

IDO Annual Update 2019

Public Comment –

Open Houses

June 14 & 15, 2019

Questions

- If a property has an approved Site Plan – DRB or Site Plan – EPC, the building permit application is still being treated as Site Plan – Admin, requiring notice all over again. Is there an administrative solution or would changing this require an IDO amendment?
 - Long Range staff has confirmed with Code Enforcement that notice is to be given with the application for Site Plan – DRB or Site Plan – EPC. When those projects are submitted for building permit, the zoning check that occurs at that time is NOT considered a Site Plan – Admin (which would otherwise require new notice).
- Expansion of nonconforming use criteria – is there a way to have an option that would allow very large sites or something where the setbacks are nonconforming to expand if certain criteria are met (Example: Many hospitals have nonconforming setbacks or nonconforming building height, so they can't expand adequately. If the campus were included in the calculation, they would be under the 25% limit on expansion.)
 - Note: A nonconforming building can still expand up to 25% in size, but not in a way that makes the site more nonconforming (i.e., taller heights than the zone would allow, or an addition that worsens a setback that is already nonconforming). See [Subsection 6-8](#) and [Subsection 6-6\(C\)](#).
- Could the parking exemption in the downtown area be expanded to include the former Warehouse District in the Barelás area?
 - Note: This area currently has a 50% parking reduction, which carries forward the entitlement from the Barelás Sector Plan to encourage more dense development. See [Subsection 5-5\(B\)\(2\)\(c\)](#).

Suggestions for IDO

- City-wide: Add a new Use-Specific standards for self-storage and outdoor storage with distance separations of 1,000 ft. to encourage other allowable uses with more employment opportunities.
 - Self-storage [Subsection 4-3\(D\)\(28\)](#)
 - Outdoor Storage [Subsection 4-3\(E\)\(15\)](#)
- City-wide: Add a new neighborhood edge standard in Subsection 5-12(H)(5) or new Subsection 5-9(G) prohibiting electronic signs within 50 ft. of residential.
 - See original language in [Subsection 5-12\(H\)](#) and/or the following limits to sound/light in the IDO:

- 8:00pm – 6:00am
 - [Subsection 6-6\(A\)\(3\)\(e\)](#)
- 10:00pm – 7:00am
 - [Subsection 4-3\(D\)\(1\)\(d\)](#)
 - [Subsection 4-3\(D\)\(28\)\(d\)](#)
 - [Subsection 4-3\(D\)\(39\)\(c\)](#)
 - [Subsection 4-3\(F\)\(9\)\(k\)](#)
 - [Subsection 4-3\(F\)\(13\)\(c\)](#)
- 7:30 – 10:30
 - [Subsection 4-3\(G\)\(1\)\(c\)](#)

Suggestions for Comp Plan

- Change the Comp Plan designation of Cottonwood from an Employment Center to Urban Center to allow more urban development, including taller buildings, apartments in Cottonwood area – somewhat like Uptown/Winrock.
- Change the Comp Plan designation of Coors Blvd. from a Major Transit Corridor to a Premium Transit Corridor, connecting Downtown/Old Town.

Suggestions for Projects

- Add/improve sidewalks in the Cottonwood area connecting to the apartments north and west of the center.
- Add bike share and scooters in the Cottonwood area and along Coors Blvd. at Rapid Ride stops.