

Legislation Text

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**File #:** Ordinance 21-2018, **Version:** 2

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Agenda Date: 05/15/2018

**Subject:**

An ordinance on second reading to amend the Safeway Oakbrook Shopping Center General Planned Development Plan for Lot 7, Block 1

Presented By: Carol Kuhn, AICP, Planning Manager
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**REQUESTED COUNCIL ACTION:**

The request is to amend the Safeway Oakbrook Shopping Center General Planned Development Plan (GPDP), called the Second Amendment for Lot 7, Block 1.

**PRIOR ACTIONS OR DISCUSSIONS:**

On April 23, 2018, the planning commission recommended approval of the Safeway Oakbrook Shopping Center GPDP Second Amendment for Lot 7, by a vote of 7-0, subject to ten conditions:

1. Prior to any site work a site development plan shall be submitted, reviewed, and approved in accordance with Sec. 10-7 of the Littleton Zoning Regulations;
2. The applicant will, with staff oversight, provide compliance with the agreed upon neighborhood meeting conditions, as discussed during the planning commission hearing;
3. No recreational vehicles will be allowed to be parked on the site;
4. Lighting shall be reduced to security levels from 9 p.m.-6 a.m.;
5. Fences shall be repaired and shall be in conformance with Littleton Code Section 10-4-3;
6. Security gates shall be installed, subject to review and approval by community development, public works, and Littleton Fire Rescue;
7. Open space and landscaping shall comply with the city's zoning regulations and shall be reviewed and approved with the site development plan;
8. No outdoor vehicle repair shall be conducted on Lot 7, Block 1;
9. No parking of large profile vehicles shall be permitted on the north-west to south-east boundary facing residential houses;
10. No off-loading of cars on E. Phillips Avenue or in the parking lot.

On May 1, 2018, the city council set the public hearing date for May 15, 2018, with a vote of 7-0.

**BACKGROUND:**

The applicant, Steve More, with Commercial Building Services, has submitted an application for an amendment to the existing Safeway Oakbrook Shopping Center GPDP. This is the second request to amend the GPDP since it was originally approved in 1983. The first amendment to this GPDP was approved in 1996.

**STAFF ANALYSIS:**

Staff finds that the proposed amendment to the Safeway Oakbrook Planned Development is in general conformance with the criteria for “Review and Approval of the General PD Plan” found in Sec. 10-2-23(E)(4) (a) of the Littleton Zoning Regulations.

**OPTIONS/ALTERNATIVES:**

The city council may take the following actions on the application: approve; approve with conditions; continue to a date certain; and deny. The staff report contains a sample motion for each option.

**FISCAL IMPACTS:**

N/A

**STAFF RECOMMENDATION:**

Staff finds that the Safeway Oakbrook Shopping Center GPD 2nd Amendment for Lot 7 meets the review and approval criteria, both Subsections A and B, of the Planned Development District and recommends that city council approve the amendment, subject to ten conditions.

**PROPOSED MOTION:**

I move to approve the ordinance on second reading to amend the Safeway Oakbrook Shopping Center General Planned Development Plan for Lot 7 including the ten conditions recommended by planning commission.