

CITY OF LITTLETON, COLORADO

PC Resolution No. 13

Series 2019

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
LITTLETON, COLORADO, CONCERNING A REZONING FOR
PROPERTY LOCATED AT 241 WEST POWERS AVENUE**

WHEREAS, the planning commission of the City of Littleton, Colorado, held a public hearing at its regular meeting of October 28, 2019 to consider a proposal for a rezoning for property located at 241 W. Powers Avenue, and more specifically described in Exhibit A, which is attached hereto and made a part hereof by this reference; and

WHEREAS, the planning commission considered evidence and testimony concerning the proposed rezoning at said public hearing;

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

Section 1. The planning commission finds that the rezoning conforms to the development standards of the criteria for rezoning and planned development districts as specified in section 10-2-23 of the city code.

Section 2. The planning commission does hereby forward a recommendation of approval, with the following conditions, to the city council on the proposed rezoning, which is attached hereto as Exhibit B and made a part hereof by this reference, for property located at 241 W. Powers Avenue and described in Exhibit A.

Conditions:

- 1. For housing sites facing Powers Avenue there shall be a gap of 15 feet, minimum, between each cluster of four sites; and
- 2. Eliminate stucco as an acceptable masonry material; and
- 3. All utility box screening shall meet Littleton Code.

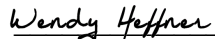
INTRODUCED, READ AND ADOPTED at a regularly scheduled meeting of the Planning Commission of the City of Littleton, Colorado, on the 28th day of October, 2019, at 6:30 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado by the following vote: 6-1.

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ATTEST:

DocuSigned by:

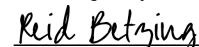


Wendy Heffner

CITY CLERK

APPROVED AS TO FORM:

DocuSigned by:



Reid Betzing

CITY ATTORNEY

DocuSigned by:



Mark Rudnicki

CHAIR

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Exhibit A

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Parcel 1 and Parcel 2, Richardson Subdivision Exemption located in the west half of Section 15,

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Township 5 South, Range 68 West of the Sixth Principal Meridian, City of Littleton, County of

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Arapahoe, State of Colorado.

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Exhibit B

DELAWARE & POWERS
GENERAL PLANNED DEVELOPMENT PLAN

PARCELS 1 AND 2 OF RICHARDSON SUBDIVISION EXCEPTION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO.

CASE NUMBER PDP19-0001
(PREVIOUS CASE NUMBERS: PDO17-0002 & SDE17-0002)

PROPERTY OWNER

DAVID RICHARDSON
4725 S. MONACO STREET SUITE 200
DENVER, CO 80237
303-882-7715
DAVIDBLAIR.RICHARDSON@GMAIL.COM

APPLICANT

RICHMOND AMERICAN HOMES
JASON POCK
4350 SOUTH MONACO STREET
DENVER, CO 80237
720-977-3827
JASON.POCK@MDCH.COM

PLANNER / LANDSCAPE ARCHITECT

REDLAND
SUSAN WADE
1500 WEST CANAL COURT
LITTLETON, CO 80120
720-283-7683
SWADE@REDLAND.COM

CIVIL ENGINEER

REDLAND
MARK CEVAAL
1500 WEST CANAL COURT
LITTLETON, CO 80120
720-283-7683
MCEVALL@REDLAND.COM

LAND SURVEYOR

AZTEC CONSULTANTS, INC.
SHAUN LEE
300 E. MINERAL AVE, SUITE 1
LITTLETON, CO. 80122
303-713-1898
SLEE@AZTECCONSULTANTS.COM

LEGAL DESCRIPTION OF PROPOSED DEVELOPMENT PARCEL

A PORTION OF THAT PARCEL OF LAND DESCRIBED IN BOOK 1507 AT PAGE 398 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER; SITUATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, MONUMENTED AS SHOWN HEREON AND HAVING A BEARING OF SOUTH 00°02'15" EAST.

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15;
THENCE SOUTH 47°07'55" WEST A DISTANCE OF 934.05 FEET TO THE SOUTHEAST CORNER OF PLOT 33, INTERURBAN ADDITION, AS RECORDED IN PLAT BOOK 1 AT PAGE 42 OF SAID RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;
THENCE SOUTH 89°57'45" WEST, A DISTANCE OF 757.00 FEET TO THE SOUTHWEST CORNER OF PLOT 44 OF SAID INTERURBAN ADDITION;
THENCE NORTH 00°02'15" WEST, ALONG THE EAST RIGHT-OF-WAY OF SOUTH DELAWARE STREET (PLATTED PRESCOTT AVENUE), A DISTANCE OF 760.00 FEET;
THENCE THE FOLLOWING FOUR COURSES:
1. NORTH 89°57'45" EAST, A DISTANCE OF 106.80 FEET;
2. SOUTH 45°19'12" EAST, A DISTANCE OF 268.02 FEET;
3. SOUTH 00°02'15" EAST, A DISTANCE OF 186.51 FEET;
4. NORTH 89°57'45" EAST, A DISTANCE OF 459.75 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF SOUTH BANNOCK STREET (PLATTED DOAN AVENUE);
THENCE SOUTH 00°02'15" EAST, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 384.91 FEET TO THE POINT OF BEGINNING.

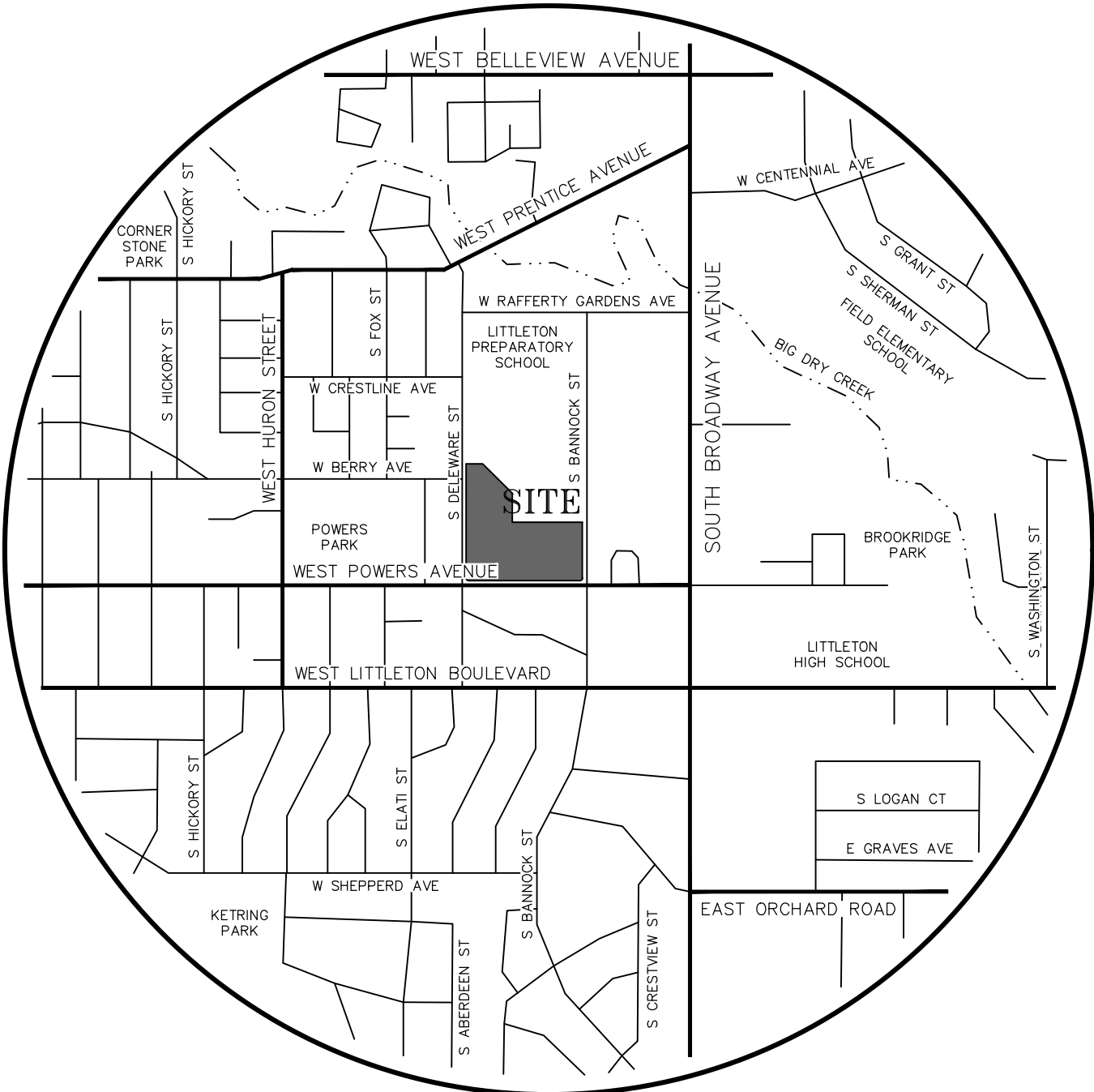
CONTAINS 384,912 SQUARE FEET OR 8.836 ACRES

PREPARED BY:
ROBERT D. SNODGRASS, P.L.S. 36580
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

ZONING COMPARISON CHART

ZONING COMPARISON CHART			
	EXISTING ZONING:		PROPOSED ZONING:
	INDUSTRIAL I-P (Underlying Zone District)	I-P PDO (Existing)	PD-R
PERMITTED USES	CITY OF LITTLETON, TITLE 10 ZONING ORDINANCE, 10-3-2, LAND USE TABLE FOR "I-P (INDUSTRIAL PARK DISTRICT)"	CITY OF LITTLETON, TITLE 10 ZONING ORDINANCE, 10-3-2, LAND USE TABLE FOR "I-P (INDUSTRIAL PARK DISTRICT)"	SINGLE FAMILY DWELLING UNITS
FAR	2 TO 1	2 TO 1	N/A
DENSITY	NONE	NONE	MAXIMUM 10 DU/AC
MINIMUM LOT SIZE	43,560 SQUARE FEET (1.00 ACRE)	43,560 SQUARE FEET (1.00 ACRE)	MINIMUM 1,300 SQUARE FEET MAXIMUM 1,500 SQUARE FEET
PERIMETER BUILDING SETBACKS	NONE ADJACENT TO INDUSTRIAL USE 25 FT ADJACENT TO RESIDENTIAL USE	NONE ADJACENT TO INDUSTRIAL USE 25 FT ADJACENT TO RESIDENTIAL USE	25 FT ADJACENT TO INDUSTRIAL USE 15 FT ADJACENT TO PERIMETER ROW
SETBACKS ON BUILDING LOTS	N/A	N/A	1 FT FRONT *** 3 FT SIDE *** 3 FT SIDE INTERNAL UNIT *** 4 FT REAR ON AN ALLEY ***
BUILDING HEIGHT	SELF-STORAGE FACILITY 12 FT NO HEIGHT LIMIT FOR ALL OTHER STRUCTURES	SELF-STORAGE FACILITY 18 FT NO HEIGHT LIMIT FOR ALL OTHER STRUCTURES	35 FT/45 FT*
MIN. UNOBSTRUCTED OPEN SPACE PER LOT	20% INDUSTRIAL ZONE	20% INDUSTRIAL ZONE	NA
MIN. UNOBSTRUCTED OPEN SPACE	20% UNOBSTRUCTED OPEN SPACE	20% UNOBSTRUCTED OPEN SPACE	MINIMUM 50% UNOBSTRUCTED OPEN SPACE - LOCATED ON COMMON AND ON-LOT LIVE PLANT MATERIAL SHALL COVER 60% OF COMMON AREA - EXCLUDING ON-LOT
MINIMUM SIDEWALK WIDTH	N/A	N/A	5 FT INTERNAL WALKS 4 FT WALK ALLOWED ALONG ONE SIDE OF PRIVATE STREET
PARKING PER DWELLING UNIT	MANUFACTURING AND ASSEMBLY: LIGHT MANUFACTURING, ONE SPACE PER TWO HUNDRED FIFTY (250) SQUARE FEET OF GROSS FLOOR AREA; HEAVY MANUFACTURING, ONE SPACE PER FIVE HUNDRED (500) SQUARE FEET OF GROSS FLOOR AREA. WAREHOUSING OR WHOLESALING ESTABLISHMENTS: ONE SPACE PER EIGHT HUNDRED (800) SQUARE FEET OF GROSS FLOOR AREA.	MANUFACTURING AND ASSEMBLY: LIGHT MANUFACTURING, ONE SPACE PER TWO HUNDRED FIFTY (250) SQUARE FEET OF GROSS FLOOR AREA; HEAVY MANUFACTURING, ONE SPACE PER FIVE HUNDRED (500) SQUARE FEET OF GROSS FLOOR AREA. WAREHOUSING OR WHOLESALING ESTABLISHMENTS: ONE SPACE PER EIGHT HUNDRED (800) SQUARE FEET OF GROSS FLOOR AREA.	TWO SPACES PER UNIT PER CITY ZONING REGULATIONS
OFF STREET PARKING SPACES (ON-SITE GUEST PARKING)	N/A	N/A	51 SPACES PROVIDED ** (0.6 SPACES PER UNIT)
MIN. REQUIRED BICYCLE PARKING	N/A	N/A	3 SPACES IN THE POCKET PARK

* THE MAXIMUM ALLOWED HEIGHT FOR A THREE-STORY STRUCTURE SHALL BE THIRTY-FIVE (35) FEET AND THE MAXIMUM ALLOWED HEIGHT FOR A THREE-STORY STRUCTURE WITH STAIR TOWER TO A ROOF TOP PATIO SHALL BE FORTY-FIVE (45) FEET. BUILDING HEIGHT MEASURED PER CITY CODE.
** THE CITY CODE DOES NOT REQUIRE A MINIMUM GUEST PARKING FOR SINGLE FAMILY DETACHED RESIDENTIAL.
*** ARCHITECTURAL FEATURES SUCH AS, BUT NOT LIMITED TO, ROOF OVERHANGS, STOOPS & BAY WINDOWS MAY ENCROACH INTO THE SETBACKS OR EASEMENT BY UP TO (1) FOOT.



SHEET INDEX

Sheet Number	Sheet Title
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2 of 10	STANDARDS
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4 of 10	GRADING PLAN
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7 of 10	ILLUSTRATIVE PLAN
8 of 10	ARCHITECTURE
9 of 10	ARCHITECTURE - ELEVATIONS
10 of 10	LANDSCAPE PLAN

OWNER CERTIFICATION:

I, _____, OWNER, OR DESIGNATED AGENT THEREOF, DO HEREBY AGREE THAT THE ABOVE DESCRIBED PROPERTY WILL BE DEVELOPED AS A PLANNED DEVELOPMENT OVERLAY (PDO) IN ACCORDANCE WITH THE USES, RESTRICTIONS, AND CONDITIONS CONTAINED IN THIS PLAN. FURTHER, THE CITY OF LITTLETON IS HEREBY GRANTED PERMISSION TO ENTER ONTO SAID PROPERTY FOR THE PURPOSES OF CONDUCTING INSPECTIONS TO ESTABLISH COMPLIANCE OF THE DEVELOPMENT OF THE PROPERTY WITH ON-SITE IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, DRAINAGE FACILITIES, PARKING AREAS, AND TRASH ENCLOSURES. IF, UPON INSPECTION, THE CITY FINDS DEFICIENCIES IN THE ON-SITE IMPROVEMENTS AND, AFTER PROPER NOTICE, THE DEVELOPER SHALL TAKE APPROPRIATE CORRECTIVE ACTION. FAILURE TO TAKE SUCH CORRECTIVE ACTION SPECIFIED BY THE CITY SHALL BE GROUNDS FOR THE CITY TO APPLY ANY OR ALL OF ANY REQUIRED FINANCIAL ASSURANCE TO CAUSE THE DEFICIENCIES TO BE BROUGHT INTO COMPLIANCE WITH THIS PDO PLAN, OR WITH ANY SUBSEQUENT AMENDMENTS HERETO.

SIGNATURE OF OWNER OR AGENT _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

CITY COUNCIL

APPROVED THIS _____ DAY OF _____, 20____, BY THE LITTLETON CITY COUNCIL.

LITTLETON MAYOR _____

ATTEST: CITY CLERK _____

RECORDING CERTIFICATION:

THIS DOCUMENT WAS FILED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY AT _____ M. ON THE _____ DAY OF _____, 20____, IN BOOK _____, PAGE _____, MAP _____, RECEPTION NUMBER _____.

COUNTY CLERK AND RECORDER _____

BY: _____

DEPUTY _____

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SITE DEVELOPMENT AND DESIGN STANDARDS

A. GOALS:

AS A REQUIREMENT OF THE PLANNED DEVELOPMENT OVERLAY PROCESS THE PROPOSED STANDARDS FOR THIS DEVELOPMENT WILL INCORPORATE AN ENHANCED STREET SCENE INCLUDING PERIMETER LANDSCAPING, DETACHED WALKWAYS AND FRONT DOOR ARCHITECTURE WITH A VARIETY OF MASSING, TEXTURES AND COLORS CREATING A VISUALLY APPEALING COMMUNITY THAT IS COMPATIBLE WITH THE SURROUNDING RESIDENTIAL CHARACTER. IN ORDER TO DEMONSTRATE SPECIAL ATTENTION TO HIGH QUALITY DESIGN, THE GPDP SHALL INCORPORATE THE DESIGN STANDARDS HEREIN.

B. PROJECT PURPOSE:

THE PURPOSE OF THE PROJECT IS TO REQUEST A REZONING TO ALLOW A SINGLE FAMILY DEVELOPMENT ON SMALL LOTS. A PORTION OF THE PROPERTY IS CURRENTLY ZONED I-P INDUSTRIAL PARK AND THE REMAINING PORTION IS CURRENTLY ZONED I-P INDUSTRIAL PARK AND PLANNED DEVELOPMENT OVERLAY (PDO). THE REZONE REQUEST WILL CHANGE ZONING TO PLANNED DEVELOPMENT RESIDENTIAL (PD-R). THE PROPOSED RESIDENTIAL USE WILL HELP THE TRANSITION FROM THE EXISTING INDUSTRIAL FACILITY (NORGREN) TO THE EXISTING MULTI-FAMILY BUILDINGS TO THE EAST, SOUTH AND WEST. THE PROPOSED RESIDENTIAL USE AND ARCHITECTURAL CHARACTER SHALL BE COMPATIBLE WITH THE SURROUNDING APARTMENTS WITH A VARIETY OF BUILDING HEIGHTS AND MATERIALS.

C. NEIGHBORHOOD SITE PLAN GOALS:

- GREET THE SURROUNDING STREETS WITH AN ENHANCED STREET-SCENE INCLUDING PERIMETER LANDSCAPING AND FRONT ARCHITECTURAL FEATURES.
- IMPROVE THE THREE PERIMETER STREET EDGES WITH STREET TREES, FRONT DOOR ARCHITECTURE, RELOCATION OF MOST OF THE EXISTING OVERHEAD UTILITY LINES AS FURTHER DESCRIBED IN ITEM L, 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.

D. MAXIMUM DENSITY:

- A MAXIMUM DENSITY OF TEN (10) DWELLING UNITS PER ACRE, NOT TO EXCEED EIGHTY-FIVE (85) DWELLING UNITS WILL BE ALLOWED.
- MINIMUM LOT AREA SHALL BE 1,380 SF.

E. ALLOWED USES:

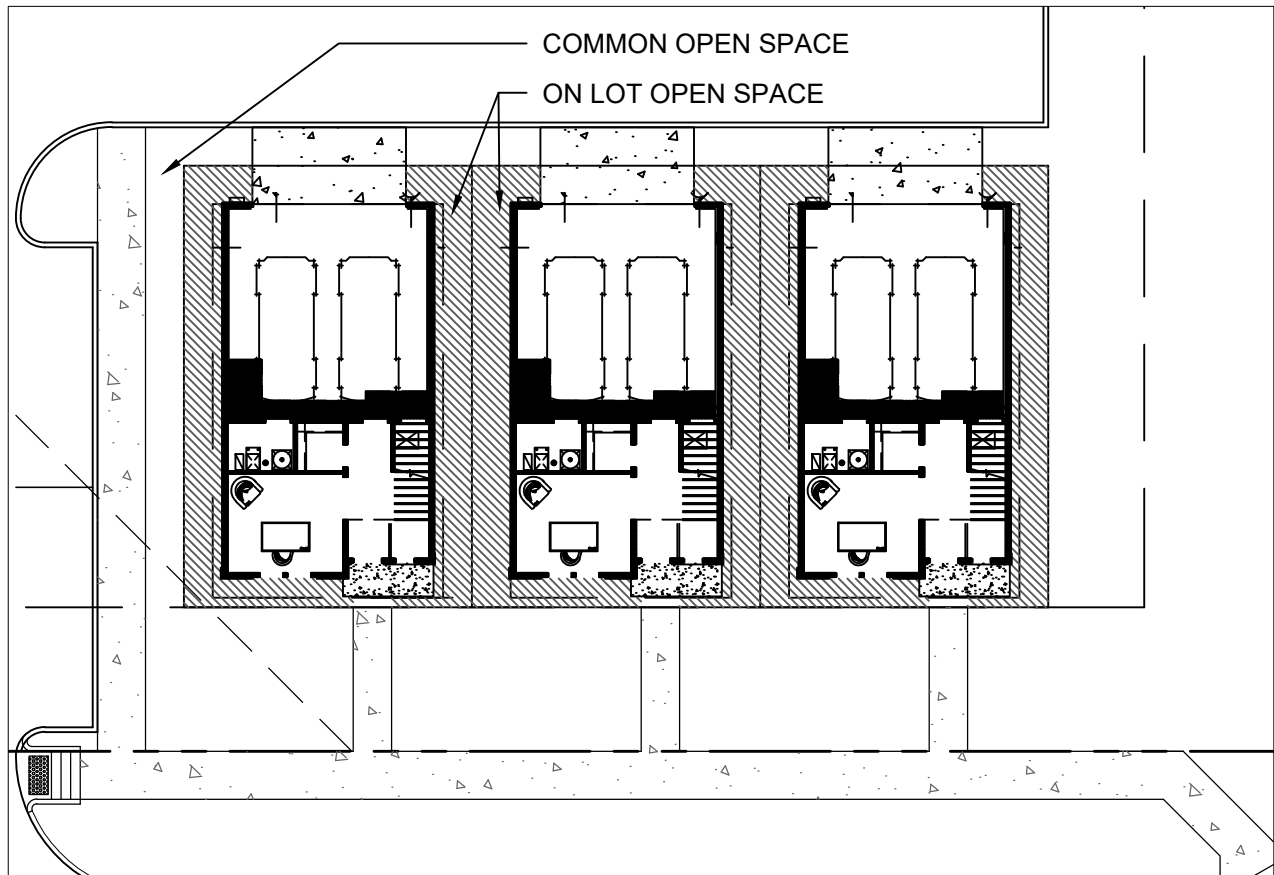
- ALLOWED USES: SINGLE FAMILY RESIDENTIAL AND OPEN SPACE.
- ALLOWED ACCESSORY USES: DUE TO THE LOT AREA, ACCESSORY USES WILL NOT BE ALLOWED ON PRIVATE LOTS. ACCESSORY STRUCTURES SHALL BE ALLOWED ON COMMON-OPEN SPACE AND POCKET PARK SUCH AS BUT NOT LIMITED TO SHADE STRUCTURE, PROJECT SIGNAGE, MAIL BOXES AND KIOSKS.

F. PARKING REQUIREMENTS:

GARAGE PARKING SHALL PROVIDE TWO (2) SPACES PER UNIT AND OFF-STREET GUEST PARKING SHALL BE PROVIDED AT A MINIMUM OF ONE-HALF SPACE PER UNIT.

G. OPEN SPACE:

THE PD-RESIDENTIAL ZONING REQUIRES FIFTY (50) PERCENT OPEN SPACE. THE OPEN SPACE REQUIREMENT SHALL BE MET WITH A MINIMUM OF FORTY (40) PERCENT WITHIN COMMON AREA AND A MAXIMUM OF TEN (10) PERCENT OPEN SPACE SHALL BE PROVIDED ON PRIVATE LOTS. THE PRIVATE ON-LOT OPEN SPACE WILL INCLUDE FRONT AND SIDE YARDS.



NOTE:

- ON-LOT OPEN SPACE: TO MAINTAIN THE INTEGRITY OF THE STRUCTURES, NO LANDSCAPE IRRIGATION SHALL BE ALLOWED WITHIN 5' OF THE FOUNDATIONS. ACCORDINGLY, NO MINIMUM LIVE PLANT MATERIAL FOR EACH INDIVIDUAL LOT SHALL BE REQUIRED.
- INCLUDE ONE SMALL EVERGREEN OR ORNAMENTAL TREE WITHIN THE FRONT COMMON AREA TO SCREEN SIDE YARDS. BEST LOCATION WILL BE DETERMINED TO NOT INTERFERE WITH LOT DRAINAGE OR UTILITIES.

- A MINIMUM OF SIXTY (60) PERCENT OF THE COMMON AREA SHALL CONSIST OF LIVE PLANT MATERIAL AND BE MAINTAINED BY THE METRO DISTRICT OR HOA. TO MAINTAIN THE INTEGRITY OF THE STRUCTURES NO LANDSCAPE IRRIGATION SHALL BE ALLOWED WITHIN FIVE (5) FEET OF THE FOUNDATIONS. ACCORDINGLY, NO MINIMUM LIVE PLANT MATERIAL FOR EACH INDIVIDUAL LOT SHALL BE REQUIRED. SEE DIAGRAM ON LANDSCAPE PLAN SHEET 10 OF 10.
- PEDESTRIAN CIRCULATION SHALL BE PROVIDED ALONG PERIMETER OF NEIGHBORHOOD, INTERNALLY ALONG PRIVATE STREETS, TO POCKET PARK, AND IN GREEN COURTS. AN INTERNAL PEDESTRIAN TRAIL SYSTEM SHALL PROVIDE A WALK WITH A MINIMUM FIVE (5) FOOT WIDTH LOCATED THROUGHOUT THE COMMON AREA, EXCEPT ONE FOUR (4) FOOT WALKWAY ALONG THE SOUTH SIDE OF THE PRIVATE ROAD TO SATISFY THE DENVER WATER DEPARTMENT EASEMENT WIDTH REQUIREMENTS. THE PERIMETER PEDESTRIAN SIDE-WALKS ALONG W. POWERS AVE., S. BANNOCK ST., AND S. DELAWARE AVE. SHALL BE A MINIMUM OF A FIVE (5) FOOT DETACHED WALK.
- A POCKET PARK SHALL BE PROVIDED WITH A MINIMUM OF TEN THOUSAND (10,000) SQUARE FEET AREA AND THE AREA SHALL BE INCLUDED WITHIN THE FORTY (40) PERCENT COMMON AREA UNOBSTRUCTED OPEN SPACE. THE MINIMUM OF TEN THOUSAND (10,000) SQUARE FEET POCKET PARK SHALL INCLUDE WALK CONNECTIONS, ONE SHADE STRUCTURE, A MINIMUM OF TWO BENCHES AND AN OPEN LAWN FOR PLAY.

H. SIGNAGE:

PROJECT SIGNAGE WILL CONSIST OF A PRIMARY ENTRY SIGN.

I. BUILDING HEIGHT:

THE MAXIMUM ALLOWED HEIGHT FOR A THREE-STORY STRUCTURE SHALL BE THIRTY-FIVE (35) FEET AND THE MAXIMUM ALLOWED HEIGHT FOR A THREE-STORY STRUCTURE WITH ROOF TERRACE (INCLUDING A THREE-STORY UNIT WITH A FOURTH-STORY ROOF TERRACE AND STAIRWELL) SHALL BE FORTY-FIVE (45) FEET.

J. ARCHITECTURAL DESIGN:

- THE ARCHITECTURE PROPOSED WILL REFLECT THE DESIRED URBAN AESTHETIC 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 WITH FIFTY (50) PERCENT OVERALL OPEN SPACE AS WELL AS, AVAILABLE ROOFTOP TERRACES AND BALCONIES TO TAKE ADVANTAGE OF THE COLORADO CLIMATE. THE EXTERIORS WILL BLEND SEAMLESSLY WITH THE COMMUNITY THROUGH THE USE OF NATURAL MATERIALS AND MASSING THAT WILL NOT OVERWHELM THE STREET SCENE.
- REPEATING MODELS WITH DIFFERENT ELEVATIONS SHALL BE ALLOWED ON ADJACENT LOTS. THE SAME MODEL AND ELEVATION SHALL NOT BE ALLOWED ON ADJACENT LOTS OR DIRECTLY ACROSS A GREEN COURT. LOTS ACROSS THE ALLEY SHALL NOT BE CONSIDERED ADJACENT SINCE THE FRONT ELEVATIONS FACE OPPOSING DIRECTIONS.
- REPEATING EXTERIOR COLOR SCHEME SHALL NOT BE ALLOWED ON ADJACENT LOTS OR DIRECTLY ACROSS A GREEN COURT.

4. EXTERIOR MATERIALS

- MASONRY: ALL HOMES SHALL HAVE AT LEAST TWENTY (20) PERCENT MASONRY ON THE FRONT ELEVATION. A MINIMUM OF FORTY (40) PERCENT OF THE HOMES SHALL UTILIZE BRICK VENEER.
OTHER MASONRY MATERIALS MAY BE STONE VENEER, TILE VENEER OR STUCCO. MASONRY "PANELS" AND CONCRETE MASONRY UNIT BLOCKS ARE NOT ALLOWED.
- HORIZONTAL CEMENTITIOUS OR FIBER-CEMENT LAP SIDING WITH MAXIMUM 8 1/2" EXPOSURE; VINYL SIDING IS NOT ALLOWED.
- METAL OR NON-REFLECTIVE METAL PANELS
- MINIMUM 24" MATERIAL RETURN AT CORNERS
- MINIMUM 1"x4" WINDOW TRIM
- MINIMUM 1"x4" CORNER TRIM
- COLORS TO INCLUDE RICH EARTH TONES WITH SATURATED COLOR ACCENTS; FLUORESCENT COLOR SCHEMES AND BLATANTLY MUTED COLOR SCHEMES ARE NOT ALLOWED.
- MAXIMUM 4:12 ROOF PITCH
- MINIMUM 6" ROOF OVERHANGS
- 30 YEAR ASPHALT COMPOSITION SHINGLES
7.1. EPDM-BASED RUBBER ROOFING MEMBRANE IS ALLOWED FOR FLAT ROOF AREAS
- ALL UNITS WILL USE CONTEMPORARY STYLE ENTRY DOORS WITH GLAZING AND/ OR A SIDE-LITE
- ALL UNITS WILL USE CONTEMPORARY STYLE GARAGE DOORS WITH GLAZING
- COVERED PORCHES AND BALCONIES PROJECTING TOWARD THE STREET ARE ENCOURAGED
- VERTICAL PROPORTIONED WINDOW MASSING IS ENCOURAGED
- AT LEAST ONE WINDOW OR DOOR PER SIDE IS REQUIRED
- IN ADDITION TO THE ITEMS LISTED ABOVE, THE SIDE ELEVATIONS OF HOMES FACING A PUBLIC RIGHT-OF-WAY SHALL INCLUDE:
13.1. A SECOND MATERIAL ON AT LEAST TWENTY (20) PERCENT OF THE FACADE,
13.2. AT LEAST FIVE (5) WINDOWS WITH EITHER ONE (1) WINDOW AT THE PEDESTRIAN LEVEL OR A MASONRY WAINSCOT THE FULL LENGTH OF THE HOUSE, AND
13.3. AT LEAST ONE (1) THREE- (3) INCH MINIMUM DEPTH BY SIXTY- (60) INCH MINIMUM WIDTH PLANE RELIEF.
- THE SIDE ELEVATION OF HOMES FACING ALLEYS SHALL INCLUDE:
14.1. A SECOND MATERIAL ON AT LEAST TWENTY (20) PERCENT OF THE FACADE,
14.2. AT LEAST FOUR (4) WINDOWS, AND
14.3. AT LEAST ONE (1) THREE- (3) INCH MINIMUM DEPTH BY SIXTY- (60) INCH MINIMUM WIDTH PLANE RELIEF.
- PATIO, DECKS, AND ROOF DECKS SHALL BE INCORPORATED INTO THE FLOOR PLANS WHERE POSSIBLE TO ENHANCE FLOOR PLAN LIVABILITY AND ENCOURAGE INTERACTION WITH THE OUTDOORS.

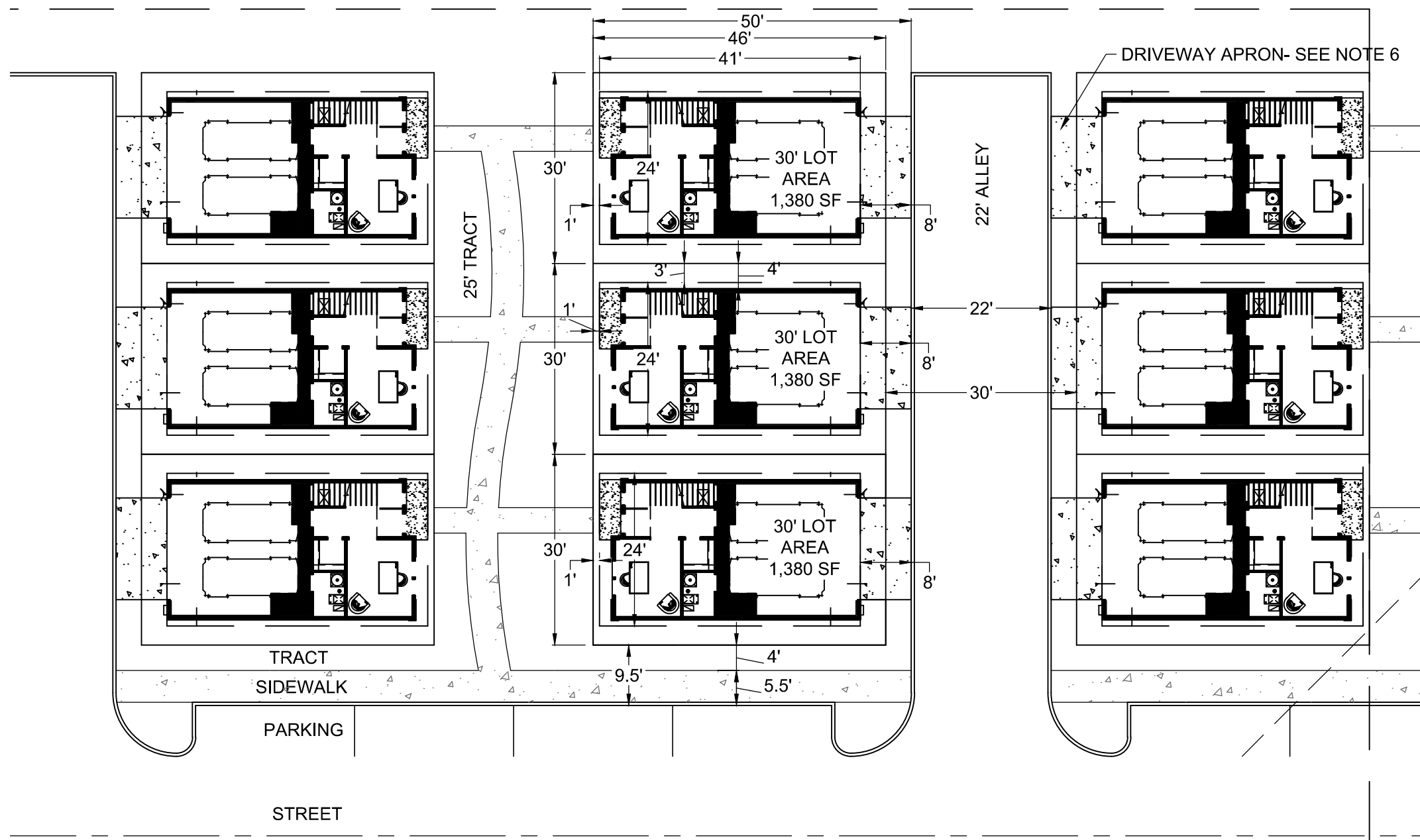
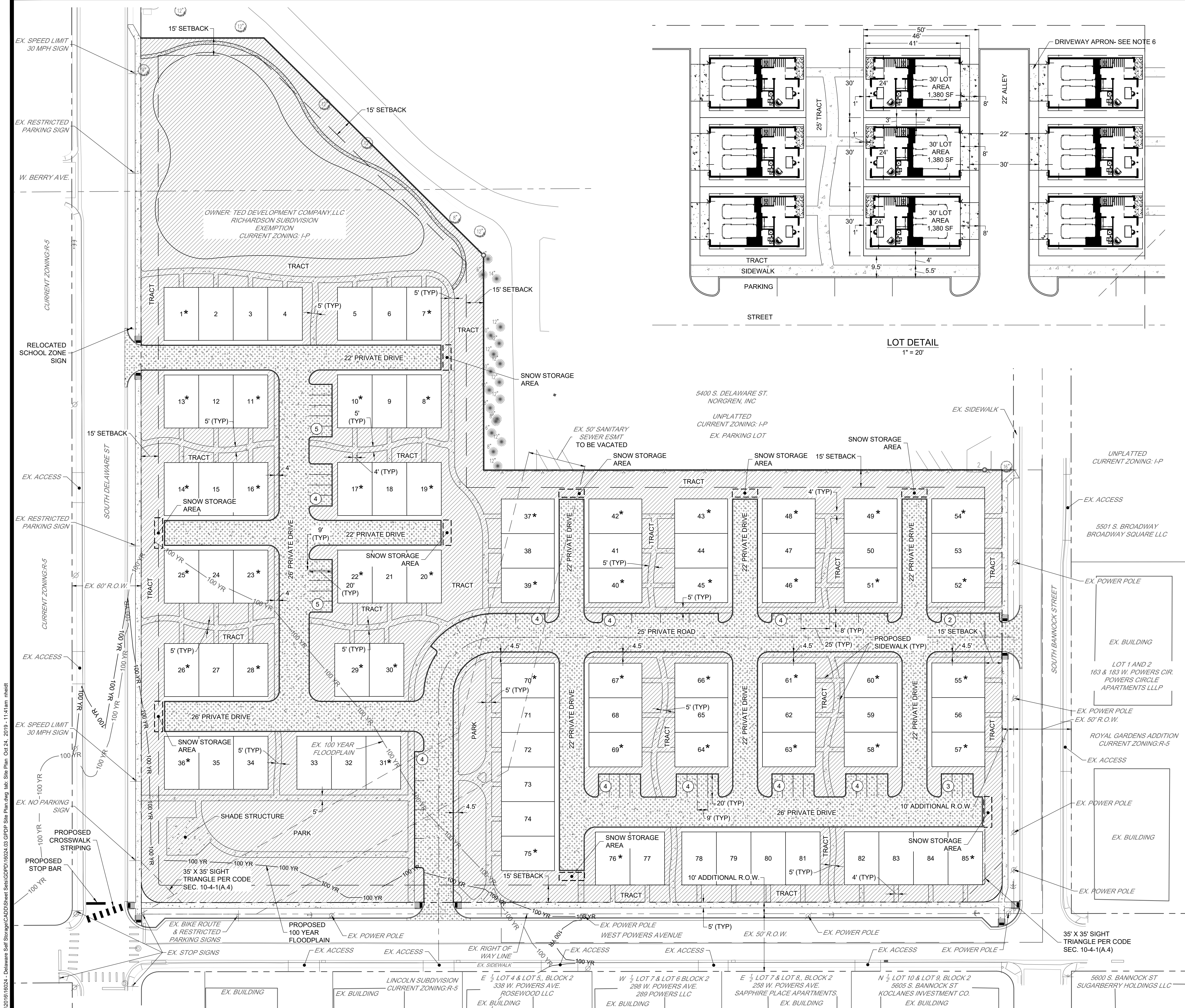
K. SITE DESIGN STANDARDS

- TRASH AND RECYCLING TOTERS TO BE STORED IN GARAGES PER COMMUNITY COVENANTS.
- WHERE POSSIBLE SHRUBS AND/OR TREES WILL BE LOCATED TO SCREEN UTILITY BOXES, AND AIR CONDITIONING CONDENSERS FROM PUBLIC STREETS.
- PERIMETER PUBLIC STREET TREE SPACING TO OCCUR FORTY (40) FT ON CENTER. WHEN POSSIBLE PRIVATE STREET TREES TO OCCUR FORTY (40) FT ON CENTER.
- LANDSCAPE BUFFER ADJACENT TO INDUSTRIAL LAND USE TO PROVIDE A FIVE (5) FT CEDAR PRIVACY FENCE WITH DOG-EARED PICKETS. ONE (1) TREE AND FIVE (5) SHRUBS PER FIFTY (50) LINEAR FOOT.

L. RELOCATION OF EXISTING OVERHEAD UTILITY LINES AND REMOVAL OF UTILITY POLES

- THE EXISTING UTILITY POLES ON W. POWERS AVENUE WILL BE REMOVED AND THE OVERHEAD UTILITY LINES WILL BE BURIED UNDERGROUND.
- THE EXISTING UTILITY POLES ON S. BANNOCK STREET WILL BE REMOVED AND THE OVERHEAD UTILITY LINES WILL BE BURIED UNDERGROUND EXCEPT FOR THE 2 UTILITY POLES WHICH HAVE OVERHEAD LINES CONNECTING DIRECTLY TO APARTMENT BUILDINGS ON THE EAST SIDE OF S. BANNOCK STREET. THESE 2 UTILITY POLES WILL REMAIN AND THE OVERHEAD LINES CROSSING THE STREET WILL REMAIN.

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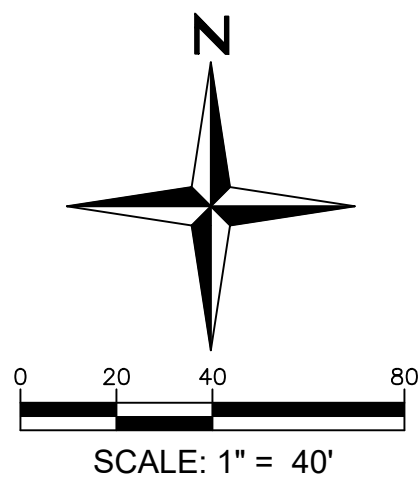
LOT DETAIL
1" = 20'

- EXISTING LEGEND**
- EXISTING PROPERTY LINE
 - EXISTING R.O.W.
 - EXISTING LOT LINE
 - EXISTING EASEMENT
 - EDGE OF PAVEMENT
 - CURB AND GUTTER
 - FENCE
 - EXISTING CONTOUR MAJOR
 - EXISTING CONTOUR MINOR

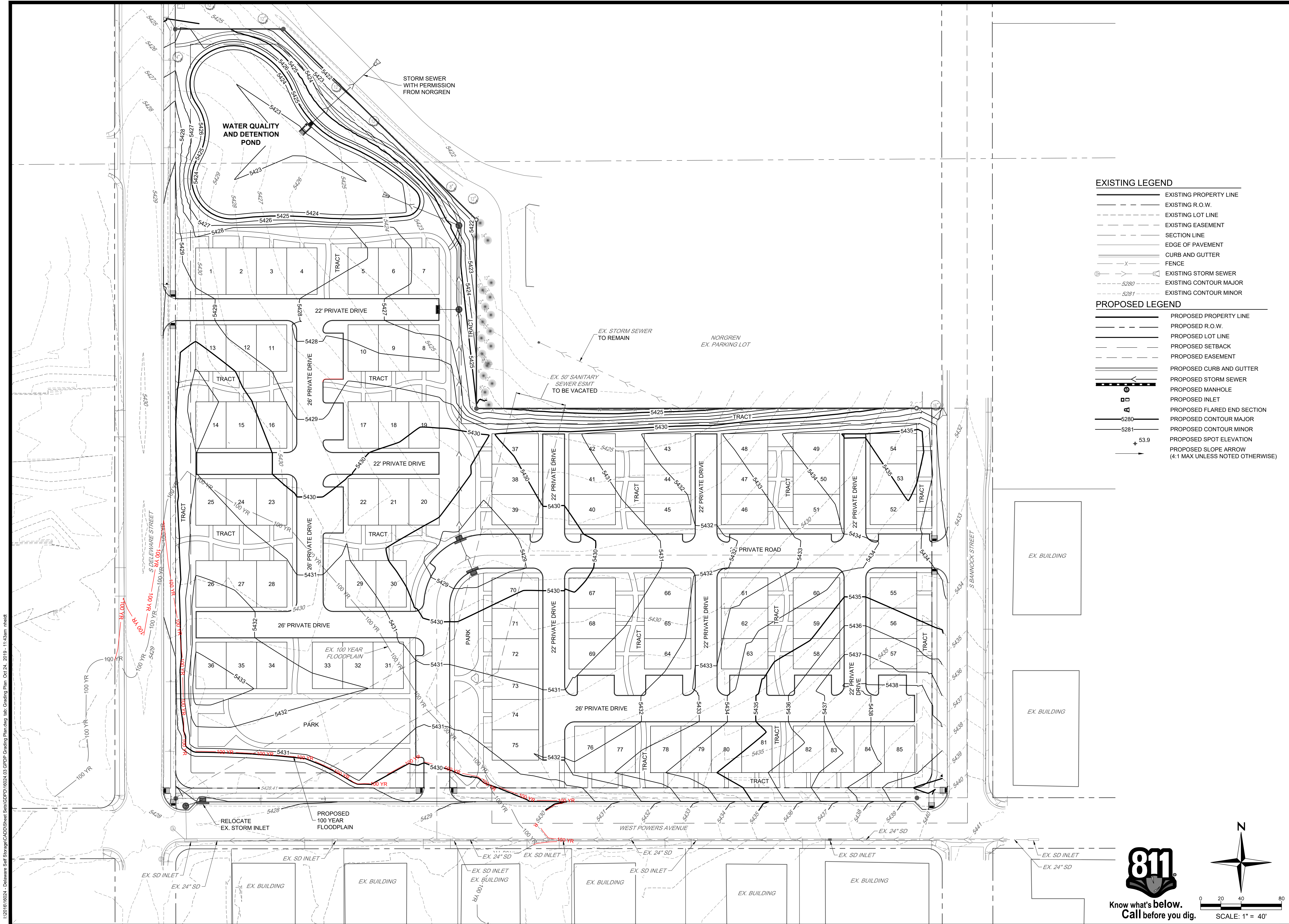
- PROPOSED LEGEND**
- PROPOSED PROPERTY LINE
 - PROPOSED R.O.W.
 - PROPOSED LOT LINE
 - PROPOSED SETBACK
 - PROPOSED EASEMENT
 - PROPOSED CURB AND GUTTER
 - PROPOSED RETAINING WALL
 - PROPOSED FENCE
 - PROPOSED CONCRETE PAVEMENT
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED CRUSHER FINES TRAIL
 - PROPOSED UNOBSTRUCTED OPEN SPACE
 - SNOW STORAGE AREAS

NOTE:
THIS IS AN ILLUSTRATIVE PLAN. INCLUSION OF THIS ILLUSTRATIVE PLAN IS NOT INTENDED TO APPROVE ANY ASPECT OF A FUTURE SITE DEVELOPMENT PLAN THAT IS NOT IN STRICT CONFORMANCE WITH ALL APPLICABLE CODE REQUIREMENTS.

- NOTES:**
- INDOOR GARAGE PARKING SPACES ARE 9' X 20' FOR EACH SPACE.
 - SEE UTILITY PLAN FOR UTILITIES AND EASEMENTS.
 - UNOBSTRUCTED OPEN SPACE IS 50%. UNOBSTRUCTED OPEN SPACE IS DEFINED BY THE CITY OF LITTLETON ZONING CODE AS AN AREA UPON WHICH NO STRUCTURE MAY BE ERRECTED OR SURFACE AREA UTILIZED FOR STORAGE OR FOR VEHICULAR MOVEMENT OR PARKING.
 - ALL PROPOSED SIDEWALKS ARE 5 FEET WIDE UNLESS DIMENSIONED OTHERWISE.
 - ALL SIDEWALKS ARE ADA COMPLIANT UNLESS IDENTIFIED OTHERWISE AND EXCEPT AT STAIRS.
 - NO PARKING SHALL BE ALLOWED IN DRIVEWAY APRONS PER COMMUNITY COVENANTS.



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DELAWARE & POWERS GPDP

SHEET

4 OF 10

GRADING PLAN

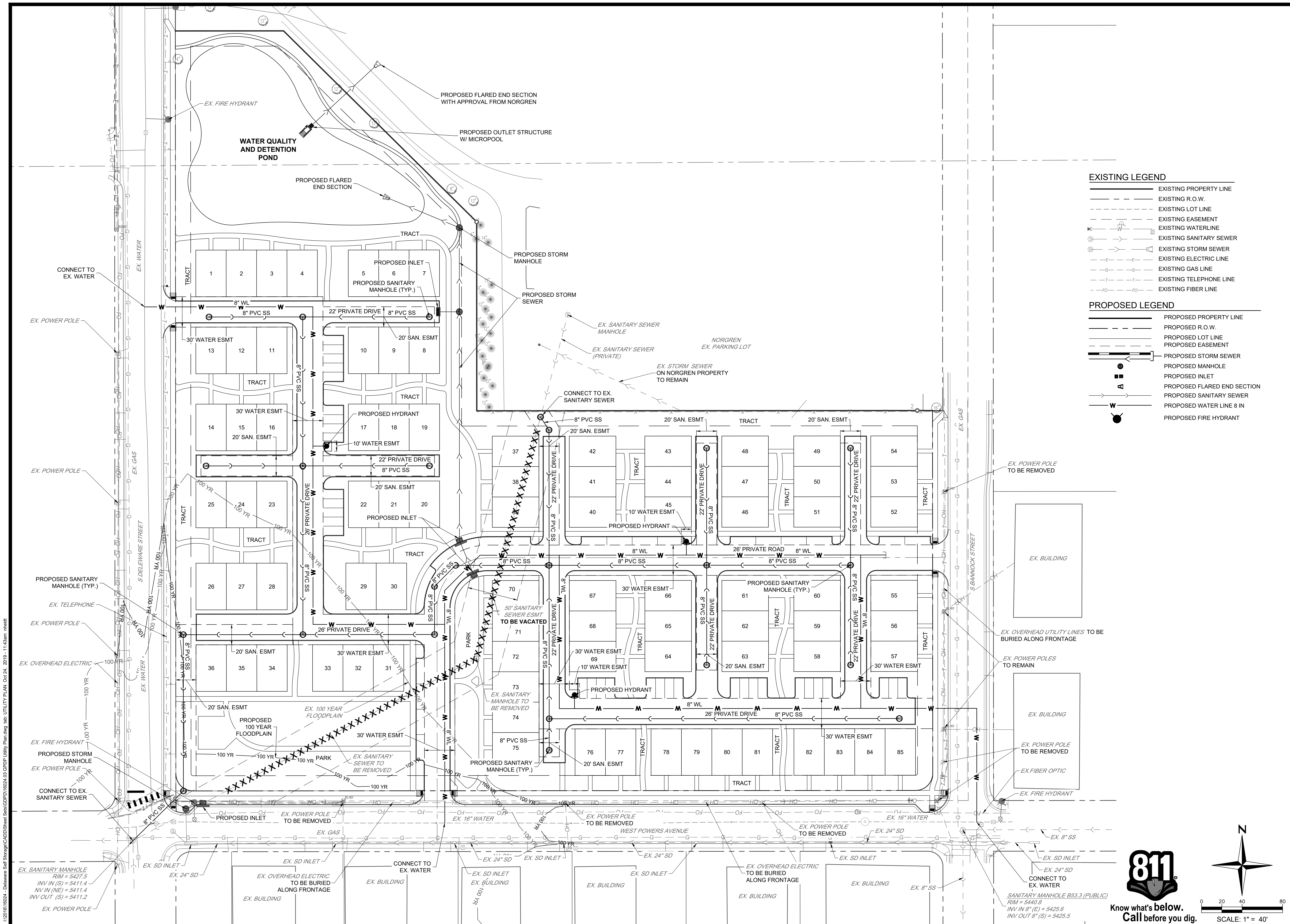
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3/26/2019	1	1ST SUBMITTAL
5/07/2019	2	2ND SUBMITTAL
8/28/2019	3	3RD SUBMITTAL
10/24/2019	4	REVISED 3RD SUBMITTAL

DRAWN	AEV.HCS
CHECKED	SW
APPROVED	MC
PROJECT NO.	16024.03
HORIZ. SCALE	1" = 40'
VERT. SCALE	NA



Redland
WHERE GREAT PLACES BEGIN
720.283.6793 Office
10000 E. Harvard Ave.
Littleton, Colorado 80120
REDLAND.COM

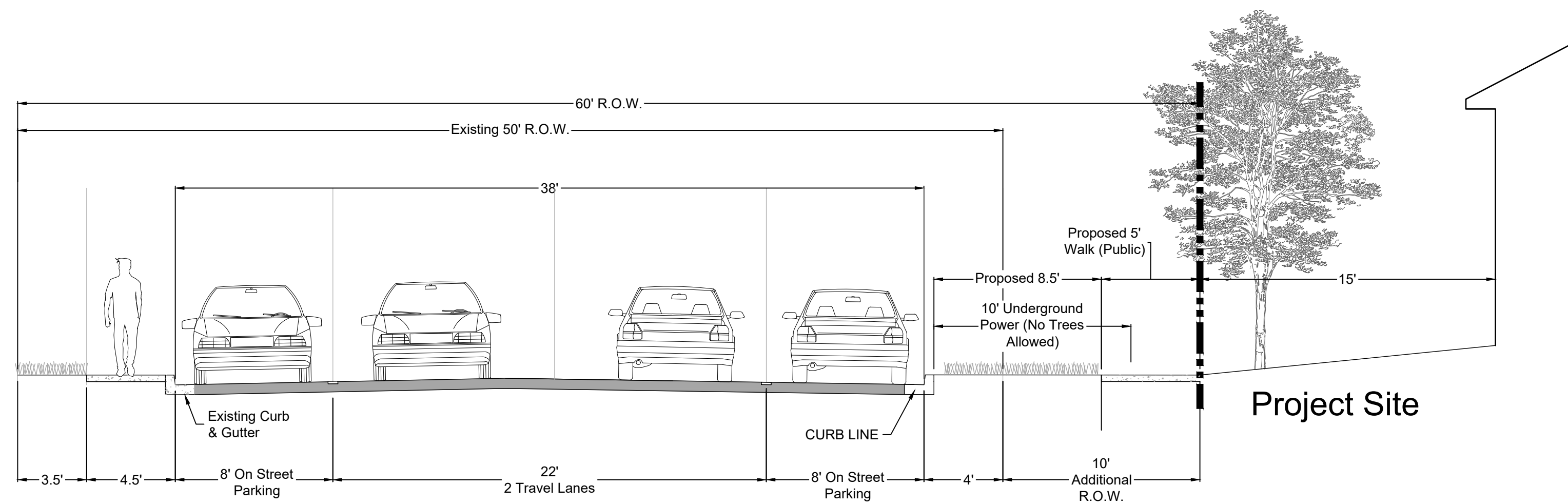
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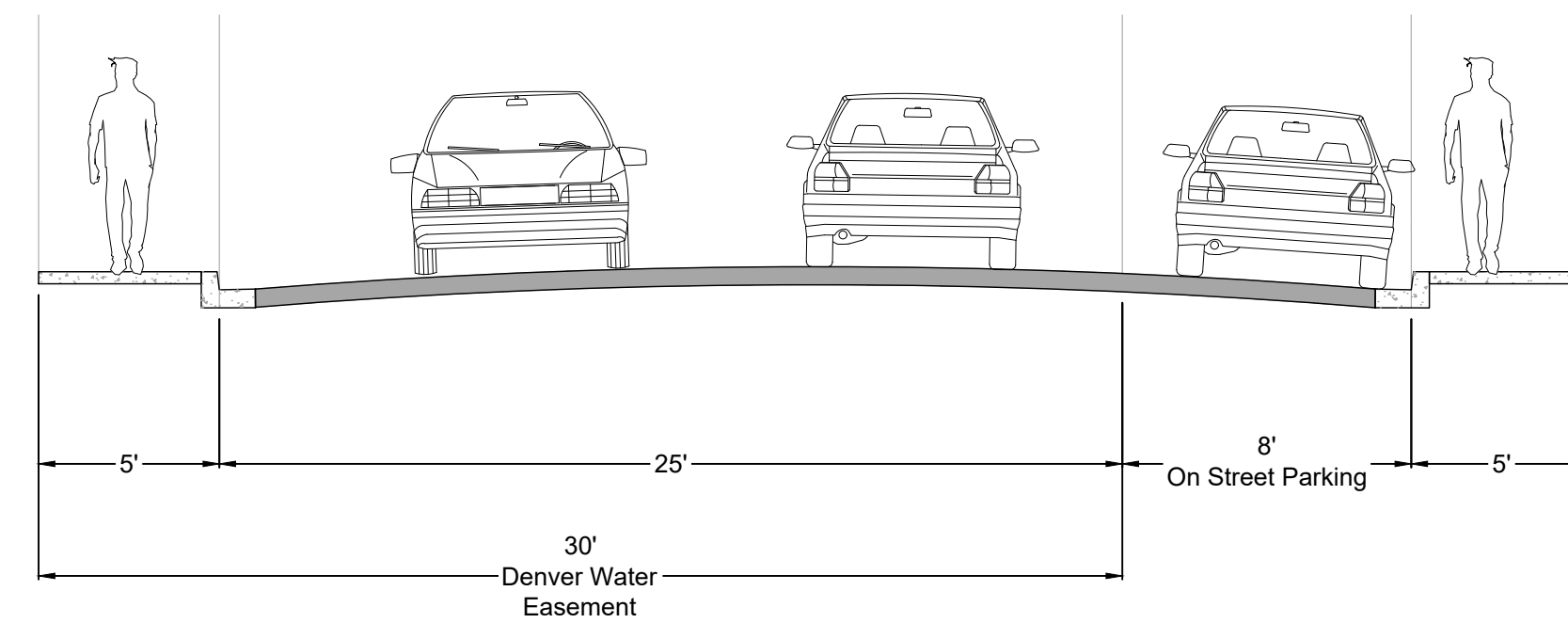
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5/07/2019	2	2ND SUBMITTAL
8/28/2019	3	3RD SUBMITTAL
10/24/2019	4	REVISED 3RD SUBMITTAL

DRAWN	AEV, HCS
CHECKED	SW
APPROVED	MC
PROJECT NO.	16024.03
HORIZ. SCALE	1" = 40'
VERT. SCALE	NA

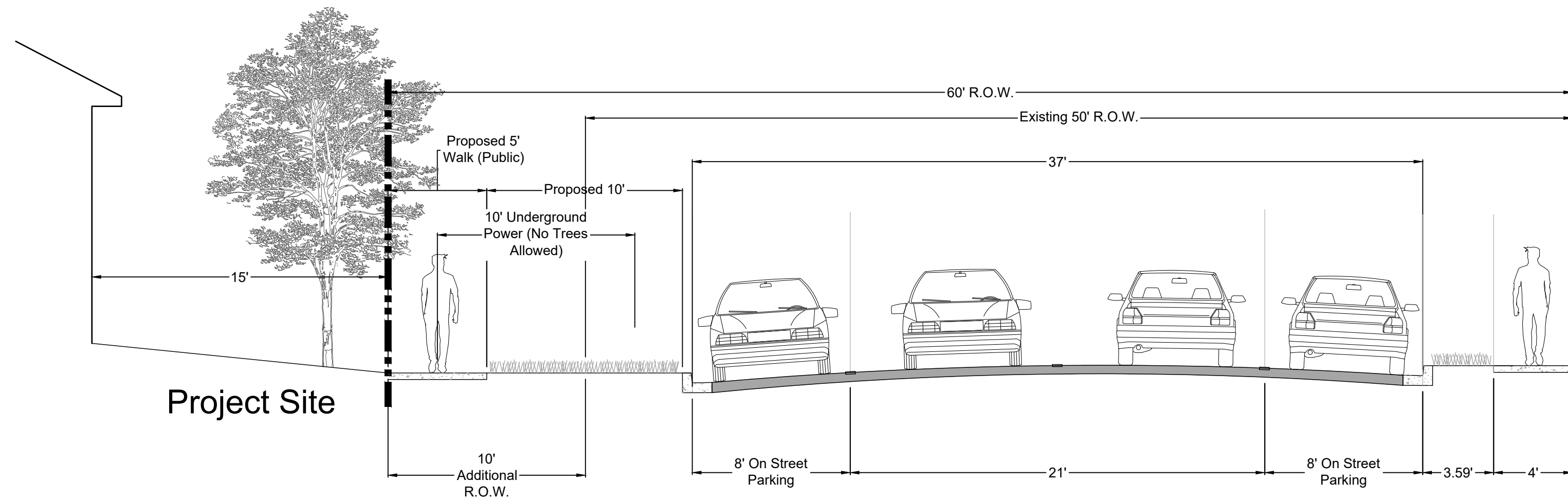




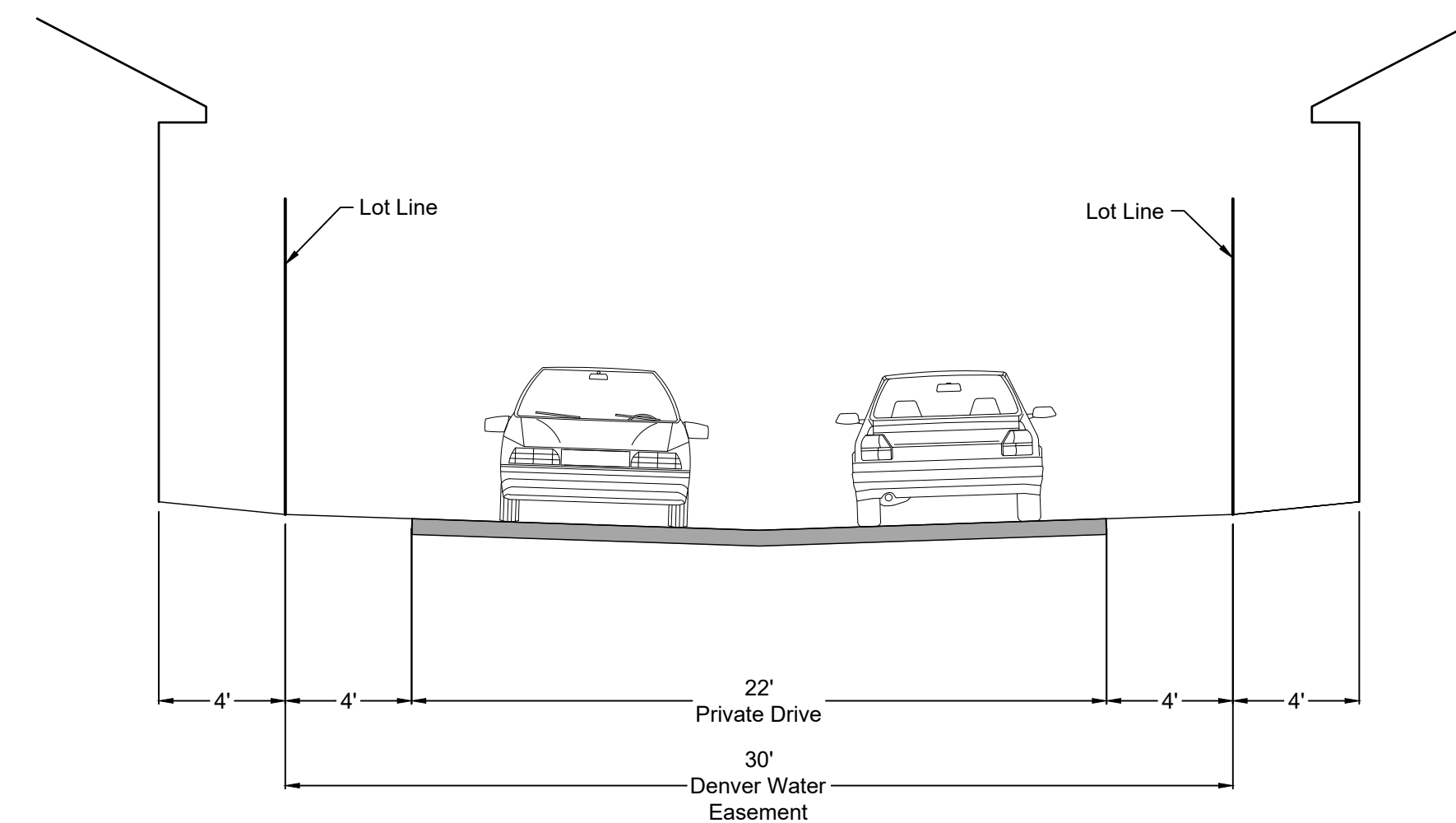
W. Powers Ave. (Looking West)



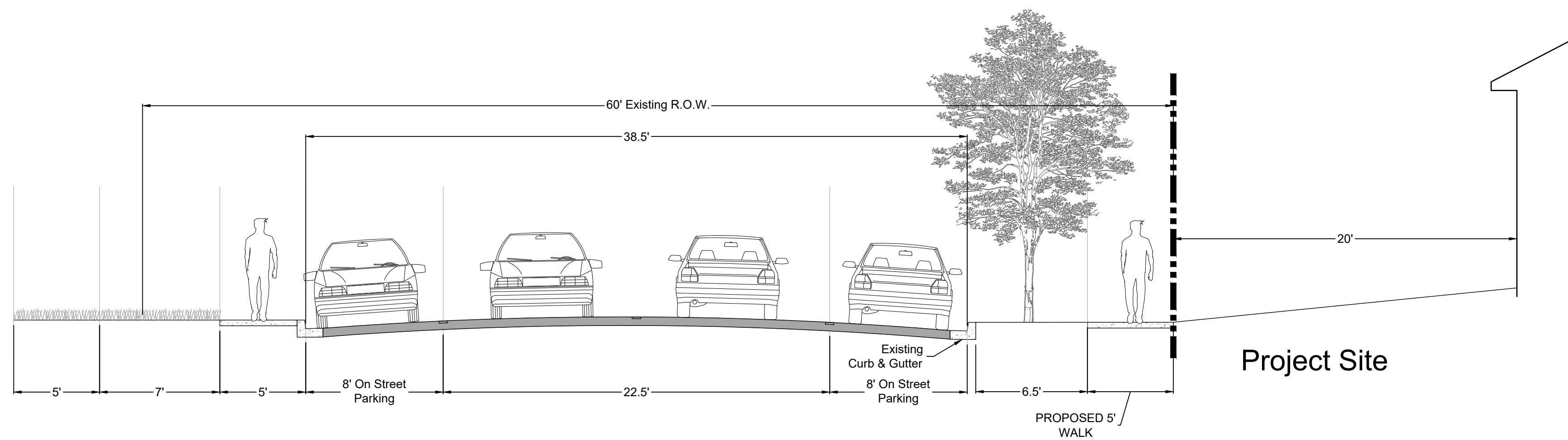
Private Road - 25 Foot (One Sided Parallel Parking)



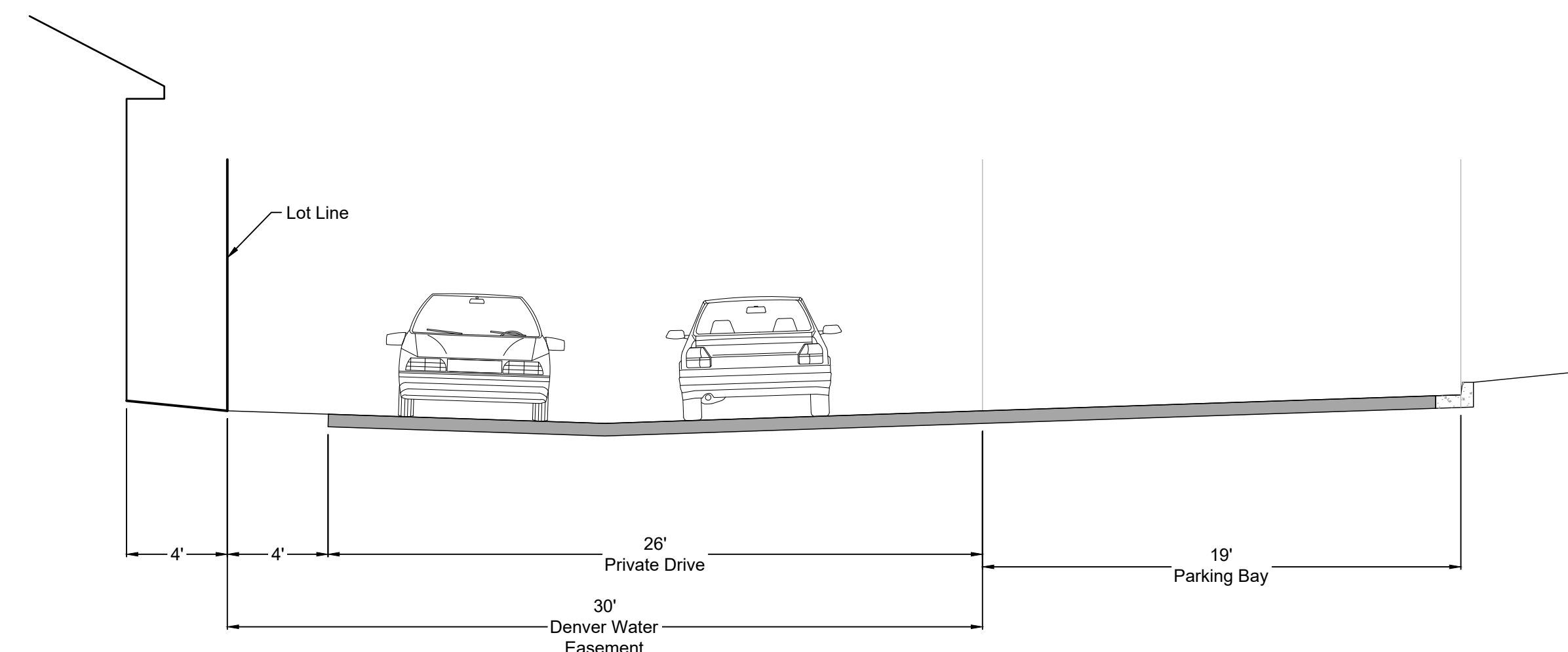
S. Bannock St. (Looking North)



Private Drive - 22 Foot



S. Delaware Ave. (Looking North)



Private Drive - 26 Foot (Perpendicular Parking Bay)

DRAWN	AEV/HCS
CHECKED	SW
APPROVED	MC
PROJECT NO.	18024.03
HORIZ. SCALE	
VERT. SCALE	

DATE	NO.	NOTES
3/25/2019	1	1ST SUBMITTAL
6/07/2019	2	2ND SUBMITTAL
8/28/2019	3	3RD SUBMITTAL
10/24/2019	4	REVISED 3RD SUBMITTAL

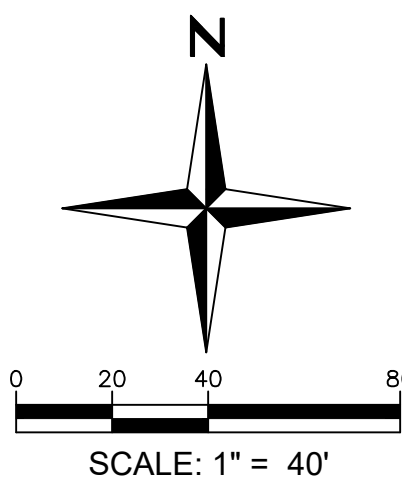
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LAND DATA TABLE

LAND DATA TABLE								
TOTAL SITE AREA	GROSS BUILDING FOOTPRINT FLOOR AREA COVERAGE	INDIVIDUAL BUILDING FOOTPRINT FLOOR AREA	UNITS	BUILDING HIGHT	IMPERVIOUS AREA (PAVEMENT & WALKS)	GARAGE PARKING SPACES	OFF STREET PARKING SPACES (ON-SITE GUEST PARKING)	UNOBSTRUCTED OPEN SPACE (INCLUDING ON LOT)
8.836 AC (384,912 SF)	76,670 SF (21%)	902 SF	85	35 FT/45 FT*	10,160 SF (29%)	170	51	195,470 SF (50%)

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\\rsd\projects\2016\1024 - Delaware Self Storage\CAD\Sheet Sets\GPDP\1024_03-GPDP-Sheets.dwg tbr ARCHITECTURE ELEVATIONS Oct 24, 2019 - 11:38am rhedi



1 FRONT ELEVATION D (D567)



2 REAR ELEVATION D (D567)



3 LEFT ELEVATION D (D567)



4 LEFT ELEVATION D (D567)
NON-END CONDITION



5 RIGHT ELEVATION D (D567)



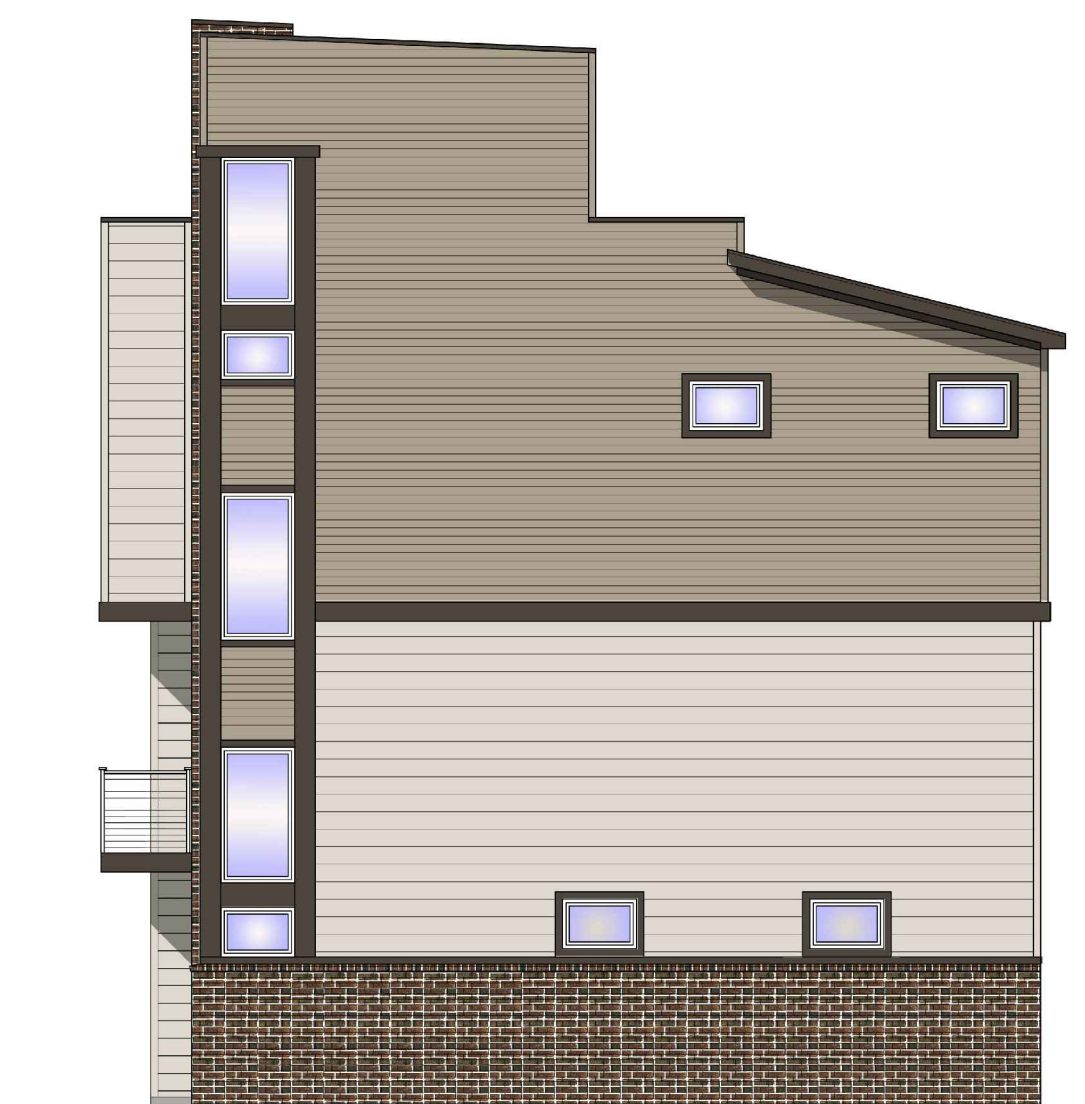
1 FRONT ELEVATION E (D568)



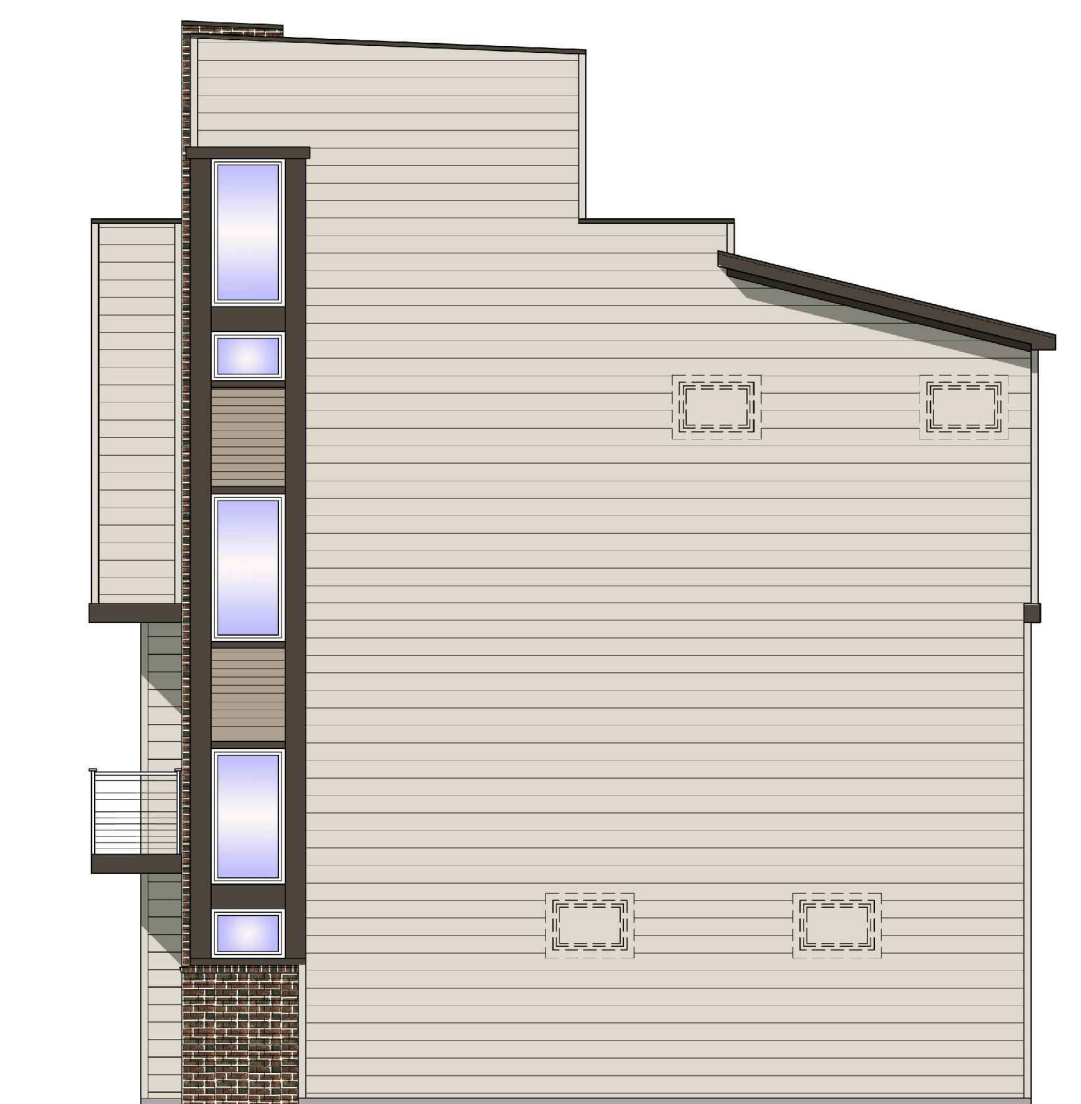
2 REAR ELEVATION E (D568)



3 LEFT ELEVATION E (D568)



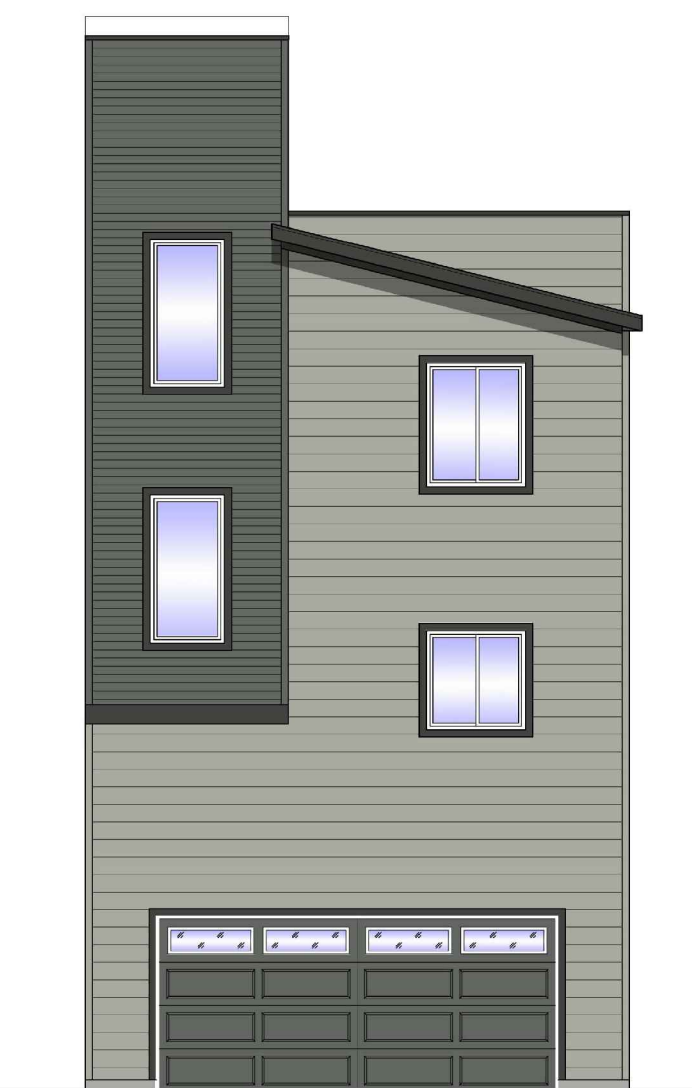
4 RIGHT ELEVATION E (D568)



5 RIGHT ELEVATION E (D568)
NON-END CONDITION



1 FRONT ELEVATION H (D578)



2 REAR ELEVATION H (D578)



3 LEFT ELEVATION H (D578)



4 LEFT ELEVATION H (D578)
NON-END CONDITION



5 RIGHT ELEVATION H (D578)

