



# CRITERIA FOR REVIEW- PLANNED LAND DIVISION/ PLANNED DEVELOPMENT



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## Planned Land Division – Review Criteria

(Section 5.2.3 of the Land Use Code)

To approve a Planned Land Division the County Commissioners must consider the following review criteria and find that each criterion has been met or determined to be inapplicable:

- A. The Planned Land Division complies with the applicable supplementary regulations of the GMA district, if any, or the LaPorte Area Plan or the adopted sub-area plan, as applicable;
- B. The Planned Land Division is compatible with existing and allowed land uses in the surrounding area;
- C. The applicant has demonstrated that this project can and will comply with all applicable requirements of the Land Use Code;
- D. The County Commissioners have approved a rezoning of the land to PD-Planned Development;
- E. The recommendations of referral agencies have been considered; and
- F. Approval of the proposed Planned Land Division will not result in a substantial adverse impact on other property in the vicinity of the proposed Planned Land Division.

## Planned Development (Rezoning) – Review Criteria

(Section 4.4.4 of the Land Use Code)

To approve a Planned Development the County Commissioners must consider the following review criteria and find that each criterion has been met or determined to be inapplicable:

- A. The proposed change is compatible with existing and allowed uses on property in the neighborhood and is appropriate zoning for the property;
- B. Conditions in the neighborhood have changed to the extent that the proposed change is necessary;
- C. The proposed change does not result in significant adverse impacts on the natural environment;
- D. The proposed change addresses a community need;
- E. The proposed change results in a logical and orderly development pattern in the neighborhood;
- F. In order to approve a rezoning to PD-Planned Development district, the subject parcel must be within a growth management area overlay zone district or the LaPorte Plan Area or other adopted sub-area plan, and the county commissioners must also find that the proposed land use type, density and intensity are consistent with the applicable supplementary regulations, if any, or with the LaPorte Area Plan or other adopted sub-area plan.

# Planned Land Division/ Planned Development Process Guide

Sections 4.1.22 and 5.2 of the Larimer County Land Use Code

## Applicability

All divisions of land to create new lots that are located in a Growth Management Area zone district shall be submitted and processed as Planned Land Divisions. A concurrent rezoning to PD-Planned Development is also processed with the Planned Land Division application.

## Purpose

The Planned Land Division/Planned Development allows flexibility in the design of urban development to carry out intergovernmental agreements between the county and municipalities. A Planned Land Division is intended to conform to the types of land division allowed by the applicable municipality. The land uses and density of the Planned Land Division must also conform to the types of land uses and density called for in the municipality's comprehensive plan for the area.

During the process, the property is also concurrently rezoned to PD-Planned Development in order to achieve the desired land uses and density objectives of the municipality's comprehensive plan, be consistent with the applicable supplementary regulations for the Growth Management Area zone district, and be consistent with the LaPorte Area Plan (if applicable).

## Overview

In the Planned Land Division/Planned Development process, four (4) phases need to be completed.

- PHASE 1 → Sketch Plan Review
- PHASE 2 → Preliminary Plat/Public Hearing
- PHASE 3 → Final Plat
- PHASE 4 → Permitting/Construction

## DEFINITION

**Growth Management Area** – Those areas of the county that are included in the growth management overlay zoning district and are subject to an intergovernmental agreement between the county and the applicable city or town.

## Larimer County Planning Department

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{See the next page for detailed information of each phase}

## Phase 1 Sketch Plan Review

### Objective

Sketch Plan is meant to address the technical and compatibility aspects of a proposed land division and identify issues or concerns prior to proceeding with a Public Hearing application for Planned Land Division.

### Estimated Time Frame

2 months

**1. Pre-Application Conference** – A Pre-Application Conference is an informal meeting between County Staff and the applicant to discuss the requirements for the submittal of a Planned Land Division application.

### 2. Application Submittal \$821.84

Applications for Sketch Plan Review are accepted one day per month, during regular business hours. *Please refer to the Development Review Calendar for submittal dates.*

### 3. Referral Agency/Staff Review

Planning Staff will distribute copies of the application materials to other Larimer County Departments such as Engineering, Environmental Health and Building and will also distribute copies of the application to outside review agencies such as fire districts, water districts and ditch companies. Written comments are sent to County Staff and the applicant. Referral agencies have a minimum of 21 days to review the proposal.

### 4. Sketch Plan Meeting

This meeting will include the Applicant and Development Review Staff (Planning, Health, and Engineering). Staff will discuss comments received and will review the application for compliance with all provisions of the Land Use Code. A written staff report will be presented at the meeting. *Please refer to the Development Review Calendar for meeting dates.*

### 5. Neighborhood Meeting (if applicable)

A neighborhood meeting may be required after the Sketch Plan Meeting but before Public Hearing submittal. The Planning Director will determine if a neighborhood meeting is required based on land use impact or neighborhood comment and/or concern. Please refer to the Neighbor Input Process Handout for more information.

**Development Review Staff will discuss any options or issues with the applicant before proceeding to Phase 2.**

## Phase 2 Preliminary Plat/Public Hearing

### Objective

Formal application and development standards review.

### Estimated Time Frame

Up to 12 months

**1. Pre-Application Conference** – A Pre-Application Conference is an informal meeting between County Staff and the applicant to discuss the requirements for the submittal of a Planned Land Division application.

**2. Application Submittal** - Applications for Planned Land Division are accepted one day per month, during regular business hours. Please refer to the Development Review Calendar for submittal dates.

**Fee: \$3,698.28-for up to 50 lots, \$5,650.15-for over 50 lots, and additional fee of \$1,027.30 to concurrently rezone to PD**

*\* Note: There are other possible associated fees. See current Development Review Fee Schedule*

### 3. Referral Agency/Staff Review

Planning Staff will distribute copies of the application materials to other Larimer County Departments such as Engineering, Environmental Health and Building and as well as outside review agencies such as fire districts, water districts and ditch companies. Referral agencies have a minimum of 21 days to review the proposal and provide their written comments to the Planner and the applicant. *Please Note: Some application materials may need to be revised and resubmitted or additional information may be required based upon agency review.*

### Neighborhood Notice

Planning Staff will distribute copies of the applicant's project description and proposed plan to property owners in the vicinity of the proposal to allow them the opportunity to learn of the proposal and to comment.

### 4. Planning Commission Hearing

The Planning Commission will consider all Staff and public input and will make a recommendation to the Board of County Commissioners. The Planning Commission's vote is a recommendation to the Board of County Commissioners and **not** a final decision.

### 5. Board of County Commissioners Hearing

The Commissioners will consider all Staff and public input, as well as the Planning Commission's recommendation, then vote to approve, approve with conditions, or deny the Planned Land Division application.

**The Board of County Commissioners hearing is the final public hearing for Planned Land Division Preliminary Plat applications and therefore is the final decision.**

## Phase 3 Final Plat

### Objective

To address conditions of approval and refine and record final documents.

### Estimated Time Frame

Up to 1 year

**1. Pre-Application Conference** – A Pre-Application Conference is an informal meeting between County Staff and the applicant to discuss the requirements for the submittal of a Subdivision final plat application.

### 2. Application Submittal \$4,109.20 + recording fees

Applications for Subdivision final plats are accepted during regular business hours. *Please Note: The final plat must be submitted within one year from the date the preliminary plat was approved.*

### 3. Referral Agency/Staff Review

Planning Staff will distribute copies of the application materials to other Larimer County Departments such as Engineering, Environmental Health and Building and will also distribute copies of the application to outside review agencies such as fire districts, water districts and ditch companies. Written comments are sent to the Planner and the applicant. Referral agencies have a minimum of 21 days to review the proposal.

*Please Note: Some application materials may need to be revised and resubmitted or additional information may be required based upon agency review.*

Upon review of the Planned Land Division Final Plat application, additional information and final documents are required to aid in the final approval and subsequent recordation of the development.

### • Conditions of Approval

Specific provisions that need to be completed within a given time frame as set by the Board of County Commissioners

### • Development Agreement

Formalized agreement between the County and the Owner, prepared by Staff

### • Final Plat and Associated Documents

Submittal of final mylars and any other associated documents such as covenants, maintenance agreements, etc.

### • Guarantee of Public Improvements

The final form of collateral is collected to guarantee the completion of improvements

## Phase 4 Permitting/Construction

### Objective

Application for the permits necessary to make site and building improvements prior to construction.

### • Development Construction Permit

A Development Construction Permit must be obtained prior to making any site improvements. Please contact the Engineering Department at 498-5700 for more information.

### • Building Permit

A building permit must be obtained prior to the construction of any buildings. Please contact the Building Department at 498-7700 for more information.

### • Other Permits/Inspections as Applicable

Permits and inspections may be required by other entities such as the Health Department, Fire Department, and/or the water or sewer district.

### • Installation of Improvements

Improvements to the development such as roads, utilities, drainage facilities, etc. will need to be completed within the time stipulated in the Development Agreement and prior to any building permit issuance.

