

## Response to planning department comments for Glen at the Park Clubhouse

### Planning Department

#### *Key Issues:*

- Tree Mitigation
- Utility Easement
- Architecture

#### *General Zoning Code Review of your Property:*

PCZD – MF (Planned Community Zone District – Multifamily).

a clubhouse, is permitted by the current zoning, but subject to a Site Plan approval.

#### *Type of Application(s):*

- Site Plan Amendment

#### *Standards and Issues:*

##### **1. Zoning and Land Use Issues**

1A. See drawing set,

1B. The proposed clubhouse does not add any additional units.

1C. understood and thank you.

##### **2. Environmental**

2A. **Buckley AID:** proposed clubhouse does not change any existing aviation easements on the site.

##### **3. Site Design Issues**

4A. *Building Orientation*

The building does not encroach the existing utility easement. (See Site Plan)

4B. *Site Lighting*

Show typical details of lighting on the plan and/or building elevations. With your submittal please provide a photometric plan demonstrating all ADA routes are illuminated to a minimum lighting level of one foot candle.

See lighting on site plan and building elevations. See photometric plan (photometric plan will be sent separately when complete.)

##### **4. Landscape Design Issues**

###### **4A. General Landscape Plan Comments.**

Full landscape plan was not submitted with original submittal see new landscape plans. Tree mitigation to be done on site, save as many existing trees as possible (see landscape and tree mitigation plan) and replace trees that are removed by planting new trees throughout the property.

- **Tree Preservation.** Tree mitigation to be done on site, save as many existing trees as possible (see landscape and tree mitigation plan) and replace trees that are removed by planting new trees throughout the property.

#### 4B. Article 14 Landscape Ordinance Requirements

See new landscape plan/planting plan.

- **Building perimeter Landscaping.** See new planting plan
- **Detention, Retention and Water Quality Ponds.** The city encourages all applicants to

This project will utilize LID (Low Impact Development) principles as permanent best management practices (BMP's) whenever possible should not have a significant change on impermeable area on the site. (see info on landscape plan)

- **Irrigation.** Refer to Section 146-1430. All developments shall install an automatic irrigation system for landscape areas. If the existing development should have an irrigation system in place, you may be able to connect to this in order to water the new plant material. Because this may be considered a retro-fit to an existing irrigation system, you will want to coordinate with Timothy York at (303) 739-8819 irrigation plans examiner regarding whether an irrigation plan would be required for this proposal.

Will be modifying the existing irrigation system to supply water to the landscape around the building. See landscape for irrigation plan

#### 5. Architectural and Urban Design

##### 5A. *Design Standards*

The building will match the surrounding buildings in material and color, is smaller than surrounding apartment buildings and similar to other shared service buildings on site.

##### 5B. *Architectural Features*

See elevations. Building will match the existing buildings in the same building complex.

##### 5C. *Screening of Roof Top Mechanicals.*

Building will not have any rooftop mechanical larger than eight inch diameter vents. Ground mount mechanical will be screened with landscaping.

#### 6. Signage

Monument sign not part of this building submittal.

directional signage for the clubhouse will be less than three square feet.

#### 7. Waivers

No waivers needed.

#### 8. Mineral Rights Notification Requirements

No Rezoning occurring

##### *Pre-submittal Meeting:*

Meeting has already taken place.

##### *Community Participation:*

Understood