

Littleton Retirement Residence Preliminary Project Plan Process (P4) Project & Application Summary

I. INTRODUCTION

It is the intent of the developer to utilize the P4 (Project Development Plan Process) to facilitate the Major Amendment of the Littleton Village GPDP in the development of this site for an Elderly Congregate Housing Facility.

Site Description

The subject parcel is a 3.062-acre site known as Parcel H of the Littleton Village General Planned Development Plan in Littleton, Colorado. It is located on the South side of E Freemont Ave, West of the Littleton Village Park. The proposed site is an irregular "L" shape which fronts E. Freemont Ave.

Abutted by:

Future residential condominiums to the East
Littleton Village Park (Tract "F") to the Southeast
Village Park Drive to the South
S. Sherman Street (Future Commercial / Retail) to the West

Current Zoning: Littleton Village – General Planned Development Plan PD-C

Current Use: Vacant Undeveloped Site

Parcel ID: Lot 1, Block 2, Littleton Village (Parcel H)

Acreage

The parcel is 3.062 acres (133,399 sq. ft) in size and is currently undeveloped.

Proposed Use

Hawthorn Retirement Group is proposing an age-restricted (60 years and older) 142-suite elderly congregate housing facility as defined in the Littleton Zoning Regulations as:

CONGREGATE HOUSING: A residential facility for more than eight (8) elderly and/or handicapped persons within which are provided living and sleeping facilities, shared food preparation service and major dining areas and common recreation, social and service facilities for the exclusive use of all residents. Such facilities may include full or part time domestic or medical assistance for the residents.

Congregate Housing is an allowed use on Parcel H under the Category 2 Allowed Uses of the Development regulations of the Littleton Village GPDP.

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II. SUMMARY OF EXHIBITS

Included in this package are a series of exhibits addressing different aspects of the proposed project.

1. **Letter of Intent & Justification** – summarizes the project and outlines the requested PD amendments
2. **Proposed Development Narrative** – provides detail on the unique Hawthorn senior living model and summarizes the proposed development.
3. **Hawthorn Development Package** – a visual summary of the Hawthorn senior living model, the provided resident services, suite designs, and amenities provided.
4. **Use Analysis** – explains the different senior housing uses within the Littleton Zoning Regulations and why Congregate Housing is the appropriate use.
5. **Parking Analysis** – explains the developments parking needs.
6. **Comprehensive Plan Analysis** – outlines how the development conforms and complements the Goals of the Citywide Plan – 2014 City of Littleton Comprehensive Plan