



**Community Development &
Public Works**
2255 West Berry Avenue
Littleton, Colorado 80120
Phone: 303-795-3748
www.littletongov.org

Development Application

Form must be complete and accompany
all submittal materials and fees.
Incomplete applications will not be processed.

APPLICANT/REPRESENTATIVE: Mark Rudnicki Architecture	ADDRESS: 6062 South Aberdeen Street Littleton, CO 80120 PHONE: (303) 798-4596 CELL: (303) 619-7434 EMAIL: mrarchitect@comcast.net	SIGNATURE: NAME: Mark Rudnicki TITLE: Architect
OWNER(S) OF RECORD: Mackintosh Academy Diane Dunn, Principle	ADDRESS: 7018 South Prince Street Littleton, CO 80120 PHONE: (303) 794-6222 CELL: (720) 979-4162 EMAIL: diane@mackintoshacademy.com	Notarized Letter of Authorization MUST be provided with this application at time of submittal
ENGINEERING FIRM (if any): N/A	ADDRESS: PHONE: CELL: EMAIL:	CONTACT PERSON: TITLE:

Parcel ID Number	
Parcel Address or Cross Streets:	7018 South Prince Street, Littleton, CO 80120
Subdivision Name & Filing No.:	Mackintosh Subdivision
Related Case Numbers: (GDP, Rezoning, and/or Plat)	SP-16-007 02-0800-011

	EXISTING	PROPOSED
Zoning:	R-E Residential Estates	R-E Residential Estates
Use:	Private School: Pre K, K, Elementary	Private School: Pre K, K, Elementary
Project Name:	Mackintosh Academy	Mackintosh Academy
Site Area (Acres):	2.806 acres	2.806 acres
Floor Area Ratio (FAR):	.111FAR	.149 FAR
Density (Dwelling Units/Acre):	N/A	N/A
Building Square Footage:	13,575 s.f.	18,185 s.f.

CASE TYPE			
<input type="checkbox"/> Site Development Plan	<input type="checkbox"/> General Planned Development Plan	<input type="checkbox"/> Administrative Plat or Replat for One or Two Lots	<input type="checkbox"/> Variance: Minor/Major/Sign
<input type="checkbox"/> Site Development Plan Amendment	<input type="checkbox"/> General Planned Development Plan - Administrative Amendment	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Board of Adjustment Appeal
<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> General Planned Development Plan - Major Amendment	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Rezoning
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Planned Development Overlay	<input type="checkbox"/> Floodplain Development (Use by Special Exception)	

<input type="checkbox"/> Other: Ammendment to existing Conditional Use
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Pre-App Meeting Date: 06/01/2017 Pre-App Meeting Planner: Hall/ Kuhn Pre-App Meeting Engineer:

This application shall be submitted with all applicable application fees and submittal requirements. Incomplete applications will not be accepted. Submittal of this application does not establish a vested property right. Processing and review of this application may require the submittal of additional information, subsequent reviews, and/or meetings, as outlined in the City of Littleton Municipal Code and operating standards. A neighborhood meeting is required for all applications that require a public hearing. After three (3) months of inactivity, a reminder will be sent to applicants that action is required within the next thirty (30) days. At that time, the case will be closed.	THIS SECTION FOR OFFICE USE ONLY Date Received:
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December, 8, 2017

City of Littleton Community Development
Carol Kuhn, Principal Planner
2255 West Berry Avenue
Littleton, Colorado 80210

Re: Mackintosh Academy Amendment in Conditional Use for Proposed Additions 7018 South Prince Street Littleton, Colorado 80120

Dear Ms. Kuhn, Please be advised by this letter that Mark Rudnicki, DBA Mark Rudnicki Architecture, will be acting on behalf of Mackintosh Academy in the above referred matter. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink that reads 'Diane M. Dunne'. The signature is fluid and cursive, with a long horizontal stroke at the end.

Diane M. Dunne, Head of School
Mackintosh Academy, Littleton



MARK RUDNICKI ARCHITECTURE

City of Littleton
Community Development
Carol Kuhn, Principal Planner
2255 West Berry Avenue
Littleton, Colorado 80120

December 26, 2017

Re: Proposed Mackintosh Academy Conditional Use Permit Amendment

Dear Ms. Kuhn,

My firm, Mark Rudnicki Architecture, has been retained by Mackintosh Academy to assist in amending the existing Conditional Use for their school. This letter is to inform you that upon submittal of this formal application for a change to the Conditional Use Permit, I will henceforth recuse myself from participation in all Littleton Planning Commission discussion on the matter. Additionally, I will recuse myself as Chair and Planning Commissioner at the public hearing, so that I may speak on behalf of my client during the hearing.

Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mark Rudnicki', is written over a faint, larger version of the signature.

Mark Rudnicki, Architect

cc: Jocelyn Mills, Community Development Director
Stephen Kemp, City Attorney



MARK RUDNICKI ARCHITECTURE

City of Littleton
Community Development
Carol Kuhn, Principal Planner
2255 West Berry Avenue
Littleton, Colorado 80120

December 26, 2017

Re: Proposed Mackintosh Academy Conditional Use Permit Amendment
Traffic Impact of Proposal

Dear Ms. Kuhn,

Mackintosh Academy is requesting an amendment to its existing Conditional Use permit to increase the allowable square feet from 12,000 square feet to 18,200 square feet. This increase will not have an effect on existing traffic and parking for the following reasons:

1. The student enrollment cap, currently set at 148, will not be increased. Driving of students to and from school by parents will not increase as a result.
2. The requested increase of square footage may include the hiring of two to three additional future staff members. Several existing staff members are now shuffled around to unused spaces to teach their programs. These teachers would now be able to use new dedicated space for their programs. As a result, increase in staff will be minimal and not adversely affect existing traffic and parking.
3. Under a separate permit, Mackintosh Academy will be expanding its existing parking by 7 to 9 additional spaces. Additionally, the entry curb cut and pan will be upgraded. Any minor increase in staff size will be accommodated by this increase in parking.

A traffic impact analysis by PRC Engineering was conducted during the original Mackintosh Academy (then called Kenyon Academy) Conditional Use application in 1985. The study was based on an enrollment cap of 148 students. With this enrollment cap still in place, there are no changing conditions at Mackintosh Academy that would require a new traffic impact study.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Rudnicki', written over a horizontal line.

Mark Rudnicki, Architect

Acknowledgment by Individual

State of

Colorado

County of

JeffersonOn this 22 day of December, 20 17, before me, AMIT SHRESTHA

Name of Notary Public

the undersigned Notary Public, personally appeared

DIANE MARIE DUNNE

Name of Signer(s)

☐ Proved to me on the oath of _____☐ Personally known to me☒ Proved to me on the basis of satisfactory evidence CODL Exp 10-19-2020

(Description of ID)

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed it.

WITNESS my hand and official seal.

AMIT SHRESTHA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164031972
MY COMMISSION EXPIRES AUGUST 19, 2020

Notary Seal



(Signature of Notary Public)

My commission expires Aug 19, 2020

Optional: A thumbprint is
only needed if state statutes
require a thumbprint.

Right Thumbprint
of Signer

Top of thumb here

For Bank Purposes Only**Description of Attached Document**

Type or Title of Document

Amendment in Conditional Use for Proposed Auditions

Document Date

12-08-2017

Number of Pages

01

Signer(s) Other Than Named Above

N/A

FO01-00000DSG5350-01



MARK RUDNICKI ARCHITECTURE

November 29, 2017

Re: Mackintosh Academy
Amendment in Conditional Use for Proposed Additions
7018 South Prince Street
Littleton, Colorado

Description of Proposal:

Mackintosh Academy is requesting an amendment to the conditional use to allow for additional classroom, office and utility space expansion. This amendment request is to allow the academy to exceed the current maximum gross square footage from 14,000 s.f. to 18,200 s.f. The additional space will allow Mackintosh to overcome current cramped facilities for its student population and expand it's offering of academic opportunities. Each of the three main buildings will be expanded in phases as need and funds allow. The existing conditional use limit of 148 pupils will remain. The maximum building height of 23'-8" will remain. Additional parking will also be provided. All existing minimum zoning requirements of the R-E zoning district will remain in place.

Gymnasium/Classroom East and North Addition A (One and 1/2 stories) Raised stage/multi-use space Storage Art/Design classroom Toilets: Kitchenette/Catering	2,480 sq. ft.
Gymnasium/Classroom West Addition B (One Story) Classroom expansion	453 sq. ft.
Northwest Classroom Building Addition C (Two story) Classrooms	1,056 sq. ft.
Original Southwest Building North Addition D (Two stories) Office space	636 sq. ft.
Total Proposed Additions	4,625 sq. ft.

SUMMARY

1985 original Conditional Use	
square feet approved:	14,000 sq. ft.
Square feet as of 2016:	12,700 sq. ft.
2016 office/reception addition:	875 sq. ft.
Current existing square feet:	13,575 sq. ft.
Available remaining square feet under	
1985 Conditional Use:	425 sq. ft.
Request for additional square feet:	4,625 sq. ft.
Increase in Conditional Use maximum	
square feet (4,625 s.f. minus	
425 s.f. remaining):	4,200 sq. ft.
 New amendment for Conditional Use	
maximum square feet:	18,200 sq. ft.

Notes:

R-E Zone District minimum lot requirements:

 Lot area: 26,500 sq. ft.

 Lot width at front setback: 100'

 Unobstructed open space: 50%

 Building setbacks: Front: 25' Rear: 20'

 Side: North/west: 5' South/east: 10'

 Maximum height: 30' (amended in 1998 to max. of 23'-8")

Maximum students allowed: 148

Original Conditional Use approval: 1985

Amended for gym/classroom building: 1998

Administrative office addition: 2016