



SKETCH PLAN

Community Development Department
8101 Ralston Road
Arvada, Colorado 80002

PLANNED UNIT DEVELOPMENT SKETCH PLAN

The Planned Unit Development zoning district allows projects of innovative design and layout that would not be permitted under the Land Development Code because of the strict application of each zoning district or general development standards. The PUD District encourages innovative land planning and site design concepts that achieve a high level of environmental sensitivity, energy efficiency, aesthetics, high quality development, and other community goals. The PUD process is designed to provide the developer greater flexibility and creativity when developing a parcel of land. The PUD is an overall unified approach to development rather than the traditional lot-by-lot approach. It is not to be utilized as a means of circumventing the City's adopted land development regulations for routine developments.

There are four steps in the PUD approval process.

- The **PUD Sketch Plan** review is an optional process that allows early, early, informal evaluation of a proposed concept for the PUD zoning district.
- The **PUD Outline Development Plan (ODP) & Rezoning** is an optional step designed to accommodate the needs of applicants proposing large, complex, or multi-phased PUD projects showing general land uses, major circulation and access points. (Note: If more than one land use is proposed i.e., commercial and residential, an ODP is required.)
- The **PUD Preliminary Development Plan (PDP)** must cover all of the land area to be included in the PUD, or phases of the PUD. The PDP must show streets, lots, building envelopes and setback requirements, parking areas, landscaping and specific details proposed.
- The **PUD Final Development Plan (FDP)** is the final stage of planning approval required prior to the issuance of building permits or other permits for improvements or land uses within the PUD District. The FDP must be consistent with the terms of the approved PDP and in final form including construction drawings for public improvements.

PUD Character/Advantages Statement

The applicant must submit a statement describing the PUD character and advantages of the proposed development. The statement shall highlight the proposed project's unique qualities and how the project takes advantage of the PUD process. The statement describing the PUD characteristics and advantages should include, at a minimum, the following information:

1. A description of the “community” of the PUD.
2. A thorough explanation of how the proposed PUD was designed to ensure compatibility with the surrounding land uses.
3. A description of how the proposed development will provide for open space, trails, parks and other recreational needs of the future residents of the area.
4. A detailed description of traffic flow in and around the proposed development. Special attention should be given to primary traffic circulation.
5. Landscaping and other aesthetic features unique to the proposed PUD should be described in the statement.
6. A land use summary describing the varying uses of land in the proposed development. The land use summary should also include approximate acreage or square footage of each of the respective land uses.
7. An approximate schedule of development for the project as well as documentation regarding the proposed means for financing the project.
8. A summary describing any design features unique to the proposed PUD and discussion of the planning concepts used in the creation of the plan for development.

PUD Sketch Plan (optional)

A PUD Sketch Plan, an optional step, represents a generalized land use/site plan for the area proposed to be included within a PUD district. Submittal requirements for a PUD Sketch Plan shall not constitute an application for the purposes of Vested Rights, or an approved Site Specific Development Plan. Any comments made by the City in reaction to a PUD Sketch Plan shall not be binding on the City’s consideration of any subsequent PUD application nor result in the vesting of any rights under this Code or state statute. Since the PUD Sketch Plan is conceptual only, there are no lapse provisions applicable. A PUD Sketch Plan package shall, at a minimum, include the following information:

1. Uses proposed;
2. Intensity of density of uses proposed;
3. Location of public and private open space;

4. Location of existing and proposed buildings on the site;
5. Road, street, and pedestrian networks proposed; and
6. Existing or proposed utilities and public services for the development.

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