

## Planned Development Standard Schedule – July to December 2022

Action		July <span style="font-size: 2em;">➔</span>							December	
<b>Pre</b>	Pre-application Meeting	Required – Scheduled at least 2 weeks in advance – Refer to City website for scheduling and submittal docs								
	Neighborhood Meeting	Required only for ODP – Meeting notice mailed at least 2 weeks in advance								
<b>Review</b>	Submit complete application – appointment required <i>Dates represent the last day to submit for hearing dates below</i>	7/19/22	8/2/22	8/23/22	9/20/22	10/4/22	10/18/22	10/31/22	11/22/22	12/20/22
	Return 1st review comments to applicant <i>Assumes 3 weeks for staff review</i>	8/11/22	8/25/22	9/15/22	10/13/22	10/27/22	11/10/22	11/22/22	12/15/22	1/12/23
	Applicant resubmits for 2 <sup>nd</sup> review <i>Assumes 2.5 weeks for applicant revisions</i>	8/29/22	9/12/22	10/3/22	10/31/22	11/14/22	11/28/22	12/12/22	1/2/23	1/30/23
	Return 2nd review comments to applicant <i>Assumes 3 weeks for staff review</i>	9/19/22	10/3/22	10/24/22	11/21/22	12/5/22	12/19/22	1/2/23	1/23/23	2/20/23
	Applicant resubmits for 3 <sup>rd</sup> review <i>Assumes 2.5 weeks for applicant revisions</i>	10/5/22	10/19/22	11/9/22	12/7/22	12/21/22	1/4/23	1/18/23	2/8/23	3/8/23
	Return 3 <sup>rd</sup> review comments to applicant <i>Assumes 3 weeks for staff review</i>	10/26/22	11/9/22	11/30/22	12/28/22	1/11/23	1/25/23	2/8/23	3/1/23	3/29/23
<p><i>Some projects, including those with civil construction documents (CDs), may require additional review or longer review periods. The public hearings for planned developments will be delayed until comments have been appropriately addressed; confirm hearing schedule with assigned case manager.</i></p>										
<b>Planning Commission</b>	Resubmittal due from applicant prior to publishing	11/4/22	11/18/22	12/9/22	1/6/23	1/20/23	2/3/23	2/17/23	3/10/23	4/7/23
	Publish request for PC public hearing / final docs due <i>Friday before posting date – publish is staff responsibility</i>	11/9/22	11/17/22	12/16/22	1/13/23	1/27/23	2/10/23	2/24/23	3/17/23	4/14/23
	Post property for hearing / applicant presentation due <i>2 weeks before hearing date – applicant responsibility</i>	11/17/22	12/1/22	12/22/22	1/19/23	2/2/23	2/16/23	3/2/23	3/23/23	4/20/23
	Staff report and presentation(s) published on WRS <i>By close of business 2 Fridays before hearing</i>	11/18/22	12/2/22	12/23/22	1/20/23	2/3/23	2/17/23	3/3/23	3/24/23	4/21/23
	<b>PC public hearing/recommendation</b> <i>1<sup>st</sup> and 3<sup>rd</sup> Thursday of each month</i>	12/1/22	12/15/22	1/5/23	2/2/23	2/16/23	3/2/23	3/16/23	4/6/23	5/4/23
<b>City Council (required for applications with ODP)</b>	Packet to CC for first reading <i>Due 2 Wednesdays before 1<sup>st</sup> reading date</i>	11/30/22	12/28/22	1/11/23	2/1/23	2/15/23	3/1/23	3/15/23	4/12/23	5/10/23
	<b>CC first reading</b> <i>2<sup>nd</sup> and 4<sup>th</sup> Mondays of each month</i>	12/12/22	1/9/23	1/23/23	2/13/23	2/27/23	3/13/23	3/27/23	4/24/23	5/22/23
	Publish request for CC public hearing <i>Thursday after 1<sup>st</sup> reading – City Clerk responsibility</i>	12/29/21	1/20/23	2/3/23	2/17/23	3/3/23	3/17/23	3/31/23	4/28/23	5/19/23
	Final application documents due <i>Needed to finalize staff report/presentation – applicant responsibility</i>	12/20/22	1/24/23	2/7/23	2/21/23	3/7/23	3/21/23	4/4/23	5/2/23	5/23/23
	Post property for CC public hearing <i>2 weeks before hearing date – applicant responsibility</i>	12/26/22	1/30/23	2/13/23	2/27/23	3/13/23	3/27/23	4/10/23	5/8/23	5/29/23
	Applicant presentation due for WRS <i>Refer to WRS Applicant Guide – applicant responsibility</i>	12/29/22	2/2/23	2/16/23	3/2/23	3/16/23	3/30/23	4/13/23	5/11/23	6/1/23
	Staff report and presentation(s) published on WRS <i>By close of business 2 Fridays before hearing</i>	12/30/22	2/3/23	2/17/23	3/3/23	3/17/23	3/31/23	4/14/23	5/12/23	6/2/23
	<b>City Council public hearing/decision</b> <i>2<sup>nd</sup> and 4<sup>th</sup> Mondays of each month</i>	1/9/23	2/13/23	2/27/23	3/13/23	3/27/23	4/10/23	4/24/23	5/22/23	6/12/23

Please note that the above standard schedule represents the optimal review process and assumes no delays which may become necessary depending on staff workload, quality and timeliness of the application submittal(s), complexity of the project, and cancellation of public hearing dates.

**Relevant Applications:**

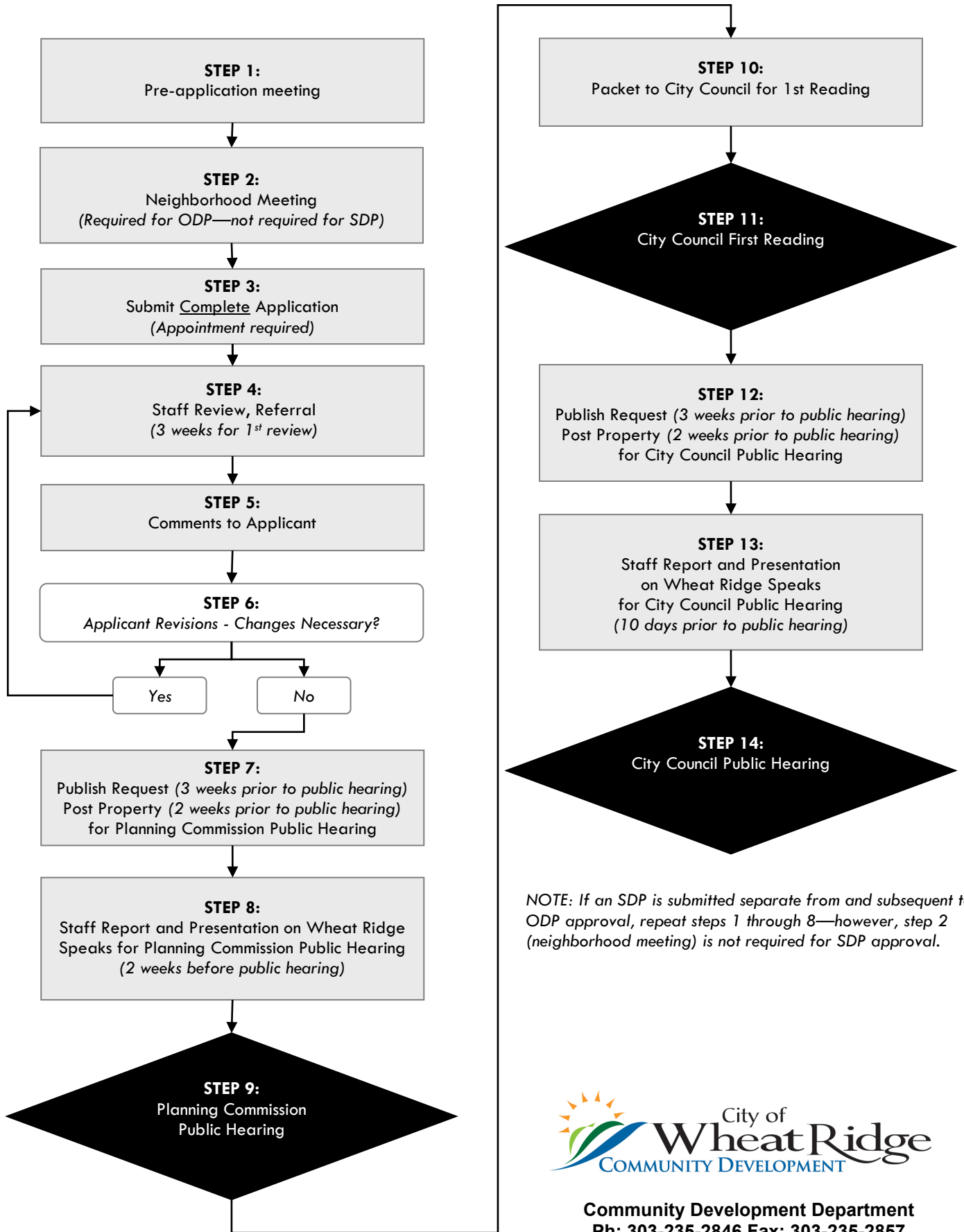
- Planned Development ODP
- Planned Development SDP

**Acronyms:**

- PC = Planning Commission    ODP = Outline Development Plan    WRS = Wheat Ridge Speaks ([www.wheatridgespeaks.org](http://www.wheatridgespeaks.org))  
 CC = City Council    SDP = Specific Development Plan    also refer to WRS Applicant Guide)

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# PLANNED DEVELOPMENT REVIEW PROCESS



*NOTE: If an SDP is submitted separate from and subsequent to ODP approval, repeat steps 1 through 8—however, step 2 (neighborhood meeting) is not required for SDP approval.*



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