



# Planned Unit Development (PUD) Preliminary Development Plan

A Preliminary Development Plan (PDP) is a phase of a proposed planned unit land development (PUD). The plan, together with written materials, showing the character and layout of the development parcel including the approximate location, square footage, and dimensions of lots, buildings, or building envelopes, yards, courts, parking, fences, landscaping, common open space, and other features; the use of each building and area; architectural elevations of buildings indicating height and general character of the exterior of each building; existing and proposed streets, curb cuts, and alleys; existing and proposed utilities, drainage easements and other easements; and the relationship of the development to adjacent areas that it may affect.

## Use This Document During



## Planned Unit Development (PUD) Process



## In This Document

<b>Overview</b>	<b>2</b>
<b>Approval Criteria</b>	<b>2</b>
<b>Submittal Checklist</b>	<b>3</b>
Land Development Application Core Requirements	3
Application Items Specific To PUD PDP	3

## Overview

A Preliminary Development Plan is processed and approved concurrently with a rezoning to a PUD zoning district, unless a rezoning was previously approved concurrently with an Outline Development Plan or a previous Preliminary Development Plan. A Preliminary Development Plan must cover all of the land area to be included in the PUD or an identified phase of a PUD.

## Approval Criteria

A PUD Preliminary Development Plan may be approved only if the City Council finds that all of the following criteria, as applicable, have been met:

1. The PUD Preliminary Development Plan is consistent with the Comprehensive Plan or reflects conditions that have changed since the adoption of the Comprehensive Plan.
2. The PUD Preliminary Development Plan is consistent with any previously approved Outline Development Plan in effect.
3. The PUD Preliminary Development Plan addresses a unique situation, confers a substantial benefit to the City, or incorporates creative site design such that it achieves the purposes set out in City of Arvada, Colorado, Municipal Code, Land Development Code § 4.10.1 and represents an improvement in quality over what could have been accomplished through strict application of the otherwise applicable district or development standards. This may include but is not limited to improvements in open space provision and access; environmental protection; tree/vegetation preservation; efficient provision of streets, roads, and other utilities and services; or increased choice of living and housing environments.
4. The PUD Preliminary Development Plan complies with all applicable use, development, and design standards set forth in this Code that are not otherwise modified or waived.
5. The PUD Preliminary Development Plan is consistent with and implements the intent of the specific PUD district, and shall comply with all applicable threshold standards and PUD development/design standards set forth in City of Arvada, Colorado, Municipal Code, Land Development Code § 4.10.
6. To the extent reasonably feasible, the PUD Preliminary Development Plan provides for integration and connection with adjacent development through street connections, sidewalks, trails, and similar features.
7. To the extent reasonably feasible, the proposal mitigates any potential significant adverse impacts on adjacent properties or on the general community.
8. Sufficient public safety, transportation, and utility facilities and services will, prior to development, be available to serve the subject property, while maintaining sufficient levels of service to existing development.
9. The proposed uses are compatible within the PUD and with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts).

## Submittal Checklist

### Land Development Application Core Requirements

- Complete Application Form and Processing Fees
- Legal Description, Current Proof of Ownership, Title Commitment and Covenants
- Statistical Fact Sheet
- Legal Description in Microsoft Word (doc, docx)

### Application Items Specific To PUD PDP

- Project Narrative
- Water Rights Questionnaire
- Adjacent Property Owner List
- Vested Rights Application (if applicable)
- Preliminary Development Plan Map  
Including the location and size of:
  - proposed public land dedication
  - private recreation areas
  - school sites
  - drainageways and storm water detention facilities
  - private open space
- Architectural Elevations
- Zoning and Land Use Table, specific list of permitted activities/use under each land use category. Minimum setback and maximum height restrictions for each use category, minimum and maximum percent of building coverage.
- Preliminary Utility Plan (existing and proposed)
- Erosion Control Plan
- Preliminary Drainage Plan
- Preliminary Landscape Plan
- Reports and Studies
  - Traffic Impact Report
  - Soils/Geotechnical Study