




## APPROVAL CRITERIA ASSESSMENT

TO: Jennifer Henninger, AICP, Community Development Director   
Michael Sutherland, AICP, Community Development Deputy Director 

FROM: Elizabeth Kay Marchetti, Senior Planner 

DATE: November 16, 2020

SUBJECT: 5599 S. Elati St. – SDP20-0011

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### Background

The applicant, Shopworks Architecture, submitted a major site development plan (SDP) application on November 11, 2019 on behalf the owner of the site, Littleton Housing Authority (aka South Metro Housing Options). The application was to demolish the existing six multi-family structures at the site and replace them with one 51-unit structure. The property is zoned R-5 Residential Multiple-Family District (R-5), and the new, age-restricted development will be home to low-income senior citizens.

The application is complete. The SDP was reviewed in accordance with Section 10-7-3 of the Littleton City Code (LCC) and staff determined that **all applicable criteria are met**. Staff recommends approval by the Community Development Director and the Public Works Director. The administrative decision may be appealed within 20 days of the applicant notifying the city that notice of decision letters have been sent to property owners within 700 feet of the project site.

### **Analysis of Site Development Plan Approval Criteria (Section 10-7-3 (C))**

- 1. Shall be consistent with the comprehensive plan:** The proposed two-story, age-restricted residence is consistent with the Comprehensive Plan. The new multi-family residence provides a larger quantity of much-needed homes for some of the city's most vulnerable population within two-to-three blocks of bus stations found on two of the city's key transportation corridors (Littleton Boulevard and Broadway). It also locates more people who are less likely to either have access to private transportation or be able to drive safely in closer proximity to Progress Park, restaurants, and shopping than had previously lived at this same location. This proposed development supports L&C 1, L&C 5, L&C 6, H&N 1, H&N 8 of the Comprehensive Plan. It also supports Goals H&N 1, H&N 3, and H&N 5 of the Comprehensive Plan.
- 2. Shall be consistent with any General Planned Development Plan, framework, vision or other land use approval:** This proposal is consistent with the 1907 Interurban Addition plat. There are no other General Planned Development Plans, frameworks, visions, or land use approvals, with which this proposed development must prove consistency.
- 3. Shall comply with any design standards adopted by the Planning Commission:** There are no applicable design standards beyond those articulated in the LCC, with which this proposed development must comply.
- 4. Shall comply with all applicable development and design standards including those of the applicable zoning district:** This proposed development complies with all applicable development and design standards of the R-5 zone district and Title 10-7 of the LCC.

5. **Shall be compatible with adjacent development to the subject property based on the factors identified in subsection (C)7 of Section 10-7-3 of the City Code:** See numbers 7a through 7j, below.
6. **Meeting Provisions: Shall meet all provisions of Title 10-7, particularly the general supplementary standards as stated in chapter 4 of this title, together with any conditions of approval stipulated through any other review process which affects the property:** The proposed development meets all relevant provisions of Title 10-4 and 10-7, particularly around site design, fencing, and parking and loading. The application also meets all other provisions of Title 10 regarding setbacks, use, height, lighting, unobstructed open space, and landscaping as noted below.

## 7. Mitigation of Adverse Effects

- a. **Location of buildings, structures and improvements:** The proposed two-story structure is sited so that the main entrance is on Elati Street and the parking is hidden from neighbors in a screened area towards the western boundary. The existing walking path, parallel to the western boundary is to be repaved and new landscaped paths will provide pedestrian access to Powers Park, which is adjacent to the west of the site. Resident amenities are located interior to the site and include seating, kitchen facilities, a fireplace, and shaded areas which will have privacy from surrounding neighbors.

The architecture addresses the existence of floodplain on the site by ensuring that no portion of any habitable area is within floodway or floodplain. A significant portion of the site is used by ground-level parking with residences above.

- b. **Vehicular ingress and egress:** Direct access to the on-site parking is from Elati Street using a new curb-cut, approximately twenty (20) feet to the south of the existing curb cut. The old curb cut will be replaced with new tree lawn, sidewalk, curb, and gutter.
- c. **Internal vehicular circulation:** The proposed development utilizes an internal two-way drive aisle that leads to resident parking spaces and accommodates a passenger drop-off and delivery zone.
- d. **Setback lines:** All side and rear setbacks meet the required R-5 setbacks.
- e. **Height of building:** The building height restriction in the R-5 zone is 30 feet. The measured building height will be 30 feet.
- f. **Service facilities:** Service facilities for this project were reviewed by Public Works and the appropriate utility companies have committed to serving the new building.
- g. **Walls:** The only walls on site are part of Americans With Disabilities Act (ADA) ramps found at the front entrance, within the parking area, and as part of the resident amenity area.
- h. **Open space and landscaping:** The R-5 zone district requires 25% of the lot to be unobstructed open space. The proposal provides 35.7% of unobstructed open space. The proposal shows most of the new plant material around the perimeter of the site with smaller quantities internal to the site surrounding the resident amenity area.
- i. **Sidewalks:** The pedestrian facilities along Powers Avenue and Elati Street will meet engineering requirements and match the sidewalk of adjacent properties along both streets.
- j. **Exterior lighting.** A photometric plan and lighting detail sheets are provided on sheets sixteen and seventeen of the SDP. There is no light trespass beyond ten feet past the property line pursuant to 10-15 the of the Littleton City Code (LCC).

**8. Architecture and Colors: All architecture (including rooflines), building materials and colors shall be complementary to and compatible with existing or proposed development on surrounding properties.**

The surrounding built environment context for the proposed building is a mix of predominantly two and three-story buildings from the mid/late 20<sup>th</sup> century. Red, tan, and brown brick and stucco with tan and dark gray roofs are the predominant materials and colors in use. Roof forms include mansard, flat, and gabled.

The proposed structure continues the existing aesthetic pattern by using a pale tan brick for the majority of the first floor and portions of the second floor along with contemporary sage-green siding as an accent color for portions of the second floor. Concrete masonry adds a third texture-accent and appears sparingly on the roof and to break up the expanse of the eastern and southern elevation that's interior to the site. The proposed screening fence along the western side is a contemporary, horizontal design. The flat roof will have mechanical units which will be screened from view.



(Portion of northeast elevation)



(South elevation)

**9. Signage:**

No signage is depicted on the SDP.

**10. Water/Sewer Systems:**

Water service would be provided by Denver Water and sanitation by the City of Littleton. Both entities have confirmed their willingness and ability to serve this new residence.

**11. Storm Water Runoff:**

Public Works/Engineering has reviewed the Site Development Plan and Preliminary Drainage Report. The proposed plan includes an underground detention system that addresses water quality requirements, which will be a significant improvement. The detention system will bring the site into compliance with current stormwater requirements specified in the Drainage Criteria Manual. After being routed through the water quality and underground detention system, the stormwater will be discharged into Powers Park. The new stormwater pipe, forebay, and manhole located within Powers Park will be accepted by the city for ownership and maintenance.

## **12. Curb Cuts**

The only new curb cut is on Elati Street and replaces the existing one, which will be repaired with new tree lawn, curb, and gutter.