



## Legislation Details (With Text)

<b>File #:</b>	Ordinance 19-2017	<b>Name:</b>	
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<b>File created:</b>	6/28/2017	<b>In control:</b>	City Council
<b>On agenda:</b>	8/15/2017	<b>Final action:</b>	8/15/2017
<b>Title:</b>	An ordinance on second reading approving a rezoning of 6505-09 South Santa Fe Drive into the Santa Fe and Arapahoe General Planned Development Plan to allow for self-storage, garage condos, and a treatment facility with housing and mental health services.		

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Ordinance No.pdf, 2. PC Reso 15-2017, 3. Application and Attachments, 4. Letter of Intent, 5. Applicant's Justification for Rezone and GDPD, 6. Neighborhood Meeting Information, 7. Santa Fe Arapahoe GDPD and Rezoning Plan Set, 8. Illustrative Site Plan - Sutton Property, 9. Illustrative Elevations - Sutton Property, 10. Riverbend Plaza GDPD Amendment, 11. South Santa Fe Corridor Plan, 12. South Platte River Corridor Design Objectives, 13. Letter of Support - Gary Sutton, Property Owner

Date	Ver.	Action By	Action	Result
8/15/2017	2	City Council	denied	Pass
7/18/2017	1	City Council	approved	Pass

Agenda Date: 08/15/2017

### Subject:

An ordinance on second reading approving a rezoning of 6505-09 South Santa Fe Drive into the Santa Fe and Arapahoe General Planned Development Plan to allow for self-storage, garage condos, and a treatment facility with housing and mental health services.

Presented By: Andrea Mimnaugh, Principal Planner

## APPLICATION SUMMARY:

**Project Name:** Santa Fe and Arapahoe General Planned Development Plan (GDPD)

**Application Type:** Rezoning and General Planned Development Plan

**Location:** 6505-09 South Santa Fe Drive

**Size of Subject Property:** 6.01 Acres

**Zoning:** Existing:  
Sutton Property: R-E  
AMHC Property: PD-R, Riverbend Plaza GDPD

Proposed:

Both Properties: PD-I, Santa Fe and Arapahoe GPDP

**Applicant:** Cornerstone RPC Storage L.P.

**Owners:** Gary L. Sutton, 6505 South Santa Fe (Sutton Property)  
All Health Ctr., 6507-09 South Santa Fe (AMHC Property)

**Project Description:** Rezoning request to establish a general planned development plan with PD-I zoning for commercial and industrial uses.

**PROCESS:**

The General Planned Development Plan is the second step in the approval process for the project. The steps are as follows:

General Planned Development Plan and Rezoning

1. June 26, 2017-- planning commission public hearing. Recommended approval to city council.
2. July 18, 2017 - first reading before city council and scheduling the second reading and the public hearing.
3. August 15, 2017-second reading and public hearing before city council
4. Preliminary Plat  
(decision by planning commission)
5. Final Plat  
(decision by city council)
6. Site Development Plan  
(administrative review)

The request is to rezone the property to PD-I under a GPDP. Section 10-2-23 of the city's zoning regulations provides for the planning commission to review GPDPs and make a recommendation to city council. The GPDP is a zoning document that establishes provisions for development, including, but not limited to, uses, location and bulk of buildings and other structures, density, location, percentage of open space and architectural design standards.

Per section 10-2-23(E)4(a) of the city code, the planning commission reviews the GPDP, rezoning application and staff report at a regularly scheduled public meeting. The planning commission may recommend approval of the request, recommend approval with conditions, recommend approval of a higher classification than requested, recommend denial, or table the matter to a date certain, pending the provision of further information, provided the continuance is agreed to by the applicant.

**LOCATION:**

The property is located on the west side of Santa Fe Drive, between the Denver Seminary and the Lee Gulch Overlook Open Space, as shown in Figure 1. The property borders Santa Fe Drive and also the Mary Carter Greenway.

Santa Fe Drive is the city's busiest roadway, carrying an average volume of 54,945 cars per day between Mineral and Bowles Avenue (based on 2015 data). Over the last decade, a number of properties have been redeveloped, diversifying the corridor with a variety of land uses. Nearby uses to the property are the Denver Seminary (north), and the 10-acre Lee Gulch Overlook Open Space and Trailhead (south).

A defining feature of the site is its adjacency to the Mary Carter Greenway. The Greenway extends along the entire length of the South Platte River within the city limits. Like Santa Fe Drive, it is a well-used corridor, popular with pedestrians, bicyclists and kayakers. The proposed Santa Fe and Arapahoe GDPD has approximately 200-foot of frontage along the greenway.

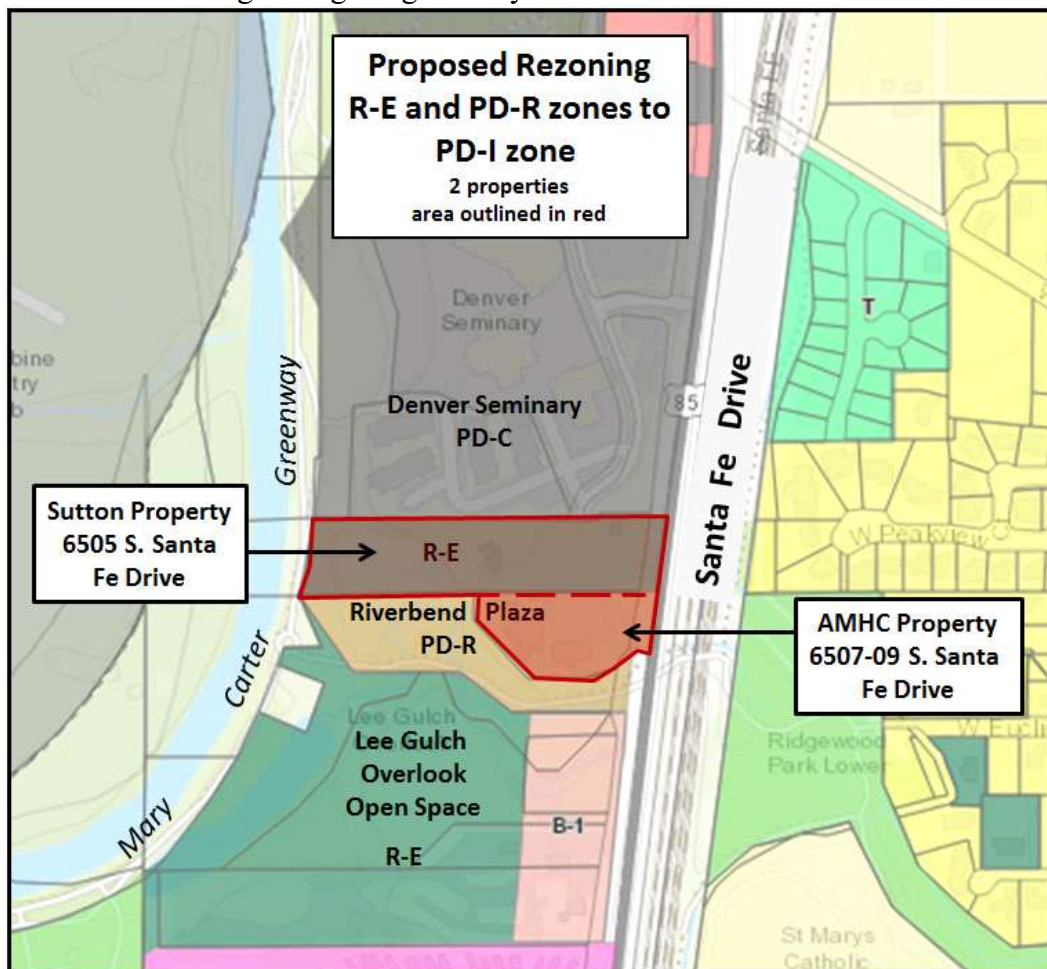


Figure 1.  
Vicinity Map

## BACKGROUND:

The properties within the proposed GDPD are under separate ownership and have not been part of any planned development plan together.

## Properties within the Proposed GDPD

The proposed Santa Fe and Arapahoe GDPD consists of two properties totalling 6.01 acres. The existing zoning of the properties is as follows:

### Sutton Property-6505 South Santa Fe Drive

The Sutton Property is a 4.06-acre property zoned R-E (Residential - Estate). The existing zoning

allows single-family development and group homes on lots with a minimum size of 26,500 square feet. The property is unplatted and has two single-family homes and some large accessory buildings.

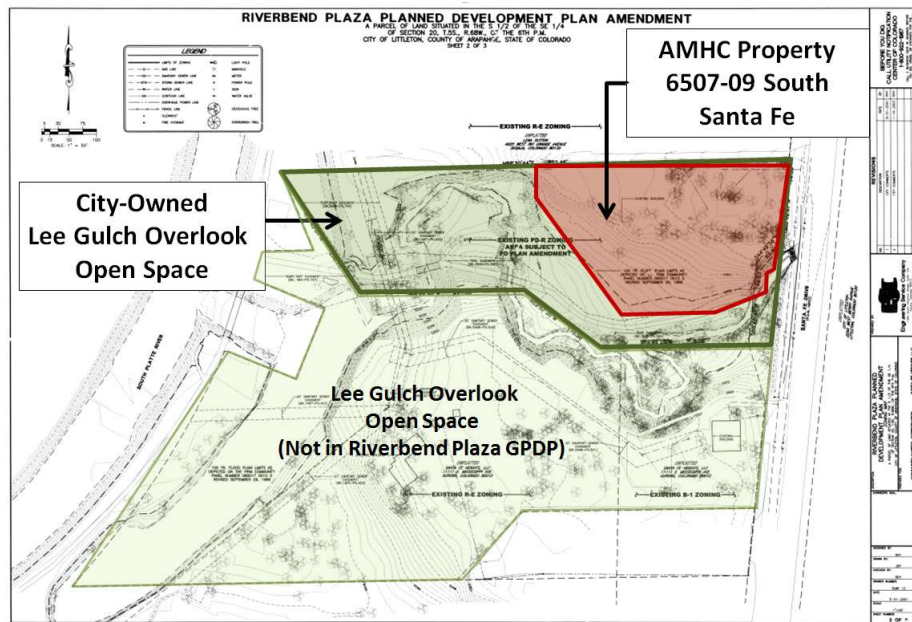
Arapahoe Mental Health Center Property (AMHC)-6507-09 South Santa Fe Drive

The AMHC Property is 1.95-acres zoned PD-R and is one of two lots in the Riverfront Plaza General Planned Development Plan. AMHP operates a mental health treatment facility with treatment housing on the property.



Previous Approvals on the AMHC Property

The AMHC Property is one of two properties in a GPDP known as Riverbend Plaza. The approximately five-acre GPDP was initially approved in 1984 for office use. In 2002, it was amended for the AMHC to locate a facility on the northern two acres, and for city-owned open space on the southern three acres. The city-owned open space is one of seven contiguous parcels that were purchased through a partnership with the Trust for Public Lands, Arapahoe County Open Space, South Suburban Parks and Recreation (SSPR), and the City of Littleton.



### **Project Description:**

The applicant, Fred Gans with Cornerstone RPC Storage, is applying on behalf of the owners of the Sutton and AMHC properties to combine the two properties under one GPDP with PD-I (Planned Development - Industrial) zoning. The proposal includes the following:

#### **Sutton Property**

- **Uses**, as stated on Sheet 2 of 7 under Permitted Land Uses: self-storage and garage condominiums. The planning commission has added a condition of approval to its recommendation to council that the existing residential and structures be permitted to remain until a building permit for redevelopment of the property is issued.
- **Zoning standards**, as stated on Sheet 2 of 7 in the Land Use Summary Chart:
  - Building height: 51 feet in Planning Area-1 (PA-1); 32 feet in Planning Area-2 (PA-2)
  - Setbacks: 100-ft. from Santa Fe Drive; 50-ft from Mary Carter Greenway; 10-ft. from all other property lines.
  - Open space: PA-1:15 percent; PA-2: 20 percent.
  - Parking requirements: 1 space per employee and one space per 100 units.
- **Development standards**, as stated on Sheet 2 of 7 under Development Standards: (Selected Standards)
  - Maximum number of storage units: 800 self-storage units; 35 garage condos.
  - 8-foot privacy fence along property's northern border as a buffer to the seminary to the north.
- **Architectural design standards**, as stated in the development standards, Sheet 2 of 7, shall be reflective of agricultural building forms as set forth in the South Platte River Corridor - Design Development Objectives. The PD Plan includes illustrative elevations to demonstrate how development may occur on the property under the design objectives.

#### **AMHC Property**

- Continued use for a treatment facility. Uses, zoning and development standards and architectural design standards remain as approved on the Riverbend GPDP, except for unobstructed open space,



which is reduced from 50 percent to 40 percent and a front building setback along Santa Fe Drive that is increased from 40 to 80 feet.

The proposed GPDP as presented to the planning commission included a requirement for 30 percent unobstructed open space on the AMHC property. The planning commission added a condition of approval to its recommendation that the unobstructed open space be increased from 30 percent to 40 percent. The plans have been modified by the applicant to reflect planning commission's recommendation.

- Signage. Signage is proposed to be per the Littleton sign code. The proposed PD Plan does include allowance for off-site signage within the GPDP. If the proposed PD Plan is approved, the AMHC property would no longer be within the Riverbend Plaza PD. It would be within the Santa Fe Arapahoe GPDP.

#### Vehicular Access to the Properties

- The following access points are included in the Illustrative Site Plan, Sheet 5 of 7, as a part of the proposed PD Plan, but require further evaluation and approval at time of SDP:
  - A note in the proposed PD Plan connection to Vinewood Street to South Santa Fe Drive through the subject property, with a final alignment to be established at the time of site development plan.
  - A reduction of three existing access points from Santa Fe Drive to one access.

#### Proposed storage uses

Under a GPDP with PD-I zoning, "land uses of all types" are permitted (section 10-2-23(C)3). Two of the proposed uses on the PD Plan are self-storage facilities and garage condominium facilities. These uses are similar to "mini-warehousing" (10-3-2(8.20)), yet the proposed storage uses reflect current trends within the self-storage industry. The primary difference is building height: "mini-warehousing" allows a maximum height of 12 feet and the proposed self-storage use on PA-1 has a maximum height of 51 feet to accommodate a pitched-roof multi-story building with a variety of storage room sizes. Further, the proposed building height for garage condos on PA-2 is 32 feet to accommodate the storage of larger vehicles such as RV's. The proposed parking ratio is one space per 100 storage units plus one additional space. The plan proposes a limit of 800 self-storage units and a limit of 35 garage condo spaces.

#### Other uses for the Sutton Property

Warehousing and restaurant uses proposed in both in PA-1 and PA-2. For these uses, the building setbacks, building height and other zoning performance standards remain the same. Parking for these uses is proposed to be per the Littleton zoning code.

Existing houses and other structures in PA-1 and PA-2 are proposed to be permitted until the time of the first building permit for the site for its redevelopment.

#### AMHC Property

The existing maximum structure height for the treatment facility on the AMHC property is 35 feet with no proposed change in the PD Plan.

#### Land Use Comparison Charts

Tables 1 and 2 compare the zoning requirements under the existing zoning for each property with the proposed zoning.

**Table 1.**  
**Comparison of existing zoning requirements under R-E zoning**  
**With proposed Santa Fe Arapahoe under PD-I zone district**  
**With proposed Santa Fe Arapahoe under PD-I zone district**

	Existing R-E Zoning 6505 S. Santa Fe	Proposed Santa Fe Arapahoe PD PD-I Zoning	
		Planning Area 1 (PA-1)	Planning Area 2 (PA-2)
<b>Signage</b>	Per Littleton sign code, section 4-3-(1-4)	Off-site signage within the PD allowed; all other sign code regulations are per Littleton sign code, section 4-3-(1-4)	Off-site signage within the PD allowed; all other sign code regulations are per Littleton sign code, section 4-3-(1-4)
<b>Additional Performance Standards</b>	No additional standards except for zoning requirements per Littleton zoning code	Standards for lighting, fencing, screening landscaping architectural design	Standards for lighting, fencing, screening landscaping architectural design
<b>Uses</b>	Single family residential and group homes	Self-storage; garage condos and treatment and housing facilities.	Self-storage; garage condos and treatment and housing facilities.
Site Area	4.06 acres	2.02 acres	2.04 acres
Minimum Lot Size	26,500	1 acre	1 acre
Floor Area Ratio	N/A	1.5:1	1.5:1
Building Setbacks	Front: 25 ft. Rear: 20 ft. Side: 5 ft. / 10 ft.	From Santa Fe: 100 ft. From exterior lot lines: 10 ft. From interior lot lines: 10 ft.	From Santa Fe: N/A From exterior lot lines: 10 ft. From interior lot lines: 10 ft.
Parking Ratios	In conformance with 10-4-9 city zoning regulations	Storage Uses: 1 space per 100 storage units plus 1 additional space. All other permitted uses: in conformance with 10-4-9 of city's zoning regulations	Storage Uses: 1 space per 100 storage units plus 1 additional space. All other permitted uses: in conformance with 10-4-9 of city's zoning regulations
Unobstructed Open Space	50 percent	15 percent	20 percent
Building Height	30 ft.	51 ft.	32 ft.

**\*Planning Commission's recommendation of approval of this application included a condition on the property that no uses beyond self-storage, garage condos, treatment facilities including housing and mental health, are included, with restaurant and wholesale uses excluded.**

**Table 2.**  
**Comparison of existing zoning requirements under Riverbend PD-R**  
**With proposed Santa Fe Arapahoe PD under PD-I zone district**

	<b>Riverbend Plaza PD Existing PD-R zoning</b>	<b>Proposed Santa Fe Arapahoe Planning Area B (PA-B)</b>
<b>Uses</b>	Treatment Facility Including Housing	Treatment Facility Including Housing
<b>Site Area</b>	1.9 acres	1.95 acres
<b>Minimum Lot Size</b>	N/A	1.0 acre
<b>Floor Area Ratio</b>	1:1	1:1
<b>Maximum Building Coverage</b>	41 percent	41 percent
<b><u>Building Setbacks</u> From Santa Fe Dr:</b>	40 ft.	80 ft.
<b>From property Lines:</b>	10 ft.	10 ft.
<b>Interior property lines:</b>	N/A	0 ft.
<b>From Lee Gulch Trail:</b>	75 ft.	75 ft.
<b>Parking Ratios</b>	In conformance with 10-4-9 of city's zoning regulations	In conformance with 10-4-9 of city's zoning regulations
<b>Minimum Parking Setback from Property Line</b>	5 ft.	5 ft.
<b>Unobstructed Open Space</b>	50 percent	30 percent
<b>Building Height</b>	35 ft.	35 ft.
<b>Signage</b>	Per Littleton sign code, section 4-3-(1-4)	Per Littleton sign code, section 4-3-(1-4)
<b>Additional Performance Standards</b>	Lighting, landscaping and architectural design	Lighting, landscaping and architectural design (Sheet 2 of 7)

\*Planning Commission's recommendation of approval of this application included a condition that the proposed unobstructed open space for PA-B be increased from 30% to 40%.

#### Traffic Generated by the Proposed Development

A traffic impact study was prepared by Kimley Horn and Associates, Inc. for the Sutton Property, based on the projected initial use of the property for a self-storage facility and garage condominiums. The uses are anticipated to generate approximately 342 daily weekday trips. Of these, 20 trips are expected during the



morning peak hour, while 36 trips are expected during the afternoon peak hour.

The AMHC Property submitted a traffic study at time of application for the facility in 2008. Should additional development occur on the site, a traffic letter or study may be required.

#### Drainage

The Sutton Property slopes from east to west. Based on the information presented in the conceptual drainage report, the redevelopment of the site would include a storm drainage collection system directing flows to a proposed onsite water quality pond. Flows will leave the water quality pond in a storm sewer pipe and be conveyed to the South Platte River. At time of platting and site development plan, a final drainage report will be reviewed for consistency with the City of Littleton Storm Drainage Design and Technical Criteria Manual.

The AMHC Property has an existing approved drainage plan. Should additional development occur on the site, drainage would be evaluated in conjunction with a site development plan.

#### Views of the Subject Property



**Figure 3.**  
**6507-09 AMHC) left and 6505 (Sutton Property) right**  
**From South Santa Fe Drive**

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**Figure 4.**  
**6505 S. Santa Fe, view from Mary Carter Greenway**



**Figure 5.**  
**Proposed Planning Areas P-1 and P-2**  
**6505 S. Santa Fe Drive, facing southwest towards the property's accessory structures**

## **ANALYSIS:**

### **Zoning Map Amendments**

Section 10-12-2 of the city's zoning ordinance provides limitations on amendments to the official zoning map. The pertinent criterion of this section regarding minimum requirements for freestanding zone districts is the following:

**10-12-2 (A) Except as may be exempted in subsection (C) of this section, no amendment to the official**

**zoning map shall be approved which creates a freestanding zone district of less than one hundred eight thousand (180,000) square feet. For the purpose of determining the size of an area to establish compliance with this limitation, there shall be included with the subject parcel the following:**

- 1. The area of public rights of way lying within the boundaries of the parcel proposed for rezoning; and**
- 2. The area of land within the city which is contiguous to the subject parcel and which bears the same or lower zone district classification than is proposed, provided the lower zone district has the same letter district designation.**
- 3. Contiguity, as applied in this subsection (A) shall not be affected by the existence of a street, alley or other public right of way.**

The subject properties within the proposed GPDP total 6.01 acres in size. This exceeds the minimum 180,000 square feet, or 4.1 acre requirement for a zone district and therefore the rezoning meets the criterion.

However, the proposed GPDP and rezoning has implications for the existing Riverbend Plaza GPDP in that the Sutton Property would be eliminated from the Riverbend Plaza GPDP. The other property in the GPDP is the city-owned open space parcel. The rezoning of the AMHC Property from PD-R to PD-I will cause the remaining city-owned open space property to fall below the 180,000 sq.ft. threshold.

The open space parcel is one of seven parcels that make up the Lee Gulch Overlook Open Space area. In coordination with South Suburban Parks and Recreation, the Community Development Department's workplan includes rezoning these seven parcels to the OS (Open Space) zone district. The city has prepared an application to rezone this open space parcel. The rezoning application is included on the city council's agenda for this evening's meeting. If this city-owned open space parcel is not rezoned to OS, then the Santa Fe Arapahoe GPDP will not comply with the minimum free-standing zoning district requirements described above.



**Figure 6.**  
**Location of city-owned open space property, proposed for rezoning**

Planned Development District:

Section 10-2-23 (A) of the city's zoning ordinance states that 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.

The following six criteria are to be considered (10-2-23(B)):

- 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 proposed storage uses shall provide new storage opportunities within the community, which are in high demand due to homes that are now built smaller than a generation ago. The garage condo use will provide options for new and existing residents to store their large vehicles off site, where they are often considered eyesores within their neighborhoods. The multi-story self-storage use is an effective use of land in that it reduces the amount of land needed when compared to other single-story self-storage uses. In addition to the units being stacked, the drive areas within the development are also reduced.

Uses on the AMHC site are not proposed to change.

The proposed GPDP's Illustrative Plan depicts a reduction in the number of access points from Santa Fe Drive to one, thereby creating a more effective, safe and efficient access plan. Vehicular access will be



further evaluated at time of platting and site development plan before approval.

**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.**

The proposed GPDP encompasses the existing AMHC facility within Planning Area B (PA-B), which includes onsite treatment housing for its clients and patients. The PD Plan's Illustrative Plan, Sheet 5 of 7, includes a shared vehicular access point that would allow AHMC room to expand parking currently needed to serve its needs. However, vehicular access is only illustrative at this point; further review is required which will occur at time of platting and site development plan.

The AMHC development makes use of exiting utility lines, streets, and other public improvements thereby resulting in an efficient use of existing public infrastructure.

No other housing uses are proposed with this PD application.

**3. Encourage innovative development or redevelopment 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 PD Plan.**

The PD Plan proposes to redevelop the area on Planning Areas 1 and 2 from two single family homes for storage uses, thereby increasing the mix of uses along the Santa Fe Drive corridor. The PD Plan is innovative as it meets the contemporary needs of the community with an addition of storage options. It also will require compliance with the architectural design elements of the Santa Fe Corridor Plan, which sets a high standard of design for new structures on the property, including those for industrial use. The illustrative plan included in the PD Plan provides an example of how a self-storage facility can be designed to be architecturally compatible with surrounding development, which includes the Denver Seminary to the north of the proposed PD.

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

The primary characteristics of the subject property are its narrowness within Planning Areas 1 and 2, the sloped terrain which slopes from east to west, its location along one of the city's busiest corridors, Santa Fe Drive; and its adjacency to the Mary Carter Greenway. The proposed development of the site is met through performance standards which require ample setbacks from Santa Fe Drive (minimum of 100 ft.) and the Mary Carter Greenway (minimum of 50 ft.) thereby decreasing the visual impact of the site. The sloped terrain presents both an opportunity and challenge in that the proposed maximum building height of 51 feet on PA-1, located adjacent to Santa Fe Drive, may not appear as tall due to the change in grade from Santa Fe down towards the west end of the site. The challenge of the sloped site is siting buildings and vehicular access in a way that is useable.

The GPDP proposes changes to the development standards on the AMHC Property. The first is a change to the building setback from Santa Fe Drive from 40 feet to 80 feet for a building setback. The second change is to reduce the required unobstructed open space from 50 percent to 40 percent. Although unobstructed open space would be reduced, a greater building setback is an advantage along Santa Fe Drive which will prohibit the construction of buildings within the first 80 feet, which will provide greater flexibility should there ever be a need to widen Santa Fe Drive at that location.

**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.**

Utilities, Transportation Network, Drainage

The proposed development is an infill site and as such, makes use of existing streets and utilities.

On the AMHC Property, there will be no change to the drainage plan. For the Sutton Property, the conceptual drainage plan contemplates the use of a storm drainage collection system that will direct flows to an onsite water quality pond before being piped and conveyed to the South Platte River.

Open Space

The applicant proposes 15 percent unobstructed open space for area PA- 1 and 20 percent for PA-2. Fifteen percent is the unobstructed open space requirement for industrial zone districts as set forth in the city's zoning code. As previously noted, the proposed building setback along the Mary Carter Greenway is 50 feet, which will help reduce the visual impact of new development for greenway users.

Unobstructed open space on the AMHC Property was set by the previous PD Plan at 50 percent. This remains unchanged.

**6. Encourage development that is consistent with the policies and guidelines established in the adopted Comprehensive Plan for the area and the city.**

The following discussion provides details regarding the project's consistency with the policies and guidelines of the Citywide Plan and Santa Fe Corridor Plan.

**CONSISTENCY WITH THE CITYWIDE PLAN:**

Section 10-2-23(H) of the city's zoning ordinance requires that a rezoning be consistent with the goals and policies of the comprehensive plan and promote the general welfare of the community. The applicable components of the comprehensive plan for the proposed Santa Fe Arapahoe GPD application are the Citywide Plan, and the Santa Fe Corridor Plan with its associated Development Design Objectives. The staff analysis is as follows:

**Vision for the Future of Littleton**

**Littleton will:**

- **Value livability, diversity, and progress**
- **Value the importance of its citizens and its natural resources**
- **Strive for sustainability in economic, environmental, and social decision**
- **Raise the bar to increase the quality of community and economic development.**

The Sutton Property has been underutilized for many years, with two residences on approximately four acres. The existing R-E zoning allows only for single-family and group homes. The rezoning of the property presents an opportunity for a redevelopment that is consistent with the vision and goals of the Citywide Plan. The proposed PD Plan takes advantage of its convenient location on South Santa Fe Drive for uses that would draw customers and employees from the greater area of the city, while providing a 50-foot building setback at the rear of the property along the Mary Carter Greenway that would be landscaped. The proposed uses are appropriate for the site in that the storage uses do not generate a lot of traffic and do not produce a lot of noise, a benefit to the adjacent Denver Seminary to the north, which includes dormitories at its south property line.

**Goal 1: A Dynamic Littleton**

**Foster a vibrant and evolving community.**

**Policy 6 - Encourage housing development to respond to changing market demands and competition, address the needs across all ages, and allow every generation to call Littleton Home.**

The proposed storage units indirectly provide options for existing and new Littleton residents in that they may consider a variety of housing options if storage units are available. The desire of retirement-age residents to downsize is possible and convenient with the availability of storage units. Additionally, residents with large vehicles (i.e. RVs) would have an option of a garage condo to store these vehicles. Many residents find themselves in need of storage options at different stages of their lives.

**Policy 8 - Require that new commercial development be appropriately buffered from adjacent uses.**

The proposed new development within the PD is limited to the Sutton Property. Adjacent uses include the Mary Carter Greenway, the Denver Seminary and the AMHC Property, which is a component of the proposed PD Plan.

Sutton Property buffering from Mary Carter Greenway

As discussed previously, the PD Plan includes a building setback from the Mary Carter Greenway of 50 feet for PA-2 that will provide landscape buffering to the popular nature trail.

Sutton property buffering from Denver Seminary

The building setback for the north property line bordering the Denver Seminary's dormitories and parking is proposed at 10 feet. For buffering, the proposed PD Plan includes a four-foot landscaped area adjacent to the property line and a solid eight-foot high fence on the property line.

AMHC Property

The AMHC Property proposes no changes to the building setbacks and landscaping requirements that exist within the Riverbend Plaza GPDP. Setback requirements include a 75-foot building setback from the Lee Gulch Trail, 40 feet from Santa Fe, and 10 feet from remaining property lines.

Visual quality of the new development

The PD Plan requires that any redevelopment of the Sutton Property or enlargement of the AMHC facility must be consistent with the development design objectives of the South Platte River Corridor Plan, which requires a higher level of design consistent with agricultural building forms. The higher level of design should provide visual appeal where it is seen from adjacent properties.

**Goal 2: Capitalize and expand on Littleton's most valuable outdoor resources**

**Policy 1 - Treat the South Platte River and its tributaries as the city's most important natural assets.**

The project's proposed 50-foot building setback along the Mary Carter Greenway will help to maintain the existing character of the Greenway. In addition, the PD Plan has a lower maximum building height allowance for PA-2, which fronts onto the Greenway. At a maximum of 32 feet in height, the garage condos should not provide an overbearing visual impact to the Greenway.

**Policy 3 - Encourage high quality design, architecture, landscape architecture, and public art throughout Littleton.**

The project balances efficient use of land with the proposed multi-story self-storage use while maintaining a high-quality development through architectural design and generous setbacks along Santa Fe Drive and the Greenway. The 100 foot setback along Santa Fe will provide a landscaped buffer between the road and the taller storage building, where it will be most visible.

## **Santa Fe Corridor Plan**

### **Goal A: Achieve a high quality and consistent urban design, unique to the character of Littleton along the South Santa Fe corridor.**

The proposed GPD and rezoning appears to strike a balance between an efficient use of land, with the proposed multi-story self-storage use while maintaining a high quality development through architectural design and generous setbacks along Santa Fe Drive and the Greenway. The architectural design of new development per the PD Plan must be consistent with development design objectives as set forth in the South Platte River Corridor Plan that call for character reflective of agricultural building forms. The proposed 100 foot building setback along Santa Fe Drive for the Sutton Property will include a required 45-foot landscaped area, except where the extension of Vinewood Street is needed. This policy appears to be met.

### **Policy 5 - Develop a landscaped edge along the west side of South Santa Fe Drive to protect the aesthetic and visual appearance of the corridor, utilizing the following techniques:**

- **Provide a substantial landscape buffer along South Santa Fe Drive**
- **Parking may be approved within the 50-ft. setback if it is properly screened and landscaped.**

The proposed PD Plan commits to a 45-foot landscaped setback along the Sutton Property facing Santa Fe Drive, except where the Vinewood Street extension is needed to connect with South Santa Fe Drive.

The AMHC Property, as currently built out, includes landscaping along the Santa Fe Drive frontage. The plan allows for parking within this area if adequate screening is provided, which includes landscaping and/or fencing. However, the building setback requirement is 80 feet.

The above requirements are set forth on Sheet 2 of 7 in the proposed PD Plan. This objective appears to be met.

### **Policy 9 - Develop a landscaped river edge along the east side of the South Platte River, north of South Platte Park to protect the aesthetic and visual appearance of the river corridor, utilizing the following techniques:**

- **Provide a substantial landscape buffer along the South Platte River Corridor.**
- **Buildings should be set back appropriate to their height and use.**
- **Parking should be set back at least 20 feet adjacent to the river and must be properly screened and landscaped.**

The PD Plan includes zoning standard on Sheet 2 of 7 that requires a minimum of a 50-ft. landscaped setback from the Mary Carter Greenway. The maximum allowable height for buildings in PA-2 is 32 feet. This policy appears to be met.

### **Transportation Policy 3 - Encourage access points that service multiple property owners and internal circulation patterns.**

The Illustrative Plan of the PD on Sheet 5 of 7 shows the extension of the north-south Vinewood public street through the Sutton Property and connection to South Santa Fe Drive. The point of connection at Santa Fe Drive serves both the Sutton and AMHC properties. However, site access must be further evaluated at time of platting and would be evaluated in conjunction with the site development plan. This policy appears to be met.

## **South Platte River Corridor Vision**

During 1<sup>st</sup> reading of the ordinance for the subject property on July 18, 2017, city council requested more information on the South Platte River Corridor Vision (SPRVC), a 2013 document that reflects the efforts of South Platte Working Group members, including the City of Littleton and South Suburban Parks and Recreation. The purpose of the SPRVC is to establish a vision and a plan for action for the South Platte River

corridor between Dartmouth Avenue and C-470.

At this time, the SPRVC has not been incorporated into the Littleton Comprehensive Plan, therefore, it is not included in the criteria for approval of a GDP and Rezoning. South Suburban Parks and Recreation (SSPR) has taken on the role of incorporating the strategies and recommendations of the SPRCV with its review of development application referrals it receives from the city. The review comments for the Santa Fe Arapahoe GDP and Rezoning from SSPR did not incorporate specific references to the SPRVC.

Per the request of council, staff is providing a review of applicable strategies and recommendations of the plan. Briefly, there are no specific recommendations for preservation of sight lines, buffer zones or visual qualities for new development with respect to private property along the corridor. Some relevant strategies and recommendations in the plan are as follows:

- Opportunities exist to orient potential “opportunity sites” to the River and Encourage compatible land uses, through a variety of tools (acquisition, easements, overlay zones). As illustrated in the Land Use Map, there are a number of river-adjacent properties that are currently vacant, or where the owner is actively seeking a buyer. These might be opportunities for strategic acquisitions for recreation, or for active collaboration with a developer to encourage a mix of compatible uses. In addition to outright acquisition, there are other tools, such as easements, special districts, and overlay zones, that should be considered by planning staff in the affected municipalities. Though perhaps beyond the immediate mission of the South Platte Working Group itself, members should encourage and help facilitate their respective planning staff to create ongoing focus groups with business owners to discuss tools and incentives to create more compatible river-oriented development.
- Seek to connect the corridor to existing retail, entertainment and recreational uses and integrate new corridor access points at locations that might benefit from visitor use.
- Embrace many types of adjacent land uses and recognize that the community’s historic relationship to the Platte River is part of the history of this River and part of richness of the visitor’s experience. The diversity of experience and expression of the community’s evolving relationship with the Platte River is to be celebrated, not homogenized.

#### **NEIGHBORHOOD OUTREACH:**

On January 21, 2015, the applicant held a neighborhood meeting to discuss the proposed development.

#### **COMMENT LETTER:**

One comment letter was received in favor of this application from Gary Sutton.

#### **REFERRALS:**

##### South Suburban Parks and Recreation (SSPR)

SSPR generally provides comments on its requirements for any proposed improvements on SSPR property, such as trail connections. Additionally, SSPR generally comments on any potential impacts to its greenways and parks, taking into consideration the Parks Master Plan and the South Platte River Corridor Vision Report.

For this application, SSPR provided information on their requirements for a trail to connect PA-2 with the Mary Carter Greenway, should one be established. At this time, there is no trail connection proposed. SSPR also commented on the preliminary drainage report and expressed concern with the proposed design. Drainage will be further addressed in detail at time of platting and site development plan. The project will be referred by the city to SSPR with these applications.

##### Colorado Department of Transportation

The response from CDOT noted that there is an existing acceleration and deceleration lane on Santa Fe Drive to access the property and that CDOT does not anticipate the need for an additional acceleration and deceleration lane. The city will refer the proposed project to CDOT again at time of platting and site development plan.

Xcel Energy

Xcel Energy responded that the agency has no concerns with the proposed project.

**PLANNING COMMISSION RECOMMENDATION:**

At the June 26, 2017 Planning Commission hearing, the commissioners voted 5 to 2 to recommend approval to city council on the rezoning of these properties into the Santa Fe and Arapahoe GPDP, with the following conditions:

1. That Resolution 16-2017 regarding the rezoning of the adjacent city-owned Lee Gulch Overlook Property at 6591 South Santa Fe Drive is approved.
2. That no uses beyond self-storage, garage condos, treatment facilities including housing and mental health, are included, with restaurant and wholesale uses excluded.
3. That the proposed AMHC parcel unobstructed open space percentage is increased from 30 to 40 percent.

**The attached PD plan set has been updated in accordance with the planning commission recommendation for the second reading of this ordinance.**

**STAFF RECOMMENDATION:**

To further clarify the planning commission's recommendation relative to the remaining uses as identified on the proposed GPDP plan set, (identified as number 3 under the permitted land uses section of the plan set), staff recommends the following condition:

1. That the RE (Residential - Estates) zoning and the existing houses and structures be allowed to remain as permitted uses until the first building permit for either the self-storage or garage condo is issued.

This is included as a recommended condition for the second reading of this ordinance.

Staff finds that the proposed GPDP complies with the pertinent goals and policies of the city's comprehensive plan, promotes the general welfare of the community and meets the intent of a planned development district.

**PROPOSED MOTION:**

I move to approve on second reading an ordinance approving a rezoning of 6505-09 South Santa Fe Drive into the Santa Fe and Arapahoe General Planned Development Plan to allow for self-storage, garage condos, residential uses and a treatment facility with housing and mental health services with the following condition of approval:

1. That the RE (Residential - Estates) zoning and the existing houses and structures be allowed to remain as permitted uses until the first building permit for either the self-storage or garage condo is issued.



APD16-0003.