

	Envision Littleton Comprehensive Plan Analysis Checklist Limited SDP Checklist
Applicant Name: McDonald Automotive Group	Case No. APD21-0001
Address 1151 W. Mineral Ave.	Date 10-7-20

The following table is to be completed through the review of land development applications for compliance with the Envision Littleton Comprehensive Plan. Staff response is in **blue** for criterion met and **red** for not met. Please provide your response in **black** below staff review to maintain the comment record.

Standard	Applicant Response	Met	Not Met	N/A
<b>Land Use And Community Character</b>				
<p>The following descriptions indicate the anticipated principal uses in each category, plus the intended character of the areas in which the land uses occur, abut, or mix. Public and institutional uses commonly occur in all of these areas and should match the character. Specific standards for land development based on these designations are articulated through the City's implementing regulations (zoning and subdivision) as they currently exist and may be further amended over time based on this planning guidance.</p>				
<p>Suburban commercial</p> <p>This designation involves commercial developments, whether at a neighborhood-focused or larger scale, that stand apart from most auto-oriented contemporary development. The Suburban character is achieved through lesser coverage of the site with buildings and especially paved areas. Preservation of trees or other natural site features, along with generous landscaping, can also move a site into the Suburban range of the community character spectrum relative to sites where "gray" spaces predominate over "green" and open spaces.</p> <p>1. Suburban character primarily from reduced site coverage relative to most auto-oriented commercial development.</p> <p>2. Encouraged at key community entries and along high-profile roadway corridors, may also involve other criteria to yield less intensive and more attractive development</p>	<p>1. Suburban character: vehicle parking is a key element of this facility and the design utilizes landscaping buffers and interior landscaping to screen areas for vehicle storage. The design of the building replicates elements of a contemporary office building.</p> <p>The development exceeds the minimum unobstructed open-space. The facility not being open to the public further reduces the impact on traffic like other auto-oriented designs.</p> <p>2. Entry point to site via access drive and cul-de-sac from W. Mineral Avenue. Enhanced perimeter</p>	<p>X</p> <p>X</p>		

<p>outcomes relative to auto-oriented areas, including higher standards for landscaping (along street frontages and within parking areas), signs, and building design.</p> <p>3. May exclude some auto-oriented uses that cannot achieve a Suburban character (e.g., car washes).</p> <p>4. Near residential properties and areas, the permitted scale and intensity of nonresidential uses should be limited to ensure compatibility (including adequate buffering/screening, criteria for placement and orientation of buildings and parking areas, height limits, and residential-in-appearance architectural standards).</p> <p>5. More opportunity for natural and/or swale drainage (and storm water retention/absorption) versus concentrated storm water conveyance in auto-oriented areas.</p>	<p>landscaping including a 50'-0" wide landscape buffer between the site and the residential properties to the north. This site is not a retail site and will not require typical building signage.</p> <p>3. Not applicable</p> <p>Automotive services are contained inside the building and not open to the public to maintain the suburban character.</p> <p>4. This project includes a 50'-0" buffer with enhanced landscaping between the site and the residential area. The current sub zone is for office park and our building placement and design reflect a contemporary office facility placed 92'-6" from the north property edge.</p> <p>The buffer meets the minimum code requirement and has been enhanced with amenities like a walking path and benches. It appears this criterion is met.</p> <p>5. The design for storm water drainage will incorporate a water quality detention pond. The soils will not allow for a retention/absorption approach.</p> <p>The site uses more natural storm water and drainage techniques than traditional water conveyance (grey infrastructure) approaches.</p>	<p>X</p> <p>X</p> <p>X</p>		
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**Land Use & Character Goals and Policies**

<p>GOAL L&amp;C 1:</p>	<p>A land use allocation and pattern that supports and promotes Littleton's pride in, and reputation for, quality neighborhoods and an abundance of parks and preserved open space.</p>	<p>Our buffer design provides access to the enhanced landscape area for the adjacent neighbors. The area will have a walking path, seating areas and multi-layered landscaping with berms.</p> <p>The proposed lot could be developed in the same layout exemplified in the site development plan SDP21-0001 with an office use. The site plan meets the minimum requirements in the code.</p>	<p>X</p>		
<p>GOAL L&amp;C 2:</p>	<p>A sustained focus on the long-term fiscal sustainability of Littleton City government while recognizing the direct connection to the</p>	<p>This development will generate increased property tax revenue for the city.</p>	<p>X</p>		

	community's land use mix, especially for sales tax revenue needs.	The subject property is undeveloped and vacant. The proposed development would support the fiscal needs of the city.			
GOAL L&C 4:	A more attractive community, based on quality design and character of both private development and the public realm.	The proposed building design incorporates materials utilized in professional office buildings to include architectural canopies, glazing systems and living walls to soften the exterior façade facing residential areas. The landscaping, buffers, and building appear to be quality design.	X		
Policy L&C 1:	Emphasize compatible intensities and character when evaluating applications involving more intensive and/or nonresidential development near homes and neighborhoods.	The proposed building is setback 92.5' from the north property line adjacent to the residential area with a 50' landscaped buffer. The building design is compatible with other office buildings within this PD zone. The building design and limited automotive services are intended to ensure a compatible intensity given the site's proximity to residential homes. The site could develop as an office building with the same parking area and would have a greater impact on traffic.	X		
Policy L&C 2:	Plan for and take actions to maintain the established character of its residential neighborhoods.	The enhanced landscaped buffer will provide neighbors with a natural transition between their back yards and the working area of this development. The proposed development meets the requirements established under the code in which it applied.	X		
<p><b>Housing And Neighborhoods</b></p> <p>Housing needs, gaps, and challenges in Littleton are central to this Plan. A key component of a city's livability is whether its residents can find suitable and economical housing options at all stages of life to remain in the community they love. Littleton also must offer quality and sustainable neighborhoods, the elements of which – safe streets, great schools, nearby shopping, and parks and trails, among others – cut across all parts of this Plan.</p> <p>While the development of new residences and the rehabilitation of older housing occurs primarily through the private sector, municipal government and other public and non-profit partners have essential roles to play. The City and other partners protect residential investments over time, and strong neighborhoods support the local economy and tax base. Having a diverse stock of housing – new and old, big and small, ownership and rental – is crucial for offering choice and providing for the individual needs of all households, regardless of economic conditions.</p>					
Goal H&N 3:	Neighborhoods that are safe and comfortable for all residents.	The enhanced buffer will significantly soften the transition between the residential and commercial uses. All traffic from this site will be via Mineral Ave. and will not impact the residential areas. The subject property is zoned for office commercial uses. The PD also has provisions to ensure truck and vehicle traffic is only on designated routes and not through the neighborhoods.	X		

Goal H&N 4:	Neighborhoods that maintain their character or are carefully managed when headed toward transition.	Not applicable N/A			X
<b>Transportation</b>					
Envision Littleton involved concurrent preparation of a new Comprehensive Plan and the City's first-ever Transportation Master Plan (TMP). The two plans were synchronized through joint community and leadership engagement processes involving City Council, Planning Commission, other City boards/commissions, a Project Management Team with City staff and consultant representatives for both plans, and extensive interaction with residents and other stakeholders across the city. During each Envision Littleton phase, inputs to the Comprehensive Plan and the Transportation Master Plan were coordinated to ensure an integrated set of policies and priorities, along with ongoing discussion of the Future Land Use and Character map. The Framework for Action presented below is intended as the outline for the TMP and should be revisited upon each update of the TMP to ensure consistency. In addition to goals, the TMP process resulted in a transportation Mission, as well as policies, which are summarized herein.					
Goal TMP 1:	Connect people conveniently to the community, resources, and opportunities.	This facility is not planned to be open to the public N/A			X
Goal TMP 4:	Contribute to our economic prosperity while maintaining and enhancing our community's character.	Development of this facility will produce increased property taxes for the city and will improve the efficiency of the McDonald dealerships it supports further enhancing sales tax revenues. The subject property is undeveloped and vacant. The proposed development would support the fiscal needs of the city. The landscaping, buffers, and building appear to be quality design.	X		
Policy TMP 5:	Enhance the safety of vulnerable user groups on streets and trails.	This facility will alleviate vehicle load on the other McDonald properties located within the City of Littleton. The PD has provisions to ensure truck and vehicle traffic is only on designated routes and not through the neighborhoods	X		
Policy TMP 6:	Support connections to employment, retail, and entertainment/recreation land uses given the opportunity.	This new facility will provide employment opportunities in Littleton. The subject property is undeveloped and vacant. The proposed development would support the fiscal needs of the city.	X		
Policy TMP 19:	In development proposals, limit curb cuts along proposed planned bicycle and pedestrian routes.	Access to this site will be via an established street off of Mineral Avenue. The location of the site is on a cul-de-sac. Curb cuts will not disrupt bicycle and pedestrian routes.	X		
<b>Economy and Tax Base</b>					
Continued economic opportunity and prosperity in Littleton will bolster the community's tax base to support quality public services and amenities. The City's development strategies and implementation tools must be nimble and flexible enough to respond to a dynamic economic climate at the local, regional, and national levels. Successful economic development also requires a focus on quality of place, capitalizing on Littleton's special character and unique identity to attract and retain businesses and draw visitors seeking shopping, services, entertainment, recreation, arts and culture, and heritage tourism.					

Goal E&T: 3	Revitalized commercial centers and areas that alleviate obsolete conditions and vacant sites and that meet the contemporary shopping and service needs of Littleton residents and visitors.	Development of this site will activate a parcel of land in Littleton that has been vacant and on the market for several decades. This facility will make the McDonald Automotive Group more efficient and provide the opportunity to better meet the service needs of the community.  The subject property has remained vacant and undeveloped for its current zoned use as office park. The proposed development will meet service needs while taking steps to remain in-line with the office park character.	X		
Policy E&T: 2	Seek opportunities to enhance the City's tax base and diversify revenue sources in ways that are compatible and consistent with Littleton's unique character (e.g., extensive Suburban residential character, rich architectural heritage, South Platte River and abundant green space, etc.) while also providing relief from the tax burden residents bear.	Development of this facility will produce increased property taxes for the city and will improve the efficiency of the McDonald dealerships it supports further enhancing sales tax revenues. The incorporation of higher end materials and design features show the McDonald's commitment to constructing a facility compatible and consistent with the architecture of Littleton. The subject property is undeveloped and vacant. The proposed development would support the fiscal needs of the city. The landscaping, buffers, and building appear to be quality design.	X		
Policy E&T: 9	Determine whether development proposals are consistent with adopted City policies and regulations and can be accommodated with adequate public infrastructure and services.	We believe the proposed project is consistent with the adopted City policies and regulations and the available public infrastructure has been deemed adequate to support the planned operations. The proposed development is consistent with the minimum requirements established by the code it was applied under. There appear to be adequate public infrastructure and services to accommodate the development.	X		

**Environment**

The quality of land, water, and air resources is essential to the character and livability of a community, especially within a highly populated, and relatively intensively developed, metropolitan area. Individuals, groups, and governments have a responsibility to appreciate and assess their respective contributions, both positive and negative, to a shared natural environment. To be responsible stewards they must determine how best to integrate such considerations into their planning and decision-making processes.

All the other Plan elements tie to the environment including topics such as: land management through municipal planning and development regulation; design of housing and neighborhoods; availability of travel options; provision of water, sanitary sewer, waste disposal, storm drainage, and other public services; and planning for recreation and

enjoyment of the outdoors. Consideration of prudent resource conservation practices requires a holistic view of the community and how it interacts with, benefits from, and manages the integrity of its natural “infrastructure.”					
Goal ENV: 3	Efficient use and conservation of water resources.	The landscape irrigation will be predominantly drip irrigation, providing an efficient system supporting the landscape elements. <i>The landscape requirements have been reviewed by city staff and are deemed acceptable to meet this criterion.</i>	X		
Goal ENV: 4	Reduced energy consumption and solid waste generation by residents, businesses, and the City.	All light fixtures will be high efficiency LED and all HVAC equipment will have energy efficient ratings. Recycling practices will be in place for appropriate waste streams. <i>The site plan has been reviewed by city staff and are deemed acceptable to meet this criterion.</i>	X		
Policy ENV: 6	Reduce excessive noise and outdoor lighting levels.	All service functions will be performed within the facility and access doors are oriented away and/or screened from view of the adjacent neighborhood reducing noise concerns. All site lighting will be fully shielded and light levels will be maintained at a low level security foot candle  <i>The landscape requirements have been reviewed by city staff and are deemed acceptable to meet this criterion. The PD further clarifies operations, number of vehicle truck trips,</i>	X		
Policy ENV: 8	Encourage energy efficiency and other “green” building practices, including adaptive reuse whenever possible.	The facility will be designed to meet the requirements of the 2012 IECC and we will be utilizing living walls as screening elements on site. <i>The site plan has been reviewed by city staff and are deemed acceptable to meet this criterion.</i>	X		
<b>Special Areas and Design</b>					
Goal S&D: 4	Roadway corridors that fulfill their primary transportation functions for drivers, pedestrians, cyclists, and public transit while advancing the community’s economic development, housing, and aesthetic interests.	Access to this site will be via an established street off of Mineral Avenue.  <i>The subject property is currently zoned to allow an office building and office use. An office use would likely generate more vehicle trips at peak hours and lunch hours and would have a more significant impact on the traffic on Mineral. The proposed use is not open to the public and the vehicle truck trips are limited to two per day. It appears the proposed development meets this criterion.</i>	X		