



Legislation Details (With Text)

File #: PC Resolution 05-2022
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Title: PC Resolution 05-2022: A Resolution of the Planning Commission of the City of Littleton, Colorado Approving the RiverPark Master Development Plan

Sponsors:

Indexes:

Code sections:

Attachments: 1. 1. PC Resolution No. 05-2022, 2. 2. Exhibit A Legal Description, 3. 3. Exhibit B Master Development Plan, 4. 4. Staff Report, 5. 5. Applicant's Project Narrative, 6. 6. First Neighborhood Meeting Summary, 7. 7. Second Neighborhood Meeting Summary, 8. 8. 1985 Planned Development, 9. 9. Presentation_PC Res 05-2022

Date	Ver.	Action By	Action	Result
9/26/2022	1	Planning Commission	approved	Pass

Agenda Date: 09/26/2022

Subject:

PC Resolution 05-2022: A Resolution of the Planning Commission of the City of Littleton, Colorado Approving the RiverPark Master Development Plan

Prepared by: Mike Sutherland, Deputy Director of Community Development

PURPOSE:

Evergreen-Mineral & Santa Fe, LLC applied for a conceptual master development plan in accordance with Littleton City Code (LCC) Section 10-9-5.7. In accordance with review procedures for all master development plans, following a public hearing, the planning commission shall approve, approve with conditions, or deny the application. The applicant is requesting approval of the conceptual master development plan.

PRESENTATIONS:

Staff Presenter(s): Mike Sutherland, Deputy Director of Community Development

Additional Presenter(s): Tyler Carlson, Managing Principal, Evergreen Devco, Inc.
Carolyn White, Shareholder, Brownstein Hyatt Farber Schreck

SUMMARY:

The subject property is 33.34 acres located at the southwest corner of W. Mineral Avenue and S. Santa Fe Drive. The property is zoned Commercial Mixed (CM) - Planned Overlay District (PL-O). In 1985, council approved the Santa Fe Park planned development general development plan, which currently governs the property under the provisions of the LCC's PL-O district.

The conceptual master development plan shows four blocks and an internal roadway network with an intended mix of residential and commercial development. The internal roadway network includes a quadrant road concept which is intended to relieve traffic congestion at the intersection of W. Mineral Avenue and S. Santa Fe Drive. The conceptual master development plan outlines maximum building heights, development densities, and design concepts in conformance with the CM zoning district. If approved, the conceptual master development plan will replace the PL-O for the property and future site plans will be required to conform to the master development plan and the CM zoning district standards instead of the Santa Fe Park planned development general development plan standards approved in 1985.

PRIOR ACTIONS OR DISCUSSIONS:

The September 26, 2022, public hearing is the first action or discussion the planning commission will have regarding the conceptual master development plan. However, there were previous actions or discussions regarding Evergreen-Mineral & Santa Fe, LLC's development of this property.

- June 25, 2018, Planning commission held a study session for a preliminary project plan for development of the property. No action was taken.
- December 14, 2020, Planning commission held a public hearing on a proposed planned development amendment, continuing deliberation to January 11, 2021
- January 11, 2021, Planning commission recommended approval of the proposed planned development amendment with 11 conditions.
- May 4, 2021, City council denied the planned development amendment application.

ANALYSIS:

Staff Analysis

The applicant submitted a complete application. Neighborhood meetings were held in accordance with LCC requirements. Summaries of the May 24, 2022, and June 29, 2022 neighborhood meetings are attached to the packet. Through three reviews, the applicant revised the proposed conceptual master development plan to address all staff and agency comments.

Council Goal, Objective, and/or Guiding Principle

The proposed conceptual master development plan facilitates implementation of the following council goals:

- Goal 2: Financial Sustainability, Objective 2: Revenue Diversity - mixed use development of the property will contribute to revenue diversity.
- Goal 3: Innovative Infrastructure, Objective 2, Strategically Planned Facilities and Investments - cooperative development of a quadrant road on the property will provide needed infrastructure.
- Goal 6: Housing and Livability, Objective 1: Housing Diversity - development of residential components on the property will diversify housing opportunities in Littleton.

Fiscal Impacts

N/A

Alternatives

The planning commission may deny the application. If the application is denied, the property owner may either appeal the decision, develop in accordance with the PL-O, or propose a revised application after a period of one year. The commission may also remove conditions or insert additional conditions.

STAFF RECOMMENDATION:

In staff's opinion, the proposed RiverPark conceptual master development plan is in compliance with the approval criteria in Littleton City Code as detailed in the staff report with the following conditions:

- In the development data on sheet four, the density of mixed-use development shall be corrected from 85 DU/Acre Max with Sustainability increases to 60 D/Acre Max with Sustainability increases; and
- In the development data on sheet four, the density of residential development shall be corrected from 75 DU/Acre Max with Sustainability increases to 62 D/Acre Max with Sustainability increases

Therefore, staff recommends approval of PC Resolution 05-2022, which includes the noted conditions.

PROPOSED MOTION:

I move to approve PC Resolution 05-2022, approving the RiverPark conceptual master development plan [with the following additional conditions]

- 1.
- 2.

REFERENCES:

LCC master development plan content and review criteria

<https://online.encodeplus.com/regs/littleton-co-cc/doc-viewer.aspx#secid-3301>

<<https://online.encodeplus.com/regs/littleton-co-cc/doc-viewer.aspx>>