City of Boulder Entitlement Review Process

TRESTLE STRATEGY GROUP

Pre - App.

3 - 4 weeks
Site Research & Preliminary Planning → Submit Pre-Application → **3 weeks** City Staff Review → Meeting with City Staff

Concept Plan

4 weeks
Prepare Concept Plan → Submit Concept Plan → **3 weeks** City Staff Review → **1 month window** ★ **Planning Board** Public Hearing - - → **5-7 weeks** ★ → ★ **City Council** Call Up Period (30-days) & Public Hearing (60-days after called up)

Site & Use Review

8 weeks
Prepare Site/Use Application → Submit Site/Use Plan → **6-8 months**

→ City Manager's Decision or Recommendation² - - → **4-6 weeks** ★ → ★ **Planning Board** Call Up Period (14-days) & Public Hearing (60-days after called up) - - → **5-7 weeks** ★ → ★ **City Council** Call Up Period (30-days) & Public Hearing (60-days after called up)

[1] Plan Enhancement - Typically takes 2-3 rounds of Staff review with 1 final plan correction round. Applicable to Site Review, Use Review, and Tec Docs.

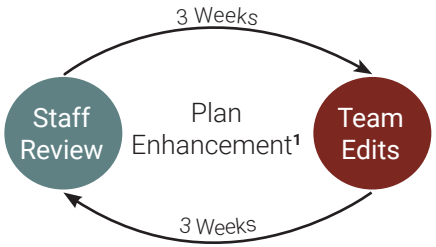
[2] City Manager's decisions are final and project is approved if project is not called-up by Planning Board after a 14-day period; however, City Manager will issue a recommendation and the project will automatically go to Planning Board under the following project conditions:

Use Review
- Nonresidential uses in residential zoning districts
- Attached and detached dwelling units or a residential use in a Public district

Site Review
- A reduction in off-street parking of more than fifty percent
- A reduction of the open space or lot area requirements
- An application for any principal or accessory building above the permitted height for principal buildings
- An increase in density in the RH-1, RH-2 and RH-3 districts

Tec Docs

8 weeks
Prepare Tec Docs Application → Submit Tec Docs → **4-6 months**



→ **6-8 weeks** Building permit submittal and review