

Planned Resort Master Plan

A. Purpose

A Planned Resort is established by a zoning map amendment to rezone land to a planned resort zoning classification that is defined by a master plan. The purpose of the planned resort process is to publicly review the proposed master plan and certificate of standards to ensure that they enhance the implementation of the desired future character for the land of the proposal beyond what could be achieved by base zoning.

B. Applicability

Standards for application for a planned resort are established in Div. 4.3. Planned Resort Zones of the LDRs. Planned Resorts shall be reviewed pursuant to the procedures and standards of Sec. 8.7.3. Planned Unit Development (PUD) of the LDRs.

C. Consolidation of Applications

A Planned Resort shall be reviewed concurrently with the initial physical development permit application required for the proposal.

EXAMPLE: If the density or intensity of the planned resort application or amendment requires a sketch plan, the Planned Resort application shall be reviewed concurrently with the sketch plan application.

D. Findings for Approval

The advisability of amending the Official Zoning Map to include a planned resort classification is a matter committed to the legislative discretion of the Town Council and is not controlled by any one factor. In deciding to adopt or deny a proposed planned resort the Town Council shall consider:

1. The extent to which the Planned Resort enhances the implementation of the desired future character for the land of the proposal beyond what could be achieved by base zoning;
2. The findings for Planned Resorts found in Div. 4.3 of the LDRs;
3. The findings of [Sec. 8.7.1.](#); and
4. The findings of [Sec. 8.7.2.](#)

Upon protest signed by 20% of the landowners within the area of the PUD, or within 140 feet (not including the width of intervening streets and alleys) of the area of the Planned Resort, the amendment shall only be approved upon an affirmative vote of 4 members of Town Council.

E. Effect

Approval of a Planned Resort constitutes a zoning map amendment that has the effect of applying the master plan as the zone-specific standards for the site. Approval of a Planned Resort does not permit actual physical development or use of the site, nor does it constitute subdivision of land.

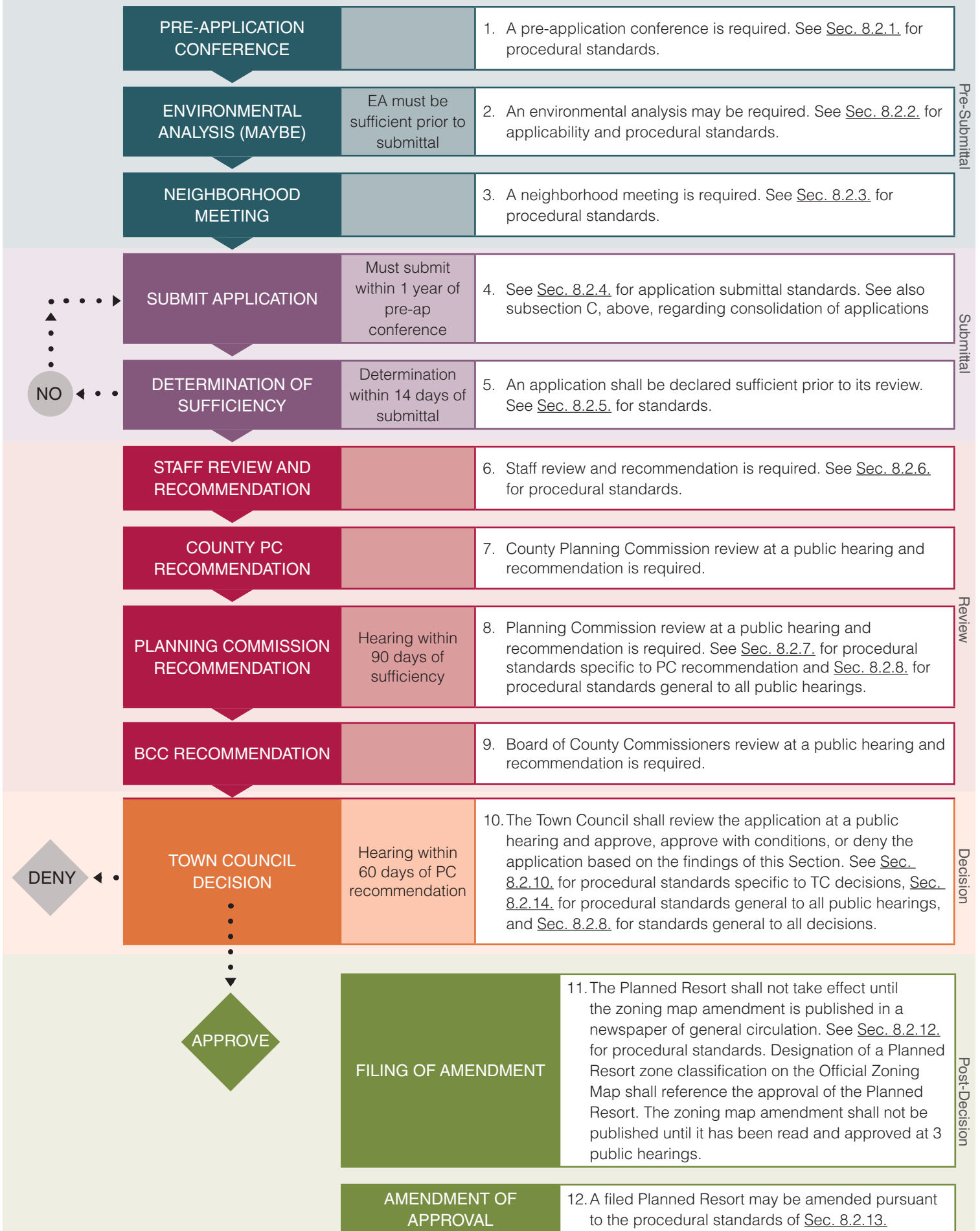
F. Expiration

1. **Expiration.** A Planned Resort shall expire if the physical development permit with which it was approved (see subsection C above) expires, except under one of the following circumstances:
 - a. Div. 4.3 of the LDRs establishes an alternative expiration; or
 - b. An alternate expiration is set through the approval of the Planned Resort.
2. **Effect of Expiration.** Upon expiration, all rights established by the master plan shall become null and void. The Town shall amend the Official Zoning Map pursuant [Sec. 8.7.2.](#) from Planned Resort to the zone that existed on the land prior to the Planned Resort approval. If the prior zone no longer exists, the Planning Director shall propose the appropriate zone in which to place the land.

G. Review Process

All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete the each step before moving to the step below.

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Pre-Submittal

Submittal

Review

Decision

Post-Decision