



## SAND CREEK FOCUS AREA MASTER DEVELOPMENT PLAN (MDP) APPLICATION CHECKLIST

A Master Development Plan (MDP) and rezoning to the Planned Development District (PD) is required for all development projects within the Sand Creek Focus Area as shown in the General Plan.

- The **Master Development Plan** is conceptual.
- The **Planned Development District** rezone establishes development standards for the project area and includes density, unit count, lot size, lot coverage, building height, open space, and architectural design.
- The **Final Development Plan** provides the framework for future entitlement applications. Full project entitlements include:
  - Tentative Map
  - Use Permit
  - Design Review

### CEQA

Due to the size and scope of projects in the Sand Creek Focus Area, most Master Development Plans and Planned Development Rezone applications require an Environmental Impact Report.

### HABITAT CONSERVATION

Pursuant to Section 4.4.6.7, Policy Direction w. in the General Plan, a Resource Management Plan (RMP) is required to mitigate the impacts of habitat loss within the Sand Creek Focus Policy Area. This Plan is subject to the review and approval of the City Council upon a recommendation by the Planning Commission and shall be processed concurrently with the MDP/PD request. The RMP shall follow the Framework Resource Management Plan prepared for the Sand Creek Focus Area, which is appended to the General Plan.

### APPLICATION SUBMITTAL CHECKLIST

**The following plans shall comprise the development plan set:**

- **Conceptual Land Use Plan** depicting in a “bubble diagram,” or other schematic format that illustrates proposed lots and local streets and overall site development.
  - **Residential Uses:** include the maximum proposed density, the minimum proposed lot size, the overall acreages for each developed area, illustrative plotting plan for the various housing products proposed, and general description of parks and other open space areas.

- **Commercial and Nonresidential Uses:** include a schematic site plan, types of uses proposed, and the projected density of development.
- **Proposed Architectural Character and Style:**
  - Conceptual building elevations.
  - Conceptual streetscape elevations need to be provided for each residential product type proposed.
  - Three dimensional renderings
- **Conceptual Grading Plan:** approximate amount of any proposed cuts and fills for the entire site.
- **Circulation/Infrastructure Plan:**
  - **Roadways, Pedestrian, Bicycle Trails.** Show the proposed location of arterial and collector roadways, and any pedestrian/bicycle trails.
  - **Major Infrastructure.** The general location of major infrastructure facilities (sewer, water, storm drain etc.) shall be depicted.
- **Open Space Plan** showing the location and general layout of key open space features including parks, habitat areas, recreation facilities such as golf courses, and any other open space/recreation amenities proposed within the project.

