

## Legislation Text

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**File #:** PC Resolution01-2020, **Version:** 1

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Agenda Date: 01/27/2020

**Subject:**

PC Resolution 01-2020: Recommending approval of the second amendment to the Highland Square Oakbrook Commercial Center SDP/PD, which effects only Pad A of Parcel 1B. (APD19-0001)

Presented By: Elizabeth W. Kay Marchetti, Senior Planner
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**PURPOSE:**

The applicant is requesting approval of the Second Amendment to the Highland Square Oakbrook Commercial Center SDP/PD, which applies only to Pad A of Parcel 1B.

**PRESENTATIONS:**

<b>Staff Presenter(s):</b>	Elizabeth W. Kay Marchetti, Senior Planner
<b>Additional Presenter(s):</b>	Kari Shohet, Owner Hobnob Pet Care

**SUMMARY:**

The applicant is requesting approval of the Second Amendment to the Highland Square Oakbrook Commercial Center SDP/PD (PD), which applies only to Pad A of Parcel 1B. The request is to allow:

1. A permanent outdoor use for a dog play area should a Conditional Use Permit be approved in the future by the Planning Commission; and
2. The maximum allowable building footprint to increase from 7,500 gross square feet up to 8,267 gross square feet; and
3. The maximum allowable building height to increase from thirty feet up to thirty-five feet for the sole purpose of constructing one uninhabitable tower element on the southwest corner of the building.

**PRIOR ACTIONS OR DISCUSSIONS:**

The applicant attended a pre-application meeting on October 11, 2018. The applicant submitted a complete land development application on July 2, 2019.

**ANALYSIS:**

Staff Analysis

In staff's opinion, the request is reasonable as the requested changes to the building footprint and building height are not negatively impactful and the sound study conducted by Wave Engineering shows that the potential, future outdoor dog play area will not generate enough noise to exceed the City's noise level limits.

Council Goal, Objective, and/or Guiding Principle

N/A

Fiscal Impacts

None

Alternatives

Should the request be denied, the existing PD would remain in effect, no permanent outdoor uses would be allowed, and the existing building would not be allowed to expand or increase in height beyond what the PD currently allows.

**STAFF RECOMMENDATION:**

Based on staff's analysis, it appears the proposed Amendment to a General Planned Development Plan complies with the approval criteria in Littleton City Code section 10-2-23 as detailed in the staff report. Therefore, staff recommends approval of PC Resolution 01-2020 which forwards a recommendation of approval to council.

**PROPOSED MOTION:**

I move to approve PC Resolution 01-2020 recommending approval of the proposed second amendment to a General Planned Development Plan for Highland Square Oakbrook Commercial Center Planned Development Plan.

**REFERENCES:**

City Code:

Regarding Amendments to General Planned Developments

[<https://www.sterlingcodifiers.com/codebook/index.php?book\\_id=504&ft=3&find=1-3-2>](https://www.sterlingcodifiers.com/codebook/index.php?book_id=504&ft=3&find=1-3-2)

Regarding Noise

[<https://www.sterlingcodifiers.com/codebook/index.php?book\\_id=504>](https://www.sterlingcodifiers.com/codebook/index.php?book_id=504)

2014 Citywide Plan:

[<https://littletoncol.sharepoint.com/:b:/s/CommunityDevelopment/Ec2mRqpdQehLkpuMSBGt0i0BfDbGg4i4pu\\_UqTe6iT-UKw?e=vxgK0d>](https://littletoncol.sharepoint.com/:b:/s/CommunityDevelopment/Ec2mRqpdQehLkpuMSBGt0i0BfDbGg4i4pu_UqTe6iT-UKw?e=vxgK0d)

Neighborhood Plan:

[<https://littletoncol.sharepoint.com/:b:/s/CommunityDevelopment/EQHPEPuMTXRGlfdklwSSxUB4CtQxYTdmTU2QNvslpuk-Q?e=Twmlu1>](https://littletoncol.sharepoint.com/:b:/s/CommunityDevelopment/EQHPEPuMTXRGlfdklwSSxUB4CtQxYTdmTU2QNvslpuk-Q?e=Twmlu1)