

December 6, 2014

Members of the Littleton City Council
And
Glen VanNimwegan
Community Development Director
City of Littleton
2255 W. Berry Avenue
Littleton, CO 80165

Regarding:

Proposed Amended General PDP Oakbrook property
PDP Safeway Oakbrook shopping Center
Lot 5, Block 1, Safeway Oakbrook shopping Center
Case No. SDP 11-0012

This letter is submitted at the request of Eric and Mary McGlone who resides at 517 E. Phillips Drive North in Littleton regarding the proposed assisted living development on the subject property.

We have been informed that the current applicant for the development on this property is requesting an amendment to the approved PDP to allow an increase to the allowed building height. We believe that the height stipulated in the property PDP and the City of Littleton zoning code which sets the building height at 30 feet be upheld. An increase in the allowed height will create a negative result with the established single family development directly to the east of the subject property.

As stated on the approved Site Development Plan for this property, which was approved by City Council and recorded in 1983:

- Site development requirements:
 1. Building height
 - Parcel 1B commercial - 30' maximum height.
- The statement of development objectives: one of the major objectives to evolve from the development of this Project is the desire to be sensitive to the adjacent neighborhood.
- Small scale/low density: The development of the Project adjacent to the residential use is designed to be in scale with the neighborhood.
- Building Heights: the height of the buildings in Parcel 1A and 1B is designed to gradually increase as you move away from the neighborhood.

The intent of the zoning criteria for PD-C zoned development districts defines the goals of this zoning district.

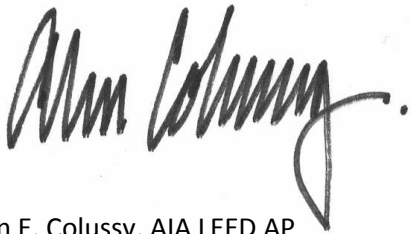
As stated in the zoning code 10-2-23 PD Planned Development District:

It is the intent of the council to:

1. Encourage more creative and effective use of land and public or private services, and to accommodate changes in land development technology so the resulting economies benefit the community.
2. Encourage innovation and efficiency in residential development to meet the growing demands for housing of all types and design for persons of any social or economic status,
3. Encourage innovative development or redevelopment of all land uses to meet the contemporary needs of the community or redevelopment of all land uses

We feel that the proposed assisted living development use at this location is sound and supportive of the housing needs of the community, and a good addition to the established neighborhood. We do take exception with the applicant's proposal to increase the building height above the allowed height of 30' by over 58.8%. We are of the opinion that this assisted living project is a commercial enterprise and should conform to the height criteria as stated in the recorded 1983 site development plan for this property of 30' maximum height. Any increase above the allowed height severely denigrates the environment of the existing neighborhood to the east and severely compromises views of the Front Range from the neighborhood if this project is allowed to proceed as it is currently structured. We ask that the council not approve the proposed amendment to allow greater building height at this location.

Thank you

A handwritten signature in black ink, appearing to read "Alan Colussy", with a stylized flourish at the end.

Alan E. Colussy, AIA LEED AP
Principal
Gkkworks
201 Broadway
Denver, CO 80203

Cc: David Clinger, David Clinger and Associates