



RiverPark Conceptual Master Development Plan

Planning Commission
September 26, 2022

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Location



- Southwest corner of W. Mineral Ave. and S. Santa Fe Dr.
- 33.34 Acres
- Existing Zoning: CM / PL-O
- Request to adopt a MDP and utilize underlying zone district
- Notification boundary



Timeline

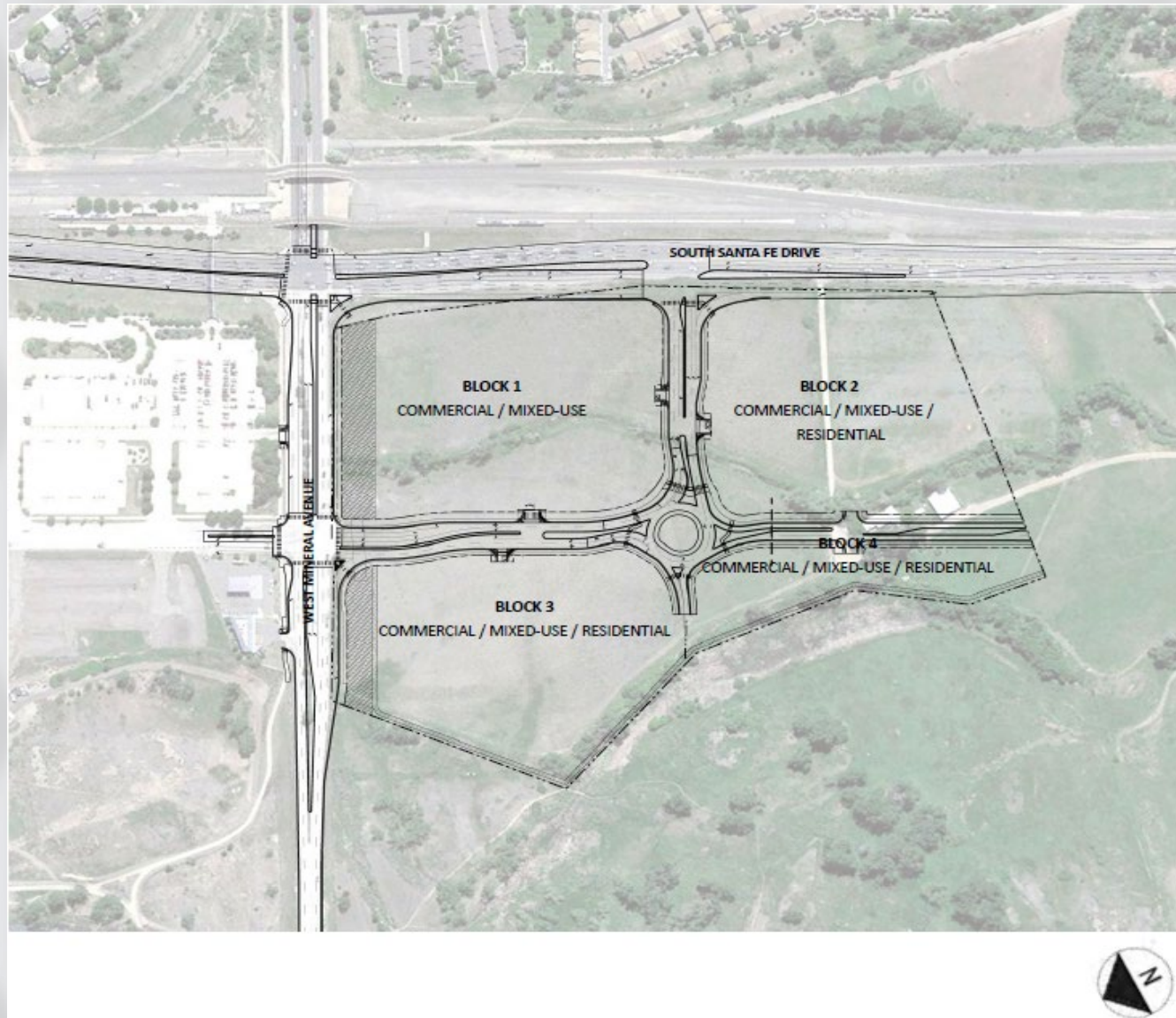
1985	Annexation and original zoning approved
1993	First amendment for driving range
2017	Use by special exception and property owner purchase
2018	PD amendment application made
2021	Application denied New code adopted; property rezoned
2022	MDP application

Aerial Map / Existing Conditions

- Undeveloped / agricultural
- Englewood City Ditch
- Adjacent to:
 - South Platte Park
 - Littleton / Mineral Ave. Light Rail + 7-Eleven
 - SouthPark / Southbridge
 - Toll Brothers property
- Jackass Gulch floodplain



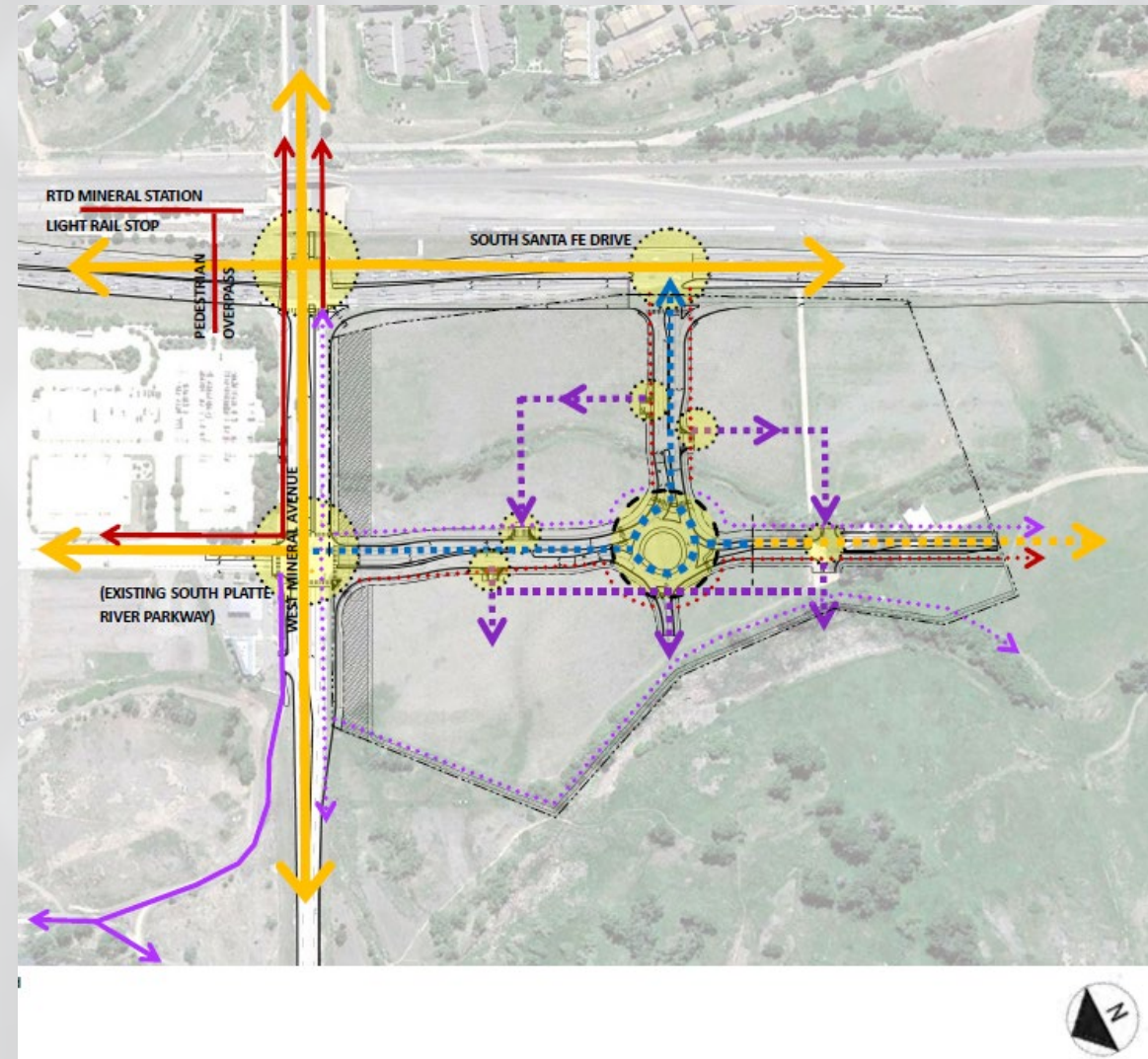
Application Details



- Early in the concept stage
- Four development blocks
- Residential allowed in all except block one
- Commercial and mixed use allowed in all
- Quadrant road

Layout

- Efficient relative to context
- Reduces traffic congestion
- Opportunity for successful commercial development
- Connectivity
- Framework for walkable, compact development:
 - Mixed use path
 - Trails



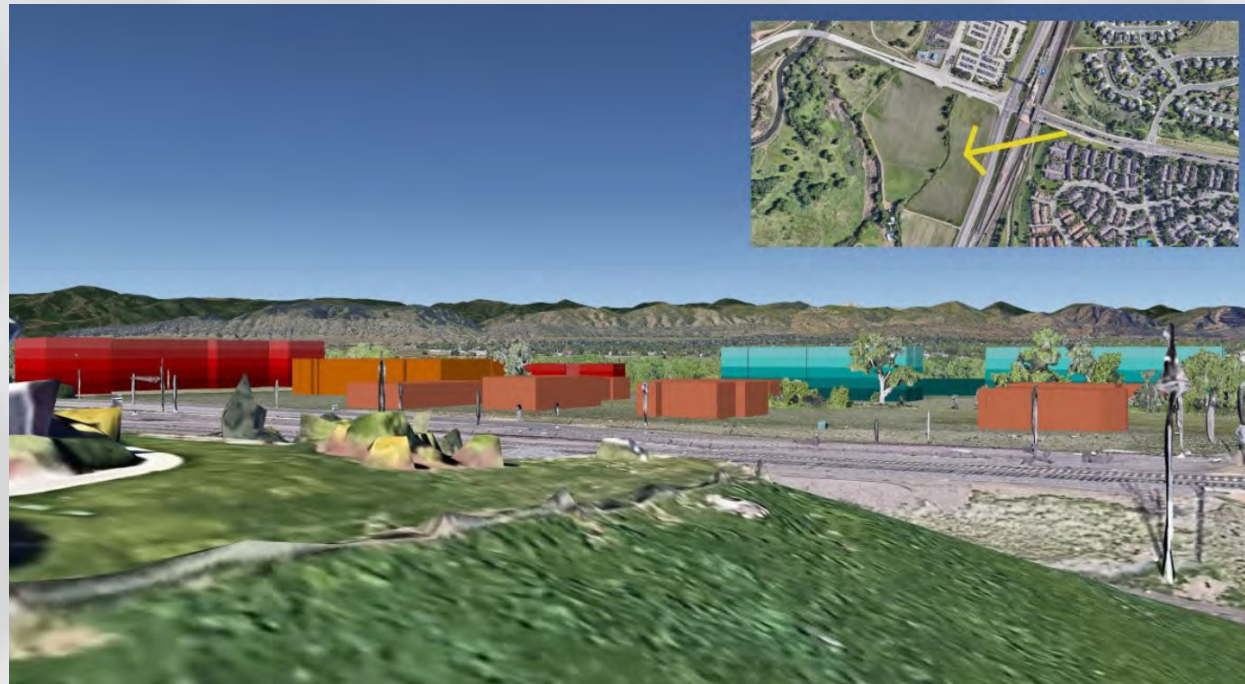
Quality Design

- Modern / contemporary agrarian
- Open space amenity within each block
- Western boundary
 - Additional setback
 - Additional landscape



Zoning District Conformance

- Commercial and mixed-use heights 65 feet (from 80/91)
- Needs density corrections
 - Mixed use 60 (from 85)
 - Residential 62 (from 75)



Review Criteria

Proposed MDP, with recommended conditions:

- ✓ Efficient layout promoting compact, walkable development
- ✓ Quality design, functional, visual interest, identity for civic spaces, public interaction
- ✓ Zoning district conformance, with density corrections

Preliminary in nature, provides adequate guidance on how to apply code

Staff Recommendation

- Approval with conditions
 - Development data sheet four correct mixed-use density from 85 to 60
 - Development data sheet four correct residential density from 75 to 62
- Commission may:
 - Approve (conditions included)
 - Add or remove conditions
 - Deny
 - Continue to a date certain