



Staff Report

Meeting Date: December 17, 2019

Planner: Andrea Mimnaugh, Senior Planner

APPLICATION SUMMARY:

Project Name: Delaware and Powers Development

Case Number: PDP19-0001

Application type: Rezoning

Location: 241 W. Powers Avenue
(northeast corner of S. Delaware St. and W. Powers Ave.)

Size of Property: 8.8 acres

Zoning: Current: I-P and I-P (PDO)
Proposed: PD-R

Applicant: Redland, Mark Cevaal

Owner: Ted Richardson, Ted Development, LLC

Applicant Request: Approval of the rezoning of property located at the northeast corner of W. Powers Ave. and South Delaware Street to Planned Development-Residential.

PROCESS:

Preliminary Project Plan (voluntary)

January 28, 2019 – Planning Commission Study Session (discussion only, no action)

February 12, 2019 – Council Study Session (discussion only, no action)

Pre-application Meeting

April 26, 2019 – Administrative

Rezoning

October 28, 2019 – Recommendation by Planning Commission

➤ December 3, 2019 – First reading of ordinance by City Council

December 17, 2019 – Public hearing of ordinance by City Council

Future applications anticipated if rezoning application is approved

Subdivision and site development plan

SITE LOCATION AND CONTEXT:

The 8.8 acre site is located at the northeast corner of W. Powers Avenue and South Delaware Street in the Progress Park Neighborhood. The maps and pictures of the property provided below provide information on the location and existing conditions on the property. A copy of the full plan set is Attachment 3 in the Council packet.

Site Location

The map below depicts the location of the site within the Progress Park Neighborhood.



Vicinity Map
Location of the proposed Delaware and Powers Planned Development
at 241 W. Powers Ave.

Street view

Four images of the site are provided below.

Image 1



Aerial View of the Subject Property

Image 2



Facing the subject property from the intersection of West Powers Ave. and South Bannock Street.

Image 3



Facing west on West Powers Street with the subject property shown on the right.

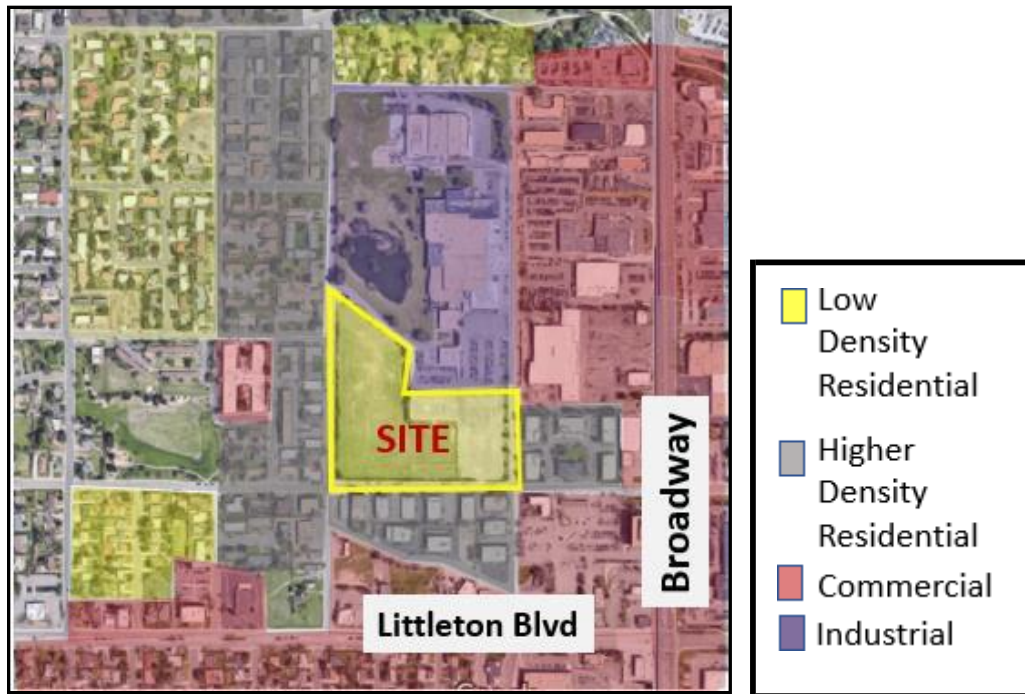
Image 4



Facing the subject property from the intersection of West Powers and South Delaware Street.

Surrounding Land Uses

The property is located at the northeast corner of S. Delaware Street and W. Powers Avenue just south of the Norgren company. The property is surrounded by R-5 zoning with two-and-three-story apartments to the east, south and west. Industrial property (the Norgren Facility) is to the north. Commercial land uses are along both Littleton Boulevard and South Broadway corridors. The site is a long-time vacant parcel in the middle of an otherwise developed neighborhood. The map on the following page provides information on existing land uses in the surrounding area.



Existing Land Use in the Vicinity of the Subject Property

BACKGROUND:

Timeline

- | | |
|-----------------|---|
| 1950 | C.A. Norgren Company (now Norgren), purchased 22.8 acres of land at the northeast corner of Delaware and Powers Streets for a research and development facility. The facility is constructed on the north half of the property and is still in use. |
| 2017 | The remaining 8.8-acre undeveloped parcel (the property) at the southern end of the site is sold to the Ted Development Company for redevelopment. |
| 2017 | The property is subdivided into 2 parcels. |
| 2017 | A planned development overlay was approved for a self-storage facility on Parcel 1, but the facility has not been constructed. |
| 2018 | The City approved a temporary use permit to store Tesla motor vehicles on Parcel 1; the permit expired May 29, 2019. |
| 2019 (January) | A Special Use Exemption is approved for modification to the delineation of the Slaughterhouse Gulch Floodplain to accommodate future development. |
| 2019 (February) | Richmond American Homes submitted a preliminary plan for the rezoning for review by city council through the Preliminary Project Plan Process (P4) |
| 2019 (March) | Richmond American Homes submittal of a land use application for Parcels 1 and 2 to rezone for residential use (current application) is submitted to the city |
| 2019 (October) | City council adopted a new comprehensive plan and transportation master plan |

Planning Commission comments on a preliminary project plan process (P4)

At planning commission's January 28, 2019 study session, staff presented the potential application for rezoning of the property for commissioners' comments. It is understood that comments provided as part of the P4 process are strictly non-binding. The following comments and suggestions were made by council members. Changes to the PD plan are noted in the second column.

Planning Commission (PC) Comment	Applicant's Response
Guest parking is needed (2 PC members)	The PD plan has been revised to require on-site guest parking at a ratio of 0.6 spaces for each dwelling unit
Density, mass and scale is too much for the site (2 PC members) vs. Density is acceptable (3 PC members)	The number of units has decreased from 99 (11.25 du/ac) to a maximum of 85 (10 du/ac). Lots have been increased in width to allow for up to 10 ft. between buildings. However, the side setback remains at 3 ft.
Building height is too high, especially at corner of Delaware and Powers (4 PC members)	Maximum building height remains at 35 ft. with an allowance to 45 ft. for a stairwell to a roof-top deck
Preference for more brick to compliment surrounding buildings (3 PC members)	PD plan now requires a minimum of 40 percent brick on each dwelling unit.
Open space could be better positioned on the site to provide better visibility (2 PC members)	The pocket park has been relocated from the interior of the property to the southwest corner of the property, at the corner of W. Powers Ave. and S. Delaware Street.
The development of the property may foster redevelopment of nearby commercial properties	No change to plans
Plan is an improvement over both the approved mini-warehouse plan and the existing vacant property (3 PC members)	No change to plans
The provision of landscaping provides relief from the plethora of concrete parking lots on adjacent residential properties	No change to plans
The units along Delaware Avenue, which is the longest stretch of adjacent right-of-way, are 6 ft. apart from one another with little relief from the building mass is provided. (4 PC members)	The units adjacent to Delaware Avenue have been oriented on their side, which permits larger expanse between the units. End units adjacent to a public street must meet additional design criteria, including a minimum number of windows and a minimum of two building materials. In addition, the pocket park has been moved to the corner of Delaware and Powers, providing additional visual relief.
Concern about rezoning industrial property to residential and how that impacts economic sustainability of the city (1 PC member)	No change to the PD plan

The rezoning away from industrial use is appropriate in that the property has not been developed for industrial uses despite the property being available for sale for over 10 years (2 PC members)	No change to the PD plan
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Council comments on a preliminary project plan process (P4)

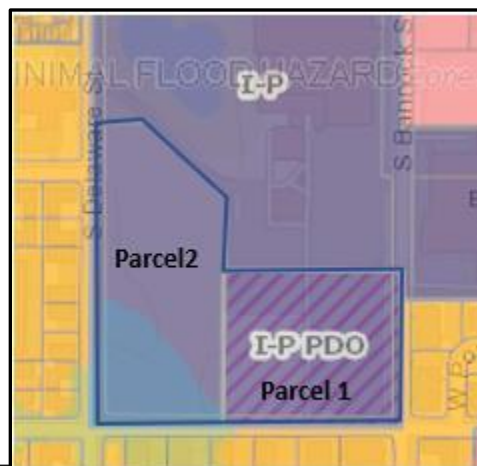
At council's February 12, 2019 study session, staff presented the potential application for rezoning of the property to council members for their comments. It is understood that comments provided as part of the P4 process are strictly non-binding. The following comments and suggestions were made by council members. PD plan changes are noted in the second column.

Council Comment	Applicant's Response
Guest parking is needed (3 council members)	The PD plan has been revised to require on-site guest parking at a ratio of 0.6 spaces for each dwelling unit
Density is too high (3 council members) vs. Density is acceptable (2 council members)	The number of units as decreased from 99 (11.25 du/ac) to a maximum of 85 (10 du/ac).
A few units of affordable housing would be desirable (2 council members) vs. additional affordable housing is not needed in this area (1 council member)	The PD plan does not require affordable or attainable dwelling units.
Open space is obscured on the interior of the lot (2 council members)	The pocket park has been relocated from the interior of the property to the corner of W. Powers Ave. and S. Delaware Street.
The development of the property may foster redevelopment of nearby commercial properties	No change to the PD plan

Current zoning and permitted land uses

The site consists of two parcels, one zoned I-P (Industrial Park District), the other zoned I-P PDO

(Industrial Park District with a Planned Development Overlay). The I-P Industrial Park District permits predominately industrial land uses that can coexist in close proximity to multiple-family residential and commercial properties. The map below depicts the two parcels on the property and the table below identifies permitted uses for each parcel.



Depiction of the two parcels on the property

Permitted Uses on Existing Property	
Parcel 2 – I-P zone district	Parcel 1 – I-P PDO zone district
<ul style="list-style-type: none">• Treatment and boarding of small animals• General offices• Financial services, i.e. banks and brokerages• Ambulance facilities• Labor halls• Restaurants, bars and food service• Retail and wholesale sales• Laundry operations• Outdoor storage and mini-warehousing• Research and development facilities• Laboratories• Automobile sales and services• Fueling stations• Manufacturing: assembly and fabrication of parts• Government facilities• Wireless communications facilities	<ul style="list-style-type: none">• All of the uses identified for Parcel 2, and a mini-warehouse facility with an allowance for up to 38 ft. of building height

Proposed zoning and permitted land uses

The application proposes PD-R zoning for single-family dwelling units. Under the PD plan, this use would be the only permitted use within the development.

Economic analysis

City council requested that the Economic Development Department prepare an economic analysis for all rezoning applications. The analysis concludes with the following pros and cons:

Pros

- New residents with disposable income to spend in the area
- Infrastructure improvements
- An investment into a low income neighborhood possibly stimulating additional improvements in the area

Cons

- A lost opportunity to develop either office or industrial space – once rezoned as residential, the property will remain residential, most likely for decades if not longer
- Residential development generates less revenue and costs treater than non-residential development
- A lost opportunity to capture primary jobs within the City of Littleton
- The proposal includes no affordable housing

Full details are available in the analysis, titled Richmond Homes Economic Analysis, attached as

Attachment 12. The applicant had an opportunity to review the report and submit feedback. The final report has been modified as a result.

APPLICATION DETAILS:

The request is to rezone the property to PD-R for development of single-family homes. The PD plan establishes zoning requirements and design standards that set forth a small-lot, single-family development with alley-loaded garages and common open space. All requirements and standards are included in the PD plan, Sheets 1-10. The primary character-defining requirements and standards of the application are identified here:

Site layout

Homes at the outer perimeter of the project may face either the street or interior common open space. Homes on the interior of the project will face interior common open space. All homes are alley-loaded. Also, as a result of recommended conditions of approval from Planning Commission, there will be a minimum 15 foot gap between each cluster of four homes for houses facing Powers Avenue.

Density and lot size

The PD permits a maximum of 10 dwelling units per acre with a maximum of 85 units. Lot sizes may range from 1,300 sq.ft. minimum to 1,500 sq.ft. maximum.

At a maximum of 10 dwelling units per acre, the PD plan falls generally in the middle of the R-3 and R-4 zones, which allow maximum densities of 6.7 and 13.4 dwelling units per acre, respectively.

Building setbacks

Within building lots, building setbacks are set as follows:

- Front: 1 ft.
- Side: 3 ft.
- Rear: 4 ft.

Note that common open space (shown as light green) will augment the private open space (shown as dark green) surrounding each dwelling unit as shown in the diagram on the following page.

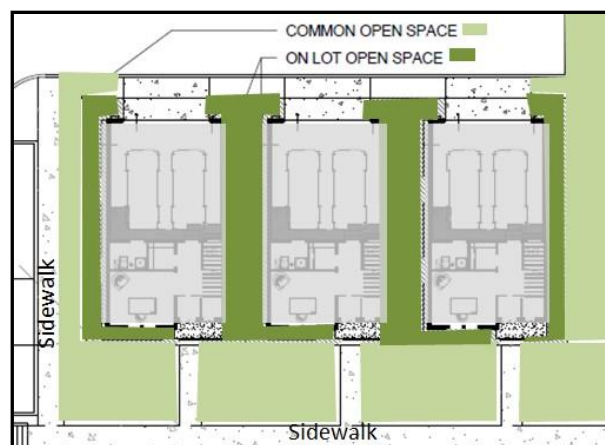


Diagram from Sheet 2 of 10 of the PD plan set
(color coding by staff)

Additional setback requirements include a minimum of 15 ft. from the perimeter right-of-way line,

and 25 ft. from the property line to the north, abutting the Norgren property.

Building height

The PD plan sets a maximum height of 35 ft. (3 stories) with up to 45 ft. where a staircase will provide access to a roof top deck.

Parking

Each dwelling unit is required to have two parking spaces. Additional on-site guest parking spaces is required at a ratio of 0.6 spaces per dwelling unit.

Open space

The 50 percent open space requirement will be met by providing both common open space and private open space.

Common open space is to be a minimum of 40 percent located in the following areas:

- Pocket park of minimum size 10,000 sq.ft.
- Buffer between the homes and the property line adjacent to Norgren
- Pedestrian circulation within the development that includes landscaped areas with sidewalks

Private open space is to be a minimum of 10 percent located within the building setback area of individual lots. The PD plan does not require live plant material within private open space due to possible water damage to the homes (see diagram on Sheet 10 of 10 of the PD plan). In staff's experience with this home type, private open space is typically river-rock ground cover.

Onsite circulation

The PD plan envisions private driveways within the site to reach garage spaces provided with each dwelling unit and surface spaces for guests. At time of subdivision and site development plan applications, driveway configurations and access points will be established.

Architectural design and building materials

Per the PD plan, the homes will be 3 stories in height and up to 24 ft. in width. The tall and narrow homes are designed to reflect an urban aesthetic with flat roofs, vertically-oriented windows, and unembellished design. They are intended to compliment the adjacent 2-3 story brick apartment buildings. Other materials besides brick allowed include stone veneer, tile or stucco. Covered porches and balconies projecting toward the street are encouraged, and at least 1 window per side is required.

Perimeter landscaping

A landscape buffer onsite, adjacent to public streets, and street trees within the right-of-way are provided.

Overhead utilities

Existing overhead utilities on West Powers Ave. and South Bannock Street, shown below, will be buried underground, with the exception of 2 poles that serve properties on the east side of South Bannock Street.



Overhead utility lines at West Powers and South Bannock to be buried

Traffic study

The traffic study states that the trip generation of the proposed development will be approximately 816 vehicle trips daily. During morning peak hours, approximately 66 trips would be generated, and during the afternoon peak hours, approximately 86 vehicle trips would be generated.

The study does not recommend changes to the signalized and stop-controlled intersections within the vicinity of the property at this time. It is noted that the intersections currently operate at an acceptable level of service. At the time of Site Development, the traffic study will be updated as needed.

Concept plan

The concept plan and building elevations depict the development per the zoning requirements of the PD plan. Concept plans are illustrative only, and future development of the property under the PD may vary from the PD plan. Under an approved PD plan, however, all development must meet all zoning requirements and standards established for the PD. The concept plans are on Sheets 7-9 of the PD plan, and a selection of visuals are shown below.



Concept Plan as shown on Sheet 7 of the PD Plan



Concept Building Elevations as shown on Sheets 8-9 of the PD Plan

The complete plan set, including the concept plan, is attached in Attachment 3.

CRITERIA & STAFF ANALYSIS:

General Planned Development Plans must be consistent with the following standards and intentions as set forth in the Littleton City Code.

Section 10-2-23: PD PLANNED DEVELOPMENT DISTRICT:

(B) Application and Intent: Further, in the application of this section it is the intent of the Council to:

- 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.**

The applicant makes use of the flexibility afforded in the regulations for general planned development plans set forth in section 10-2-23 through the design of residential development that is otherwise not possible through other residential zone districts. The density of 10 dwelling units per acre is achieved through the design of common open space, small lot sizes, and roof top decks as described below:

Open space

Zoning regulations require 50 percent open space in all single-family residential zone districts in the city, including in PD's. Through the flexibility of the GPDP regulations, this PD can meet the majority of this requirement through the provision of common open space, rather than on individual lots. As designed, the common open space allows for landscaped pedestrian paths throughout the 8.8-acre development and provides a small pocket park at the perimeter for public use, providing a benefit for the surrounding community.

Small lots

Building lots will range from 1,300 sq.ft. to 1,500 sq.ft., which are some of the smallest single-family lots within the city and only possible through a GPDP. The benefit of small lots is that the homes have small yards and can be easier to maintain. Common open space, described above, may be maintained by a homeowners' association.

Rooftop decks

The architectural design of the homes will include rooftop decks as an option on all models, which will provide private outdoor space for residents, while not requiring larger lots to accommodate the additional square footage. Rooftop decks do not count towards required open space in the PD-R zone, but the zone allows for increased building height that makes them possible on a three-story home. The applicant requests up to 35 feet in building height, which exceeds the maximum height in the city's other R (residential) zone districts by 5 feet.

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.

The proposed PD plan makes no commitments to ensure that affordable and/or attainable housing types will be provided.

3 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 buildings as shown on an approved general PD plan.

The development of the property proposes single-family homes as its only use. Within the context of the surrounding urban area, however, a variety of zone districts and land uses exist, including multi-family residential, duplexes/triplexes, industrial and commercial (refer to the Existing Land Uses map on page 4 of this report). Thus, a mix of uses already exists, albeit at a larger scale, within the eastern portion of the Progress Park Neighborhood.

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

The property is located within a higher density, more urban area of the city. Multi-family apartment buildings are across all streets on which the development fronts. The design of the proposed development enhances existing block faces by the use of alley-loaded homes that will not be directly accessed from public streets. Rather, the fronts and sides of homes will be closest to the streets.

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.

- All utility lines are within close proximity to the site. The utility plan on Sheet 5 of the PD plan, though illustrative, demonstrates one way in which the property can be served by utilities.
- Drainage on the site can be met onsite, as shown on Sheet 5 of the PD plan.
- Open space is addressed in criterion 1, above.

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

A new comprehensive plan and transportation master plan were adopted by city council on October 15, 2019. The subject application has been reviewed for compliance with the

comprehensive plan documents in place when the application was submitted, on March 26, 2019 (see list below).

Applicable Comprehensive Plan Documents (available on the city website)

- Envision Littleton 2040 Report, adopted 2018
- Citywide Plan, adopted by city council in 2014
- Progress Park Neighborhood, adopted by city council in 2000

Citywide Plan

The Citywide Plan provides a plethora of goals and policies related to land use and development within the city. When viewed in sum, however, they can provide conflicting direction. Such is the case with the Delaware and Powers rezoning application. The following section identifies and discusses applicable city goals and policies that are supported by the rezoning, and those goals and policies that are not supported by the rezoning. Finally, this section also addresses the identification of the area in which this property is located as an “activity area” and the new designation of this area as “Mixed-use Corridor.”

A Dynamic Littleton – Policies

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

An Outdoor Littleton – Policies

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

A Connected Littleton – Policies

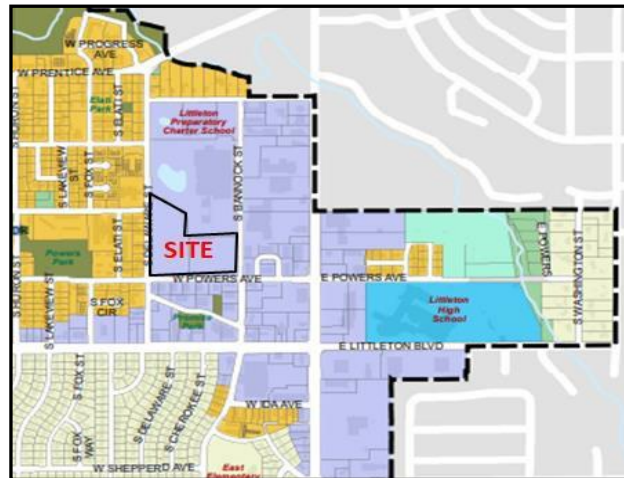
- 3.2 Increase the walkability of neighborhoods and develop an inviting citywide pedestrian network.

Activity areas – the 2014 Citywide Plan identifies activity areas in a graphic in Figure E on page Introduction – 8. The site falls within an activity area centered at the intersection of South Broadway and Littleton Boulevard. The Citywide Plan defines an activity area as a generalized location that currently is the center of significant activity and/or that may be subject to significant change. The Citywide Plan highlights these areas as in need of further study. Unfortunately, since the adoption of the Citywide Plan in 2014, there were no studies pursued, leaving the city with no adopted vision for guiding growth in this location of the city until the recent adoption of the 2019 Comprehensive Plan.

The newly-adopted 2019 Comprehensive Plan finally establishes a vision of mixed use for this area. The Future Land Use and Character Map designates the subject property as Mixed-Use Corridor, and the designation runs along Broadway and the first few blocks of Littleton Boulevard. The designation envisions the corridor to be an area where mixed-use development outcomes are

desired and encouraged. The mix of uses identified within the designation include residential, especially to provide additional housing options and price points within the community. The map on the next page is an excerpt from the Future Land Use and Character Map in the 2019 Plan. Areas of the map in lavender represent the Mixed-Use Corridor designation and show the position of the property in relation to the overall designation.

Per the new Comprehensive Plan, Corridor Mixed Use is particularly intended to recognize fundamental paradigm shifts occurring in the development models for residential, retail, office, and hospitality uses, leading to even greater focus on “destination” developments that creatively mix uses, integrate amenities, and emphasize quality design. The information from the 2019 Comprehensive Plan may be used as supplemental information to help guide interpretation of the 2014 Citywide Plan.



Excerpt from the Future Land Use and Character Map
Comprehensive Plan adopted 2019

Progress Park Neighborhood Plan

- Goal 1: Preserve the existing character of the neighborhood as much as possible, preserving especially the single-family home areas.
- Goal 2: Limit new high-density residential development as well as the encroachment of commercial and industrial development into existing residential areas.

Envision Littleton 2040 report

The five guiding principles of the Envision Littleton Report are as follows:

- **Anchored** – the PD plan provides zoning requirements and design standards that call for small-lot development and facades that will have a minimum of 40 percent brick on the exterior. The design, while contemporary in overall design, includes elements that will fit well into the scale of the 2 and 3 story brick apartments that surround the property. Further, the neighborhood should feel more anchored with the elimination of a long-time, 8.8-acre vacant parcel. Residents will be in close proximity to retail and offices, some of which may be reached on foot, others by transit, or within a short bicycle or car ride.

- **Authentic** – The proposed architectural style is Contemporary, which is not unique to Littleton. However, the PD plan’s requirement of 40 percent brick facades, vertical orientations of windows will complement the largely brick apartment buildings in the vicinity of the site. Further, a buffer of landscaping between the homes and the perimeter sidewalks provide relief from the apartments that have little onsite open space.
- **Connected** – As previously mentioned, the location of the site is within a well-established neighborhood where retail and office uses can be reached by foot, transit, or car. Adjacent homes and nearby parks provide opportunities for residents to meet neighbors and form relationships. Further, a requirement of the PD plan is that street trees will be planted on public streets adjacent to the development. For existing residents of the surrounding area, this provides an inviting connection to destinations within the neighborhood.
- **Active** – The PD plan provides 40 percent of its area as common open space. The advantage of the design is that it allows residents and the surrounding community an opportunity to walk through the development and make use of the onsite pocket park. Pedestrian connections between the site and the surrounding neighborhood should be plentiful. With opportunities to walk or bicycle to retail stores and offices, residents may easily achieve an active lifestyle.
- **Engaged** – A development that is anchored, authentic, connected and active, and within the City of Littleton, with all its amenities, will provide opportunities for residents who wish to be engaged in their community.

Staff Analysis of Compatibility with Comprehensive Plan

The property is located within the Progress Park Neighborhood. Land uses include single family homes on the west end of the neighborhood, higher residential densities on the east end, and older commercial development along the Broadway corridor. Within the residential higher density area of the neighborhood, the Norgren Company held 22.8 acres of property since 1950, some of which was developed for their research and development facility, and the remainder of which remained vacant. In recent years, a portion of the property changed hands, and a PDO was approved for a mini-storage facility in 2017. The project was not built, however, and the property remains undeveloped. Zoned I-P, the property could currently be developed for a variety of uses, including office, manufacturing, car sales and retail, but the city has received little interest in development of the property for industrial and commercial land uses.

The adoption of the 2019 Comprehensive Plan earlier this month provides a robust vision for redevelopment of the Broadway Corridor (which the subject property would be considered a part of) through its designation as Corridor Mixed Use. The designation identifies new residential uses as an important component of the new vision.

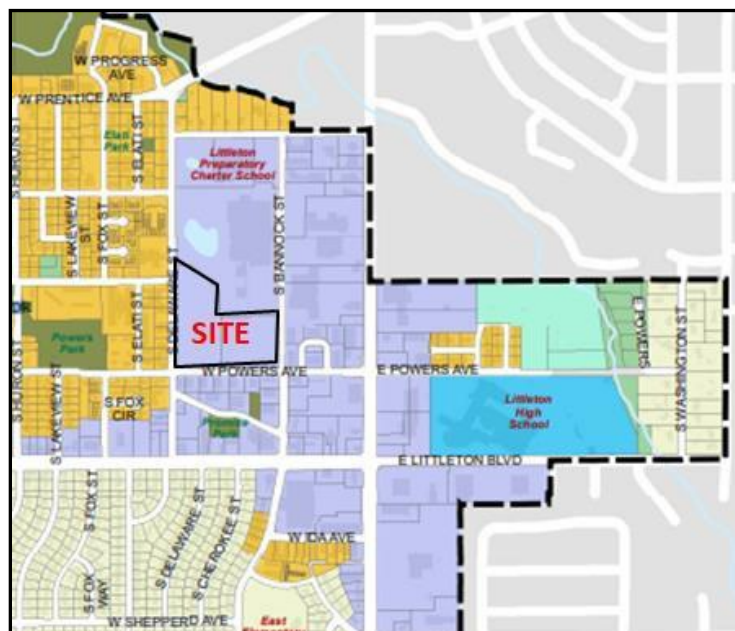
Although single family homes may be lower density than what is often associated with mixed use, the proposed PD plan envisions up to 10 units per acre. The proposed development will eliminate a property that has been an eye-sore in the neighborhood and complement existing surrounding uses through its architectural design, pocket park for community use, and landscaped buffers at the perimeter of the site. Many blocks within the eastern portion of the neighborhood are short on landscaped areas, and the introduction of street trees and landscaped areas should provide a needed lift. It is possible that the development may act as a catalyst for redevelopment of nearby properties, including the commercial properties along the Broadway corridor. Residents

and others who seek low-maintenance properties with the ability to walk and drive short distances to goods and services may find this type of development in short supply within the City of Littleton. Staff's opinion is that the goals and policies of the Citywide Plan as well as the newly adopted 2019 Comprehensive Plan set forth above, are supported by this development.

Activity areas – the 2014 Citywide Plan identifies activity areas in a graphic in Figure E on page Introduction – 8. The site falls within an activity area centered at the intersection of South Broadway and Littleton Boulevard. The Citywide Plan defines an activity area as a generalized location that currently is the center of significant activity and/or that may be subject to significant change. The Citywide Plan highlights these areas as in need of further study. Unfortunately, since the adoption of the Citywide Plan in 2014, there were no studies pursued, leaving the city with no adopted vision for guiding growth in this location of the city until the recent adoption of the 2019 Comprehensive Plan.

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Per the new Comprehensive Plan, Corridor Mixed Use is particularly intended to recognize fundamental paradigm shifts occurring in the development models for residential, retail, office, and hospitality uses, leading to even greater focus on “destination” developments that creatively mix uses, integrate amenities, and emphasize quality design. The information from the 2019 Comprehensive Plan may be used as supplemental information to help guide interpretation of the 2014 Citywide Plan.



Land Use Requirements

The PD plan meets the criteria for allowed uses in the proposed PD-R zone district. The only use proposed is single-family units.

Unobstructed Open Space Requirements

The PD plan proposes a minimum of 50 percent open space, with a minimum of 40 percent in common areas and a minimum of 10 percent on private lots.

NEIGHBORHOOD OUTREACH & PUBLIC NOTICE:

The applicant conducted a neighborhood outreach meeting on December 17, 2018 that was attended by 5 persons. A summary of the meeting is attached in Attachment 9. Mailed public notice of the rezoning application was sent to all property owners within 700 feet of the site. Notice of a public hearing was posted on the subject property and at city locations in advance of the public hearing in compliance with the city's public notice requirements. A copy of public notice materials are attached in Attachment 10.

OUTSIDE REFERRAL AGENCIES:

Staff sent referrals to 11 outside referral agencies. At the end of the review period, a total of 4 responses were received. All outstanding comments have been addressed for this application. See attached outside referral agency matrix in Attachment 8.

PLANNING COMMISSION RECOMMENDATION:

Planning Commission considered the rezoning application at its October 28, 2019 meeting. Planning Commission engaged in over 3 hours of discussion. Topics of discussion included:

- Concern with losing industrially-zoned land and the economic sustainability of the city;
- Length of time the property has been on the market and feasibility of future commercial development;
- Disadvantages of the site for future commercial land use, including the site's lack of visibility and the residential character of the area;
- Compatibility of the proposed density with the surrounding area with discussion on compliance with the Prospect Park Neighborhood Plan;
- Benefit of new, for-sale housing in the city and in particular, the Prospect Park Neighborhood;
- Proposed site design, including advantages/disadvantages of small lots, orientation and spacing of home sites at the perimeter of the property, building height and building materials; and
- Opportunity to improve the streetscape on Powers, Delaware and Bannock streets, including the elimination of overhead powerlines.

The Planning Commission voted to recommend approval of the rezoning application with a vote of 6-1. The recommendation included the following conditions of approval:

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.

Following the Planning Commission meeting, the applicant revised the proposed PD plan to incorporate the recommended standards. The revised plan set is attached in Attachment 3.

STAFF RECOMMENDATION:

In staff's opinion, the proposed application meets the criteria for approval of a rezoning request. Staff recommends approval of proposed Ordinance 29-2019 which approves the rezoning request and the planned development plan.