



cityoflonetree.com | 303.708.1818
9220 Kimmer Drive Suite 100, Lone Tree, CO 80124

Site Improvement Plan (SIP) Project Narrative Form

SIPs are reviewed for compliance with the Intent of SIP Article XXVII and the Approval Criteria in Section 16-27-70, including the Comprehensive Plan, Design Guidelines & Standards, applicable Planned Development or Sub-Area Plans, Municipal Code Chapter 16, *Zoning*, and the City's adopted construction standards and technical manuals. As part of the SIP submittal, the applicant must provide responses to the Approval Criteria and Project Narrative prompts, including a Statement of Design Intent, and a Sustainability Statement in accordance with Section 16-27-80(4).

Please complete the form below by providing written responses to the prompts derived from the referenced Code sections. Include the completed template with your SIP submittal and ensure it is signed prior to submission.

Project Name: _____

Project #: SP ____ - ____

Project Location (Address or Parcel No.) _____

Section 16-27-10, Statement of Intent

1. Please provide a written description demonstrating how the intent of the Site Improvement Plan (SIP) Article is being achieved through the proposed development, including how the SIP ensures compliance with applicable development and design standards and provisions of this Chapter, and how it contributes to creating a well-designed community that enhances quality of life in alignment with the vision expressed in the City's Comprehensive Plan.

Section 16-27-70, Approval Criteria Response

1. Please provide a written description demonstrating how the Site Improvement Plan (SIP) is in substantial conformance with, and further or implements, each of the following plans, standards, and guidelines:
 - a. How does the SIP conform to and implement the City's Comprehensive Plan?
 - b. How does the SIP conform to and comply with the City's Design Guidelines and Standards?
 - c. How does the SIP conform to and implement any applicable site-specific plans, including but not limited to Planned Development Districts, Sub-Area Plans, and/or Framework Plans?
2. Please provide a written description demonstrating how the SIP is in conformance with the applicable sections of Municipal Code Chapter 16, *Zoning*, including any applicable Planned Development zoning regulations, Roadway Grading, Drainage and Erosion Control Standards, and any other applicable City requirements.
3. Please provide a written description demonstrating how the SIP is consistent with any previously approved plats, Planned Developments, and other land use approvals applicable to the subject property.

4. Please provide a written description demonstrating how the proposed development mitigates or, to the maximum extent practicable, offsets any adverse impacts reasonably anticipated to result from the proposed use.
5. Please provide a written statement confirming that the site of the proposed development does not have any active zoning violations under Municipal Code Chapter 16, *Zoning*, or, if applicable, explaining any existing violations and identifying any approval granted by the Director for good cause shown.

Section 16-27-80(4), Statement of Design & Sustainability Statement

1. Please describe the overall impact of the proposed development and identify the methods proposed to mitigate those impacts for the following topics:
 - a. Traffic (on-site and impacts on adjacent properties).
 - b. Lighting (on-site and impacts to adjacent properties).
 - c. Noise (on-site and impacts to adjacent properties).

2. Based on the proposed land use for the development, please provide written responses to the following items:
 - a. Total number of employees on maximum shift (if applicable).
 - b. Estimated number of daily customers and hours of operation (if applicable).
 - c. Square footage of building(s).
 - d. Lot square footage.
 - e. Anticipated opening date.
 - f. Describe the number and type of any commercial vehicles associated with the proposed use that may be parked or stored on site, either during the day or overnight (delivery, fleet, etc.).
 - g. Any additional data that may be applicable to project review.
3. Utilizing the City's Comprehensive Plan, Architectural, Site Planning and Landscape Design Standards and Guidelines, please provide written response to the following:
 - a. Describe the use and overall concept for the project, including unique features or functions of the site, or distinguishing characteristics of the design.

- b. Describe how the project meets each of the Core Design Principles of the Design Guidelines and Standards for Architecture and Site Planning, as well as the Xeriscape Principles for Landscaping. Please identify any potential project constraints that pose challenges to meeting these Principles, and how the design balances those challenges with meeting the stated Principles.
- c. Describe how the design and intent of the project is consistent with the goals and policies provided in the City's Comprehensive Plan.

4. Please describe how the proposed project advances the City's environmental and sustainability goals. As applicable, address the project's location in relation to surrounding land uses, public transit, and trail networks; opportunities for pedestrian and bicycle access to key destinations; water conservation and water quality measures; site layout and design; incorporation of green building practices; and operational strategies such as waste reduction, recycling, and commuter trip reduction programs.

Applicant Signature: _____

Date: _____