

Legislation Text

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Agenda Date: October 24, 2016

Subject:

Resolution concerning an amendment and rezoning for the Riverside General Planned Development Plan

Presented By: Andrea Mimnaugh, AICP, Planning Manager

APPLICATION SUMMARY:

Project Name: Platte 56
Application Type: General Planned Development Plan and Rezoning
Location: 5000 South Prince Street and a portion of 4900 South Prince Street
Size of Tract: 3.10 acres (existing) 2.99 acres (final configuration after land swap)
Zoning: PD-C (existing); PD-R (proposed)
Applicant Owner: Jeremy Records, Central Development, L.L.C. Green Leaf Riverside II, L.L.C.
Project Description: Proposal to rezone the remaining vacant parcel within the Riverside GPDP for multi-family residential use at 19 dwelling units per acre.

PROCESS:

- GPDP and Rezoning
(Recommendation by planning commission and approval by city council)

- Preliminary/Final Plat
(Preliminary plat approval by planning commission, final plat approval by city council)

- Site Development Plan
(Administrative)

The Planning Commission must base its recommendation on the GPDP and rezoning on the consistency of the proposed rezoning with the relevant goals and policies of the Citywide Plan, the Centennial Neighborhood Plan and the criteria for general planned development plan with a PD-R designation.

Following the GPDP and rezoning, the applicant's next step in the development review process is preliminary and final plat. The purpose of platting is to establish lots, easements and street alignment. Technical issues such as drainage, grading and utilities are also dealt with during preliminary and final plat. Site development plan is the final step that provides site plan details, including review of design guidelines and landscaping.

LOCATION:



Figure 1.
Vicinity Map

The site is located near the intersection of West Belleview Avenue and South Prince Street, north of the Walgreens Pharmacy and south of the Riverside Apartments.

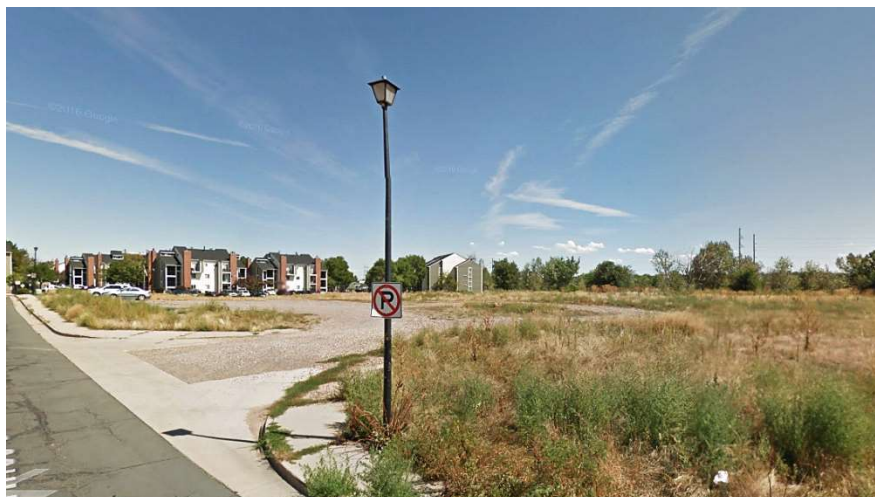


Figure 2.
Street View of Subject Property
with Riverside Apartments in the Background

BACKGROUND:

The 3.10 acre site that is the subject of this application is the remaining vacant property within the Riverside Planned Development Plan that includes Riverside Apartments and Walgreens. The Riverside PD Plan was approved by council in 1983 for residential and commercial uses on three parcels: multi-family dwelling units on the north, and commercial uses on the properties to the south, as shown in Figure 3. Following approval of the PD, the apartments were built in 1997 and Walgreens was built in 2004. The remaining parcel at the center of the PD Plan is undeveloped.

The property is within the Centennial Neighborhood of the comprehensive plan. The Mary Carter Greenway and the South Platte River are located along the eastern edge of the property, and commercial uses are adjacent to the site along the west side of the property.

Currently, the parcel is owned by the owner of the apartment complex to the north. If the PD plan is approved, there are minor property line adjustments that would need to be approved in conjunction with the major subdivision application for the development to move forward as proposed. The final acreage after the property line adjustment would be 2.99 acres.

Project Description:

The project proposes rezoning the undeveloped property within the Riverside GPDP from PD-C to PD-R, as shown in Figure 3, below. Additionally, the project proposes zoning, site and design standards for future development of the site, as further described in the next section.



Figure 3.
Proposed rezoning of the vacant 3.1-acre site within the Riverside

General Planned Development Plan

Site Design and Design Standards

The proposed zoning for Platte 56 is up to 19 dwelling units per acre with a maximum of 56 townhome units. Setbacks are established for the perimeter of the site, as shown in Figure 4. The units are proposed to be 3 and 4 stories tall with a maximum height of up to 52 feet for 4-story units. The proposal will require units adjacent to South Prince Street to face the street, and units adjacent to the greenway and river to face the river, each with a private patio.

Vehicle access to the site is proposed from South Prince Street. A private driveway is envisioned and will provide access to garages. The proposed site design and design standards for the project, as shown on the cover sheet of the GPDP plan set, include a requirement to use colored scored-concrete for the private driveway and frosted garage doors to help create interest and a sense of place within the driveway area.

The proposed architectural style is “Ball Park.” The applicant states that the inspiration is drawn from iconic ball parks such as Coors Field in Denver. The proposed design standards require each unit to have “four-sided architecture,” meaning the same building materials used on the fronts and sides of the units will be utilized at the rear of the building. Architectural features proposed for the design of the buildings include bay windows, eyebrow roof over select windows and parapet elements. Additionally, the standards propose that the design of the units will incorporate ground-level covered porches, balconies, and third- and fourth-story rooftop decks. Landscaping is proposed throughout the project.

The rear of the property abuts the Mary Carter Greenway and the Platte River. The proposal is to require units to be oriented towards the Greenway and include ground-level covered patios. In addition, there will be at least two pedestrian connections from the interior of the site to the greenway and river to provide access for all residents.

The proposal is to require a minimum of 25 percent unobstructed open space for the site.

Zoning Requirements

Table 1 compares the zoning requirements under the existing GPDP with the proposed GPDP amendment:

**Table 1.
Comparison of existing zoning requirements under PD-C zoning
with Proposed PD-R zoning**

	Existing PD-C Zoning Riverside Amended GPDP	Proposed PD-R Platte 56 GPDP
Uses	Mix of commercial uses per Riverside General Planned Development Plan	Multi-family dwelling units and accessory uses.
Floor Area Ratio	3:1 maximum	NA
Net Density	NA	Up to 19 dwelling units per acre
Maximum Number of Dwelling Units for this GPDP	NA	56
Building setbacks at perimeter of the overall site	None	West: 7.5 feet North: 5 feet East: 8 feet South: 10 feet

Building setbacks within individual lots	None, except 30-foot site triangle for intersection of two public streets	None
Parking Ratios	Per zoning code	Residences: 2 spaces per unit; Guest parking: .28 spaces per unit
Unobstructed Open Space	65%	25%
Maximum Building Height	None, except for 30-foot maximum for structures within 150 feet of single family residential	4-story units: up to 52 feet 3-story units: up to 38 feet

Traffic Generated by the Proposed Development

A traffic impact study was prepared by Aldridge Transportation Consultants estimates weekday vehicle trip generation for the proposed development to be 331. The study also estimates AM and PM peak hours to generate 25 and 30 trips, respectively. Traffic impacts are addressed in the analysis section under GPDP criterion #5.

Drainage

The conceptual drainage plan contemplates the use of two water quality ponds to collect the flows prior to water being released to a private stormwater pipe within the property. The pipe will make connection to a public stormwater on the Walgreens property to the south. The drainage plan will be further evaluated and require engineering approval as a part of the subdivision process.

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 follows:

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 of 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 property consists of 3.1 acres. Together with the 10.0-acre Riverside Apartments to the north, the resulting PD-R zone district would be 13.1 acres. This exceeds the minimum 180,000 square feet, or 4.1 acre requirement. The remaining property within the GPDP zoned PD-C is 2.4 acres in size and meets the minimum 4.1 acre size requirement because it is contiguous to the 20+ acre PD-C zone across Bellevue that includes the Riverside Downs Shopping Center.

For purposes of amending the official zoning map, section 10-1-6(B) requires that zoning district boundaries be extended

to the centerline of adjacent streets. Thus, the rezoning area for the project encompasses a portion of South Prince Street and totals 3.308 acres, as shown on the zoning map on Sheet 7 of the GPDP plan set.

Consistency with the Comprehensive Plan

Section 10-12-1 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 Platte 56 project are the Citywide Plan and the Centennial Neighborhood Plan. The staff analysis is as follows:

CITYWIDE PLAN

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 decisions**
- **Raise the bar to increase the quality of community and economic development**

The subject property has remained undeveloped for over 20 years since the approval of Riverside GPDP and PD-C zoning that required commercial uses on the site. The proposed PD-R rezoning and amended GPDP for the Platte 56 is consistent with the city's vision for its future in that it takes advantage of adjacent amenities, including the river and pedestrian / bicycle trail, and nearby retail uses within walking distance. Further,

- Platte 56 development will provide a high-density residential environment that is highly livable and distinct from other housing in the area, adding to the diversity of the city's housing stock and representing the city's progress toward meeting the vision, goals, and policies of its comprehensive plan. Platte 56 will provide a housing alternative for both existing and new Littleton residents who desire a low maintenance alternative in a convenient and highly desirable location;
- Platte 56 values the city's residents by providing a desired housing alternative and its location values the river, the city's most unique and valuable natural resource;
- Platte 56's density, walkability, and use of existing infrastructure respect and help achieve the city's vision of economic and environmental sustainability; and
- The location and design of Platte 56 raise the bar on the quality of community development.

Goal 1: A Dynamic Littleton

Foster a vibrant and evolving community.

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.

The location of Platte 56 is within easy walking distance of shopping and the river, to employment centers in Littleton, and proximity to the regional light rail system, thus generating more opportunities for its residents to live, shop, and play in one location.

Policy 1.6 Encourage housing that responds to changing demands in the local housing market, allows every generation and income group to call Littleton home, and is otherwise consistent with this plan.

By providing a distinct housing product in a unique location, Platte 56 is consistent with this policy. Geared to residents who prefer fewer maintenance responsibilities, the proposed development helps meet today's changing housing demands and provides alternatives for current and new Littleton residents; individuals and families who prefer to remain in the city but wish to find an alternative to a single family house and prefer to live near a major recreational resource

and within easy walking distance to shopping.

Goal 2: An Outdoor Littleton

Capitalize and expand upon Littleton's most valuable outdoor resources, including the South Platte River and its tributaries; the High Line Canal; and the city's parks, open space, trails, panoramic views, landscape, wildlife, recreational facilities, and public gathering places. Make these resources as available to the public as possible while protecting and enhancing them.

Policy 2.1 Treat the South Platte River and its tributaries as one of the city's most important assets.

b. Beyond the areas categorized as the most important natural areas and wildlife habitats, identify locations adjacent to the river that are appropriate for enlivening urban land uses. For example, consider restaurants and outside dining, multiple-unit housing, outdoor-related retailers, bicycle and rollerblade rentals, and other activities for people of all ages and with a diversity of interests.

A multiple-unit housing adjacent to the river and with access to the trail, Platte 56, along with the apartments to its north, provides activation to this area along the Mary Carter Greenway.

Policy 2.3 Encourage inviting outdoor activity and gathering places in new developments.

Platte 56 proposes to have open space areas along the perimeter of the project and landscaping throughout the site. Additionally, the colored patterned concrete driveway and use of frosted glass garage doors provides the opportunity for residents to be outside and interact with one another and, thus, to foster a stronger sense of community within the development itself.

Goal 3: A Connected Littleton

Enhance local, regional, and global linkages - physical, social, and technological.

Policy 3.2 Increase the walkability of neighborhoods and develop an inviting citywide pedestrian network.

Platte 56 proposed development is linked to the pedestrian/bicycle trail along the river and to the city's internal pedestrian and bicycle system, thus increasing its walkability and adding to the citywide pedestrian network.

Goal 4: A distinctive Littleton

Maintain and expand upon the characteristics that make Littleton an authentic and distinctive community.

Policy 4.1 Build upon the assets that are unique to Littleton, such as the Platte River and its adjoining natural areas and Littleton's history, schools, neighborhoods, cultural facilities, and public image.

Policy 4.3 Encourage high quality design, architecture, landscape architecture, and public art throughout Littleton.

The subject property has been vacant since the approval of the River Side GDP over 20 years ago. Its location on a local dead-end street combined with its lack of visibility from Belleview has likely been an impediment to its development for commercial uses. As a residential development, Platte 56 takes advantage of its adjacency to the river and the trail and its proximity to the city's historic downtown, two of the assets that make Littleton an authentic and distinctive community. Additionally, Platte 56 is committed to high quality architecture and well planned landscaping. Together, these characteristics of Platte 56 make it consistent with this goal and its related policies.

CENTENNIAL NEIGHBORHOOD PLAN

LAND USE POLICY 3: That any development proposal be carefully scrutinized to assure adequate buffering and compatibility between residential and commercial neighborhoods.

The proposal appears to provide a layout for a close knit residential development for neighbors to know neighbors, as well as is a good transition between the apartments to the north and the commercial uses to the south and west.

As stated above, it appears the proposal is compatible the applicable goals of the Centennial Neighborhood Plan and the Citywide Plan.

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 it 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 community will benefit from additional new housing close to employment opportunities, retail, restaurants and transit, reducing vehicle trips and encouraging walkability.

- 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 proposal will provide an opportunity to construct homes that take advantage of recent innovations in housing design that are in demand in today's market. In addition, the resulting development will make use of existing utility lines, streets and other public improvements, which is an efficient use of public infrastructure.

- 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 proposal will provide housing (townhomes) that take advantage of its proximity to the Mary Carter Greenway and the Platte River by providing private open space that fronts the greenway and river, and creating pedestrian access to the greenway for all residents of the development. Further, the internal driveway will be enhanced by the use of colored patterned concrete on the drive surface and frosted glass garage doors for all units. The proposal to create a site design together with the architectural design, as described in the project description, above, will appeal to a demographic looking for a urban design together with a low maintenance property.

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

The salient characteristic of this site is its proximity to the Mary Carter Greenway and the Platte River. As discussed in criterion #3, above, the proposal will orient the development of the site to provide private open space for units that front on the river and pedestrian access for all residents of the development.

- 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 infrastructure, including existing streets and utilities.

The conceptual drainage plan contemplates the use of a private storm water line that will connect into a public line at the property line with the adjacent property to the south. The drainage plan will be further evaluated and require engineering approval as a part of the subdivision process.

Open Space

The GPD amendment proposes a minimum of 25 percent unobstructed open space within the development. Access to the adjacent Mary Carter Greenway and Platte River will also serve the residents of the development.

A comparison of the open space provided at the Riverside Apartments (51%) to the proposed Platte 56 (25%) underscores the fact that Platte 56 is an urban-style development in which amenities such as shared open space and pools are traded for a high quality of design, in terms of architectural style, the use of scored, colored concrete in the private access drives, and the use of frosted garage doors for all units. Other amenities are the proposed private patios and decks. Finally, the project's location adjacent to the greenway and river gives easy access to one of the city's greatest amenities, and a safe route to walk or bike to downtown and employment opportunities.

Impacts to Adjacent Properties

Figure 4 shows how the illustrative plan, included in the proposed GPD, would fit along the 4900-5000 block of South Prince Street.



Figure 4.
Platte 56 in context of the surrounding area

Impacts and Compatibility to Adjacent Commercial Uses

Retail development is located directly south of the property and across South Prince Street to the west. South Prince Street has a relatively low traffic count because it is a dead end at the entrance to the Riverside Apartments. The impact of an additional 331 vehicle trips per day will be minimal in that the additional traffic will not impede access to the commercial properties, and parking for Platte 56 is contained onsite.

Impacts and Compatibility to Riverside Apartments

The entrance to the Riverside Apartments is at the end of the street where South Prince Street dead-ends. As such, traffic generated by Platte 56 will not be increased immediately adjacent to the project, as vehicles will turn into the Platte 56 development before reaching the apartment complex.

Table 2, below, provides a comparison of the zoning requirements between Platte 56 and the Riverside Apartments.

Table 2.
Comparison of zoning requirements
Riverside Apartments and Platte 56

	Riverside Apartments	Platte 56
Size of Property	10.48 acres	2.99 acres
Density	23 du/acre	19 du/ac
Number of Dwelling Units	248 dwelling units	Up to 56
Setbacks	20 feet to ROW 5 feet side and rear 15 feet min. separation between buildings	West: 7.5 feet North: 5 feet East: 8 feet South: 10 feet
Building Height	45 feet	4-story units: 52 feet 3-story units: 48 feet
Parking ratio	1.5 : 1	2.28 : 1
Unobstructed Open Space	51%	25%

The comparison shows that zoning requirements are similar between the two developments with respect to density, setbacks and height. The lower percentage of open space for Platte 56 is addressed above.

Overall, the addition of the Platte 56 townhomes appears to be a compatible transition use between the commercial uses along Belleview and the apartment complex to the north and not impose negative impacts on existing uses. Additionally, the site design and architectural style proposed enhances the sense of place along South Prince Street.

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

It appears the proposal is consistent with the policies and guidelines of the Citywide Plan and Centennial Neighborhood Plan. Refer to the "Consistency with the Comprehensive Plan" section of this report for more details.

10-2-23(C): Land uses: The land uses, listed below, together with accessory uses customarily associated with such principal uses, shall be allowed only if the uses are specifically stated on the approved general PD Plan . . . Land uses permitted for [PD-R are]: (a) Single-family dwelling units; (b) Multiple-family dwelling units; (c) Any combination of the above; and (d) Non-residential uses, including, but not limited to, churches, schools or recreational facilities.

The proposal is for multi-family uses together with accessory uses commonly associated permitted per the zoning code. The proposal is consistent with this criterion.

NEIGHBORHOOD OUTREACH:

During the spring of 2016, the applicant reached out to immediate adjacent property owners that reside out of state to discuss the project.

On September 17, 2016, the applicant held a neighborhood meeting to discuss the proposed development.

STAFF RECOMMENDATION:

Staff finds that the proposed rezoning meets the minimum size requirement for a zoning district and the general planned development plan complies with the pertinent goals and policies of the city's comprehensive plan and promotes the general welfare of the community.

PROPOSED MOTION:

MOTION TO APPROVE

Motion to approve Planning Board Resolution No. 22(a)-2016 which forwards a favorable recommendation to city council.

MOTION TO DENY

Motion to DENY Planning Board Resolution No. 22(b)-2016 which forwards a recommendation of denial to city council.