



**AutoNation Ford Littleton
8252 S. Broadway
Littleton, Colorado**

Owner: AutoNation
Chip Sabadash
200 SW 1st. Ave.
Fort Lauderdale, FL 33301

Owner Rep.: Commercial Building Services
Steve More
7561 S. Grant St. A-4
Littleton, CO 80122
303.730.3001

Project Description

The above-mentioned project is currently operating as the AutoNation Ford Littleton dealership and is located at 8252 S. Broadway. AutoNation also owns a piece of property to the east on the main site and currently uses the parking lot as overflow and employee parking. The current Planned Development (Safeway Oakbrook Shopping Center – Parcel 1A) recorded with the City of Littleton does not allow the parking (storage) of new vehicle inventory and off-site parking of customer vehicles. The owner is requesting an amendment to the PD-C Development Standards to delete the language in Note 1., "New vehicle inventory storage and off-site parking of customer vehicles is prohibited"

The owner hosted a neighborhood on the evening of May 10, 2017. Invitations were sent to residents and HOA officers within a 700' radius of the property in question.

We only had two people from the area attend. One attendee's son owns a business that fronts Grant Way and they are hoping that this might reduce on-street parking. I told him maybe, but most of that parking was from the Mercedes store. The other attendee is the owner of the corner house at Philips Ave and Logan Drive. He was upset that promises made by the original developer were not kept. After we visited for a while he listed his complaints of what he wanted to see done to the lot to get his approval. We thought his concerns were reasonable.

Major items were:

1. Gates at all three entrances
2. Repair of the fence that separates the lot from the neighborhood

3. Regular landscape maintenance
4. No trespassing signs post on the property
5. Repair of the masonry fence in the southeast corner
6. Security lighting to be re-lamped and adjusted (if necessary) so that it does not shine in the neighbors windows

He would also like to see “smaller cars” parked in the southeast corner so that his view is not blocked. AutoNation representatives indicated that this would not be a problem.

We asked both participants if they would support our application if we made these changes and both indicated that they would.

Based on the results of this meeting, AutoNation would like to proceed with the process to amend PUD language to allow for the use of this lot for both employee parking and new car storage.