

**TOWN OF GRANBY
PLANNING COMMISSION
RESOLUTION 2022-03-07**

**A RESOLUTION OF THE TOWN OF GRANBY PLANNING COMMISSION
RECOMMENDING APPROVAL OF THE 6th AMENDMENT TO THE
PLANNED DEVELOPMENT OVERLAY DISTRICT PRELIMINARY PLAN
FOR SOLVISTA GOLF & SKI RANCH SUBJECT TO CONDITIONS**

WHEREAS, GRCO, LLC and GR TERRA, LLC, (collectively, “Applicants”) own certain real property within the Granby Ranch development more particularly described in Exhibit A to the attached 6th Amendment To the Planned Development Overlay District Preliminary Plan for SolVista Golf & Ski Ranch (“the Amendment”); and

WHEREAS, the Board of Trustees of the Town of Granby previously approved the Planned Development Overlay District Preliminary Plan for SolVista Golf & Ski Ranch and amendments thereto (collectively, “the PDOD”); and

WHEREAS, on February 7, 2022, Applicants submitted an application to the Town of Granby requesting approval of the Amendment; and

WHEREAS, the Planning Commission reviewed the application and considered the comments of the applicant and the public regarding the Amendment; and

WHEREAS, the Planning Commission makes the following findings based on the matters presented to it:

- A. The Amendment is consistent with the Granby Comprehensive Plan, also referred to as the Granby Master Plan.
- B. The PDOD with the Amendment is in the best interests of the Town and will
 1. Promote good design;
 2. Enhance environmental amenities; and
 3. Increase efficiency of public and private services.
- C. The PDOD with the Amendment will allow greater flexibility and innovation in development and site designs than is typically possible under the conventional zone district regulations.
- D. The PDOD with the Amendment meets the following criteria that qualify it for consideration as a Planned Development Overlay District:
 1. A unique and truly innovative project which is represented by the developer to be constructed within a reasonable period of time in relation to the project’s size and scope and which will be of economic

benefit to the town thereby qualifying the project under this and other criteria under the Town's PDOD regulations.

2. Provides for and improves existing commercial, residential, industrial and educational facilities within the community.
 3. Furthers the provisions of the zoning laws which direct the uniform treatment of dwelling type, bulk, density and open space within other zoning districts and will not be applied in a manner which would distort the objectives of the Granby zoning code.
 4. Allows innovations in residential, commercial and industrial development and renewal so that the growing demands of the population may be met by greater variety of types, design, and layout of structures and the conservation and more efficient use of open space ancillary to said buildings.
 5. Allows an efficient use of land and of public and private services to reflect changes in the technology of land development so that resulting economics may benefit the community as a whole;
 6. Reduces energy consumption and demand.
 7. Lessens the burden of traffic on streets and highways by encouraging land uses which decrease trip length and encourage the use of public transit.
 8. Conserves the value of the land and preserves environmental quality.
 9. Provides a technique of development which can relate the type, design, and layout of residential, commercial, and industrial development to the particular site, thereby encouraging preservation of the site's natural characteristics.
 10. Encourages integrated community planning and development in order to achieve the above purposes
- E. Regarding the proposed uses in the Amendment, the additional uses set forth in Article 2 of the Amendment are (1) designed and intended for the use of residents and/or property owners and/or the general public, (2) compatible with the Master Plan, and (3) compatible with uses on property surrounding the identified property, and therefore should be permitted.

- F. The Amendment is consistent with the efficient development and preservation of the entire PDOD, does not affect in a substantially adverse manner either the enjoyment of land abutting upon or across a street from the PDOD development or the public interest, and is not granted solely to confer a special benefit upon any person.
- G. The foregoing findings are made expressly contingent on and subject to the Applicants satisfying the following conditions:

1. An additional section to the Amendment shall be added to provide as follows:

The last sentence of section 1.01 of the Preliminary Plan, which reads as follows, is hereby deleted in its entirety:

Notwithstanding anything to the contrary contained in this Article 1 or elsewhere in the Preliminary Plan, public, not-for-profit or religious facilities shall not be counted against the maximum non-residential square footage allowed in each Planning Area

The Preliminary Plan is amended by adding the following as the last sentence to section 1.01:

Any and all non-residential structures requiring a building permit shall be counted against the maximum non-residential square footage allowed in each Planning Area.

2. Section 4 of the Amendment is deleted in its entirety and replaced with the following:

4. Sand, Gravel and Concrete Batch Plant Operations.

- a. Section 2.03(c) is amended by adding “concrete batch plant located within, and limited to, the portion of Planning Area 2 known as ‘Quarry Hill,’ as more particularly identified on Exhibit H attached hereto” as a conditional use within the SV-RMU Zone District.
- b. The Preliminary Plan is hereby amended by adding an Exhibit H thereto, which is attached to this Sixth Amendment to the Planned Development Overlay District Preliminary Plan for SolVista Golf and Ski Ranch (now known as Granby Ranch) (this “Sixth Amendment”).
- c. Section 2.08 of the Preliminary Plan, as extended by the 5th Amendment to the Preliminary Plan, shall terminate and be of no further force and effect on June 11, 2023. Developer may apply for a conditional use permit for the continued operation of the sand and

gravel pursuant to the Conditional Use Permit - Review Process set forth in the Granby Municipal Code.

- 3. Section 7 of the Amendment entitled Limitation of Liability shall be deleted in its entirety.
- 4. An additional section to the Amendment shall be added to provide as follows:

The first sentence of Section 9.03 of the Preliminary Plan is hereby deleted in its entirety and replaced with the following:

9.03 Open Space Requirements Satisfied. In light of the fact that over 1,459 acres of open space and trails are being provided on a resort-wide basis, there shall be no park, open space, green belt, scenic area or similar reservation or dedication requirement (or fees in lieu thereof) imposed in connection with any Final Development Plan or subdivision application.

NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF GRANBY, COLORADO AS FOLLOWS:

- 1. The Planning Commission hereby recommends to the Board of Trustees that it approve the Amendment, subject to the conditions set forth in Sections G.1 through G.4, above.


INTRODUCED, APPROVED AND ADOPTED AT A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF GRANBY THIS 7th DAY OF MARCH, 2022.

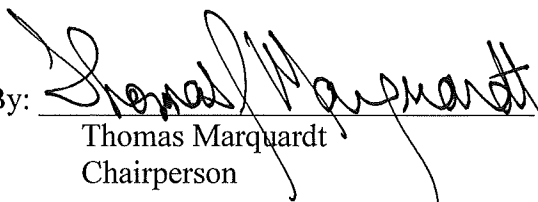
ATTEST:



**TOWN OF GRANBY
PLANNING COMMISSION**

Votes Approving:	<u>4</u>
Votes Opposed:	<u>1</u>
Absent:	<u>2</u>
Abstained:	<u>0</u>


 Deborah K. Hess, CMC
 Town Clerk/ Planning Coordinator

By: 
 Thomas Marquardt
 Chairperson