



Mineral Town Center

Amendment to the Future Land Use and Character Map, Rezoning, and Preliminary Plat

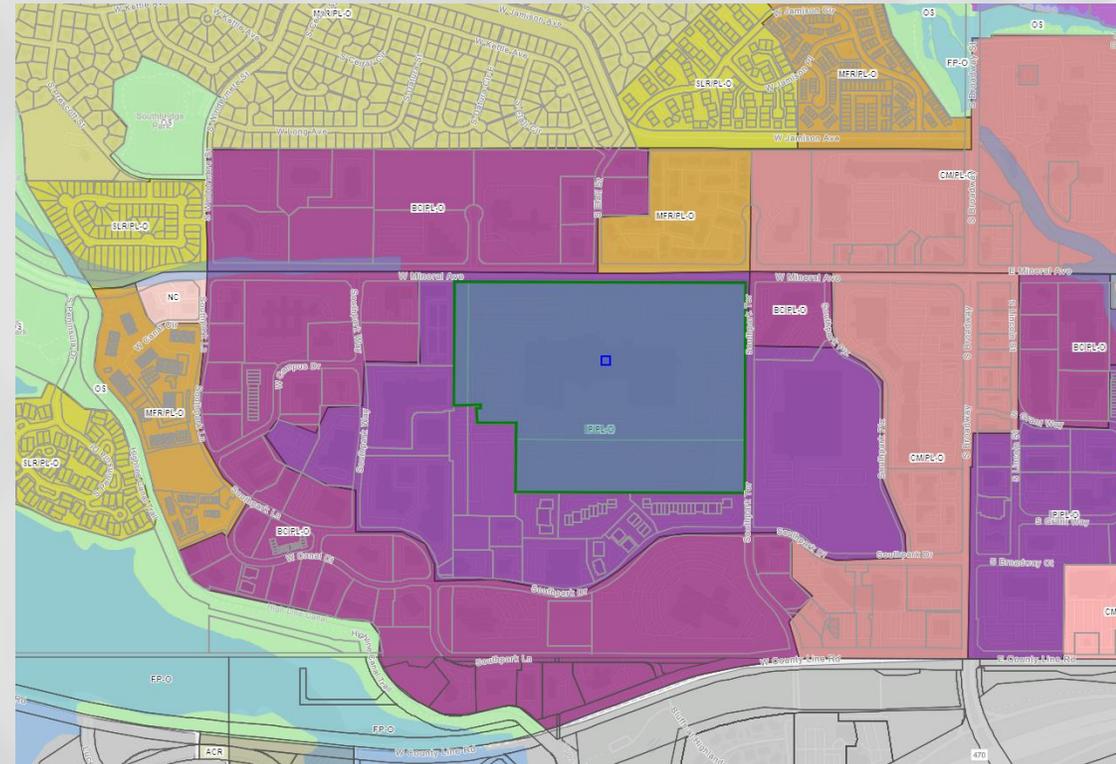
Jerad Chipman, AICP
November 13, 2023

Purpose

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

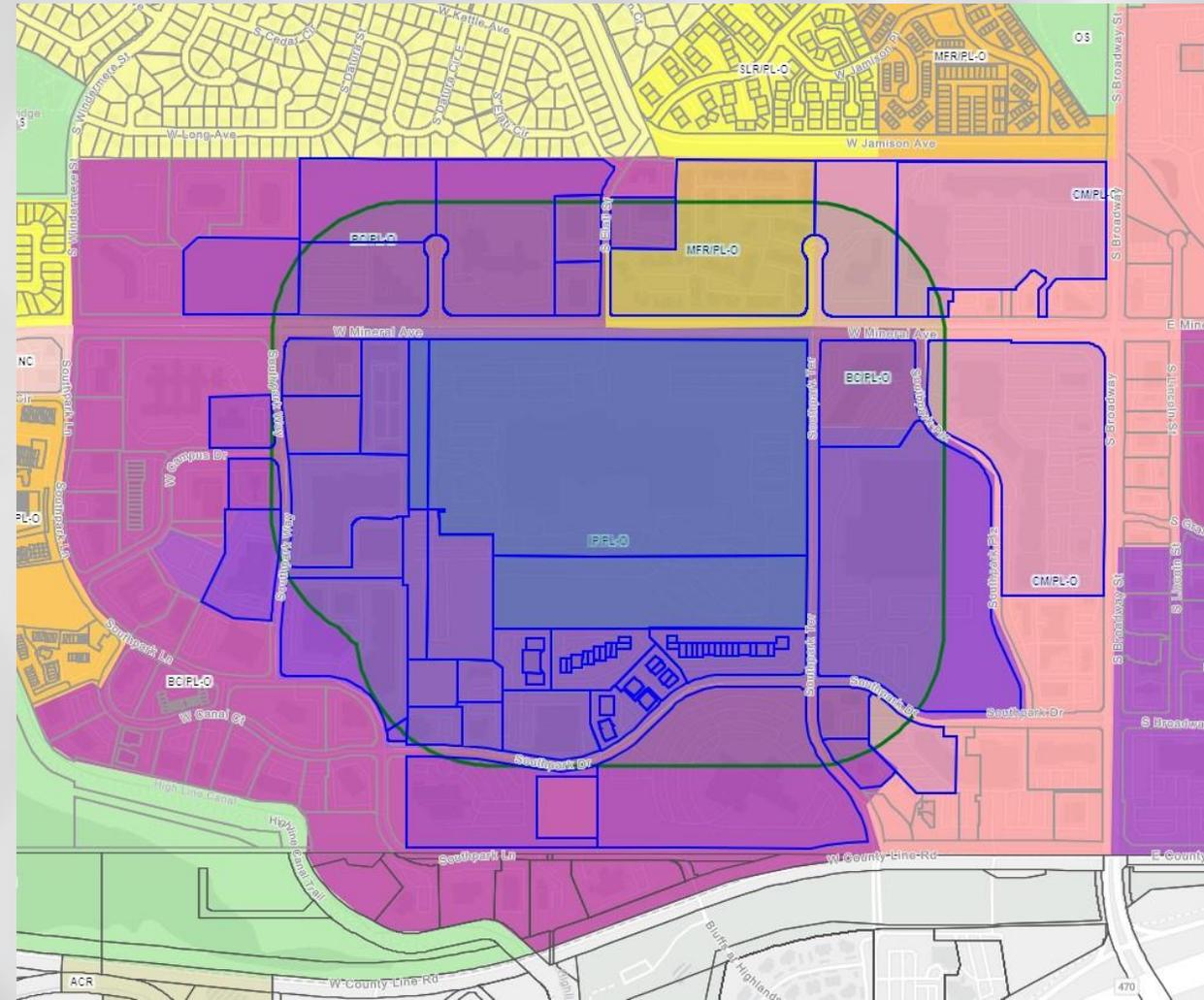
Background

- 63.274-acre site.
- 1969 Gates Subdivision created.
- Original use was industrial.
- Subsequently, the use was changed to office.
- 2019 Envision Littleton (Comprehensive Plan) adopted designating the subject property as Suburban Business Park
- 2021 Title 10 Unified Land Use Code adopted, and subject property zoned IP/PL-O.
- The site is currently nearly vacant and under contract to be sold.

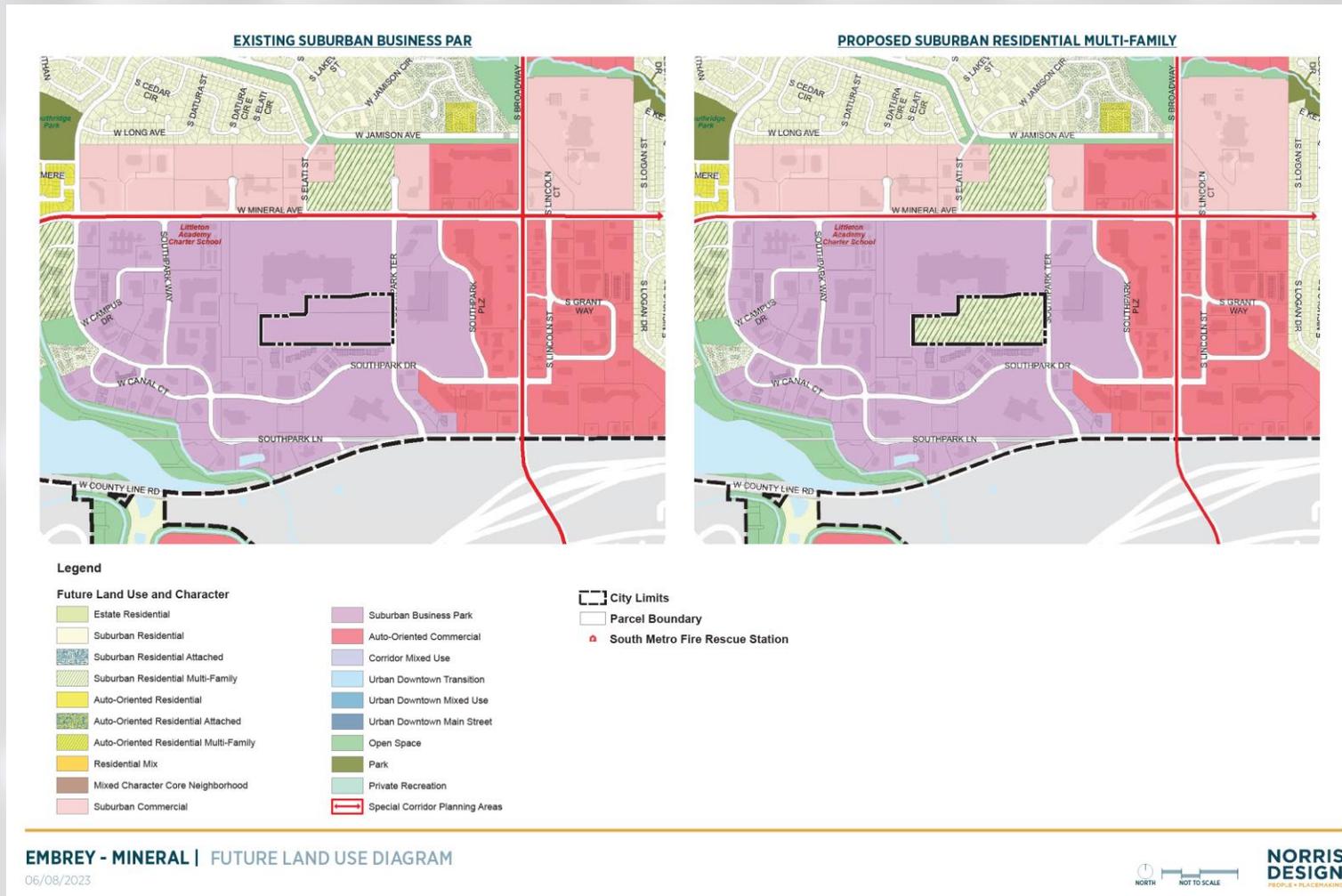


Neighborhood Outreach

- Two in-person meetings
 - April 13, 2023
 - August 29, 2023
- Development Activity List
- Public hearing notice
 - 338 notification postcards and SPOA
 - Newspaper notice
 - Notice signs posted
 - City postings



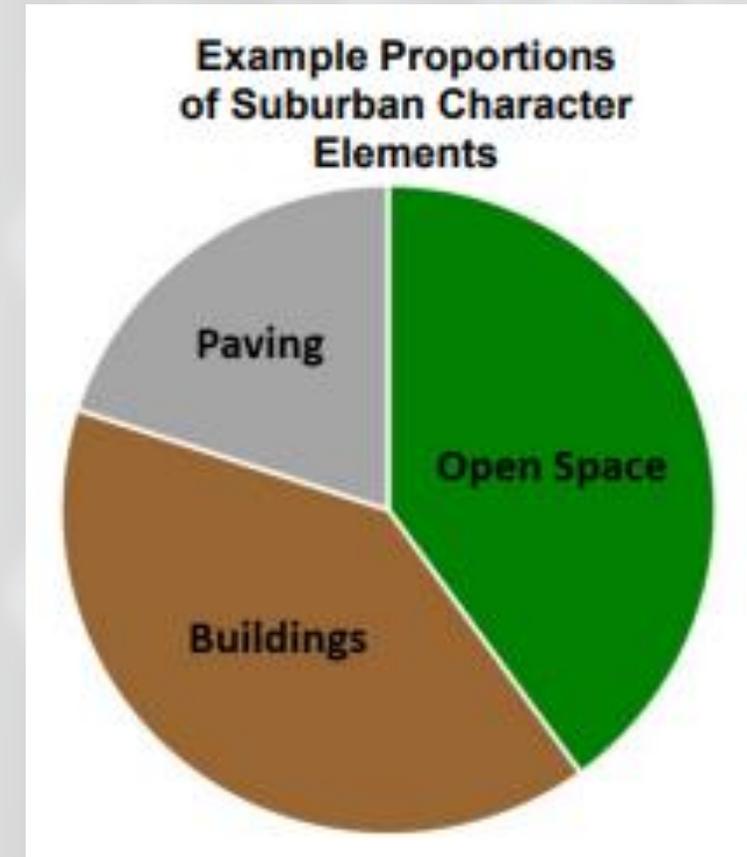
Application Details: Future Land Use and Character Map Amendment



- Southern 17.420 acres of the 63.274-acre site.
- Current Future Land Use Designation: Suburban Business Park
- Proposed Future Land Use Designation: Suburban Residential Multi-Family

Application Details: Future Land Use and Character Map Amendment, Continued

- Suburban Residential Multi-Family
 - Subset of Suburban Residential
- Closely tied to other Suburban designations, including Suburban Commercial.
- Focus is placed on complementing suburban character through similar development standards, open space, and bufferyards.



Application Details: Future Land Use and Character Map Amendment, Continued

C. Decision Criteria. The Council may approve or deny an Amendment to the Future Land Use and Character Map based on consideration of the following:

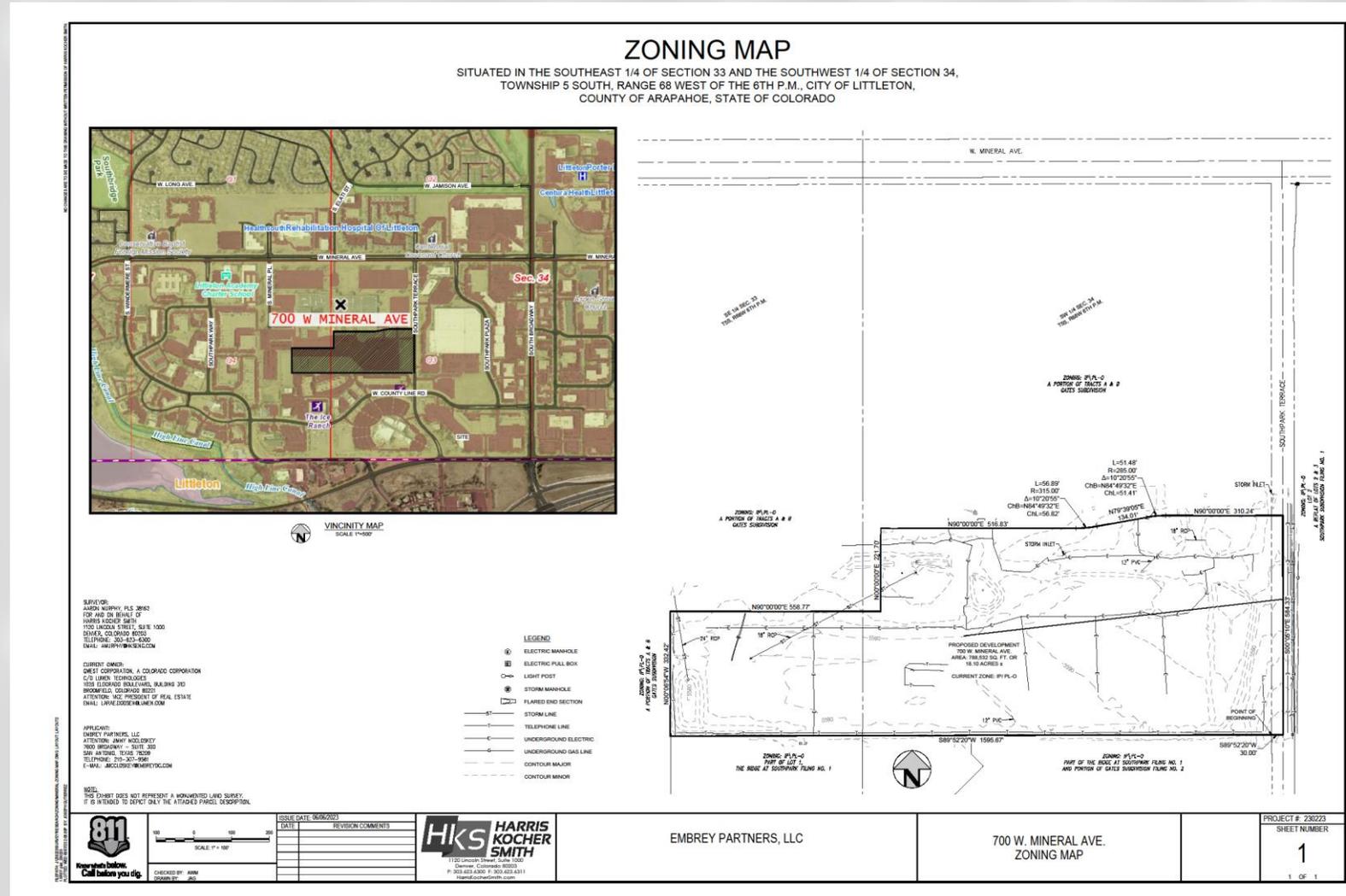
- 1. *Compatibility.*** The land use types and characteristics of the proposed land use category will be compatible with the properties in the immediate vicinity of the subject property;
- 2. *Impact Mitigation.*** The amendment may serve to mitigate adverse impacts of the use and development of land 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;
- 3. *Comprehensive Plan.*** The proposed amendment supports the goals of the comprehensive plan; and
- 4. *Changing Conditions.*** The amendment may serve to address a changing condition that was not anticipated by the Comprehensive Plan.

Application Details: Rezoning

Current zoning: Industrial Park/Planned Overlay District (IP/PL-O).

Proposed Zoning: Multi-Family Residential (MFR).

The rezoning would remove the property from the PL-O.

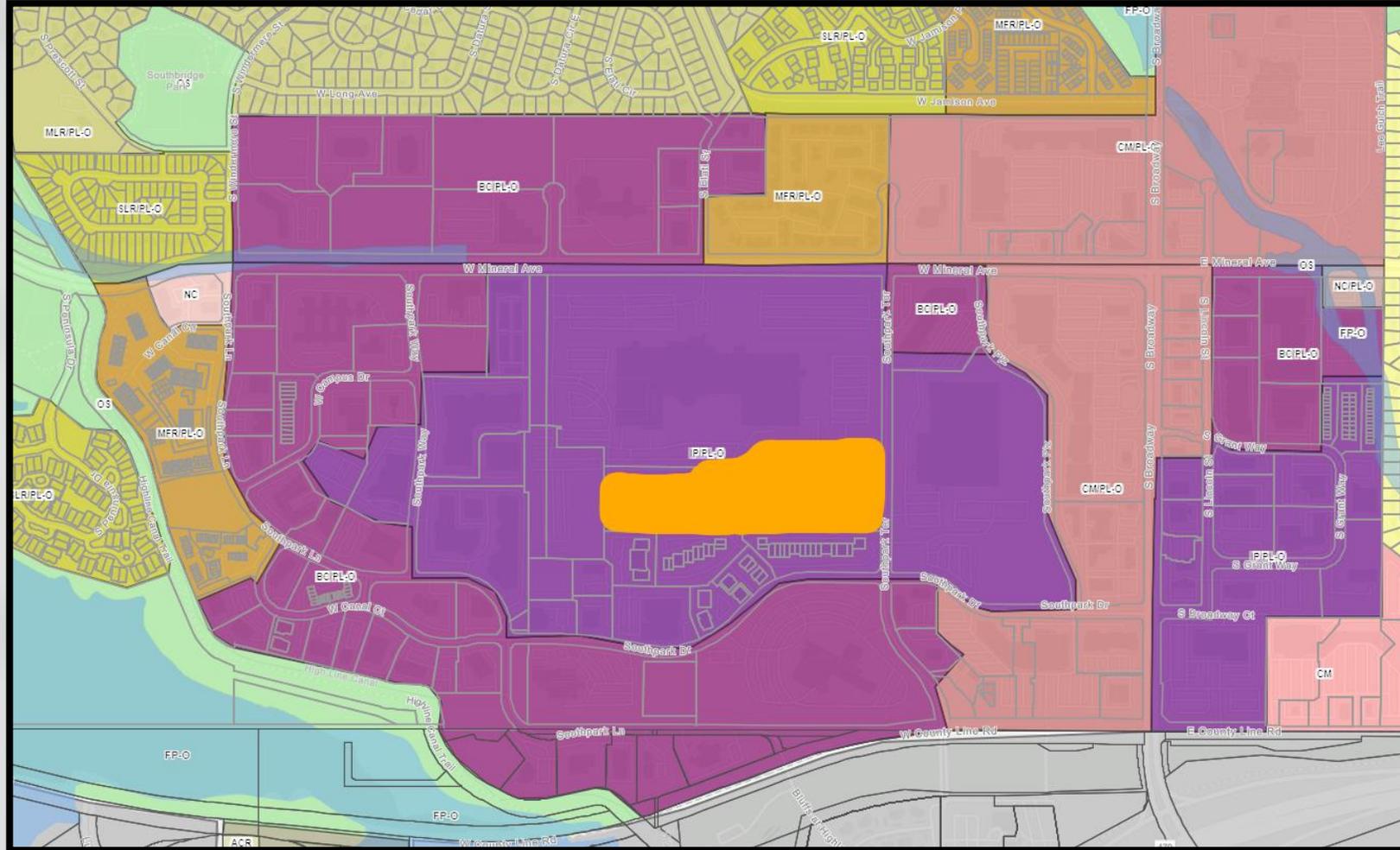


Application Details: Rezoning, Continued

Housing and housing diversity has been indicated as a priority of the City of Littleton.

MFR has previously been located adjacent to IP an BC zoned district.

Nearby amenities include retail commercial, private and public recreational, and educational.

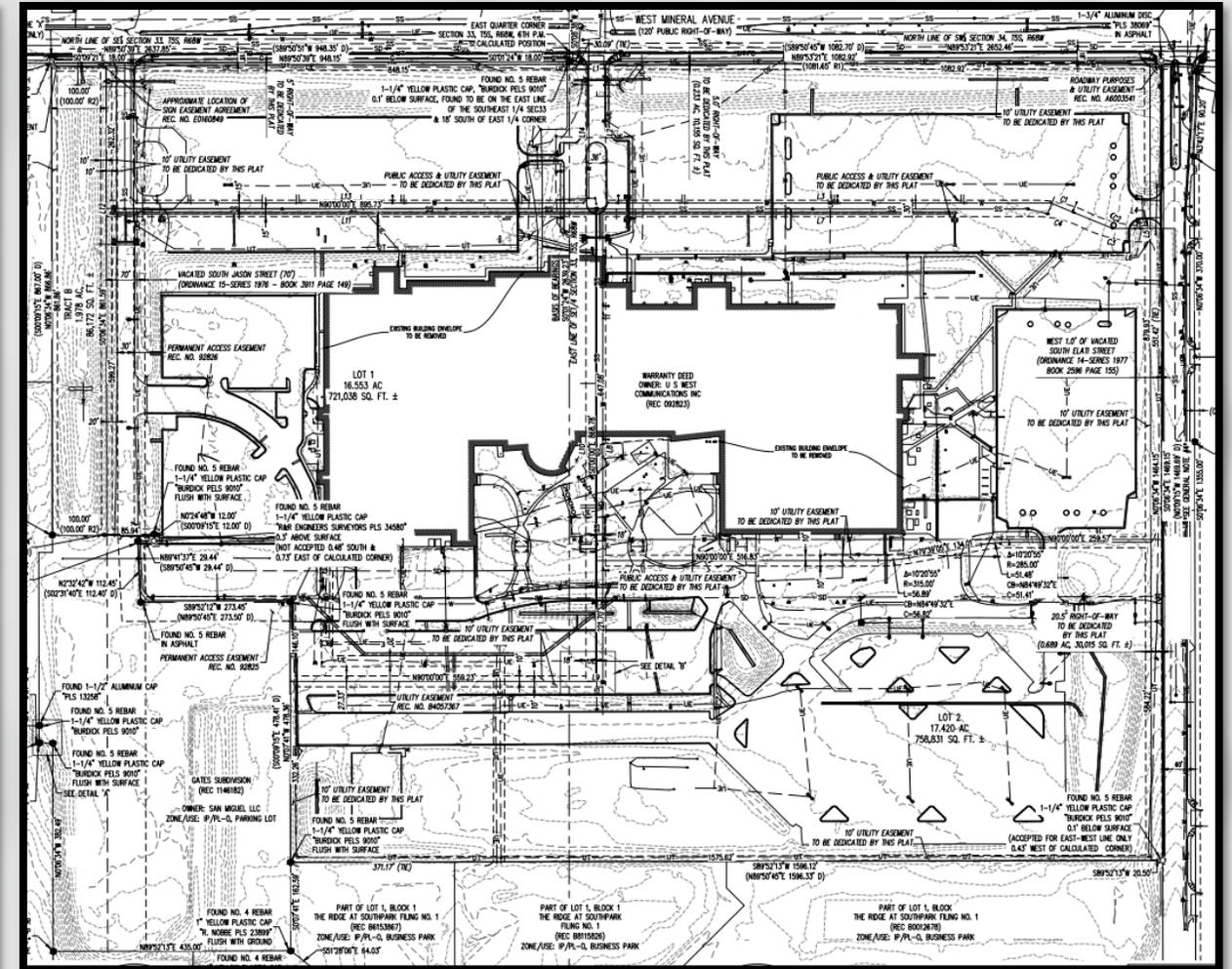
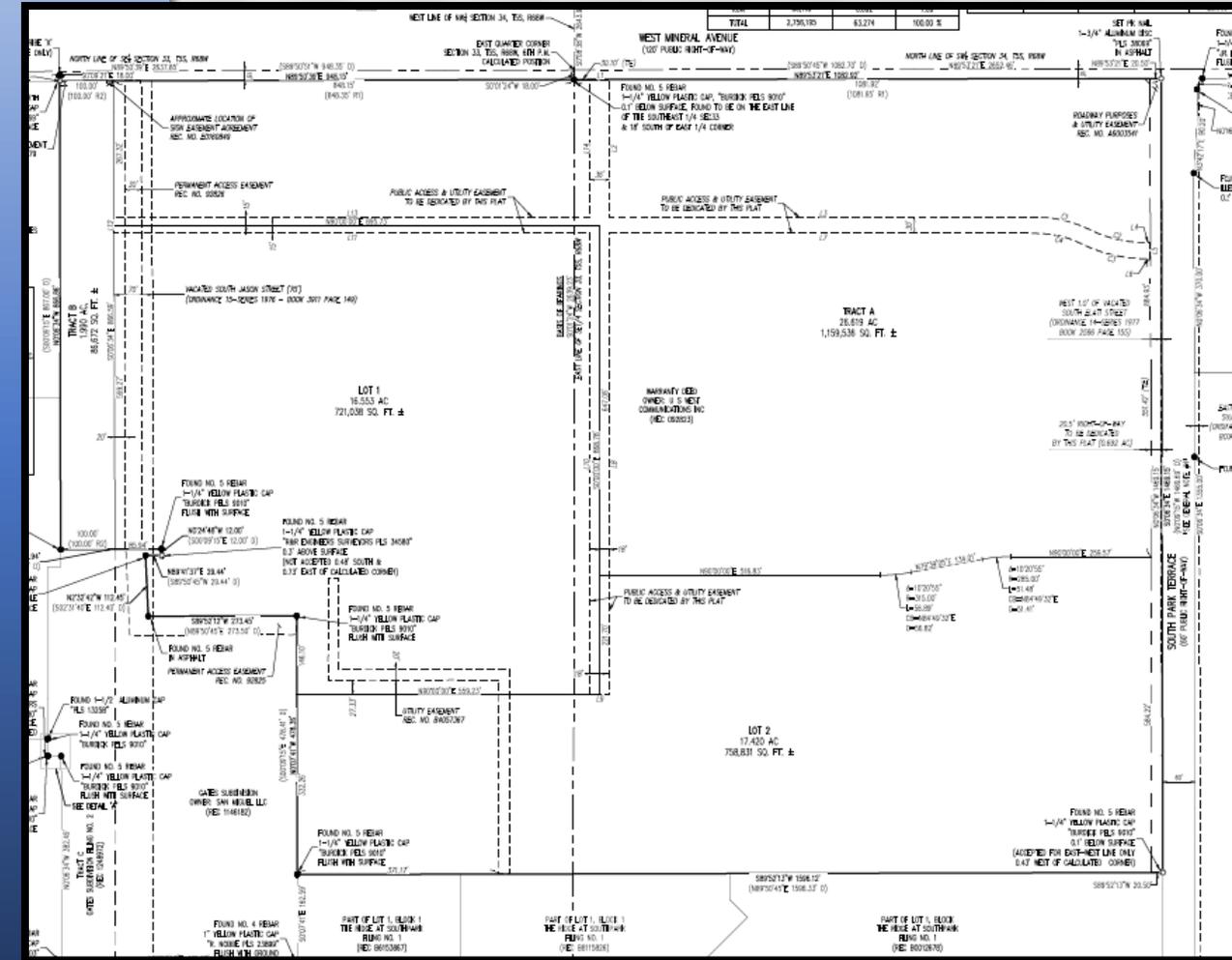


Application Details: Rezoning, Continued

C. Decision Criteria. The Council may approve, approve with conditions, or deny a Rezoning / Zoning Map Amendment based on the following criteria:

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;
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;
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;
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; and
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.

Application Details: Preliminary Plat



Application Details: Preliminary Plat, Continued

C. Decision Criteria. 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;
2. *Zoning.* Any new lots 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
3. *Standards and Specifications.* The proposed development conforms to the design and improvement standards in the Littleton Engineering Design Standards (LEDS).

Comprehensive Plan conformance indicated through the prior two (2) requests.

Site plans shall also be submitted for review to gauge compliance with the Zoning regulations prior to the final plat being recorded.

Lot 1 and Tract A contain the existing building. Conditional approval is sought to meet the Zoning criteria prior to the final plat being recorded.

Application Materials

- In PC Hearing Packet
 - Resolutions and Exhibits
 - Staff Report
 - Applicant's Decision Criteria
 - Applicant's Comprehensive Plan Checklist
 - Applicant's Development Data Comparison
 - Applicant's Economic Analysis
- Found on the DAL
 - Application Materials
 - Review Comments & Responses
 - Title Commitments
 - Will-Serve Letters

Recommendation:

Approval of the Amendment to the Future Land Use and Character Map – PC Resolution 11 Series 2023

Approval of the Rezoning – PC Resolution 12 Series 2023

Approval of the Preliminary Plat – PC Resolution 13 Series 2023, with two (2) conditions

1. Development plans will be required to be submitted prior to final plat being recorded to ensure compliance with the second review criteria.
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.