



# Staff Report Addendum

**Meeting Date:** September 10, 2018

**Planner:** Rob Haigh

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## APPLICATION SUMMARY:

**Project Name:** Belleview Connection Rezoning (Continued from 8/27/2018)

**Case Number:** REZ18-0001

**Application type:** Amendment to the official zoning map

**Location:** 2717, 2727, and 2767 W. Belleview Avenue  
(northwest corner of W. Belleview Ave. and S. Prince St.)

**Size of Property:** 5.05 Acres

**Zoning:** B-2 Community Business District (current); B-3 General Business District  
(proposed)

**Applicant:** Donald E. Casper, Architect, P.C.

**Owners:** 2727 West Belleview Development, LLC; 2717 West Belleview  
Development, LLC

**Applicant Request:** To amend the official zoning map to rezone the 5.05-acre subject property  
from a B-2 Community Business District to a B-3 General Business District.

## SUMMARY OF AUGUST 27, 2018 PUBLIC HEARING

At the August 27, 2018 public hearing, the commission expressed concerns about the floor area ratio (FAR) associated with the proposed change in zoning, the history of the existing zoning, possible buildout scenarios, potential traffic impacts, and the potential of changing all of the applicant's property to the B-2 district. The commission continued consideration of the matter until the September 10, 2018 meeting and directed staff to provide more information related to their concerns. The staff report, plan set, and land use comparison table from the August 27, 2018 public hearing are attached for reference.

## FLOOR AREA RATIO

One of the concerns expressed by the planning commission during the August 27, 2018 public hearing was the proposed increase in maximum FAR and how that could potentially create adverse impacts. The maximum FAR in the B-2 zoning district is 2:1. This means that a 10,000-square-foot lot could potentially be developed to a point where the structures located on the lot have 20,000

square feet of gross floor area. The maximum FAR in the B-3 zoning district is 3:1, meaning that up to 30,000 square feet of gross floor area could be constructed on the same size lot. However, off-street parking, landscaping, and open space requirements typically limit buildable floor area in commercial development more than FAR restrictions. That said, it is also important to note that there is no height limitation in either the B-2 or B-3 zoning district.

In order to understand the surrounding development patterns, staff conducted a review of the approved site development plans of the sites adjacent to the subject property and the nearby B-3 zoning districts and found that on average, the lots are built to an FAR of about 0.23:1. The significant majority of these developments are single story structures. The most heavily built lot is the Santa Fe Business Center property on W. Chenago Ave, with an FAR of 0.39:1. Across other similar shopping centers in Littleton, the FAR also remains far below the maximums allowed. For example, the Littleton Square shopping center has an FAR of 0.36:1, the Market at Southpark has an FAR of 0.21:1, and Aspen Grove has an FAR of about 0.18:1. In general, across Littleton, the actual developed FAR is significantly lower than the allowed maximums.

Despite this low FAR across the city's business and industrial zoning, staff understands that the proposed zoning district will exist in perpetuity, and that many years in the future, development pressure could reach a point where construction of a multi-story commercial structure on the subject property is possible. In order to mitigate any future impact that would result from this change in zoning, staff is recommending a condition that would limit the FAR to 2:1, which is currently allowed on the subject property.

## **TRAFFIC GENERATION**

As it relates to traffic, any increase in trip generation would also result from the increased gross floor area on the subject properties. Based on the Institute of Traffic Engineers Trip Generation Manual, 10<sup>th</sup> Edition, the new uses permitted in the B-3 zone district, which include some light fabrication, warehousing, commercial cleaning, breweries, wineries, and distilleries, and other miscellaneous uses, do not generate more traffic per square foot of leasable area than the uses that are also allowed in the B-2 zoning district, and the potential for increased traffic generation relates directly to the additional floor area that could be constructed.

In order to mitigate the adverse impacts that could result from the proposed rezoning, staff is recommending a condition that limits the FAR on the subject property to 2:1, which is the same as the B-2 zoning district.

## **EXISTING ZONING**

Staff conducted additional research in an attempt to uncover the reasoning or intent that resulted in the current zoning on the subject property and the adjacent property to the west. The city's records are unclear as to exactly when or why the properties were zoned how they are today.

Another concern that was discussed during the August 27, 2018 public hearing was whether the applicant's goal to unify the zoning across the shopping center could be accomplished through a different strategy. Staff reviewed the surrounding zoning and has determined that the adjacent property to the west of the subject property – the western half of Centennial Square – could be rezoned to a B-2 zoning district without creating a substandard zoning district. The concern with

this strategy was that rezoning the entire shopping center to B-2 would isolate a B-3 zoning district that is located to the north of the western half of Centennial Square. Staff measured the area that would be isolated and discovered that it could meet the minimum 180,000 square feet requirement for a freestanding zoning district. Pursuing this proposal would require that a new application be submitted by the applicant and reviewed by staff prior to any public hearing.

One potential concern with rezoning the owners' entire property to the B-2 zoning district is the allowance for residential dwelling units located in the same structure as nonresidential uses. By rezoning the subject property to a B-3 zoning district, the possibility of a residential use on the subject property would be eliminated. This would help to maintain West Belleview Avenue as a commercial and retail corridor.

Based on this review, staff is recommending a condition of approval that would limit the maximum floor to lot area ratio to 2:1. This limitation would allow the applicant to accomplish their goal of creating a unified B-3 zoning district across the Centennial Square shopping center, but would not allow for an increase in maximum floor area beyond what is currently allowed in the B-2 zoning district.

One commissioner expressed concern about allowing outdoor storage/miniwarehousing uses on the property as part of the rezoning request. The applicant addressed the concern at the hearing. If there were any continued concern about outdoor storage/miniwarehousing uses or any other uses allowed in the proposed B-3 zoning district, the commission could create a condition to prohibit specific uses on this property.

### **STAFF RECOMMENDATION**

Staff has completed the review of the proposed application and found that the application complies with city requirements. In staff's opinion, the proposed rezoning request is consistent with the comprehensive plan, and existing / proposed development in the area with the conditions included in the proposed motion. Affected agencies had no objections to the proposed rezoning. Based on information gathered at the August 27, 2018 public hearing, staff recommends adoption of PC Resolution 22-2018, revised to recommend council's approval of the proposed ordinance to rezone the properties, with the following conditions:

1. That the B-3 General Business Zoning District on the subject properties have a maximum floor to lot area ratio (FAR) of 2:1.