



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: _____ TITLE: Owners Representative SIGNATURE: _____
 COMPANY: Redland
 ADDRESS: 1500 Canal Court Littleton, CO 80120 SUBMITTAL DATE: 03-26-19
 EMAIL: mcevaal@redland.com PHONE: 720-283-6783 CELL: 303-517-2464

OWNER(S) OF RECORD: David Richardson
 COMPANY: _____ Notarized Letter of Authorization
 ADDRESS: 4725 S. Monaco Street Suite 2 Denver, CO 80237 MUST be provided
 EMAIL: davidblair.richardson@gmail.com PHONE: 303-882-7715 with this application
 at time of submittal

ENGINEERING CONTACT (if any): Mark Cevaal P.E. TITLE: Engineer
 COMPANY: Redland
 ADDRESS: 1500 Canal Court Littleton, CO 80120
 EMAIL: mcevaal@redland.c om PHONE: 720-283-6783 CELL: 303-517-2464

om
 Parcel ID Number: 2077-15-3-31-002 and 2077-15-3-31-001
 Parcel Address or Cross Streets: _____
 Subdivision Name & Filing No.: _____
 Related Case Numbers: (GPDP, Rezoning, and/or Plat) _____

EXISTING		PROPOSED
Zoning:	Industrial I-P	Planned Development-Residential (PD-R)
Use:	Vacant Lot	Residential Single-Family
Project Name:	Delaware and Powers	Delaware and Powers
Site Area (Acres):	8.8 AC	8.8 AC
Floor Area Ratio (FAR):	2:1	NA
Density (Dwelling Units/Acre):	NA	10.3 DU/AC
Building Square Footage:	NA	NA

CASE TYPE			
<input type="checkbox"/> Site Development Plan	<input checked="" 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 type="checkbox"/> Planned Development Overlay	<input type="checkbox"/> Floodplain Development (Use by Special Exception)	

Other: _____

Pre-App Meeting Date: 4-26-2018 Pre-App Meeting Planner: Rob Haigh Pre-App Meeting Engineer: Anastasia Urban

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: _____

November 16, 2018

To whom it may concern,

With this letter, I, David Richardson Jr., as Manager of Ted Development Company, LLC, authorize Redland employee Mark Cevaal, P.E. to act as applicant representative to the City of Littleton for the processing of City of Littleton Planning, Engineering, and Permit applications for the proposed Delaware and Powers project located at 5400 S. Delaware St. in Littleton, Colorado (also known as 251 W. Powers Avenue).

Sincerely,



David Richardson Jr.

As Manager, for Ted Development Company, LLC

State of Colorado

County of Denver

The foregoing instrument was acknowledged before me this 16th day of November, 2018

By Adam J. McCabe



(Notary's Official Signature)

ADAM J MCCABE NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20174043740 COMMISSION EXPIRES OCT. 20, 2021
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10-20-21

(Commission Expiration)

June 7, 2019

Mrs. Andrea Mimnaugh
City of Littleton Community Development Senior Planner
2255 W Berry Ave
Littleton, Colorado 80120

**Re: Delaware and Powers Project
GPDP Second Submittal Letter of Intent**

Dear Andrea:

We are pleased to re-submit the project narrative and associated documents to the City of Littleton for a General Planned Development Plan (GPDP) review process on behalf of Richmond American Homes. The Second Submittal includes this letter of intent, a Narrative of ComPlan Consistency, neighborhood plan, GPDP plan set, Drainage Study, and electronic copy of submittal documents.

Overview:

The Delaware and Powers Property contains an 8.57-acre parcel currently zoned Industrial Park (I-P) and I-P PDO. The property is located in the northeast corner of S. Delaware Street and W. Powers Avenue just south of the Norgren Facility. The property is surrounded by R-5 zoning with 2 and 3 story apartments to the east, south and west and Industrial (the Norgren Facility) on the north. This site is an infill parcel in the middle of an otherwise developed neighborhood.

It is our intention to rezone the property from I-P PDO to PD-R (Planned Development Residential) to allow single family detached residential housing. With the rezone, we propose to create a unique pedestrian-orientated residential neighborhood that builds on the surrounding neighborhoods. The design incorporates an enhanced street scene including perimeter landscaping, detached walkways and front door architecture. The development plan provides additional private parking spaces above the 2 spaces required and dedicates further Right of Way.

The site is located in the Progress Park neighborhood which has a Land Use Policy stating a desire to preserve the residential character of the community. This proposed development will provide a nice transition between the existing industrial development and apartments surrounding this site. The Progress Park Neighborhood was identified in the Comprehensive Plan as a High priority for updating. The Comp Plan “encourages housing that responds to changing demands in the local housing market” and “increasing housing diversity and densities”.

The following table compares regulations from the City’s Planned Development-Residential (PD-R) Zoning Regulations to the GDPD proposed regulations:

Requirements	PD-R / City Code	Proposed Plan
Open Space	50%	53% Up to 10% of the required 50% may be on Individual Lots.
Density	N/A	10.6 DU/AC
Building Height	30 ft R-3 SF District Section 10-2-8	3 Story: 35 ft 3 story with stair tower: 44 ft 2 in
Off-street Parking Required	2 spaces per unit. No additional guest parking requirement. Section 10-4-9	2 spaces per unit = 182 total required. 55 guest parking spaces provided at 0.6 guest spaces per unit. Total parking spaces provided = 237 (2.6 sp/unit)
Perimeter Setbacks	20 ft Front Setback 20 ft Rear Setback 5-10 ft Side Setbacks R-3 SF District Section 10-2-8	Perimeter Building Setbacks: 25’ to Industrial 15’ to Residential Lot Set Backs: 1’ Front 1’ Side End Unit 1’ Side Internal 4’ Rear Alley “Envision” Requests smaller front setbacks for less auto oriented communities
Sidewalks	Minimum 4 ft	5 ft sidewalks throughout the site, expect 4 ft walk along south side of private street due to Denver Water Easement and walkways to individual units.

Our Neighborhood Goals include:

Neighborhood Site Plan Goals:

- Greet the surrounding streets with an enhanced street-scene including perimeter landscaping and front architectural features.
- Improve the 3 perimeter street edges with front door architecture, potential relocation of existing overhead power lines and elimination of chain link fence.
- Create a central open space amenity with strong visibility from perimeter and main entry points.
- Provide a small pocket park amenity for gather and play that is accessible to the surrounding neighborhood.
- Provide a strong pedestrian system with perimeter walks, internal trails and green court access ways.

The GPDP proposes 91 single-family 3 story homes with roof top patios and an average 1,750 square foot home.

The GPDP rezone to Planned Development Residential (PD-R) will provide the minimum 50% open space as required in the single-family PD-R. This open space will primarily be located within common areas including along perimeter streets, the central pocket park and green courts as well as a small percentage within open areas on the individual lots.

Additional building setback and landscape buffer will be provided along the Norgren property to transition from the existing industrial to future residential uses.

Housing:

Richmond American Homes plan to build their Cityscape Collection of Single-Family Homes. The 3 story homes will provide approximately 1,750 sf units with alley loaded garages. All of the floor plans will offer a roof top terrace which will contribute to the outdoor living space. The primary building height will be 35 feet with a stair well for access to the roof top patio slightly over 44 feet in height.

The architecture proposed will reflect the urban aesthetic desired while still blending in with the neighborhood and the City of Littleton. Cityscapes is a collection of modern, low-maintenance single family homes that appeal to a wide range of homeowners. There is ample outdoor space included by providing patios, balconies, and roof top terraces to take advantage of our beautiful Colorado climate. The exteriors will blend seamlessly with the community with the use of natural materials and massing that does not overwhelm the street scene. Elevations and materials have been specifically incorporated for this community to further create a sense of quality and individual character that is reflective of the City of Littleton.

Site Infrastructure:

The existing public water system located in S. Delaware Street and W. Powers Avenue will be extended into the site with looped water mains to provide domestic water services for each of the new residences and fire hydrants. The existing public sanitary sewer system located at the intersection of S. Delaware Street and W. Powers Avenue will be extended into the site to provide sanitary service to each of the new residences. The existing private sanitary sewer service from the Norgren building, which currently bisects the site, will be connected to a new public sanitary sewer at the Norgren property line. This will allow the private sanitary sewer easement on the property to be vacated. A sanitary capacity analysis is included with GPDP submittal which confirms the capacity of the existing downstream sanitary sewer system as adequate to convey the wastewater flows from the developed site.

We are currently exploring the potential to bury and underground the existing overhead power lines along S. Bannock Street and W. Powers Avenue, along the frontage of the property within the existing and expanded rights of way.

The Use by Special Exception has been approved by the City Council on January 14, 2019 removing the Slaughterhouse Gulch Floodplain from the southwest corner of the property. An application for a Conditional Letter of Map Revision is currently being reviewed by FEMA.

A Conceptual Drainage Study is included with this GPDP application to illustrate the proposed development is in compliance with the City's stormwater design criteria. A stormwater detention and water quality pond will be located at the northwest corner of the site with stormwater discharges from the pond to match the historic release of stormwater to the north.

A Traffic Impact Study is also included with this GPDP application to demonstrate that the existing street network can serve the developed site and no mitigation measures are required.

Sincerely,



Mark D. Cevaal, P.E.
Sr. Project Manager

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MEMORANDUM

To: Andrea Mimnaugh – City of Littleton

Prepared By: Susan Wade – Redland

Date: June 7, 2019

RE: Delaware and Powers GPDP - Narrative of Consistency with the City of Littleton

The following narrative outlines the project goals and consistencies with the City of Littleton's goals and guiding documents. The proposed project meets the City of Littleton's current Comprehensive Plan with the following attributes:

1. Provide a unique for-sale single-family housing option that responds to the changing demands in the local market.
2. Improve a blighted property adjacent to existing residential uses.
3. Prioritizes walkability for residents to both Downtown and Littleton Blvd. services with improved detached walks along perimeter streets as well as an internal walk network.
4. Engages surrounding residential uses with an urban aesthetic and front door architecture that greets the perimeter streets.
5. Encourages inviting outdoor spaces with over 50% of the total property in open space.

We also understand the City is currently in the process of updating the Envision Littleton Comprehensive Plan. The draft Future Land Use and Character document introduces several interesting concepts that directly relate to the proposed project such as:

1. Build on the concept of borrowed spaces – The proposed neighborhood plan shall provide the desired borrowed outdoor spaces for the existing surrounding neighborhood by providing over 50% open space with both visibility and accessibility to the pocket park, walks and detention pond.
2. Create design standards to minimizing auto oriented elements – The proposed neighborhood emphasizes the front architecture by placing all garages and access lanes behind the homes reducing the impact of the automobile.
3. Provide streets with “pedestrian orientation” – by creating maximum front setbacks (not minimums) to pull buildings/homes forward to the street edge. The proposed project celebrates the street-edge with an urban aesthetic, a variety of orientations, entry patios, the elimination of the garage doors, and several pedestrian access points into the neighborhood.

Redland

WHERE GREAT PLACES BEGIN

REZONE JUSTIFICATION:

First, the site is located in the Progress Park neighborhood which has a Land Use Policy which states a desire to preserve the residential character of the community. The proposed residential uses will provide an appropriate transition between the existing industrial to the north and the multi-family residential uses to the west, south and east. The Progress Park Neighborhood was identified in the Comprehensive Plan as a High priority for updating. The Comp Plan “encourages housing that responds to changing demands in the local housing market” and “increasing housing diversity and densities”.

Second, the site is currently zoned Industrial and I-P PDO which allows both the previously proposed Mini-Storage facility and the current vehicle storage lot for the Tesla Dealership located a few blocks away. Neither of these uses provide job creation nor would they provide a tax base to the City. The current Land Owner may continue to lease or sell the property for dealership parking which contributes to degrading the neighborhood character for surrounding residents. In addition to mini and outdoor storage other allowed uses in the I-P PDO district includes Auto Body Repair shops, Fabrication Operations and Animal Boarding facilities, to name a few, and they could be a nuisance adjacent to the existing residential units found on three sides of this site.

Third, the City of Littleton has multiple locations of industrial zoning with either vacant land or vacant space. The SouthPark business/industrial park has approximately 105,061 square feet of vacant space available for lease and one vacant parcel for development. The High Pointe Business Center currently has 18,051 square feet of available space. And there are five active industrial development applications currently before the City of Littleton including the Windermere Street Mini Storage application. These locations seem more appropriate for industrial uses compared to this site which is primarily surround by residential uses.

COMP PLAN COMPATIBILITY

The existing industrial zoning would allow manufacturing and assembly, light manufacturing, and heavy manufacturing, warehousing or wholesaling establishments uses, requires a minimum twenty (20) percent open space, no maximum building height and a maximum floor area ratio of 2:1. The proposed single-family detached residential use will provide an appropriate transition and an assumed preferred land use for the existing multi-family uses to the east, west and south.

CRITERIA FOR REZONE

We have reviewed the ComPlan 2014, the Progress Park Plan and the PD-R City Code Section 10-2-23 (B) and we have provided a comment of consistency for each applicable goal, policy or requirement.

A. Consistent with ComPlan - Citywide Comprehensive Plan 2014

Goal 1: Dynamic Littleton - Foster a vibrant and evolving community.

Policy 1.1 Generate more opportunities for residents to live, shop, and play where they work and to work, shop, and play where they live.

The neighborhood will provide housing for existing and future Littleton residents within the heart of the City. The proposed neighborhood is located one block north of the Littleton Blvd. Corridor and within the Littleton Blvd./Broadway Activity Area as well as within approximately 1.3 miles from Downtown Littleton.

Policy 1.2 Create the circumstances that will encourage dynamic, innovative employers to locate within the city.

Innovative housing solutions placed within the City's core will encourage new business's looking to expand or relocate to the City of Littleton.

Policy 1.4 As part of the small-area planning process, identify districts within activity areas that are appropriate for, and should be designed for, evening commercial and entertainment uses (see Figure E on page Introduction - 8 for the general locations of the activity areas).

The proposed neighborhood is within close proximity to the Littleton Blvd and S. Broadway Activity Area and will provide the roof tops and residents to support the activity area.

Policy 1.5 Identify the activity areas, such as those around the light rail stations, that might benefit from public/private investment. Partner with private-sector individuals and entities to explore, promote, and follow-through with the best prospects. Although not a public/private partnership, the neighborhood is within close proximity to the Littleton Blvd and S. Broadway Activity Area and will provide the roof tops and residents to support the activity area.

1.6 Encourage housing that responds to changing demands in the local housing market, allows every generation and income group to call Littleton home, and is otherwise consistent with this plan.

The proposed single-family detached units will provide home ownership opportunities for existing and future Littleton residents. The proposed floor plans respond to the current market demands with a small foot print and three-story living.

1.7 Evaluate the redevelopment potential of blighted properties. Work with owners throughout the redevelopment process to encourage sustainable uses and structures. Design the redevelopment so that it mitigates its negative effects, if any, on adjacent uses and structures.

The surrounding uses consist of Industrial to the north (Norgren) and for-rent apartments to the west, south and east. The proposed single-family for-sale units will provide a positive visual and economic lift to the neighborhood. Orienting front doors along the perimeters will active the street corridors, placing more eyes on the public realm.

1.8 Require that new commercial development be appropriately buffered from adjacent uses.

The proposed neighborhood plan will provide a transition from the existing industrial use to the north to the existing residential neighborhoods to the south and west. The perimeter will provide an appropriate landscape buffer to the existing Norgren property to the northeast as well as side building orientation.

1.9 Strengthen Downtown by:

b. Increasing housing diversity and densities to help enliven the streets and support the stores and restaurants.

The proposed neighborhood is located within approximately 1.3 miles from Downtown Littleton providing the ability for easy pedestrian, bicycle and vehicular access to support the local business. We are providing for sale housing at in an increased density and diverse housing stock

Goal 2: An Outdoor Littleton - Capitalize and expand upon Littleton's most valuable outdoor resources.

2.1. Treat the South Platte River and its tributaries as one of the city's most important assets.

b. Beyond the areas categorized as the most important natural areas and wildlife habitats, identify locations adjacent to the river that are appropriate for enlivening urban land uses. For example, consider restaurants with outside dining, multiple-unit housing, outdoor-related retailers, bicycle and rollerblade rentals, and other activities for people of all ages and with a diversity of interests.

Orient front doors to outdoor living environments such as detention pond, pocket park and intimate green courts.

d. Increase the connections between Downtown Littleton and the river corridor, improve them, and make them more appealing.

The proposed neighborhood is located within approximately 1.3 miles from Downtown Littleton providing the ability for easy pedestrian, bicycle and vehicular access to support the local business.

2.2. Improve the trail and walkway network throughout the city, expanding the network to become a viable transportation, as well as recreation, alternative.

The proposed neighborhood will provide a variety of pedestrian walks and trails internal to the neighborhood as well as connect to the existing surrounding walk systems.

2.3. Encourage inviting outdoor activity and gathering places in new developments.

The proposed open space and central pocket park are open to the perimeter street to welcome surrounding residents. The central pocket park is the focal point of the neighborhood with all streets and trails leading to the gathering place.

2.4. Expand recreational opportunities and attractions in parks with new facilities for residents of all ages. Consider facilities such as a skate park, paddle boat rental, downtown amphitheater, community gardens, and water features.

The rezone request to PD-R requires 50% open space which will provide gracious setbacks along the perimeter streets, the open detention pond and trails to the north, the central pocket park and intimate green courts. The proposed active and passive outdoor open spaces to include a shade structure, small play structure, benches, dog waste stations and an active lawn for play.

Redland

WHERE GREAT PLACES BEGIN

2.5. When possible, locate parks and improve access to them so that every residence is within a half-mile radius of a park and has a comfortable and inviting walk or bicycle ride to that park.

The proposed open space and central pocket park are visible and inviting along the perimeter streets to welcome surrounding residents.

2.8. Make the healthy choice the easy choice.

The proposed neighborhood will provide 50% open space to encourage outdoor activity. The floor plan design encourages healthy choices with three story stair wells and roof top terraces for additional outdoor space.

Goal 3: A Connected Littleton - Enhance local, regional, and global linkages -physical, social, and technological.

3.1. Incorporate the concept of complete streets into the city's efforts to better accommodate and reduce conflicts among multiple modes of traffic and to help make the city more pedestrian, bicycle, and vehicle-friendly.

The proposed site is located along three existing streets; S. Bannock Street, W. Powers Ave. and S. Delaware St. The proposed neighborhood will create an improved street scene with architecture that greets the street, potentially burying underground the existing overhead power lines and provide access and views into the park and pedestrian green courts.

3.2. Increase the walkability of neighborhoods and develop an inviting citywide pedestrian network.

A strong walk and trail system will encourage activity around and through the neighborhood.

3.5. Provide public gathering places and support public enjoyment of these spaces through activities such as parades, fairs, bazaars, sitting, talking, eating, and playing.

The proposed active and passive outdoor open spaces to include a shade structure, small play structure, benches, dog waste stations and an active lawn for play.

Goal 4: A Distinctive Littleton - Maintain and expand upon the characteristics that make Littleton an authentic and distinctive community.

4.1. Build upon the assets that are unique to Littleton, such as the Platte River and its adjoining natural areas and Littleton's history, schools, neighborhoods, cultural facilities, and public image.

The proposed neighborhood will help maintain Littleton's unique character with architectural elevations that respond the downtown urban center with three story elevations and hint of brick facades.

4.3. Encourage high quality design, architecture, landscape architecture, and public art throughout Littleton.

The proposed neighborhood was designed specifically for this location within the City of Littleton. The neighborhood will provide 50% open space with over four (4) acres of green space to be designed with enhanced and native plantings for maximize efficiency of water usage.

4.4. Encourage “architecture of place” and small, independent businesses that differentiate Littleton from nearby municipalities.

The unique architectural design has been created to evoke a small-town urban density with contemporary forms and elevations with a variety of materials and heights to create interest along the streetscape.

4.5. Create distinctive gateways to the city, its downtown, and other points of interest.

The existing neighborhood street-scene will be greatly improved with the potential burying of the existing overhead power lines along W. Powers Ave. and S Bannock St and placing front door architecture to greet the street. The neighborhood design may set the stage for redevelopment of the surrounding neighborhood.

B. Consistent with the ComPlan - Progress Park Plan

In addition to the conformance with the Citywide Comprehensive Plan, the proposed rezone and development meet and exceed the goals and policies set forth in the Progress Park Plan in the following ways:

NEIGHBORHOOD GOALS:

Goal 1: Preserve the existing character of the neighborhood as much as possible preserve especially the single-family home area.

The proposed neighborhood meets the desired single-family use while blending into the existing multi-family R-5 uses within the surrounding neighborhood.

Goal 2: Limit new high-density residential development as well as the encroachment of commercial and industrial development into existing residential areas.

The rezone request from IP to PD-R removes the potential for the expansion of industrial uses near the existing R-5 neighborhoods.

Goal 3: Develop existing parks fully and acquire additional parkland, open space, to provide increased recreational opportunities for the residents.

The rezone request to PD-R requires 50% open space which will provide gracious setbacks along the perimeter streets, the open detention pond and trails to the north, the central pocket park and intimate green courts. The proposed active and passive outdoor open spaces to include a shade structure, small play structure, benches, dog waste stations and an active lawn for play.

Goal 4: Improve transportation facilities and traffic control to provide more safety for children walking to school as well as the elderly and other pedestrians.

The existing sidewalks adjacent to South Delaware Street, West Powers Avenue and South Bannock Street are attached. This project will provide detached walks along the frontage of the site. Pedestrian access to the Site will provide crosswalks and stop signs for safe crossing areas. Curb ramps that conform to ADA requirements will be provided at the access points to the site.

NEIGHBORHOOD POLICIES:

TRANSPORTATION:

COMMENTS: The transportation system of a neighborhood should be designed to perform the dual role of providing access for its residents and visitors as well as protecting the neighborhood from the negative impacts of unnecessary traffic congestion. Presently, four streets perform the role of collector streets, i.e., they collect and distribute traffic between major arterial streets; these are:

2. Delaware Street between Littleton Boulevard and Prentice Avenue;

Per the “Delaware and Powers Traffic Impact Analysis” prepared by Fox Tuttle Hernandez, the existing roadway and intersection network can serve the increased traffic volumes in the short-term and long-term scenarios.

4. Short segment of Powers Avenue between Delaware and Broadway.

Per the “Delaware and Powers Traffic Impact Analysis” prepared by Fox Tuttle Hernandez, dated November 28, 2018, the existing roadway and intersection network can serve the site added traffic volumes in the short-term and long-term scenarios.

The recommendations of the neighborhood are as follows:

Policy 2: Officially designate the above-mentioned segments of Prentice Ave., Delaware St. Lehow Ave. and Powers as collector streets; Littleton Blvd., Belleview Ave. and Windermere St. as arterials.

The aforementioned Traffic Impact Analysis states the roadway and intersection network can serve the proposed increased traffic volumes in the short-term and long-term scenarios. The proposed project does not necessitate the above-mentioned streets change designation.

Policy 3: Provide Traffic signal at West Powers Ave and Bannock St.

The aforementioned Traffic Impact Analysis states the roadway and intersection network can serve the proposed increased traffic volumes in the short-term and long-term scenarios. The proposed project does not necessitate a traffic signal at the intersection of West Powers Avenue and Bannock street.

Policy 4: Mitigate high volume school bus traffic on residential streets.

The aforementioned Traffic Impact Analysis states the roadway and intersection network can serve the proposed increased traffic volumes in the short-term and long-term scenarios. The proposed project does not require school bus traffic mitigation.

LAND USE:

Policy 1: The Progress Park residents desire to preserve the low-density residential character of their neighborhood.

Policy 2: In accordance with the expressed goals of the residents, the neighborhood land use policy for Progress Park proposes that the existing zoning boundaries not be changed except as might reduce the potential intensity of development on the neighborhood.

Benefits of the rezone request:

Single-family detached for-sale homes

Site accessibility is enhanced with the removal of approximately 1,800 LF of chain link fence (the northern chain link fence is located on the Norgren property and will remain)

Removes industrial and self-storage as potential uses

Provides 50% open space for use for surrounding residents

Potential undergrounding of existing overhead power lines

All parking for the new residents will be satisfied parcel. No public street parking will be required to meet City's requirements.

STORM DRAINAGE:

Policy 1: Floodplain overlay restrictions be imposed for applicable portions of both Slaughterhouse Gulch and Big Dry Creek which requires the following:

a. Residential structures, including basements, must be at or above the 100-year flood level;

The project currently has a CLOMR application into FEMA so no proposed structure will be within the 100-year flood plain.

c. Encroachment into the floodplain is permitted only to the extent that it does not increase the downstream flood surface area;

No proposed structures will encroach into the floodplain. The CLOMR application does not increase downstream flood surface area.

d. Encroachment into the floodplain is permitted only to the extent that it does not significantly decrease the amount of valley flood storage.

The CLOMR application does not significantly decrease the amount of valley flood storage.

Policy 2: Encourage all property owners both within and at the fringe of the floodplain to participate in the flood insurance program.

All property owners of the proposed development on the fringe of the flood plain will be informed and encouraged to participate in the flood insurance program.

SCHOOL DISTRICT FACILITIES:

COMMENTS: Littleton Public Schools maintains North Elementary School and the adjacent bus maintenance and parking facility. It is recommended that North Elementary School be retained as an important resource to the community, and that an attempt be made to better utilize its facilities as a community center for off-hours use of athletic and meeting facilities and as a location for continuing education programs.

On-street pedestrian access to the Littleton Preparatory Charter school along S. Delaware will be a safer route with minimal street or driveway crossing.

PARKS AND RECREATION:

COMMENTS: Of the two existing parks in the neighborhood, Powers Park is completely developed. Progress Park has been incorporated in the overall master plan for the Cornerstone Park complex.

Policy 1: The neighborhood plan recommends the acquisition of additional park or open space land throughout the Progress Park Neighborhood. Possibilities for land acquisition would be:

b. Use of presently vacant properties for tot lots or small neighborhood parks; The proposed neighborhood will provide active and passive outdoor open spaces to include a shade structure, small play structure, benches, dog waste stations and an active lawn for play.

C. Consistent with section 10-2-23 (B) – PD-R 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.*

Rezoning the property from Industrial to Residential will assist with the current housing needs for Littleton and the Denver area. Additional housing in the Progress Park area will support the Littleton Blvd. Corridor and Littleton Blvd./Broadway Activity Areas identified in the ComPlan.

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.*

Current housing demands are for smaller homes on smaller lots. The Richmond American Homes Cityscape Collection is a very successful product line, offering single family homeownership for young professionals, young family and active adults. The roof top terraces offer an innovative way to encourage outdoor living for small lot residential units.

3. *Encourage innovative development or redevelopment of all land uses to meet the contemporary demands of the community by providing for 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 existing zoning would allow manufacturing and assembly, light manufacturing, and heavy manufacturing, warehousing or wholesaling establishments. These uses would conflict with the existing multi-family units surrounding the property. The proposed three (3) story single family units will offer an improved transition of intensity to the existing residential buildings.

4. *Provide a process which relates to the design and development of the site to the particular characteristics of the site.*

The site plan will improve the existing perimeter street edges by potentially undergrounding the existing overhead power lines, removing existing chain link fences, providing view opportunity into and along the neighborhood open space and places front doors and patios toward the street. Additional benefits of the neighborhood include for-sale single family residential with garage parking, enhanced pedestrian network and community open space amenities.

5. *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 property is surrounding with existing streets and utilities, which has adequate capacity to serve the new development.

6. *Encourage development that is consistent with the policies and guidelines established in the adopted Comprehensive Plan for the area and for the City.*

As outlined above, the proposed neighbor is consistent with the City ComPlan and the Progress Park plan.