



Legislation Details (With Text)

File #: PC Reso 17-2017
Name:
Type: PC Resolution
Status: Public Hearing
File created: 6/23/2017
In control: Planning Commission
On agenda: 7/10/2017
Final action: 7/10/2017
Title: Resolution concerning a Planned Development Overlay for 5630 South Curtice Street
Sponsors:
Indexes:
Code sections:

Attachments: 1. PC Reso 17-2017 Views at Curtice Revised, 2. Application and Attachments, 3. Neighborhood Meeting Information, 4. Vehicle Turning Templates, 5. Applicant Comprehensive Plan Analysis, 6. PDO Plan Set, 7. Letter in Opposition to the Project

Date	Ver.	Action By	Action	Result
7/10/2017	1	Planning Commission	denied	Pass

Agenda Date: July 10, 2017

Subject:

Resolution concerning a Planned Development Overlay for 5630 South Curtice Street

Presented By: Jocelyn Mills, Community Development Director

APPLICATION SUMMARY:

Project Name: The Views at Curtice Street

Application Type: Planned Development Overlay

Location: 5630 South Curtice Street

Size of Tract: 8,910 sq.ft.

Zoning: CA (existing); CA with PDO (proposed)

Applicant: Mike Rageth, Design Edge

Owner: Nezar Aweeda, 5630 Curtice, LLC

Project Description: Proposal for townhomes on one lot with request for variations to the front building setback, building height, and drive land width

PROCESS:

➤ Planned Development Overlay

(decision by planning commission)

Subdivision Exemption - *(this application was submitted prior to the code amendments to subdivision exemption chapter of Title 11 so continues review under the prior subdivision exemption code)*
(administrative review)

Site Development Plan
(administrative review)

The planning commission must base its decision on its compliance with the Planned Development Overlay (PDO) criteria, including its compatibility with the comprehensive plan and the Downtown Littleton Design Standards and Guidelines (DDSD).

Following the planned development overlay, the applicant's next and final steps in the development review process before issuance of a building permit are to obtain administrative approval of a subdivision exemption and a site development plan.

LOCATION:

The subject property consists of two lots on South Curtice Street between Main Street and Powers Street within a mixed-use neighborhood. The 5600 block of Curtice Street includes predominantly older buildings within a mixed-use block. Notable buildings on the block include the Louthan House, a designated historic landmark that is home to the terracotta Café, and the Spotswood House, also a designated historic landmark that is used for a child development center.



Figure 1.
Vicinity Map
The Views at Curtice Street



Figure 2.
Street View of 5630 South Curtice Street as it exists today

BACKGROUND:

The subject property is 8,910 sq.ft. in size in a mixed-use area of the Downtown Neighborhood, one half block north of Main Street. It is located within the Downtown Neighborhood Plan of the Comprehensive Plan and Subarea #4 of the Littleton Downtown Design Standards and Guidelines. The property is zoned CA (Central Area District), which permits a variety of residential and commercial uses. The existing commercial building on the lot will be demolished.

In addition to the proposed PDO, the applicant has submitted a subdivision exemption application to combine the two parcels that make up the existing property, and a site development plan that provides the specific site details, drainage, grading, utility and civil construction details.

PROJECT DESCRIPTION:

The applicant proposes townhome development on an 8,910 sq.ft. infill property within the Downtown Neighborhood zoned CA that is requesting variations to certain zoning requirements. Under a PDO, development standards may be varied if the intent of a PDO and design standards, as set forth in 10-9-5 of the zoning code are met. Table 1 compares zoning standards of the proposed PDO with the underlying CA zone district.

Table 1.
Zoning Comparison Chart
Existing CA Zone Requirements and Proposed PDO Zoning Requirements

	Existing CA Zone Requirements	Proposed PDO Zoning Requirements
Lot Area	8,910 sq.ft.	8,910 sq.ft. (no change)
Open Space Required	10 %	10%
Maximum Building Height	3 Stories or 40 ft.	42.5 ft
Building Setbacks		
Front	25.23 (Predominant Front Setback*)	14
Side	0	0

Rear	0	0
Parking Requirements	2 per d.u.	2 per d.u.
Parking Lot Driveway Width	23 ft.	20 ft.
Lighting Requirements	Per city of Littleton, Zoning Ord 10-15	Per city of Littleton, Zoning Ord 10-15
Density	100 Dwelling units per acre	29.33 Dwelling Units per acre (per the Illustrative Plan submitted with the PDO application).

*See section on predominant front setbacks, below, for information on how the setback is calculated.

The above table states the proposed variations from the zoning code (highlighted in yellow): a front building setback of 14 feet where the predominant front building setback is 25.23 feet (see following section for discussion on the calculation of predominant front setbacks); a drive lane width of 20 feet where the required drive lane is 23 feet; and a maximum building height of 42.50 feet.

Illustrative Plans

As required by the operating standards of the zoning code, illustrative plans are required to illustrate how the proposed development could be built under the proposed zoning requirements. The Views at Curtice Street PDO plan set includes illustrative site plan and elevations on sheets 1-3.

The illustrative site plan on sheet 1 contemplates two 3-unit buildings that face each other across a private drive perpendicular to South Curtice Street. Access to the private drive is from the public alley at the rear of the property, while a 14-foot area of unobstructed open space is depicted within the front building setback area. Within the unobstructed open space at the front of the property, three sidewalks are shown that connect the South Curtice Street sidewalk to the townhome units. With respect to building setbacks, the PDO proposes a minimum of 14 feet, (refer to the site development table on sheet 1) and is depicted as such on the illustrative site plan. Along the sides and the rear of the property, building setbacks are proposed at 0 feet, consistent with the CA zone district (refer to the site development table on sheet 1), but shown as 3 feet on the illustrative site plan.

Illustrative building elevations are shown on Sheet 3 of the PDO plan set and depict two 3-story, pitched-roof buildings with a walk-out to a rooftop deck. The units adjacent to South Curtice Street face the street, each with a sidewalk that connects from South Curtice to the entrance of the units.

Design Standards Set Forth in the PDO

The design elements shown in the illustrative plans are captured as detailed design standards as set forth in the design narrative, included on the PDO plan on sheet 1. The design standards address neighborhood character, urban design architecture, landscaping and signage. The following list is a selection of these standards:

- The elevations resemble an urban style house with steep pictured roof, lap siding, front stoop and balconies at the second story level. The level of architectural detail will be provided for all sides of the buildings.
- The primary building material shall be lap siding with accents of brick and board and batten. Changes in

building materials will occur on inside corners.

- Privacy fencing will be provided along the sides of the property.
- Trees and shrubs will be provided in the front setback to transition from the building and the driveway to Curtice Street.
- The existing curb cut on South Curtice street will be eliminated and vehicular access will be allowed from the alley.
- The private drive will be paved with decorative material.

Determination of the 25.23 foot required front setback

In cases where front setbacks are varied, such as exists on the 5600 South Curtice east block face, the city's zoning code requires new development on the block face to be consistent with the established front setbacks, as set forth in section 10-4-1(A)2.

Under section 10-4-1(A)2, the front setback for any new construction on the subject property is 25.23 feet. The applicant has included the predominant front setback calculation on Sheet 1 of the PDO Plan set, which includes a visual of each lot and its existing setback on the block face. As noted earlier, the proposed PDO requests a reduction in the predominant front setback from 25.23 feet to 14 feet.

ANALYSIS:

Criteria Analysis for a Planned Development Overlay:

Section 10-9-5: Development Standards: To take advantage of the flexibility allowed by the PDO regulations, the proposed development must demonstrate special attention to creative, high quality design, and to producing a development that reinforces and compliments citywide and neighborhood design goals and objectives. Plans that demonstrate such attention may qualify for certain variations from the underlying zone district requirements, detailed in this section, provided that such variations can be accomplished without impairing the intent of the land use code while providing a substantial benefit to the city of Littleton. The evaluation of the application, based on the above intent statement, will be applied when the following changes to the underlying zone district are requested:

(A) Height

The applicant is requesting that the maximum building height allowed in the CA zone district be increased from 3 stories or 40 feet to a maximum height of 42.5 feet

(B) Lot Width and Setback

The applicant is requesting that the required 25.23-foot predominant front setback be reduced to 14 feet

(C) Lot size

No request to vary lot size requirements

(D) Open Space

No request to vary open space requirements

(E) Off Street Parking and Loading

The applicant requests to reduce the size of a drive lane from a minimum of 23 feet to 20 feet

(F) Industrial Parking

Not applicable to this application

(G) Parking Garages

Not applicable to this application

(H) Design Guidelines Compatibility

The subject property is in Subarea #4 of the Downtown Design Standards and Guidelines. The applicant's proposed development appears to be consistent with the standards and objectives as follows:

Urban Design:

Objective 4.2.1.o3: To create a generally continuous or consistent building edge to the street, which helps to define a sense of place, and focuses pedestrian activity within the public realm of the street.

Objective 4.2.1.o1: To orient front facades and main entries toward streets and open spaces.

Applicant comment: Sidewalks connect the directly to the street. A community open space is provided within the front setback usable by ownership. Aligning the buildings with the neighbors 15 foot setback on the north allows the property the opportunity to create a consistent building edge.

Staff comment: On the east block face of the 5600 block of South Curtice Street, there is no consistent building edge (setback): setbacks range from 0 feet to 19.6 feet. However, the proposed 14-foot front building setback is consistent with the adjacent two buildings to the north along South Curtice Street. Note that setbacks are measured to the roof overhang. The design standards for the PDO specify that the entrances for units closest to South Curtice Street will face Curtice Street and be connected to the street by sidewalk. These objectives appear to be met.

Pedestrian Access:

Standard 4.2.2.s1: Ground floor uses shall each have a public pedestrian entry directly connected to the public sidewalk along the street.

Standard 4.2.2.s2: Residential access may be off of internal courts. However, these internal courts shall be directly accessible from the street.

Applicant comment: Sidewalks connect the street units directly to the Curtice Street walk, allowing direct access from Curtice Street to internal units. These walks are at a rhythm that is characteristic of the neighboring business to the south and north, providing access directly to Curtice Street, and respectively, Downtown Littleton along Main Street.

Staff comment: The proposed townhome development provides pedestrian access from each unit to the South Curtice sidewalk, connected by sidewalks for some units and an internal court for other units.

Standard 4.2.2.s3: Sidewalks shall be uninterrupted by curb cuts and driveways as much as possible in order to improve and support South Curtice and South Nevada as walkable streets.

Applicant response: The project proposes to remove the existing curb but from the Curtice Street right of way, allowing safer passage for pedestrians to the north, walking to and from downtown Littleton. Incidentally, this completion of the sidewalk and tree lawn along Curtice provides an additional three to four stalls of street parking.

Staff response: The design standards on the PDO plan specify that the existing curb cut on South Curtice Street will be eliminated thereby improving South Curtice Street as a walkable street. The above standards on pedestrian access appear to be met.

Parking Lots and Garage Locations

Objective 4.2.3.o1: To place parking lots and garages to the rear or sides of buildings, rather than in the front of buildings.

Objective 4.2.3.o2: Where visible from the street or public open space, to minimize the visibility of vehicles within parking lots or garages.

Applicant response: A single point of entry from the public alley provides access to the private drive between the two townhome buildings.

Staff response: The applicant's proposed PDO includes a request to reduce the vehicular private drive width that residents will utilize to access their garages. The narrower drive width reduces the percentage of hard surface on the lot as well as its visibility from the South Curtice Street sidewalk. The zoning code standard for a private drive width is 23 feet and the applicant requests a 20-foot width. To justify the request, the applicant has submitted vehicle turning templates to demonstrate that a vehicle with a 19-foot length will be able to access any of the garages, as configured on the illustrative site plan (turning templates are attached to this communication). The city's traffic engineer has reviewed the turning templates and found that the turning radius is adequate. The above objectives appear to be met.

Architecture:

Standard 4.3.1.sa1: Buildings shall be designed to provide human scale, interest and variety while maintaining an overall sense of relationship with adjoining or nearby buildings.

Examples of techniques that meet this objective are:

- **Variation in the building forms such as recessed or projecting bays;**
- **Expression of architectural or structural modules and detail;**
- **Diversity of window size, shape or patterns that relate to interior functions;**
- **Emphasis of building entries through projecting or recessed forms, detail, color or materials;**
- **Variations of material, material modules, expressed joints and details, surface relief, color and texture to scale;**
- **Tighter, more frequent rhythm of column/bay spacing, subdividing the building façade into smaller, more human scaled elements.**

Applicant response: Variation in scale, plane and color are provided on each elevation. Utilizing a steeper pitched roof which complements adjacent homes in the area, the roof is accented with alternately sloped shed dormers providing a contemporary appearance that respects the style of the neighboring businesses. The steeper pitch roof allows us to conform to the residential building form along the block. Providing two buildings that perpetuates the existing with of adjacent businesses provides a continuous rhythm of wall width and void space along the street face.

Staff response: The design standards specify sloped shed dormers to establish variation in building form; building materials include lap siding with accents that include brick and board and batten to provide variety. This standard appears to be met.

Standard 4.3.1.sa2: New buildings and additions to existing buildings shall respect the forms and character of existing older residential buildings in the subarea. Such forms and architectural elements that establish this character are:

- **Sloped roofs such as simple gabled or hipped roofs, with occasional gambrel roofs.**
- **Porches and raised ground floors;**
- **Vertically proportioned windows;**
- **Simple rectangular building forms with 'add-ons' such as bay windows, rear 'sleeping**

porches', vestibules, etc.;

- **Dormers. 4.3.1.sa3 Primary building facades**

Applicant response: The primary material along each face of the building is lap siding, to compliment the character of the Northwest Subarea while contrasting with the masonry construction of Littleton's Main Street District.

Staff response: Shed dormers are a component of the design which is characteristic of the types of architectural features of older buildings within Subarea #4. The proposed additional height of 2.5 feet above the 40 foot maximum allowable height in the CA zone district will exceed building height of neighboring structures (see diagram on sheet 2 of the plan set), however, with the pitched roof design and the compatibility with the older character of the subarea in terms of the front building setback, and contemporary but complimentary architectural features, the additional height will be a generally insignificant with respect to the overall development. It appears that this standard has been met.

Standard 4.3.2.ga1: The primary exterior wall material should be a horizontal lap siding with six inches or less exposed lap. A high quality hardboard material is preferred over wood, metal or vinyl siding.

Standard 4.3.2.ga3: Occasionally, modular red or red-brown brick may be used as a primary exterior wall material.

Standard 4.3.2.ga4: Window, door and storefront framing systems should be composed of either wood, metal clad wood, or metal. Vinyl window frames are strongly discouraged. Replacement windows and storefronts in designated buildings in the Main Street Historic District should match as closely as possible the original framing and materials.

Applicant response: The primary building material on each façade is lap siding. Masonry will be used as an accent material to contrast with the lap siding and provide continuation with the brick construction on Main Street. Board and batten shall also be utilized. Window frames shall be either wood or metal.

Staff comment: The use of lap siding with board and batten and masonry accents are consistent with standards for building materials. Likewise, the use of wood or metal window frames are consistent with the standard for framing systems. The above standards appear to be met.

Consistency with the Citywide Comprehensive Plan and the Downtown Neighborhood Plan:

Citywide Comprehensive Plan

- **Policy 1.1: Generate more opportunities for residents to live, shop, and play where they work and to work, shop and play where they live.**
- **Policy 1.9(b): [Increase] housing diversity and densities to help enliven the street and support the stores and restaurants.**
- **Policy LU-6: Downtown should support a diverse mix of housing options for residents of all ages, incomes, abilities, and family structures.**

The proposed development appears to be consistent with the Citywide Plan as it will provide new housing stock in the Downtown Neighborhood and provides opportunities for work, shop and play.

More specifically, the proposed development will provide more townhome housing units within the

neighborhood, a currently popular housing-type that is easier than a single family home to maintain and that provides proximity to downtown. The diversification of housing within the Downtown Neighborhood has increased densities and will enliven Downtown Littleton.

Downtown Neighborhood Plan

Policy LU-3: The existing character of the Old Downton Neighborhood should be preserved.

The proposed townhome development will utilize many of the architectural elements and building materials of the older, single-family homes in the neighborhood, including pitched roofs, horizontally-oriented windows and lap siding that reinforces the existing character of the Downtown Neighborhood. Please refer to the section above on consistency with the Littleton Downtown Design Standards and Guidelines for further analysis.

REFERRALS:

External referral agency responses were provided by Arapahoe County Public Works and Denver Water. Neither agency had any concerns with the proposal.

NEIGHBORHOOD OUTREACH:

The applicant conducted a neighborhood meeting on January 24, 2017. A copy of the notice, a list of citizens that attended this meeting and topics that were discussed is attached.

Public notice of the planning commission public hearing was sent to all property owners within 700 feet of the subject property.

PUBLIC COMMENT

One letter of opposition was received on February 9, 2017. The email correspondence is attached to this staff communication.

STAFF RECOMMENDATION:

Staff finds that the proposed townhome development PDO to allow a decrease in the front building setback, a building height increase and a narrower private driveway at 5630 South Curtice Street complies with the planned development overlay (PDO) criteria (10-9), including compatibility with the Littleton Downtown Design Standards and Guidelines and the citywide and neighborhood design goals and objectives, and does not impair the intent of the land use code and can be approved.

PROPOSED MOTION:

The planning commission may take the following actions on the application: approve; approve with conditions; continue to a date certain; and deny. A sample motion is provided for each option.

MOTION TO APPROVE AND/IF NECESSARY, WITH CONDITIONS

I move to approve PC Resolution 17-2017, concerning The Views at Curtice Street Planned Development Overlay, located at 5630 South Curtice Street (with conditions, as necessary):

- 1.
- 2.
- 3.

MOTION TO CONTINUE TO A DATE CERTAIN

I move to continue the public hearing on PC Resolution 17-2017, concerning The Views at Curtice Street Planned Development Overlay, located at 5630 South Curtice Street, to _____ (*insert date*) in order to _____.

MOTION TO DENY

I move to deny PC Resolution 17-2017, concerning The Views at Curtice Street Planned Development Overlay, located at 5630 South Curtice Street. The foregoing denial is based on the findings that the proposed work:

Note: Identify criterion or criteria not met and adjust motion accordingly:

- 1.
- 2.
- 3.

Attachments:

1. PC Draft Resolution 17-2017
2. Application and Supplementary Materials
3. Neighborhood Meeting Outreach
4. Vehicle Turning Templates
5. Applicant Analysis
6. Draft PDO Plan Set
7. Citizen Letter in Opposition to the Project