

Meeting Date: November 11, 2024

Planner: Teri Whitmore, AICP, PMP - Senior Planner

APPLICATION SUMMARY:

Project Name: VRP: Dry Creek Circle - An Amendment to the Future Land Use and Character Map (FLUC – Character Map Update) and Conceptual Master Development Plan (MDP)

Case Numbers: AMF24-0001 and MDP24-0001

Application type: An Amendment to the Future Land Use and Character Map (FLUC – Character Map Update) and Conceptual Master Development Plan (“MDP”)

Location: At the end of the 16 W. Dry Creek Circle cul-de-sac, which is generally located south of Medium Lot Residential (MLR) zoned homes on W. Freemont Ave., north of the Highline Professional Park, bordered on the west by the Highline Canal, and near S. Broadway to the East.

Size of Property: 5.6 acres

Zoning: CM Corridor Mixed and CM/PL-O Corridor Mixed Planned Overlay District

Applicant: Tyler Erickson, Vista Residential Partners

Applicant’s Representative: Diana Rael, Principal, Norris Design

Owner(s): Joan Scott Tucker (Parcel# 2077-27-3-14-021),
Angela M. Delponte, POA (Parcel # 2077-27-3-00-005);
Single family lot proposed for utility/access purposes only – KristJonsson,
Andrea and Johann (Parcel # 2077-27-3-14-018)

Applicant Request: 1) Approval of a Future Land Use and Character Map Amendment from Suburban Commercial to Suburban Residential Multi-Family
2) Conditional Approval of a Conceptual Master Development Plan for a multi-family development

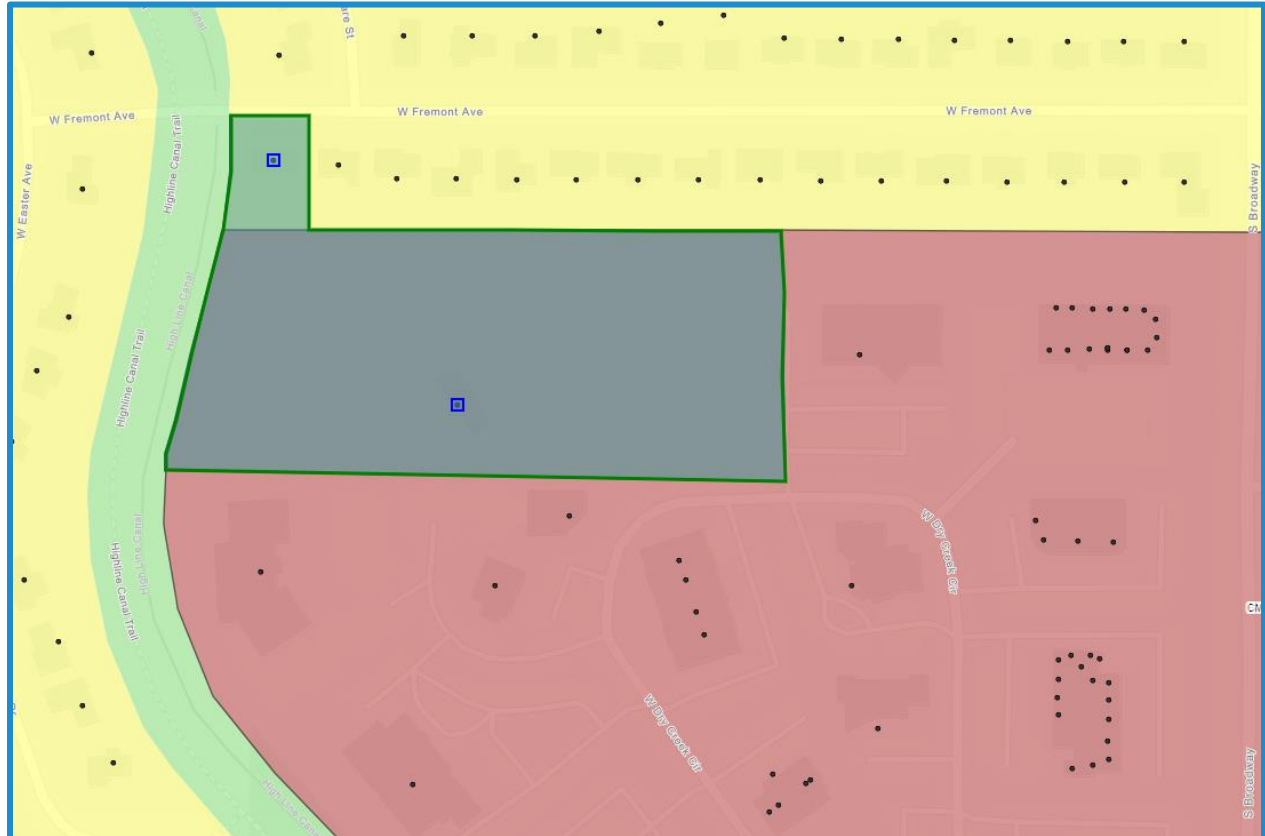
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LOCATION:

The proposed development is located on a 5.6-acre site that includes three lots, with the primary lot consisting of a single-family home to be razed, an adjacent vacant triangular lot adjacent to the Highline Canal, and a single-family lot off of W. Fremont Ave. The proposed lot off W. Fremont Ave is proposed to be razed for utility/access purposes only for the Conceptual Master Development Plan (outlined in green).

Vicinity Map



PUBLIC NOTICE REQUIREMENTS AND PROCESS:

Pursuant to Section 10-9-3.5 of the Unified Land Use Code (the “ULUC”), notice of public hearings shall be given in accordance with Table 10-9-3.9.1, which states, in part, for the relevant application before the Commission:

Table 10-9-3.9.1 Development Review Summary							
Development Application	Pre-App Required	Neighborhood Meeting	Review and Decision		Public Notice	Expiration (10-9-3.8)	Applicable Standards
			Review/Recommend	Decide			
CDD = Community Development Director; PC = Planning Commission; CC = City Council; HPC = Historical Preservation Commission; AAC = Appeals and Adjustments Commission; [] = Public Hearing Required							
Amendment to the Future Land Use and Character Map	✓	✓	1st: CDD 2nd: PC	[CC]	M Po, and as required by state law		

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Master Development Plan (Sec. 10-9-5.7)	✓	✓	CDD	[PC]	Pu M Po	2 years	Article 10-1-3

Pu = Published in newspaper 10 days prior to public hearing in accordance with Section 10-9-3.5
 Po = Sign posted on property 10 days prior to public hearing in accordance with Section 10-9-3.5
 M = Mailed notice to adjoining property owners or property owners within a specified distance of the subject property 10 days prior to public hearing in accordance with Section 10-9-3.5

Section 10-9-3.5 of the ULUC requires that any notice provided by mail, shall be provided through the United States Postal Service to all addresses, units, and property owners located within 700 feet of the property. If there are any homeowner’s or other owner associations within 700 feet of the property, then notification need only be sent to the association’s designee.

In accordance with the ULUC provisions regarding public notice, staff notified all addresses, units, and individual property owners and residents within 700 feet of the site at least ten (10) days in advance of the November 11, 2024 hearing date. In total, staff sent 237 notification cards to property owners and residents within the notification boundary.

A total of three neighborhood meetings were held on the following dates: November 2, 2023, June 18, 2024, and September 19, 2024. Comments raised at the neighborhood meetings are summarized in a separate Planning Commission report.

BACKGROUND:

The subject properties are currently vacant, with two single-family homes that are proposed to be razed with the proposed 173-unit multi-family development, coordinated with an Amendment to the Future Land Use and Character Map (FLUC) from Suburban Commercial to Suburban Residential Multi-Family. Note, the current single-family residential lot located of W. Fremont Ave. is not considered in the FLUC change.

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

A Conceptual MDP intends to provide a framework for a future administratively reviewed site plan in compliance with the underlying zoning district. A portion of this site is regulated by a planned overlay district (PL-O). The proposed Conceptual MDP would remove the portion of the site from the existing PL-O allowing the entire site to be regulated by the CM zoning district in association with the proposed Conceptual MDP.

1) **APPLICANT'S REQUEST FOR AN AMENDMENT TO THE FUTURE LAND USE AND CHARACTER MAP:**

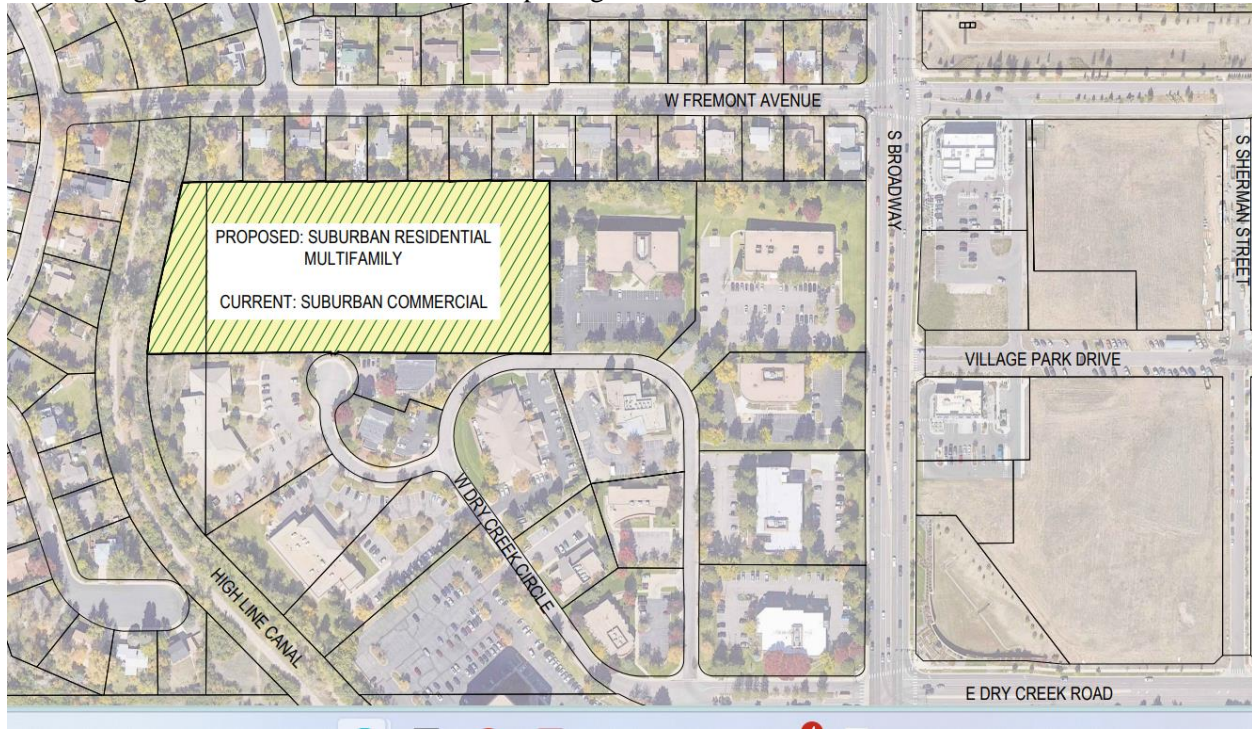
APPLICATION DETAILS:

The existing Future Land Use and Character Map designation for the site is Suburban Commercial. The applicant is proposing to amend the Future Land Use and Character Map designation to Suburban Residential Multi-Family, as reflected in the graphic below. If approved by City Council, the amendment will be reflected on the Future Land Use and Character Map. The Envision Littleton Comprehensive Plan provides a synopsis of the character designation areas and discusses the goals, policies and actions pertaining to the City along with seven (7) Future City focus areas.

The applicant requests Planning Commission's recommendation to City Council for approval of the Amendment to the Future Land Use and Character Map from Suburban Commercial to Suburban Residential Multi-Family.

Proposed Amendment to the City of Littleton Future Land Use and Character Map

The existing future land use and character map designation for the site is Suburban Commercial.



Decision Criteria and Analysis:

Pursuant to Section 10-9-4.5.D of the ULUC, Planning Commission shall recommend approval, approval with conditions, or denial of the proposed Future Land Use and Character Map amendment to City Council. The recommendation shall be based on the following Decision Criteria, as outlined within Section 10-9-4.5.C of the ULUC:

1. **Compatibility.** The land use types and characteristics of the proposed land use category will be compatible with the properties in the immediate vicinity of the subject property;

The existing designation for the site is Suburban Commercial. The proposed amendment to the Suburban Residential Multi-Family character area is intended to allow residential developments, including varying densities that include multifamily complexes, that help provide a mix of housing options for many income levels that build a diverse community. The proposed Suburban Residential Multi-Family designation at this location will also provide a transitional site from the single-family development to the north, to the Suburban Commercial to the south. There has not been a viable market for Suburban Commercial office development at this site for years, only exasperated by the COVID pandemic influence on work-from-home options. This site is also one of the few undeveloped properties in the City and is well-suited for a development that will expand housing options in the community. The project is also well situated for transit connections, noting its proximity to a number of key RTD bus lines on Broadway, with direct connections to services and employment in Denver.

2. **Impact Mitigation.** The amendment may serve to mitigate adverse impacts of the use and development of land on the natural or built environments, including, but not limited to, mobility, air quality, water quality, noise levels, stormwater management, and vegetation, or will be neutral with respect to these issues;

As a redevelopment within an established area, the proposed amendment to the Future Land Use and Character Map builds-on and improves existing city infrastructure. As a residential land use, it will provide efficient use of land near Broadway, a major north-south arterial road through the City of Littleton, coupled with high-frequency bus service. The project site design also recognizes the potential impacts to its surrounding land uses. It has included planting of new trees, preservation of trees where feasible, shrubs, buffers, and an on-site stormwater water quality pond. The developer also has a purchase option for a single-family residence off W. Fremont Ave. for the purpose of razing the home and maintaining the site as a buffered open space pedestrian path to improve connectivity for students who may want to walk to nearby schools, to provide a better utility connection for the project, along with providing a better connection to the Highline Canal. The developer also added in a larger than required setback, required under the bulk plane ULUC code requirements, noting the potential impacts to its adjacent single-family neighborhood and its solar access. Another mitigation effort has provided for additional buffers between the homes and parking, to minimize light pollution.

3. **Comprehensive Plan.** The proposed amendment supports the goals of the comprehensive plan; and

The proposed Suburban Residential Multi-Family land use in this area will supports the **Housing and Neighborhood goals** from the Comprehensive Plan:

- Goal H&N 1: A quantity and diversity of housing options that makes living in Littleton attainable for a wide range of age groups and income levels.
 - o Multi-family residences are often more affordable to rent than single-family homes and are a better 'fit' for smaller households. They also provide the opportunity to have more residents housed on a parcel with the allowable higher density. Also, many residents may not have the income levels or savings to purchase a home, so an apartment rental provides their best housing fit. Lastly, this type of housing also provides an option for nearby professionals that need more of a temporary housing option near employment, such as a traveling nurse on contract.
- Goal H&N 2: Appealing housing choices for families drawn by Littleton's educational, recreational, and other amenities.
 - o The proposed Suburban Residential Multi-Family use in this neighborhood offers more residences within short walking distance of several schools in the Littleton School District. The site also has appeal with its proximity to the Highline Canal for recreation, the community hospital, and other commercial services. The development's design has incorporated high-quality materials that embrace the natural environment, along with it being an accessible rental option for individuals and families.
- Goal H&N 3: Neighborhoods that are safe and comfortable for all residents.
 - o The proposed Suburban Residential Multi-Family use in this area will

better activate the existing office park outside of traditional work hours, providing more eyes on the street and on the Highline Canal. The developer has also designed the proposed project with key sustainability design features, including incorporating defensible spaces with its parking, landscaping, secured buildings/parking garages, etc.

- Goal H&N 4: Neighborhoods that maintain their character or are carefully managed when headed toward transition.
 - o The proposed Suburban Residential Multi-Family use enables densification within proximity of Broadway, while avoiding traffic impacts on the surrounding residential neighborhood. Additionally, the proposed Conceptual MDP plan is designed to minimize the visual impact of multifamily buildings on the single family detached residences to the north.
- Goal H&N 5: Housing the supports choice in mobility and investments in transportation infrastructure.
 - o The Suburban Residential Multi-Family use within proximity of high-frequency transit on Broadway and Highline Canal Trail will support both transit and trail use among residents and visitors.

Alignment with Comprehensive Plan Guiding Principles

- **Anchored**
 - o Amending the Future Land Use and Character Map will enable a quality Suburban Residential Multi-Family development on the project site, will allow an infill housing product that fills a need in the community, while also providing a great location for the future residents near jobs, schools, lifestyle amenities, and services that is an efficient use of the land that will not over-extend resources.
- **Authentic**
 - o Amending the map to enable Suburban Residential Multi-Family development will provide additional housing options for people who appreciate Littleton's distinctive identity and wish to become or remain members in the community but are seeking right-sized living for smaller households. An example of the downsizing potential is a senior in the community who wishes to sell their home when they don't need the space and wish to have a maintenance-free living environment.
- **Connected**
 - o Amending the map to enable Suburban Residential Multi-Family development on this particular set of parcels will enable future residents of the Suburban Residential Multi-Family community to connect to the Highline Canal Trail and high-frequency transit on Broadway, within a few minutes' walk from their homes. New residents of the project will contribute to the community, its activities, and support nearby businesses.
- **Active**

- Amending the Future Land Use and Character Map to enable Suburban Residential Multi-Family development adjacent to the Highline canal will support future residents' use of the trail network to maintain a healthy lifestyle and make the most of the nearby natural resources. The site is also within walking distance to several commercial amenities including restaurants, the YMCA, and services.
 - **Engaged**
 - Amending the Future Land Use and Character Map to Suburban Residential Multi-Family will enable development at a site that has been discussed extensively with Littleton residents in proximity to the site, noting that three neighborhood meetings have been held to-date. There have also been a number of design adjustments to accommodate adjacent neighbor impacts. The adjustments to the site have allowed for a design for the community that is respectful to those already established in the area.
4. Changing Conditions. The amendment may serve to address a changing condition that was not anticipated by the Comprehensive Plan.

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 and a higher-density potential. The Corridor Mixed zoning district is intended to "encourage good standards of site planning, sustainable design, architecture, and landscape design to maintain quality of place and a desirable community character." The proposed Conceptual MDP will provide the ability to develop with the underlying CM zoning and the submitted design provides recognition of its intent to provide sustainable quality design, both in its architecture and its site considerations of adjacent uses.

Based on the analysis above, staff concludes that an amendment to the Future Land Use and Character Map for the proposed development from Suburban Commercial to Suburban Residential Multi-Family is aligned with the Comprehensive Plan as it provides , with its location near employment and transportation. The site has also remained undeveloped, noting the minimal marketability of the site for commercial/office uses, and its potential is now realized with the land use options under the Corridor Mixed (CM) zoning district.

Staff Recommendation: Staff recommends approval of the requested amendment to the Future Land Use and Character Map from the Suburban Commercial designation to the Suburban Residential Multi-Family character area.

2) APPLICANT'S REQUEST FOR A MASTER DEVELOPMENT PLAN (CONCEPTUAL):

APPLICATION DETAILS:

The applicant requests approval of a Conceptual MDP for a multi-family residential development.

General Content:

Pursuant to Section 10-9-5.7(B)(2), an MDP, whether conceptual or detailed, is required to illustrate the nature and character of development within the parameters of the underlying zoning district, including the below general content areas. The applicant has provided a narrative describing how they comply with the general content provisions on pages: one (1) – sustainability, three (3) – traffic and auto-turn circulation, five (5) pedestrian circulation, and six (6) – context of the MDP plan set. Staff has provided additional information pertaining to each content area below:

a. *Context.* The context of the proposed development relative to adjacent development and the proposal for transitioning and buffering of such development;

The proposed Corridor-Mixed (CM) development is stepped-back from the adjacent Medium Lot Residential (MLR) zoned single-family district to the north, incorporating the bulk plane regulations that help mitigate impacts on sensitive edges, thus meeting the bulk plane transitional standards. Noting the CM district does allow commercial, residential, and a mix of uses, the development is proposed as a multi-family residential use. The proposed multi-family residential development is an allowed use and is adjacent to the MLR zoned neighborhood that allows both single-family and cottage court residential development. The other two boundaries of the site are developed as office/commercial use. The proposed multi-family development has recognized the transitional nature of the site, incorporating treatments to address impacts in its design, including its incorporation of the build-to-zone additional setback and its landscape buffers. The proposed multi-family development is incorporating the required affordable units under the Inclusionary Housing Ordinance (IHO) and provides a transition from its neighboring single-family use to the office/commercial uses in the Highline Business Park. The buildings also have an 'L' shape to maximize solar access, create pocket parks, minimizes lot frontage to the north residential neighbors. The development also provides housing options for the City of Littleton's residents.

b. *Location, Scale, and Design.* The locations and types of residential, non-residential, and mixed land uses; their scale and design relationships; and methods to promote compatibility between the various uses and adjacent lots;

The proposed multi-family residential use is a permitted use in the CM zoning district. The maximum building height allowed in CM is fifty-five (55) feet, without the incorporation of incentives. The proposed height is four (4) to five (5) stories and a maximum of sixty-five (65) feet in elevation, allowed with the incorporation of sustainability standards complies with the ULUC. The design portion of this item is covered within the "Quality Design" section of the Decision Criteria and Analysis portion of this report.

c. *Density.* Minimum and maximum gross densities, block sizes, lot patterns, and heights of residential uses;

The maximum density in CM is fifty-two (52) units per acre or 292 units for this lot, in compliance with the ULUC. The proposed development complies with the maximum height and density of the CM district. The proposed density is just over thirty (30.9) dwelling units per acre, based on the planned 173 units. The maximum height was discussed in the previous section.

d. **Intensity.** Maximum gross floor areas, building coverage, and heights of non-residential and mixed uses;

The proposed development meets the intensity standards found within Table 10-3-2.2.1 Residential Lot and Building Standards, noting its most applicable street frontage – Green Frontage that recognizes the developments’ adjacency to the single-family residential development to its north. The “Layout” section of the Decision Criteria and Analysis portion of this report discusses the bulk plane setback from the residential development to the north and the other buffering and landscape treatments incorporated into the design. An excerpt from that table is below:

Table 10-3-2.2.1 Residential Lot and Building Standards									
District and Housing Type	Maximum Density (Dwelling Units/Acre) ⁴	Minimum							Maximum Building Height ⁴
		Lot		Setbacks				Common Open Space	
		Area ¹	Width	Front ²	Interior Side ²	Corner ²	Rear ³		
Multi-Family									
NC	36	--	--	15' / 20'	15'	10' / 20'	10' / 20'	30%	45'
CM	52 / 62	--	--	15' / 20'	10'	10' / 20'	10' / 20'	25%	55' / 65'

Table Notes:
 1. Lot area is calculated on a per dwelling unit basis.
 2. Where two setback dimensions are shown, the lesser dimension is for the build-to, shop front, and stoop frontage types, where permitted according to Section 10-3-3.2, *CMU Standards of Design*. The second dimension is the maximum setback.
 3. The two dimensions shown are the rear yard setbacks when adjoining and not adjoining an alley, respectively.
 4. The larger number represents the potential allowance with incentives from Section 10-1-3.4, *Sustainable Building Design*.

e. **Parking and Circulation.** The proposed parking and circulation plans;

The ULUC requires a minimum of 195 parking spaces after taking into account the 25% reduction allowed through complying with the Inclusionary Housing Ordinance (IHO) with its ¼ mile proximity to a bus stop that is located on the regional Broadway Corridor bus line(s) and the development’s sustainability incentives that are able to stack, noting that the conceptual Master Development Plan parking allowances were assumed at a rate for 1 to 2 bedrooms. A mixture of 221 surface spots, 37 tuck-under private garages (13 with tandem parking) and separate garage parking spaces have been proposed. The proposed parking complies with the ULUC. Any unit-mix modifications at the Site Plan will need to adhere to the parking ratios outlined in the ULUC, with any allowed reductions calculated into that final number.

f. **Streets.** The patterns, functional classifications, and cross-sections of streets within and adjacent to the development, along with the network of pedestrian and bicycle improvements;

The proposed development's major roadway connections include South Broadway (Major Arterial) to the East and E. Dry Creek Rd to the South (Minor Arterial that connects to Collector and Local Road system near the development). Consistent with the pedestrian connectivity and safety goals set forth by the Littleton Transportation Master Plan (TMP), the development is providing attached, 5-foot-wide sidewalks around each of the three buildings that connect to Dry Creek Circle, crosswalks to connect parking areas, and ADA connections at the accessible parking spots. Additionally, the project will provide 24 & 26 foot aisles between the parking spots and the building sidewalk paths. Safe pedestrian, bicycle, and parking facilities were considered in the design, as noted in the circulation plan provided on page 5 of the Conceptual Master Plan.

A Trip Generation Letter was provided by the developer to demonstrate the traffic impact this site would have on the surrounding network. The letter uses industry standard peak hour generation rates for its anticipated residents, developed by the Institute of Transportation Engineers (ITE). This method demonstrates that the development will have a minimal impact on the adjacent roadway network. The letter also includes the peak hour differential of the proposed multi-family residential from the office/commercial uses to the south in the Highline Professional Center. The traffic evaluation from the developer's engineer, Harris Kocher Smith (HKS) shows a total of 63 vehicular trips in the AM peak hour, and 67 vehicular trips in the PM peak hour. Traffic impacts will be further reviewed with additional engineering details that will be submitted with the Site Plan application. The trip generation information may be used in the future by other redevelopment in the area and along the Broadway corridor, to generate more accurate regional background traffic condition analyses.

g. *Common Open Space. General locations, means of continuity and connectivity, and the extent of common open spaces and amenities;*

The CM zoning district has a 25% open space requirement. The site data table found on page one (1) of the proposed MDP indicates compliance with the 25% open space requirement of the CM zoning district. The open space proposed for VRP: Dry Creek Circle is planned at 29%, more than the minimum standard. The project includes a landscaped courtyard, amenity space with a pool, buffers to the adjacent single-family residential development, an additional landscaped residential lot to the north for utility and pedestrian access to the neighborhood, and the perimeter landscaping. Greater detail regarding compliance with these requirements will occur at time of site plan.

h. *Environmental Protection. Areas of environmental protection and preservation, including floodplains and riparian areas, wetlands and water bodies, and vegetated areas.*

The proposed development is required to comply with the greenspace requirements of the ULUC and the stormwater requirements outlined in the City's stormwater criteria manual. The proposed development will raze two existing single-family residential homes. The site will be a new multi-family residential development. The current design meets the open space and greenspace requirements for CM in the ULUC. Greater detail regarding compliance with stormwater and utility design(s) will be required at the submission of the Site Plan.

i. *Phases. Phases and timing of development.*

The applicant is proposing one phase of development. The next step in the development process is to apply for a Detailed Site Plan that complies with the ULUC and the proposed Conceptual MDP.

Decision Criteria and Analysis:

Pursuant to Section 10-9-5.7(C) of the ULUC, there are four (4) decision criteria for a MDP (Conceptual):

1. Zoning District Conformance. The plan demonstrates compliance with the applicable zoning district and design standards.

The previously discussed general content provisions demonstrate conformance with the underlying CM zoning district regulations. Final compliance with the ULUC will be ensured at time of the Site Plan process.

2. Layout. The MDP demonstrates a site layout and circulation plan that is efficient relative to its context and location and is designed to achieve the intent and purpose of the underlying zone district.

Section 10-3-3.2.A governs the requirements for the Conceptual MDP as it relates to the green frontage requirements. The site is accessed from the Dry Creek Circle cul-de-sac, with the nearest major roadways being Broadway to the East and Dry Creek to the south. The single-family residential properties to the north of the project are accessed from W. Fremont Ave. The proposed development and its three proposed multi-family residential buildings reflect a green frontage, providing buffers to the single-family residential neighborhood to the north and the existing suburban commercial office uses in the Highline Professional Center to the south. The proposal meets the outlined setbacks in the ULUC, along with the other standards.

Section 10-3-3.2 provides street frontage standards for CM districts, and where impractical, these provisions may be subject to waiver requests at the sole discretion of the Director. The applicant currently meets the green frontage standards and is not requesting any waivers from the requirements.

A circulation plan has been provided on page three (3) and five (5) of the MDP plan set. That circulation plan shows pedestrian connections, bicycle parking and connections, traffic circulation, and fire turn radiuses. Automobile access to the site is from one location, off the end of the Dry Creek Circle cul-de-sac. Each of the three buildings has sidewalks that surround their buildings, crosswalks for safe passage, ADA connections from handicap parking spaces, and one pedestrian/utility/emergency access only connection through a single-family residential lot off W. Fremont Ave. that will remain greenspace, following the demolition of the structure.

It is staff's opinion that the proposed layout achieves the intent and purpose of the underlying zoning district by providing three buildings that addresses the surrounding developments with adequate site circulation for pedestrians, bicycles, and vehicles.

- 3. *Quality Design.* The MDP provides for high quality design of building architecture and landscape architecture to establish visual interest, aesthetic appeal, and a unique identity for the development including human-scale amenities, and integration of civic spaces for public interaction;**

The unique shape and location of the site for the proposed multi-family residential development, surrounded by existing development(s) on three sides, provides a development challenge similar to a double-frontage parcel. The 16 W. Dry Creek Circle site has only one entrance from the cul-de-sac and it provides a transition to the two adjacent uses, single-family residential on the north and suburban commercial/office on the south. The adjacent land use interface has created a unique development proposal. The development team has worked diligently to address feedback from each of its three (3) neighborhood meetings, often providing adjustments to the project design and landscaping. The building design is proposed to have a cultured stone primary material, with stucco and board and batton secondary materials. The design also includes articulation, balconies, varied roof design treatments and heights, garages at the ground level, and other high-level design features. It is staff's opinion the design showcased with the Conceptual MDP is a high-quality design for a rental product, providing for a quality product that will coordinate well with its development neighbors. The three proposed buildings provide for less density per building and it fits better with the scale of the existing neighborhood. The project has also exceeded the setback required for the bulk plane setback requirements, providing more solar access to the adjacent single-family residential neighborhood. The site also contains landscape and other open space amenity areas, along with adding a pedestrian connection to the adjacent neighborhood, providing better access to nearby schools and the Highline Canal.

Building elevations have been submitted with the Conceptual MDP. The depicted elevations indicate materials that comply with the ULUC. Preliminary review indicates compliance with the ULUC, however, additional detail will be required at time of the Site Plan submittal, for final verification of design and materials compliance with the ULUC.

- 4. *Natural Resources.* The VRP: Dry Creek Circle proposed Conceptual MDP identifies unique and desired natural features of the site in its design, including stepping down the buildings to align with the sloped topography, incorporating colors that blend with the natural landscape, and when possible, preserving and enhancing the natural landscape features.**

Most of the proposed site has remained undeveloped for decades, in its natural state. Conceptual landscaping and open space have considered improvements to the site to contain its run-off and design its stormwater protection to address any impacts on surrounding developments. The site is also incorporating a large open space on the parcel that is adjacent to the Highline Canal. Final landscape design and tree protection and preservation will be reviewed at time of the Site Plan review.

The developer has provided a Conceptual Drainage Report, for review by the City of Littleton, to consider its compliance with the City's Storm Drainage Design and Technical Criteria Manual. The report outlines the proposed development's ability to provide adequate onsite stormwater quality and detention facilities. A Final Drainage Report and detailed facility design will be completed with forthcoming Site Plan and Civil Plan submittals.

Staff Recommendation:

It is staff's opinion that the proposed Amendment to the Future Land Use and Character Map and the Conceptual MDP complies with the Zoning District and Decision Criteria and aligns with the Comprehensive Plan designation requirements. If the Future Land Use and Character Map Amendment and Conceptual MDP are approved, an administratively reviewed Site Plan would follow, refining the details of the site prior to any construction commencing.

Staff recommends conditional approval of the proposed Conceptual MDP for the VRP: Dry Creek Circle multi-family development, subject to the amendment to the Future Land Use and Character Map approval by the City of Littleton Council.

Economic Development Department Analysis:

Economic Development staff is supportive of the proposed residential project that will help supply increased demand for housing in the vicinity of several large development projects. New development at Littleton Village, Advent Health Littleton Hospital, and Mineral Place, to name a few, will create a greater need for rental housing, in particular. Staff's economic analysis of the proposed development concludes that the site is better suited to multifamily residential use due to market conditions, wherein office and commercial uses are not favorable in this location, evidenced by the fact that the site has never been developed given the site's limited visibility and access from primary arterial corridors. Given these characteristics, retail and commercial uses are highly unlikely to be successful in this location and therefore, Economic Development looks favorably upon the proposed residential project.

Public Works/Traffic Department(s) Analysis:

Engineering and Traffic has accepted the preliminary and conceptual documents as appropriate for approval of the Conceptual Master Development Plan (MDP). Note preliminary information has been submitted on these documents for the Conceptual Master Plan, with additional details to be submitted with the Detailed Site Plan. Additional detail and full design will be required at the site plan application and review in the future. Other detailed documents will be reviewed at that time, including: Final Drainage Study, Final Sanitary Sewer Study, Final Traffic Study – including impacts, Final Pond Outfall Calculations, required Environmental Assessments, and any other requested detailed reports.

REFERRAL ENTITY COMMENTS:

The following entities received referral letters regarding the applications: Arapahoe County, Arapahoe County Public Health, CenturyLink, Comcast, Denver Water, Littleton Schools, South Metro Fire and Rescue, South Suburban Parks and Recreation, United States Postal Service, Mile High Flood, Valley Sanitation, and Xcel.

The applicant has worked closely with all outside agencies on any outstanding comments and have addressed all of the comments or the agencies have conditionally approved the VRP: Dry Creek Circle Conceptual MDP.

PLANNING COMMISSION OPTIONS:

1. Future Land Use and Character Map: Pursuant to Section 10-9-4.5.D, the Commission shall recommend approval, approval with conditions, or denial to the City Council of the proposed amendment to the Future Land Use and Character Map of the City's Comprehensive Plan for the site.
2. Conceptual Master Development Plan: Pursuant to Section 10-9-5.7(C), the Commission shall approval, approval with conditions, or denial of the proposed Conceptual Master Plan for VRP: Dry Creek Circle at 16 W. Dry Creek.

STAFF RECOMMENDATION:

Staff recommends the following:

- 1) Approval of PC Resolution 09-2024 - Recommending Approval of the Amendment to the Future Land Use and Character Map from Suburban Commercial to Suburban Residential Multi-Family.
- 2) Conditional Approval of PC Resolution 07-2024 – VRP: Dry Creek Circle - Conceptual Master Development Plan