

City of Greenwood Village

Agenda – Final Planning and Zoning Commission

6060 South Quebec Street
Greenwood Village, CO
80111

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Tuesday, November 18, 2025

6:00 PM

Council Chambers

DINNER (5:00 PM)

REGULAR MEETING (6:00 PM)

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

- A. Tentative Minutes 10.07.2025 (2025-336)

5. RESOLUTION OF APPRECIATION

- A. Resolution of Appreciation for Katrin Mezger

6. PUBLIC HEARINGS

- A. A. Case No. PZ-25-32 FP; Major Subdivision Final Plat at 8081 E Orchard Rd for The Orchard (2025-353)
- B. B. Case No. PZ-25-38-SDP, a Site Development Plan Amendment at 8081 E Orchard Rd for The Orchard (2025-354)

7. PUBLIC COMMENT

8. DISCUSSION ITEMS

9. NEW BUSINESS

10. ADJOURNMENT



City of Greenwood Village

Minutes – Final

Planning and Zoning Commission

6060 South Quebec Street
Greenwood Village, CO
80111

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Please turn off all cellular phones and/or audible pagers
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Tuesday, October 7, 2025

6:00 PM

Council Chambers

DINNER (5:00 PM)

REGULAR MEETING (6:00 PM)

The Planning and Zoning Commission of the City of Greenwood Village met in a regular session, 6060 S Quebec St, City of Greenwood Village, County of Arapahoe, State of Colorado at 6:00 PM.

Staff in Attendance: Derek Stertz - Planning Manager; Derek Holcomb – Community Development Director; Jonathan Mehki - Planner I; Brandon Nehl – Planner I; Krista Ashford – Planning Technician

1. CALL TO ORDER

The meeting was called to order at 6:01 PM.

2. ROLL CALL

Present: 7 - Randy Davis, Eric Montag, Katrin Mezger, Jeffrey Litman, Tim Hascall, Steve Moran, Richard Easton

Absent: 1 - Scott Sax

Presiding: Tim Hascall

3. PLEDGE OF ALLEGIANCE

Commissioner Moran led the Pledge of Allegiance.

4. APPROVAL OF MINUTES

A. May 20, 2025 Minutes (2025-320)

A motion was made by Commissioner Katrin Mezger, seconded by Commissioner Eric Montag; to Approve the May 20, 2025 Minutes. The motion carried by unanimous voice vote.

Yes: 7 - Richard Easton, Randy Davis, Eric Montag, Tim Hascall, Katrin Mezger, Jeffrey Litman, Steve Moran

No: 0 - None

5. Public Comment

There was no public comment.

6. PUBLIC HEARINGS

A. PZ-25-26-SUP, Special Use Permit; The Village at Landmark (2025-290)

Planning Manager Stertz stated that a notice of the date, time, and place of the hearing was published on the City website at least 15 days prior to the hearing, as required by the Greenwood Village Municipal Code. Notice of the hearing was also posted on the property for at least 15 days prior to the hearing, as required by the Greenwood Village Municipal Code. Notice of the hearing date, time, and place was also sent by mail to property owners as required by the Greenwood Village Municipal Code for this type of hearing at least 15 days prior to the hearing.

Planning Manager Stertz presented on behalf of Staff for both the Special Use Permit and Site Development Plan for The Village at Landmark.

Planning Manager Stertz provided an update that since publication of the Staff Report additional public comments had been received and provided to the Commission and the Applicant. As of the start of the public hearing Staff had received 11 comments in favor of the proposed development and 5 comments opposed.

Paul Shoukas, 200 Kalamath Street, Denver, CO 80223, Alex Jewett, 5975 S. Quebec St., Ste. 250, Centennial, CO 80111 and Cindy Meyer, 8390 E Crescent Parkway, Greenwood Village, CO, presented on behalf of the Applicant.

Chair Hascall opened the item for questions.

The Commission asked questions of Staff and the Applicant on topics including density, building heights, building setbacks, open space calculation methodology, and typical setbacks for other residential developments.

Chair Hascall closed the question and answer portion of the presentation and opened the item for public comment.

John Levinson, Landmark West Owner, spoke in favor of the project.

Marty Schmitz, 7201 E Berry, spoke in favor of the project.

Chair Hascall closed the public hearing and asked for the Commission to deliberate and make motions for both applications.

The Commission deliberated amongst itself.

A motion was made by Commissioner Eric Montag, seconded by Commissioner Jeffrey Litman; to recommend PZ-25-26-SUP, Special Use Permit; The Village at Landmark, for approval to City Council.

Yes: 6 - Richard Easton, Eric Montag, Tim Hascall, Katrin Mezger, Jeffrey Litman, Steve Moran

No: 1 - Randy Davis

B. PZ-25-23-SDP, Site Development Plan; The Village at Landmark (2025-289)

A motion was made by Commissioner Jeffrey Litman, seconded by Commissioner Katrin Mezger; to recommend PZ-25-23-SDP, Site Development Plan; The Village at Landmark, for approval to City Council.

Yes: 5 - Eric Montag, Tim Hascall, Katrin Mezger, Jeffrey Litman, Steve Moran

No: 2 - Randy Davis, Richard Easton

7. NEW BUSINESS

No new business for this meeting.

8. PUBLIC COMMENT

No additional public comment for this meeting.

9. DISCUSSION ITEMS

No discussion items for this meeting.

10. ADJOURNMENT

A motion was made by Commissioner Richard Easton, seconded by Commissioner Randy Davis, to adjourn. The motion was carried by unanimous voice vote.

Yes: 7 - Richard Easton, Randy Davis, Eric Montag, Tim Hascall, Katrin Mezger, Jeffrey Litman, Steve Moran

No: 0 - None

There being no further business, the meeting was adjourned at 8:16 PM



***A RESOLUTION OF APPRECIATION
HONORING THE SERVICE OF
KATRIN MEZGER
AS A PLANNING AND ZONING COMMISSION MEMBER***

***WHEREAS,** Katrin Mezger, Commission Member for the City of Greenwood Village Planning and Zoning Commission serving February 6, 2023 through November 18, 2025 significantly contributed to the decisions on development applications;*

***WHEREAS,** the performance of their duties and responsibilities was characterized by dedication to the neighborhood quality of Greenwood Village and that Katrin Mezger contributed their experience, time, and interest to the Planning and Zoning Commission;*

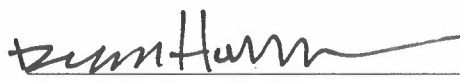
***WHEREAS,** Katrin Mezger provided leadership, insight and perspective that contributed to the quality of the development application consideration and decisions.*

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF GREENWOOD VILLAGE PLANNING AND ZONING COMMISSION, THAT THE SERVICE OF KATRIN MEZGER AS A PLANNING AND ZONING COMMISSION MEMBER IS DEEPLY APPRECIATED.

PASSED, APPROVED, AND ADOPTED this November 18, 2025 by the Planning and Zoning Commission of the City of Greenwood Village, Colorado, on first and final reading.

***City of Greenwood Village
Community Development***

***City of Greenwood Village
Planning and Zoning Commission***



Derek Holcomb, Director

Chair

Staff Report

Case No. PZ-25-0032-FP/

PZ-25-0038-SDP

Planning & Zoning Commission

November 18, 2025

Subject Property Address:

8081 E. Orchard Road

Project Size / Zoning:

11.599 Acres / Town Center

Comprehensive Plan Planning Area:

Interstate Corridor Planning Area

Applicant:

Jon Gorman
10333 E. Dry Creek Road, Suite 400
Englewood, CO 80112

Property Owner:

Alberta 8081 East Orchard, LLC

Request:

The Final Plat portion of the Major Subdivision Process which will legally divide The Orchard Development and a Minor Amendment to the SDP approved in 2024.

Staff Recommendation:

Approval

Attachments:

1. Vicinity and Zoning Map, Aerials, Street Views
2. Neighborhood Input Meeting Summary
3. Letter of Description and Justification
4. Proposed Major Subdivision Plat
5. Proposed Site Development Plan Amendment
6. Comp Plan – Interstate Corridor
7. Staff Report for 9-16-2024 SDP & SUP
8. City Council Meeting Minutes (9-16-2024)
9. Public Comment

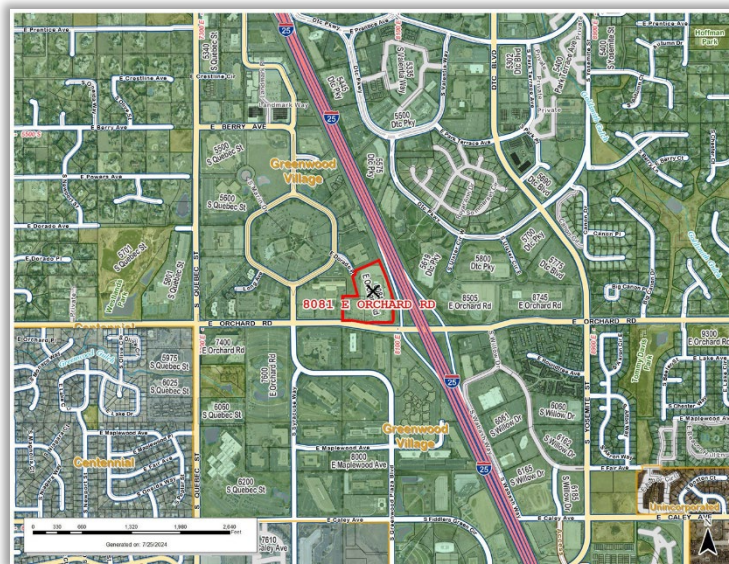
Staff

Grady Timmerman, Planner II
gtimmerman@greenwoodvillage.com
(303) 486-5792

Public Notice & Comments – As of 11/13/2025

No. Sent	Comments Received	Support	Oppose
670	1	1	0

Public Notice was provided as required by the Land Development Code (LDC, Section 16-2-270). The affidavits of mailing and posting will be presented at the November 18, 2025 hearing.



Executive Summary

A site development plan (SDP) amendment to make minor modifications to the SDP approved in 2024 to allow for an additional 22 parking spaces to be included with the proposed overall site redevelopment, update pad building B's footprint and elevations to reflect a perspective tenant and add emergency power generators and a recycling enclosure. The 2024 approved SDP included the demolition of all existing improvements to provide for a mixed-use redevelopment, including a shopping district with a specialty grocer to anchor the south end of the development and a neighborhood enclave consisting of 54 brownstones. A Major Subdivision plat to subdivide the property in accordance with the new SDP is also included for consideration.

Background

- The Subject Property is located at the northwest corner of the Interstate 25 (I-25) and the Orchard Road interchange, east of Greenwood Plaza Boulevard.
- The zoning of the property is Town Center (T.C.), and the Subject Property is in the Interstate Corridor Area of the City's Comprehensive Plan. Adjacent properties to the east, south, and west are also zoned T.C. while one property to the north is zoned Business Professional (B-1). Adjacent uses include offices to the north, east, and south. A hotel is to the west.
- The lots comprising the Subject Property were annexed in 1975. The 1975 Annexation was a large annexation that included properties from Holly Street on the west to Dayton Street on the east.
- The Greenwood Plaza Master Development Plan (MDP) was approved by the City Council in 1977. The MDP generally matches the development standards found in the LDC for the T.C. zone district with additional standards regarding setbacks and specific use requirements outlined by the Planning Area. Additionally, the MDP provides building height requirements based on a radial height plane exhibit. The center point of the radial height plane is located in the middle of the Triad Office Buildings and is intended to protect mountain views for all properties in the MDP.
- The existing building and parking structure were built in 1985. Originally the site was used for Beau Monde, a regional mall, and was most recently utilized as a religious ministry with some smaller tenants.
- The northeast corner of the site is the highest point of the Subject Property, which generally slopes down to the southwest corner.
- On September 3, 2024 the Planning and Zoning Commission recommended approval for the proposed SDP (6 – Yes to 1 – No) and SUP (7 – Yes to 0 – No).
- On September 16, 2024 City Council conditionally approved the SDP/SUP contingent upon the approval of a Major Subdivision Plat and a Site Improvement Agreement (SIA).

Applicant Request

Final Plat

The Applicant is requesting a Final Plat for the Subject Property. The proposed redevelopment is a three (3) lot mixed- use redevelopment, including a shopping district with a specialty grocer to anchor the south end of the development and a neighborhood enclave consisting of 54 brownstones. The development regulations are outlined on the previously approved SDP and SUP. The overall concept and lot configuration has not been substantially modified since their approval. Additional plat details and clean-up have been added, in addition to the inclusion of the required construction drawings.

- Public improvements include new public sidewalks along Dorado Place and Orchard Road, repaving of the Dorado Place cul-de-sac, an additional right turn lane along Orchard Road, curb and gutter, valley pans, site-wide public storm sewer improvements and a proposed traffic signal on Orchard Road at the west Orchard Road access.
- Multiple easements dedicated for drainage, utilities, and emergency access per plan review requests from City Departments (Community Development and Public Works engineer teams) and external agencies (Southgate W&S, South Metro Fire Rescue, etc.).
- Ownership and maintenance responsibility summary table regarding the dedicated Tracts.

The Final Plat fulfills the development and design standards that are detailed throughout the SDP and SUP and will also be controlled through protective Covenants, Conditions and Restrictions (CC&Rs) which will establish a Homeowner's Association. The HOA is responsible for the following items: native grass area behind lots along I-25, retaining walls that Brookfield constructs, dog park/common area maintenance, gated access point, alley way/private street maintenance/repairs and snow removal, common area sidewalk repairs and maintenance and snow removal, on-lot landscaping- irrigation and plant material, snow removal on lead walks to front porch, and water mainline and sanitary/sewer mainlines.

Site Development Plan Amendment

The applicant is requesting an amendment to the SDP approved in 2024 to make minor modifications to allow for an additional 22 parking spaces to be included with the proposed overall site redevelopment and update pad building B's footprint and elevations to reflect a perspective tenant. The proposed modification also includes a designated area for permanent and temporary emergency power generators located at the northeast corner of the grocer and a recycling trash enclosure to be accommodated at the southeast corner of the grocer. These modifications are necessary for the anchor tenant. The proposed tenant believes that these modifications would help them to better serve their customers and the operation of the proposed specialty grocer.

As indicated in LDC Sec. 16-2-50(f)(2), if an applicant wishes to modify an approved SDP, the applicant shall submit a request for such modification to the Community Development Department Director. The Director shall determine whether the proposed modification is a major, minor, or administrative modification. A modification is considered a minor modification if open space and parking requirements are decreased by no more than five percent (5%). The following table provides a comparison of the LDC's development standards for developments located in the T.C. zone district vs. the proposed modification:

Comparison of Code Allowance to Proposed Modification			
Development Type	T.C. Zone District	Proposed Modification	Deviation From Code
22 additional parking spaces	- A minimum of 30% of the gross land area shall be open space. - Minimum off-street parking requirement: bank (1 per 200 sq. ft. NFA), grocer (1 per 200 sq. ft. NFA), and restaurant (1 per 100 sq. ft. NFA). 240 spaces in total required. - A minimum of 10% is required parking lot landscaping. - Maximum percentage of site area allowed to be surface parking is 40%.	- Open space for the whole site is reduced to 31.5%. - Based on the NFA and its uses, the subject property is required to provide a minimum of 240 parking spaces. The proposed development would provide 247 parking spaces. - Percentage of landscaped islands to parking lot provided: 10.65%. - The paved area in the commercial parcel would increase from the previously approved 44.11% to 45%.	No deviations from the Land Development Code are being proposed that weren't previously approved by the SDP/SUP. The exception request for maximum percentage of site area allowed to be surface parking would increase by 4,093 square feet with this proposal and the 9 surface parking spaces with encroachments and that were previously approved by the SDP have decreased to 6.

Recycling enclosure and emergency power generator	- To soften the appearance of trash enclosures and provide a transition to surrounding landscaped areas, evergreen trees or upright evergreen shrubs shall be planted around the exterior of trash enclosures, except the gate areas necessary for access. - Enclosures shall be constructed to match the building design, materials and colors. The gates to the enclosure shall be decorative and coordinate with the enclosure materials and colors. To enhance security, the gates may include narrow gaps allowing individuals to see into the enclosure. - Governed by Greenwood Plaza Master Plan building height exhibit	- Staff finds that the intent of the code is being met with the proposed landscaping. - The proposed enclosure is to be constructed of the same material and color as the adjacent specialty grocer. - The enclosures would have a build height of 10 feet.	No deviations from the Land Development Code are being proposed.
Pad building B's footprint and elevations	The City encourages the use of exterior building materials and architectural components that are compatible with the surrounding area.	The proposed elevation change will include high quality materials like brick, architectural metals, and nonreflective glass and will utilize consistent architectural design for all building façades.	No deviations from the Land Development Code are being proposed.

Analysis

An analysis associated with the Final Plat was provided during the review of the SDP/SUP, including conformance with the City's Comprehensive Plan, the overall (including Article 26 – Subdivisions) and zone district standards of the LDC, traffic and site access impacts and analysis, drainage/stormwater/water quality management analysis, and the mitigation of any adverse impacts caused by the development (Attachment 7).

Additionally, the review criteria for SDPs and Final Plats are the same as both documents are part of the same Major Subdivision Process.

Staff finds the proposed subdivision to be consistent with the Comprehensive Plan's goals for the Interstate Corridor. It meets the Corridor's high-quality site design standards and supports a diverse economic and employment base by providing a high-end grocery store, enhancing the area as a major office park. The residential density (less than 8 DU/acre) exceeds the recommended 4 DU/acre by only 25%, aligning with the intent of prior 2024 SDP and SUP approvals, with no changes proposed.

The subdivision conforms to Town Center zone and LDC development regulations (Article 26 – Subdivisions). The uses approved by the SUP, including offices, dwellings, retail, and service establishments are compatible with surrounding uses and support the Town Center concept. The commercial redevelopment net floor area (NFA) is lower than existing NFA.

Adverse impacts on traffic and stormwater are mitigated through contributions finalized with the Major Subdivision and associated SIA. Impacts to view corridors are negligible due to building placement and topography; adjacent office buildings have higher foundation elevations. Noise and public services are not negatively affected. The high-quality townhomes and the high-end grocer are expected to increase nearby property values. Staff finds that the impact to view corridors will be negligible due to the location of the building and the existing topography of the site and no residential views will be blocked. Adjacent office buildings to the east have a higher foundation elevation than the Subject Property. Noise and the provision of public services are not negatively impacted.

Major Subdivision Plat Review Criteria

In considering the proposed Major Subdivision Plat, the Planning and Zoning Commission (PZC) shall consider the following review criteria as outlined in LDC Sections 16-2-140. Staff's findings and considerations regarding the review criteria are presented in the following table:

Criteria	Finding	Considerations
1. Whether the subdivision is in conformance with the Comprehensive Plan	Yes	Staff finds that the subdivision is consistent with the comprehensive plan goals outlined for the Interstate Corridor. The proposed subdivision meets the high-quality site and design requirements outlined for the Corridor and the proposed use of the development supports a diverse economic and employment base and promotes the area as a major office park in the region by providing a desirable amenity of a high-end grocery store. The proposed density of the residential portion of the development is less than the average residential density (8 DU/acre) found in the corridor and exceeds the recommended 4 DU/acre density by only 25%, meeting the intent of the recommendation. The proposed density is not being changed with this request and that was previously approved in 2024 with the SDP and SUP.
2. Whether the subdivision is in conformance with the Zoning District and this Chapter	Yes	Staff finds that proposed subdivision is in conformance with the development regulations of the Town Center zone district and the overall LDC, specifically Article 26 - Subdivisions.

3. Whether the subdivision is compatible with surrounding land uses	Yes	Staff finds that the proposed subdivision is compatible with surrounding land uses as the uses approved by the SUP (offices, dwelling units, retail, and service establishments) and are designed to service the daily needs of the Town Center concept and are uses found surrounding the subject property. Also, the NFA proposed by the commercial portion of the redevelopment is less than the existing commercial NFA.
4. Whether the subdivision adequately mitigates any adverse impacts it causes, including, without limitation, adverse impacts on traffic, view corridors, noise, property values, and the provision of public services	Yes	Staff finds that the proposal adequately mitigates adverse impacts to traffic and stormwater run-off by the contributions proposed by the Applicant which are finalized with this Major Subdivision and associated SIA. Public improvements include new public sidewalks along Dorado Place and Orchard Road, repaving of the Dorado Place cul-de-sac, an additional right turn lane along Orchard Road, curb and gutter, valley pans, site-wide public storm sewer improvements and a proposed traffic signal on Orchard Road at the west Orchard Road access. Impacts to view corridors are negligible due to building placement and topography; adjacent office buildings have higher foundation elevations. Noise and public services are not negatively affected. The high-quality townhomes and the high-end grocery are expected to increase nearby property values.

Staff finds the proposed modification to be consistent with the Comprehensive Plan's goals for this planning area (Attachment 6). It conforms to the Interstate Corridor Planning Area's objective of providing ample parking, supported by policies 1b (maintain easy access with ample parking) and 2a (promote parking policies to minimize congestion). The modification adds 22 parking spaces, exceeding Land Development Code requirements.

The proposal is compatible with surrounding land uses, as surface parking, trash enclosures, and emergency power generators are common and incidental, and the prospective tenant's building design demonstrates high-quality colors, materials, and architecture. The only anticipated adverse impact is a reduction in open space to 31.5%, which still exceeds the 30% minimum. Staff finds this is adequately mitigated by the quality of the landscape plan, achieving the Corridor's open space and landscaping goals through a well-landscaped surface parking lot and overall site.

SDP Minor Amendment Review Criteria

In considering an application for a minor SDP modification, the Planning and Zoning Commission (PZC) shall consider the following criteria as outlined in LDC Section 16-2-50. The approval criteria and staff's findings are presented below.

Criteria	Finding	Considerations
1. Whether the proposed SDP modification is in conformance with the Comprehensive Plan.	Yes	Staff finds that the proposed modification is consistent with the goals outlined in the Comprehensive Plan for this planning area. The proposed development is in conformance with the Interstate Corridor Planning Area's goal and objective of providing ample parking for planned

		uses. This goal/objective is reinforced by the following policies: 1b. maintain easy access to and within the Corridor to include ample parking and 2a. promote land use patterns, parking policies, and traffic management methods to minimize congestion. The proposed modification would add 22 parking spaces and aligns with the Comprehensive Plan as the development would provide more parking spaces than is required by the Land Development Code.
2. Whether the proposed SDP modification is compatible with surrounding land uses.	Yes	Staff finds that the proposed modification is compatible with surrounding land uses as surface parking lots, trash enclosures, and emergency power generators are commonly found and are incidental to surrounding land uses and the perspective tenant is proposing a building design that is of high-quality in terms of colors, materials, and architectural style.
3. Whether the proposed SDP modification adequately mitigates any adverse impacts it causes, including without limitation adverse impacts on traffic, view corridors, noise, property values and the provision of public services.	Yes	Staff finds that the only adverse impact anticipated with the proposed SDP modification is a reduction in open space from the SDP approved in 2024. At 31.5%, this would still put the proposal above the 30% minimum required by code. Staff finds that this reduction is adequately mitigated by the quality of the landscape plan and effectuates the open space and landscaping goals of the Corridor, by proposing a well landscaped surface parking lot and overall site.

FINAL PLAT

8081 E. ORCHARD SUBDIVISION FILING NO. 1

SITUATED IN THE SOUTH HALF OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREENWOOD VILLAGE, COUNTY OF ARAPAHOE, COLORADO

SHEET 2 OF 8

GENERAL NOTES:

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WESTWOOD PROFESSIONAL SERVICES, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, WESTWOOD PROFESSIONAL SERVICES, INC. RELIED UPON COMMITMENT FOR TITLE INSURANCE, ORDER NO. ABD70753035-5, ISSUED BY LAND TITLE GUARANTEE COMPANY, AND HAVING AN EFFECTIVE DATE OF AUGUST 12, 2025, AND COMMITMENT FOR TITLE INSURANCE, ORDER NO. ABD70759564-4 ISSUED BY LAND TITLE GUARANTEE COMPANY, AND HAVING AN EFFECTIVE DATE OF AUGUST 12, 2025..
5. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHWEST CORNER OF SAID SECTION 16 BY A 1" ALUMINUM PIPE WITH A 3-1/4" DIAMETER ALUMINUM CAP IN A RANGE BOX STAMPED "TSS R67W 17/16/20/21 PLS 37908 2015", FROM WHICH THE SOUTH QUARTER CORNER OF SAID 16, BEING MONUMENTED BY A NO. 6 REBAR WITH A 3-1/4" DIAMETER ALUMINUM CAP STAMPED "MERRICK & COMPANY TSS R67W 1/4 S16/S21 1996 PLS 13155", IS ASSUMED TO BEAR NORTH 89°30'45" EAST, A DISTANCE OF 2620.99 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
6. PROJECT BENCHMARK IS PART OF THE ARAPAHOE COUNTY URBAN CONTROL AREA VERTICAL CONTROL POINT NUMBER 1005 BEING A 3-1/4" DIAMETER ALUMINUM CAP STAMPED "ARAPAHOE COUNTY MAPPING BENCHMARK UAP 1 5 2010 PLS 30822", LOCATED IN THE NORTHEAST QUADRANT OF EAST ORCHARD ROAD AND SOUTH MONACO STREET AT THE EAST END OF WOOD FENCE, HAVING A PUBLISHED ELEVATION OF 5576.62 FEET, NAVD88.
7. THE PROPERTY IS LOCATED WITHIN FLOOD HAZARD AREAS HAVING ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAPS (FIRM) PANELS 08005C0457K, REVISED DECEMBER 17, 2010. ZONE "X" IS DEFINED AS BEING "AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". AREA NEAR DAD CLARK GULCH IS WITHIN MILE HIGH FLOOD DISTRICT FLOODPLAIN.
8. THERE ARE 54 DWELLING UNITS PLANNED FOR THIS SITE.
9. NO OFFSET MONUMENTS WERE SET WITH THIS PLAT.
10. THE PORTIONS OF THOSE EASEMENTS AS RECORDED IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER AT BOOK 4250, PAGE 672, BOOK 3161, PAGE 494 & BOOK 2112, PAGE 442, HATCHED HEREON AND LOCATED WITHIN THIS SUBDIVISION ARE TO BE VACATED BY SEPARATE DOCUMENT.

SUBDIVISION PLAT STANDARD NOTES:

STREETS AND ROADWAYS

1. THE ROADWAYS SHOWN ON THIS PLAT ARE PRIVATE AND WILL NOT BE MAINTAINED BY THE CITY OF GREENWOOD VILLAGE. THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND ASSIGNS IN INTEREST SHALL BE RESPONSIBLE FOR STREET MAINTENANCE.
2. EMERGENCY ACCESS FOR POLICE, FIRE AND OTHER EMERGENCY VEHICLES IS HEREBY GRANTED OVER AND ACROSS ALL STREETS AND ROADWAYS SHOWN ON THIS PLAT, BOTH PUBLIC AND PRIVATE.
3. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ALL PRIVATE ROADWAYS, PARKING AREAS AND EASEMENTS.
4. THE PRIVATE ROADWAYS SHOWN ON THIS PLAT ARE NOT IN CONFORMANCE WITH THE CITY OF GREENWOOD VILLAGE DESIGN AND CONSTRUCTION STANDARDS FOR PUBLIC STREETS AND WILL NOT BE MAINTAINED BY THE CITY.
5. THE TRANSPORTATION EASEMENT IS GRANTED TO THE CITY FOR PURPOSES OF PUBLIC ACCESS AND FOR THE MAINTAINANCE AND OWNERSHIP OF THE TRAFFIC SIGNAL EQUIPMENT.
6. A CROSS ACCESS EASEMENT IS GRANTED OVER THE LOT 1, BLOCK 3 PROPERTY BY THIS PLAT TO THE OWNERS OF LOTS 1-54 & TRACTS A-G, BLOCK 2.

DRAINAGE FACILITIES

1. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO MAINTAINING THE SPECIFIED STORM WATER DETENTION/RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. IT IS AGREED THAT THE CITY OF GREENWOOD VILLAGE SHALL HAVE THE RIGHT TO ENTER THE PROPERTY TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE CITY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS ALL ASSOCIATED COSTS TO THE PROPERTY OWNER.
2. THE CITY OF GREENWOOD VILLAGE DOES NOT ASSUME LIABILITY FOR DRAINAGE FACILITIES DESIGNED AND CERTIFIED BY OTHERS.
3. PERPETUAL EASEMENTS ARE GRANTED TO THE CITY FOR DRAINAGE PURPOSES IN THE LOCATIONS SHOWN HEREON AND SHALL BE CONTINUALLY MAINTAINED BY THE OWNER(S) OF EACH LOT. IN NO EVENT SHALL STRUCTURES BE ALLOWED IN THE EASEMENTS, PURSUANT TO THE CITY OF GREENWOOD VILLAGE'S STORMWATER AND DRAINAGE REGULATIONS AND STANDARDS AND ALL TERMS AND CONDITIONS OF RECORD, AS THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS EXIST AT THE TIME OF THE CITY OF GREENWOOD VILLAGE APPROVAL OF THIS DOCUMENT AND AS AMENDED FROM TIME TO TIME.
4. A DRAINAGE EASEMENT IS GRANTED OVER THE LOTS 1-3, BLOCK 3 PROPERTY BY THIS PLAT TO THE OWNERS OF LOTS 1-54 & TRACTS A-G, BLOCK 2 FOR THE MAINTENANCE OF ALL COMMONLY SHARED DRAINAGE FACILITIES, INCLUDING MAINTAINING THE SPECIFIED STORM WATER DETENTION/RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. IT IS AGREED THAT THE OWNERS OF LOTS 1-54 & TRACTS A-G SHALL HAVE THE RIGHT TO ENTER LOTS 1-3, BLOCK 3 PROPERTIES TO INSPECT COMMONLY SHARED DRAINAGE FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE LOTS 1-54 & TRACTS A-G, BLOCK 2 PROPERTY OWNERS MAY PROVIDE NECESSARY MAINTENANCE.
5. A DRAINAGE EASEMENT IS GRANTED OVER THE LOTS 1-54 & TRACTS A-G PROPERTY BY THIS PLAT TO THE OWNERS OF LOTS 1-3, BLOCK 3 FOR THE MAINTENANCE OF ALL COMMONLY SHARED DRAINAGE FACILITIES, INCLUDING MAINTAINING THE SPECIFIED STORM WATER DETENTION/RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. IT IS AGREED THAT THE OWNERS OF LOTS 1-3 BLOCK 3 SHALL HAVE THE RIGHT TO ENTER LOTS 1-54 & TRACTS A-G PROPERTIES TO INSPECT COMMONLY SHARED DRAINAGE FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE LOTS 1-3, BLOCK 3 PROPERTY OWNERS MAY PROVIDE NECESSARY MAINTENANCE.
6. DRAINAGE EASEMENT #1 & #3 SHALL BE DEDICATED BY THIS PLAT TO THE CITY. STORMWATER CONVEYANCE SYSTEM WITHIN THE EASEMENT TO BE OWNED AND MAINTAINED BY THE CITY. MAINTENANCE ACTIVITIES CONDUCTED BY THE CITY IN THE EASEMENT AREA SHALL BE LIMITED TO THE MINIMUM NECESSARY TO ACHIEVE AND/OR RESTORE DESIGN FUNCTION OF THE STORM SEWER SYSTEM TO CONVEY FLOWS FROM THE PUBLIC ROADWAY. SURFACE FEATURES LOCATED WITHIN THE EASEMENT, INCLUDING BUT NOT LIMITED TO LANDSCAPING, DECORATIVE PAVING, UTILITY STRUCTURES, INLETS COLLECTING DRAINAGE FROM PRIVATE ROADWAYS SHALL BE THE SOLE RESPONSIBILITY OF THE PRIVATE PROPERTY OWNER TO MAINTAIN.

PUBLIC EASEMENTS

ALL PUBLIC EASEMENTS SHOWN ON THIS PLAT BURDEN AND RUN WITH THE LAND DESCRIBED FOR THE BENEFIT OF THE PUBLIC.

FLOOD ZONES

THE FLOOD INSURANCE RATE MAPS (FIRM) FOR THE CITY OF GREENWOOD VILLAGE, COMMUNITY PANEL NUMBER 08005C0457K, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND DATED DECEMBER 17, 2010, INDICATE THAT THE PROPERTY SHOWN ON THIS PLAT LIES IN AN AREA DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN.

TRACT SUMMARY TABLE

TRACT	SQ. FT.	AREA	USE	OWNERSHIP	MAINTENANCE
A	68,146 S.F.	1.564 AC	PRIVATE ROADWAY / UTILITIES / DRAINAGE / PUBLIC USE ACCESS	HOA	HOA
B	24,907 S.F.	0.572 AC	DRAINAGE / PUBLIC USE ACCESS / OPEN SPACE / UTILITIES	HOA	HOA
C	923 S.F	0.021 AC	DRAINAGE / PUBLIC USE ACCESS / OPEN SPACE / UTILITIES	HOA	HOA
D	6,872 S.F.	0.158 AC	DRAINAGE / PUBLIC USE ACCESS / OPEN SPACE / UTILITIES	HOA	HOA
E	2,775 S.F.	0.064 AC	DRAINAGE / PUBLIC USE ACCESS / OPEN SPACE / UTILITIES	HOA	HOA
F	14,990 S.F.	0.344 AC	DRAINAGE / PUBLIC USE ACCESS / OPEN SPACE / UTILITIES	HOA	HOA
G	77 S.F	0.002 AC	DRAINAGE / PUBLIC USE ACCESS / OPEN SPACE / UTILITIES	HOA	HOA

LAND USE SUMMARY CHART

TYPE	SQ. FT.	AREA	% OF TOTAL AREA
SINGLE-FAMILY LOTS (54)	88,665 S.F.	2.029 AC	17.54%
LOT 1 BLOCK 1	60,457 S.F.	1.388 AC	11.97%
LOT 1 BLOCK 3	213,466 S.F.	4.901 AC	42.25%
LOT 2 BLOCK 3	9,305 S.F.	0.214 AC	1.84%
LOT 3 BLOCK 3	12,269 S.F.	0.282 AC	2.43%
TRACTS	118,680 S.F.	2.725 AC	23.49%
DEDICATED ROW	2,400 S.F.	0.055 AC	0.48%
TOTAL	505,244 S.F.	11.599 AC	100%



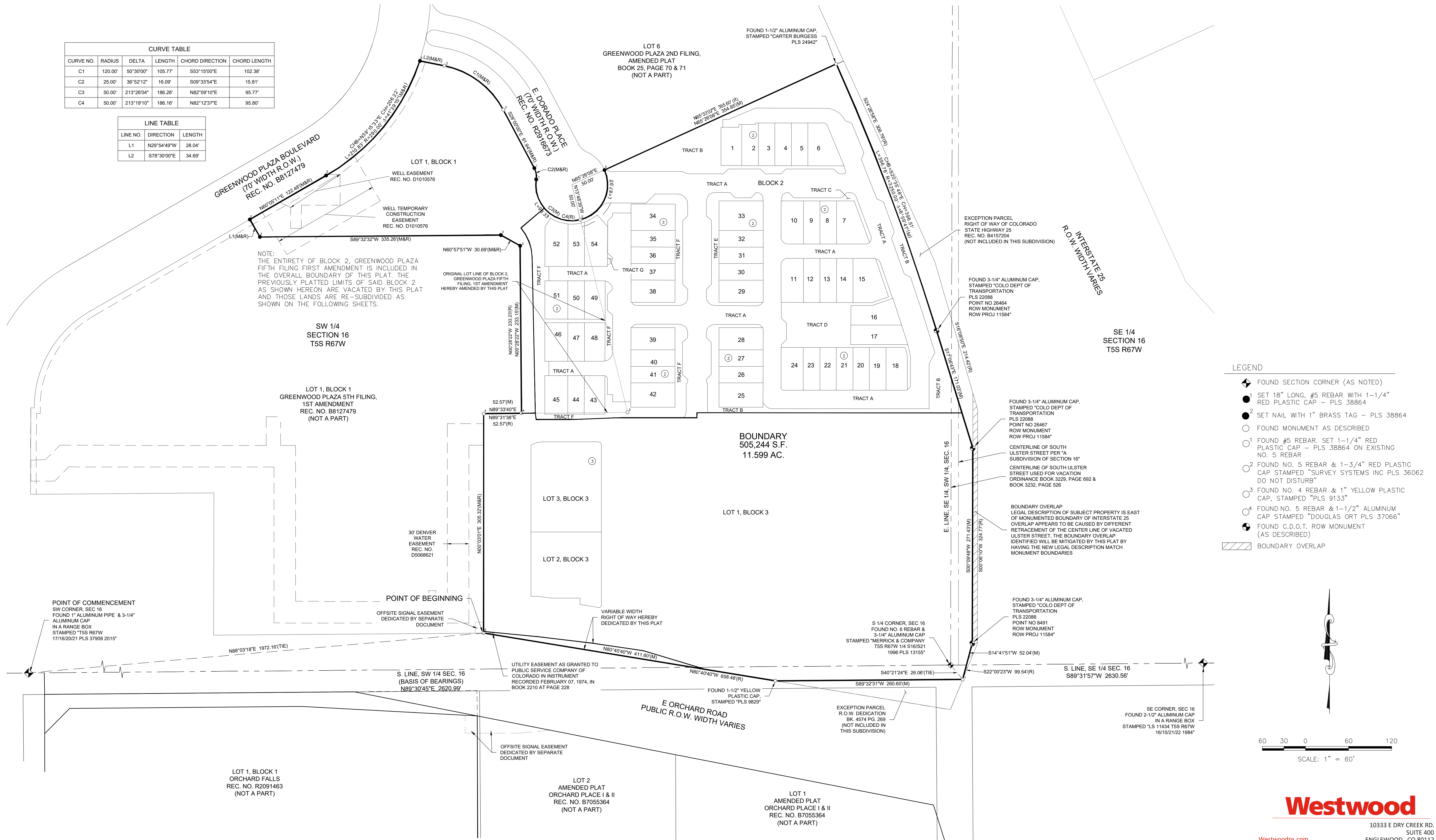
Westwoodps.com
Westwood Professional Services, Inc.

10333 E DRY CREEK RD.
SUITE 400
ENGLEWOOD, CO 80112
TEL: 720.482.9526

8081 E. ORCHARD SUBDIVISION FILING NO. 1 J.N. R0029020.01 PREPARED: 06/18/2024 REVISED: 11/12/2025 SHEET 2 OF 8

SITUATED IN THE SOUTH HALF OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREENWOOD VILLAGE, COUNTY OF ARAPAHOE, COLORADO
SHEET 3 OF 8

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N29°54'49"W	28.04'
L2	S78°30'00"E	34.69'



SITUATED IN THE SOUTH HALF OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREENWOOD VILLAGE, COUNTY OF ARAPAHOE, COLORADO
SHEET 4 OF 8



	FOUND SECTION CORNER (AS NOTED)
	SET 18" LONG, #5 REBAR WITH 1-1/4" RED PLASTIC CAP - PLS 38864
	SET NAIL WITH 1" BRASS TAG - PLS 38864
	FOUND MONUMENT AS DESCRIBED
	FOUND #5 REBAR, SET 1-1/4" RED PLASTIC CAP - PLS 38864 ON EXISTING NO. 5 REBAR
	FOUND NO. 5 REBAR & 1-3/4" RED PLASTIC CAP STAMPED "SURVEY SYSTEMS INC PLS 36062 DO NOT DISTURB"
	FOUND NO. 4 REBAR & 1" YELLOW PLASTIC CAP, STAMPED "PLS 9133"
	FOUND NO. 5 REBAR & 1-1/2" ALUMINUM CAP STAMPED "DOUGLAS ORT PLS 37066"
	FOUND C.D.O.T. ROW MONUMENT (AS DESCRIBED)
	EXISTING DENVER WATER EASEMENT (BOOK 4250 PAGE 672) TO BE VACATED BY SEPARATE DOCUMENT. (SEE NOTE 10, SHEET 2)
	EXISTING WATER EASEMENT (BOOK 3161 PAGE 494) TO BE VACATED BY SEPARATE DOCUMENT. (SEE NOTE 10, SHEET 2)
	EXISTING WATER & SANITARY EASEMENT (BOOK 2112 PAGE 442) TO BE VACATED BY SEPARATE DOCUMENT. (SEE NOTE 10, SHEET 2)
	EXISTING UTILITY EASEMENT RESERVATION IN VACATION ORDINANCE (BOOK 3229 PAGE 692 & BOOK 3532 PAGE 526) HEREBY VACATED BY THIS PLAN
	BOUNDARY OVERLAP
	WATER EASEMENT TO BE DEDICATED TO SOUTHGATE WATER AND SANITATION DISTRICT BY SEPARATE DOCUMENT
	SANITARY EASEMENT TO BE DEDICATED TO SOUTHGATE WATER AND SANITATION DISTRICT BY SEPARATE DOCUMENT



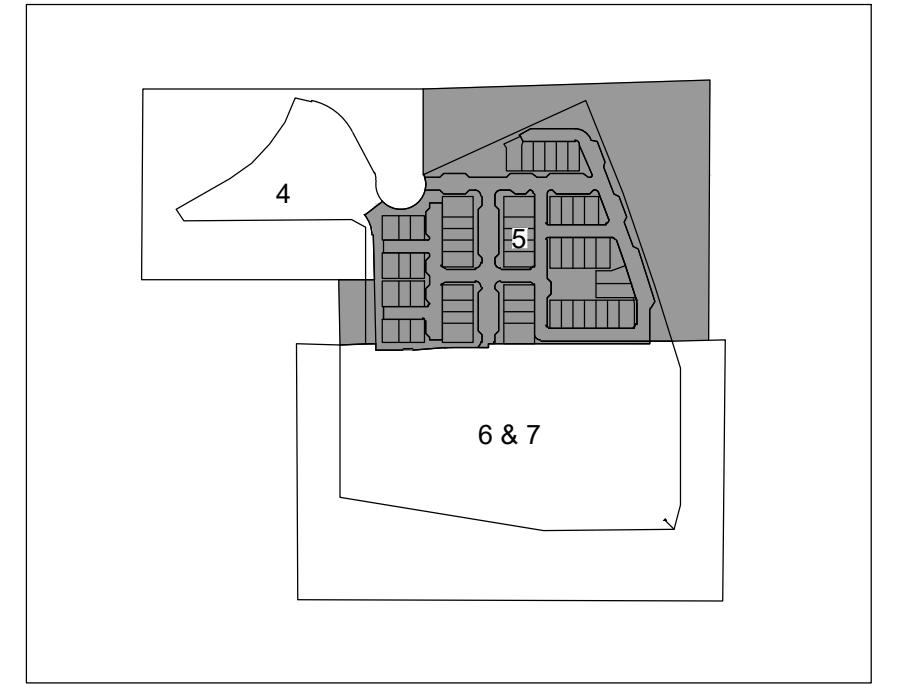
SCALE: 1" = 20'

Westwood

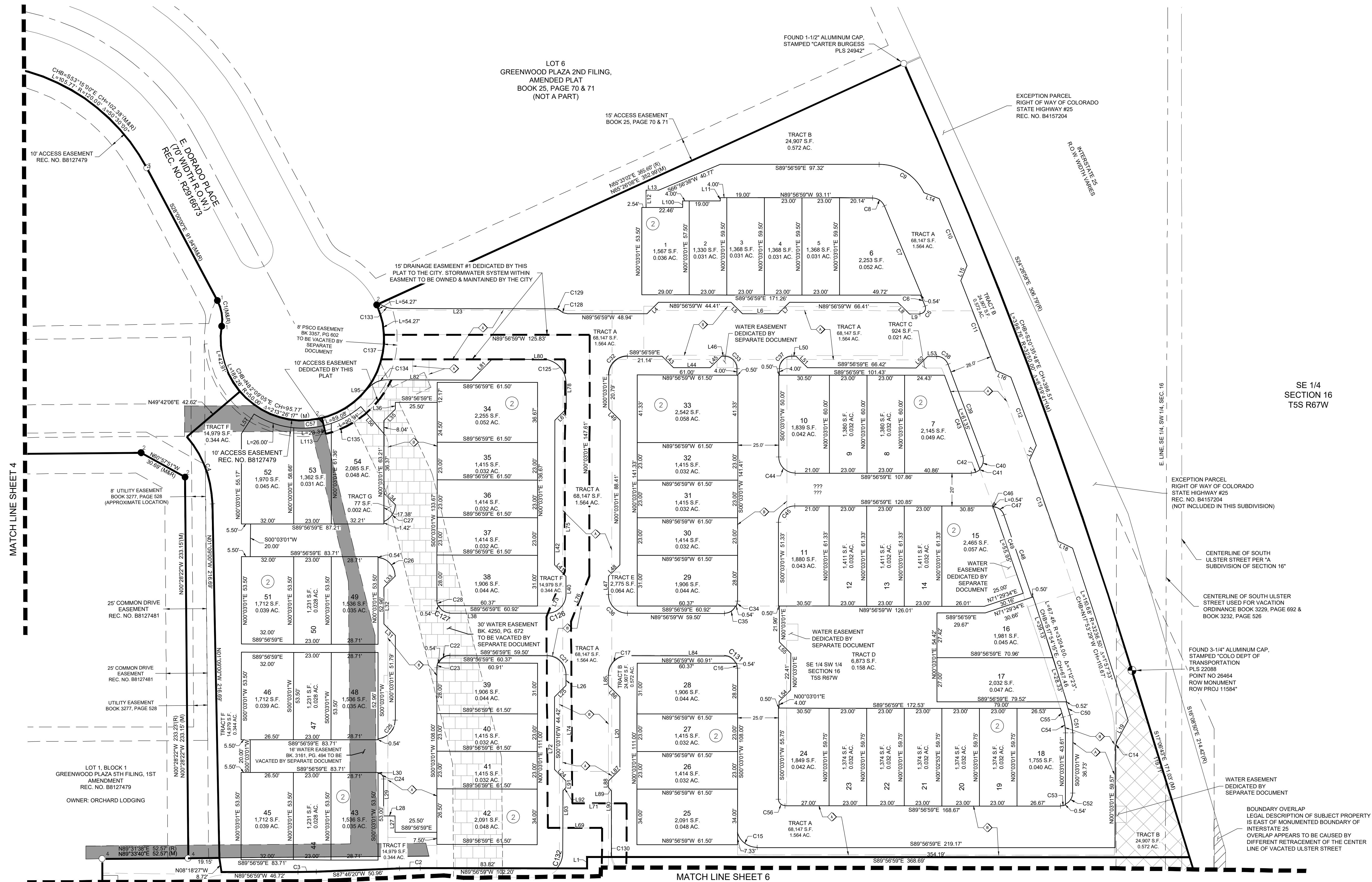
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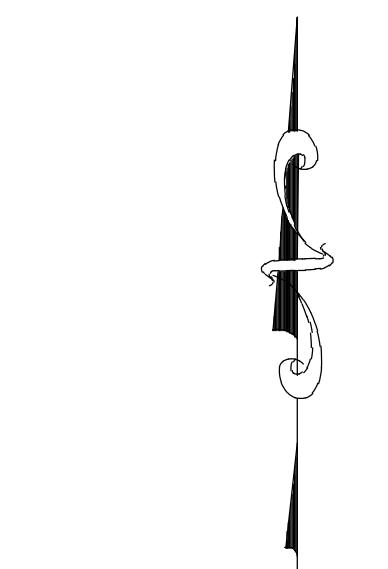
FINAL PLAT
8081 E. ORCHARD SUBDIVISION FILING NO. 1
SITUATED IN THE SOUTH HALF OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREENWOOD VILLAGE, COUNTY OF ARAPAHOE, COLORADO
SHEET 5 OF 8



N.T.S.



LEGEND	
	FOUND SECTION CORNER (AS NOTED)
	SET 18" LONG, #5 REBAR WITH 1-1/4" RED PLASTIC CAP - PLS 38864
	SET NAIL WITH 1" BRASS TAG - PLS 38864
	FOUND MONUMENT AS DESCRIBED
	FOUND NO. 5 REBAR, SET 1-1/4" RED PLASTIC CAP STAMPED "SURVEY SYSTEMS INC PLS 36062 DO NOT DISTURB"
	FOUND NO. 4 REBAR & 1" YELLOW PLASTIC CAP, STAMPED "PLS 9133"
	FOUND NO. 5 REBAR & 1-1/2" ALUMINUM CAP STAMPED "DOUGLAS CRT PLS 37066"
	FOUND C.D.O.T. ROW MONUMENT (AS DESCRIBED)
	EXISTING DENVER WATER EASEMENT (BOOK 4250 PAGE 672) TO BE VACATED BY SEPARATE DOCUMENT. (SEE NOTE 10, SHEET 2)
	EXISTING WATER EASEMENT (BOOK 3161 PAGE 494) TO BE VACATED BY SEPARATE DOCUMENT. (SEE NOTE 10, SHEET 2)
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	EXISTING UTILITY EASEMENT RESERVATION IN VACATION ORDINANCE (BOOK 3229 PAGE 692 & BOOK 3232 PAGE 526) HEREBY VACATED BY THIS PLAT
	BOUNDARY OVERLAP
	WATER EASEMENT TO BE DEDICATED TO SOUTHGATE WATER AND SANITATION DISTRICT BY SEPARATE DOCUMENT
	SANITARY EASEMENT TO BE DEDICATED TO SOUTHGATE WATER AND SANITATION DISTRICT BY SEPARATE DOCUMENT



SCALE: 1" = 30'

Westwood

10333 E DRY CREEK RD.
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ENGLEWOOD, CO 80112
TEL: 720.482.9526
Westwoodps.com
Westwood Professional Services, Inc.

CASE NO. PZ-25-00032

LEGEND	
	FOUND SECTION CORNER (AS NOTED)
	FOUND MONUMENT AS DESCRIBED
	FOUND C.O.D.T. ROW MONUMENT (AS DESCRIBED)
	EXISTING DENVER WATER EASEMENT (BOOK 4250 PAGE 672) TO BE VACATED BY SEPARATE DOCUMENT. (SEE NOTE 10, SHEET 2)
	EXISTING WATER EASEMENT (BOOK 3161 PAGE 494) TO BE VACATED BY SEPARATE DOCUMENT. (SEE NOTE 10, SHEET 2)
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	SANITARY EASEMENT TO BE DEDICATED TO SOUTHGATE WATER AND SANITATION DISTRICT BY SEPARATE DOCUMENT

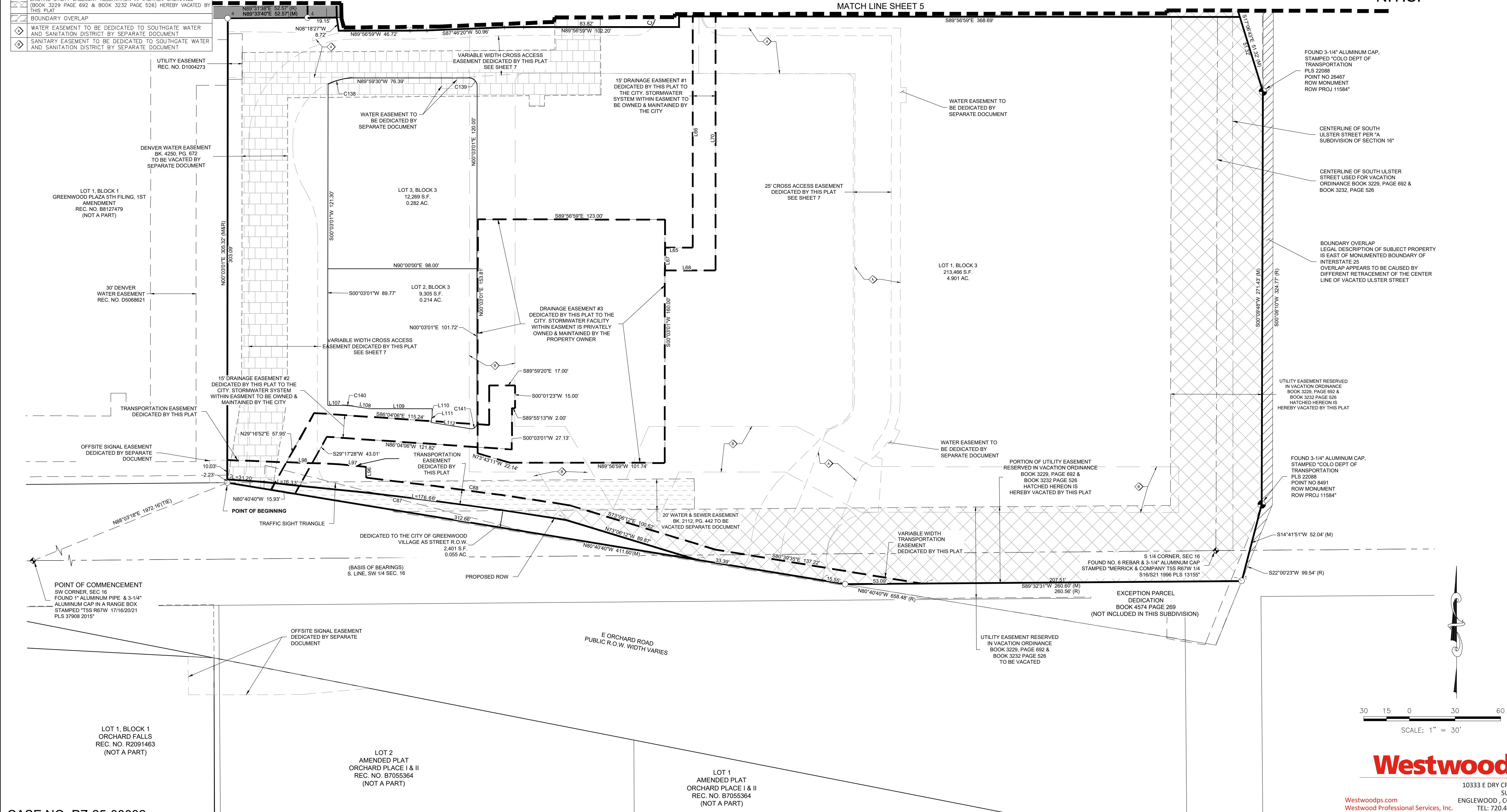
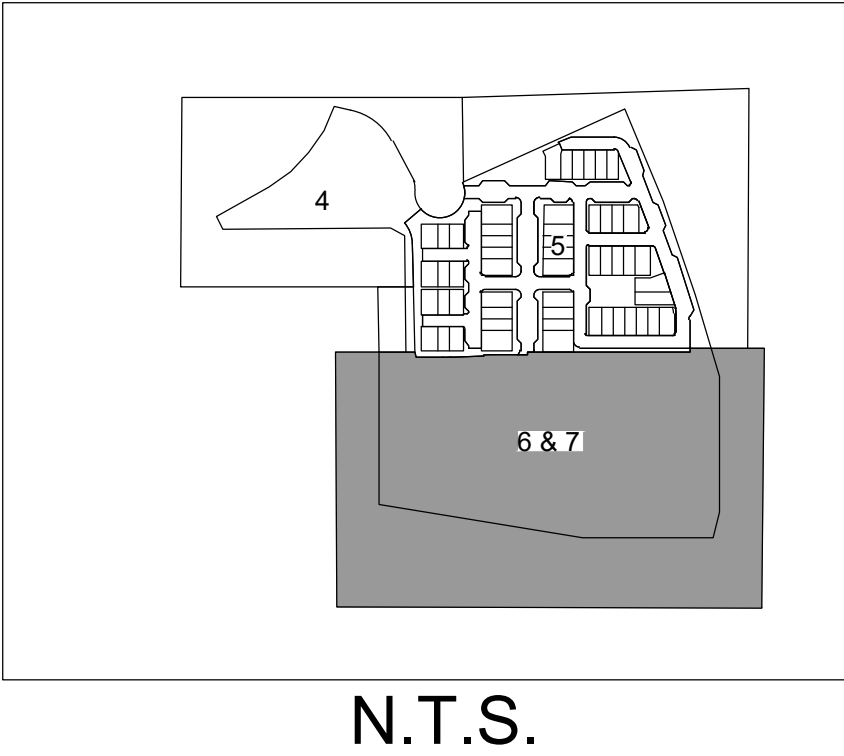
FINAL PLAT

8081 E. ORCHARD SUBDIVISION FILING NO. 1

SITUATED IN THE SOUTH HALF OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREENWOOD VILLAGE, COUNTY OF ARAPAHOE, COLORADO

SHEET 6 OF 8

DRAINAGE & TRANSPORTATION EASEMENT



CASE NO. PZ-25-00032

LEGEND	
	FOUND SECTION CORNER (AS NOTED)
	1 SET 18" LONG, #5 REBAR WITH 1-1/4" RED PLASTIC CAP - PLS 38864
	2 SET NAIL WITH 1" BRASS TAG - PLS 38864
	FOUND MONUMENT AS DESCRIBED
	1 FOUND #5 REBAR. SET 1-1/4" RED PLASTIC CAP - PLS 38864 ON EXISTING NO. 5 REBAR
	2 FOUND NO. 5 REBAR & 1-3/4" RED PLASTIC CAP STAMPED "SURVEY SYSTEMS INC PLS 36062 DO NOT DISTURB"
	3 FOUND NO. 4 REBAR & 1" YELLOW PLASTIC CAP, STAMPED "PLS 9133"
	4 FOUND NO. 5 REBAR & 1-1/2" ALUMINUM CAP STAMPED "DOUGLAS ORT PLS 37066"
	FOUND C.D.O.T. ROW MONUMENT (AS DESCRIBED)
	EXISTING DENVER WATER EASEMENT (BOOK 4250 PAGE 672) TO BE VACATED BY SEPARATE DOCUMENT. (SEE NOTE 10, SHEET 2)
	EXISTING WATER EASEMENT (BOOK 3161 PAGE 494) TO BE VACATED BY SEPARATE DOCUMENT. (SEE NOTE 10, SHEET 2)
	EXISTING WATER & SANITARY EASEMENT (BOOK 2112 PAGE 442) TO BE VACATED BY SEPARATE DOCUMENT. (SEE NOTE 10, SHEET 2)
	EXISTING UTILITY EASEMENT RESERVATION IN VACATION ORDINANCE (BOOK 3229 PAGE 692 & BOOK 3232 PAGE 526) HEREBY VACATED BY THIS PLAT
	BOUNDARY OVERLAP
	WATER EASEMENT TO BE DEDICATED TO SOUTHGATE WATER AND SANITATION DISTRICT BY SEPARATE DOCUMENT
	SANITARY EASEMENT TO BE DEDICATED TO SOUTHGATE WATER AND SANITATION DISTRICT BY SEPARATE DOCUMENT

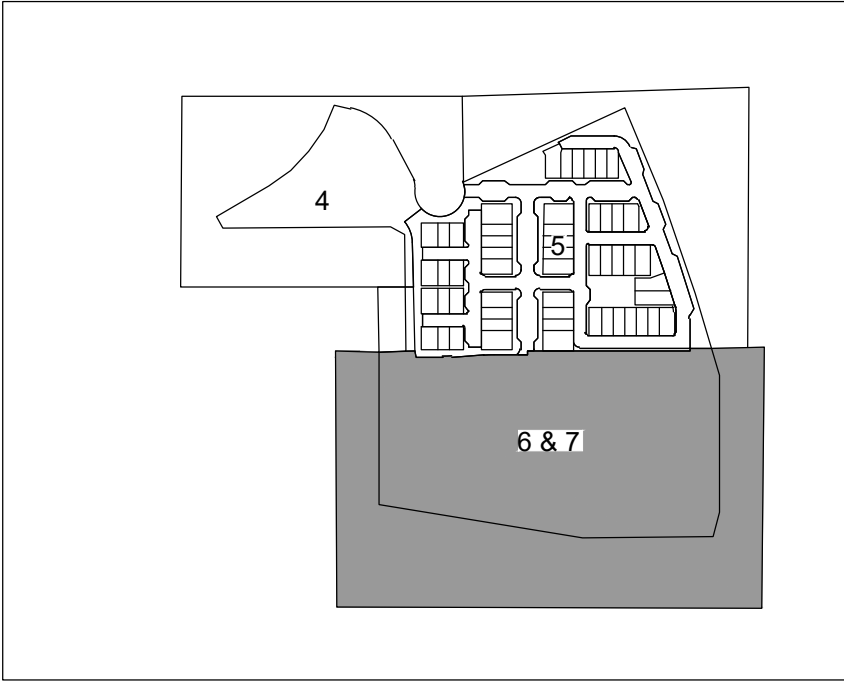
FINAL PLAT

8081 E. ORCHARD SUBDIVISION FILING NO. 1

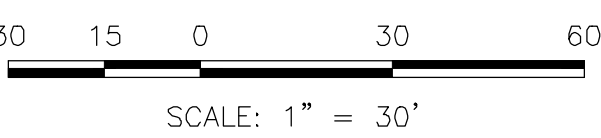
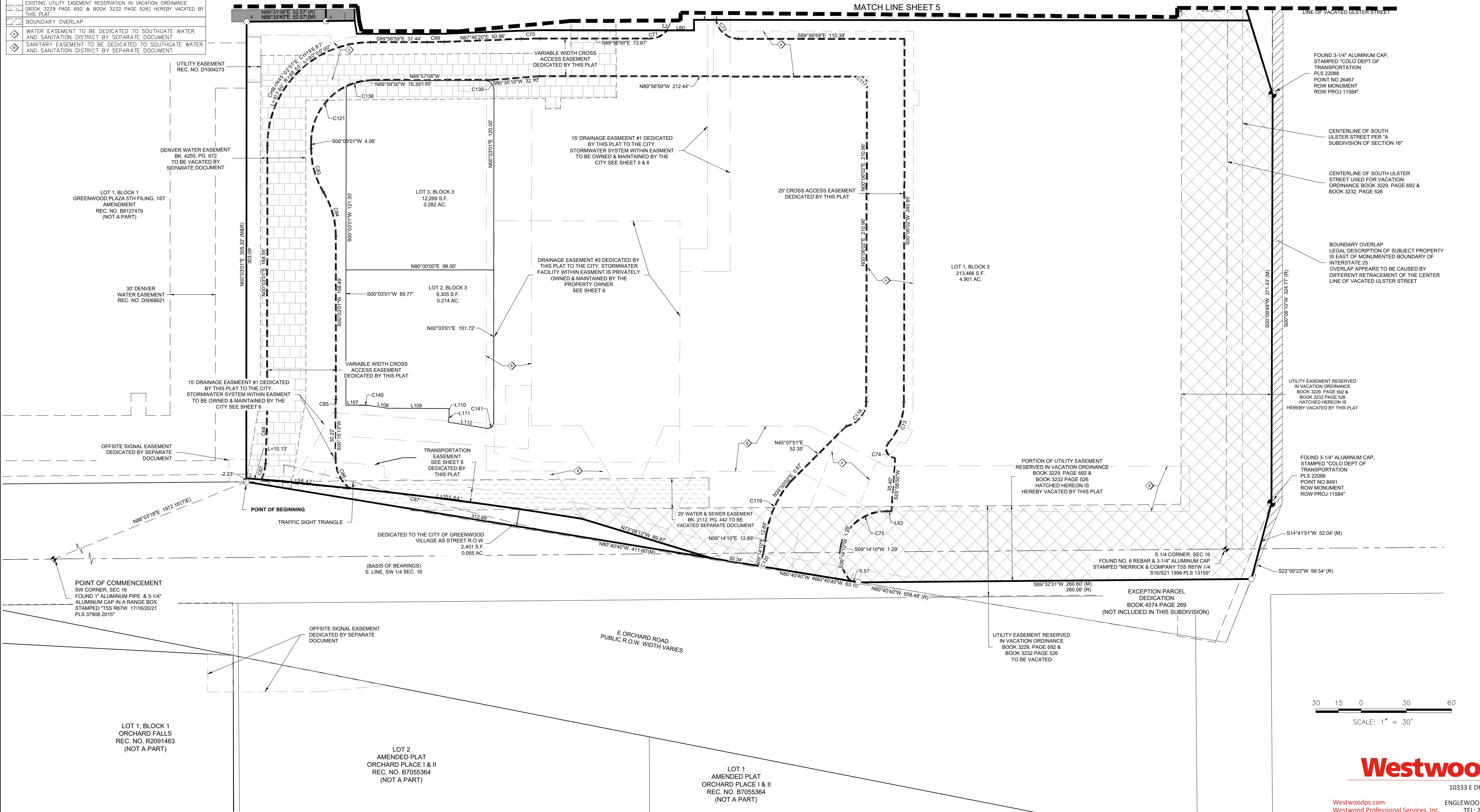
SITUATED IN THE SOUTH HALF OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREENWOOD VILLAGE, COUNTY OF ARAPAHOE, COLORADO

SHEET 7 OF 8

CROSS ACCESS EASEMENT



N.T.S.



Westwood

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8081 E. ORCHARD SUBDIVISION FILING NO. 1 J.N. R0029020.01 PREPARED: 06/18/2024 REVISED: 11/12/2025 SHEET 7 OF 8

FINAL PLAT

8081 E. ORCHARD SUBDIVISION FILING NO. 1

SITUATED IN THE SOUTH HALF OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREENWOOD VILLAGE, COUNTY OF ARAPAHOE, COLORADO

SHEET 8 OF 8

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N00°03'01"E	7.00'
L4	S45°03'01"W	9.90'
L5	N44°56'59"W	9.90'
L6	N89°56'59"W	21.75'
L7	S45°03'01"W	9.90'
L8	N44°56'59"W	9.90'
L9	N89°56'59"W	6.30'
L11	N00°03'01"E	2.00'
L12	S00°03'01"W	10.50'
L13	N89°56'59"W	7.90'
L14	N68°00'49"W	9.94'
L15	N22°53'22"E	9.91'
L16	N65°52'21"W	9.90'
L17	N24°58'45"E	9.90'
L18	N63°54'11"W	9.90'
L19	N28°07'12"E	13.09'
L20	N00°03'01"E	44.41'
L23	N89°56'59"W	97.94'
L24	S44°56'59"E	9.90'
L25	S45°03'01"W	9.89'
L26	S00°03'01"W	6.71'
L27	S00°03'01"W	10.01'
L28	N90°00'00"E	7.00'
L29	S00°03'01"W	22.50'
L30	N00°03'01"E	0.50'
L31	N44°56'59"W	9.90'
L32	N00°03'01"E	22.39'
L33	N44°56'07"E	9.92'
L34	N44°56'59"W	9.90'
L35	N45°03'01"E	9.90'
L36	N00°03'01"E	4.29'
L38	N89°56'59"W	59.50'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L40	S00°03'01"W	11.13'
L41	S44°56'59"E	9.90'
L42	S00°03'01"W	88.41'
L43	S44°56'59"E	9.90'
L44	S89°56'59"E	22.41'
L45	N45°03'01"E	9.90'
L46	S89°56'59"E	1.94'
L47	N00°03'01"E	11.13'
L48	N45°02'48"E	9.90'
L49	N44°56'46"W	9.90'
L50	S89°56'59"E	2.62'
L51	S44°56'59"E	9.90'
L52	N45°03'01"E	9.90'
L53	S89°56'59"E	5.62'
L54	N45°03'01"E	9.90'
L55	N44°46'29"W	9.93'
L56	N40°35'23"W	21.75'
L60	S89°56'59"E	17.73'
L61	S45°03'01"W	9.90'
L62	S89°56'59"E	14.54'
L63	N89°59'09"W	3.17'
L65	N89°58'13"W	18.25'
L66	S00°03'01"W	169.57'
L67	S00°03'01"W	15.00'
L68	S89°58'13"E	33.25'
L69	S89°56'59"E	33.16'
L70	N00°03'01"E	199.56'
L71	N89°56'59"W	33.16'
L72	S00°21'46"E	129.26'
L73	S22°09'53"W	29.91'
L74	N00°25'07"W	111.38'
L75	S00°03'01"W	129.68'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L76	N22°09'53"E	29.86'
L78	S00°03'01"W	15.79'
L80	S89°56'59"E	30.82'
L81	N45°03'01"E	17.91'
L82	S89°56'59"E	52.06'
L84	S89°56'59"E	59.50'
L85	N00°03'01"E	6.25'
L86	N44°56'59"W	9.90'
L87	N45°03'01"E	9.90'
L88	N00°03'01"E	3.93'
L89	N42°27'37"W	2.71'
L90	N00°03'01"E	37.94'
L91	S00°03'01"W	3.93'
L92	S42°33'39"W	2.71'
L93	S00°03'01"W	37.94'
L95	S52°15'51"E	0.46'
L96	S00°00'00"W	7.14'
L97	S84°14'36"E	18.29'
L98	S87°55'11"E	73.26'
L100	S00°03'01"W	4.00'
L107	S89°56'59"E	9.35'
L108	S81°31'27"E	10.91'
L109	S89°56'59"E	40.96'
L110	S00°03'01"W	5.09'
L111	S09°03'56"W	4.00'
L112	S80°56'04"E	26.40'
L113	N13°41'54"W	10.00'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	25.00'	36°52'12"	16.09'	S09°33'54"E	15.81'
C2	318.00'	2°16'41"	12.64'	N88°54'40"E	12.64'
C3	282.00'	2°16'41"	11.21'	N88°54'40"E	11.21'
C5	3.50'	111°53'49"	6.84'	S34°02'33"W	5.80'
C6	3203.50'	0°07'45"	7.22'	S21°58'00"E	7.22'
C7	3204.00'	1°03'31"	59.19'	N22°33'25"W	59.19'
C8	8.00'	66°51'49"	9.34'	N56°31'04"W	8.82'
C9	30.50'	64°19'46"	34.24'	N57°47'06"W	32.47'
C10	3236.50'	0°47'11"	44.42'	N22°31'52"W	44.42'
C11	3229.50'	1°02'55"	59.11'	N21°29'21"W	59.11'
C12	3236.50'	0°47'17"	44.52'	N20°26'48"W	44.52'
C13	3229.50'	0°55'59"	52.60'	N19°27'43"W	52.60'
C14	14.50'	28°04'11"	7.10'	N14°05'06"E	7.03'
C15	12.50'	73°44'23"	16.09'	S53°04'47"E	15.00'
C16	7.93'	22°13'00"	3.08'	S11°00'44"E	3.06'
C17	11.51'	92°11'02"	18.53'	N43°55'41"E	16.59'
C21	11.50'	90°00'00"	18.06'	S44°56'59"E	16.26'
C22	7.50'	66°25'19"	8.69'	N56°50'22"E	8.22'
C23	7.93'	22°13'00"	3.08'	N11°06'46"E	3.06'
C24	3.50'	90°00'00"	5.50'	S44°56'59"E	4.95'
C25	11.50'	85°00'39"	17.06'	N42°33'23"E	15.54'
C26	11.50'	83°59'28"	16.86'	N42°57'56"W	15.39'
C27	11.50'	65°56'30"	13.24'	N34°02'38"E	12.52'
C28	8.00'	22°01'28"	3.08'	S10°57'43"E	3.06'
C32	11.50'	90°00'00"	18.06'	N45°03'01"E	16.26'
C33	7.50'	90°00'00"	11.78'	S44°56'59"E	10.61'
C34	8.00'	22°01'28"	3.08'	S11°03'45"W	3.06'
C35	7.50'	66°25'18"	8.69'	S56°50'22"W	8.22'
C36	11.50'	90°00'00"	18.06'	N44°56'59"W	16.26'
C37	7.50'	90°00'00"	11.78'	N45°03'01"E	10.61'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C38	7.50'	68°43'56"	9.00'	S55°35'01"E	8.47'
C39	3203.50'	1°04'24"	60.02'	S20°40'51"E	60.02'
C40	7.50'	66°29'00"	8.70'	S13°05'52"W	8.22'
C41	3199.02'	0°00'35"	0.54'	N20°00'58"W	0.54'
C42	8.00'	42°09'08"	5.89'	N68°58'27"E	5.75'
C43	3199.00'	1°05'56"	61.35'	N20°34'13"W	61.35'
C44	10.00'	90°00'00"	15.71'	S44°56'59"E	14.14'
C45	10.00'	89°59'58"	15.71'	S45°03'00"W	14.14'
C46	8.00'	2°26'59"	0.34'	S88°43'30"E	0.34'
C47	7.50'	66°29'00"	8.70'	S52°41'58"E	8.22'
C48	3203.50'	0°57'02"	53.15'	S18°58'57"E	53.15'
C49	3199.00'	1°00'42"	56.49'	N19°05'05"W	56.49'
C50	3203.50'	0°09'04"	8.46'	S17°13'41"E	8.46'
C51	37.00'	17°12'10"	11.11'	S08°33'04"E	11.07'
C52	7.50'	66°25'19"	8.69'	S33°15'40"W	8.22'
C53	8.00'	22°01'28"	3.08'	N79°02'17"E	3.06'
C54	32.50'	17°12'10"	9.76'	N08°33'04"W	9.72'
C55	3199.00'	0°06'05"	5.66'	N17°12'12"W	5.66'
C56	4.00'	90°00'00"	6.28'	S44°56'59"E	5.66'
C57	55.00'	73°13'25"	70.29'	N86°01'20"E	65.60'
C67	26.50'	23°55'22"	11.06'	N14°29'56"E	10.96'
C68	984.75'	2°29'14"	42.75'	N01°17'38"E	42.75'
C69	287.50'	2°16'41"	11.43'	N88°54'40"E	11.43'
C70	312.50'	2°16'41"	12.43'	N88°54'40"E	12.42'
C71	15.00'	50°42'13"	13.27'	N64°41'55"E	12.85'
C72	15.01'	80°21'54"	21.05'	S49°44'45"E	19.36'
C73	41.00'	41°22'59"	29.61'	S20°44'30"W	28.97'
C74	6.00'	131°19'58"	13.75'	S24°13'59"E	10.93'
C75	32.32'	53°32'46"	30.20'	S63°09'00"W	29.11'
C83	55.00'	31°48'59"	30.54'	S15°49'47"E	30.15'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C84	55.00'	31°48'59"	30.54'	S15°49'47"E	30.15'
C85	237.66'	2°07'35"	8.82'	S00°30'01"W	8.82'
C86	26.00'	49°50'41"	22.62'	S24°40'07"E	21.91'
C88	3136.50'	2°27'31"	134.59'	N82°18'18"W	134.58'
C117	4.50'	88°55'32"	6.99'	N44°22'20"W	6.31'
C118	17.00'	77°06'47"	22.88'	N38°39'26"E	21.19'
C119	70.50'	30°35'51"	37.65'	N24°32'06"E	37.20'
C120	15.00'	37°13'07"	9.74'	N27°50'44"E	9.57'
C121	41.50'	89°27'12"	64.79'	S44°46'37"W	58.41'
C125	14.50'	90°00'00"	22.78'	S44°56'59"E	20.51'
C126	11.50'	90°00'00"	18.06'	S45°03'01"W	16.26'
C127	7.50'	66°25'19"	8.69'	N56°44'20"W	8.22'
C128	5.50'	41°44'10"	4.01'	S69°24'26"E	3.92'
C129	6.50'	41°41'52"	4.73'	N69°23'16"W	4.63'
C130	14.50'	9°55'41"	2.51'	S04°54'50"E	2.51'
C131	7.50'	66°25'19"	8.69'	S56°44'20"E	8.22'
C132	14.50'	40°55'58"	10.36'	N20°31'00"E	10.14'
C133	14.50'	37°59'10"	9.61'	N70°58'39"W	9.44'
C134	14.50'	52°18'52"	13.24'	N63°53'35"E	12.78'
C135	60.00'	51°23'18"	53.81'	N50°30'40"E	52.03'
C137	50.23'	17°15'41"	15.13'	S05°49'10"W	15.08'
C138	41.00'	23°26'26"	16.77'	S75°20'22"W	16.66'
C139	5.50'	90°00'00"	8.64'	N44°56'59"W	7.78'
C140	50.50'	8°25'32"	7.43'	S85°44'13"E	7.42'
C141	3.49'	99°12'29"	6.05'	N49°33'29"E	5.32'

Staff Report

Case No. PZ-25-0032-FP/

PZ-25-0038-SDP

Planning & Zoning Commission

November 18, 2025

Subject Property Address:

8081 E. Orchard Road

Project Size / Zoning:

11.599 Acres / Town Center

Comprehensive Plan Planning Area:

Interstate Corridor Planning Area

Applicant:

Jon Gorman
10333 E. Dry Creek Road, Suite 400
Englewood, CO 80112

Property Owner:

Alberta 8081 East Orchard, LLC

Request:

The Final Plat portion of the Major Subdivision Process which will legally divide The Orchard Development and a Minor Amendment to the SDP approved in 2024.

Staff Recommendation:

Approval

Attachments:

1. Vicinity and Zoning Map, Aerials, Street Views
2. Neighborhood Input Meeting Summary
3. Letter of Description and Justification
4. Proposed Major Subdivision Plat
5. Proposed Site Development Plan Amendment
6. Comp Plan – Interstate Corridor
7. Staff Report for 9-16-2024 SDP & SUP
8. City Council Meeting Minutes (9-16-2024)
9. Public Comment

Staff

Grady Timmerman, Planner II
gtimmerman@greenwoodvillage.com
(303) 486-5792

Public Notice & Comments – As of 11/13/2025

No. Sent	Comments Received	Support	Oppose
670	1	1	0

Public Notice was provided as required by the Land Development Code (LDC, Section 16-2-270). The affidavits of mailing and posting will be presented at the November 18, 2025 hearing.



Executive Summary

A site development plan (SDP) amendment to make minor modifications to the SDP approved in 2024 to allow for an additional 22 parking spaces to be included with the proposed overall site redevelopment, update pad building B's footprint and elevations to reflect a perspective tenant and add emergency power generators and a recycling enclosure. The 2024 approved SDP included the demolition of all existing improvements to provide for a mixed-use redevelopment, including a shopping district with a specialty grocer to anchor the south end of the development and a neighborhood enclave consisting of 54 brownstones. A Major Subdivision plat to subdivide the property in accordance with the new SDP is also included for consideration.

Background

- The Subject Property is located at the northwest corner of the Interstate 25 (I-25) and the Orchard Road interchange, east of Greenwood Plaza Boulevard.
- The zoning of the property is Town Center (T.C.), and the Subject Property is in the Interstate Corridor Area of the City's Comprehensive Plan. Adjacent properties to the east, south, and west are also zoned T.C. while one property to the north is zoned Business Professional (B-1). Adjacent uses include offices to the north, east, and south. A hotel is to the west.
- The lots comprising the Subject Property were annexed in 1975. The 1975 Annexation was a large annexation that included properties from Holly Street on the west to Dayton Street on the east.
- The Greenwood Plaza Master Development Plan (MDP) was approved by the City Council in 1977. The MDP generally matches the development standards found in the LDC for the T.C. zone district with additional standards regarding setbacks and specific use requirements outlined by the Planning Area. Additionally, the MDP provides building height requirements based on a radial height plane exhibit. The center point of the radial height plane is located in the middle of the Triad Office Buildings and is intended to protect mountain views for all properties in the MDP.
- The existing building and parking structure were built in 1985. Originally the site was used for Beau Monde, a regional mall, and was most recently utilized as a religious ministry with some smaller tenants.
- The northeast corner of the site is the highest point of the Subject Property, which generally slopes down to the southwest corner.
- On September 3, 2024 the Planning and Zoning Commission recommended approval for the proposed SDP (6 – Yes to 1 – No) and SUP (7 – Yes to 0 – No).
- On September 16, 2024 City Council conditionally approved the SDP/SUP contingent upon the approval of a Major Subdivision Plat and a Site Improvement Agreement (SIA).

Applicant Request

Final Plat

The Applicant is requesting a Final Plat for the Subject Property. The proposed redevelopment is a three (3) lot mixed- use redevelopment, including a shopping district with a specialty grocer to anchor the south end of the development and a neighborhood enclave consisting of 54 brownstones. The development regulations are outlined on the previously approved SDP and SUP. The overall concept and lot configuration has not been substantially modified since their approval. Additional plat details and clean-up have been added, in addition to the inclusion of the required construction drawings.

- Public improvements include new public sidewalks along Dorado Place and Orchard Road, repaving of the Dorado Place cul-de-sac, an additional right turn lane along Orchard Road, curb and gutter, valley pans, site-wide public storm sewer improvements and a proposed traffic signal on Orchard Road at the west Orchard Road access.
- Multiple easements dedicated for drainage, utilities, and emergency access per plan review requests from City Departments (Community Development and Public Works engineer teams) and external agencies (Southgate W&S, South Metro Fire Rescue, etc.).
- Ownership and maintenance responsibility summary table regarding the dedicated Tracts.

The Final Plat fulfills the development and design standards that are detailed throughout the SDP and SUP and will also be controlled through protective Covenants, Conditions and Restrictions (CC&Rs) which will establish a Homeowner's Association. The HOA is responsible for the following items: native grass area behind lots along I-25, retaining walls that Brookfield constructs, dog park/common area maintenance, gated access point, alley way/private street maintenance/repairs and snow removal, common area sidewalk repairs and maintenance and snow removal, on-lot landscaping- irrigation and plant material, snow removal on lead walks to front porch, and water mainline and sanitary/sewer mainlines.

Site Development Plan Amendment

The applicant is requesting an amendment to the SDP approved in 2024 to make minor modifications to allow for an additional 22 parking spaces to be included with the proposed overall site redevelopment and update pad building B's footprint and elevations to reflect a perspective tenant. The proposed modification also includes a designated area for permanent and temporary emergency power generators located at the northeast corner of the grocer and a recycling trash enclosure to be accommodated at the southeast corner of the grocer. These modifications are necessary for the anchor tenant. The proposed tenant believes that these modifications would help them to better serve their customers and the operation of the proposed specialty grocer.

As indicated in LDC Sec. 16-2-50(f)(2), if an applicant wishes to modify an approved SDP, the applicant shall submit a request for such modification to the Community Development Department Director. The Director shall determine whether the proposed modification is a major, minor, or administrative modification. A modification is considered a minor modification if open space and parking requirements are decreased by no more than five percent (5%). The following table provides a comparison of the LDC's development standards for developments located in the T.C. zone district vs. the proposed modification:

Comparison of Code Allowance to Proposed Modification			
Development Type	T.C. Zone District	Proposed Modification	Deviation From Code
22 additional parking spaces	- A minimum of 30% of the gross land area shall be open space. - Minimum off-street parking requirement: bank (1 per 200 sq. ft. NFA), grocer (1 per 200 sq. ft. NFA), and restaurant (1 per 100 sq. ft. NFA). 240 spaces in total required. - A minimum of 10% is required parking lot landscaping. - Maximum percentage of site area allowed to be surface parking is 40%.	- Open space for the whole site is reduced to 31.5%. - Based on the NFA and its uses, the subject property is required to provide a minimum of 240 parking spaces. The proposed development would provide 247 parking spaces. - Percentage of landscaped islands to parking lot provided: 10.65%. - The paved area in the commercial parcel would increase from the previously approved 44.11% to 45%.	No deviations from the Land Development Code are being proposed that weren't previously approved by the SDP/SUP. The exception request for maximum percentage of site area allowed to be surface parking would increase by 4,093 square feet with this proposal and the 9 surface parking spaces with encroachments and that were previously approved by the SDP have decreased to 6.

Recycling enclosure and emergency power generator	- To soften the appearance of trash enclosures and provide a transition to surrounding landscaped areas, evergreen trees or upright evergreen shrubs shall be planted around the exterior of trash enclosures, except the gate areas necessary for access. - Enclosures shall be constructed to match the building design, materials and colors. The gates to the enclosure shall be decorative and coordinate with the enclosure materials and colors. To enhance security, the gates may include narrow gaps allowing individuals to see into the enclosure. - Governed by Greenwood Plaza Master Plan building height exhibit	- Staff finds that the intent of the code is being met with the proposed landscaping. - The proposed enclosure is to be constructed of the same material and color as the adjacent specialty grocer. - The enclosures would have a build height of 10 feet.	No deviations from the Land Development Code are being proposed.
Pad building B's footprint and elevations	The City encourages the use of exterior building materials and architectural components that are compatible with the surrounding area.	The proposed elevation change will include high quality materials like brick, architectural metals, and nonreflective glass and will utilize consistent architectural design for all building façades.	No deviations from the Land Development Code are being proposed.

Analysis

An analysis associated with the Final Plat was provided during the review of the SDP/SUP, including conformance with the City's Comprehensive Plan, the overall (including Article 26 – Subdivisions) and zone district standards of the LDC, traffic and site access impacts and analysis, drainage/stormwater/water quality management analysis, and the mitigation of any adverse impacts caused by the development (Attachment 7).

Additionally, the review criteria for SDPs and Final Plats are the same as both documents are part of the same Major Subdivision Process.

Staff finds the proposed subdivision to be consistent with the Comprehensive Plan's goals for the Interstate Corridor. It meets the Corridor's high-quality site design standards and supports a diverse economic and employment base by providing a high-end grocery store, enhancing the area as a major office park. The residential density (less than 8 DU/acre) exceeds the recommended 4 DU/acre by only 25%, aligning with the intent of prior 2024 SDP and SUP approvals, with no changes proposed.

The subdivision conforms to Town Center zone and LDC development regulations (Article 26 – Subdivisions). The uses approved by the SUP, including offices, dwellings, retail, and service establishments are compatible with surrounding uses and support the Town Center concept. The commercial redevelopment net floor area (NFA) is lower than existing NFA.

Adverse impacts on traffic and stormwater are mitigated through contributions finalized with the Major Subdivision and associated SIA. Impacts to view corridors are negligible due to building placement and topography; adjacent office buildings have higher foundation elevations. Noise and public services are not negatively affected. The high-quality townhomes and the high-end grocer are expected to increase nearby property values. Staff finds that the impact to view corridors will be negligible due to the location of the building and the existing topography of the site and no residential views will be blocked. Adjacent office buildings to the east have a higher foundation elevation than the Subject Property. Noise and the provision of public services are not negatively impacted.

Major Subdivision Plat Review Criteria

In considering the proposed Major Subdivision Plat, the Planning and Zoning Commission (PZC) shall consider the following review criteria as outlined in LDC Sections 16-2-140. Staff's findings and considerations regarding the review criteria are presented in the following table:

Criteria	Finding	Considerations
1. Whether the subdivision is in conformance with the Comprehensive Plan	Yes	Staff finds that the subdivision is consistent with the comprehensive plan goals outlined for the Interstate Corridor. The proposed subdivision meets the high-quality site and design requirements outlined for the Corridor and the proposed use of the development supports a diverse economic and employment base and promotes the area as a major office park in the region by providing a desirable amenity of a high-end grocery store. The proposed density of the residential portion of the development is less than the average residential density (8 DU/acre) found in the corridor and exceeds the recommended 4 DU/acre density by only 25%, meeting the intent of the recommendation. The proposed density is not being changed with this request and that was previously approved in 2024 with the SDP and SUP.
2. Whether the subdivision is in conformance with the Zoning District and this Chapter	Yes	Staff finds that proposed subdivision is in conformance with the development regulations of the Town Center zone district and the overall LDC, specifically Article 26 - Subdivisions.

3. Whether the subdivision is compatible with surrounding land uses	Yes	Staff finds that the proposed subdivision is compatible with surrounding land uses as the uses approved by the SUP (offices, dwelling units, retail, and service establishments) and are designed to service the daily needs of the Town Center concept and are uses found surrounding the subject property. Also, the NFA proposed by the commercial portion of the redevelopment is less than the existing commercial NFA.
4. Whether the subdivision adequately mitigates any adverse impacts it causes, including, without limitation, adverse impacts on traffic, view corridors, noise, property values, and the provision of public services	Yes	Staff finds that the proposal adequately mitigates adverse impacts to traffic and stormwater run-off by the contributions proposed by the Applicant which are finalized with this Major Subdivision and associated SIA. Public improvements include new public sidewalks along Dorado Place and Orchard Road, repaving of the Dorado Place cul-de-sac, an additional right turn lane along Orchard Road, curb and gutter, valley pans, site-wide public storm sewer improvements and a proposed traffic signal on Orchard Road at the west Orchard Road access. Impacts to view corridors are negligible due to building placement and topography; adjacent office buildings have higher foundation elevations. Noise and public services are not negatively affected. The high-quality townhomes and the high-end grocery are expected to increase nearby property values.

Staff finds the proposed modification to be consistent with the Comprehensive Plan's goals for this planning area (Attachment 6). It conforms to the Interstate Corridor Planning Area's objective of providing ample parking, supported by policies 1b (maintain easy access with ample parking) and 2a (promote parking policies to minimize congestion). The modification adds 22 parking spaces, exceeding Land Development Code requirements.

The proposal is compatible with surrounding land uses, as surface parking, trash enclosures, and emergency power generators are common and incidental, and the prospective tenant's building design demonstrates high-quality colors, materials, and architecture. The only anticipated adverse impact is a reduction in open space to 31.5%, which still exceeds the 30% minimum. Staff finds this is adequately mitigated by the quality of the landscape plan, achieving the Corridor's open space and landscaping goals through a well-landscaped surface parking lot and overall site.

SDP Minor Amendment Review Criteria

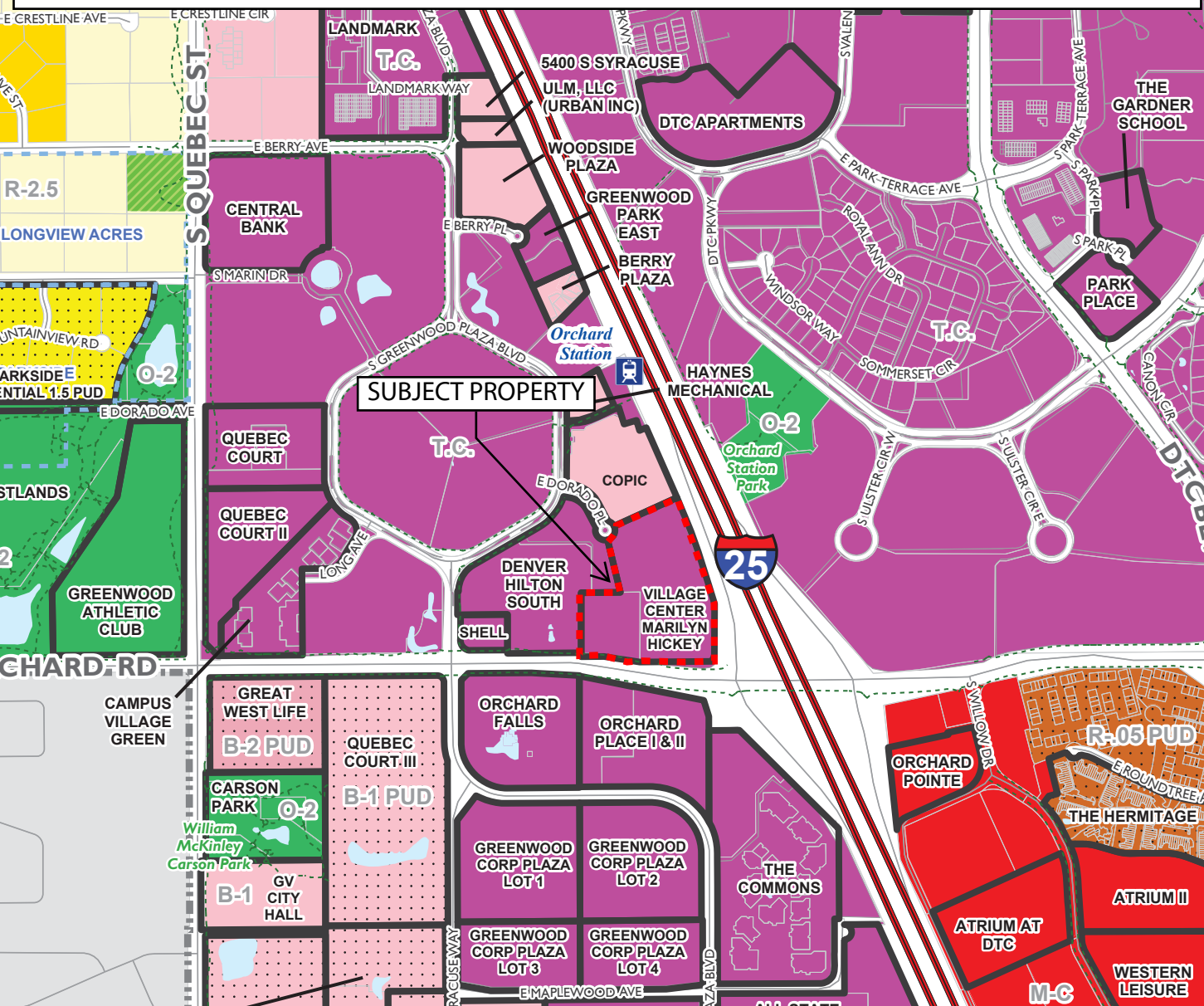
In considering an application for a minor SDP modification, the Planning and Zoning Commission (PZC) shall consider the following criteria as outlined in LDC Section 16-2-50. The approval criteria and staff's findings are presented below.

Criteria	Finding	Considerations
1. Whether the proposed SDP modification is in conformance with the Comprehensive Plan.	Yes	Staff finds that the proposed modification is consistent with the goals outlined in the Comprehensive Plan for this planning area. The proposed development is in conformance with the Interstate Corridor Planning Area's goal and objective of providing ample parking for planned

		uses. This goal/objective is reinforced by the following policies: 1b. maintain easy access to and within the Corridor to include ample parking and 2a. promote land use patterns, parking policies, and traffic management methods to minimize congestion. The proposed modification would add 22 parking spaces and aligns with the Comprehensive Plan as the development would provide more parking spaces than is required by the Land Development Code.
2. Whether the proposed SDP modification is compatible with surrounding land uses.	Yes	Staff finds that the proposed modification is compatible with surrounding land uses as surface parking lots, trash enclosures, and emergency power generators are commonly found and are incidental to surrounding land uses and the perspective tenant is proposing a building design that is of high-quality in terms of colors, materials, and architectural style.
3. Whether the proposed SDP modification adequately mitigates any adverse impacts it causes, including without limitation adverse impacts on traffic, view corridors, noise, property values and the provision of public services.	Yes	Staff finds that the only adverse impact anticipated with the proposed SDP modification is a reduction in open space from the SDP approved in 2024. At 31.5%, this would still put the proposal above the 30% minimum required by code. Staff finds that this reduction is adequately mitigated by the quality of the landscape plan and effectuates the open space and landscaping goals of the Corridor, by proposing a well landscaped surface parking lot and overall site.

Attachment 1: Vicinity/Zoning Map, Aerial Images, Site Photos

Case No. 25-38-SDP/25-32-FP, 8081 E. Orchard Rd.



Zoning	
	B-1 (Business Professional)
	B-1 PUD (Business Professional PUD)
	B-2 (Neighborhood Business)
	B-2 PUD (Neighborhood Business PUD)
	B-3 (Community Business)
	B-3 PUD (Community Business PUD)
	B-4 (Service Business)
	B-4 PUD (Service Business PUD)
	R-05 PUD (Residential 0.05 PUD)
	R-1 PUD (Residential 0.1 PUD)
	R-25 (Residential 0.25)
	R-25 PUD (Residential 0.25 PUD)
	R-5 PUD (Residential 0.5 PUD)
	R-75 PUD (Residential 0.75 PUD)
	R-1.0 (Residential 1.0)
	R-1.0 PUD (Residential 1.0 PUD)
	R-1.5 PUD (Residential 1.5 PUD)
	R-2.0 (Residential 2.0)
	R-2.0 PUD (Residential 2.0 PUD)
	R-2.5 (Residential 2.5)
	R-2.5 PUD (Residential 2.5 PUD)
	A (Agricultural)
	L-I (Light Industrial)
	M-C (Mixed Commercial)
	O-1 (Open Space)
	O-2 (Open Space)
	T.C. (Town Center)
	T.C. PUD (Town Center PUD)

Aerial Image (looking north)
of Subject Property

North Access

(I 25
SH 88)

8081 E ORCHARD
RD

8081 E ORCHARD
RD

7801 E ORCHARD
RD

7701 E ORCHARD
RD

East Orchard Road

East Orchard Road

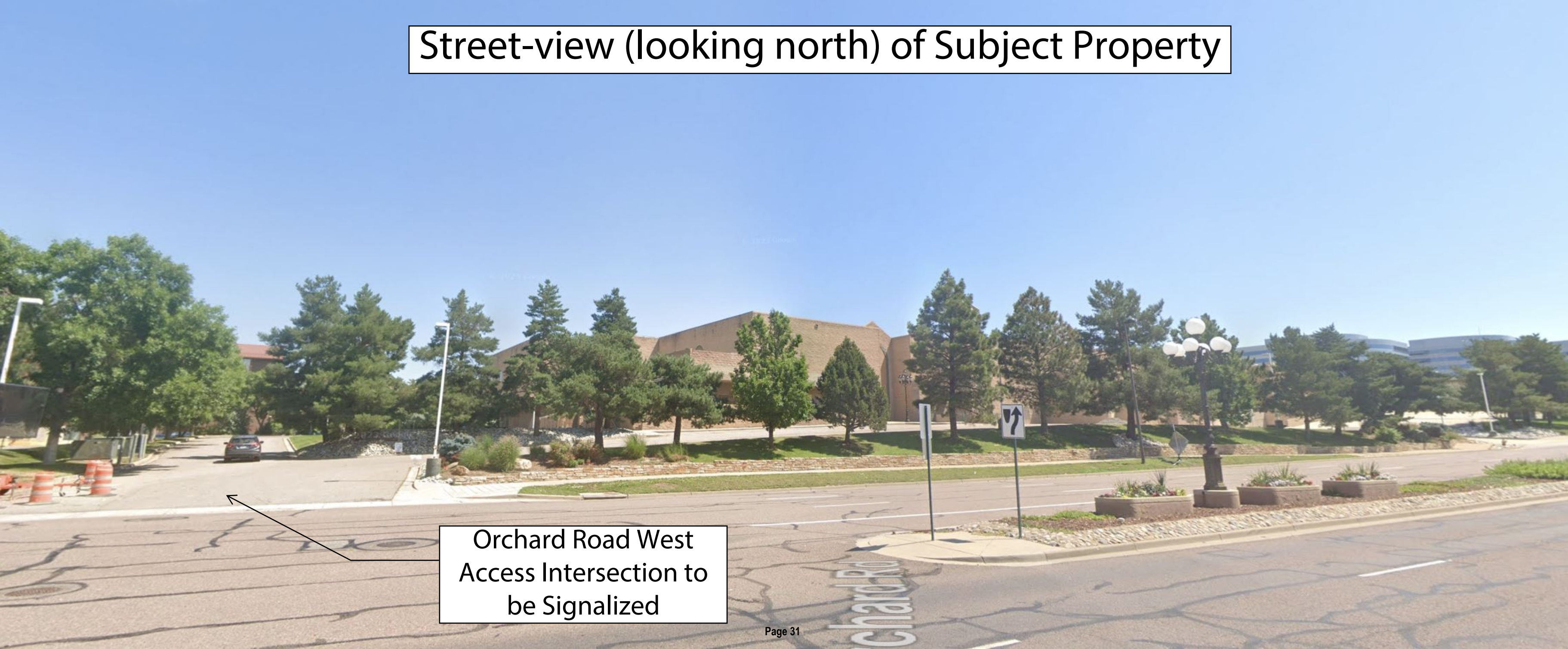
(I 25
SH 88)

East Orchard Road

Orchard Road East Access

Orchard Road West
Access Intersection to
be Signalized

Street-view (looking north) of Subject Property



Orchard Road West
Access Intersection to
be Signalized

Street-view (looking west) of Subject Property



Street-view (looking south) of Subject Property



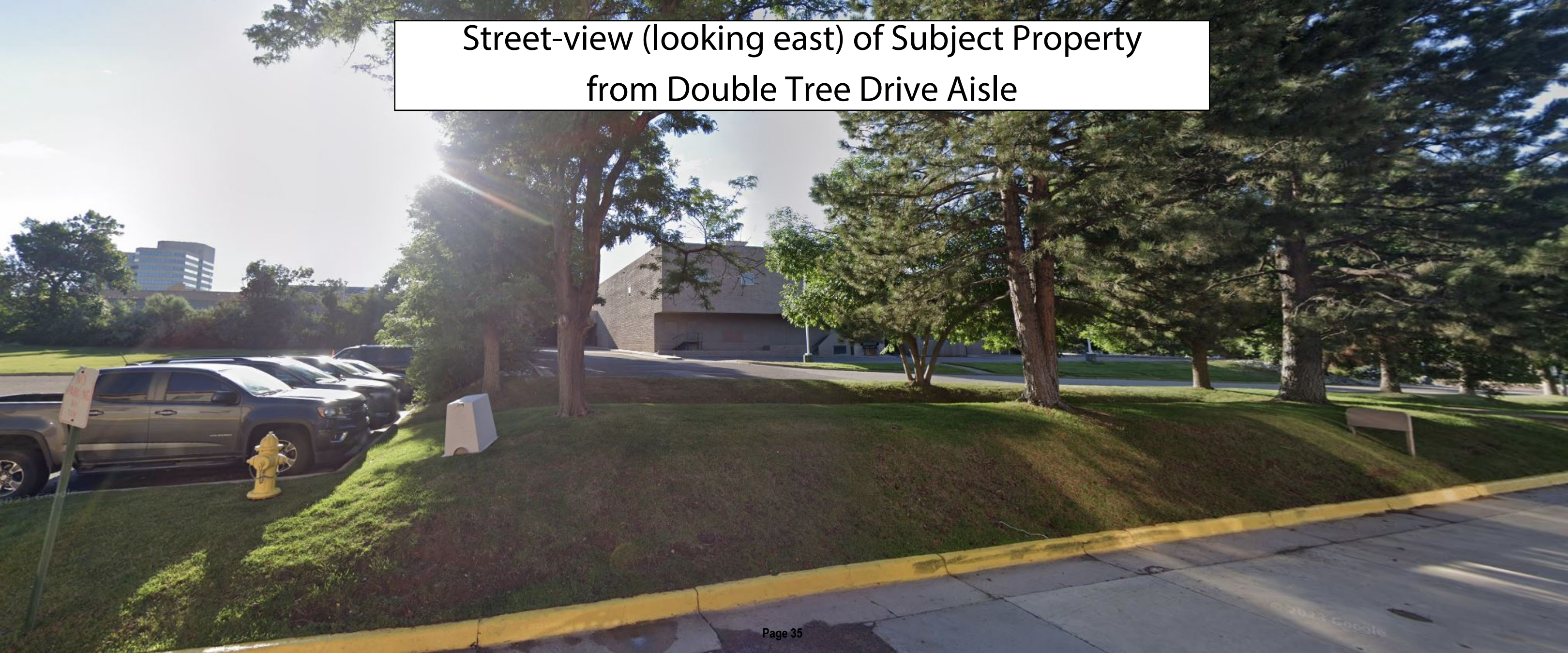
Double Tree
Hotel

Street-view (looking southeast) of Subject Property
from Dorado Place Cul-de-Sac



Double Tree
Hotel

Street-view (looking east) of Subject Property
from Double Tree Drive Aisle



The Orchard
8081 E. Orchard Road
Public Comments & Applicant Response
December 14, 2023

A Neighborhood Input Meeting was held on December 14, 2023 at Greenwood Village City Hall regarding a proposed development at 8081 East Orchard Road. Below is a summary of comments received from the Public and the Applicant's response.

1. Comment Summary 1. Sidewalk / pedestrian connectivity to the north of the site.

Applicant Response: This is an offsite existing current condition. Applicant will discuss with Greenwood Village.

2. Comment Summary 2. How does the Applicant propose to mitigate an increase in traffic?

Applicant Response: Applicant will rely on the recommendations of the Traffic Impact Study and coordinate efforts with the City of Greenwood Village's traffic engineer as to the best practices of mitigating traffic.

3. Comment Summary 3. Sound proofing residents through the use of sound dampening materials and if that is being or will be considered.

Applicant Response: The RTD existing infrastructure provides a sound dampening barrier to I-25. To what treatment the residential builder determines best, if any, to address further is a private matter.

4. Comment Summary 4. Will the commercial and residential buildings include consideration of "sustainability"; LEED, renewable energy sources, etc.

Applicant Response: The project will comply with all City of Greenwood Village ordinances and policies regarding energy code and sustainability.

November 12, 2025
Community Development
City of Greenwood Village
6060 S. Quebec Street
Greenwood Village, Colorado 80111

RE: The Orchard SDP First Amendment

Dear Mr. Timmerman:

Acting as agent for the owner, Alberta Development Partners, The Mulhern Group is pleased to present to you the following *revised* letter of justification for the Orchard SDP First Amendment. *Changes have been noted in bold and an italicized font.*

The First Amendment is necessary as the anchor tenant, Whole Foods, requested minor site plan changes that they felt would better serve their customers and the operation of the proposed specialty grocer.

Proposed Site Plan Changes.

1. **Additional Parking.** 22 additional parking spaces have been added. This was accomplished by shifting the proposed building 6'-8" east while still abiding by the 50' building setback at the east property line. The shift allows for 11 additional spaces in the main parking field. The remainder are added in the parking fields south and north of the store.
2. **Emergency Power Generator.** A designated area for permanent and temporary emergency power generators has been located at the northeast corner of the grocer .
3. **Re-cycling trash enclosure.** This has been accommodated at the southeast corner of the store.

Site Data.

The said changes affect the commercial parcel site data as follows:

1. **Parking.** Total commercial parking spaces increase from 225 to 247.
2. **Open Space.** Open space reduces by 827 sf. but is at 31.5%, exceeding the City required 30%.
3. **Building Ground Coverage.** Remains as is.
4. **Interior Parking Lot Landscape Area.** *Equates to 10,522 sf or 10.65% of all parking fields and entry and access drives.*
5. **Paved Area.** *To accommodate the 22 additional parking spaces the paved area in the commercial parcel increases by 4,093 sf and from the SDP approved 44.11% to 45%.*

Civil Engineering, Landscape Architecture/ Photometrics Sheets.

All sheets have been updated to include the noted changes.

Whole Foods/Pad "A" Building Elevations. The elevations are included but have not changed from the approved SDP.

Other.

Huntington Bank. At the request of the GV staff we have amended the Pad B footprint in accord with that of the bank. We have also replaced the original pad building elevations with those of bank.

Summary: Mr. Timmerman, we do hope that you find these changes to enhance the proposed commercial development and look forward to working with you through the approval process.

Respectfully Submitted:



Michael G. Mulhern AIA NCARB
President.

CC. Don Provost [ADP]
Kylie Provost [ADP]
Dustin Anderson [ADP]
Garrett Bales [Westwood]
Kurt Moje [PCS]

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 9, BLOCK 7 OF CLARK COLONY, A SUBDIVISION OF SECTION 16, AS RECORDED IN PLAT BOOK 2, PAGE 10, IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER, SITUATED IN THE SOUTH HALF OF SECTION 16 AND THE NORTH HALF OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF GREENWOOD VILLAGE, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 1" ALUMINUM PIPE WITH A 3-1/4" DIAMETER ALUMINUM CAP IN A RANGE BOX STAMPED "TSS R67W 1716/20/21 PLS 37908 2015", FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A NO. 6 REBAR WITH A 3-1/4" DIAMETER ALUMINUM CAP STAMPED "MERRICK & COMPANY TSS R67W 1/4 S16S/21 1996 PLS 13155", IS ASSUMED TO BEAR NORTH 89°30'45" EAST, A DISTANCE OF 2620.99 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

THENCE NORTH 87°59'24" EAST, A DISTANCE OF 1972.24 FEET TO A POINT ON THE EAST LINE OF GREENWOOD PLAZA FIFTH FILING, 1ST AMENDMENT, AS RECORDED IN THE RECORDS OF SAID CLERK AND RECORDER AT RECEPTION NUMBER 88127479, SAID POINT BEING THE POINT OF BEGINNING; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE EASTERLY AND SOUTHERLY BOUNDARY OF SAID GREENWOOD PLAZA FIFTH FILING, 1ST AMENDMENT;

- NORTH 00°03'01" EAST, A DISTANCE OF 303.09 FEET;
 - NORTH 89°33'40" EAST, A DISTANCE OF 71.72 FEET;
- THENCE SOUTH 08°18'27" EAST, A DISTANCE OF 8.72 FEET;
- THENCE SOUTH 89°56'59" EAST, A DISTANCE OF 46.72 FEET TO THE POINT OF CURVATURE OF A TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 282.00 FEET;
- THENCE EASTERLY, ALONG THE ARC OF SAID CURVE 11.21 FEET, THROUGH A CENTRAL ANGLE OF 2°16'41"; SAID CURVE HAVING A CHORD THAT BEARS NORTH 88°54'40" EAST, A CHORD DISTANCE OF 11.21 FEET, TO A POINT OF TANGENCY;
- THENCE NORTH 87°46'20" EAST, A DISTANCE OF 50.96 FEET TO THE POINT OF CURVATURE OF A TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 318.00 FEET;
- THENCE EASTERLY, ALONG THE ARC OF SAID CURVE 12.64 FEET, THROUGH A CENTRAL ANGLE OF 2°16'41"; SAID CURVE HAVING A CHORD THAT BEARS NORTH 88°54'40" EAST, A CHORD DISTANCE OF 12.64 FEET, TO A POINT OF TANGENCY;
- THENCE SOUTH 89°56'59" EAST, A DISTANCE OF 102.20 FEET;
- THENCE NORTH 00°03'01" EAST, A DISTANCE OF 7.00 FEET;
- THENCE SOUTH 89°56'59" EAST, A DISTANCE OF 368.69 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 25, CDOT PROJECT 11584;
- THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES;
- SOUTH 17°06'43" EAST, A DISTANCE OF 51.32 FEET;
 - SOUTH 00°09'48" WEST, A DISTANCE OF 271.43 FEET;
 - SOUTH 14°41'51" WEST, A DISTANCE OF 52.04 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST ORCHARD ROAD CONVEYED TO THE STATE DEPARTMENT OF HIGHWAYS AND DESCRIBED IN THE RECORDS OF SAID CLERK AND RECORDER IN BOOK 4574 AT PAGE 269;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF EAST ORCHARD ROAD, SOUTH 89°32'31" WEST, A DISTANCE OF 260.60 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE OF EAST ORCHARD ROAD, NORTH 80°40'40" WEST, A DISTANCE OF 98.94 FEET;

THENCE NORTH 73°06'12" WEST, A DISTANCE OF 89.87 FEET TO A POINT ON A NON-TANGENTIAL CURVATURE TO THE LEFT, HAVING A RADIUS OF 3126.50 FEET;

THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE 224.19 FEET, THROUGH A CENTRAL ANGLE OF 04°06'31"; SAID CURVE HAVING A CHORD THAT BEARS NORTH 83°08'34" WEST A CHORD DISTANCE OF 224.15 FEET, TO A POINT OF NON-TANGENCY AND TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING A CALCULATED AREA OF 235.040 SQUARE FEET (5.396 ACRES) OF LAND, MORE OR LESS, AND BEING SUBJECT TO ANY EXISTING EASEMENTS, RESTRICTIONS, OR RIGHTS-OF-WAY OF RECORD, IF ANY.

SURVEYOR'S NOTES

- LIMITED SCOPE OF RESPONSIBILITY STATEMENT: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, PUBLIC ROAD RIGHT-OF-WAY AND DEED OF RECORD, THE SURVEYOR RELIED UPON DOCUMENTS OBTAINED BY THIS SURVEYOR DUE TO DISCOVERED INFORMATION THAT PROMPTED A SEARCH FOR AND ACQUISITION OF (IF POSSIBLE) SAID OTHER DOCUMENTS. IF ANY OTHER EASEMENTS, RIGHT-OF-WAYS, VACATIONS, COURT DECREES OR OTHER ENCUMBRANCES AFFECT THIS PROPERTY, THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND THEREFORE NOT SHOWN.
- NOTICE: PURSUANT TO COLORADO REVISED STATUTES TITLE 13, ARTICLE 80, SECTION 105 (C.R.S. 13-80-105) - YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OR PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.
- BASIS OF BEARINGS: THE BEARINGS ARE GRID AND BASED WITH THE COLORADO COORDINATE SYSTEM OF 1983, CENTRAL ZONE. THE BEARING OF THE EASTERLY BOUNDARY LINE OF BLOCK 1, GREENWOOD PLAZA FIFTH FILING 1ST AMENDMENT, BEING MONUMENTED AT THE SOUTH BY A REBAR AND RED PLASTIC CAP "PLS 36062" AND MONUMENTED AT THE NORTH BY A REBAR WITH AN 1.5" ALUMINUM CAP "PLS 37066", IS NORTH 00° 03' 01" EAST FOR 305.32'.
- UNITS ARE U.S. SURVEY FEET IN GROUND DISTANCES.
- ALL EXTERIOR BOUNDARY MONUMENTS SHALL BE SET BY THE SURVEYOR OF RECORD PER STATE STATUTE 38 51.105.
- THE SURVEYOR RELIED UPON THE TITLE COMMITMENTS DEFINED HEREON FOR ALL INFORMATION REGARDING THE SUBDIVIDED PROPERTY. NOT ALL ITEMS IN THE TITLE COMMITMENT ARE DEFINABLE OR PLOTTABLE. ORDER NUMBER: ABD7073035, EFFECTIVE DATE: NOVEMBER 19, 2022 AT 5:00 P.M. AND ORDER NUMBER: ABD70759564, EFFECTIVE DATE: JANUARY 26, 2022 AT 5:00 P.M., PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
- THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP. MAP NUMBER: 08005C0457K, MAP REVISED DATE: DECEMBER 17, 2010.

EXCEPTION REQUESTS

REQUESTED MODIFICATIONS TO CODE STANDARDS

- MAXIMUM SURFACE PARKING AREA. REQUEST FOR PAVED AREAS EXCEEDING 45% OF THE SITE AREA TO 54.59%. THE ADDITIONAL PAVED AREA ALLOWS FOR ADDITIONAL PARKING OVER CITY MINIMUMS AND FOR THE ANCHOR TENANT WRAP-AROUND SERVICE AREA. THIS WILL MINIMIZE CONFLICTS WITH PEDESTRIAN TRAFFIC ALONG THE WEST FAÇADE OF THE ANCHOR AND IMPROVE STORE OPERATIONS. [PREVIOUSLY APPROVED IN SDP @ 44.11%]
- PARKING SETBACK @ ORCHARD ROAD. VERSUS CODE REQUIRED 40' FROM THE CURB LINE, ONE TRIANGULATED AREA OF THE PARKING FIELD SHALL ENCR OACH INTO THE SETBACKS BY A MAX OF 10' WHILE EXCEEDING SETBACK IN OTHER AREAS ALONG E. ORCHARD ROAD BY UP TO 22'. [PREVIOUSLY APPROVED IN SDP]
- PARKING ENCR OACHMENT. SIX SURFACE PARKING SPACES (THREE AT NORTHEAST CORNER AND THREE AT SOUTHEAST CORNER OF LOT) ALONG 1/25 ENCR OACH WITHIN THE 50' SETBACK [PREVIOUSLY APPROVED IN SDP @ NINE SURFACE PARKING SPACES]

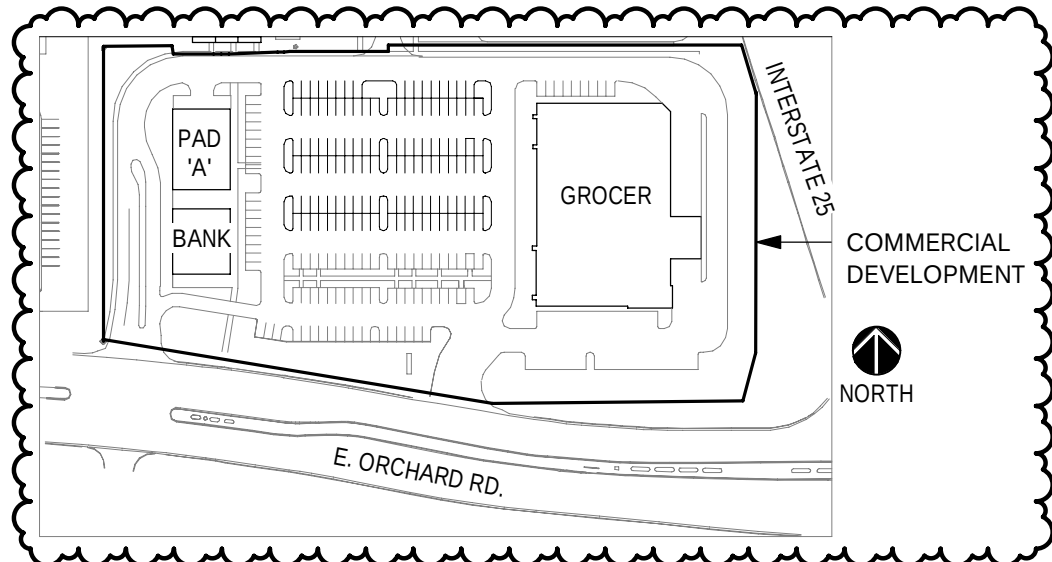
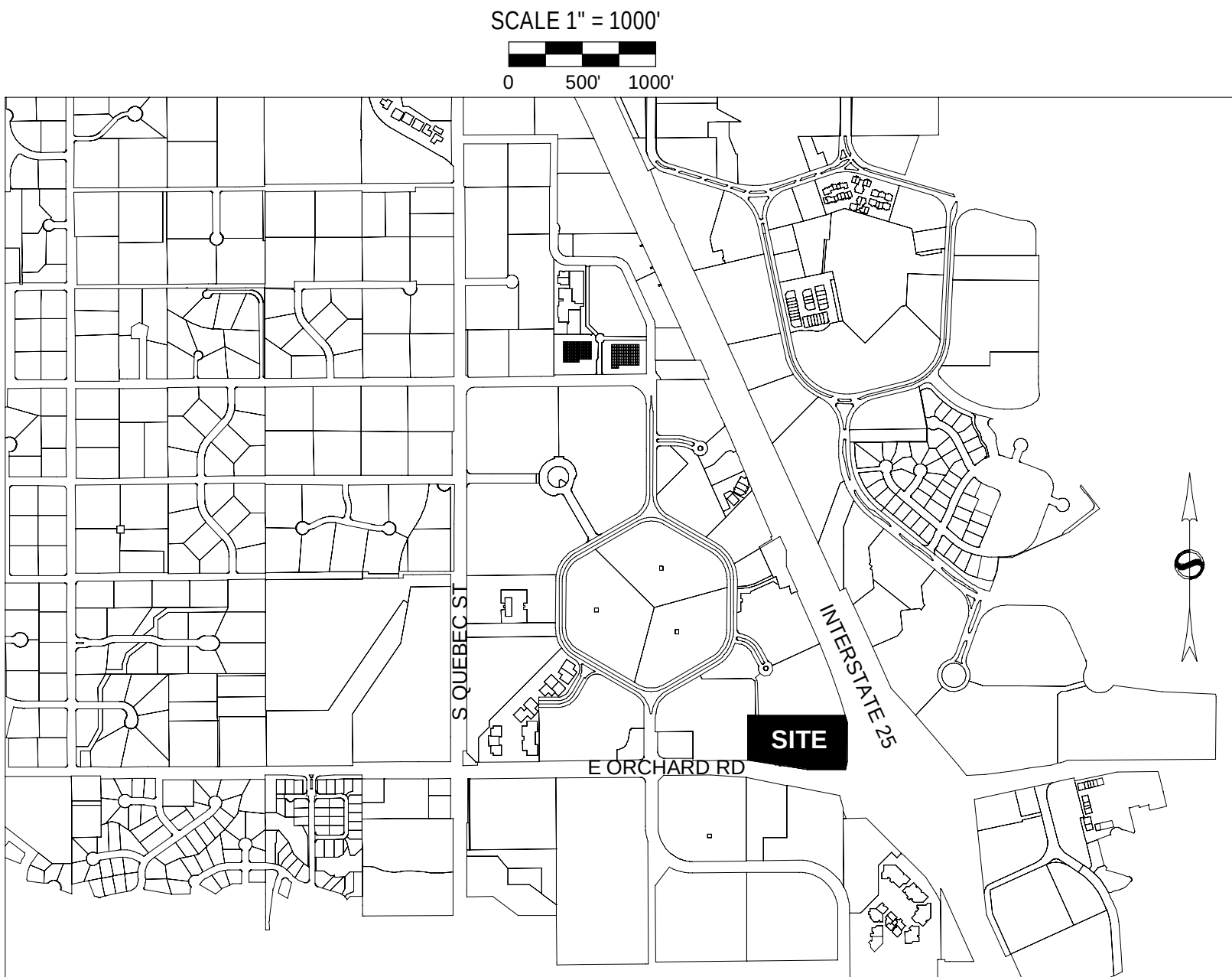
AMENDMENT HISTORY

- FIRST AMENDMENT. INCLUDES MINOR SITE PLAN REVISIONS TO THE COMMERCIAL PARCEL ONLY
 - SPECIALTY GROCER SHIFTS 6" EAST. EMERGENCY POWER GENERATORS AND RECYCLING ENCLOSURE ADDED
 - PARKING INCREASES FROM 225 TO 247 SPACES
 - HUNTINGTON BANK BUILDING FLOOR PLAN AND ELEVATIONS INCLUDED IN DOCUMENT
 - SITE DATA ADJUSTED ACCORDINGLY

THE ORCHARD
FIRST AMENDMENT

A PORTION OF LOT 9, LOT 10 AND LOT 11, BLOCK 7, CLARK COLONY, A SUBDIVISION OF SECTION 16 AND A PORTION OF BLOCK 2 OF GREENWOOD PLAZA FIFTH FILING WITHIN THE SOUTH HALF OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPLE MERIDIAN CITY OF GREENWOOD VILLAGE, COUNTY OF ARAPAHOE, STATE OF COLORADO

VICINITY MAP



DRAWING INDEX

NUMBER	NAME	NUMBER	NAME
1 OF 23	COVER SHEET	18 OF 23	SHOPS ELEVATIONS
2 OF 23	COMMERCIAL SITE PLAN	19 OF 23	SHOPS ELEVATIONS
3 OF 23	AREA GRADING & DRAINAGE PLAN	20 OF 23	MATERIAL LEGEND
4 OF 23	OVERALL UTILITY PLAN	21 OF 23	LIGHTING / PHOTOMETRIC PLAN
5 OF 23	EMERGENCY ACCESS PLAN	22 OF 23	LIGHTING DETAILS
6 OF 23	SIGNAL AND SIGNAGE PLAN	23 OF 23	SIGNAGE & STRIPING PLAN
7 OF 23	SITE PLAN DETAILS		
8 OF 23	OPEN SPACE CALCULATIONS		
9 OF 23	MASTER LANDSCAPE PLAN, PLANT SCHEDULE AND GENERAL NOTES		
10 OF 23	PLANTING DETAILS		
11 OF 23	LANDSCAPE PLAN		
12 OF 23	LANDSCAPE PLAN		
13 OF 23	LANDSCAPE PLAN		
14 OF 23	LANDSCAPE DETAILS		
15 OF 23	SITE SECTIONS		
16 OF 23	GROCER ELEVATIONS		
17 OF 23	GROCER ELEVATIONS		

COMMERCIAL NET FLOOR AREA	
BUILDING	N.F.A.
GROCER	34,400
PAD 'A'	4,760
BANK	2,550
TOTAL	41,710

SITE DATA TABLE		
GREENWOOD VILLAGE MUNICIPAL CODE, UPDATED DECEMBER 15, 2023		
SITE DATA	EXISTING [APPROVED SDP PZ-25-38]	PROPOSED
GOVERNING MASTER DEVELOPMENT PLAN	GREENWOOD PLAZA MASTER DEVELOPMENT PLAN AMENDMENT 2012	N/A
ZONE DISTRICT	TOWN CENTER (TC)	N/A
SITE AREA (SF / ACRES)	TOTAL SITE : 235,040 SF / 5.396 AC	235,040 SF / 5.396 AC
INCLUDES AREA OF ROW DEDICATION		
LAND USES	SPECIALTY GROCER, RESTAURANT, OFFICES, RETAIL AND SERVICE ESTABLISHMENTS.	SPECIALTY GROCER, RESTAURANT, OFFICES, RETAIL AND SERVICE ESTABLISHMENTS.
TOTAL NUMBER OF LOTS	3	3
TOTAL NUMBER OF BUILDINGS	3	3
NUMBER OF STORIES	COMMERCIAL: 1	COMMERCIAL: 1
NET FLOOR AREA	COMMERCIAL: 43,000 SF	COMMERCIAL BUILDINGS: 41,710 SF TOTAL
TOTAL NUMBER OF TRACTS	N/A	1
BUILDING CONSTRUCTION TYPE	GROCER: IBC V-B PADS: IBC V-B	GROCER: IBC V-B PAD 'A' & BANK: IBC V-B
RIGHT-OF-WAY DEDICATION [IN SQUARE FEET & ACRES]	DECELERATION LANE, 2,400 SF/ 0.0551 AC	DECELERATION LANE, 2,400 SF/ 0.0551 AC
LOCATION AND ACREAGE OF ANY LAND TO BE DEDICATED TO PUBLIC USE	N/A	N/A

PARKING CALCULATIONS	
COMMERCIAL PARKING REQUIRED	
BUILDING	SPACES
GROCER, 1 SP PER 200 SF NFA (34,400)	172
PAD "A" (RESTAURANT), 1 SP PER 100 SF NFA (4,760)	48
BANK, 1 SP PER 200 SF NFA (2,550)	13
TOTAL SPACES REQUIRED	233
COMMERCIAL PARKING PROVIDED	
ACCESSIBLE (5 STANDARD + 3 VANS)	8
STANDARD	230
COMPACT, 10% OF TOTAL SPACES (23 MAX)	9
TOTAL SPACES PROVIDED	247

OWNERS

ALBERTA 8081 EAST ORCHARD, LLC
5750 DTC PARKWAY #210
GREENWOOD VILLAGE, CO 80111

EXECUTED THIS _____ DAY OF _____, 20____.

BY: _____

AS: _____

STATE OF COLORADO)

) SS

COUNTY OF _____

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____, 20____.

BY: _____

AS: _____ OF ALBERTA 8081 EAST ORCHARD, LLC

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

PLANNING AND ZONING COMMISSION CERTIFICATE

THIS PLAN IS RECOMMENDED FOR APPROVAL BY THE CITY OF GREENWOOD VILLAGE PLANNING & ZONING COMMISSION

THIS _____ DAY OF _____, 20____.

CITY COUNCIL CERTIFICATE

THIS PLAN APPROVED BY THE CITY COUNCIL OF THE CITY OF GREENWOOD VILLAGE

THIS _____ DAY OF _____, 20____.

ATTEST _____

CITY CLERK

CLERK AND RECORDER'S CERTIFICATION

THIS PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY

AT _____ M., ON THE _____ DAY OF _____, 20____.

IN BOOK _____, PAGE _____, MAP _____, RECEPTION _____

COUNTY CLERK AND RECORDER

BY _____

DEPUTY

VESTING NOTE

"THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN PURSUANT TO THE GREENWOOD VILLAGE MUNICIPAL CODE AND C.R.S., SECTION 24-68-10L AND ESTABLISHES VESTED PROPERTY RIGHTS, FOR THREE (3) YEARS FROM ITS EFFECTIVE DATE, TO UNDERTAKE AND COMPLETE THE DEVELOPMENT AND USE OF THE PROPERTY IN ACCORDANCE WITH THIS PLAN."

ALBERTA 8081 EAST ORCHARD, LLC
DUSTIN ANDERSON,
5750 DTC PARKWAY #210
GREENWOOD VILLAGE, CO 80111
303-771-4004

THE MULHERN GROUP, LTD

1400 GLENARM PLACE, SUITE 300
DENVER, CO 80202
303-297-3334

#	DATE	REVISION
1.	10/8/2025	FIRST AMENDMENT
2.	11/7/2025	1st AMENDMENT REV.1
3.	11/12/2025	1st AMENDMENT REV.2

PROJECT NUMBER: 23029

COPYRIGHT: THE MULHERN GROUP. LTD

DATE: 11/12/2025

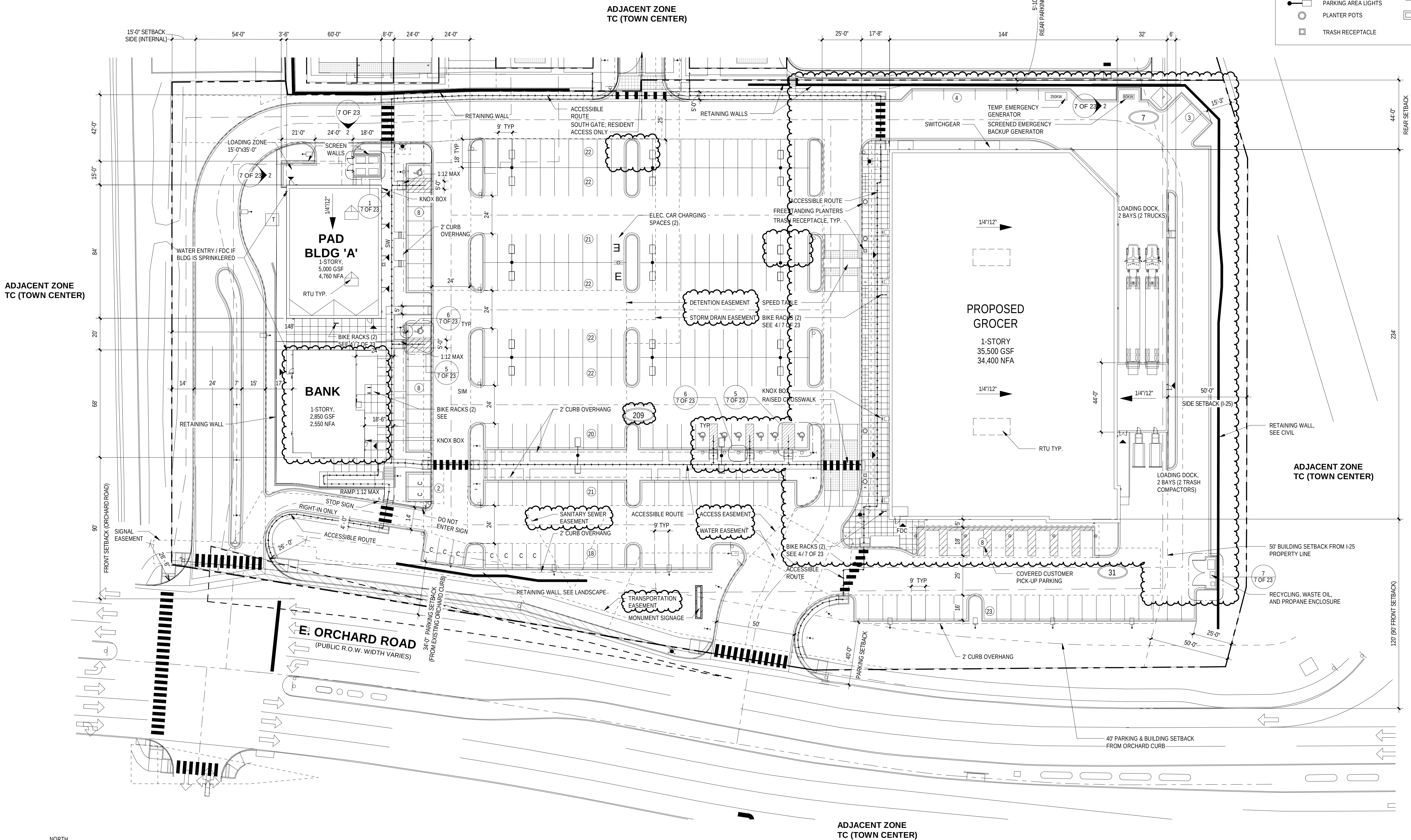
COVER SHEET

THE ORCHARD

FIRST AMENDMENT

A PORTION OF LOT 9, LOT 10 AND LOT 11, BLOCK 7, CLARK COLONY, A SUBDIVISION OF SECTION 16 AND A PORTION OF BLOCK 2 OF GREENWOOD PLAZA FIFTH FILING WITHIN THE SOUTH HALF OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPLE MERIDIAN CITY OF GREENWOOD VILLAGE, COUNTY OF ARAPAHOE, STATE OF COLORADO

SITE LEGEND	
	PROPOSED LOT LINE
	CENTERLINE OF DRIVE AISLE
	EXISTING EASEMENTS
	NEW / RE-ROUTED WATER EASEMENTS
	NEW / RE-ROUTED SANITARY EASEMENTS
	ACCESSIBLE ROUTE
	PARKING COUNT PER ROW
	BUILDING ENTRANCE
	FIRE HYDRANT
	BIKE RACK (FITS 2)
	PEDESTRIAN LIGHTS
	PARKING AREA LIGHTS
	PLANTER POTS
	TRASH RECEPTACLE
	SW SIDEWALK
	FSR FIRE SPRINKLER ROOM
	LS LANDSCAPED AREAS
	PARKING LOT SIGNAGE
	PLANTERS



1 ENLARGED - SOUTH SITE PLAN
1" = 30'-0"

THE MULHERN GROUP, LTD
1400 GLENARM PLACE, SUITE 300
DENVER, CO 80202
303-297-3334

#	DATE	REVISION
1.	10/8/2025	FIRST AMENDMENT
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3.	11/12/2025	1st AMENDMENT REV.2

PROJECT NUMBER: 23029
COPYRIGHT: THE MULHERN GROUP, LTD
DATE: 11/12/2025

COMMERCIAL SITE PLAN

SHEET 2 OF 23

THE ORCHARD

FIRST AMENDMENT

A REPLAT OF A PORTION OF LOT 9, LOT 10 AND LOT 11, BLOCK 7, CLARK COLONY, A SUBDIVISION OF SECTION 16 AND A PORTION OF BLOCK 2 OF GREENWOOD PLAZA FIFTH FILING WITHIN THE SOUTH HALF OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPLE MERIDIAN CITY OF GREENWOOD VILLAGE, COUNTY OF ARAPAHOE, STATE OF COLORADO

PAD A	NW CORNER	5688.30	5689.10	5691.58	5689.10	5741.58	5739.10	5715.58	5713.10
	NE CORNER	5695.00	5689.10						
	SW CORNER	5688.00	5689.10						
	SE CORNER	5695.00	5689.10						
PAD B	NW CORNER	5688.00	5688.00	5687.92	5688.00	5737.92	5738.00	5711.92	5712.00
	NE CORNER	5688.77	5688.00						
	SW CORNER	5686.79	5688.00						
	SE CORNER	5688.12	5688.00						
GROCE	NW CORNER	5695.00	5692.50	5693.17	5692.50	5743.17	5742.50	5725.17	5724.50
	NE CORNER	5694.72	5692.50						
	SW CORNER	5690.62	5692.50						
	SE CORNER	5692.35	5692.50						

* ALL ELEVATIONS ARE IN NAVD1988 DATUM
** NAVD1929 DATUM = NAVD1988 DATUM - 3.074'



KEYMAP

SCALE 1"=400'



SCALE: 1" = 30'

LEGEND

TW	TOP OF WALL ELEVATION
BW	FG AT BOTTOM OF WALL
FF	FINISHED FLOOR ELEVATION
LP/HP	LOW POINT / HIGH POINT
FG	FINISHED GROUND ELEVATION
SW	SIDEWALK ELEVATION
5685.23	PROPOSED GRADING ELEVATION
---	SITE BOUNDARY
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED STORM DRAIN
■	PROPOSED STORM DRAIN INLET
⊙	PROPOSED STORM DRAIN MANHOLE
⊙	PROPOSED LIGHT POLE
---	PROPOSED SLOPE AND DIRECTION
---	PROPOSED SPILL CURB
---	PROPOSED CATCH CURB

NOTE:

- ALL ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHWEST CORNER OF SAID SECTION 16 BY A 1" ALUMINUM PIPE WITH A 3-1/4" DIAMETER ALUMINUM CAP IN A RANGE BOX STAMPED "TSS R67W 17/16/20/21 PLS 37908 2015", FROM WHICH THE SOUTH QUARTER CORNER OF SAID 16, BEING MONUMENTED BY A NO. 6 REBAR WITH A 3-1/4" DIAMETER ALUMINUM CAP STAMPED "MERRICK & COMPANY TSS R67W 1/4 S16/521 1996 PLS 13155", IS ASSUMED TO BEAR NORTH 89°30'45" EAST, A DISTANCE OF 2620.99 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

BENCHMARK

BENCHMARK - PROJECT BENCHMARK IS PART OF THE ARAPAHOE COUNTY URBAN CONTROL AREA VERTICAL CONTROL POINT NUMBER 1005 BEING A 3-1/4" DIAMETER ALUMINUM CAP STAMPED "ARAPAHOE COUNTY MAPPING BENCHMARK UAP 1 5 2010 PLS 30822", LOCATED IN THE NORTHEAST QUADRANT OF EAST ORCHARD ROAD AND SOUTH MONACO STREET AT THE EAST END OF WOOD FENCE, HAVING A PUBLISHED ELEVATION OF 5576.62 FEET, NAVD88.

DATUM CONVERSION
NAVD1929 DATUM = NAVD1988 DATUM - 3.074'

WESTWOOD PROFESSIONAL SERVICES

10333 E. DRY CREEK, SUITE 400
ENGLEWOOD, CO 80112
720-482-9526

#	DATE	REVISION
1	10/8/2025	FIRST AMENDMENT
2	11/07/2025	FIRST AMENDMENT

PROJECT NUMBER:

COPYRIGHT: WESTWOOD P.S.

DATE: 07/11/2025

AREA
GRADING & DRAINAGE PLAN

SHEET 3 OF 23

FIRST AMENDMENT

A REPLAT OF A PORTION OF LOT 9, LOT 10 AND LOT 11, BLOCK 7, CLARK COLONY, A SUBDIVISION OF SECTION 16 AND A PORTION OF BLOCK 2 OF GREENWOOD PLAZA FIFTH FILING WITHIN THE SOUTH HALF OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPLE MERIDIAN CITY OF GREENWOOD VILLAGE, COUNTY OF ARAPAHOE, STATE OF COLORADO

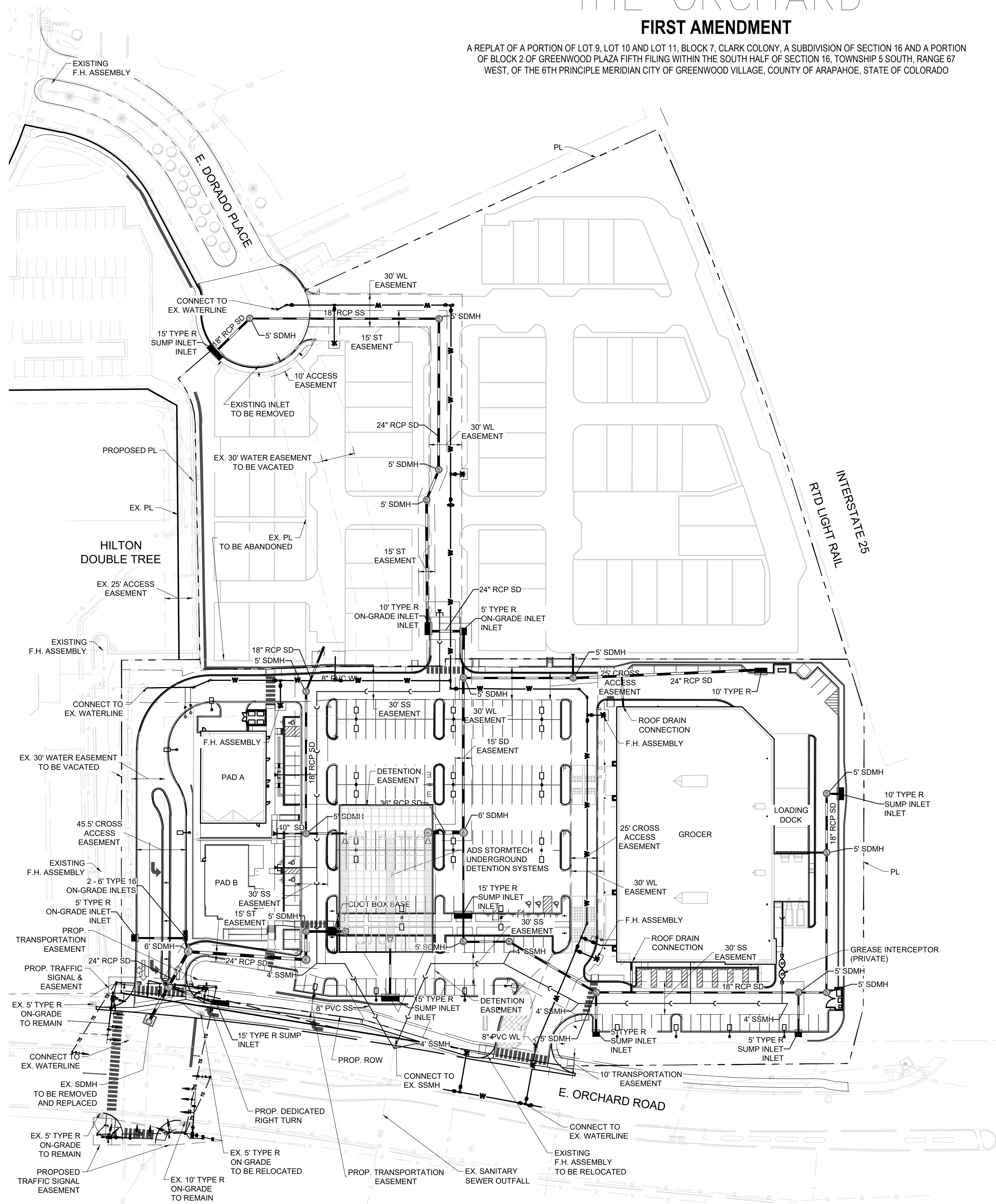
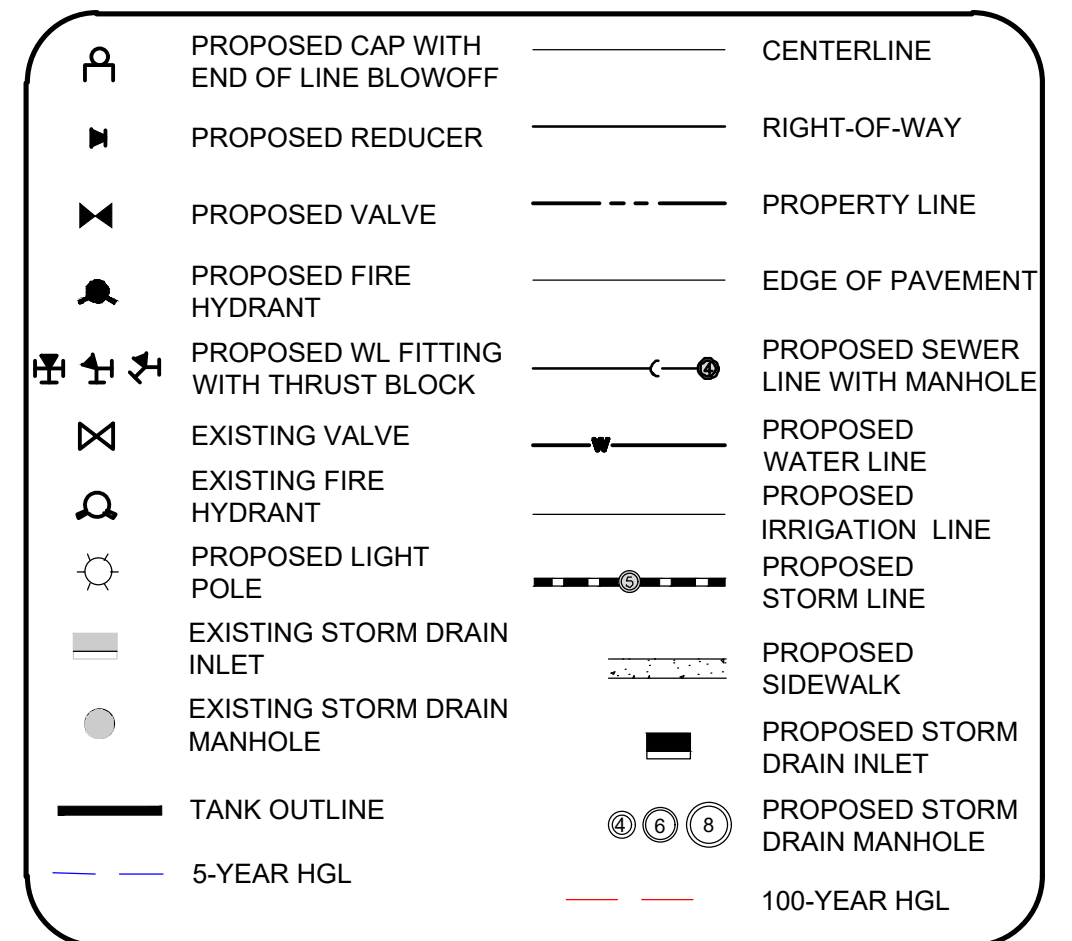


SCALE 1"=400'



SCALE: 1" = 50'

LEGEND



BENCHMARK - PROJECT BENCHMARK IS PART OF THE ARAPAHOE COUNTY URBAN CONTROL AREA VERTICAL CONTROL POINT NUMBER 1005 BEING A 3-1/4" DIAMETER ALUMINUM CAP STAMPED "ARAPAHOE COUNTY MAPPING BENCHMARK UAP 1 S 2010 PLS 30822". LOCATED IN THE NORTHEAST QUADRANT OF EAST ORCHARD ROAD AND SOUTH MONACO STREET AT THE EAST END OF WOOD FENCE, HAVING A PUBLISHED ELEVATION OF 5576.62 FEET, NAVD88.

DATUM CONVERSION
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BASIS OF BEARINGS
BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHWEST CORNER OF SAID SECTION 16 BY A 1" ALUMINUM PIPE WITH A 3-1/4" DIAMETER ALUMINUM CAP IN A RANGE BOX STAMPED "TSS R67W 1716/2021 PLS 37908 2015". FROM WHICH THE SOUTH QUARTER CORNER OF SAID 16, BEING MONUMENTED BY A NO. 6 REINFORCED CONCRETE 3-1/4" DIAMETER ALUMINUM CAP STAMPED "MERRICK & COMPANY, INC. 1874/15 S16/5221 1936 PLS 13155", IS ASSUMED TO BEAR NORTH 89°30'45" EAST, A DISTANCE OF 2620.99 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

WESTWOOD PROFESSIONAL SERVICES 10333 E. DRY CREEK, SUITE 400 ENGLEWOOD, CO 80112 720-482-9526		
#	DATE	REVISION
1	10/8/2025	FIRST AMENDMENT
2	11/07/2025	FIRST AMENDMENT

PROJECT NUMBER: _____
COPYRIGHT: _____ WESTWOOD P.S.
DATE: _____ 07/11/2025

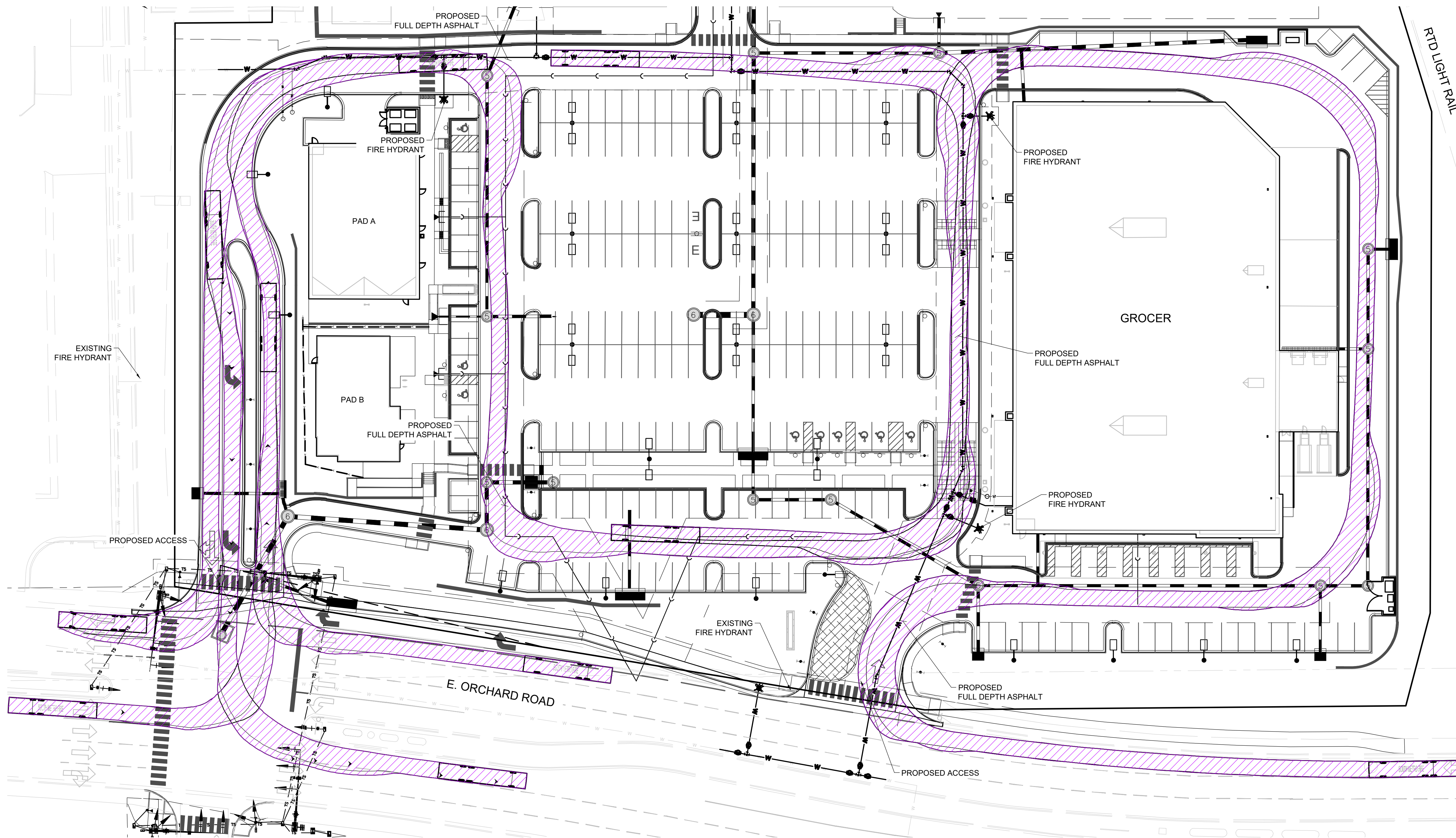
OVERALL
TILITY PLAN

SHEET 4 OF 23

THE ORCHARD

FIRST AMENDMENT

A REPLAT OF A PORTION OF LOT 9, LOT 10 AND LOT 11, BLOCK 7, CLARK COLONY, A SUBDIVISION OF SECTION 16 AND A PORTION OF BLOCK 2 OF GREENWOOD PLAZA FIFTH FILING WITHIN THE SOUTH HALF OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPLE MERIDIAN CITY OF GREENWOOD VILLAGE, COUNTY OF ARAPAHOE, STATE OF COLORADO



KEYMAP
SCALE 1"=400'
30' 15' 0 30' 60'
SCALE: 1" = 30'

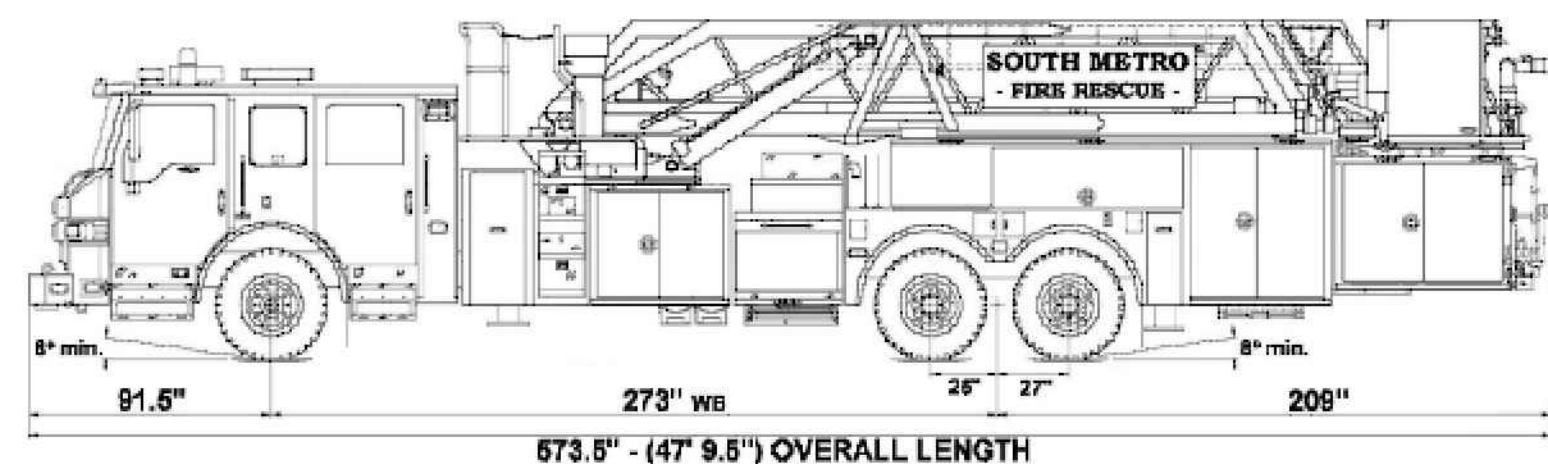
LEGEND
--- SITE BOUNDARY
--- CONCRETE CURB AND GUTTER
/// TRUCK EXTENTS

- NOTES:**
- PAVEMENT DESIGN WITHIN THE EMERGENCY ACCESS ROUTE SHALL MEET, OR EXCEED, THE WEIGHT BEARING STANDARDS OF SOUTH METRO FIRE DISTRICT.

SOUTH METRO FIRE RESCUE FIRE MARSHAL'S OFFICE



VEHICLE SPECIFICATIONS are provided for the largest apparatus in use by South Metro Fire Rescue.
Fire Apparatus Access Roads shall be capable of accommodating this apparatus.



VEHICLE DIMENSIONS

LENGTH: 47' 9.5"
WIDTH: 8' 5" - (10' 1" MIRROR TO MIRROR)
HEIGHT: 10' 9"
WHEELBASE: 273"
DESIGN LOAD: 80,000 POUNDS
INSIDE CRAMP ANGLE: 40°
AXLE TRACK: 83"
WHEEL OFFSET: 5.3"
TREAD WIDTH: 13.5"

TURNING RADII:
INSIDE TURN: 26' 1"
CURB TO CURB: 41' 11"
WALL TO WALL: 46' 8"

BASIS OF BEARINGS
BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHWEST CORNER OF SAID SECTION 16 BY A 1" ALUMINUM PIPE WITH A 3-1/4" DIAMETER ALUMINUM CAP IN A RANGE BOX STAMPED "T5S R67W 17/16/20/21 PLS 37908 2015", FROM WHICH THE SOUTH QUARTER CORNER OF SAID 16, BEING MONUMENTED BY A NO. 6 REBAR WITH A 3-1/4" DIAMETER ALUMINUM CAP STAMPED "MERRICK & COMPANY T5S R67W 1/4 S16/S21 1996 PLS 13155", IS ASSUMED TO BEAR NORTH 89°30'45" EAST, A DISTANCE OF 2620.99 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

BENCH MARK
BENCHMARK - PROJECT BENCHMARK IS PART OF THE ARAPAHOE COUNTY URBAN CONTROL AREA VERTICAL CONTROL POINT NUMBER 1005 BEING A 3-1/4" DIAMETER ALUMINUM CAP STAMPED "ARAPAHOE COUNTY MAPPING BENCHMARK UAP 1 S 2010 PLS 30622", LOCATED IN THE NORTHEAST QUADRANT OF EAST ORCHARD ROAD AND SOUTH MONACO STREET AT THE EAST END OF WOOD FENCE, HAVING A PUBLISHED ELEVATION OF 5576.62 FEET, NAVD88.

DATUM CONVERSION
NAVD1929 DATUM = NAVD1988 DATUM - 3.074'

WESTWOOD PROFESSIONAL SERVICES		
10333 E. DRY CREEK, SUITE 400 ENGLEWOOD, CO 80112 720-482-9526		
#	DATE	REVISION
1	10/8/2025	FIRST AMENDMENT
2	11/07/2025	FIRST AMENDMENT

PROJECT NUMBER:
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DATE: 07/11/2025

EMERGENCY ACCESS PLAN

SHEET 5 OF 23

FIRST AMENDMENT

HILTON
DOUBLE
TREE



SCALE 1"=400'

20' 10' 0 20' 40'

SCALE: 1" = 20'

TW	TOP OF WALL ELEVATION
BW	FG AT BOTTOM OF WALL
FF	FINISHED FLOOR ELEVATION
LP/HP	LOW POINT / HIGH POINT
FG	FINISHED GROUND ELEVATION
SW	SIDEWALK ELEVATION
5685.23	PROPOSED GRADING ELEVATION
----	SITE BOUNDARY
----	EXISTING MAJOR CONTOUR
----	EXISTING MINOR CONTOUR
----	PROPOSED MAJOR CONTOUR
----	PROPOSED MINOR CONTOUR
=====	PROPOSED STORM DRAIN
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED LIGHT POLE
1.0%	PROPOSED SLOPE AND DIRECTION
=====	PROPOSED SPILL CURB
=====	PROPOSED CATCH CURB



L

NO RTD PARKIN

VIOLATORS WILL BE TOWED AT VEHICLE OWNER EXPENSE

MAKE AUTO RECORD

303-295-6253

NO TRESPASSING

PRIVATE PROPERTY

ACCESS BY LIGHT RAIL USERS IS PROHIBITED

CUSTOMER

12"x18"

WESTWOOD PROFESSIONAL SERVICES
10333 E. DRY CREEK, SUITE 400
ENGLEWOOD, CO 80112
720-482-9526

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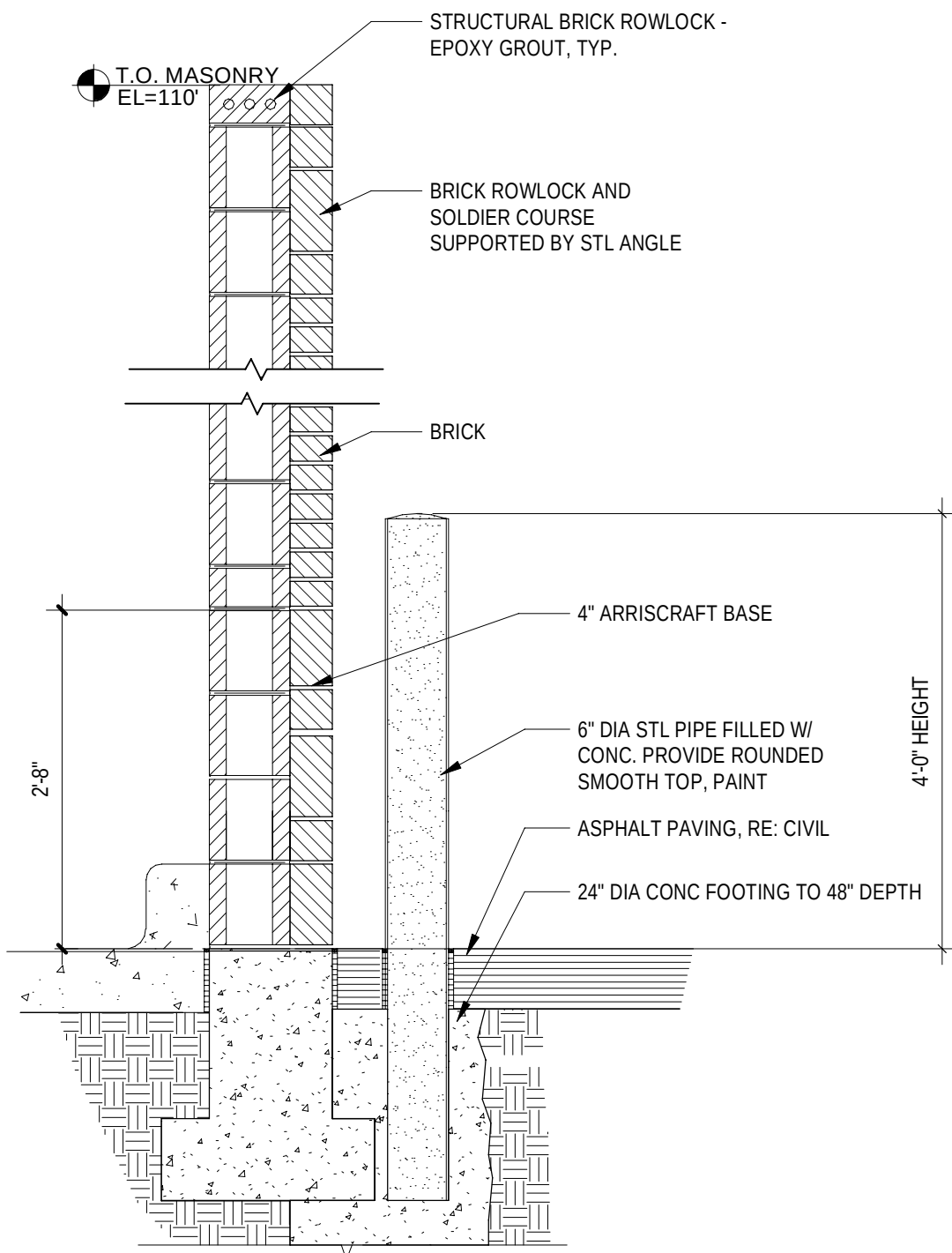
ORCHARD
SIGNAL AND SIGNAGE PLAN

SHEET 6 OF 23

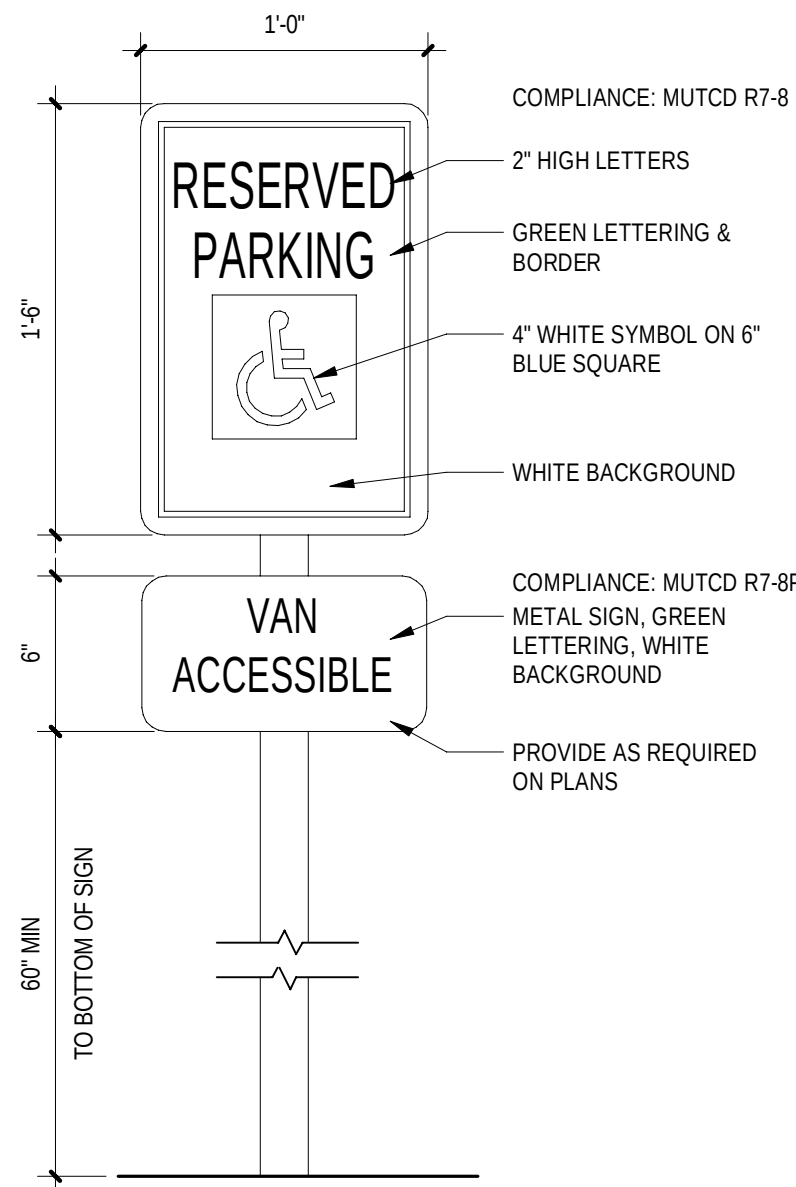
THE ORCHARD

FIRST AMENDMENT

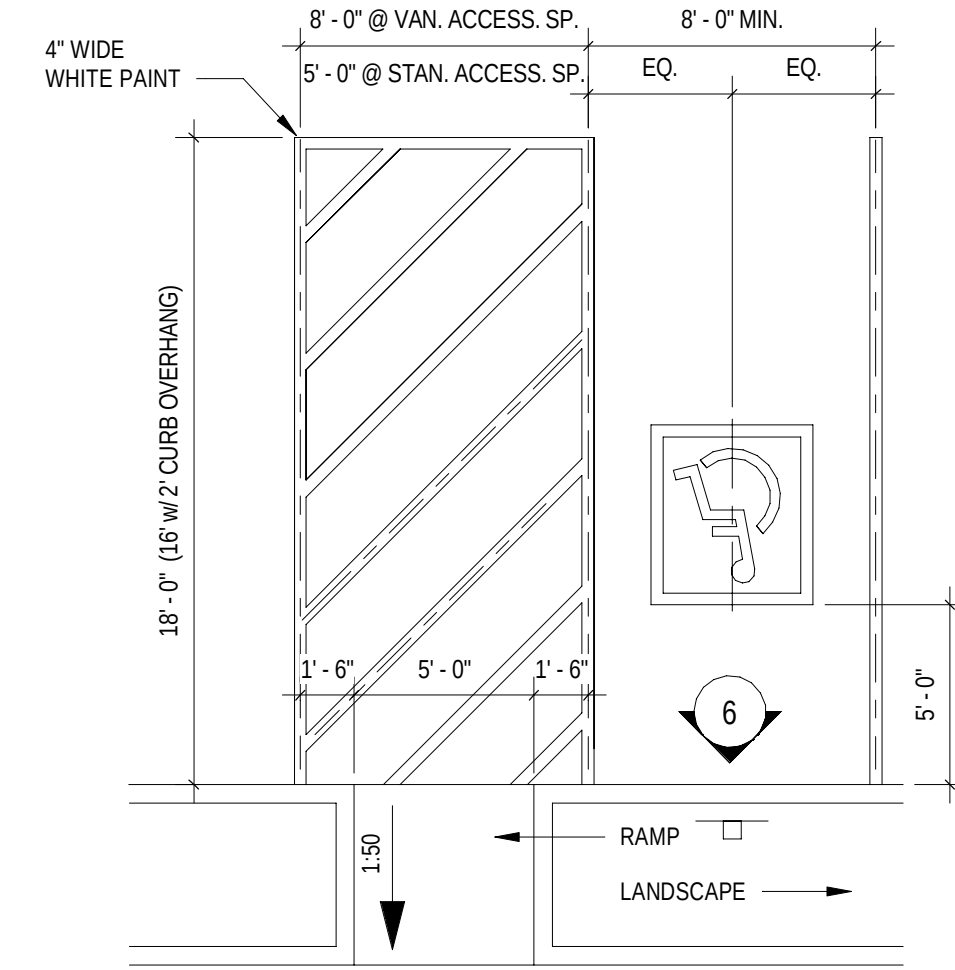
A PORTION OF LOT 9, LOT 10 AND LOT 11, BLOCK 7, CLARK COLONY, A SUBDIVISION OF SECTION 16 AND A PORTION OF BLOCK 2 OF GREENWOOD PLAZA FIFTH FILING WITHIN THE SOUTH HALF OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPLE MERIDIAN CITY OF GREENWOOD VILLAGE, COUNTY OF ARAPAHOE, STATE OF COLORADO



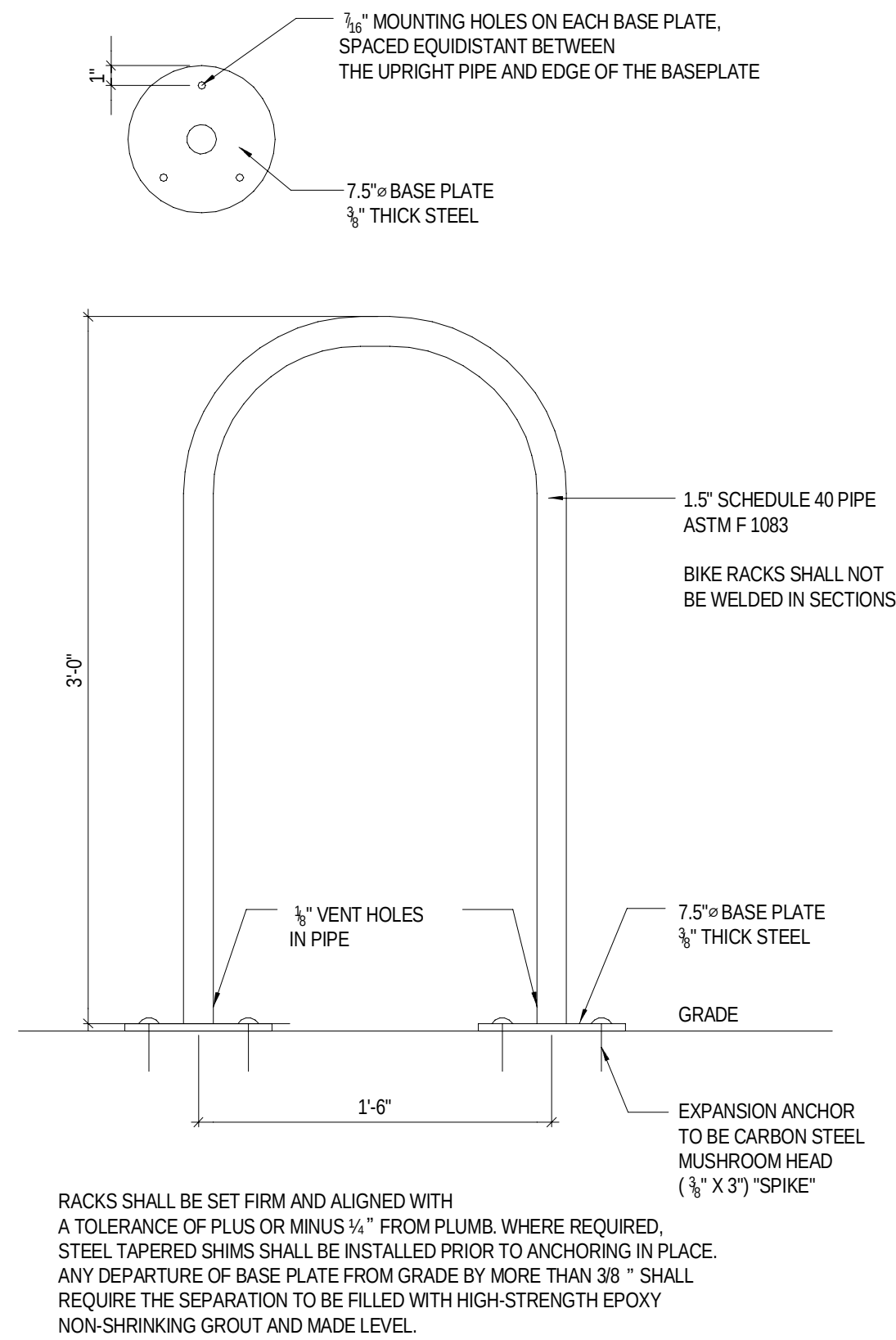
3 BOLLARD AT TRASH ENCLOSURE
3/4" = 1'-0"



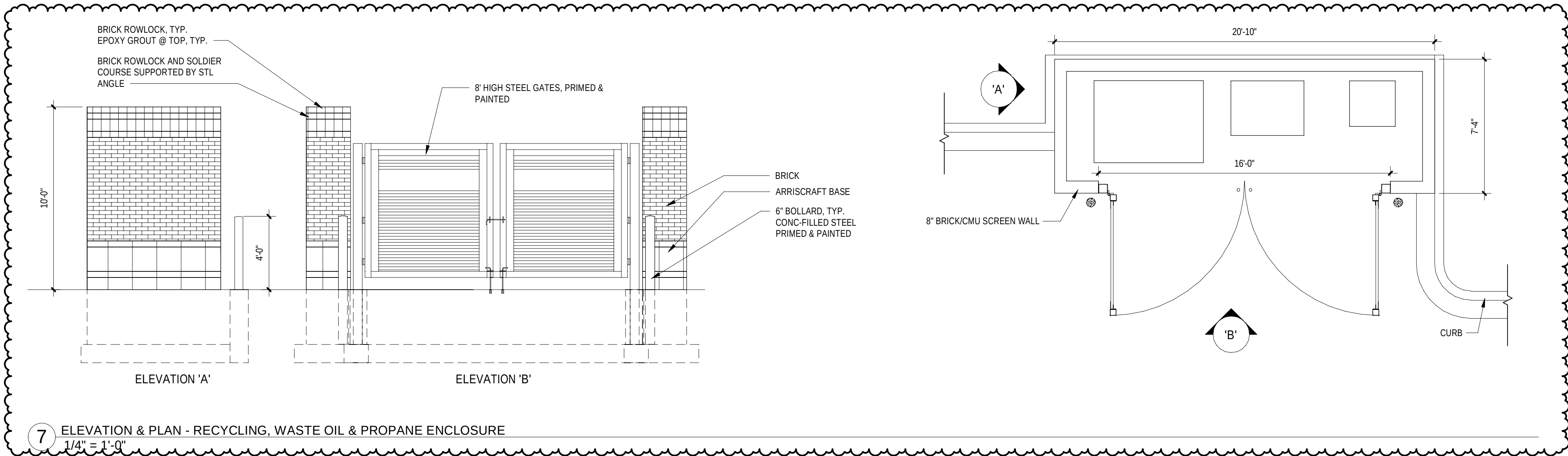
6 ACCESSIBLE PARKING SIGN - POST MOUNTED
1 1/2" = 1'-0"



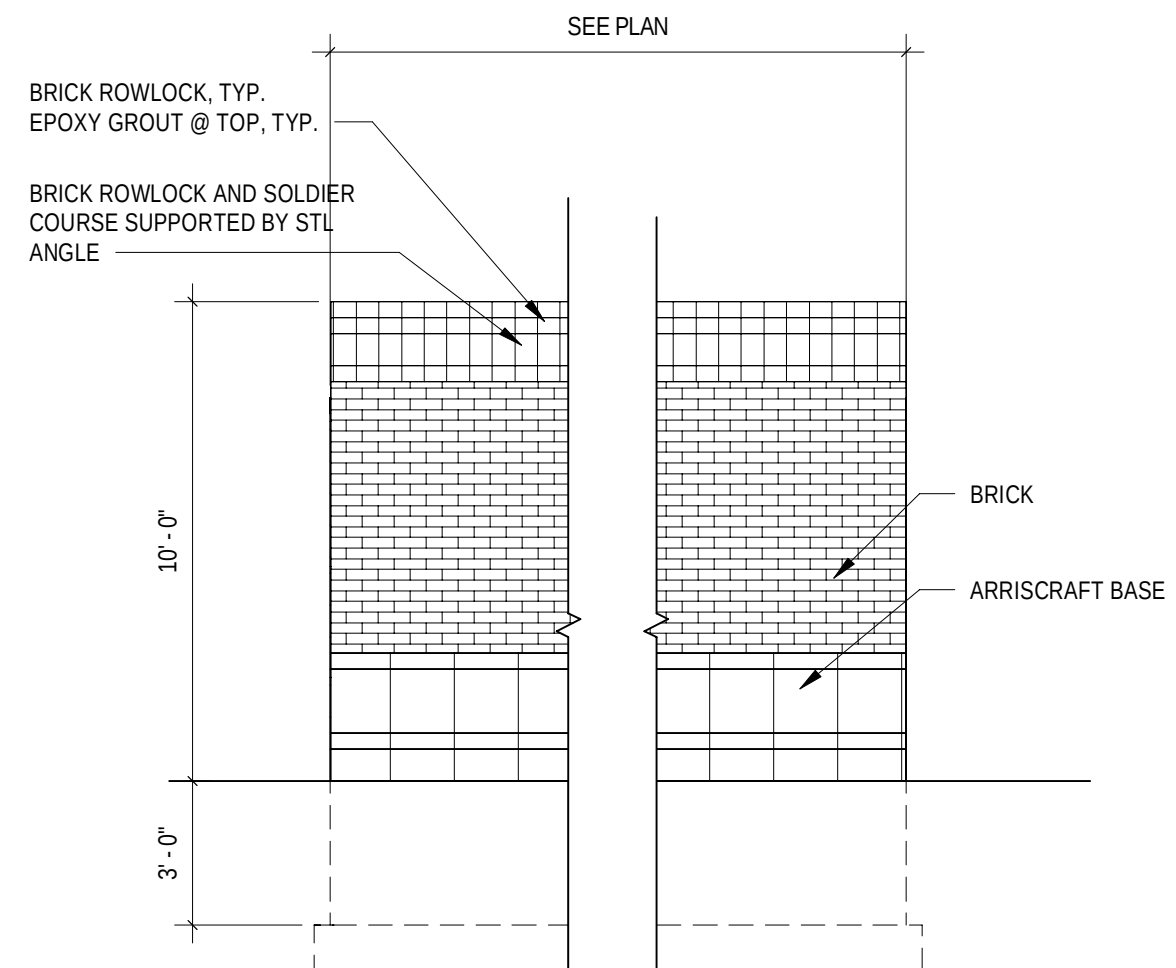
5 ACCESSIBLE PARKING SPACE
3/16" = 1'-0"



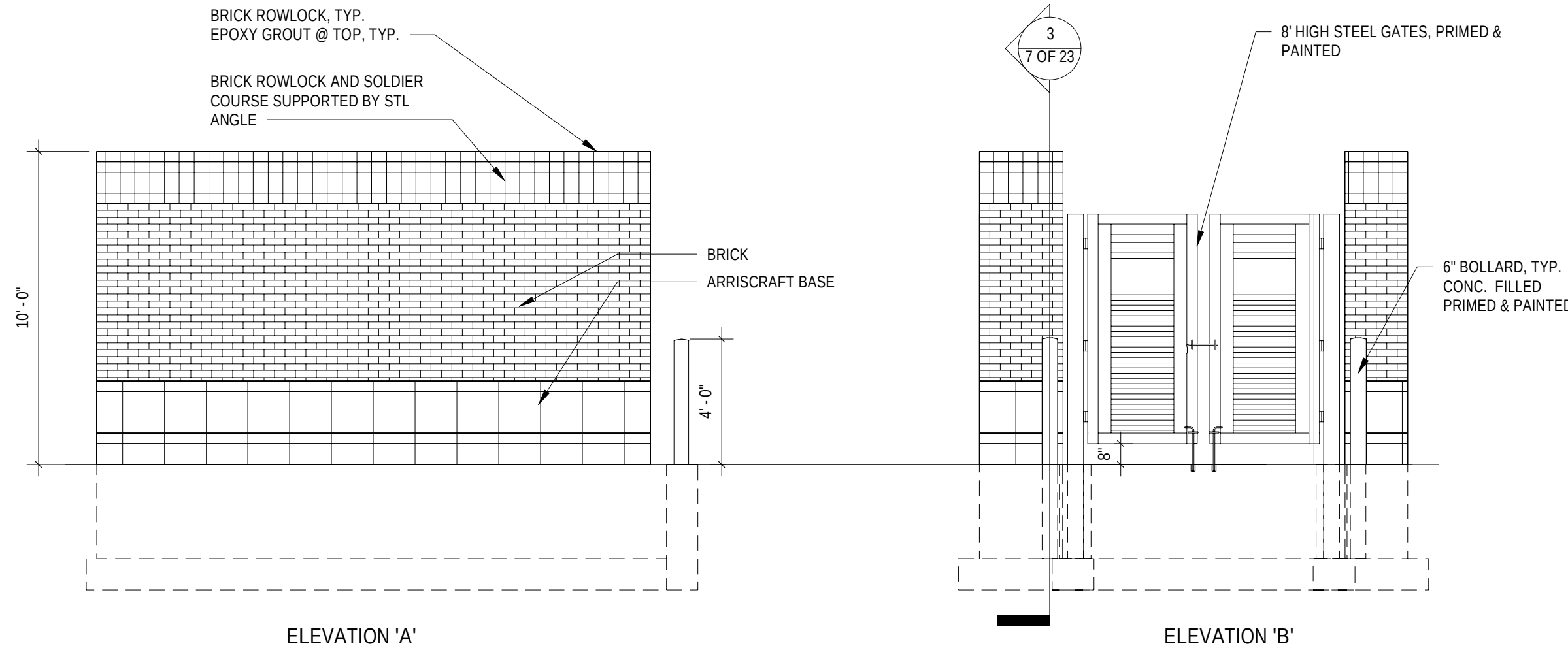
4 BIKE RACK
1 1/2" = 1'-0"



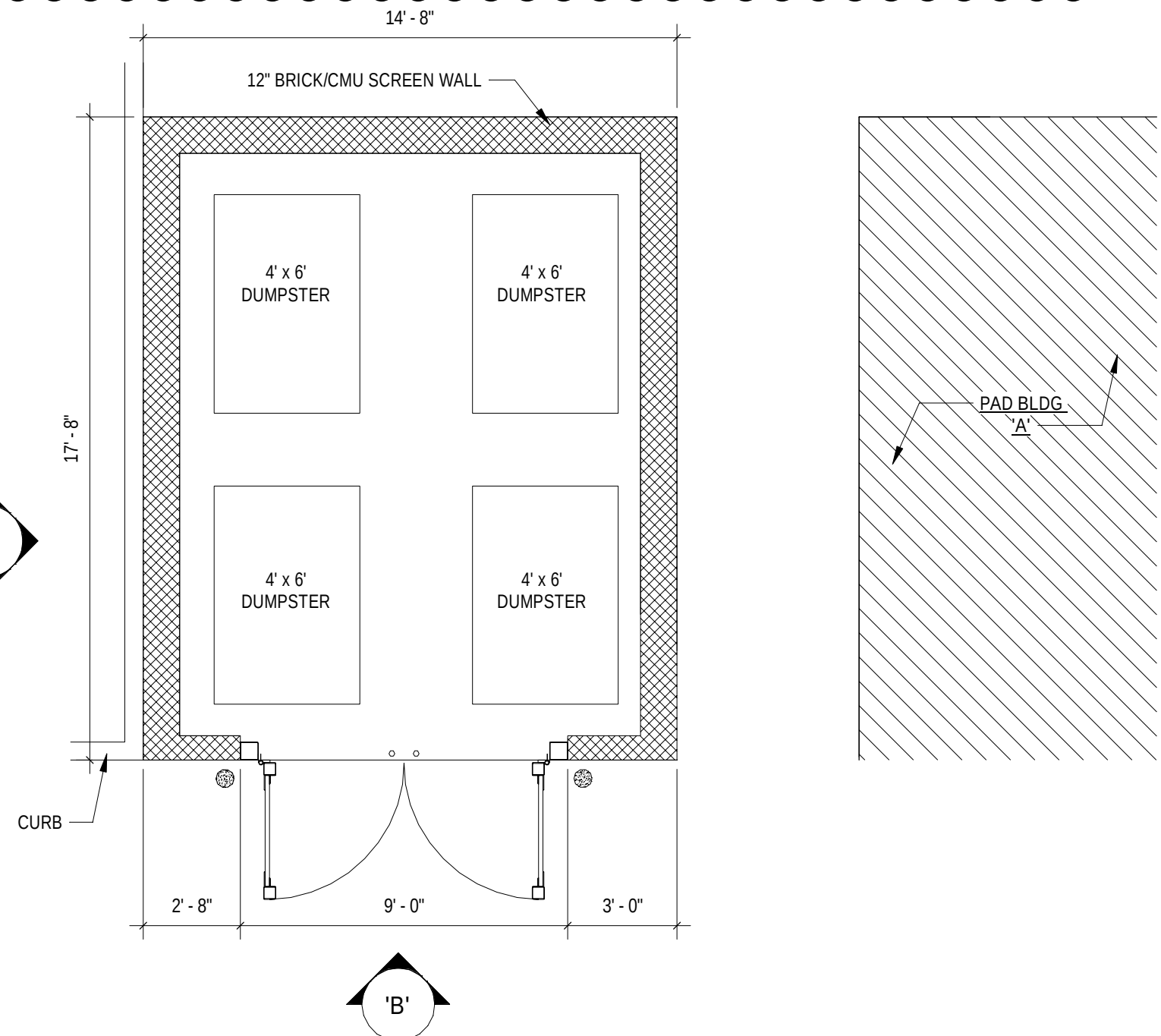
7 ELEVATION & PLAN - RECYCLING, WASTE OIL & PROPANE ENCLOSURE
1/4" = 1'-0"



2 GROCER GENERATOR & PAD 'A' TRASH ENCLOSURE SCREEN WALL
1/4" = 1'-0"



1 TRASH ENCLOSURE @ PAD 'A'
1/4" = 1'-0"



THE MULHERN GROUP. LTD 1400 GLENARM PLACE, SUITE 300 DENVER, CO 80202 303-297-3334		
#	DATE	REVISION
1.	10/8/2025	FIRST AMENDMENT
2.	11/7/2025	1st AMENDMENT REV.1
3.	11/12/2025	1st AMENDMENT REV.2

PROJECT NUMBER: 23029
COPYRIGHT: THE MULHERN GROUP. LTD
DATE: 11/12/2025
SITE PLAN DETAILS

THE ORCHARD

FIRST AMENDMENT

A PORTION OF LOT 9, LOT 10 AND LOT 11, BLOCK 7, CLARK COLONY, A SUBDIVISION OF SECTION 16 AND A PORTION OF BLOCK 2 OF GREENWOOD PLAZA FIFTH FILING WITHIN THE SOUTH HALF OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPLE MERIDIAN CITY OF GREENWOOD VILLAGE, COUNTY OF ARAPAHOE, STATE OF COLORADO

COMMERCIAL OPEN SPACE AREAS	
NAME	AREA
OPEN SPACE 1	7,066 SF
OPEN SPACE 2	12,372 SF
OPEN SPACE 4	11,394 SF
OPEN SPACE 5	5,303 SF
OPEN SPACE 6	6,482 SF
OPEN SPACE 7	20,233 SF
TOTAL OPEN SPACE	62,850 SF
OPEN SPACE COVERAGE	26.74%

BUILDING COVERAGE	
BUILDING	GROSS SF
GROCEr	35,500
PAD 'A'	5,000
BANK	2,850
TOTAL AREA	43,350
SITE AREA	235,040
COVERAGE	18.44%

GREENWOOD VILLAGE, CO MUNICIPAL CODE
SEC. 16-19-50 OPEN SPACE FOR TC DISTRICT
REQUIRED MINIMUM PERCENTAGE IS 30%

SITE AREA: 235,040 SF
TOTAL OPEN SPACE: 62,850 SF
PERCENTAGE OF OPEN SPACE TO SITE AREA
PROVIDED: 26.74%
[NOTE: OPEN SPACE REDUCTION OF THE
COMMERCIAL PARCEL FROM THE S.D.P. IS
827 SF OPEN SPACE. FOR THE COMBINED
SITES IT IS TO 31.5%, STILL EXCEEDING THE
30% REQUIREMENT]

GREENWOOD VILLAGE, CO MUNICIPAL CODE
SEC. 16-19-60 (a) BUILDING GROUND COVERAGE
MAXIMUM PERCENTAGE IS 40%

BUILDING COVERAGE PROVIDED: 43,350 SF, 18.44%

GREENWOOD VILLAGE, CO MUNICIPAL CODE
SEC. 16-21-240(1) PARKING LOT LANDSCAPING
REQUIRED MINIMUM PERCENTAGE IS 10% / 9,871.9 SF

PARKING LOT AREA: 98,719 SF COMMERCIAL LOT TOTAL AREA

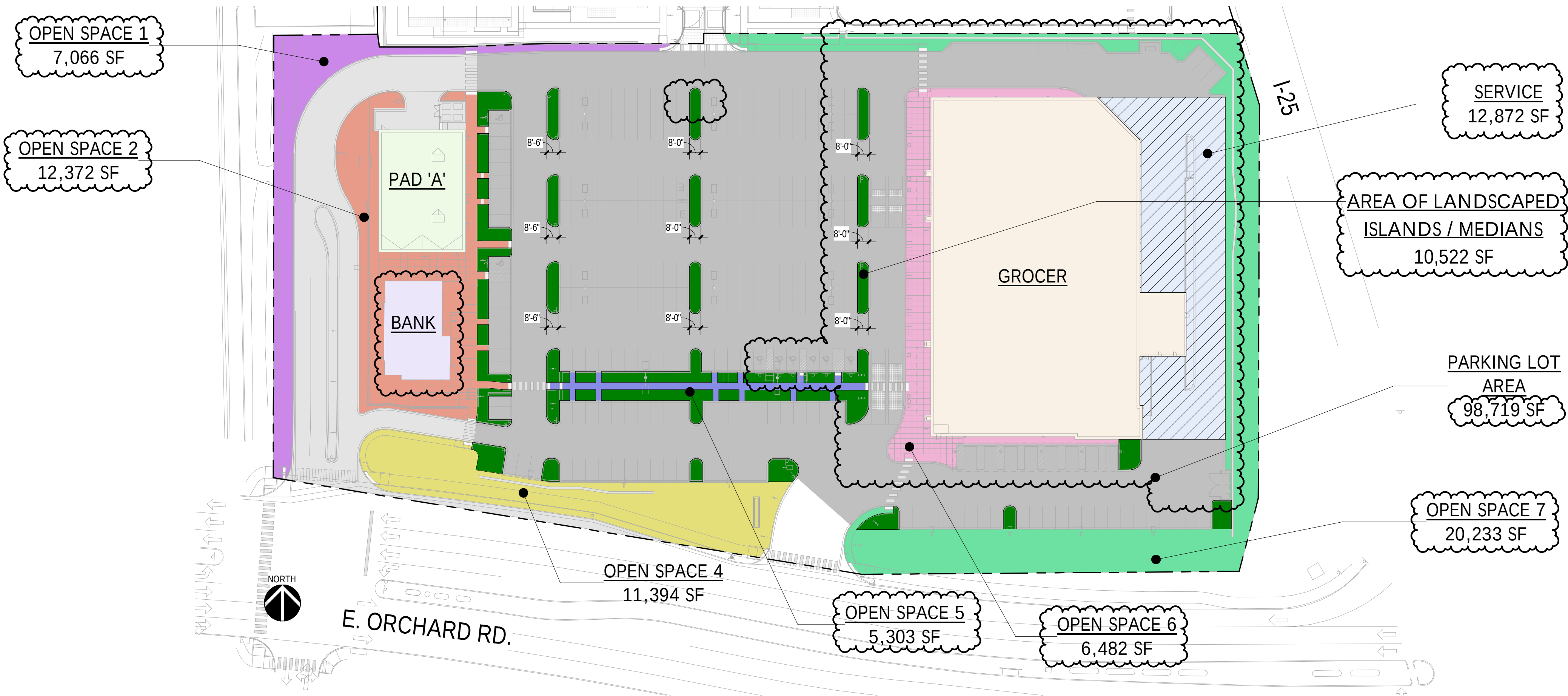
TOTAL AREA OF INTERIOR LANDSCAPED ISLANDS / MEDIANS: 10,522 SF
PERCENTAGE OF LANDSCAPED ISLANDS / MEDIANS TO PARKING LOT
PROVIDED: 10.65%

[NOTE: ENTRY AND ACCESS DRIVE AREAS ARE INCLUDED IN SURFACE
PARKING AREAS.]

GREENWOOD VILLAGE, CO MUNICIPAL CODE
SEC. 16-19-60.b MAXIMUM SURFACE PAVED AREA
MAXIMUM PERCENTAGE OF SITE AREA ALLOWED IS 40% (94,016 SF)
SURFACE PARKING AREA:
235,040 SF - 43,350 SF - 62,850 SF = 128,840 SF
TOTAL AREA OF SITE: 235,040 SF
PERCENTAGE OF SITE AREA: 54.81%

[NOTE: ENTRY AND SERVICE DRIVE AREAS ARE INCLUDED IN SURFACE
PARKING AREAS.]

[NOTE: TOTAL INCREASE IN SURFACE PAVED AREA OVER THE S.D.P. IS
4,093 SF AND FOR THE ENTIRE SITE REVISES FROM 44.11% TO 45%.]



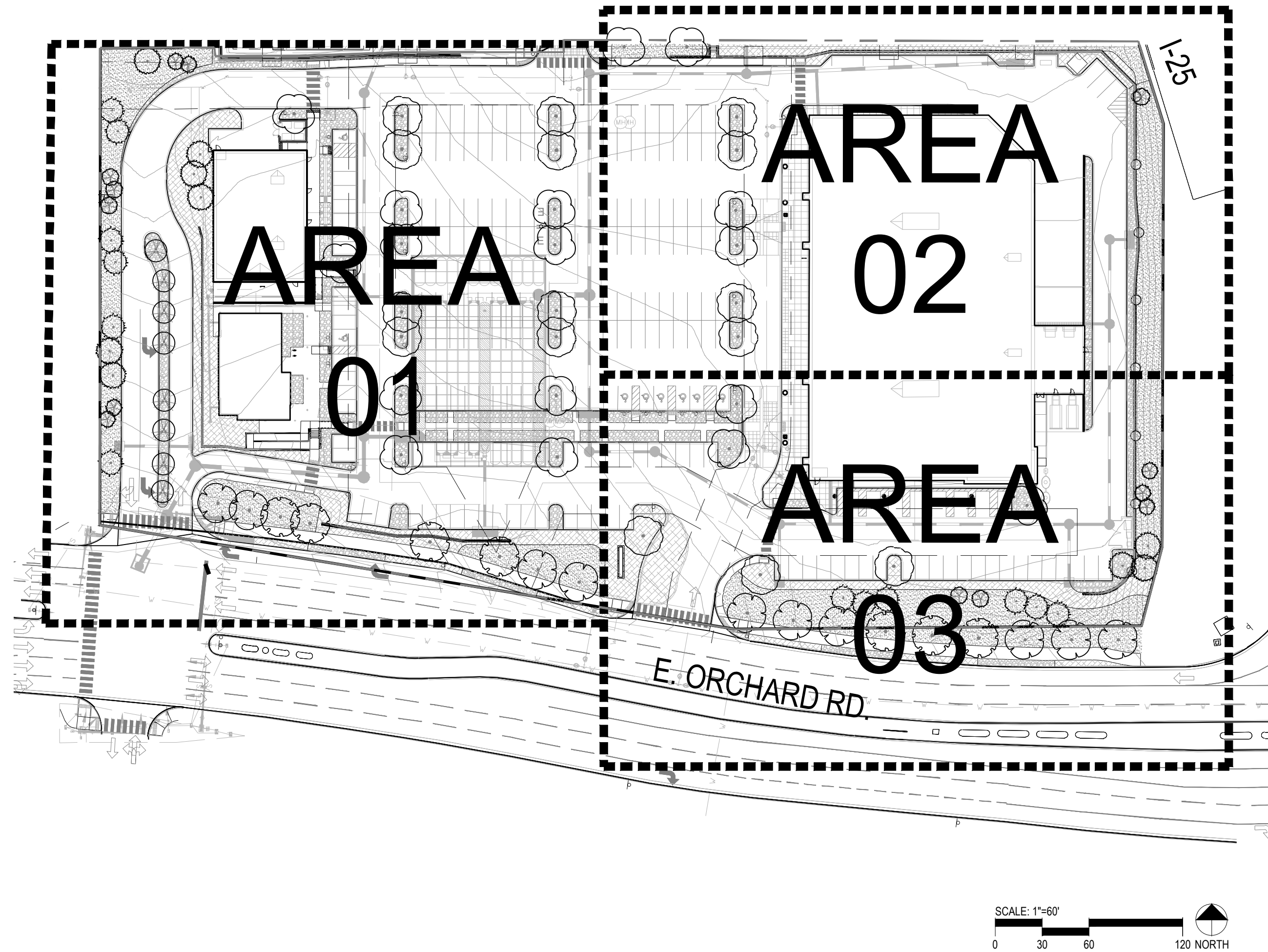
THE MULHERN GROUP, LTD 1400 GLENARM PLACE, SUITE 300 DENVER, CO 80202 303-297-3334		
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PROJECT NUMBER:		23029
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DATE:		11/12/2025
OPEN SPACE CALCULATIONS		
SHEET 8 OF 23		

THE ORCHARD

FIRST AMENDMENT

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MASTER LANDSCAPE PLAN - COMMERCIAL AREA



LANDSCAPE NOTES

- SITE PREP**
- LANDSCAPE CONTRACTOR TO REFERENCE CIVIL ENGINEERING DRAWINGS REGARDING GRADING, DRAINAGE AND EROSION CONTROL NOTES, DETAILS AND PROCEDURES.
 - ALL WORK SHALL CONFORM TO CITY OF GREENWOOD VILLAGE MUNICIPAL CODE. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE LANDSCAPE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
 - ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT ENTRY.
 - SEE CIVIL ENGINEER'S DRAWINGS FOR GRADING AND DRAINAGE, EROSION CONTROL, PAVING AND SLEEVES, UTILITIES, AND OTHER ENGINEERED DETAILS.
 - CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES PER THE GEOTECHNICAL REPORT.
 - CONTRACTOR SHALL MINIMIZE ALL DISTURBANCE TO NON-IMPACTED AREAS.
 - SITE MUST BE CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS BEFORE FINAL ACCEPTANCE.
 - CONTRACTOR IS RESPONSIBLE FOR SETUP OF BARRICADES, WARNING SIGNAGE, OR OTHER PROTECTIVE DEVICES IF ANY EXCAVATIONS ARE LEFT EXPOSED AFTER ON-SITE WORK HOURS.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE ALL NECESSARY PERMITS FOR CONSTRUCTION WORK WITHIN THE CITY OF GREENWOOD VILLAGE MUNICIPAL CODE. A SEPARATE LANDSCAPE CONSTRUCTION PERMIT IS REQUIRED AND USE AND SALES TAX WILL BE COLLECTED. WATER CONNECTION FEES ARE TO BE PAID PRIOR TO THE METER SETTING. A BACK FLOW PERMIT AND INSPECTION IS REQUIRED PRIOR TO THE METER BEING INSTALLED IN THE VAULT.
 - TOPSOIL IS TO BE STRIPPED & STOCKPILED ON-SITE FOR LATER USE.
 - CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING OR NEW SITE IMPROVEMENTS DISTURBED OR DAMAGED DUE TO THEIR OPERATIONS. DAMAGED MATERIALS SHALL BE REPLACED/REPAIRED TO ITS PRIOR CONDITION.
 - LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OR LANDSCAPE PLANTING. CONTRACTOR SHALL HAND DIG ALL PLANTING PITS ADJACENT TO UTILITIES. IF UTILITIES ARE DAMAGED, REPAIRS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
 - PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED & AMENDED.
 - SOIL AMENDMENTS-A MINIMUM 3 CUBIC YARDS PER 1,000 SF OF A CLASS I OR II COMPOST SHALL BE DISTRIBUTED ACROSS THE SOIL SURFACE OF ALL LANDSCAPE AREAS IN A UNIFORM 1 1/4" (8 CUBIC YARDS = 2 INCH LAYER) AND INCORPORATED INTO THE TOP 8 INCHES OF SOIL WITH A ROTOTILLER CAPABLE OF TILLING TO 8 INCHES IN DEPTH. SHRUB BEDS SHALL BE AMENDED THROUGHOUT THE ENTIRE BED PRIOR TO PLANTING, NOT JUST THE PLANTING HOLE.

- PLANT & GROUND COVER MATERIAL**
- ANY SUBSTITUTION OR ALTERATION OF PLANT OR LANDSCAPE MATERIALS IN LOCATION, SPECIES, TYPE, ETC. SHALL BE ALLOWED ONLY WITH APPROVAL OF THE LANDSCAPE ARCHITECT, OWNER OR OWNERS REPRESENTATIVE, AND CITY PLANNING DEPARTMENT APPROVAL REQUIREMENT. OVERALL PLANT QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS.
 - ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN SPECIFICATIONS FOR NUMBER ONE GRADE.
 - ALL TREES IN SEED AREAS TO RECEIVE MAX. 6" DIA. MULCH RING WITH 4" DEPTH, OF SPECIFIED WOOD MULCH. NO STEEL EDGING IS REQUIRED AROUND TREE RING EDGES WITHIN TURF AREAS.
 - PROPOSED TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 5' BETWEEN WATER OR SEWER SERVICE LINES AND A MINIMUM SEPARATION OF 5' BETWEEN WATER OR SEWER MAIN LINES. PROPOSED TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 10' BETWEEN GAS LINES.
 - TREE WRAP TO BE APPLIED IN LATE FALL AFTER INSTALLATION, AND REMOVED THE FOLLOWING SPRING. REMOVE ANY STRING OR WIRE AROUND TREE TRUNKS AT TIME OF INSTALLATION.
 - CONTRACTOR SHALL REPORT ANY DISCREPANCY FOUND IN THE FIELD VERSUS THE LANDSCAPE DRAWINGS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, OWNER'S REPRESENTATIVE, AND/OR THE TOWN/COUNTY PRIOR TO ANY CONSTRUCTION OR DEMOLITION ACTIVITY. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN THE CONTRACTOR'S LIABILITY TO RELOCATE AND REPAIR.
 - MAINTAIN A MINIMUM THREE FOOT CLEARANCE AROUND FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS OR OTHER FIRE SERVICE EQUIPMENT. NO TREES OR SHRUBS WILL BE ALLOWED WITHIN THIS AREA.
 - IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, AND SIMILAR FEATURES ARE NOT SHOWN ON THE SDP, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DURING THE SITE INSPECTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION, AS APPLICABLE.
 - ALL STOP BOXES AND WATER METERS SHALL HAVE A 2 FOOT CLEAR ZONE FROM THE LID WITH NO PLANTINGS, SHRUBS, PERENNIALS AND/OR ORNAMENTAL GRASSES.

- PLANTING BEDS**
- ALL PROPOSED ROCK MULCH PLANTING BEDS SHALL INCLUDE MIRAFI WEED BARRIER FABRIC OR EQUAL SECURED WITH PINS. OVERLAP FABRIC MIN. 24" AT EDGES.
 - WOOD MULCH SHALL BE 'GORILLA HAIR' OR EQUAL SHREDDED CEDAR MULCH, 4" DEPTH WITHOUT LANDSCAPE FABRIC.
 - ROCK MULCH SHALL BE 1 1/2"-3" RIVER ROCK, 3" DEPTH OVER LANDSCAPE FABRIC.
 - EDGING BETWEEN TURF AND PLANTING BEDS SHALL BE RYERSON 12-GAUGE, GREEN COLOR, PERFORATED STEEL EDGING OR EQUIVALENT. ANY ALTERNATE EDGING MUST BE A ROLLED-TOP, PERFORATED, CORROSION RESISTANT STEEL PRODUCT. NO EDGING IS REQUIRED AGAINST HARDSCAPE/WALK AREAS OR AT TREE RING EDGES. EDGING SHALL BE INSTALLED TO AVOID IMPEDING DRAINAGE. RE: DETAILS FOR INSTALLATION IN LOW DRAINAGE AREAS.
 - FOR TREES NOT IN PLANTING BEDS, ALLOW A 6'-0" DIAMETER BED (TREE RING) WITHOUT SOD AROUND ROOT COLLAR. APPLY SPECIFIED WOOD MULCH & DEPTH AROUND COLLAR FOLLOWING SOD INSTALLATION. NO FABRIC OR EDGING IS NECESSARY WITHIN TREE RINGS IN NATIVE AREAS. TREES IN PLANTING BEDS SHALL NOT HAVE WEED BARRIER INSTALLED WITHIN 6' OF THEIR TRUNKS.

- IRRIGATION**
- ALL TURF AREAS TO BE SPRAY IRRIGATED. ALL SHRUB BEDS TO BE DRIP IRRIGATED. ALL PERENNIAL AREAS TO BE IRRIGATED WITH 12" POP-UP SPRAY HEADS. TREES AND SHRUBS MUST BE IRRIGATED BY A SEPARATE ZONE THAN SOD/GRASS. THIS INCLUDES TREES PLANTED IN SOD AND NATIVE SEED AREA. NATIVE SEED AREA SHALL BE IRRIGATED FOR ESTABLISHMENT. THIS SYSTEM IS AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
 - NO SPRINKLER AS PART OF THE IRRIGATION SYSTEM SHOULD DISCHARGE WITHIN 5 FEET OF THE FOUNDATION.

- HARDSCAPE**
- WARRANTY & MAINTENANCE**
- REFER TO SITE PLANS & DETAILS FOR SPECIALTY CONCRETE LOCATIONS WHERE APPLICABLE.
 - CONTRACTOR IS TO MAINTAIN ALL PLANTINGS AND ASSOCIATED IRRIGATION SYSTEM INSTALLED UNDER THIS CONTRACT UNTIL FINAL ACCEPTANCE AND TURNOVER TO OWNER. THIS MAINTENANCE SHALL INCLUDE PROPER WATERING OF ALL PLANTS, AND MOWING OF TURF/SEED AREAS IF NECESSARY.
 - SITE MUST BE CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS BEFORE FINAL ACCEPTANCE.
 - ALL PLANT MATERIAL WILL BE COVERED BY A ONE (1) CALENDAR YEAR WARRANTY. THE CONTRACTOR SHALL REPLACE DEAD, UNHEALTHY, OR OTHERWISE UNSATISFACTORY MATERIAL THROUGHOUT THIS PERIOD. THE WARRANTY SHALL BEGIN UPON FINAL ACCEPTANCE OF THE JOB.
 - LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A LIVING CONDITION BY THE OWNER OR ASSIGNS OR OWNERS ASSOCIATION. TREES AND SHRUBS MUST HAVE A 100% ONGOING SURVIVAL RATE. ANY DEAD OR DAMAGED PLANT MATERIAL (AS DETERMINED BY THE OWNER) SHALL BE REPLACED. NON-LIVING GROUND COVERS, SUCH AS ROCK OR MULCH, MUST BE 100% INTACT AFTER ONE YEAR AND 100% INTACT THEREAFTER.

SEED MIX INFORMATION:	
MAKE: NATIVE GRASS SEED- LOW-GROW MIX APPLICATION RATE: FOR NEW SEEDING, BROADCAST AT 20-25LBS./ACRE OR DRILLED AT 15-20LBS./ACRE.	ARKANSAS VALLEY SEED INC. 4300 MONACO ST. DENVER, CO 80216 W: WWW.AVSEEDS.COM P: (303) 320-7500
MIX CONTAINS: 30% EPHRAIM CRESTED WHEATGRASS 25% SHEEP FESCUE 20% PERENNIAL RYE 15% CHEWINGS FESCUE	

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.
CANOPY TREE					
HAC	10	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2" CAL
GI	15	GLEDITSIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST	B & B	2" CAL
UA	7	ULMUS X 'ACCOLADE'	ACCOLADE ELM	B & B	2.5" CAL
ZG	17	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	B & B	2.5" CAL
49					
EVERGREEN TREE					
PP	7	PINUS EDULIS	PINON PINE	B & B	6'-8' HT
PL	6	PINUS LEUCODERMIS	BOSNIAN PINE	B & B	6' HT
PN	12	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6'-8' HT
PSP	9	PINUS SYLVESTRIS	SCOTCH PINE	B & B	6'-8' HT
34					
ORNAMENTAL TREE					
PC2	8	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	B & B	1.5" CAL
8					
DECIDUOUS SHRUBS					
AA	19	AMELANCHIER ALNIFOLIA 'REGENT'	SASKATOON SERVICEBERRY	CONT.	5 GAL
RGB	22	BERBERIS THUNBERGII 'ROSE GLOW'	ROSY GLOW BARBERRY	CONT.	5 GAL
CC2	61	CARYOPTERIS X CLANDONENSIS	BLUEBEARD	CONT.	5 GAL
CA	60	CORNUS SERICEA 'ARTIC FIRE'	ARTIC FIRE DOGWOOD	CONT.	3 GAL
CC	11	COTONEASTER APICULATUS	CORAL BEAUTY COTONEASTER	CONT.	5 GAL
EC	51	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	CONT.	5 GAL
FA	24	FORSYTHIA X INTERMEDIA 'ARNOLD'S DWARF'	DWARF FORSYTHIA	CONT.	5 GAL
LL	35	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	CONT.	5 GAL
PO	34	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	DART'S GOLD NINEBARK	CONT.	5 GAL
PN2	15	PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE'	SUMMER WINE NINEBARK	CONT.	5 GAL
PP2	12	PRUNUS BESSEYI 'P011S'	PAWNEE BUTTES SAND CHERRY	CONT.	5 GAL
RHU	96	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	CONT.	5 GAL
RA2	19	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	CONT.	5 GAL
RG	20	RIBES AUREUM	GOLDEN CURRANT	CONT.	5 GAL
RK	1	ROSA X 'RADSUNNY'	SUNNY KNOCK OUT YELLOW ROSE	CONT.	5 GAL
SA	20	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA	CONT.	5 GAL
SM	13	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	CONT.	5 GAL
513					
EVERGREEN SHRUBS					
AP2	31	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT.	5 GAL
EG	35	EUONYMUS FORTUNEI 'EMERALD GAJETY' TM	EMERALD GAJETY EUONYMUS	CONT.	5 GAL
EK	40	EUONYMUS KIAUTSCHOVICUS 'MANHATTAN'	MANHATTAN EUONYMUS	CONT.	5 GAL
JB4	81	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER	CONT.	5 GAL
JY	41	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	YOUNGSTOWN JUNIPER	CONT.	5 GAL
JS2	18	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	CONT.	10 GAL
JO	16	JUNIPERUS X MEDIA 'OLD GOLD'	OLD GOLD JUNIPER	CONT.	5 GAL
MA2	18	MAHONIA AQUIFOLIUM	OREGON GRAPE	CONT.	5 GAL
PG4	16	PICEA PUNGENS 'GLOBOSA'	DWARF GLOBE BLUE SPRUCE	CONT.	5 GAL
PM	10	PINUS MUGO PALOUSE	PALOUSE MUGO PINE	CONT.	5 GAL
306					
ORNAMENTAL GRASSES					
BB3	81	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	CONT.	1 GAL
CK	51	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	CONT.	1 GAL
BOG	37	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT.	1 GAL
MM	15	MISCANTHUS SINENSIS 'MORNING LIGHT'	EULALIA GRASS	CONT.	1 GAL
MY	61	MISCANTHUS SINENSIS 'VARIEGATUS'	VARIEGATED MAIDEN GRASS	CONT.	1 GAL
PD	93	PANICUM VIRGATUM 'DALLAS BLUES' TM	DALLAS BLUES SWITCH GRASS	CONT.	1 GAL
PR	56	PANICUM VIRGATUM 'REHBRAUN'	REHBRAUN SWITCH GRASS	CONT.	1 GAL
PH	68	PENNISETUM ALOPECUROIDES 'HADELN'	HADELN DWARF FOUNTAIN GRASS	CONT.	1 GAL
PB3	74	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	CONT.	1 GAL
536					
PERENNIALS					
SM3	53	SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT MEADOW SAGE	CONT.	1 GAL
53					

AREA (SF.)	COMMON NAME
13,971	WOOD MULCH
13,453	ROCK MULCH
23,649	SEED

PCS GROUP, INC. 200 KALAMATH STREET DENVER, CO 80223 303.531.4905		
#	DATE	REVISION
1	10/08/25	FIRST AMENDMENT
2	11/07/25	FIRST AMENDMENT
PROJECT NUMBER: -		
COPYRIGHT: PCS GROUP, INC.		
DATE:		
MASTER LANDSCAPE PLAN, PLANT SCHEDULE AND GENERAL NOTES		

THE ORCHARD

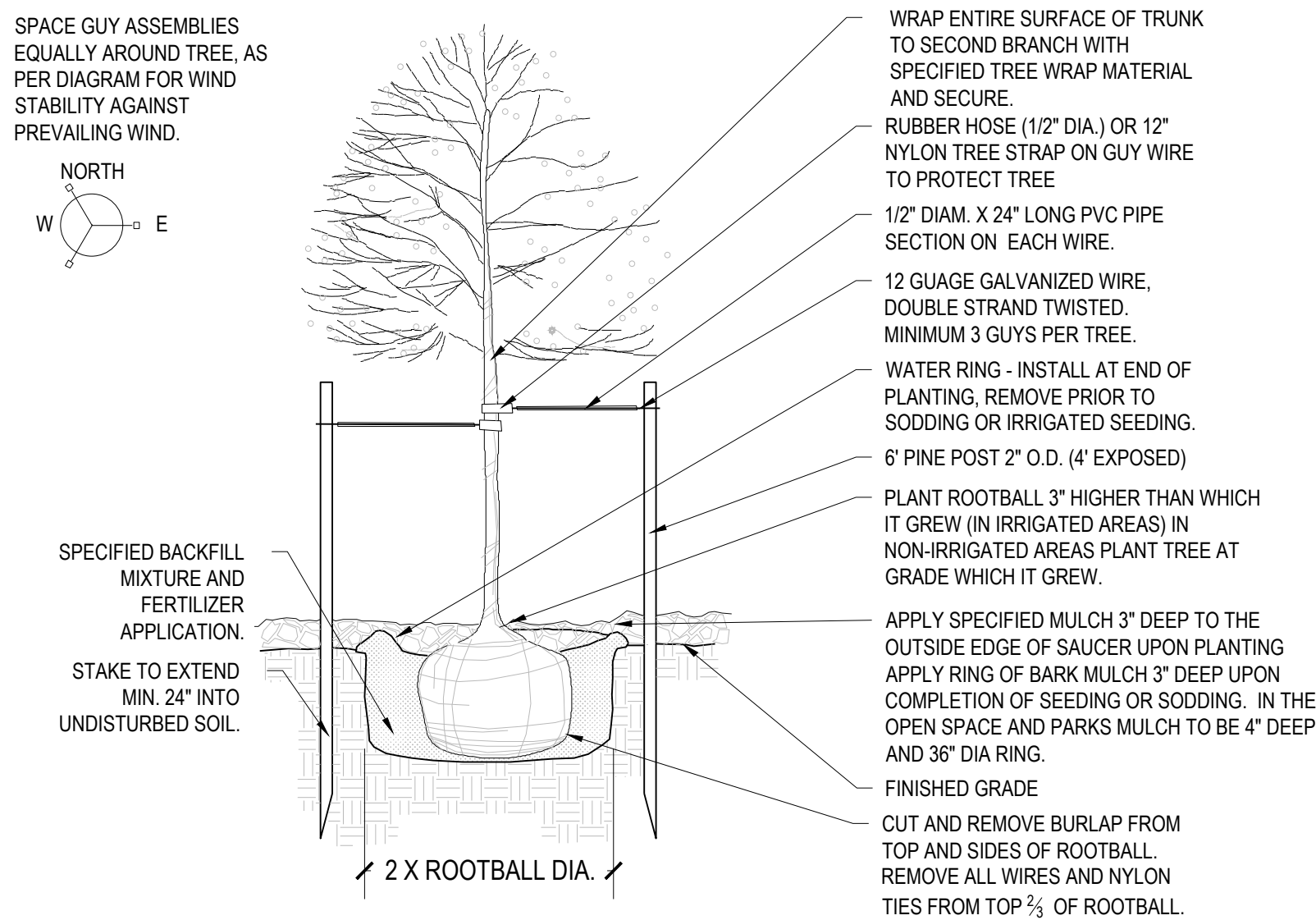
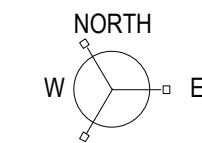
FIRST AMENDMENT

A PORTION OF LOT 9, LOT 10 AND LOT 11, BLOCK 7, CLARK COLONY, A SUBDIVISION OF SECTION 16 AND A PORTION OF BLOCK 2 OF GREENWOOD PLAZA FIFTH FILING WITHIN THE SOUTH HALF OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPLE MERIDIAN CITY OF GREENWOOD VILLAGE, COUNTY OF ARAPAHOE, STATE OF COLORADO

NOTES:

1. ANY BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED.
2. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
3. STREET TREES ARE TO BE LIMBED UP TO 8'. PRUNING SHALL OCCUR IN THE APPROPRIATE MANNER AT THE NURSERY. SUBSTANTIAL PRUNING WILL NOT BE ALLOWED ON-SITE.

SPACE GUY ASSEMBLIES
EQUALLY AROUND TREE, AS
PER DIAGRAM FOR WIND
STABILITY AGAINST
PREVAILING WIND.



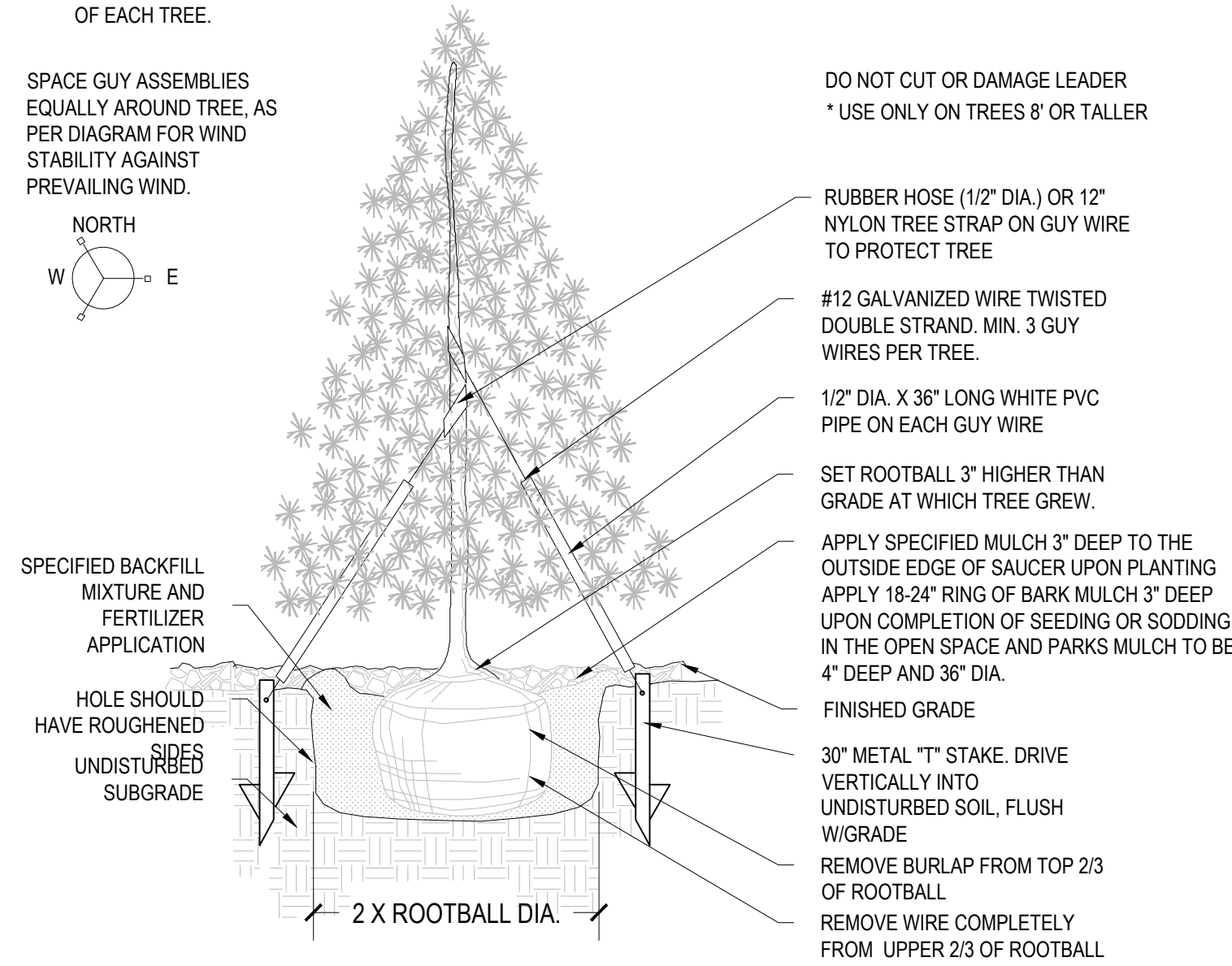
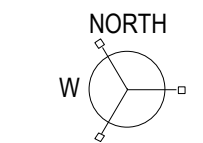
1 DECIDUOUS TREE PLANTING

Scale: NTS

NOTES:

1. ANY BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
2. TREES PLANTED WITHIN DRAIN STRIP OR SCREE AREA SHALL HAVE 3'-0" DIAMETER RING OF MULCH 5" DEEP AT THE BASE OF EACH TREE.

SPACE GUY ASSEMBLIES
EQUALLY AROUND TREE, AS
PER DIAGRAM FOR WIND
STABILITY AGAINST
PREVAILING WIND.

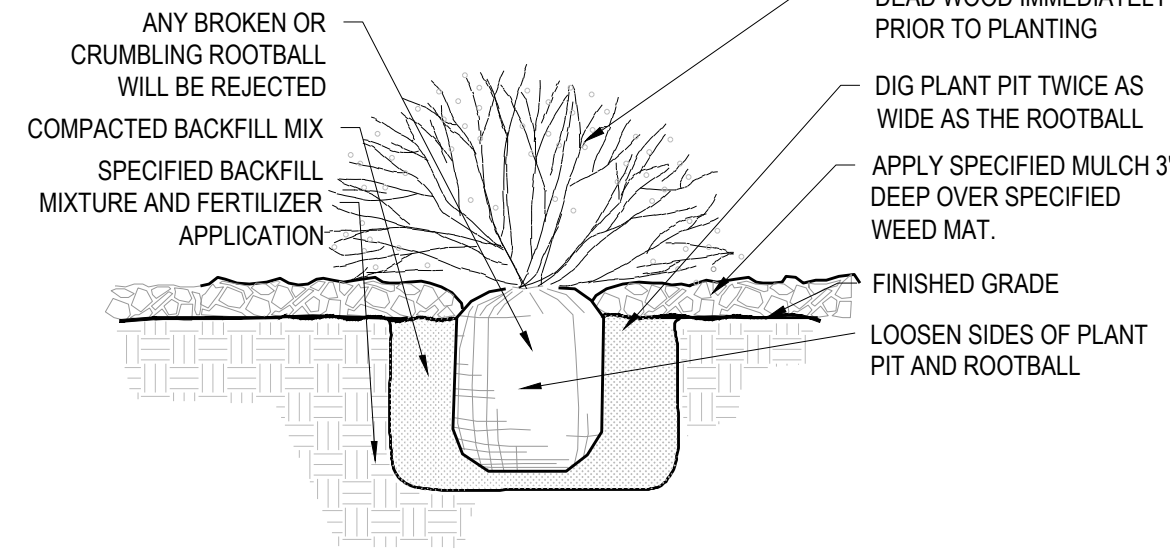


2 EVERGREEN TREE PLANTING

Scale: NTS

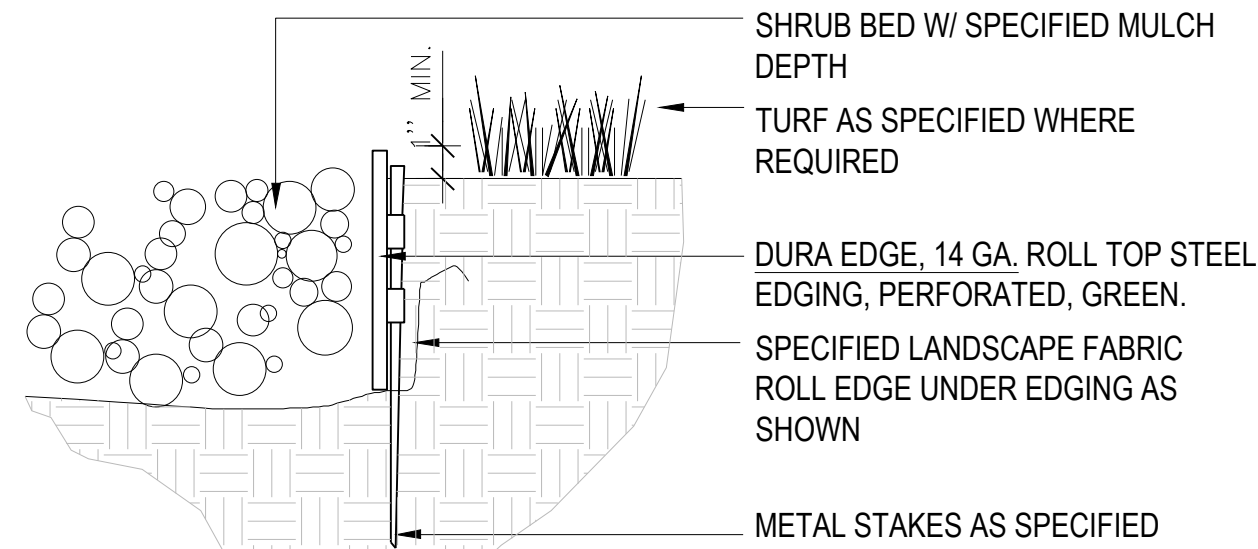
NOTES:

1. ANY BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS
2. HOLD GRADE 1" BELOW EDGE OF WALK OR CURB.
3. ALL JUNIPER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISH GRADE OF MULCH LAYER
4. SHRUBS PLANTED WITHIN THE DRAIN STRIP OR SCREE AREAS SHALL HAVE A 12" DIAMETER RING OF MULCH AT THE BASE OF EACH SHRUB
5. PLANT ALL SHRUBS AND ADD MULCH RING PRIOR TO PLACING ROCK



3 SHRUB PLANTING

Scale: NTS



NOTES:

1. SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
2. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. FOR PRODUCT ORDERING, DIVIDE NUMBER OF FEET NEEDED BY 9.33 TO OBTAIN THE NUMBER OF 10' PIECES NEEDED.

4 STEEL EDGER

Scale: NTS

PCS GROUP, INC.

200 KALAMATH STREET
DENVER, CO 80223
303.531.4905

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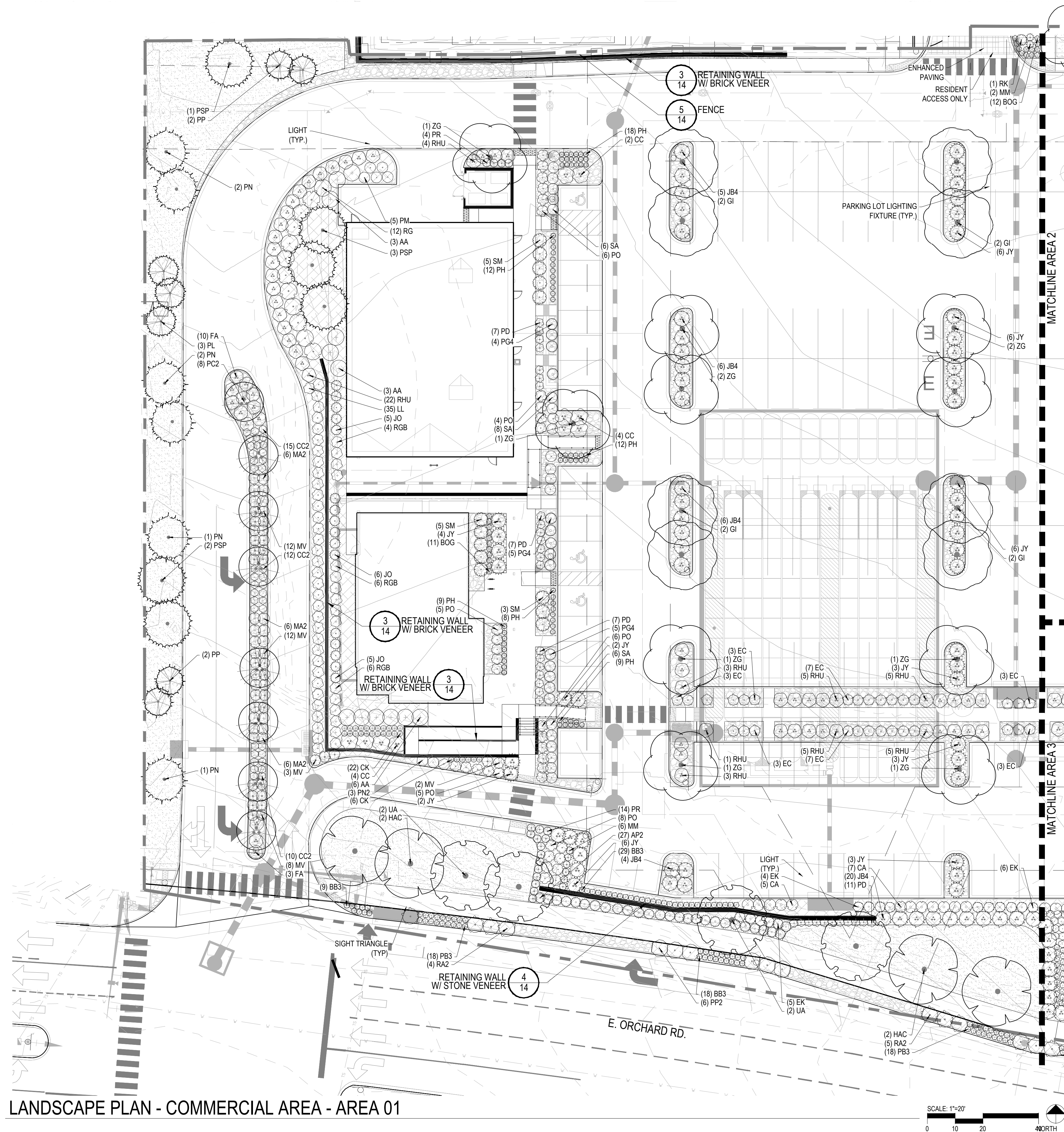
PROJECT NUMBER: -
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DATE:

PLANTING DETAILS

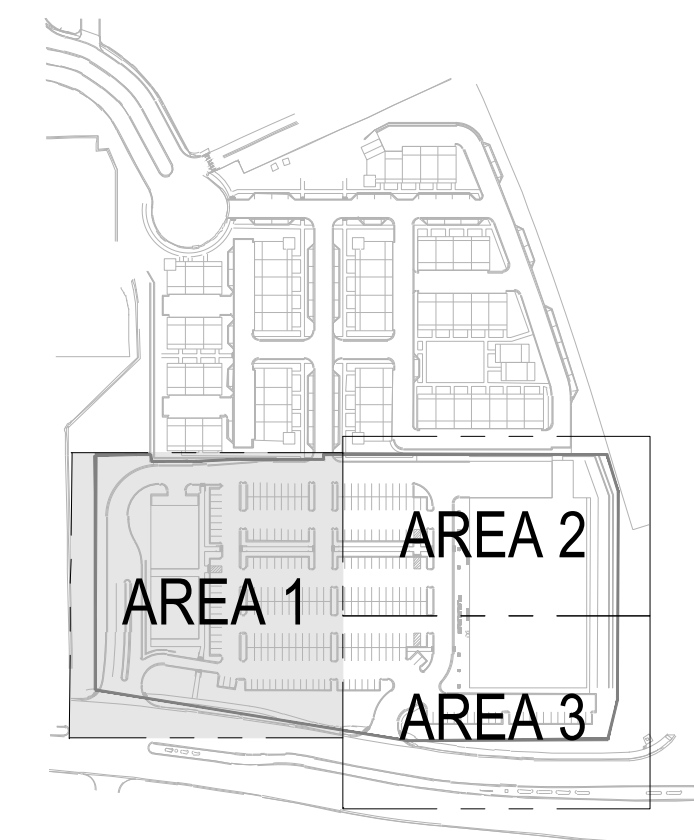
THE ORCHARD

FIRST AMENDMENT

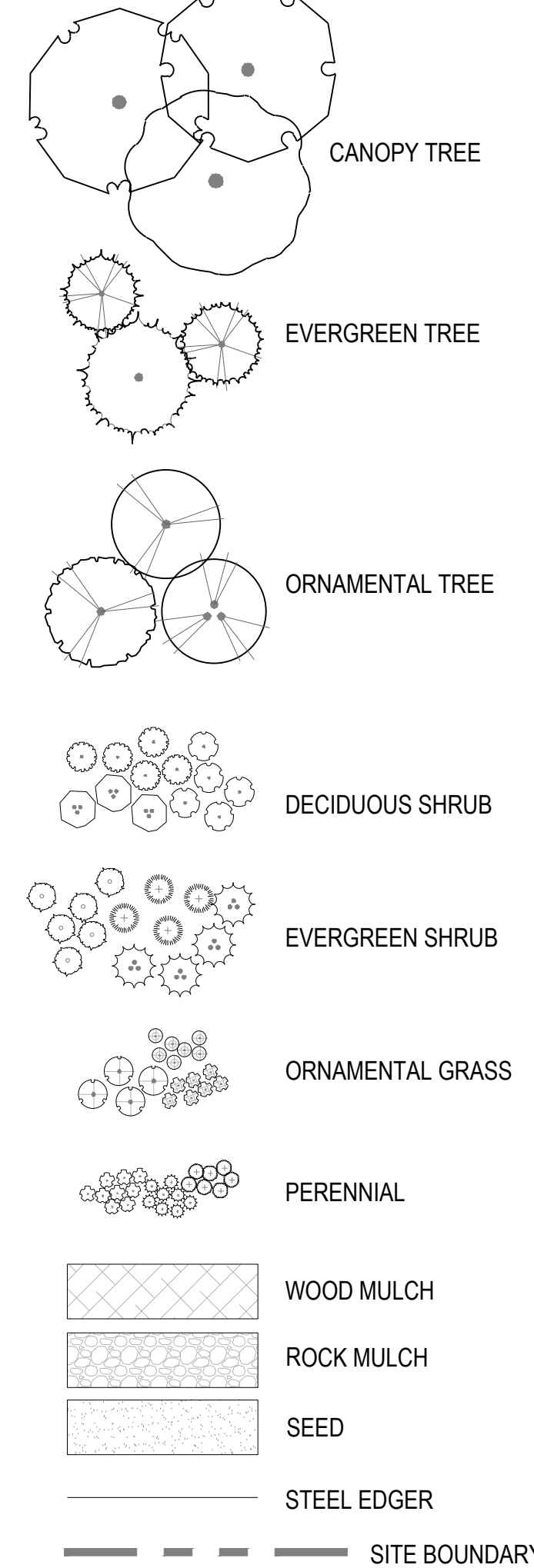
A PORTION OF LOT 9, LOT 10 AND LOT 11, BLOCK 7, CLARK COLONY, A SUBDIVISION OF SECTION 16 AND A PORTION OF BLOCK 2 OF GREENWOOD PLAZA FIFTH FILING WITHIN THE SOUTH HALF OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPLE MERIDIAN CITY OF GREENWOOD VILLAGE, COUNTY OF ARAPAHOE, STATE OF COLORADO



KEY MAP



LEGEND



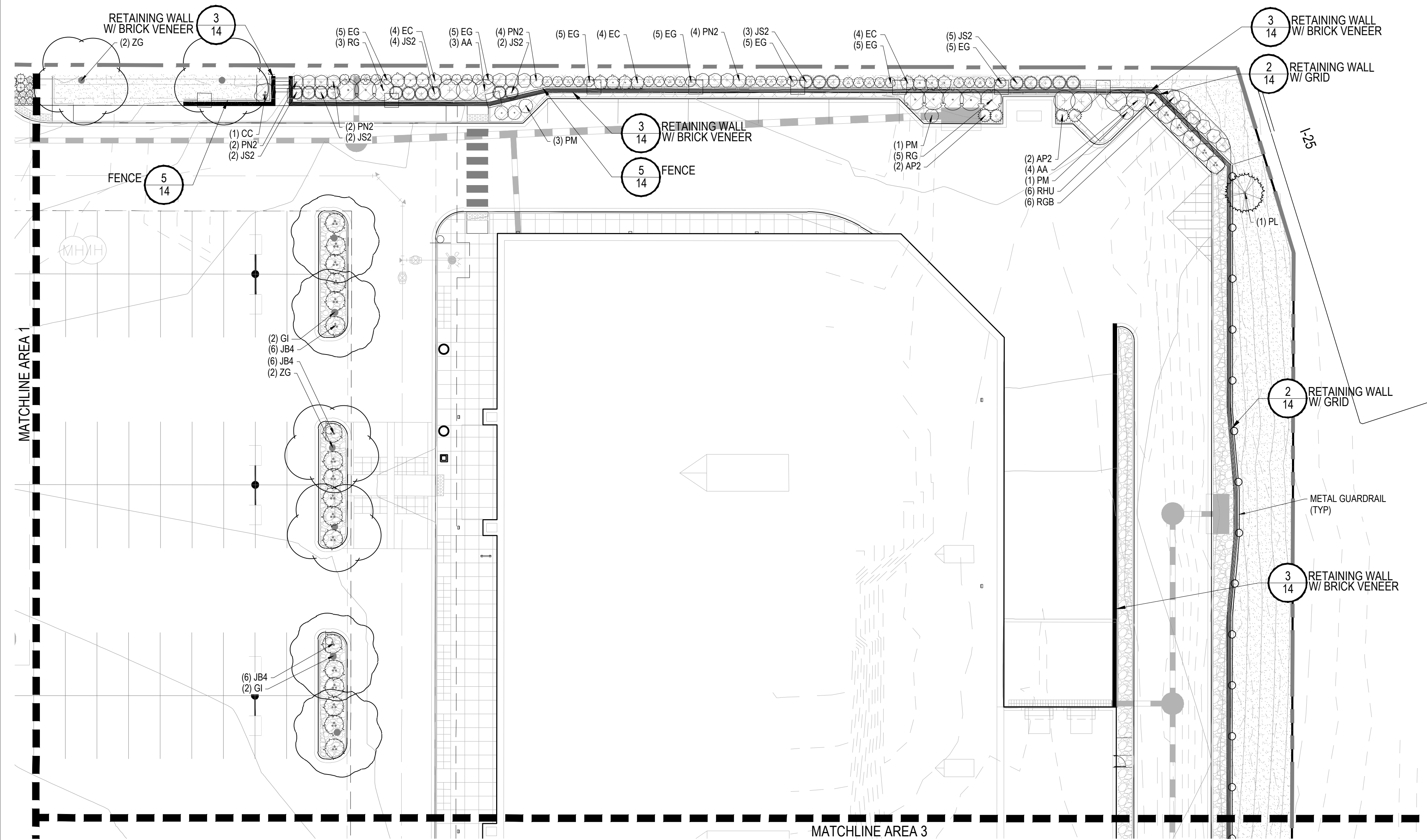
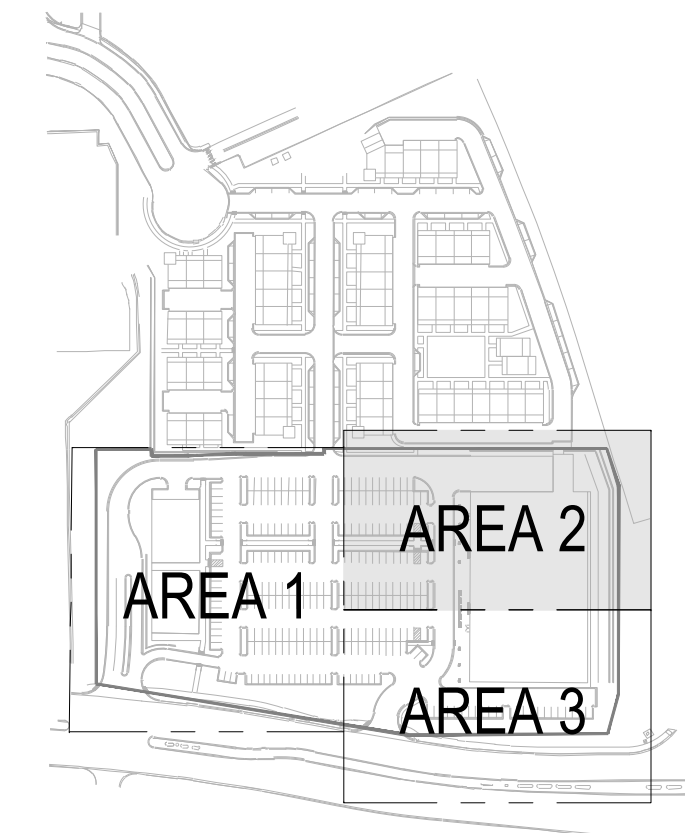
PCS GROUP, INC. 200 KALAMATH STREET DENVER, CO 80223 303.531.4905		
#	DATE	REVISION
1	10/08/25	FIRST AMENDMENT
2	11/07/25	FIRST AMENDMENT
PROJECT NUMBER: -		
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DATE:		
LANDSCAPE PLAN		
SHEET 11 OF 23		

THE ORCHARD

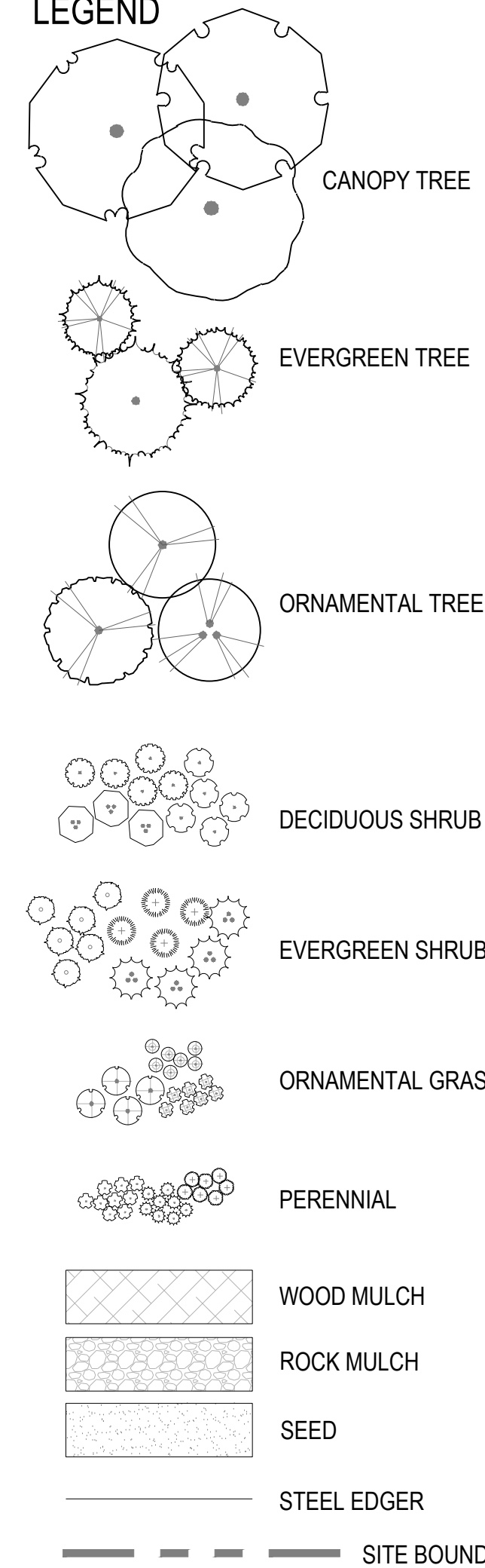
FIRST AMENDMENT

A PORTION OF LOT 9, LOT 10 AND LOT 11, BLOCK 7, CLARK COLONY, A SUBDIVISION OF SECTION 16 AND A PORTION OF BLOCK 2 OF GREENWOOD PLAZA FIFTH FILING WITHIN THE SOUTH HALF OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPLE MERIDIAN CITY OF GREENWOOD VILLAGE, COUNTY OF ARAPAHOE, STATE OF COLORADO

KEY MAP



LEGEND



LANDSCAPE PLAN - COMMERCIAL AREA - AREA 02



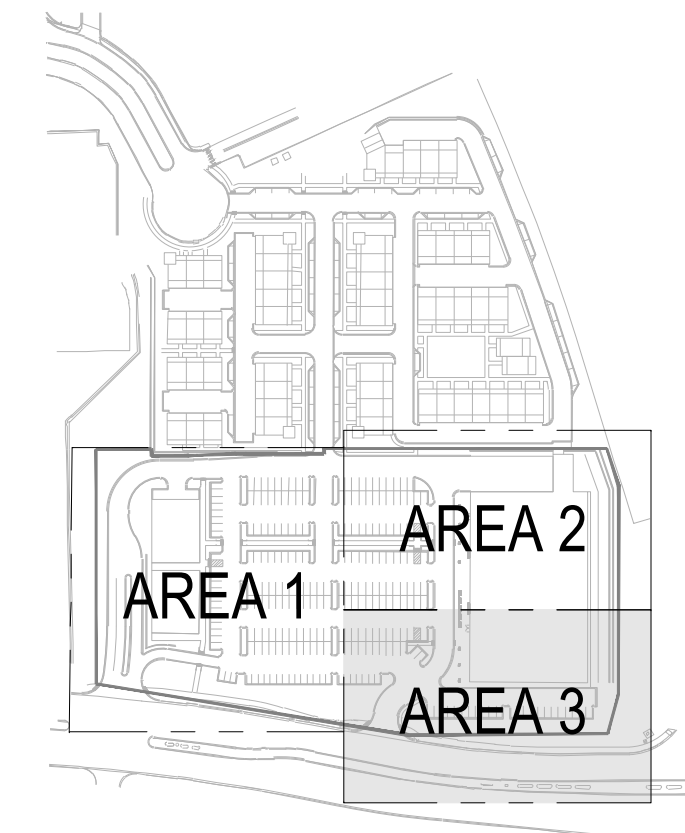
PCS GROUP, INC. 200 KALAMATH STREET DENVER, CO 80223 303.531.4905		
#	DATE	REVISION
1	10/08/25	FIRST AMENDMENT
2	11/07/25	FIRST AMENDMENT
PROJECT NUMBER: -		
COPYRIGHT: PCS GROUP, INC.		
DATE:		
LANDSCAPE PLAN		
SHEET 12 OF 23		

THE ORCHARD

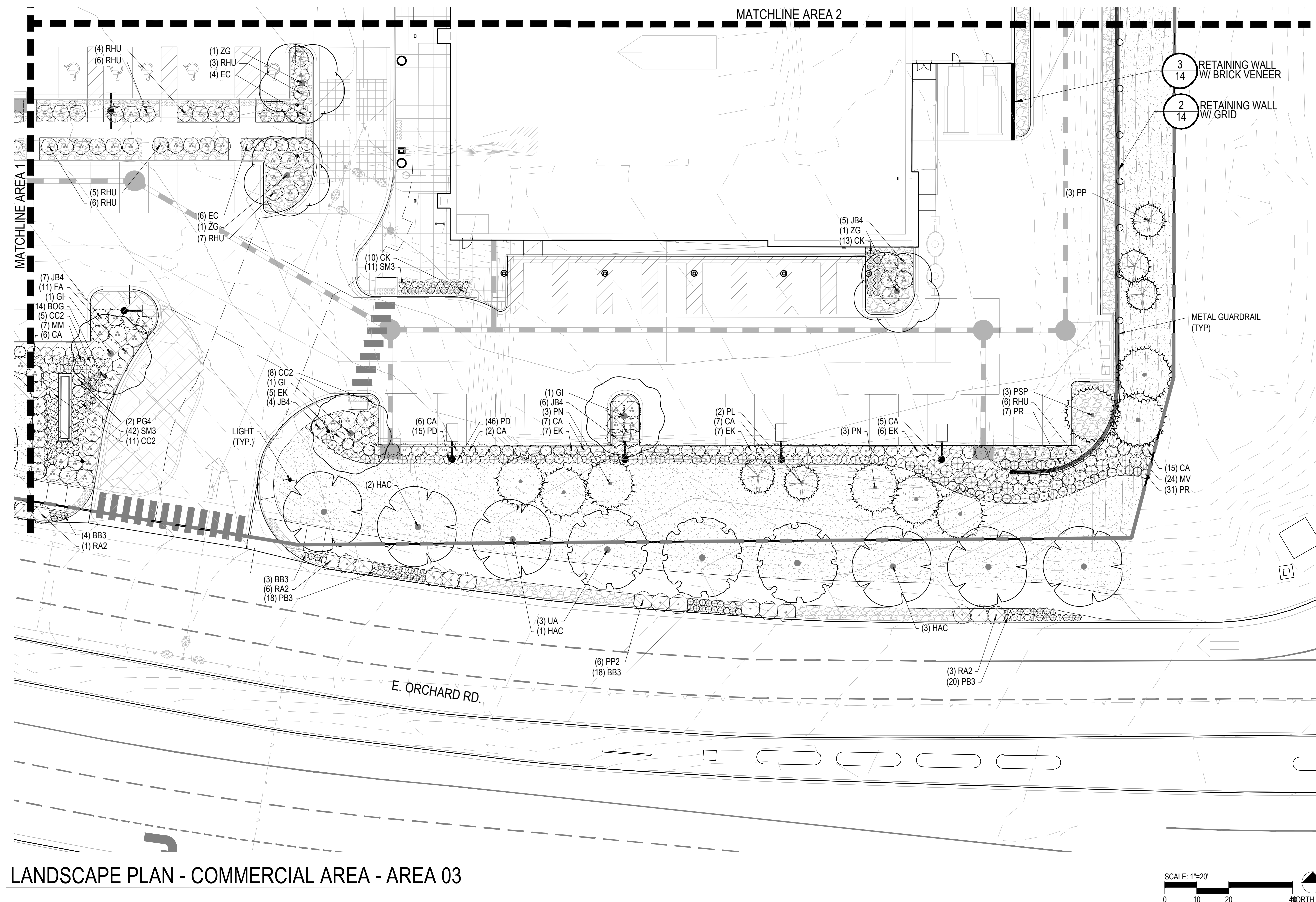
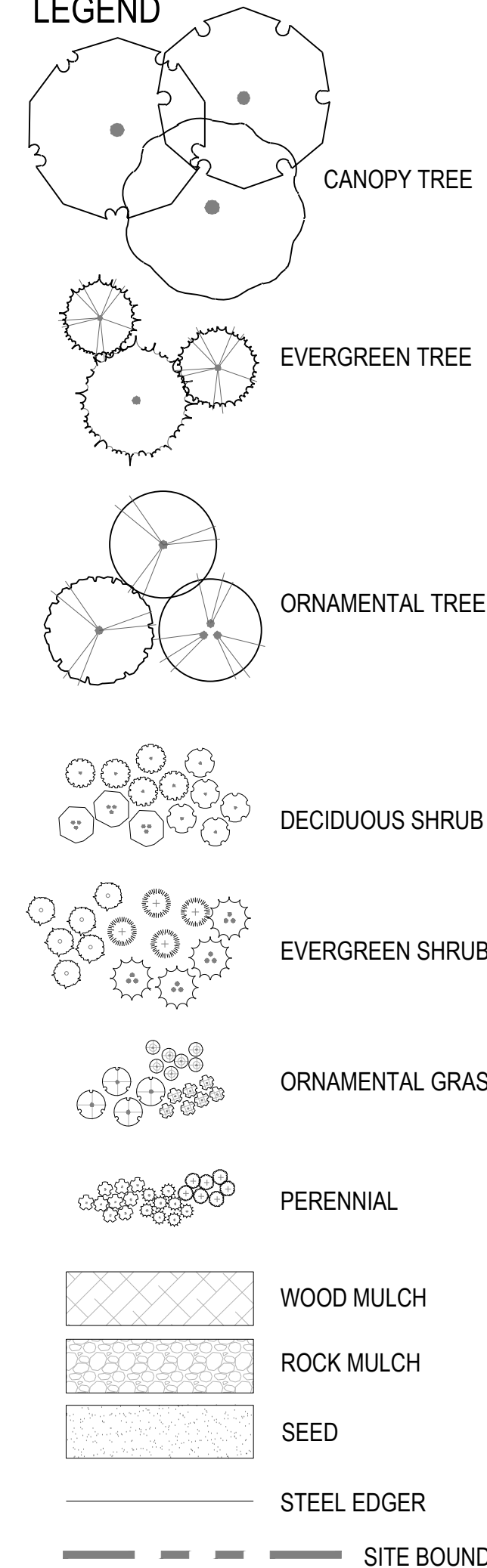
FIRST AMENDMENT

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KEY MAP



LEGEND



LANDSCAPE PLAN - COMMERCIAL AREA - AREA 03

PCS GROUP, INC. 200 KALAMATH STREET DENVER, CO 80223 303.531.4905		
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1	10/08/25	FIRST AMENDMENT
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PROJECT NUMBER: -		
COPYRIGHT: PCS GROUP, INC.		
DATE:		
LANDSCAPE PLAN		
SHEET 13 OF 23		

A PORTION OF LOT 9, LOT 10 AND LOT 11, BLOCK 7, CLARK COLONY, A SUBDIVISION OF SECTION 16 AND A PORTION OF BLOCK 2 OF GREENWOOD PLAZA FIFTH FILING WITHIN THE SOUTH HALF OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPLE MERIDIAN CITY OF GREENWOOD VILLAGE, COUNTY OF ARAPAHOE, STATE OF COLORADO



NOTES:

1. BRICK VENEER TO MATCH THE ARCHITECTURE BRICK.
2. PRECAST CONCRETE COLOR SHALL MATCH BUILDING PRECAST CONCRETE COLOR.



- 5 FENCE
Scale: NTS

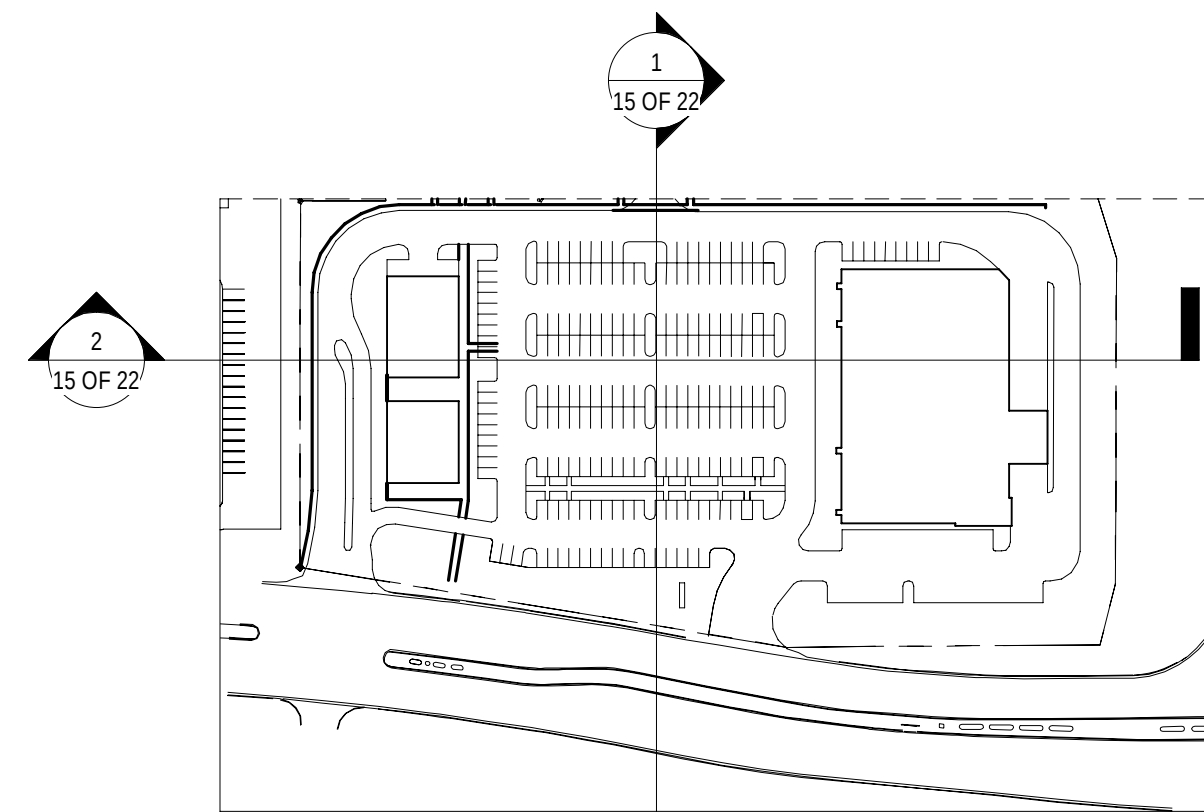
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DATE: _____

SHEET 14 OF 23

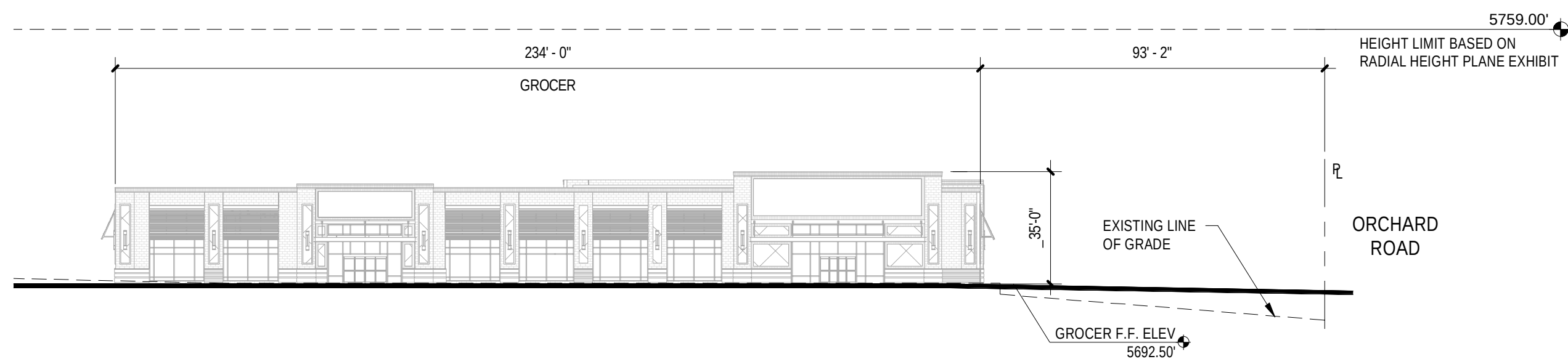
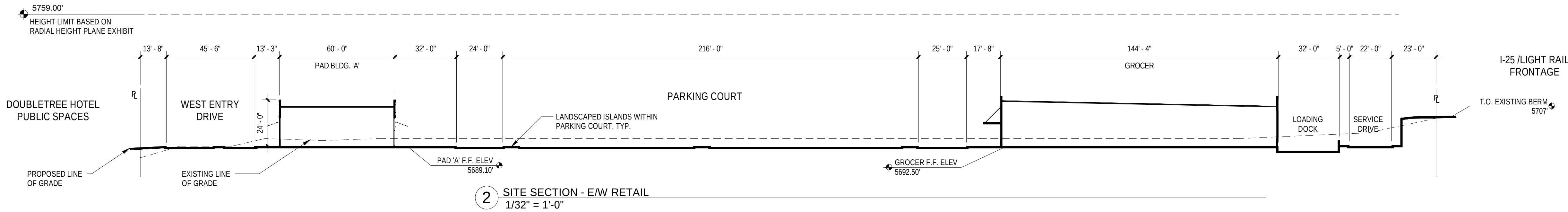
THE ORCHARD

FIRST AMENDMENT

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SITE SECTION - KEY PLAN



THE MULHERN GROUP, LTD
1400 GLENARM PLACE, SUITE 300
DENVER, CO 80202
303-297-3334

#	DATE	REVISION
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SITE SECTIONS

THE ORCHARD

FIRST AMENDMENT

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MAX. ALLOWED BUILDING HEIGHT
5742.50'

PROPOSED BUILDING HEIGHT
5727.50'

ARRISCRAFT BLOCK -
SMOOTH FACE
ARRISCRAFT BLOCK -
GROUND FACE
STONE CAP

F.F. ELEV/AVG GRADE
5692.50'

BLACK ANODIZED STOREFRONT

NOTE: ROOFTOP HVAC EQUIPMENT
(IF NECESSARY) TO BE SCREENED

VERTICAL
LIGHT FIXTURE
BRICK - RED
RUNNING BOND

OUTDOOR WALL SCONCE W/ WIDE
ANGLE SHADE & GOOSENECK STEM
BRICK - ROSE HERRING BONE

BRICK - RED
RUNNING BOND

PROJECTED STEEL
CANOPY
STEEL TURNBUCKLE
CANOPY SUPPORT

35'-0"

PARKING CANOPY

BENT STEEL CHANNEL
CANOPY WITH WOOD GRAIN

BASE ARRISCRAFT

1 GROCER ELEVATION - WEST
3/32" = 1'-0"

MAX. ALLOWED BUILDING HEIGHT
5742.50'

PROPOSED BUILDING HEIGHT
5727.50'

ACCENT PANEL
BRICK - ROSE
HERRING BONE

HARD COAT PLASTER ORNAMENTAL
DIAMON PATTERN ALTERNATING
TAN/BEIGE HARD COAT PLASTER
W/ METAL REVEALS AND MEDALIONS

NOTE: ROOFTOP HVAC EQUIPMENT
(IF NECESSARY) TO BE SCREENED

BRICK CORNICE - RED BRICK
ROWLOCK OVER SOLDIER COURSE

BRICK - RED
RUNNING BOND

HARD COAT PLASTER 02 - BEIGE

F.F. ELEV/AVG GRADE
5692.50'

TRANSITION TO GROUND FACE
CMU BASE (AT INSIDE CORNER)

GROUND FACE CMU BASE
AT LOADING AREA

PAINTED STEEL GUARDRAIL AT
LOADING DOCK RAMP

HARD COAT PLASTER 02 - BEIGE

GROUND FACE CMU BASE
AT LOADING AREA

GROUND FACE CMU BASE
AT LOADING AREA

TRANSITION TO GROUND
FACE CMU BASE

STONE CAP
ARRISCRAFT BLOCK -
SMOOTH FACE
ARRISCRAFT BLOCK -
GROUND FACE

LOADING DOCK DEPTH
BEHIND RETAINING WALL

2 GROCER ELEVATION - EAST
3/32" = 1'-0"

THE MULHERN GROUP, LTD
1400 GLENARM PLACE, SUITE 300
DENVER, CO 80202
303-297-3334

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2.	11/7/2025	1st AMENDMENT REV.1

PROJECT NUMBER: 23029
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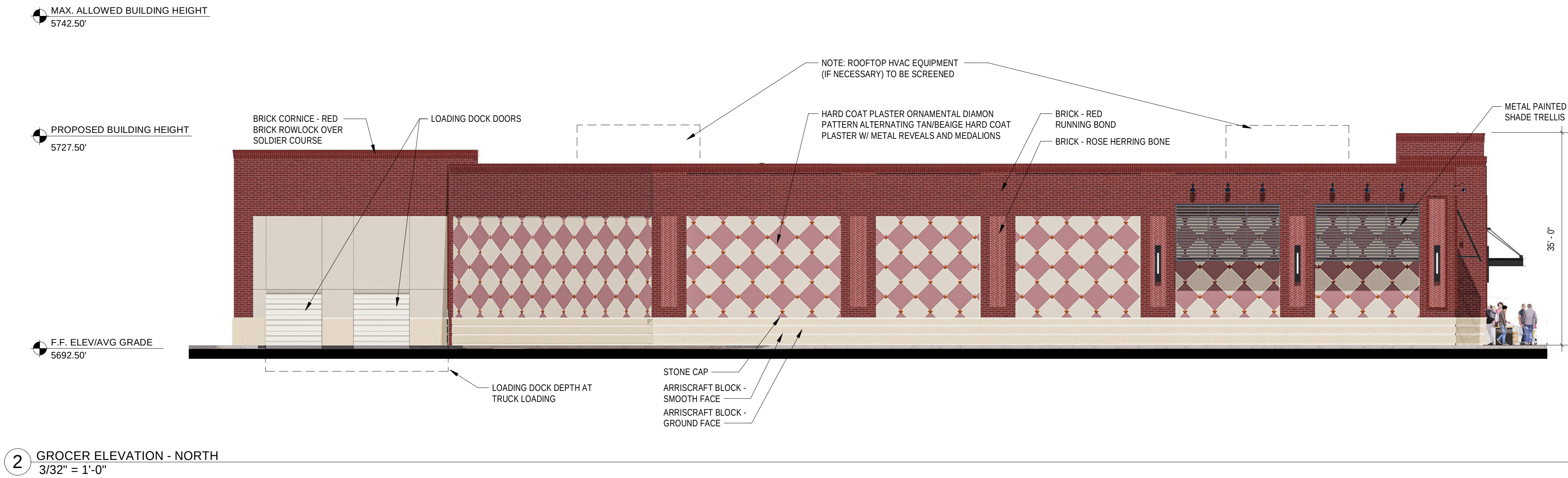
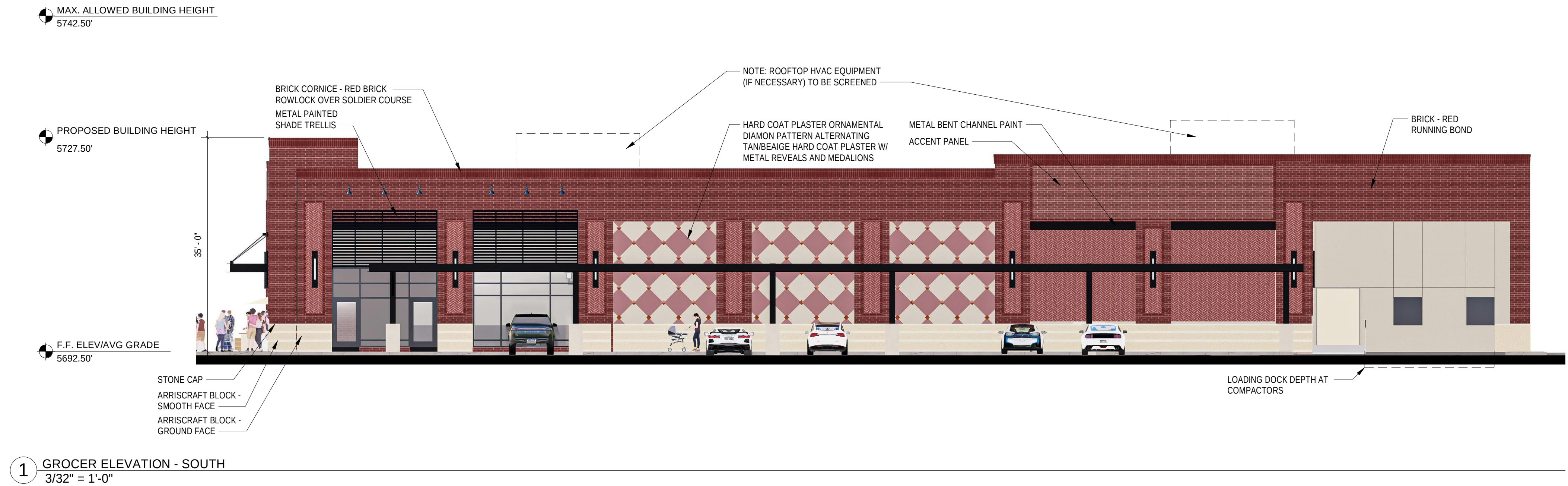
GROCER ELEVATIONS

SHEET 16 OF 23

THE ORCHARD

FIRST AMENDMENT

A PORTION OF LOT 9, LOT 10 AND LOT 11, BLOCK 7, CLARK COLONY, A SUBDIVISION OF SECTION 16 AND A PORTION OF BLOCK 2 OF GREENWOOD PLAZA FIFTH FILING WITHIN THE SOUTH HALF OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPLE MERIDIAN CITY OF GREENWOOD VILLAGE, COUNTY OF ARAPAHOE, STATE OF COLORADO



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303-297-3334

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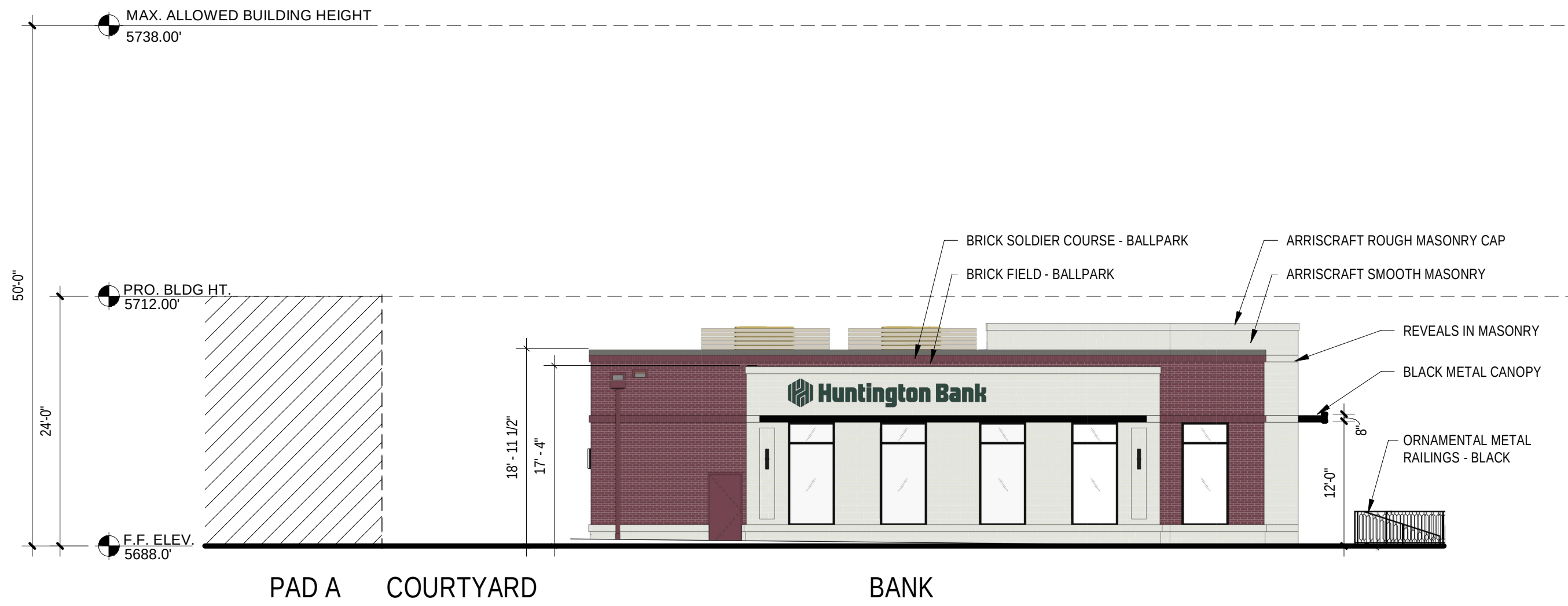
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DATE: 11/07/2025

GROCER ELEVATIONS

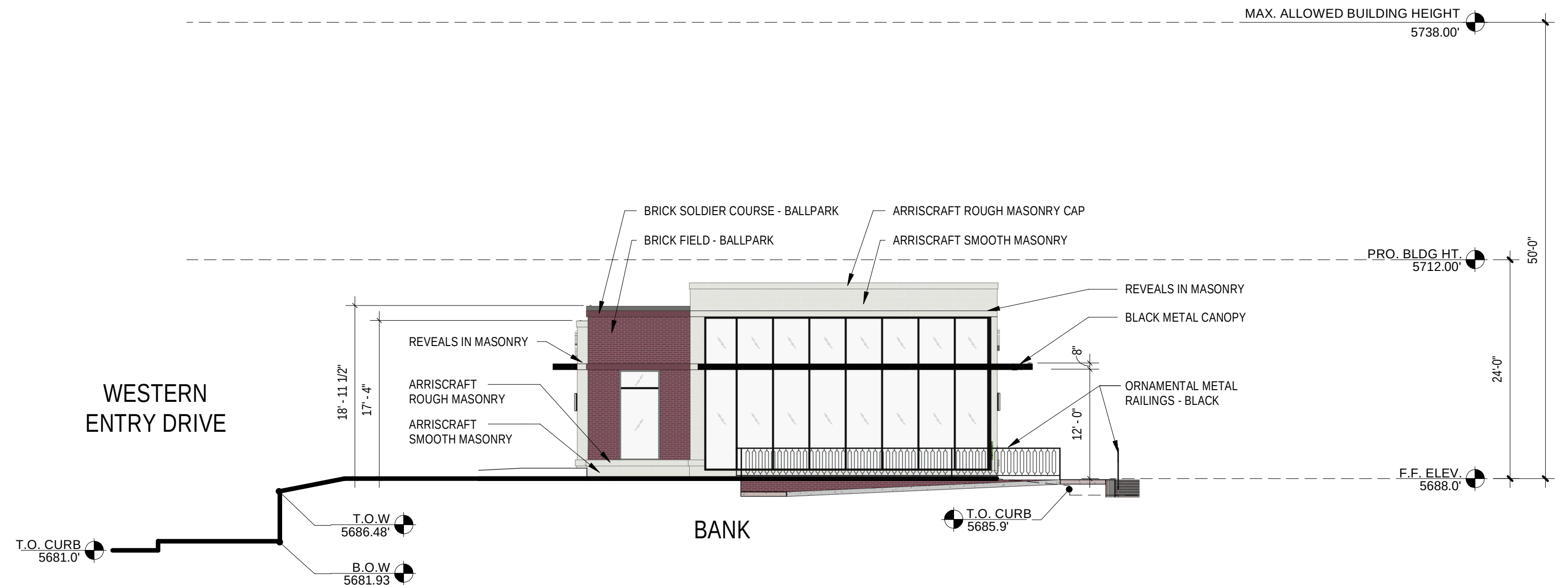
THE ORCHARD

FIRST AMENDMENT

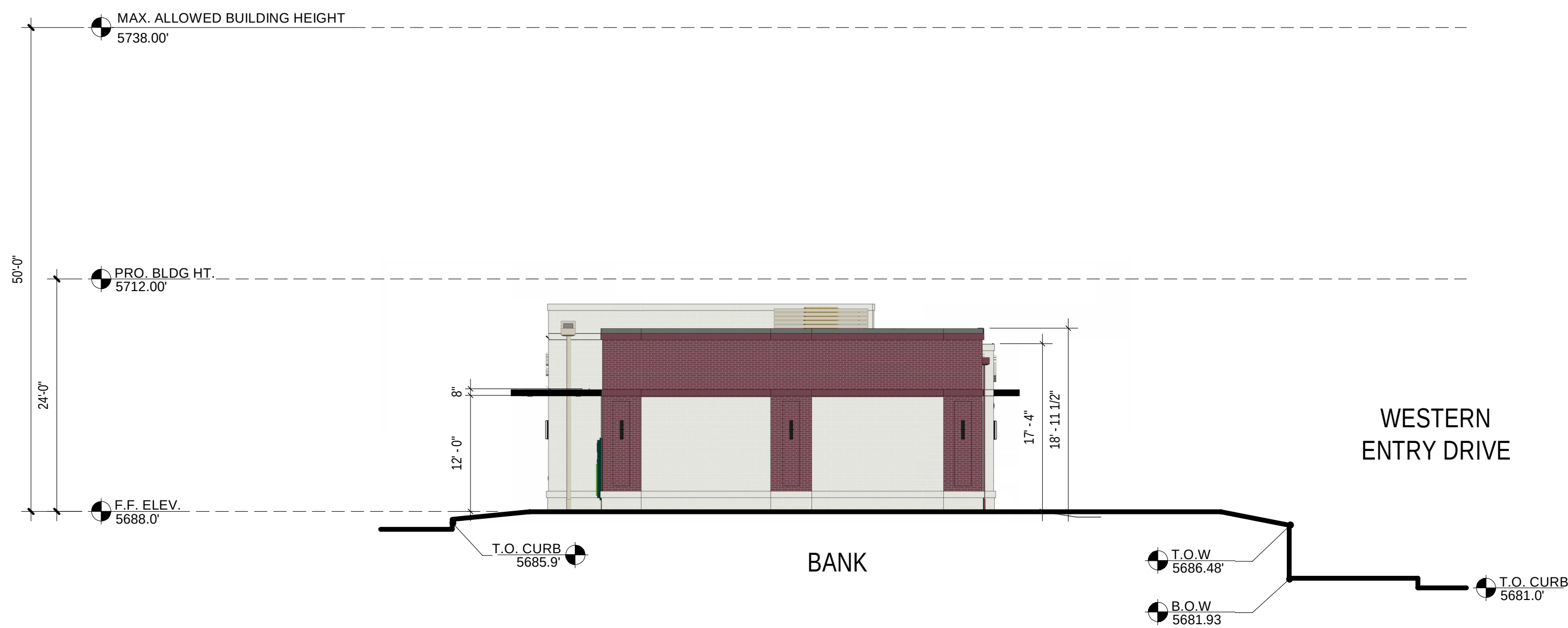
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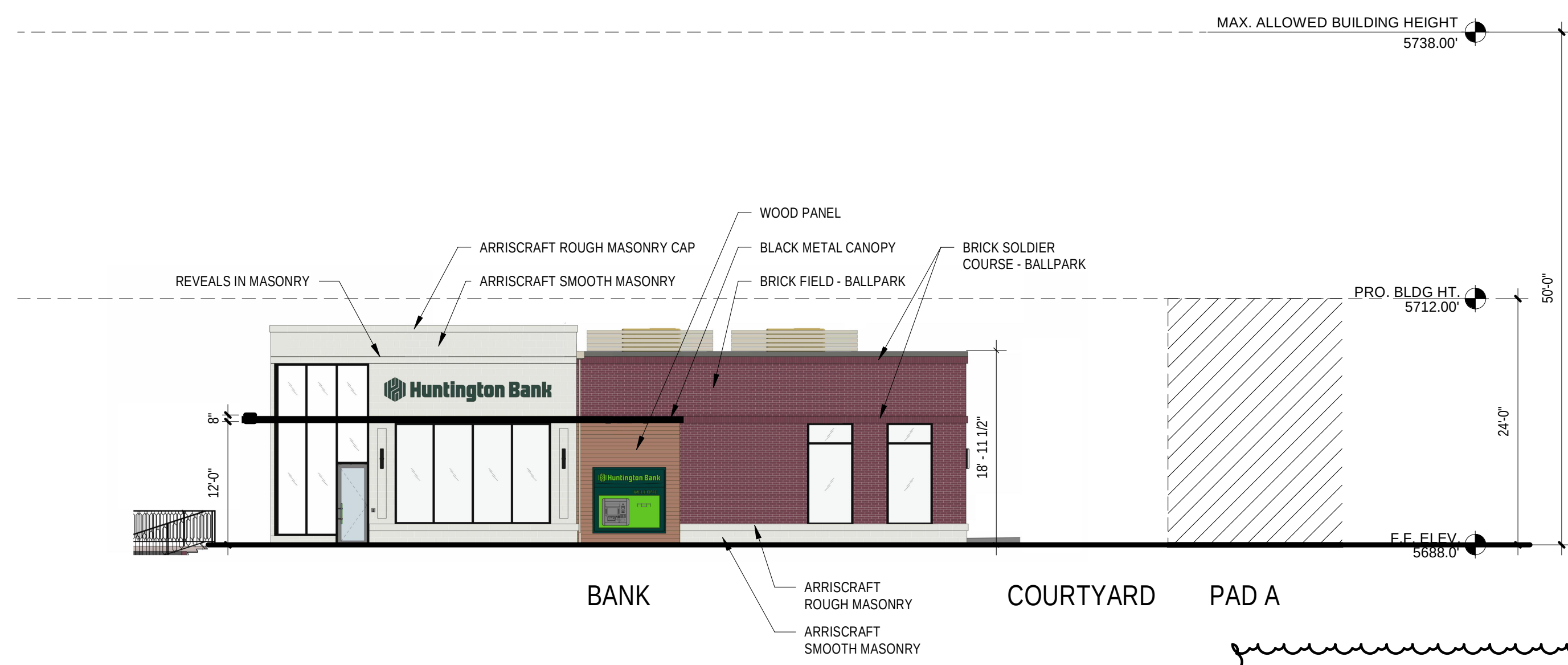
1 BANK WEST ELEVATION
SCALE: 3/32" = 1'-0"



2 BANK SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



3 BANK NORTH ELEVATION
SCALE: 3/32" = 1'-0"



4 BANK EAST ELEVATION
SCALE: 3/32" = 1'-0"

THE MULHERN GROUP, LTD
1400 GLENARM PLACE, SUITE 300
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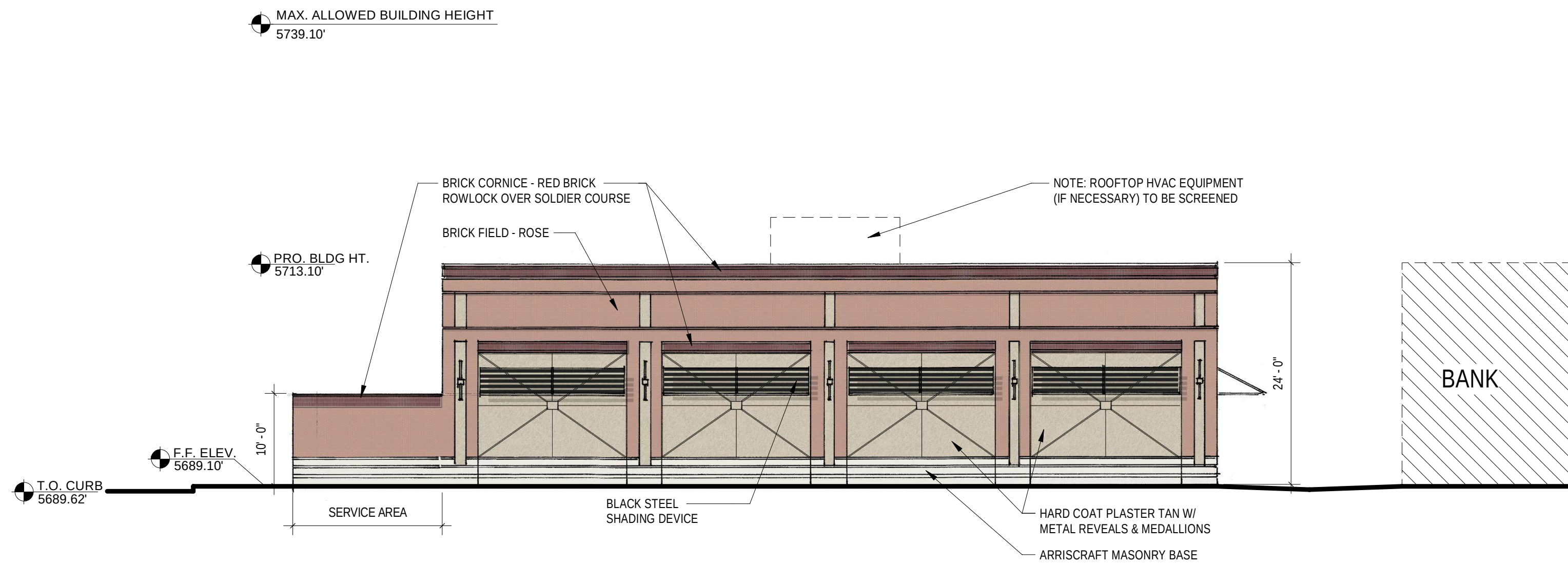
SHOPS ELEVATIONS

SHEET 18 OF 23

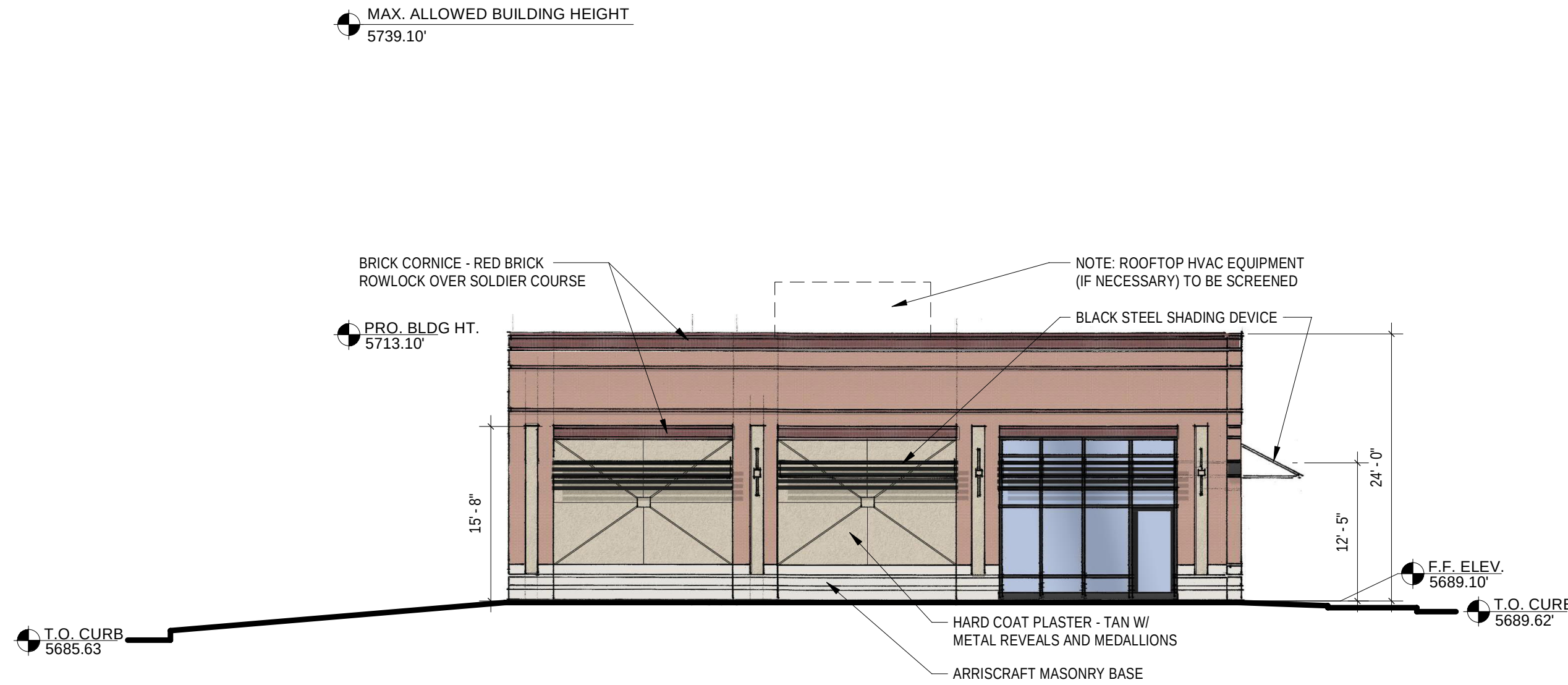
THE ORCHARD

FIRST AMENDMENT

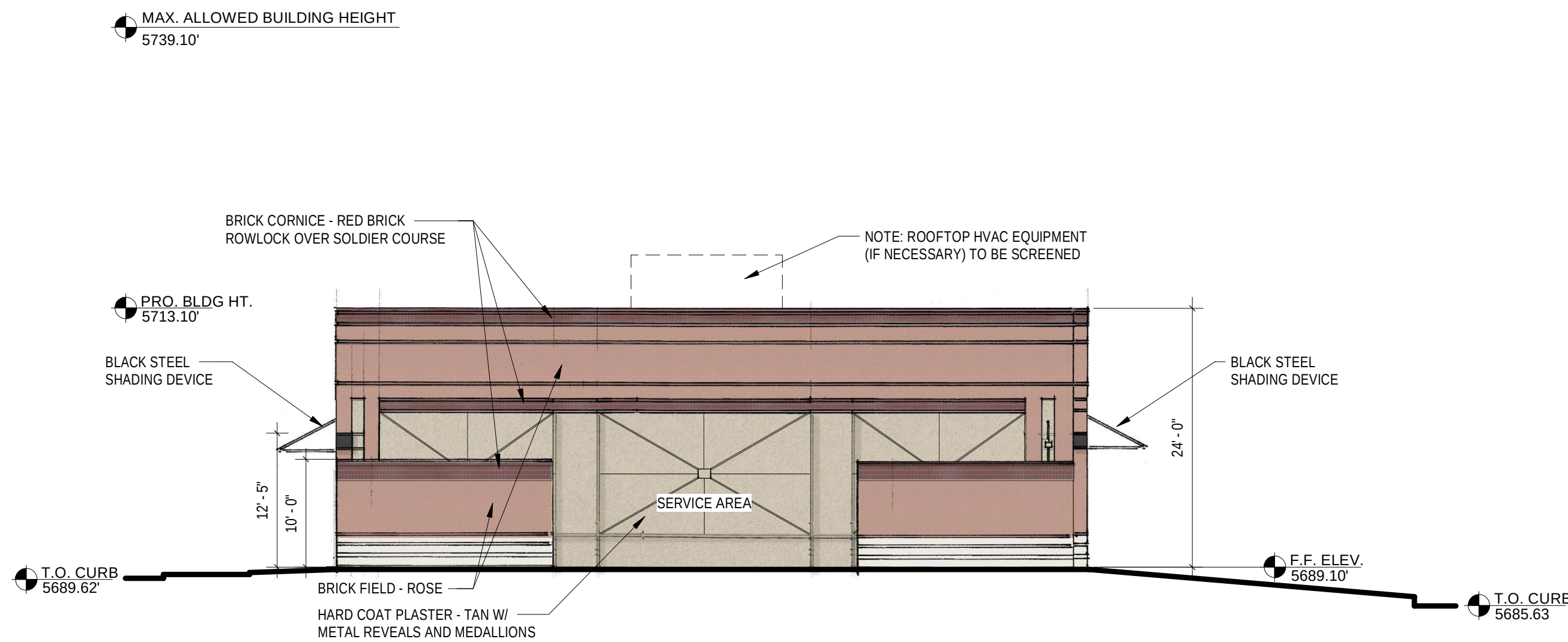
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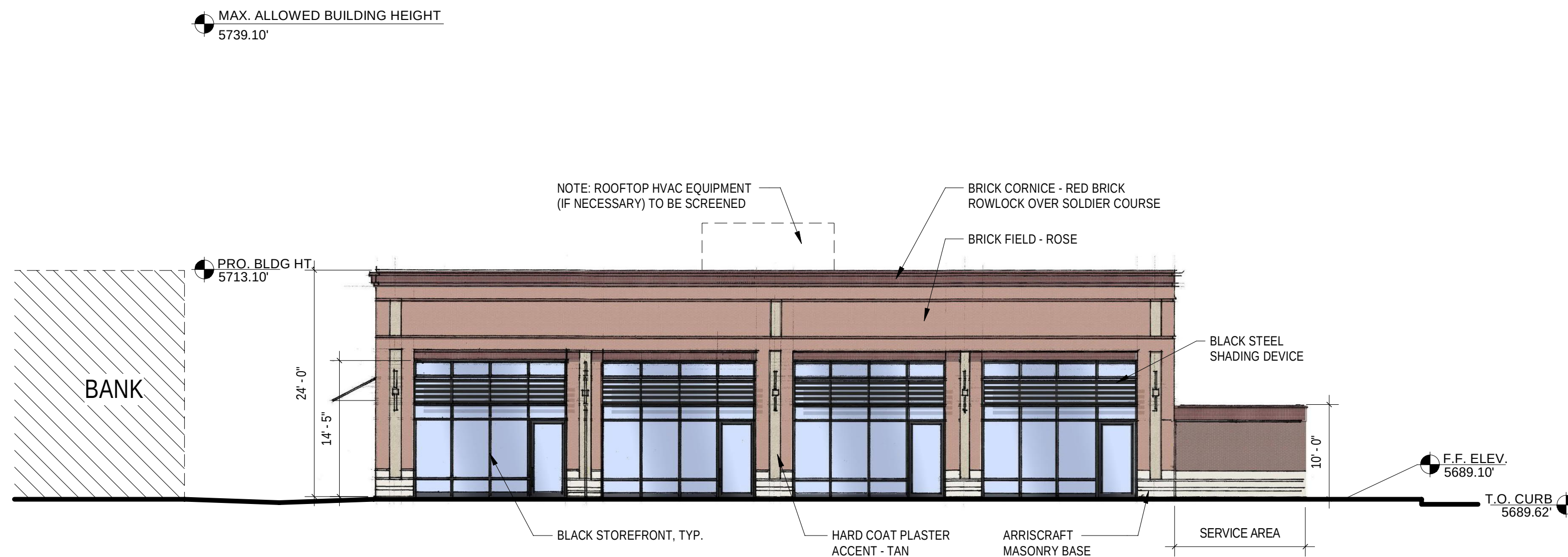
1 PAD 'A' WEST ELEVATION
SCALE: 3/32" = 1'-0"



2 PAD 'A' SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



3 PAD 'A' NORTH ELEVATION
SCALE: 3/32" = 1'-0"



4 PAD 'A' EAST ELEVATION
SCALE: 3/32" = 1'-0"

THE MULHERN GROUP, LTD
1400 GLENARM PLACE, SUITE 300
DENVER, CO 80202
303-297-3334

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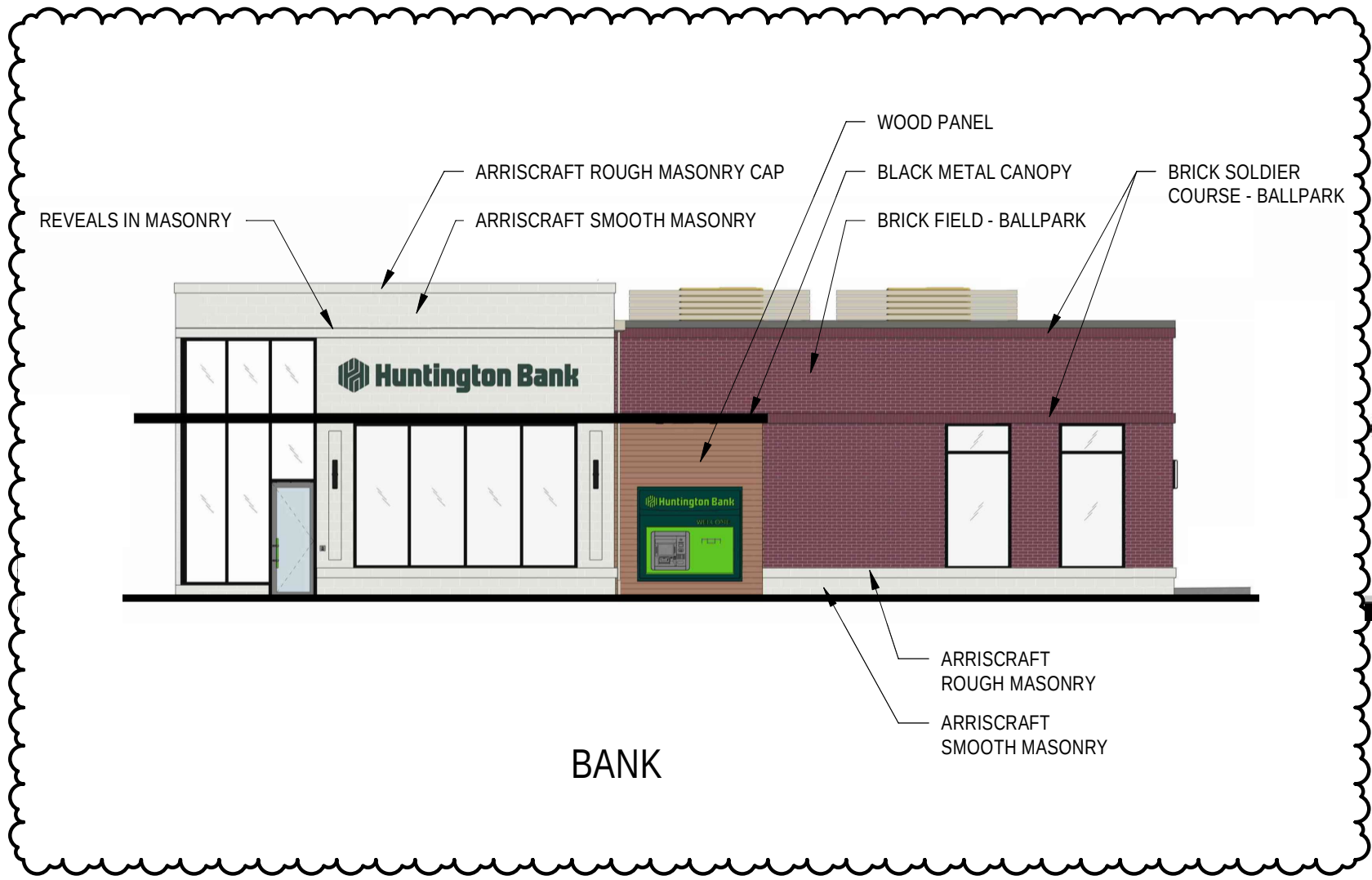
SHOPS ELEVATIONS

SHEET 19 OF 23

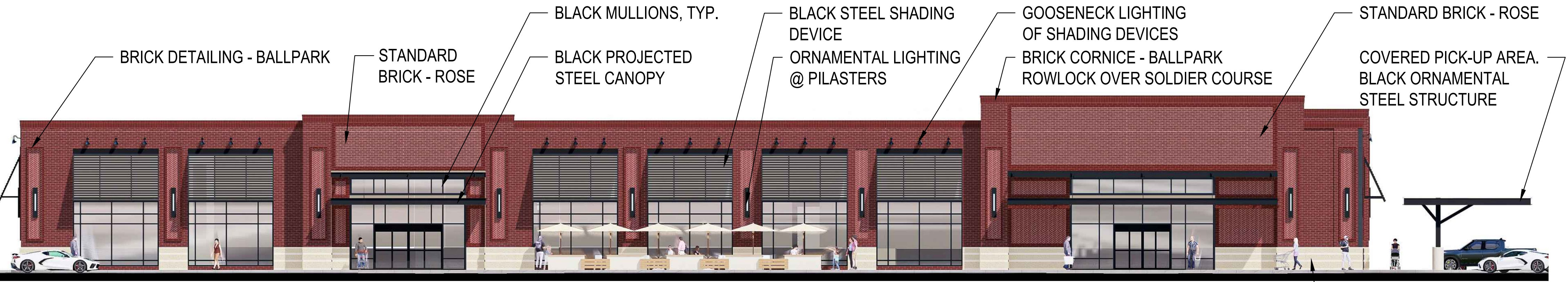
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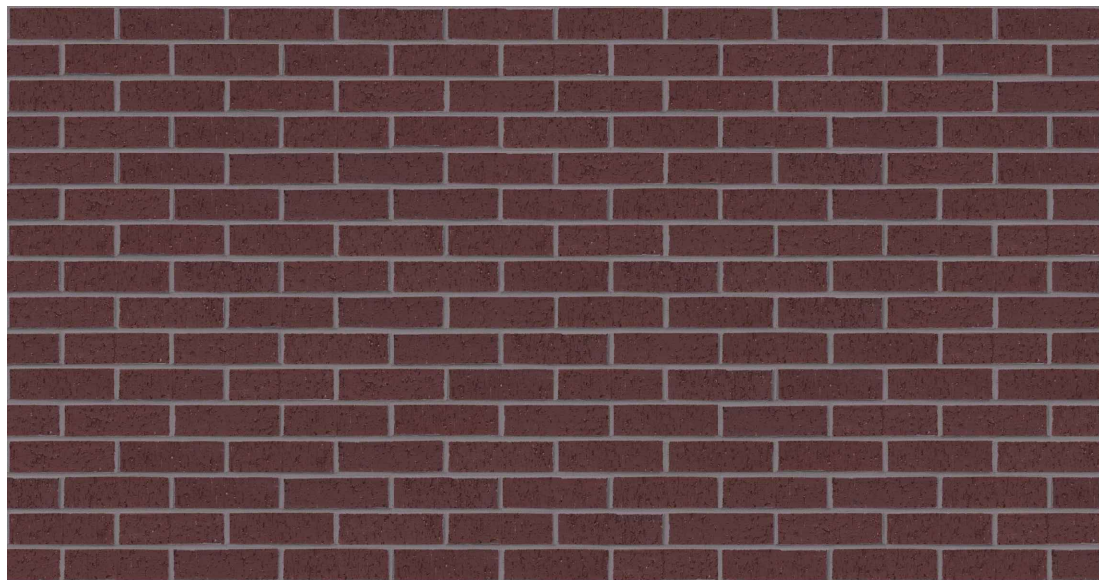
BANK



GROCER

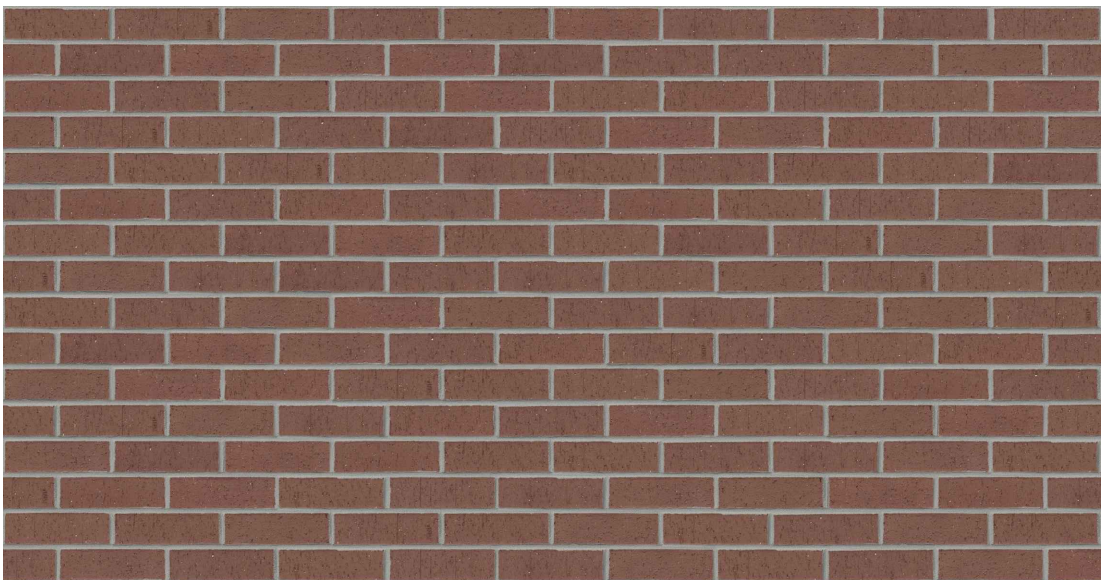
2 ELEVATIONS

N.T.S.



STANDARD BRICK - BALLPARK:

- BRICK FIELD - RUNNING BOND
- BRICK ACCENT - SOLDIER COURSES/ROWLOCKS



STANDARD BRICK - ROSE:

- BRICK FIELD - RUNNING BOND
- BRICK ACCENT - SOLDIER COURSES/ROWLOCKS



HARD COAT PLASTER - TAN / BEIGE
[W/ METAL REVEALS & MEDALLIONS WHERE NOTED]



TAN ARRISCRAFT - ALTERNATING ROUGH FACE & SMOOTH TEXTURES



ORNAMENTAL BLACK STEEL SHADING DEVICE



ORNAMENTAL METAL RAILINGS - BLACK



PROJECTED STEEL CANOPIES &
STOREFRONT MULLIONS - BLACK

1 MATERIAL LEGEND

THE MULHERN GROUP, LTD 1400 GLENARM PLACE, SUITE 300 DENVER, CO 80202 303-297-3334		
#	DATE	REVISION
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PROJECT NUMBER: 23029		
COPYRIGHT: THE MULHERN GROUP, LTD		
DATE: 10/8/2025		
MATERIAL LEGEND		

K:\Retail-25 & Orchard_R24_Latson-4RPP-M 11/7/2025 4:01:41 PM

THE ORCHARD

FIRST AMENDMENT

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Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
bdy line	+	0.1 fc	1.5 fc	0.0 fc	N/A	N/A
main parking	✕	5.4 fc	7.6 fc	1.1 fc	6.9:1	4.9:1
whole site	+	2.2 fc	7.9 fc	0.0 fc	N/A	N/A

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Filename	Light Loss Factor	Yield Lamp Lumens	Wattage	Plot
A	A1	1	Lithonia Lighting	DSGL LED P4 40K TCRN Type 5	DS Series Size 1 Area Luminaire P4 Performance Package 4000K CCT 15 CRI Type 5 Medium	DSGL_LED_P4_4 0K_TCRN_Type5	0.9	98619	276.32	Man: 10099fc
		3	Lithonia Lighting	DSGL LED P2 40K TCRN Type 2	DS Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 15 CRI Type 2 Medium	DSGL_LED_P2_4 0K_TCRN_Type2	0.9	9861	67.79	
B	B1	14	Solo Corporation	SACL R8-X SG40D 30-50 1X LED	Normal aluminum housing, plastic optics, no enclosure	SACL_R8-X_SG40D-30-50-1X-LED	0.9	4022	38.9601	Man: 0796fc
C	C	13	Lithonia Lighting	HDG21 LED P4 40K TCRN Type 1	HDG21 LED WITH P4 PERFORMANCE PACKAGE 4000K TCRN TYPE 1 MEDIUM OPTIC	HDG21_LED_P4_40K_TCRN_Type1	0.9	4617	46.8989	Man: 1555fc
E	E	6	Lithonia Lighting	DSGL LED P4 40K TCRN BLCA	DS Series Size 1 Area Luminaire P4 Performance Package 4000K CCT 15 CRI Type 4 Medium Backlight Control	DSGL_LED_P4_4 0K_TCRN_BLCA	0.9	12064	123.94	Man: 3535fc
G	G	2	Lithonia Lighting	HDG21 LED P2 30K TCRN Type 1	HDG21 LED WITH P2 PERFORMANCE PACKAGE 3000K TCRN TYPE 1 MEDIUM OPTIC	HDG21_LED_P2_30K_TCRN_Type1	0.9	3134	38.9601	Man: 11794fc
H	H	15	Solo Corporation	SACL R8-X SG40D 30-50 1X LED	Normal aluminum housing, plastic optics, no enclosure	SACL_R8-X_SG40D-30-50-1X-LED	0.9	4041	38.9601	Man: 1291fc
J	J									Man: 3871fc

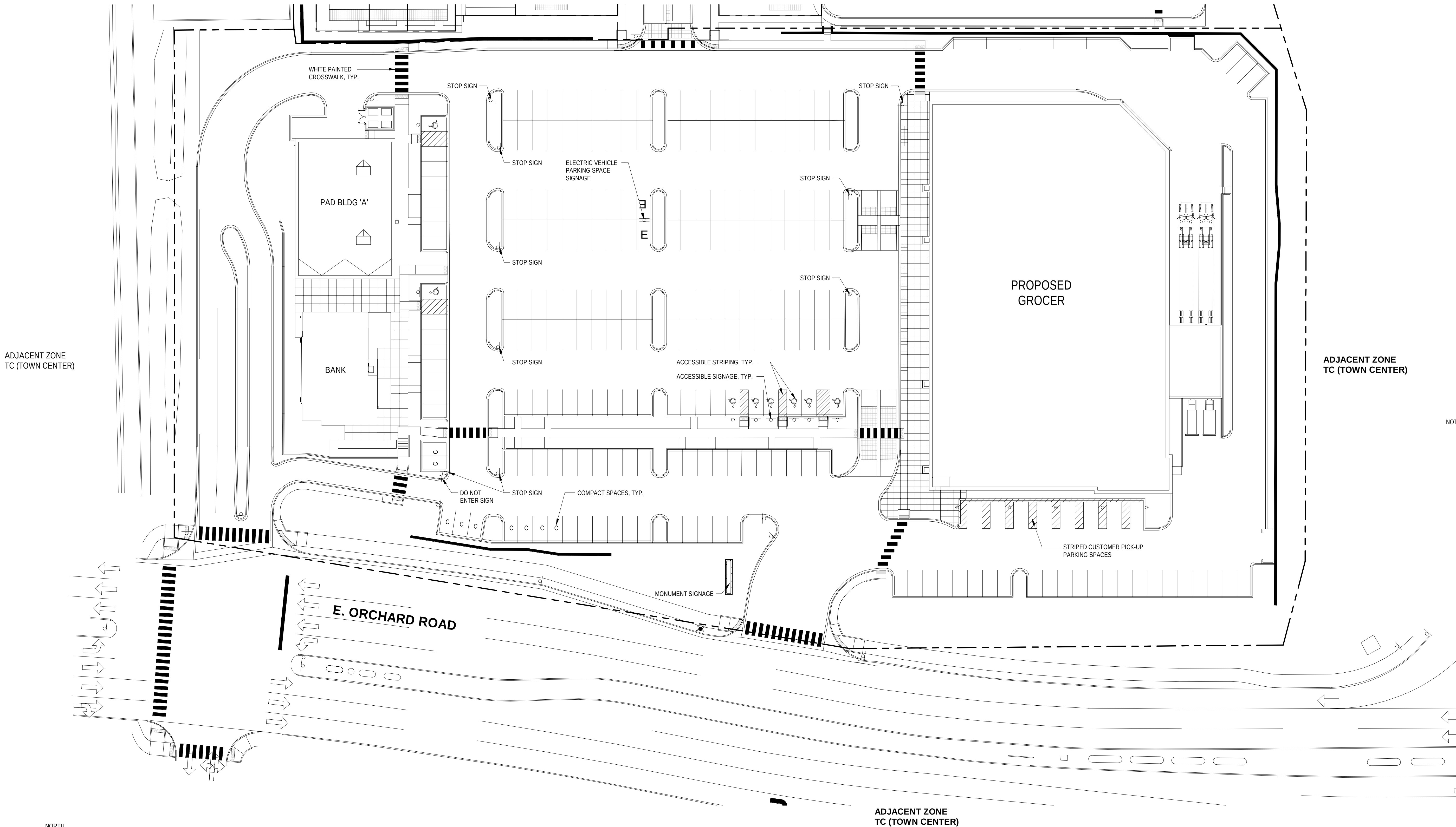
Luminaire Locations							
No.	Label	X	Y	Z	Mht	Orientation	TR
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2	A1	3171116.00	1648277.00	18.00	18.00	0.00	0.00
3	A1	3171030.00	1648277.00	18.00	18.00	0.00	0.00
4	A1	3171186.00	1648156.00	18.00	18.00	0.00	0.00
5	A1	3171116.00	1648155.00	18.00	18.00	0.00	0.00
6	A1	3171030.00	1648156.00	18.00	18.00	0.00	0.00
10	A1-1	3171172.00	1648211.00	18.00	18.00	0.00	0.00
11	A1-2	3171117.00	1648219.00	18.00	18.00	180.00	0.00
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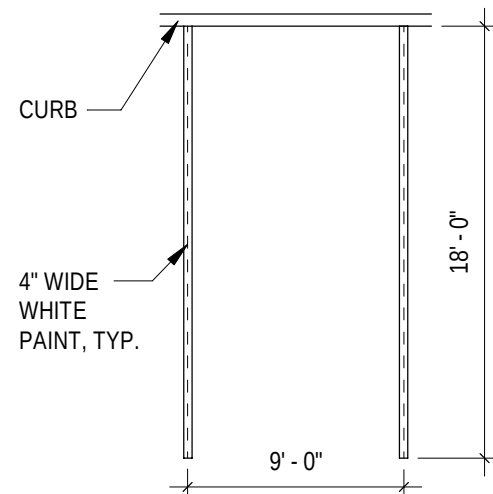
FIRST AMENDMENT

A PORTION OF LOT 9, LOT 10 AND LOT 11, BLOCK 7, CLARK COLONY, A SUBDIVISION OF SECTION 16 AND A PORTION OF BLOCK 2 OF GREENWOOD PLAZA FIFTH FILING WITHIN THE SOUTH HALF OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPLE MERIDIAN CITY OF GREENWOOD VILLAGE, COUNTY OF ARAPAHOE, STATE OF COLORADO

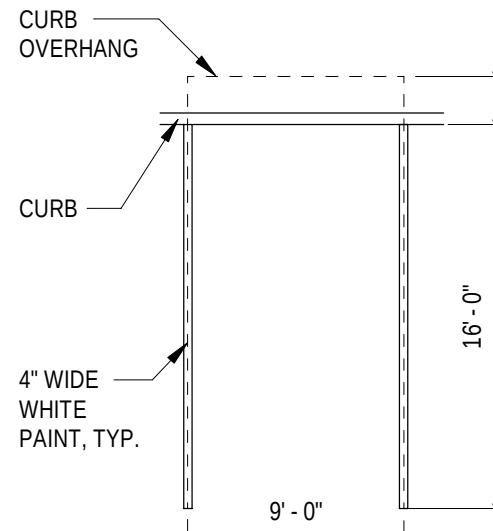
ADJACENT ZONE
TC (TOWN CENTER)



PARKING LEGEND



TYPICAL PARKING SPACE



TYPICAL PARKING SPACE
W/ 2' CURB OVERHANG

NOTE: SEE SHEET 7 OF 23 FOR ACCESSIBLE PARKING STRIPING

THE MULHERN GROUP, LTD
1400 GLENARM PLACE, SUITE 300
DENVER, CO 80202
303-297-3334

#	DATE	REVISION
2.	11/7/2025	1st AMENDMENT REV.1
3.	11/12/2025	1st AMENDMENT REV.2

PROJECT NUMBER: 23029
COPYRIGHT: THE MULHERN GROUP, LTD
DATE: 11/12/2025
SIGNAGE & STRIPING PLAN

SHEET 23 OF 23



1 ENLARGED - SOUTH STRIPING & SIGNAGE PLAN
1" = 30'-0"

Interstate Corridor Planning Area

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Planning Area Boundaries
Planning Area History

Corridor Character 132
Natural Environment
Built Environment

Corridor Inventory 133
Utilities/Services
Planning Area Facilities
Parks
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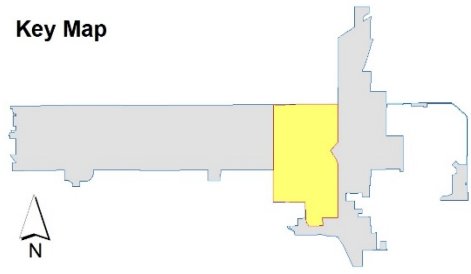
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Key Map



PLANNING AREA DESCRIPTION

Planning Area Boundaries

The Corridor planning area generally includes the areas of the Village south of Bellevue Avenue, west of Yosemite Street, north of Arapahoe Road, and east of Quebec Street. Half of the Denver Technological Center, Greenwood Plaza and office and mixed-use centers are located within this planning area.

Planning Area History

The majority of this area was annexed into the Village in 1975. Smaller areas were annexed in 1976, 1979, 1980, 1999, 2000, 2001, 2005, 2006, and 2015.



Interstate Corridor Planning Area



CORRIDOR CHARACTER

Natural Environment

Natural features in this planning area were incorporated into the built or suburban environment.

Built Environment

The planning area is characterized by suburban office parks, an amphitheater, commercial activity, and higher density residential neighborhoods.

- **Land Uses:** The planning area is comprised primarily of commercial land uses with some higher-density residential components also mixed in the area.
- **Residential Density:** The single-family and multi-family residential area is comprised of an average of eight dwelling units per acre.
- **Street Characteristics:** Paved streets meander throughout the planning area. Vertical curbs and gutters are prevalent.
- **Landscape:** Detention ponds, open green spaces and plazas are part of the suburban commercial office park development.

CORRIDOR INVENTORY

Utilities/Services

The following utility/service providers serve the Corridor planning area:

- School District: Cherry Creek
- Sanitation: Goldsmith Gulch, Southgate, Castlewood
- Water: Castlewood, Southgate, Greenwood Plaza
- Metro Districts: Greenwood North, Greenwood, Greenwood South, Goldsmith, Orchard Valley, Marin Metropolitan Improvement District

Planning Area Facilities

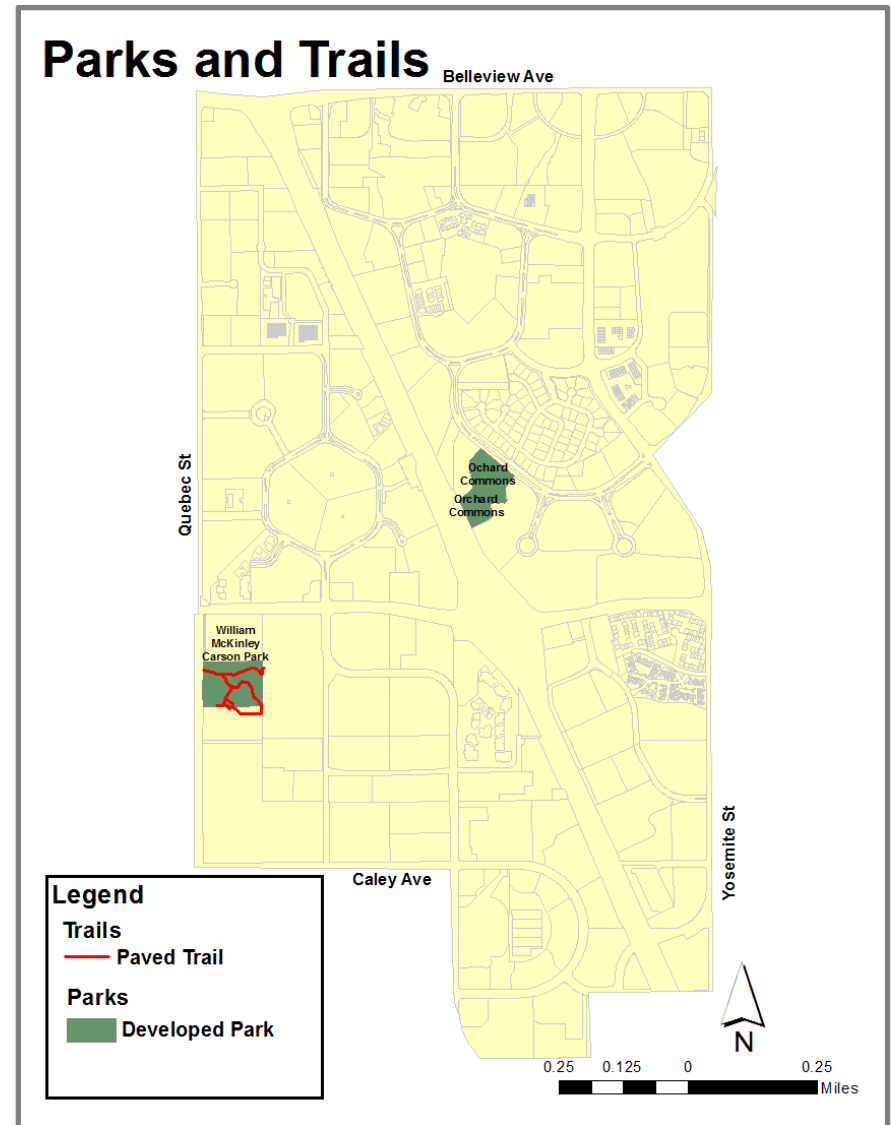
Parks and open space consist of the following:

- Improved Parks: 4.90 acres
- Unimproved Parks: 12.19 acres
- Natural Parks: None
- Bike Paths: 1.19 miles
- Equestrian Paths: None

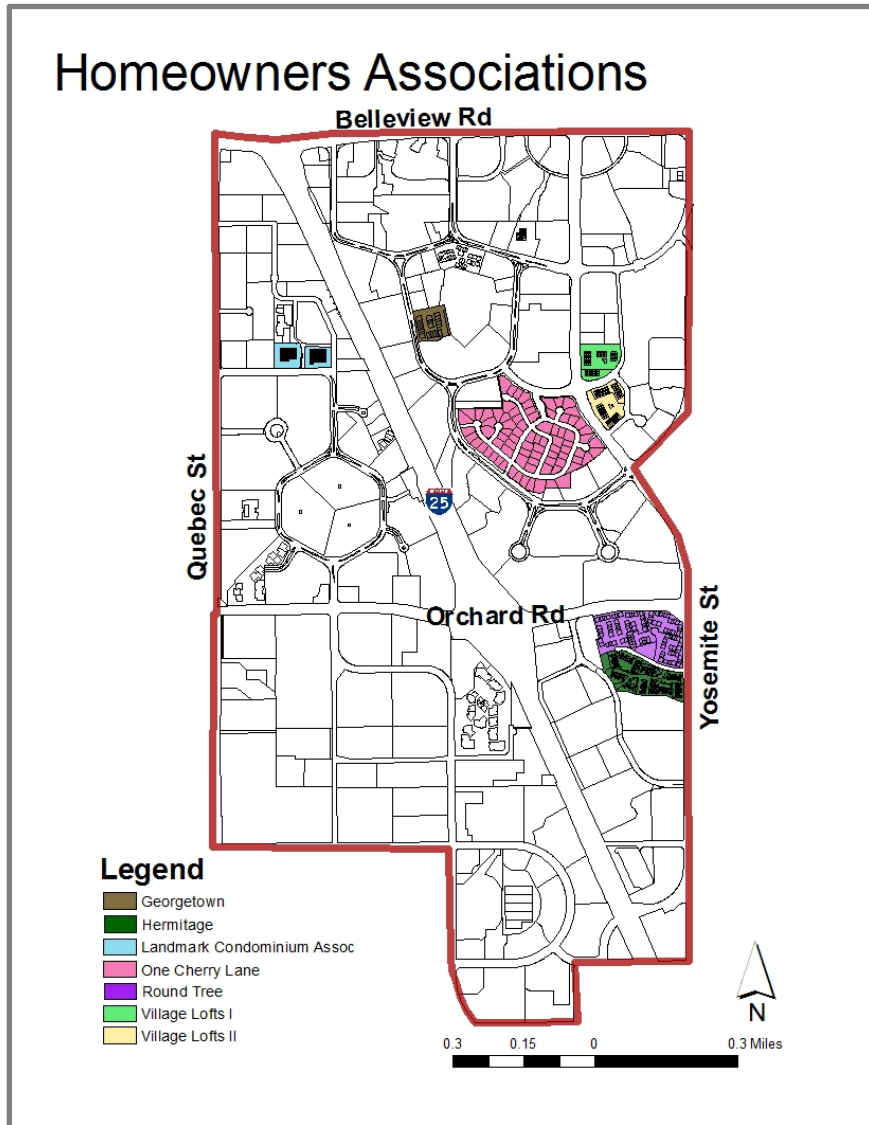
Parks

- William McKinley Carson Park
- Orchard Commons
- Orchard Station Park

Schools – None



Interstate Corridor Planning Area



Homeowners Associations

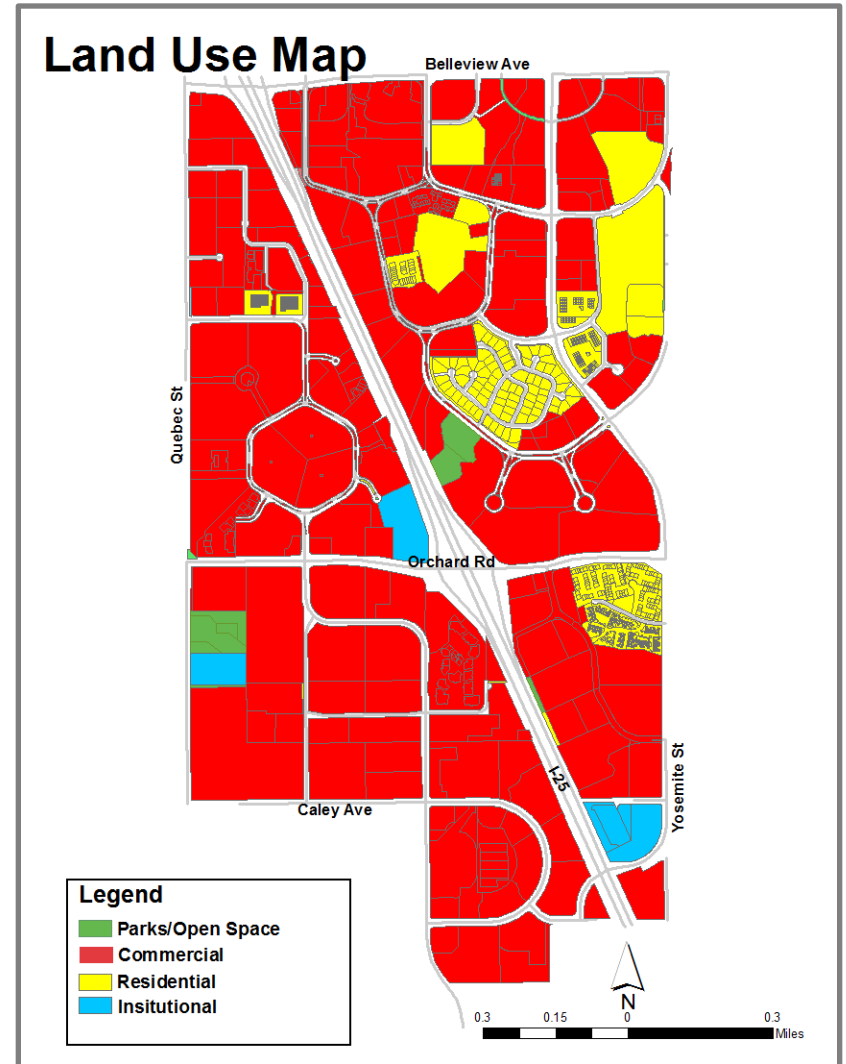
There are seven homeowners associations maintained in the Corridor planning area. The associated neighborhoods are shown in the related map.

- Georgetown
- Hermitage
- Landmark
- One Cherry Lane
- Round Tree
- Village Plaza Lofts I
- Village Plaza Lofts II

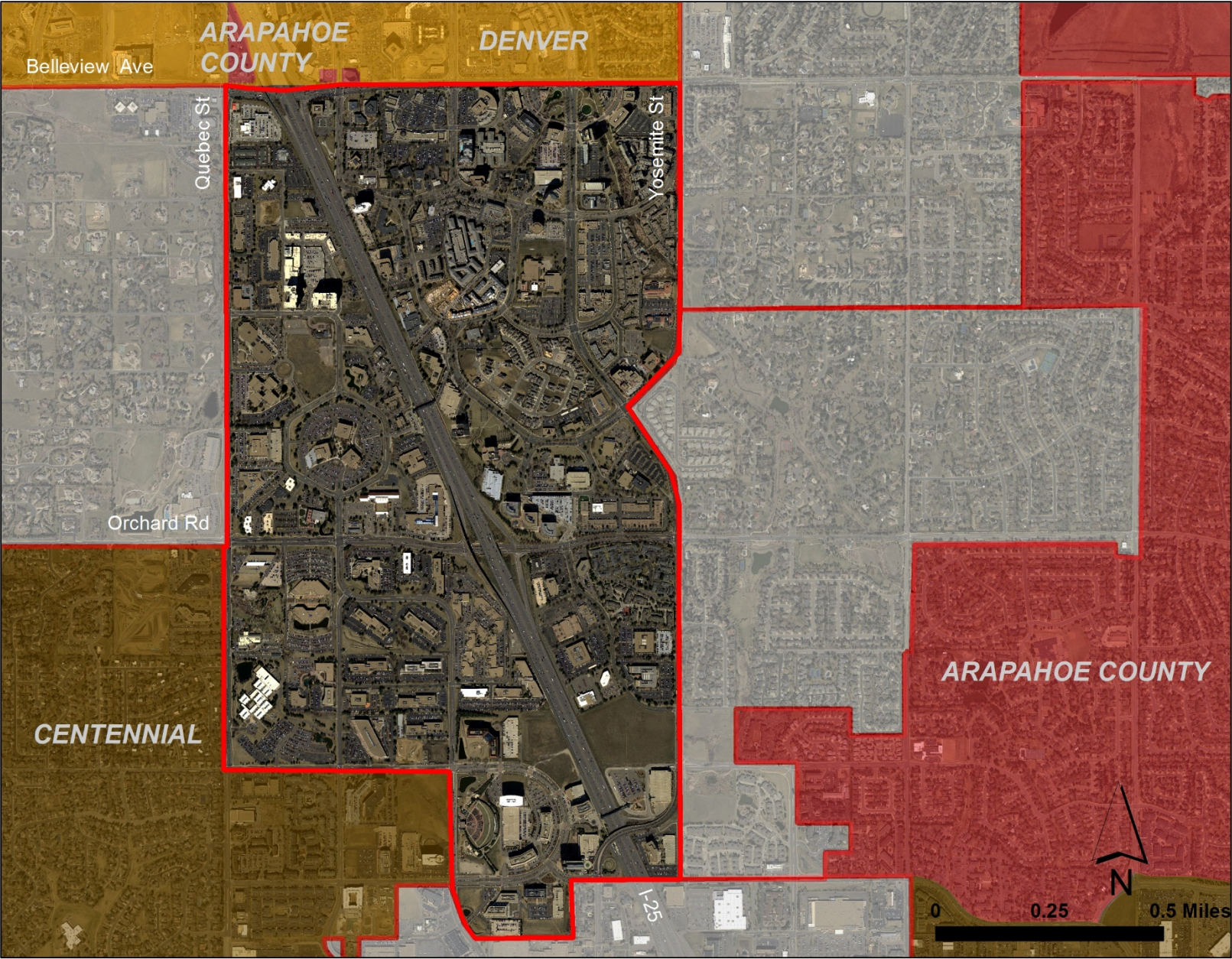


THE CORRIDOR PLANNING AREA VISION

The Corridor, as a whole, serves as the primary employment district within the Village. This area provides a diverse economic and employment base. The concept of the Corridor planning area is to contain a mix of low to mid-density office, institutional and civic uses supported by retail and restaurant amenities. The existing residential is a supporting use to the commercial/employment base. The Corridor has a background dominated by open areas, quality landscaping, scenic views and plazas. The vision preserves Colorado view corridors that attract and serve people who desire to work in an area that maximizes the unique experience of Colorado culture and natural beauty. The Corridor sets high standards in site planning, architecture, landscaping, lighting, and signage amidst an open space, park-like setting with tree-lined streets.



Interstate Corridor Planning Area



Land Use

Goals / Objectives

- *Encourage development that supports a diverse economic and employment base.*
- *Maintain the open space, park-like character of the Village.*
- *Plan development to preserve scenic views and vistas.*
- *Protect water quality when development occurs.*
- *The current mix of uses in the I-25 Corridor is considered appropriate. Development and redevelopment should principally be focused on commercial and employment aspects of the Corridor Planning Area.*



Policies

- 1a. *Maintain a mixture of complementary retail and restaurant amenities that serve the business office community and the Village residents.*
- 1b. *Maintain easy access to and within the Corridor to include ample parking.*
- 1c. *For all development, the developer must demonstrate that the infrastructure, roads, utilities, water, sewage, and drainage are sufficient to accommodate the proposed use and density.*
- 1d. *Protect and enhance riparian, wetland, and aquatic habits of upper Greenwood Gulch.*
- 1e. *The existing development intensity levels are considered generally appropriate for the Corridor Planning Area.*
- 1f. *Due to the built-out nature of the I-25 Corridor, significant additional housing is neither anticipated nor encouraged. Limited additional residential developments may occur where there is a previously vested right.*
- 1g. *Higher density residential development will be discouraged in the Corridor. For purposes of the Corridor Planning Area, higher density residential is a use that exceeds on average four dwelling units per acre.*



Interstate Corridor Planning Area

Transportation

Goals / Objectives

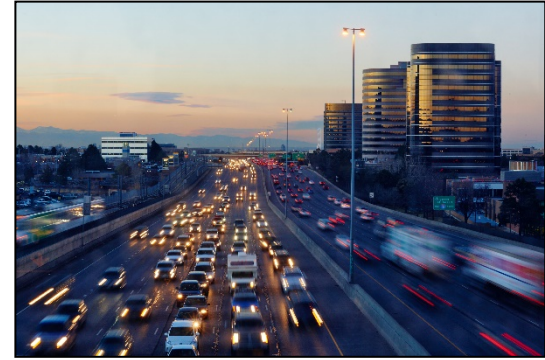
- *Maintain pedestrian and bike linkages to and throughout the planning area.*
- *Promote easy accessibility to and from the Corridor planning area and the employment activities within the area.*
- *Minimize traffic congestion on the periphery of the planning area.*
- *Provide ample parking for the uses planned.*
- *To effectuate the open space and landscaping goals of the Corridor, encourage surface parking to be well landscaped and broken up into smaller lots.*

Policies

2a. Promote land use patterns, parking policies, and traffic management methods to minimize congestion.

2b. Provide an interconnected network of tree-lined streets that tie into the surrounding neighborhoods, allowing automobile, pedestrian, and bicycle travel as appropriate.

2c. Provide connections to the Village's comprehensive trail and sidewalk system.



Image, Identity, & Quality of Life

Goals / Objectives

- *Ensure that development minimizes the impact of noise and light on adjacent commercial and residential areas.*
- *Promote the planning area as a major office park in the region.*
- *Assure highest quality architecture and site planning design.*
- *Promote high quality open space and landscaping in development.*
- *New buildings should relate well to the existing community.*
- *Encourage development in the corridor that contains pedestrian and plaza facilities as well as open landscaped areas, that allow employees and residents to recreate, walk, exercise, and enjoy the attributes of the character of the Corridor which includes natural views and a sense of openness.*



Policies

- 3a. Emphasize landscaping and open space treatments for development in the Corridor Planning Area*
- 3b. A 30 percent open space requirement for development and redevelopment in the Corridor Planning Area is appropriate.*
- 3c. Promote the design of buildings and streets to maintain existing view planes.*
- 3d. Support design measures that eliminate or minimize the impacts of blank walls along streets, parks, and plazas.*
- 3e. Encourage public plazas with amenities such as parks, outdoor pavilions, water features, benches, and trees*

Interstate Corridor Planning Area

Image, Identity, & Quality of Life



Policies (continued)

3f. Design entrances and parking lots to be functional and inviting with continuous landscaped walkways.

3g. Display public art, particularly at public plazas, building entrances, and along pedestrian walkways.

3h. Height limitations shall maintain existing view planes.

3i. The maximum allowed height for buildings along Quebec Street should be no greater than what exists at the current building setback.

3j. In determining the appropriateness of a proposed building, the structure placement, height and massing shall consider: the existing grades and topography, separation between buildings, and impacts on the surrounding area.

3k. Visual simulations will be required to promote an understanding of a proposed development's height and massing impact on views of the surrounding area, from multiple vantage points.

3l. Continue to encourage excellence in architecture and site planning and maintain or enhance the high-quality image, appearance, and identity of the Corridor.

Interstate Corridor Planning Area

THE VILLAGE CENTER PLANNING SUBAREA

The Village Center is a smaller area within the Corridor Planning Area, which has a focus on the Arapahoe Light Rail Station.

The Village Center is comprised of two parts, parcels to the east of I-25 and parcels to the west of I-25. On the west side of I-25, the Village Center has developed as a more dense office setting dominated by the light rail plaza adjoining the light rail station and the Fiddler's Green Amphitheatre. The west side of the Village Center is walkable in and around S. Fiddlers Green Circle, a tree lined boulevard. The east side of the Village Center currently has one office building and the RTD parking garage which provides parking to support the light rail station located on the west side of I-25.



Interstate Corridor Planning Area

The goals and policies of the Corridor Planning Area apply to the Village Center except for the policies below which may be conflicting:

- Due to the built-out nature of the I-25 Corridor, additional housing is neither anticipated nor encouraged in the Village Center.
- Greater density will be considered in the Village Center than what is otherwise present in the Corridor Planning Area, but this greater density should not exceed the Municipal Code standards for Town Center and Mixed Commercial.
- The tallest buildings in the Village Center will be located along I-25. Other buildings in the Village Center to the west and east should decline in height to transition and blend into buildings adjacent to the Village Center. Buildings along Yosemite should be no taller than two stories.
- Ample parking in the Village Center will accommodate the uses proposed shall be provided.
- For all development, the developer must demonstrate the infrastructure in Greenwood Village is sufficient to accommodate the proposed use and density.



The Village Center serves as the primary employment district within the village.

City of Greenwood Village

City Council

September 16, 2024



6060 South Quebec
Street Greenwood
Village, CO 80111

Staff Report: 24-07-SDP and 24-52-SUP

Subject Property Address

8081 E. Orchard Road

Project Area Size

10.211 Acres / 444,786 sf

Applicant

Dustin Anderson, Alberta Development Partners

Property Owner

Alberta 8081 East Orchard LLC

Zoning

Town Center (TC)

Comp Plan Planning Area

Interstate Corridor

Request

A combined Site Development Plan and Special Use Permit request to demolish the existing building and improvements on site and construct 3 commercial buildings and 54 townhomes.

P&Z Commission Recommendation

SDP: Approve (6 – Yes to 1 – No)

SUP: Approve (7 – Yes to 0 – No)

Attachments

1. Vicinity and Zoning Map, Aerials, Street Views
2. Greenwood Plaza Master Development Plan
3. Development Application
4. Letter of Description and Justification
5. Proposed SDP/SUP
6. Renderings
7. Traffic Impact Study
8. Draft DIA Cost Estimate and Exhibit
9. Drainage Report
10. Neighborhood Meeting Summary and Comments
11. Public Comment PZ Notice and CC Notice
12. Comp Plan – Interstate Corridor
13. September 3, 2024 PZC Meeting Minutes

Staff

David French, Senior Planner

dfrench@greenwoodvillage.com

Public Notice & Comments – As of 09/11/2024

# Sent	Comments Received	Support	Oppose
503	3	3	N/A

Public notice was provided as required per Land Development Code (LDC) Section 16-2-270. The affidavits of mailing and posting will be presented at the September 16, 2024 hearing.

Executive Summary

The Applicant requests approval of a Site Development Plan (SDP) and Special Use Permit (SUP) to construct three (3) commercial buildings and fifty-four (54) residential townhomes at 8081 E. Orchard Road (the Subject Property). The 54 townhomes are located on the north half of the development project and the 3 commercial buildings are located on the south half near Orchard Road. The existing building and parking structure along with other improvements associated with those structures will be demolished. The Planning and Zoning Commission heard the case on September 3, 2024 and recommended approval of the SDP to City Council.

The proposed commercial buildings include two retail pad sites which will accommodate buildings of approximately 4,000 sf. The third commercial building is approximately 35,000 sf. building to accommodate a high-end grocer. The 54 townhomes are dispersed among 13 buildings ranging from two to seven units. The application is a combined SDP/SUP as residential dwelling units are only permitted as a special use in the Town Center (TC) zone district. If the project is granted zoning approval through the SDP and SUP process, the property will be re-platted through the major subdivision process which will be presented to City Council as a separate development application. A subdivision improvement agreement (SIA) will be associated with the major subdivision development application.

for all developer-provided public improvements. The major subdivision and associated SIA are required in order to redevelop the Subject Property. The public improvements associated with this site are significant and currently estimated to cost 2.08 million dollars. The public improvements include new public sidewalks along Dorado Place and Orchard Road, repaving of the Dorado Place cul-de-sac, an additional right turn lane along Orchard Road, curb and gutter, valley pans, site-wide public storm sewer improvements and a proposed traffic signal on Orchard Road at the west Orchard Road access.

Background

- The Subject Property is located at the northwest corner of the Interstate 25 (I-25) and the Orchard Road interchange, east of Greenwood Plaza Boulevard.
- The zoning of the property is Town Center (TC), and the Subject Property is in the Interstate Corridor Area of the City's Comprehensive Plan. Adjacent properties to the east, south, and west are also zoned TC while one property to the north is zoned Business Professional (B-1). Adjacent uses include offices to the north, east, and south. A hotel is to the west.
- The two lots comprising the Subject Property were annexed in 1975. The 1975 Annexation was a large annexation that included properties from Holly Street on the west to Dayton Street on the east.
- The Greenwood Plaza Master Development Plan (MDP) was approved by the City Council in 1977. The MDP generally matches the development standards found in the LDC for the TC zone district with additional standards regarding setbacks and specific use requirements outlined by the Planning Area. Additionally, the MDP provides building height requirements based on a radial height plane exhibit. The center point of the radial height plane is located in the middle of the Triad Office Buildings and is intended to protect mountain views for all properties in the MDP.
- The existing building and parking structure were built in 1985. Originally the site was used for Beau Monde, a regional mall, and was most recently utilized as a religious ministry with some smaller tenants.
- The northeast corner of the site is the highest point of the Subject Property, which generally slopes down to the southwest corner.
- A neighborhood input meeting was held on December 14, 2023. The meeting was an open house format and was well attended with a Staff estimate of 40 attendees. Generally, the project was well received by the public and some members of the public provided comments or articulated concerns regarding traffic, pedestrian connectivity, noise (for potential future residents), and building materials (Attachment 10).

Applicant Request

Construct three (3) new commercial buildings:

- Pad A Building: One-story, 24 foot high, 4,760 sf. Net Floor Area (NFA)
- Pad B Building: One-story, 24 foot high, 3,840 sf. Net Floor Area (NFA)
- Grocer Building: One-story, 32 foot high, 34,400 sf. Net Floor Area (NFA)

Construct fifty-four (54) residential townhomes:

- 13 total buildings ranging from 7 units (21,910 sf. NFA) to 2 units (6,500 sf. NFA)
- One 2-unit building, four 3-unit buildings, three 4-unit buildings, three 5-unit buildings, one 6-unit building, and one 7-unit building are proposed.

- All residential buildings are 45'-4" from the proposed grade of the site and comprised of 4 stories.
- The total NFA for all thirteen residential buildings is 168,260 sf ranging from 6,500 sf (2-unit) to 21,910 sf. (7-unit).

Exceptions Requested:

1. **Exceeding the maximum allowed parking ground coverage of 40%:** The MDP and LDC both require the same maximum and the Applicant is proposing 44.11 % parking coverage to maximize parking on the property.
2. **Parking lot encroachment Orchard Road Setback:** The southwest corner of the proposed parking lot encroaches into the MDP required 40-foot setback from the street face of the curb. The encroachment is a maximum of 6 feet; however, the encroaching area is not rectangular thus the encroachment diminishes as you move east down Orchard Road.
3. **Parking lot encroachment I-25 Setback:** Nine (9) residential guest parking spaces encroach into the minimum required 50-foot parking setback along the I-25 property line to maximize parking on the property. The spaces encroach 37 to 38 feet into the 50-foot setback.
4. **Retaining walls over 4 feet in height without tiering:** There are four retaining wall sections dispersed among the site that range from 5 to 8 feet in height which are not tiered.

Analysis

COMPREHENSIVE PLAN

Conformance with the Comprehensive Plan is part of the review criteria for an SDP. Staff finds that the proposed development conforms with the relevant Comprehensive Plan goals and policies as outlined for the Interstate Corridor Planning Area (Attachment 11). The Interstate Corridor Planning Area has an average residential density of eight (8) dwelling units per acre. The Applicant is proposing a residential density of approximately 5 units per acre. The Comprehensive Plan provides a land use policy stating that "Higher density residential development will be discouraged in the Corridor" with "higher density" being defined as exceeding four (4) units per acre. Staff acknowledges that the Applicant is requesting a residential density exceeding the Comprehensive Plan definition by approximately 25% although it is a density not atypical in the Corridor area and is below the Corridor-wide average. Additionally, when calculating residential density, the gross acreage of the entire development area must be taken into account.

The Corridor also has land use goals and policies relating to providing ample parking and infrastructure, maintaining pedestrian linkages, minimizing traffic congestion on the periphery of the planning area, and assuring high-quality architecture and site planning with pedestrian and plaza facilities which Staff finds is being accomplished in this development.

COMPATIBILITY OF SURROUNDING LAND USES

The proposed redevelopment of the Subject Property will be compatible with both the directly adjacent land uses as well as the uses found throughout the MDP and Corridor area. The majority of uses adjacent to the Subject Property are office use, while a 4-star hotel is directly adjacent to the Subject Property to the west.

The mostly office use of adjacent properties will provide a compatible setting for the residential component while also providing retail and grocery services to the employees working in the office buildings. The commercial component will provide a high-end grocer for the wider corridor area and the City's citizens overall. The commercial buildings proposed on the Subject Property are smaller than the large existing commercial building and based on the site layout both the residential and commercial components of the development will not negatively impact the use of adjacent properties.

DEVELOPMENT STANDARDS

The Subject Property is in the TC zone district of the City within the Greenwood Plaza MDP. The MDP standards closely align with the TC zone district standards. However, MDP standards take precedence over LDC standards unless the MDP is silent on a particular development standard also found in the code. The MDP expands on and allows many uses that would be classified as "Support Uses" in the TC zone district for which a definition is provided. The definition of "Support Uses" is retail and service establishments which are designed to service the daily needs of the Town Center concept. Staff finds that the commercial component comprised of two retail pad sites and a larger grocer building of the development meets the use allowances of both the MDP and LDC. Additionally, both the LDC and MDP allow for attached single-family dwelling units through the SUP process.

For the redevelopment of properties within an MDP the proposed development must meet the Open Space, Development Standards, and Setback requirements provided in the MDP document, or the LDC if the MDP does not provide them. The following table illustrates compliance with the development standards for the proposed development:

Development Standard	Development Standard Requirement	Proposed
Max Parking/Drive Coverage	40% maximum (177,914 sf.)	44.11% (196,198 sf.)
Min. Open Space Req.	30% minimum (133,436 sf.)	31.72% (141,070 sf.)
Max Building Coverage	40% maximum (177,914 sf.)	24.17% (107,518 sf.)
Max Building Height.	Radial Height Plane from MDP* *Building height is limited by the radial height plane requirements found on Sheet 3 of the MDP.	24' Pad A and Pad B 32' Grocer 45.33' Residential Buildings All buildings are below the maximum allowed height required by the MDP
Max Net Floor area (NFA)	3 times max. building ground coverage – 533,742 sf.	211,260 sf.
Building Setbacks	Front (from street curb face): 40' Side/Rear (internal): 15' I-25 (from property line): 50'	120' commercial, residential is N/A 69' commercial, 15' residential 73' commercial, 50' residential

Parking Setbacks	Front (from street curb face): 40' Side/Rear (internal): 10' I-25 (from property line): 50'	34' commercial, residential is N/A N/A 57' commercial, 12' residential (guest spaces)
Minimum Parking Spaces Req.	Residential Spaces Required: 122 (2 per DU + 0.25 per DU visitor) Commercial Spaces Required: 216 (1 space per 200 sf. of NFA) Total = 338	142 residential spaces 225 commercial spaces 367 total spaces
Accessible Parking Spaces Req.	Residential Accessible Spaces Req. = 7 Commercial Accessible Spaces Req. = 7	7 residential accessible spaces 8 commercial accessible spaces
Bicycle Spaces	Commercial 1 per 12k NFA (min. of 2) = 4	4

BUILDING ARCHITECTURE

The LDC encourages the use of exterior building materials that are compatible with the surrounding area. Multiple adjacent buildings are comprised primarily of brick, including the adjacent hotel while other office buildings adjacent to the Subject Property incorporate wood paneling, exposed roof shingles, stone, and glass. For retail buildings, the LDC suggests materials such as brick, masonry, stucco, architectural metals, and non-reflective glass. The grocer building is comprised primarily of red brick, incorporating stone block base, architectural metal accents, ornamental diamond patterned plaster on the north, south, and east sides as well as storefront glass. The smaller Pad A and B buildings are comprised of a lighter red brick, also with architectural metals and a masonry base in addition to limited wood accent paneling. All three buildings incorporate 360-degree architecture, screening of mechanical equipment and light fixtures. The LDC does not provide specific requirements for residential structures however the residential townhomes are of high-quality material and design. The townhomes incorporate a brownstone architectural style being comprised primarily of brick with significant fenestration provided by black bay window treatments.

Regarding building heights, all buildings are below the maximum height dictated by the Greenwood Plaza MDP, including buildings B1 – B4 (western side of the residential half of the development) which will be constructed on fill dirt so that the foundation of these buildings is not significantly lower than the other buildings in the development. The proposed location of the “B” buildings has a significant slope and fill is necessary to level the site. See Attachment 5, sheet 39 for an illustration of the radial height plane maximum allowed height.

OPEN SPACE AND PARKING LOT LANDSCAPING

The proposed development meets the minimum required amount of open space, providing 141,070 sf of open space for a coverage amount of 31.72% where a 30% minimum is required. At the Planning and Zoning Commission hearing Staff was asked why the “covered patio” areas on the front of the residential buildings were included in the open space calculation. Staff’s reasoning for this is that at ground/street level these areas are open and not inside of the dwelling units, and aesthetically functioning as open space at ground level.

However, even in removing the 9,138 sf of “covered patio open space” from the open space calculation (bringing the open space down to 141,0707 sf from 150,208 sf) the site still provides 31.72% open space coverage therefore these areas are not an essential component of ensuring the site is compliant with the open space minimum requirements. The plan has been adjusted to reflect this change.

The proposed landscaping is a significant improvement from the existing condition of the site and includes ample trees, shrubs and other plantings throughout both the residential and commercial components of the development. The site will provide significant tree canopy by the way of tree-lined primary drive aisles, parking lots and numerous new trees along the Orchard Road right of way (ROW). The LDC requires a minimum species diversity (based on the total number of trees) which is being met. 186 new trees are proposed throughout the proposed development with 87 canopy trees, 78 evergreen trees, and 21 ornamental trees along with over 2000 shrub plantings. The interior parking lot area of the commercial component of the development exceeds the 10% minimum for landscaped islands and medians by providing 10.39% coverage. The retaining walls proposed to remedy grade changes throughout the site have landscape screening in visible locations.

LIGHTING

The LDC requires that light levels in parking lots and pedestrian walkways shall not exceed a maximum foot-candle ratio difference of four to one (4:1) from the brightest areas to the darkest areas, which is being met. The photometric plan complies with the recommended minimum and maximum foot candles for building entrances, parking areas, and pedestrian walkways. All lighting is proposed at a 4000 - 3000 Kelvin color temperature, which is below the 4000 Kelvin color temperature maximum for commercial areas visible from single-family residential neighborhoods. All light poles proposed on the commercial component are 18 feet in height which is the limit for commercial properties adjacent to residential areas. The Applicant has eliminated any light spill greater than 0.2-foot candles at 5 feet across the property line.

ACCESS AND PARKING

The Subject Property is accessed from three locations, all of which are existing and will be reconstructed and improved:

1. Existing north entry from Dorado Place cul-de-sac. This will be the primary residential entry, including for package delivery vehicles.
2. Existing Orchard Road west entry. Currently, this entry is full movement however left turns are limited by traffic control signage for vehicles exiting the site (to go east on Orchard) and also left turns from eastbound Orchard vehicles. There are no traffic control signs on the adjacent access for properties on the south side of Orchard Road. This entry and intersection are proposed to be modified to accommodate a new traffic signal.
3. Existing Orchard Road east entry. Currently a right-in and right-out only. This entry will be primarily for commercial delivery trucks and will be modified with a truck apron to be right in only. This access will allow the large trucks making deliveries to the grocer tenant to avoid having to circulate through the front of the grocer and instead, they will be able to go behind the building and back into the loading dock.

There is an ancillary access for the residential portion of the development from the commercial portion of the site. Both residential entries will be gated for security purposes and the entry from the commercial portion of

the site will only be accessible to residents with a key fob (no call box). Both residential vehicle entry gates are setback far enough to prevent vehicle stacking into the Dorado Place cul-de-sac or the commercial drive aisle. The west entry is proposed with a traffic signal and significant intersection improvements which will be incorporated into the forthcoming SIA. The construction plans for the signal will be reviewed for compliance with Public Works infrastructure design standards. All drive aisles (commercial) and private accessways (residential) within the development are private to be maintained by the respective property owners and are not a part of the SIA.

Both the residential and commercial components of the development are over-parked per the LDC development standards. The majority of parking for the residential component is provided in tuck-under attached garages all of which are two-car except for three units. The site also has 36 surface parking spaces, 22 more than required for visitors. The commercial portion of the site is also overparked by 9 spaces.

TRAFFIC IMPACTS

A Traffic Impact Study (TIS, Attachment 7) was prepared to evaluate and provide recommendations to mitigate potential traffic impacts from the proposed development on the surrounding roadway system. The TIS includes a detailed analysis to determine the current roadway conditions, as well as the capacity to accommodate the anticipated traffic volumes and traffic patterns attributed to the proposed use.

As outlined in the TIS, the proposed 8081 E. Orchard Road development is expected to generate a total of approximately 4,000 daily trips, both inbound and outbound, within a 24-hour weekday period with 149 trips occurring in the AM peak hour and 408 in the PM peak hour. These new trips were distributed to the roadway network and included in the operational analysis of the study intersections, signalized and unsignalized, for the existing (2024), short-term (2026) and long-term (2045) future traffic conditions.

To accommodate the additional traffic generated by the development, a new traffic signal at the west access point is proposed. Additionally, a westbound deceleration lane is proposed at the west access, and the east access to the site will be converted from the existing right-in/right-out configuration to right-in only.

Public Works Staff has completed a review of the TIS and finds that the TIS has been completed to City standards. Based on the traffic generated by the development, the proposed traffic signal meets warrants, and the signal will function at acceptable levels with no adverse impacts to traffic progression on Orchard Road. Staff notes that the City controls all signal timing on Orchard Road between Quebec and Dayton streets which will allow optimal signal timing with the addition of the proposed signal. Additionally, Staff finds that the proposed roadway improvements adequately mitigate the increased traffic from the development.

DRAINAGE

The Applicant prepared a drainage report for the proposed development (Attachment 9). The Community Development Engineer has reviewed the drainage report for the development and finds that the proposed drainage design meets the requirements of the Drainage Criteria Manual.

The development is classified as a Tier 3 development because it disturbs more than one acre of land. Flood attenuation and water quality will be provided with the proposed development and the existing drainage patterns on the site will be generally maintained. The majority of the site is paved or roof area currently which flows over land and through existing rooftop detention areas toward the southwest of the site where it gets collected and conveyed to the storm sewer and into Orchard Rd. The redevelopment proposes a reduction in

impervious area from existing (from 94% to 81.5%), and the proposed drainage design will route runoff into a new underground detention facility under the parking lot which will provide water quality treatment and flood attenuation for the site.

UTILITIES

Applicable utility agencies and external agency service providers were notified of the proposal and have provided referral response comments and/or will serve letters for the project. The Applicant team has worked directly with those agencies as applicable. Fire/safety service is provided by South Metro Fire Rescue who has also reviewed and approved the project at this stage. The Applicant will be required to submit their water and sanitation plans to Southgate Water and Sanitation for direct review by the district. Colorado Department of Transportation was included in the development review due to the proximity of the project to CDOT property (I-25) and coordinated directly with the Community Development and Public Works departments.

REVIEW CRITERIA:

In considering an application for an SDP and SUP, the City Council shall consider the following criteria as outlined in LDC Sections 16-2-50(e) and Section. 16-2-70(e). The approval criteria and Staff's findings are presented in the tables below:

SDP Review Criteria Table:

Criterion	Finding	Rationale
1. Whether the development is in conformance with the Comprehensive Plan	Yes	Staff finds that the proposal is consistent with the comprehensive plan goals outlined for the Interstate Corridor. The proposed SDP meets the high-quality site design and architecture requirements outlined for the Corridor and the proposed use of the development supports a diverse economic and employment base and promotes the area as a major office park in the region by providing a desirable amenity of a high-end grocery store. The proposed density of the residential portion of the development is less than the average residential density (8 DU/acre) found in the corridor and exceeds the recommended 4 DU/acre density by only 25%, meeting the intent of the recommendation.
2. Whether the development is compatible with surrounding land uses	Yes	Staff finds that the proposed land use and architectural design of both the residential and commercial components of the development are compatible with adjacent uses and buildings. The NFA proposed by the commercial portion of the redevelopment is less than the existing commercial NFA.

3. Whether the development adequately mitigates any adverse impacts it causes, including, without limitation, adverse impacts on traffic, view corridors, noise, property values, and the provision of public services	Yes	Staff finds that the proposal adequately mitigates adverse impacts to traffic and stormwater run-off by the significant contributions proposed by the Applicant which will be finalized with the Major Subdivision and associated SIA. Staff finds that the impact to view corridors will be negligible due to the location of the building and the existing topography of the site and no residential views will be blocked. Adjacent office buildings to the east have a higher foundation elevation than the Subject Property. Noise and the provision of public services are not negatively impacted. The residential townhomes are of high quality and along with a high-end grocer, should increase property values in the vicinity.
4. Whether the development is in conformance with the development criteria, restrictions and standards set forth in the MDP	Yes	The proposed development is located in the Greenwood Plaza MDP and the development requirements of the MDP are met other than the parking setback and parking coverage minor exceptions discussed in this report.
5. Whether the development is in conformance with the general development objectives set forth in the commercial site and design standards in Section 16-21-20 of the LDC:	See below	See below
Minimize adverse impacts on adjacent uses	Yes	The proposed development will not directly detract from the use of adjacent properties. The primary impact will be from increased traffic, which is being mitigated by improved access points, signalization of the west access, use of the north access as the primary residential access point and appropriate placement of the vehicle access gates on the residential portion of the development.
Minimize disruption to the existing terrain, vegetation or other natural site features	Yes	The site topography will be generally maintained, with the exception of the area beneath buildings B1 – B4 which will be constructed on top of fill dirt to ensure cohesiveness of the residential portion of the development. The site currently is mostly void of healthy vegetation and landscaping and the proposed development will significantly improve current conditions.
Improve pedestrian, bicycle and vehicular circulation within and across the site	Yes	A new public sidewalk is proposed along the south side of Dorado Place.
Minimize adverse impacts on views to the mountains and to Cherry Creek Reservoir	Yes	There are no views to Cherry Creek Reservoir from ground level in this area of the City. Views from

		existing residential property to the mountains will not be impacted by this development as there are no nearby residential neighborhoods. The project complies with the radial height plane requirements of the MDP protecting mountain views for adjacent commercial properties.
Reduce the visual impact of parking areas, screened storage areas and similar accessory areas and structures	Yes	The parking areas of the proposed development are located interior to the site, except for the south end of the proposed commercial parking area. This area is mostly compliant with the 40-foot Orchard Road setback and also has substantial landscape plantings including a significant amount of shrubs to screen the parking area along the right of way.
Design buildings that are attractive and compatible with surrounding development in terms of forms, colors, materials and texture	Yes	The building design and materials are high-quality and code compliant and the color palate is natural earth tones. The principal material throughout the site is red brick with other materials used as architectural accents.
Provide exterior lighting that meets the functional and security needs of the proposed land use without adversely affecting streets, adjacent properties or the community	Yes	The proposed lighting plan limits light spill beyond the property lines, including the principal frontage along Orchard Road. The plan also provides an even distribution of light for the parking lots, drive aisles and buildings, consistent with the LDC. All lights are proposed at 4000K color temperature or less.
Provide for more identifiable and functional open space and landscaping	Yes	The proposed landscape plan represents an upgrade of the existing conditions on site (which has minimal plantings or open space), providing quality design and significant additional tree planting along the right of way. All buildings have significant functional open space in front of the primary building elevation and the commercial parking lot provides well designed landscape islands and medians that provided pedestrian connectivity.

SUP Review Criteria Table:

Criterion	Finding	Rationale
1. Whether the <u>proposed use</u> is expressly allowed as a special use in the zone district.	Yes	Staff finds that residential dwelling units are allowed as a special use in the TC zone district.

2. Whether the <u>proposed use</u> is compatible with surrounding land uses	Yes	See SDP review criteria 2 in table above for rationale.
3. Whether the <u>proposed use</u> adequately mitigates any adverse impacts it causes, including, without limitation, adverse impacts on traffic, view corridors, noise, property values, and the provision of public services	Yes	See SDP review criteria 3 in table above for rationale.
4. Whether the <u>proposed use</u> is properly designed with regard to landscaping, open space, parking, setbacks and building elevations.	Yes	Staff finds that the residential portion of the proposed development provides ample landscaping and significant open space. All residential buildings are flanked by open space on all sides except the side providing garage access. The residential portion of the development is over parked with all units having garage parking. The MDP required minimum setbacks are met and the building elevations are designed with high-quality architectural design and materials.



City of Greenwood Village

Minutes – Final City Council

6060 South Quebec Street
Greenwood Village, CO
80111

HEARING IMPAIRED APPARATUS AVAILABLE
PLEASE TURN OFF ALL CELLULAR PHONES AND/OR AUDIBLE PAGERS
ALL BOARD, COMMISSION AND COUNCIL MEETINGS ARE DIGITALLY
RECORDED

Monday, September 16, 2024

6:00 PM

Council Chambers, City Hall

REGULAR MEETING - 7:00 PM

1. CALL TO ORDER

The City Council of the City of Greenwood Village met in a regular session in the Council Chambers at Greenwood Village City Hall, 6060 South Quebec Street, Greenwood Village, County of Arapahoe, State of Colorado, at 7:07 p.m., following a Study Session in which Council continued discussion regarding staff's request to codify noticing requirements and make them consistent in the Land Development Code. The city attorney had requested to postpone consideration of ordinances regarding natural medicine businesses and opioid treatment businesses within certain zone districts as there was a need for further study. The City Council also heard an update regarding cost overruns for the City Hall Remodel Project and a proposed 2024 revised City Fee Schedule.

2. ROLL CALL

There being present at the call of the roll the following persons:

Present: 5 - Dave Kerber, Paul Wiesner, Judith Hilton, Libby Barnacle,
Thomas Stahl

Absent: 3 - Donna Johnston, Anne Ingebretsen, Ann Nelson

Presiding: 1- George E. Lantz, Mayor

A quorum was present.

3. PLEDGE OF ALLEGIANCE (STAHL)

Councilmember Wiesner led the pledge of allegiance.

4. PUBLIC COMMENT

There were no public comments.

5. PUBLIC HEARING

- A. Case 24-07-SDP; Site Development Plan & 24-52-SUP; Special Use Permit, 8081 E. Orchard Road (INGEBRETSEN)

A quasi-judicial public hearing was held at 7:11 p.m. regarding Case No. 24-07-SDP; Site Development Plan and Case No. 24-52-SUP; Special Use Permit, 8081 East Orchard Road. Mayor Lantz presided with five Councilmembers present.

City Attorney Tonya Haas Davidson stated a notice of the date, time and place of the hearing was published on the City's website, for which she offered into evidence Exhibit A, an affidavit of publication from the City Clerk. Notice was also posted on the property for which she offered into evidence Exhibit B, a certificate of posting. Notice of the date, time and place of this hearing was also sent by mail to property owners as outlined in the Municipal Code per this type of application at least 15 days prior to this hearing. She offered into evidence Exhibit C, which was an affidavit of mailing. She noted these items complied with the Greenwood Village Municipal Code and it was her opinion the Council had jurisdiction to proceed with the public hearing. She noted that the applicant was also notified that Councilmember Stahl would participate remotely.

Mayor Lantz accepted Exhibits A, B, and C into evidence and made them part of the hearing record.

Senior Planner David French was sworn in and presented the matter to City Council. Planning Manager Derek Stertz was also sworn in. Senior Planner French noted the applicant requested approval to construct three new commercial buildings and 54 townhomes. He described the proposal that included two smaller commercial buildings which would be approximately 4,000 square feet, and the proposed high-end grocery building would be approximately 35,000 square feet. He stated the townhomes would be divided among 13 buildings and the total floor area would be 168,000 square feet. He noted the proposal was reviewed against Land Development Code (LDC) Article 19 regarding the Town Center (TC) zone district and Article 21 regarding site and design standards.

Senior Planner French provided details regarding the site's history and the characteristics of the surrounding area. He noted that a separate Plat application and a Site Development Improvement Agreement (SIA) would be submitted in the future for consideration.

Senior Planner French reviewed the proposed Site Plan noting Dorado Place would be the primary access point for the residential buildings. He noted a secondary access point would connect to the commercial part of the property and would be fob-accessed only. He noted the gates would be set back to allow multiple vehicles stacking.

Planner French reviewed the requested encroachments to the parking setback required by the Greenwood Plaza Master Development Plan(MDP). He noted the encroachment locations were the southwest corner of Orchard Road and adjacent to I-25. He noted the encroachment off Orchard Rd was six feet, and the encroachment off I-25 was 12-13 feet which were the current existing conditions. He stated the required setback should be 50 feet. Both the commercial and residential areas of the site are over-parked, and the residential units have two-car garages. He noted the parking coverage proposed would be 44.11%.

Senior Planner French said the proposed development exceeds the maximum allowed 40% ground coverage for parking per the MDP and the Land Development Code. He noted the site exceeds the required 30% open space coverage.

Senior Planner French also reviewed the other exceptions requested by the applicant, including the proposed sections of retaining walls which would be over four feet tall and not tiered. He described the retaining walls would be in low-visibility areas and not visible from Orchard Road. Some of them are only a foot over five feet. The highest one goes up to eight feet according to the proposed grading plan. The retaining walls allow all the buildings to be at the same elevation, so there would be minimal variation between the site with the sloping driveways and to level the site.

Senior Planner French explained the proposed traffic impacts and noted most traffic would come from I-25, with approximately a quarter of the traffic coming from the east on Orchard Road and a quarter from the west on Orchard Road. He reviewed the anticipated generated trips which would be approximately 4,000 daily trips between the commercial and residential portions. Staff had requested the applicant provide traffic mitigation, which includes a proposed traffic signal at the west access point, an westbound deceleration lane, and restrictions at the east access point to a right-in only.

Staff reviewed the Land Development Code SDP and SUP approval criteria and the conformance to the Comprehensive Plan. He noted the proposed density was approximately five units per acre and would be less than the average in the Interstate Corridor Planning Area. The net floor area of the commercial component would be less than the existing building. The Planning and Zoning Commission recommended approval.

Mr. Don Provost, 5750 DTC Parkway, Ste 210 and Ms. Kylie Provost, 5750 DTC Parkway Ste 210, Greenwood Village, CO 80111; for Alberta Development Partners; were sworn in and presented their case to build traditional brick architecture townhomes with luxury finishes with low density and enhanced landscaping along with a high-end grocery store, transportation improvements which included a westbound deceleration lane, and access right only on Orchard Road with signal light access.

Mr. Provost noted the following were in attendance:

- Mr. Dustin Anderson, Alberta Development LLC.
- Architect and Land Planner, Mr. Andy Baldyga, The Mulhern Group, Ltd,
- Civil Engineer, Mr. Garrett Bales, Westwood Professional Services,
- Traffic Engineer, Mr. Steve Tuttle, Fox Tuttle Transportation Group,
- Landscape Designer, Mr. Paul Shoukas, PCS Group Inc.

There was a lengthy Council discussion regarding the traffic study, access from the proposed residential portion of the site, sidewalks along Dorado Place, traffic flow within the site from the residential area to the commercial side, stacking impacts from the off-ramp from I-25, residential parking spaces at the brownstones, maintaining some of the mature landscaping of the site during demolition and ongoing construction, and traffic mitigation during construction.

Public Works Director Jeremy Hanak responded to questions regarding the potential of stacking of I-25 from the off-ramp. He noted the information contained in the traffic study appendixes address the matter and staff would monitor the situation and adjust timing when the new signal was introduced. He clarified the total number of car trips during peak hours and noted that signal timing would address any additional trips from the development or potential stacking.

There were further questions from Councilmember Wiesner concerning delivery trucks accessing the site and requested signage for deliveries. He also inquired about the surrounding properties concerns about the retaining walls adjacent to them or any agreements or easements for sidewalks.

Senior Planner French clarified the proposed Subdivision Improvement Agreement and plat would address many of his concerns and would be brought forward to Council for consideration at a future date. He noted there was already an easement on the north side of Dorado for public access, just no sidewalk. Staff noted there were no comments received from any of the adjacent businesses regarding the proposal or the retaining walls. There was further clarification following Mayor Pro Tem Kerber's question regarding pedestrian access from the hotel to the site crossing Greenwood Plaza Boulevard.

Mr. Don Provost noted they would obtain a traffic mitigation plan with construction.

It was also noted that there would be a homeowner association to help manage parking for the residential area.

Mayor Pro Tem Kerber commended the applicant regarding the traffic report provided for this development which addressed the site and the whole surrounding area; however, he expressed concerns about utilizing the Denver Regional Council of Governments (DRCOG) traffic model. He expressed concerns regarding westbound traffic and traffic stacking in the area of Willow Drive and Orchard Road. Mayor Lantz also expressed concerns about the use of the DRCOG model.

Councilmember Wiesner suggested some additional signage similar to the directional signage at Sky Ridge area to help direct traffic from I-25.

Traffic Engineer, Mr. Steve Tuttle. Fox Tuttle Transportation Group, 1580 Logan Street, sixth floor, Denver, Colorado 80203, was sworn in and clarified the projected future traffic conditions for the short term 2026 were utilized and the long term 2045 scenarios, as well as the DRCOG regional model and all the links surrounding the area, which included the undeveloped parcels, what projects are in development, and potential for what could be built here. He noted they utilized 2019 pre-COVID counts for this study and some other studies in the area that the background growth percentage on an annual background growth was enough to encapsulate based on the DRCOG modeling.

There was further discussion regarding the inclusion of the Schnitzer West Development [Caley and Greenwood Plaza Boulevard] in the traffic study.

Community Development Director Derek Holcomb responded to Mayor Pro Tem Kerber's question regarding the calculation of five units per acre when it looks a lot denser than when considering the entire 10.2 acres of the overall site development plan and the developer did not spread out the proposed residential. He noted that this question had come up at the Planning and Zoning Commission [meeting]. He explained the [Municipal] code does not define how to apply density and in the absence of that, staff used common sense and best practices. And in looking at this development, with this being one large cohesive project and understanding the comprehensive plan intends to have lower density residential, He noted staff felt comfortable applying the gross acreage in this case because it just seemed to make sense with the project as a whole and was in conformance with the surrounding area.

There was further discussion regarding the calculations of residential and open space.

Councilmember Hilton expressed concerns about the removal of the large trees since the City received comments regarding the trees removed from the median and asked the applicant to be mindful of the impact to the area.

Councilmember Wiesner asked about the financing of the project and expressed concerns if this was another South Glenn and when construction would begin. Mr. Provost responded he did not know the whole story about South Glenn; and said financing for multifamily and residential has been challenging over the last couple of years. He noted the best asset to provide financing would be the anchored grocery with a long-term lease. He stated they have had several conversations with Lenders and they're all very eager to get through this initial process and start the underwriting process. He noted he was motivated to begin construction since he has owned the property for 7 and 1/2 years. He noted there was still a need to get through the site plot and SIA and then they would start demolition sometime later this year or early next year. He stated it's about a four to five-month demolition process and construction would start sometime next summer and be completed in the summer of 2026.

There were further discussions regarding the phase of construction and what would be built first. Mr. Provost noted the development does not have a phase and would know more after pre marketing. He thought they'll build the 54 townhomes through to completion and in short order and their desire to develop the five acres to the South, separately build the grocery and the two pads at the same time. There won't be a phase for the retail execution.

Mayor Pro Tem Kerber asked if the City could apply a contingency of approval because the applicant has indicated that it would be another developer building the townhomes; condition approval then with this developer with respect to not being able to rent. City Attorney Tonya Haas Davidson advised that Council cannot condition approval on who builds the townhomes. She noted this was for a site development plan, not a site-specific development; however, she requested Council condition the approval, on approval of the forthcoming plat so to avoid an issue regarding the vested rights attached when they start running.

Mayor Lantz expressed concerns regarding the current conditions and requested the property be sensitive to mitigate the current site conditions and provide some re-landscaping during the demolition and construction process/ Mr. Provost noted that he was committed to re-landscape the Orchard frontage if there was a delay and would accept the matter if Council would like to make that a condition of approval.

The Mayor opened the hearing for public testimony.

Mr. Paul Oberman 7600 Landmark Way was sworn in and noted the application sounded like a great project; however, he had concerns regarding the non-residential traffic coming down from Dorado to get into the grocery store.

Ms. Andrea Horvath (Sorrento West Properties Inc), 970 16th Street Denver, representing the property immediately north [7800 Dorado Place] was sworn in. She noted the property owner would like to ensure the traffic light was not eliminated from the plans, the sidewalk that was discussed and the location along the southern side of Dorado Place remain and not be placed on their property. She also noted the property owner would like the residential parking, specifically the overflow and guest parking, be adequate so there wouldn't be any impact to adjacent properties.

Councilmember Barnacle moved to close the public hearing. Councilmember Wiesner seconded the motion and it passed with a unanimous voice vote.

Yes: 5 - Dave Kerber, Judith Hilton, Libby Barnacle, Paul Wiesner, Thomas Stahl

No: 0 - None

Recused: 0 - None

A motion was made by Mayor Pro Tem Dave Kerber, seconded by Councilmember Libby Barnacle; to approve Case No. 24-07-SDP; Site Development Plan and Case No. 24-52-SUP; Special Use Permit, 8081 E. Orchard Road, as outlined in the staff report, including the requested exceptions to exceed the maximum allowed parking ground coverage of 40%, parking lot encroachment for the Orchard Road setback, the parking lot encroachment for interstate 25 setback, and the proposed retaining walls over four feet in height without tiering contingent upon the approval of a Major Subdivision Plat and a Site Improvement Agreement. The motion carried by unanimous polled vote.

Yes: 5 - Dave Kerber, Judith Hilton, Libby Barnacle, Paul Wiesner, Thomas Stahl

No: 0 - None

Recused: 0 - None

6. ORDINANCES AND RESOLUTIONS

- A. Resolution No. 38-24: A Resolution Reappointing Deborah Tolley to the Greenwood Village Arts and Humanities Council and Establishing an Expiration Date of Her Term (NELSON)

A motion was made by Councilmember Paul Wiesner, seconded by Councilmember Libby Barnacle; to Adopt Resolution No. 38-24: A Resolution Reappointing Deborah Tolley to the Greenwood Village Arts and Humanities Council and Establishing an Expiration Date of Her Term. The motion carried by a unanimous polled vote.

Yes: 5 - Dave Kerber, Judith Hilton, Libby Barnacle, Paul Wiesner, Thomas Stahl

No: 0 - None

Recused: 0 - None

7. REPORTS OF OFFICERS/BOARDS/COMMITTEES

Mayor Pro Tem Kerber reported the CML Executive Committee met last Friday [Sept 13] wherein they discussed the previous legislative session and the upcoming 2025 session. He noted the committee expects a very vigorous legislative session and things would not slow down. He noted that they don't know exactly what legislation would be proposed, they expect it would be more of the same. He also noted at the CML District meeting at Cherry Hills [Village] that we engage more directly with our legislators than we have in the past. He noted that it helps to have municipal members talk to our legislators or any legislators and CML would be able to assist us if we want to schedule any meetings with them. He also encouraged to continue to meet as a group and not act as individuals on legislation to provide coordination with other municipalities.

Mayor Lantz reported that Denver South was also pleading to talk to the legislature. He suggested the City find another opportunity to host a Social hour with Centennial [City Council].

Mayor Lantz also commended Parks, Trails, and Recreation Director Moore and her staff for a successful Art in the Park event.

8. COMMUNICATIONS

There were no communications.

9. ADJOURNMENT

There being no further business, the meeting adjourned at 8:45 PM.

George E. Lantz
Mayor

ATTEST:

Susan M. Ortiz, MMC
City Clerk



Outlook

Case No. PZ-25-00038-SDP/PZ-25-00032-FP

From Bruce Bender <bender5821@yahoo.com>**Date** Thu 11/6/2025 12:17 PM**To** Planning Staff <planningstaff@greenwoodvillage.com>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sirs:

I am writing to register my support of the above named development plan.

Bruce Bender
60 Somerset Cr
Greenwood Village, CO 80111