

# OAKWOOD APARTMENTS

## Site Development Plan Amendment

PLANNING COMMISSION  
SEPTEMBER 12, 2019



# SITE LOCATION

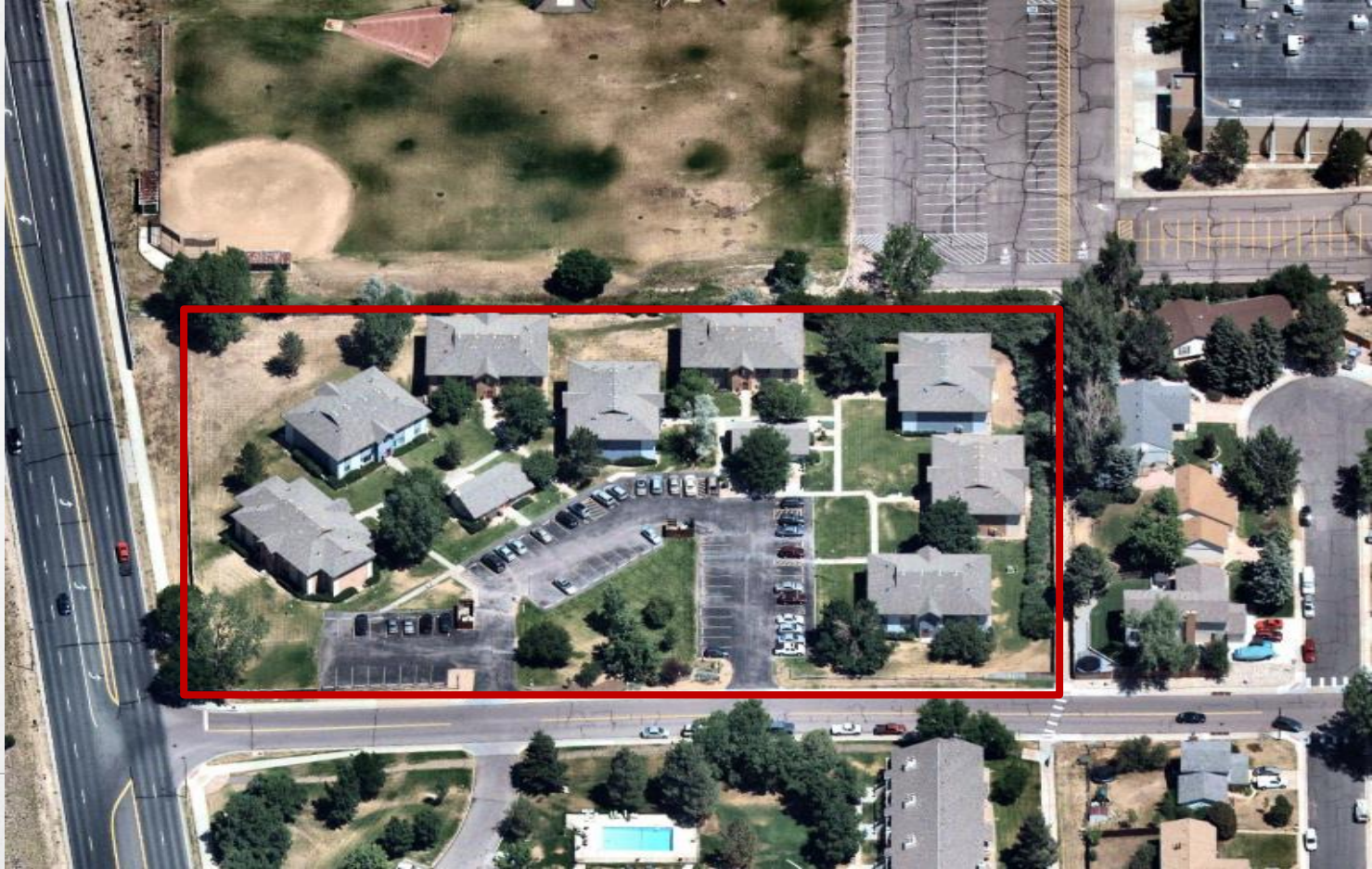




# EXISTING CONDITIONS:

- A 64 Unit affordable senior living community
- Owned by Douglas County Housing Partnership
- 8 buildings of 8 units, leasing building, and amenity building
- Originally zoned in 1983
- Completed in 1985

# EXISTING CONDITIONS:





# 2018 ZONING AMENDMENT:

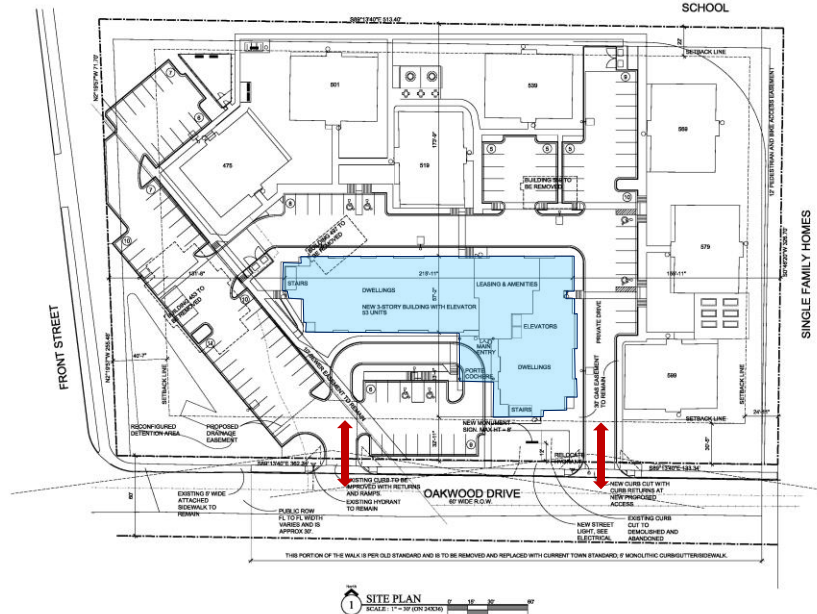
- Increased the allowed number of units to 109
- Increased the maximum height to 42 feet
- Shortened the south setback by 10 feet



# SITE PLAN:

## SITE DEVELOPMENT PLAN AMENDMENT NO. 1 OAKWOOD APARTMENTS

1ST AMENDMENT TO THE OAKWOOD APARTMENTS FINAL SITE PLAN AND LANDSCAPE PLAN LOCATED IN THE SW 1/4 NE 1/2 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67WEST OF THE 6TH PRINCIPAL MERIDIAN, COITY OF DOUGLAS, STATE OF COLORADO



**1 SITE PLAN**  
SCALE: 1" = 20' (ON PAPER)

## SUMMARY TABLE:

Required per Oakwood Apartments PD		Provided in this SDP	
Land Use		Land Use	
Min Open Space	20%	Open Space	49%
Dwellings & Parking		Dwellings & Parking	
Max Dwelling Units	109	Dwelling Units	109
Max Density (DUA)	29	Density (DUA)	29
Min Ratio (1 Space/Unit)	1.00	Ratio (Space/Unit)	1.00
Min Total Spaces	109	Total Spaces	109
Min Required Van HC Spaces	1	Van HC Spaces	1
Min Required Regular HC Spaces	5	Regular HC Spaces	5
Building Properties (In Feet)		Building Properties (In Feet)	
Minimum West Setback	40	West Setback	40
Minimum South Setback	30	South Setback	30
Minimum East Setback	25	East Setback	25
Minimum North Setback	22	North Setback	22
Minimum Building Separation	20	Building Separation	20
Maximum Building Height	28/42*	Building Height	28/41**

\*Maximum Building Height is 28' in the easterly 100' of the site, and 42' elsewhere.

\*\*Building Height is 28' in the easterly 100' of the site, and 41' at the 3-story bldg.



SITE DEVELOPMENT PLAN AMENDMENT NO. 1  
OAKWOOD APARTMENTS

ISSUE DATE

8/22/19

SHEET TITLE

SITE PLAN

SHEET NUMBER

SP-1

SHEET 2 OF 10

# STAFF ANALYSIS

Staff finds that the proposed Site Development Plan Amendment :

- Supports the goals of the Town's guiding documents
- Is consistent with the Oakwood Apartments PD, 1st Amendment
- Meets TCMC Chapter 17.38: SDP Amendment criteria

## RECOMMENDATION

Staff recommends that Planning Commission recommend approval to Town Council.





# QUESTIONS AND DISCUSSION