



Legislation Text

File #: PC Reso 04-2017, **Version:** 1

Agenda Date: April 26, 2017

Subject:

Resolution to approve a planned development overlay for 5530 South Curtice Street.

Presented By: Carol Kuhn, AICP, Principal Planner

APPLICATION SUMMARY:

Project Name: Curtice Street Duplex

Application Type: Planned Development Overlay

Location: South Curtice Street, between West Powers and West Berry Avenue

Size of Tract: 5,967.6 square feet

Zoning: R-5

Applicant: William Rivera, MA Architects

Owner: Marc Pizzoferrato, CRTI, LLC

Project Description: Proposal for a residential duplex on one lot with variations to setback and height standards in the R-5 zone.

Staff

Recommendation: Approval with conditions

PROCESS:

➤ Planned Development Overlay
(Approval by Planning Commission)

Site Development Plan
(Administrative approval)

The Planning Commission must base its decision on its compliance with the planned development overlay (PDO) criteria, including compatibility with the citywide and neighborhood design goals and objectives and the Downtown Design Standards and Guidelines.

Following the planned development overlay, the applicant's next and final step in the development review process before issuance of a building permit is to obtain administrative approval of a site development plan. Under the R-5 district, the owner may subdivide the lot into two lots. It is the owner's intent to subdivide the property.

LOCATION:



**Figure 1
Vicinity Map**

The subject property is on South Curtice Street between West Powers Street and West Berry Avenue South Sycamore Street within a residential neighborhood north of Main Street, as shown in the vicinity map in Figure 1. Street views of the block face are shown in Figures 2 and 3.



Figure 2.
Street View of 5500 Block of South Curtice Street Facing South

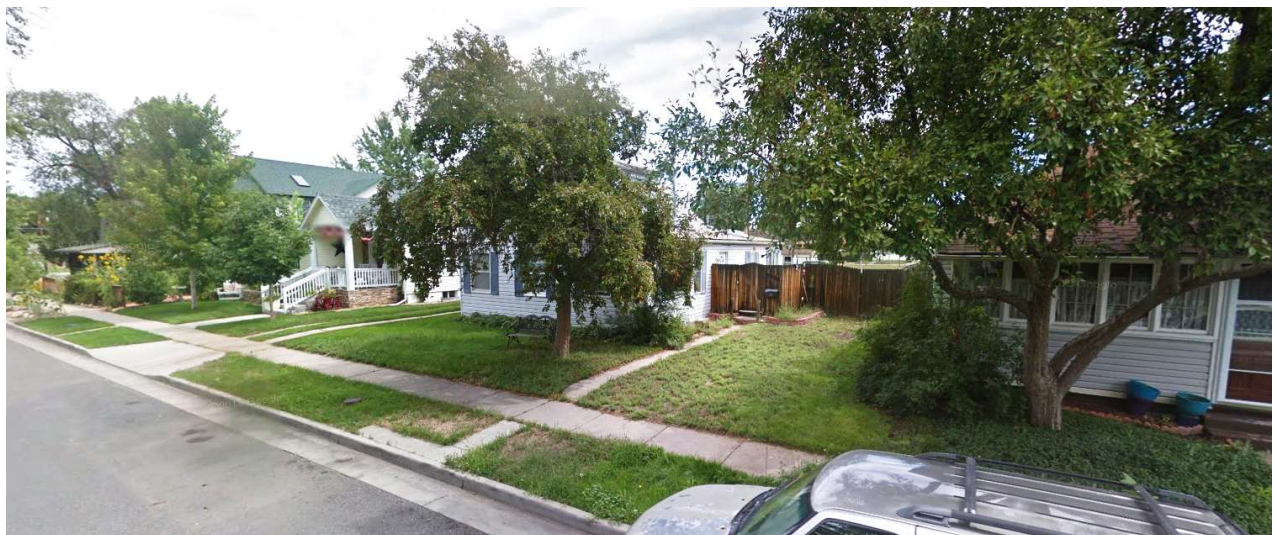


Figure 3.
Street View of 5500 Block of South Curtice Street Facing North

BACKGROUND:

The subject property is one 5,967.6 square foot lot with has a single family house. It is located within the Downtown Neighborhood Plan of the Comprehensive Plan and Subarea 4 of the Downtown Design Standards and Guidelines. The property is zoned Residential Multiple-Family District (R-5), which permits a variety of residential uses and limited commercial uses.

The 5500 block of South Curtice Street consists of predominantly one-and two-story single-family homes built between 1900-1950. The block also includes a home converted to office use and a 4-unit apartment building.

Project Description

The project proposes a three-story residential duplex under the townhome zoning regulations set forth in

section 10-2-12(C). Units will be oriented to front onto Curtice Street and will have alley-loaded garages. The proposed design includes covered front porches, lap siding, roofs that are either gable or hipped and a landscaped front yard.

Flexibility Allowed by a Planned Development Overlay:

Section 10-9-5 of the zoning code sets forth development standards that may be varied by a PDO. Table 1, below, compares zoning standards of the underlying R-5 zone district with the proposed PDO. The applicant is requesting variation from the front and side yard setbacks and building height.

**Table 1.
Comparison of R-5 Zone District to Proposed PDO Zoning**

	Existing R-5 Zone Requirements for Townhome Development	Proposed PDO Requirements
Minimum Lot Area	2,500 square feet	5967.6 sq.ft. for existing lot with option to subdivide into two lots of 2978.9 sq.ft. and 2987.8 sq.ft.
Maximum Floor Area To Lot Area Ratio	None	None
Open Space Required	25% of Lot Area	25% of Lot Area
Maximum Height	30 ft.	31 ft.
Building Setbacks	Front: 20 ft. Rear: 20 ft. Side: • North/West: 5 ft. • South/east: 10 ft.	Front: 16 ft. Rear: 20 ft. Side: • North: 5 ft. • South: 6 ft. with up to 18" of roof overhang encroachment into the 6 ft. setback, resulting in a minimum 4.5 ft. setback measured to the roof overhang. The property may be subdivided per townhome development regulations, under section 10-2-12.
Parking Requirements	2 spaces per dwelling unit	2 spaces per dwelling unit
Density	43.6 Dwelling units per gross acre	14.6 Dwelling units per acre. Maximum of 2 townhome units per this PDO

Future Subdivision of the Property

At a future date, the owner intends to subdivide the property into two lots, allowing for each unit to be sold separately. Subdivision of the property would not alter any zoning requirements of the PDO or result in any visual changes to the development.

ANALYSIS:

Intent of a Planned Development Overlay, Section 10-9 of the zoning code:

Section 10-9-1 of the zoning code states that it is the purpose of the PDO regulations to provide a procedure

which permits more flexible site design and development than is possible under traditional zone districts, while maintaining the land use characteristics of those districts.

Flexibility Allowed by a Planned Development Overlay, Section 10-9 of the zoning code:

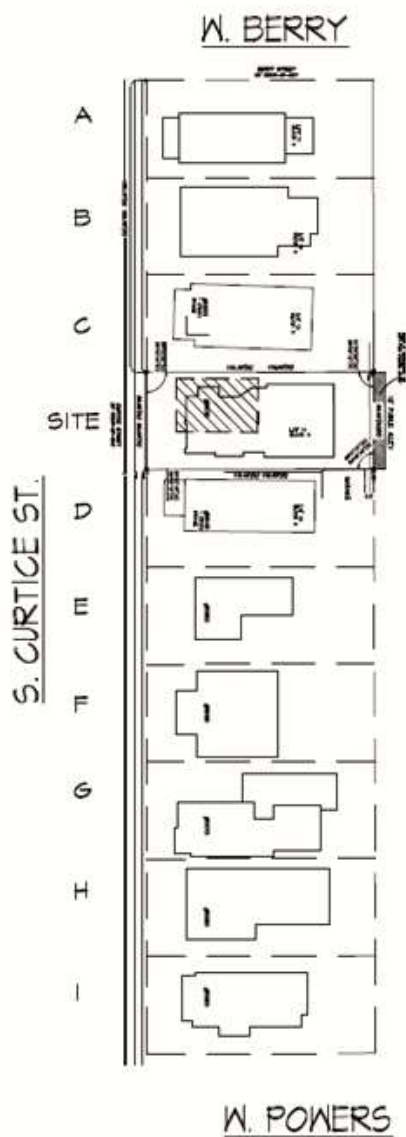
Section 10-9-5 of the zoning code sets forth development standards that may be varied by a PDO. Table 1 compares zoning standards of the proposed PDO with the underlying R-5 zone district.

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 complements 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:

Proposed R-5 Zone Building Setbacks and Height Variations

The applicant has provided an analysis of how the proposed setback and height variations are consistent with the existing land use characteristics of the district. (please refer to attached Letter of Intent). In the letter, the applicant states that the proposed modifications would not have a detrimental effect on the character of the neighborhood. With respect to the front setback, the proposed 16-ft. setback appropriate in that it is consistent with the predominant front setback for the block face, which has an average of 15.95-foot front setback, as shown in figure 3. The applicant states that the reduced side setback for the south lot is consistent with the existing character of the block as other homes have narrow side yard setbacks. With respect to height, the applicant states that the proposed 31-ft. tall building, which is 1-ft. greater than the allowable 30-ft. height, will not have a significant visual impact within the neighborhood.



PREDOMINANT FRONT SETBACK DIAGRAM

NTS

SETBACKS

A	8.33 FT.
B	17.89 FT.
C	14.00 FT.
D	9.00 FT.
E	29.50 FT.
F	15.67 FT.
G	14.50 FT.
H	21.00 FT.
I	18.25 FT.
SITE	15.4 FT. EXIST.
159.48 FT./10 = 15.95 FT AVERAGE SETBACK	

PER PREDOMINANT FRONT SETBACKS, SECTION 10-4-1(A) OF THE ZONING CODE, THE MINIMUM FRONT SETBACK ESTABLISHED FOR THE SITE IS 15.95'

Figure 3.
Context for the proposed 16-foot front setback, from the PDO plan set.

Staff concurs with the applicant's analysis of the proposed setback and height variations with respect to the development pattern in the R-5 district. Further, the development is a benefit to the city: its proposed architectural design is of high quality, utilizing building materials and architectural features that are commonplace on South Curtice Street; the architectural style is based on the craftsman style, which will be complementary to the older homes within the neighborhood, helping to preserving its character; and it provides a new construction option to the neighborhood. Further, the duplex would not impair the intent of the land used code, which allows both single family and multifamily development in the R-5 zone.

Compatibility with the Downtown Design Standards and Guidelines

Section 10-9-5(H) of the zoning ordinance requires that a project be compatible with any design guidelines adopted by planning commission. The proposed project must be compatible with the Downtown Design Standards and Guidelines, Subarea 4. The proposed development appears to be consistent with these standards.

4.2.1 Building and use orientation

4.2.1.s1 The ground floors of building frontages shall be primarily occupied by pedestrian active uses.

4.2.1.s2 Facades that face South Curtice Street and South Nevada Street shall be designed to be the primary façade, including such components as:

- **High quality materials.**
- **Large windows and entries.**
- **Highest level of design and details.**

Applicant response: The building façade is oriented towards south Curtice Street. The façade consists of such architectural features as porches, railings, accent material in gables and use of high quality materials such as

brick and board and batten siding.

Staff analysis: The main entrance to each of the units will be on the ground floor, which can be accessed from the sidewalk along South Curtice Street. The front facades will be predominantly brick and siding with large windows. The proposed development appears to be consistent with these standards.

4.2.2 Pedestrian and vehicular access

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

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

4.2.2.s3 Sidewalks shall not 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.

4.2.2.s4 The number and width of driveways and curb cuts shall be minimized to reduce the overall impact of vehicular access across a sidewalk.

4.2.2.s5 Driveways and ramps shall be generally perpendicular to the street.

Applicant response: The north unit has access to a walk from the front of the unit to the street. The south unit has access to a side court that has access to the street. There will be no curb cuts proposed along south Curtice Street.

Staff analysis: Walkways between the South Curtice Street sidewalk and the main entrance to each unit have been provided. The South Curtice Street sidewalk will not be interrupted by driveways as vehicular access is from the alley.

4.2.3 Parking Lots and garage locations

This section is specific to surface parking lots and is not applicable to the application.

4.2.4 Service areas, trash enclosures, utility and mechanical equipment locations

Utilities and mechanical equipment locations and any proposed trash enclosures will be reviewed by staff at time of site development plan application for consistency with the DDSG's.

4.2.5 On-site open space provision and location

4.2.5.s1 Building front setbacks shall be at least 10 feet where not otherwise required

Applicant response: Building front setbacks will be greater than 10 feet.

Staff analysis: A 16-foot front setback is proposed with this application. The underlying R-5 zoning requires a 20-foot front setback. This request is addressed in the Justification section of this report, above. The proposed development appears to be compatible with this standard.

4.3 Architecture

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.**

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.sa2 Primary building facades shall include some elements that provide a change in plane that create interest through the interplay of light and shadow.

Examples of such elements are:

- **Porches;**
- **Bay windows and other projecting bays;**
- **Dormers;**
- **Overhanging eaves;**
- **Changing textures and patterns such as fish-scale siding in the gable end and lap siding elsewhere on the building.**

Applicant response: The proposed new building will have front porches, vertically oriented windows, and a raised ground floor, small shed roofs over the windows with wood brackets, overhanging eaves and material and textural changes. The building’s primary roof forms are gables.

Staff analysis: The applicant has provided design standards for the proposed development as shown on the cover sheet of the PDO plan set. The proposed standards will require the development to have front porches, vertical windows, sloped roofs, and have lap siding as its primary exterior building material. The standards offered by the applicant appear to require future development on the property to be compatible with the DDSG’s with one exception: the doors shown on the illustrative plan on the front façade that have glass panes throughout their height (French doors) would be visually incompatible with the character of the older residential neighborhood. Windows may be more appropriate than doors in this location. The staff recommendation for approval with conditions reflects this analysis.

4.3.2 Building materials

4.3.2.sa1 Highly transparent glass shall be provided in all window and storefronts.

4.3.2.sa2 EIFS (Exterior Insulating Finish System) shall not be used as a façade material on any building within the subarea. However, a one or two coat ‘hard coat’ cement stucco system with a synthetic finish (typically, a 100 percent acrylic-based coating) is acceptable.

Applicant response: The primary exterior wall material is horizontal lap siding with 6-inch exposure.

Staff analysis: The proposed primary building material is lap siding. Glass transparency and any proposed stucco will be reviewed by staff at time of site development plan for consistency with the DDSG's.

4.3.3 Parking Structures

There are no parking structures proposed with this application.

4.3.4 Roof-top design and mechanical equipment screening

Roof-top design and mechanical equipment will be reviewed by staff at time of site development plan for consistency with the DDSG's.

4.4.1 Open space on private property

4.4.1.s1 Public and private open space shall be attractively landscaped with a variety of plant materials and hard surfaces.

4.4.1.s2 All areas of the site not covered by buildings, structures, parking areas, service areas, walks and bikeways, plazas and other impervious surfaced functional areas, shall receive landscaping.

4.4.1.s3 Where a side setback occurs, it shall be landscaped either as a buffer to the adjoining property; as a continuation of landscaping between properties; as usable open space for residents or employees within the property; or as a landscaped passageway from the property to the street. In no case, however, shall the side yard setback be primarily used for outdoor storage, animal pens, refuse container and utility equipment locations, or other ancillary uses not related to landscaped or usable open space.

Applicant response: The property will be appropriately landscaped as to meet the city requirements. Side setback areas will be used for a combination of landscaping, usable open space, and as a buffer to adjoining properties.

Staff analysis: The proposed setbacks for this development will allow for additional building coverage on the property. Still, the proposed unobstructed open space requirement is 33.4 percent, which exceeds the minimum amount for the zone district, which is 25 percent. There should be adequate space for walks, bikeways and landscaped areas for future residents.

4.4.2 Parking areas

This section is specific to surface parking lots and is not applicable to the application.

4.4.3 Site Distance Triangles

The subject property is located mid-block and therefore site distance triangles are not applicable to the application.

4.4.4 Existing landscaping

Existing landscaping shall be evaluated for compliance with the DDSG at time of site development plan application.

4.4.5 Screening, walls and fencing

Screening, walls and fencing shall be evaluated for compatibility with the DDSG at time of site development plan.

4.4.6 Private open space, detention areas and drainage channels

Private open space and any necessary drainage features or facilities will be evaluated at time of site development plan for compatibility with the DDSG's.

4.4.7 Site Lighting/parking lot lighting

Lighting shall be evaluated at time of site development plan for compatibility with the DDSG's.

4.4.8 Paving Materials

Paving materials shall be evaluated at time of site development plan for compatibility with the DDSG's.

4.4.9 Landscape materials, xeriscaping, irrigation and maintenance

Landscaping shall be evaluated at time of site development plan for compatibility with the DDSG's.

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.

The proposed development will provide new housing stock in the Downtown Neighborhood, which affords opportunities to work, shop and play.

Policy 1.9(b): [Increase] housing diversity and densities to help enliven the street and support the stores and restaurants.

The proposed development will provide larger housing units within the Downtown Neighborhood. The new residents will be afforded opportunities to work, shop and play within their neighborhood.

Downtown Neighborhood Plan

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

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

Policy LU-6: Downtown should support a diverse mix of housing options for residents of all ages, incomes, abilities, and family structures.

Please refer to the above section on consistency with the Citywide Comprehensive Plan for an analysis.

NEIGHBORHOOD OUTREACH:

The applicant went door to door in the fall of 2016 to contact adjacent property owners to present the project and answer questions. Additionally, notice of the planning commission public hearing was sent to all property owners within 700 feet of the subject property.

STAFF RECOMMENDATION:

Staff finds that the proposed duplex development at 5530 South Curtice Street meets the applicable criteria for a planned development overlay with the following conditions of approval:

1. That no doors other than the main entrance to each unit shall be allowed on the front façade. Main

entrance doors shall not consist of glass panes throughout its length (French doors).

2. At time of site development plan, staff shall review the development for consistency with all remaining sections of the Downtown Design Standards and Guidelines, Subarea 4.

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 04-2017, concerning 5530 South Curtice Street, which forwards a favorable recommendation to city council, with the following condition(s):

1. That no doors other than the main entrance to each unit shall be allowed on the front façade. Main entrance doors shall not consist of glass panes throughout its length (French doors).
2. At time of site development plan, staff shall review the development for consistency with all remaining sections of the Downtown Design Standards and Guidelines, Subarea 4.

Note: If additional conditions are necessary, include them here:

- 4.
- 5.

The foregoing approval is based on findings that the proposed work meets the criteria in section 10-9 of the zoning code for development under a planned development overlay, including compatibility with the Downtown Design Standards and Guidelines and the Comprehensive Plan.

MOTION TO CONTINUE TO A DATE CERTAIN

I move to continue the public hearing on PC Resolution 04-2017, concerning 5530 South Curtice Street, to _____ (insert date) in order to _____.

MOTION TO DENY

I move to deny PC Resolution 04-2017, concerning 5530 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.
- 4.

Attachments:

1. PC Draft Resolution
2. Application and attachments
3. Letter of Intent
4. Curtice Street Planned Development Overlay plan set
5. Littleton Downtown Design Standards and Guidelines, Subarea 4