

Article 1.

- (b) Adequate provision is made for vehicular traffic to and from the premises and for vehicular traffic and pedestrian traffic to and from the proposed buildings, structures and parking areas on the premises; including firefighting and police equipment and personnel, ambulance service, garbage collection service, postal service, delivery service and other public and private services and individuals who would require access to the premises.
- (7) Open Space and Recreation: In residential zoning districts, multi-family residential developments with more than 50 dwelling units shall provide a minimum of 300 square feet of open space or outdoor recreation per dwelling unit.
- (8) Parking
- (a) Parking areas shall be screened from view of public streets by buildings or by an evergreen hedge, solid fence, or wall not less than 4 feet in height.
- (b) If parking is provided in covered garages or carports, such parking shall be within the principal building or in separate garages that are constructed of similar materials, roof slope, and design as the principal structure.
- (c) Required parking for multi-family developments shall be provided off-street in small parking lots grouped in bays with no more than 100 parking spaces in a non-linear area. No off-street parking space shall be more than 200 feet, by the most direct route on the ground, from a ground floor exterior entrance of the dwelling unit it intends to serve.
- (d) Parking areas with more than 25 parking spaces shall provide at least two points of access.
- (9) Non-residential zoning districts. Multi-family developments in non-residential zoning districts shall be located on their own parcel of land, unless otherwise approved as part of a Planned Development pursuant to Chapter 212.

Development Review Comments

The following comments are provided by the reviewing departments and are only intended to provide the developer with useful information for planning purposes. This list should not be considered all-inclusive as additional items may appear during the plan review process.

Building Plan Review: No comments

Utilities: < No comments received >

Fire: Fire Dept has no comments or concerns ** The Fire Dept would like to receive site plan and architectural building plan to complete a full review for this project.

City Engineer: I mostly want to comment that Cherry Creek & Lake Laurie will eventually be a major roadway intersection and will require some type of escalated intersection control (roundabout, signalized intersection, etc...). I would image a more intensive or higher density residential use (like multi-family) would make contextual sense at this location given the anticipated traffic growth – especially along Cherry Creek which is an arterial roadway with substantial interconnectivity northward into the County. No issues as it pertains to my office – for this rezoning. I think a denser residential use makes sense here. I'll leave the nuances of "how dense is too dense" to [others].

Landscape: Development must comply with Chapter 328 of the LDR for landscape requirements

Public Works: < No comments received >

Police: < No comments received >

Attachments:

Letter of Authorization
 Zoning Location Map
 Character Area Map
 Aerial Location Map
 Floodplain Location Map
 Boundary Survey
 Conceptual Site Plan
 Building Elevations (4 pages)
 Zoning Districts Comparison Chart
 Comprehensive Plan – Established Residential description
 Public response; letters and emails