

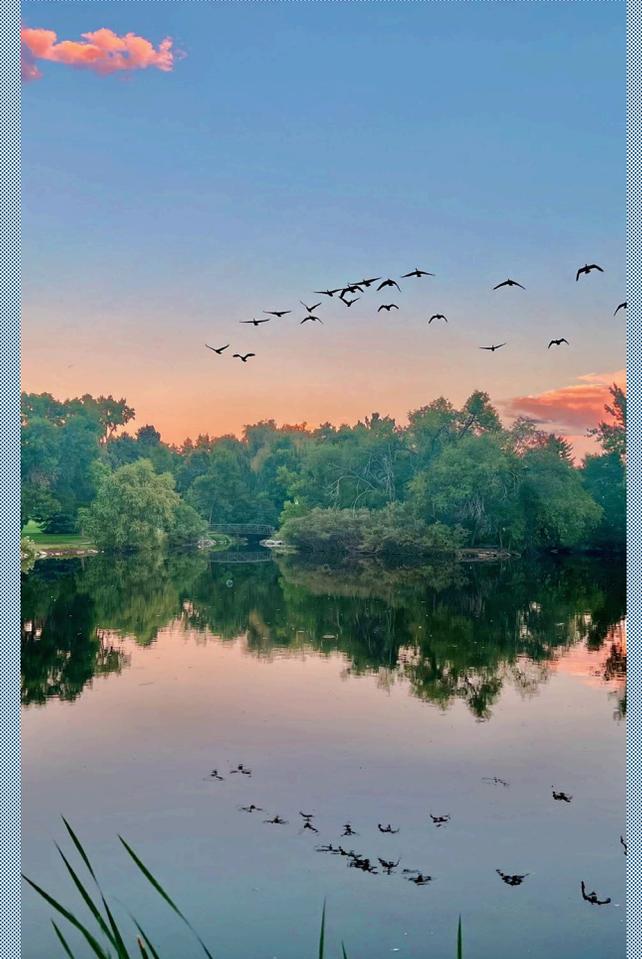
# THE GABLES SUBDIVISION, FILING 1 PRELIMINARY PLAT

## PC RESOLUTION 01-2026

Teri Whitmore  
Senior Planner, AICP, PMP

PLANNING COMMISSION

MARCH 9, 2026



# **AGENDA**

**Property Details**

**Application Details/Review Criteria**

**Transportation Master Plan and Traffic**

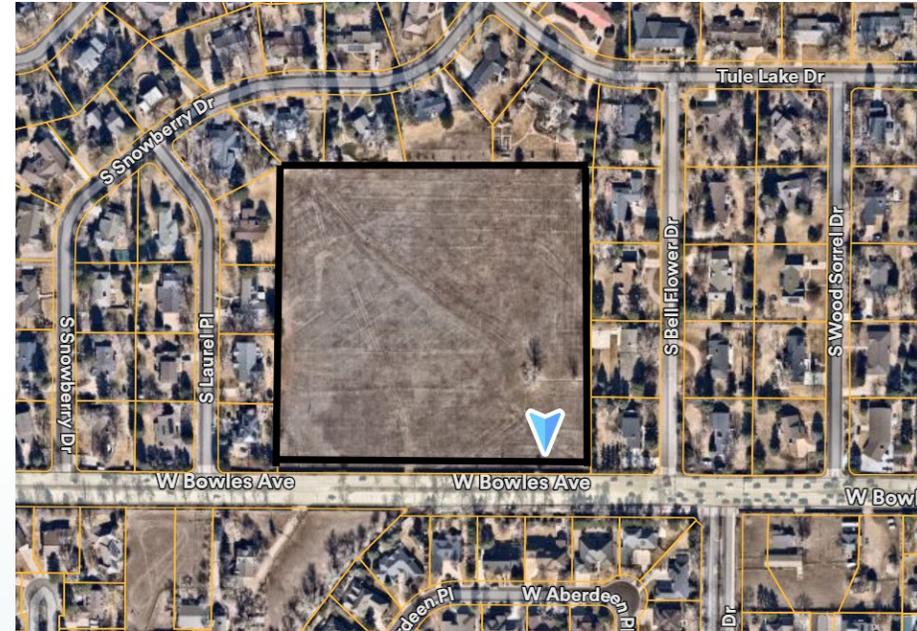
**Consistency with Stormwater, Sewer, and LEDS**

**Process**

**Staff Recommendation**

# PROPERTY DETAILS

- 9.9-acres, current vacant lot owned by Denver Water
- 4501 W. Bowles Ave. – Property located North of W. Bowles Ave., West of S. Laurel Pl., West of Bell Flower Dr., and South of Snowberry Dr. and Tule Lake Dr.
- Comprehensive Plan designation:
  - Suburban Residential, Surrounded to the North, East, and West by Suburban Residential
- Zoning designation:
  - Large Lot Residential (LLR)
  - Surrounding Properties to the North, East, and West Zoned Large Lot Residential (LLR)
  - W. Bowles Ave. adjacent to the Southern Boundary of Site
- Owner: Denver Water
- Developer: David Goldberg, Miller United



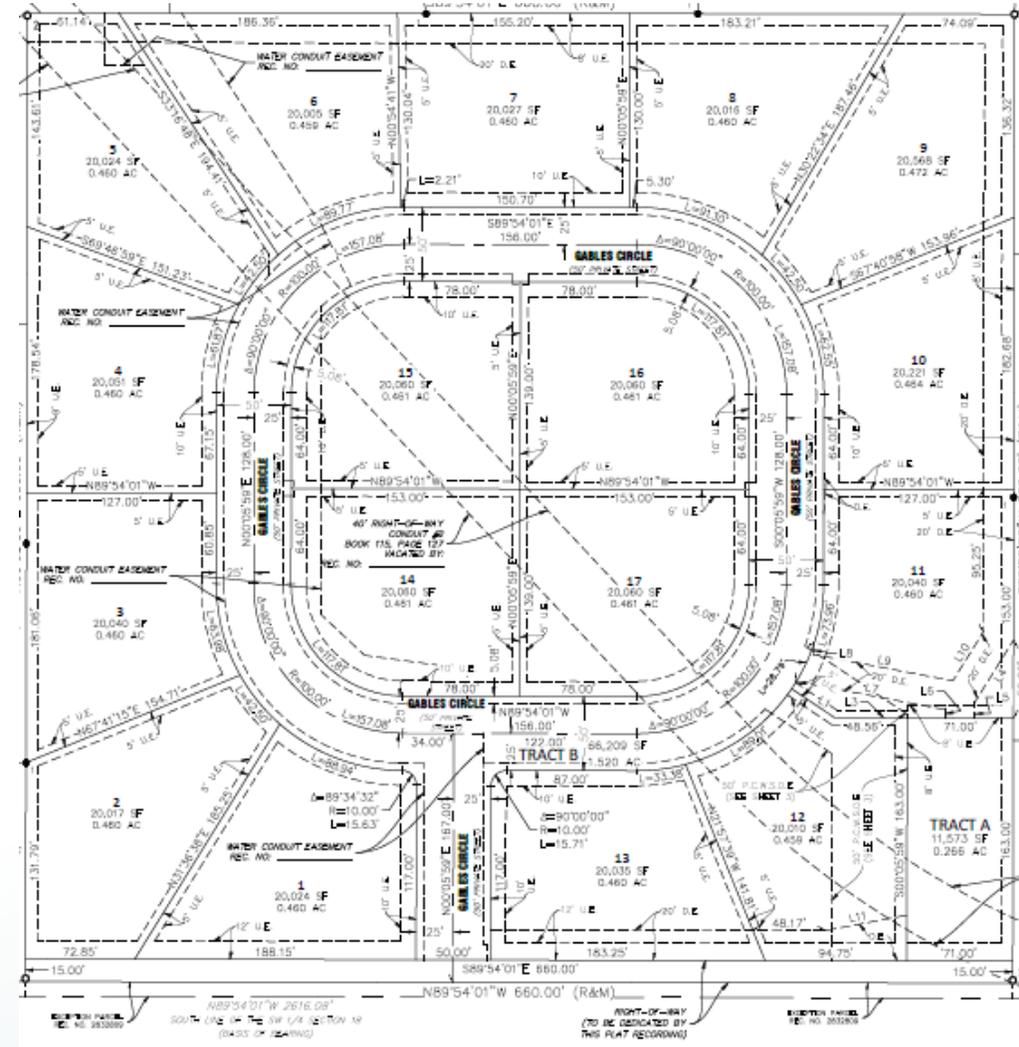
# APPLICATION DETAILS/REVIEW CRITERIA

## Meets the Preliminary Plat Design Criteria:

1. Consistent with the Comprehensive Plan and City's Unified Land Use Code (ULUC)
2. Consistent with the LLR Zoning District
3. Consistent with Littleton Engineering and Design Standards (LEDS)

## Meets the ULUC Public Meeting Requirements:

- Notification area 700 feet
- 168 postcards sent
- Property signs posted
- Newspaper notice
- No mineral owners present on site



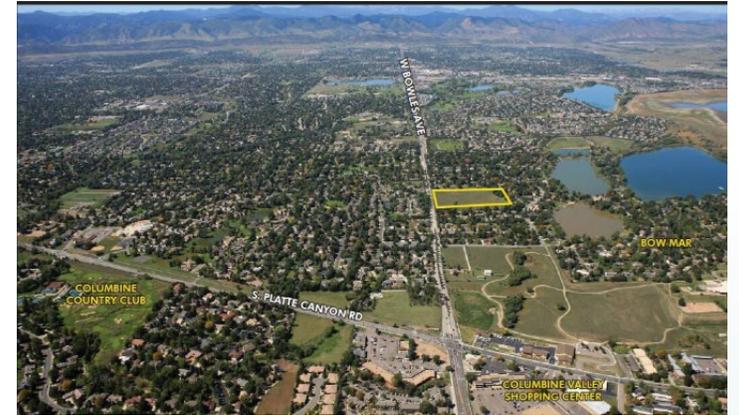
# TRANSPORTATION MASTER PLAN AND TRAFFIC

- **Consistent with the Transportation Master Plan (TMP)**

- W. Bowles Ave. Rights-of-Way Dedication
- Single-Point of Access from W. Bowles Ave.
- Providing Six ft. (6 ft.) Sidewalk and Eight ft. (8 ft.) landscaping area along the W. Bowles Ave. frontage

- **Traffic Analysis**

- Trip Generation Memo Provided, Projecting:
  - **15** Morning Peak-Hour Trips; Bow Mar South currently generates **228** Morning Peak-Hour Trips
  - **19** Evening Peak-Hour Trips; Bow Mar South currently generates **257** Evening Peak-Hour Trips
- No Level-of-Service (LOS) Rankings are Impacted in the Study
- No More than a 2.5% Increase in Existing Delay Periods – a 2.5% Increase from 50.4 seconds to 51.7 seconds



# CONSISTENCY WITH STORMWATER, SEWER, AND LEDS

- Stormwater, per the Littleton Drainage Criteria Manual :
  - A Tract Provided for a Water Quality and Detention Facility
  - Extension of a Stormwater Main in Bowles Avenue
  - Maintenance Access Provided Between Lots 11 and 12
- Development will be Served by Platte Canyon Water & Sanitation District
- Consistent with the Littleton Engineering and Design Standards (LEDS)



# PROCESS

Preliminary  
Plat

- Planning Commission Public Hearing and Decision

Final Plat

- Administrative Review

# RECOMMENDATION

- **Staff Recommends:**

Approval of PC Resolution 01-2026, approving the Preliminary Plat of The Gables subdivision of a 9.9-acre lot into Seventeen (17) single-family detached residential lots, two (2) tracts for Stormwater Detention, Access, and Public Rights-of-Way dedication.