



Community Development & Public Works
 2255 West Berry Avenue
 Littleton, Colorado 80120
 Phone: 303-795-3748
 www.littletongov.org

Development Application

Form must be complete and accompany all submittal materials and fees.
 Incomplete applications will not be processed.

APPLICANT/REPRESENTATIVE: Platte 56, LLC	ADDRESS: 1660 S. Albion Street, Suite 200 Denver, CO 80120 PHONE: (303) 628-0200 CELL: (303) 919-0483 EMAIL: jeremy@centraldevelopment.com	SIGNATURE: NAME: Jeremy Records TITLE: Manager
OWNER(S) OF RECORD: Platte 56, LLC	ADDRESS: 1660 S. Albion Street, Suite 200 Denver, CO 80120 PHONE: (303) 628-0200 CELL: (303) 919-0483 EMAIL: jeremy@centraldevelopment.com	SIGNATURE: NAME: Jeremy Records TITLE: Manager
ENGINEERING FIRM (if any): Redland	ADDRESS: 1500 Canal Court Littleton, CO 80120 PHONE: (720) 283-6783 CELL: (303) 517-2464 EMAIL: mcevaal@redland.com	CONTACT PERSON: Mark Cevaal TITLE: Sr. Project Manager

Parcel ID Number	2077-08-4-12-004 & 2077-08-4-12-005
Parcel Address or Cross Streets:	5000 S. Prince Street
Subdivision Name & Filing No.:	Tracts B and D, Block 2, River Side
Related Case Numbers: (GPDP, Rezoning, and/or Plat)	APD16-0001, SDP 16-0017

	EXISTING	PROPOSED
Zoning:	Riverside GPDP 2nd Amendment PD-R Zone	Riverside GPDP 2nd Amendment PD-R Zone
Use:	Multi-Family and Accessory Uses	Multi-Family and Accessory Uses
Project Name:	Platte 56	Platte 56
Site Area (Acres):	2.997	2.997
Floor Area Ratio (FAR):	N/A	N/A
Density (Dwelling Units/Acre):	19/Ac	18.5/Ac
Building Square Footage:	N/A	N/A

CASE TYPE			
<input type="checkbox"/> Site Development Plan	<input type="checkbox"/> General Planned Development Plan	<input type="checkbox"/> Administrative Plat or Replat for One or Two Lots	<input type="checkbox"/> Variance: Minor/Major/Sign
<input type="checkbox"/> Site Development Plan Amendment	<input type="checkbox"/> General Planned Development Plan - Administrative Amendment	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Board of Adjustment Appeal
<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> General Planned Development Plan - Major Amendment	<input checked="" type="checkbox"/> Final Plat	<input type="checkbox"/> Certificate of Historic Appropriateness
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Planned Development Overlay	<input type="checkbox"/> Floodplain Development (Use by Special Exception)	<input type="checkbox"/> Historic Landmark Designation
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Other:		

Concept Meeting Date: 01/27/2011 Concept Meeting Planner: Andrea Mimnau Concept Meeting Engineer: Bert Whitaker

THIS SECTION FOR OFFICE USE ONLY		
Case No: MA17-0003	Planner: AMIMNAUGIT	Engineer: Bert Whitaker
Date Received: 3-8-17	Date Processed:	Initial Review Due:

This application shall be submitted with all applicable application fees and submittal requirements. Incomplete applications will not be accepted. Submittal of this application does not establish a vested property right. Processing and review of this application may require the submittal of additional information, subsequent reviews, and/or meetings, as outlined in the City of Littleton Municipal Code and operating standards. A neighborhood meeting is required for all applications that require a public hearing.



GREEN LEAF
P A R T N E R S

March 9, 2016

Ms. Anastasia Urban
Development Services Manager
Department of Community Development
2255 W Berry Ave
Littleton, CO 80120

**PUD AMENDMENT, SITE DEVELOPMENT PLAN, AND RE-PLAT AUTHORIZATION FOR TRACTS B AND D,
BLOCK 1, RIVER SIDE**

Green Leaf Riverside II, LLC ("Green Leaf") as fee title owner of Tracts B and D, Block 1, River Side, Littleton, Colorado (the "Property"), hereby authorizes Jeremy Records with Central Development to act on behalf of Green Leaf in processing the PUD Amendment, Site Development Plan, and Re-Plat relating to the Property. Please feel free to contact me should you have any questions regarding this authorization.

Michael O'Neil

Owner - Greenleaf Riverside II



March 22, 2016

Ms. Andrea Mimnaugh
Community Development – Littleton
2255 W Berry Ave
Littleton, CO 80120

RE: Description of Objectives

Dear Andrea,

Central Development is proposing to develop a town home project at 4957 South Prince Street. As currently designated, 4957 South Prince Street is located in a business zone district, PUD-C. However, Chapter 10-12-1 of the Amendment procedure provides a mechanism to change the zoning even if the proposed use is not consistent with the comprehensive plan provided the particular area at issue has demonstrated “changed or changing conditions”. This has been discussed in the “Declaration of Public Policy for Rezoning”.

The approximately 3 acres at 4957 South Prince St has sat vacant for decades and has not attracted the attention of any retail users. This is due to three overriding physical limitations. 1) The Walgreens that was developed on Bellview blocked the visibility to the site. Limiting the street visibility dramatically reduces the retail viability of the site. 2) Prince is a dead end and has limited traffic counts. Retail likes high traffic counts and a major road. 3) The surrounding retail has saturated the market and leaves few categories unserved. This is a positive for Littleton as it provided tax revenue. By changing the zoning from PUD-C to PUD-R you will increase the immediate population of the area adding additional shoppers who will spend money in the existing retail and thus increase Littleton’s tax base.

4957 S Prince St has sat vacant and has been passed by developers as the surrounding area was developed. Now is the time to complete the Bellview corridor by adding housing and supporting the development that has already occurred.

Sincerely,

CENTRAL DEVELOPMENT, LLC

Jeremy Records
Principal
cc: Brad Cushard

