

Legislation Text

File #: ID# 18-189, **Version:** 1

Agenda Date: 06/12/2018

Subject:

Preliminary Project Plan process for “Littleton Senior Living” located at 1151 West Mineral Avenue

Presented By: Jocelyn Mills, Community Development Director

REQUESTED ACTION:

The Preliminary Project Plan Process (P4) provides the opportunity for city council to give informal and non-binding input and feedback on a development concept during a study session. Staff will provide a general overview of P4s to the council. Applicants are allowed to be in the audience, but do not present their concept.

Elkco Properties, Inc. has submitted this P4 for a development concept entitled “Littleton Senior Living,” which would be located at 1151 West Mineral Avenue. This property is located within the Southbridge Planned Development.

BACKGROUND:

The applicant and property owner had a pre-application meeting with staff on June 15, 2017. From that meeting, the applicant selected to submit a P4 on its development concept to obtain informal input from the planning commission and city council. This P4 was also presented at the May 30, 2018 planning commission study session. Commissioners had questions and comments on the use, height, orientation of the buildings, buffer and transition between the site and the residential area to the north, parking, access, and building architecture.

P4 CONCEPT:

The Littleton Senior Living P4 is a residential-use concept. The property is approximately 6.6 acres and is located in Area K in the Southbridge PD. Area K is zoned for office park uses. This PD established uses for the various use areas within Southbridge. The 1983 ordinance adopted the Tentative PUD Plan, which is the PD for Southbridge. Specific performance standards were set with each of the individual site development plans. There have been five amendments to Area K. The fourth amendment added nursing home and assisted living facility uses to a portion of Area K. The Fifth Amendment clarified setbacks from internal lot lines for the Stone Creek property.

Elkco Properties’ concept is for a 99 unit apartment and 22 single-story cottages (121 residential units total), which would be rented to persons age 55 and older. As stated in the concept meeting request:

“For over 25 years, Elkco Properties has developed and operated senior living communities including: age restricted (over 55), independent, assisted, and memory care communities. Elkco has the capacity and expertise to deliver a high quality product that will complement the existing adjacent and proposed uses along the Mineral Ave corridor and become a valuable asset for [the] neighborhood and the City of Littleton well into the future.”

Together with our architect, Lantz-Boggio Architects, a nationally recognized designer specializing in senior living and age restricted communities, we propose to develop a beautiful senior campus with a central apartment building for seniors 55 and older consisting of three stories with complementary single story cottages with attached garages.

We believe the proposed change in use from Business to Residential will be more beneficial to the neighbors [than] current zoning by offering less impact in the form of rush hour traffic, noise and building type that the existing zoning will create.”

EXISTING PD PLAN REGULATIONS FOR 1151 WEST MINERAL AVENUE:

The Southbridge PD tentative plan established uses and each site development plan provided specific performance standards. Each of the subsequent amendments added some limited standards, however, some of these standards were established in the PD regulations (Section 10-2-23 of the city’s zoning regulations), while others were listed only on various SDPs.

The following table outlines the existing PD Plan requirements for the property:

Commercial	Commercial office park
Maximum Density	N/A
Maximum Height	30 feet (Per the city’s zoning code, Section 10-2-23 D 2 b, this is the maximum height when within 150 feet of residential zoned property, which is the case north of 1151 West Mineral)
Open Space Required	20% (Per city’s zoning code, Section 10-2-23 D 2 a)
Minimum Setbacks	Front, Side and Corner side: 10 feet Rear: 50 foot landscape buffer along the northern boundary of the commercial portion of the PD - established with previous SDPs
Parking Required	Must adhere to the city’s parking requirements in Zoning Code, Section 10-4-9 (Section 10-2-23).

The concept is considered multi-family residential per Littleton’s zoning code. Currently this PD permits commercial office park uses on this property. Through an amendment process, all of the performance standards for the residential use would be reviewed and established. Standards such as density, height, architectural design for the buildings, landscaping, and front and side setbacks would be required to be set with any amendment.

The proposal:

- Density: Proposes a density of 18.4 units/acre
- Height: Proposes same as existing PD listed above
- Open Space: Proposes 77% (It appears the calculation may include the parking areas, which would not be allowed to be counted towards open space.)
- Setbacks: Proposes same as existing PD listed above
- Parking: Multi-family parking is required at 1.5 spaces per residential unit (this concept as shown would require 182 parking spaces)

ATTACHMENTS FOR REVIEW:

The following P4 items for Littleton Senior Living are attached to this staff communication:

- P4 application and associated documents (attachments 1-9)

ATTACHMENTS FOR REFERENCE:

The following items from the existing Southbridge PD Plan are attached to this staff communication:

- Resolution amending the Tentative PUD Plan, which is the Southbridge PD
- Tentative PUD Plan (which is the Southbridge PD)
- 5th Amendment to Area K Southbridge PD

The following city documents are attached to this staff communication:

- Citywide Plan
- Zoning Code Section for P4