**Site Improvement Plan Project Narrative &**

**Statement of Design Intent Template**

 **Planning Division**

 9220 Kimmer Drive, Lone Tree, Colorado 80124

 303.708.1818 | [www.cityoflonetree.com](http://www.cityoflonetree.com)

**Project Name** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **Project #** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Project Location** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **Date**  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Project Narrative**

[ARTICLE XXVII - Site Improvement Plan (SIP) Project Narrative](https://www.municode.com/library/co/lone_tree/codes/municipal_code?nodeId=CH16ZO_ARTXXVIISIIMPLSI). The SIP process is intended to provide for development that enhances the quality of life in the City by promoting high-quality design and a strong economy, and by fostering a sustainable and healthy community. The SIP process is required to ensure the development will be in conformance with the [Comprehensive Plan](https://cityoflonetree.com/files/Community%20Development/Planning/Planning%20Documents/2019%20Lone%20Tree%20Comprehensive%20Plan.pdf), the [Design Guidelines](https://cityoflonetree.com/files/Community%20Development/Planning/Lone%20Tree%20Design%20Guidelines.pdf), applicable chapters of [Municipal Code](https://library.municode.com/co/lone_tree/codes/municipal_code?nodeId=CH16ZO_ARTXXVIISIIMPLSI_S16-27-110SIAM) and applicable [Planned Developments](https://cityoflonetree.com/files/Community%20Development/Planning/Planning%20Documents/Lone%20Tree%20Zoning%20Map.pdf) and Sub-Area Plans.

Using this form or a separate page(s), the applicant shall provide a written narrative describing their project. Use the following outline (Sec. 16-27-60) as a guide when formulating your narrative – please disregard sections that do not apply to your project:

1. **General information.**

* 1. Provide the subdivision name, filing number, planning area number when located in a Planned Development, lot and block number or street address and section, township and range if not in a subdivision, and name of project.
	2. Indicate zoning of the site and the zoning and current uses of adjacent land.

1. **Development impacts. Describe overall impacts of the proposed development on adjacent lands and methods for mitigating those impacts.**
2. **Compliance with Intent and Approval Standards. Describe how the development complies with the Intent (Section 16-27-10) and Approval Standards (Subsection 16-27-90(a)) of Municipal Code.**
3. **Development phasing. Describe the proposed development schedule and phases of development for all proposed construction.**
4. **Other project data.**
	1. Total number of employees on maximum shift when known (for parking purposes).
	2. Square footage of building.
	3. Lot area.
	4. Anticipated opening date.
5. Sustainability. Highlight ways in which the project furthers the City's environmental goals regarding sustainability. This may include a general description of the project location relative to other uses, public transit and trails; ease of travel to key destinations on foot or bicycle; water conservation and water quality measures; site layout; green building practices; or operational aspects of the use such as waste reduction, recycling or commuter trip reduction programs.
6. Variances if applicable. For those SIPs for which a variance from the standards in this Chapter, the Design Guidelines or Sub-Area Plans is requested, the narrative shall also explain the need for the variance. (Public notice may be required, see Section 16-26-60).

**Statement of Design Intent**

Please describe how the project meets the intent of the [City of Lone Tree Design Guidelines](http://www.cityoflonetree.com/DocumentCenter/Home/View/30), including the city’s Core Design Principles (p. 11). If the project is located within a Planned Development that is governed by additional design standards or guidelines, please address how the project satisfies the intent of those standards and guidelines as well.

Please use the outline below as a guide in formulating your response. You may also use this opportunity describe particular strengths, unique features, sustainable practices, or innovations that distinguish the design of the project, as well as any particular opportunities or challenges that should be considered. This Statement of Design Intent is intended to encourage thoughtful consideration of design guidelines and to give project reviewers and decision makers a more thorough understanding of the project.

1. Overall Design Concept. Briefly describe the use and overall concept for the project as a whole.
2. Context and Site. Describe how the project relates functionally and visually to the context of the surrounding area. Consider issues of form and character, the natural environment, vehicular and pedestrian access and circulation, etc.
3. Public Realm. Describe how the project contributes to an inviting, safe and functional public realm. Consider public spaces, street/sidewalk – level experience, lighting, landscaping, and signage.
4. Architectural Design. Describe how the architectural design contributes to the unique qualities of the area and how design concepts result in a unified, functional and high-quality design. Consider building form and composition, façade composition and articulation, and materials, colors, and lighting.

**Applicant/Preparer Contact Information**

Name:

Business:

Address:

Phone:

Email:

**Owner Contact Information if Different from Applicant**

Name:

Business:

Address:

Phone:

Email: