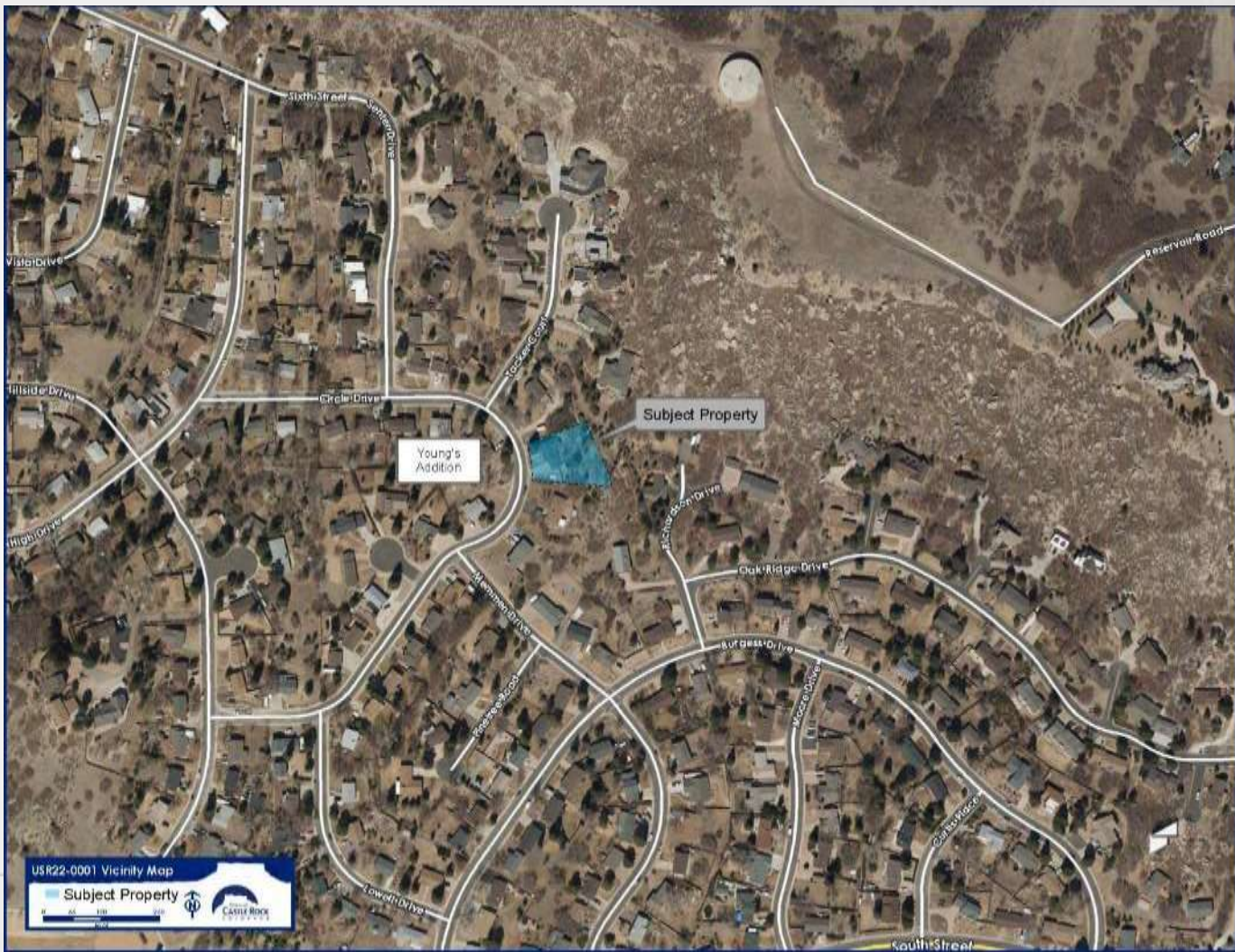


18 CIRCLE DRIVE USE BY SPECIAL REVIEW ACCESSORY DWELLING UNIT

TOWN COUNCIL
MARCH 1, 2022





ACCESSORY DWELLING UNIT (ADU)

Secondary/smaller, independent residential dwelling unit located on the same lot as single-family home.

ADU may be:

- Internal to the existing home
- Addition to the existing home
- Detached and separate from the existing home

If ADU adds square footage to the home, or a new structure to the lot, it requires a Use by Special Review.

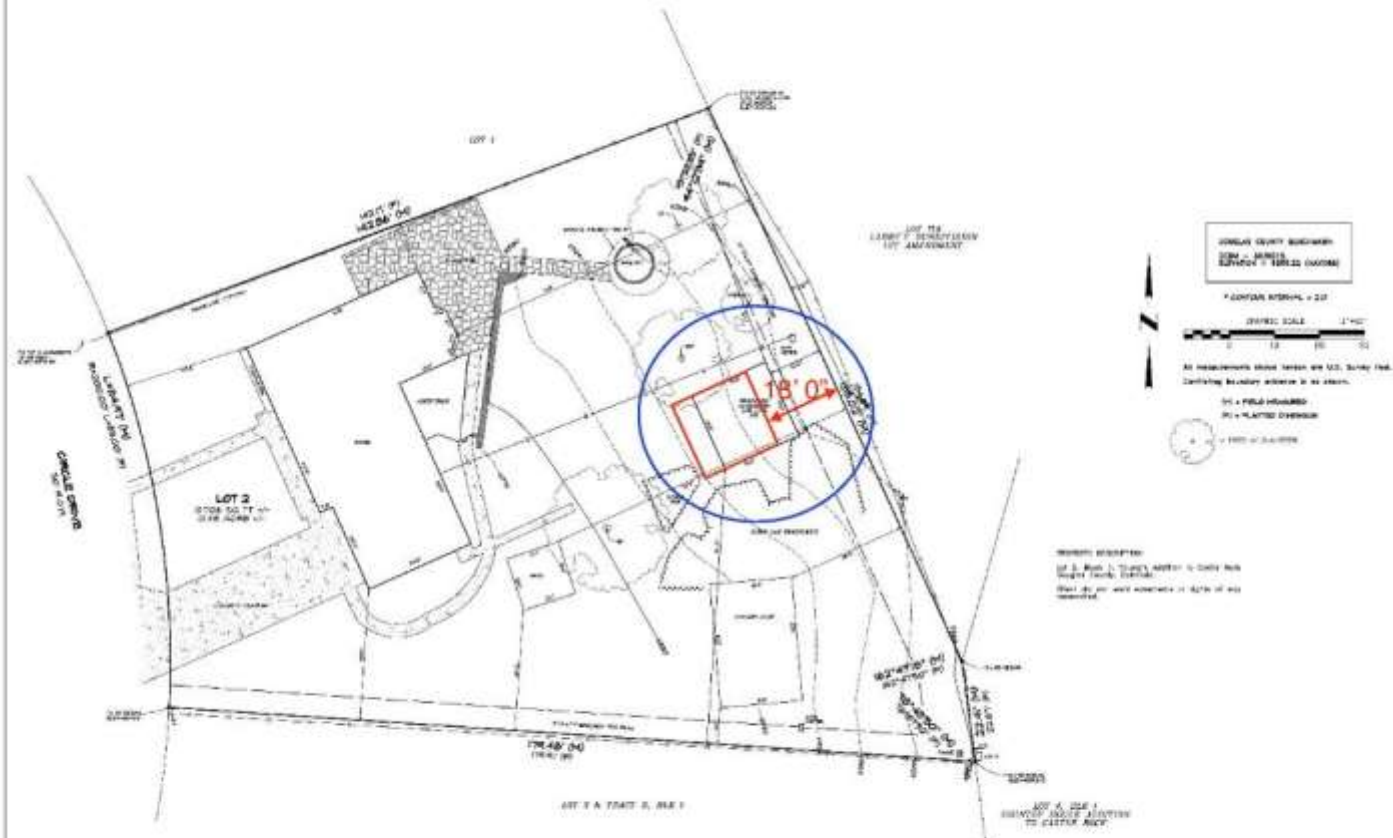
CONSIDERATION OF APPROVAL USE BY SPECIAL REVIEW

- Compliance with R-1 Single-Family Residence District Zoning Requirements
- Compliance with Accessory Dwelling Unit Criteria
- Compliance with Use by Special Review Criteria

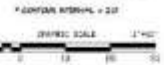


SITE PLAN

In Section 12, Township 8 South, Range 67 West,
6th P.M, Douglas County, Colorado



DENVER COUNTY BOUNDARIES
 DENVER COUNTY & DISTRICT COUNCILS



All measurements shown herein are U.S. Survey Feet.
 Existing boundary locations to be shown.

- PC = FIELD MEASURED
- PL = PLATTED DEPENDENT
- PS = FIELD CALCULATED

RECORDS REFERENCE:
 LOT 3, TRACT 2, T8S, R67W, DISTRICT 10, COLORADO
 DISTRICT 10, COLORADO
 DISTRICT 10, COLORADO

	DAVID E. RYAN REGISTERED PROFESSIONAL SURVEYOR COLORADO LICENSE NO. 12345		IN THE PLAN OF THE DENVER COUNTY & DISTRICT COUNCILS IN THE CITY AND COUNTY OF DENVER, COLORADO
	DATE OF SURVEY 12-14-2024		SECTION 12
	BOOK & PAGE 12345 - 12345		TOWNSHIP & RANGE T8S R67W
	COUNTY DENVER COUNTY, COLORADO		DISTRICT 10

12-14-2024



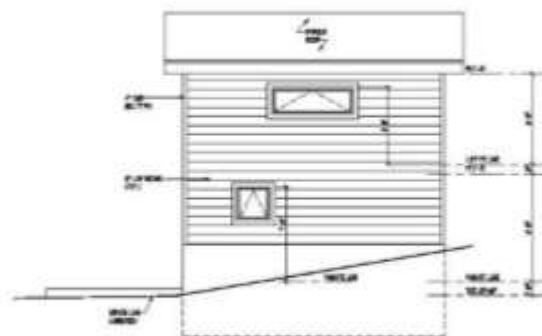
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



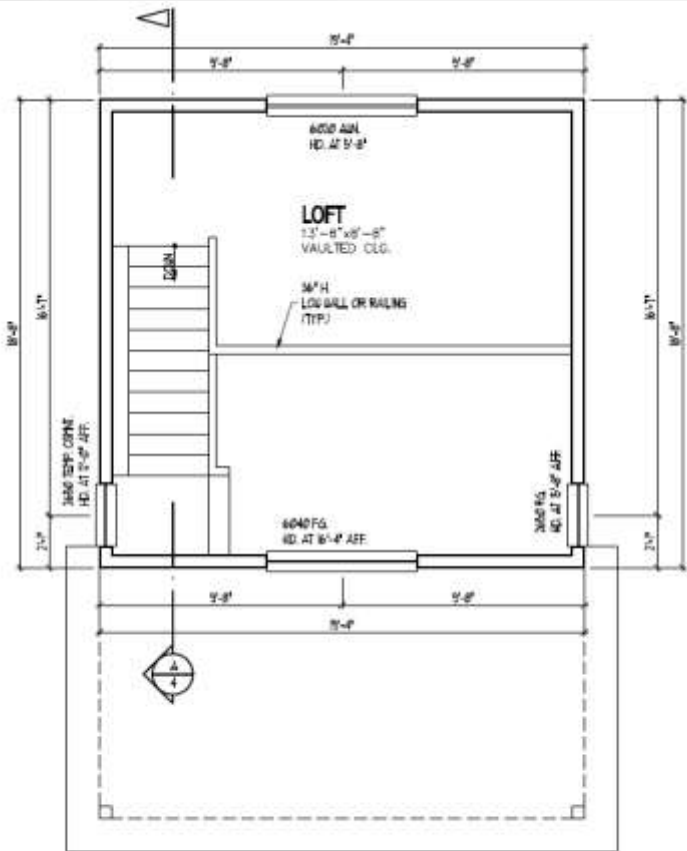
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



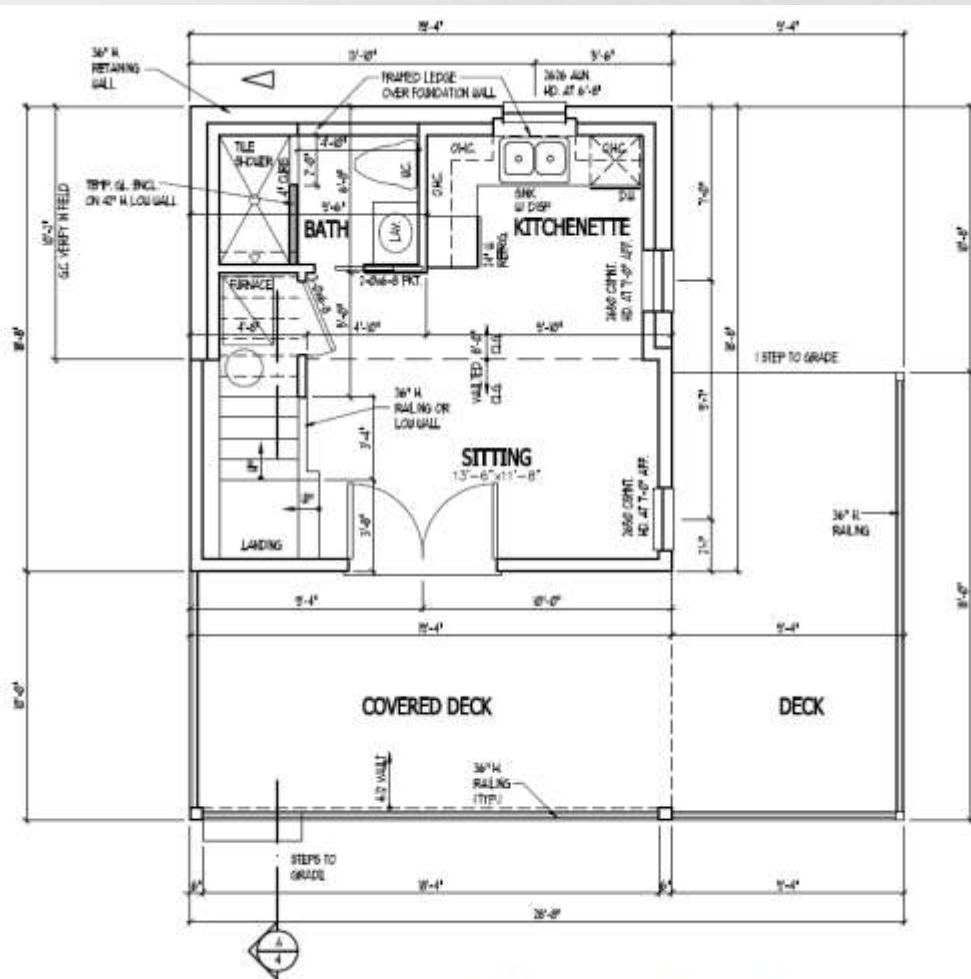
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



ADU UPPER FLOOR PLAN



ADU MAIN FLOOR PLAN

ADU REGULATIONS AND RESTRICTIONS

Section 17.61.050

7. Design – Maintains the architectural design, style, appearance, and character of the Primary Dwelling Unit
8. Size –The footprint of the ADU cannot exceed 800 feet.
9. Entrance – Only one (1) entrance may be visible from the street

UBSR REVIEW AND APPROVAL CRITERIA

Section 17.39.010

- A. Design Compatibility with the scale, architectural character and other prominent design themes found within the surrounding neighborhood.
- B. Compatibility of the proposed use
- C. Mitigates adverse impacts or nuisance effects
- D. Will not result in undue traffic congestion or traffic hazards. Adequate off-street parking must be provided.
- E. Provides adequate landscaping, buffering and screening from adjacent and surrounding uses of potential impact.

ANALYSIS AND FINDINGS

- Meets the objectives of the Town's Vision and Comprehensive Master Plan
- Complies with CRMC 17.18 R-1 Single-Family Residence District
- Complies with CRMC 17.61 Accessory Dwelling Units
- Complies with CRMC 17.39 Use by Special Review

RECOMMENDATION

- Planning Commission recommends approval of the Use by Special Review

PROPOSED MOTION

“I move to approve the Resolution as introduced by Title”

ALTERNATIVE MOTIONS

*“I move to move to approve the Resolution as introduced by Title,
with the following conditions: _____”*

“I move to continue this item to the meeting on _____, 2022.”

QUESTIONS?

