



Amendment to a General Planned Development Plan at 501 E. County Line Rd.

PC Resolution 01-2020

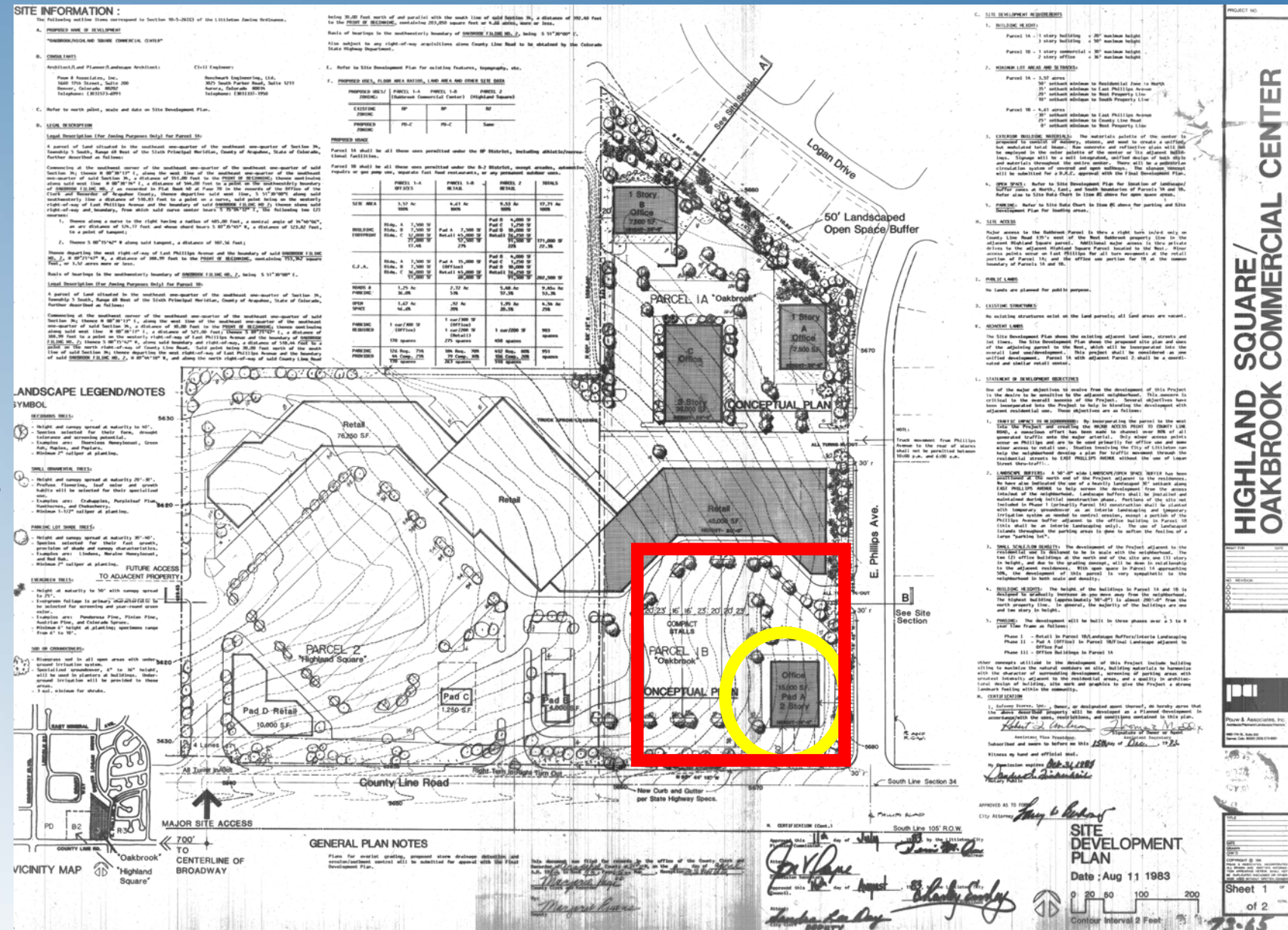
January 27, 2020

Elizabeth Kay Marchetti, Senior Planner

Requested Commission Action

- Approval of 2nd Amendment to Highland Square Oakbrook Commercial Center SDP/PD at 501 E. County Line Rd.-Pad A of Parcel 1B
 - Expansion of maximum building height from 30' to 35' for one tower element only
 - Expansion of maximum square footage from 7,500 s.f. to 8,267 s.f. (767 s.f. increase)
 - Allow an outdoor dog play area should the Planning Commission approve a Conditional Use Permit for an Animal Boarding and Care Facility in the future

- Process
- Application Details
- Review Criteria & Analysis
- Recommendation
- Commission Action

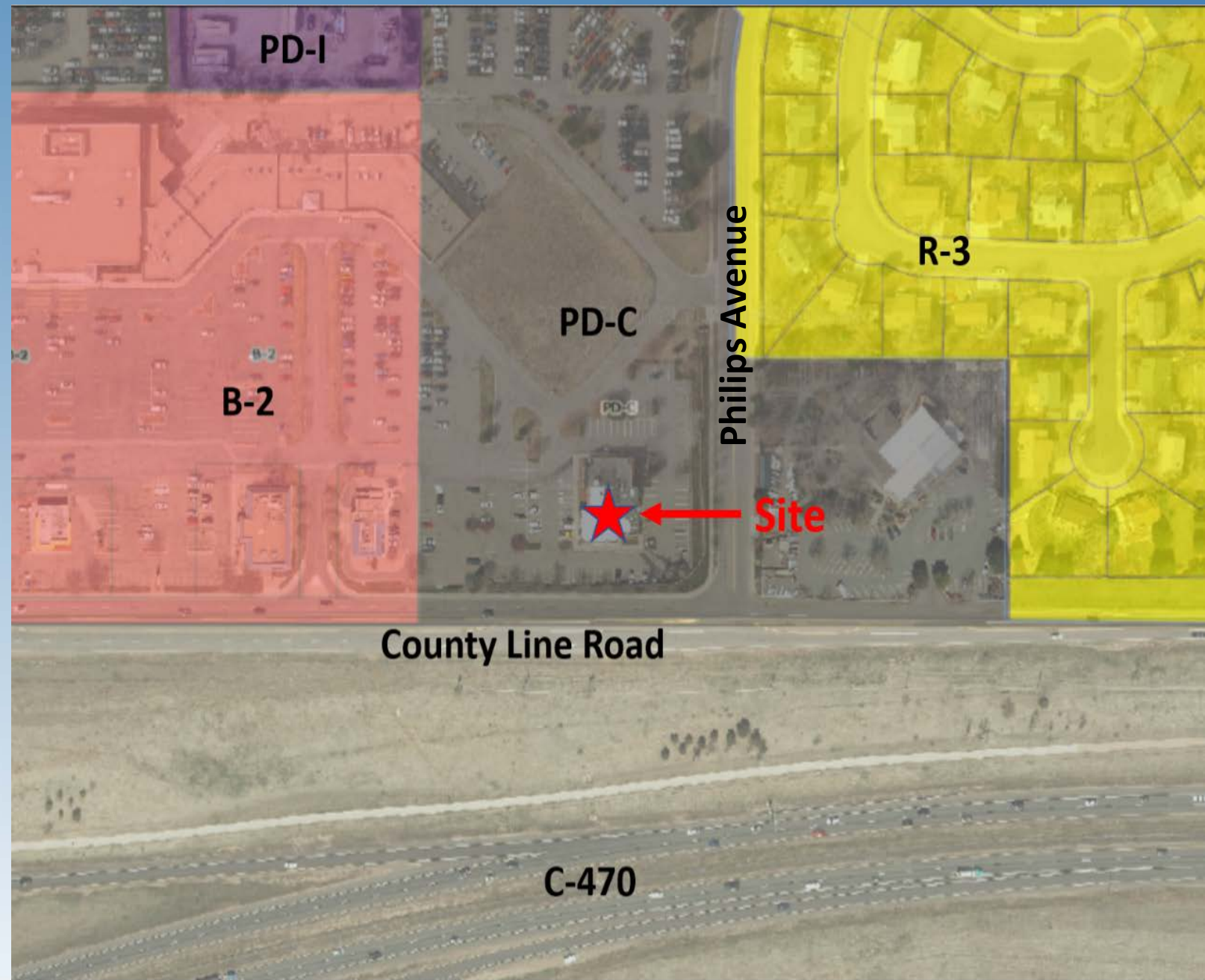


Process

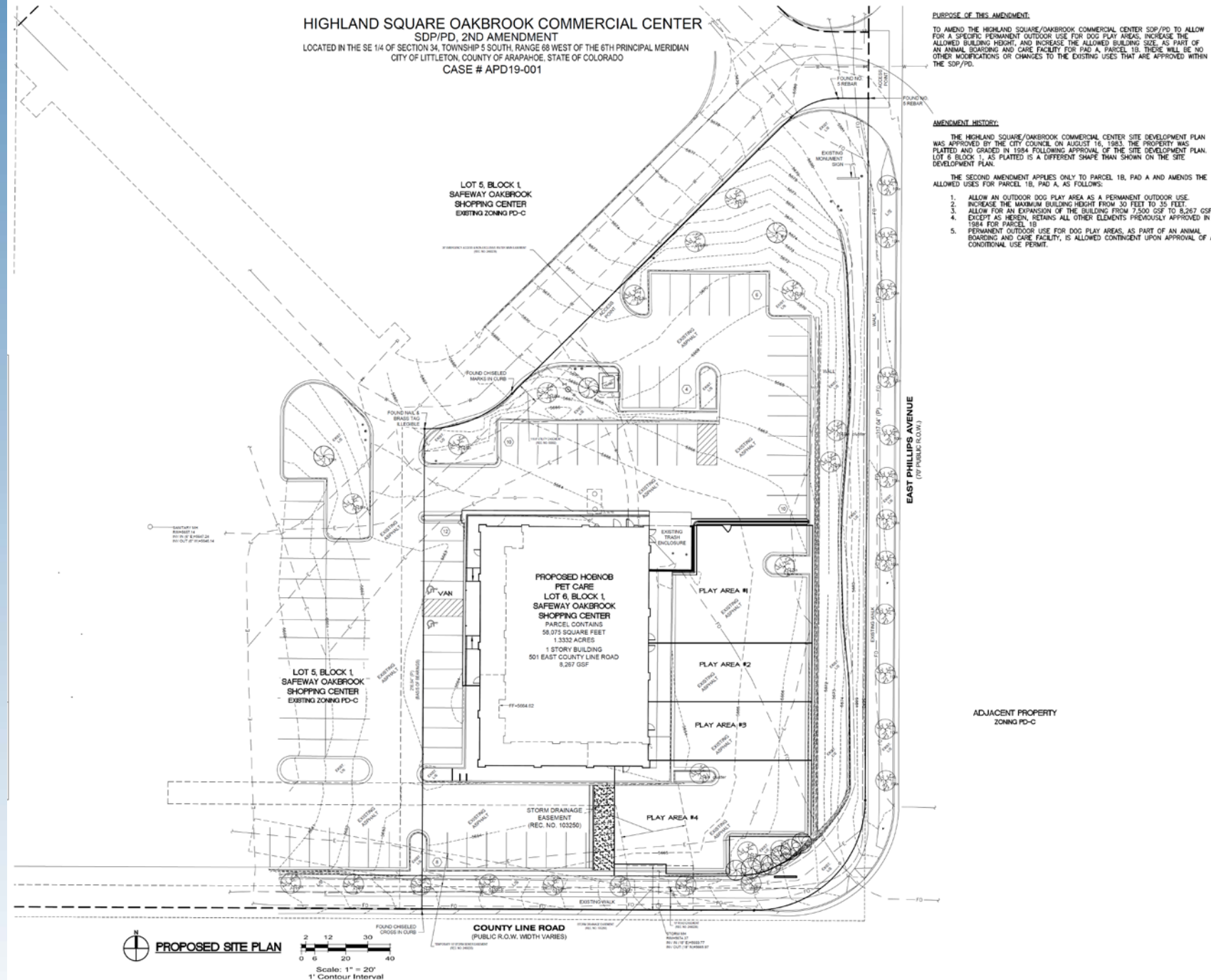
- **Amendment to a General Planned Development Plan**
 - (Planning Commission Recommendation)
 - (City Council Decision)
- **Conditional Use Permit with Site Development Plan**
 - (Planning Commission)
 - (Director of Community Development)

Application Details

- 501 E. County Line Rd.
- Zoned PD-C
- Surrounded by B-2, PD-1, R-3 zone districts
- Existing restaurant

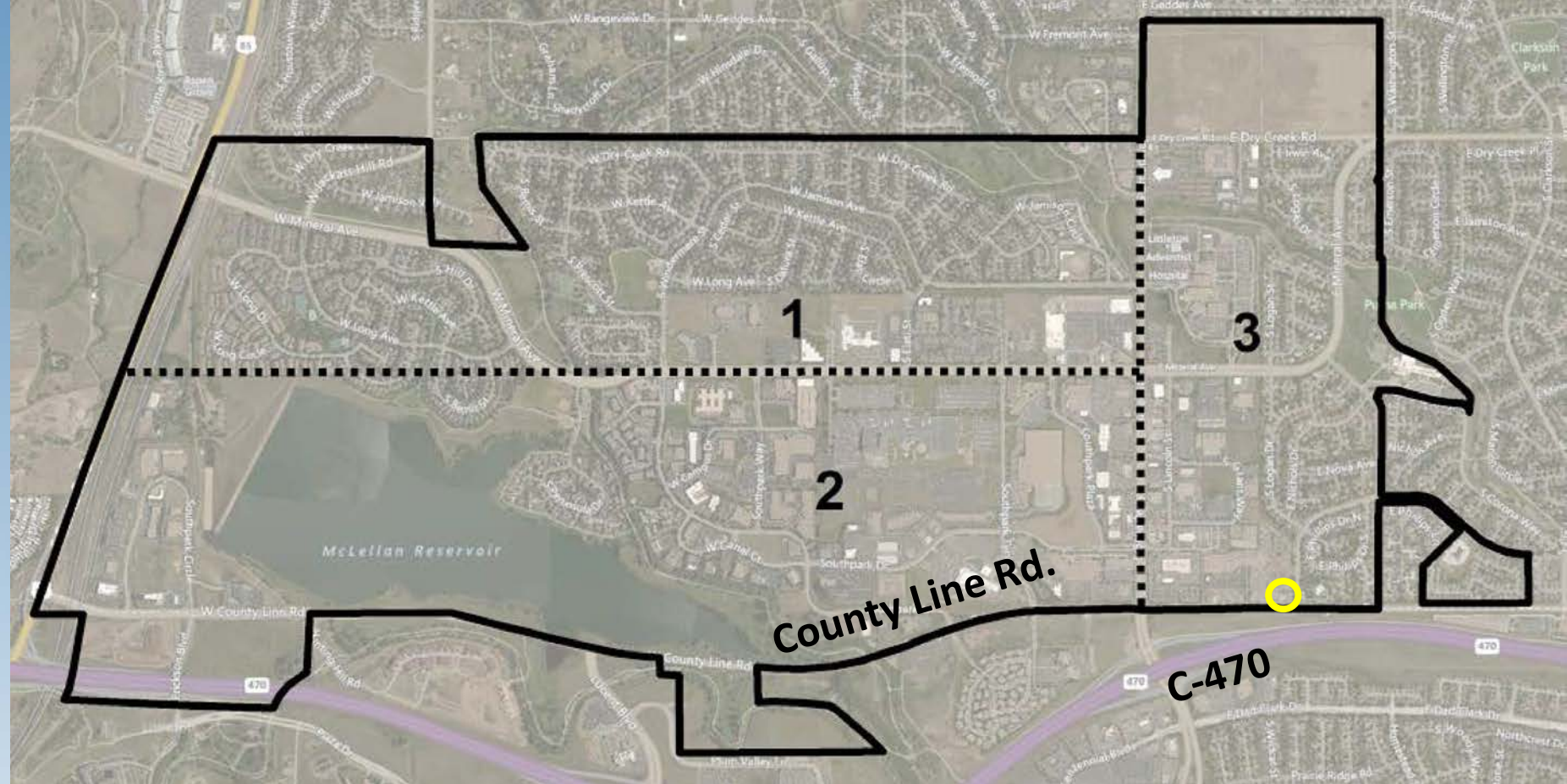


Application Details – 2nd Amendment



Application & Intent

- Comprehensive Plan
- South Neighborhood
- Littleton City Code



Details – Application & Intent

- Creative and effective use of land and public or private services
- Innovative development or redevelopment of all land uses
 - A greater variety and mix of uses
- Design and development of site relates to the particular characteristics of site



Application & Intent

- Supported by adequate utilities, transportation network, drainage systems, open space
 - Minimize impacts on adjacent existing and future development
- Development that is consistent with...the adopted Comprehensive Plan



Review Criteria & Analysis

- Amendment to a General Planned Development Plan Criteria:
 - Creative and effective use of land and public or private services ☒
 - Innovation and efficiency in residential development N/A
 - Innovative redevelopment of all land uses to meet contemporary needs by providing greater variety and mix of uses ☒
 - Process which relates design and development to characteristics of site ☒
 - Nature and intensity of development supported by adequate utilities, transportation, drainage, open space and minimize impacts on existing and future adjacent development ☒
 - Development that is consistent with adopted Comprehensive Plan ☒

Recommendation

Staff: Approval

Conclusion

Planning Commission Options:

- **Recommend approval**
- Recommend approval with conditions
- Recommend denial
- Continue to date certain

Tentative Council hearing date March 3, 2020