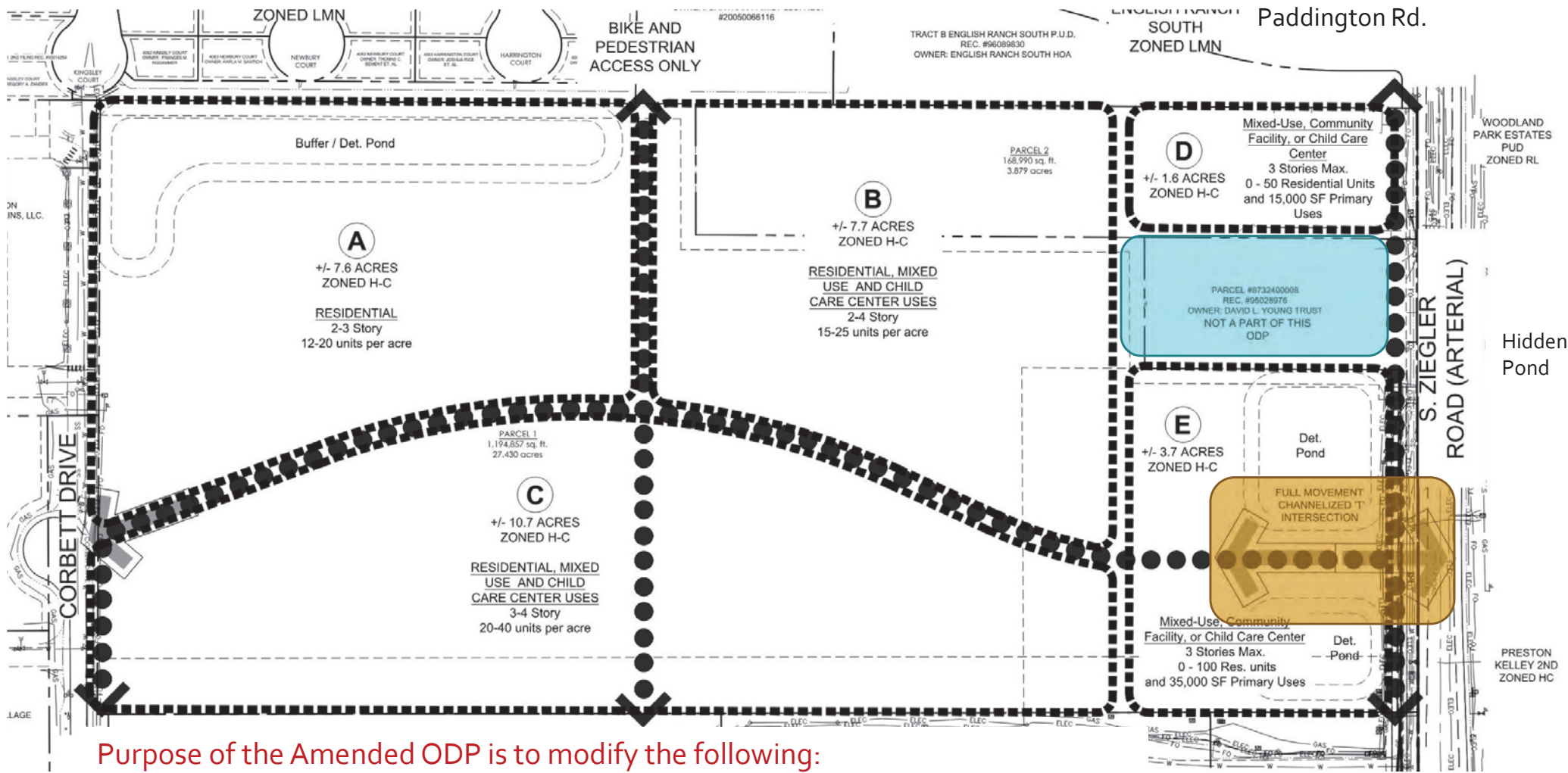


**Applicant Presentation
to
Planning & Zoning
Commission
March 23, 2023**

Ziegler - Corbett Amended ODP Planning and Zoning March 23, 2023



Ziegler - Corbett Amended ODP

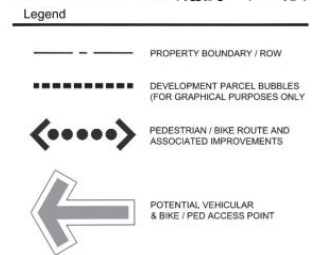


Purpose of the Amended ODP is to modify the following:

- Blue - Inclusion of the Young Property
- Orange - The approved Channelized 'T' Intersection

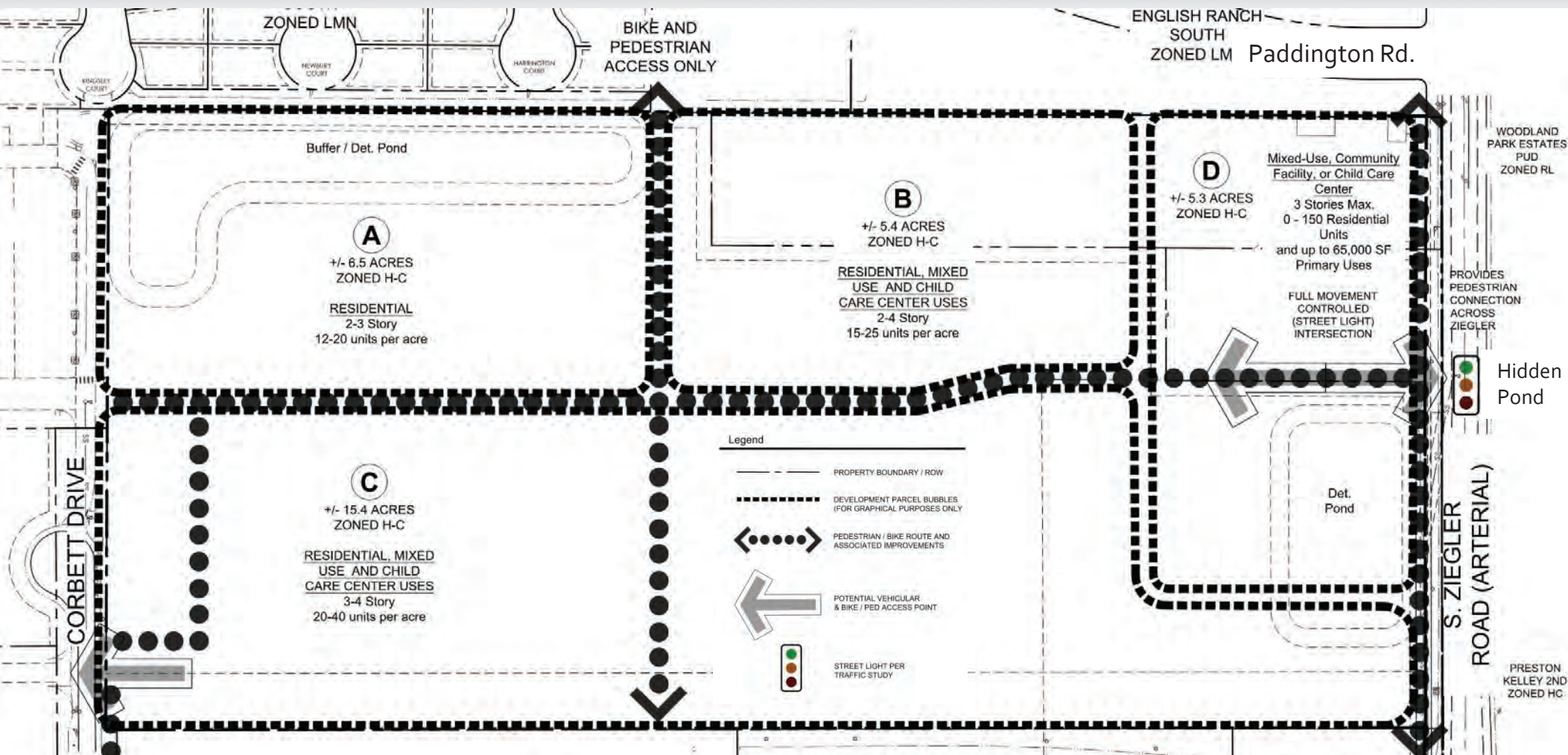
Additional Benefits:

- Adjusted parcel boundaries (but not modifying density / max. units allowed)



Approved Ziegler - Corbett ODP Map

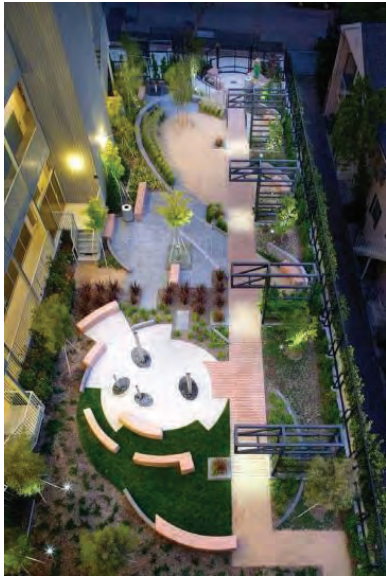
Ziegler - Corbett Amended ODP



- No change in density / the maximum units allowed
- No vehicular access to English Ranch remains
- All conditions and modifications previously approved remain the same.
- The "Sense of Place" remain as previously approved
- Allows the preferred location of entry to the site from Ziegler (across from an existing street)
- The 4-way signalized light at this location is warranted per the TIS.
- Provides a safer intersection for vehicles AND pedestrians vs. Channelized 'T'
- The signalized light is fully paid for by the Developer.
- Adjusted parcels provide stronger street and block network.
- This amended ODP is an improvement to the approved ODP.

Ziegler - Corbett Amended ODP Map

Ziegler - Corbett Amended ODP



Visionary Images – “Making A Place”

Ziegler - Corbett Amended ODP

Benefits of Residential and Secondary Uses

- Buildings will have Solar and / or Net Zero Energy Ready Home as noted in ODP
- Commitment to a Child Day Care Center as noted in ODP
- Development that supports and is supported by Front Range Village
- Recommended City Plan Transition between large retail Center and Single-Family Housing



A Adjacent Neighborhoods
Suburban Mixed-Use districts typically about Suburban or Mixed-Use neighborhoods providing residents with access to services and amenities.

Suburban Mixed-Use | MIX OF USES

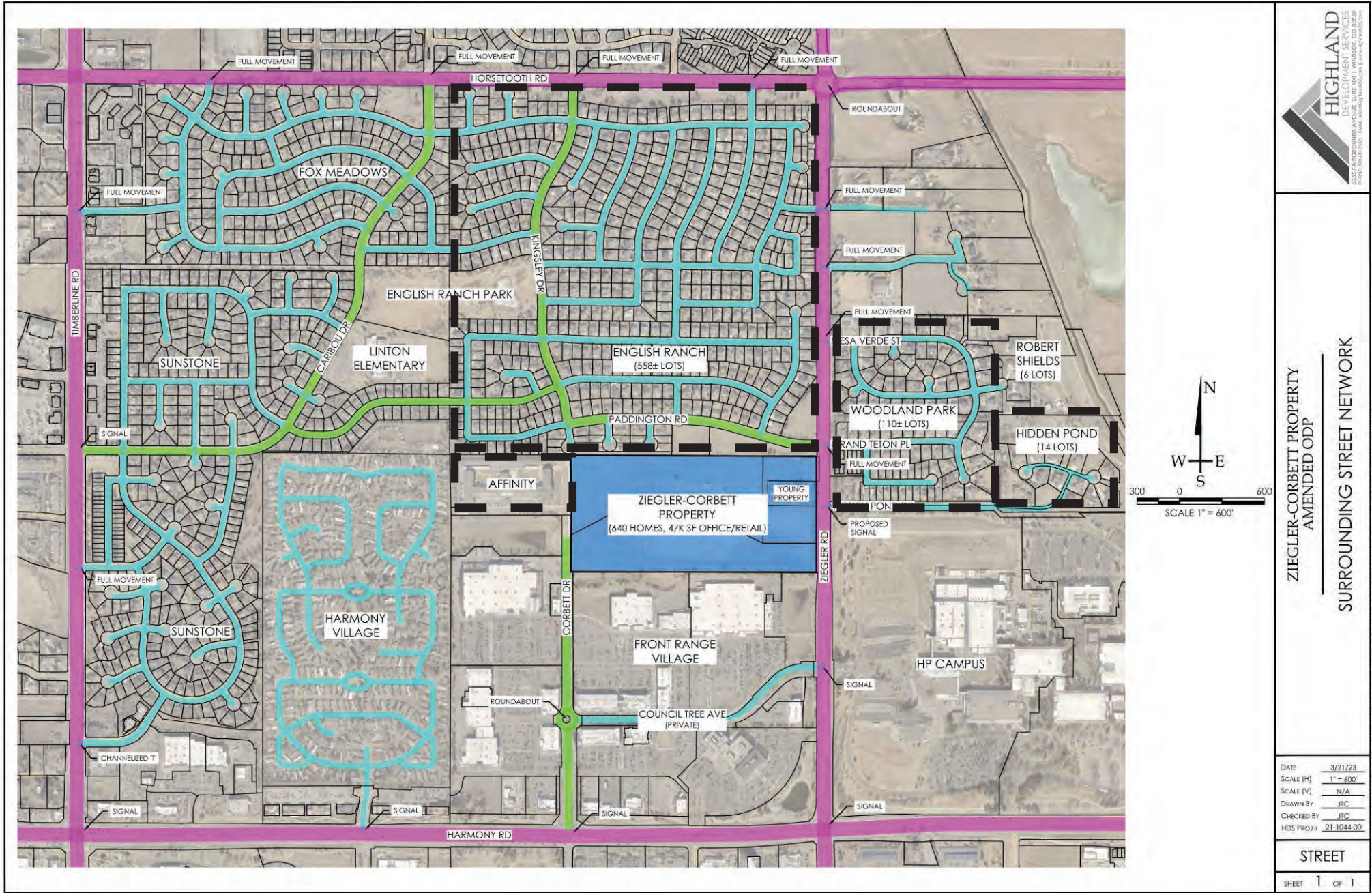
Continue the Commitment to the Community

Photos and Renderings Courtesy of Others

Thank you for your Time and Support



Ziegler - Corbett Amended ODP



ZIEGLER-CORBETT PROPERTY
AMENDED ODP
SURROUNDING STREET NETWORK

DATE: 3/21/23
 SCALE (H): 1" = 600'
 SCALE (V): N/A
 DRAWN BY: JTC
 CHECKED BY: JTC
 HDS PROJ #: 21-1044-00

STREET
 SHEET 1 OF 1

Discussion – Street Network and Intersection Spacing