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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 housing type, 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 housing need within Lafayette?

13. What price range, size of lot, and size of home will be available?

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

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### **Amenities**

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

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

17. What other unique natural features, such as mature trees, windbreaks, ponds, etc., are on the property?

a. Do you plan to incorporate these into your project?

YES

NO

18. Are there bike paths or trails next to the property?

YES

NO

19. Will you incorporate or continue trails or paths into your project?

YES

NO

20. 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

21. 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?

22. Where is the nearest shopping center?

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### **Water and Drainage Issues; Water Conservation**

23. Are there any ditches or creeks located on the property?

YES

NO

a. Have you contacted the appropriate ditch company?

YES

NO

24. Are there any wells on site?

YES

NO

25. Are there any regional drainage plans that affect this property (e.g., from the Urban Drainage and Flood Control District)?

YES

NO

26. Will the project involve excavation, fill, or land surface contouring?

YES

NO

27. Will you incorporate any water conservation methods in your landscape design?

YES

NO

a. If yes, what?

28. Are you working with a professional landscape architect?

YES

NO

a. Does the landscape architect have xeriscaping experience?

YES

NO

29. What steps will you take to ensure that the houses use water-conserving fixtures and water-thrifty landscaping?

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## Landscaping and Project Design

30. Do you plan any special entry features?

YES

NO

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

YES

NO

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

YES

NO

a. If yes, what?

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## Streets, Transportation, and Traffic

33. Describe the automobile and pedestrian transportation networks planned for the development.
34. Will there be any non-city standard streets, or any special features such as eyebrows, landscape islands, or curb extensions?
- YES
  - NO
35. Will there be any private streets?
- YES
  - NO
36. If the property is adjacent to a state highway, do you know how to obtain access approval?
- YES
  - NO
37. Does your transportation plan indicate the construction or completion of any collector streets?
- YES
  - NO
38. Does your transportation plan indicate the construction or expansion of any arterial streets?
- YES
  - NO
39. Will any public street closing be required during construction?
- YES
  - NO
40. Who maintains the streets adjacent to the property?
41. How does your plan address alternate modes of transportation?
42. Is the proposed development located on an RTD bus line?
- YES
  - NO
43. Where is the nearest RTD bus stop located?
44. How far is a RTD Park'n'Ride from the property?

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## Public and Private Utility Service

45. How near is City water?
46. Is the property within the designated Clean Water Plan area (sewer service area)?
- YES
  - NO
47. Is the entire property serviceable by the City's current sewer system?
- YES
  - NO
48. Will full or partial build-out of the project require a lift station?
- YES
  - NO
49. 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
50. Are there any overhead utility lines adjacent to or across the property?
- YES
  - NO
51. When can electricity and natural gas be supplied?
52. When can telephone service be supplied?
53. When can cable television be supplied?

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## Environmental Health; Public Safety

54. 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.)
55. If subsidence problems exist, how will they be mitigated?
56. If your project is large enough to require dust control measures during construction, have you researched what is required?
- YES

NO

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

YES

NO

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

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

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

YES

NO

a. If yes, when?

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### **Wildlife and Wildlife Habitat**

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

YES

NO

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

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

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

64. What provision have been made for preserving or enhancing native vegetation?

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

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

67. For a proposed residential development that abuts wildlife habitat; what provision have you made for containing pets, including cats?

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

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## Financing

69. Have you made arrangements for financing this project?

YES

NO

70. 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)?

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

YES

NO

72. Do you currently own the land?

YES

NO

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

73. What other developments have you been involved with?

a. In what capacity?

b. Where are they located?

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

YES

NO