



Staff Report

Meeting Date: April 22, 2019
Planner: Andrea Mimnaugh, Senior Planner

APPLICATION SUMMARY

Case Number: PDO18-0002

Application Type: Planned Development Overlay (PDO) Amendment

Location: 5546-5548 S. Sycamore
(E. side of S. Sycamore St. Btw. W. Powers Ave. and W. Berry Ave.)

Size of Property: 6,011 Sq.ft. (2 parcels)

Existing Zoning: CA (Central Area) with PDO Overlay

Proposed Zoning: CA

Applicant/Owner: David Deveau, NBD Capital Group LLC

Project Description: Remove the overlay district for two properties within the 5546-5556 S. Sycamore PDO, and making the CA zoning district regulations govern the property

PROCESS:

- Planned Development Overlay
(approval, denial, or tabled to a date certain by planning commission at April 22, 2018 public hearing)
- Site Development Plan (required for any future development consisting of more than one dwelling unit per parcel)
(administrative review and approval)

A planned development overlay requires a quasi-judicial decision in conformance with the City of Littleton Rules of Procedure for Quasi-Judicial Proceedings.

If the proposed planned development overlay amendment is approved, the next step in the development review process is a site development plan (SDP) in order to approve the physical development on the site and ensure compliance with the PDO and the Littleton Downtown Design Standards. Technical issues such as drainage, grading, and utilities are also reviewed during the site development plan review. If the proposed PDO Amendment is denied, any future SDP for the property must meet all approved standards of the existing PDO and other applicable codes.

LOCATION:

The subject parcels within the PDO are addressed at 5546-48 S. Sycamore Street in Downtown Littleton between W. Powers Avenue and W. Berry Avenue.

Aerial MAP



Figure 1.
Aerial Map

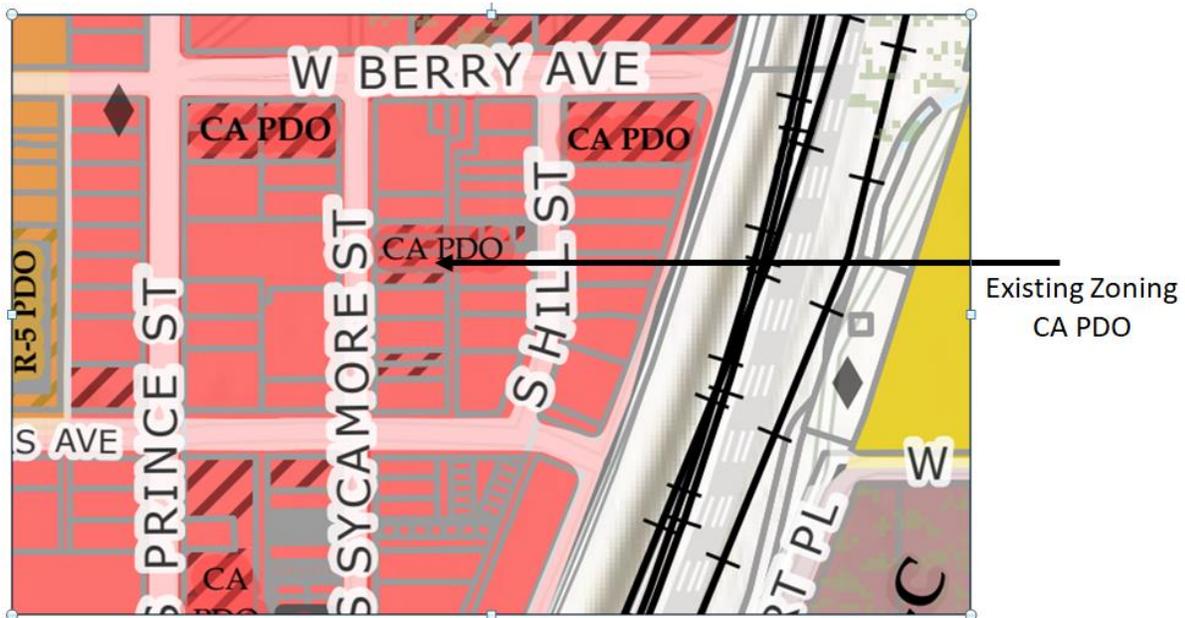


Figure 2.
5546-48 S. Sycamore Street Zoning: CA PDO

BACKGROUND:

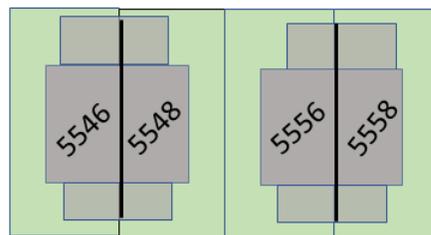
In 2016, a PDO was approved by the Planning Commission for two residential duplexes on 4 parcels at 5546-56 S. Sycamore Street in the Downtown Neighborhood. Approval of the PDO set forth the following zoning and design requirements:

1. a reduced setback of 9-ft. where an 18.5 setback was required;
2. architectural design that references traditional design elements of the early 20th century; and
3. a maximum of 15 du's per acre, or 4 units.

Following PDO approval, a site development plan (SDP) was approved for one of the duplexes on 2 of the 4 parcels. Construction was recently completed. The remaining two parcels have no SDP approval.

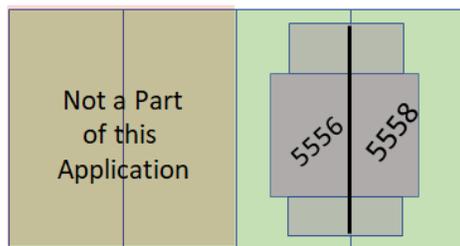
Recently, the unbuilt parcels were sold. The new owner is seeking to eliminate the PDO to develop the parcels under CA zone district. The diagrams in Figure 3, below, illustrate previous approvals and the current request.

PDO Approval October 7, 2016



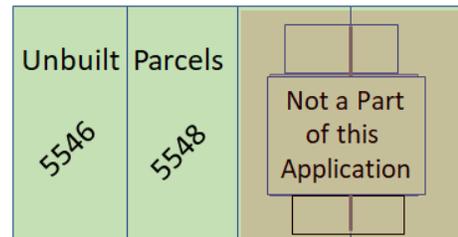
S. Sycamore Street PDO Approved for 2 duplexes (4 units total)

SDP Approval, October 8, 2016



5556 & 5558 S. Sycamore Street SDP Approval Building Permits were Issued Project Now Complete

Current Application:



Request to Eliminate Two Unbuilt Parcels, 5546 & 5548 S. Sycamore, from the PDO for Future Development Under CA Zone District

Figure 3.
Diagrams of previous applications and the current application
For 5546-56 S. Sycamore Street

APPLICATION DETAILS:

The request is to eliminate two of the four parcels from the 5546-5556 S. Sycamore Street PDO for the purpose of developing under the CA zone district without the provisions and restrictions approved with the PDO.

The applicant has provided an illustrative plan for future development, as shown in Figure 4, below. The plan contemplates a residential four-plex that has 2 front-facing units and two units accessed off of a private driveway accessed from the alley located at the rear of the lot. Note that the illustrative plan has not been reviewed for compliance with city regulations with this application. A complete review of zoning regulations, the Downtown Design Standards and all other applicable requirements will be completed for any future SDP submittal. Note that there are no variations to the underlying zone district or the PDO that are being requested with this application.

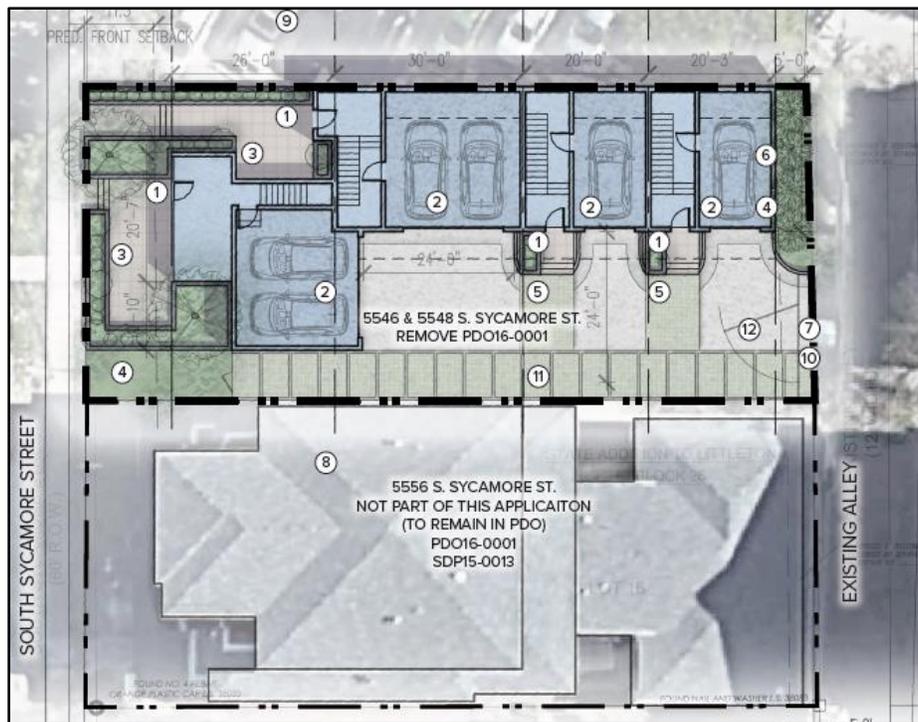


Figure 4.
Illustrative Plan for
Future Development under CA zoning

STAFF ANALYSIS:

Per Section 10-9-11, Littleton City Code (LCC), the procedure for amending a PDO shall be the same as prescribed for in the original approval. Because the proposed amendment requests to eliminate parcels from within the boundary, the staff analysis addresses the following criteria:

- The remaining portion of the PDO must meet all zoning and design requirements of the PDO, as approved; and
- The 2 parcels proposed for elimination from the PDO must:
 - demonstrate special attention to creative, high quality design; and
 - reinforce and complement Citywide and neighborhood design goals and objectives.

Analysis of PDO requirements for the remaining parcels within the PDO

The table below lists PDO requirements and how they are met with the remaining 2 parcels within the PDO.

| Compliance with PDO standards for the Remaining Parcels within the PDO | | |
|--|---|---|
| | PDO Requirements | Remaining Parcels Within the PDO |
| Minimum Unobstructed Open Space | 10% | 18.24% |
| Density | Up to 15 du/acre | No change to original requirement |
| Maximum Number of Dwelling Units | 4 du's for the overall PDO (12,022 sq.ft total land area) | 2 du's for remaining parcels (6,011 sq.ft. total land area) |
| Design Requirements | Consistency with approved design standards | No change to original requirement |

The remaining parcels in the PDO have been developed in compliance with the approved SDP. In the above table, the PDO standards have been met or exceeded with the actual development. This criterion has been met.

Demonstration of high quality design

In its approval of the PDO in 2016, the Planning Commission made a determination that the application demonstrated high quality design, as depicted in the elevations on the PDO plan. The constructed duplex is consistent with the prescribed design and the elimination of two parcels will not have an impact on its design. The parcels eliminated from the PDO will be subject to additional design criteria adopted by city council since the 2016 PDO approval. The following development standards are now in place:

- Open space requirements were doubled for residential development in the CA zone in May, 2018. Minimum unobstructed open space is now set at 20 percent. The previous requirement was 10 percent.
- The Littleton Downtown Design Standards and Guidelines were modified such that all guidelines became standards. This change result is resulting in development that is substantially more consistent with the desired character of the Downtown

Neighborhood, as defined by the Design Standards. The design standards touch on urban design, architectural design, building materials and landscaping.

The above requirements will generate a high quality design. This criterion appears to be met.

Citywide and Neighborhood Design Goals and Objectives

Citywide and neighborhood design goals and objectives that are met with the PDO amendment application are the following:

Citywide Plan:

- Policy 4.3: Encourage high quality design, architecture, landscape architecture, and public art throughout Littleton
- Policy 4.4: Encourage “architecture of place” and small, independent businesses that differentiate Littleton from nearby municipalities.

Downtown Neighborhood Plan:

- LU-3: The existing character of the Old Downtown Neighborhood should be preserved.
- HP-2: New construction, redevelopment, and rehabilitation of historic structures should complement downtown’s historic character.
- HP-2a: Apply the adopted design standards and guidelines to all new construction, redevelopment, and rehabilitation of historic structures.

Due to the adopted Downtown Design Standards and the increase in provision of open space, residential development in the CA zone is better supporting the design goals and objectives of the city’s Comprehensive Plan. The PDO amendment application appears to meet this criterion.

NEIGHBORHOOD OUTREACH & PUBLIC NOTICE:

The applicant conducted a neighborhood meeting on December 18, 2018. Mailed public notice of the Planned Development Overlay Amendment proposal was sent to all property owners within 700 feet of the site. Notice of a public hearing was posted on the subject property and city locations in advance of the October 22, 2018 planning commission meeting in compliance with the city’s public notice requirements.

OUTSIDE REFERRAL AGENCIES:

There were no referrals sent out on this application.

STAFF RECOMMENDATION:

In staff’s opinion, the proposed application complies with the requirements of LCC Title 10, Chapter 9. Staff therefore, recommends approval of PC Resolution 07-2019, approving the removal of the PDO for the subject property.