

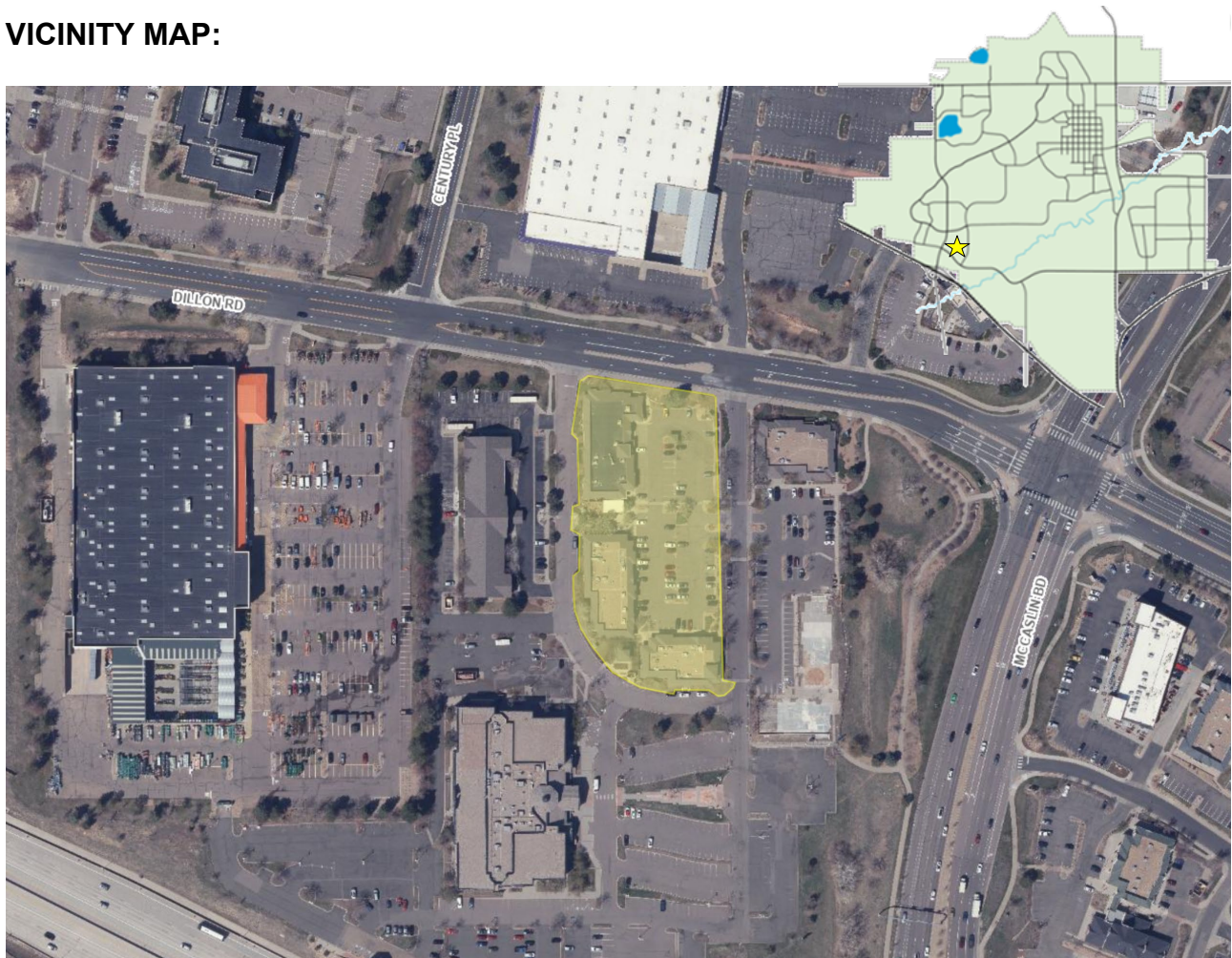
SUBJECT: CONCEPT PLAN REVIEW – 1148 W. DILLON ROAD (THE VILLAGE SHOPS AT COLONY SQUARE DEVELOPMENT)

DATE: OCTOBER 7, 2025

PREPARED BY: EMILY CLINE-GIBSON, PLANNER II

PRESENTED BY: EMILY CLINE-GIBSON, PLANNER II

VICINITY MAP:



SUMMARY:

Attached for review is a Concept Plan application to consider the redevelopment of 1148 W Dillon Road, also known as the Village Shops at Colony Square. The proposal includes constructing residential dwelling units above three existing single-story commercial buildings. The proposed residential units would be structurally independent from the commercial spaces below. This staff report provides property background, outlines relevant policies and code provisions, and identifies key considerations to inform future development applications.

BACKGROUND / PRIOR DISCUSSIONS:

Concept Plan

The Concept Plan Review process is optional and provides applicants with an opportunity to receive early, non-binding feedback from the City Council and the public prior to preparing a formal land use application. This application will not involve a vote or consensus, and the Council is not required to provide specific feedback. No other boards or commissions have reviewed this proposal, and staff have not completed an analysis or provided a recommendation. Instead, staff will identify applicable policies, code provisions, and key issues to inform future review. Should the applicant proceed, a formal application will be subject to additional public input, staff analysis, and public hearings before the Planning Commission and City Council.

Site Overview

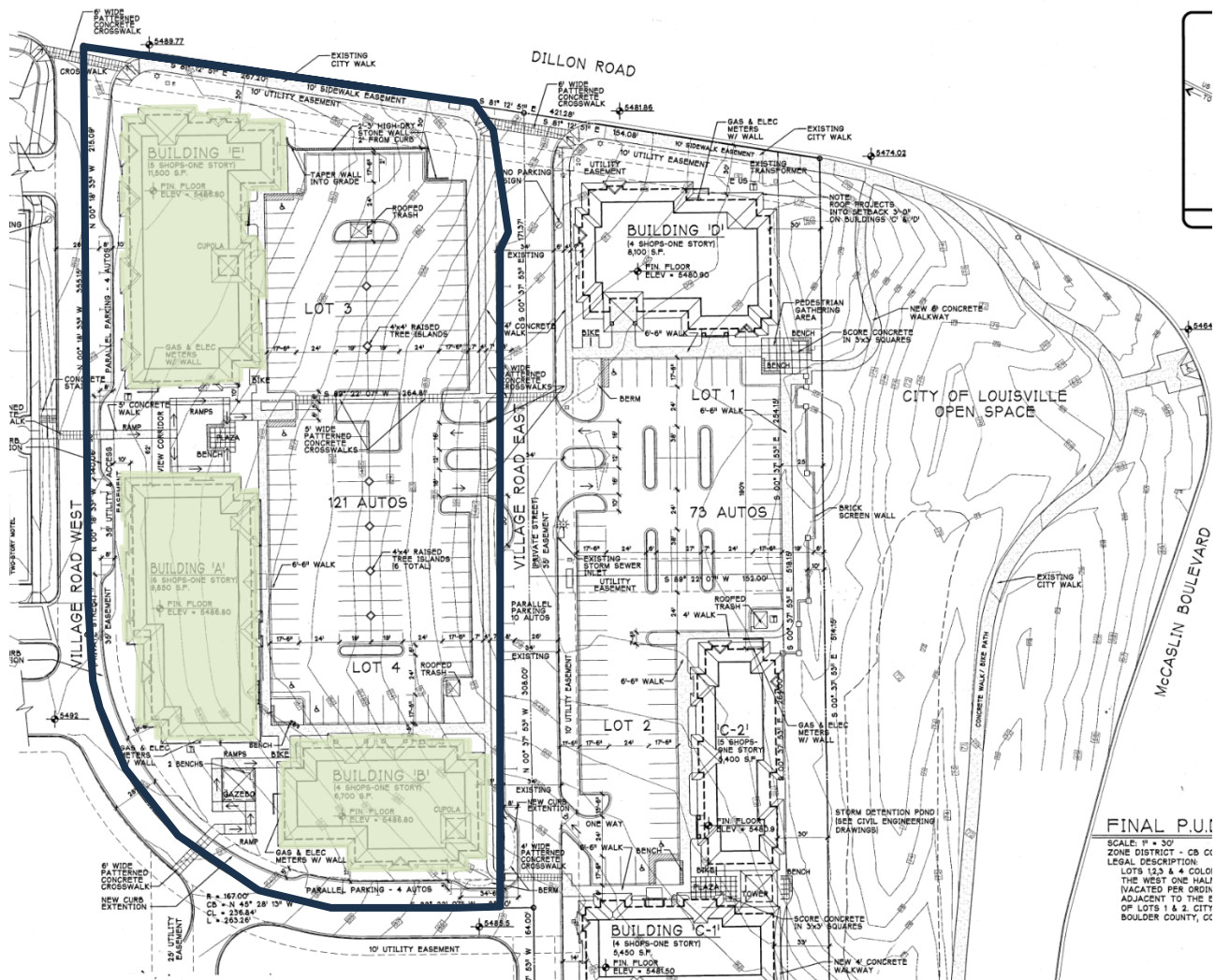
The subject property at 1148 W Dillon Road consists of two lots totaling 123,823 square feet (2.8 acres) and includes three single-story commercial buildings, all of which are currently occupied by various commercial tenants. The property is part of [The Village Shops at Colony Square Planned Unit Development \(PUD\)](#), which was approved by City Council in 1999. The PUD also includes 1100 W Dillon Road, which contains one commercial building, and 1116 W Dillon Road which is the former site of two commercial buildings that were destroyed by the Marshall Fire in December 2021.



Current image of one of three existing commercial buildings.

Since its original approval, the PUD has been amended six times between 1999-2023. These amendments included updated signage packages, the installation of an outdoor canopy for an existing restaurant, and the rebuilding of the commercial structures at 1116 W Dillon Road, which were destroyed by the Marshall Fire. In addition to the Special Review Use (SRU) for restaurant uses that was approved with the original PUD, an administrative SRU was approved in early 2025 to allow for an arts teaching studio.

The subject property is also located within the Colony Square Subdivision, which includes all of the PUD properties, a hotel property at 1196 W Dillon Road, and the Cinebarre site 1164 W Dillon Road. The subject property is zoned Commercial Business (C-B) and is subject to the [Commercial Development Design Standards and Guidelines \(CDDSG\)](#).



Final PUD site plan. The subject property is outlined in black and shaded buildings are included with the proposal.

DEVELOPMENT PROPOSAL:

The applicant proposes constructing 24 residential dwelling units above the three existing commercial buildings on the subject property. The new residential units would be structurally independent from the commercial buildings and would add approximately one to two stories in height above the existing buildings. The units are proposed to be sold under a 99-year ground lease arrangement for the property. Two existing outdoor amenity spaces located between the buildings are proposed for shared use by future residents and existing commercial tenants.

The proposal retains the existing 121 off-street parking spaces and includes approximately 24 on-street parking spaces along the private drive on the western side of the buildings, which will be reserved for the residential units. Existing infrastructure systems, including water and sewer, are proposed for the new dwellings with expansions or upgrades made as necessary to accommodate the additional proposed units.



Existing Amenities & Parking Overview		
Location	Amenities	Function
Between E & A	Landscaped courtyard, patio dining (Parma & Hana), benches, bike racks, mature landscaping, shaded gathering space	Outdoor dining & community gathering, supports anchor restaurants
Between A & B	Courtyard with outdoor dining (Phuket Thai), gazebo, benches, bike racks, ADA ramp, lighting, mature landscaping	Small plaza for seating, shade, and circulation
Parking		
Sitewide	121 existing parking spaces	Shared parking for all tenants
On Street (Village Rd West)	~24 - 26 parking spaces	Shared parking for new residents

Overview of parking and amenity space on the subject property provided by the applicant.

PRELIMINARY ANALYSIS:**Zoning Alignment**

The subject property is not located within a General Development Plan (GDP), so permitted uses are governed by the underlying zoning. According to Louisville Municipal Code (LMC) [Section 17.12.030](#), multi-unit dwellings are permitted as a Special Review Use (SRU) in the subject property's current C-B zone. Since the proposal would not change the existing commercial building footprint, bulk standards for the C-B zone, including maximum lot coverage and minimum setbacks are unlikely to be significantly affected. The maximum building height in the C-B zone is 35 feet. Additionally, LMC [Sec. 17.12.040](#) requires a minimum lot area of 1,750 square feet per dwelling unit, which would be met with this proposal.

This would be the first residential use proposed within the Village Shops PUD. Historically, the site has operated as a low- to medium-intensity commercial center with shared parking among tenants. Under Ordinance 1897, Series 2025, minimum parking requirements for new multi-unit residential developments are not required as long as the residential development occupies 50% or more of the total floor area. If less than 50%, then the minimum parking requirement of two spaces per dwelling unit applies, per LMC [Sec. 17.20.020](#). The proposal includes 24 units and retains the existing 121 parking spaces, supplemented by an additional 24 on-street spaces. If the 50% threshold is not met with this proposal, future analysis of parking may be required.

This proposal is also subject to LMC [Chapter 17.76 – Inclusionary Housing](#) (IHO). This chapter requires a minimum of 12% of total units for any residential development be designated as affordable. For a 24-unit proposal, this equates to three affordable units. At least half of the required affordable units must be limited to households at or below 60% of the area median income (AMI), with the remaining units limited to households between 60-80% AMI. City Council may approve a fee in lieu of the required units or an alternative arrangement that meets the purpose and intent of the IHO.

Alignment with Adopted Policies

Comprehensive Plan (2013)

The following neighborhood housing policies found on page 38 of the [Comprehensive Plan](#) may be relevant to this proposal, especially considering land use compatibility and housing diversity:

- ***Policy NH-4.5:*** *New developments should be compatible with existing neighborhoods and the Framework.*
- ***Policy NH-4.7:*** *Housing should support vibrant retail and commercial centers that serve local residents.*
- ***Policy NH-5.1:*** *Housing should meet the needs of seniors, empty-nesters, disabled, renters, first-time home buyers and all others by ensuring a variety of housing types, prices, and styles are created and maintained.*
- ***Policy NH-5.6:*** *New housing should address defined gaps in the housing market that exist today and into the future.*

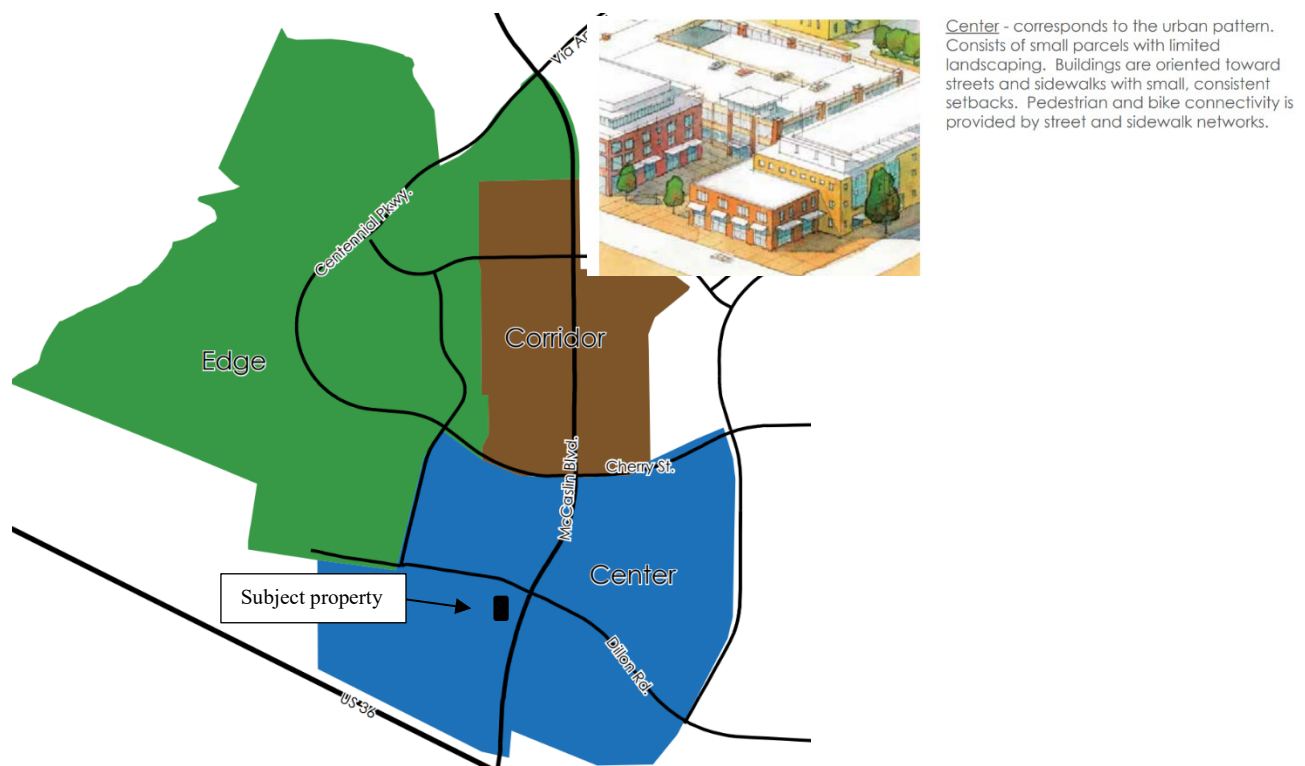
These policies support mixed-use developments that provide a range of housing options in commercial areas, such as the subject property.

McCaslin Boulevard Small Area Plan (2017)

Additionally, this property lies within the [McCaslin Boulevard Small Area Plan](#), which outlines a vision for the area and focuses on reinvestment, multimodal connectivity, and superior architectural design. The plan is guided by six principles:

- **Principle 1** – Improve connectivity and accessibility while accommodating regional transportation needs.
- **Principle 2** – Create public and private gathering spaces to meet the needs of residents, employees, and visitors.
- **Principle 3** – Enhance bicycle and pedestrian connections to private and public uses.
- **Principle 4** – Utilize policy and design to encourage desired uses to locate in the corridor and to facilitate the reuse or redevelopment of vacant buildings.
- **Principle 5** - Establish design regulations to ensure development closely reflects the community's vision for the corridor while accommodating creativity in design.
- **Principle 6** – Establish development regulations to meet the fiscal and economic goals of the City.

The introduction of housing above commercial use may further the plan's goals of integrating more mixed-use development, however, the subject property is not outlined as an area intended for residential dwellings.



Map image from the McCaslin Small Area Plan outlining development types.

Housing Plan (2024)

The City of Louisville [Housing Plan](#) outlines three goals that aim to guide housing policies over the next five plus years. These goals include:

1. Increasing residential development opportunities in Louisville
2. Expand and maintain access to affordable housing
3. Diversify Louisville's housing stock

The goals are accompanied by housing strategies and action items that provide a clear path to achieving each overarching goal. The following action items may be relevant to this proposal, especially considering housing stock and diversity:

- **Action 1.1** – *Establish criteria and identify areas for zoning changes to support additional residential development* (p. 31).
- **Action 3.2** – *Expand allowances for more housing types* (p. 46).
 - Consideration of allowing stand-alone residential development in appropriate commercial areas is a featured potential action within this section.

These actions support infill projects that introduce a variety of housing types and sizes. Additional actions are supportive of affordable housing initiatives that may be considered with the proposal.

Future Land Use Applications

A PUD Amendment and SRU are required to develop as proposed. The PUD Amendment shall satisfy criteria in LMC [Sec. 17.28.120](#) and the SRU for residential dwellings shall satisfy the criteria outlined in LMC [Sec. 17.40.100](#). Additional provisions of [Title 17](#), as mentioned above, will also apply. Any development on the property is subject to the [CDDSG](#) and the [McCaslin Boulevard Small Area Plan](#), which include building mass, scale, and form, architectural elements and details, exterior lighting, pedestrian circulation, and other site design considerations. Impacts on traffic circulation and parking will be reviewed during the PUD Amendment application process.

2025 COUNCIL WORK PLAN:

This item is not part of the 2025 Council Work Plan.

FISCAL IMPACT:

Budgeted?: **Not Applicable**

ALTERNATIVE(S):

No alternative is proposed with the Concept Plan application.

RECOMMENDATION:

Staff have not provided a recommendation on this Concept Plan.

SUBJECT: CONCEPT PLAN REVIEW - 1148 W DILLON RD

DATE: OCTOBER 7, 2025

PAGE 8 OF 8

PUBLIC COMMENTS:

No public comments have been received as of the date of this report.

ATTACHMENT(S):

1. Application materials
2. Staff Presentation

JKW 1031 Louisville, LLC
Colony Square Louisville, LLC

777 Pearl Street, Suite 200, Boulder, CO 80302

September 22, 2025

Robert Zuccaro
Director Community Development
City of Louisville, Colorado

Re: Village Shops at Colony Square (the "Village Shops")

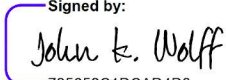
Dear Rob,

The purpose of this letter is to confirm:

- The Village Shops at Colony Square is owned by JKW 1031 Louisville, LLC and Colony Square II Louisville, LLC, Colorado limited liability companies (collectively "JKW 1031");
- I am the Manager of JKW 1031; and
- I approve David O'Neil, Brynn Grey, and Andy Johnson, DAJ Design, representing JKW 1031 in connection with presentation to City Council regarding Village Shops PUD Amendment and zoning change.

Thank you.

JKW 1031 LOUISVILLE, LLC
COLONY SQUARE LOUISVILLE, LLC

Signed by:

725652C1DCAD4D3...
John K. Wolff
Manager

COLONY LOFTS + STUDIOS

CONCEPT PLAN SEP '25

PROBLEMS

Challenge 1: Strip Malls

- Aging → declining tax base
- Communities struggle to repurpose + reinvigorate



The U.S. has 947.5 million SF of strip mall space.
Retrofitting 10% of strip malls could create 700,000 new housing units... *without* displacing retail ([Enterprise Community Partners](#), [CNU](#))

Challenge 2: Housing Shortage

- **National:**
 - **4M unit shortage nationwide**



1/3 households are
single-person



1/3 households are
two-person

- **Local:**
 - Louisville housing needs assessment:
2,700-unit gap over 10–20 years to maintain Boulder share

PROBLEMS

Barriers to Solutions...

- High land costs
- Entitlements (NIMBY resistance)
- Construction costs



[Image Source](#)



What if *one solution* could *address all three barriers*?

SOLUTION

New housing in airspace above existing buildings

A construction methodology that creates new housing in airspace above existing buildings by combining structurally independent systems with symbiotic infrastructure sharing.

- Draws inspiration from **Brynn Grey's prototype** at **Basecamp Lofts + Studios**:
 - A refined compact-living concept **built on a decade of development experience**
 - “Everything you need, nothing you don’t.”
 - [Loft](#) unit walkthrough at Basecamp Lofts + Studios



VISION

Vision at Colony Square:

- Reimagine the **one-story Village Shops** with modern **housing added above**.
- Introduce new residences while **preserving commercial vitality**.
- Housing is **structurally independent**, ensuring construction feasibility.
- New homes **share existing infrastructure**, creating efficiency and integration.
- *Strategic dovetail with CU Cinnabar redevelopment (TOC Development)*

Legal Structure:

- **99 year ground lease** between the HOA, current property owners and unit owners



EXISTING SITE CONTEXT



Building Profiles: Size, Tenants, and Anchors		
Building	Size & Unit Count	Tenant Mix
Building E (1132 W Dillon Rd)	4 Units 11,500 SF	Dining, anchor restaurant (Parma), professional services, creative use <i>(1: Parma Trattoria & Mozzarella Bar, 2: Block Advisors, 3: Art Major Studios, 4: Vacant)</i>
Building A (1148 W Dillon Rd)	6 Units 9,850 SF	Personal services & neighborhood dining <i>(1: East-West Wellness, 2: Fringe Hair Studio, 3: Instant Imprints, 4: Colony Square Therapeutic Massage Ltd., 5: Vacant, 6: Hana Japanese Bistro)</i>
Building B (1156 W Dillon Rd)	4 Units 6,700 SF	Entertainment, specialty retail, neighborhood dining <i>(1: Rabbit Hole Recreation Services - Escape Room, 2: Elite Vapes, 3: Star Buds Louisville, 4: Phuket Thai)</i>

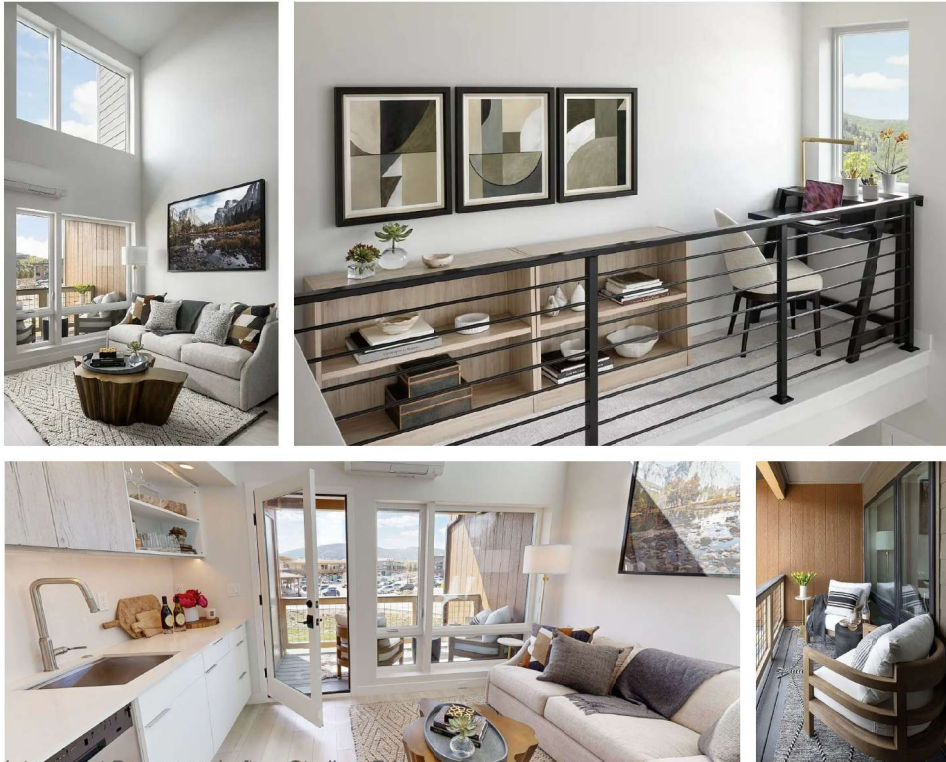
EXISTING SITE CONTEXT



Existing Amenities & Parking Overview

Location	Amenities	Function
Between E & A	Landscaped courtyard, patio dining (Parma & Hana), benches, bike racks, mature landscaping, shaded gathering space	Outdoor dining & community gathering, supports anchor restaurants
Between A & B	Courtyard with outdoor dining (Phuket Thai), gazebo, benches, bike racks, ADA ramp, lighting, mature landscaping	Small plaza for seating, shade, and circulation
Parking		
Sitewide	121 existing parking spaces	Shared parking for all tenants
On Street (Village Rd West)	~24 - 26 parking spaces	Shared parking for new residents

PROPOSED RESIDENTIAL UNITS OVERVIEW



Interiors at Basecamp Lofts + Studios, Frisco, CO

- **Unit Count**
 - Up to **24 residential units** distributed across Buildings A, E & B (Final allocation TBD)
 - *Expands diverse housing options in a compact form*
- **Density**
 - $24 \text{ Units} \div 1.15 \text{ acres} = \mathbf{20.87 \text{ u/ac}}$
 - Meets **HB24-1313 Housing Opportunity Goal** ($\geq 15 \text{ u/ac}$)
- **Parking**
 - Estimated **24 additional spaces** along Village Rd West
- **Housing Type**
 - Compact workforce-oriented units
 - *Consistent with city goals for attainable, small-footprint housing near transit*

MIXED-USE CONVERSION POTENTIAL *(Strip-Mall Retrofits)*

Shopping Center Performance: Conversion to Mixed-Use		
Key Metrics	Details	Source
+10-25% Stronger Rent Performance	Mixed-use retail spaces command rents 10–25% rental yield than traditional centers	(International Council of Shopping Centers, Costar)
+10% Higher Occupancy	Mixed-use retail occupancy averages 90–95%, compared to 80–85% for standalone retail.	(Asset Strategies Group)
+15-25% Increase in Property Value / 0.5% Cap Rate Compression	Mixed-use developments see a 15–25% increase in property value over single-use sites and experience cap rate compression (see addendum).	(Urban Land Institute).

MIXED-USE CONVERSION POTENTIAL *(Strip-Mall Retrofits)*

Shopping Center Performance: Conversion to Mixed-Use		
Key Metrics	Details	Source
+10-25% Stronger Rent Performance <i>(Translates to increased sales tax revenue at ~8.96% combined rate)</i>	Mixed-use retail spaces command rents 10–25% rental yield than traditional centers	(International Council of Shopping Centers, Costar)
+10% Higher Occupancy	Mixed-use retail occupancy averages 90–95%, compared to 80–85% for standalone retail.	(Asset Strategies Group)
+15-25% Increase in Property Value / 0.5% Cap Rate Compression <i>(Translates into increased real estate sales tax collections at ____ mill levy)</i>	Mixed-use developments see a 15–25% increase in property value over single-use sites and experience cap rate compression (see addendum).	(Urban Land Institute).

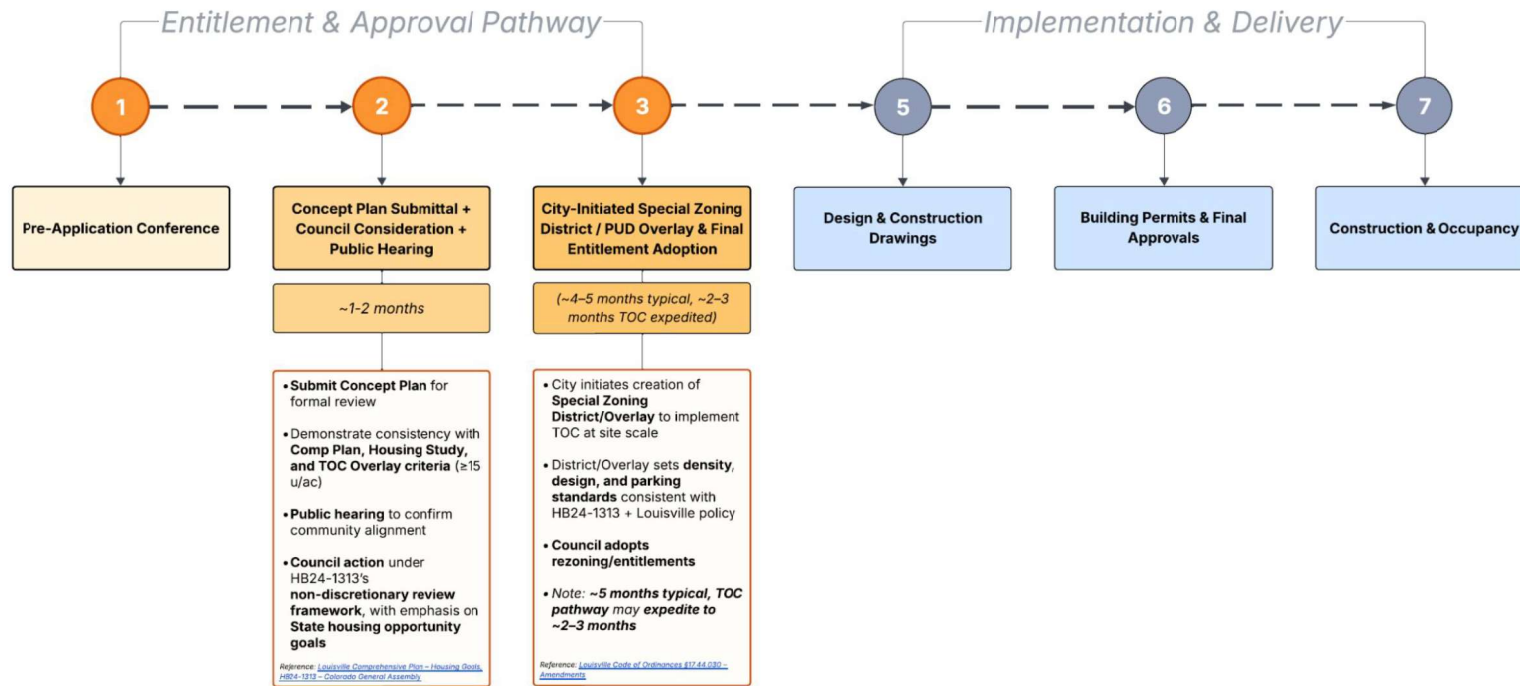
ISSUES TO ADDRESS



- **Zoning - SRU Pathway for Residential**
- **Commercial businesses to remain open during construction**
- **Parking**
 - Fit with existing center + TOC framework
 - Adaptive reuse rules (*no parking required if <50% residential*)
- **Existing infrastructure**
 - Water + sewer capacity & integration
- **Retaining existing tenants + tenant buy-in**
- **12% inclusionary housing ordinance**



PROCESS



QUESTIONS FOR COUNCIL



- Is the concept a compelling one and does it merit an expedited land use application process?
- Do the **project goals** align with the **City's housing goals**?
- Does the **proposed SRU strategy** to create residential in the CB zoning district support the new **Comprehensive Plan**?
- How can we ensure a **streamlined entitlement process**?

APPENDIX A:

Statutory & Policy Basis for Expedited Pathway		
Policy / Code	Supporting Excerpt	Source
HB24-1313 – Housing in Transit-Oriented Communities	<i>“Each local government shall establish a process for reviewing development projects that meet the housing opportunity goal. The process must be non-discretionary, and decisions must be made within a specified time period.”</i>	HB24-1313, Section 3, subsection (6), Colorado General Assembly
Louisville Code of Ordinances – Amendments (City-Initiated Zoning)	<i>“An amendment to the text of this title or to the zoning map may be initiated by the City Council or the Planning Commission.”</i>	Louisville Code of Ordinances §17.44.030
Louisville Comprehensive Plan – Housing Goals	<i>“Encourage a variety of housing options, including infill development and missing middle housing, to meet the community’s diverse housing needs.”</i>	Louisville Comprehensive Plan – Housing Goals

APPENDIX B:

Housing Plan Alignment (May 2024)	
Plan Reference	Alignment Summary
Action 3.2 – Reducing Barriers and Expanding Allowances for Middle Housing (pp. 46–47)	Encourages residential development in commercial zones; limits mandatory ground-floor retail to key corridors; supports mixed-use redevelopment; prioritizes reducing barriers for small-scale infill and attached housing types.
Action 3.3 – Modernizing Zoning and Development Standards (p. 48)	Directs updates to zoning and development standards to facilitate infill; provides justification for flexibility in height, density, and residential use approvals.

APPENDIX C:

Comprehensive Plan Alignment (2025 Draft)		
Plan Reference	Alignment Summary	Source
Future Land Use & Growth Framework	Directs housing to infill/redevelopment areas; supports compact, efficient land use, aligns with TOC housing density thresholds	2025 Comp Plan Draft, Future Land Use Map & Classifications, pp. 410–412
Housing Diversity & Attainability	Expands housing choices with a range of unit types, price points and compliance with state housing mandates (HB24-1313)	2025 Comp Plan Draft, Housing Element Goals, pp. 428–429
Mixed-Use & Commercial Redevelopment	Encourages conversion of underused commercial sites into mixed-use with housing	2025 Comp Plan Draft, Land Use Element Goals, pp. 418–419
Sustainability & Resilience	Promotes efficient land use, reduced vehicle miles , and resilient building practices, aligning with infill housing near transit	2025 Comp Plan Draft, Sustainability & Resilience Goals, pp. 435–436
Implementation & Code Modernization	Calls for a Land Development Code rewrite (2026) to implement Future Land Use Map and streamline development review in compliance with state law	2025 Comp Plan Draft, Implementation Matrix, pp. 451–452

APPENDIX D:

HB24-1313 Alignment (2024)		
HB24-1313 Reference	Project Alignment	Source
Sec. 3(3)–(4) – Minimum Density Near Transit	Site is within TOC radius; project designed to achieve ≥ 15 units/acre by proposing 32 units in 2 phases (16 units in Phase 1 on Building A; 16 units in Phase 2 on Building E) • Threshold: 15 u/ac • Parcel Area: 1.15 acres (50,088.76 SF) • Density Calculation: $32 \div 1.15 \text{ acres} = 27.83 \text{ u/ac}$	HB24-1313 – Colorado General Assembly State Housing Opportunity Goal (HOG) Tool, Sheet 4
Sec. 3(6) – Non-Discretionary Streamlined Review	<i>“Each local government shall establish a process for reviewing development projects that meet the housing opportunity goal pursuant to this section. The process must be non-discretionary, and decisions must be made within a specified time period.”</i>	HB24-1313, Sec. 3(6), p. 12

City Council

October 7th, 2025

1148 W Dillon Road

CONCEPT PLAN REVIEW FOR THE VILLAGE SHOPS AT COLONY SQUARE
DEVELOPMENT LOCATED AT 1148 W DILLON ROAD

Concept Plan

- Optional application process
- Early, non-binding feedback from City Council
- No vote or consensus will be made. Council not required to provide specific feedback
- Staff have not completed thorough analysis
- No other boards or commissions have reviewed proposal
- Policies identified to inform future review

Property Background

- Two lots, 3 one-story buildings
- Commercial shopping center
- Village Shops at Colony Square PUD
 - 6 amendments, 2 SRUs
- Colony Square Subdivision
- C-B (Commercial Business) zoning



Property Background

- PUD includes:
 - Subject lots
 - 1100 W Dillon Rd (one commercial building)
 - 1116 W Dillon Rd (former commercial buildings destroyed in Marshall Fire)
- Subdivision includes:
 - All properties in PUD
 - 1196 W Dillon Rd (hotel)
 - 1164 W Dillon Rd (Cinebarre site)



Concept Plan Proposal

- 24 residential dwelling units above 3 existing commercial buildings
- Structurally independent
- 1-2 additional stories in building height
- Sold under a 99-year ground lease
- Existing amenity spaces proposed to be shared
- Retain existing 121 parking spaces, 24 on-street parking spaces proposed for new dwelling units



Location	Amenities	Function
Between E & A	Landscaped courtyard, patio dining (Panna & Hana), benches, bike racks, mature landscaping, shaded gathering space	Outdoor dining & community gathering, supports anchor restaurants
Between A & B	Courtyard with outdoor dining (Phuket Thai), gasbbq, benches, bike racks, ADA ramp, lighting, mature landscaping	Small plaza for seating, shade, and circulation
Parking		
Sitewide	121 existing parking spaces	Shared parking for all tenants
On Street (Village Rd West)	~24 - 26 parking spaces	Shared parking for new residents

Preliminary Analysis

Zoning Alignment

- No GDP, underlying C-B zoning governs property
- Multi-unit dwellings permitted as SRU
- No significant changes to bulk standards (lot coverage, setbacks)
- Maximum building height of 35 ft.
- Minimum lot area of 1,750 sq. ft. per dwelling unit
- Inclusionary Housing – 12% total units designated as affordable
- Parking:
 - If new floor area is over 50% total floor area – No minimum parking
 - If new floor area is under 50% total floor area – Minimum 2 spaces per unit

Applicable Policies

Comprehensive Plan

Housing Policies (p.38):

- **Policy NH-4.5:** New developments should be compatible with existing neighborhoods and the Framework.
- **Policy NH-4.7:** Housing should support vibrant retail and commercial centers that serve local residents.
- **Policy NH-5.1:** Housing should meet the needs of seniors, empty-nesters, disabled, renters, first-time home buyers and all others by ensuring a variety of housing types, prices, and styles are created and maintained.
- **Policy NH-5.6:** New housing should address defined gaps in the housing market that exist today and into the future.



Applicable Policies

McCaslin Blvd Small Area Plan

Plan Principles:

- **Principle 1** – Improve connectivity and accessibility while accommodating regional transportation needs.
- **Principle 2** – Create public and private gathering spaces to meet the needs of residents, employees, and visitors.
- **Principle 3** – Enhance bicycle and pedestrian connections to private and public uses.
- **Principle 4** – Utilize policy and design to encourage desired uses to locate in the corridor and to facilitate the reuse or redevelopment of vacant buildings.
- **Principle 5** - Establish design regulations to ensure development closely reflects the community's vision for the corridor while accommodating creativity in design.
- **Principle 6** – Establish development regulations to meet the fiscal and economic goals of the City.



Applicable Policies

Housing Plan

Plan Goals:

1. Increasing residential development opportunities in Louisville
2. Expand and maintain access to affordable housing
3. Diversify Louisville's housing stock

Action Items:

- **Action 1.1** – *Establish criteria and identify areas for zoning changes to support additional residential development (p. 31).*
- **Action 3.2** – *Expand allowances for more housing types (p. 46).*
 - Consideration of allowing stand-alone residential development in appropriate commercial areas is a featured potential action within this section.



Adopted by City Council May 7, 2024

Guidelines for Review

1. Applicable **review criteria**, procedures, supporting documentation and submission requirements relevant to the land use application.
2. Policy considerations, including guidance on **how a project would conform to plans and policies**, including the comprehensive plan, transportation master plan, and any other adopted plan or policy relevant to the proposal.
3. **Characteristics of the site or neighborhood** that would influence the plan development, such as potential offsite impacts, opportunities to enhance or coordinate development with surrounding properties, and opportunities to preserve view corridors and other natural features.
4. Potential of any **waivers to achieve applicable criteria or policy goals** that would otherwise be unachievable by adherence to current standards.
5. **Opportunities and constraints related to the transportation system**, including access, linkages, and transportation system capacity.
6. The need for **additional studies or analysis related to the proposal** to the extent it is essential to evaluating the application according to applicable criteria.
7. **Any other guidance** related to appropriate or desired range of land uses, densities, and housing types.