

Legislation Text

File #: PC Reso 03-2019, **Version:** 1

Agenda Date: 02/11/19

Subject:

Resolution to amend the Broadway/Countyline Commercial Center planned development (AutoNation Ford), entitled the “6th Amendment to Broadway/Countyline Commercial Center PD”.

Presented By: Karl Onsager, Planner I

REQUESTED COMMISSION ACTION:

The applicant’s request amends the Broadway/Countyline Commercial Center planned development. More specifically, the amendment allows hail canopies as an approved structure.

BACKGROUND:

The applicant seeks to install permanent hail canopies to protect inventory parked on the site from severe weather events. The amendment does not impact gross floor area because the hail canopies are open and lack walls. The placement of the canopies over parking areas does not impact required unobstructed open space.

PRIOR ACTIONS OR DISCUSSIONS:

Amendments to planned developments are prescribed by the code to follow the same process as the original planned development. The proposed amendment cannot be approved administratively since the amendment will result in additional total building coverage and adds hail canopies for protected parking as an allowed use.

STAFF ANALYSIS:

Staff reviewed the amendment to the Broadway/Countyline Commercial Center planned development for compliance with the criteria set forth in section 10-2-23 of the Littleton City Code (LCC), the city’s zoning regulations, the Comprehensive Plan, the South Neighborhood Plan, the existing development, and comments from affected agencies, and recommends approval of this planned development amendment.

Please reference the following attachments regarding this application:

1. Staff Report
2. Staff Presentation
3. Draft PC Resolution 03-2019
4. Application Materials
5. Plan Set
6. Neighborhood Outreach
7. Approved PD Plan and Amendments
8. Outside Referral Agency Matrix
9. Code and Criteria Reference Links

OPTIONS/ALTERNATIVES:

The planning commission may take any one of the following actions on the application: recommend approval of the request, recommend approval with conditions, recommend denial, or continue the matter to a date certain. A sample motion is provided for each option.

FISCAL IMPACTS:

Not applicable

STAFF RECOMMENDATION:

Based on staff's analysis, it appears the proposed planned development amendment is in compliance with the approval criteria in LCC section 10-2-23, as detailed in the attached staff report. Therefore, staff recommends approval of PC Resolution 03-2019, recommending council approval of 6th Amendment to Broadway/Countyline Commercial Center PD.

PROPOSED MOTION:

Motion to Approve (with optional conditions)

I move to adopt PC Resolution 03-2019, recommending council approval of the 6th Amendment to Broadway/Countyline Commercial Center planned development *with the following conditions*:

- 1.
- 2.

...and direct the attorney to amend the resolution accordingly.

Motion to Continue to a Date Certain

I move to continue the public hearing (*or consideration, if public hearing closed*) on PC Resolution 03-2019, regarding the 6th Amendment to Broadway/Countyline Commercial Center planned development, to _____ (*insert date*) in order to _____.
(*recommended for any action other than approval, approval with conditions, or denial*)

Motion to Deny

I move to adopt PC Resolution 03-2019, recommending council deny the 6th Amendment to Broadway/Countyline Commercial Center planned development, and direct the attorney to amend the resolution accordingly. The foregoing denial is based on the findings that the proposed amendment will:

Note: Identify criterion or criteria not met and adjust motion accordingly:

- 1.
- 2.