

CORNERSTONE STORAGE 1, LLC
5310 Harvest Hill Rd., Suite 297
Dallas, Texas 75230

November 4, 2016
VIA Hand Delivery and Email

Ms. Anastasia Urban
Development Services Manager
Department of Community Development
2255 W Berry Ave
Littleton, Colorado 80120

Re: 6505, 6507, and 6509 S. Santa Fe Drive

Dear Ms. Urban:

Cornerstone Storage 1, LLC (“Cornerstone”) on behalf of Gary L. Sutton, and the Arapahoe Mental Health Center, Inc. (“AMHC”) are the joint applicants for a rezone of two properties located at 6505 South Santa Fe Drive (the “Sutton Property”) and 6507 and 6509 South Santa Fe Drive (the “AMHC Property”) (collectively known as the “Site”). The Sutton Property is comprised of one parcel owned by Gary L. Sutton. It is zoned R-E, but has not been platted. The R-E zone district permits “urban, single-family residential development on larger lots while allowing for a limited number of horses or similar large animals.” Due to the level of urbanization and development in this part of Littleton, this zone district is infrequently used and applies to a limited number of parcels. The Sutton Property contains one detached, single-family residence.

The AMHC Property is comprised of only one parcel. It is zoned PD-R and platted as Santa Fe Heights Subdivision Filing No. 1, Lot 2, Block 1. AMHC operates a mental health facility on that property. The Site is bordered on the north by the Denver Seminary campus, on the east by South Santa Fe Drive, on the South by Lee Gulch Trail and Santa Fe Sand & Gravel, Inc., and on the west by the South Platte River.

Together, Cornerstone and AMHC are applying to rezone the Site to Planned Development – Industrial (PD-I). This rezone will allow for the development of self storage on the northern portion of the Sutton Property and garage condominium storage on the southern portion of the Sutton Property. It will also increase parking for AMHC and enhance its access to Santa Fe Drive. There are no proposed changes to the permitted uses on the AMHC Property. The present site plan will change only slightly to accommodate additional parking and a right-in/right-out access that will be shared by both the Sutton Property and the AMHC Property.

The storage uses on the Sutton Property are highly compatible with both adjacent neighbors, the mental health facility as well as the Denver Seminary because they generate significantly less traffic and impacts than other commercial or residential uses found nearby along the corridor. Aesthetically, site layouts are oriented to minimize visibility from Santa Fe Drive and the Platte River Trail (the “Trail”) while maximizing visual appeal.

We look forward to working with you.

A handwritten signature in blue ink, appearing to read "Fred Gans", with a stylized, cursive script.

Fred Gans
CORNERSTONE STORAGE 1, LLC