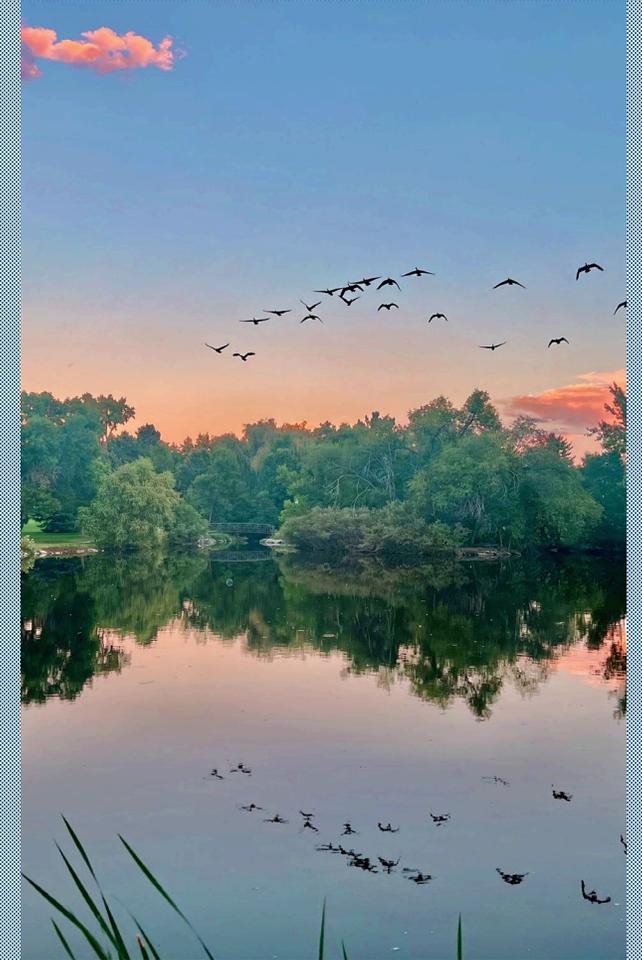


5850 S. WINDERMERE ST. HEIGHT VARIANCE

VAR25-0008 (AAC RESOLUTION 01-2026)

Jesse Sheets, AICP
Planner II

FEBRUARY 18, 2026



AGENDA

Requested Action

Application Details

Review Criteria and Analysis

Recommendation, Actions, and Alternatives

REQUESTED APPEALS AND ADJUSTMENT COMMISSION ACTION

- **Consideration of variance request:**
 - Allow for a maximum height of 32.91 feet for the proposed town home development located at 5850 South Windermere Street, where the maximum permitted height for town homes is 30 feet.

LOCATION DETAILS

Source: Nearmap.com 9/2025



- Located south of Littleton Boulevard
- Northeast Corner of S. Windermere St. and W. Shepperd St. extending to S. Datura St.
- Proposed town home development featuring 66 for-rent units with varying floorplans
- Zoning: Multi-Family Residential (MFR)



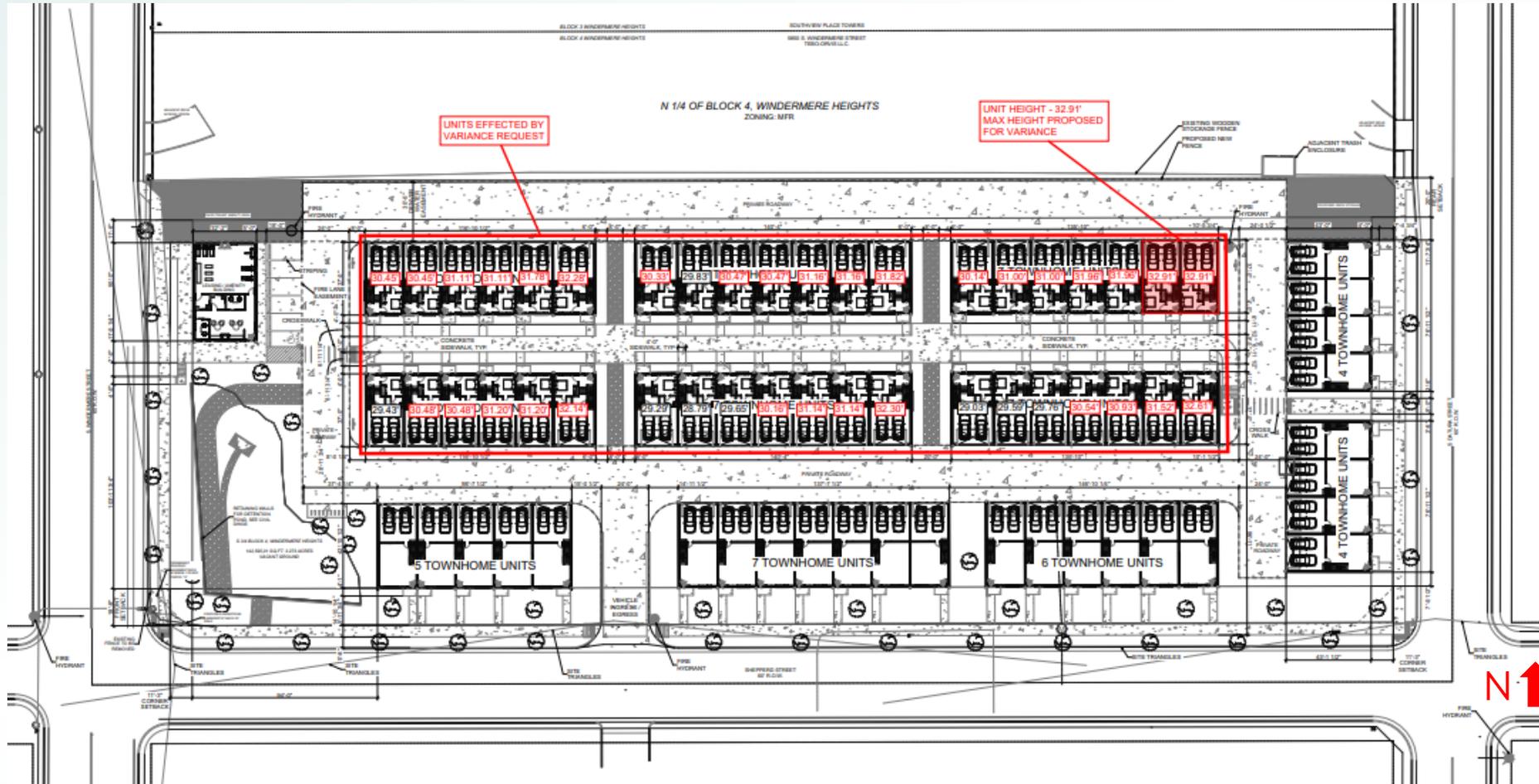
LOCATION DETAILS

Source: Google Maps street view 7/2021



View of the parcel from the NE corner of S. Windermere St. and W. Shepperd Ave. looking east towards S. Datura St.

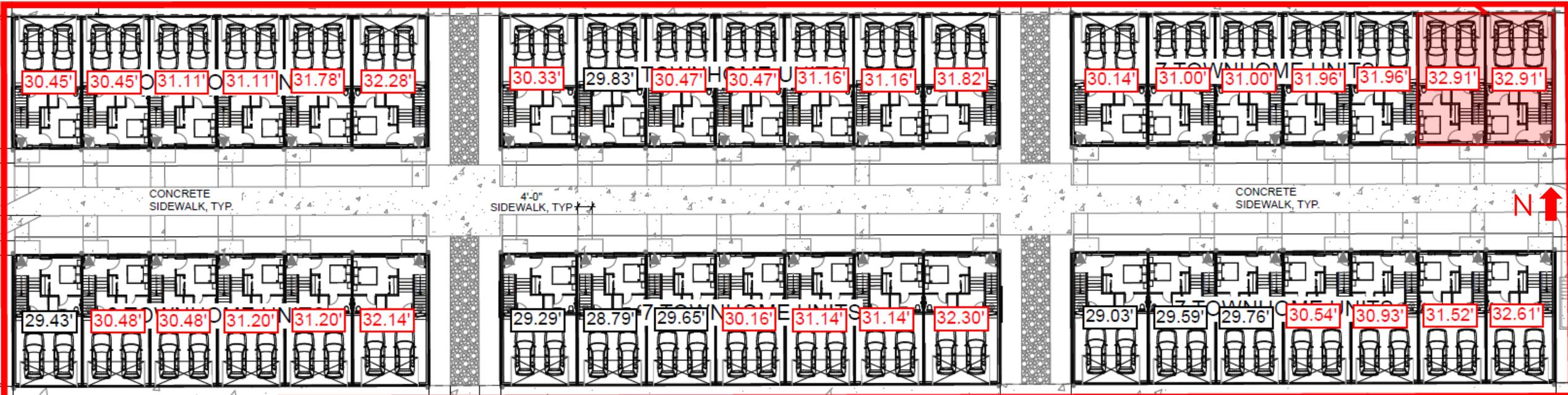
APPLICATION DETAILS



- 3-story units interior to the site have heights that extend slightly beyond the permitted 30-foot maximum, with the tallest unit height shown being 32.91 ft.

APPLICATION DETAILS

- 6 interior buildings proposed on the site have 3-story units with heights that exceed the 30-foot maximum for townhomes in the MFR zone district.
- 32 of the 66 proposed town home units show heights beyond the required 30 ft. maximum



APPLICATION DETAILS



3 SITE - NORTH
SCALE 1" = 30'



1 SITE - SOUTH
SCALE 1" = 30'



4 SITE - EAST
SCALE 1/4" = 10'



2 SITE - WEST
SCALE 1/4" = 10'

- Site conditions feature a sloping grade
- Other permitted multi-family development options include apartment buildings, cottage court, duplexes, multiplex buildings, and mixed-use development featuring residential above non-residential uses.

SITE RENDERINGS

- Eastern and Southern property lines feature a 2-story product along the street to help transition the proposed development into the existing neighborhood.
- 3-story units interior to the site have varying heights, some of which extend slightly beyond the permitted 30-foot maximum.



View looking west across S. Datura St.



View looking north across W. Shepperd Ave.



View looking east across S. Windermere St.

REVIEW CRITERIA AND ANALYSIS

	Request
Undue hardship	X
Physical hardship	✓
Hardship not created by applicant/owner	X
Minimum necessary	X
Special privilege	✓
Public health, safety, and welfare	✓

RECOMMENDATION, ACTIONS, AND ALTERNATIVES

- **Staff recommendation**
 - AAC Resolution 01-2026 - Deny
- **Actions and alternatives**
 - Approve
 - Approve with Conditions
 - Denial
 - Continue to a Date Certain