

TTRES AT COMMERCE CITY (E. 102nd Ave and Chambers Rd.)

- City Council
- 11/25/24



MEETING OUTLINE

1. Our Team
2. Project Background
3. Community Outreach
 - Our Approach
 - Neighborhood Meeting Summary
 - Planning Commission Summary
4. Our Request
 - Existing Zoning
 - Proposed Zoning
 - Comprehensive Plan Analysis
 - 2045 Comprehensive Plan Analysis
 - Economic Impact
 - Zoning Code Analysis
5. Traffic and Parking
 - Traffic Analysis
 - Extension / Dedication of ROW
 - Improvements on Chambers
 - New sidewalks, E. 102nd Ave. Extension and Pedestrian Connections
6. Development Plan Submittal
 - Overall Site Plan / Landscape Plan
 - Mood Boards
 - 3D Renderings



1 OUR TEAM



OUR PROJECT TEAM



THOMPSON THRIFT OVERVIEW



RESIDENTIAL

COMMERCIAL

CONSTRUCTION

1986 THOMPSON THRIFT

Thompson Thrift was established in 1986 by John Thompson and Paul Thrift as a locally-focused real estate development company.

2008 THOMPSON THRIFT RESIDENTIAL

In 2008, John and Paul assembled the resources necessary to build the premier multifamily business unit known today as Thompson Thrift Residential.

5 Offices INDIANAPOLIS, IN

TERRE HAUTE, IN

PHOENIX, AZ

HOUSTON, TX

DENVER, CO



MULTIFAMILY LOCATIONS



RESIDENTIAL EXAMPLES



PROJECT BACKGROUND



VICINITY MAP

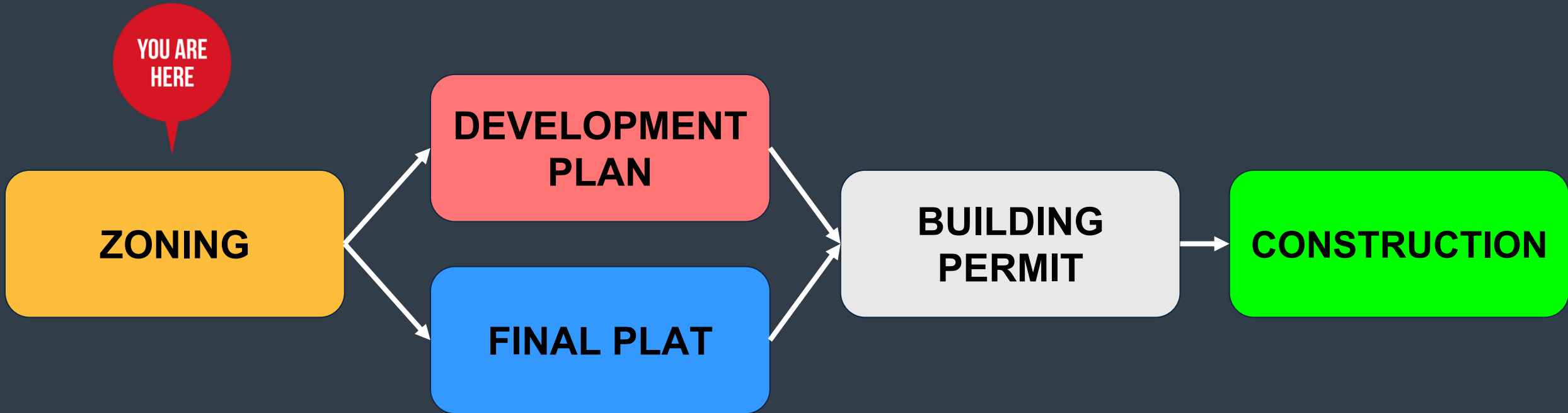


PROCESS

- Pre-app Submittal to City - November 11th 2023
- Pre-app Submittal No. 2 to City - March 4th 2024
- Zone Change and Development Plan Submittal to City - April 4th 2024
- Zone Change and Development Plan Submittal No. 2 to City - June 18th 2024
- Zone Change and Development Plan Submittal No. 3 to City – August 28th 2024
- Neighborhood Meeting - July 10th 2024
- 2045 Comprehensive Plan Adopted Oct 7th - Effective November 1st, 2024
- Zone Change Public Hearing with Planning Commission – November 6th 2024
- Zone Change Public Hearing with City Council – November 25th 2024



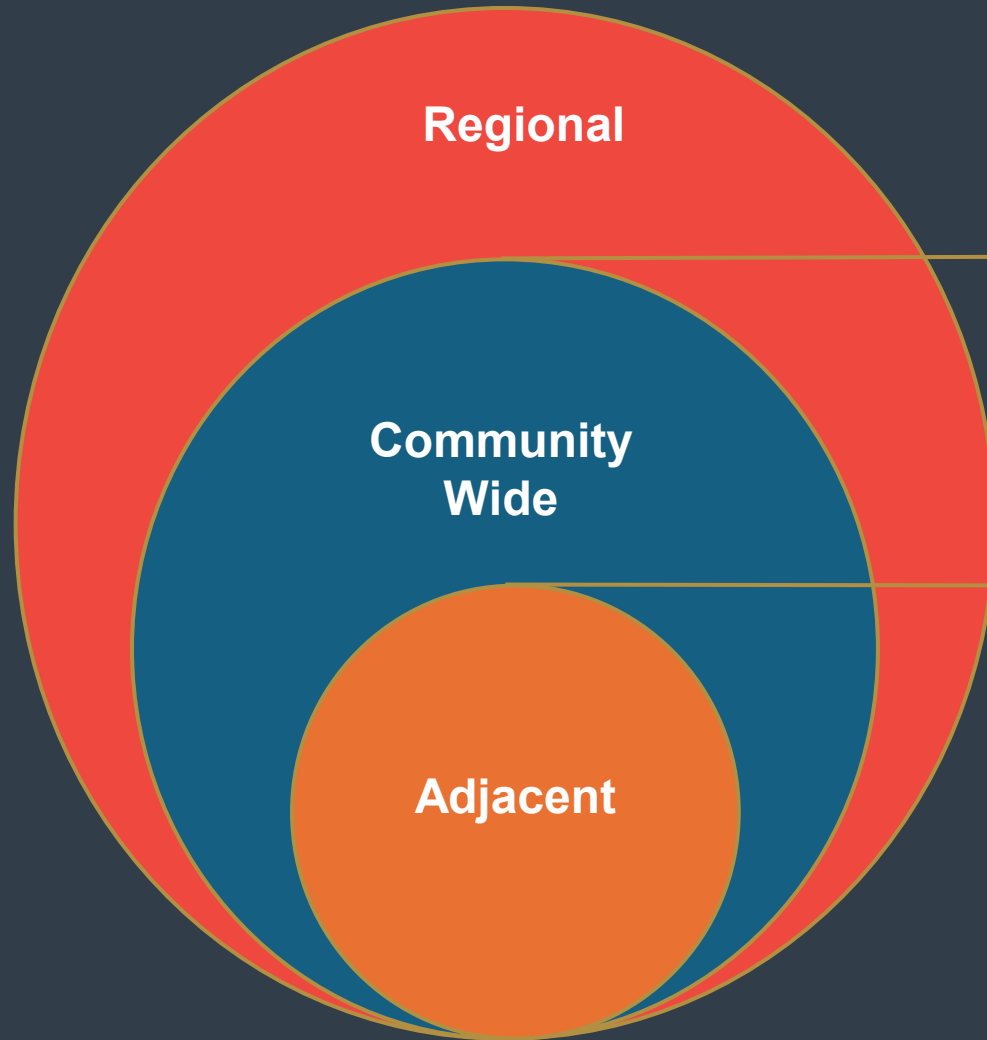
GENERAL DEVELOPMENT PROCESS



COMMUNITY OUTREACH



OUR APPROACH

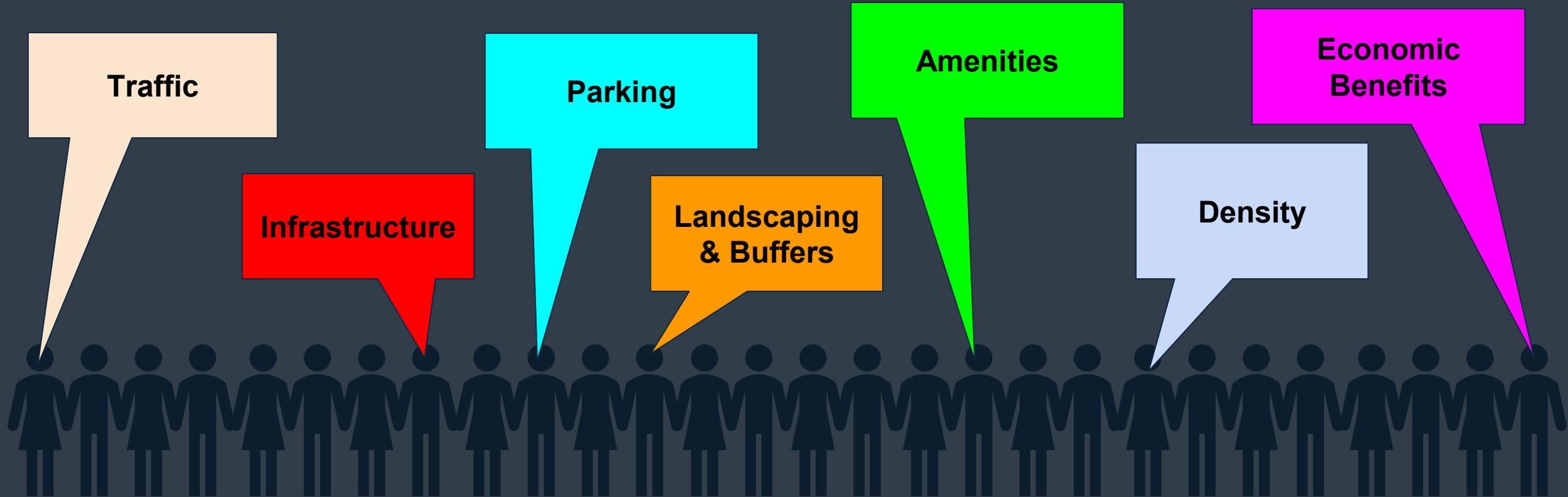


- **Regional Organizations**
 - **Economic Development**
 - **Commerce City Chamber of Commerce**
- **Commerce City Schools**
- **City of Commerce City**
- **Commerce City Organizations**
- **Nearby HOA's and Neighborhood Groups**
- **Adjacent Neighbors (Harvest Meadows)**
- **Adjacent Businesses**
- **Adjacent Neighboring HOA's (Harvest Meadows)**



NEIGHBORHOOD OUTREACH – PLANNING OPPORTUNITIES

- Neighborhood Meeting - July 10th 2024
- Ongoing Neighborhood Outreach
- A neighbor attended the Planning Commission meeting and raised traffic concerns, which we will address today



NEIGHBORHOOD OUTREACH – PLANNING SOLUTIONS

PENDING PLANNING COMMISSION EVALUATION

ZONING

- Density
- Economic Benefits

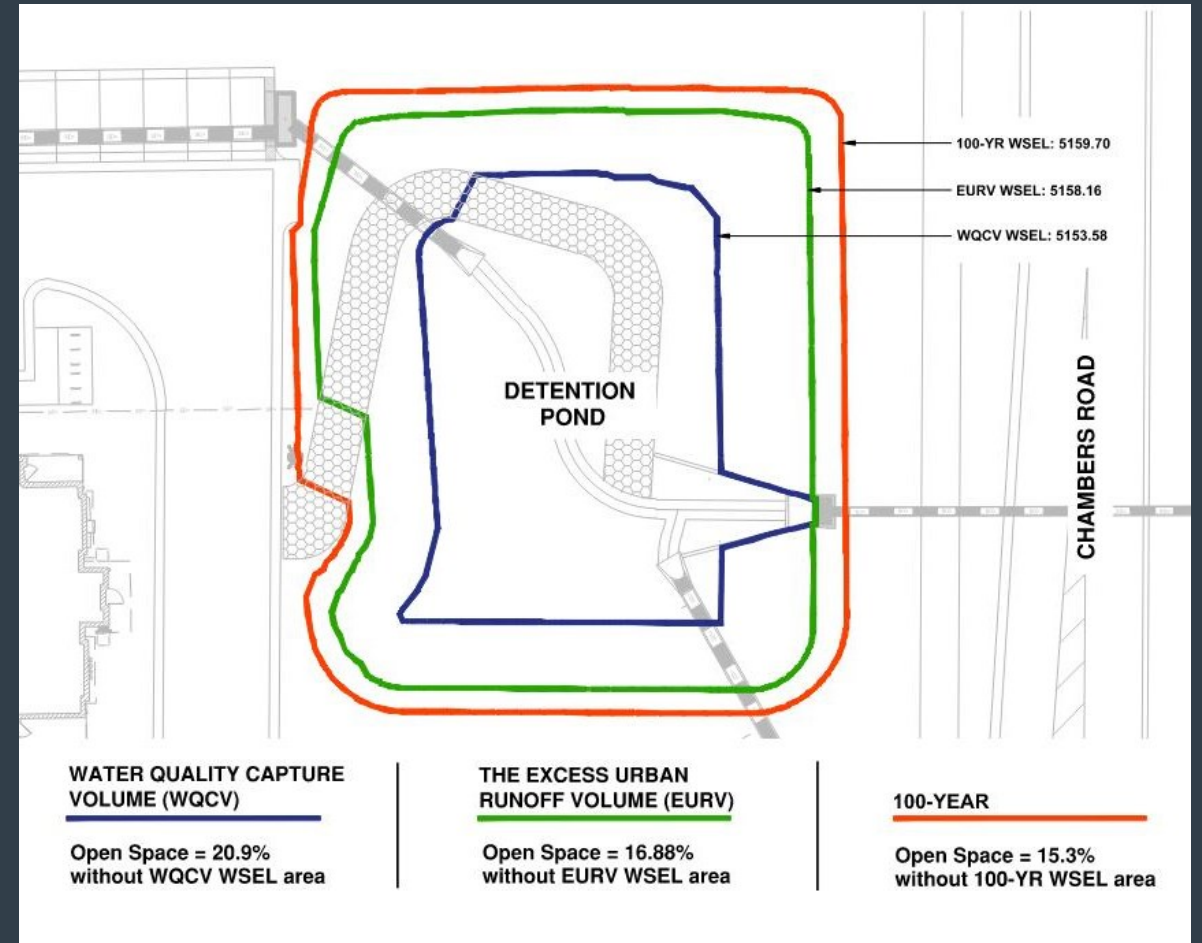
DEVELOPMENT PLAN

- Traffic
- Access
- Landscape and Buffers
- Amenities



PLANNING COMMISSION MEETING SUMMARY

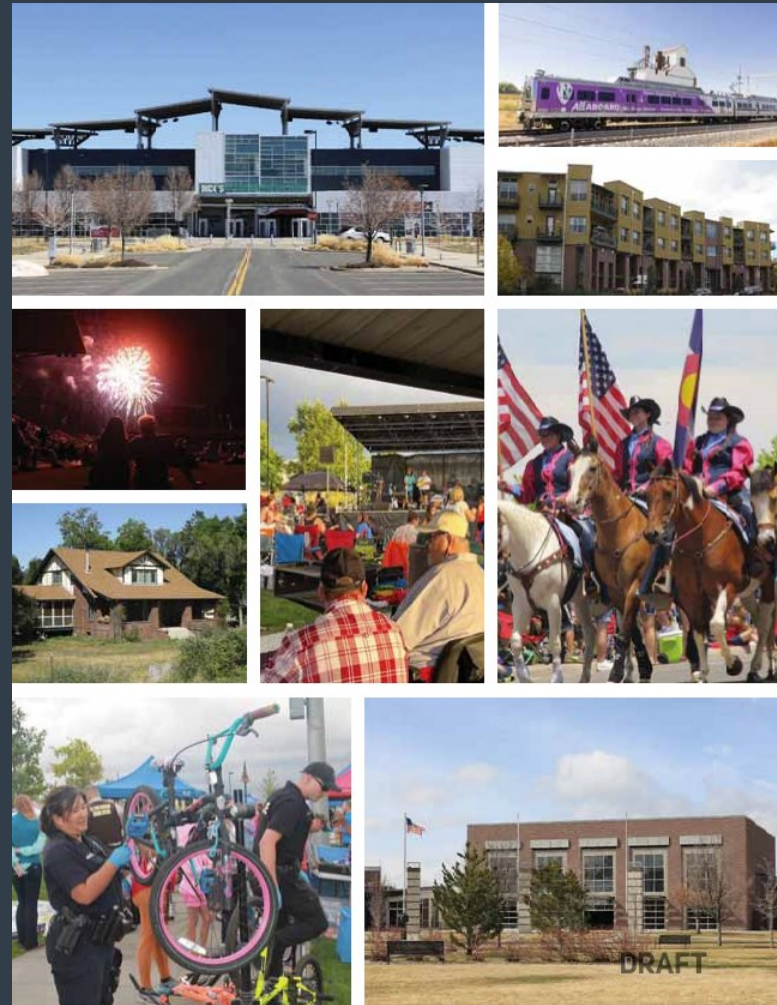
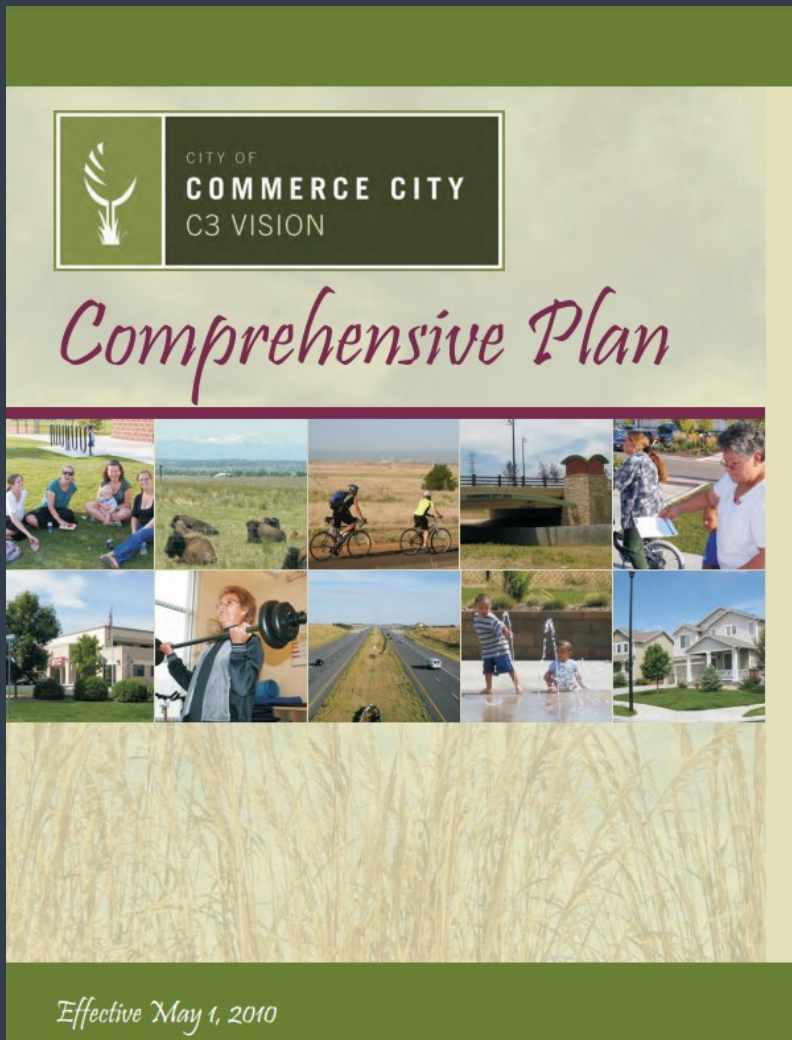
- Planning Commission was held at 6 P.M on November 6th 2024 in these Chambers
 - **Vote 5-0 yes. Recommending Approval**
- Commissioners received clarification on items relating to the subsequent Development Plan Submittal including:
 - Traffic
 - Community Outreach
 - Site Plan / Landscape
 - Open Space Percentages
- **Even with removing the pond, we would still be in compliant with open space. We are still above 15% open space**



4 OUR REQUEST



OUR GUIDING DOCUMENTS



COMMERCE CITY 2045 **COMPREHENSIVE PLAN**

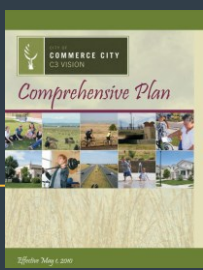
HOUSEAL LAVIGNE
TOOLE DESIGN
JR ENGINEERING
TETRA TECH

2023/08/01

DRAFT

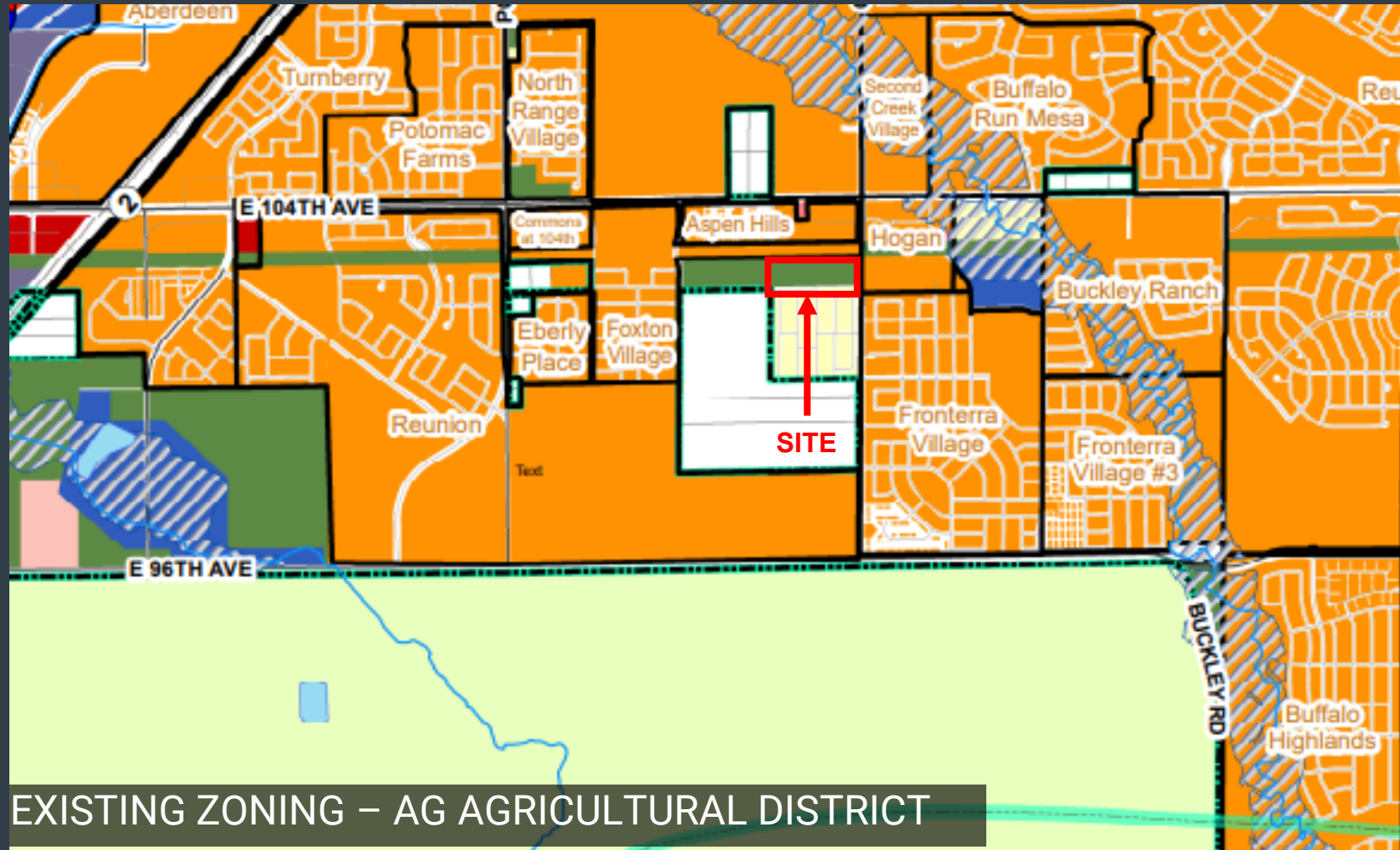


EXISTING ZONING



Zoning

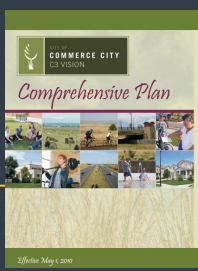
- ADCO - Unincorporated Adams County
- AG - Agricultural District
- C-1 - Local Commercial District
- C-2 - General Commercial District
- C-3 - Regional Commercial District
- I-1 - Light Intensity Industrial District
- I-1S - Industrial Park Storage District
- I-2 - Medium Intensity Industrial District
- I-3 - Heavy Intensity Industrial District
- MHP - Mobile Home Park District
- MU-1 - Mixed Use District
- PUBLIC - Public District
- PUD - Planned Unit Development District
- R-1 - Single-Family Detached Residential District
- R-2 - Single-Family Attached Residential District
- R-3 - Multi-Family Residential District
- R-4 - Townhouse Residential District
- RMA - Rocky Mountain Arsenal
- RU - Residential Unit District
- SPLIT - This parcel has more than one zoning



EXISTING ZONING – AG AGRICULTURAL DISTRICT



2010 COMPREHENSIVE PLAN GOALS MET OR EXCEEDED



- ✓ **GOAL LU 1.1 – GROWTH AND FUTURE LAND USE PLAN CONSISTENCY:**
 - *“To implement this Plan, ensure future development is consistent with the Future Land Use Plan and map. The map provides a guide for 2035-projected growth, builds on previous plans, and reserves land for commercial and employment uses to ensure a future balanced mix of uses.”*

- ✓ **GOAL LU 3.2 – TRADITIONAL MIX OF USES IN NEIGHBORHOODS**
 - *“Encourage neighborhoods that include a traditional mix of housing types, retail services and public uses.”*

- ✓ **GOAL LU 3.6 – NORTHERN RANGE NEIGHBORHOODS STRENGTHENED**
 - *“Strengthen existing and future Northern Range neighborhoods by promoting nearby commercial centers, strong architectural design, connections from neighborhoods to commercial and recreation areas, and compatible and complementary uses along the E-470 corridor.”*

- ✓ **GOAL HN 2.1 – VARIETY OF HOUSING TYPES AND MIXED-USES WITHIN NEIGHBORHOODS**
 - *“Encourage new neighborhoods that contain a mix of housing types, ranging from single-family detached, attached, townhomes, apartments, lofts, and housing for special needs (e.g. seniors). Site plans should include a mix of lot sizes, development densities, as well as housing types and styles, with high-density and multi-family housing near collector and arterial streets, transit, and services.”*

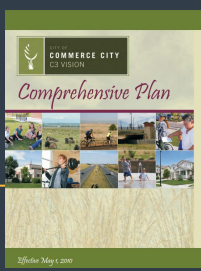
- ✓ **GOAL T 1.2– COORDINATED LAND USE/ TRANSPORTATION PLANNING**
 - *“Future land use patterns will consist of a balance mix of uses with higher density in centers and along corridors, which also will increase potential for transit use, bicycling, and walkability. Such a pattern will lower vehicle miles traveled, reduce congestion on the road network, and lower greenhouse gas emissions.”*

- ✓ **GOAL AD 5.1– PEOPLE – FRIENDLY GATHERING PLACES**
 - *“Encourage design of outdoor spaces in commercial, mixed-use, and civic areas to encourage people-gathering and interaction to build a stronger community; instill civic pride and provide a sense of place for residents, workers, and visitors to the city.”*

- ✓ **GOAL T 2.1– CONNECTED STREET NETWORK**
 - *“Identify and reserve rights-of-way for connected streets in future development areas, to balance resident and non-resident use of the street system. The Transportation Plan will identify street connections and address barriers.”*

- ✓ **GOAL SW 2.1– WALKABILITY FOCUS**
 - *“Focus Walkability improvements in transitional neighborhoods and new developments around schools, commercial areas, senior housing, high density housing, transit stops, parks, and other public facilities.”*






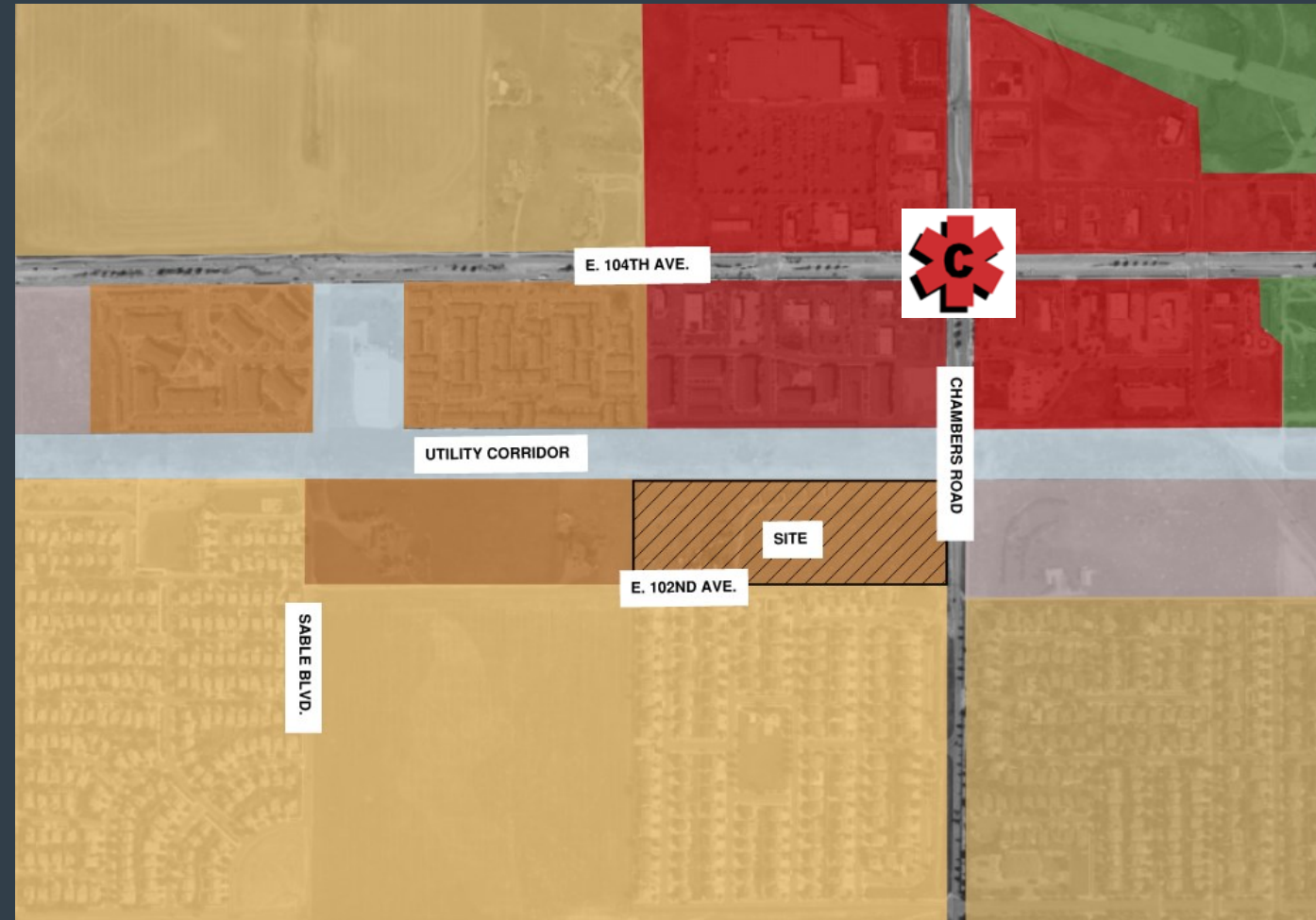
PROPOSED ZONING - R3 MULTI-FAMILY RESIDENTIAL DISTRICT

CONSISTENCY WITH 2010 COMPREHENSIVE PLAN

- The rezone is consistent with the City's Comprehensive Plan (adopted in 2010) and aligns with many of the guiding principles, goals and policies identified in the plan.

Future Land Use

- Residential - Low
- Residential - Medium
- Residential - High**
- Mixed-Use - E-470
- Mixed-Use (Corridor and Commercial)
- Commercial
- Office / Flex
- DIA Technology
- Industrial / Distribution
- General Industrial
- DIA Reserve
- Utility
- Public/State
- Park
- Open Space
-  Community Commercial Center



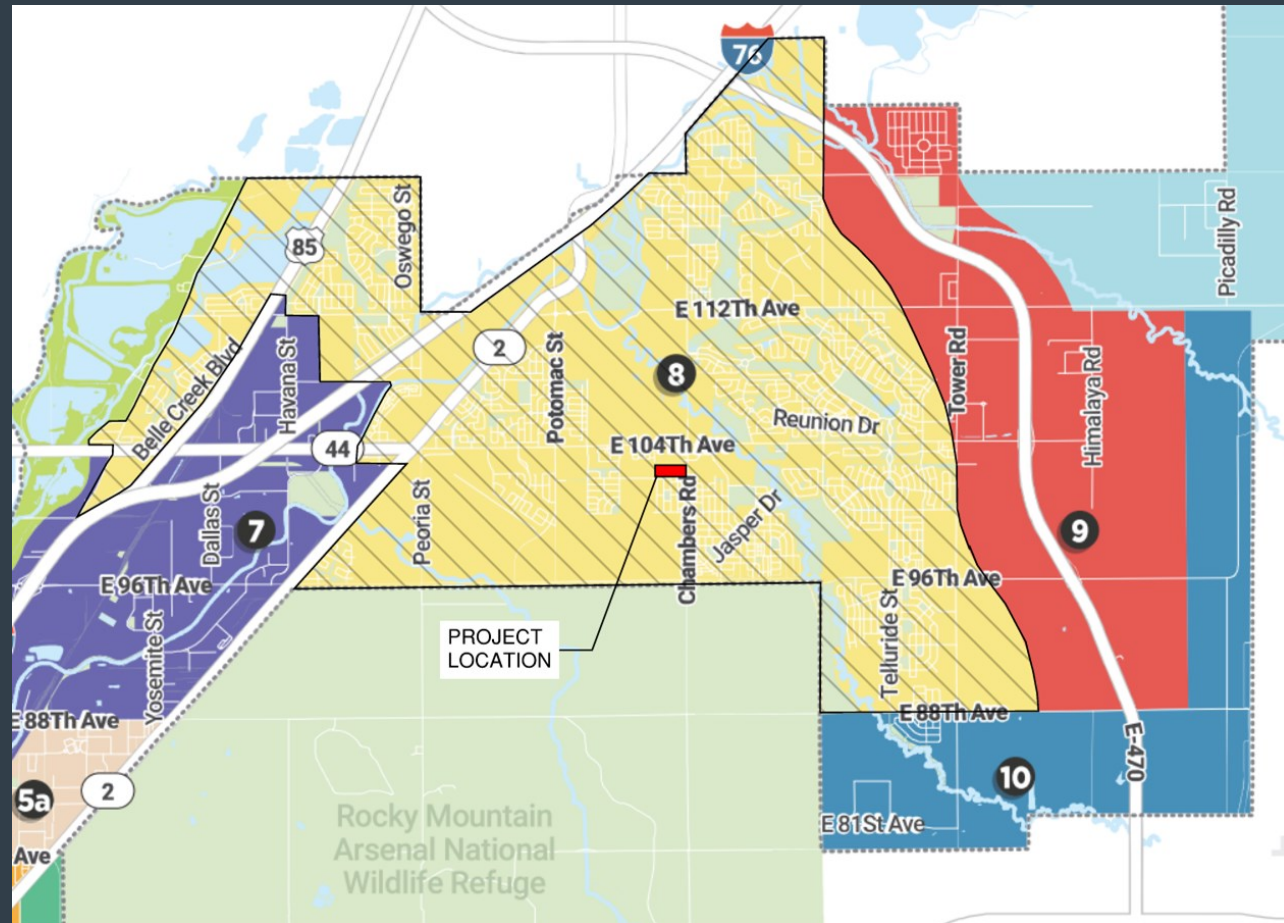
COMMERCE CITY 2045 COMPREHENSIVE PLAN ANALYSIS

CONSISTENCY WITH 2045 COMPREHENSIVE PLAN

- The rezone is consistent with the City's 2045 Comprehensive Plan, the project location is located in the Northern Neighborhoods Character which is categorized as residential areas that, "include a mix of housing products" in Commerce City's northern range.



Legend	
1 270 Industrial District	7 Northern Business District
2 Community Connection District	8 Northern Neighborhoods
3 Stadium District	9 E-470 Expressway Corridor District
4 Central Neighborhoods	10 DIA Gateway District
5a Fusion District (Irondale)	11 Innovation District
5b Fusion District (South Rose Hill)	12 North Airport District
6 South Platte District	13 Future Growth Areas



2045 COMPREHENSIVE PLAN GOALS MET OR EXCEEDED



- ✓ **CHARACTER AREA GOAL 1** – STRIVE FOR A BALANCED MIX OF LAND USES ACROSS THE CITY AS REPRESENTED IN THE CHARACTER AREAS PLAN AND MAP.
 - *Northern Neighborhoods support Multi-Family Residential near arterial roads (Chambers and E. 104th Ave). As Northern Neighborhoods continue to develop, they should include a mix of housing products.*

- ✓ **CHARACTER AREA GOAL 6** – PRIORITIZE INFILL PROJECTS AS WELL AS REDEVELOPMENT WITHIN THE CITY TO MINIMIZE THE NEED FOR ADDITIONAL INFRASTRUCTURE IMPROVEMENTS.

- ✓ **HEALTH AND ENVIRONMENTAL SUSTAINABILITY GOAL 3**– ENCOURAGE WATER CONSERVATION EFFORTS WITH DROUGHT-FRIENDLY PLANT MATERIAL, IRRIGATION SYSTEMS, AND WATER CONSERVATION INNOVATIONS.
 - *The applicant has worked with and will continue to work with the City's Energy, Equity and Environment Division on the subsequent Development Plan to ensure that drought-friendly plant materials and irrigation systems are prioritized and provided.*

- ✓ **HOUSING AND NEIGHBORHOODS GOAL 1**– PROMOTE A FULL RANGE OF HOUSING OPTIONS FOR RESIDENTS OF ALL AGES, INCOMES, PHYSICAL ABILITIES, AND LIFESTYLES.
 - *The 2045 Comprehensive Plans vision is to support greater housing choices, and a variety of housing types. The Plan looks to target the “missing-middle” stating a goal to, “ increase the range of housing options with multiple units*

- ✓ **HOUSING AND NEIGHBORHOODS GOAL 4**– BUILD NEW NEIGHBORHOODS WITH DIVERSE HOUSING, STRONG DESIGN, AND AMPLE OPEN SPACE AND AMENITIES THAT ARE WELCOMING TO ALL.
 - *The project looks to deliver an upscale Class A multifamily community that champions high quality design and architecture while providing open space which exceeds code requirements.*

- ✓ **HOUSING AND NEIGHBORHOODS GOAL 6**– CREATE A SENSE OF COMMUNITY IN ALL OF COMMERCE CITY’S NEIGHBORHOODS
 - *The 2045 Comprehensive Plan envisions walkable neighborhoods with access to amenities and developments that support surrounding uses. As proposed additional roadway and pedestrian connections are designed to further the goal of a walkable community allowing access to amenities, and surrounding commercial and civic uses.*



2045 COMPREHENSIVE PLAN GOALS MET OR EXCEEDED CONTINUED



- ✓ **TRANSPORTATION AND MOBILITY GOAL 1** –CREATE AND MAINTAIN A WELL-CONNECTED AND SAFE TRANSPORTATION NETWORK THAT INCLUDES AUTO, BICYCLE, PEDESTRIAN, AND TRANSIT OPTIONS, MAXIMIZING MOBILITY AND SUPPORTING THE CITY’S GROWTH.
 - *The 2045 Comprehensive Plan sets goals to improve multi-modal connectivity and allow for alternative transportation options. As proposed the Zone Change will support a subsequent Development Plan which proposes to build upon existing roadway and pedestrian networks with new infrastructure and connectivity to established transit options.*

- ✓ **TRANSPORTATION AND MOBILITY GOAL 3**– EXPAND AND IMPROVE TRANSIT SERVICES AND RELATED OPTIONS THROUGHOUT THE COMMUNITY.
 - *The applicant has sent the Zone Change and subsequent Development Plan to City stakeholders including the Regional Transportation District (RTD) to review and provide comment. Additionally the Development Plan aims to provide additional enhanced sidewalks along Chambers Road to eliminate gaps and connectivity to transit services.*

- ✓ **TRANSPORTATION AND MOBILITY GOAL 5**– ENCOURAGE AND SUPPORT EFFORTS TO INCREASE BICYCLE AND PEDESTRIAN CONNECTIVITY THROUGHOUT THE CITY.
 - *The 2045 Comprehensive Plan sets the goal to improve pedestrian and bicycle safety along major roadways. As proposed an enhanced detached walk is planned along the entire eastern property boundary facing Chambers Road, a connection which currently does not exist.*

- ✓ **PARKS, OPEN SPACE, AND NATURAL ENVIRONMENT GOAL 3**– FOCUS ON INCREASED RECREATIONAL OPPORTUNITIES FOR ALL.
 - *As proposed Zone Change supports a Development Plan which features 24.88% open space which is above the code required minimum (15%). That open space features year-round development supporting amenities that encourage community gathering and both active and passive recreational opportunities.*

- ✓ **PARKS, OPEN SPACE, AND NATURAL ENVIRONMENT GOAL 3**– GROW AND MAINTAIN THE CITY’S CONNECTED SYSTEM OF MULTI-USE TRAILS AND OPEN SPACE.
 - *The project proposes additional sidewalks and connections to expand the existing network to support the vision set forth in the 2045 Comprehensive Plan*



ECONOMIC IMPACT

As part of the development review process, the Cities Economic Development Department has reviewed the Zone Change submittal and provided the following comments:

“THE PROPOSED SUBDIVISION WOULD ALLOW FOR THE DEVELOPMENT OF A NINE BUILDING MULTI-FAMILY DEVELOPMENT WITH 283 RENTAL UNITS.”
(Supported by **GOAL HN 2.1 AND GOAL RR 2,**)

GOAL HN 2.1 – VARIETY OF HOUSING TYPES AND MIXED-USES WITHIN NEIGHBORHOODS

- The Site Plan includes high-density and multi-family housing near collector and arterial streets, transit, and services as proposed in the Comprehensive Plan.

GOAL RR 2 – FOCUS ON REDEVELOPMENT TO STRENGTHEN VIABILITY AND MIXED-USE IN TARGETED AREAS.

- *“Commerce City will strategically contribute to redeveloping targeted areas as identified in the Comprehensive Plan to accommodate current and future employment and residential needs.”*

“THE PLANNED MULTI-FAMILY DEVELOPMENT WILL RESULT IN AN INCREASE IN THE POPULATION OF COMMERCE CITY. A GROWING POPULATION HELPS IN THE MARKETING AND RECRUITMENT OF PROSPECTIVE RETAILERS.” (Supported by **GOAL RR 1 AND GOAL ED 1.2**)

GOAL RR 1 – INCREASE FOCUS ON INFILL DEVELOPMENT

- *“The city recognizes the benefits of infill to balance and retain the character of stable neighborhoods with increasing economic development opportunities and will promote high-quality infill in the Northern Range.”*

GOAL ED 1.2 – RECRUITMENT OF BUSINESSES

- Additional residential will aid in marketing and recruitment of prospective retailers as identified by City Economic Development Process.

“NEW CITY RESIDENTS WILL SPEND MONEY AT LOCALLY OWNED BUSINESSES RESULTING IN AN OVERALL STRONGER BUSINESS COMMUNITY.”
(Supported by **GOAL ED 2 AND GOAL ED 2.4**)

GOAL ED 2 – RETAIN AND INCREASE A STRONG EMPLOYMENT BASE

- *“A strong and vibrant economy depends first and foremost on the well-being of Commerce City’s existing industry and job base. An integral part of the city’s economic development strategy is to build on effective relationships, with existing businesses, that focus on partnerships with the business community to address obstacles to expansion in Commerce City.”*

GOAL ED 2.4 – HOUSING AND JOBS BALANCE/ REVENUE PRODUCING USES

- Increased housing types ensures a balance as new growth occurs in the Northern Range.

“INCREASED RETAIL SALES FROM RESIDENTS WILL GROW THE CITY’S TAX BASE AND HELP TO PROVIDE ADDITIONAL FUNDING FOR PROJECTS, PROGRAMS AND INITIATIVES.” (Supported by **GOAL ED 1**)

GOAL ED 1 – INCREASE ECONOMIC DIVERSIFICATION AND OPPORTUNITIES FOR CLEAN, PROSPEROUS BUSINESS

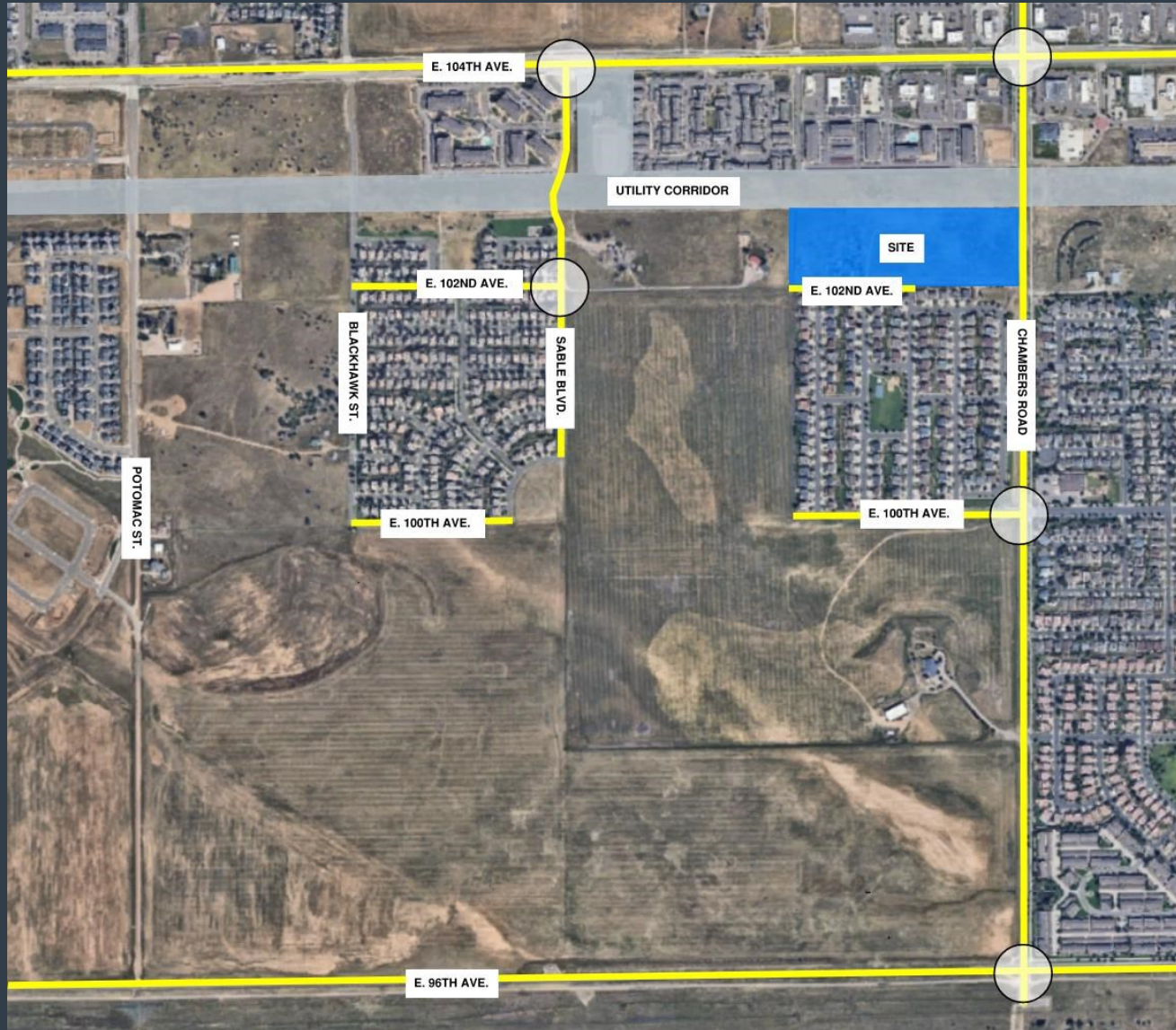
- The Economic Development Strategic Plan will allow Commerce City to chart its economic future, increase prosperity and provide workforce opportunities.



5 TRAFFIC & PARKING



TRAFFIC IMPACT STUDY AREA



CHAMBERS ROAD



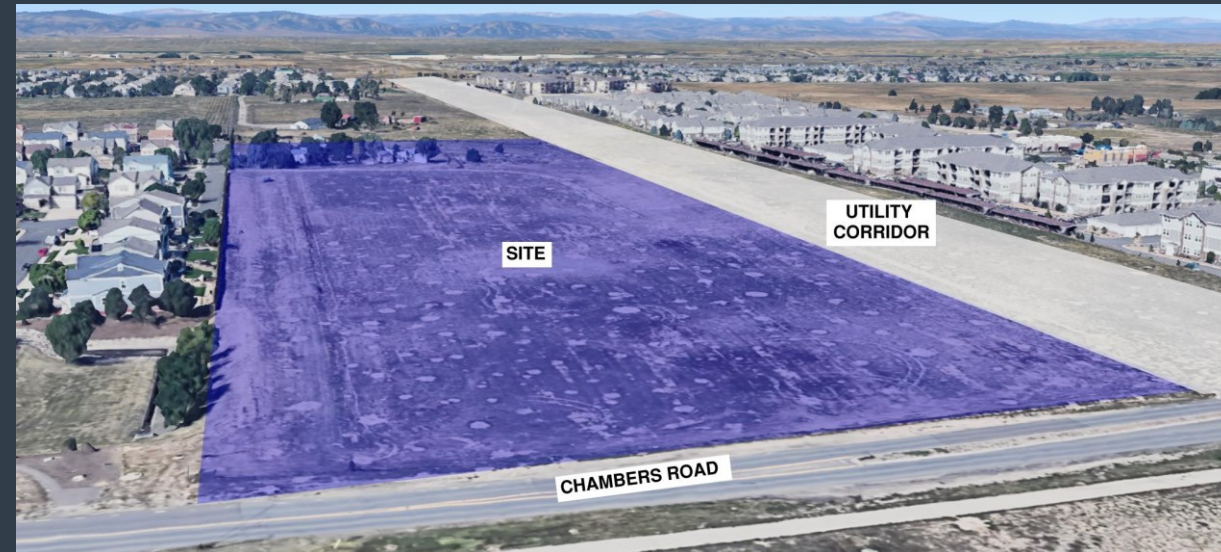
EXISTING CONDITIONS ALONG CHAMBERS ROAD

- NO SIDEWALK CONNECTION ON WEST SIDE OF CHAMBERS ROAD

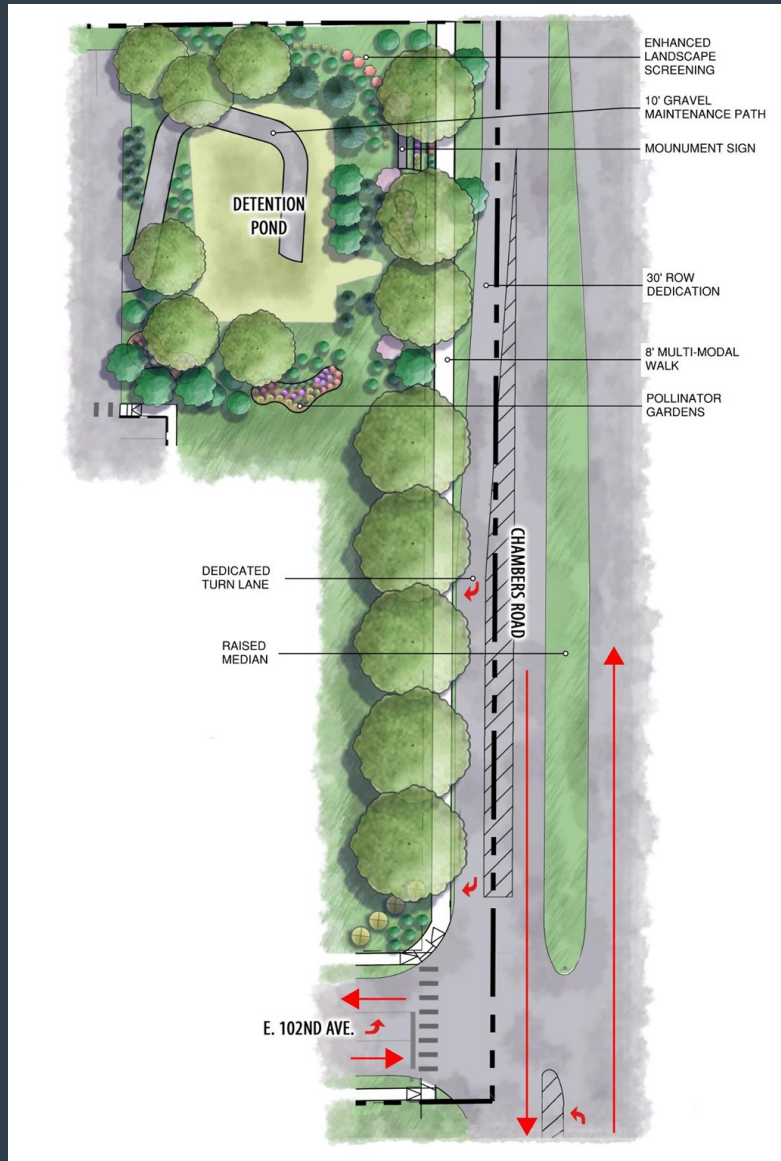
CHAMBERS ROAD FACING SOUTH WEST



CHAMBERS ROAD FACING NORTH WEST



CHAMBERS ROAD IMPROVEMENTS



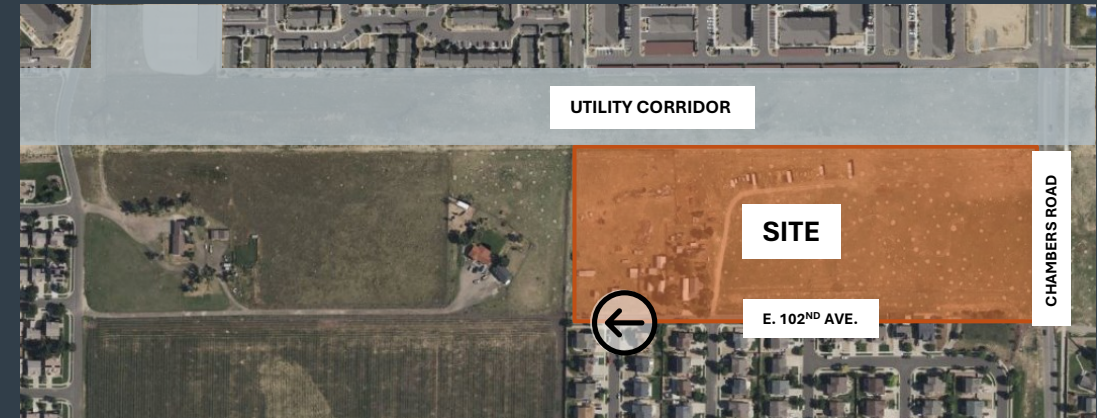
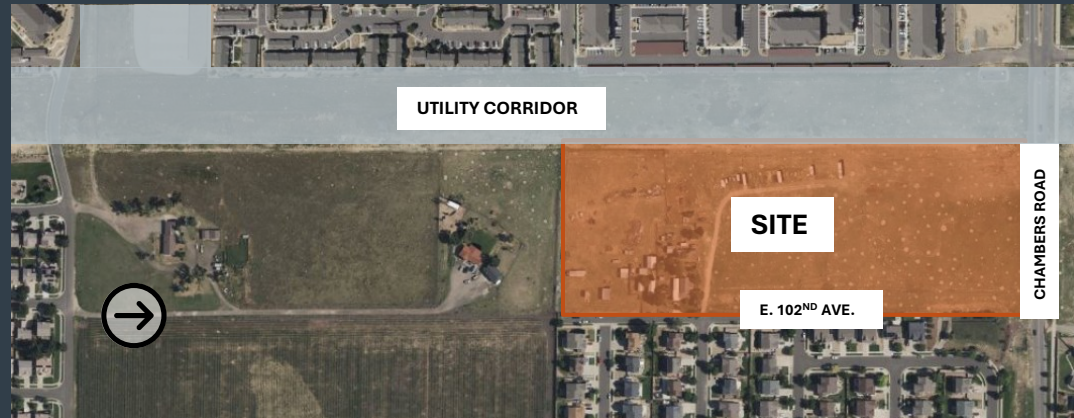
- ENHANCED LANDSCAPE ALONG CHAMBERS ROAD
- 8' WIDE MULTI-MODAL WALK
- ADDITIONAL 30' ROW DEDICATION
- NEW CROSSWALK CONNECTION ACROSS E. 102ND AVE
- DEDICATED TURN LANE



E. 102ND AVENUE



EXISTING CONDITIONS AT E.102ND AVE.



E.102ND AVE. FACING EAST

E.102ND AVE. FACING WEST



EXTENSION OF E. 102ND TO SABLE BLVD. PER CITIES TRANSPORTATION MASTER PLAN

Legend

Roadway Classification

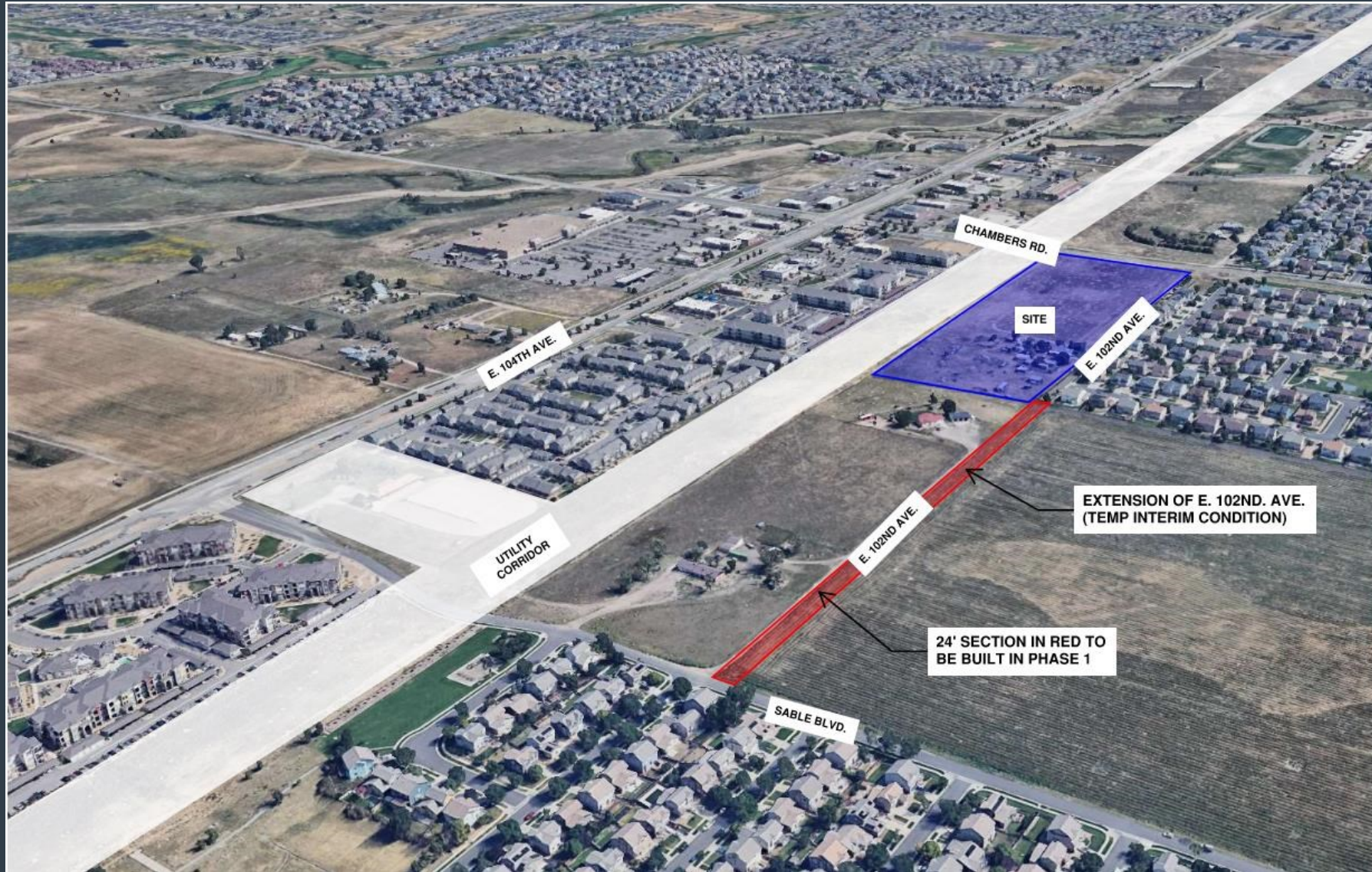
- Principal Arterial
- Multimodal Arterial
- Minor/Residential Collector



PROPOSED EXTENSION OF E. 102ND AVE TO CHAMBERS ROAD



ENABLE FUTURE EXTENSION OF E. 102ND TO SABLE BLVD.



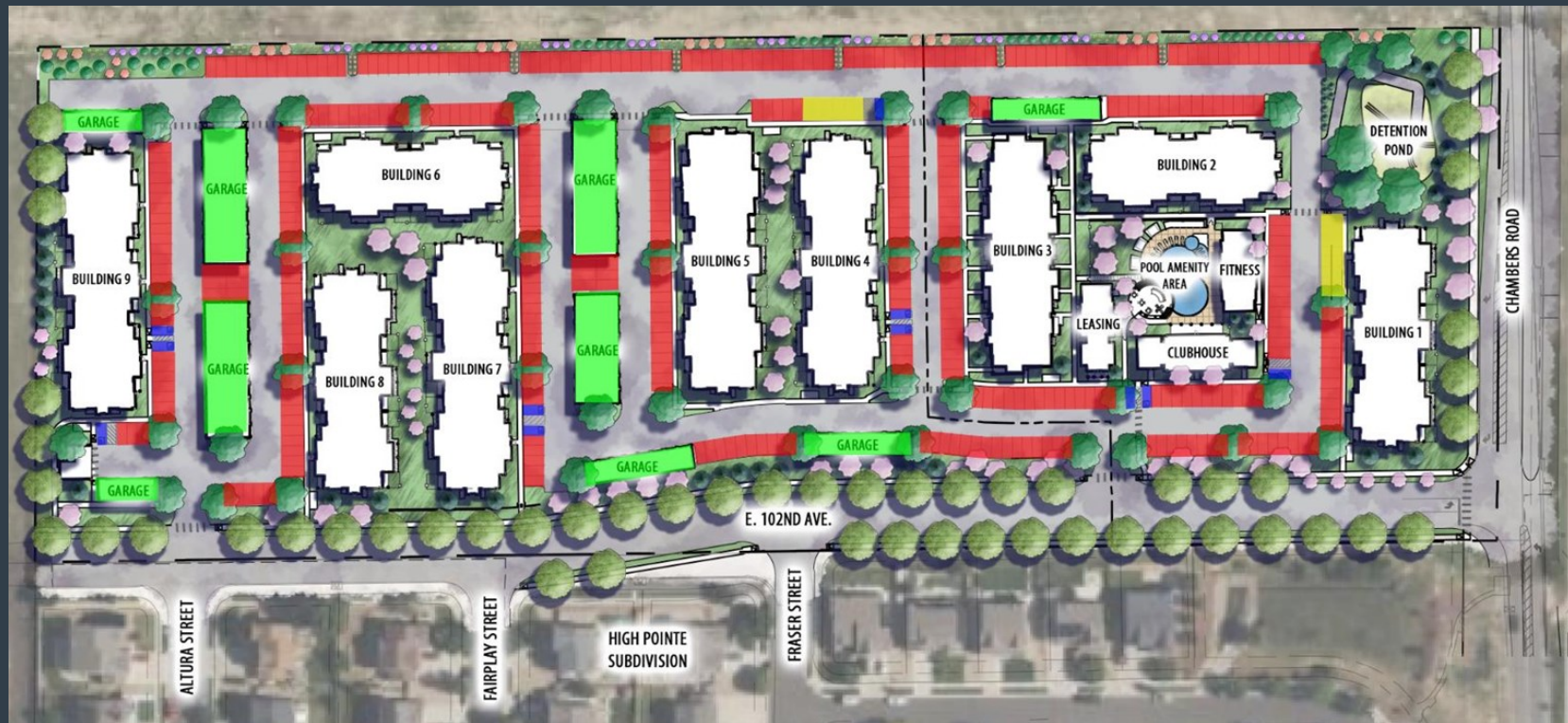
NEW SIDEWALKS ON E. 102ND AVE AND PEDESTRIAN CONNECTIONS



PEDESTRIAN CONNECTIVITY



PARKING



	PROVIDED	COLOR
STANDARD PARKING STALLS	416	Red
CARPORT STALLS	14	Yellow
GARAGE PARKING	104	Light Green
ANSI GARAGE PARKING	3	Light Green
ACCESSIBLE STALLS	11	Blue

REQUIRED: 548 SPACES
TOTAL: 548 SPACES

REQUIRED PARKING															
BUILDING TYPE	UNITS/BLDG TYPE			PARKING REQUIRED (SPACES)					TOTAL PARKING REQ.	DU'S/BLDG. TYPE	TOTAL DU	TOTAL 1-BEDS	TOTAL 2-BEDS	TOTAL 3-BEDS	
	1-BED	2-BED	3-BED	1-BED	2-BED	2-BED	PARKING/BLDG TYPE	# BLDGS.							
BUILDING A (MF)	24	12	0	36	21	0	57	2	114	36	72	48	24	0	
BUILDING B (MF)	12	24	0	18	42	0	60	2	120	36	72	24	48	0	
BUILDING C (MF)	12	12	12	18	21	24	63	2	126	36	72	24	24	24	
BUILDING D (MF)	0	24	0	0	42	0	42	1	42	24	24	0	24	0	
BUILDING D WITH MODEL UNIT (MF)	0	23	0	0	40	0	40	1	40	23	23	0	23	0	
SELECT20	8	10	2	12	18	4	34	1	34	20	20	8	10	2	
TOTAL PARKING REQUIRED									548			BEDS:	104	153	26
										TOTAL DU'S:	283	TOAL BEDS:	490		

CITY REQUIREMENT BREAKDOWN

1.5 spaces/ 1 bedroom units +
 1.75 spaces/ 2 bedroom units +
 2 spaces/ 3 bedroom or more units +
 15% of total required spaces for visitor parking



TRAFFIC & PARKING

Infrastructure Solutions from Neighborhood Feedback

The extension of E 102nd Ave is designed to help facilitate traffic from local roads to major collectors and limit traffic on to local roads. The extension of E 102nd Ave is consistent with the City's "Minor/ Residential Collector" standards per the C3 Vision Transportation Plan Roadway Classification Plan.

We are working on connectivity and solutions with City staff on the Chambers/E. 102nd Ave intersection as part of the Development Plan.

The extension of E. 102nd Ave per the Cities C3 Vision Transportation Plan Roadway Classification Plan paired with intersection spacing standards an access point to the development from Chambers Road is not permitted due to City Standards.

The roadway improvements proposed are consistent with the Transportation Plan Roadway Classification standards as public R.O.W. Limiting any access is deferred to Commerce City decision makers.

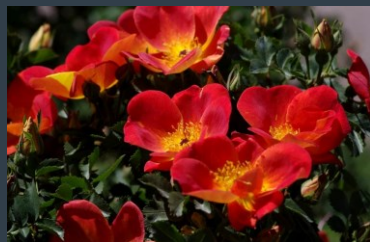


DEVELOPMENT PLAN SUBMITTAL



LANDSCAPING AND AMENITIES - CONCEPTUALS

LANDSCAPING



AMENITIES / MOOD



CONCEPTUAL ARCHITECTURE & CHARACTER



CLUBHOUSE AND MAIL BUILDING



LEASING BUILDING



LANDSCAPING & BUFFERING SUMMARY

Planning Solutions from Neighborhood Feedback

15% open space is required by code. As proposed, this development provides 24.88% of open space.

We have added plantings on the south side of E. 102nd Ave and right-of-way street trees where available.

All structures meet the required setback requirements and some structures have larger setbacks as indicated in the Development Plan.



ANALYSIS OF THE ZONING CODE

R-3 MULTI-FAMILY RESIDENTIAL DISTRICT

Purpose and Intent. The purpose of the multi-family residential district (R-3 district) is to provide a high-density residential district that allows one or more single-family attached dwellings or multi-family dwellings on a single lot.

ZONING	REQUIRED	MEETING OR EXCEEDING
MAXIMUM DENSITY	24 DWELLING UNITS P/ GROSS ACRE	20.80 DU/ AC <input checked="" type="checkbox"/>
REQUIRED PARKING	548 SPACES	548 SPACES <input checked="" type="checkbox"/>
BIKE PARKING	283 SPACES	318 SPACES <input checked="" type="checkbox"/>
BUILDING HEIGHT	50 FEET MAX	36'-1" <input checked="" type="checkbox"/>
BUILDING SEPARATION	15 FEET	19 – 35 FEET <input checked="" type="checkbox"/>
FRONT SETBACK	20 FEET	20 FEET <input checked="" type="checkbox"/>
SIDE SETBACK	20 FEET	20 - 25 FEET <input checked="" type="checkbox"/>
REAR SETBACK	20 FEET	20 - 25 FEET <input checked="" type="checkbox"/>
SIDE YARD SETBACK (CORNER LOT) COLLECTOR OR ARTERIAL	30 FEET	30 FEET <input checked="" type="checkbox"/>

GARAGES	REQUIRED	MEETING OR EXCEEDING
SETBACK FROM ROW	20 FEET	20 FEET <input checked="" type="checkbox"/>

PARKING LOTS	REQUIRED	MEETING OR EXCEEDING
FROM SIDEWALK ALONG COLLECTOR	15 FEET SETBACK	15 FEET <input checked="" type="checkbox"/>

LANDSCAPING	REQUIRED	MEETING OR EXCEEDING
MINIMUM OPEN SPACE	15% OF GROSS LOT AREA	24.88% <input checked="" type="checkbox"/>
ROW LANDSCAPING	E. 102ND AVE (30-40 TREES)	43 TREES <input checked="" type="checkbox"/>
ROW LANDSCAPING	CHAMBERS ROAD (10-13 TREES)	11 TREES <input checked="" type="checkbox"/>
1 DECIDIOUS TREE AND 1 EVERGREEN PER 2 UNITS	142 DECIDIOUS TREES AND 142 EVERGREENS	168 DECIDIOUS AND 142 EVERGREENS <input checked="" type="checkbox"/>
6 SHRUBS PER 2 UNITS	849 SHRUBS	1,703 SHRUBS <input checked="" type="checkbox"/>



REFLECTIVE PLANNING SOLUTIONS

PENDING PLANNING COMMISSION EVALUATION

ZONING

- Density
- Economic Benefits

DEVELOPMENT PLAN

- Landscape and Buffers
- Amenities
- Character
- Traffic & Parking



ZONING APPROVAL CRITERIA

(5) Approval Criteria. An application may be approved if: (b) The zone change meets all of the following:

- ✓ (i) The proposed zone district and allowed uses are consistent with the policies and goals of the comprehensive plan, any applicable adopted area plan, or community plan of the city;
- ✓ (ii) The proposed zone district and allowed uses are compatible with proposed development, surrounding land uses and the natural environment;
- ✓ (iii) The proposed zone district will have, or future development can provide, efficient and adequate provision of public services, including but not limited to, water, sewerage, streets, and drainage;
- ✓ (iv) The proposed zone district will have, or future development can provide, efficient and adequate provision of public uses including but not limited to, parks, schools, and open space;
- ✓ (v) There is a community need for the zoning district in the proposed location, given need to provide or maintain a proper mix of uses both within the city and the immediate area of the proposed use; and
- ✓ (vi) The area for which zone change is requested has changed or is changing to such a degree that it is in the public interest to allow a new use or density.



THANK YOU



NEIGHBORHOOD CONNECTIVITY

