



Staff Use Only
Application Number: _____
Received By: _____
Date: _____
Fees Paid: \$ _____
Complete: Y N

Planned Development Overlay District Application

The PD overlay may only be applied to previously zoned land and should only be considered for projects that propose innovative, high quality development of larger parcels of land. An overlay district permits greater flexibility in the application of zoning and development standards and greater freedom in the mix of land uses allowed in a project. General requirements and review criteria for the PD overlay district are detailed in the Craig Land Use Code 16.03.040. PD approval is subject to expiration if construction of private improvements does not commence within 3 years of the approval.

REQUIRED FOR PLANNED DEVELOPMENT REQUESTS

Complete sets of these documents are required at the time of application. The required quantities are shown next to each item. Originals must be signed in blue ink.

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|---|--------|
| 1. Application fee of \$500.00 plus \$20.00 per acre. | Y N |
| 2. Completed <i>Land Use Application</i> form (marked for planned development overlay).
(1 copy) | Y N |
| 3. Title commitment (dated within 30 days of delivery to City), current proof of ownership or owner's consent to PD overlay application. (1 copy) | Y N |
| 4. Written description including: (1 copy)
<ul style="list-style-type: none"> ◆ All proposed zoning exceptions ◆ Identification of underlying zone district (s) and details of any proposed zone changes ◆ Permitted and/or conditional uses ◆ Identification of benefits provided by the PD Overlay that offset requested modifications ◆ Explanation of how proposed PD will be compatible with adjacent neighborhoods or proposed developments | Y N |
| 5. Map (sized 24" x 36") wide showing a graphic/written representation of: (1 copy)
<ul style="list-style-type: none"> ◆ All principal, conditional and accessory uses within each land use category with the PD (i.e. single family, multi-family, commercial, etc.) ◆ Standards for principal, conditional and accessory uses within each land use category including: minimum lot area, maximum lot coverage, maximum floor area ratio, maximum building height, parking requirements and other information as requested by the City ◆ Proposed phasing for the development | Y N |

Please note: A PD application will generally require both a subdivision and zoning review process. Applicants should contact the City for further information regarding the subdivision and zoning approval process.

