



Legislation Text

File #: ID# 18-222, **Version:** 1

Agenda Date: 07/10/18

Subject:

Preliminary Project Plan process for “Parkland” located on the 33-acre property at the southwest corner of Mineral Avenue and South Santa Fe Drive, Littleton, CO

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 commission, and applicants are allowed to be in the audience, but do not present their concept.

Evergreen Devco, LLC has submitted this P4 for a development concept entitled “Parkland,” which would be located on the 33-acre property at the southwest corner of Mineral Avenue and South Santa Fe Drive. This property is located within the South Santa Fe Park Planned Development.

BACKGROUND:

The applicant and property owner had a pre-application meeting with city staff on May 14, 2018. From that meeting, the applicant selected to submit a P4 on their development concept, to obtain informal input from the planning commission and city council. This P4 was presented at the June 25, 2018 planning commission study session.

Based on input from the planning commissioners, the applicant modified their P4 application and some of the details. The zoning table found later in this staff communication highlights these changes. In addition, the applicant provided an updated P4 narrative.

P4 CONCEPT:

The Parkland P4 is a mixed use concept with the proposed South Platte River Parkway bisecting the property north to south. West of this roadway is the area entitled “Homestead” to be comprised mainly of residential uses. East of this roadway is the area entitled “Vineyard” to be comprised of mainly commercial uses. The property is approximately 33 acres in size. The subject property is located in South Santa Fe Park PD, which was approved in 1985.

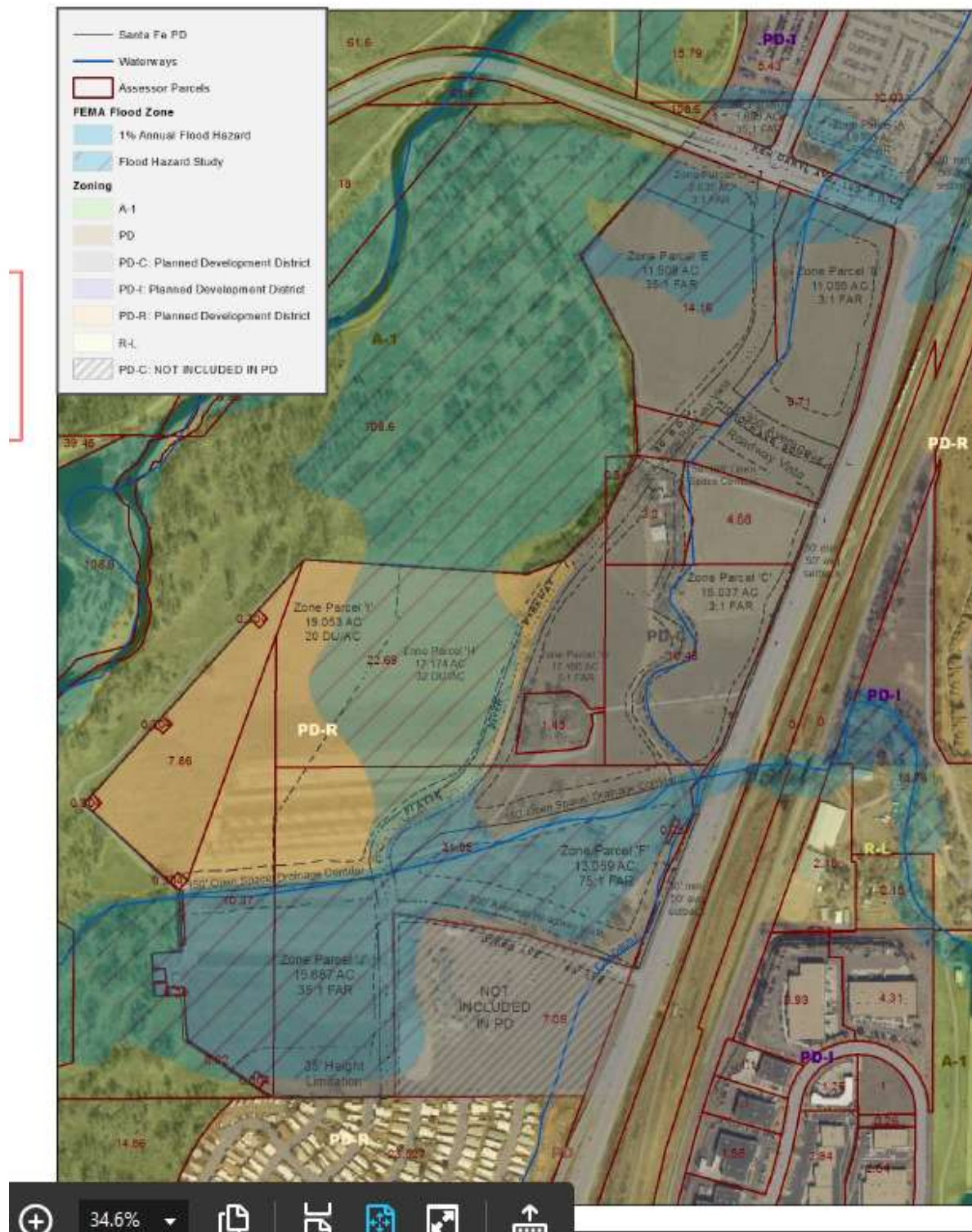
Please refer to the applicant’s narrative of Parkland’s P4 concept, which is attached to this staff communication.

EXISTING PD PLAN REGULATIONS FOR 1151 WEST MINERAL AVENUE:

The South Santa Fe Park PD is segmented into different planning areas (called “Parcels”), and outlines the allowed uses and performance standards for each planning area, identified as Parcels A, B, C, D, E, F, G, H, I, J, and K. The original land area of the 1985 PD was approximately 130 acres. The 1985 PD shows a roadway

along the upper quarter of the entire PD called “Ken Caryl Ave.” Between 1985 and more recent history, the roadway was constructed; it became part of the city’s road system and is known as Mineral Avenue, and. Parcels A and K are no longer part of the PD, and have become portions of the Mineral Station Light Rail Station parking areas and , the 7-11 convenience station and, access to the Carson Nature Center/South Suburban Parks, and Recreation offices/Mary Carter Greenway trailhead parking. Today, the northern boundary of the South Santa Fe Park PD is along the southern edge of Mineral Avenue, and the PD is approximately 110 acres.

Evergreen Devco’s property is 33 acres and is located in the northern area of the 110-acre PD. Evergreen Devco’s property spans the PD’s planning areas of Parcel B, D, and E and a portion of Parcels C and G. These parcels identify the uses and development standards allowed within each area in the existing PD. Each of these Parcels (planning areas) outlines the uses and development standards allowed within its parcel in the existing PD. The below map provides an overlay of the South Santa Fe Park PD onto an aerial to indicate the planning areas and existing conditions.



Attached to this staff communication are the 1985 South Santa Fe Park PD documents. The first two pages are very difficult to read from the original PD documents so a “Reproduced from the Original PD Sheet 1” is also included. It is more legible and took sheet 1 of the original PD and turned it into two pages to outline all the requirements of the PD, along with the above map indicating the PD planning areas.

Evergreen Devco's concept is to amend the existing PD requirements - to modify the uses allowed, establish residential densities, and to modify performance standards for height, setbacks, and open space.

As stated above, the concept for Evergreen Devco's 33-acre property includes all of the existing PD's Parcels D, B, and E. It also includes a portion of the existing PD's Parcels C and G. Below is the table provided by Evergreen Devco to outline the existing South Santa Fe Park PD requirements and to show Evergreen Devco's concept for proposed amendments to the existing PD. Please note, the original table inadvertently omitted the portion of Parcel G. The below table includes tan highlighted boxes to indicate that these were added by staff to include all requirements in the existing PD. Additionally, the yellow highlight sections include changes the applicant provided after the P4 was presented to the planning commission. The zoning table is also an attachment to this staff communication along with the land use table (provided by Evergreen Devco) of the existing and proposed uses.

Zoning Table

	Existing PD Planning Area					Amended PD Planning Area	
	G	B	C	D	E	Vineyard	Home- stead
Zoning	PD-C	PD-C	PD-C	PD-C	PD-C	PD-C	PD-C
Lot Size		11.09 Ac	15.04 Ac	2.64 Ac	11.51 Ac	14 ac approx	19 ac approx
FAR	.5:1	.30:1	.30:1	.30:1	.35:1		
Commercial						.40:1	.40:1
Parking	Per Code	Per Code	Per Code	Per Code	Per Code	Per Code	Per Code
Commercial							
Residential							
Open Space (public)							
Open Space (private)	25%	25%	25%	25%	25%	25% (20)	25% (20)
Setbacks							
W. Mineral Ave. ROW		70' ¹		70' ²		70' (90)	70' (90)
S. Santa Fe Dr. ROW		30' ²	30' ²			20'	
Nichols Ave. ROW		85' ²	80' ²			10'	
Platte River Parkway ROW	25' ²	25' ²	25' ²	25' ²	25' ²	10'	10'
Western Property Line			25'		20'		20' (15)
Southern Property Line			75'	20'	20'	20'	20' (15)
Property Lines (Interior)	20'	20'	20'	20'	20'		
Northern Zone District Line	20'				20'		
Eastern Zone District Line	25'						
Western Zone District Line			25'				
Setback from City of Englewood Ditch		25'					
Setback from Parking & Private roads		5'	10'	10'	10'		
Distance between structures	20'	15'	20'	15'	15'		
Building Height	70' ¹	70'	50'	50'	70'	100'	100'
Residential Density		98 du/ac est		98 du/ac est			50 DU/Ac

Notes:

1) Yellow highlight indicates a change from the P4 presented to Planning Commission (info in parentheses is prior proposal)

2) Setbacks along public ROW shall not be less than the minimum, but shall, at least be one foot of setback for each foot of building height.

ATTACHMENTS FOR REVIEW:

The following P4 items for Parkland are attached to this staff communication:

- P4 application and associated documents (attachments 1-10)

ATTACHMENTS FOR REFERENCE:

The following items from the existing South Santa Fe Park PD plan are attached to this staff communication:

- South Santa Fe Park PD, 1985
- South Santa Fe Park PD Amendment, 1993
- Reproduced from the Original PD Sheet 1 (legible version of the PD's uses and development requirements)
- Staff's power point presentation of the P4 is also attached

The following city documents are provided as links to this staff communication:

- Citywide Plan
- South Platte River Corridor Development Design Objectives
- Mineral Station Area Framework