

Meeting Date: March 5, 2019

Planner: Karl Onsager

APPLICATION SUMMARY:

Project Name: 6th Amendment to the Broadway/Countyline Commercial Center planned development (AutoNation Ford)

Case Number: APD18-0003

Application type: Amendment to a Planned Development

Location: 8252 S. Broadway Blvd.
(north of W. County Line Rd. on the east side of S. Broadway)

Size of Property: 12.386 Acres

Zoning: PD-C (current); PD-C (proposed)

Applicant: Cameron Watson, USA Shade and Fabric

Owner: Charles Sabadash-AN/CF Acquisition Corp

Applicant Request: To add permanent hail canopies as an approved structure in the Planned Development.

PROCESS:

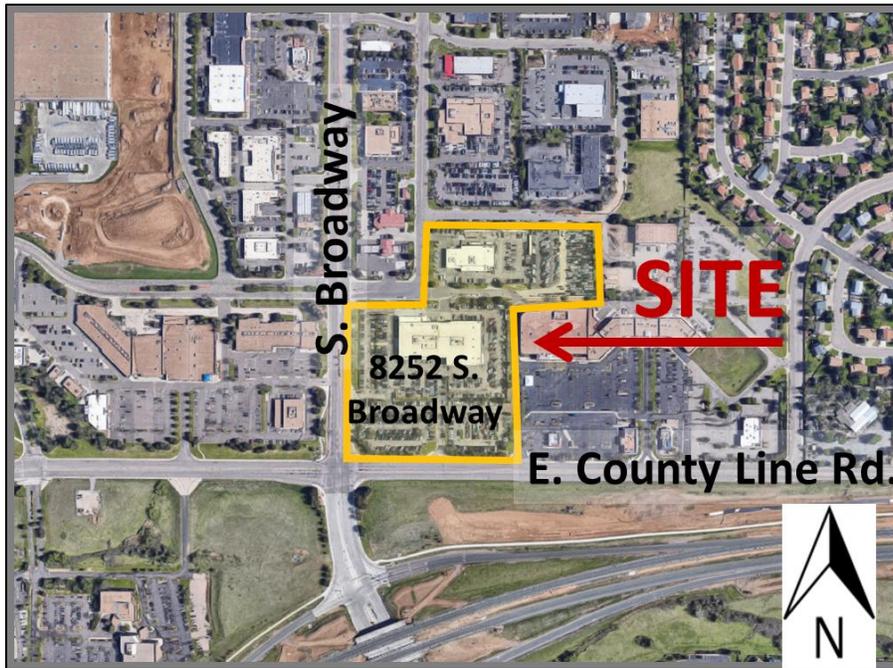
Amendment to the Planned Development

- Recommended with conditions by planning commission at February 11, 2019 hearing
 - First reading at City Council March 5, 2019 meeting
- Second reading at City Council March 19, 2019 meeting

If the project moves forward, the next step would be a site development plan to review the proposed hail canopy structures, in conformance with the amended planned development. Technical issues such as drainage, grading, utilities, and photometric plans are also reviewed during the site development plan process.

LOCATION:

The site is located at 8252 S. Broadway Blvd., the zoning of the property is PD-C. The maps on the following page show the location of the property and the surrounding zoning.



Aerial



Zoning

BACKGROUND:

Timeline

May 10, 2017	Neighborhood Meeting
October 26, 2017	Pre-application meeting held
August 17, 2018	Application submittal
February 11, 2019	Planning Commission public hearing
March 5, 2019	City Council first reading
March 19, 2019	City Council second reading (proposed)

APPLICATION DETAILS:

The request is to amend the Broadway/Countyline Commercial Center planned development in order to allow hail canopies to be constructed on the subject property. The existing PD approved was approved in 1985 and subsequently amended pursuant to *Table 1*.

**Table 1
PD Amendment Summary**

PD Version	Approval Date	Intent
Original	8/3/1985	Creation of a unified commercial development
1 st Amendment	2/8/1988	Inclusion of retail auto sales and automotive service as a specified use
2 nd Amendment	12/18/1991	Divide area 3 into 3A and 3B to allow partial screening of the vehicle storage and employee parking area
3 rd Amendment	6/8/1991	Divide Development Area 4 of the first amended PD plan into Development Area 4B and 4C; amend the permitted uses allowed in the original PD plan by adding the use of vehicle display, incidental to auto sales and retail and establish performance standards for the use of vehicle display in Area 4B
4 th Amendment	11/30/1995	Allow alternative six foot fencing in Area 3A
5 th Amendment	3/2/1999	Add vehicle display and performance standards for Area 4C
6 th Amendment	Pending	Allow permanent shade and hail protection structures

The amendment to the planned development would allow permanent shade and hail protection structures in Development Area sections 3A, 4A, 4B, and 4C. Section 10-2-23(I) of the Littleton City Code (LCC) does not allow the PD to be amended administratively if there is an increase in total building coverage. The 6th PD amendment also establishes the following design standards for the permanent shade and hail protection structures. The proposed design standards were adapted from the city of Centennial’s adopted regulations for hail canopies.

1. Structure placement. Hail canopies shall not extend beyond parking setbacks. Hail canopies shall not cover designated display vehicle areas
2. Height. The height of a hail canopy shall not exceed 15 feet to the peak of the hail

canopy.

3. Lot coverage. Hail canopies shall not be restricted to a maximum overall lot coverage percentage.

4. Structure design. Hail canopies shall be of a cantilevered design with one or two posts.

5. Structure durability and maintenance. Hail canopies shall be constructed of durable, high-quality materials comparable to and including high density polyethylene mesh (HDPE) or steel. Hail canopies shall be maintained in a structurally sound, safe, rust-free, and good or better condition. Peeling, dented, or faded materials or finishes, and worn or torn canopies, shall be promptly repaired or replaced within a reasonable time following receipt of written notice from the city.

6. Cover and structure color. Hail canopies shall only incorporate covers of a solid gray or tan color and tone (pantone 427 u, 429 u or 7528 u). All support structures shall be solid black. In addition, all hail canopies on the same property shall be of the same color and design.

7. Solar reflectivity index. Hail canopy materials shall maintain a solar reflectivity index (SRI) rating of no more than 40 measured in accordance with professionally accepted practices of the American Society for Testing & Materials (ASTM) or other methodology approved by the director as reasonably comparable to ASTM-accepted practices.

8. **[Subject to Planning Commission Condition – see Planning Commission Recommendation]** Signage and attachments. No signage (either permanent or temporary) shall be attached, mounted to, or permitted on hail canopies. In addition, no materials or items shall be permitted to be attached to the hail canopy including but not limited to the attachment of lights, panels, flags, balloons, banners or any other device.

9. Lighting. Hail canopies shall not cause existing on-site lighting to fail to conform with the existing approved site plan or photometric plan. Any lighting integrated within the hail canopy shall be designed to direct light in a downcast manner only and shall be installed and maintained in conformance with the PD.

10. Landscape improvements. Any site that installs hail canopies, which site is also adjacent to residentially zoned properties, shall provide a 20 percent opacity landscaped buffer yard (within the existing street tree lawn) through a site plan application to screen the site from the residential properties. If existing landscaping is used to meet the buffer yard requirement, the applicant shall demonstrate, through a site plan application, how the existing landscaping meets the requirements of this PD.

While the PD amendment allows for additional structures on the site, the design, lack of walls, and placement of the canopies does not impact the total allowed gross floor area (GFA), or unobstructed open space.

Zoning Requirements

The table below provides a comparison of the existing and proposed zoning.

Comparison of existing zoning requirements and the proposed use

	Existing PD-C Zoning	Amended PD-C Zoning
Gross Floor Area	.25:1	.25:1
Maximum Building Height	36 ft.	36 ft.
Max canopy coverage area	N/A	112,660 sq. ft. (21% of total site)
Max canopy height	N/A	15 ft.
Building Setbacks	Front 25 ft. Rear 5 ft. Side 10 ft.	Front 25 ft. Rear 5 ft. Side 10 ft.
Parking setbacks		
• South Broadway	30 ft.	30 ft.
• County Line Rd.	30 ft.	30 ft.
• Grant Way	25 ft.	25 ft.
• Lincoln St.	25 ft.	25 ft.
Display vehicle parking setbacks	20 ft.	20 ft.

CRITERIA & STAFF ANALYSIS:

The following report sections analyze the proposal’s compliance with the provisions of LCC Title 10, the comprehensive plan, existing and proposed development, and comments from affected agencies.

LCC SECTION 10-2-23 (A): INTENT

Planned development districts are created to promote the public health, safety, and general welfare by allowing more flexible development based upon a comprehensive, integrated plan. The proposed amendments to the Broadway/Countyline Commercial Center planned development would allow

for the construction of permanent shade and hail canopy structures. The proposed structures augment the primary use by establishing additional protection from severe weather which has potential to damage inventory.

The design and lack of walls of the proposed protection structures does not impact the total allowed GFA. Additionally, the placement of the structures over parking areas does not impact unobstructed open space below the performance standards established by the PD. The proposed amendment is specific to a property that is not adjacent to residentially zoned properties.

Finally, the placement of the structures behind parking setback lines is at least as restrictive as the building setbacks established by the PD. The prohibition of structures over designated display vehicle areas adds an additional setback in development area 4B and 4C. The setbacks, existing landscaping, and elevations are expected to mitigate any negative visual impacts and will be considered during the site development review process.

Due to the nature of the proposed changes and established design standards, the amendment to the Broadway/Countyline Commercial Center planned development promotes public health, safety, and general welfare and does not undermine the intent of the original PD approval.

LCC SECTION 10-2-23 (B) APPLICATION AND INTENT:

1. *Encourage more creative and effective use of land and public or private services, and to accommodate changes in land development technology so that the resulting economies benefit the community.*

Severe weather events have significantly damaged automotive inventory in the Front Range area. The applicant seeks to construct the permanent protective structures to protect inventory and minimize the resulting rise in insurance premiums. The proposed structures must demonstrate compliance with adopted engineering, fire, and performance standards during the site development plan and building permit process. The application is consistent with this intent statement.

2. *Encourage innovative development or redevelopment of all land uses to meet the contemporary needs of the community by providing for a greater variety and mix of uses including those which may coexist on the same parcel or within the same building as shown on an approved general PD plan.*

The proposal augments the existing primary use by allowing shade and hail protection structures. Allowing the hail canopies meets the contemporary needs of the property owner and the application is consistent with this intent statement.

3. *Provide a process which relates the design and development of a site to the particular characteristics of the site.*

The proposed amendment to the PD establishes setbacks for the permanent hail canopies

from the property line that are consistent with the existing parking setbacks particular to the site. These design considerations address the designated display vehicle areas. The application is consistent with this intent statement.

4. *Require that the nature and intensity of development be supported by adequate utilities, transportation network, drainage systems and open space to serve the development, and to minimize impacts on adjacent existing and future development.*

The designated location of the proposed canopy structures does not impact existing utilities, drainage systems, transportation networks, or open space. Any unforeseen negative impacts will be identified and mitigated during the site development review process. Further, the design standards for the protective structures have adequate provisions to minimize impacts on existing and future adjacent development. The application is consistent with this intent statement.

5. *Encourage development that is consistent with the policies and guidelines established in the adopted Comprehensive Plan for the area and for the City. (Revised 6-12-1992)*

The subject property is located within the South Neighborhood as identified by the City of Littleton Comprehensive Plan. The South Neighborhood establishes six goals, three of which are applicable to the proposed amendment:

Goal 2: *To prevent degradation of the water quality of McLellan Reservoir, the Highline Canal or any surface or subsurface water body within the South Neighborhood.*

The hail canopies are anticipated to have limited, if any, impact on drainage that would impact water quality. Any negative impacts will be identified and mitigated during the site development review process.

Goal 3: *To provide adequate vehicular access to and from industrial areas in the neighborhood without introducing commercial or industrial traffic onto residential streets.*

The hail canopies are located and designed so as to have no impact on parking or vehicular movement on the site and will not limit vehicular access resulting into spillover onto residential streets.

Goal 4: *To protect residential and recreational areas from negative visual and audible intrusions of commercial and industrial development.*

The location of structures behind established parking setbacks along with height limits and additional screening requirements are designed to protect nearby residential and recreational areas from visual intrusions.

NEIGHBORHOOD OUTREACH & PUBLIC NOTICE:

The applicant conducted a neighborhood outreach meeting on October 24 and 25, 2017 at the subject property. Mailed public notice of the amended PD proposal was also sent to all property owners within 700 ft. of the subject property. Notice of a public hearing was posted on the subject property and at city locations in advance of the hearing in compliance with the city's public notice requirements.

OUTSIDE REFERRAL AGENCIES:

The concerns of Xcel were addressed on the plans. No other outside referral agency responded with significant concerns with the understanding that technical details will be reviewed during the site development plan review process (see the attached outside referral agency matrix).

PLANNING COMMISSION RECOMMENDATION:

On February 11, 2019 the Littleton Planning Commission held a public hearing regarding the proposed amendment. Following the hearing, by a six to one vote, the commission adopted a resolution recommending approval of the proposed amendment with the following conditions:

1. The plan shall remove the first row of canopies along Broadway from the entry drive north to Broadway Court;
2. The amended design standards number eight shall change the last sentence to read: "In addition, no materials or items shall be permitted to be attached to the hail canopy, including, but not limited to, the attachment of lights not authorized by a site or photometric plan, panels, flags, balloons, banners, or any other device"; and
3. That no trees shall be removed to make room for the canopies.

The proposed ordinance includes the conditions adopted by the Planning Commission, which Council may either adopt as is or revise.

STAFF RECOMMENDATION:

Staff recommends approval of proposed Ordinance 05-2019 with the conditions recommended by the Planning Commission.