

December 28, 2017

City of Littleton
Community Development
Ms. Carol Kuhn, AICP
Principal Planner
2255 W Berry Ave
Littleton, Colorado 80120

**Re: 6705 S. Santa Fe Drive
Use by Special Exception - Floodplain Development
Letter of Intent / Project Narrative
HKS Project No. 161018**

Dear Ms. Kuhn,

On behalf of Sunset Colorado, LLC, the property owner and Applicant, we are submitting this application for a Use by Special Exception - Floodplain Development permit for 6705 S. Santa Fe Drive. The following is a narrative of the proposed project and summary of compliance with applicable codes and requirements.

Project Narrative:

This Use by Special Exception – Floodplain Development permit is being submitted concurrently with a Minor Subdivision Plat, which proposes to vacate an existing lot line running east-west, and establishing a new lot line that divides the eastern and western portions of into Lot 1 (west) and Lot 2 (east). The work associated with the Use by Special Exception – Floodplain Development permit would occur within Lot 1. The property owner seeks this Use by Special Exception – Floodplain Development permit to facilitate future development and/or conveyance. There is no plan for development or proposed use at this time.

Compliance with Codes and Requirements:

Section 10-6-1 (B) Floodplain Regulations

With respect to the Floodplain Development Requirements listed in Littleton City Code, the floodplain modifications proposed with the application are consistent with the purpose and intent of the city's floodplain regulations Section 10-6-1 (B). The Applicant has promoted the public health, safety, and general welfare by complying with the following:

1. Protecting human life and health by reducing the flooding extents;

2. Minimizing expenditures of public money for costly flood control projects by reducing the flooding extents;
3. Minimizing the need for post-flood rescue and relief efforts which are, generally, undertaken at public expense by reducing the flooding extents;
4. Minimizing prolonged business interruptions by reducing the flooding extents;
5. Minimizing damage to public facilities and utilities which are located in flood plains, such as water and gas mains, electric, telephone and sewer lines, streets and bridges by reducing the flooding extents;
6. Maintaining a stable tax base by providing for the sound use and development of flood plains which has minimum flood damage potential by reducing the flooding extents thereby creating area for development that would add to the tax base;
7. Ensuring that information is available to potential buyers that property is in a flood plain; by, upon completion of the work, publishing the results of the floodplain analysis in a Flood Hazard Area Delineation (FHAD) the regulatory authority for floodplains not regulated by FEMA.
8. Ensuring that those who occupy flood plains know that they are responsible for their actions; by containing any portion of the floodplain in a separate tract and restricting development within this tract.

Section 10-6-8 (A) Procedure

The enclosed application includes a site plan, prepared under the supervision of a registered engineer competent in open channel hydraulics; developed to meet the requirements of Littleton City Code, Section 10-6-8 (A)1. The general intent of this application is to request development within the floodplain on the subject tract to reduce the overall spread of the shallow floodplain flow within the subject property. The spread of the floodplain will be reduced by the installation of site fill.

(a) The enclosed site plan includes the following items:

- (1) Existing zone district boundaries;
- (2) Location of floodplain/floodway limits and watercourse;
- (3) Legal description of the property;
- (4) Description of all existing adjacent development located in or out of the floodplain;

(5) Description of the proposed use; is not provided because there is no proposed use at this time. This has been noted on the site plan;

(6) Elevations of the site and immediately surrounding area, in relation to mean sea level;

(7) Location and size of existing and proposed structures, and the elevation of the lowest floor of these structures;

(8) Location and elevation of all excavation and fill;

(9) Location and elevation of adjacent streets and on site areas of impervious surface; and

(10) Location and elevation of water supply, sanitary facilities, and other utilities.

(b) A typical valley cross section showing the watercourse and adjoining floodplain, the cross sectional area to be occupied by the proposed development, and the base flood elevation.

(c) Profile showing the slope of the bottom of the watercourse, e.g., channel of a stream; and showing the existing and proposed base flood elevations.

(d) Specifications for building construction including, but not limited to, material types, flood proofing measures, and water and sanitation facilities; are not provided as the floodplain will be contained within a separate tract, within which building construction will be restricted.

Section 10-6-8 (B) Floodplain Development Requirements:

With respect to the Floodplain Development Requirements listed in Littleton City Code, Section 10-6-8 (B), no buildings are proposed to be constructed with this permit. Any future building proposals will be required to comply with the requirements from this section.

Additional Requirements:

An informational neighborhood was held meeting at the Bemis Public Library on December 27, 2017. The neighborhood meeting notification area exhibit, notification mail list, notification and sign-in sheet from the neighborhood meeting are included as an attachment to this submittal. Questions from the meeting attendees were addressed at the meeting, and a subsequent meeting is scheduled for January 23rd, 2018 to further clarify the work associated with the floodplain permit and answer any remaining questions.

In accordance with the Littleton "Application Submittal Materials" checklist, to our best knowledge and belief this application complies with all applicable codes, requirements, and any adopted design guidelines that would apply to the proposed floodplain development.



In accordance with the Littleton "Application Submittal Materials" checklist, it is the Applicant's opinion that the Littleton comprehensive plan or adopted neighborhood plans do not apply to the proposed floodplain development improvements. That said, the Applicant will provide any additional information requested by Littleton during the review process related to this specific issue.

As mentioned above, this development application is specific to the proposed floodplain development improvements and at this time no other improvements are proposed. The Applicant will also process a Minor Subdivision Plat for the subject property.

Thank you for your consideration of this proposed Use by Special Exception - Floodplain Development permit. We look forward to working with you through this process. If you have any questions regarding this submittal, please contact me at your convenience.

Sincerely,
Harris Kocher Smith

A handwritten signature in blue ink, appearing to read 'Nate Martel', with a stylized flourish at the end.

Nate Martel, PE
Senior Project Engineer