



Delaware and Powers Development Rezoning and Planned Development Plan

Ordinance 29-2019

December 17, 2019

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Requested City Council Action

Applicant request for council approval of

- Rezoning
- Planned Development Plan

At 241 W. Powers Avenue

- Rezone 8.8 acres from I-1 and I-1 PDO to PD-R
- for development of up to 85 single family homes



Process

- **Rezoning and Planned Development Plan**
 - (approval, denial, or tabled to a date certain by city council at tonight's hearing)
- Subdivision (approval by city council)
- Site Development (administrative review and approval)

Application Details

Project Location

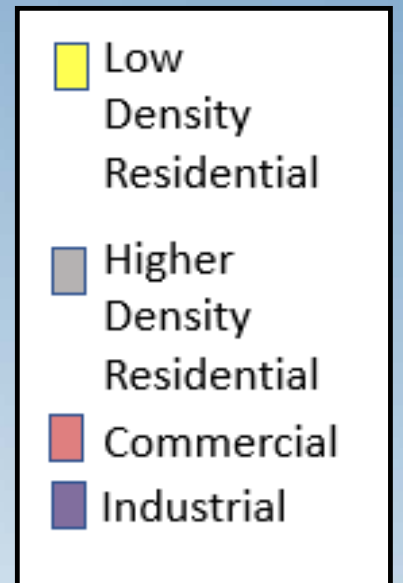
- Progress Park Neighborhood
- Delaware and Powers Street



Application Details

Surrounding Land Uses

- Undeveloped portion of the Norgren Company
- Industrial on the north
- Multi-family development on the west, south and east



Application Details

Planned Development Plan Proposed Zoning and Design Standards

- 8.8 acres (10.047 acres total)
- Maximum 85 Homes
- 10 dwelling units per acre
- Pocket Park
- Landscaped Buffer on North of 25 feet
- Internal pedestrian circulation
- Total of 50 percent open space
- Street Trees
- Guest Parking



Application Details

Planned Development Plan

Proposed Zoning and Design Standards

- Maximum height 35 ft / 45 ft with rooftop deck
- Minimum side yard setback 3 ft
- Minimum distance between homes 6 ft
- Contemporary design
- Vertically oriented windows
- Brick, Stone veneer, tile and stucco



Planned Development Plan Criteria

Adequate

- Utilities
- Transportation network
- Drainage systems
- Open Space
- Minimize impacts to existing and future development.

A Dynamic Littleton – Policies

1.1 1.6 Encourage housing

1.6 redevelopment potential of blighted properties

Progress Park Neighborhood Plan

Goal 2:

- Limit high-density residential development
- Limit commercial / industrial encroachment

Review Criteria & Analysis



Review Criteria & Analysis

- Rezoning Criteria:

Consistency with the 2014 Comprehensive Plan



Consistent with PD-R Zoning Criteria



Recommendation for Approval



Recommendation / Conclusion

Planning Commission recommendation:

- Approval with three conditions
- Conditions addressed in revised plans

Staff recommendation

- Approval