

**PROJECT NARRATIVE:**

The owners of 3860 Chase St are seeking a change in their zoning from R-1A to a PUD in order to accommodate 3 additional structures in the rear half of the property. The current plot of land is 1 acre with 2 small homes totaling less than 3000 square feet of living space. We propose building the additional structures in the back of the property, so as to maintain the neighborhood aesthetic and rural feel that we and our neighbors have come to cherish. The additional structures will be owner-occupied or rented on a long-term basis and all residents will agree to guidelines that not only preserve the natural beauty of the land but also foster a sense of community among all who reside here. We envision a community hub for not only those within the boundaries of 3860, but also for members of the surrounding neighborhood, who are enthusiastic supporters of this proposal. It is our belief that increased housing density will promote affordability and access and allow others to enjoy all that Wheat Ridge has to offer. We also believe that the proposed developments will support a vibrant and cohesive community in our neighborhood and will serve as an exemplar for sustainability, thoughtful development, and human connection.

PROJECT IS INCLUDED IN THE 38TH AVENUE CORRIDOR PLAN

LOT AREA: ±45061 SF, ±1.03 ACRES  
EXISTING UNIT COUNT: 2  
LOT WIDTH ±150'

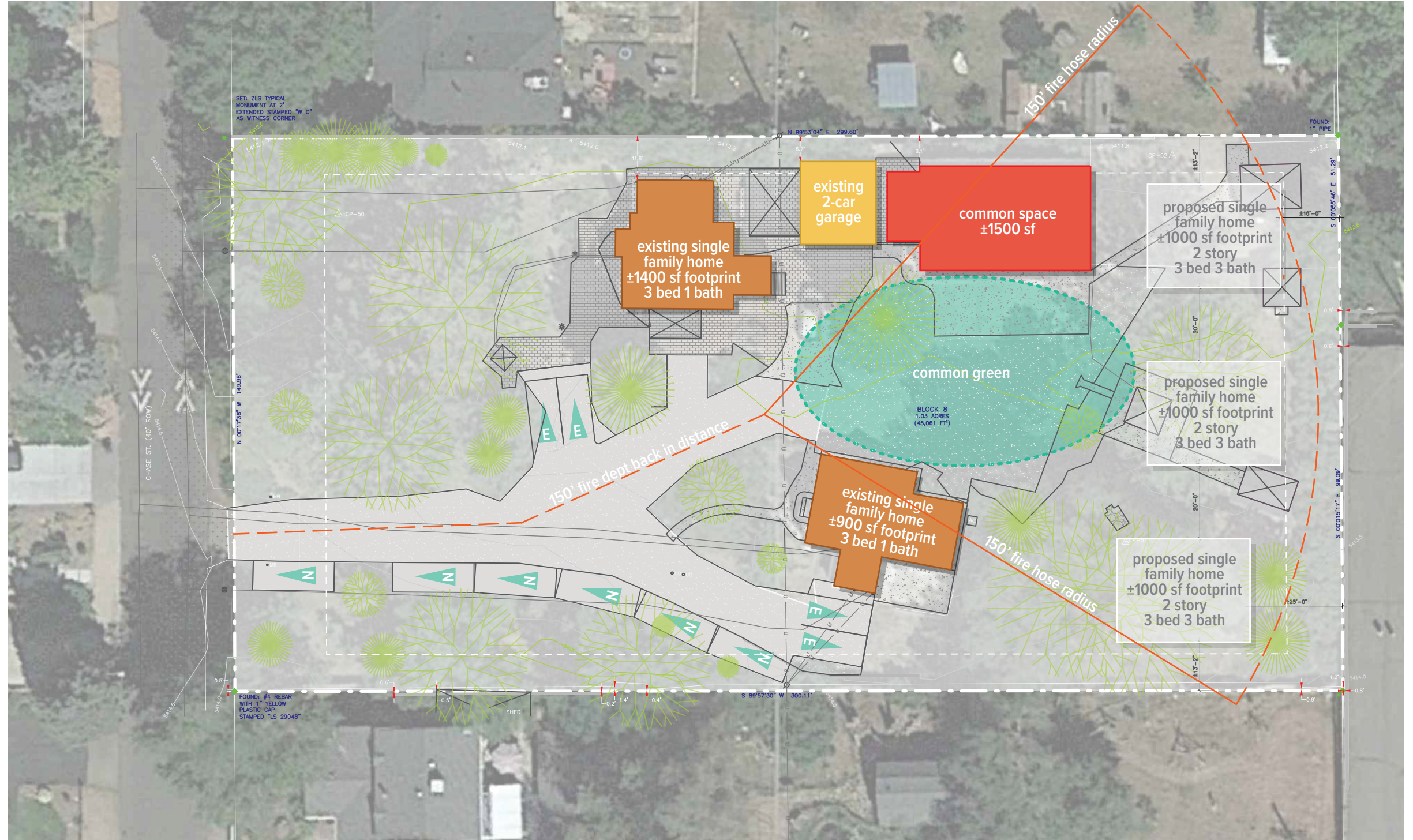
CURRENT ZONE DISTRICT: R1-A

**SF HOME DEVELOPMENT STANDARDS:**

MAX HEIGHT: 35' (15' ACCESSORY)  
MAX BUILDING COVERAGE: 30%  
MIN LOT AREA: 9000 SF  
MIN LOT WIDTH: 75'  
FRONT YARD SETBACK: 25'  
SIDE YARD SETBACK: 10'  
REAR YARD SETBACK: 15'

**PROPOSED DEVELOPMENT:**

UNIT COUNT: 5  
PARKING: 12 STALLS  
MAX COVERAGE: \_\_\_\_



**CHASE STREET COMMONS**  
3860 Chase Street, Wheat Ridge, CO 80212

conceptual site plan  
2021 April 8



1510 zamia avenue #103  
boulder, colorado  
t 303.443.3629  
f 303.443.2039