

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

FILED IN PL 160909ENCRINGCDP00P-COVERING LAYOUT COVER
1 X REF: VERNAMP
PLOTED: TUE 06/07/2016 14:44 BY: LINDLEY STZ

SOUTHBRIDGE PLANNED DEVELOPMENT, FOURTH AMENDMENT OF AREA K

GENERAL PLANNED DEVELOPMENT PLAN

LOT 1, BLOCK 1, SOUTHBRIDGE SUBDIVISION FILING NO. 12, SITUATED IN THE
NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PM,
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO
CASE NO. APD16-0003

OWNERSHIP CERTIFICATION:

I, _____, OWNER, OR DESIGNATED AGENT THEREOF, DO HEREBY AGREE THAT THE BELOW DESCRIBED PROPERTY WILL BE DEVELOPED AS A PLANNED DEVELOPMENT IN ACCORDANCE WITH THE USES, RESTRICTIONS, AND CONDITIONS CONTAINED IN THIS PLAN. FURTHER, THE CITY OF LITTLETON IS HEREBY GRANTED PERMISSION TO ENTER ONTO SAID PROPERTY FOR THE PURPOSES OF CONDUCTING INSPECTIONS TO ESTABLISH COMPLIANCE OF THE DEVELOPMENT OF THE PROPERTY WITH ON-SITE IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, DRAINAGE FACILITIES, PARKING AREAS, AND TRASH ENCLOSURES. IF, UPON INSPECTION, THE CITY FINDS DEFICIENCIES IN THE ON-SITE IMPROVEMENTS AND, AFTER PROPER NOTICE, THE DEVELOPER SHALL TAKE APPROPRIATE CORRECTIVE ACTION. FAILURE TO TAKE SUCH CORRECTIVE ACTION SPECIFIED BY THE CITY SHALL BE GROUNDS FOR THE CITY TO APPLY ANY OR ALL OF ANY REQUIRED FINANCIAL ASSURANCE TO CAUSE THE DEFICIENCIES TO BE BROUGHT INTO COMPLIANCE WITH THIS PD PLAN, OR WITH ANY SUBSEQUENT AMENDMENTS HERETO.

CONSERVATIVE BAPTIST FOREIGN MISSION SOCIETY

JOHN BENZA
VP FINANCE AND ADMINISTRATION

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

CITY ATTORNEY APPROVAL:

APPROVED AS TO FORM:

CITY ATTORNEY _____

PLANNING COMMISSION:

APPROVED BY THE CITY OF LITTLETON PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

CHAIR

SECRETARY

CITY COUNCIL APPROVAL:

APPROVED THIS _____ DAY OF _____, 20____, BY THE LITTLETON CITY COUNCIL.

MAYOR

ATTEST:

CITY CLERK

RECORDING CERTIFICATION:

THIS DOCUMENT WAS FILED FOR RECORDS IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF _____ COUNTY AT _____ M, ON THE _____ DAY OF _____ A.D. 20____, IN BOOK _____, PAGE _____, MAP _____, RECEPTION NUMBER _____.

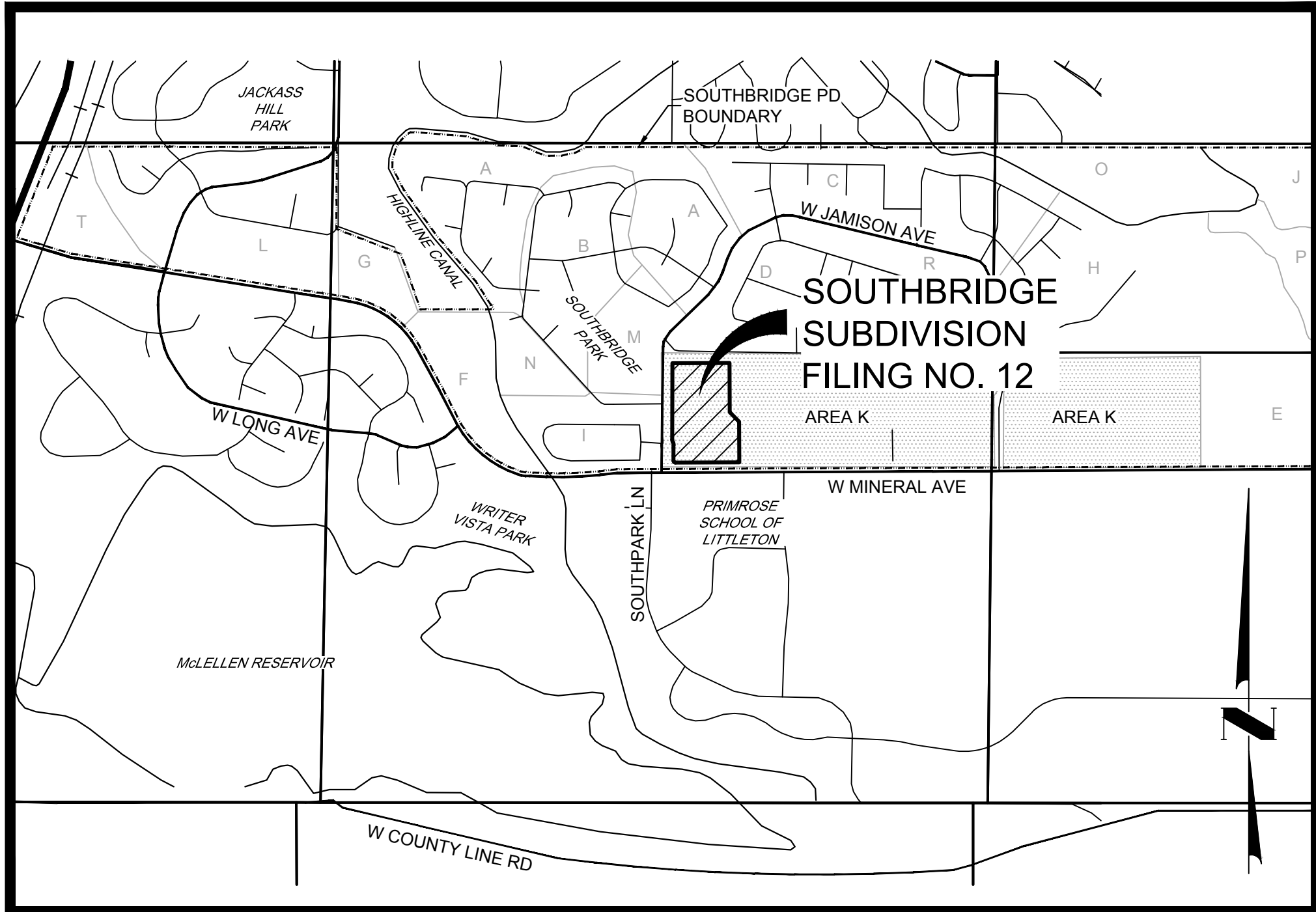
COUNTY CLERK AND RECORDER

BY:

DEPUTY

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VICINITY MAP

SCALE: 1"=1000'

LAND USE DATA

	EXISTING ZONING & STANDARDS	PROPOSED ZONING & STANDARDS
ZONING	PD-C	PD-C
LAND USE	OFFICE PARK; ORIGINAL SOUTHBRIDGE PD INCIDENTAL VISITING MISSIONARY SLEEPING ROOMS ADDED (RECORDED APRIL 4, 2000 - RECEPTION NUMBER 80038776) (LIMITED TO LESS THAN 10% OF THE GROSS FLOOR AREA WITH STAYS NO LONGER THAN A WEEK)	OFFICE PARK* / NURSING HOME / ASSISTED LIVING / MEMORY CARE / ACCESSORY GARAGES (LIMITED TO 8) DINING, ACTIVITIES, WELLNESS/FITNESS, SALON, HOUSEKEEPING, MAINTENANCE, MEDICATION MANAGEMENT, GATHERING SPACES
SITE AREA	8.95 AC	8.95 AC
PRIVATE UNOBSTRUCTED OPEN SPACE (PER LOT)	20% MIN.	20% MIN.
SETBACKS:		
SIDE (NORTH): SIDE (SOUTH): REAR (EAST): FRONT (WEST):	50 FT N/A N/A N/A	50 FT 10 FT 10 FT 20 FT
MAX BUILDING HEIGHT	30 FT (WITHIN 150 FT OF RESIDENTIAL)	30 FT (WITHIN 150 FT OF RESIDENTIAL), 45 FT MAXIMUM
PARKING SETBACK:		
SIDE (NORTH): SIDE (SOUTH): REAR (EAST): FRONT (WEST):	50 FT N/A N/A N/A	50 FT 5 FT 10 FT 10 FT
ADDITIONAL REQUIREMENTS:		
SETBACK: ADJACENT TO RESIDENTIAL (ESTABLISHED IN 3RD AMENDMENT TO PORTION OF AREA K)	50 FT	50 FT
LANDSCAPE BUFFER BETWEEN RESIDENTIAL DEVELOPMENT TO THE NORTH (ESTABLISHED IN 3RD AMENDMENT TO PORTION OF AREA K)	50 FT	50 FT
PERCENT IMPERVIOUS	24%	52%

*ALL USES ALLOWED IN THE SOUTHBRIDGE 3RD AMENDMENT TO AREA K (RECORDED APRIL 4, 2000 - RECEPTION NUMBER 80038776).

INTENT

THE INTENT IS TO ADD THE USE OF ASSISTED LIVING, MEMORY CARE, AND ACCESSORY USES COMMONLY ASSOCIATED WITH ASSISTED LIVING AND MEMORY CARE TO THE EXISTING OFFICE USE. THE USES ALLOWED WITHIN THE UNDERLYING ZONING ARE NOT PROPOSED TO BE AMENDED. THE PROPOSED COMMUNITY WILL CONSIST OF APPROXIMATELY 90 BEDS WITH COMMON AREAS AND AMENITIES ACROSS APPROXIMATELY 75,000 SF, UNDER ONE ROOF. TYPICAL COMMON AREAS AND AMENITIES IN STONECREEK COMMUNITIES INCLUDE DINING, ACTIVITIES, WELLNESS/FITNESS, SALON, HOUSEKEEPING, MAINTENANCE, MEDICATION MANAGEMENT, AND GATHERING SPACES. WHILE THE AMENITIES ARE INTENDED PRIMARILY FOR RESIDENT USE, STONECREEK WELCOMES AND PROMOTES RESIDENTS' FAMILIES AND GUESTS TO ENJOY THEM AS WELL.

DESIGN GUIDELINES

1. ZONING: PD-C - A PORTION OF AREA K OF THE SOUTHBRIDGE PD.
2. PERMITTED LAND USE: ADDITION OF ASSISTED LIVING, MEMORY CARE, AND ACCESSORY USES TO THE EXISTING USES ALLOWED WITHIN THE UNDERLYING ZONING.
3. PARKING: PER CITY OF LITTLETON CODE.
4. MINIMUM SETBACKS: SEE CHART
5. STRUCTURAL DEVELOPMENT: SITE AND ARCHITECTURAL DESIGN THROUGHOUT THE PROJECT SHALL BE INTEGRATED AND CONTROLLED TO PRESENT A UNIFIED DESIGN THEME. THIS DESIGN UNITY SHALL BE IMPLEMENTED THROUGH THE USE OF A COMMON ARCHITECTURAL STYLE THAT REFLECTS CONTINUITY OF SCALE, COLOR, AND SHAPE. THE DESIGN SHALL BE COMPATIBLE WITH THE NEIGHBORHOOD.
6. THE PROPOSED STONECREEK ASSISTED LIVING BUILDINGS STYLE IS PRAIRIE SCHOOL MODERN FEATURING NATURAL MATERIALS, LOW PITCHED ROOFS AND WITH CONSIDERABLE WINDOWS FOR LIGHT. THE MASSING IS BALANCED AND RESIDENTIAL IN SCALE WITH ONE AND TWO STORY PORTIONS OF THE BUILDING. THE TWO-STORY PORTION FEATURES A PORTE COCHERE ENTRANCE FEATURE. THE EXTERIOR FAÇADE IS COMPRISED MOSTLY OF EARTH-TONE BRICK AND STONE VENEERS. THE BUILDING IS ACCENTED WITH HORIZONTAL CEMENTITIOUS SIDING, PAINTED IN NEUTRAL EARTH TONES. WINDOWS IN THE BUILDING ARE RESIDENTIAL PRAIRIE STYLE PVC MATERIAL IN A LIGHT GREY TONE. SHINGLES ON THE BUILDING ARE RESIDENTIAL TYPE ASPHALT IN A NEUTRAL GRAY COLOR. THE FRONT PORTE-COCHERE AS WELL AS THE CLERESTORY ROOF ELEMENTS ARE COVERED WITH A STANDING SEAM METAL WITH A NATURAL TIN COLOR. THE PARKING LOT PAVING WILL BE ASPHALT CONCRETE PAVING ACCENTED WITH STONE PATTERNED CONCRETE FINISH AT THE MAIN ENTRANCE TO THE SITE AND BUILDING. SIDEWALKS WILL BE CONCRETE WITH A LIGHT BRUSH FINISH. THE BUILDING IS DESIGNED AND DETAILED WITH A 360-DEGREE PERSPECTIVE, PROVIDING CONTINUITY OF MATERIALS AND DETAILS TO ALL SIDES. THE PRAIRIE STYLE OF ARCHITECTURE FITS WELL WITHIN THE NEIGHBORING RESIDENTIAL AND COMMERCIAL AREAS BY PROVIDING A TRANSITIONAL DESIGN BETWEEN THE HOUSES TO THE NORTH AND THE COMMERCIAL AREAS TO THE SOUTH AND EAST OF THE SITE.
7. DRAINAGE: ON-SITE DETENTION IS THE RESPONSIBILITY OF THE OWNER, HIS HEIRS, SUCCESSORS, AND ASSIGNS.
8. FENCES: ALL FENCING REQUIRES THE PRIOR APPROVAL AND A FENCE PERMIT FROM THE CITY OF LITTLETON. FENCING SHALL BE WOOD, MASONRY, OR WROUGHT IRON WITH A MAXIMUM HEIGHT OF 6 FEET.
9. MAXIMUM BUILDING HEIGHT: 30 FEET WITHIN 150 FEET OF RESIDENTIAL, 45 FEET FOR THE REMAINDER OF THE SITE, MEASURED PER CITY CODE.
10. OPEN SPACE AND LANDSCAPING: 20% MINIMUM OF UNOBSTRUCTED OPEN SPACE REQUIRED. UNOBSTRUCTED OPEN SPACE IS DEFINED AS AN AREA UPON WHICH NO STRUCTURE (EXCEPT PICNIC SHELTERS, GAZEBOES, TRELIS, PERGOLAS AND THE LIKE) MAY BE ERECTED OR SURFACE ARE UTILITIES FOR STORAGE OR FOR VEHICULAR MOVEMENT (EXCEPT FOR EMERGENCY ACCESS OR TURNAROUND) OR PARKING. UNOBSTRUCTED OPEN SPACE INCLUDES, BUT IS NOT LIMITED TO, LANDSCAPING, HARDSCAPING, EMERGENCY ACCESS OR TURNAROUNDS (SO LONG AS THE ARE GRASS-CRETE, TURF BLOCK, OR APPROVED ALTERNATIVE), PATIOS, BALCONIES, PLAZAS, ARCADES, SWIMMING POOLS, SPAS, SIDEWALKS (PUBLIC SIDEWALKS EXCLUDED), DECKING, PICNIC AREAS, PLAYGROUNDS, OUTDOOR FIREPLACES, BBQ'S, SPORTS COURTS, PEDESTRIAN AND BICYCLE PATHWAYS, FENCES, RETAINING WALLS, BENCHES, FOUNTAINS, STATUARY, KIOSKS, LIGHT FIXTURES, PICNIC SHELTERS AND OTHER SIMILAR ELEMENTS. SUCH STRUCTURES AND FEATURES SHALL NOT BE DEEMED TO VIOLATE THE PROHIBITION AGAINST STRUCTURES IN UNOBSTRUCTED OPEN SPACE AND THE AREA OCCUPIED BY SUCH ITEMS SHALL BE COUNTED TOWARDS THE UNOBSTRUCTED OPEN SPACE REQUIREMENT.
11. THE REQUIRED 50 FOOT LANDSCAPE BUFFER SHALL INCLUDE A VARIETY OF TREES AND SHRUBS TO PROVIDE A VISUAL SCREEN FROM THE ADJACENT RESIDENTIAL DEVELOPMENT TO THE NORTH.
12. THE DETENTION POND SHALL BE SCREENED AND AESTHETICALLY PLEASING.
13. UTILITIES: PROPOSED POWER AND COMMUNICATIONS UTILITIES WILL BE INSTALLED UNDERGROUND AND EASEMENTS SHALL BE GRANTED AS NECESSARY. ABOVE GROUND APPURTENANCES SHALL BE LOCATED AND SCREENED FROM VIEW. GROUND LEVEL MECHANICAL SYSTEMS SHALL BE SCREENED. FIRE HYDRANTS WILL BE PROVIDED IN ACCORDANCE WITH LITTLETON FIRE DEPARTMENT REQUIREMENTS.
14. TRASH: EXTERIOR STORAGE OF TRASH SHALL BE SCREENED FROM VIEW. TRASH ENCLOSURE SHALL BE CONSTRUCTED OF MATERIALS THAT COMPLIMENT THE MAIN BUILDING MATERIALS.
15. DAMAGED CURB, GUTTER, AND SIDEWALK ADJACENT TO THIS SITE SHALL BE REPLACED BY THE OWNER PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
16. CONSTRUCTION TRAFFIC SHALL BE REQUIRED TO ACCESS THIS SITE FROM THE PRIVATE CUL-DE-SAC TO THE EAST.
17. FINAL ACCESS POINTS SHALL BE ESTABLISHED ON THE FINAL PLAT AND SITE DEVELOPMENT PLAN.

LEGAL DESCRIPTION

A PORTION OF LOT 1, BLOCK 1, SOUTHBRIDGE SUBDIVISION FILING NO. 12, ACCORDING TO THE RECORDED PLAT THEREOF RECORDED SEPTEMBER 8, 1998 UNDER RECEPTION NO. A8142506, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1;
THENCE NORTH 89°49'10" EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 456.36 FEET;
THENCE SOUTH 00°10'50" EAST, A DISTANCE OF 393.28 FEET;
THENCE SOUTH 45°10'50" EAST, A DISTANCE OF 106.94 FEET;
THENCE SOUTH 00°10'50" EAST, A DISTANCE OF 325.00 FEET TO THE SOUTH LINE OF SAID LOT 1;
THENCE ALONG SAID SOUTH LINE AND THE WEST LINE OF SAID LOT 1 THE FOLLOWING SIX (6) COURSES:

1. SOUTH 89°49'10" WEST, A DISTANCE OF 511.39 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 23.65 FEET, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°19'30", AND A CHORD WHICH BEARS NORTH 45°01'05" WEST A CHORD DISTANCE OF 21.27 FEET;
3. NORTH 00°08'40" EAST, A DISTANCE OF 124.65 FEET TO A POINT OF CURVATURE;
4. ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 22.55 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 25°50'31", AND A CHORD WHICH BEARS NORTH 12°46'35" WEST A CHORD DISTANCE OF 22.36 FEET TO A POINT OF REVERSE CURVATURE;
5. ALONG THE ARC OF SAID REVERSE CURVE TO THE RIGHT AN ARC LENGTH OF 22.55 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 25°50'31", AND A CHORD WHICH BEARS NORTH 12°46'35" WEST A CHORD DISTANCE OF 22.36 FEET;
6. NORTH 00°08'40" EAST, A DISTANCE OF 610.53 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 389,861 SQUARE FEET OR 8.95 ACRES, MORE OR LESS,

GENERAL NOTES

1. THE GRAPHICS USED TO ILLUSTRATE THE PLANNED DEVELOPMENT PLAN ARE INTENDED TO DEPICT GENERAL LOCATIONS AND CONCEPTS. ACTUAL PLATS AND SITE PLANS MAY CONTAIN VARIATIONS IN THE ALIGNMENT, AREA AND SIZE SHOWN IN ORDER TO ACCOMMODATE:
 - A. FINAL ROAD ALIGNMENTS
 - B. FINAL BUILDING LOCATIONS
 - C. FINAL ACCESS AND PARKING LOCATIONS
 - D. FINAL OPEN SPACE/LANDSCAPE DESIGN

APPLICANT/ DEVELOPER:

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ISSUE DATE: 10-12-2016

REVISION DATE: 05-08-2017

COVER

SHEET 1 OF 6

STONECREEK ASSISTED LIVING AND MEMORY CARE

SOUTHBRIDGE PLANNED DEVELOPMENT, FOURTH AMENDMENT OF AREA K

GENERAL PLANNED DEVELOPMENT PLAN

LOT 1, BLOCK 1, SOUTHBRIDGE SUBDIVISION FILING NO. 12, SITUATED IN THE
NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PM,
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO
CASE NO. APD16-0003

CONSISTENT WITH THE COMPLAN – CITYWIDE COMPREHENSIVE PLAN

THE 2013 COMPLAN IS COMPRISED OF 1) THE CITYWIDE COMPREHENSIVE PLAN; 2) NEIGHBORHOOD PLANS THAT DETAIL MORE SPECIFIC GOALS AND POLICIES FOR LITTLETON'S IDENTIFIED NEIGHBORHOODS; 3) CORRIDOR PLANS THAT OUTLINE GOALS AND POLICIES ALONG MAJOR LITTLETON TRANSPORTATION CORRIDORS; AND 4) ACTIVITY AREA PLANS YET TO BE CREATED. THE SITE IS FURTHER GOVERNED BY THE SOUTH NEIGHBORHOOD PLAN. THE PROPOSED DEVELOPMENT MEETS, EXCEEDS, AND EXEMPLIFIES THE GOALS AND POLICIES OF THE CITYWIDE PLAN AS FOLLOWS:

GOAL #1: FOSTER A VIBRANT AND EVOLVING COMMUNITY

POLICY 1.1 – ENCOURAGE MORE OPPORTUNITIES FOR RESIDENTS TO LIVE, SHOP, AND PLAY WHERE THEY WORK AND TO WORK, SHOP AND PLAY WHERE THEY LIVE. LITTLETON, ALONG WITH MANY OTHER FRONT-RANGE SUBURBS IN DENVER, IS HOME TO A RAPIDLY AGING POPULATION THAT WILL REQUIRE THE CONSTRUCTION OF ASSISTED LIVING FACILITIES IN ORDER TO ALLOW RESIDENTS TO AGE IN PLACE. THERE IS NO DOUBT THAT LITTLETON'S OLDER ADULTS WOULD LIKE TO REMAIN IN LITTLETON AND NEARBY THE NEIGHBORHOODS IN WHICH THEIR CHILDREN AND GRANDCHILDREN LIVE. FURTHERMORE, ASSISTED LIVING FACILITIES LOCATED WITHIN LITTLETON ALLOW THE RESIDENTS OF THE ASSISTED LIVING FACILITY TO CONTINUE TO LIVE NEARBY THE PLACES THEY SHOP AND PLAY. THE PROPOSED DEVELOPMENT IS AN EXCELLENT TRANSITIONAL USE AND MAKES IT POSSIBLE FOR LITTLETON'S INTER-GENERATIONAL FAMILIES TO CONTINUE LIVING, SHOPPING, WORKING AND PLAYING NEARBY EACH OTHER.

POLICY 1.2 – CREATE THE CIRCUMSTANCES THAT WILL ENCOURAGE DYNAMIC, INNOVATIVE EMPLOYERS TO LOCATE WITHIN THE CITY. THE PROPOSED DEVELOPMENT WILL PROVIDE NEW JOBS FOR APPROXIMATELY 40 FULL TIME EMPLOYEES.

POLICY 1.6 – ENCOURAGE HOUSING THAT RESPONDS TO CHANGING MARKET DEMANDS IN THE LOCAL HOUSING MARKET, ALLOWS EVERY GENERATION AND INCOME GROUP TO CALL LITTLETON HOME, AND IS OTHERWISE CONSISTENT WITH THIS PLAN.

THE PROPOSED USES ARE NOT RESIDENTIAL UNDER THE LITTLETON CODE. HOWEVER, BECAUSE ONGOING CARE AND TREATMENT MUST OCCUR IN THE FACILITY, THE NATURE OF A CARE FACILITY PLAYS A CRITICAL ROLE IN THE LIFE OF LITTLETON'S SENIORS. AS THE BABY BOOMERS BEGIN TO AGE, LITTLETON MUST RESPOND TO THE CHANGING MARKET DEMANDS OF OLDER ADULTS AND PROVIDE THE TYPES OF SERVICES THAT ALLOW THE BOOMERS TO AGE IN PLACE. WITHOUT ADEQUATE ASSISTED LIVING FACILITIES, LITTLETON'S OLDER ADULTS WILL BE FORCED TO LEAVE THE CITY. IN ADDITION, THE FAMILIES OF LITTLETON'S BABY BOOMERS WANT TO LIVE CLOSE TO THE PATRIARCHS OF THEIR FAMILIES, AND LITTLETON SHOULD STRIVE TO BE CITY WHERE INTER-GENERATIONAL FAMILIES CAN LIVE IN CLOSE PROXIMITY.

POLICY 1.8 – REQUIRE THAT NEW COMMERCIAL DEVELOPMENT BE APPROPRIATELY BUFFERED FROM ADJACENT USES.

THE PROPOSED USES WILL PROVIDE AT LEAST A 50 FOOT BUFFER FROM ITS RESIDENTIAL NEIGHBORS. ADDITIONALLY, IN RESPONSE TO THE REQUESTS OF NEIGHBORS, IT HAS ORIENTED THE SINGLE STORY BUILDING TO ABUT THE NEIGHBORHOOD AND STEPS-UP THE HEIGHT OF THE BUILDING AS IT MOVES AWAY FROM ITS ADJACENT USES.

GOAL #3: ENHANCE LOCAL, REGIONAL, AND GLOBAL LINKAGES – PHYSICAL, SOCIAL, TECHNOLOGICAL

POLICY 3.2, 3.4 – INCREASE THE WALKABILITY OF NEIGHBORHOODS AND DEVELOP AN INVITING CITYWIDE PEDESTRIAN NETWORK.

THE PROJECT WILL INSTALL AND IMPROVE SIDEWALKS ALONG PORTIONS OF ITS PERIMETER ADDING TO THE PEDESTRIAN CONNECTIVITY IN THE AREA AND IMPROVING CIRCULATION FROM THE RESIDENTIAL NEIGHBORHOODS TO NEARBY PARKS AND THE HIGHLINE CANAL.

GOAL #4: MAINTAIN AND EXPAND UPON THE CHARACTERISTICS THAT MAKE LITTLETON AN AUTHENTIC AND DISTINCTIVE COMMUNITY

POLICY 4.1 – BUILD UPON THE ASSETS THAT ARE UNIQUE TO LITTLETON, SUCH AS THE PLATTE RIVER AND ITS ADJOINING NATURAL AREAS AND LITTLETON'S HISTORY, SCHOOLS, NEIGHBORHOODS, CULTURAL FACILITIES, AND PUBLIC IMAGE.

LITTLETON VALUES ITS HISTORY AND THOSE MEMBERS OF THE COMMUNITY WHO HAVE CONTRIBUTED TO THAT HISTORY. LITTLETON'S SENIORS ARE AN IMPORTANT COMMUNITY ASSET THAT SHOULD BE PROTECTED. THE PROPOSED PROJECT WILL HELP KEEP LITTLETON'S SENIORS IN LITTLETON RATHER THAN MOVING AWAY TO OTHER COMMUNITIES THAT CAN ACCOMMODATE THEIR NEEDS.

POLICY 4.3 – ENCOURAGE HIGH QUALITY DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, AND PUBLIC ART THROUGHOUT LITTLETON.

THE DESIGN AND THE MASSING OF THE PROPOSED PROJECT WILL LOCATE THE SINGLE-STORY PORTION OF THE BUILDING TOWARD THE SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD, WITH THE TALLER PORTION OF THE BUILDING LOCATED FARTHER FROM THE SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD.

THE PROJECT WILL BE CONSISTENT WITH THE CHARACTER OF THE ADJACENT NEIGHBORHOOD AND USE CONTEXTUALLY RELEVANT AND QUALITY MATERIALS APPLYING THE ADOPTED DESIGN STANDARDS AND GUIDELINES. IT WILL BE DESIGNED IN COMPLIANCE WITH CURRENT BUILDING CODES AND STANDARDS, INCLUDING THE INTERNATIONAL ENERGY CONSERVATION CODE. MECHANICAL AND ELECTRICAL SYSTEMS WILL BE EVALUATED AND DESIGNED TO ACHIEVE THE MAXIMUM FEASIBLE EFFICIENCY THAT MEETS THE FACILITY'S FUNCTIONAL REQUIREMENTS. LANDSCAPING WILL BE DESIGNED TO MAXIMIZE EFFICIENCY OF WATER USAGE. SUSTAINABLE DESIGN IS A CRITICAL COMPONENT TO THE PROPOSED DEVELOPMENT AND EVERY EFFORT WILL BE MADE TO EXCEED THE MINIMUM REQUIREMENTS TO ENSURE THAT THE CITY OF LITTLETON IS GAINING HOUSING THAT EMULATES THEIR VISION FOR FUTURE CONSERVATION.

CONSISTENT WITH NEIGHBORHOOD SMALL AREA PLAN

NEIGHBORHOOD GOALS

GOAL 1: TO DEVELOP A REGIONAL EMPLOYMENT CENTER IN THE SOUTH NEIGHBORHOOD WHILE ASSURING ADEQUATE BUFFERING OF ADJACENT RESIDENTIAL AND RECREATIONAL USES FROM ADVERSE EFFECTS OF COMMERCIAL AND INDUSTRIAL USES.

THE PROPOSED DEVELOPMENT WILL EMPLOY APPROXIMATELY 40 FULL TIME EMPLOYEES. STONECREEK WILL BUFFER THE PROPOSED DEVELOPMENT .

THE REQUIRED 50 FOOT LANDSCAPE BUFFER SHALL INCLUDE A VARIETY OF TREES AND SHRUBS TO PROVIDE SCREEN FROM THE ADJACENT RESIDENTIAL DEVELOPMENT TO THE NORTH.

AS PREVIOUSLY DISCUSSED, APPLICANT HAS ALSO REORIENTED THE PROPOSED PROJECT MINIMIZE IMPACTS AND PRESERVE VIEW CORRIDORS.

GOAL 2: TO PREVENT DEGRADATION OF THE WATER QUALITY OF MCLELLAN RESERVOIR, THE HIGHLINE CANAL OR ANY SURFACE OR SUBSURFACE WATER BODY WITHIN THE SOUTH NEIGHBORHOOD.

THE APPLICANT WILL COMPLY WITH ALL DRAINAGE AND WATER QUALITY REQUIREMENTS IN ORDER TO MEET THIS GOAL.

GOAL 3: TO PROVIDE ADEQUATE VEHICULAR ACCESS TO AND FROM INDUSTRIAL AREAS IN THE NEIGHBORHOOD WITHOUT INTRODUCING COMMERCIAL OR INDUSTRIAL TRAFFIC ONTO RESIDENTIAL STREETS.

THE PROPOSED USE IS ONE OF THE LOWEST TRAFFIC GENERATORS OF ANY COMMERCIAL USES, AND WILL GENERATE SIGNIFICANTLY LESS TRAFFIC THAN THE USES CURRENTLY PERMITTED. THE EXPECTED TRAFFIC GENERATED FROM THE DEVELOPMENT WILL NOT OCCUR DURING PEAK RUSH HOUR TIMES OF THE DAY. THE ANTICIPATED TRAFFIC WOULD CONSIST OF EMPLOYEES ACCESSING THE DEVELOPMENT AT OFF-PEAK TIMES, AND FAMILY VISITATION PREDOMINATELY ON THE WEEKENDS. ALL OTHER TRAFFIC, SUCH AS DELIVERIES, TRASH PICKUP, FOOD SERVICE, AND MAIL, WILL OCCUR DURING TIMES THAT ARE RESPECTFUL OF ITS NEIGHBORS.

APPLICANT UNDERSTANDS THAT THERE MAY BE CONCERNS WITH EMERGENCY VEHICLE SIRENS ASSOCIATED WITH THE PROPOSED DEVELOPMENT. IT IS THE APPLICANT'S COMMON PRACTICE TO PRE-ARRANGE WITH EMERGENCY SERVICE PROVIDERS TO TURN OFF THEIR SIRENS BEFORE THEY ENTER THE NEIGHBORHOOD.

GOAL 4: TO PROTECT RESIDENTIAL AND RECREATIONAL AREAS FROM NEGATIVE VISUAL AND AUDIBLE INTRUSIONS OF COMMERCIAL AND INDUSTRIAL DEVELOPMENT.

SEE GOALS 1 AND 3 ABOVE.

GOAL 6: TO PROVIDE AND MAINTAIN INFRASTRUCTURE AND FACILITIES INCLUDING: SCHOOLS; PARKS AND OPEN SPACE; STREETS; AND WATER, SEWER AND DRAINAGE SYSTEMS REQUIRED TO SUPPORT DEVELOPMENT.

IN ADDITION TO THE APPLICANT PRESERVING A GENEROUS PORTION OF THE SITE AS OPEN SPACE AND ATTRACTIVELY LANDSCAPING THE SITE, THE PROPOSED DEVELOPMENT WILL NOT HOUSE LITTLETON RESIDENTS WITH SCHOOL AGED CHILDREN. THEREFORE, THE PROPOSED DEVELOPMENT WILL NOT HAVE AN IMPACT ON LITTLETON SCHOOLS. APPLICANT WILL PROVIDE FOR AND MAINTAIN ANY OTHER INFRASTRUCTURE NEEDED TO DEVELOP THE ASSISTED LIVING FACILITY.

NEIGHBORHOOD POLICIES

TRANSPORTATION

POLICY 1: THAT COMMERCIAL AND INDUSTRIAL TRAFFIC BE DISCOURAGED FROM USING "LOCAL" RESIDENTIAL STREETS THROUGH DESIGN AND REGULATORY CONTROLS. PRIMARY ACCESS TO THE PROPOSED DEVELOPMENT SHALL BE PROVIDED BY AN ENTRANCE ON SOUTH WINDERMERE STREET, WHICH IS A COLLECTOR AND NOT A LOCAL RESIDENTIAL STREET MEETING THE INTENT OF THIS POLICY. ANY ADDITIONAL ACCESS POINTS WILL BE DETERMINED AT THE TIME OF SDP OR PLAT.

LAND USE

POLICY 1: THAT RESIDENTIAL AREAS BE PROTECTED FROM COMMERCIAL AND INDUSTRIAL DEVELOPMENT BY UTILIZING A COMBINATION OF SETBACK BUFFERS, SCREENING, AND OTHER MEASURES TO REDUCE THE VISUAL AND AUDIBLE IMPACTS CREATED BY THE DEVELOPMENT.

APPLICANT IS SENSITIVE TO ITS NEIGHBOR'S CONCERNS REGARDING SETBACKS, BUFFERS AND SCREENING TO REDUCE THE POTENTIAL VISUAL AND AUDIBLE IMPACTS OF THE PROPOSED DEVELOPMENT. AS DISCUSSED MORE THOROUGHLY ABOVE, THE BUILDING WILL BE CENTRALLY LOCATED ON THE PARCEL AND IS ORIENTED TOWARD THE SOUTH WINDERMERE STREET FRONTAGE. A GENEROUS PORTION OF THE SITE WILL BE PRESERVED AS OPEN SPACE AND ATTRACTIVELY LANDSCAPED TO ENHANCE THE AESTHETIC ASPECT OF THE DEVELOPMENT. THE SITE WILL ALSO UTILIZE A COVERED PORTE-COCHERE BUILDING ENTRANCE AS WELL AS CONVENIENT VISITOR AND EMERGENCY SERVICE DRIVE LANES. PARKING AREAS ARE PROPORTIONATELY LOCATED ON THREE SIDES OF THE FACILITY TO PROVIDE FOR ADEQUATE SPACES FOR EMPLOYEES AND VISITORS.

APPLICANT HAS TAKEN PRECAUTIONS TO REDUCE VISUAL AND AUDIBLE IMPACTS AS MORE FULLY DESCRIBED ABOVE.

POLICY 6: THAT GENERAL DEVELOPMENT PLANS FOR EACH DEVELOPMENT AREA BE SUBMITTED FOR APPROVAL PRIOR TO DETAILED PLANNING WHICH SHALL INCLUDE SUFFICIENT DATA TO DETERMINE THE ADEQUACY OF CITY SERVICE SYSTEMS, THE IMPACT AND TREATMENT OF TRAFFIC WITH RESPECT TO ADJACENT NEIGHBORHOODS, AND THE IMPACT OF RESIDENTIAL DEVELOPMENT ON SCHOOLS.

AS PART OF THE GPDP AMENDMENT REVIEW PROCESS, APPLICANT HAS SUBMITTED ALL REQUIRED IMPACT METRICS INCLUDING A TRAFFIC STUDY IN ORDER FOR THE DEVELOPMENT TO BE EVALUATED FOR IMPACTS ON LOCAL SERVICES, TRAFFIC, AND SCHOOLS. BECAUSE THE PROPOSED DEVELOPMENT WILL ONLY SERVICE ADULTS, THERE ARE NO ANTICIPATED IMPACTS ON THE LOCAL SCHOOLS.

PARKS, OPEN SPACE, & PUBLIC SERVICES

POLICY 1: THAT ADEQUATE LAND BE MADE AVAILABLE BY THE APPROPRIATE PRIVATE OR PUBLIC BODY FOR SCHOOLS, FIRE PROTECTION, AND PUBLIC RECREATION. A GENEROUS PORTION OF THE SITE WILL BE PRESERVED AS OPEN SPACE AND ATTRACTIVELY LANDSCAPED TO ENHANCE THE AESTHETIC ASPECT OF THE PROPOSED DEVELOPMENT.

REQUIRED STANDARDS FOR SOUTHBRIDGE PLANNED DEVELOPMENT, FOURTH AMENDMENT OF AREA K

1. THE REQUIRED 50 FOOT LANDSCAPE BUFFER SHALL INCLUDE A VARIETY OF TREES AND SHRUBS TO PROVIDE SCREEN FROM THE ADJACENT RESIDENTIAL DEVELOPMENT TO THE NORTH.

2. WATER QUALITY AND DETENTION FACILITIES WILL BE DESIGNED AND LOCATED TO ENSURE THAT SUFFICIENT SPACE IS AVAILABLE FOR THE REQUIRED STREET TREES SPECIFIED IN THE LITTLETON LANDSCAPE DESIGN CRITERIA MANUAL.

3. THE LOCATION OF THE WATER QUALITY AND DETENTION FACILITIES, BUILDING, PARKING LOT AND DRIVEWAY CONFIGURATIONS INCLUDING ACCESS LOCATION(S) DEPICTED ON THIS PLAN ARE PRELIMINARY AND FOR ILLUSTRATIVE PURPOSES ONLY AND WILL BE FINALIZED WITH THE SITE DEVELOPMENT PLAN PROCESS.

4. ANY RETAINING WALLS SHOWN ON THE GPDP ARE ILLUSTRATIVE AND SUBJECT TO CITY OF LITTLETON APPROVAL AT THE TIME OF SITE DEVELOPMENT PLAN.

5. IN CONFORMANCE WITH THE LITTLETON STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA MANUAL SECTION 14.2.4., DESIGN OF THE DRAINAGE AND WATER QUALITY FACILITIES WILL BE COORDINATED WITH ADJACENT PROPERTY OWNERS.

6. IN CONFORMANCE WITH THE LITTLETON STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA MANUAL SECTION 14.3.1., THE USE OF RETAINING WALLS WITHIN THE DETENTION FACILITY WILL BE AVOIDED WHENEVER POSSIBLE AND THEIR USE WILL BE JUSTIFIED WITH CALCULATIONS PROVIDED IN THE FINAL DRAINAGE REPORT.

7. IN CONFORMANCE WITH THE LITTLETON STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA MANUAL SECTION 14.3.8., THE DETENTION FACILITIES AND THEIR OUTLET STRUCTURES WILL BE DESIGNED WITH THE INTENT OF IMPROVING APPEARANCE. THEY WILL BE COMPATIBLE WITH THE SURROUNDINGS BY:

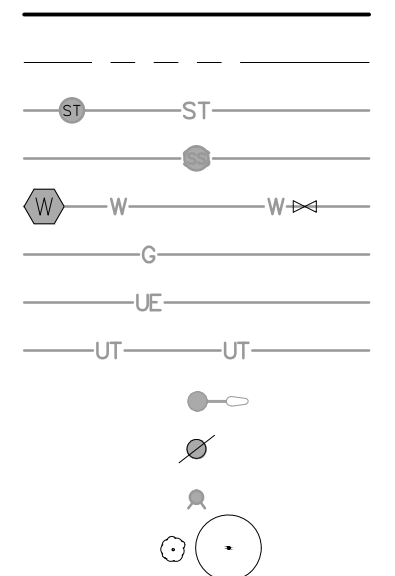
- CONSTRUCTING 4:1 OR FLATTER SIDE SLOPES WITH ROUNDED GRADE BREAKS.
- VARYING SLOPES WITHIN THE DETENTION BASIN.
- GRADING THE AREA TO AVOID A "DEEP" APPEARANCE. THE DIRECTOR (CITY ENGINEER) MAY ALLOW STRATEGICALLY PLACED RETAINING WALLS.
- INCLUDING ADDITIONAL LANDSCAPING, SUCH AS SHRUBS AND TREES, THAT INTERRUPTS VISUAL IMPACTS.

8. SNOW STORAGE LOCATIONS WILL BE SHOWN ON THE LANDSCAPE PLAN. LOCATIONS OF TREES, SHRUBS, FENCES, AND FIRE HYDRANTS WILL BE DESIGNED SO THEY ARE NOT DAMAGED BY SNOW STORAGE. ACCESS TO FIRE HYDRANTS WILL BE MAINTAINED AT ALL TIMES IN CONFORMANCE WITH REQUIREMENTS OF THE CITY OF LITTLETON DIVISION OF FIRE PREVENTION AND LIFE SAFETY.

LOT 1, BLOCK 1, SOUTHBIDGE SUBDIVISION FILING NO. 12, SITUATED IN THE
NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PM,
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO
CASE NO. APD16-0003



PROPERTY BOUNDARY
EXISTING RIGHT-OF-WAY
EXISTING STORM SEWER W/MANHOLE AND INLET
EXISTING SANITARY SEWER W/MANHOLE
EXISTING WATER LINE W/METER AND VALVE
EXISTING GAS LINE
EXISTING UNDERGROUND ELECTRIC
EXISTING UNDERGROUND TELEPHONE
EXISTING STREET LIGHT
EXISTING TELEPHONE POLE
EXISTING FIRE HYDRANT
EXISTING TREES



ISSUE DATE: 10-12-2016
REVISION DATE: 05-08-2017

STONECREEK ASSISTED LIVING AND MEMORY CARE

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

FILEPATH: P:\160906\ENGINEERING\GDPD\GDPD - EXISTING CONDITIONS PLAN DWG LAYOUT: GDPD - EXISTING CONDITIONS PLAN
3 XREFs: o-base, o-legal, o-util
PLOTTED: MON 05/15/17 4:36:28P BY: LINDLEY SVTZ

JOB NUMBER: 160906

SOUTHBRIDGE PLANNED DEVELOPMENT, FOURTH AMENDMENT OF AREA K

GENERAL PLANNED DEVELOPMENT PLAN

LOT 1 BLOCK 1, SOUTHBRIDGE SUBDIVISION FILING NO. 12 SITUATED
IN THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE
6TH PM, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

CASE NUMBER: ADP16-0003



ILLUSTRATIVE PLAN

ISSUE DATE: 10-12-2016
REVISION DATE: 5-8-2017
ILLUSTRATIVE PLAN
SHEET 4 OF 6
STONE CREEK ASSISTED LIVING AND MEMORY CARE

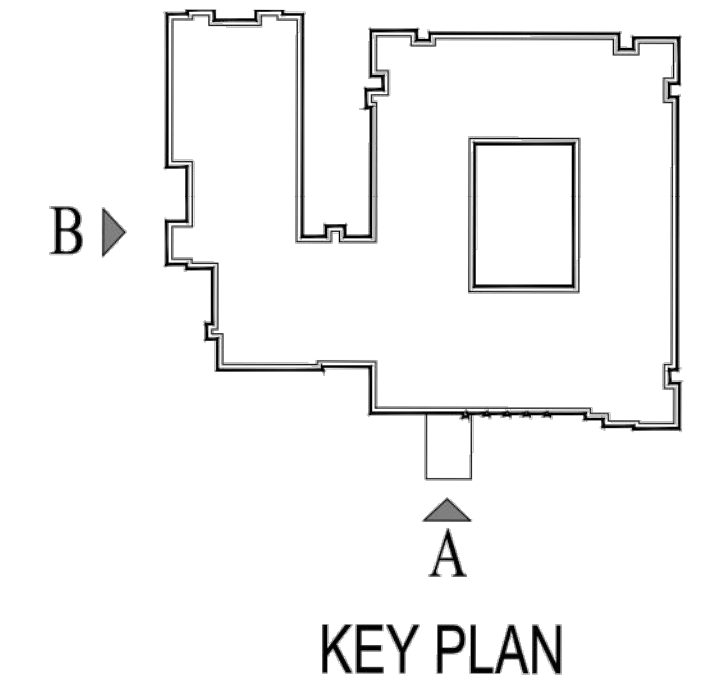
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JOB NUMBER: 160906

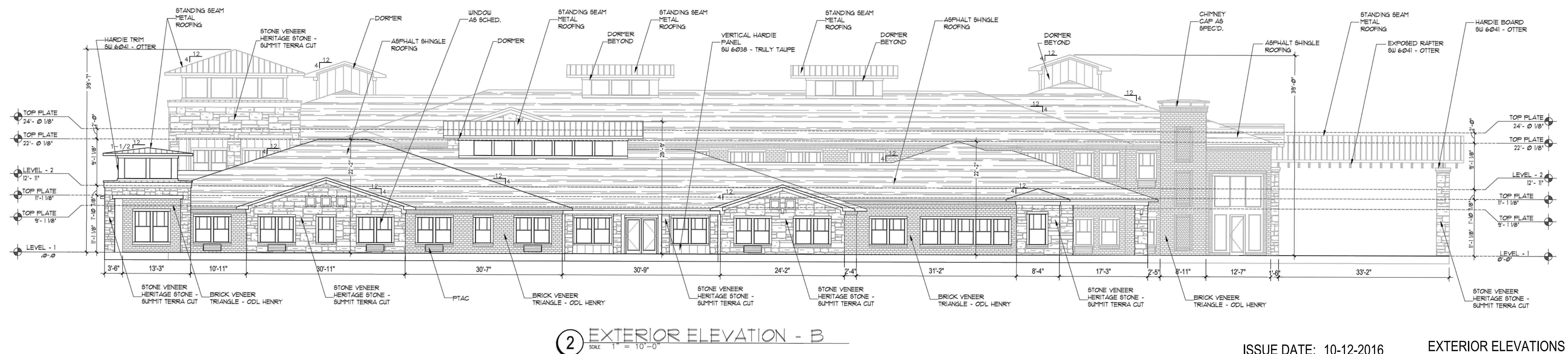
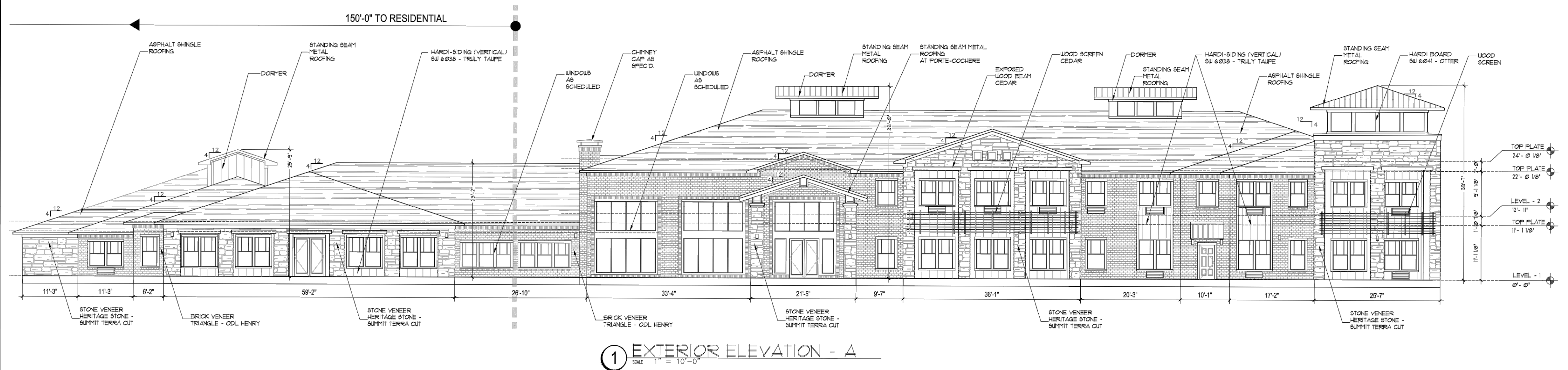
SOUTHBRIDGE PLANNED DEVELOPMENT, FOURTH AMENDMENT OF AREA K

GENERAL PLANNED DEVELOPMENT PLAN

LOT 1, BLOCK 1, SOUTHBRIDGE SUBDIVISION FILING NO. 12, SITUATED IN THE
NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PM,
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CASE NO. APD16-0003



CONCEPTUAL BUILDING ELEVATIONS



SOUTHBRIDGE PLANNED DEVELOPMENT, FOURTH AMENDMENT OF AREA K

GENERAL PLAN DEVELOPMENT PLAN

LOT 1, BLOCK 1, SOUTHBRIDGE SUBDIVISION FILING NO. 12 SITUATED IN THE
NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PM,
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO
CASE NO. APD16-0003

ILLUSTRATIVE BUILDING RENDERING



VIEW OF THE FRONT ENTRANCE

ISSUE DATE: 10-12-2016 ARCHITECTURAL RENDERING
REVISION DATE: 05/05/2017 SHEET 6 OF 6

STONECREEK ASSISTED LIVING AND MEMORY CARE