



FINAL DEVELOPMENT PLAN

**Community Development Department
8101 Ralston Road
Arvada, Colorado 80002**

FINAL DEVELOPMENT PLAN (FDP)

Final Development Plan

Approval of a Final Development Plan (FDP) represents the last stage of planning approval required prior to the issuance of building permits or other permits for improvements or land uses within a PUD Zone District.

FDP approval is only issued when all details of the proposed PUD development (or a portion or phase of that development) have been finalized and have been reviewed for consistency with the terms of the approved PDP and all design and development standards in the Code that have not been waived or modified by the terms of the approved PDP. The Applicant may submit an application for Final Subdivision Plat approval simultaneously processing with the PUD Final Development Plan application.

Submittal Requirements

The Community Development Department accepts completed application forms for FDP submittals on every third Wednesday's. Please contact the Department for submittal schedule and to set up an appointment. The submittal must include the following information:

1. A written statement with the following information:
Explanation of the character of the planned development and the manner in which it has been planned to take advantage of the PUD regulations.
 - A. A statement of proposed financing.
 - B. A statement of the present ownership of all land included within planned development.
 - C. A general indication of the expected schedule of development.
2. A map showing street systems, lot lines, and lot designs.
3. Area proposed to be conveyed, dedicated, or reserved for parks, parkways, playgrounds, school sites, public buildings, and similar public and quasi-public uses.
4. A plot plan indicating each building site and common open area, showing the location of all buildings, structures, improvements, landscaping and indicating the open space around buildings and structures, except single-family detached dwellings on lots over 5,000 square feet in area. Typical plot plans may be submitted in lieu of one for each site for single family and duplex dwellings. Plot plans for all structures with two or more floors, except single-family and duplex structures, shall show final ground elevations within 10 feet of the buildings and finish floor elevations of the lowest level.
5. Elevations of all four sides of all proposed structures and improvements, except single family detached dwellings and accessory buildings on lots over 5,000 square feet in area. Typical elevations may be submitted in lieu of one for each site for single-family and duplex dwellings. Said plans shall include type and style of wall finish, type of shingles, stairs, and architectural appendages, and other design features of the structure. Plans for all structures with two or more

floors, except single-family and duplex units, shall show the floor elevations in relation to adjacent grade.

6. The development schedule, including the following information:
 - A. The approximate date on which construction of the project will begin.
 - B. The stages in which the project will be built, if applicable, and the approximate date when the construction of each stage will begin.
 - C. The approximate rate of development.
 - D. The interim uses and treatment of areas awaiting development at a later stage.
 - E. The approximate dates when the development of each of the stages in the development will be completed.
 - F. The area and location of common open space that will be provided at each stage of development.
 - G. A statement of responsibility for park development shall be included.
7. Agreements, provisions, or covenants, which govern the use, maintenance and continued protection of the PUD and any of its common areas.
8. A drainage plan to include the location and size of any drainage structure, the direction of flow, the areas drained by such structures and any other information which in the opinion of the City Engineer is necessary to determine the drainage requirements for the PUD.
9. All existing and proposed utility lines and easements
10. The following plans, reports and diagrams if required by City staff that address special problems of traffic, parking or landscaping:
 - A. An off-street parking and loading plan.
 - B. A circulation diagram indicating the proposed movement of vehicles, goods and pedestrians within the PUD and to and from existing thoroughfares. Any special engineering features and traffic regulations devices needed to facilitate or ensure the safety of this circulation pattern must be shown.
 - C. A landscaping and tree-planting plan.
11. In any commercial PUD, the development plan must indicate the proposed location of any fast food restaurant.
12. A visitability plan, as defined in the Arvada City Code (Chapter 18 Article XIV, Visitability), for visitable and adaptable dwelling units, and dwelling units with interior visitability features.

Note: A listing of the applicable sections of the Land Development Code is provided for your review; please refer to these sections for more details: *Section 3.7 Planned Unit Development, Section 5 Use Regulations and Section 6 Development Standards.*

**CITY OF ARVADA
PUD FINAL DEVELOPMENT PLAN (FDP)
APPLICATION CHECKLIST**

The checklist below is intended to summarize the requirements of Article 3 of the Land Development Code. Please refer to the Code for specific details. Please note that the City's referral policy requires you to provide us with *pre-packaged referral packets* as part of your submittal. Prior to officially submitting an application, the Project Planner assigned will prepare a checklist identifying what information is to be provided to each agency. All required materials must be included along with a complete form in order for an application to be processed.

Application Items:

- A. Application Form and Processing Fees
- B. Legal Description, Current Proof of Ownership, Title Commitment and Covenants
- C. Project Narrative -include general concept, character statement, proposed development timing, phasing, and specific details of the proposed project
- D. Statistical Fact Sheet
- E. Water Rights Questionnaire
- F. Legal description on disk (Word 6.0)
- G. Reports and Studies - For further detail and clarification refer to the City Land Development Code. (Note: Additional studies may also be required.)
 - 1. Architectural Elevations
 - 2. 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.
 - 3. Location and size of:
 - a. proposed public land dedication
 - b. private recreation areas
 - c. school sites
 - d. drainage ways and storm water detention facilities
 - e. private open space
 - 4. Final Utility Plan –existing and proposed
 - 5. Erosion Control Plan
 - 6. Final Public Improvement Construction Plan
 - 7. Final Drainage Study/Plan
 - 8. Final Landscape Plan
 - 9. Lighting Plan
 - 10. Traffic Study
 - 11. Soils/Geotechnical Study
 - 12. Final Development Plan Map

Review Process Information

- A. Revised submittals after initial review. Depending on the nature of the proposed project, one or more sets of revised plans may be required during the review period.
- B. The FDP approval is an administrative process and requires no public hearings. The Community Development Director approves an FDP if it meets the established criteria.

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