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CITY OF LITTLETON, COLORADO

Resolution No. 02

Series, 2021

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
LITTLETON, COLORADO, RECOMMENDING APPROVAL OF THE
SIXTH AMENDMENT TO AREA K OF THE SOUTHBRIDGE PLANNED
DEVELOPMENT PLAN**

WHEREAS, the Planning Commission of the City of Littleton, Colorado, held a public hearing at its regular meeting of June 14, 2021 to consider a proposed amendment to the Southbridge PD Plan Area K, on a property more specifically described in Exhibit A, which is attached hereto and made a part hereof by this reference; and

WHEREAS, following the hearing, the planning commission considered evidence and testimony concerning the proposed amendment; and

WHEREAS, the planning commission finds in fact that the proposed planned development amendment is consistent with the policies and guidelines established in the city's comprehensive plan; and

WHEREAS, the planning commission finds in fact the proposed planned development amendment encourages more creative and effective use of land and public or private services, and accommodates changes in land development technology so that the resulting economies benefit the community; and

WHEREAS, the planning commission finds in fact the proposed planned development amendment has no bearing on the intent to 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; and

WHEREAS, the planning commission finds in fact the proposed planned development amendment encourages innovative development of all land uses to meet the contemporary needs of the community by providing for a greater variety and mix of uses on the parcel; and

WHEREAS, the planning commission finds in fact the proposed planned development amendment provides a process which relates the design and development of the site to the particular characteristics of the site; and

WHEREAS, the planning commission finds in fact the proposed planned development amendment requires the nature and intensity of development to be supported by adequate utilities, transportation networks, drainage systems, and open spaces to serve the development, and minimizes impacts on adjacent existing and future development; and

47 **WHEREAS**, the planning commission finds in fact the proposed planned
48 development amendment is in the best interest of the city and will promote the public health, safety,
49 and welfare of the city's inhabitants.

50
51 **NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING**
52 **COMMISSION OF THE CITY OF LITTLETON, COLORADO, THAT:**

53
54 **Section 1.** The planning commission does hereby recommend that city council
55 approve the proposed sixth amendment to the Southbridge planned development Area K,
56 specifically described in Exhibit B, which is attached hereto and made a part hereof by this
57 reference.

58
59 INTRODUCED, READ AND ADOPTED at a regularly scheduled meeting of the
60 Planning Commission of the City of Littleton, Colorado, on the 14th day of June, 2021, at 6:30
61 p.m. at the Littleton Center¹, 2255 West Berry Avenue, Littleton, Colorado.

62
63
64 ATTEST:

65
66
67 _____
68 Wendy Shea-Tamag
69 DEPUTY CITY CLERK

Craig Coronato
CHAIR

70
71 APPROVED AS TO FORM:

72
73
74 _____
75 Reid Betzing
76 CITY ATTORNEY



77
78
79
80 ¹ *Due to COVID19, the City of Littleton is providing virtual coverage of planning*
81 *commission meetings to protect the health of citizens, commissioners, and staff. Meetings will not*
82 *be held at the Littleton Center until further notice.*
83

Exhibit A
Legal Description

A TRACT OF LAND SITUATED ON LOT 1, SOUTHBRIDGE FILING NO. 3 AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 44 AT PAGES 9 AND 10 IN THE RECORDS OF ARAPAHOE COUNTY, AND LOCATED IN THE NE ¼ OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, SOUTHBRIDGE FILING NO. 3; THENCE NORTH 89°49'10" EAST ALONG THE NORTH BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 200.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°49'10" EAST, ALONG SAID NORTH BOUNDARY LINE, A DISTANCE OF 694.07 FEET; THENCE SOUTH 00°10'50" EAST, A DISTANCE OF 378.90 FEET TO A POINT ON A NON-TANGENT CURVE TO THE NORTHERLY RIGHT-OF-WAY OF WEST MINERAL AVENUE CUL-DE-SAC, WHENCE THE CENTER OF SAID CURVE BEARS SOUTH 00°10'50" EAST; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 65.00 FEET AND A CENTRAL ANGLE OF 68°42'53", A DISTANCE OF 77.95 FEET; THENCE SOUTH 89°49'10" WEST, A DISTANCE OF 635.67 FEET TO A POINT 200.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) THE WEST BOUNDARY LINE OF SAID LOT 1; THENCE NORTH 00°06'53" EAST, PARALLEL WITH THE SAID WEST BOUNDARY LINE, A DISTANCE OF 420.31 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SOUTHBRIDGE PLANNED DEVELOPMENT SIXTH AMENDMENT OF AREA K

A TRACT OF LAND SITUATED ON LOT 1, SOUTHBRIDGE FILING NO. 3
NE 1/4 OF SEC. 33, T5 S, R68 W OF THE 6TH P.M.
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO
CASE NUMBER: APD21-0001

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	SECTIONS
3	RENDERINGS

PLANNED DEVELOPMENT NOTES:

1. ZONING: PD-C - A PORTION OF AREA K OF THE SOUTHBRIDGE PD.
2. PARKING: PER CITY OF LITTLETON CODE.
3. MINIMUM SETBACKS: SEE CHART
4. STRUCTURAL DEVELOPMENT: SITE AND ARCHITECTURAL DESIGN THROUGHOUT THE PROJECT SHALL BE INTEGRATED AND CONTROLLED TO PRESENT A UNIFIED DESIGN THEME. THIS DESIGN UNITY SHALL BE IMPLEMENTED THROUGH THE USE OF A COMMON ARCHITECTURAL STYLE THAT REFLECTS CONTINUITY OF SCALE, COLOR, AND SHAPE.
5. THE PROPOSED RECONDITIONING-ADMINISTRATIVE BUILDING FOR THE MCDONALD AUTOMOTIVE GROUP PRESENTS A CONTEMPORARY OFFICE BUILDING FEEL WITH AN ATTENTION TO 360 DESIGN FEATURES. THE BUILDING'S EXTERIOR INCLUDES MULTIPLE FINISHES, TEXTURES AND COLORS PRESENTING A CLEAN, TIMELESS DESIGN ASSOCIATED WITH NEWER BUILDINGS CONSTRUCTED IN THE AREA. THE PRIMARY WALL STRUCTURE WILL BE A COMBINATION OF TEXTURED AND GROUND-FACE CMU WITH HORIZONTAL RIBBED METAL PANEL AT THE UPPER PORTION OF THE ELEVATION. INSULATED, FIXED GLAZING SYSTEMS WILL BE UTILIZED ON ALL FOUR BUILDING FACES. VEHICLE ACCESS POINTS TO THE BUILDING HAVE BEEN ORIENTED TO FACE AWAY FROM THE RESIDENTIAL AREA TO THE NORTH. ACCESS POINTS THAT MAY BE VISIBLE TO THE ADJACENT NEIGHBORHOOD TO THE NORTH HAVE BEEN MINIMIZED AND THOSE THAT EXIST ARE SCREENED WITH A LIVING WALL CONCEPT WHICH IS IDENTIFIED ON THE RENDERED IMAGES. SITE FEATURES INCLUDE AN ENHANCED LANDSCAPE BUFFER WITH A DENSE, MULTILAYER PLANTING INCORPORATING BOTH EVERGREEN AND CONIFEROUS SPECIES ALONG THE FULL NORTH PROPERTY LINE SEPARATING THIS SITE FROM THE RESIDENTIAL AREA. THE BUFFER AREA WILL ALSO INCLUDE A WALKING PATH WITH SEATING AREAS ACCESSIBLE FOR USE BY THE ADJACENT NEIGHBORS. THERE WILL BE A SECURITY FENCE AROUND THE PERIMETER OF THE SITE MEETING CITY STANDARDS, PERMITTED SEPARATELY. SITE LIGHTING WILL BE DESIGNED TO BE MINIMUM LOW-LEVEL SECURITY LIGHTING WITH FULL CUT-OFF LED FIXTURES AND NO LIGHT TRESPASS.
6. DRAINAGE: ON-SITE DETENTION IS THE RESPONSIBILITY OF THE OWNER, HIS HEIRS, SUCCESSORS, AND ASSIGNEES.
7. FENCES: ALL FENCING REQUIRES THE PRIOR APPROVAL AND A FENCE PERMIT ROM THE CITY OF LITTLETON. FENCING SHALL BE WOOD, MASONRY, OR WROUGHT IRON WITH A MAXIMUM HEIGHT OF 6 FEET. BARBED AND/OR RAZOR WIRE IS NOT PERMITTED.
8. MAXIMUM BUILDING HEIGHT: 30 FEET WITHIN 150 FEET OF RESIDENTIAL, 45 FEET FOR THE REMAINDER OF THE SITE, MEASURED PER CITY CODE.
9. THE REQUIRED 50-FOOT LANDSCAPE BUFFER SHALL INCLUDE A VARIETY OF TREES AND SHRUBS TO PROVIDE A VISUAL SCREEN FROM THE ADJACENT RESIDENTIAL DEVELOPMENT TO THE NORTH.
10. THE DETENTION POND SHALL BE SCREENED AND MAINTAINED LANDSCAPING AND MATERIALS AND CLEAR OF DEBRIS
11. UTILITIES: PROPOSED POWER AND COMMUNICATIONS UTILITIES WILL BE INSTALLED UNDERGROUND AND EASEMENTS SHALL BE GRANTED AS NECESSARY. ABOVE-GROUND APPURTENANCES SHALL BE LOCATED AND SCREENED FROM VIEW. GROUND LEVEL MECHANICAL SYSTEMS SHALL BE SCREENED. FIRE HYDRANTS WILL BE PROVIDED IN ACCORDANCE WITH LITTLETON FIRE DEPARTMENT REQUIREMENTS.
12. TRASH: EXTERIOR STORAGE OF TRASH SHALL BE SCREENED FROM VIEW. TRASH ENCLOSURE SHALL BE CONSTRUCTED OF MATERIALS THAT COMPLIMENT THE MAIN BUILDING MATERIALS.
13. DAMAGED CURB, GUTTER, AND SIDEWALK ADJACENT TO THIS SITE SHALL BE REPLACED BY THE OWNER PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
14. CONSTRUCTION TRAFFIC SHALL BE REQUIRED TO ACCESS THIS SITE FROM THE PRIVATE CUL-DE-SAC TO THE EAST.
15. FINAL ACCESS POINTS SHALL BE ESTABLISHED ON THE FINAL SITE DEVELOPMENT PLAN
16. VEHICLE DELIVERY AND PICKUP TO OCCUR ON DESIGNATED AREAS ON PRIVATE LOT AND SHALL NOT OCCUR ON PUBLIC STREET.
17. MAX OF 1 HAULER OR DELIVERY TRUCK ON SITE /DAY. AVERAGE OF 5 VEHICLE HAULERS OR DELIVERY TRUCKS ONSITE PER WEEK.
18. VEHICLE TRUCKS AND INDIVIDUAL VEHICLE TRIPS MUST REMAIN ON ESTABLISHED TRUCK ROUTES.
19. OPERATIONS AND SITE PLAN WILL LIMIT GLARE, NOISE, AND LIGHT TRESPASS.

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED ON LOT 1, SOUTHBRIDGE FILING NO.3 AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 44 AT PAGES 9 AND 10 IN THE RECORDS OF ARAPAHOE COUNTY, AND LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, SOUTHBRIDGE FILING NO. 3;THENCE NORTH 89°49'10" EAST ALONG THE NORTH BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°49'10" EAST, ALONG SAID NORTH BOUNDARY LINE, A DISTANCE OF 694.07 FEET, THENCE SOUTH 00°10'50" EAST, A DISTANCE OF 378.90 FEET TO A POINT ON A NON-TANGENT CURVE TO THE NORTHERLY RIGHT-OF-WAY OF WEST NIMERAL AVENUE CUL-DE-SAC, WHENCE THE CENTER OF SAID CURVE BEARS SOUTH 00°10'50" EAST, THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 65.00 FEET TO A POINT 200.00 FEET EAST OF,(AS MEASURED AT RIGHT ANGLES), THE WEST BOUNDARY LINE OF SAID LOT 1; THENCE NORTH 00°06'53" EAST, PARALLEL WITH THE SAID WEST BOUNDARY LINE, A DISTANCE OF 420.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 290,353 SQ.FT. 6.666 ACRES, MORE OR LESS.

OWNERSHIP AND APPROVAL CERTIFICATION SIGNATURE BLOCK:

I, _____, OWNER, OR DESIGNATED AGENT THEREOF, DO HEREBY AGREE THAT THE ABOVE DESCRIBED PROPERTY WILL BE DEVELOPED IN ACCORDANCE WITH THE USES, RESTRICTIONS, AND CONDITIONS CONTAINED IN THIS SDP. 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 INTO COMPLIANCE WITH THIS SDP, OR WITH ANY SUBSEQUENT AMENDMENTS HERETO.

SIGNATURE _____

ACKNOWLEDGEMENT:

STATE OF _____
JSS
COUNTY OF _____

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

BY _____ AS _____ OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

COMMUNITY DEVELOPMENT

APPROVED THIS _____ DAY OF _____, 20____, BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.

DIRECTOR OF COMMUNITY DEVELOPMENT

CLERK AND RECORDER CERTIFICATE

THIS DOCUMENT WAS FILED FOR RECORDS IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF _____ COUNTY AT _____ M. ON THE _____ DAY OF _____, 20____, IN BOOK _____, PAGE _____, RECEPTION NO. _____.

COUNTY CLERK AND RECORDER

BY: _____ DEPUTY

APPLICANT/DEVELOPER:
COMMERCIAL BUILDING SERVICES
7561 S. GRANT ST.
SUITE A-4
LITTLETON, CO 8012
(303) 730-3001

CIVIL ENGINEER:
ACTION CIVIL ENGINEERING
9777 PYRAMID CT., SUITE 225
ENGLEWOOD, CO 80112
(720) 826-3965

OWNER
BOYER PROPERTY MANAGEMENT, LLC
7590 S BROADWAY
CENTENNIAL, CO 80122

LAND USE DATA		
	EXISTING ZONING AND STANDARDS	PROPOSED ZONING AND STANDARDS
ZONING	PD-C	PD-C
LAND USE	OFFICE PARK	OFFICE, AUTOMOTIVE SERVICE (NOT TO INCLUDE AUTO-BODY REPAIR, VEHICLE PAINTING, WRECKING YARD OR DEMOLITION OPERATIONS, OR INDUSTRIAL ASSEMBLY, AND NOT OPEN TO THE GENERAL PUBLIC) AND VEHICLE STORAGE
SITE AREA	6.66 AC	6.66 AC
PRIVATE UNOBSTRUCTED OPEN SPACE (PER LOT)	20%	25%
SETBACKS		
SIDE (EAST)	0 FT	155.7'
SIDE (WEST)	0 FT	165.8'
REAR (NORTH)	50 FT**	92.5'
FRONT (SOUTH)	0 FT	303.6'
MAX. BUILDING HEIGHT	30 FT (WITHIN 150 FT OF RESIDENTIAL)	30 FT (WITHIN 150 FT OF RESIDENTIAL), 45 FT MAXIMUM
PARKING SPACES PER SDP	1/300 GFA	139
MAXIMUM VEHICLE STORAGE		483
PARKING SETBACK		
SIDE (EAST)	10 FT	8.4 FT
SIDE (WEST)	10 FT	26.7 FT
REAR (NORTH)	50 FT***	50.5 FT***
FRONT (SOUTH)	5 FT	64.7 FT
ADDITIONAL REQUIREMENTS		
GROSS FLOOR AREA (GFA)	NO EXISTING REQUIREMENT	42,200 SQ.FT., 2 STORY
LANDSCAPE BUFFER BETWEEN RESIDENTIAL DEVELOPMENT TO THE NORTH	50 FT	50 FT

*50' BUFFER ADJACENT TO RESIDENTIAL ZONE
**IF ADJACENT TO PD-R, OTHERWISE 10 FT
***IF ADJACENT TO PD-R, OTHERWISE 5FT



VICINITY MAP
1" = 2000'

REVISION DESCRIPTION	
1	SUBMITTED TO LITTLETON
2	SUBMITTED TO LITTLETON
3	SUBMITTED TO LITTLETON

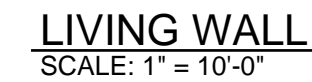
DATE	#	DRN	CHK	DSG
10/07/20	1			
4/9/21	2			
6/1/21	3			

TWD	TWD
-----	-----

SOUTHBRIDGE PLANNED DEVELOPMENT SIXTH AMENDMENT OF AREA K	1151 WEST MINERAL AVE., LITTLETON, COLORADO
---	---

ACTION CIVIL ENGINEERING 9777 PYRAMID CT, SUITE 225 ENGLEWOOD, CO 80112 720.826.3965 tdenning@actioncivileng.com	JOB NO. 2013 SCALE --- PLOT DATE 6/3/2021 SHEET 1 OF 3
---	---

CASE NUMBER: APD21-0001



SECTIONS
SCALE: 1" = 10'-0"



ACTION CIVIL ENGINEERING 9777 PYRAMID CT, SUITE 225 ENGLEWOOD, CO 80112 720.826.3965 tdenning@actioncivileng.com										SOUTHBRIDGE PLANNED DEVELOPMENT SIXTH AMENDMENT OF AREA K ***** 1151 WEST MINERAL AVE., LITTLETON, COLORADO SECTIONS										SUBMITTED TO LITTLETON 4/9/21 SUBMITTED TO LITTLETON 6/1/21 									
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MCDONALD RECONDITIONING CENTER DEVELOPMENT PLAN

CASE NUMBER: APD21-0001

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY



<div><div>COMMERCIAL BUILDING SERVICES INC.</div><div>7561 S. GRANT ST. A-4 LITTLETON, CO 80122 303.730.3001 www.cbsconstruction.com</div></div>		RENDERINGS		SOUTHBRIDGE PLANNED DEVELOPMENT SIXTH AMENDMENT OF AREA K ----- 1151 WEST MINERAL AVE., LITTLETON, COLORADO		DSS		DRN	#	DATE	REVISION DESCRIPTION
									1	10/07/20	SUBMITTED TO LITTLETON
									2	4/9/21	SUBMITTED TO LITTLETON
									3	6/1/21	SUBMITTED TO LITTLETON
		DSS									
								CHK			
						DSS		DSG			