

System Development Fee Schedule Policy

Appendix A: Definitions

Capital Project Improvements – site improvements and facilities that are planned and designed to provide service for development resulting from a development activity and are necessary for the use and convenience of the occupants or users of development resulting from a development activity.

Development means any construction or expansion of building, structure or use, any change in use of building or structure, or any change in the use of land that creates additional demand and need for public facilities.

Master Plan is a document used to lay out a strategy for effectively and efficiently responding to the effects of increased impervious area on urban streams with stream stabilization improvements, systems controls, and best management practices.

Percent impervious is the impervious area of a parcel divided by the total area of a parcel.

Remaining Developable Impervious Area/s – an estimate using the SEMSWA GIS information from the billing database and future land use information obtained from the Arapahoe County Comprehensive Plan and the City of Centennial Comprehensive Plan.

System Development Fees are one-time charges paid by new development to finance the construction of public facilities needed to serve development or redevelopment.

System Improvements are improvements and facilities that provide service to more than one development that are intended to provide service to the Service Area, such as regional benefits or UDFCD master plan projects.

Weighted Average is an average that takes into account the proportional relevance of each component rather than treating each component equally.