



4th Amendment – Newton Property General Planned Development Plan (Aspen Grove)

October 5, 2021

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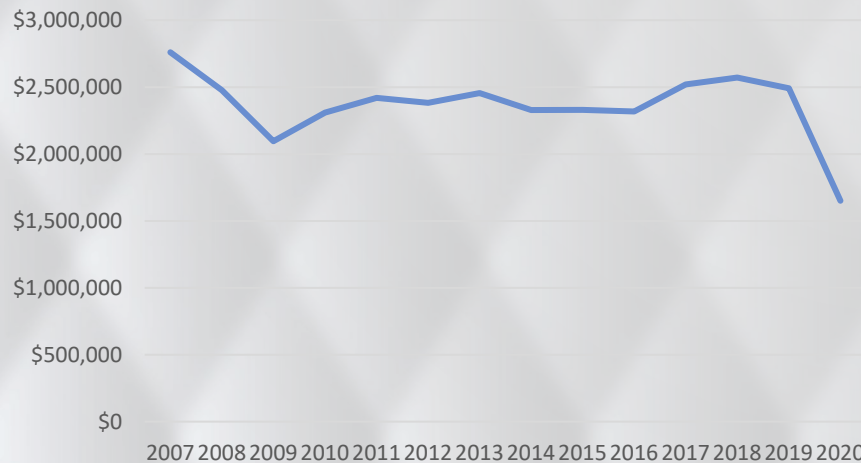
Purpose

- Applicant requests approval of the proposed 4th Amendment
 - Allows residential uses on property
 - Allows additional height
- Decision based on six PD review criteria (Section 10-2-23 B of the Littleton Code)

Background

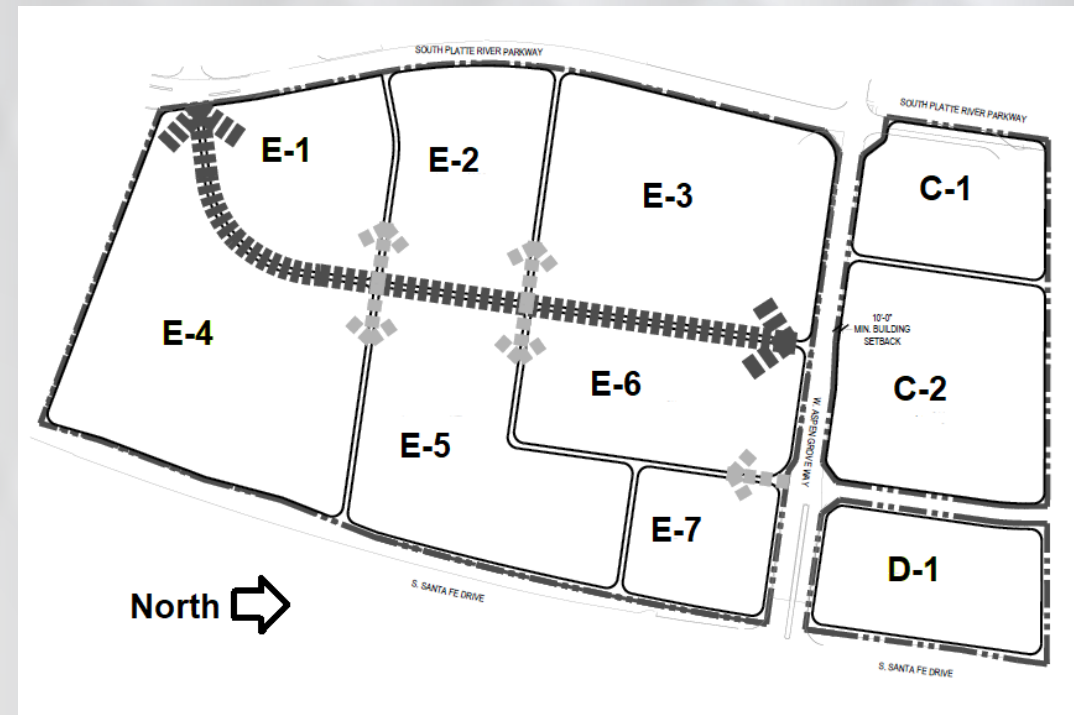
- 32.7 acres
- 1995 Annexation
- 1996 Zoning (PD-I)
- 2001 – 2003 Built
- 2016 Gerrity purchase of 268,000 square feet “open air” shopping center

Aspen Grove
Total Sales Tax Revenue by Year



Application Details

- 10 planning areas
- Vertically mixed uses
- At least 125,000 sq. ft. commercial
- No more than 2,000 residential units
- Heights range from 30 feet to 85 feet (currently allowed 65 feet)
- Main St. “Lifestyle Center”



Neighborhood Outreach

- Two virtual meetings
 - March 24, 2021
 - July 21, 2021
- Development Activity List
- Public hearing notice
 - 220 mailed notices
 - Property signs posted
 - Website
 - City postings
- Emails and phone calls



Application Materials

- In Legistar Packet
 - Staff Report with City analysis
 - Letter of intent from applicant
 - Applicant's code analysis
 - Outstanding referral response
- Found on the DAL
 - Review comments and responses
 - Drainage Report
 - Traffic Study
 - Title
 - Letter of authorization

Staff Analysis

Items for Council to consider

- Density
- Height / views
- Traffic
- Affordability
- Fiscal impacts

Review Criteria (found in Sec 10-2-23B of Littleton Code)

- Creative/effective land use + economic benefits
- Residential efficiency for all types soc. & eco. Status
- Innovation, contemporary needs, mix of uses
- Process for particular characteristics
- Supported by infrastructure, minimize impacts
- Consistent with comprehensive plan

Recommendations

Planning Commission Recommends Approval with Conditions:

- 50 foot wide unobstructed open space near Wolhurst
- Public roof top amenities
- Residential uses table
- RTD and Carson Nature Center connections
- Miscellaneous errors
- Change density from 2,500 to 2,000
- Max. height 30 feet within 200 feet of Wolhurst

All conditions addressed and resolved

Staff Recommendation: Approval of Ordinance 22-2021