



Sec. 12-14-903 Planned Unit Developments

- A. **Generally.** A Planned Unit Development ("PUD") is an area of land controlled by one or more landowners to be developed under unified control or unified plan of development for a number of residential, commercial, educational, recreational, or industrial uses or any combination of the foregoing, the plan of which may not correspond to lot size, bulk or type of use, lot coverage, open space and/or other restrictions of the existing land use regulations applicable to other zone districts in this LDC. This Section establishes a procedure to:
 1. Allow existing PUDs to continue to develop under the plans in effect at the effective date of this LDC; and
 2. Amending or terminate existing PUD approvals; and
 3. Permit new PUD approvals to allow for the development of substantial parcels of land for large-scale or unique development concepts not otherwise permitted within a standard zone district.

- B. **Applicability.** This Section applies to all new PUDs and to all existing PUDs in effect before the effective date (except where terminated pursuant to subsection G., below).

- C. **Minimum Requirements.** A parcel of land may be zoned PUD only where the proposed development meets or exceeds the following minimum requirements:
 1. Provides above-average open space and recreational amenities;
 2. Incorporates creative and superior quality and design aesthetics that exceeds the City's current design standards or other land use regulations set forth in this LDC;
 3. Provides a greater efficiency in layout and provision of roads, utilities and other infrastructure;
 4. Implements the Comprehensive Plan or an adopted Sub-Area Plan, or supports the implementation of such plans; and
 5. For nonresidential development, adds new and unique tenants or employment opportunities to the City.

- D. **General Process.** The standard PUD process requires the approval and execution of both a Preliminary Development Plan (PDP) and a site plan.
 1. **Preliminary Development Plan (PDP).**
 - a. A PDP establishes land uses and siting restrictions for a parcel of land. The uses and siting restrictions permitted by the PDP set the general parameters with which the development must comply. The uses, minimums and maximums provided in the PDP will be reviewed at the site plan stage to further determine the appropriateness for the particular site and neighborhood.
 - b. Once a PDP has been approved, a site plan which complies with the terms, conditions and requirements of the approved PDP must be submitted and approved prior to the issuance of building permits for improvements to any site or sites within the project covered by the PDP.
 2. **Site Plan.**
 - a. Site plans establish the layout of development (see [Section 12-14-504, Site Plans and Plats](#), subsection A1).





b. Site plans may require approval by the City Council (see [Section 12-14-602](#), Site Plans), Planning and Zoning Commission (see [Section 12-14-602](#), Site Plans), or Director (see [Section 12-14-504](#), Site Plans).

E. **Required Approval.** All new PUD applications require a recommendation by the Planning and Zoning Commission and approval by the City Council.

F. **Minor Changes / Administrative Amendment.** A minor change to an existing PUD may be processed as an administrative amendment pursuant to [Section 12-14-401](#), Administrative Amendments.

G. **Major Changes / Termination.**

1. A major change includes any change to an existing PUD approval that does not qualify as a minor change pursuant to the standards in [Section 12-14-401](#), Administrative Amendments.
2. Major changes to existing PUD approvals require a recommendation by the Planning and Zoning Commission and approval by the City Council.
3. Termination of existing PUD approvals requires a recommendation by the Planning and Zoning Commission and approval by the City Council, and shall be processed simultaneously with a rezoning request to a standard zone district (see [Section 12-14-604](#), Rezoning).

H. **Application Materials.** The following application materials are required for an application for a PUD:

1. A detailed letter of intent describing the request, which shall include:
 - a. The current zoning classification of the subject property and justification for the establishment of a PUD zone district in lieu of a standard zone district.
 - b. Justification for the request in terms of Comprehensive Plan or Sub-Area Plan consistency or implementation.
 - c. A detailed narrative describing how the proposed PUD will meet or exceed the minimum requirements set forth in [Section 12-14-903\(C\)](#) and the other approval standards of this Section.
2. A Preliminary Development Plan exhibit (original drawing in 24" x 36" format) that provides general parameters with which the development must comply, showing all of the following:
 - a. Project name, type of proposal (Preliminary Development Plan, PUD Amendment etc.), legal description of the total land area, date of the drawing, scale and north arrow.
 - b. A location / vicinity map at a scale of one inch equals 2,000 feet, with a north arrow and an emphasis on the major roadway network within one mile of the parcel proposed for development, and any adjacent jurisdictions and municipalities.
 - c. Both existing and proposed zoning of the site. Existing zoning and densities (or, in the case of non-residential zoned properties, approved floor area ratios) of adjacent properties.
 - d. An appropriate legal description of the parcel proposed for development, along with the area of the parcel in acres and square feet.
 - e. Existing land uses and densities which are requested to continue until development. Specify requested duration of existing uses.





14

Permits and Procedures

- f. Proposed densities of the development at full build-out in residential units per gross acre and/or non-residential gross floor area ratios (F.A.R.).
- g. Proposed land uses for the entire plan, the total square footage and acreage of each use, and the percentage of the entire plan of each use.
- h. Proposed site development criteria, including setbacks, distances between structures, maximum building heights, unobstructed open space, maximum lot coverage of structures, parking ratios and any other criteria, as appropriate.
- i. If the application is a PUD Amendment, a chart comparing the criteria on the latest approved Preliminary Development Plan with the criteria proposed by the PUD Amendment, including uses permitted, maximum building heights, unobstructed open space, maximum lot coverage of structures, setbacks, distances between structures, parking ratios and any other criteria, as appropriate.
- j. Proposed general locations of structures and parking, if known.
- k. Proposed criteria for signage types, locations and maximum dimensions, if known. (If not stated, [Article 6](#), Signs and Lighting, shall govern through an administrative determination by the Director of the closest equivalent standard zone district).
- l. Estimated size and general location of public sites.
- m. Existing and proposed right(s)-of-way widths for all existing/proposed internal and external roadways.
- n. Existing and proposed public and/or private roadways and their conceptual points of access to adjacent and/or external roadways.
- o. Existing topography with contour intervals of two feet (2') or less, tied to U.S.G.S. or other acceptable datum.
- p. Structures located on the south side of streets or highways may be required to provide additional building setbacks, depending on structure height, to allow necessary snow and ice melt from adjacent streets and sidewalks.
- q. Applicable notes approved by the City Council which regulate the development (Airport Influence Area note, off-site improvements note, etc.) .
- r. All Standard Notes, Certificates and dedications required by the City of Centennial staff shall be included on the plan. Any modifications to these notes must be approved by the City Attorney. All Standard Notes not meeting these specifications shall be removed.
- s. Standard certifications to include:
 - i. Owner's signature block, with date line and title line;
 - ii. Planning and Zoning Commission recommendation block;
 - iii. City Council approval block; and
 - iv. Recorder's block.
- t. A case number block in the lower left-hand corner of all pages.
- u. Lettering for all plans shall be upper case sans serif.
- v. The City will not accept any plans that have copyright restrictions.





w. Other items as required by the Director, in order to ensure compliance with the approval standards in subsection I., below.

- 3. Sworn proof of ownership and a notarized letter of authorization from the landowner permitting a representative to process the application.
- 4. Title certificate or abstract of titles covering all lands to be conveyed to the City.
- 5. Treasurer's Certificate of Taxes due.
- 6. If the application involves public improvements:
 - a. Preliminary construction plans for the proposed public improvements including street plan and profile sheets, storm drainage improvements plans and other improvements, prepared in accordance with the Roadway Design & Construction Standards Manual.
 - b. A preliminary pavement design report, prepared in accordance with the Roadway Design & Construction Standards Manual.
- 7. A Traffic Study prepared in accordance with the City of Centennial Guidelines for Traffic Impact Studies, if required by [Section 12-10-202](#), Traffic Studies.

I. **Approval Standards.** The criteria listed below shall be considered by the Planning and Zoning Commission and City Council in the review of all PUD applications. All PUD applications shall meet the criteria set forth in [Section 12-14-604\(E\)](#) and further all of the following policy criteria:

- 1. The development shown and described in the PDP will have a significant positive fiscal and economic impact to the City;
- 2. The PUD promotes a higher and better use of the property or improves the financial performance and viability of the property;
- 3. The PUD meets or exceeds the minimum requirements set forth in [Section 12-14-903\(C\)](#); and
- 4. As applicable, the development shown and described in the PDP will provide quality employment opportunities for the City and the region.

J. **Conditions of Approval.** Conditions of approval may be imposed as set forth in [Section 12-14-604\(F\)](#).

