



**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/MAIN CONTACT: David Deveau

TITLE: Member

SIGNATURE:

COMPANY: NBD Capital Group LLC

ADDRESS: 5935 S Zang St. #220 Littleton CO, 80127

SUBMITTAL DATE: 12/26/13

EMAIL: dave@coloradoteam.com

PHONE: (720) 338-3728

CELL: (720) 338-3728

OWNER(S) OF RECORD: David Deveau, Bryant Ottaviano, Nathaniel Reed

COMPANY: NBD Capital Group LLC.

ADDRESS: 5935 S. Zang St. #220 Littleton CO, 80127

EMAIL: dave@coloradoteam.com

PHONE: (720) 338-3728

**Notarized Letter of Authorization
MUST be provided
with this application
at time of submittal**

ENGINEERING CONTACT (if any):

TITLE:

COMPANY:

ADDRESS:

EMAIL:

PHONE:

CELL:

Parcel ID Number	032050080
Parcel Address or Cross Streets:	5546 S. Sycamore St. Littleton CO, 80120
Subdivision Name & Filing No.:	LOT 15 BLK 26 STATE ADD EX THE EAST 6 FT FOR ALLEY- State Add to Littleton
Related Case Numbers: (GPDP, Rezoning, and/or Plat)	PD016-001, SDE17-0009

EXISTING		PROPOSED
Zoning:	CA	CA
Use:	Residential	Residential
Project Name:		
Site Area (Acres):	.138	.138
Floor Area Ratio (FAR):		
Density (Dwelling Units/Acre):	2	4
Building Square Footage:		

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 type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Planned Development Overlay	<input type="checkbox"/> Floodplain Development (Use by Special Exception)	

☒ Other: PDO Revoke/Amendment of PD016-0001

Pre-App Meeting Date: 12/06/2013 **Pre-App Meeting Planner:** Michael Sutherland **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:

To Whom It May Concern:

I am writing to request that the current PDO for 5546 Sycamore St. (PD016-0001), be revoked and pulled from its current status. Please feel free to contact me if any further information is needed.

Thank you,

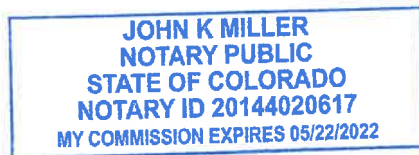
NBD Capital Group LLC.



David Deveau (member)

720.338.3728

Signed by David Deveau December 24, 2018



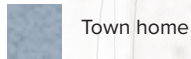
[Signature]
12-24-18

ZONING MATRIX

	PDO-CA Zone REQMTS	CA Zone REQMTS
Min. Lot Size	N/A	2,500 SF
Open Space	10%	20%
Max. Height	3 stories	40'-0"
Setbacks	Front: 9'-0" Side/Rear: 0'-0"	Front: 10.9' Side/Rear: 0'-0"
FAR	N/A	5:1
Parking	2 spaces per unit	Multifamily of 4 or more D.U. = 1.5 spaces per unit
Density	15 D.U. per acre	75.75 D.U. per acre
# of D.U.	Up to 4 (over both Lots)	Up to 10 (over the 5546-48 Lot)

KEYNOTES

1. Residence entrance
2. Residence garage
3. Unit patio
4. Landscape buffer
5. Grass paver system
6. Telecommunications easement
7. Alley access
8. Adjacent duplex
9. Adjacent AllHealth parking
10. New curb cut
11. Pedestrian walk
12. Gated entrance and exit



Town home

NOTE: This illustrative plan has not been reviewed for compliance with City codes and adopted design standards. Future development on this site shall be reviewed per City requirements at the time of development application submittal.

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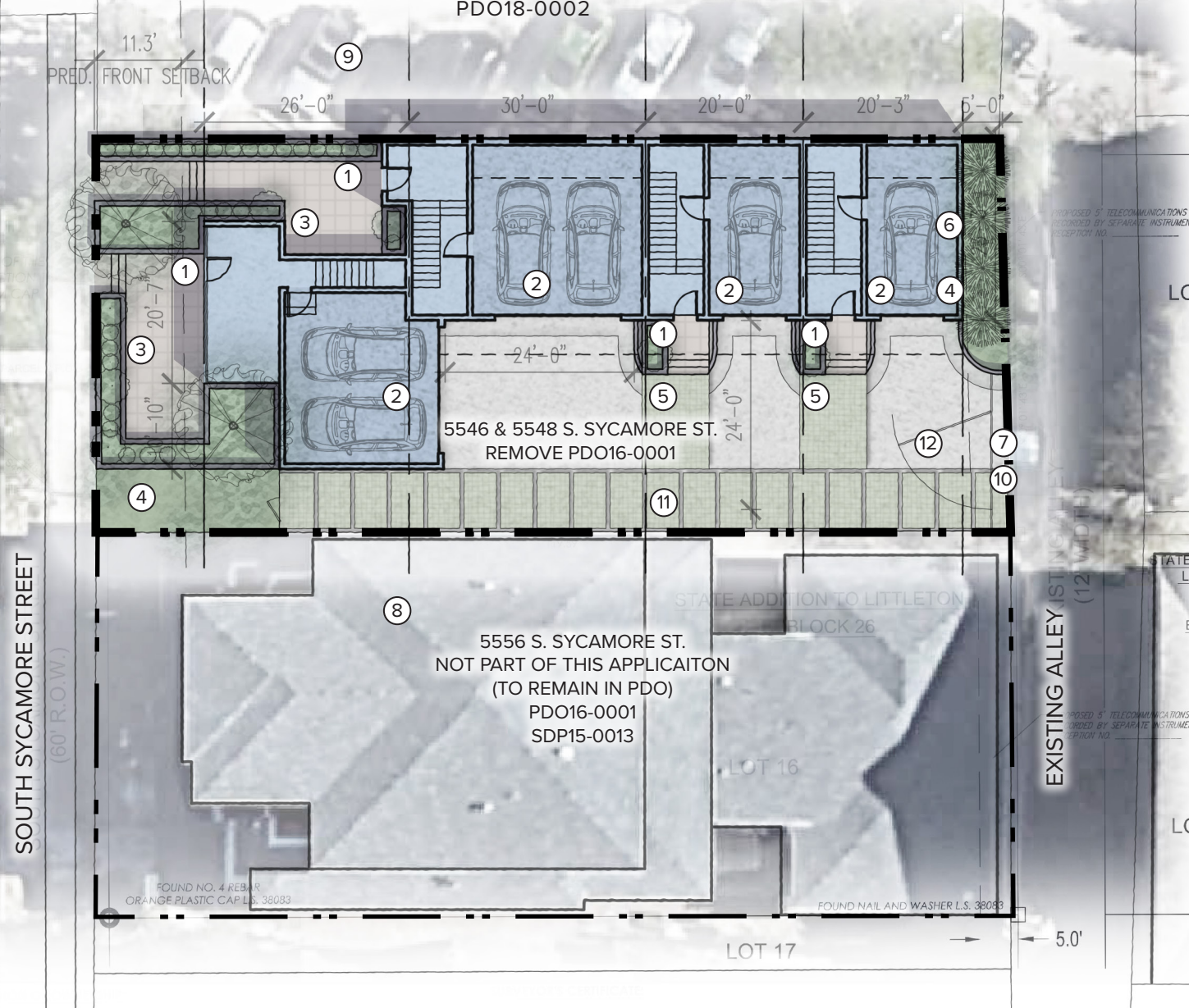
BF
AD

www.bryantflink.com

5546 SOUTH SYCAMORE STREET
LITTLETON, CO

February 21, 2019

EXHIBIT A: ILLUSTRATIVE PLAN FOR FUTURE CA ZONE DEVELOPMENT 5546 & 5548 S. SYCAMORE STREET 5546 S. SYCAMORE STREET EXEMPTION PARCELS 1 AND 2 PDO18-0002



YIELD - TOWN HOME - 4 UNITS
SCALE: 1" = 20'-0"

1 OF 1



NORTH



BRYANT FLINK ARCHITECTURE & DESIGN

March 21, 2019

Community Development Department
2255 West Berry Avenue
Littleton, CO 80120
(303)795-3748

EXHIBIT B: COMPATIBILITY WITH DOWNTOWN LITTLETON DESIGN STANDARDS

Subarea #2

Subarea #2 states:

Existing Character

The existing neighborhood character is based on a mix of uses, building types, and construction dates. Building types range from small single-family residences, to multi-family residential structures and office buildings. Building dates extend from the early 1900's into the 2010's. Recent construction includes duplexes and townhouses. The essence of the neighborhood remains residential. The core of the neighborhood is South Sycamore Street.

Desired Character

New buildings should generally align parallel with the streets and be built to the front setback to create a consistent street edge. These buildings should maintain the residential feel of the neighborhood even if the uses continue to be mixed residential and commercial, and if the density of development is higher. Complementing the older residential character of the neighborhood is desirable. The prevailing front setback of the existing houses should be maintained along South Sycamore. New buildings should have sloped roofs, (gable or hipped roofs are more desirable than shed roofs), regardless of their use, and should be clad in either horizontal lapped, shingled or ribbed siding, or stucco. An exception to this approach should be followed along the northern, West Berry edge of the subarea, where flat-roofed brick buildings are preferred.

The proposed development at 5546-48 S. Sycamore Street will be compatible with the guidelines of Subarea #2 in the Downtown Littleton Design Standards. The use of the proposed project, townhomes, aligns with the existing uses in the neighborhood. As the Standards note, recent construction includes duplexes and townhomes.

In reference to site design, the proposed development will also keep with desired character of Subarea #2. As seen in Exhibit A, the units fronting on Sycamore Street will be built up to the prevailing front setback to maintain a consistent street edge. Additionally, to activate pedestrian accessibility to the site, two of the 4 townhome entrances are directly accessed from Sycamore Street.

Once the project moves into design development, the proposed project will follow the Design Standard's provisions on roof structures (sloped), materiality (siding or stucco) among all other standards.

Sincerely,

Bryant Flink Architecture and Design

Rebecca Wilson

Rebecca Wilson, AIA, NCARB
Project Architect



BRYANT FLINK ARCHITECTURE & DESIGN

March 21, 2019

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EXHIBIT C: PREDOMINANT FRONT SETBACK CALCULATION



Predominant front setback: $9.0' + 13.5' + 6.9' + 15.8' = 54.8/5 = 11.3'$



BRYANT FLINK ARCHITECTURE & DESIGN

March 21, 2019

Andrea Mimnaugh, Historic Preservation Planner
City of Littleton Community Development Department
(303)795-3748
DRT@littletongov.org

Re: 5546 & 5548 S. Sycamore Street - Letter of Intent

Dear Ms. Mimnaugh,

Please see below information regarding the existing status and proposed uses for 5546 and 5548 S. Sycamore Street. This proposal includes intent to remove the property from the PDO-CA and revert back to base zone CA, and develop the lot for four (4) townhomes.

Background and Current Site Status

5546 and 5548 S. Sycamore Street together ("the Lot") comprise a lot of 0.14-acres with a base zone CA, subarea B. A PDO was approved on the Lot and the south adjacent lot (5556 S. Sycamore) as PDO-CA on October 7th, 2016. The purpose of the PDO was to reduce the front setback requirement from 18.5' to 9'. The associated SDP proposed two duplexes, one on each lot.

The duplex on 5556 S. Sycamore was subsequently built per the PDO. 5546 S. Sycamore remained undeveloped and was sold in January of 2018. On May 1, 2018 5546 S. Sycamore was subdivided into 2 parcels, 5546 and 5548.

Proposed Uses & Intent

This proposal includes intent to eliminate the PDO on the unbuilt portion (5546 and 5548 S. Sycamore) and revert back to the underlying zone. The intent is to apply for a Site Development Plan for four townhome units if the PDO is eliminated. An illustrative plan for the four townhome units is included as an Exhibit within this application.

The Exhibit A Illustrative Plan demonstrates the intent to construct a 4-unit townhome development, which is under the maximum density allowed by the CA zone. See below zoning matrix comparing requirements under existing PDO-CA versus CA zones. The townhomes

would be three (3) story, attached units. The 20% open space requirement of the CA zone would be met.

ZONING COMPARISON MATRIX

	PDO-CA Zone Requirements Residential Development	CA Zone Requirements Residential Development
Minimum lot size	N/A	2,500 SF
Open space required	10%	20%
Maximum height	3 stories	40'
Building setbacks	9' front setback No rear or side setback	Predominant front setback: 10.9' (see Exhibit C) No side or rear setback
Parking requirements	2 spaces per unit	For multifamily dwellings containing 4 or more dwelling units = 1 ½ spaces per unit
Density	15 dwelling units per acre	75.75 dwelling units per acre
Number of dwelling units	Up to 4 (over entire PDO)	Up to 10 (over the subject property - 5546-48 S. Sycamore St.)

The CA zone density of 75.75 dwelling units per acre allows for 10 dwelling units total on 5546 and 5548 S. Sycamore. It is our intent to develop the site for 4 units, as the limits of the site are not governed by density, but instead how much parking can feasibly fit on the 0.14 acre lot.

Sincerely,

Bryant Flink Architecture and Design

Rebecca Wilson

Rebecca Wilson, AIA, NCARB

Project Architect

(720) 638-9921

rwilson@bryantflink.com



BRYANT FLINK ARCHITECTURE & DESIGN

February 21, 2019

Community Development Department
2255 West Berry Avenue
Littleton, CO 80120
(303)795-3748

Re: PDO18-0002 5546-48 South Sycamore Street
Response to Comments

Dear Ms. Mimnaugh,

Please find enclosed our revised submittal for PDO18-0002. Below you will find the following material as requested in the Planning Review Memo (2 copies) :

- Revised **Letter of Intent**
- Exhibit A **Illustrative Plan**
- Exhibit B **Compatibility with Downtown Littleton Design Standards**
- Exhibit C **Predominant Front Setback Calculation**

Sincerely,

Bryant Flink Architecture and Design

Rebecca Wilson

Rebecca Wilson, AIA, NCARB
Project Architect

Attached to this letter are our written responses to the review comments.

Planning Review Memo

General Comments

1. Letter of Intent has been revised to incorporate comments.
2. Please see Exhibit A: Illustrative Plan which demonstrates the Lot to remain in the PDO, and the Lots referenced in this application which are proposed to be removed from the PDO.
3.
 - a. Please see Exhibit B: Compatibility with Subarea #2 of Downtown Littleton Design Standards.
 - b. The intent is to develop the site for 4 townhome units, with 6 parking stalls. The CA density allows for 10 units on site, however the design team has concluded that the limits of the site are governed by how much parking can feasibly fit on the 0.14 acre lot.
4. Noted.
5. Label added to top of Exhibit A Illustrative Plan
6. Note added
7. Plan is dated
8. Plan is scaled at 1' = 20'-0"
9. Portion of plan that is to remain in PDO and not part of application has been noted
10. Predominant front setback has been recalculated. Refer to Exhibit C. Predominant front setback is 10.9'. The front unit does not exceed the 10.9' setback.
11. Zoning matrix comparing the current PDO to the CA zone has been added to the Illustrative Plan and revised Letter of Intent.
12. "Yield - Town Home - 4 Units" has been added to the title block on Illustrative Plan.