

CITY OF LITTLETON, COLORADO

PC Resolution No. 02

Series, 2022

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
LITTLETON, COLORADO, APPROVING A MASTER DEVELOPMENT
PLAN-CONCEPTUAL FOR ASPEN GROVE**

WHEREAS, Title 10, Chapter 9, Section 10-9-5.7 of the Littleton City Code provides for the creation of a Master Development Plan; and

WHEREAS, the property (the “Property”) more specifically described in Exhibit A (Legal Description), which is attached hereto and fully incorporated herein by this reference, is zoned CM/PL-O, as part of the Newton Property General Planned Development Plan adopted by Ordinance 7, 1996, as has been amended over time; and

WHEREAS, On March 24, 2022, the owner of the Property, Aspen GRF2 LLC, applied for a conceptual master development plan; and

WHEREAS, the planning commission of the City of Littleton, Colorado held a public hearing on July 25, 2022, to consider the Aspen Grove MDP Conceptual Plan more specifically described in Exhibit B (“the Plan”), attached hereto and fully incorporated herein by this reference; and

WHEREAS, the planning commission considered evidence and testimony concerning the Plan at said public hearing; and

WHEREAS, the planning commission finds in fact that the Plan is laid out in an efficient manner relative to the natural and built environments and designed to achieve the aims of a compact, highly walkable environment; and

WHEREAS, the planning commission finds in fact that the placement, arrangement, size, and relationships of buildings relative to streets, pedestrian and civic spaces, and one another create an urban environment within the Plan, and

WHEREAS, the planning commission finds in fact that the design or buildings and hardscape and landscape areas within the Plan help to establish visual interest, aesthetic appeal, and a unique identity for the development including human-scale amenities, integration of civic spaces for public interaction, and protection from the environmental elements; and

WHEREAS, the planning commission finds in fact that the connections within and between buildings, civic spaces, parking areas, transit stations and stops, and to surrounding development, and the proximity of origins and destinations both internal and external to the development shown within the Plan are such that walking and bicycling are safe and viable modes

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47 of transportation; and

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49 **WHEREAS**, the planning commission finds in fact that together with the
50 developed areas, the undeveloped spaces devoted to natural resource preservation, buffering of
51 uses, and for passive and active use shown within the Plan are connected and continuous
52 throughout the development; and

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54 **WHEREAS**, the planning commission finds in fact that the streets shown within
55 the Plan are designed for multiple purposes, including vehicular movement, on-street parking, and
56 safe use of pedestrians and bicyclists, and the parking is well-distributed and designed to preserve
57 an urban streetscape; and

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59 **WHEREAS**, the planning commission finds in fact that the Plan will not create
60 any significant adverse impacts on stormwater management facilities or the natural environment
61 including water, air, vegetation, and other environmental features; and

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63 **WHEREAS**, the planning commission finds in fact that the design shown within
64 the Plan is not likely to result in nuisances including, but not limited to, noise, dust, light, or
65 vibrations; and

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67 **WHEREAS**, the planning commission finds in fact that development shown within
68 the Plan is phased in a manner that assures an adequate mixture of residential and non-residential
69 land uses, as applicable, and allows for transition from the early phases to completion, relating to
70 the intensity of uses and parking; and

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72 **WHEREAS**, the planning commission finds in fact that development design shown
73 within the Plan is consistent with crime prevention through environmental design requirements of
74 the Littleton City Code.

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76 **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF**
77 **THE CITY OF LITTLETON, COLORADO, THAT:**

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79 **Section 1:** Approval. Pursuant to its authority under the provisions of the Littleton
80 City Code and the City of Littleton Charter, the planning commission hereby approves the
81 conceptual master development plan more specifically described in Exhibit B with the following
82 conditions:

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84 1.1 At Site Plan application, applicant shall provide clear, safe and complete
85 vehicular, pedestrian, and bicycle circulation from Area A to the existing transportation
86 system in and around the existing Aspen Grove development as required in the Master
87 Development Plan and said connection shall be provided with the first phase of
88 development; and

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90 1.2 Note 3 shall be removed from Sheet 1: Cover Sheet and Notes; and

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92 1.3 Visual renderings as shown in the presentation shall be added to the packet

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93 materials; and

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1.4 Material and design shall be consistent with those details as further detailed in the Unified Land Use Code.

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Section 2: Execution. The planning commission hereby authorizes the execution of signatures of Exhibit B following the completion of all stated conditions upon the effective date of this resolution.

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Section 3: The planned development overlay or PL-O for the Property shall be hereby terminated, with all subsequent development subject to the standards of the Corridor Mixed zoning district in conjunction with the provisions of the approved master development plan shown in Exhibit B.

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Section 3: Severability. If any part, section, subsection, sentence, clause or phrase of this resolution is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of this resolution. The planning commission hereby declares that it would have passed this resolution, including each part, section, subsection, sentence, clause or phrase hereof, irrespective of the fact that one or more parts, sections, subsections, sentences, clauses or phrases may be declared invalid.

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Section 4: Repealer. All resolutions, or parts thereof, in conflict with this resolution are hereby repealed, provided that this repealer shall not repeal the repealer clauses of such resolutions nor revive any resolution thereby.

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INTRODUCED, READ AND ADOPTED at a regularly scheduled meeting of the

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Planning Commission of the City of Littleton, Colorado, on the 25th day of July, 2022, at 6:30 p.m.

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at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado.

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ATTEST:

DocuSigned by:

Wendy J. Shea-Tamag

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Wendy J. Shea-Tamag

DEPUTY CITY CLERK

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APPROVED AS TO FORM:

DocuSigned by:

Reid Betzing

B98911B336724F5...

REID BETZING

CITY ATTORNEY

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DocuSigned by:

Craig Coronato

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Craig Coronato

CHAIR



EXHIBIT A
LEGAL DESCRIPTION

A parcel of land being situated in the south ½ of Section 29, Township 5 South, Range 68 West of the 6th principal meridian, City of Littleton, County of Arapahoe, State of Colorado being more particularly described as: Lot 1, Block 1; Lot 1, Block 2; and Lot 1, Block 3 of Aspen Grove Subdivision recorded January 26, 2001 at Reception No. B1011229, in Book 191, Pages 73-74, except that portion conveyed to the Department of Transportation, State of Colorado by Special Warranty Deed recorded December 27, 2004 at Reception No. B4221287, comprising 32.7 acres, more or less.

ASPEN GROVE MASTER DEVELOPMENT PLAN

Littleton, Colorado

LEGAL DESCRIPTION:

Lot 1, Block 1, Lot 1, Block 2, Lot 1, Block 3,
 ASPEN GROVE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 26, 2001 AT RECEPTION NO. B1011229, IN BOOK 191 PAGES 73-74,
 EXCEPT THAT PORTION CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO BY SPECIAL WARRANTY DEED RECORDED DECEMBER
 27, 2004 AT RECEPTION NO. B4221287, COUNTY OF ARAPAHOE, STATE OF COLORADO.

NOTES:

1. The MDP shall satisfy all ULUC requirements so that applicant and its successors in interest shall be entitled to all of those rights and privileges afforded under the ULUC as use by right within the Corridor Mixed-Use (CMU) zoning.
2. Any new development outside of Areas A and B will require an MDP Amendment prior to preparation of site plans.
3. Site plans shall be required for any new improvements prior to issuance of building permit.
4. The residential portion of the site will offer a varied and robust option that is inviting and safe. Site lighting, landscaping, and public design elements will work in tandem to both offer dynamic programming and to keep residents secure at all hours.
5. Parking for Area A to be integrated as a structure to minimize additional surface parking, creating a more pedestrian-oriented public space.
6. The canopy coverage requirement of 15% will be met in aggregate over the entire proposed development. Canopy coverage to be measured by assumed mature tree canopy using local Colorado resources to determine anticipated growth at time of site plan submittal.
7. Buffers are planned for the Northern and Southern edges of the site, aiming to offer a more seamless transition with adjacent properties and creating new programmatic opportunities within each area.
8. Bike circulation will be designed so as to minimize or negate any potential cyclist/pedestrian or vehicle/cyclist conflict zones. This measure aims to create a safe and efficient multi-modal network for all site visitors.
9. The proposed site has the explicit goal of creating stronger connections with nearby natural amenities, such as South Platte Park, using the aforementioned proposed circulation.
10. Nuisance control measures may include but are not limited to: downlights selected to minimize light pollution, landscape buffers to mitigate visual clutter and noise, street-oriented retail to increase site activation and public space visibility, the continuation of existing site security services, and heavy in-situ site elements to control points of vehicle access into public spaces.
11. Building/Street relationships and specifics related to Area A are intended to inform the design direction for subsequent areas. Future site plan submittals will offer greater specifics for that area and will further inform the desired character and intent of the remaining Areas to be developed if market forces allow.
12. Table 10-1-3.4.2 will be met in order to achieve proposed density. Inclusive of the 481 units in Area A, density across the entire MDP Site shall not exceed 60 DU/AC.

VICINITY MAP:



SHEET INDEX:

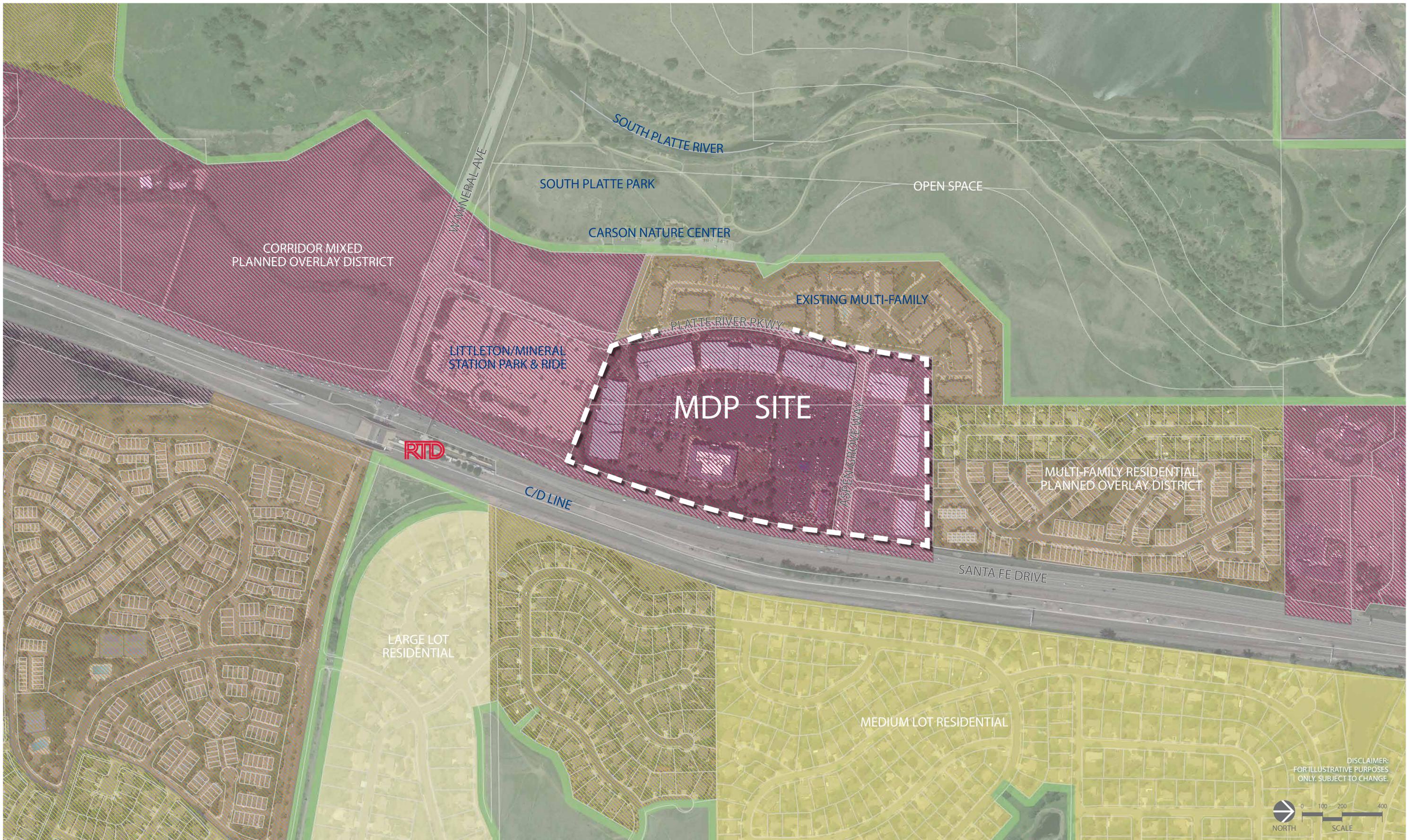
- COVER SHEET AND NOTES
- CONTEXT MAP
- SITE CHARACTER
- STREET SECTIONS
- MASTER PLAN
- MASTER PLAN - 'AREA A'
- PHASING PLAN
- 'AREA A' INTERIM ACCESS & CIRCULATION
- ACCESS & CIRCULATION
- BIKE & PEDESTRIAN CIRCULATION
- COMMON OPEN SPACE & BUFFER PLAN
- ENVIRONMENTAL PROTECTION PLAN

PLANNING COMMISSION:

APPROVED AND ACCEPTED AT A MEETING HELD
 BY THE LITTLETON PLANNING COMMISSION ON
 THE _____ DAY OF _____, 20____

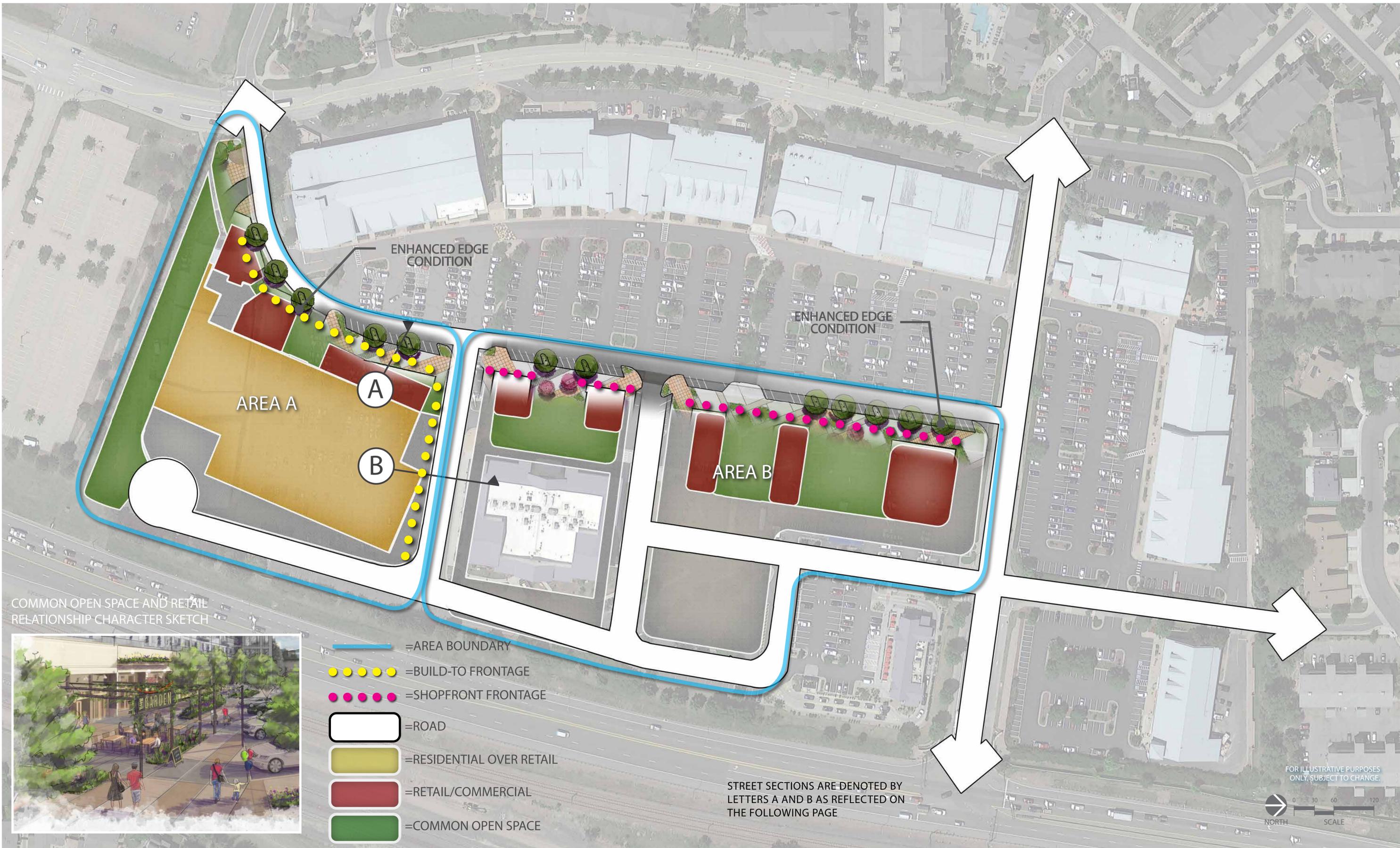
 PLANNING COMMISSION CHAIR

 ATTEST: CITY CLERK



DISCLAIMER:
FOR ILLUSTRATIVE PURPOSES
ONLY. SUBJECT TO CHANGE.



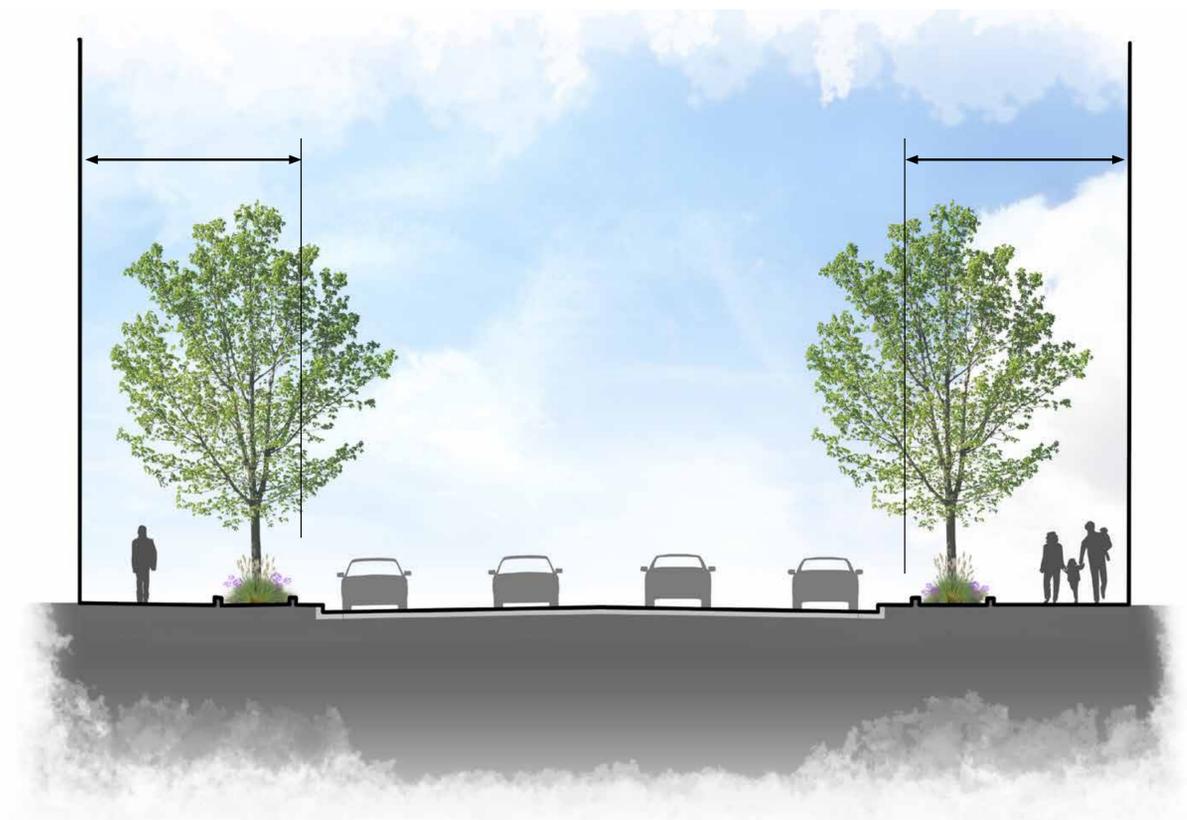




A NEW INTERIOR DRIVE - CONCEPTUAL

N.T.S.

The relationship between streets, common open space, and newly proposed buildings will emphasize circulation while simultaneously creating places to linger and take in various amenities.

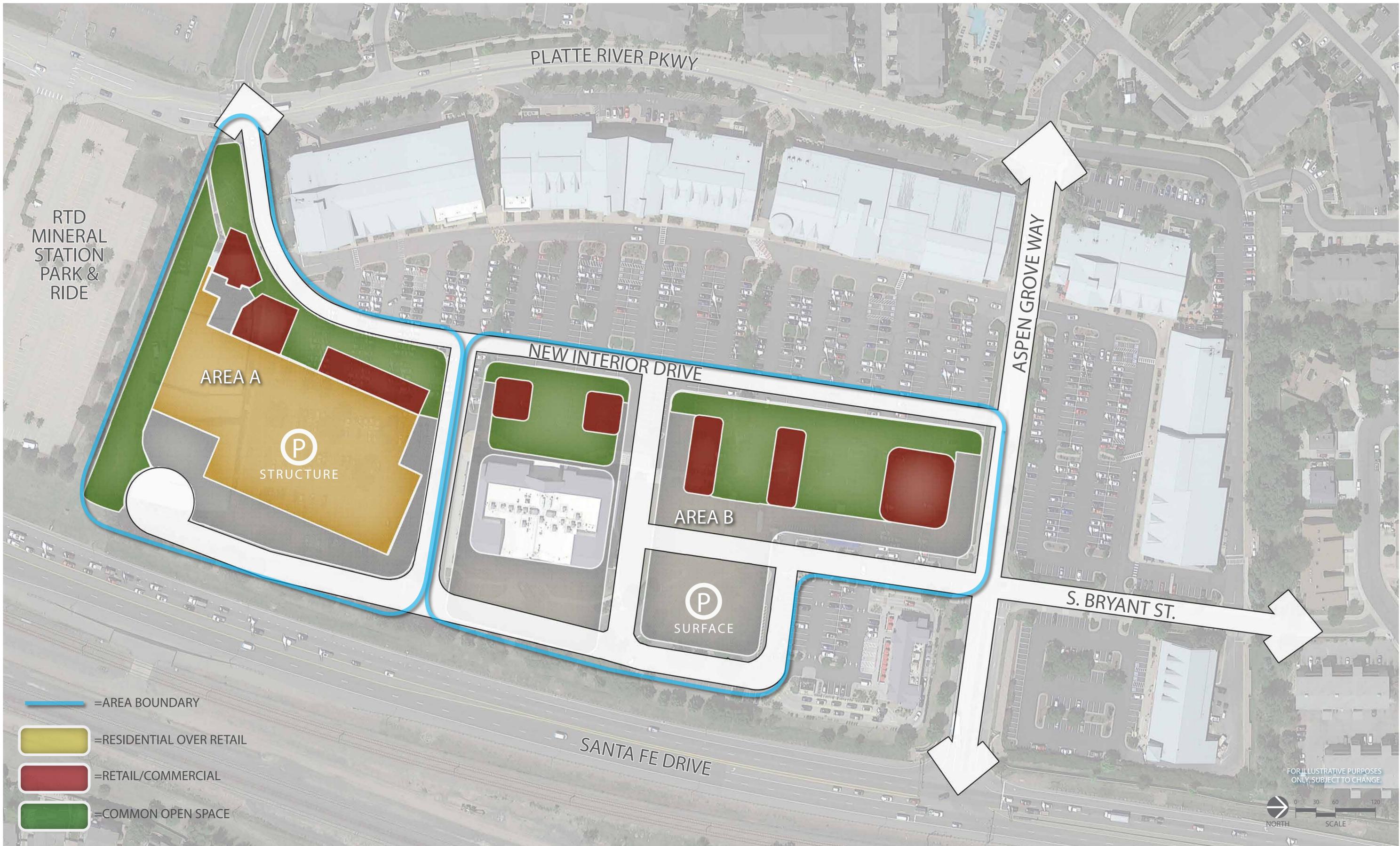


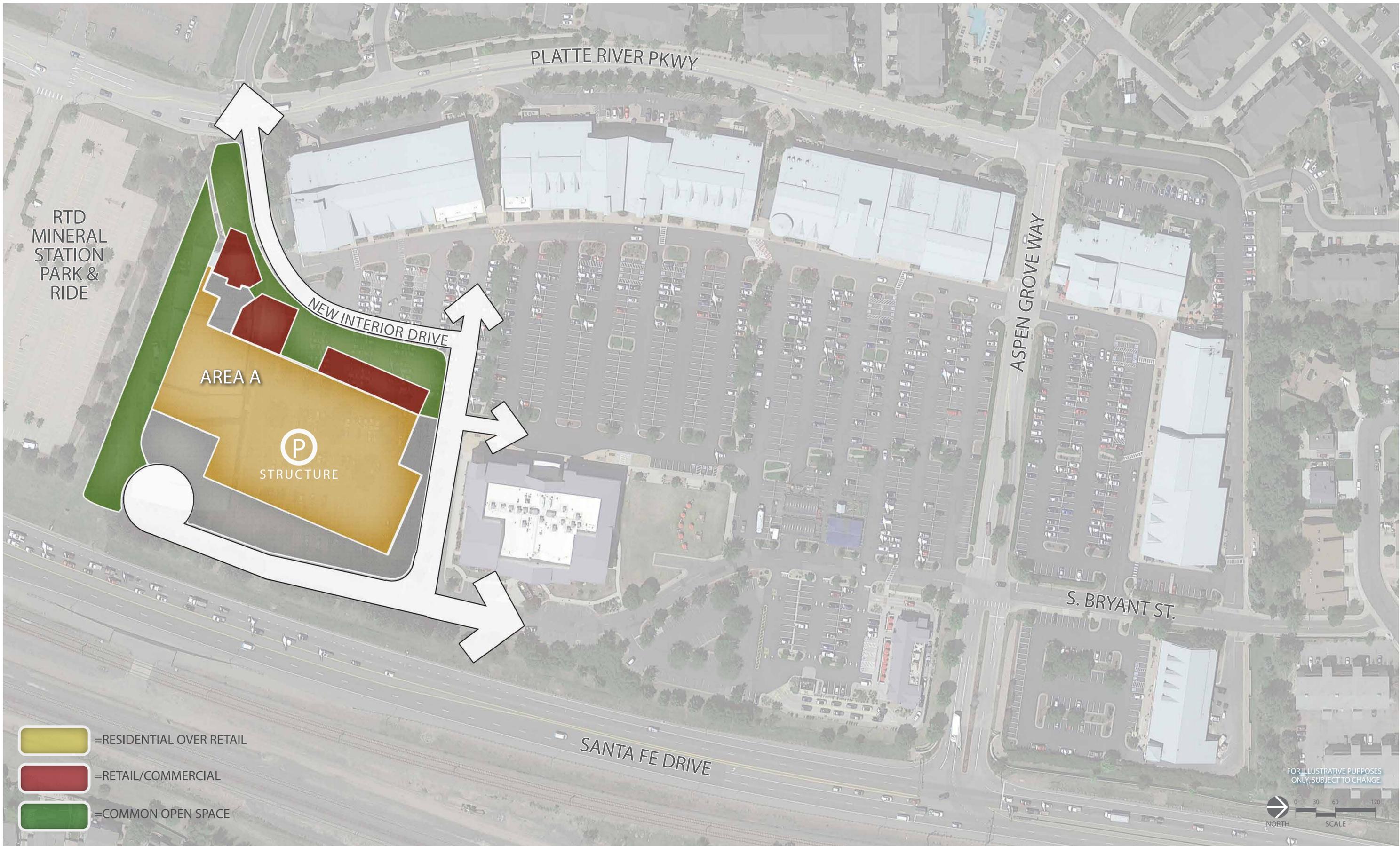
B STREET WITH PARALLEL PARKING - CONCEPTUAL

N.T.S.

FOR ILLUSTRATIVE PURPOSES ONLY. SUBJECT TO CHANGE.

SUBMITTAL DATES	
SUBMITTAL No.1	03/24/2022
SUBMITTAL No.2	05/17/2022
SUBMITTAL No.3	06/06/2022
SUBMITTAL No.4	07/05/2022





RTD
MINERAL
STATION
PARK &
RIDE

PLATTE RIVER PKWY

ASPEN GROVE WAY

S. BRYANT ST.

SANTA FE DRIVE

AREA A

P
STRUCTURE

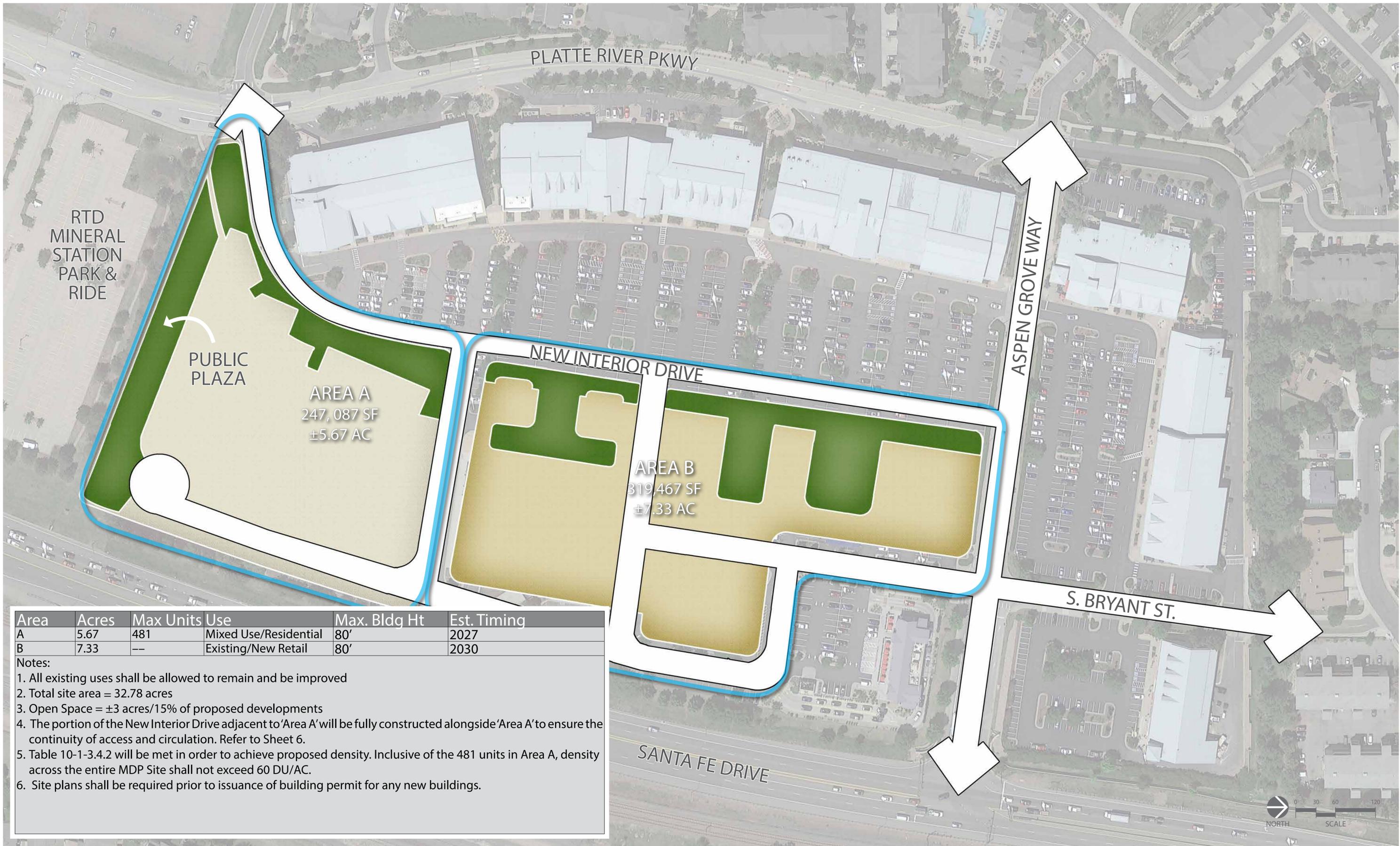
NEW INTERIOR DRIVE

- =RESIDENTIAL OVER RETAIL
- =RETAIL/COMMERCIAL
- =COMMON OPEN SPACE

FOR ILLUSTRATIVE PURPOSES
ONLY, SUBJECT TO CHANGE.



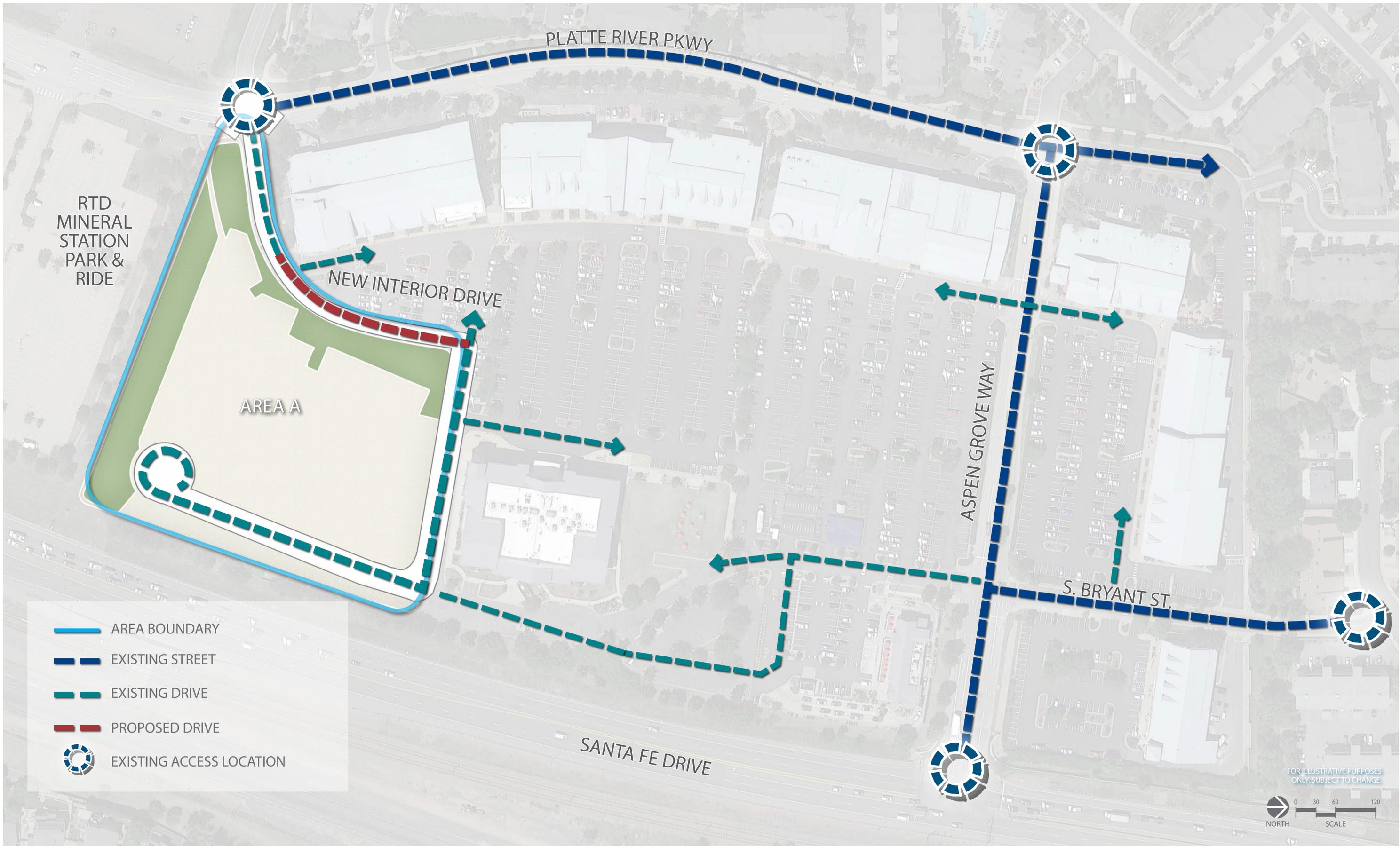
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Area	Acres	Max Units	Use	Max. Bldg Ht	Est. Timing
A	5.67	481	Mixed Use/Residential	80'	2027
B	7.33	--	Existing/New Retail	80'	2030

- Notes:
1. All existing uses shall be allowed to remain and be improved
 2. Total site area = 32.78 acres
 3. Open Space = ±3 acres/15% of proposed developments
 4. The portion of the New Interior Drive adjacent to 'Area A' will be fully constructed alongside 'Area A' to ensure the continuity of access and circulation. Refer to Sheet 6.
 5. Table 10-1-3.4.2 will be met in order to achieve proposed density. Inclusive of the 481 units in Area A, density across the entire MDP Site shall not exceed 60 DU/AC.
 6. Site plans shall be required prior to issuance of building permit for any new buildings.

SUBMITTAL DATES	
SUBMITTAL No.1	03/24/2022
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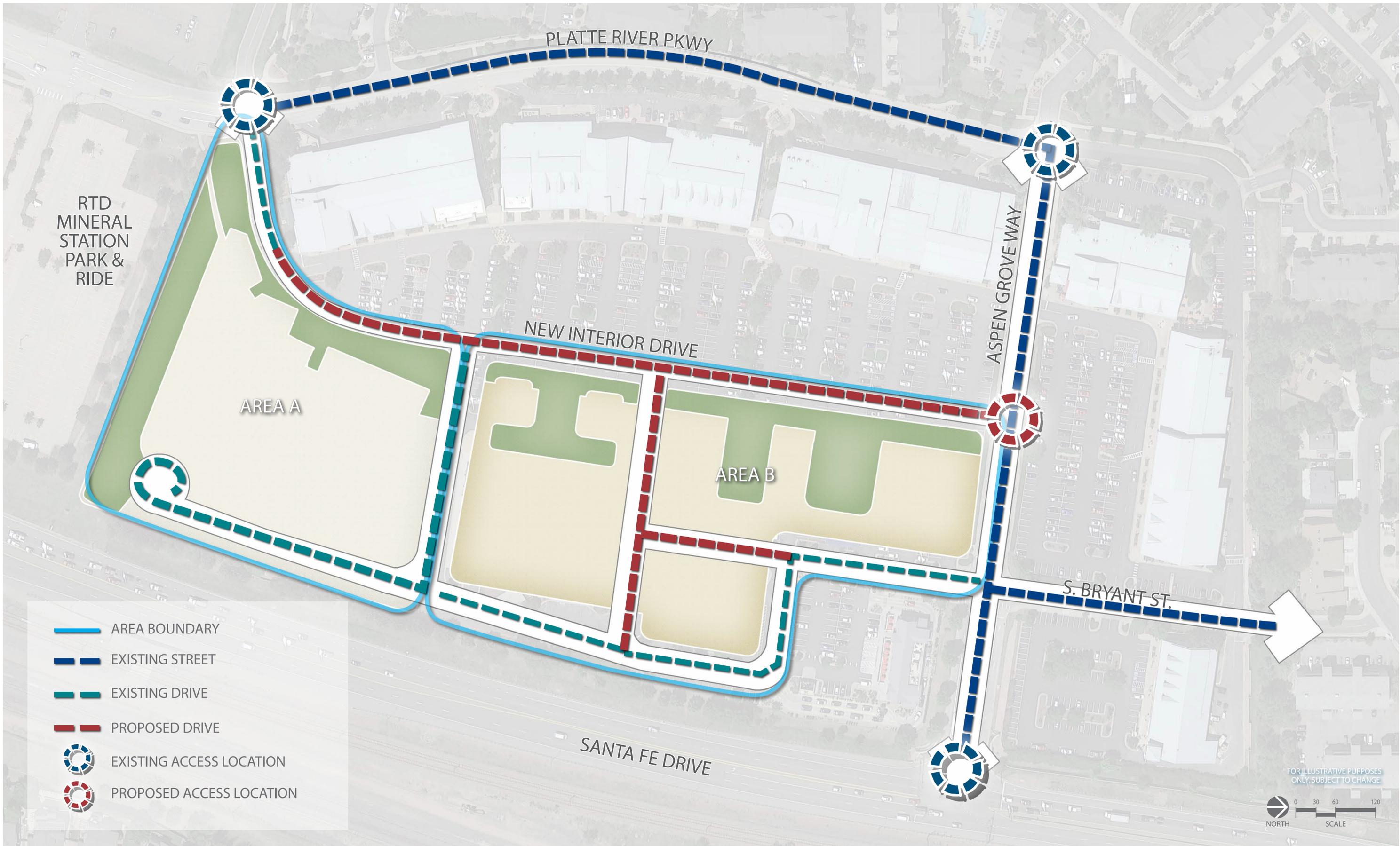


ASPEN GROVE MASTER DEVELOPMENT PLAN
 'AREA A' INTERIM ACCESS & CIRCULATION



SUBMITTAL DATES	
SUBMITTAL No.1	03/24/2022
SUBMITTAL No.2	05/17/2022
SUBMITTAL No.3	06/06/2022
SUBMITTAL No.4	07/05/2022

SHEET 8 OF 12



PED & BIKE CONNECTION TO CARSON NATURE AREA AND SOUTH PLATTE PARK

PLATTE RIVER PKWY

RTD MINERAL STATION PARK & RIDE

PED ACCESS TO RTD PARCEL*

AREA A

NEW INTERIOR DRIVE

AREA B

ASPEN GROVE WAY

S. BRYANT ST.

SANTA FE DRIVE

BIKE ZONE CHARACTER IMAGES



- AREA BOUNDARY
- - - AREA A PEDESTRIAN CIRCULATION
- - - EXISTING PEDESTRIAN CIRCULATION
- - - AREA A BIKE CIRCULATION
- - - PROPOSED PEDESTRIAN CIRCULATION
- - - PROPOSED BIKE CIRCULATION
- BIKE UNLOADING ZONE

*CONNECTION TO ADJACENT PROPERTY IS SUBJECT TO RTD COORDINATION

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The existing Master Development Plan Area ("MDPA") is primarily covered with buildings, parking lots and back of house loading areas. Landscaping within the existing MDPA is limited to parking islands, a grassy area in the center of the area adjacent to a movie theater and landscaped areas on the edges of the existing buildings. As a part of the redevelopment of the MDPA the property owner will work within current code to either expand the existing regional stormwater facility that serves the MDPA or providestormwaterfacilitieswithinthelimits of the MDPA into compliance with current codes. Generally speaking, the initial and future phases of development will show a net decrease in overall impervious cover by addition of open spaces per code for the MDPAwhileprovidingenvironmentalbenefits related to stormwater management that are built in to current stormwater management and open space development practices. This will result in a net benefit for the MDPA and downstreamareasincludingSouthSuburban Park and the South Platte River.



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