

VRP: DRY CREEK CIRCLE DEVELOPMENT

FLUC- AMENDMENT TO THE FUTURE LAND USE
AND CHARACTER MAP

AND

MASTER DEVELOPMENT PLAN
MDP – CONCEPTUAL

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NOVEMBER 11, 2024



AGENDA OVERVIEW

FLUC AMENDMENT

Purpose

Background

FLUC Amendment Details

Analysis and Recommendation

CONCEPTUAL MDP

Purpose

Background

Conceptual Plan Details

Analysis and Recommendation

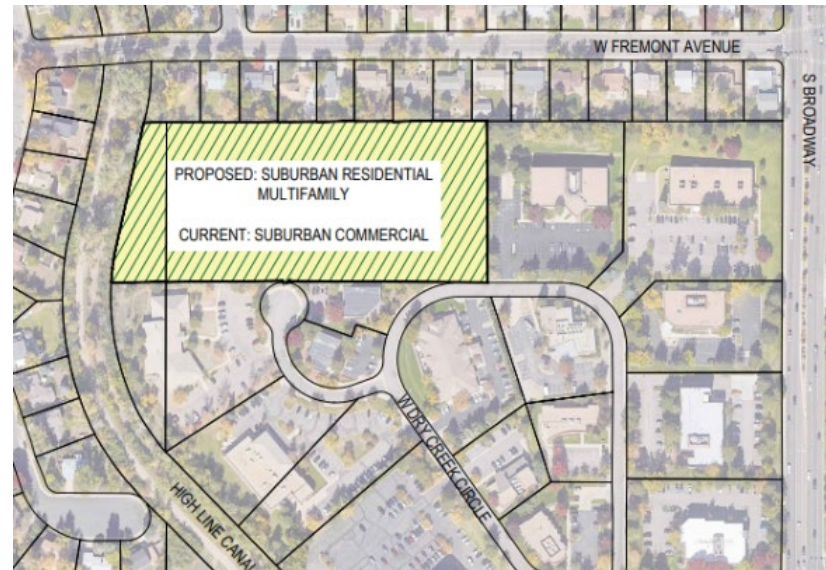
VRP: DRY CREEK CIRCLE

AMENDMENT TO THE FUTURE LAND
USE AND CHARACTER MAP (FLUC)

PURPOSE

Applicant requests an Approval of an Amendment to the Future Land Use and Character Map (FLUC)

- The existing future land use and character map designation for the site is **Suburban Commercial**
- The applicant requests: an Amendment to the land use designation to **Suburban Residential** to align with the proposed conceptual Master Development Plan



BACKGROUND

- 5.6 - Acre Site – 2 Parcels Included in FLUC Amendment
- Currently vacant, with two single-family homes to be razed
- Proposed conceptual MDP is located at 16 W. Dry Creek Circle, generally at the southwest intersection of S. Broadway and W. Fremont Ave.
- Proposed for Multifamily use - 173 units
- Providing missing-middle housing with IHO affordable units
- 2019 Envision Littleton (Comprehensive Plan) adopted, designating the subject property as Suburban Commercial

Direction	Zoning	Land Use
North	MLR	Single-Family Residential
East	CM/PL-O	Suburban Commercial/Office
South	CM/PL-O	Suburban Commercial/Office
West	OS	Highline Canal

DETAILS – FLUC AMENDMENT

- Type: MDP-Conceptual
- Plan Set: 11 Pages
- Proposed: Suburban Residential Multi-Family
- Inclusionary Housing Ordinance (IHO): Units Developed Onsite
- Proposed Maximum of 173 dwelling units
- Future Land Use and Character Map (FLUC) Amendment from Suburban Commercial to Suburban Residential Multi-Family
REQUIRED



FLUC MAP AMENDMENT - DESIGN CRITERIA

- **Compatibility:** Suburban Residential Multi-Family is a more appropriate land use for the 16 W. Dry Creek development site, than Suburban Commercial. The designation will help provide a mix of housing options for many income levels that build a diverse community. There has not been a viable market for Suburban Commercial office development at this site for years
- **Impact Mitigation:** The developer has helped address impacts by incorporating larger than required bulk plane setbacks from the residential adjacent uses, protecting solar access, and providing for additional buffers between the homes and parking to help minimize light pollution.
- **Comprehensive Plan:** The development helps to provide quality and diverse community housing options, a defensible and safe neighborhood, and provides a higher density option for residents closer to a key transportation corridor.
- **Changing Conditions:** The Future Land Use and Character Map was adopted in 2019, three years prior to the adoption of the current zoning map in 2022. This site was designated PL-O/CM in the newly adopted zoning map, recognizing the property's' potential for mixed-use redevelopment

STAFF ANALYSIS

Required Future Land Use and Character MAP Amendment - Design Criteria 10-9-4.5.C	Information Provided and Meets Standard
Compatibility	✓
Impact Mitigation	✓
Comprehensive Plan	✓
Changing Conditions	✓

RECOMMENDATION

Staff Recommends – Recommending approval to City Council of PC Resolution 09-2024 – VRP: Dry Creek Circle - Amendment to the Future Land Use and Character Map, subject to approval by the Littleton City Council.

VRP: DRY CREEK CIRCLE

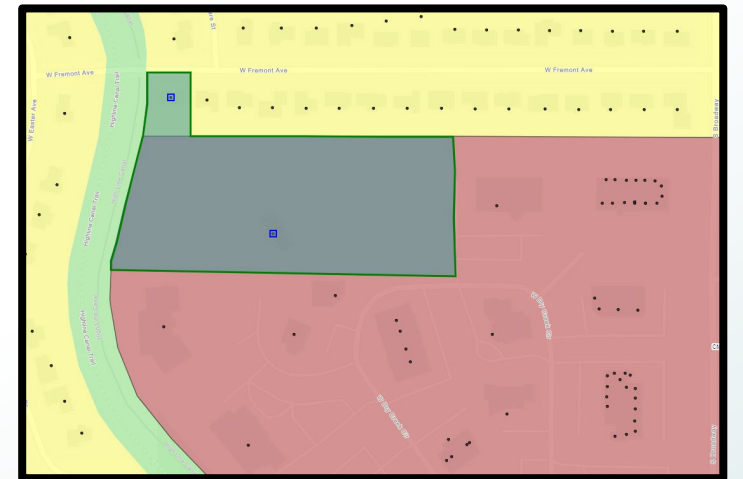
CONCEPTUAL MASTER
DEVELOPMENT PLAN (MDP)

PURPOSE

- Applicant requests approval of a Master Development Plan -Conceptual
 - Allows up to 173 dwelling units of multi-family residential, in 3 buildings, 4 to 5 stories in height, with a unit mix including 1 and 2 bedrooms
 - Requires adherence to the applicable Corridor Mixed (CM) zoning district standards
 - Proposed building height maximum of 60-feet, noting the development's incorporation of sustainability standards
- Decision based on three (3) criteria (Section 10-9-5.7)

BACKGROUND

- 5.6 - Acre Site
- Proposed conceptual MDP includes three lots, with the Medium Lot Residential (MLR) lot off W. Fremont Ave. (hatched) is for Pedestrian Access and Utility Purposes ONLY and the existing single-family home will be razed.
- The conceptual MDP site is currently vacant, with the exception of one single-family home that will be razed.



GENERAL CONTEXT

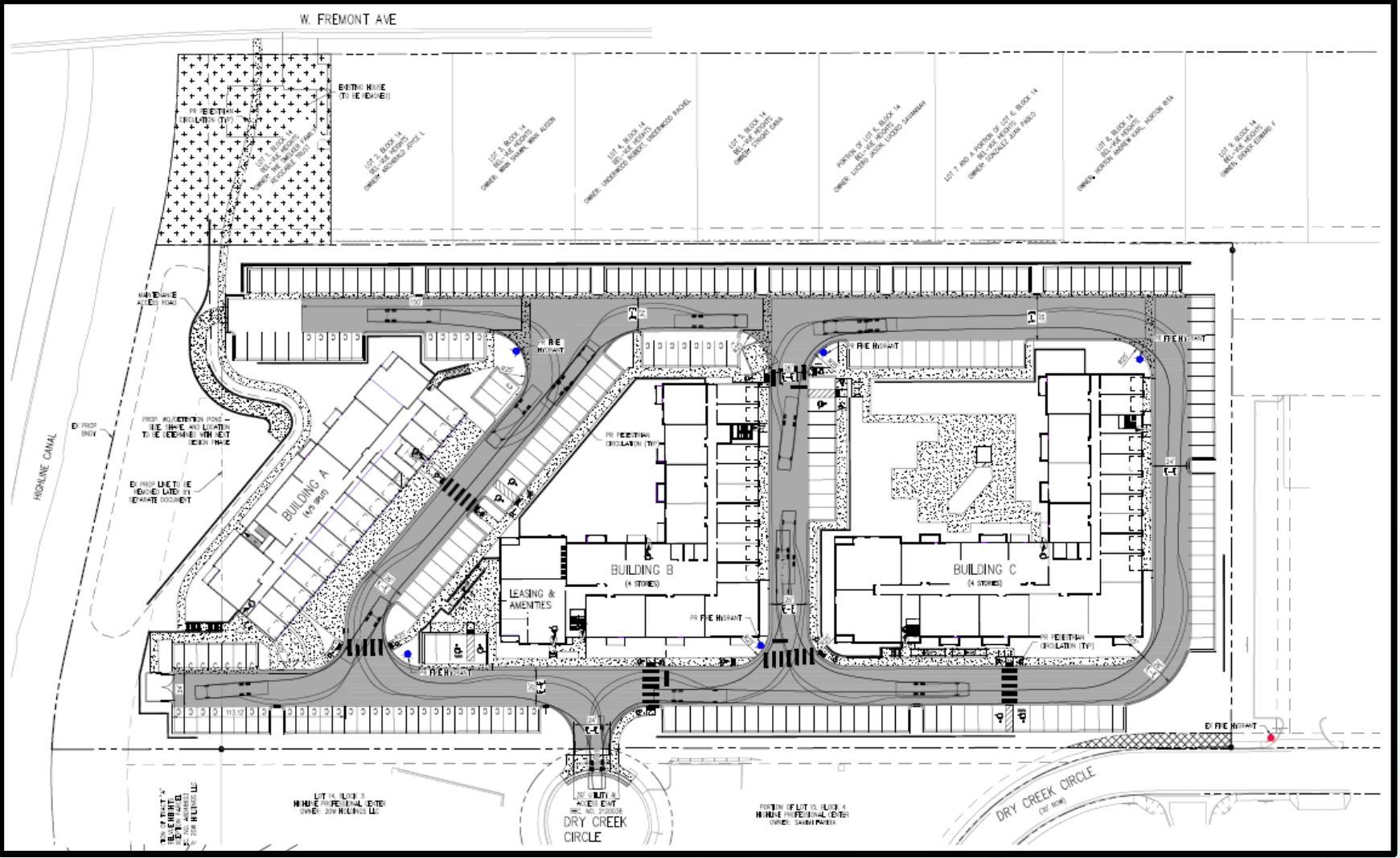


APPLICATION DETAILS

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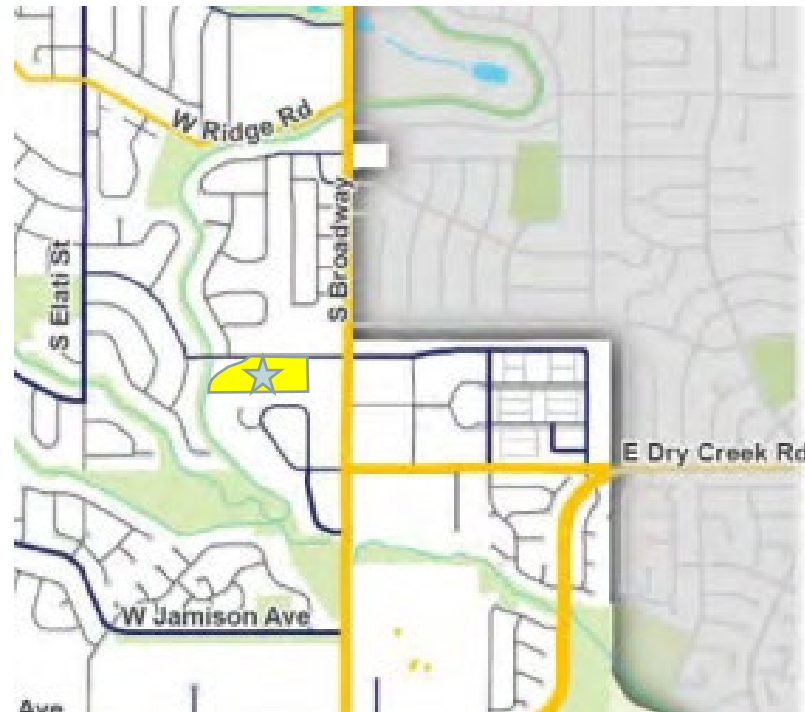


CIRCULATION PLAN



TRAFFIC OVERVIEW

TMP ROADWAY CLASSIFICATIONS



Proposed Street Types

-  Commercial Corridor
-  Suburban Connector
-  Mixed Use/Downtown Main Street
-  Mixed Use/Downtown Connector
-  Neighborhood Connector
-  Local Street

ROADWAY CLASSIFICATION CHARACTERISTICS

COMMERCIAL CORRIDOR

- ROW: 80-150'
- Design Speed: 30-55 MPH
- Primary purpose: Regional mobility
- Bike/Ped: Attached and detached sidewalks, shared use paths

SUBURBAN CONECTOR

- ROW: 80-120'
- Design Speed: 30-40 MPH
- Primary purpose: Local and Regional mobility
- Bike/Ped: Detached sidewalks, bicycle facilities or shared use paths.

NEIGHBORHOOD CONNECTOR

- ROW: 60-100'
- Design Speed: 25-35 MPH
- Primary purpose: Local mobility
- Bike/Ped: Attached and detached sidewalks, on –street bicycle facilities.

TRAFFIC STUDY AREA



TRAFFIC IMPACT STUDY

- Trips generated by the proposed development
 - Internal capture – one access roadway
- Trip distribution for the multifamily residential use
- Background growth on surrounding network
 - Denver Regional Council of Governments (DRCOG) growth rates
 - Known Developments within study area
- Incorporates city projects
- Study reviewed existing conditions (2023) build-out year (2027) and a future year (2050)
- Intersections studied for delay time and queuing
- Access control
- Signal warrant, and progression analyses
- Analyze bike, ped, and transit access
- The existing roadway network within the development study area not recommended for improvements or modifications – area is at build-out

CONCEPTUAL ARCHITECTURE

4 STORY BUILDING IMAGE



BUILDING MATERIALS



Material 1 (Primary)
 Modular Cultured Stone
 Brown, Gray, Beige, Tan



Material 2 (Secondary)
 Stucco - Color 1
 Dark Tan, Olive, Brown, Gray



Material 3 (Secondary)
 Board and Batten - Color 2
 Light Tan, Gray, Beige



Material 3 (Secondary)
 Stucco - Color 3
 Light Tan, White, Gray



Material 4
 Stained Timber
 Brown



Roofing (Primary)
 Asphalt Shingle
 Brown, Gray



Roofing (Secondary)
 Metal Standing Seam
 Black, Brown

4 TO 5 STORY BUILDING WITH TERRACE

NEIGHBORHOOD OUTREACH

- 3 Neighborhood Meetings Held In-Person: November 2, 2023; June 18, 2024; September 19, 2024
- Only Two Meetings were Required
- Meeting Attendance ranged from 30-50 persons
- Notified Residents Within 700 ft.
- 237 Postcards Sent, Notice Signs Posted, Newspaper Notice, City Postings
- Developer made changes to the buffers, increased setback from single-family homes, and added a pedestrian access for school and recreation access



CONCEPTUAL MDP APPLICATION MATERIALS

- In Planning Commission Packet
 - VRP: Dry Creek Circle Conceptual MDP Plan
 - Staff Report with City analysis
 - Proposed Resolution and Exhibits
 - Applicant's Neighborhood Meeting Summary

- Found on the Development Activity List (DAL)
 - Preliminary Traffic and Drainage Reports
 - Review Comments and Responses
 - Title Commitments
 - Will-Serve Letters

STAFF ANALYSIS

Required MDP Content: Section 10-9-5.7	
Context	✓
Location, Scale, & Design	✓
Density	✓
Intensity	✓
Parking & Circulation	✓
Streets	✓
Common Open Space	✓
Environmental Protection	✓
Phases	✓

RECOMMENDATION

Staff Recommends – Conditionally Approving PC Resolution 10-2024 – VRP: Dry Creek Circle - Conceptual Master Development Plan, subject to the Amendment to the Future Land Use and Character Map approval by the Littleton City Council.