



PRELIMINARY PLAT CRITERIA MEMO

Date: February 20, 2026
To: City of Littleton, Community Development
From: Norris Design

RE: THE GABLES (4501 W BOWLES) PRELIMINARY PLAT

SITE CONTEXT

The approximately 9.9-acre site is situated north of Bowles Avenue and east of Bell Flower Drive. It is currently owned by Denver Water and vacant with the exception of a piped irrigation ditch, owned by Circle Ditch Company. The applicant has worked closely with Circle Ditch company to find a long-term solution for conveyance of the ditch the currently runs diagonally across the site. The Circle Ditch Company has agreed to the Preliminary Plat Grading and Utility Plan depicting a re-aligned 24-inch culvert pipe conveying the water from the northwestern corner of the site, south along Gables Circle, and out to Bowles Avenue, preserving the Ditch's conveyance capabilities. The agreement required for relocation is nearing completion and is anticipated to be executed prior to approval of the Final Plat.

The property is surrounded on the west, north and east by residential lots in the Bow Mar South neighborhood; there are no opportunities for vehicular, or pedestrian access on such frontages. The sole vehicular and pedestrian access will come from a single right-in/right-out intersection of Gables Circle with West Bowles Avenue to the south.

The site is designated as Suburban Residential by the 2019 Future Land Use and Character Map in the Comprehensive Plan. 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 designation influenced the zoning district, which was updated in 2022.

This site, and all adjacent properties, are zoned Large Lot Residential, which requires a minimum lot size of 20,000 square feet for all single-family detached homes. The Preliminary Plat process is required for the subdivision of land—per Littleton Unified Land Use Code standards— into five or more lots. Precise site layout, including hardscape, landscape, and building footprint are reviewed at the time of building permitting; however, a site plan was submitted in conjunction with the Preliminary Plat to provide conceptual landscape, ensure general lot fits, and lay out utilities and grading.

PRELIMINARY PLAT

The preliminary plat features 17 large-lot single family detached residences and a detention tract in the southwest corner. Vehicular and pedestrian access to the community is taken from a single point on Bowles Avenue, that feeds into the proposed Gables Circle; a circular private drive that provides direct access to all properties. Bowles Avenue improvements include the addition of an 8' curbside landscaping area which will be planted with new shade trees, and a six-foot wide sidewalk that will



connect northward to walks on either side of Gables Circle, west, toward the western property boundary, and east to a new sidewalk connection to Bellflower Drive. The sidewalk connection to the east is made possible by City Project COL 2-12, which provides a new sidewalk connection across the south side of Lot 1, Block 7 of the Bow Mar South subdivision.

Four single-family lots are within the center of Gables Circle, with on-street parallel parking limited to the inside of the drive. Thirteen large single-family lots, ring the outside of Gables Circle; all lot meet the Littleton ULC standards for LLR which are as follows:

- Minimum Lot Area: 20,000 sf
 - Lots range from 20,005 sf to 20,568 sf.
- Minimum Lot Frontage: 85' *or* a minimum of 42.5' for homes fronting a curved street with a radius of 200' or less (10-6-2.3.D.4)
 - Frontages range from 42.5' to 150.7.'

In the southeast portion of the neighborhood, Lots 11 and 12 share an access easement to Tract A, the 0.27-acre detention tract. Gables Circle has been designed to funnel storm water into storm drains located along the outer part of the private drive and into the Tract A full spectrum detention pond. The pond will release to a planned connection to storm sewer in West Bowles Avenue which will be constructed as a part of this development.

The site 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. We are working closely with PCWSD and the Circle Ditch Company to ensure appropriate agreements are ready to be executed prior to Final Plat approval.

TRAFFIC STUDY

A Traffic Generation Memo was submitted to analyze traffic that would be added to surrounding streets from this site. The Gables, with 17 homes, is projected to generate just 15 and 19 morning and evening peak-hour trips, respectively, resulting in an extremely modest addition to neighborhood vehicle traffic.

In addition to the Traffic Generation Memo, the applicant completed voluntary a traffic analysis on the surrounding neighborhood to compare our traffic impact to the current traffic patterns, in response to questions about traffic volumes from attendees at the neighborhood meeting. The study found that the existing 288 homes in Bow Mar South currently generate 228 and 257 morning and evening peak-hour vehicle trips, respectively.

The study found that The Gables traffic will have a minimal impact on the level of service (LOS) and delay of the existing signals. No LOS rankings in the study are impacted with the additional development trips, and the delay increases for the study 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 West Bowles Avenue and southbound South Bell Flower Drive, where average vehicle delay is predicted to increase 2.5% from 50.4 seconds to 51.7 seconds.



Given the limited access to the site, an additional analysis was performed to assess potential routes for vehicles coming from eastbound Bowles Avenue. 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.

SITE PLAN

Although the site plan is approved administratively, it has been reviewed in-tandem with the Preliminary Plat to ensure compliance. The site plan landscape sheets propose 102 trees on residential lots, and 10 new street trees along West Bowles Avenue, meeting the code requirement of six trees per lot within LLR zone districts; tree locations will adjust based on home layouts. Additional trees will be planted throughout the site to meet Tree Mitigation standards for a specimen tree that must be removed to facilitate the development.

The site plan also depicts LLR setbacks on the front, sides and rear lot lines. Maximum building coverage and maximum building height will be reviewed for compliance when building permits are submitted in the future. Driveway and tree locations shown in the Site Plan are conceptual and subject to change at the time of building permits, though all lots must still be designed to meet the ULUC standards that guided the site plan.

COMMUNITY ENGAGEMENT

The applicant held multiple meetings and conversations with neighbors. The first neighborhood meeting was held via Zoom Webinar on October 29, 2024, introducing the proposal, development team, and Littleton process and requirements to nearby residents. Neighbors were concerned about additional traffic, height of homes, on-site drainage, developer experience, and tree preservation.

The team held a second neighborhood meeting on February 26, 2025, at Buck Recreation Center, in Littleton. At the meeting, the site plan, conceptual elevations, conceptual traffic patterns, and existing and proposed drainage patterns were shared with attendants. Conversation focused on drainage, lack of sidewalk connections to and from the site, traffic impacts on the existing neighborhood to the north, and compatibility of home design. The applicant expressed a willingness to construct a trail connection into Bow Mar South, if an easement were to be offered by any of the surrounding property owners; no offer was made to provide land for this connection.

The applicant also met a group of surrounding homeowners for lunch and discussed the project. Two of the three homeowners are engineers and had a lot of questions about how the drainage will be affected by this development. We explained that there is no current regional drainage plan and demonstrated how the drainage infrastructure in this neighborhood will capture some of the water that is currently pooling in Bow Mar South along the project's eastern property line and provide a conveyance for stormwater that intends to mitigate this existing impact.

Additionally, the applicant has fielded several calls from homeowners asking questions about the development.



PRELIMINARY PLAT DECISION CRITERIA

The Director shall make a recommendation to Planning Commission and the Commission may approve, approve with conditions, or deny a Site Plan based on conformance with the criteria. The decision criteria are as follows:

The Commission may approve, approve with conditions, or deny a Preliminary Plat based on the following criteria:

- 1. Conformance.** The Preliminary Plat conforms to the Comprehensive Plan and all applicable requirements of this Code;
The Preliminary Plat was designed in accordance with the Littleton Unified Land Use Code requirements and the Comprehensive Plan FLUC Map designation of Suburban Residential.
- 2. Zoning.** Any new lots created and subsequent development of the site shall conform to the zoning requirements for the district in which it is located in; and
The Preliminary Plat lots have been designed to meet LLR zoning requirements.
- 3. Standards and Specifications.** The proposed development conforms to the design and improvement standards in the Littleton Engineering Design Standards (LEDS).
The Preliminary Plat has been designed in accordance with the LEDS and has been reviewed and approved by the engineering department for conformance.