



Staff Report

Meeting Date: November 13, 2023
Planner: Jerad Chipman, AICP Senior Planner

APPLICATION SUMMARY:

Project Name: Mineral Town Center Rezoning, Future Land Use and Character Map Amendment, and Subdivision Filing No. 1 Preliminary Plat

Case Numbers: AMF23-0002, REZ23-0002, and MAJ23-0006

Application type: Rezoning, Future Land Use and Character Map Amendment, and Preliminary Plat

Location: 700 W Mineral Ave., which is generally located at the Southwest corner, W. Mineral Avenue and SouthPark Terrace.

Size of Property: 63.274 acres

Zoning: IP Industrial Park

Applicant: RIG Mineral, LLC.

Applicant's Representative: Grant Nelson, Republic Investment Group

Owner: Qwest Corporation C/O Lumen Technologies

Applicant Request: 1) Approval of a Future Land Use and Character Map amendment from Suburban Business Park to Suburban Residential Multi-Family for 17.420 acres of the site.
2) Approval of a rezoning from Industrial Park (IP)/Planned Overlay District (PL-O) to Multi-Family Residential (MFR) for 17.420 acres of the site.
3) Approval of the proposed Mineral Town Center Subdivision Filing No. 1 Preliminary Plat to preliminarily subdivide the 63.274-acre property into two lots, two tracts, and associated rights-of-way.

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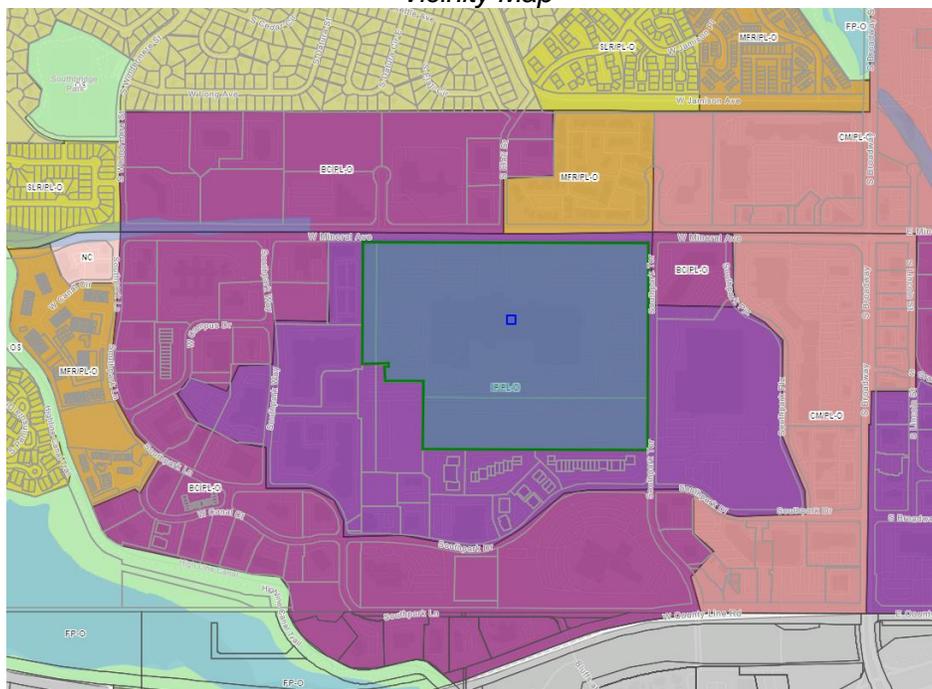
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LOCATION:

The 63.274-acre site is located at the southwest corner of W. Mineral Avenue and SouthPark Terrace. The vicinity map below shows the location of the highlighted subject property (outlined in green).

Vicinity Map



PUBLIC NOTICE REQUIREMENTS AND PROCESS:

Pursuant to Section 10-9-3.5 of the Unified Land Use Code (the “ULUC”), notice of public hearings shall be given in accordance with Table 10-9-3.9.1, which states, in part, for the relevant applications before the Commission:

Table 10-9-3.9.1 Development Review Summary							
Development Application	Pre-App Required	Neighborhood Meeting	Review and Decision		Public Notice	Expiration (10-9-3.8)	Applicable Standards
			Review/Recommend	Decide			
CDD = Community Development Director; PC = Planning Commission; CC = City Council; HPB = Historical Preservation Board; BOA = Board of Adjustment; BBoA = Building Board of Appeals; [] = Public Hearing Required							
Amendment to the Future Land Use and Character Map	✓	✓	1st: CDD 2nd: PC	[CC]	M Po, and as re- quired by state law		

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Code / Zoning Amendments							
Rezoning or Zoning Map Amendment (Sec. 10-9-4.1)	✓	✓	1st: CDD 2nd: [PC]	[CC]	Pu M Po	None	

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CDD = Community Development Director; PC = Planning Commission; CC = City Council; HPB = Historical Preservation Board; BOA = Board of Adjustment; BBoA = Building Board of Appeals; [] = Public Hearing Required							
Preliminary Plat (Sec. 10-9-7.3)	✓		CDD	[PC]	Pu M Po	1 year ²	Chapter 6

Pu = Published in newspaper 10 days prior to public hearing in accordance with Section 10-9-3.5
Po = Sign posted on property 10 days prior to public hearing in accordance with Section 10-9-3.5
M = Mailed notice to adjoining property owners or property owners within a specified distance of the subject property 10 days prior to public hearing in accordance with Section 10-9-3.5

Section 10-9-3.5 of the ULUC requires that any notice provided by mail, shall be provided through the United States Postal Service to all addresses, units, and property owners located within 700 feet of the property. If there are any homeowner’s or other owner associations within 700 feet of the property, then notification need only be sent to the association’s designee. Further, and only with specific regard to applications for approval of a preliminary plat under Section 10-9-7.3.D of the

ULUC, notice of the public hearing must be provided to any mineral estate owners of the property in accordance with C.R.S, Title 24, Article 65.5.

In accordance with the ULUC provisions regarding public notice, staff notified all addresses, units, and individual property owners and residents within 700 feet of the site at least ten (10) days in advance of the November 13, 2023 hearing date. In total, staff sent 338 notification cards to property owners and residents within the notification boundary. In addition, the South Park Owners Association was notified by mail.

Further, in accordance with Section 10-9-7.3 of the ULUC, the Applicant provided notice, through certified mail, of the public hearing for the preliminary plat to the following mineral estate owners: 1) RME Petroleum Company c/o Anadarko Petroleum Corporation; and 2) RME Land Corp. c/o Anadarko Petroleum Corporation. The notices to the mineral estate owners were provided on or about October 9, 2023, which is at least thirty (30) days in advance of the scheduled public hearing.

BACKGROUND:

The subject property has experienced several different uses since it was first developed. The site currently consists of three parcels and was originally intended to be used for heavy industrial/manufacturing. The subject property was subsequently renovated to accommodate an office use. The current owner of the property, Qwest Corporation C/O Lumen Technologies, no longer requires the property and is under contract with the applicant to purchase the property. The applicant currently has three (3) requests before the planning commission. Each request is discussed in detail in separate sections of this report. Additionally, there are three agenda items and proposed resolutions; however, only one report will cover all the agenda items as the items are closely linked.

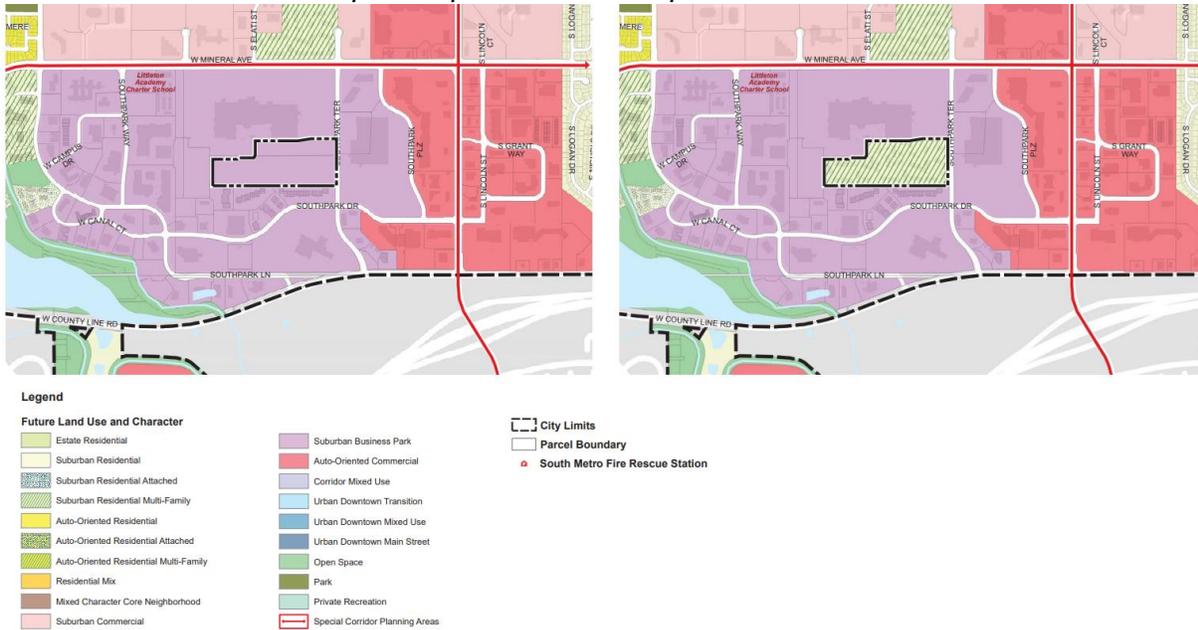
The applicant has indicated their intention to have two different use categories for the site: 1) commercial uses are proposed for the northern portion of the site; and 2) multi-family residential is proposed for the southern portion of the site. The entire site is currently regulated by a Planned Development Overlay (“PL-O”) and zoned IP/PL-O. The PL-O allows for commercial, office, health care, parking, gas stations, restaurants, theaters, distribution facilities, and light industrial uses. The northern portion of the site is proposed to be developed with commercial uses as allowed utilizing the PL-O. As the site is currently zoned IP/PL-O, a rezoning and corresponding future land use and character map amendment is required to utilize that southern portion of the site proposed for multi-family residential development. Additionally, a preliminary plat application was submitted by the applicant to combine the existing three parcels, and subdivide the site into two lots, two tracts, and right-of-way dedication.

APPLICANT’S REQUEST NO. 1 - FUTURE LAND USE AND CHARACTER MAP AMENDMENT:

The existing future land use and character map designation for the site is Suburban Business Park. The applicant is proposing to amend the future land use and character map designation for the southern 17.420 acres of the site to Suburban Residential Multi-Family, as reflected in the graphic below. The graphic also represents areas within the immediate vicinity surrounding the site. If approved by City Council, the amendment will be reflected on the Future Land Use and Character Map. The Envision Littleton Comprehensive Plan provides a synopsis of the character

designation areas and discusses the goals, policies, and actions pertaining to the City along with seven (7) Future City focus areas. Those focus areas are Housing and Neighborhoods, Transportation, Infrastructure and Services, Economy and Tax Base, Heritage, Arts, Recreation, and Tourism, Environment, and Special Areas and Design. Staff has analyzed these goals, policies, and actions within the below decision criteria focusing on the Housing and Neighborhood Future City area.

Graphic Depiction of the Proposed Amendment



EMBREY - MINERAL | FUTURE LAND USE DIAGRAM

06/08/2023



Decision Criteria and Analysis:

Pursuant to Section 10-9-4.5.D of the Code, the Planning Commission shall recommend approval, approval with conditions, or denial of the proposed Future Land Use and Character Map amendment to the City Council. The recommendation shall be based on the following Decision Criteria, as outlined within Section 10-9-4.5.C of the Code:

1. *Compatibility.* The land use types and characteristics of the proposed land use category will be compatible with the properties in the immediate vicinity of the subject property.

The site is currently located within and surrounded by properties that are designated Suburban Business Park. The above graphic depicts the future land use designations for the surrounding area. The proposed multi-family residential designation is supported by the Comprehensive Plan as Suburban Residential Multi-Family and is a subset of the Suburban Residential character district. The Suburban Residential Multi-Family character district places a premium on open space and buffers with less noticeable accommodations for automobiles than other auto-oriented residential character districts. This character area shares the suburban focus that has been established by the surrounding Suburban

Business Park uses, with its focus on increased open space and extensive landscaping that contribute to a suburban sense of place.

There are several existing multi-family developments located within proximity to this site. The Monte Vista Apartments, located across W Mineral Avenue to the north is located between Suburban Commercial designated areas to the east and west, Suburban Residential designated area to the north, and Suburban Business Park to the south. The proposed amendment would create a designated area that allows for more infill multi-family residential that would utilize a currently underdeveloped site with users that would frequent the surrounding amenities. Some of those amenities include access to schools, recreational assets, medical, and commercial uses.

2. *Impact Mitigation.* The amendment may serve to mitigate adverse impacts of the use and development of land on the natural or built environments, including, but not limited to, mobility, air quality, water quality, noise levels, stormwater management, and vegetation, or will be neutral with respect to these issues.

The proposed amendment and potential future development of the site would serve to mitigate several of the impacts on the use and development of the land. The site currently houses a single large building, substantial pavement for parking, and open space. The Suburban Residential Multi-Family character area focuses on open space and bufferyards as a means of not only achieving character, but to enhance the natural environment. Redevelopment of the site would improve stormwater management as the new development would be required to comply with standards that have been updated since the original development of this site. Mobility would also be improved as redevelopment of the site would be required to conform with the Envision Littleton Transportation Master Plan. Air quality and noise would most likely remain neutral between residential and business park suburban uses in its current state. However, the site is zoned Industrial Park/Planned Overlay District (IP/PL-O), which would allow for more intense uses than reflected in the existing character area. Those IP uses have the potential to be more intense than the proposed Suburban Residential Multi-Family.

3. *Comprehensive Plan.* The proposed amendment supports the goals of the Comprehensive Plan.

The description of the Suburban Residential Multi-Family character area indicates that this character area is “for areas and properties where multi-family residential development achieves – and blends in with – a Suburban Character.” The description continues in stating, “To ensure this outcome for multi-family residential uses, development standards and associated buffering requirements should be set appropriately within the context of nearby residential and/or nonresidential uses that also reflect Suburban character.” Additionally, there are several goals in the comprehensive plan that directly support the inclusion of additional residential development.

Key Issues and Considerations (Page 41)

- Housing needs (options, cost relative to buyer/renter financial capacity, at different life-cycle stages, age of housing stock, and needed upgrades).
- Prospects for Littleton's few remaining areas of undeveloped land, and areas prime for redevelopment.

Housing and Neighborhoods: Key Issues and Considerations, Goals, and Policies (Page 45 and 46).

Affordability challenges for existing and potential new residents with rising home values and rents relative to income within Littleton and across the Denver region.

GOAL H&N 1: A quantity and diversity of housing options that makes living in Littleton attainable for a wide range of age groups and income levels.

Policy H&N 1: Encourage an array of residential options within the city – through new development, redevelopment, and maintenance of existing housing stock – to respond to the need for varied housing types, sizes, and price points that are attainable for prospective owners and renters at all levels of income.

4. *Changing Conditions.* The amendment may serve to address a changing condition that was not anticipated by the Comprehensive Plan.

The Comprehensive Plan was adopted prior to the recent Covid-19 pandemic. At that time, office space was a use category that was more prevalent than in the current environment. The existing building on the site is an example of changes within land use over the past seventy years. The location was first constructed for manufacturing. Once that was no longer viable, the building was converted to office space, which demand is in decline. As this site is relatively large for the City of Littleton at over sixty (60) acres and located within a developed area, it is unlikely that another single user would acquire the site resulting in the request for an infill redevelopment with multiple uses that more closely conforms to the suburban character of the area.

Based on the analysis above, staff concludes that an amendment to the Future Land Use and Character Map for the proposed site from Suburban Business Park to Suburban Residential Multi-Family is aligned with the Comprehensive Plan as the two designations share similar character traits. The proposed amendment also fulfills several goals of the Comprehensive Plan related to expanding and diversifying housing choices within the City of Littleton.

Staff Recommendation:

Staff recommends approval of the requested amendment to the Future Land Use and Character Map from the Suburban Business Park designation to the Suburban Residential Multi-Family designation.

APPLICANT'S REQUEST NO. 2 - REZONING:

The applicant has requested a rezoning of the southern 17.420 acres of the property from Industrial Park Planned Overlay District (IP/PL-O) to Multi-Family Residential (MFR). The remaining ~45 acres of the property are proposed to remain IP/PL-O with the intent to develop the property within the PL-O zoning framework as it allows for a wide variety of commercial and retail uses.

Decision Criteria and Analysis:

The site is currently zoned as IP/PL-O. Pursuant to Section 10-9-4.1.D, the planning commission shall recommend approval, approval with conditions, or denial of the proposed rezoning to the City Council. The recommendation shall be based on the following Decision Criteria, as outlined within Section 10-9-4.1.C of the Code:

1. *Consistency.* The proposed Rezoning / Zoning Map Amendment is consistent with the Land Use and Character Map of the Comprehensive Plan, or an adopted subarea plan, corridor plan, or other city policy, and consistent with the purpose statement of the proposed zoning district OR changed conditions have occurred such that the character of the surrounding area is transitioning or being affected by other factors, such as traffic, a new school, adjoining uses, or environmental issues not contemplated by the Comprehensive Plan.

The proposed rezoning is consistent with the proposed amendment to the Future Land Use and Character Map. As indicated in the proposed amendment to the Future Land Use and Character Map decision criteria and analysis section of this report, the character areas focus on the future land uses being suburban in design. The current Industrial Park zoning allows for suburban developments, but also for more intense manufacturing uses. The proposed rezoning to Multi-Family Residential would better align with a suburban character and omit potential uses that would have a greater potential for impactful nuisances. Additionally, changing social and economic conditions have resulted in a lesser need for industrial and office uses within Littleton.

2. *Compatibility.* The range of uses allowed by the proposed zoning district will be compatible with the properties in the immediate vicinity of the subject property;

Uses in the immediate vicinity include office, light industrial, and residential. Beyond adjacent properties, there are a number of uses that are more similar to what is being proposed. The W. Mineral Avenue subject property consists of a wide range of uses connecting residential located to the north, east, and west of the site to educational, office and service uses, and commercial retail along S Broadway. The proposed rezoning to MFR is compatible with properties in the immediate vicinity of the subject property.

The below table outlines the adjacent zonings and land uses.

Direction	Zoning	Land Use
North	BC/PL-O and MFR	Office and multi-family residential.
East	BC/PL-O and IP/PL-O	Warehousing and office.
South	IP/PL-O	Office, service, and flex office/industrial.
West	IP/PL-O	Indoor and outdoor storage uses and flex office/industrial.

The presence of existing multi-family and educational uses in proximity to the site indicates a compatibility for additional multi-family residential uses.

3. *Traffic.* The traffic generated by the land uses permissible in the requested Rezoning / Zoning Map Amendment will not lead to undue congestion, noise, or traffic hazards.

A Preliminary Traffic Report and a full Traffic Impact Analysis was submitted for review with the rezoning and preliminary plat applications.

The Preliminary Traffic Report contained a trip generation analysis specific to the proposed multi-family residential development in comparison to a full utilization of the site as its existing office use. The trip generation analysis demonstrates a reduction in peak hour traffic (AM and PM rush hours) applied to the surrounding roadway network compared to the existing office use. Therefore, based on the submitted reports, the proposed multi-family residential development will not have an adverse impact to the existing transportation network.

A comprehensive Traffic Impact Analysis was also submitted with the preliminary plat to identify surrounding roadway impacts generated by the proposed multi-family residential development in addition to the anticipated commercial development in an effort to proactively evaluate long term impacts as a result of proposed development of the entire 63.274-acre site. This Impact Analysis considers the potential developable area of the 63.274-acre site, as well as regional traffic growth out to a horizon year of 2045. The Traffic Impact Analysis demonstrates the need for several improvements adjacent to the subject development site and at offsite intersections in the vicinity. These improvements include additional traffic signal(s) along Mineral Avenue at the property frontage, and increased turn lane storage. Offsite improvements include an additional northbound left turn lane at the intersection of Mineral Avenue & Broadway as well as an increase in turn lane storage at the eastbound right turn lane at the intersection of County Line Road & Broadway. The applicant will be responsible for the implementation of these improvements to mitigate all traffic impacts to the surrounding network. It is important to note that the traffic impacts related specifically to the proposed multi-family residential development are negligible, however, this information is

being provided in an effort to be transparent regarding the ongoing work related to broader regional traffic concerns as a result of anticipated future development of the entire 63.274-acre site. The comprehensive Traffic Impact Analysis is required to be approved by the City Engineer prior to approval of any future commercial development at this location.

4. *Adequate Public Facilities.* Facilities and services are available to serve the subject property without compromising provisions for adequate levels of service to other properties.

The site was previously developed and is connected to public facilities including water, sanitary sewer, natural gas, power and communications. Improvements to the public facilities are planned and are required to be updated for site development. In the event that a utility level of service is to be impacted by the development, the applicant is required to upsize those facilities to maintain that level of service.

Right-of-way (ROW) dedication and street improvements are proposed to conform with the City's Transportation Master Plan (TMP) and future roadway classifications. The ROW width to be dedicated along SouthPark Terrace and Mineral Avenue is consistent with the TMP ultimate cross-section guidance for a Suburban Connector and will include additional dedication to accommodate intersection improvements identified in the comprehensive Traffic Impact Analysis. Additional public ROW improvements include the installation of 8' wide detached sidewalks along SouthPark Terrace and Mineral Avenue in order to meet multi-modal connectivity and comfort goals, and modification of the right turn lanes along Mineral Avenue to facilitate the installation of dedicated, buffered bike lanes along the property frontage.

The existing sanitary sewer network is being analyzed by the developer to determine its adequacy to take on the increased load from the proposed multi-family residential and anticipated future commercial development. This analysis will be comprehensive to include existing flows, the proposed multi-family residential development, and the anticipated future commercial development of the site. Any existing sanitary sewer facilities that are shown to not have capacity to take on the increased demand of any proposed development is required to be modified by the developer to meet current standards.

A Drainage Report will be completed by the developer to assess stormwater quality and detention requirements per the City's Storm Drainage Design and Technical Criteria Manual. The developer is responsible for installation and maintenance of the water quality and detention facility(s) and to provide drainage easements as applicable.

A public water utility exists to serve the proposed development, however, this utility is owned and operated by Denver Water. The developer is responsible for designing and constructing any new water facilities according to Denver Water standards in conjunction with City of Littleton requirements for minimum clearances from the City's sanitary and storm sewer infrastructure.

5. *Natural Environment.* The district resulting from the requested Zoning Map Amendment will not cause harm to natural features on or adjacent to the subject property.

The site is developed with a large principal building, expansive surface parking, and perimeter landscaping. The proposed multi-family residential development would enhance natural features on the requested 17.420-acre portion of the site with new landscaping that would comply with the Unified Land Use Code (ULUC) which requires parking lot, perimeter, and bufferyard landscaping. Additionally, stormwater facilities are proposed to be updated to comply with current city regulations, improving stormwater quality through retention thereby reducing negative impacts to downstream properties.

Staff Recommendation:

Staff recommends approval of the proposed rezoning from Industrial Park (IP) to Multi-Family Residential (MFR).

APPLICANT'S REQUEST NO. 3 - APPROVAL OF THE PRELIMINARY PLAT:

APPLICATION DETAILS:

The applicant requests approval of a preliminary plat to subdivide the 63.274-acre property into two (2) lots, two (2) tracts, and right-of-way to be dedicated to the City of Littleton. The proposed preliminary plat consolidates the existing three (3) lots to subdivide the entire site into two (2) lots. Lot 1 is 16.553 acres and is indicated as a lot established for future commercial use development. Lot 2 is 17.420 acres and is indicated as a lot for multi-family residential use that coincides with the amendment to the Future Land Use and Character Map and rezoning applications. Additionally, the proposed preliminary plat indicates two (2) tracts to be created. Tract A, 26.400 acres, is proposed to be subdivided into smaller lots for future commercial land uses. Tract B, 1.978 acres, is proposed to be utilized as stormwater detention to fulfill development requirements of the site. Right-of-way dedication, 0.923 acres in total, is indicated on the proposed preliminary plat along SouthPark Terrace and locations along W Mineral Avenue, as required by the city.

Decision Criteria and Analysis:

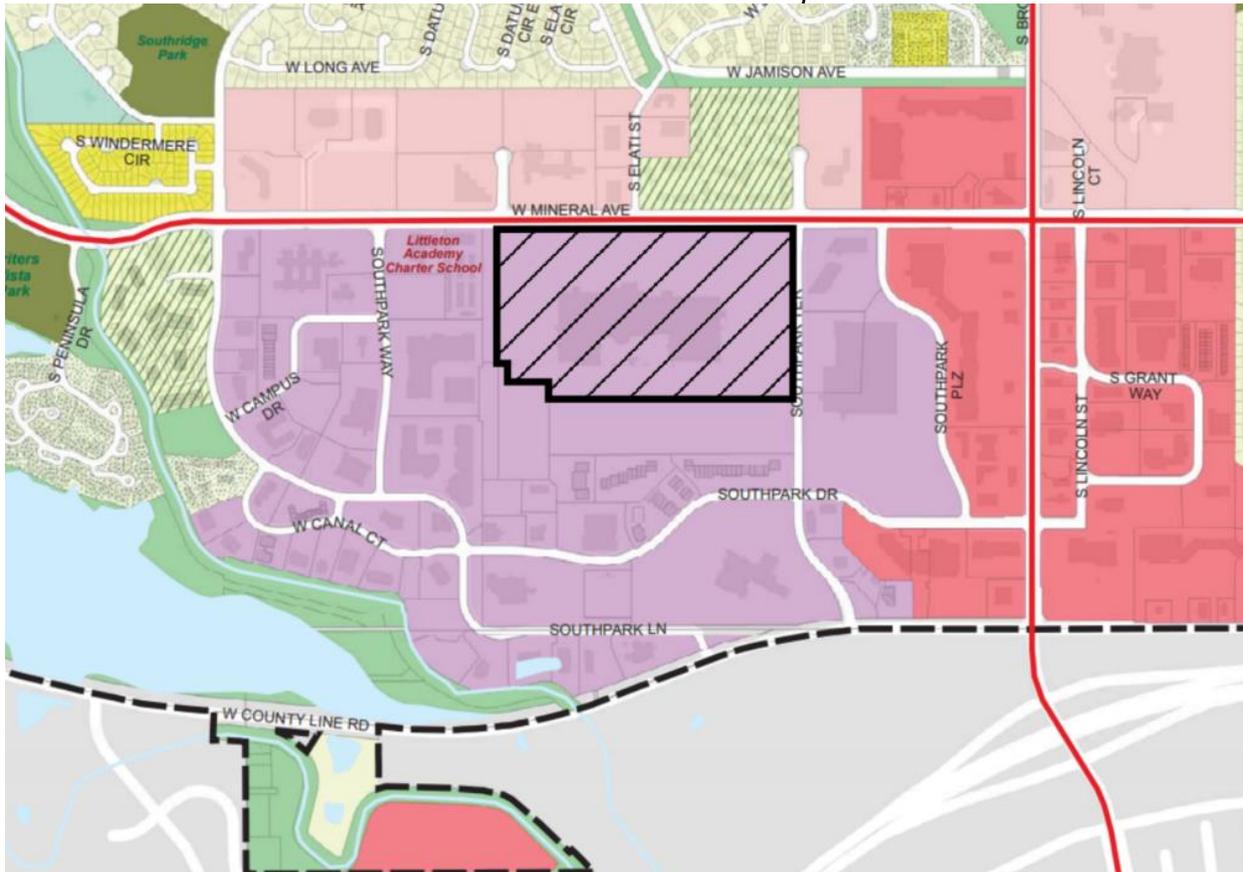
The purpose of a preliminary plat is to provide sufficient information to evaluate and review the general design of a proposed subdivision, such as dimensions and locations of proposed lots and utilities, to ensure compliance with a site plan or master development plan, as applicable, and the requirements of the city code prior to submittal of a final plat. Preliminary plats are reviewed and considered for approval by the planning commission. If approved, the applicant is allowed to apply for administrative approval of a final plat that is generally consistent with the preliminary plat. If the final plat is approved, it is recorded by Arapahoe County and becomes the official boundaries of the property and associated rights-of-way, and easements.

Pursuant to Section 10-9-7.3(C) of the ULUC, there are three (3) decision criteria for preliminary plats:

1. The preliminary plat must conform to the Comprehensive Plan and all applicable requirements of the city code:

The Envision Littleton Comprehensive Plan adopted in 2019 identifies this property as Suburban Business Park in the Future Land Use and Character Map. The property is shown in black outline in a detail of the Future Land Use and Character Map below.

Future Land Use and Character Map Detail



The preliminary plat is proposed in conjunction with a proposed amendment to the Future Land Use and Character Map and a rezoning application. The developer of the subject property is proposing a mix of residential and commercial uses as illustrated in the applicant's Future Land Use Diagram, Project Narrative, and Decision Criteria Narrative (see attachments). Details related to those applications and their respective decision criteria are indicated in prior sections of this report. To summarize those sections, the Comprehensive Plan focuses on the similar characteristics of the two suburban character designations and contains specific goals related to housing diversity and economic vitality.

2. Any new lots (or blocks) created by the proposed subdivision shall meet the land area, open space, and yard requirements for the district, in this case the Multi-Family Residential and Industrial Park zoning districts, in which the subdivision is located; and

The following table is reprinted from the City of Littleton Unified Land Use Code and establishes the development standards for residential developments.

MFR Section of the Residential Development Standards Table

Table 10-4-2.2 NB Lot and Building Standards											
Residential District	Housing Type(s) ¹	Minimum Lot ²		Maximum Height		Minimum Setbacks				Maximum Building Coverage	Maximum Units per Acre ⁶
		Area	Width	Feet	Stories	Front	Corner	Side ³	Rear ⁴		
Graphic Legend: See Figure 10-4-2.2.1, <i>Detached Housing Illustration</i> and Figure 10-4-2.2.2, <i>Attached Housing Illustration</i> Letters correspond to illustrations											
		A ⁵	B	C		D	E	F	G		
MFR	Cottage Court Community ⁶	1,000 sf.	25'	30'	2.5	15'	10'	5' / 10'	15'	0.60	16.00
	Manufactured Home Park	3,500 sf.	35'	16'	1.0	15'	10'	10'	15'	0.30	8.00
	Single-Family Attached/Duplex/Twin Home	2,500 sf.	25'	30'	2.5	10'	5'	2.5'	10'	0.60	16.00
	Single-Family Duplex/Twin Home Conversion	2,500 sf.	25'	30'	2.5	10'	5'	2.5'	10'	0.60	16.00
	Mixed-Use Building (upper floor residential units)	800 sf.	--	40'	3.0	20'	15'	10'	20'	--	48.00
	Multi-Family Dwelling	800 sf.	--	40'	3.0	20'	15'	10'	20'	--	48.00
	Multiplex	1,000 sf.	15'	30'	2.5	15'	10'	0' / 10'	15'	0.45	22.00
	Townhome	1,500 sf.	26'	30'	3.0	25'	15'	0' / 10'	20'	0.38	18.00

Table Notes:

- Where permitted by Table 10-1-1.3.1, *Land Use Matrix*, Accessory Dwelling Units (ADUs) shall comply with the standards set out in Section 10-1-1.7, *Accessory Dwelling Units (ADUs)*.
- Minimum lot area is calculated on a per dwelling unit basis.
- Where two dimensions are shown, the first is for North/West exposures and the second is for South/East exposures. There is no side setback required for common walls.
- A detached garage requires a minimum setback of five feet.
- Per Section 10-10-1.1, *Generally*, all lots that lawfully existed prior to the effective date of this Code are considered conforming lots with respect to lot area, width, and depth.
- Setbacks shown for the cottage court community apply to the whole cottage court community development and not to the individual buildings.

Development of the newly created lots has not yet been approved. It is staff's opinion that the proposed preliminary plat provides the ability for this review criteria to be met in the future. This results in staff recommending conditional approval of the preliminary plat. Development plans must be submitted for review prior to final plat being recorded to ensure compliance with the second review criteria.

The proposed commercial lot (Lot 1) is required to meet the lot and building standards of the IP/PLO zoning district. That document contains regulations pertaining to setbacks and open space.

Table 10-5-2.2 BI Lot and Building Standards										
District	Floor Area Ratio	Minimum							Maximum	
		Parking Setbacks		Building Setbacks				Common Open Space	Building	
		Street Right-of-Way	Property Lines ²	Front	Interior Side	Corner	Rear		Height ³	Coverage (%)
BC, Business Center	0.6	15'	10'	25'	10'	15'	25'	20%	4 / 55'	0.15
IP, Industrial Park	1.0	10'	5'	20'	10'	10'	20'	10%	4 / 55'	0.24

Table Notes:
 1. Refer to Subsection 10-1-3.6.F, *Bufferyard Requirements*, for potential additional setback requirements.
 2. The dimensions reflect the number of stories and the maximum building height. Height is subject to the bulk plane standards set out in Section 10-1-3.5, *Transition Standards*.

The proposed Lot 1 parcel line would bisect the existing structure on the site. As the ULUC does not allow property lines to intersect a building, the City will require that a note be placed on the final plat stating that a building permit shall not be issued until the existing structure is demolished. Staff recommends conditional approval to ensure that the note is placed on the final plat and that the review criteria is met.

- The proposed development shall conform to the design and improvement standards in the Littleton Engineering Design Standards.

Littleton is in the process of adopting the Littleton Engineering Design Standards. Until that document is adopted, the city utilizes several resources when reviewing developments. For transportation related infrastructure, the city uses the American Association of State Highway and Transportation Officials (AASHTO) Geometric Design of Highways and Streets, Colorado Department of Transportation (CDOT) Standards, and the City of Littleton Transportation Master Plan. For Stormwater related infrastructure, the city uses the City of Littleton Storm Drainage Design and Technical Criteria Manual and the Mile High Flood District Criteria Manuals. For wastewater related infrastructure, the city uses the City and County of Denver Sanitary Sewer Design and Technical Criteria. All of these criteria are broadly accepted criteria in the Denver Metro Area and are the basis of many design criteria manuals as well. Prior to beginning any design work, the applicant, their engineering consultants, and the Littleton Public Works Department worked closely together regarding the City's expectations related to what engineering design standards and criteria should be used when designing this project.

The proposed preliminary plat shows right-of-way acquisition on the west side of SouthPark Terrace and the south side of W. Mineral Avenue adjacent to the intersections. Staff has reviewed the proposed preliminary plat and has determined that it meets the right-of-way requirements for the city and the design criteria outlined above.

Staff Recommendation:

It is staff's opinion that the proposed preliminary plat complies with the goals of the Envision Littleton Comprehensive Plan including the proposed amendment to the Future Land Use and Character Map. Due to the nature of this site being a redevelopment, there are several items that

will need to be finalized at time of final plat. As a result staff will be recommending conditional approval of the preliminary plat. As the subsequent master development plan progresses in detail, easements will become finalized and amended on the final plat. Those amendments are not foreseen to change the plat substantially. In the event that a substantial change is proposed, the Planning Commission will be asked to review the updated preliminary plat.

Staff recommends conditional approval of the proposed Mineral Town Center Subdivision Filing No. 1 Preliminary Plat.

Economic Development Department Analysis:

The applicant has provided an economic analysis of the proposed development detailing the financial impact of the project and value added to the city's economic and social base. The proposed development is considered an important piece of a larger catalytic project that revitalizes a vacant and underutilized property with a mixed-use project that benefits the neighborhood and provides a positive impact to city revenues. Specifically, this proposal provides new housing opportunities, including some much-needed attainable units. The proposed number of units is expected to generate a population that is likely to contribute to local spending in Littleton while offering additional housing in close proximity to major employment centers, including Littleton Adventist Hospital, currently undergoing a major expansion. Furthermore, construction of the project and ongoing management and maintenance of the property will create jobs that will benefit the city and the community.

The Economic Development Department also retained a third-party consultant, Economic & Planning Systems (EPS), to complete an independent fiscal impact analysis. A fiscal impact analysis enables the city to compare net new revenues relative to net new costs. In other words, if new revenues exceed new costs, the fiscal impact is said to be positive, and the city can meet new demands for services stemming from the development.

To estimate the fiscal impact of the site, EPS generated two scenarios. In Scenario 1, the development projection includes 380 multifamily residential dwelling units and 496,301 square feet of commercial retail space. In Scenario 2, the projection entails 380 multifamily residential units, 396,301 square feet of retail space, and an additional 100,000 square feet allocated for flex/industrial space. Under Scenario 1, the net fiscal impact was positive, as revenues are expected to exceed expenditures by a factor of 5.2 to 1. Under Scenario 2, the net fiscal impact was positive, but with a reduction in revenues given the shift from retail to industrial, the resulting ratio falls to 4.3 to 1. Both land use scenarios are representative but hypothetical, and both clearly generate greater revenues to the City of Littleton than costs.

As a result of these considerations, the Economic Development Department concurs with Community Development's recommendations and is highly supportive of the proposed project.

REFERRAL ENTITY COMMENTS:

The following entities received referral letters regarding the applications: Arapahoe County, CenturyLink, Comcast, Denver Water, Littleton Schools, South Metro Fire and Rescue, South Platte Renew, South Suburban Parks and Recreation, United States Postal Service, Colorado Parks and Wildlife (CPW), Regional Transportation District (RTD), and Xcel.

South Metro Fire and Rescue submitted a letter indicating no objections to the proposed rezoning,

amendment to the Future Land Use and Character Map, and preliminary plat.

CPW submitted an e-mail indicating that they have no concerns regarding the three (3) requests.

South Suburban Parks and Recreation provided a comment recommending a dog park for the multi-family area and a comment indicating a lack of significant active park uses for the multi-family development.

South Platte Renew provided comments pertaining to future grease interceptors, pretreatment devices, and sand/oil interceptors.

The RTD submitted an e-mail indicating no exceptions to the project, however, the review of these plans does not eliminate the requirement that agreements, easements, or permits may be required for work around RTD facilities.

Xcel provided a comment letter providing guidance into utility easement size and platting.

PLANNING COMMISSION OPTIONS:

1. Future Land Use and Character Map: Pursuant to Section 10-9-4.5.D, the Commission shall recommend approval, approval with conditions, or denial to the City Council of the proposed amendment to the Future Land Use and Character Map of the City's Comprehensive Plan for a 17.420 acre portion of the site.
2. Rezoning: Pursuant to Section 10-9-4.1.D, the Commission shall recommend approval, approval with conditions, or denial to the City Council of the application to rezone a 17.420 acre portion of the site from IP/PLO to MFR.
3. Preliminary Plat: Pursuant to Section 10-9-7.3.D, the Commission shall approve, approve with conditions, or deny the proposed Preliminary Plat. Notice of such hearing shall be provided to mineral estate owners in accordance with C.R.S. Title 24, Article 65.5.

STAFF RECOMMENDATION:

Staff recommends the following:

- 1) Approval of PC Resolution 11 series 2023 – Future Land Use and Character Map Amendment;
- 2) Approval of PC Resolution 12 series 2023 – Rezoning
- 3) Conditional approval of PC Resolution 13 series 2023 – Preliminary Plat, with the following conditions:
 1. Development plans must be submitted to the City prior to final plat being recorded to ensure compliance with Section 10-9-7.3.
 2. A note shall be added to the final plat indicating that a building permit shall not be issued for Lot 1 or Tract A until the existing building is demolished.