



# Staff Report

**Meeting Date:** March 9, 2026

**Planner:** Teri Whitmore, AICP, PMP, Senior Planner, Community Development

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## APPLICATION SUMMARY:

**Project Name:** The Gables Subdivision Filing No. 1 Preliminary Plat

**Case Number:** MAJ24-0007

**Application type:** Preliminary Plat

**Location:** 4501 W. Bowles Ave.

**Size of Property:** Approximately 9.9 Acres

**Zoning:** Large Lot Residential (LLR)

**Applicant:** Miller United Development, David Goldberg

**Applicant's Representative:** Elyse Appelgate Klink, Senior Associate, Norris Design

**Owner:** Denver Water

**Applicant Request:** Approval of The Gables Subdivision Filing No. 1 Preliminary Plat to preliminarily subdivide the approximately 9.9-acre property into seventeen (17) lots, two (2) tracts, and associated rights-of-way dedication.

## PROCESS:

### ➤ PRELIMINARY PLAT

Recommendation by the Planning Commission at the March 9, 2026 public hearing. The Commission shall approve, approve with conditions, or deny the Preliminary Plat.

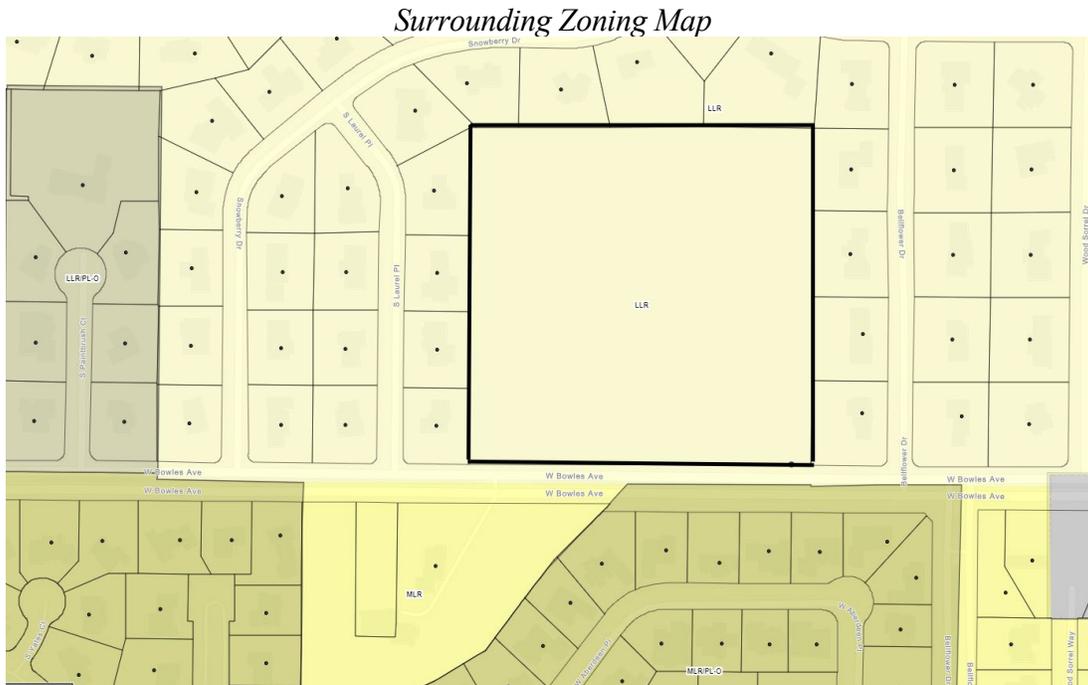
### FINAL PLAT

The Community Development Director shall review the request and approve, approve with conditions, or deny the Final Plat.

## LOCATION:

The approximately 9.9-acre site is situated north of W. Bowles Ave. and east of Bell Flower Dr. The vicinity map below shows the location of the subject property (shaded) and the notification boundary in a thicker blue line. Surrounding properties of the subject site to the north, east, and

west are zoned Large Lot Residential (LLR) with single-family detached residential land uses. The project's southern boundary is boarded by W. Bowles Ave. Located south of W. Bowles Ave., there are single-family detached dwellings zoned Medium Lot Residential (MLR).



**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 application 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; HPC = Historical Preservation Commission; AAC = Appeals and Adjustments Commission; [ ] = Public Hearing Required							
Preliminary Plat (Sec. 10-9-7.3)	✓		CDD	[PC]	Pu M Po	1 year <sup>2</sup>	Chapter 6

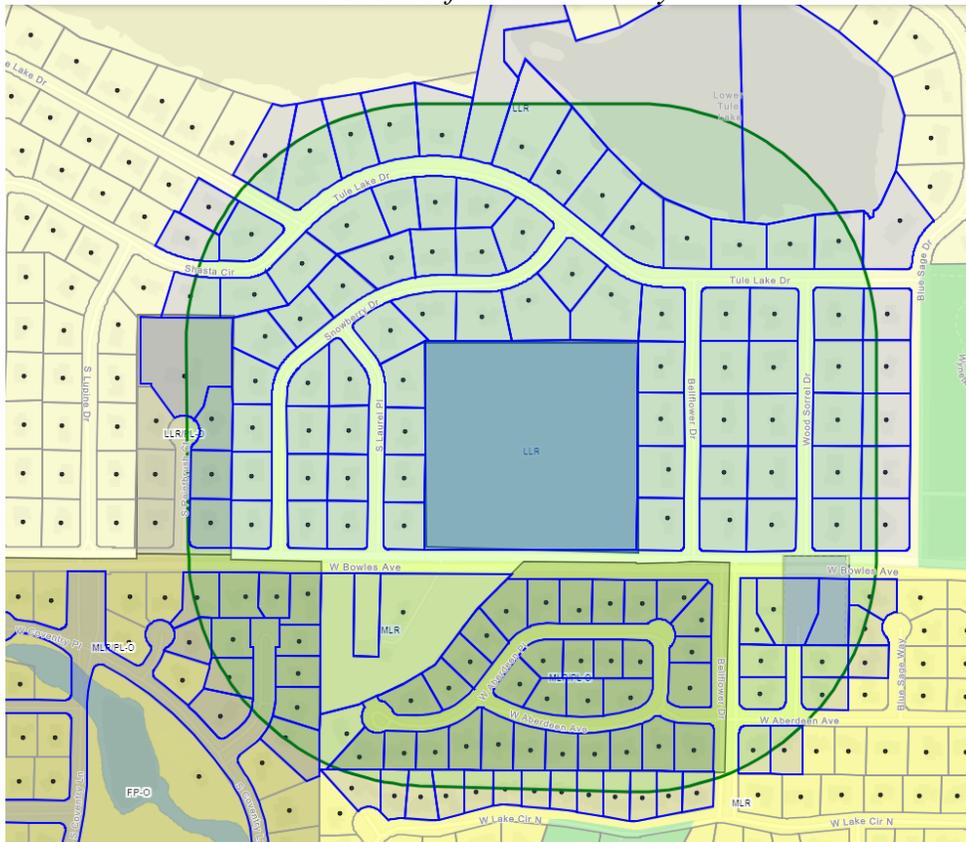
Pu = Published in newspaper 10 days prior to public hearing in accordance with Section 10-9-3.5  
 Po = Sign posted on property 10 days prior to public hearing in accordance with Section 10-9-3.5  
 M = Mailed notice to adjoining property owners or property owners within a specified distance of the subject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

shall be provided to mineral estate owners in accordance with C.R.S. Title 24, Article 65.5.

In accordance with the ULUC provisions regarding public notice, staff notified individual property owners in a 700-foot radius of the subject property at least ten (10) days in advance of the hearing date, which is illustrated with the bubbled boundary on the map below. Further, in accordance with C.R.S. Section 24-65.6-103, the applicant has submitted certification to the city that there are no mineral estate interest owners for this site.

*Public Notification Boundary*



The applicant held multiple meetings and conversations on the development with neighbors, outside of the required neighborhood engagement requirements.

A preliminary plat process does not require neighborhood meetings; however, neighborhood meetings are required for the associated site plan process. The site plan process is an administratively reviewed process.

**BACKGROUND:**

The approximately 9.9-acre site is situated north of W. Bowles Ave. and east of Bell Flower Dr. It is currently owned by Denver Water and is vacant, except for a piped irrigation ditch that currently runs diagonally across the site from the northwest corner south to W. Bowles Ave. The irrigation appurtenances are owned by the Circle Ditch Company. The agreement between Denver Water and

the applicant, which requires the relocation of the irrigation ditch, is currently nearing completion and is anticipated to be executed prior to approval of the Final Plat. The City is not a party to the agreement regarding relocation of the irrigation ditch.

The property is surrounded on the west, north and east by residential lots in the Bow Mar South neighborhood, with all current and proposed vehicular and pedestrian access to the site from W. Bowles Ave. at the southern boundary, with a single point-of-access from a single right-in/right-out intersection.

The property is zoned Large Lot Residential (LLR), with the allowance of single-family detached residential homes at a ULUC minimum of twenty thousand (20,000) square feet in area. The Gables Subdivision proposes seventeen (17) single-family detached residential lots, each meeting this standard. The site is currently one large unsubdivided parcel, requiring a preliminary and final plat to subdivide it into five or more lots, per Section 10-9-7.3. All surrounding properties are also zoned Large Lot Residential (LLR) with single-family residential land uses.

#### Timeline

The applicant has completed the following steps in the entitlement process per the ULUC:

Pre-Application Meeting: February 22, 2024

Application Submitted: November 14, 2024

#### **APPLICATION DETAILS:**

The applicant requests approval of a preliminary plat to subdivide the subject site into seventeen (17) lots, two (2) tracts, and rights-of-way dedication along W. Bowles Ave. The seventeen (17) lots are intended for single-family detached residential use in the Large Lot Residential (LLR) zoning district. Tract A is proposed to remain undeveloped and for a stormwater detention facility. Tract B consists of the area occupied by the private circle drive. The proposed rights-of-way dedication is in conformance with the Envision Littleton Transportation Master Plan.

The application has been reviewed per the ULUC, the Envision Littleton Comprehensive Plan, the Envision Littleton Transportation Master Plan, the Littleton Engineering Design Standards (LEDS), and the Storm Drainage Design and Technical Criteria Manual (SDCM), and other applicable standards.

#### Zoning Requirements

The following table(s) are reprinted from the Littleton City Code and establish the development standards for residential development.

Residential Development Standards Table

Table 10-4-2.2 NB Lot and Building Standards											
Residential District	Housing Type(s) <sup>1</sup>	Minimum Lot <sup>2</sup>		Maximum Height		Minimum Setbacks				Maximum Building Coverage	Maximum Units per Acre <sup>6</sup>
		Area	Width	Feet	Stories	Front	Corner	Side <sup>3</sup>	Rear <sup>4</sup>		
<b>Graphic Legend:</b> See Figure 10-4-2.2.1, <i>Detached Housing Illustration</i> and Figure 10-4-2.2.2, <i>Attached Housing Illustration</i>											
<b>Letters correspond to illustrations</b>		<b>A<sup>5</sup></b>	<b>B</b>	<b>C</b>		<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>		
<b>ACR</b>	Single-Family Detached	2.75 ac.	175'	30'	3.0	25'	50'	20'	50'	0.17	0.35
<b>LLR</b>	Single-Family Detached	20,000 sf.	85'	30'	3.0	25'	10'	5' / 10'	20'	0.33	1.85

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.

**CRITERIA & STAFF ANALYSIS:**

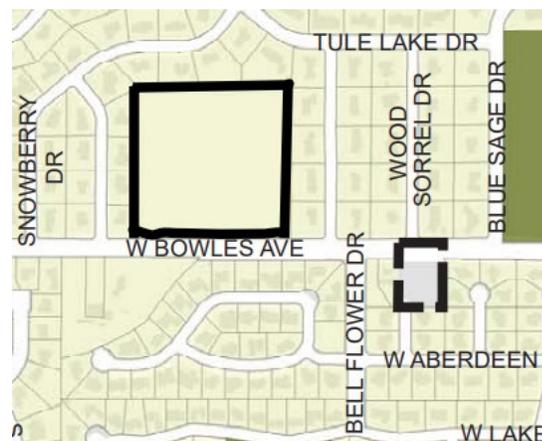
Pursuant to Section 10-9-7.3 of the Littleton City Code, the purpose of a preliminary plat is to provide sufficient information to evaluate and review the general design of a proposed subdivision, such as dimensions and locations of proposed lots and utilities, to ensure compliance with a site plan or master development plan, as applicable, and the requirements of the city code prior to submittal of a final plat. Preliminary Plats are reviewed by staff to be in conformance with the approval criteria and presented to Planning Commission at public hearing for approval. If approved, the applicant is allowed to apply for and have administrative approval of a final plat substantially consistent with the preliminary plat. The proposed preliminary plat is attached to the packet. The final plat is recorded upon approval by the county, after fulfilling all City of Littleton and external reviewer requirements and becomes the official boundaries of the property and associated rights-of-way.

There are three decision criteria for preliminary plats, listed below. Staff has confirmed that each of these decision criteria has been met in the submitted preliminary plat.:

- 1. Conformance. The preliminary plat conforms to the Comprehensive Plan and all applicable requirements of the Littleton City Code;**

The Envision Littleton Comprehensive Plan, adopted in 2019, identifies this property as Suburban Residential Use in the Future Land Use and Character Map, which permits single-family detached residential homes.

The property is shown in black outline on a detail of the Future Land Use and Character Map below.



The Comprehensive Plan describes Suburban Residential as “areas where Suburban character is established and preserved by achieving a balance between buildings and other site improvements relative to the degree of open space maintained within the neighborhood,” with detached residential dwellings listed as a primary land use. Characteristics of Suburban Residential include “larger baseline minimum lot size... (which) allows for deeper front yards and building setbacks and greater side separation between homes”. This Comprehensive Plan land use and character designation influenced the zoning district for this site, which was updated in 2021.

The prior zoning for the site was A-1, agricultural. The site’s zoning designation was changed with the 2021 city-wide rezoning process to establish consistency with the newly adopted Envision Littleton Comprehensive Plan, the new Unified Land Use Code (ULUC), and the Future Land Use and Character Map (FLUC). This process established the site’s current Large Lot Residential (LLR) zoning district. The city-wide rezoning process included extensive community outreach and met all requirements of the public engagement process.

It is staff’s opinion, based on the application’s review and analysis, that the proposed preliminary plat is consistent with the Envision Littleton Comprehensive Plan.

2. **Zoning.** Any new lots (or blocks) created by the proposed subdivision shall meet the land area, open space, and yard requirements for the district, in which the subdivision is located; and

The owner and developer of the property are adhering to all applicable ULUC requirements in the Large Lot Residential (LLR) zone, along with any other related City of Littleton standards. Therefore, the proposed preliminary plat complies with the zoning standards within the City of Littleton’s ULUC.

3. **Standards and Specifications.** The proposed development shall conform to the design and improvement standards in the Littleton Engineering Design Standards (LEDS).

The initial engineering submittal documents, such as the associated Drainage Report and Civil Construction Drawings are to follow LEDES as well as the Littleton Storm Drainage Criteria Manual with guidance from the Transportation Master Plan (TMP).

The Subdivision will be served by Platte Canyon Water & Sanitation District (PCWSD), an enterprise water provider working with Denver Water, and the construction documents associated with the on-site water and sanitary sewer facilities have been substantially reviewed and conditionally approved by PCWSD. The approved PCWSD Plans are now routed for review by Denver Water, who provides the final review and approval authority for PCWSD. The developer is working with PCWSD and the Circle Ditch Company to ensure appropriate agreements are ready to be executed prior to Final Plat approval.

Stormwater flows from the site are directed to the private street, or to a swale along the rear of the lots, and are ultimately conveyed to a water quality and detention facility located within Tract A. An existing stormwater main within W. Bowles Ave. will be required to be extended to the property to release the flows to the major drainageway. Release rates will be lower than pre-developed flows as required by the Littleton Storm Drainage Criteria Manual. A maintenance access between Lots 11 and 12 will be provided to access the 0.27-acre detention facility within Tract A.

Vehicular access to Subdivision is taken from a single right-in/right-out access from W. Bowles Ave., which feeds into the proposed interior roadway, Gables Cir. This interior roadway will be a private circular drive, contained within Tract B for the use of the Subdivision, providing direct access to the proposed lots. Four single-family lots are proposed within the center of Gables Cir., with on-street parallel parking limited to the interior of the roadway to meet the maneuvering requirements for Southwest Metro Fire.

Pedestrian access and connections are provided along the frontage of W. Bowles Ave. with attached sidewalks provided around the private roadways serving the individual lots. Additionally, a pedestrian connection will be provided to the existing sidewalk to east, generally at the intersection of W. Bowles Ave. & Bell Flower Dr. City Project COL 2-12 provided the improvements to this intersection and these pedestrian connections will provide a greater ability for pedestrian continuity around the Subdivision. A minimum eight-foot landscaping area and six-foot public sidewalk will be provided along W. Bowles Ave. The sidewalks internal to the development will be a minimum width of five feet. Street trees and landscaping will be provided within the rights-of-way along W. Bowles Ave.

Initially, due to the small number of lots being provided, the Developer was required to provide a Trip Generation Letter to determine anticipated impacts the existing transportation network. After the neighborhood meeting, the Developer decided to provide a Transportation Impact Study (TIS) to better understand the impacts created by the Subdivision. The TIS also included analyzing the surrounding neighborhood to evaluate the proposed Subdivision's traffic impact to the existing traffic patterns. This analysis was in part a response to resident concerns from the neighborhood meeting. It was found that the existing 288 homes in Bow Mar South currently generate 228 and 257 morning and evening peak-hour vehicle trips, respectively. The Trip Generation Letter projected that the 17 homes for the Subdivision would generate 15 and 19 morning and evening peak-hour trips,

respectively, resulting in an extremely modest addition to neighborhood vehicle traffic.

Due to the single right-in/right-out access point, an analysis was also performed to assess potential routes for vehicles coming from eastbound W. Bowles Ave. The route using local streets within Bow Mar South to access the right-in entrance to The Gables is anticipated to generate a single additional trip during morning peak hour, and two trips during evening peak hour. This also showed minimal impact to the existing transportation system.

Ultimately, the TIS found that the Subdivision traffic would have a minimal impact on the Level of Service (LOS) and delay of the existing signals as well as minimal impact on the vehicular transportation network in the area from a capacity standpoint. No LOS rankings in the Study are impacted with the additional development trips, and the delay increases for the analyzed intersections are no more than 2.5% of the existing delay periods, which are measured in vehicles per second. For context, the largest additional delays are anticipated at the intersection of W. Bowles Ave. and southbound South Bell Flower Dr., where average vehicle delay is predicted to increase 2.5% from 50.4 seconds to 51.7 seconds.

The location of the access point along W. Bowles Ave. was determined based on access spacing requirements per LEDES. Shifting the access point to west would create a conflict with S. Laurel Pl. and existing condition of W. Bowles Ave. would constraint the ability for full access movements into the Subdivision. Staff coordinated closely with Southwest Metro Fire to ensure that sufficient access was provided to service the Subdivision based on their requirements.

The Subdivision will be dedicating rights-of-way along the frontage of Bowles Ave. to accommodate the ultimate rights-of-way cross-section, as guided by the Transportation Master Plan (TMP), based on the roadway classification in addition to providing a public sidewalk along the frontage of W. Bowles Ave. The TMP, adopted in 2019, draws influence from the City of Littleton's Comprehensive Plan and other guiding documents to establish the City's ultimate transportation system vision. The goal of the TMP is to address the challenges of facilitating mobility and access in a strategic manner.

#### Littleton Engineering Recommendation

The applicant has worked closely with Staff and other external agencies regarding the site layout and has addressed comments and concerns through the initial review process of the engineering submittal documents. These agencies, along with Staff, have provided approvals for the application to move forward to the Planning Commission.

Prior to Engineering approval of the necessary submittal documents, Staff will ensure that The Gables Subdivision complies with all standards applicable in Section 10-9-7.2 of the Unified Land Use Code in association with the Final Plat, the Littleton Engineering Design Standards (LEDES), and the Littleton Storm Drainage Criteria Manual for design standards and specifications.

Additionally, Staff will coordinate all final design and construction approvals with Platte Canyon Water & Sanitation District (PCWSD), Circle Ditch Company, and any other external agencies that have jurisdiction over providing necessary services to the Subdivision.

**DISCUSSION:**

The proposed preliminary plat divides the 9.9-acre site, located at 4501 W. Bowles Ave., into seventeen (17) lots, two (2) tracts, and rights-of-way dedication along W. Bowels Avenue. The seventeen (17) lots are intended for single-family detached residential use in the Large Lot Residential (LLR) zoning district. Tract A is proposed to remain undeveloped and for a stormwater facility. The proposed rights-of-way is in conformance with the Envision Littleton Transportation Master Plan. The proposed preliminary plat also meets the Littleton Engineering Design Standards (LEDS) and the Storm Drainage Design and Technical Criteria Manual (SDCM). Development of the newly created lots has not yet been approved. Staff notes added conditions to the preliminary plat that easements to be dedicated/vacated by separate document are recorded with reception numbers provided on the final plat, prior to recordation.

**STAFF RECOMMENDATION:**

Based on staff's analysis, the proposed Preliminary Plat is in compliance with the pertinent goals and policies of the city's comprehensive plan and other applicable plans, promotes the general welfare of the community, and meets the standards of the City of Littleton's Unified Land Use Code (ULUC) at Chapter 10, Section 10-9-7.3.

Therefore, staff recommends approval of PC Resolution 01, Series 2026.