



LETTER OF INTENT

North Park
Parcels: 0106 248B, 0106 248
Cherry Creek Road

Rusty Trancygier, with RST Construction, intends to develop a residential subdivision on 30.36 acres that are currently zoned R-15. Based on current zoning, 88 residential lots would be allowed. With this application, it is intended to provide an alternative method of land development not available within the framework of the conventional R-15 zoning standards. This Planned Development application is intended to promote flexibility of design and allow for planned diversification and integration of uses and structures to maintain community aesthetics and to protect public health, safety and general welfare. The plan, as presented, achieves the following objectives:

- (A) Accomplishes a more desirable development pattern than would be possible through strict adherence of standard development regulations,
- (B) Accommodates a mixture of uses and development patterns which are compatible both internally and externally through limitations on building orientation, architecture, site layout, buffering, signage control, and other techniques which may be appropriate to a particular development proposal,
- (C) Encourages flexible and creative concepts of site development design which meets changing needs, technologies, market economics and consumer preferences,
- (D) Permits the combining and coordinating of architectural styles, building forms and building relationships,
- (E) Preserves natural amenities of the land by encouraging scenic and functional open areas,
- (F) Appropriately encourages efficient land use, beneficial to the City and surrounding neighborhoods, resulting in smaller networks of streets and utilities thereby lowering development and housing costs,
- (G) Maintains consistency with the Goals, Policies, Future Development Character Areas, and related Community Agenda elements of the Comprehensive Plan, and
- (H) Maintains general integrity and compatibility with the underlying zoning district and its prescribed standards of use and development density.