



Legislation Details (With Text)

File #:	Ordinance 98-2015	Name:	
Type:	Ordinance	Status:	Second Reading
File created:	9/25/2015	In control:	City Council
On agenda:	11/3/2015	Final action:	
Title:	Ordinance on second reading approving the amended general planned development plan for Littleton Village		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Ordinance No 98-2015, 2. Vicinity Map, 3. Replat 5 of Littleton Village, 4. Letter of Intent, 5. Amended General Planned Development Plan		

Date	Ver.	Action By	Action	Result
11/3/2015	2	City Council	approved	Pass

Agenda Date: 11/03/2015

Subject:

Ordinance on second reading approving the amended general planned development plan for Littleton Village

Presented By: Andrea Mimnaugh, AICP, Planning Manager

POLICY QUESTION:

Does city council support amending the Littleton Village PD Plan?

BACKGROUND:

The Littleton Group, L.L.C. is proposing an amendment to Minor Amendment #1 to Major Amendment #1 of the Littleton Village General Planned Development Plan (PD Plan), located at the northeast corner of South Broadway and East Dry Creek Road. The requested amendment relates to development of drive-through facilities at future pad sites in the PD Plan's Village Plaza District and proposes language to clarify which documents take precedence with respect to design requirements.

Littleton Village is a mixed-use development on approximately 77 acres, zoned PD-R (Planned Development Residential) and PD-C (Planned Development Commercial). The PD Plan allows for up to 250,000 square-feet of commercial space, including a main street-style commercial area and 900 residential dwelling units. First approved by city council in 2006, it was amended in 2013 at the request of its owner, WIP Littleton Village, L.L.C., to realign streets and development parcels. More recently, two administrative amendments were approved by staff related to sewer capacity, density transfers, and joint use of vehicle access, parking and open space.

The PD Plan includes site planning standards and a separate more detailed document that establishes architectural and urban design standards and guidelines that are enforced by both the Littleton Village Architectural Control Committee and the city.

On September 28, 2015, the planning board held a public hearing on the application and voted to postpone the meeting to October 12, 2015 to obtain more information on the application. Staff will provide an update in the council communication for second reading regarding the outcome of the October 12 meeting and will include copies of any resolution passed by the board.

STAFF ANALYSIS:

Project Description and Proposed GPD Modification

The proposal before city council amends the site planning standards to allow the setback along Village Park Drive to increase from a maximum of 10-feet to 20-feet. The area proposed for amendment runs along both sides of Village Park Drive from the right-of-way line of South Broadway extending 225 feet to the east. The purpose of the amendment is to provide flexibility to accommodate drive lanes of drive-thru facilities for two anticipated pad sites at the intersection of Village Park Drive and South Broadway, as depicted in Attachment 3 (proposed subdivision of the Village Plaza District). The applicant has provided a schematic for one of the two lots as an attachment to the letter of intent.

The PD Plan allows for up to three drive-through facilities within the development. The proposal would not change the number of allowable drive-throughs, and all drive-through facilities would be subject to the PD Plan's site development standards and the Littleton Village urban design standards and guidelines.

Consistency with the Comprehensive Plan

Section 10-12-1 of the city's zoning ordinance requires that amendments are consistent with the goals and policies of the comprehensive plan and promote the general welfare of the community. It is staff's opinion that the proposed amendment is consistent with the goals and policies of the city's comprehensive plan and promotes the general welfare of the community.

Planned Development District

Section 10-2-23(E)(4)(a) of the city code states that the planning board shall base its recommendation on the conformance of the proposed plan with the stated intent of the Planned Development District:

10-2-23(A): Intent: The Planned Development (PD) District is hereby created to promote the public health, safety, and general welfare by allowing more flexible development based upon a comprehensive, integrated plan.

10-2-23(B) Application and Intent: Further, in the application of this section is the intent of the city council to:

1. Encourage more creative and effective use of land and public or private services, and to accommodate changes in land development technology so that the resulting economies benefit the community.

The Littleton Village PD Plan envisions a main street-style development on Village Park Drive, the primary entrance to the development's shopping center. As such, the PD Plan includes dimensional standards and design standards and guidelines to achieve the desired outcome.

The PD Plan allows up to three drive-through facilities within the shopping center. A conflict arises within the plan for the two anticipated pad sites that are located on the corner of Village Park Drive and South Broadway: the dimensional standards require build-to setbacks along Village Park Drive from 0- to 10-feet, however, the drive lane for the drive-through necessitates a greater setback. The applicant's request to increase the allowable setback to 20-feet is intended specifically for the purpose of allowing drive-through facilities at the two pad sites at the entrance to the shopping center.

Staff believes that accommodating drive-through facilities at the entrance to the shopping center can be consistent with the intent of the main street-style development envisioned for Village Park Drive as follows:

- The majority of Village Park Drive will retain the existing 0- to 10-foot setback requirement; the modification would apply only to the western 225-feet of the street (both sides);
 - Pedestrian access to the site can occur over the drive lane, provided the design of the crosswalk is designed for safety; and
 - The Architectural and Urban Design Standards require architectural details for all facades facing a street, which emphasizes the main street-style development in cases where the building's front façade may not be on Village Park Drive:
 - o Section 3.10 Facades: requires that the front of facades include a minimum of 50 percent of the ground floor street façade for windows and doors.
 - o Section 4.1.1 Retail Uses: requires that a retail use incorporate architectural details such as canopies, overhangs and multiple building materials into any retail building under 50,000 square feet.
2. 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.

Not applicable.

3. Encourage innovative development or development of all land uses to meet the contemporary needs of the community by providing for a greater variety and mix of uses including those which may coexist on the same parcel or within the same building as shown on an approved general planned development plan.

Drive-through businesses provide convenience to customers while maintaining the main street-style development on Village Park Drive and the pedestrian-orientation of Littleton Village.

4. Provide a process, which relates the design and development of a site to the particular characteristics of the site.

The area of Village Park Drive closest to South Broadway is a logical location for the development of drive-through businesses.

5. Require that the nature and intensity of development be supported by adequate utilities, transportation network, drainage systems, and open space to serve the development, and to minimize impacts on adjacent existing and future development.

The development along Village Park Drive will be for smaller-scale retail shops and restaurants. Drive-through uses at the pad sites adjacent to South Broadway should have minimal impacts on adjacent uses for the reasons stated in Criterion #1, above.

6. Encourage development that is consistent with the policies and guidelines established in the adopted comprehensive plan for the area and the city.

See justification under "Consistency with the comprehensive plan."

FISCAL IMPACTS:

Capital facility impact fees will be collected at the time of building permit issuance for the properties.

STAFF RECOMMENDATION:

Staff finds the proposed amendment to Minor Amendment #1 to Major Amendment #1 of Littleton Village GDPD complies with the goals and policies of the city's comprehensive plan and the South Neighborhood Plan and promotes the general welfare of the community. Staff finds the proposed planned development plan meets the criteria for the Planned Development District. Staff recommends that the city council approve the project.

PROPOSED MOTION:

I move to approve on second reading the ordinance approving the amended general planned development plan for Littleton Village.