

Project Information & Design Narrative

Project Title: 1024 W. Prospect Road Extra Occupancy

Owner Information: JNT Properties LLC
Steve Morgan, Managing Member
8581 Mallard Place
Highlands Ranch, CO 80126
(303) 263-7321

Past Meetings: Conceptual Review: May 20, 2019

General Information:

Project Address:	1024 W Prospect Rd Project
Location:	North of Prospect Road; East of Shields Street
Lot Size:	7131 SF (.16 Acres)
Existing Zoning:	High Density Mixed-Use
Neighborhood District Land Use:	Single Family Residential Proposed Land Use:
Use:	Extra Occupancy Housing for 5 Tenants
Number of Dwellings:	1
Residential Off Street Parking:	5 spaces
Commercial Space:	None

Design Narrative

The proposal is to change the current land use from Single Family Residential to an Extra Occupancy Housing for five tenants.

The existing house is a single-family ranch residence with a finished basement, attached garage, concrete drive, concrete sidewalks, and sparse vegetation with areas of gravel. It is being used as a rental property for 5 tenants. There is a total habitable area of 2,818 sf. The habitable area would allow for over 350 sf needed per occupant. The house currently has 5 bedrooms and 7 bike parking spaces. There are no plans for exterior alterations to the existing building.

Many of the neighboring properties on Prospect, Shields and Lake are rentals, with some as extra occupancy rentals. This house is in an area close to CSU campus and is primarily inhabited by students. Directly to the North, East and West of the this property are many residential properties utilized as rental properties.

The current driveway is 1,356.42 SF which provides more than 350 SF of room for 3 cars as permanent parking required for the proposed use. There are no required changes for the property to accommodate this.

The city has asked that we close one of the driveway entrances so that the property is compliant with current city codes. We are asking for a variance for this as we believe that closing off one of the entrances could pose a potential safety issue for one of the parking spaces.