



PLANNING COMMISSION
June 6, 2023

Rezoning
Case R-2023003
with Preliminary Site Plan

Applicant:
7 and M Virginia LLC



R-2023003

Central Magisterial District

7 and M Virginia LLC

Requests: Rezoning from Local Business (B-1) to
Planned Unit Development (PUD) with Standard
Modifications to Ordinance requirements





Subject Property



Subject Property

Map 2

I-2

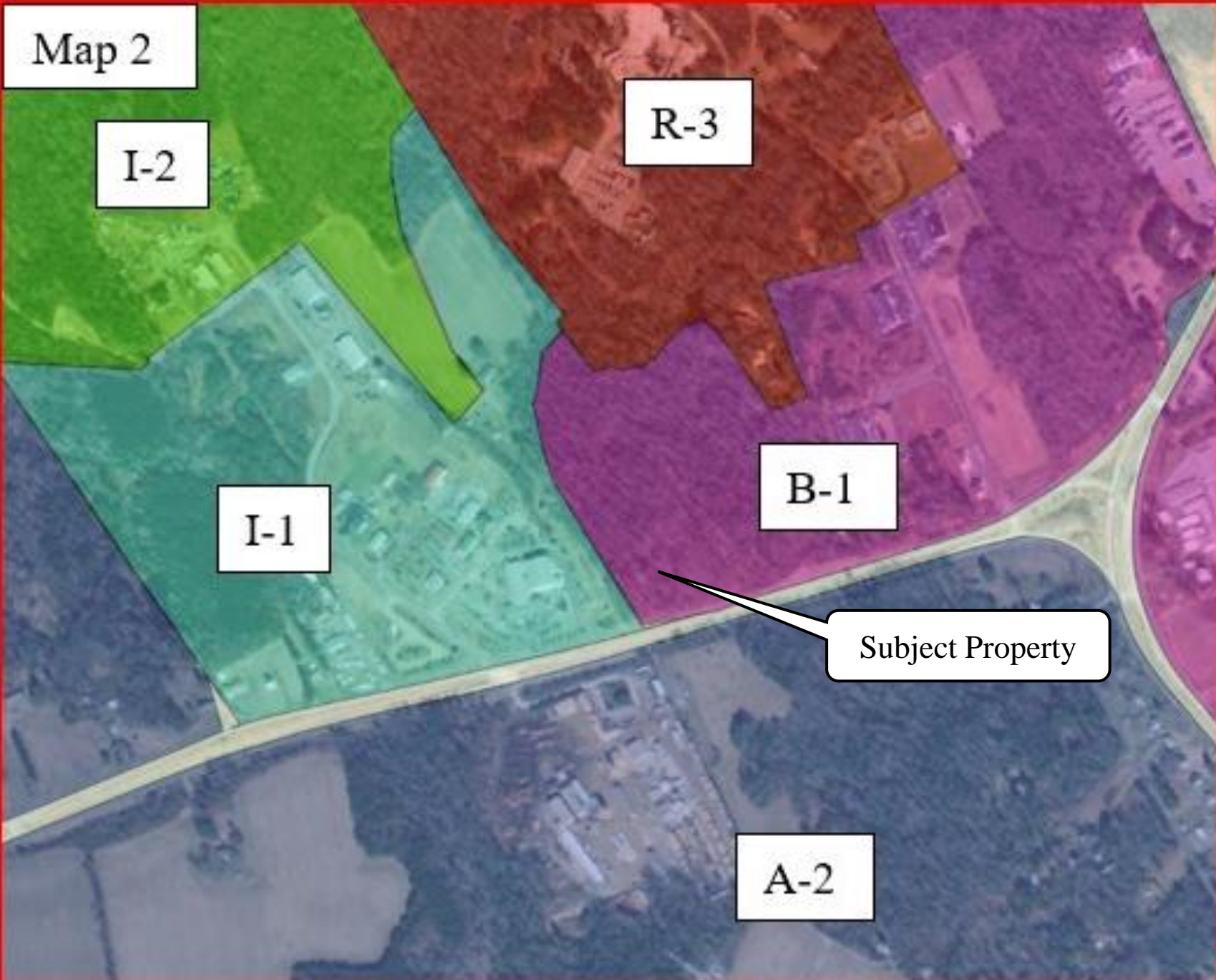
R-3

I-1

B-1

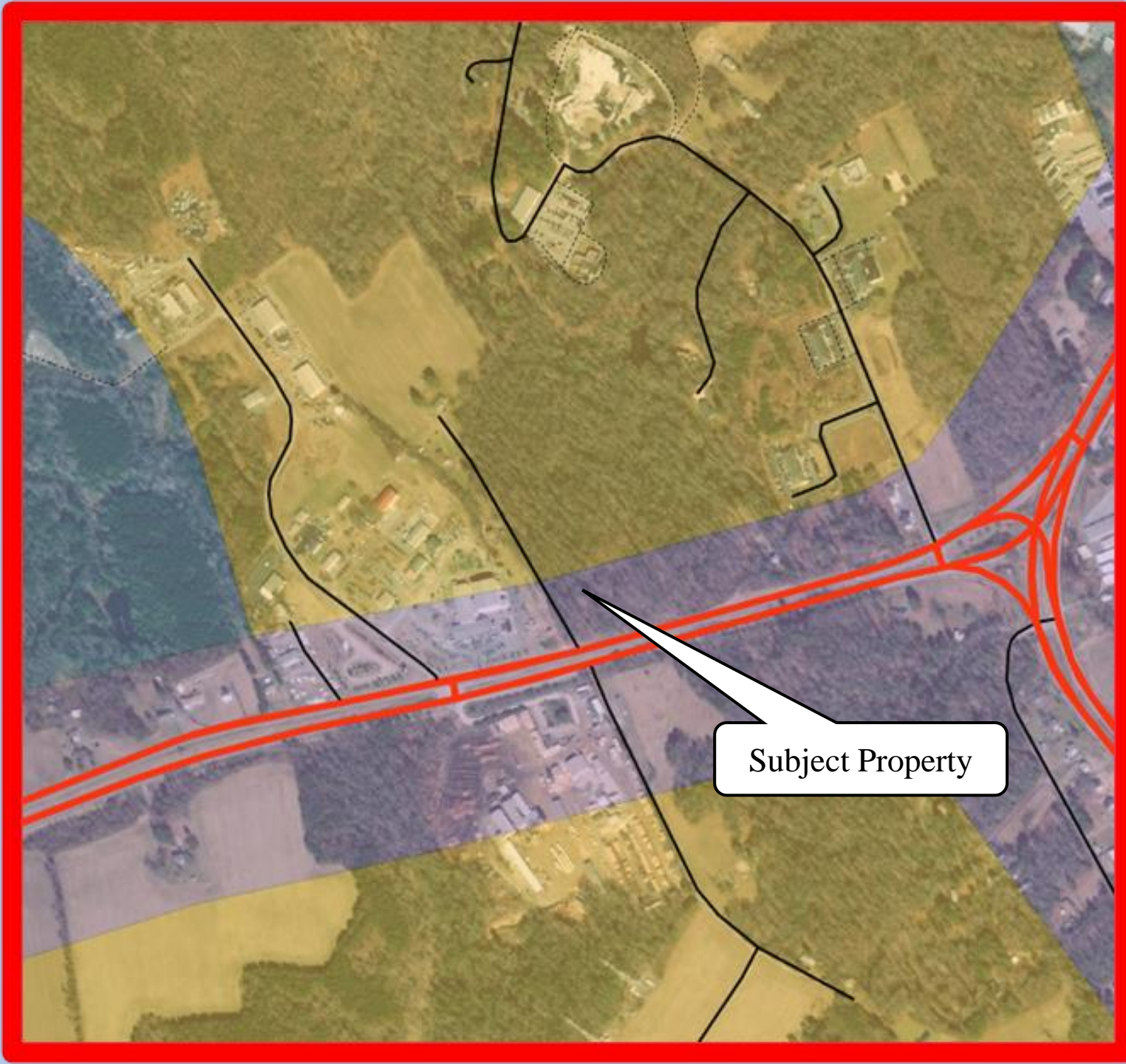
Subject Property

A-2

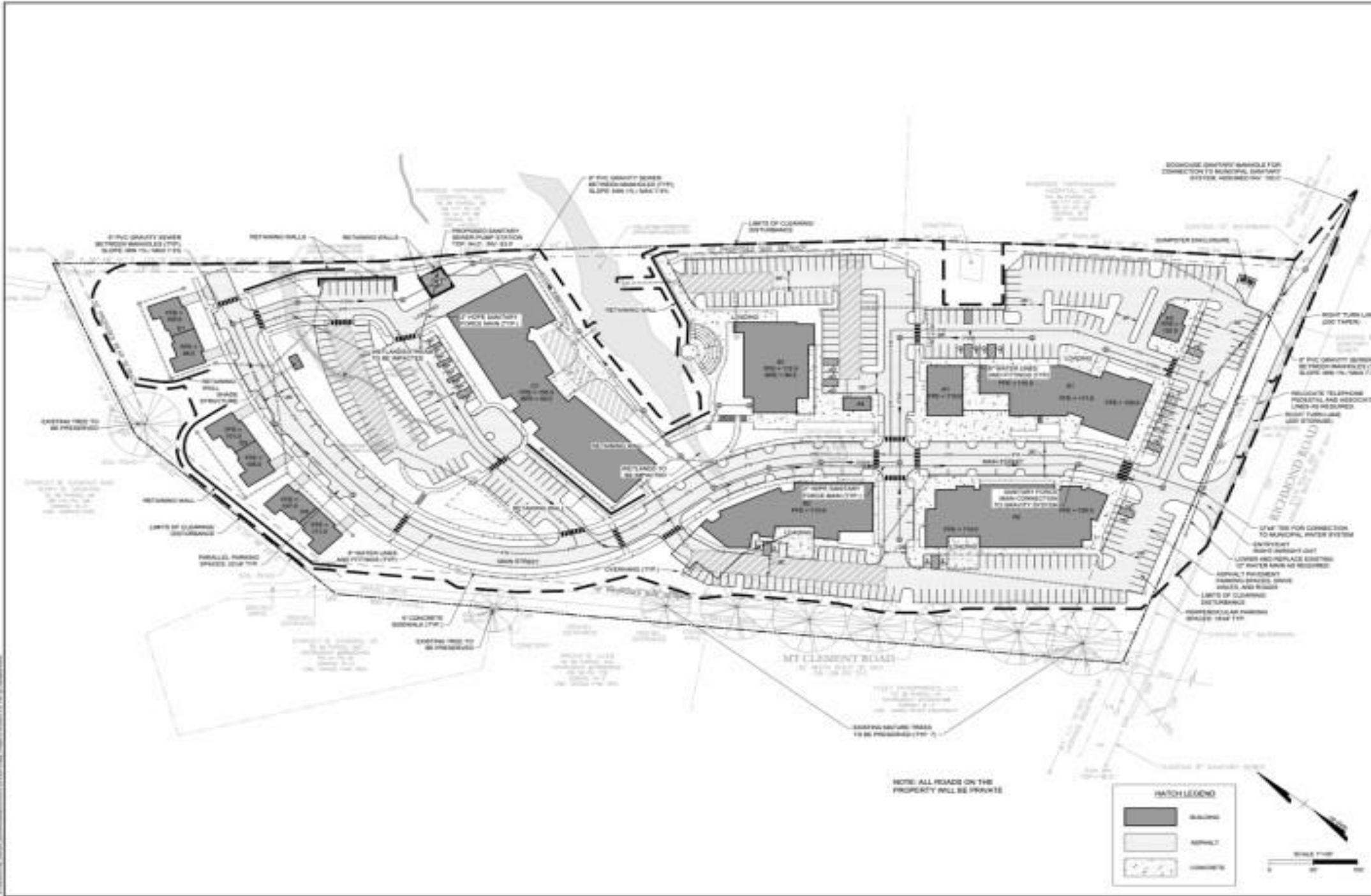


Standard Modifications

- **Private roads**
- **Greater Density**
- **Increase Number of Multi-family Units Per Floor (Building C)**
- **Increased Building Height (Buildings A, A2 & B2)**
- **Reduced Parking and Loading Areas**
- **Reduced Project Size**
- **Larger Sign Area and Height at Entrance**
- **Larger Sign Area for Wall Mounted Signs**
- **Reduced Parking Islands**
- **Reduce Access Point from 2 to 1 Access**



Subject Property



THIS PROJECT IS THE PROPERTY OF THE CLIENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

DATE: 05/14/2014
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS

PROJECT: ESSEX POINT AT MOUNT CLEMENT
 SHEET: 01 OF 02

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ESSEX POINT AT MOUNT CLEMENT
 LAYOUT AND UTILITY PLAN

DATE	05/14/2014
SCALE	1" = 30'
PROJECT	ESSEX POINT AT MOUNT CLEMENT
SHEET	01 OF 02
DESIGNED BY	J. HARRIS
CHECKED BY	J. HARRIS
DATE	05/14/2014

Proffered Conditions

- Last revised 6.1.23
- Clarity needed to ensure enforceability if accepted
- Inconsistent/incorrect terms used
- Relative to: Preliminary Plan date; housing type terms; B-2 uses proposed; services not including assisted living without CUP; building elevations; clarify parking (minimum vs. standards exception request); standards for private road construction

Staff Recommends Denial

- Fails to comply with the Comprehensive Plan
- Areas of proposal lacks clarity
- Proximity to incompatible land uses
- Standard Exceptions accommodate smaller project size vs. quality/innovative design, safety for access





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