



# DEVELOPMENT TABLE TEMPLATES

Community Development Department • Planning Division

The following templates are typical development tables required on new plans. Please incorporate the format shown and add additional rows as needed. See the enclosed Cover Sheet diagram at the end of this document for placement details.

OWNERSHIP AND MAINTENANCE					
DESCRIPTION	AREA (SQ.FT./ACRES)	OWNERSHIP	MAINTENANCE RESPONSIBILITY	USE	MEANS OF DEDICATION
[insert: Lots (1-x), Tracts, and Rights-of- Way - separate row for each]]	[insert: (x.xx format)]	[insert: CCOB, HOA, Metro District, Private Property Owner, etc.]	[insert: CCOB, HOA, Metro District, Private Property Owner, etc.]	[insert: planned use (most applicable for the Tract rows)]	[insert: final plat, or other means (most applicable for dedicated Tracts and ROW)]

SITE DATA			
DESCRIPTION	REQUIRED (MUNICIPAL CODE OR PUD PLAN) <i>indicate N/A if not applicable</i>	PROPOSED	
PRIMARY LAND USE			
ACCESSORY LAND USE			
SITE AREA		[insert: sq.ft.]	100%
BUILDING COVERAGE	[insert: required sq.ft.]	[insert: sq.ft.]	[insert: percent]
DRIVE, PARKING, AND WALKS	[insert: required sq.ft.]	[insert: sq.ft.]	[insert: percent]
OPEN AREA	[insert: required sq.ft.]	[insert: sq.ft.]	[insert: percent]
PARKING <i>(add additional row for compact spaces below)</i>	[insert: required total spaces]	[insert: total spaces]	
HANDICAP SPACES	[insert: required handicap spaces]	[insert: handicap spaces]	
MINIMUM SETBACKS <i>(add additional rows as needed to capture all sides and all structures)</i>			
[insert: setback direction]	[insert: required feet]	[insert: feet]	
FLOOR AREA RATIO <i>(Commercial projects only)</i>	[insert: required F.A.R.]	[insert: F.A.R.]	
DENSITY <i>(Residential projects only)</i>	[insert: required dwelling units per acre]	[insert: dwelling units per acre]	
MAXIMUM BUILDING HEIGHT	Insert: required feet]	[insert: feet]	

*Note: Additional items may be requested based on unique site characteristics or project details.*

VARIANCES				
	BMC OR PUD REQUIREMENT	REQUESTED VARIANCE	LOCATION ON SITE PLAN	JUSTIFICATION
[insert: code section or PUD - separate row for each]]	[insert: code requirement]	[insert: description of proposed requirement]	[insert: sheet number and/or location as found in the plans]	[insert: rational and reasoning as to why the new requirement is better or will create a better development than the BMC or PUD requirement]

OPEN LANDS TRACKING SUMMARY**								
TRACT	USE CATEGORY	OWNER-SHIP	MEANS OF DEDICATION	CONSTRUCTION RESPONSIBILITY	MAINTENANCE RESPONSIBILITY	AREA (SQ.FT./ACRES)	PLD OBLIGATION	PERCENT OF PLD OBLIGATION
[insert: Tract(s)-separate row for each]]	[insert: use category abbreviation from the list below]	[insert: CCOB, HOA, Metro District, Private Property Owner, etc.]	[insert: final plat, future deed, etc.]	[insert: CCOB, HOA, Metro District, Private Property Owner, etc.]	[insert: CCOB, HOA, Metro District, Private Property Owner, etc.]	[insert: (x.xx or x,xxx format)]	[insert: 'X' for tracts that are counted towards PLD obligation]	[insert: percent of Tract to count towards PLD obligation]
Public Open Space (PuOS) -- Public Parks and Recreation (PuPR) -- Conservation Easement (CE) -- Joint IGA Land (IGA) -- Other Public Lands (OPub)* -- Private Open Space (PrOS) -- Private Parks and Recreation (PrPR) -- School Parks (SP) -- Golf Course Property (GC) -- Other Private Open Lands (OPrv)* ----- *Includes: landscaped entries, irrigated drainage, and trail corridors								

\*\* If Open Lands are not proposed with the development, please do not include this table. See standard notes.

PUBLIC LAND DEDICATION SUMMARY**		
OBLIGATION (PLD Formula and Project Calculation)	METHODOLOGY (Applying PLD Obligation as PUD Plan Requirement)	PLD PROVIDED
<p><b>Formula:</b> The Public Land Dedication obligation is calculated at 24 acres per 1,000 residents.</p> <p><b>Project Calculation:</b> [insert: number of units] x [insert: number of persons per unit rate received from Planner] = [insert: total number of people]</p> <p><i>*For projects with multiple residential product types, include a separate (total number of people) calculation here.</i></p> <p>[insert: total number of people] x 24 ac / 1000 persons = [insert: total acres] Acres <b>Total PLD Obligation</b></p>	<p>For projects with 20 dwelling units per acre or more, a minimum of 25% of the gross residential land area shall be met with a dedication of public land.</p> <p><b>[insert: gross residential land area in acres] x 0.25 = [insert: total minimum land PLD in acres]</b></p> <p>The balance of the obligation to be met with a cash-in-lieu payment to Broomfield at a rate of \$[insert: current rate(consult with Planning)] / Acre</p> <p><b>[insert: total PLD obligation - total minimum land PLD] x [insert: current rate] = [insert: total amount] Total Cash-in-Lieu Payment</b></p>	<p><b>Public Land Dedication:</b> [insert: total minimum land PLD in acres]</p> <p><b>Cash-in-Lieu Payment*:</b> [insert: total cash-in-lieu payment] for [insert: number of acres]</p> <p><i>*Refer to project Subdivision Improvement Agreement for payment timing.</i></p> <p><b>Dedication:</b> [insert: total PLD obligation being provided/dedicated]</p> <p><b>Cash-in-Lieu:</b> [insert: acreage being provided with cash-in-lieu] x [insert: current rate] = [insert: total cash-in-lieu payment]</p>

Note: Public Land Dedication (PLD) is typically required for residential projects with dedication requirements.

\*\* If Public Land Dedication is not required, please do not include this table. See standard notes.