



Legislation Text

File #: Ordinance 16-2017, **Version:** 3

Agenda Date: 08/01/2017

Subject:

An ordinance on second reading approving Southbridge Planned Development, Fourth Amendment of Area K, to add assisted living, nursing home, memory care, and associated accessory uses to a portion of Area K of the Southbridge Planned Development; Case Number: APD16-0003

Presented By: Carol Kuhn, AICP, Principal Planner

APPLICATION SUMMARY:

Project Name: Southbridge Planned Development, Fourth Amendment of Area K

Case Number: APD16-0003

Application type: Planned Development Plan Amendment

Location: 1501 West Mineral Avenue

Size of Property: 8.95 acres

Zoning: PD-C Southbridge Planned Development Area K

Applicant: Nick Craig, StoneCreek Real Estate Partners, LLC

Applicant's Representative: Steve Kocher, P.E., Harris Kocher Smith

Owner: Conservative Baptist Foreign Mission Society

Project Description: The request is to add assisted living, memory care, nursing home, and accessory uses commonly associated with assisted living and memory care facilities to the existing office park use in a portion of Area K of the Southbridge Planned Development (PD).

PROCESS:

- GPDP and Rezoning
(recommendation by planning commission at June 12, 2017 hearing and decision by city council)

Preliminary Plat

(June 12, 2017 public meeting - preliminary plat approved by planning commission)

Final Plat

(decision by city council)

Site Development Plan

(administrative review)

The city council decision must consider the relevant goals and policies of the Citywide Plan, the South Neighborhood Plan, the criteria for a PD-C zone district, and the planning commission recommendation.

Following the PD amendment, the next step in the development review process is preliminary and final plat. The purpose of platting is to establish lots and easements. Technical issues such as drainage, grading and utilities are also reviewed during preliminary and final plats. Site development plan is the final step that provides site plan details, including review of design guidelines and landscaping.

LOCATION:

The site is located at 1501 West Mineral Avenue, at the northeast corner of West Mineral Avenue and South Windermere Street, within Area K of the Southbridge PD.



Vicinity Map



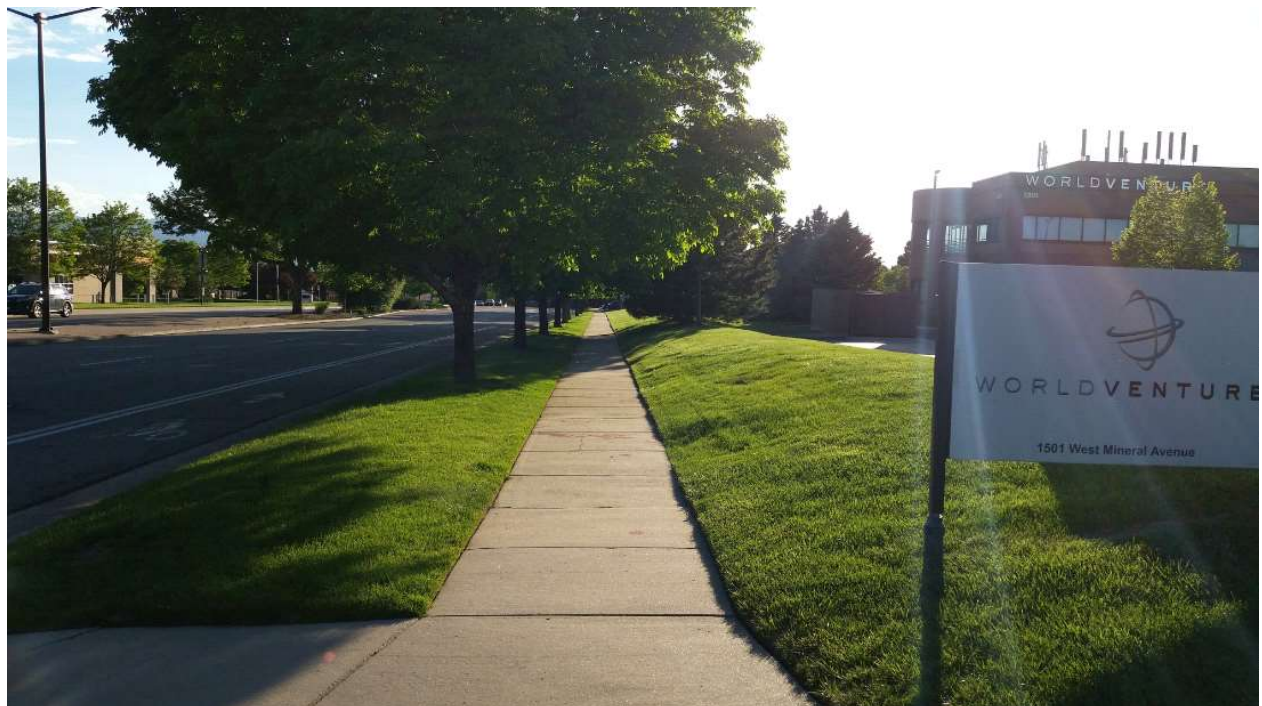
Existing Site



View of the Site, from cul-de-sac looking north toward the single-family residential development



View from the site, looking south, down the cul-de-sac



View from the corner of the cul-de-sac looking west along West Mineral Avenue



View from the corner of the cul-de-sac looking east along West Mineral Avenue



View of the site from South Windermere Street, looking northeast



Looking north, along South Windermere Street. The site is to the east.

BACKGROUND:

The applicant, Nick Craig with StoneCreek Real Estate Partners, is requesting to add the assisted living, nursing home, memory care, and accessory uses commonly associated with assisted living and memory care facilities to the existing office park uses in a portion of Area K of the Southbridge Planned Development. The existing uses specified in the 3rd Amendment to the Southbridge Planned Development remain unchanged.

In addition, the applicant has also submitted applications for preliminary and final plats to divide a portion of Lot 1, Southbridge Subdivision Filing No. 12, into two commercial lots ((Lot 1 is 4.29 acres; Lot 2 is 4.66 acres).

This property is zoned PD-C and is located within Area K in the Southbridge Planned Development (PD). The original Southbridge Planned Development Plan was approved in 1979, with Area K being designated as Commercial Office Park. In 1983, the Southbridge PD was amended to transfer 49 residential dwellings from Areas A, B, C, and I to Area L. The second amendment of Area K revised the uses to allow for churches and church related uses and set criteria for a portion of Area K located at the northwest corner of West Mineral Avenue and West Mineral Court. The third amendment to a portion of Area K added visiting missionary sleeping rooms for visiting missionaries associated with the Conservative Baptist Foreign Mission Society. The amendment limited the sleeping rooms to no more than 10% of the gross floor area.

In 1998, City Council approved the final plat for Southbridge Filing No. 12. This plat included a large superblock lot containing 20.475 acres which was intended to be further subdivided into smaller lots at the time of site development.

On the 1998 final plat for Southbridge Filing No. 12, the city engineer included a note which stated that “access shall be restricted to the private street to be constructed for this property. No direct access to the individual development sites shall be allowed from Windermere Street or Mineral Avenue.” A private cul-de-sac was constructed along West Mineral Avenue for the benefit of the future lots.

With the PD Amendment, the applicant is proposing that any site access be reviewed during the time of final plat and site development plan. The applicant has also submitted preliminary and final plats for review and approval. On these plats, the applicant has requested that the note be revised to allow for access on South Windermere Street, with such access limited to the proposed assisted living, nursing home, and memory care use. Note number 17 on the PD amendment states that “final access points shall be established on the final plat and site development plan.”

The request is to add assisted living, nursing home, memory care, and accessory uses commonly associated with assisted living facilities and memory care to the existing office park use in a portion of Area K of the Southbridge Planned Development. Assisted living is considered a commercial, institutional use per Littleton's code, which provides a residential facility with supportive care to individuals in activities of daily living (ADLs) such as dressing, grooming, bathing, etc. All meals are provided in a central dining area. Other accessory uses such as activities, wellness/fitness, a hair salon, housekeeping, maintenance, medication management, and gathering spaces are limited to the use of the residents and their guests. The applicant has provided design and performance standards for the proposed use.

LIVING FACILITY, ASSISTED:

Printed on 4/15/2022
powered by Legistar™

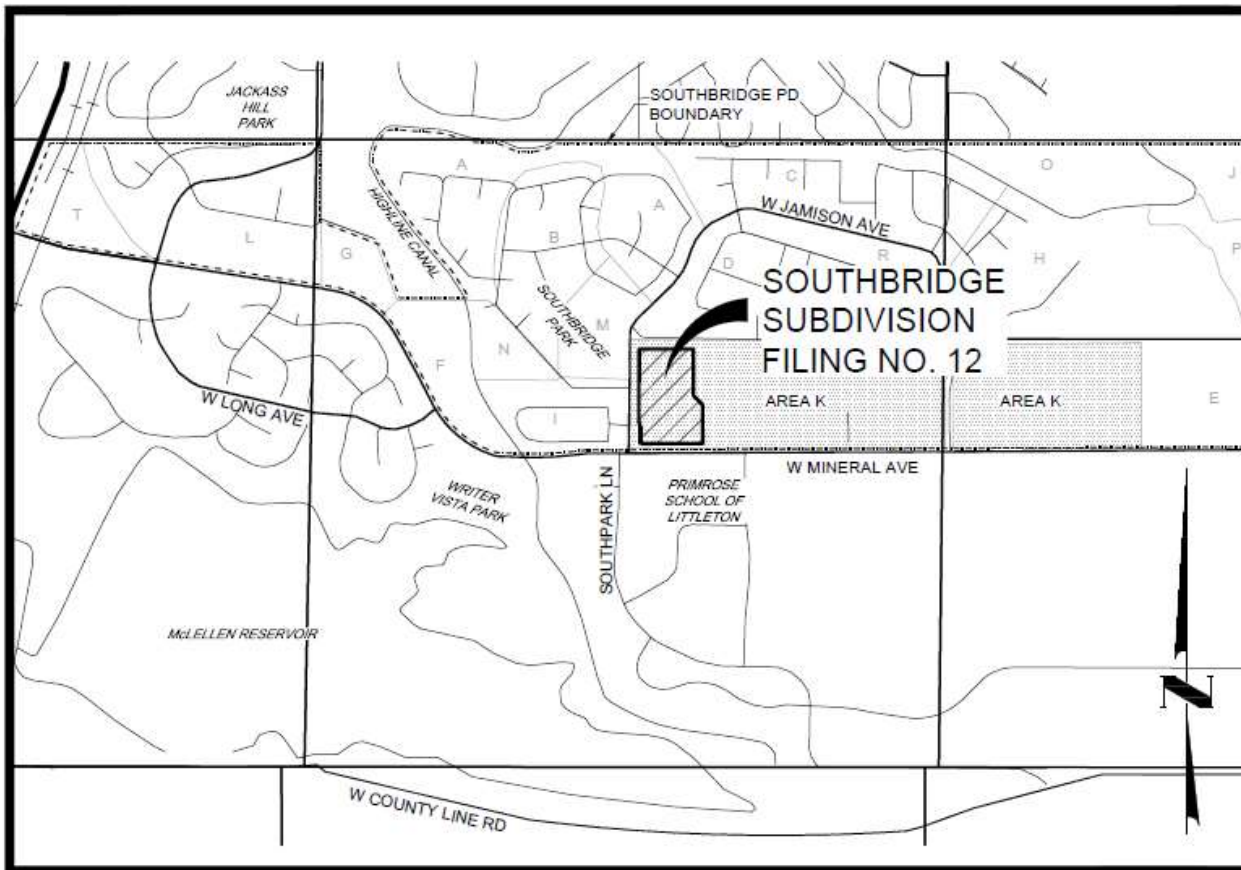
defined in this section, but also provide, in a majority of the units, supportive care from trained employees to residents who are unable to live independently and require assistance with activities of daily living including, but not limited to, management of medications, bathing, dressing, toileting, ambulating and eating.

NURSING HOME/CONGREGATE HOUSING:

A residential facility for more than eight (8) elderly and/or handicapped persons within which are provided living and sleeping facilities, shared food preparation service and major dining areas and common recreation, social and service facilities for the exclusive use of all residents. Such facilities may include full or part time domestic or medical assistance for the residents.

SKILLED NURSING FACILITY:

State licensed daily rate or rental properties where the majority of individuals require twenty four (24) hour nursing and/or medical care. In most cases, these properties are licensed for medicaid and/or medicare reimbursement. These properties may include a minority of assisted living and/or Alzheimer's/dementia units.



**Portion of Lot 1 Block 1, Southbridge Subdivision Filing No. 1
Planned Development Plan
Area K is Shown**

Site Design

This amendment proposes to allow for a commercial assisted living, nursing home and memory care facility and associated accessory uses such as a central dining area, activities, fitness/wellness, hair salon, housekeeping, maintenance, medication management, and gathering spaces.

This PD Amendment also specifies that a minimum of 20% open space be provided, a 50-foot landscape buffer be included along the northern property line between the site and the existing single-family residential development, the building height be limited to 30 feet within 150 feet of single-family residential development, and that parking be provided in accordance with the city's zoning regulations.

Zoning Requirements

The table below provides a comparison of the existing zoning and the proposed use.

Comparison of existing zoning requirements and the proposed use

	Existing PD-C Zoning Southbridge 3rd Amendment to Area K	Proposed 4th Amendment to Southbridge Area K
Uses	Office Park; Original Southbridge PD Incidental Visiting Missionary Sleeping Rooms Added (Recorded April 4, 2000 - Reception Number B0038776) (Limited To Less Than 10% Of The Gross Floor Area With Stays No Longer Than A Week)	Office Park (original Southbridge PD); Incidental Visiting Missionary Sleeping Rooms (added in 2000 - Reception Number B0038776); Assisted Living/Nursing Home/Memory Care Accessory uses: accessory Garages (Limited To 8); dining; activities; wellness/fitness; salon; housekeeping; maintenance; medication management; gathering spaces
Site Area	8.95 ac	8.95 ac
Building Setbacks	Side (north): 50 feet Side (south): n/a Rear (east): n/a Front (west): n/a	Side (north): 50 feet Side (south):10 feet Rear (east):10 feet Front (west):20 feet
Setback: Adjacent to Residential (Established in 3rd Amendment to Portion of Area K)	50 feet	50 feet
Landscape Buffer between Residential Development to the North (Established in 3rd Amendment to Portion of Area K)	50 feet	50 feet

Parking Ratios	Not listed	In conformance with 10-4-9 of the city's zoning regulations
Unobstructed Open Space	20% minimum	20% minimum
Maximum Building Height	30 feet (within 150 feet of residential)	30 feet (within 150 feet of residential), 45 feet - maximum

Traffic Generated by the Proposed Development

The city's traffic engineer has reviewed the traffic impact analysis. The traffic analysis indicates that a 72,000 square foot assisted living facility is expected to generate 270 daily vehicle trips. For comparison, a 72,000 square foot office building would generate 1023 daily vehicle trips and a similarly sized medical office building would generate 2730 daily vehicle trips.

The applicant also provided anticipated shift times for the facility to further demonstrate that the traffic generation will not coincide with the peak traffic times for the residential neighborhood or the other office park uses.

The proposed shifts of are as follows:

6:00 AM - 2:00 PM 12 nurses
2:00 PM - 10:00 PM 12 nurses
10:00 PM- 6:00 AM 8 nurses

In addition, there will be eight-hour shifts of 6-8 management and maintenance staff staggered throughout the day.

Drainage

The existing stormwater runoff on the site currently drains northeast to southwest by sheet flow to the neighboring property, World Venture, and to South Windermere Street. The conceptual drainage plan submitted with the PD Amendment contemplates storm water from the site will be routed through landscape drains, curb and gutter, and storm sewer to a proposed on-site water quality and detention pond located in the southwest corner of the site. Once discharged into the pond, the runoff will be detained, treated, and released at the maximum allowable release rate. Detained flows from the pond will be released into a private proposed storm sewer. A final drainage report will be reviewed and evaluated during the final plat and site development plan process.

STAFF ANALYSIS:

Amendments to Planned Developments:

Section 10-2-23(H) of the city's zoning ordinance specifies that the procedure for amending an approved general PD plan or final PD Plan shall be the same as prescribed for the original approval, except in the event that a general PD plan is administratively amended. The addition of a use within an approved PD plan is not eligible to be processed administratively. The intent of the Planned Development (PD) District is 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 considered by city council (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 assisted living, nursing home, memory care use will provide additional opportunities for residents to age in place in the community. The proposed use will also provide a transition from a more intense office use to the adjacent single-family residential development to the north.

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 assisted living, nursing home, memory care use will provide additional housing options and provide opportunities for residents to age in place. The proposed assisted living facility is close to shopping, medical facilities, and other community amenities. The proposed development will make use of existing utility lines, streets, and other public improvements, thereby efficiently using existing 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 proposed assisted living, nursing home, memory care use will provide a mix of uses within the Southbridge Planned Development, which is consistent with the PD-C requirements found in Section 10 -2-23. Specifically, multiple uses including residential and service, and office are included in one or more structures as designated in the approved PD plan.

The design standards provided as part of the PD amendment will create a compatible site that fits with the office park uses to the south and east, and the residential development to the north. The traffic generated by the assisted living facility will be significantly less than that generated by an office building.

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

This location within the Southbridge Planned Development has numerous community features that can support the proposed assisted living facility. Littleton Hospital, Health South, the SouthPark medical offices, as well as the existing Safeway and King Soopers grocery stores nearby all provide necessary services for seniors as well as the assisted living facility staff. The Southbridge Park, across South Windermere Street also provides an opportunity for the seniors, visitors, and facility staff to enjoy the surrounding area via the existing detached walk along South Windermere.

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 streets and utilities. The applicant is requesting that access points be evaluated at the time of the final plat and the site development plan. A plat note on the 1998 final plat for Southbridge Filing 12 stated

that no additional access would be permitted on South Windermere Street or West Mineral Avenue. As part of the preliminary and final plat applications, the applicant is requesting the access restriction note be modified to allow access on South Windermere be evaluated with the site development plan, if supported by a traffic impact analysis. The anticipated traffic volumes for an assisted living facility are significantly less than a traditional office use and even less than a medical office use.

Final site drainage will be reviewed with the final plat and site development plan. Engineering has reviewed the conceptual drainage report provided with the PD Amendment and the associated preliminary plat. Engineering has indicated that the proposed concepts proposed for handling storm water runoff are acceptable to the Public Works Department for preliminary plat purposes. Construction drawings and more detailed design will be provided with the final plat submittal and site development plan.

Open Space

The GPDP amendment proposes that a minimum of 20% percent unobstructed open space be provided within the development. A portion of the required open space will be incorporated in a 50-foot landscape buffer on the north side of the site. The PD amendment states that this landscape buffer will consist of a mix of trees and shrubs.

The proposed development is near the Southbridge Park and the existing detached walkway along South Windermere provides easy, safe access to the park. Existing bike lanes along West Mineral Avenue and South Windermere provide additional opportunities to access the park.

Impacts to Adjacent Properties

Retail development is located south and east of the site. The impact of an additional 270 vehicle trips per day will be minimal and the additional traffic will not impede access to the commercial properties. Parking for the facility staff and visitors will be provided on-site. The proposed site design and architectural materials are compatible with the surrounding neighborhood. The applicant has also indicated that emergency vehicle sirens will be silenced prior to entering the facility in order to minimize the impact on the adjacent neighborhood.

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 South Neighborhood Plan. Each section will also include a summary of the applicant's justification for the PD amendment request, in italics, with the staff analysis included below.

CONSISTENCY WITH THE 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 property has remained undeveloped for over 35 years, since the approval of the Southbridge Tentative Plan in 1979. The Southbridge Tentative Plan anticipated a mix of uses within the Southbridge PD. The proposed use is consistent with the city's vision for its future in that it takes advantage of adjacent amenities, including the adjacent Southbridge Park, pedestrian / bicycle paths, and nearby retail uses within walking distance. Further, the proposed use provides an opportunity for residents to age in place in the community.

Goal 1: A Dynamic Littleton
Foster a vibrant and evolving community.

Policy 1.1 - Encourage more opportunities for residents to live, shop, and play where they work and to work, shop and play where they live.

Applicant's response: The proposed development is an excellent transitional use and makes it possible for Littleton's intergenerational families to continue living, shopping, working and playing nearby each other.

The proposed development provides a transitional use from the more intensive office park uses to the residential neighborhood. Also, facility residents, visitors, and staff will have easy access to existing community amenities including a hospital, a rehab facility, two grocery stores, restaurants, and other shopping, thereby providing opportunities for the residents to live, shop, and play in one location.

Policy 1.2 - Create the circumstances that will encourage dynamic, innovative employers to locate within the city.

Applicant's response: The proposed development, in addition to providing much needed services for older adults, will also provide new jobs for approximately 40 full time employees.

The proposed facility will provide new jobs within the city.

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

Applicant's response: The proposed uses are NOT residential under the Littleton Code. However, because ongoing care and treatment must occur in the facility, the nature of a care facility plays a critical role in the life of Littleton's seniors. As the Baby Boomers begin to age, Littleton must respond to the changing market demands of older adults and provide the types of services that allow the Boomers to age in place. Without adequate assisted living facilities, Littleton's older adults will be forced to leave the city.

When the Southbridge Tentative Plan was adopted in 1979, a variety of mixed uses were anticipated. As the market demands have changed, so has the need for assisted living, nursing home and memory care facilities. An assisted living use would allow the aging population to continue to live in Littleton, rather than having to move away from their familiar "home."

Policy 1.8 - Require that new commercial development be appropriately buffered from adjacent uses.

Applicant response: The proposed uses will provide at least a 50 foot buffer from its residential neighbors. Additionally, in response to the requests of neighbors, it has oriented the single story building to abut the neighborhood and steps-up the height of the building as it moves away from its adjacent uses.

The assisted living facility will provide a transition from the office uses and will also incorporate a 50 foot landscape buffer along the northern property line to screen the use from the adjacent single-family residential neighborhood.

Goal #3: Enhance local, regional, and global linkages - physical, social, technological

Policy 3.2, 3.4 - Increase the walkability of neighborhoods and develop an inviting citywide pedestrian network.

Applicant response: The project will install and improve sidewalks along its perimeter which will add to the pedestrian connectivity in the area and improve circulation from the residential neighborhoods to nearby parks and the Highline Canal.

The facility residents, staff, and visitors can make use of the existing sidewalk system to access the nearby park site and shopping centers.

Goal #4: 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.

Applicant's response: Littleton values its history, and so too should it honor and protect the needs of those members of the community who have contributed to that history. Littleton's seniors are precisely the kind of important community asset that should be protected. The proposed project will help keep Littleton's seniors in Littleton rather than moving away to other communities that can accommodate their needs.

Allowing seniors to age in place honors the unique history and culture of Littleton. Facility residents will be able to enjoy the same amenities they have enjoyed over the years. New facility residents from outside the Littleton community will be able to experience the amenities that are uniquely "Littleton."

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

Applicant's response: The applicant worked closely with the community in the design and massing of the proposed project. Following the requests of neighbors during a public meeting, it has relocated the smaller, single story building to abut the neighborhood and moved the taller end of the building to be located farthest away from our residential neighbors. It provides at least a 50 foot buffer from its residential neighbors.

Additionally, the design of the project was developed with thoughtful consideration of surrounding architecture and materials indicative of the area, reflecting the character of the adjacent neighborhood through the use of contextually relevant and quality materials. It will apply the adopted design standards and guidelines to complement the surrounding architecture and ensure the project's contextual relevance.

The proposed development will be designed in compliance with current building codes and standards, including the International Energy Conservation Code. Mechanical and electrical systems will be evaluated and designed to achieve the maximum feasible efficiency that meets the facility's functional requirements. Landscaping will be designed to maximize efficiency of water usage. Sustainable design is a critical component to the proposed development and every effort will be made to exceed the minimum requirements to ensure that the City of Littleton is gaining housing that emulates their vision for future conservation.

The proposed facility includes high-quality materials that will enhance the existing office park and will be compatible with the surrounding single-family residential neighborhood development. A landscape buffer along the northern property line will help screen the commercial use from the residential use to the north.

CONSISTENCY WITH THE SOUTH NEIGHBORHOOD SMALL AREA PLAN NEIGHBORHOOD GOALS

Goal 1: To develop a regional employment center in the South Neighborhood while assuring adequate buffering of adjacent residential and recreational uses from adverse effects of commercial and industrial uses.

Applicant's response: The proposed development will employ approximately 40 full time employees. Because this is StoneCreek's first facility in the area, all positions will be new jobs to the area. StoneCreek has taken great care to buffer the proposed development. The development includes open space, a fifty foot buffer along the northern property line in accordance with 10- 2-23(D)2(a). StoneCreek will utilize foundation plantings and property line shrub plantings to buffer the proposed building. Further, in order to mitigate any potential issues with on-site lighting, StoneCreek will submit a Photometric Plan that will be designed in accordance with the national dark skies principals and all lighting will be downcast with the lenses fully screened from adjacent properties. Based on its community outreach, StoneCreek has also completely reoriented the proposed buildings in order to preserve its neighbors' west and southwest views. StoneCreek will orient the buildings so that the single story portion of the building is located along the north portion of the Site and the two-story buildings will be located along the southern portion, adjacent to commercial uses.

The required 50 foot landscape buffer will screen the facility from the residential use to the north. The proposed facility will provide up to 40 additional jobs in the city.

Goal 2: To prevent degradation of the water quality of McLellan Reservoir, the Highline Canal or any surface or subsurface water body within the South Neighborhood.

Applicant's response: The applicant will comply with all drainage and water quality requirements in its design and construction procedures in order to meet this goal.

Storm drainage will be provided by a detention facility to be located at the southeast corner of the site. On-site water quality will be provided. A final drainage report will be reviewed with the final plat and site development plan.

Goal 3: To provide adequate vehicular access to and from industrial areas in the neighborhood without introducing commercial or industrial traffic onto residential streets.

Applicant's response: The proposed use is one of the lowest traffic generators of any commercial uses, and will generate significantly less traffic than the uses currently permitted. StoneCreek has agreed to submit a traffic study as part of the entitlement process. Importantly, the expected traffic generated from the development will not occur during peak rush hour times of the day. The anticipated traffic would consist of approximately 15 employees (at any one time) accessing the development at off-peak times and family visitation predominately on the weekends. All other traffic, such as deliveries, trash pickup, food service, and mail, will occur on weekdays, but only during standard business hours and at times that are respectful of its neighbors. Delivery traffic will be limited to a rear entrance on the other side of the project from our residential neighbors. StoneCreek also understands that there may be concerns with emergency vehicle sirens associated with the proposed development. In StoneCreek's experience, there are typically only one or two emergency vehicle trips per week and it is StoneCreek's common practice to prearrange with emergency service providers to turn off their sirens before they enter the neighborhood.

As previously discussed, the applicant is requesting that final access points be determined at the time of the final plat and site development plan. No access is proposed on local residential streets. South Windermere Street is classified as a collector. The proposed peak hours and shift times do not interfere with the peak traffic

demands for residential or office uses.

Goal 4: To protect residential and recreational areas from negative visual and audible intrusions of commercial and industrial development.

Applicant's response: StoneCreek, as described in Goals 1 and 3 above, has taken extra precaution to carefully develop this site in order to eliminate the potential visual and audible concerns of its neighbors. The proposed use is one of the lowest traffic generators of any commercial uses, and will generate significantly less traffic than the uses currently permitted. Deliveries, trash pickup, food service, and mail, will be limited to business hours at the rear of the building opposite our residential neighbors. StoneCreek also understands that there may be concerns with emergency vehicle sirens associated with the proposed development. In StoneCreek's experience, there are typically only one or two emergency vehicle trips per week and it is StoneCreek's common practice to prearrange with emergency service providers to turn off their sirens before they enter the neighborhood.

A 50 foot landscape buffer is required along the north property line. This buffer area will be landscaped with a variety of trees and shrubs. The landscaping will be shown on the site development plan. An illustrative landscape plan is included with the PD amendment.

The applicant has committed to requiring that emergency vehicle sirens be silenced prior to entering the neighborhood.

Goal 6: To provide and maintain infrastructure and facilities including: schools; parks and open space; streets; and water, sewer and drainage systems required to support development.

Applicant's response: In addition to StoneCreek preserving a generous portion of the site as open space and attractively landscaping the Site, the proposed development will not house Littleton residents with school aged children. Therefore, the proposed development will not have an impact on Littleton schools. StoneCreek will also provide for and maintain any other infrastructure needed to develop the assisted living facility.

The proposed use is not expected to generate more than 270 vehicle trips per day. Since the assisted living facility will provide services for adults over 55 years old, there is no anticipated impact on the local schools and there is no anticipated need for additional land to be provided for schools. Impact fees for fire protection, police, and public recreation will be assessed and paid prior to the issuance of the building permit, in accordance with 11-7.

NEIGHBORHOOD POLICIES

Transportation

Policy 1: That commercial and industrial traffic be discouraged from using "local" residential streets through design and regulatory controls.

Applicant response: Primary access to the proposed development shall be provided by an entrance on South Windermere Street, which is a collector and not a local residential street meeting the intent of this policy. Any additional access points will be determined at the time of SDP or plat.

South Windermere Street is classified as a collector. The 1998 final plat for Southbridge Filing No. 12 included a note restricting additional access off of South Windermere Street and West Mineral Avenue. As part of the preliminary and final plat applications, the applicant is requesting that the access restriction on South Mineral Avenue be revised and the final access point reviewed and evaluated with the site development plant. In addition, the applicant has also added a note on the preliminary and final plats which states that the city may remove the access point if any other use is developed on the site.

Land Use

Policy 1: That residential areas be protected from commercial and industrial development by utilizing a combination of setback “buffers,” screening, and other measures to reduce the visual and audible impacts created by the development.

Applicant’s response: StoneCreek is sensitive to its neighbor’s concerns regarding setbacks, buffers and screening to reduce the potential visual and audible impacts of the proposed development. As discussed more thoroughly above, the building will be centrally located on the parcel and is oriented toward the South Windermere Street frontage. A generous portion of the site will be preserved as open space and attractively landscaped to enhance the aesthetic aspect of the development. The site will also utilize a covered porte-cochere building entrance as well as convenient visitor and emergency service drive lanes. Parking areas are proportionately located on three sides of the facility to provide for adequate spaces for employees and visitors.

StoneCreek, as described in Goals 1 and 3 above, has taken extra precaution to carefully develop this site in order to eliminate the potential visual and audible concerns of its neighbors. The proposed use is one of the lowest traffic generators of any commercial uses, and will generate significantly less traffic than the uses currently permitted. Deliveries, trash pickup, food service, and mail, will be limited to business hours at the rear of the building opposite our residential neighbors. StoneCreek also understands that there may be concerns with emergency vehicle sirens associated with the proposed development. In StoneCreek’s experience, there are typically only one or two emergency vehicle trips per week and it is StoneCreek’s common practice to prearrange with emergency service providers to turn off their sirens before they enter the neighborhood.

As previously stated, in PD-C zone districts, a 50 foot landscape buffer is required when commercial uses abut residential uses. The applicant is providing a 50 foot landscaped buffer to screen the assisted living facility from the adjacent single-family residential use to the north.

Policy 6: That general development plans for each development area be submitted for approval prior to detailed planning which shall include sufficient data to determine the adequacy of city service systems, the impact and treatment of traffic with respect to adjacent neighborhoods, and the impact of residential development on schools.

Applicant’s response: The GPDG Amendment review process has submitted all required general development plans for the proposed development for local services. StoneCreek has submitted, and staff has evaluated a traffic study as part of the GPDG Amendment review process to determine the impacts on traffic. Because the proposed development will only provide services for adults 55+, the proposed development is not anticipated to have any impact the local schools.

A traffic study was reviewed by the city’s traffic engineer. The proposed use is not expected to generate more than 270 vehicle trips per day. Since the assisted living facility will provide services for adults over 55 years old, there is no anticipated impact on the local schools. Impact fees will be assessed and paid prior to the issuance of the building permit, in accordance with 11-7.

Parks, Open Space, & Public Services

Policy 1: That adequate land be made available by the appropriate private or public body for schools, fire protection, and public recreation.

Applicant’s response: A generous portion of the site will be preserved as open space and attractively landscaped to enhance the aesthetic aspect of the proposed development.

There is no anticipated need for additional land to be provided for schools, fire protection, or public recreation.

CONSISTENCY WITH PD-C REQUIREMENTS:

The proposed amendment is also consistent with 10-2-23(D) 2 which specifies that at least twenty percent (20%) of the site area designated for PD-C shall be maintained in unobstructed open space. In addition, there shall be a fifty foot (50') wide area of unobstructed open space provided along any boundary of a PD-C which abuts any residential property not approved on the same general PD plan, or any subsequent amendment thereto.

In addition, the applicant complies with the height requirement for PD-C uses adjacent to residential uses. The maximum height of structures in PD-C areas located within one hundred fifty feet (150') of any residential property boundary shall not exceed thirty feet (30'), except for PD-C areas located adjacent to residential uses which have been approved on the same general PD plan, or any subsequent amendment thereto.

The applicant has included design guidelines as part of the proposed amendment. Refer to the PD plan set for details. The intent of the design guidelines are to ensure the building design and materials complement the character of the surrounding area.

The zoning chart also specifies that parking will be provided in conformance with 10-4-9. All parking for the facility will be provided on-site.

REFERRAL RESPONSES:

A referral response was provided by the Littleton Fire Rescue indicating a requirement for a secondary access point for emergency vehicles will be required. As part of the preliminary and final plat applications, the applicant is requesting the access be evaluated with the final plat and site development plan. During the site development plan review, Littleton Fire Rescue will have an opportunity to review and evaluate the proposed site access. In addition, Tri-County Health Department provided comments pertaining to assisted living licensing requirements and sun safety. Prior to the issuance of a certificate of occupancy, all state licensing must be acquired.

CITIZEN COMMENT:

Citizen comment letters, both for and against the project have been attached to this staff communication.

NEIGHBORHOOD OUTREACH:

The applicant conducted two neighborhood outreach meetings. The first was on September 12, 2017 and the second was held on April 17, 2017.

Mailed public notice of the PD amendment proposal was also sent to all property owners within 700 feet of the site.

PLANNING COMMISSION RECOMMENDATION:

Planning Commission recommended approval of the application at its June 12, 2017 meeting with a vote of 7-0. The recommendation for approval included one condition of approval pertaining to clarification of the accessory uses identified on site data table. The attached PD plan set has been updated in accordance with the planning commission recommendation.

STAFF RECOMMENDATION:

Staff finds that the proposed PD Amendment 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 and recommends approval of Resolution Number 11-2017, Southbridge Planned Development, Fourth Amendment of Area K to add assisted living, nursing home, memory care, and associated accessory uses to a portion of Area K of the Southbridge Planned Development Case Number: APD16-0003.

PROPOSED MOTION:

I move to approve an ordinance on second reading approving Southbridge Planned Development, Fourth Amendment of Area K to add assisted living, nursing home, memory care, and associated accessory uses to a portion of Area K of the Southbridge Planned Development; Case Number APD16-0003.