



COMMUNITY AND ECONOMIC DEVELOPMENT

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Master Development Plan

The purpose of the Master Development Plan is to provide a mechanism by which it can be ensured that phased site development including placement, vehicular and pedestrian mobility, infrastructure and amenities are developed and phased to conform to the Land Development Code.

Overview

A Master Development Plan is required for any site where two or more phases of development are anticipated or when two or more parcels of property are to be developed.

Submittal Requirements

At a minimum, the Master Development Plan shall include the following information. Additional information may be required at the discretion of the Community and Economic Development Director:

- Uses proposed
 - Identify specific uses planned or a list of proposed uses
- Intensity and density of uses proposed
 - For all projects, indicate compliance with the maximum lot coverage and height standards.
 - For residential projects, indicate compliance with the density requirements of the underlying zoning district.
- Location of public or private open space
 - Indicate the location and approximate size of proposed open space areas, including any required Small Urban Parks.
- Locations of existing and proposed buildings on the site
- Vehicular and pedestrian networks proposed
 - Identify street and pedestrian circulation networks, including bike facilities.
 - Identify proposed street classifications and intersection configurations.
- Architectural and landscape guidelines

- Land Development
 - Legal Description of Land
 - Basis of Bearings tied to the P.L.S.S.
 - Boundary Information in Bearings and Distances and Degrees-Minutes-Seconds format, with complete curve information
 - Existing Easements
- Phasing plan
- Master grading and drainage plan
 - Identify general grading and drainage patterns. Identify the preliminary location and capacity of all detention/water quality or other drainage facilities and the proposed design character for the drainage/water quality facilities.
 - Provide a technical report which demonstrates that elements shown on the plan complies with current City requirements.
- Master utilities plan
 - Indicate phasing and capacity needs of the local infrastructure, water, sewer, and stormwater necessary to serve each phase of the project including main line sizes.
- Master traffic study
 - Provide a technical study to determine the need for internal and external street and circulation improvements necessary for each phase of the project, including street classifications and preliminary traffic volumes.

Approval Criteria

A Master Development Plan shall be reviewed for compliance with the following criteria:

- The proposed Master Development Plan is consistent with the Comprehensive Plan and other adopted City ordinances, resolutions and regulations.
- The Master Development Plan establishes logical and orderly development phases that address land use, development, infrastructure, open space and other related improvements, as necessary, in accordance with the Land Development Code.