

CITY OF LITTLETON, COLORADO

RESOLUTION NO. 5
Series of 1983

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LITTLETON, COLORADO, APPROVING AMENDMENTS TO THE TENTATIVE PUD PLAN FOR SOUTHBRIDGE.

WHEREAS, the City Council of the City of Littleton, Colorado approved a Planned Unit Development Tentative Plan for the certain property, known as Southbridge, on the 8th day of November, 1978, said plan being made a part hereof by this reference; and

WHEREAS, the Planning Commission of the City of Littleton, Colorado did, on the 27th day of June, 1977, approve Resolution No. 77-6 which adopted the HERITAGE/SOUTH INDUSTRIAL NEIGHBORHOODS POLICY PLAN as a part of COMPLAN, the official Master Plan of the City of Littleton; and

WHEREAS, said HERITAGE/SOUTH INDUSTRIAL NEIGHBORHOOD POLICY PLAN was ratified by the City Council of the City of Littleton, Colorado on the 19th day of July, 1977; and

WHEREAS, said POLICY PLAN designates the area known as the South Industrial Neighborhood as a "Regional Employment Center"; and

WHEREAS, the subject property is located within said South Industrial Neighborhood; and

WHEREAS, the owner of the subject property, US Homes, is desirous of amending the existing PUD Tentative Plan; and

WHEREAS, the City Council of the City of Littleton has reviewed the request to transfer 49 residential dwellings from Areas "A", "B", "C" and "I" to Area "L"; and

WHEREAS, the City Council of the City of Littleton has reviewed the minor acreage changes to the Areas depicted on the tentative plan, attached hereto and made a part hereof by reference, which now reflect more accurate figures based upon platting of portions of Southbridge to date; and

WHEREAS, the City Council of the City of Littleton, Colorado, finds that said revisions are in keeping with the preservation and promotion of the public health, safety and general welfare of the inhabitants of the City of Littleton to amend the "Planned Unit Development" Tentative Plan for Southbridge with the specific intent that such amendments continue to:

1. Encourage more creative and effective use of land and of public or private services, and to accommodate changes in land development technology and principals so that the resulting economies may inure to the benefit of the community;
2. Encourage innovation and efficiency in residential development to meet the growing demands for housing of all types and designs for persons of any social or economic status;

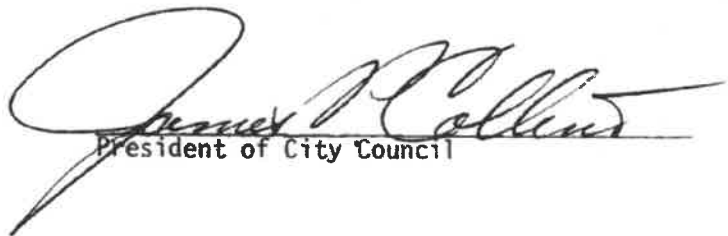
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3. Encourage innovations in the development or redevelopment of all land uses so that the growing demands of the community may be met by providing a greater variety in type and mix of uses, and design and siting of buildings;
4. Provide a procedure which relates to the design and development of a site to the particular characteristics of the site;
5. Require that the nature and intensity of development be supported by utilities, transportation network, drainage systems and open space of adequate capacity to serve the development and minimize impacts on adjacent existing and future development.
6. Encourage development to be consistent with the policies and guidelines established in the adopted Comprehensive Plan for the area and for the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LITTLETON, COLORADO, THAT:

The "Planned Unit Development" Tentative Plan for Southbridge, as more particularly described in Attachment "A" which is attached hereto and made a part hereof by the reference, is hereby amended as specified in Attachment "B".

INTRODUCED, READ, AND ADOPTED at a regular meeting of the City Council of the City of Littleton, Colorado on the 1st day of February, 1983, at 7:30 p.m. in the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado.


President of City Council

ATTEST:


City Clerk (DEPUTY)

APPROVED AS TO FORM:


City Attorney

ATTACHMENT "A"

AREA	PROPOSED USE	ACRES	DENSITY	DWELLING UNITS
A	Single-family 10,500-20,000sq.ft.	72.23	2.82	204
B	Single-family 7-9000sq.ft.			
C	Single-family 10,500 sq.ft.	47.47	2.72	129
D	Single-family 7000 sq.ft.	54.48	3.95	215
	Subtotal	174.18	3.15	548
H	Cluster	39.52	8.25	326
I	Cluster	16.08	5.53	89
	Subtotal	55.60	7.46	415
J	Townhomes	Included in K below		
	Subtotal			
G	Single-family	3.32	1.81	6
	Subtotal	3.32	1.81	6
L	Townhomes	37.28	13.25	494
	Subtotal	37.28	13.25	494
E	Commercial	18.21		
K	Office Park	85.42		
	Subtotal	103.63		
M	Elementary School-Park	10.89		
N	Community Club	6.32		
O	Park	15.31		
P	Park-Drainage	9.05		
F	Equestrian Center	7.71		
R	Open Space	12.53		
T	Future Development	1.57		
	Subtotal	63.38		
TOTAL		437.39	3.34	1463

ATTACHMENT "B"

The original Southbridge zoning was approved under the control of PUD zoning procedures which since 1979 have been replaced by a new planned development zoning (PD) district and review process.

The PUD zoning consisted of a two step approval process: 1) Tentative Plan, and 2) Final Plan. The Tentative Plan and this amendment establishes the locations and intensities of permitted land uses, general circulation, and common open space. The Final Plan, submitted prior to development, establishes site plan details, including building locations and coverage, parking locations, coverage and number of off-street parking spaces; open space locations, coverage and landscape concepts; access locations and curb cuts; location of walks, fences, screening and plantings; location, size, height and orientation of signs; location and size of easements and preliminary lot layout. The Final Plan also requires grading, drainage and utility plans; and architectural plans (typicals).