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## INTRODUCTION

This list of questions covers various aspects of development in the City of Lafayette. As one of the first steps in the development process, responses to this questionnaire give our staff basic information about your project. The questionnaire reflects a variety of concerns the Planning Commission has about future development. You will need the City's Comprehensive Plan, City Council Goals, and the Development and Zoning Code for reference.

Answer all the questions that relate to your project. Some questions may be answered with a simple "yes" or "no" answer, but most require a more detailed response.

Impacts of different phases of the project should be indicated separately. Call the Community Development Department if you have questions. Be concise, but thorough. After you have completed the questionnaire to the best of your ability, call the Community Development Department (303-665-5588) to set up a Pre-Application Conference.

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### Project Overview

1. Briefly describe the project. Include the use, density, and acreage.

2. Provide a site location map; include adjacent land uses. Indicate phasing plans, if any.

3. Are there any prior contractual agreements between the owner and the City concerning this property?

- YES
- NO

4. What is the current zoning?

a. Do you intend to request rezoning?

- YES
- NO

b. If yes, to what?

c. Why?

5. Is the proposed development currently located within the city's boundaries?

- YES
- NO

a. If not, would annexation benefit the city?

- YES
- NO

b. If yes, how?

6. If the project is adjacent to an established residential neighborhood, do you plan to meet with them?

- YES
- NO

a. If yes, when?

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**Diversity and Quality**

7. How does your project enhance the image of the city?
8. What type of exterior materials will be used?
9. What is the most aesthetically appealing aspect of the property?
10. How else might your development be an asset to the community?

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**Goal Fulfillment; Community Need**

11. What Comprehensive Plan goals or City Council goals are met with this development?

12. How does your project fill a need within Lafayette?

13. How many employees do you anticipate in the first year?

a. In the fifth year?

14. How will you encourage the continued existence and maintenance of a financially healthy management association?

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**Parking**

15. How many parking spaces are required by ordinance?

16. How many parking spaces does your plan show (regular, compact, handicapped)?

17. Can shared parking arrangements with adjacent uses or within the project be arranged?

YES

NO

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**Amenities**

18. What *natural* amenities, e.g., open space, trails, will your project offer the community?

19. How will you preserve or enhance, or both, any wetlands on the property?

20. What other unique natural features, such as mature trees, windbreaks, ponds, etc., are on the property?
- YES  
 NO
21. Are there bike paths or trails next to the property?
- YES  
 NO
22. Will you incorporate or continue trails or paths into your project?
- YES  
 NO
23. Are there any known historic or archaeological features on the property, such as an old barn, stone wall, artifacts, etc.?
- YES  
 NO
- a. If yes, will you incorporate them into your project?
- YES  
 NO
24. Are there Front Range views from the property?
- YES  
 NO
- a. If yes, how will the views be available to future residents of the development?
- b. How will the project affect the views of existing residences?
25. Where is the nearest shopping center?

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## Water and Drainage Issues; Water Conservation

26. Are there any ditches or creeks located on the property?
- YES  
 NO
- a. Have you contacted the appropriate ditch company?
- YES  
 NO
27. Are there any wells on site?
- YES  
 NO
28. Are there any regional drainage plans that affect this property (e.g., from the Urban Drainage and Flood Control District)?
- YES  
 NO
29. Will the project involve excavation, fill, or land surface contouring?
- YES  
 NO
30. Will you incorporate any water conservation methods in your landscape design?
- YES  
 NO
- a. If yes, what?
31. Are you working with a professional landscape architect?
- YES  
 NO
- a. Does the landscape architect have xeriscaping experience?
- YES  
 NO
32. What steps will you take to ensure that the houses use water-conserving fixtures and water-thrifty landscaping?

33. Estimate the project's indoor, outdoor (irrigation), and total daily water use.

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### Landscaping and Project Design

34. Do you plan any special entry features?

- YES
- NO

35. Does your site plan include adequate space for recycling and waste minimization activities and equipment (recycling roll-away bins, cardboard compactors, etc.)?

- YES
- NO

36. Will energy conservation measures be incorporated into building design?

- YES
- NO

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### Circulation and Traffic

37. Describe the automobile and pedestrian transportation networks planned for the development.

38. Will there be any non-city standard streets, or any special features such as eyebrows, landscape islands, or curb extensions?

- YES
- NO

39. Will there be any private streets?

- YES
- NO

40. If the property is adjacent to a state highway, do you know how to obtain access approval?

- YES
- NO

41. Does your transportation plan indicate the construction or completion of any collector streets?

- YES
- NO

42. Does your transportation plan indicate the construction or expansion of any arterial streets?

- YES
- NO

43. Will any public street closing be required during construction?

- YES
- NO

44. Who maintains the streets adjacent to the property?

45. How many truck deliveries do you anticipate daily or weekly?

46. How does your plan address alternate modes of transportation?

47. Is the proposed development located on an RTD bus line?

- YES
- NO

48. Where is the nearest RTD bus stop located?

49. How far is a RTD Park'n'Ride from the property?

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**Public and Private Utility Service**

50. How near is City water?
51. Is the property within the designated Clean Water Plan area (sewer service area)?
- YES
  - NO
52. Is the entire property serviceable by the City's current sewer system?
- YES
  - NO
53. Will full or partial build-out of the project require a lift station?
- YES
  - NO
54. Will the acquisition of any off-site easements to connect to public utilities be required?
- YES
  - NO
- a. If yes, have you made contact with the adjacent property owner?
- YES
  - NO
55. Are there any overhead utility lines adjacent to or across the property?
- YES
  - NO
56. When can electricity and natural gas be supplied?
57. When can telephone service be supplied?
58. When can cable television be supplied?

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**Environmental Health; Public Safety**

59. What type and quantity of chemicals are expected to be used and/or stored at this facility?

60. The following uses are of concern for water quality. Check all the activities that may occur at this facility:

- |  |  |
|--|--|
| <input type="checkbox"/> Assembly                  | <input type="checkbox"/> Pesticide use                 |
| <input type="checkbox"/> Biotechnology             | <input type="checkbox"/> Photography                   |
| <input type="checkbox"/> Chemical manufacturing    | <input type="checkbox"/> Plant wash down               |
| <input type="checkbox"/> Engraving                 | <input type="checkbox"/> Plastics mounding/<br>forming |
| <input type="checkbox"/> Flammables                | <input type="checkbox"/> Printing                      |
| <input type="checkbox"/> Food processing           | <input type="checkbox"/> Repair shop                   |
| <input type="checkbox"/> Gas station               | <input type="checkbox"/> Research                      |
| <input type="checkbox"/> Laboratory                | <input type="checkbox"/> Restaurant                    |
| <input type="checkbox"/> Laundry/dry clean         | <input type="checkbox"/> Retail trade                  |
| <input type="checkbox"/> Leather finishing         | <input type="checkbox"/> Vehicle maintenance           |
| <input type="checkbox"/> Manufacturing             | <input type="checkbox"/> Warehouse                     |
| <input type="checkbox"/> Medical care              | <input type="checkbox"/> Wood Finishing                |
| <input type="checkbox"/> Metal finishing           |  |
| <input type="checkbox"/> Paint stripping/finishing |  |

61. What is the property's level of danger from mine subsidence? (Use the Dames & Moore study for reference. It is available at the City's Planning Department.)

62. If subsidence problems exist, how will they be mitigated?

63. If your project is large enough to require dust control measures during construction, have you researched what is required?

- YES
- NO

64. Do you know of any other environmental safety factors that should be addressed?

- YES
- NO

- a. If yes, what are your plans for them?

65. What is the estimated fire response time to the property?

66. Do you intend to meet with the Crime Prevention Officer?

- YES
- NO

a. If yes, when?

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### Wildlife and Wildlife Habitat

67. Does your site contain any wildlife or wildlife habitat areas?

- YES
- NO

68. How will you protect the buffer sensitive or important habitat areas?

69. Is it possible to link undeveloped open space or habitat areas on your property with similar areas on adjacent land?

70. What measures will you take to protect wildlife or wildlife habitat on your property and adjacent land during development?

71. What provisions have been made for preserving or enhancing native vegetation?

72. Are you willing to let the public access natural areas, undeveloped areas, or recreational amenities such as trails on the property?

73. Are you willing to close selected parts of the property to all access, including by residents/employees, to protect sensitive wildlife species and habitat?

74. What measures are you taking to minimize light pollution?

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### Financing

75. Have you made arrangements for financing this project?

- YES
- NO

76. Have you ever financed or been involved in a project of this size?

- YES
- NO

a. If so, what is the location and name of your contact in the approving government(s)?

77. Are you aware of the City of Lafayette's Letter of Credit policy at the final plat?

- YES
- NO

78. Do you currently own the land?

- YES
- NO

a. If not, when do you plan to close?

79. What other developments have you been involved with?

a. In what capacity?

b. Where are they located?

80. Will the City recoup any prior financial investment, e.g., reimbursements of signal lights or utility line extensions?

- YES
- NO