



Council Request Update

January 4, 2018

Council Request: 17-195

Requested by: Mayor Pro Tem Rita Russell

Request: Request for an update on the Big Dry Creek Diversion Replacement Project

Assigned to: Public Works

Response: Please see attached response from Director of Utilities Tom Brennan

Council Request: 17-198

Requested by: Councilmember Dave Cuesta


Request: Request for all items submitted to the Development Review Team (DRT) and plan review comments from City Staff for proposed rezoning at 1327 W. Tufts

Assigned to: Community Development

Response: Please see attached response from Planner Brook Bell



TO: City Council Members

FROM: Tom Brennan, Director of Utilities 

DATE: January 4, 2018

SUBJECT: Council Request 195
Big Dry Creek Diversion Replacement Project

The Big Dry Creek Diversion Replacement Project was initiated in March of 2015. The purpose of the project is to improve raw water quality at our primary drinking water intake on the South Platte River at Union Avenue. Water quality, particularly hardness and naturally occurring radioactive materials, in Big Dry Creek is poor which results in treatment challenges.

The project is located near the confluence of Big Dry Creek and the South Platte River near Union Avenue. The diversion project will divert up to 5 cubic feet per second of water from Big Dry Creek, route it around our existing raw water intake at Union Avenue, through an ultra-low head hydropower station and will discharge it back into the South Platte River downstream of the intake.

This diversion project presented many challenges that could stop it moving forward including water rights to permitting, and layout and alignment. To initiate the process the City retained the services of McLaughlin Whitewater Design Group in June of 2015 to provide permitting support, base mapping, flood analysis, diversion hydraulic analysis, and layout concepts. Concurrently, the City filed in December of 2015 for the necessary water rights through Berg Hill Greenleaf and Ruscitti, the City's water rights attorney. These efforts produced the required permitting which included and U.S. Army Corps of Engineering permit, FEMA permit, an easement from the Colorado Water Conservation Board and a preliminary design. Additionally, the necessary water rights decree was secured.

In July of 2017, the City amended McLaughlin's contract to complete the final design of the diversion structures and pipeline. The construction phase was divided into two phases, the pipeline phase and the diversion structure on Big Dry Creek phase. The pipeline phase consisted of the diversion piping, hydropower vault and metering vault which was completed in September of 2017. The second phase consisting of the diversion structure, sluicing gate, intake vault and hydropower equipment is scheduled for construction in the second quarter of 2018.

The City is very proud of this project and the benefits it will provide. The benefits include a reduction in our treated water hardness without adding additional treatment processes and associated costs. A reduction in the radioactive materials in our process residuals generated at the water plant during treatment. Finally, the addition of facility lighting at the Union Ave Intake through renewable green hydropower generation.





TO: Mayor Jefferson and Council Members

THRU: Eric Keck, City Manager
Brad Power, Community Development Director

FROM: Brook Bell, Planner II

DATE: January 4, 2018

SUBJECT: Council Request CR 17-198: PUD Rezoning for 1327 W. Tufts Ave.

The Council request from Council Member Cuesta is for the project file and all associated documents regarding the project at 1327 W. Tufts. Ave.

Attached please find all of the items submitted to the Development Review Team (DRT) and the associated plan review comments from City staff for the proposed PUD rezoning at 1327 W. Tufts Ave. The proposed conceptual plans have evolved since last April with the applicant making plan revisions to respond to technical comments. Three different DRT case numbers were assigned as the project evolved, they are described briefly below.

- DRT2017-019: Potential rezone to Planned Unit Development (PUD) for 20 townhomes.
- DRT2017-027: Possible subdivision for 6 detached single units with existing R-1-A base district zoning.
- DRT2017-036: Potential rezone to Planned Unit Development (PUD) for 15 townhomes, later revised to 10 townhomes.

The most up to date document is labeled "DRT2017-036 Plan for 11-28-17 Mtg". For the upcoming neighborhood meeting (January 18th), the applicant will likely have a more updated plan and perhaps some elevations.

The staff comments associated with the DRT submittals are dated with the oldest comments first to the most recent comments (revisions in the plans occurred along the way). Please note that the DRT process and associated comments are intended to identify any technical issues at a conceptual level. Any approvals shown in the staff comments are an indication that there does not appear to be any technical issues with the conceptual plan at this point; however, this does not indicate an expressed approval of the PUD itself, this can only be done by City Council with input from the Planning and Zoning Commission after a formal PUD application is submitted.

Lastly, the DRT process and subsequent neighborhood meeting are opportunities for the developer to receive technical input from staff and additional input from the community prior to making a formal application for a PUD. Based on input from the neighborhood meeting, the



formal application for a PUD may differ from the materials shown at the neighborhood meeting as the plan evolves. Although all the previous DRT submittals and associated plan review comments are attached, it is best to focus on the most up to date plan (DRT2017-036 Plan for 11-28-17 Mtg) to eliminate any confusion.

A copy of the PUD frequently asked questions also attached.

Attachments:

- DRT2017-019 Application
- DRT2017-019 Plan for 4-25-17 Mtg
- DRT2017-019 Staff Comments
- DRT2017-027 Plan for 5-23-17 Mtg
- DRT2017-027 Staff Comments
- DRT2017-036 Application
- DRT2017-036 Narrative for 8-1-17 Mtg
- DRT2017-036 Plan for 8-1-17 Mtg
- DRT2017-036 Narrative for 9-19-17 Mtg
- DRT2017-036 Plan for 9-19-17 Mtg
- DRT2017-036 Narrative for 11-28-17 Mtg
- DRT2017-036 Plan for 11-28-17 Mtg
- DRT2017-036 Staff Comments 8-1-17 to 11-28-17



City of Englewood
 Community Development Department
 1000 Englewood Parkway
 Englewood, CO 80110
 303-762-2342
 englewoodco.gov

APPLICATION FORM

APPLICATION FOR:

POTENTIAL REZONE TO POD

(Attach Checklist and all required documents - Incomplete applications will not be accepted.)

PROPERTY ADDRESS:

1327 W TUFTS AVE

LEGAL DESCRIPTION:

(Provide at least one of the following)

Lot(s) _____ Block _____ Subdivision _____

Parcel Identification No. 2077-09-1-00-020

Metes and Bounds Legal Description _____

(Attach separate sheet if necessary)

APPLICANT

Name: Hans Kuhlmann

Company: Halifax Development, LLC

Address: 4261 E Yale Ave #200
Denver, CO 80222

Telephone Number: [REDACTED]

Fax Number: _____

Email Address: hans@halifaxdevelopment.net

Signature

Hans Kuhlmann

Print Name

PROPERTY OWNER

Name: _____

Company: _____

Address: _____

Telephone Number: _____

Fax Number: _____

Email Address: _____

Signature

Print Name

Staff Use Only

Date Received: 4/10/17

Received By: JKL

Fee Received: \$ NX

Zone District: RIA

Planner Assigned: JKL

Case/Project No.: ORT2017-019

Application Fees are Non-Refundable

1327 West Tufts Proposed Development

The above referenced property is roughly 1.47 acres and is a triangle shaped property with 175 to 200 feet of frontage on Tufts. The proposed development on the above referenced property is to rezone the property from R-1-A to a PUD that would permit the development of 20 dwelling units. The preliminary plan that is included in the DRT application shows four duplex buildings on the north end of the property and two townhome buildings that have six units each on the southern portion of the property. Each unit would be two stories and be approximately 1,600 square feet to 1,800 square feet in addition to a basement. The units would have two parking spaces per unit and the units would be for sale.

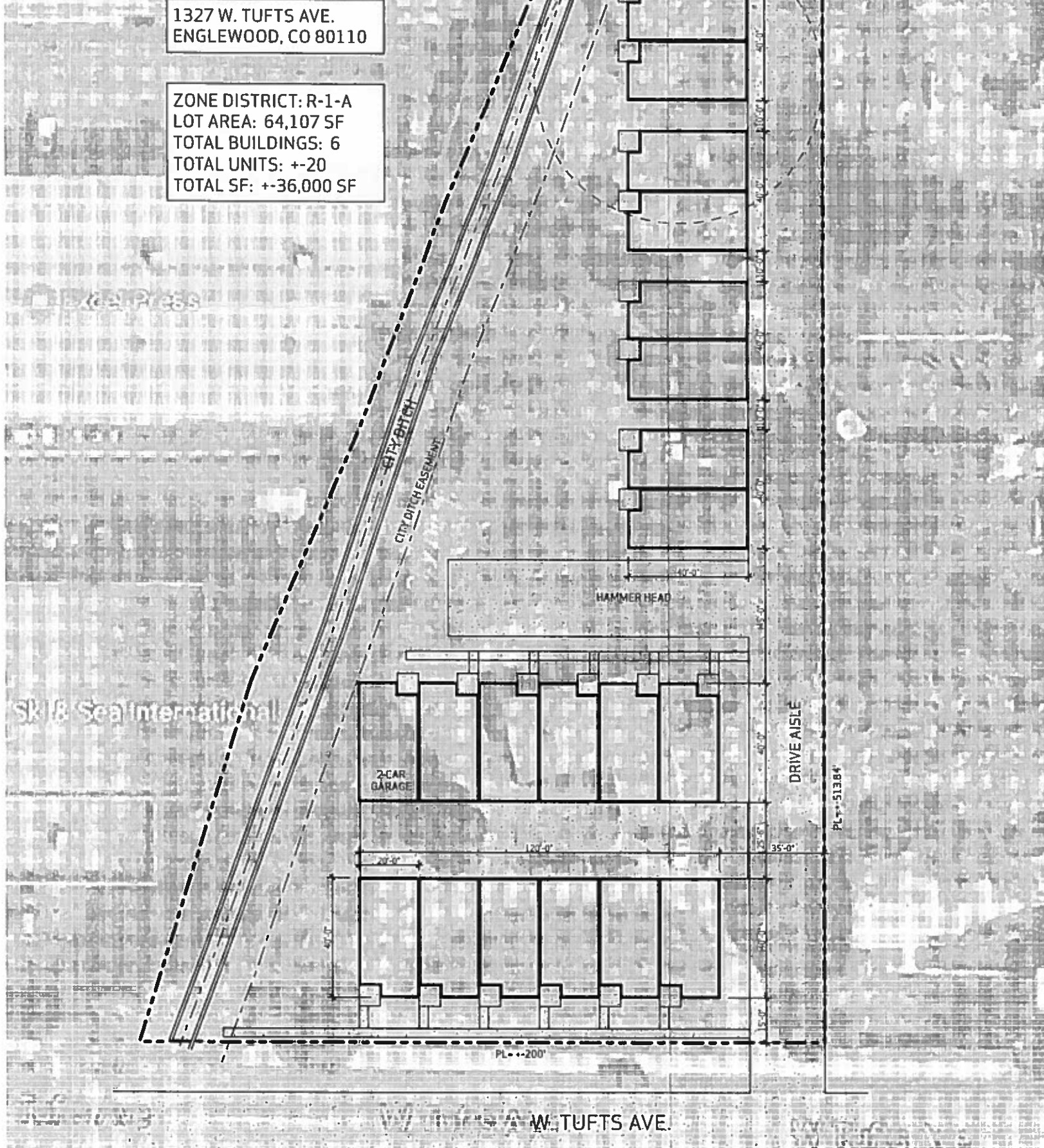


VICINITY MAP

Speaker Repair & Recording Center

1327 W. TUFTS AVE.
 ENGLEWOOD, CO 80110

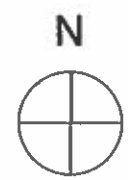
ZONE DISTRICT: R-1-A
 LOT AREA: 64,107 SF
 TOTAL BUILDINGS: 6
 TOTAL UNITS: +-20
 TOTAL SF: +-36,000 SF



1

SITE PLAN OPTION

SCALE: 1" = 40'



Project Number	DRT2017-019	Applied	4/18/2017	JKL
Project Name	Potential PUD for townhomes	Approved		
Type	DRT	Closed		
Subtype	SITE DEVELOPMENT	Expired		
Status	STAFF REVIEW	Status		
Owner	1327 WEST TUFTS AVENUE LLC	Applicant		
Site Address		City		
1327 W TUFTS AVE		ENGLEWOOD	State	Zip
			CO	80110-5524
Subdivision		Tract	Block	Lot No
				Parcel No
				2077-09-1-00-020
Zoning		General Plan		

Type / Status / Contact / Notes	Dates				Remarks
	Sent	Due	Received	Elapsed	
Building (303)762-2355 APPROVED KERRY BABIN <i>kbabin@englewoodgov.org</i> (4/25/2017 3:08 PM KMB) No floor plan was provided. Further guidance can be given once that is obtained. Current minimal Englewood code cycles must be met. Be mindful of propert setback and fire ratings. (5/4/2017 12:30 PM KMB) Good afternoon. Please see below in regards to the adoption of the 2015 building codes in Englewood, CO. “Earlier this year, you attended a Development Review Team meeting and presented your project. As you know, the City has been going through the process of adopting the 2015 International Code Cycle. We are hoping to have the codes adopted in the next few months but do not have a set date for adoption. We will be unable to approve plans designed under the 2015 code cycle until such time that the City formally adopts the code. Please check our website or contact us periodically for updates on the code adoption process. We will continue to review and approve plans under the 2012 code cycle. Regards, Karen Montanez Chief Building Official City of Englewood”	4/18/2017	4/25/2017	4/25/2017	7	
Comm Dev (303)762-2352 NOT APPROVED JEREMY LOTT <i>jlott@englewoodgov.org</i> (5/10/2017 9:52 AM JKL) PUD process would have to be complete prior to development	4/18/2017	4/25/2017	5/11/2017	23	
ENGINEERING (303)762-2505 APPROVED W/COND PAUL WELLER <i>pweller@englewoodgov.org</i> (4/25/2017 4:40 PM EML) All work shall be completed in conformance with Englewood Storm Drainage Criteria Manual and Construction Standards and	4/18/2017	4/25/2017	4/25/2017	7	See Notes

Type / Status / Contact / Notes	Dates				Remarks
	Sent	Due	Received	Elapsed	
Concrete Specifications for the City of Englewood, Colorado.					
Current Public Works Standards can be found on the City of Englewood Website >> Inside City Hall >> Download Documents >> City Departments >> Public Works. Documents include the Construction Standards and Concrete Specifications, Storm Drainage Criteria Manual and the Drainage Study for the 100 year storm that identifies local areas that may be affected by stormwater runoff from a 100 year storm.					
Submit Drainage Letter Report and Small Lot Development Form per City of Englewood Storm Drainage Criteria Manual section 2.0					
Permanent water quality facilities and storm water detention are required construction per City of Englewood Storm Drainage Criteria Manual section 2.0					
Submit Stormwater Management Plan to identify all erosion, sediment and water pollution controls that will be installed and maintained throughout construction per City of Englewood Storm Drainage Criteria Manual section 2.0					
All curb ramps shall meet current ADA standards. Detectable warning panels shall be "CASTinTACT" or approved alternate.					
A separate Grading, Erosion and Sediment Control permit will be issued for this project for the installation of construction BMP's, Stormwater detention and permanent water quality facilities.					
Water Quality and Detention areas are not to be used for snow storage.					
(4/25/2017 4:44 PM EML)					
E01 All building and site drainage must be directed to street or alley. No drainage is permitted to flow onto adjacent properties					
E03 Site plan with proposed drainage flow is required					
E05 Site inspection of drainage conditions by Engineering Services is required upon completion of final grading and/or paving.					
E06 All adjacent concrete within City Right-of-Way shall be brought up to City Standards. A "Public Right-of-Way Concrete Permit" shall be obtained from the Public Works Department prior to starting work (303) 762-2500. All work shall be performed by a licensed and bonded concrete contractor. Obtain the license through the Building Division (303) 762-2357. The concrete bond shall be processed through the Public Works Department (303) 762-2500.					
E09 A \$58.00 per hour, one hour minimum, fee must be paid to the Department of Public Works engineering Services at the time the Drainage Report or Building Permit Application is submitted.					
E10 A \$58.00 per hour (1 1/2 hr. minimum) drainage inspection fee must be paid to the Department of Engineering Services prior to the final on-site drainage inspection.					
E11 Pre-existing damage shall be documented prior to start of construction. All concrete broken during construction must be replaced before issuing a Certificate of Occupancy. The City may require that sub-standard Right-of-Way concrete be replaced					
E15 All unused drive-cuts shall be removed and closed per City standards.					
E17 All work must be completed per City of Englewood Drainage Criteria Manual.					
E18 All work per approved Drainage Plan.					
E21 Any occupancy or construction activity on the Public Right-Of-Way requires a permit from the Public Works Department. Call 303-762-2500 for further information.					

Type / Status / Contact / Notes	Sent	Due	Received	Elapsed	Remarks
E22					If gutters are installed; all downspouts must direct drainage to the street or alley. Downspouts may not direct drainage towards adjacent properties.
E-27					A PE retained by the Developer, preferably the Design Engineer, shall inspect the construction of the improvements for the purpose of determining conformance with the approved drainage plan. The PE shall provide stamped/signed record drawings to the City of Englewood showing any significant deviations from the approved drainage plan and a certification that the completed work is in conformance with the approved plan. See section 2.12 of the Englewood Storm Drainage Criteria Manual for additional information.
E-29					All work shall be completed in conformance with the approved Stormwater Management Plan (SWMP) and the requirements of the Colorado Discharge Permit System (CDPS).
E 39					Driveway designs not in conformance with standard details must be inspected and approved by design engineer.
E 40					All lot corners shall be monumented and be field verified prior to approval of the final plat. Contact Engineering Services at 303-762-2500 to schedule an inspection.
E41					All monumented lot corners shall be protected during construction.
E42					Site grading shall maintain conveyance of all existing, tributary off-site runoff.
S09					No tracked vehicles shall be permitted on streets unless approved by the City. Any damage caused by contractor operations to existing facilities will be restored to original condition or better at the Contractor's expense. The City may require that any scarred area to be restored at the contractor's expense.
S10					When more than 300 square feet of existing roadway is disturbed within a single block (either by a single street cut on arterial or collector streets or by multiple street cuts on local streets), the construction area shall be milled and overlaid to the extent designated by the City inspector. Generally, the mill and overlay shall encompass all of the disturbed asphalt areas in a rectangular shape. All pavements shall be saw cut to a minimum of one foot beyond the edge of the trench prior to patching. If the distance between the edge of the trench and the lip of the concrete gutter or crossspan, or edge of existing pavement is less than 3 feet, all pavement between the edge of the trench and the lip of gutter, crossspan or edge of pavement shall be removed and replaced.
S11					The patch back of any street over-laid in that last three (3) years shall be completed utilizing an infrared technique to eliminate cold joints. The City will provide separate specifications for this procedure.
(4/25/2017 4:45 PM EML)					
PW11					All damage caused by the contractor's operations, as determined by the City of Englewood inspector, will be repaired to City standards.
PW13					The use of the City of Englewood's rights-of-way for the purpose of staging is strictly forbidden. Staging is defined as the storage of (but not limited to) material, equipment, or vehicles outside of the normal working hours allowed for in the permit.
PW17					Construction fencing, including gates shall not encroach or open into the public right of way.
FIRE (303)762-2365	4/18/2017	4/25/2017	4/20/2017	2	
NOT APPROVED					
LAURA HERBLAN					
<i>lherblan@englewoodgov.org</i>					
(4/20/2017 9:44 AM LJH)					
This project would be reviewed under the 2012 International Fire Code (IFC) with amendments.					
Access not compliant: Per 2012 IFC, (See Appendix D) with amendments the width of access roads must be a minimum of 26 feet					
Hammerhead not compliant: Per 2012 IFC, with amendments when a dead-end fire apparatus access road exceeds 150 feet (151-500) a minimum 26' wide, 120-foot hammerhead is required.					
The drive aisle is approximately 380', with the northern aisle exceeding 200'. A turn-around shall be installed to eliminate the 200'+ dead-end					

Type / Status / Contact / Notes	Dates			Elapsed	Remarks
	Sent	Due	Received		
Hydrant locations need identified					
Per the amended 2012 IFC, the minimum turning radius shall be 55'.					
Your specific code analysis will determine the applicable code requirements that will be specific to your project at the time of submittal. A Code Analysis shall be provided and include the following: -Use and Occupancy Classification -Occupant Load -Construction Type -Allowable Area Calculations including code provisions used to obtain increases -Actual floor area of the building -Number of stories and height of building -Identify new and existing fire sprinkler systems -Applicable codes, amendments or approved requests for modifications -A Knox box would be required. A master key(s) shall be provided to the Fire Marshal's Office at final inspection to be placed in this secured key box. Visit WWW.KNOXBOX.COM to order the Knox Box. The Knox Box shall be keyed to the Englewood Fire Department. *The Denver Fire Department will be emergency response agency to this location. **This list is NOT ALL-INCLUSIVE and is to be utilized as guidance ONLY for a consideration during plan submittal. Plan reviews are based on the information presented to the City of Englewood at the time of plan submittal. Any changes made prior to the plan review being submitted shall be subject to approval, which may result in additional or different compliance requirements.					
TRAFFIC (303)762-2512 APPROVED NICK JOHNSON <i>njohnson@englewoodgov.org</i>	4/18/2017	4/25/2017	4/18/2017		
UTILITIES (303)762-2647 APPROVED W/COND BOB KUNSELMAN <i>bkunselman@englewoodgov.org</i> (4/26/2017 7:37 AM BWK) U01 - Contact the Utilities Department for required water and/or sewer service permit requirements prior to construction. U09 - Each building shall be served by a separate water service and a separate sewer service connection directly to the nearest main, without crossing other adjoining properties and with separate curb stops involving only one account when water is turned on or off. U12 - All crossings of the City of Englewoods water, sanitary, and storm sewer facilities must be potholed to verify a minimum 5 feet of horizontal clearance and a minimum 18 inch vertical clearance between the proposed conduit and the existing utilities. U13 - Please call for utilities locates three (3) days in advance of digging. Emergency locates must be called in on the same day of the excavation and verified as an emergency by the Utilities Dept. personnel (4/26/2017 7:46 AM BWK) Recommend installing new 8" water main with loop, possible dead end main if units are to be 20 count as the usage may be enough to keep flow within the main for water quality. Would require blow off on ends at a minimum. There is availability to sanitary sewer on Tufts but would need to conatct South Englewood for approval and have their agreement papers before paying tap fees to City of Englewood.	4/18/2017	4/25/2017	4/26/2017	8	see notes

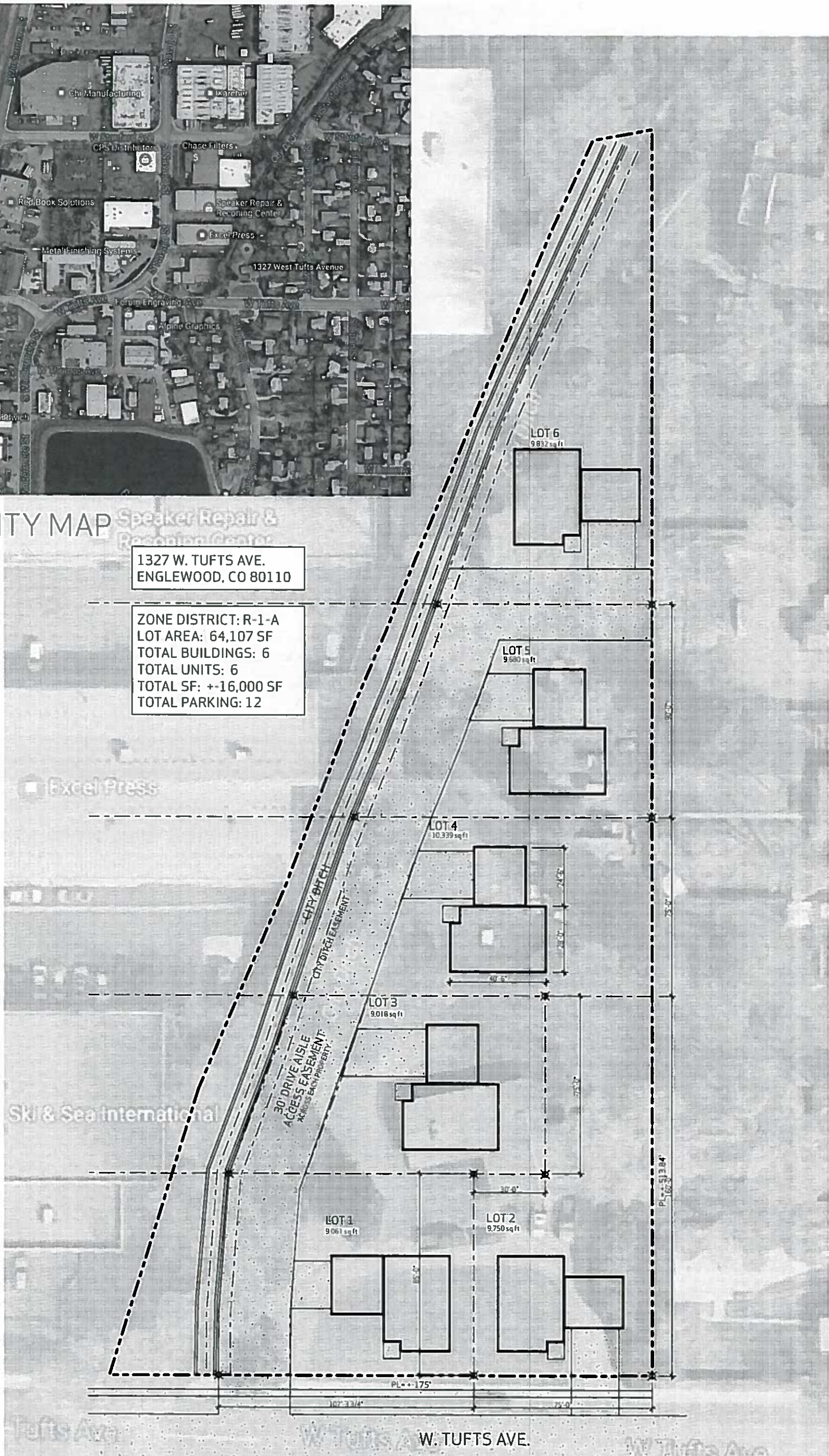
Type / Status / Contact / Notes	Dates				Remarks
	Sent	Due	Received	Elapsed	
WASTEWATER (303)762-2633 APPROVED HOPE DALTON <i>hdalton@englewoodco.gov</i> (4/26/2017 9:34 AM HED) There are no pretreatment concerns at this time for the proposed residential use.	4/18/2017	4/25/2017	4/26/2017	8	See notes



VICINITY MAP

1327 W. TUFTS AVE.
ENGLEWOOD, CO 80110

ZONE DISTRICT: R-1-A
LOT AREA: 64,107 SF
TOTAL BUILDINGS: 6
TOTAL UNITS: 6
TOTAL SF: +16,000 SF
TOTAL PARKING: 12



1

SITE PLAN OPTION

SCALE: 1" = 40'



Project Number	DRT2017-027	Applied	5/19/2017	JKL
Project Name	Subdivide property with base zoning	Approved		
Type	DRT	Closed		
Subtype	SITE DEVELOPMENT	Expired		
Status	STAFF REVIEW	Status		
Owner	1327 WEST TUFTS AVENUE LLC	Applicant		
Site Address		City		
1327 W TUFTS AVE		ENGLEWOOD	State	Zip
			CO	80110-5524
Subdivision		Tract	Block	Lot No
				Parcel No
				2077-09-1-00-020
Zoning		General Plan		

Type / Status / Contact / Notes	Dates				Remarks
	Sent	Due	Received	Elapsed	
Comm Dev (303)762-2352 NOT APPROVED JEREMY LOTT <i>jlott@englewoodgov.org</i> (5/24/2017 8:09 AM JKL) Park fee in lieu for each unit would be \$460. Credit for 1 unit from existing house. Lot coverage maximum is 35%. There are different exemptions for various items. Setbacks - Front 25 feet, sides 7 feet, rear 20 feet. Max height 32 feet. Bulk plane would apply.	5/19/2017	5/23/2017	5/31/2017	12	
ENGINEERING (303)762-2505 APPROVED W/COND ELYSA LOEWEN <i>eloewen@englewoodco.gov</i> (5/23/2017 11:07 AM EML) Per City of Englewood Storm Drainage Criteria Manual section 2.0 for a site greater than 1.0 acre (approx 1.5) a letter report and final drainage report, and a stormwater management plan (SWMP). Permanent water quality facilities and storm water detention are required construction per City of Englewood Storm Drainage Criteria Manual section 2.0 Submit Stormwater Management Plan to identify all erosion, sediment and water pollution controls that will be installed and maintained throughout construction per City of Englewood Storm Drainage Criteria Manual section 2. All work shall be completed in conformance with Englewood Storm Drainage Criteria Manual and Construction Standards and Concrete Specifications for the City of Englewood, Colorado. Current Public Works Standards can be found on the City of Englewood Website >> Inside City Hall >> Download Documents >> City Departments >> Public Works. Documents include the Construction Standards and Concrete Specifications, Storm Drainage Criteria Manual and the Drainage Study for the 100 year storm that identifies local areas that may be affected by stormwater runoff from a 100 year storm. All curb ramps shall meet current ADA standards. Detectable warning panels shall be "CASTinTACT" or approved alternate. A separate Grading, Erosion and Sediment Control permit will be issued for this project for the installation of construction BMP's,	5/19/2017	5/23/2017	5/24/2017	5	See Notes

Type / Status / Contact / Notes	Dates				Remarks
	Sent	Due	Received	Elapsed	
Stormwater detention and permanent water quality facilities.					
Water Quality and Detention areas are not to be used for snow storage.					
E01 All building and site drainage must be directed to street or alley. No drainage is permitted to flow onto adjacent properties					
E03 Site plan with proposed drainage flow is required					
E05 Site inspection of drainage conditions by Engineering Services is required upon completion of final grading and/or paving.					
E06 All adjacent concrete within City Right-of-Way shall be brought up to City Standards. A "Public Right-of-Way Concrete Permit" shall be obtained from the Public Works Department prior to starting work (303) 762-2500. All work shall be performed by a licensed and bonded concrete contractor. Obtain the license through the Building Division (303) 762-2357. The concrete bond shall be processed through the Public Works Department (303) 762-2500.					
E09 A \$58.00 per hour, one hour minimum, fee must be paid to the Department of Public Works engineering Services at the time the Drainage Report or Building Permit Application is submitted.					
E10 A \$58.00 per hour (1 1/2 hr. minimum) drainage inspection fee must be paid to the Department of Engineering Services prior to the final on-site drainage inspection.					
E11 Pre-existing damage shall be documented prior to start of construction. All concrete broken during construction must be replaced before issuing a Certificate of Occupancy. The City may require that sub-standard Right-of-Way concrete be replaced.					
E15 All unused drive-cuts shall be removed and closed per City standards.					
E17 All work must be completed per City of Englewood Drainage Criteria Manual.					
E18 All work per approved Drainage Plan.					
E21 Any occupancy or construction activity on the Public Right-Of-Way requires a permit from the Public Works Department. Call 303-762-2500 for further information.					
E22 If gutters are installed; all downspouts must direct drainage to the street or alley. Downspouts may not direct drainage towards adjacent properties.					
E-27 A PE retained by the Developer, preferably the Design Engineer, shall inspect the construction of the improvements for the purpose of determining conformance with the approved drainage plan. The PE shall provide stamped/signed record drawings to the City of Englewood showing any significant deviations from the approved drainage plan and a certification that the completed work is in conformance with the approved plan. See section 2.12 of the Englewood Storm Drainage Criteria Manual for additional information.					
E-29 All work shall be completed in conformance with the approved Stormwater Management Plan (SWMP) and the requirements of the Colorado Discharge Permit System (CDPS).					
E 39 Driveway designs not in conformance with standard details must be inspected and approved by design engineer.					
E 40 All lot corners shall be monumented and be field verified prior to approval of the final plat. Contact Engineering Services at 303-762-2500 to schedule an inspection.					
E41 All monumented lot corners shall be protected during construction.					
E42 Site grading shall maintain conveyance of all existing, tributary off-site runoff.					

Dates

Type / Status / Contact / Notes

Sent

Due

Received

Elapsed

Remarks

S09 No tracked vehicles shall be permitted on streets unless approved by the City. Any damage caused by contractor operations to existing facilities will be restored to original condition or better at the Contractor's expense. The City may require that any scarred area to be restored at the contractor's expense.

S10 When more than 300 square feet of existing roadway is disturbed within a single block (either by a single street cut on arterial or collector streets or by multiple street cuts on local streets), the construction area shall be milled and overlaid to the extent designated by the City inspector. Generally, the mill and overlay shall encompass all of the disturbed asphalt areas in a rectangular shape. All pavements shall be saw cut to a minimum of one foot beyond the edge of the trench prior to patching. If the distance between the edge of the trench and the lip of the concrete gutter or crossspan, or edge of existing pavement is less than 3 feet, all pavement between the edge of the trench and the lip of gutter, crossspan or edge of pavement shall be removed and replaced.

S11 The patch back of any street over-laid in that last three (3) years shall be completed utilizing an infrared technique to eliminate cold joints. The City will provide separate specifications for this procedure.

PW11 All damage caused by the contractor's operations, as determined by the City of Englewood inspector, will be repaired to City standards.

PW13 The use of the City of Englewood's rights-of-way for the purpose of staging is strictly forbidden. Staging is defined as the storage of (but not limited to) material, equipment, or vehicles outside of the normal working hours allowed for in the permit.

PW17 Construction fencing, including gates shall not encroach or open into the public right of way.

(5/23/2017 1:11 PM EML)

in note 2, disregard note about detention, it is not required for this size lot, permanent water quality facilities only**

FIRE (303)762-2365

5/19/2017 5/23/2017 5/19/2017

APPROVED W/COND

LAURA HERBLAN

lherblan@englewoodgov.org

(5/19/2017 2:14 PM LJH)

Mr. Kuhlman,

Good morning. I have reviewed the attached, most recent drawing provided to me by Jeremy. I have a couple comments for your review:

- 1. The 30' drive aisle indicates that it is to be an access easement "across each property".
 - a. What would this road surface consist of?

A: Asphalt or concrete

- b. Who would maintain this?

A: Home owner association

- c. Who would own this?

A. each of the owners would own the portion that their property fronted on and an easement would be granted the balance of the owners

- 2. The drive aisle/access easement is over 150' and would require an approved turnaround for fire apparatus per the 2012 IFC. The drawing indicates it dead-ends between Lot 5 and 6.

A. We will but a firetruck template onto the site plan but we anticipated that this would allow enough room for the 2012 IFC.

- 3. What are the proposed hydrant locations planned? Existing?

A. what does code require as it relates to hydrants?

Thank you,

Laura Herblan

Fire Marshal

Type / Status / Contact / Notes	Dates				Remarks
	Sent	Due	Received	Elapsed	
TRAFFIC (303)762-2512 APPROVED NICK JOHNSON <i>njohnson@englewoodgov.org</i>	5/19/2017	5/23/2017	5/24/2017	5	
.....					
UTILITIES (303)762-2647 NOT APPROVED BOB KUNSELMAN <i>bkunselman@englewoodgov.org</i> (5/23/2017 3:22 PM BWK) Need more info on how the proposed water and sewer services are to installed.	5/19/2017	5/23/2017	5/23/2017	4	see notes
.....					



City of Englewood
 Community Development Department
 1000 Englewood Parkway
 Englewood, CO 80110
 303-762-2342
 englewoodco.gov

APPLICATION FORM

APPLICATION FOR: West Tufts LLC DRT

(Attach Checklist and all required documents - Incomplete applications will not be accepted.)

PROPERTY ADDRESS: 1327 West Tufts

LEGAL DESCRIPTION: (Provide at least one of the following)

Lot(s) _____ Block _____ Subdivision _____

Parcel Identification No. 2077-09-1-00-020

Metes and Bounds Legal Description _____

(Attach separate sheet if necessary)

APPLICANT	PROPERTY OWNER
Name: <u>Haus Kuhlmann</u>	Name: <u>Same</u>
Company: <u>WEST TUFTS LLC</u>	Company: _____
Address: <u>4201 E Yale Ave #200 Denver, CO 80222</u>	Address: _____
Telephone Number: <u>[REDACTED]</u>	Telephone Number: _____
Fax Number: _____	Fax Number: _____
Email Address: <u>haus@halfaxdevelopment.com</u> <u>[REDACTED]</u>	Email Address: _____
Signature <u>Haus F Kuhlmann</u>	Signature _____
Print Name	Print Name

Staff Use Only

Date Received: 7/24/2017
 Received By: Bell
 Fee Received: \$ _____

Zone District: R-1A
 Planner Assigned: Bell
 Case/Project No.: DRT2017-036

Application Fees are Non-Refundable

Brook Bell

From: Hans Kuhlmann <hans@halifaxdevelopment.net>
Sent: Monday, July 24, 2017 3:04 PM
To: Brook Bell
Cc: Brian White (brian@c4invest.com); Russell Garrett; Matt McHugh
Subject: 1327 West Tufts DRT
Attachments: Halifax - 1327 W Tufts Ave Englewood - DRT Mtg 2017-08-01.pdf; Hans Kuhlmann.vcf

Brook,

Thanks again for your time earlier today. Per our discussion attached is a more refined site plan than the one I dropped off this morning with the DRT application. In summary:

We intend on going thru the City of Englewood PUD process that would rezone the subject property from R-1A to PUD. The PUD would permit the development of 9 buildings comprising of Duplex's and Triplexes. Each unit would be three bedrooms and two bathrooms with roughly 1,500 square feet on two levels. Each unit would have a two car garage and once completed the units would be a for sale product.

Please let me know if you have any questions and let me know what time the DRT meeting is scheduled on August 1, 2019.

Thanks

Hans

Hans Kuhlmann
Halifax Development, LLC

(303) 623-0502 Work
[REDACTED]
hans@halifaxdevelopment.net

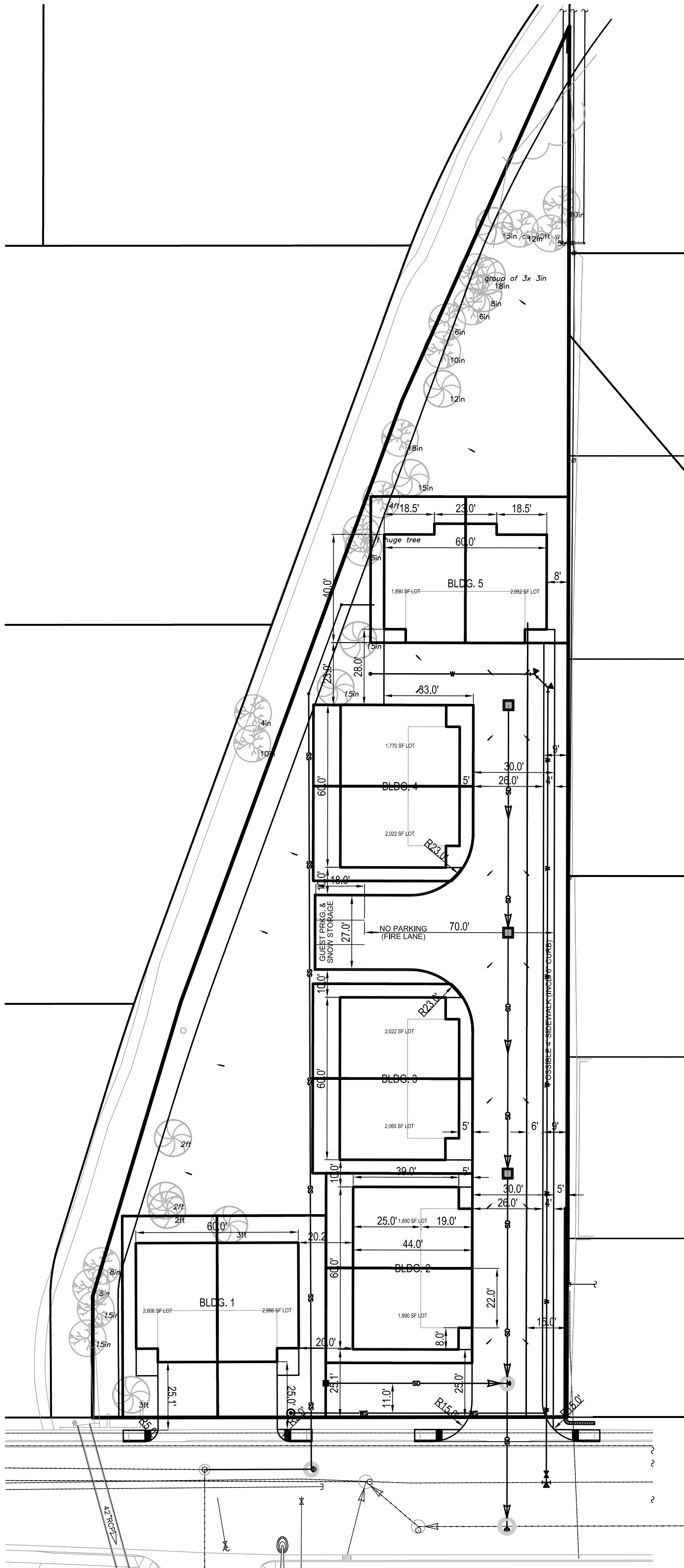
4201 East Yale Ave
Suite 200
Denver, CO 80222

**1327 West Tufts Ave
Englewood, CO**

The property located at 1327 West Tufts is currently occupied by one single family house. The property is zoned R-1A and is approximately 1.5 acres. Our proposed development would be to rezone the property to PUD that would allow the development of 5 duplex lots, four along the eastern portion of the property and one of the duplex lots facing West Tufts at the southwest portion of the property. The four lots along the eastern portion of the property would be served off a common driveway that runs north-south. The units constructed on the lots would be approximately 1,800 square feet located on two levels with a two car garage. The units would primarily be 3 bedroom two bath homes.

**1327 West Tufts Ave
Englewood, CO**

The property located at 1327 West Tufts is currently occupied by one single family house. The property is zoned R-1A and is approximately 1.5 acres. Our proposed development would be to rezone the property to PUD that would allow the development of 5 duplex lots, four along the eastern portion of the property and one of the duplex lots facing West Tufts at the southwest portion of the property. The four lots along the eastern portion of the property would be served off a common driveway that runs north-south. The units constructed on the lots would be approximately 1,800 square feet located on two levels with a two car garage. The units would primarily be 3 bedroom two bath homes.



Brook Bell

From: Hans Kuhlmann <hans@halifaxdevelopment.net>
Sent: Monday, November 6, 2017 4:47 PM
To: Brook Bell
Cc: Brian White (brian@c4invest.com)
Subject: Tufts DRT
Attachments: Hans Kuhlmann.vcf; 11-2-2017 XXXX Site Plan-SITE PLAN.PDF

Brook,

Attached is a updated site plan of our proposed PUD development located at 1327 West Tufts. We believe we have addressed your concerns as well as those of the Fire Department and water Quality and can certainly get into more detail of those items at the DRT and provide detailed engineering after we get an initial blessing. The PUD would be for 5 duplex buildings located on the site to be in the 1,700 sqft to 2,000 sqft range. Each unit would have a 2 car garage. The units would be for sale and the property would be subdivided to accommodate the individual ownership with a home owners association responsible for the common areas. Please consider this site plan as our application to be on your DRT agenda for Tuesday, November 6. Should you have any questions please call.

Hans

Hans Kuhlmann
Halifax Development, LLC

(303) 623-0502 Work

hans@halifaxdevelopment.net

4201 East Yale Ave
Suite 200
Denver, CO 80222

Project Number	DRT2017-036	Applied	7/24/2017	NGF
Project Name	Site Development Possible PUD	Approved		
Type	DRT	Closed		
Subtype	SITE DEVELOPMENT	Expired		
Status	STAFF REVIEW	Status		
Owner	West Tufts LLL	Applicant	West Tufts LLL	
Site Address		City	State	Zip
1327 W TUFTS AVE		ENGLEWOOD	CO	80110-5524
Subdivision		Tract	Block	Lot No
				Parcel No
				2077-09-1-00-020
Zoning		General Plan		

Type / Status / Contact / Notes	Dates				Remarks
	Sent	Due	Received	Elapsed	
Building (303)762-2366 NOT APPROVED KERRY BABIN <i>kbabin@englewoodgov.org</i> (8/1/2017 12:40 PM KMB) Not enough information was provided for the Building Division to complete a review. Comments will be provided when a more developed plan is submitted and/or the formal plan packet is submitted for permitting.	11/17/2017	11/28/2017	11/28/2017	11	See Notes.
Comm Dev (303)762-2352 BROOK BELL <i>bbell@englewoodgov.org</i> (8/21/2017 2:09 PM BMB) 1. For next DRT submittal provide more details on how property would be subdivided and how the ownership and maintenance of utilities, private drive, landscaping, etc. would be handled. 2. Provide information on lot coverage, setbacks, landscaping percentages, etc. (10/2/2017 9:26 AM BMB) Comments from 9-19-17 DRT meeting. 1. Provide information on lot coverage, setbacks, landscaping percentages, etc. 2. See Unified Development Code (UDC) section 16-6-1: A.4. and 16-6-10:B.5. regarding Front Lot Coverage. Consider an alternative layout that incorporates more landscaping in the front yard area. 3. See UDC section 16-6-3:F.3.b. regarding Residential Driveways. Consider an alternative layout for Building 1 to reduce the driveway width at West Tufts Ave. 4. See UDC section 16-6-5: regarding Pedestrian and Bicycle Access and Connectivity. Consider a sidewalk with direct access to building entrances that minimizes conflicts with vehicles exiting from garages and accessing the private drive. 5. See UDC section 16-6-10:B.6 regarding Residential Garage Placement and Design. Consider an alternative layout where front facades are less dominated by garage doors and pavement. 6. The UDC sections referenced above are recommendations only and may be modified by a PUD. 7. Comments and or recommendations made by the Development Review Team are general in nature and are based on conceptual information provided by the applicant. Formal City review will be based on final plans and documents required for the PUD, Subdivision, and subsequent Building Permit. (12/6/2017 5:25 PM BMB) 1. A Minor Subdivision will be required prior to Building Permit approval showing how property will be subdivided and how the ownership and maintenance of any tracts, utilities, private drive, landscaping, etc. will be achieved. Any easements on the Subdivision will require Council approval.	11/17/2017	11/28/2017	12/6/2017	19	See Notes

Dates

Type / Status / Contact / Notes	Sent	Due	Received	Elapsed	Remarks
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2. Information for the PUD application, checklist, and neighborhood meeting has been provided to the applicant.

ENGINEERING (303)762-2505	11/17/2017	11/28/2017	11/28/2017	11	See notes
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APPROVED W/COND

ELYSA LOEWEN

eloewen@englewoodco.gov

(8/2/2017 8:25 AM EML)

DRT SPECIFIC COMMENTS

Although the onsite access is private, consider the ease of maneuvering in and out of the garages when developing the site.

Water quality features need to be implemented into the development plan and detailed in the drainage report.

The drainage report shall discuss and analyze the impact of the increased runoff to the existing infrastructure (i.e. inlets and storm sewer on Tufts)

The site runoff shall not drain to the city ditch

STANDARD COMMENTS

Per City of Englewood Storm Drainage Criteria Manual section 2.0 for a site greater than 1.0 acre (approx 1.2) a final drainage report, and a stormwater management plan (SWMP) is required.

Permanent water quality facilities are required per City of Englewood Storm Drainage Criteria Manual section 2.0

Submit Stormwater Management Plan to identify all erosion, sediment and water pollution controls that will be installed and maintained throughout construction per City of Englewood Storm Drainage Criteria Manual section 2.

All work shall be completed in conformance with Englewood Storm Drainage Criteria Manual and Construction Standards and Concrete Specifications for the City of Englewood, Colorado.

Current Public Works Standards can be found on the City of Englewood Website >> Inside City Hall >> Download Documents >> City Departments >> Public Works. Documents include the Construction Standards and Concrete Specifications, Storm Drainage Criteria Manual and the Drainage Study for the 100 year storm that identifies local areas that may be affected by stormwater runoff from a 100 year storm.

All curb ramps shall meet current ADA standards. Detectable warning panels shall be "CASTinTACT" or approved alternate.

A separate Grading, Erosion and Sediment Control permit will be issued for this project for the installation of construction BMP's and permanent water quality facilities.

Water Quality areas are not to be used for snow storage.

E01 All building and site drainage must be directed to street or alley. No drainage is permitted to flow onto adjacent properties

E03 Site plan with proposed drainage flow is required

E05 Site inspection of drainage conditions by Engineering Services is required upon completion of final grading and/or paving.

E06 All adjacent concrete within City Right-of-Way shall be brought up to City Standards. A "Public Right-of-Way Concrete Permit" shall be obtained from the Public Works Department prior to starting work (303) 762-2500. All work shall be performed by a licensed and bonded concrete contractor. Obtain the license through the Building Division (303) 762-2357. The concrete bond shall be processed through the Public Works Department (303) 762-2500.

E09 A \$58.00 per hour, one hour minimum, fee must be paid to the Department of Public Works engineering Services at the time the Drainage Report or Building Permit Application is submitted.

E10 A \$58.00 per hour (1 1/2 hr. minimum) drainage inspection fee must be paid to the Department of Engineering Services prior to the final on-site drainage inspection.

Type / Status / Contact / Notes	Sent	Due	Received	Elapsed	Remarks
E11					Pre-existing damage shall be documented prior to start of construction. All concrete broken during construction must be replaced before issuing a Certificate of Occupancy. The City may require that sub-standard Right-of-Way concrete be replaced.
E15					All unused drive-cuts shall be removed and closed per City standards.
E17					All work must be completed per City of Englewood Drainage Criteria Manual.
E18					All work per approved Drainage Plan.
E21					Any occupancy or construction activity on the Public Right-Of-Way requires a permit from the Public Works Department. Call 303-762-2500 for further information.
E22					If gutters are installed; all downspouts must direct drainage to the street or alley. Downspouts may not direct drainage towards adjacent properties.
E-27					A PE retained by the Developer, preferably the Design Engineer, shall inspect the construction of the improvements for the purpose of determining conformance with the approved drainage plan. The PE shall provide stamped/signed record drawings to the City of Englewood showing any significant deviations from the approved drainage plan and a certification that the completed work is in conformance with the approved plan. See section 2.12 of the Englewood Storm Drainage Criteria Manual for additional information.
E-29					All work shall be completed in conformance with the approved Stormwater Management Plan (SWMP) and the requirements of the Colorado Discharge Permit System (CDPS).
E 39					Driveway designs not in conformance with standard details must be inspected and approved by design engineer.
E 40					All lot corners shall be monumented and be field verified prior to approval of the final plat. Contact Engineering Services at 303-762-2500 to schedule an inspection.
E41					All monumented lot corners shall be protected during construction.
E42					Site grading shall maintain conveyance of all existing, tributary off-site runoff.
S09					No tracked vehicles shall be permitted on streets unless approved by the City. Any damage caused by contractor operations to existing facilities will be restored to original condition or better at the Contractor's expense. The City may require that any scarred area to be restored at the contractor's expense.
S10					When more than 300 square feet of existing roadway is disturbed within a single block (either by a single street cut on arterial or collector streets or by multiple street cuts on local streets), the construction area shall be milled and overlaid to the extent designated by the City inspector. Generally, the mill and overlay shall encompass all of the disturbed asphalt areas in a rectangular shape. All pavements shall be saw cut to a minimum of one foot beyond the edge of the trench prior to patching. If the distance between the edge of the trench and the lip of the concrete gutter or crossspan, or edge of existing pavement is less than 3 feet, all pavement between the edge of the trench and the lip of gutter, crossspan or edge of pavement shall be removed and replaced.
S11					The patch back of any street over-laid in that last three (3) years shall be completed utilizing an infrared technique to eliminate cold joints. The City will provide separate specifications for this procedure.
PW11					All damage caused by the contractor's operations, as determined by the City of Englewood inspector, will be repaired to City standards.
PW13					The use of the City of Englewood's rights-of-way for the purpose of staging is strictly forbidden. Staging is defined as the storage of (but not limited to) material, equipment, or vehicles outside of the normal working hours allowed for in the permit.
PW17					Construction fencing, including gates shall not encroach or open into the public right of way.

Dates

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Elapsed

Remarks

(8/4/2017 12:26 PM EML)

To further clarify, the site shall be designed to capture and provide water quality (through a water quality feature(s)) for runoff from areas in which newly developed imperviousness is planned.

Total runoff from the site should be quantified in the drainage report and analysis/calculations be provided to determine impact of increased runoff to the existing infrastructure (i.e. inlets and storm sewer)

(9/19/2017 1:08 PM EML)

Revision to previous DRT comments

1) pervious areas will be allowed to drain towards the city ditch as historically done. All runoff from new impervious areas will need to be directed to the municipal storm sewer system.

Repeated comment

1) All runoff from new impervious areas will need to pass through a water quality feature prior to entering the municipal storm sewer system.

(11/28/2017 3:39 PM EML)

All standard comments made on 8/2/17 still applicable:

Per conversations with Jason Clark and Utilities, pervious areas will be allowed to drain towards the city ditch as historically done. Runoff from impervious areas will need to be directed towards the city municipal storm sewer system.

for the PUD submittal, please provide a drainage report to discuss historic drainage patterns, and impact to the existing municipal storm sewer system, it shall provide calculations for historic and proposed runoff and imperviousness. The report shall also discuss water quality features and provide details and capacity calculations as needed.

All onsite storm sewers, inlets and water quality features (stormceptor) shall be noted as private on the plans and it shall be discussed in the drainage report that they are private and will be maintained by the owner.

Fire (303)762-2365

11/17/2017 11/28/2017 11/29/2017 12

See notes

NOT APPROVED

LAURA HERBLAN

lherblan@englewoodgov.org

10/28/2017

The fire hydrant needs to be relocated for accessibility. Please relocate mid-block.

09/19/2017

Not Approved as drawn; per email exchanges, the following must be identified in order to provide FD approval:

26' clear width required for access- No parking would be allowed on the street or within dedicated fire apparatus access locations. Signage would be required.

A fire hydrant would need to be added

Resubmittal based on:

The 26' width (exclusive of shoulders) is the required minimum as adopted (2012 IFC with amendments) and the templates as amended for Appendix D-per Figure D103.1.

The 96-foot diameter cul-de-sac shall be 26' wide, with a 28' radii.

The 120' hammerhead shall have a 26' wide access width, 28' radii and 60' wide head.

The 60' Y shall be 26' wide, 26' radii and 60' Y (see figures D103.1

Dates

Type / Status / Contact / Notes	Sent	Due	Received	Elapsed	Remarks
(8/1/2017 8:57 AM LJH) This project would be reviewed under the 2012 International Fire Code (IFC) with amendments. Current drawings are not scaled and do not indicate road/access widths. Access shall be per the 2012 IFC, (See Appendix D) with amendments the width of access roads must be a minimum of 26 feet Hammerhead shall be per 2012 IFC, with amendments when a dead-end fire apparatus access road exceeds 150 feet (151-500) a minimum 26' wide, 120-foot hammerhead is required. The drive aisle is approximately 380', with the northern aisle exceeding 200'. A turn-around shall be installed to eliminate the 200'+ dead-end Hydrant locations need identified Per the amended 2012 IFC, the minimum turning radius shall be 55'. Your specific code analysis will determine the applicable code requirements that will be specific to your project at the time of submittal. A Code Analysis shall be provided and include the following: -Use and Occupancy Classification -Occupant Load -Construction Type -Allowable Area Calculations including code provisions used to obtain increases -Actual floor area of the building -Number of stories and height of building -Identify new and existing fire sprinkler systems -Applicable codes, amendments or approved requests for modifications -A Knox box would be required. A master key(s) shall be provided to the Fire Marshal's Office at final inspection to be placed in this secured key box. Visit WWW.KNOXBOX.COM to order the Knox Box. The Knox Box shall be keyed to the Englewood Fire Department. *The Denver Fire Department will be emergency response agency to this location. **This list is NOT ALL-INCLUSIVE and is to be utilized as guidance ONLY for a consideration during plan submittal. Plan reviews are based on the information presented to the City of Englewood at the time of plan submittal. Any changes made prior to the plan review being submitted shall be subject to approval, which may result in additional or different compliance requirements.					
Traffic (303)762-2512 APPROVED NICK JOHNSON <i>njohnson@englewoodgov.org</i> (9/21/2017 3:56 PM NCJ) Driveway on tufts should be 20 feet wide.	11/17/2017	11/28/2017	11/30/2017	13	
UTILITIES (303)762-2647 APPROVED W/COND KONAD KRORI <i>kkrori@englewoodco.gov</i> (8/2/2017 1:20 PM BWK) Utilities needs to see proposed utility plan. (8/2/2017 1:21 PM BWK) U09 - Each building shall be served by a separate water service and a separate sewer service connection directly to the nearest main,	11/17/2017	11/28/2017	12/1/2017	14	SEE NOTES

Type / Status / Contact / Notes

Sent

Due

Received

Elapsed

Remarks

without crossing other adjoining properties and with separate curb stops involving only one account when water is turned on or off.
 U11 - Contact the Utilities Department for Construction requirements adjacent to Municipal Ditch.
 U12 - All crossings of the City of Englewoods water, sanitary, and storm sewer facilities must be potholed to verify a minimum 5 feet of horizontal clearance and a minimum 18 inch vertical clearance between the proposed conduit and the existing utilities.
 U13 - Please call for utilities locates three (3) days in advance of digging. Emergency locates must be called in on the same day of the excavation and verified as an emergency by the Utilities Dept. personnel

(11/30/2017 5:55 PM KK)

The fire hydrant should be moved to a mid-block location as per fire dept. comment. At the north-end of the water main, a blow-off should be shown in place of the fire hydrant which is being moved. A metered irrigation connection could be made at this location which will ensure water movement during the summer months.

The water main should be upsized to 6" dia.

Due to water quality issues related to the water main essentially dead-ending at the north end, the water main has to remain public so that city water distribution personnel can operate the blow-off periodically and also maintain the main. For the same reason of water quality, the (4) units fronting W. TUFTS AVE. should have their water taps off the active 6" water main running in W. TUFTS.

Each of the (10) units will require ¾" water service lines, ¾" curb stops and ¾" water meter/vaults. Curb stops and meter vaults shall not be installed in the paved area but in open grassy areas in front of the units or next to them.

Both water and sanitary sewer mains shall require to be easemented. Along the east side, the water main need to be shifted west so that there is a 5' wide clearance from the edge of the pavement.

A larger turn-around would be required at the north-end of the site for fire and city utility trucks to turn-around. Refer to previous fire dept. comments dated 9/19/2017 for dimensions.

The above comments are planning level based. Detailed comments as well as standard construction notes will be issued based on review of construction drawings.

Please contact Bob Kunselman (bkunselman@englewoodco.gov) for estimated tap/meter and misc. fees/costs.

(11/30/2017 5:56 PM KK)

To contact KONAD KRORI, reviewer for utilities, email: kkrori@Englewoodco.gov. (Ph: 303-762-2652).

(12/1/2017 9:20 AM KK)

In regards to the utility easements, the requirements are 15' wide easement for (1) buried utility and 25' wide for a combined easement for (2) utilities. Hence, it would be practical to just easement all of the 26' wide alley.

Planned Unit Development (PUD) Frequently Asked Questions

What is a Planned Unit Development (PUD)?

A Planned Unit Development (PUD) is a rezoning process that establishes specific zoning regulations and development criteria for a particular site.

What makes up a PUD?

The PUD is composed of a *District Plan* (zoning regulations) and a *Site Plan* (design and development requirements) that apply to the site.

Who approves or denies a Planned Unit Development?

The Planning and Zoning Commission reviews the PUD rezoning application and makes a recommendation to City Council, who has the authority to approve or deny the PUD rezoning application.

How can I make my opinion known?

Opportunities for public comments on a PUD application may occur at the required neighborhood meeting, the Planning and Zoning Commission Public Hearing, or the City Council Public Hearing.

What if I can't attend a meeting or do not wish to speak at a meeting?

All written comments received prior to a Public Hearing will be included in the application packet prepared for the Planning and Zoning Commission and/or City Council. Written comments received between packet delivery and the Public Hearing will be presented at the Public Hearing.

Where should I send my written comments?

City of Englewood
Community Development Department
1000 Englewood Parkway
Englewood, Colorado 80110

I don't live in Englewood, can I still comment on the proposal?

Yes, Planning and Zoning Commission and City Council will hear comments from all interested parties.

How will I know about the Public Hearings?

By Ordinance, notice of the Public Hearing will be published in the *Englewood Herald* at least 10 day prior to a Public Hearing. Also, signs will be posted on the property (visible from the street) for 10 days prior to a Public Hearing. You may also contact Community Development for updates.

I don't like the proposal, why is the City considering the development?

The City is obligated to process all PUD rezoning applications.

Whom do I contact if I need more information?

Community Development Department 303-762-2342

How long does the PUD process take?

The PUD rezoning process takes approximately 4 to 6 months to complete.

What is the PUD process?

- Neighborhood Meeting (Pre-application)
The neighborhood meeting is an informal presentation hosted by the developer to introduce the development concept and seek input from neighbors. The meeting is an open forum that provides an opportunity for interested parties to ask questions and provide comments directly to the developer.
- Formal PUD rezoning application submitted of the to the City
- City Review and referral to outside agencies
- Notice published and property posted with the date of the upcoming Public Hearing
- Planning and Zoning Commission
Public Hearing: The Public Hearing is a formal hearing where sworn testimony, by one person at a time, is taken on the PUD rezoning application.
Possible Action:
 - Continue the Public Hearing
 - Recommendation forwarded to City Council to:
Approve
Approve with Conditions, or
Deny
- City Council First Reading
The PUD rezoning application is introduced and Council sets a date for a Public Hearing. Public comments are not taken at this meeting.
- Notice published and property posted with the date of the upcoming Public Hearing
- City Council
Public Hearing: The Public Hearing is a formal hearing where sworn testimony, by one person at a time, is taken on the PUD rezoning application. (Note: A vote is not taken at this Public Hearing)
- City Council Second Reading
Council deliberates and votes to:
Approve
Approve with Conditions, or
Deny
- Publication of PUD rezoning by Ordinance
(Note: Publication occurs only if the PUD rezoning is approved or conditionally approved)