



# Staff Report

**Meeting Date:** February 11, 2019

**Planner:** Karl Onsager

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## APPLICATION SUMMARY:

**Project Name:** 6<sup>th</sup> Amendment to the Broadway/Countyline Commercial Center planned development (AutoNation Ford)

**Case Number:** APD18-0003

**Application type:** Amendment to a Planned Development

**Location:** 8252 S. Broadway Blvd.  
(north of W. County Line Rd. on the east side of S. Broadway)

**Size of Property:** 12.386 Acres

**Zoning:** PD-C (current); PD-C (proposed)

**Applicant:** Cameron Watson, USA Shade and Fabric

**Owner:** Charles Sabadash-AN/CF Acquisition Corp

**Applicant Request:** To add permanent hail canopies as an approved structure in the Planned Development.

## PROCESS:

- Amendment to the Planned Development  
(recommendation by planning commission at February 11, 2019 hearing and subsequent decision by city council)

An Amendment to a Planned Development requires a quasi-judicial decision in conformance with the City of Littleton Rules of Procedure for Quasi-Judicial Proceedings.

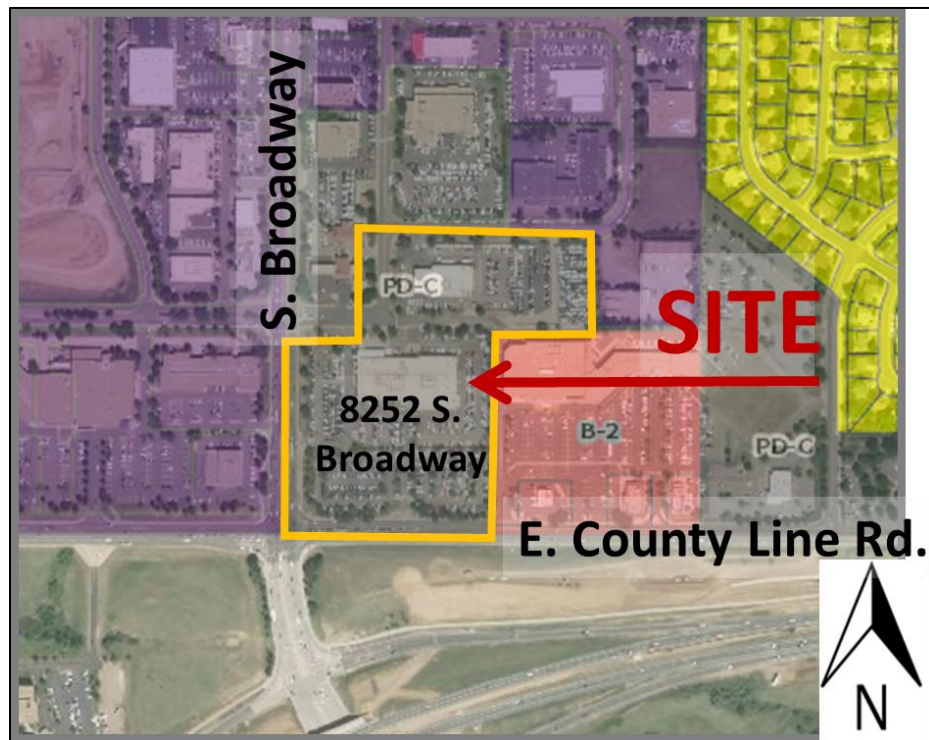
Following the amendment to the planned development, the next step in the proposed project would be a site development plan to review the proposed hail canopy structures. Technical issues such as drainage, grading and utilities are also reviewed during the site development plan process.

**LOCATION:**

The site is located at 8252 S. Broadway Blvd., the zoning of the property is PD-C. The following maps show the location of the property and the surrounding zoning.



**Aerial**



**Zoning**

**BACKGROUND:**Timeline

<i>May 10, 2017</i>	Neighborhood Meeting
<i>October 26, 2017</i>	Pre-application meeting held
<i>August 17, 2018</i>	Application submittal
<i>September 7, 2018</i>	Review comments sent
<i>November 9, 2018</i>	Application resubmittal
<i>November 28, 2018</i>	Review comments sent
<i>December 11, 2018</i>	Application resubmittal

**APPLICATION DETAILS:**

The request is to amend the Broadway/Countyline Commercial Center planned development in order to allow hail canopies to be constructed on the subject property. The existing PD approved was approved in 1985 and subsequently amended pursuant to *Table 1*.

**Table 1**  
**PD Amendment Summary**

<b>PD Version</b>	<b>Approval Date</b>	<b>Intent</b>
Original	8/3/1985	Creation of a unified commercial development
1 <sup>st</sup> Amendment	2/8/1988	Inclusion of retail auto sales and automotive service as a specified use
2 <sup>nd</sup> Amendment	12/18/1991	Divide area 3 into 3A and 3B to allow partial screening of the vehicle storage and employee parking area
3 <sup>rd</sup> Amendment	6/8/1991	Divide Development Area 4 of the first amended PD plan into Development Area 4B and 4C; amend the permitted uses allowed in the original PD plan by adding the use of vehicle display, incidental to auto sales and retail and establish performance standards for the use of vehicle display in Area 4B
4 <sup>th</sup> Amendment	11/30/1995	Allow alternative six foot fencing in Area 3A
5 <sup>th</sup> Amendment	3/2/1999	Add vehicle display and performance standards for Area 4C
6 <sup>th</sup> Amendment	Pending	Allow permanent shade and hail protection structures

The amendment to the planned development would allow permanent shade and hail protection structures in Development Area sections 3A, 4A, 4B, and 4C. Section 10-2-23(I) of the Littleton City Code (LCC) does not allow the PD to be amended administratively if there is an increase in total building coverage. The 6<sup>th</sup> PD amendment also establishes the following design standards for the permanent shade and hail protection structures. The proposed design standards were adapted from the city of Centennial's adopted regulations for hail canopies.

1. Structure placement. Hail canopies shall not extend beyond parking setbacks. Hail canopies shall not cover designated display vehicle areas
2. Height. The height of a hail canopy shall not exceed 15 feet to the peak of the hail canopy.
3. Lot coverage. Hail canopies shall not be restricted to a maximum overall lot coverage percentage.
4. Structure design. Hail canopies shall be of a cantilevered design with one or two posts.
5. Structure durability and maintenance. Hail canopies shall be constructed of durable, high-quality materials comparable to and including high density polyethylene mesh (HDPE) or steel. Hail canopies shall be maintained in a structurally sound, safe, rust-free, and good or better condition. Peeling, dented, or faded materials or finishes, and worn or torn canopies, shall be promptly repaired or replaced within a reasonable time following receipt of written notice from the city.
6. Cover and structure color. Hail canopies shall only incorporate covers of a solid gray or tan color and tone (pantone 427 u, 429 u or 7528 u). All support structures shall be solid black. In addition, all hail canopies on the same property shall be of the same color and design.
7. Solar reflectivity index. Hail canopy materials shall maintain a solar reflectivity index (SRI) rating of no more than 40 measured in accordance with professionally accepted practices of the American Society for Testing & Materials (ASTM) or other methodology approved by the director as reasonably comparable to ASTM-accepted practices.
8. Signage and attachments. No signage (either permanent or temporary) shall be attached, mounted to, or permitted on hail canopies. In addition, no materials or items shall be permitted to be attached to the hail canopy including but not limited to the attachment of lights, panels, flags, balloons, banners or any other device.
9. Lighting. Hail canopies shall not cause existing on-site lighting to fail to conform with the existing approved site plan or photometric plan. Any lighting integrated within the hail canopy shall be designed to direct light in a downcast manner only and shall be installed and maintained in conformance with the PD.
10. Landscape improvements. Any site that installs hail canopies, which site is also adjacent to residentially zoned properties, shall provide a 20 percent opacity landscaped buffer yard (within the existing street tree lawn) through a site plan application to screen the site from the residential properties. If existing landscaping is used to meet the buffer yard requirement, the applicant shall demonstrate, through a site plan application, how the existing landscaping meets the requirements of this PD.

While the PD amendment allows for additional structures on the site, the design, lack of walls, and placement of the canopies does not impact the total allowed gross floor area (GFA), or unobstructed open space.

Zoning Requirements

The table below provides a comparison of the existing and proposed zoning.

**Comparison of existing zoning requirements and the proposed use**

	<b>Existing PD-C Zoning</b>	<b>Amended PD-C Zoning</b>
<b>Gross Floor Area</b>	<b>.25:1</b>	<b>.25:1</b>
<b>Maximum Building Height</b>	<b>36 ft.</b>	<b>36 ft.</b>
<b>Max canopy coverage area</b>	<b>N/A</b>	<b>112,660 sq. ft. (21% of total site)</b>
<b>Max canopy height</b>	<b>N/A</b>	<b>15 ft.</b>
<b>Building Setbacks</b>	<b>Front 25 ft. Rear 5 ft. Side 10 ft.</b>	<b>Front 25 ft. Rear 5 ft. Side 10 ft.</b>
<b>Parking setbacks</b>		
• <b>South Broadway</b>	<b>30 ft.</b>	<b>30 ft.</b>
• <b>County Line Rd.</b>	<b>30 ft.</b>	<b>30 ft.</b>
• <b>Grant Way</b>	<b>25 ft.</b>	<b>25 ft.</b>
• <b>Lincoln St.</b>	<b>25 ft.</b>	<b>25 ft.</b>
<b>Display vehicle parking setbacks</b>	<b>20 ft.</b>	<b>20 ft.</b>

**CRITERIA & STAFF ANALYSIS:**

The following report sections analyze the proposal's compliance with the provisions of Title 10 of the Littleton City Code (LCC), the comprehensive plan, existing and proposed development, and comments from affected agencies.

**LCC SECTION 10-2-23 (A): INTENT**

Planned development districts are created to promote the public health, safety, and general welfare by allowing more flexible development based upon a comprehensive, integrated plan. The proposed

amendments to the Broadway/Countyline Commercial Center planned development would allow for the construction of permanent shade and hail canopy structures. The proposed structures augment the primary use by establishing additional protection from severe weather which has potential to damaged inventory.

The design and lack of walls of the proposed protection structures does not impact the total allowed GFA. Additionally, the placement of the structures over parking areas does not impact unobstructed open space below the performance standards established by the PD. While the subject property is not currently adjacent to any residential development, there are design standards to require additional landscape screening if adjacent residential uses are developed in the future.

Finally, the placement of the structures behind parking setback lines is at least as restrictive as the building setbacks established by the PD. The prohibition of structures over designated display vehicle areas adds an additional setback in development area 4B and 4C. The setbacks, existing landscaping, and elevations is expected to mitigate any negative visual impacts and will be considered during the site development review process.

Due to the nature of the proposed changes and established design standards, the amendment to the Broadway/Countyline Commercial Center planned development promotes public health, safety, and general welfare and does not undermine the intent of the original PD approval.

#### **LCC SECTION 10-2-23 (B) APPLICATION AND INTENT:**

- 1. Encourage more creative and effective use of land and public or private services, and to accommodate changes in land development technology so that the resulting economies benefit the community.*

Severe weather events have significantly damaged car sales in the Front Range area. The applicant seeks to construct the permanent protective structures to protect inventory and minimize the resulting rise in insurance premiums. The proposed protective structures are becoming the standard industry response to severe weather. The proposed structures would be compliance with accepted engineering, fire, and performance standards during the site development plan process. The application is consistent with this intent statement.

- 2. Encourage innovative development or redevelopment of all land uses to meet the contemporary needs of the community by providing for a greater variety and mix of uses including those which may coexist on the same parcel or within the same building as shown on an approved general PD plan.*

The proposal augments the existing primary use by allowing shade and hail protection structures. Allowing the hail canopies meets the contemporary need of the community and the application is consistent with this intent statement.

- 3. Provide a process which relates the design and development of a site to the particular*

*characteristics of the site.*

The proposed amendment to the PD establishes setbacks for the permanent hail canopies from the property line that is consistent with the existing parking setbacks particular to the site. These design considerations address the designated display vehicle areas. The application is consistent with this intent statement.

4. *Require that the nature and intensity of development be supported by adequate utilities, transportation network, drainage systems and open space to serve the development, and to minimize impacts on adjacent existing and future development.*

The designated location of the proposed canopy structures do not impact existing utilities, drainage systems, transportation networks, or open space. Any unforeseen negative impacts will be identified and mitigated during the site development review process. Further, the design standards for the protective structures have adequate provisions to minimize impacts on existing and future adjacent development. The application is consistent with this intent statement.

5. *Encourage development that is consistent with the policies and guidelines established in the adopted Comprehensive Plan for the area and for the City. (Revised 6-12-1992)*

The subject property is located within the South Neighborhood as identified by the City of Littleton Comprehensive Plan. The South Neighborhood establishes six goals, four of which are applicable to the proposed amendment:

**Goal 1:** *To develop a Regional Employment Center in the South Neighborhood while assuring adequate buffering of adjacent residential and recreational uses from adverse effects of commercial and industrial uses.*

There are no residential or recreational uses directly adjacent to the subject property. The proposed design standards require additional landscape screening if the residential are developed adjacent to the property.

**Goal 2:** *To prevent degradation of the water quality of McLellan Reservoir, the Highline Canal or any surface or subsurface water body within the South Neighborhood.*

The hail canopies are anticipated to have limited if any impact on drainage that would impact water quality. Any negative impacts will be identified and mitigated during the site development review process.

**Goal 3:** *To provide adequate vehicular access to and from industrial areas in the neighborhood without introducing commercial or industrial traffic onto residential streets.*



The hail canopies are located and designed so as to have no impact on parking or vehicular movement on the site and will not limit vehicular access resulting into spillover onto residential streets.

**Goal 4:** *To protect residential and recreational areas from negative visual and audible intrusions of commercial and industrial development.*

The location of structures behind established parking setbacks along with height limits and additional screening requirements are designed to protect residential and recreational areas from visual intrusions.

**NEIGHBORHOOD OUTREACH & PUBLIC NOTICE:**

The applicant conducted a neighborhood outreach meeting on October 24 and 25, 2017 at the subject property. Mailed public notice of the amended PD proposal was also sent to all property owners within 700 ft. of the subject property. Notice of a public hearing was posted on the subject property and at city locations in advance of the planning commission meeting in compliance with the city's public notice requirements.

**OUTSIDE REFERRAL AGENCIES:**

The concerns of Xcel were addressed on the plans. No other outside referral agency responded with significant concerns with the understanding that technical details will be reviewed during the site development plan review process (see the attached outside referral agency matrix).

**STAFF RECOMMENDATION:**

Based on staff's analysis, it appears the proposed planned development amendment is in compliance with the approval criteria in LCC section 10-2-23, as detailed in this staff report. Therefore, staff recommends approval of PC Resolution 03-2019, recommending council approval of the 6<sup>th</sup> Amendment to the Broadway/Countyline Commercial Center planned development.