



**PLANNED DEVELOPMENT APPLICATION FOR
PRELIMINARY PROJECT PLAN PROCESS (P4)**

APPLICANT INFORMATION

Name: Mark Cevaal		
Company: Redland		
Address: 1500 W Canal Court		
City: Littleton	State: CO	ZIP Code: 80120
Telephone: 720-283-6783		
Email Address: mcevaal@redland.com		

PROPERTY OWNER INFORMATION

Property Owner Name: David Richardson		
Property Owner Address: 4725 S. Monaco Street Suite 200		
City: Denver	State: CO	ZIP Code: 80237
Telephone: 303-882-7715		
Email Address: davidblair.richardson@gmail.com		

PROPERTY/SITE AND LAND USE INFORMATION

Site address and/or parcel identification number:	2077-15-3-31-002 and 2077-15-3-31-001
Existing Zoning:	Industrial I-P
Property Size (sq. ft. & ac.):	8.8 ac
Proposed Density:	11.25 du/ac
Number of Dwelling Units:	99 single family homes
Maximum Height:	primary unit 35' fourth story stairwell to roof top patio 43'
Amount of Open Space (percentage & sq. ft.):	50%
Neighborhood Plan (from Comprehensive Plan):	Progress Park

All submittals MUST include the following with this application:

1. Letter of authorization from property owner allowing applicant to submit a Preliminary Project Plan.
2. One (1) electronic version of application and all required documents.
3. Completed application form.
4. Vicinity Map with existing zoning and surrounding area within ¼ of a mile of the project site.
5. A written narrative (approximately 750 words) that explains the project proposal which includes:
 - Consistency with the City's Comprehensive Plan and any associated the specific Neighborhood or Corridor Plan
 - Intensity or density of uses proposed.
 - Existing zoning and proposed Planned Development District details.
6. Completed zoning table
7. Exhibit which depicts (separate sheet for each item):
 - Location of public and private open space.
 - Location of existing and proposed buildings on the site, including proposed building architecture and elevations.
 - Roads, streets, parking, and pedestrian networks proposed.
 - Existing and proposed utilities for the development.
8. 3D imaging to depict mass and scale is recommended demonstrating relationship between proposed development and adjacent neighborhood(s).
9. Application fee: <10 acres: \$275.00; >10 acres: \$550.00.

Applicant Signature: 	Date: 12/14/18
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Zoning Table

Zoning Table		
	Existing Zoning (include zone district)	Proposed Zoning (PD-C;R;I) (10-2-23)
Zoning:	Industrial I-P	PD-R
Lot Size:	8.8 ac	8.8 ac
Uses:	Industrial Park District	Residential Single Family
FAR:	2:1	NA
Parking (must comply with 10-4-9 – cannot be modified through PD):	<small>Manufacturing And Assembly: Light manufacturing, one space per two hundred fifty (250) square feet of gross floor area; heavy manufacturing, one space per five hundred (500) square feet of gross floor area. Warehousing Or Wholesaling Establishments: One space per eight hundred (800) square feet of gross floor area.</small>	198 spaces required 279 spaces proposes (garages, private street and public ROW)
Open Space (public)	Square feet: 0 sf Acres: 0 ac. Percent: 0%	Square feet: 149,496 sf Acres: 3.4 ac Percent: 40%
Open Space (private)	Square feet: 76,665 sf Acres: 1.76 ac Percent: 20% required	Square feet: 37,374 sf Acres: 0.9 ac Percent: 10%
Setbacks: Front: Side: Rear: Corner/Side:	25' setback to non-industrial use	1' Front 1' Side end unit 3' Side internal unit 8' Rear alley 15' Perimeter property
Building Height:	None	35' Main building and 43' 4th story stairwell

November 16, 2018

To whom it may concern,

With this letter, I, David Richardson Jr., as Manager of Ted Development Company, LLC, authorize Redland employee Mark Cevaal, P.E. to act as applicant representative to the City of Littleton for the processing of City of Littleton Planning, Engineering, and Permit applications for the proposed Delaware and Powers project located at 5400 S. Delaware St. in Littleton, Colorado (also known as 251 W. Powers Avenue).

Sincerely,



David Richardson Jr.

As Manager, for Ted Development Company, LLC

State of Colorado

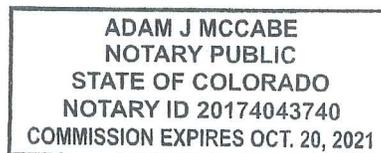
County of Denver

The foregoing instrument was acknowledged before me this 16th day of November, 2018

By Adam J. McCabe



(Notary's Official Signature)



10-20-21

(Commission Expiration)

December 14, 2018

Mr. Rob Haigh
City of Littleton Community Development Planner II
2255 W Berry Ave
Littleton, Colorado 80120

**Re: Delaware and Powers Project
P-4 Submittal Project Narrative**

Dear Rob:

We are pleased to submit the project narrative and associated documents to the City of Littleton for a P-4 review process on behalf on Linda Purdy with Richmond Homes. The application includes the project narrative, application, vicinity map, Conceptual Site Plan, Zoning table, Architectural Character boards, existing and proposed utilities, Use by Special Exception, 3D rendering illustrating relationship adjacent neighborhood.

Overview:

The Delaware and Powers Property contains an 8.8 ac parcel currently zoned Industrial Park (I-P). The property is located in the northeast corner of S. Delaware Street and W. Powers Avenue just south of the Norgren Facility. The property is surrounded by R-5 zoning with 2 and 3 story apartments to the west, south and east and Industrial (the Norgren Facility) on the north.

It is our intention to rezone the property from I-P to PD-R (Planned Development Residential) to allow residential housing. With the rezone, we propose to create a unique pedestrian-orientated residential neighborhood that builds on the surrounding neighborhoods.

Conceptual Site Plan:

Neighborhood Goals:

- Greet the surrounding streets with an enhanced street-scene including large building setback, landscape perimeter and front architectural features.
- Improve the 3 perimeters street edges with detached walk and street trees.
- Create a central open space corridor with strong visibility from main entry points.
- Provide a small pocket park amenity for gather and play
- Provide a strong pedestrian system with perimeter walks, internal trails and green court access ways.

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The Conceptual Site Plan proposes 99 single-family 3 story homes with an average 1,750 square feet home.

The Conceptual Site Plan will provide the minimum 50% open space as required in the PD-R. This open space will primarily be located within common area including large front setback along perimeter streets, the central pocket park and green courts as well as open area on individual lots.

Additional building setback and landscape buffer will be provided along the Norgren property to transition from industrial to residential uses.

Housing:

Richmond American Homes plan to build the Cityscape Single-Family Homes similar to the homes built at Littleton Village. The 3 and 4 story homes will provide 1,750 sf units with alley loaded garages. All of the floor plans will offer a roof top patio which will contribute to the outdoor living space. The primary building height will be 35' with stair well for access to the roof top patio at 43'.

Site infrastructure:

The existing public water network located in S. Delaware Street and W. Powers Avenue will be extended into the Site with looped water mains to provide domestic water services for each of the new residences and fire hydrants. The existing public sanitary sewer system located at the intersection of S. Delaware Street and W. Powers Avenue will be extended into the Site to provide sanitary service to each of the new residences. The existing private sanitary sewer service from the Norgren building which currently bisects the Site will be connected to a new public sanitary sewer at the Norgren property line. This will allow the private sanitary sewer easement on the property to be vacated. A sanitary capacity analysis will be submitted with the rezoning application to confirm the capacity of the existing downstream sanitary sewer system is adequate to convey the wastewater flows from the developed Site.

We plan to underground the existing power lines along S. Bannock Street and W. Powers Avenue along the frontage of the property.

We have prepared and submitted a Use by Special Exception application to the City to start the process of removing the Slaughterhouse Gulch Floodplain currently located at the southwest corner of the property.

A Conceptual Drainage Study will be submitted with the rezoning application to show the drainage from the new development to be in compliance with the City's stormwater design criteria. A stormwater detention and water quality pond is anticipated to be located at the northwest corner of the Site with stormwater discharges from the pond to match the historic release of stormwater to the north.

A Traffic Impact Study will be submitted with the rezoning application to determine if the existing street network can serve the developed Site and if any mitigation measures are required.

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Sincerely,



Mark D. Cevaal, P.E.
Sr. Project Manager