



MEMORANDUM

To: Mayor Ford and Members of City Council

From: Jared Draper, City Planner

Date: May 8, 2015

Subject: Cases Z-920-15 and S-630-15: Site Plan Revisions since Planning Commission

Cases Z-920-15 and S-630-15 are for the property located at 6440 E. 64th Avenue. Currently, the subject property is zoned R-3 (Multi-family District) and is a single lot. The applicant is requesting a zone change to R-4 (Townhouse District) and a subdivision plat to create 6 lots. The applicant has also submitted a development plan (D-262-15) showing 6 townhomes on the subdivided lots.

On April 7, 2015, the Planning Commission voted to forward a recommendation of denial to the City Council for the proposed zone change and subdivision. The Planning Commission discussed a number of issues with the proposed site plan that drove their vote to recommend denial. The following issues were discussed:

- Guest parking
- Trash service
- Drainage
- Emergency Access (police and fire)

As a result of the discussion from the Planning Commission, the applicant has submitted a revised site plan showing 6 additional parking spaces bringing the total number of guest parking stalls to 8 and 20 spaces total for the site. The additional parking has been added to address concerns from the Planning Commission and the applicant has maintained a 25-foot drive aisle, exceeding the minimum of 24-feet for multi-family developments. In addition to the revisions to the site plan, the applicant has reached out to emergency service personnel, both the Police Department and South Adams County Fire Department, receiving a comment of no objection to the revised site plan. The applicant has also contacted Waste Management to ensure that

service can be provided to the site within the provided access width. Lastly, the Public Works staff has reviewed the requested zone change and subdivision plat in accordance with the city standards for stormwater management. The applicant continues to work with the City's Public Works Department to finalize their plans and meeting all the city drainage requirements.

The revised site plan has been included as part of the attachments for the City Council. The applicant will be present at the City Council Public Hearing to answer any questions pertaining to the requested zone change, subdivision or revised site development plan.