

SAFeway OAKBROOK SHOPPING CENTER

GENERAL PLANNED DEVELOPMENT PLAN

2nd. AMENDMENT FOR LOT 7

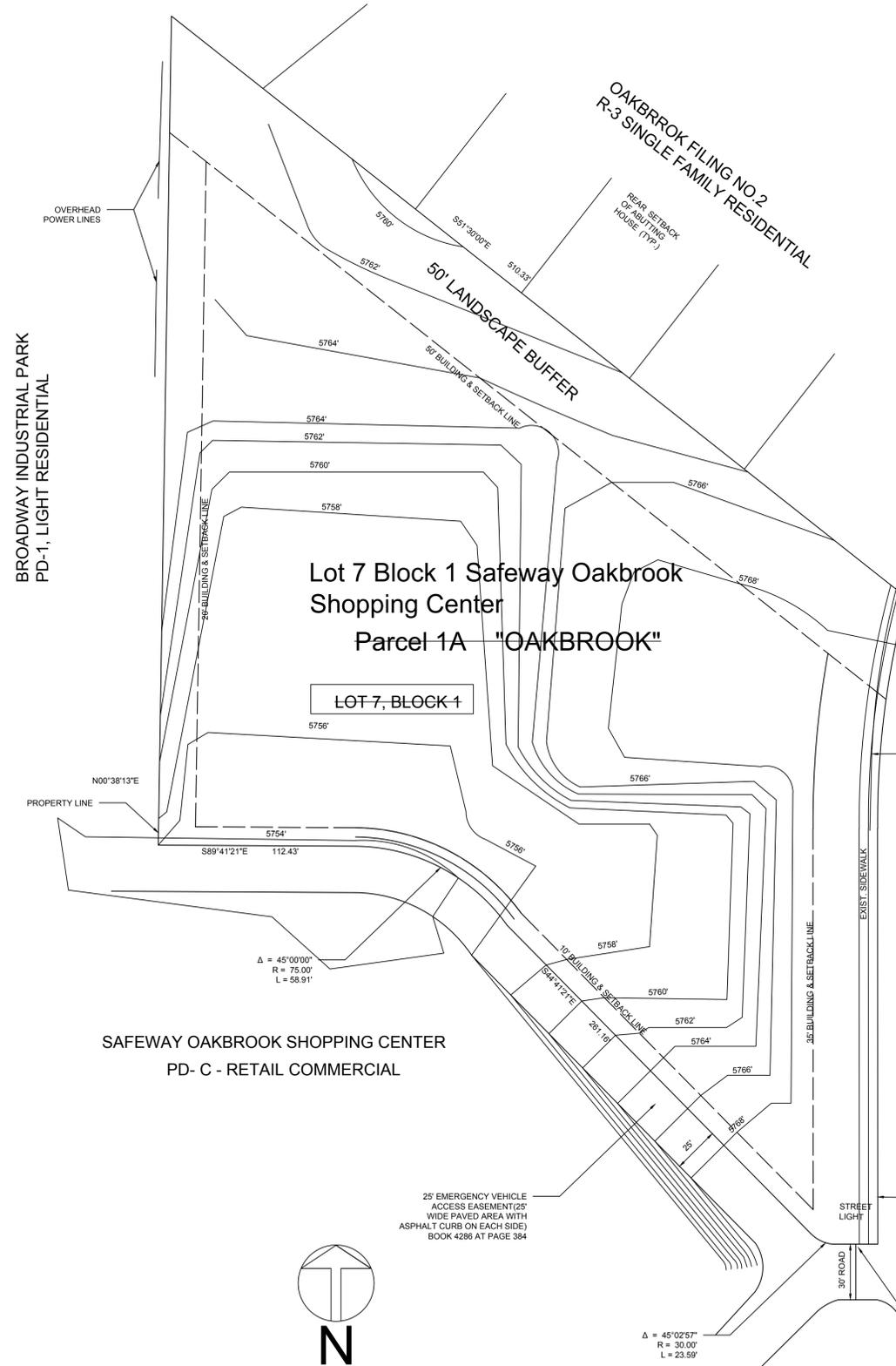
LOCATED IN THE SE 1 / 4 OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

CASE #ADP17-0002

THIS GENERAL PLAN DEVELOPMENT PLAN IS AN AMENDMENT TO SHEET 1 OF 2, HIGHLAND SQUARE / OAKBROOK GENERAL PLANNED DEVELOPMENT PLAN AND AMENDS AND REPLACES THE DEVELOPMENT STANDARD FOR LOT 7. ALL OTHER TERMS AND CONDITIONS OF THE GPDP (RN23941612) FOR REMAINING PARCELS SHALL REMAIN IN FULL FORCE AND EFFECT.

ZONING: PD-C
SITE SIZE : 3.333 ACRES

LEGAL DESCRIPTION:
LOT 7, BLOCK 1,
SAFeway OAKBROOK SHOPPING CENTER,
CITY OF LITTLETON, COUNTY OF ARAPAHOE,
STATE OF COLORADO



AMENDMENT HISTORY

1st Amendment - 1996
The Highland Square/Oakbrook Commercial Center Site Development Plan was approved by City Council on August 11, 1983. The property was platted and graded in 1984 following approval of the Site Development Plan. Lot 1, Block 7, as platted, is a different shape than shown on the Site Development Plan. This First Amendment and this Second Amendment, applies only to Parcel 1A and amends the development stipulations for Parcel 1A as follows:
First Amendment:

1. Corrects the shape and size of Parcel 1A to reflect the platted property.
2. Amends the development stipulations for Parcel 1A to permit off site employee parking on the property.
3. Provides lighting fixture hours of operation and height standards.
4. Amends the illustrative Site Plan to indicate one office building on the property rather than the three buildings shown on the original Plan; indicates 188 parking spaces rather than the 170 Shown on the original Plan; provides fencing standards and locations.
5. Amends the plan to reduce the amount of buildable office space from 51,000 s.f. to 12,000 s.f.
6. Amends the plan to reduce the maximum building height from 50 feet to 36 feet.
7. Except as amended herein, retains all other elements previously approved in 1984 for Parcel 1A.

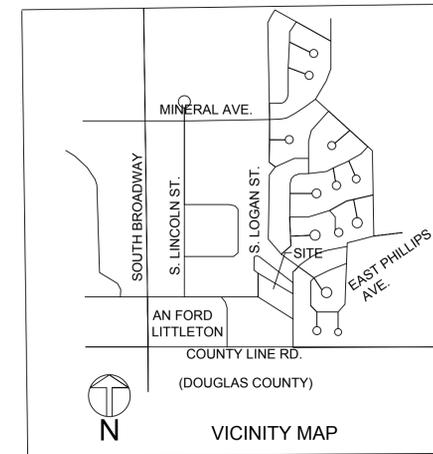
- 2nd Amendment - 2017**
1. Add- See Development Standards #1 by adding overnight vehicle inventory storage as a permitted principal use.
 2. Add- See Development Standards #13.
 3. If the principal use of Lot 7 is for overnight vehicle inventory storage, then a building may not be constructed on the site.
 4. Safeway Oakbrook Shopping Center, 1st. Amendment (1996), corrected the shape and size of Parcel 1A (1983) to be coincident with Lot 7, Block 1 Safeway Oakbrook Shopping Center Subdivision (1984). This amendment further states that Parcel 1A and Lot 7 are one and the same, and for any future references the legal description (Lot 7) is the preferred name.

DEVELOPMENT STANDARDS FOR PARCEL 1-A

1. Permitted uses: All those uses permitted under the BP District, including athletic/recreational facilities, and off-site employee parking. Overnight vehicle inventory storage is permitted as a principal use.
2. A maximum of one office building may be built on the site having a maximum building footprint of 4,000 s.f. (2.8% coverage) and a maximum gross floor area of 12,000 s.f. (0.083 f.a.r.)
3. Minimum open space: 1.26 acres (38.3%), including a 50 foot landscaped along the northerly boundary of property.
4. Minimum Parking standards: 1 vehicle per 300 s.f. of gross office space.
5. Maximum building height: Three story building: 36'. No building shall be located nearer than 100 feet from the northerly boundary of the property.
6. Minimum building and parking setbacks

	Building Setbacks	Parking Setback
From north property line:	100'	50'
From East Phillips Ave.:	100'	30'
From west property line:	200'	16'
From south property line:	50'	12'

7. Exterior building materials: The materials palette shall consist of masonry, stucco and/or wood.
8. Site access: Access to the property shall be via a single driveway from East Phillips Ave. Emergency vehicle access shall be via two access points onto the 25 foot private drive and emergency vehicle access easement abutting the south boundary of the property and shown on the graphic portion of the plan.
9. Public lands: No public lands are planned for the property.
10. Existing Structures: There are no existing structures on the property.
11. Adjacent lands: The graphic portion of the plan shows the existing adjacent land uses, streets etc.
11. Adjacent lands: The graphic portion of this plan shows that existing adjacent land uses, streets and lot lines
12. Statement of development objectives : It is a intent of this development that the existing paved areas are for vehicle inventory parking for Ford Littleton. A major objective of this development is to be sensitive to the adjacent, residential neighborhood. A 50' foot landscape buffer has been positioned on the north end of the property adjacent to the a built in residences, landscaping along East Phillips Avenue shall be heavy to help screen development from the neighborhood. A Parking Plan is shown on sheet 2 of this plan.
13. Lighting : Parking lot lighting shall utilize poles no higher than 20 feet. Fixtures shall be high pressure sodium or LED equivalent with lenses designed to minimize peripheral glare. Parking lot lighting shall be turned off no later than 9:00 pm on week nights and Saturdays. Parking lots shall be reduced to security levels at 10 PM Monday - Saturday and all evening Sunday.
14. Fencing : Fencing shall be permitted on the property for security reasons. Such fencing shall be uniform in design along East Phillips Avenue and the south property line. Such fencing shall be of a non-intrusive design, not exceeding six feet in height, and shall utilize brick or masonry pilasters with open, metal tubing or wrought iron sections between the pilasters. Chain-link fencing shall be prohibited on the property. A six foot, vertical batten, wooden fence shall be permitted along the west boundary of the property.
15. Signage: Signage shall be in compliance with the Littleton sign code in effect at the time signage permits are requested.
16. Retaining walls: Due to the relatively slope on the site, retaining walls may be required. Such retaining walls shall be a maximum of 36" in height. Sheet 2 of this Plan shows the probable location and height of such retaining walls.
17. Pedestrian Way: The property owner shall use its best efforts to negotiate in good faith for an easement between the subject property and the Ford Littleton property located to the west of the subject property upon which a separate, lighted pedestrian way can be constructed and, until such times as such as easement has been obtained and pedestrian way constructed, the owner shall operate a shuttle service to shuttle employees between Ford Littleton and subject property.



CERTIFICATION OF OWNERSHIP:

Owner:

I, _____, owner, or designated agent thereto, does hereby agree to develop the above described property in accordance with the use, restrictions, and conditions contained herein, and current ordinances, resolutions, and standards of the City of Littleton, Colorado.

Signature of owner and/or agent

Address

Acknowledgement:

State of Colorado)
County of _____)SS

The foregoing dedication was acknowledged before me this ____ day of _____, 20____, as _____.

Witness my hand and official seal

Notary Public

My Commission Expires _____

COMMUNITY DEVELOPMENT

Approved this ____ day of _____, 20____, by the Director of Community Development

Director of Community Development

PUBLIC WORKS

Approved this ____ day of _____, 20____, by the Director of Public Works

Director of Public Works

CITY PLANNING COMMISSION

Approved this ____ day of _____, 20____, by the Littleton Planning Commission

Chair

Attest: Recording Secretary

CITY COUNCIL

Approved this ____ day of _____, 20____, by the Littleton City Council

Littleton Mayor

Attest: City Clerk

CITY ATTORNEY APPROVAL

Approved as to form this ____ day of _____, 20____.

Littleton City Attorney

CLERK AND RECORDER'S CERTIFICATE

This document was filed for records in the office of the County Clerk and Recorder of Arapahoe County, at _____m on the ____ day of _____, 20____, in Book _____, Page _____, Map _____, reception No. _____.

County Clerk and Recorder

By: _____
Deputy

PROJECT COMPARISON CHART

	Original 1984 PD	1st. Amend 5/23/96	2nd. Amend 12/6/17
Site Size	3.57 ac	3.33 ac	3.33 ac
Building Height	50'	36'	36'
Number of Buildings	3	1	1
Number of Parking Spaces	170	189	236 *
Land Uses	BP	BP + employee parking	Overnight inventory + employee parking
Maximum Footprint	27000 sf	4000 sf	4000 sf
Maximum Building Size	51000 sf	12000 sf	12000 sf
Minimum North Bldg Setback	50'	100'	100'
Minimum South Bldg Setback	10'	50'	50'
Minimum West Bldg Setback	20'	200'	200'
Minimum East Bldg Setback	35'	100'	100'
Minimum open Space	72,467 sf (46.0%)	55,000 Sf (38.3%)	55,000 Sf (38.3%)

* See new Parking/Maintenance plan, Sheet 2 of 2.

NOTE FLOW LINE TO FLOW LINE OF STREET IN EAST PHILLIPS AVENUE IS 44 FEET SIDE WALK IS FIVE FEET ON BOTH SIDES WITH HANDICAP RAMPS AT THE INTERSECTION SOUTH OF THE SUBJECT PROPERTY.

**AUTONATION
FORD LITTLETON
PD AMENDMENT
LOT 1A
LITTLETON, COLORADO**

**SECOND AMENDMENT
LOT 1A**

**COMMERCIAL
BUILDING
SERVICES
INC.**
1561 S. GRANT STREET, SUITE A-4
LITTLETON, COLORADO 80122
(803) 750-3001
WWW.CBSCONSTRUCTION.COM

DATE : 6 DEC. 17
DRN. BY: SM
CHKD. BY: AL
REVISIONS:
ISSUED FOR REVIEW
REVISED 29 JAN. 18
REVISED 8 MAR. 18
REVISED 20 MAR. 18
REVISED 4 APR. 18

1 of 2