



City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Meeting Agenda

Planning Board

Monday, July 25, 2016

6:30 PM

Council Chamber

Regular Meeting

1. Roll Call

2. Approval of Agenda

3. Minutes to be Approved

- a. [ID# 16-171](#) Certification of the June 13, 2016 regular meeting minutes and July 11, 2016 study session journal

4. Public Comment

Public Comment for General Business

5. General Business

6. Public Hearing

- a. [PB Reso 09-2016](#) Recommendation concerning an ordinance amending title 10 of the city code concerning residential uses in the B-2 Zone District
- Attachments:** [Planning Board Resolution for B2](#)
[B-2 property owner letter June 2016 TEMPLATE](#)
[Littleton B-2 Open House Postcard 07-14-16](#)
[Open House Comment Cards 071416 2](#)
[B-2 Ordinance](#)
- b. [PB Reso 10-2016](#) Recommendation concerning an ordinance amending title 10 of the city code regarding mailed notice for development applications that require public hearings before the planning board or city council.
- Attachments:** [Planning Board Resolution for Written Notice](#)
[Written Notice Ordinance](#)
- c. [PB Reso 11-2016](#) Resolution approving a Planned Development Overlay for property known as 5556 and 5546 South Sycamore

Attachments: [PB Reso 11-2016](#)
 [Application](#)
 [Letter of Intent](#)
 [PDO Plan Set Sheet #1](#)
 [PDO Plan Set Sheet #2](#)
 [PDO Plan Set Sheet #3](#)

7. Public Comment

Public Comment on Non-Agenda Items

8. Comments/Reports

- a. Community Development Director/Staff
- b. Chair/Members

9. Adjourn

The public is invited to attend all regular meetings or study sessions of the City Council or any City Board or Commission. Please call 303-795-3780 at least forty-eight (48) hours prior to the meeting if you believe you will need special assistance or any reasonable accommodation in order to be in attendance at or participate in any such meeting. For any additional information concerning City meetings, please call the above referenced number.



Staff Communication

File #: ID# 16-171, **Version:** 1

Agenda Date: July 25, 2016

Subject:

Certification of the June 13, 2016 regular meeting minutes and July 11, 2016 study session journal

Presented By: Denise Ciernia, Recording Secretary

RECORDING SECRETARY'S CERTIFICATION:

I hereby certify that I have reviewed the video recordings for the June 13, 2016 regular meeting and July 11, 2016 study session of the Littleton Planning Board and that the video recordings are a full, complete, and accurate record of the proceedings and there were no malfunctions in the video or audio functions of the recordings.

PROPOSED MOTION:

I move to approve, based on the recording secretary's certification, the June 13, 2016 and July 11, 2016 videos as the minutes and journal for the June 13, 2016 regular meeting and July 11, 2016 study session of the Littleton Planning Board.



Staff Communication

File #: PB Reso 09-2016, **Version:** 1

Agenda Date: July 25, 2016

Subject:

Recommendation concerning an ordinance amending title 10 of the city code concerning residential uses in the B-2 Zone District

Presented By: Jocelyn Mills, Community Development Director

POLICY QUESTION:

Does planning board support a recommendation to city council to amend the B-2 Zone District to require residential occupancy in nonresidential buildings to be processed as a conditional use?

BACKGROUND:

On June 14, 2016 city council passed a 90-day moratorium on any development application being submitted within the B-2 Zone District based on concern that the current regulations were not in line with the city's Comprehensive Plan, and that the character of development activity in the B-2 District was having a negative impact upon the community.

On June 28, 2016 a joint study session was held with planning board and city council to discuss potential amendments to the B-2 Zone District. The discussion touched on height, location, adjacent properties, residential uses, community character, property rights, and the development review processes. Based on the discussion during this joint study session, city council held a subsequent study session on July 12, 2016 to further discuss the B-2 Zone District, specifically around scaling the focus toward residential uses and the development review processes. An open house was held on July 14, 2016 for public input, and information was posted on LittletonPlans.org. The written comments received from the open house and via LittletonPlans.org are attached to this staff communication.

STAFF ANALYSIS:

The following outlines the proposed amendments regarding residential use.

Uses in B-2 are predominately commercial in nature. There is an existing provision in the B-2 Zone District that allows for residential uses to be included in part of a structure or building if certain criteria are met.

Section 10-2-16 outlines the B-2 Zone District and lot requirements. Subsection (C) of this section addresses minimum lot requirements. There are not any height or setback requirements for this district. However, all B-2 properties are subject to a 2 to 1 floor area ratio (FAR). FAR determines the amount of building that can be on a lot in relationship to the size of the lot. A 2 to 1 floor area ratio allows a building to be twice the size of the lot.

Based on staff research of B-2 properties that have structures or buildings on them, it is difficult for projects to

get a 2 to 1 FAR due to other zoning requirements, primarily the number of parking spaces required and minimum open space requirements. Yet the research did show that projects which included residential uses did appear to have a larger building to lot ratio. As such, residential uses that are part of a commercial building in the B-2 Zone District do appear to have the potential to alter scale, mass and context of the adjacent neighborhood.

In Littleton's zoning code, when certain uses have the potential to have a greater impact to the surrounding properties, these uses are considered "conditional." Chapter 8 of the Littleton Zoning Code references Conditional Uses. Conditional uses may be allowed in a particular zone district upon further review and determination by the planning board. Determination is based upon:

- The nature of the site
- The size and shape of the lot
- The arrangement of structures
- Traffic and pedestrian patterns
- Landscaping and open space
- Lighting
- Signage

Per Section 10-4-12, residential units may be permitted in the B-2 Zone District (and the B-1 Zone District) when certain conditions have been met. The proposal is to relocate these existing provisions for residential occupancy in B-2 from Section 10-4-12 (Supplementary Standards) into the conditional use chapter of the zoning code.

To further clarify this section of the code, it also is recommended that the following verbiage be revised from "residential dwelling units" to "residential uses" in Section 10-4-12. This will clarify that in order for a residential use to be considered in a project, the entirety of the residential use can be no more than 50% of the structure or building. A change to the Land Use Table, Section 10-3-2, 3.66 includes a similar verbiage change from "dwelling units" to "residential uses."

Fully integrating the concept of residential use, the other recommendation is to add a definition of residential use to the definitions section of the zoning code (Section 10-1-2). The code has a definition of Use, which states "the purpose for which land or structures are or are intended to be occupied, maintained, rented or leased." The proposal is to add an additional definition, "Use, Residential - Dwelling units and all other ancillary activities and structures related to its residents, including but not limited to residential parking and common areas utilized by residents within structures."

Refer to the attached draft ordinance for the specific code proposed changes.

STAFF RECOMMENDATION:

Staff recommends planning board recommend approval to city council to amend the B-2 Zone District to require that when a project includes residential use, it shall be processed as a Conditional Use per Chapter 8 of the Littleton zoning code.

PROPOSED MOTION:

I move to approve the resolution recommending approval to city council an ordinance amending title 10 of the city code concerning residential uses in the B-2 Zone District.

RESOLUTION No. 09

Series of 2016

**RESOLUTION OF THE PLANNING BOARD OF THE CITY
OF LITTLETON, COLORADO, RECOMMENDING
APPROVAL OF AN ORDINANCE AMENDING TITLE 10
OF THE CITY CODE CONCERNING RESIDENTIAL USES
IN THE B-2 ZONE DISTRICT**

WHEREAS, the planning board of the City of Littleton, Colorado, held a public hearing at its regular meeting of July 25, 2016, to consider a proposed ordinance amending title 10 of the city code concerning residential uses in the B-2 Zone District, more specifically described in Exhibit “A”, which is attached hereto and made a part hereof by this reference;

WHEREAS, the planning board considered evidence and testimony concerning the proposed ordinance at said public hearing;

WHEREAS, the planning board finds that the proposed ordinance is consistent with the city’s comprehensive plan; and

WHEREAS, the planning board finds that the proposed ordinance is in the best interest of the city and will promote the public health, safety, and welfare of its inhabitants;

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD
OF THE CITY OF LITTLETON, COLORADO, THAT:**

Section 1: The planning board does hereby recommend that city council approve the proposed amendments to title 10 of the city code concerning residential uses in the B-2 Zone District, more specifically described in the ordinance attached hereto as Exhibit “A”.

INTRODUCED, READ AND ADOPTED at the regularly scheduled meeting of the Planning Board of the City of Littleton, Colorado, held on the 25th Day of July 2016, at 6:30 p.m. in the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado, by the following vote:

AYES:

NAYS:

ABSENT:

ATTEST:

APPROVED:

BY: _____

Denise Ciernia, Secretary

Karina Elrod, Chair

Approved as to form:

Kristin Schledorn, City Attorney

Exhibit A

(see next page)



Community Development Department
2255 West Berry Avenue
Littleton, Colorado 80120
303-795-3748

June 21, 2016

«Owner»
«Owner_Mail»
«Owner_City», «OwnerState» «OwnerPostalCd»

RE: Parcel ID «PARCEL_ID», «Situs_Addr»

Dear B-2 Property Owner:

This notification is being provided to all owners of property within the City of Littleton in the B-2 zone district. On June 14, 2016, the city council voted (6-0) to approve a 90-day moratorium for development applications for property zoned B-2. The 90-day moratorium will allow the city to develop a work plan for a comprehensive update of the B-2 zoning regulations.

The moratorium applies to land use applications submitted under 10-1-9, including rezonings, PDOs, and conditional uses, for property within, or seeking to be included within the B-2 zone district. It is also applicable to site development plan applications under 10-7-2 and subdivision applications under 11-2-1. A copy of the ordinance is enclosed for your convenience.

Please check the City's website for a copy of the ordinance, dates and times of upcoming meetings and city council and planning board work sessions, and other outreach and communication regarding the work plan.

Please contact Jocelyn Mills, Community Development Director, at 303-795-3820 or jmills@littletongov.org if you have any questions.

Sincerely,

Jocelyn Mills
Director of Community Development

B-2 ZONE DISTRICT OPEN HOUSE

What:	Community Open House
Date:	Thursday, July 14, 2016
Time:	5:30 PM – 7:30 PM
Location:	Littleton Center, City Council Chamber
Address:	2255 West Berry Avenue, Littleton, CO 80120

The City of Littleton welcomes you to attend a public open house for the discussion of revised regulations for the B-2 zone district.

On June 14, 2016, the City Council passed an emergency 90-day moratorium on all new land development applications on B-2 property. During this period, staff will be holding study sessions with the Planning Board and City Council and will be conducting open houses to gather input and feedback on modifications to the B-2 zone district regulations. We look forward to hearing your thoughts and ideas at the open house. If you have questions or comments, please contact the Community Development Department at 303-795-3748 or visit littletonplans.org.

July 14, 2016 B-2 Zone District Open House Comment Card:

Thank you for attending tonight's open house! Please make sure to leave us your feedback.

All feedback will be compiled and presented to Planning Board and City Council during the public hearings to update the B-2 Zone District.

- Do you have any comments on the proposed change for any residential use for a B-2 Zone District property to be considered a Conditional Use, and subject to the Conditional Use Chapter of the city's Zoning Code (Chapter 8)?

I think it's a good idea & adds public process when changing a commercial use to include residential (which is almost, effectively, a rezoning). Honestly, residential use probably should have been made conditional for B-2 in the first place! Live & learn...

- Do you have any comments on the proposed change to required written public notice to adjacent property owners within 300 feet of a proposed development, prior to any scheduled public hearing before Planning Board and/or City Council?

It's a good idea but should probably be larger than 300 feet... 300 ft may not add up to many neighbors, ~~colleagues~~ and the impact of a change may likely affect properties further than 300 ft... maybe 1000 sq ft ~~or~~ would be more appropriate?

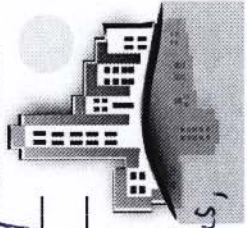
- Are there any other comments on the B-2 Zone District that you would like to share?

required &

- Tighten up parking regulation/parking USE. Parking reserved for residents use CANNOT ~~be~~ ^{SHOULD} NOT BE CONSIDERED a commercial use. ~~period~~ Ever. Period.

- Define the word "evenly" for distribution of open space. It seems obvious, but yet was not calculated correctly for the Grove.

- Define the word "use" since it's being added to 10-8-2 & 10-4-12. If ~~parking~~ parking is required for residents, that is residential USE no matter whether charged for or not!



July 14, 2016 B-2 Zone District Open House Comment Card:

Thank you for attending tonight's open house! Please make sure to leave us your feedback.

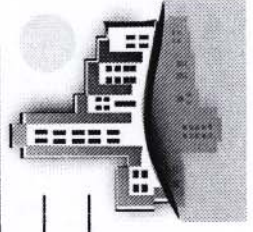
All feedback will be compiled and presented to Planning Board and City Council during the public hearings to update the B-2 Zone District.

- Do you have any comments on the proposed change for any residential use for a B-2 Zone District property to be considered a Conditional Use, and subject to the Conditional Use Chapter of the city's Zoning Code (Chapter 8)?

All permits have been suspended for 90 days because of a residential issue. Permits for commercial properties with no residential issues should be allowed. This adversely affects properties & projects that have nothing to do with residential.

- Do you have any comments on the proposed change to required written public notice to adjacent property owners within 300 feet of a proposed development, prior to any scheduled public hearing before Planning Board and/or City Council?

- Are there any other comments on the B-2 Zone District that you would like to share?



July 14, 2016 B-2 Zone District Open House Comment Card:

Thank you for attending tonight's open house! Please make sure to leave us your feedback.

All feedback will be compiled and presented to Planning Board and City Council during the public hearings to update the B-2 Zone District.

- Do you have any comments on the proposed change for any residential use for a B-2 Zone District property to be considered a Conditional Use, and subject to the Conditional Use Chapter of the city's Zoning Code (Chapter 8)?

If I were a property owner in B-2 I would not want a public hearing of any kind. Too much uncertainty. Too much of a moving target with the criteria.

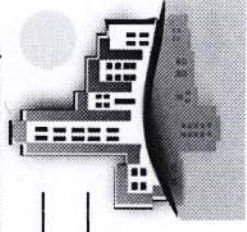
- Do you have any comments on the proposed change to required written public notice to adjacent property owners within 300 feet of a proposed development, prior to any scheduled public hearing before Planning Board and/or City Council?

Excellent!!

- Are there any other comments on the B-2 Zone District that you would like to share?

Please do more code enforcement on properties in B-2 + Transition!

Reston



July 14, 2016 B-2 Zone District Open House Comment Card:

Thank you for attending tonight's open house! Please make sure to leave us your feedback.

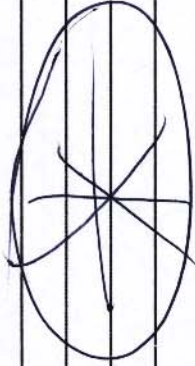
All feedback will be compiled and presented to Planning Board and City Council during the public hearings to update the B-2 Zone District.

- Do you have any comments on the proposed change for any residential use for a B-2 Zone District property to be considered a Conditional Use, and subject to the Conditional Use Chapter of the city's Zoning Code (Chapter 8)?

opposed to the whole change

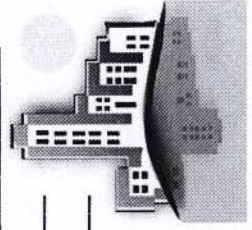
- Do you have any comments on the proposed change to required written public notice to adjacent property owners within 300 feet of a proposed development, prior to any scheduled public hearing before Planning Board and/or City Council?

Against All



- Are there any other comments on the B-2 Zone District that you would like to share?

Against All



July 14, 2016 B-2 Zone District Open House Comment Card:

Thank you for attending tonight's open house! Please make sure to leave us your feedback.

All feedback will be compiled and presented to Planning Board and City Council during the public hearings to update the B-2 Zone District.

- Do you have any comments on the proposed change for any residential use for a B-2 Zone District property to be considered a Conditional Use, and subject to the Conditional Use Chapter of the city's Zoning Code (Chapter 8)?

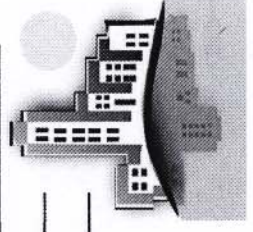
no

- Do you have any comments on the proposed change to required written public notice to adjacent property owners within 300 feet of a proposed development, prior to any scheduled public hearing before Planning Board and/or City Council?

Good 12:30

- Are there any other comments on the B-2 Zone District that you would like to share?

no



→ May 31st under contract

→ moratorium - June 14. → June 8th lease.
→ June 16th

- already had lease to own in June & wanted to start in July.

- was upset did not know

- no income coming in.

- taxes are still being required

- address - was not notified in B2 zone district

- did not get notice / not on zoning map.

→ doggie grooming / daycare - loss of income for property owner and businesses wanting to locate

1 **CITY OF LITTLETON, COLORADO**

2
3 **ORDINANCE NO. ____**

4
5 **Series, 2016**

6
7 **INTRODUCED BY COUNCILMEMBERS:**

8
9 **AN ORDINANCE OF THE CITY OF LITTLETON,**
10 **COLORADO, AMENDING TITLE 10 OF THE CITY CODE**
11 **CONCERNING RESIDENTIAL USES IN THE B-2 ZONE**
12 **DISTRICT**

13
14 **WHEREAS**, the planning board, at its regular meeting on July 25, 2016, held a
15 public hearing and voted to recommend approval of an ordinance amending title 10 of the city
16 code concerning residential uses in the B-2 Zone District; and

17
18 **WHEREAS**, the city council finds that the proposed amendments to the city code
19 are in the best interest of the city and will promote the public health, safety and welfare of its
20 inhabitants;

21
22 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF**
23 **THE CITY OF LITTLETON, COLORADO, THAT:**

24
25
26 **Section 1:** Section 2 of Chapter 1 of Title 10 is hereby amended with the
27 addition of the following definition:

28
29 **USE, RESIDENTIAL:** DWELLING UNITS AND ALL OTHER ANCILLARY
30 **ACTIVITIES AND STRUCTURES RELATED TO ITS RESIDENTS, INCLUDING BUT NOT**
31 **LIMITED TO RESIDENTIAL PARKING AND COMMON AREAS WITHIN STRUCTURES.**

32
33 **Section 2:** Land Use Category 3.66 of Section 2 of Chapter 3 of Title 10 is
34 hereby amended as follows:

35
36 ~~Dwelling units~~ **RESIDENTIAL USES** located in the same structure as a
37 nonresidential use and which meet the requirements of section 10-4-12 of this title

38
39 **Section 3:** Section 12 of Chapter 4 of Title 10 of the City Code is hereby
40 amended as follows:

41
42 **10-4-12: RESIDENTIAL OCCUPANCY IN NONRESIDENTIAL DISTRICTS**

43
44 Residential ~~dwelling units~~ **USES** are permitted to be located in the same structure as
45 nonresidential uses in the B-1 and B-2 districts provided the following conditions have been met:

46
47 (A) The residential use shall not occupy more than fifty percent (50%) of the gross floor

area of the structure.

(B) All building codes and housing code requirements for both the residential and nonresidential uses must be met.

(C) No commercial activity, except for permitted home occupations, shall be conducted in the area of the structure designated for residential use.

(D) Minimum lot standards for the zone district shall apply. Additionally, on site parking shall be provided in sufficient number to meet the requirements for both the residential and nonresidential uses.

(E) Residential occupancy allowable under the conditions of this section shall be subject to the prior written confirmation by the city's zoning official that the requirements of this section have been met.

ADDITIONALLY, IN THE B-2 ZONE DISTRICT RESIDENTIAL USES MAY BE LOCATED IN THE SAME STATURE AS NONRESIDENTIAL USES IF APPROVED AS A CONDITIONAL USE PURSUANT TO CHAPTER 8 OF THIS TITLE.

Section 4: Severability. If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of this ordinance. The City Council hereby declares that it would have passed this ordinance, including each part, section, subsection, sentence, clause or phrase hereof, irrespective of the fact that one or more parts, sections, subsections, sentences, clauses or phrases may be declared invalid.

Section 5: Repealer. All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that this repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

INTRODUCED AS A BILL at a regularly scheduled meeting of the City Council of the City of Littleton on the ____ day of _____, 2016, passed on first reading by a vote of ____ FOR and ____ AGAINST; and ordered published by posting at Littleton Center, Bemis Library, the Municipal Courthouse and on the City of Littleton Website.

PUBLIC HEARING on the Ordinance to take place on the ____ day of _____, 2016, in the Council Chambers, Littleton Center, 2255 West Berry Avenue, Littleton, Colorado, at the hour of 6:30 p.m., or as soon thereafter as it may be heard.

38 PASSED on second and final reading, following public hearing, by a vote of _____FOR
39 and _____ AGAINST on the ____ day of _____, 2016 and ordered published by
40 posting at Littleton Center, Bemis Library, the Municipal Courthouse and on the City of Littleton
41 Website.

42 ATTEST:

43 _____
44 Wendy Heffner
45 CITY CLERK

Bruce O. Beckman
MAYOR

46
47 APPROVED AS TO FORM:

48
49 _____
50 Kristin Schledorn
51 CITY ATTORNEY

52
53



Staff Communication

File #: PB Reso 10-2016, **Version:** 1

Agenda Date: July 25, 2016

Subject:

Recommendation concerning an ordinance amending title 10 of the city code regarding mailed notice for development applications that require public hearings before the planning board or city council.

Presented By: Jocelyn Mills, Community Development Director

POLICY QUESTION:

Does planning board support a recommendation to city council to add a requirement for written public notice be provided by development applications for adjacent properties within 500 feet be required for all projects that have public hearings before planning board and/or city council?

BACKGROUND:

On June 28, 2016 a joint study session was held with planning board and city council to discuss potential amendments to the B-2 Zone District. During that discussion, staff requested another code amendment be considered - to add written public notification into the development review process when applications have formal hearings before planning board and/or city council. Currently, the zoning code does not have a requirement for written public notice to adjacent property owners and adding such a provision will enable more transparency and awareness about pending land use applications within Littleton's neighborhoods.

An open house was held on July 14, 2016 for public input on this topic and on updates to the B-2 Zone District, and information was posted on LittletonPlans.org. The written comments received from the open house and via LittletonPlans.org are attached to this staff communication.

STAFF ANALYSIS:

Section 10-1-9 of the zoning code outlines general application requirements and procedures. Subsection C and D of this section outlines procedures for bringing applications before planning board and city council, and include rezonings, general plan development plans, planned development overlays, and conditional uses. Section 10-12-4 of the zoning code outlines procedures for amendments to the official zoning map. Subsection B, 2 and 3 include review before planning board and city council.

The proposal is to add a provision into the code (specifically to the sections described above) to require written public notice for all development applications that come before planning board and/or city council. Written public notice would be incorporated into the process and applicants would be required to send written notice (subject to city staff approval of the verbiage) via the US Post Office no less than 10 days prior to the subject hearing. Staff suggests that the written notice be sent to all adjacent property owners within 500 feet of the subject property.

Refer to the attached draft ordinance for the specific code proposed changes.

STAFF RECOMMENDATION:

Staff recommends planning board recommend approval to city council to add a requirement to Section 10-1-9 and Section 10-12-4 of the zoning code, to provide written public notice to adjacent property owners within 500 feet for all development applications that require public hearings before planning board and/or city council.

PROPOSED MOTION:

I move to approve the resolution recommending approval to city council of an ordinance amending title 10 of the city code regarding mailed notice for development applications that require public hearings before planning board or city council.

RESOLUTION No. 10

Series of 2016

RESOLUTION OF THE PLANNING BOARD OF THE CITY OF LITTLETON, COLORADO, RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING TITLE 10 OF THE CITY CODE REGARDING MAILED NOTICE FOR DEVELOPMENT APPLICATIONS THAT REQUIRE PUBLIC HEARINGS BEFORE THE PLANNING BOARD OR CITY COUNCIL

WHEREAS, the planning board of the City of Littleton, Colorado, held a public hearing at its regular meeting of July 25, 2016, to consider a proposed ordinance regarding mailed notice for development applications that require public hearings before the planning board or city council, more specifically described in Exhibit “A”, which is attached hereto and made a part hereof by this reference;

WHEREAS, the planning board considered evidence and testimony concerning the proposed ordinance at said public hearing;

WHEREAS, the planning board finds that the proposed ordinance is consistent with the city’s comprehensive plan; and

WHEREAS, the planning board finds that the proposed ordinance is in the best interest of the city and will promote the public health, safety, and welfare of its inhabitants;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE CITY OF LITTLETON, COLORADO, THAT:

Section 1: The planning board does hereby recommend that city council approve the proposed ordinance amending title 10 of the city code regarding mailed notice for development applications that require public hearings before the planning board or city council, more specifically described in the ordinance attached hereto as Exhibit “A”.

INTRODUCED, READ AND ADOPTED at the regularly scheduled meeting of the Planning Board of the City of Littleton, Colorado, held on the 25th Day of July 2016, at 6:30 p.m. in the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado, by the following vote:

AYES:

NAYS:

ABSENT:

ATTEST:

APPROVED:

BY: _____

Jocelyn Mills, Secretary

Karina Elrod, Chair

Approved as to form:

Kristin Schledorn, City Attorney

Exhibit A

(see next page)

1 **CITY OF LITTLETON, COLORADO**

2
3 **ORDINANCE NO. ____**

4
5 **Series, 2016**

6
7 **INTRODUCED BY COUNCILMEMBERS:**

8
9 **AN ORDINANCE OF THE CITY OF LITTLETON,**
10 **COLORADO, AMENDING CHAPTER 1 AND CHAPTER 12**
11 **OF TITLE 10 OF THE CITY CODE REGARDING MAILED**
12 **NOTICE FOR DEVELOPMENT APPLICATIONS THAT**
13 **REQUIRE PUBLIC HEARINGS BEFORE PLANNING**
14 **BOARD OR CITY COUNCIL**

15
16 **WHEREAS**, the planning board, at its regular meeting on July 25, 2016, held a
17 public hearing and recommended approval of an ordinance amending title 10 of the city code
18 regarding mailed notice for development applications that require public hearings before
19 planning board or city council; and

20
21 **WHEREAS**, the city council finds that the proposed amendments to the city code
22 are in the best interest of the city and will promote the public health, safety and welfare of its
23 inhabitants;

24
25 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF**
26 **THE CITY OF LITTLETON, COLORADO, THAT:**

27
28 **Section 1:** Subsection C of Section 9 of Chapter 1 of Title 10 of the City Code
29 is hereby amended with the addition of a new Subsubsection 3 as follows (and the remainder of
30 the subsubsections renumbered):

31
32 3. MAILED NOTICE: AT LEAST FIFTEEN (15) DAYS PRIOR TO THE REQUIRED
33 PUBLIC HEARING, THE APPLICANT SHALL MAIL WRITTEN NOTICE OF
34 THE HEARING BY FIRST-CLASS MAIL TO THE ADDRESS OF EACH
35 PROPERTY OWNER WITHIN 500 FEET OF THE SUBJECT PROPERTY. THE
36 COMMUNITY DEVELOPMENT DIRECTOR MAY EXPAND THE
37 NOTIFICATION AREA BASED ON THE COMPLEXITY OF THE PROJECT, THE
38 GEOGRAPHIC REACH OF POTENTIAL ADVERSE IMPACTS, THE EXTENT OF
39 NEIGHBORHOOD COMPATIBILITY ISSUES, AND SIMILAR FACTORS. THE
40 PROPERTY OWNER ADDRESS SHALL BE AS SHOWN IN THE RECORDS OF
41 THE APPLICABLE COUNTY ASSESSOR'S OFFICE. WITHIN THE
42 NOTIFICATION AREA, NOTICES SHALL BE SENT TO THE BOARD OF
43 DIRECTORS OF ANY HOMEOWNERS ASSOCIATION AS WELL AS THE
44 OWNERS OF ALL UNITS WITHIN 500 FEET OF THE SUBJECT PROPERTY.

45
46 THE NOTICE SHALL READ SUBSTANTIALLY THE SAME AS THE NOTICE
47 ALSO REQUIRED BY THIS SUBSECTION. AT LEAST TEN (10) DAYS PRIOR

TO THE PUBLIC HEARING, THE APPLICANT SHALL SUBMIT THE
FOLLOWING TO THE COMMUNITY DEVELOPMENT DEPARTMENT:

- (a) ALPHABETICAL LIST OF THE PROPERTY OWNERS WITHIN 500 FEET
OF THE SUBJECT PROPERTY;
- (b) MAP SHOWING THE PROPERTY OWNERS WITHIN 500 FEET OF THE
SUBJECT PROPERTY;
- (c) COPY OF THE NOTICE SENT TO THE LANDOWNERS; AND
- (d) NOTARIZED CERTIFICATE OF MAILING

Section 2: Subsubsection 3 of Subsection B of Section 4 of Chapter 12 of Title 10 of
the City Code is hereby amended with the addition of a new Subsubsubsection d as follows
(and the remaining subsubsubsection relettered):

- (d) MAILED NOTICE: AT LEAST FIFTEEN (15) DAYS PRIOR TO THE REQUIRED
PUBLIC HEARING, THE APPLICANT SHALL MAIL WRITTEN NOTICE OF
THE HEARING BY FIRST-CLASS MAIL TO THE ADDRESS OF EACH
PROPERTY OWNER WITHIN 500 FEET OF THE SUBJECT PROPERTY. THE
COMMUNITY DEVELOPMENT DIRECTOR MAY EXPAND THE
NOTIFICATION AREA BASED ON A CONSIDERATION OF THE
COMPLEXITY OF THE PROJECT, THE GEOGRAPHIC REACH OF POTENTIAL
ADVERSE IMPACTS, THE EXTENT OF NEIGHBORHOOD COMPATIBILITY
ISSUES, AND SIMILAR FACTORS. THE PROPERTY OWNER ADDRESS
SHALL BE AS SHOWN IN THE RECORDS OF THE APPLICABLE COUNTY
ASSESSOR'S OFFICE. WITHIN THE NOTIFICATION AREA, NOTICES SHALL
BE SENT TO THE BOARD OF DIRECTORS OF ANY HOMEOWNERS
ASSOCIATION AS WELL AS THE OWNERS OF ALL UNITS WITHIN 500 FEET
OF THE SUBJECT PROPERTY.

THE NOTICE SHALL READ SUBSTANTIALLY THE SAME AS THE NOTICE
ALSO REQUIRED BY THIS SUBSUBSECTION. AT LEAST TEN (10) DAYS
PRIOR TO THE PUBLIC HEARING, THE APPLICANT SHALL SUBMIT THE
FOLLOWING TO THE COMMUNITY DEVELOPMENT DEPARTMENT:

1. ALPHABETICAL LIST OF THE PROPERTY OWNERS WITHIN 500 FEET
OF THE SUBJECT PROPERTY;
2. MAP SHOWING THE PROPERTY OWNERS WITHIN 500 FEET OF THE
SUBJECT PROPERTY;
3. COPY OF THE NOTICE SENT TO THE LANDOWNERS; AND
4. NOTARIZED CERTIFICATE OF MAILING

Section 3: Severability. If any part, section, subsection, sentence, clause or
phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the

1 validity of the remaining sections of this ordinance. The City Council hereby declares that it
2 would have passed this ordinance, including each part, section, subsection, sentence, clause or
3 phrase hereof, irrespective of the fact that one or more parts, sections, subsections, sentences,
4 clauses or phrases may be declared invalid.

5
6 **Section 4:** Repealer. All ordinances or resolutions, or parts thereof, in
7 conflict with this ordinance are hereby repealed, provided that this repealer shall not repeal the
8 repealer clauses of such ordinance nor revive any ordinance thereby.

9
10
11 INTRODUCED AS A BILL at a regularly scheduled meeting of the City Council
12 of the City of Littleton on the ____ day of _____, 2016, passed on first reading by a vote of
13 ____ FOR and ____ AGAINST; and ordered published by posting at Littleton Center, Bemis
14 Library, the Municipal Courthouse and on the City of Littleton Website.

15 PUBLIC HEARING on the Ordinance to take place on the ____ day of
16 _____, 2016, in the Council Chambers, Littleton Center, 2255 West Berry Avenue,
17 Littleton, Colorado, at the hour of 6:30 p.m., or as soon thereafter as it may be heard.

18
19 PASSED on second and final reading, following public hearing, by a vote of _____FOR
20 and _____ AGAINST on the ____ day of _____, 2016 and ordered published by
21 posting at Littleton Center, Bemis Library, the Municipal Courthouse and on the City of Littleton
22 Website.

23 ATTEST:

24 _____
25 Wendy Heffner
26 CITY CLERK

Bruce O. Beckman
MAYOR

27
28 APPROVED AS TO FORM:

29
30 _____
31 Kristin Schledorn
32 CITY ATTORNEY

Ordinance No.
Series, 2016
Page 4

33

34



Staff Communication

File #: PB Reso 11-2016, **Version:** 1

Agenda Date: July 25, 2016

Subject:

Resolution approving a Planned Development Overlay for property known as 5556 and 5546 South Sycamore

Presented By: Andrea Mimnaugh, AICP, Planning Manager

APPLICATION SUMMARY

Project Name: 5556-5546 South Sycamore Street

Application Type: Planned Development Overlay

Location: South Sycamore Street, between Berry Avenue and Powers Street

Size of Tract: 12,196 sq.ft. (0.28 acres)

Zoning: CA (existing); CA with PDO Overlay (proposed)

Applicant: Judith Brunko, JPB Architects

Owner: Venture Real Estate, LLC

Project Description: Proposal for two duplexes (total of 4 dwelling units) on two lots with an allowable front setback of 9 feet.

Staff

Recommendation: Approval

PROCESS:

- Planned Development Overlay
(Approval by Planning Board)

Site Development Plan
(Administrative approval)

The Planning Board must base its decision on its compliance with the Planned Development Overlay (PDO)

criteria, including its compatibility with the citywide and neighborhood design goals and objectives and the Downtown Design Standards and Guidelines.

Following the planned development overlay, the applicant's next and final step in the development review process before issuance of a building permit is to obtain administrative approval of a site development plan.

LOCATION:

The subject property consists of two lots on South Sycamore Street between West Berry Avenue and West Powers Street within a mixed-use neighborhood north of Main Street, as shown in the vicinity map in Figure 1.



Figure 1
Vicinity Map

BACKGROUND:

The subject property consists of two lots totaling 12,197 square feet. It is located within the Downtown Neighborhood Plan of the Comprehensive Plan and Subarea 2 of the Downtown Design Standards and Guidelines. The property is zoned Central Area Multiple Use District (CA), which permits a variety of residential and commercial uses. The lots are currently vacant.

PROJECT DESCRIPTION:

The project proposes a three-story residential duplex on each lot for a total of 4 dwelling units. Each unit will front onto Sycamore Street with alley-loaded garages. The proposed front setback is 9-feet where 18.5-feet is required. The applicant has submitted an application for PDO to request a variation from the required front

setback for the duplexes.

At a future date, the applicant intends to subdivide each lot, resulting in a total of 4 lots under the PDO. Subdivision would enable the owners to sell the dwelling unit individually, rather than as duplexes. Subdivision would not alter any zoning requirements of the PDO or result in any visual changes to the development.

Determination of 18.5-foot Required Front Setback:

In cases where setbacks are varied, such as exists on the block face for the subject property, the zoning code requires new development on the block face to be consistent with the established front setbacks, as set forth in section 10-4-1(A)2 .

Under section 10-4-1(A)2, the Community Development Department has determined that the setback shall be established as either the mean or the mode of the existing setbacks, at time of application submittal. The calculation is based on the side of the block for which the subject property is located. For this application, the mean (average) was utilized. Based on this calculation, the front setback for new construction on the subject properties is 18.5 feet. Figure 1, below, illustrates the existing setbacks on the west block face of the 5500 South Sycamore Street block. Note that this illustration is included in the plan set on Sheet A1.2.

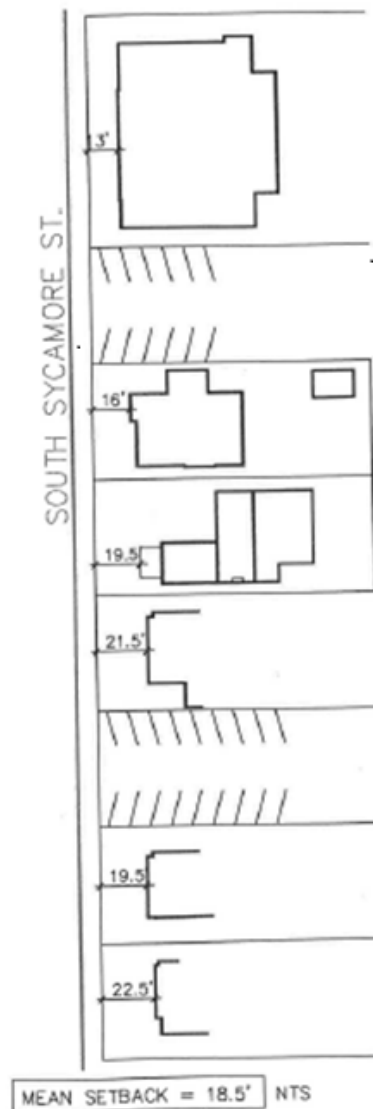


Figure 1
Neighboring Property Front Setbacks, 5500 South Sycamore Street

STAFF ANALYSIS:

Flexibility Allowed by a Planned Development Overlay:

Section 10-9-5 of the zoning code sets forth development standards that may be varied by a PDO. Table 1 compares zoning standards of the proposed PDO with the underlying CA zone district and the supplementary standards for predominant setbacks in section 10-4-(a)2 of the zoning code. The applicant's request for a 9-foot front setback where a 18.5-foot setback is required is included in this chart in the row titled "building setbacks."

Existing CA Zone Requirements	PDO Development Requirements
-------------------------------	------------------------------

Minimum Lot Area	None	None
Size of Property	NA	12,197 sq.ft. 5556 S. Sycamore: 6,229 sq.ft. 5546 S. Sycamore: 5,968 sq.ft Property may be further subdivided up to total of 4 lots under this PDO
Maximum Floor Area To Lot Area Ratio	None	None
Open Space Required	10% of Lot Area	10% of Lot Area
Maximum Height	3 Stories of 40' - 0"	3 Stories
Building Setbacks	Predominant front setback per 10-4-1 (A)2 requires 18.5-foot No side or rear setbacks	9 feet front setback No side or rear setbacks
Parking Requirements	2 spaces per dwelling unit	2 spaces per dwelling unit
Landscape Area	City of Littleton, Title 10 Zoning 10- 5 Downtown Design Standards and Guidelines	10% minimum
Lighting Requirements	City of Littleton, Zoning Ordinance 10-15	City of Littleton, Zoning Ordinance 10-15
Density	100 Dwelling units per gross acre	15 units per acre Maximum of 4 units per this PDO

ANALYSIS:**Criteria Analysis for a Planned Development Overlay:**

Section 10-9-5: Development Standards: To take advantage of the flexibility allowed by the PDO regulations, the proposed development must demonstrate special attention to creative, high quality design, and to producing a development that reinforces and complements citywide and neighborhood design goals and objectives. Plans that demonstrate such attention may qualify for certain variations from the underlying zone district requirements, detailed in this section, provided that such variations can be accomplished without impairing the intent of the land use code while providing a substantial benefit to the city of Littleton. The evaluation of the application, based on the above intent statement, will be applied when the following changes to the underlying zone district are requested:

- (A) **Height**
Not applicable.
- (B) **Lot Width and Setback**
The applicant is requesting that the required 18.5-foot front setback be reduced to 9 feet.
- (C) **Lot size**
Not applicable.

(D) Open Space
Not applicable.

(E) Off Street Parking and Loading
Not applicable.

(F) Industrial Parking
Not applicable.

(G) Parking Garages
Not applicable.

(H) Design Guidelines Compatibility
The subject property is in Subarea 2 of the Downtown Design Standards and Guidelines. The proposed development is consistent with the standards and objectives as follows:

Standard 2.2.1.s2: Facades that face South Sycamore Street, West Powers Avenue, and West Berry Avenue shall be designed to be the primary façade, including such components as: high quality materials, large window and entries, and highest level of design and details.

The proposed duplexes face South Sycamore Street and include prominent entrances and front porches. Windows are placed at all three levels of the units and include stylistic details in the upper frame of the double-hung windows.

Standard 2.2.2.s3: Sidewalks shall be uninterrupted by curb cuts and driveways as much as possible in order to improve and support a walkable street.

The proposed duplexes do not propose any curb cuts or driveways on South Sycamore Street; vehicle access will be from the alley behind the property.

Objective 2.3.1.o2: To maintain a smaller-scaled character that maintains the feeling of a residential neighborhood by breaking the building down into smaller forms and elements.

Objective 2.3.1.o3: To use roof forms that maintain the feeling of a residential neighborhood, in order to continue the essential physical differences in character between areas of downtown.

The proposed project will be on a 2-block section of South Sycamore Street that is characterized by a wide variety of buildings, including larger commercial buildings, apartment buildings, 3-story townhomes (under construction) and smaller homes. The duplex units are proposed at 3 stories tall with elements such as ground-floor porches, upper-story covered decks and generous roof overhangs that help to break the structures down into smaller forms and maintain the character of the residential neighborhood.

Standard 2.3.1.sa1: Building shall be designed to provide human scale, interest, and variety while maintaining an overall sense of relationship with adjoining or nearby buildings.

The proposed design of the duplexes provide human scale by the use of covered front porches with railings, generous window openings at the first-story, sufficient front yard landscaping. The Planned Development Overlay application proposes to reduce the required 18.5-foot front setback to 9-ft front setback. The reduce-sized setback is similar or larger than many of the older, existing homes along the two-block stretch of Sycamore Street, and as such, maintains the front yard character of the neighborhood and provides human scale and interest within this pedestrian-friendly neighborhood.

Standard 2.3.1.sa2: Primary building facades shall include some elements that provide a change in plane that create interest through the interplay of light and shadow.

The proposed duplexes include covered front-porches with columns and roof overhangs that create opportunities for the interplay of light and shadow.

Consistency with the Citywide Comprehensive Plan and the Downtown Neighborhood Plan:

Citywide Comprehensive Plan

Policy 1.1: Generate more opportunities for residents to live, shop, and play where they work and to work, shop, and play where they live.

The proposed development will provide new housing stock in the Downtown Neighborhood, which affords opportunities to work, shop and play.

Policy 1.9(b): [Increase] housing diversity and densities to help enliven the street and support the stores and restaurants.

The proposed development will provide larger housing units within the Downtown Neighborhood. The new residents will be afforded opportunities to work, shop and play within their neighborhood.

Downtown Neighborhood Plan

Policy LU-3: The existing character of the Old Downtown Neighborhood should be preserved.

The proposed duplex units will utilize many of the architectural elements and building materials of the older, single-family homes in the neighborhood, including pitched roofs, front porches and lap siding that reinforces the existing character of the Downtown Neighborhood. Please refer to the section below on consistency with the Design Standards and Guidelines for further analysis.

Policy LU-6: Downtown should support a diverse mix of housing options for residents of all ages, incomes, abilities, and family structures.

Please refer to the above section on consistency with the Citywide Comprehensive Plan for an analysis.

Justification of Proposed 9-foot Front Setback:

The applicant has provided a justification for the reduced front setback from 18.5-feet to 9 feet (please refer to attached Letter of Intent). In the letter, the applicant states that the reduced setback will help mitigate the overpowering massing of the adjacent Arapahoe/Douglas Mental Health facility located on the adjacent lot to the north by providing a strong design presence. Furthermore, the proposed front porches on the duplexes add to the human scale of the block. While the duplexes could meet the required 18.5 front setback without the front porches, the addition of the porches helps maintain the character of the neighborhood.

Staff concurs with the applicant's justification of the setback reduction. Further, the proposed development is consistent with adopted design standards and is a quality development that is compatible with the Downtown Design Standards and Guidelines (refer to Downtown Design Standards and Guidelines section, below).

NEIGHBORHOOD OUTREACH:

The applicant held a neighborhood meeting on May 5, 2016 for adjacent property owners to present the project.

STAFF RECOMMENDATION:

Staff finds that the proposed duplex development at 5556- 5546 South Sycamore Street meets the applicable criteria for a planned development overlay.

PROPOSED MOTION:

Motion to approve Planning Board Resolution No.11-2016 which approves the planned development overlay application for duplex development located at 5556 and 5546 South Sycamore Street:

RESOLUTION NO. 11-2016

Series of 2016

**A RESOLUTION OF THE PLANNING BOARD OF THE CITY OF
LITTLETON, COLORADO, APPROVING A PLANNED
DEVELOPMENT OVERLAY FOR PROPERTY KNOWN AS 5556
AND 5546 SOUTH SYCAMORE STREET.**

WHEREAS, the planning board of the City of Littleton, Colorado, held a public hearing at its regular meeting of July 25, 2016 to consider a proposal for a planned development overlay for property located at 5556 and 5546 South Sycamore Street, and more specifically described in Exhibit A, which is attached hereto and made a part hereof by this reference; and

WHEREAS, the planning board considered evidence and testimony concerning the proposed planned development overlay;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE CITY OF LITTLETON, COLORADO, THAT:

Section 1. The planning board finds that the planned development overlay conforms to the development standards of the planned development overlay criteria as specified in section 10-9-5 of the city code with the condition that prior to recordation, all minor technical corrections to the planned development overlay document shall be made to the satisfaction of the City of Littleton staff.

INTRODUCED, READ AND ADOPTED at the regularly scheduled meeting of the Planning Board of the City of Littleton, Colorado, held on the 25th day of July, 2016, at 6:30 p.m. in the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado, by the following vote:

AYES :

NAYS:

ABSENT :

ATTEST:

APPROVED:

BY: _____

EXHIBIT "A"

**Legal Descriptions for 5556 and 5546 South
Sycamore Street**

5556 SOUTH SYCAMORE:

**Lot 16 EXCEPT THE EAST 6 FEET FOR
ALLEY, BLOCK 26, STATE ADDITION TO
LITTLETON, CITY OF LITTLETON,
COUNTY OF ARAPAHOE, STATE OF
COLORADO**

5546 SOUTH SYCAMORE:

**LOT 15 EXCEPT THE EAST 6 FEET FOR
ALLEY, BLOCK 26, STATE ADDITION TO
LITTLETON, CITY OF LITTLETON, COUNTY
OF ARAPAHOE, STATE OF COLORADO**

City of Littleton

Staff Use Only

FEE \$

CASE NUMBER:

CASE PLANNER:

Planned Development Overlay OFFICIAL APPLICATION FORM

- Applicant's submitting applications for the initial review shall submit directly to the Planning and Zoning Division in Community Development.

Project Name: 5556 So Sycamore Duplex 1 & 5546 So Sycamore Duplex 2

Pre-application Meeting Date: 12/16/15

Property Address or General Location: 5556 + 5546 So Sycamore St Littleton

Parcel Number (if existing at this time)

Size of Parcel in Acres

Applicant Information:

Name (print): Judith P Banks for Dan Pearson & Brook Pfister owners

Contact (if different): Judith Banks JPB Architects

Mailing Address: 1353 Solitude Ln E

City, State, Zip: Evergreen, CO

80439

Phone 303-917-3923

Cell: same

Fax:

E-mail:

judy@jpbarchitects.com

Signature:

Judith P Banks
Date: 1/20/16

Title Architect

Is the applicant (above) the owner of the property? Yes ☒ No ☐ (Check one)

If no, please provide a typed sheet listing the property owners names with addresses and phone numbers.

ATTACH a signed and notarized statement from the owner stating that there is no objection to the application and that the applicant is authorized to act on behalf of the owner with respect to the above application type as stated in the City code

Is there a mortgage on the property? Yes ☒ No ☒ (Check one)

If yes, the applicant shall mail notice to the mortgage holder (s), if any, which summarizes the proposed zoning matter and includes the name, phone number of the City employee in charge of reviewing the matter.

Said notice shall be sent by registered mail, return receipt requested. A copy of the notice and the original returned receipt shall be attached to the application.

Revised
October 2012

Data and Information Sheet

Proposed Zoning Comparison Chart

Site Information: (complete where applicable)

Zoning Requirements	Existing Zoning Dist.	Proposed PDO
Use (s)	CA residen	CA residential
Min. Unobstructed Open Space	10%	10%
Parking Ratios	2 car per	2 car per
Min. Bldg Setbacks	18'-6" front	9'-0" front
Max. Bldg Height	40'	40'
Max. F.A.R (Commercial Uses)		
Max. Density (Residential Uses)	4 plex duplex	duplex

Adjacent Land Use Adjacent Zoning

North: res. CA

South: res CA

East: res CA

West: res CA

Proposed Development Details: Please provide on a separate sheet data showing the effects of development for both the existing zone district and the proposed zone district. Such data shall include projected population, school age population, traffic generation, additional park land required and availability of city services. Unless the application is accompanied by a PD Plan or PDO Plan, such data shall be based on the maximum potential development permitted under the applicable existing and proposed zone districts.

Note: This application may be subject to additional processing fees required by referral agencies such as Colorado Geological Survey and Denver Water. Please contact these agencies for information concerning their fees.

A complete application form must accompany the required materials on the attached check list. Submitting an incomplete application may cause a delay in processing. If you have any questions, please call the Community Development Department at 303-795-3748.

Owner Information:

Name (print): Brook Rifer + Dan Pearson Venture Real Estate
 Address: 1490 W Canal Ct #3000, Littleton 80120
 Phone: 303 730 7373
 Fax:
 E-mail: nico@nicohorizon.com

Engineering Consultant:

Name (print): Phil Henderson Henderson Eng. Travis Tr
 Address: 13485 Parker CO
 Phone: 303 841-0983
 Fax:
 E-mail: hendersoneng@comcast.com

Architect:

Name (print): Judith Brunko Address: 1353 Solitude Ln Ste 1120 Evergreen CO 80439
 Phone: 303 917 3925
 Fax:
 E-mail: judy@jpbarchitects.com



J P B A R C H I T E C T S

1353 Solitude Ln, Ste. M-120, Evergreen, CO 80439 303.917.3927

Date: Jan. 19, 2016

To: Littleton Planning Board

From: Judith Brunko, JPB Architects

Subject: Change front setback requirement to 9'-0" at 5556 and 5546 So. Sycamore St., Littleton, CO.

Dear Members,

For a number of reasons we would like less front setback than the established mean front setback of 18'-6". There is an imposing and large structure to the north of these properties. This mental health building is brick, glass, monolithic and to make matters even worse, there is unsightly parking under the building.

Because of the overpowering massing of this building we feel it necessary to place the proposed duplexes, for 5556 and 5546 So. Sycamore St., further west on the lot. This allows the two new structures to have a strong design presence and not be overshadowed by the massive mental health structure to the north. There is a spillover of people smoking along the this property and we feel less open front space at 5546 and 5556 So. Sycamore is going to help prevent these smokers from filtering down to these front yards.

There are 2 parking lots on this side of Sycamore Street and a variety of building types. By keeping our duplexes similar to one another but complimentary, we are creating a unified street wall and visually fill in the holes created by the parking lots.

We are proposing front porches on these duplexes. This is the other design reason we need a 9'-0" setback. The street is lacking in the human factor scale, largely because of the mental health building, and we would like to give this important human factor scale back to Sycamore St. The front porches will accomplish this very important human factor element.

Thank you,

Judith Brunko, Architect

5556 and 5546 South

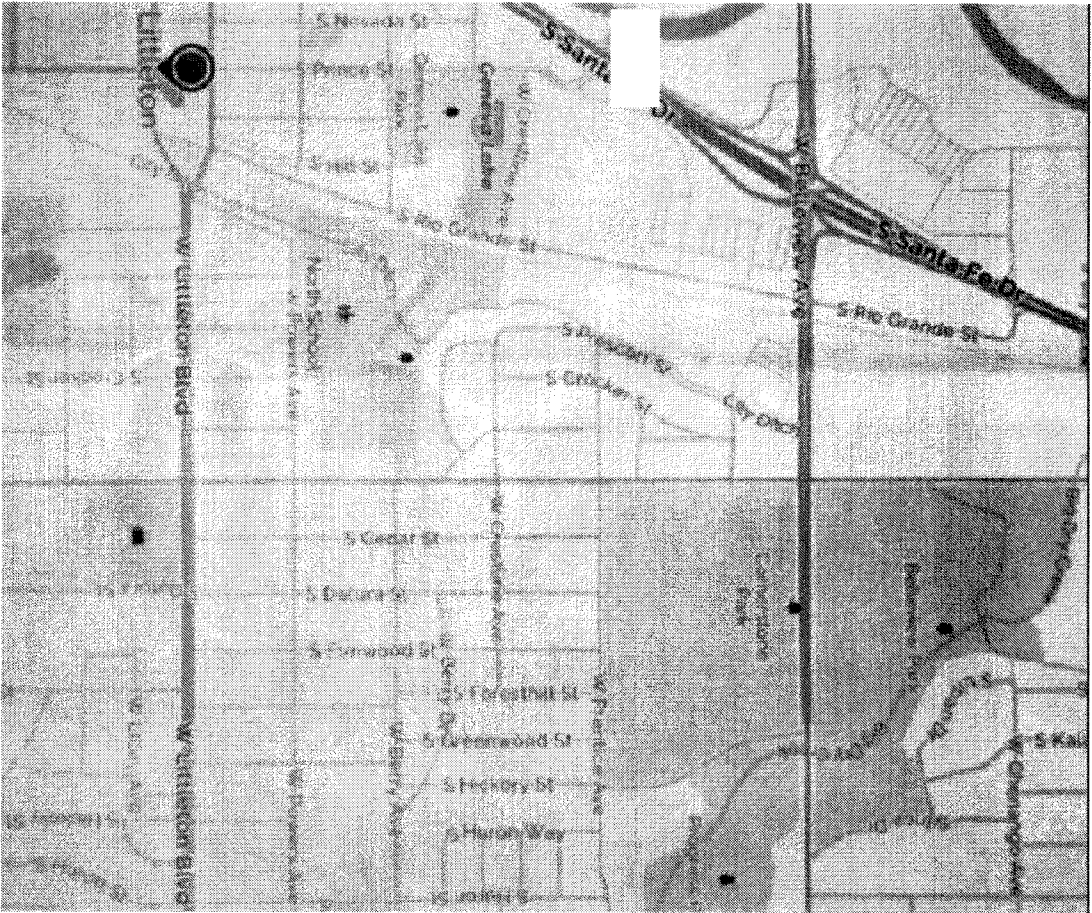
Sycamore Street

Planned Development Overlay
PSP16-0003

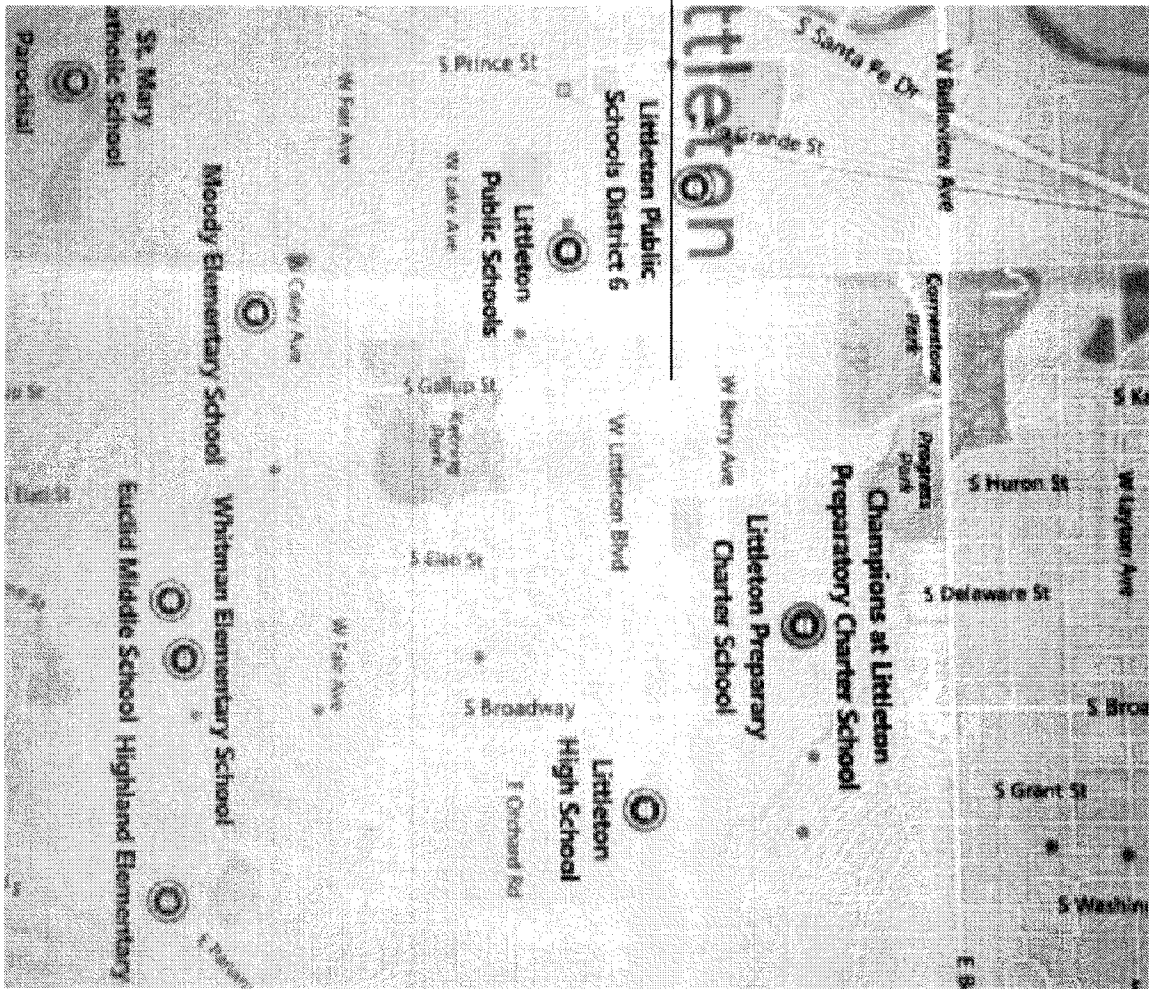
POLICE DEPT .
FIRE DEPT .



VICINITY MAP



STREET MAP



SCHOOL MAP

project data

ZONING SUMMARY
EXISTING LOT = 28 ACRES
ZONING DISTRICT = CA ZONE
Planned Development Overlay

PROJECT DESCRIPTION:
2 (2) RESIDENCE DUPLEXES PLANNED

sheet index

A1.1 COVER SHEET
A1.2 SITE PLAN
A.1.7 ELEVATIONS

purpose of planned development overlay

Reduce front setback requirement from 18.5 feet to 9 feet.

legal descriptions

5556 SOUTH SYCAMORE, LOT 16 EXCEPT THE EAST 6 FEET FOR ALLEY, BLOCK 28, STATE ADDITION TO LITTLETON, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO.
5546 SOUTH SYCAMORE, LOT 15 EXCEPT THE EAST 6 FEET FOR ALLEY, BLOCK 28, STATE ADDITION TO LITTLETON, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO.

signature and certification blocks

I, _____, Owner, or designated agent thereof, do hereby agree that the above described property will be developed as a Planned Development Overlay (PDO) in accordance with the uses, restrictions and conditions contained in this plan. Further, the City of Littleton is hereby granted permission to enter onto said property for the purposes of conducting inspections to establish compliance of the development of the property with on-site improvements including but not limited to landscaping, drainage facilities, parking areas and trash enclosures. If upon inspection, the City finds deficiencies in the on-site improvements and, after proper notice, the developer shall take appropriate corrective action. Failure to take such corrective action specified by the City shall be grounds for the City to apply any or all of any required financial assurance to cause the deficiencies to be brought into compliance with the PDO Plan, or with any subsequent amendments hereto.

Signature of Owner or Agent

Subscribed and sworn to before me _____ day of _____, 2016.

Witness my hand and official seal.
My Commission
expires _____.

Notary Public

City Attorney Approval
APPROVED AS TO FORM:

City Attorney _____

owner

VENTURE REAL ESTATE, LLC
DAN PEARSON
BRAND PARKER
13485 N. TRAVES TRAIL, PARKER, CO 80120
303-730-7373

architect

JPB ARCHITECTS
1353 Solitude Ln.
Suite M-120
Evergreen, CO 80439
JUDITH BRUNKO, ARCHITECT
email: judy@jpbarchitects.com

SURVEYOR

COLORADO, LLC SERVICES
PO BOX 181551
DENVER, CO

structural consultant

HENDERSON ENGINEERING
13485 N. Traves Trl, Parker, CO
80138 (303) 303-841-0983

CIVIL ENGINEER CONSULT.

INNOVATIVE STRUCTURAL SERVICES
DARREN DOWELL, P.E.
303-359-4678

TYPE	Existing CA Zone Requirements	PDO Proposal
RESIDENTIAL	CITY OF LITTLETON , TITLE 10 ZONING 10-3-2	USES PERMITTED BY RIGHT AS
Size of Property	N/A	12,197 sq.ft. total, .28 ACRES 5556 S SYCAMORE 6,229 SQ.FT 5546 S SYCAMORE 5,968 SQ.FT. Property may be subdivided up total of 4 lots under this PDO
MAX. FLOOR AREA TO LOT AREA RATIO	NONE	NONE
OPEN SPACE REQUIRED	10% OF LOT AREA	10% MINIMUM (1,219 sq.ft.)
MAXIMUM HEIGHT	3 STORIES OR 40' - 0"	3 STORIES
BUILDING SETBACKS	18.5 Front Setback per section 10.4-1(A)2 No side or rear setbacks	9' Front Setback No side or rear setbacks
PARKING REQUIREMENTS	2 SPACES PER DWELLING UNIT	2 SPACES PER DWELLING UNIT
LANDSCAPE AREA	CITY OF LITTLETON , TITLE 10 ZONING 10-5 DOWNTOWN DESIGN STANDARDS AND GUIDELINES	10% Minimum
LIGHTING REQUIREMENTS	CITY OF LITTLETON , ORDINANCE ZONING 10-15	CITY OF LITTLETON , ORDINANCE ZONING 10-15
DENSITY	100 DWELLING UNITS PER GROSS ACRE	15 DWELLING UNITS PER ACRE MAXIMUM 4 DWELLING UNITS PER THIS PDO

PLANNING BOARD APPROVAL:
Approved this _____ day of _____, 2016,
by the Littleton City Planning Board.

Planning Board Chair

ATTEST:

Planning Board Secretary

RECORDING CERTIFICATION:

This document was filed for records in the office of the County Clerk and Recorder of County of M, on the day of A.D. 2016, in Book _____, Page _____, Map _____, Reception Number _____.

County Clerk and Recorder

By:

Deputy

MINERAL ESTATE CERTIFICATION:

The name and address of the owners of subsurface mineral estates, including mineral lessees, if any, shall be included in the application materials and one of the following certifications, as appropriate, shall be included on the planned development overlay.

I hereby certify that notice of the initial public hearing on this application was mailed to the last known address of the owner or lessees of mineral estate as shown in the real estate records of _____ county or counties as required by C.R.S. 24-65-5-103.

Signature of owner/and or agent.

JPB
ARCHITECTS

Judith Brunko Architect
ph 303.917.3927
fx 303.670.1144
1353 Solitude Ln.
Suite M-120
Evergreen, Co 80439

SYCAMORE DUPLEXES
5546 & 5556 SO. SYCAMORE ST.
LITTLETON, CO

PDO

REVISIONS

COVER SHEET


6.21.2016

A1.1

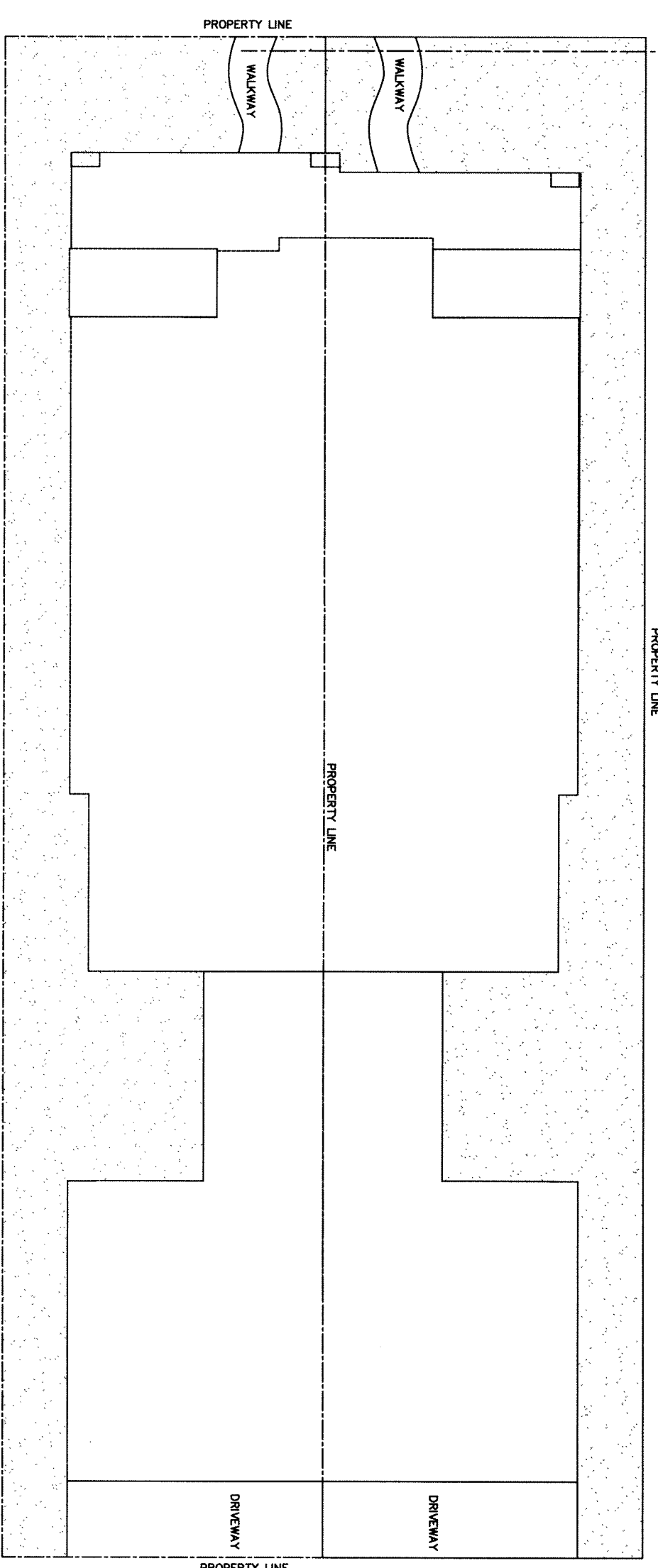
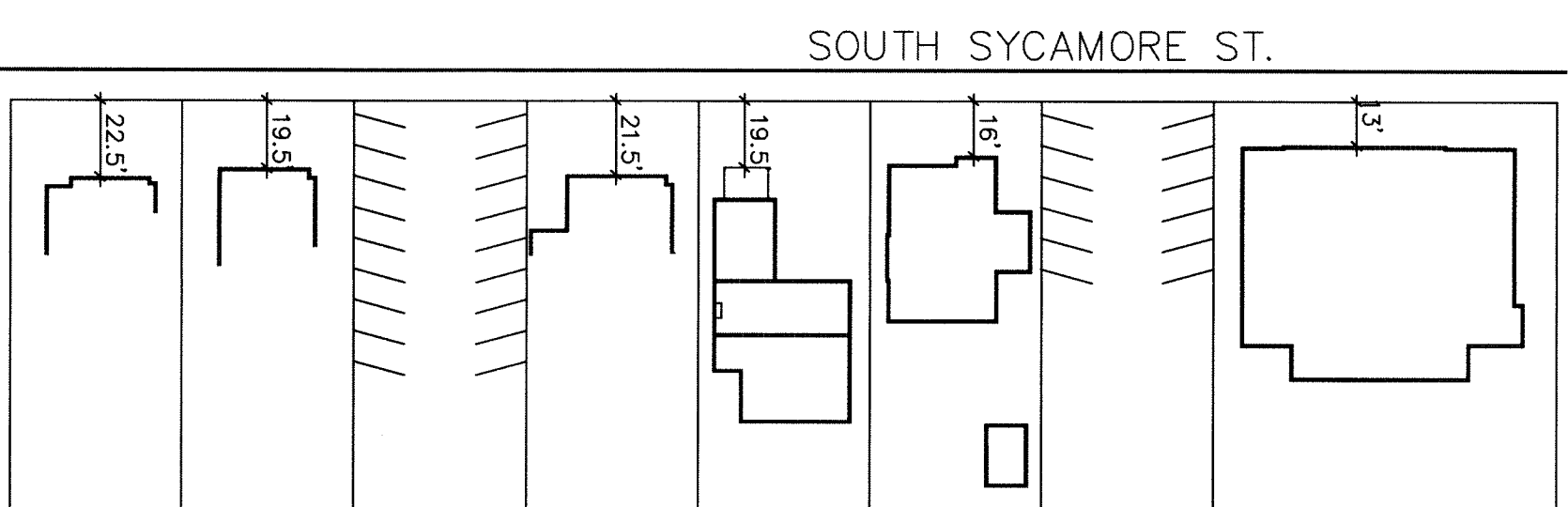
**SYCAMORE STREET DUPLEXES
5556 AND 5546 SOUTH SYCAMORE ST.
CASE # PD016-0001**

ARCHITECTS

Judith Brunko Architects
ph 303.917.3927
fx 303.670.1144
1353 Solitude Ln.
Suite M-120
Evergreen, Co 80439



MEAN SETBACK = 18.5' NTS

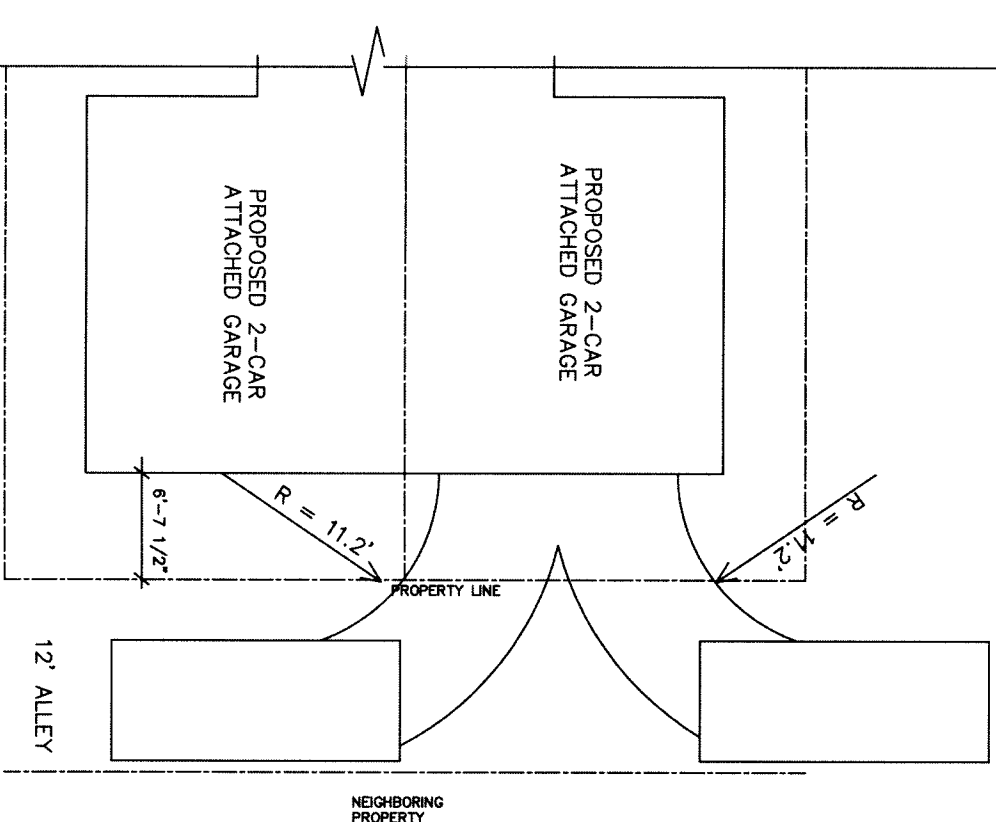
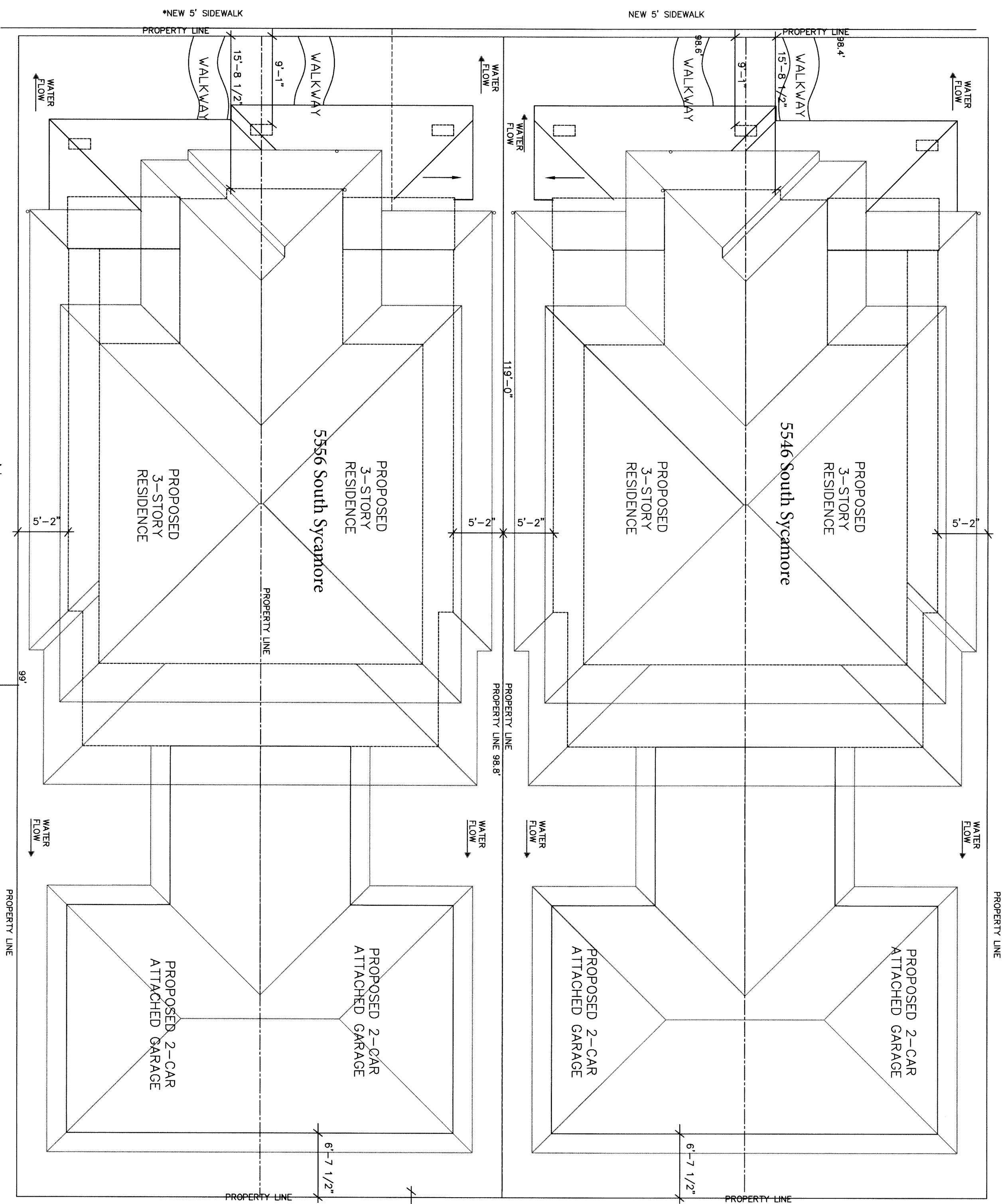


 = OPEN SPACE_{NTS}

1"=10'

CITY OF LITTLETON, STATE OF COLORADO

NEW SIDEWALK PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY THE CURB, GUTTER, SIDEWALK, WHEELCHAIR RAMPS, ADJACENT TO THIS PROPERTY WILL BE CLEANED BY CONTRACTOR FOR INSPECTION BY THE LITTLETON ENGINEERING DIVISION. ANY NEWLY DAMAGE OR DISPAID CONCRETE AREAS SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AS DIRECTED BY THE LITTLETON ENGINEERING INSPECTOR PRIOR TO APPROVAL OF C.O.

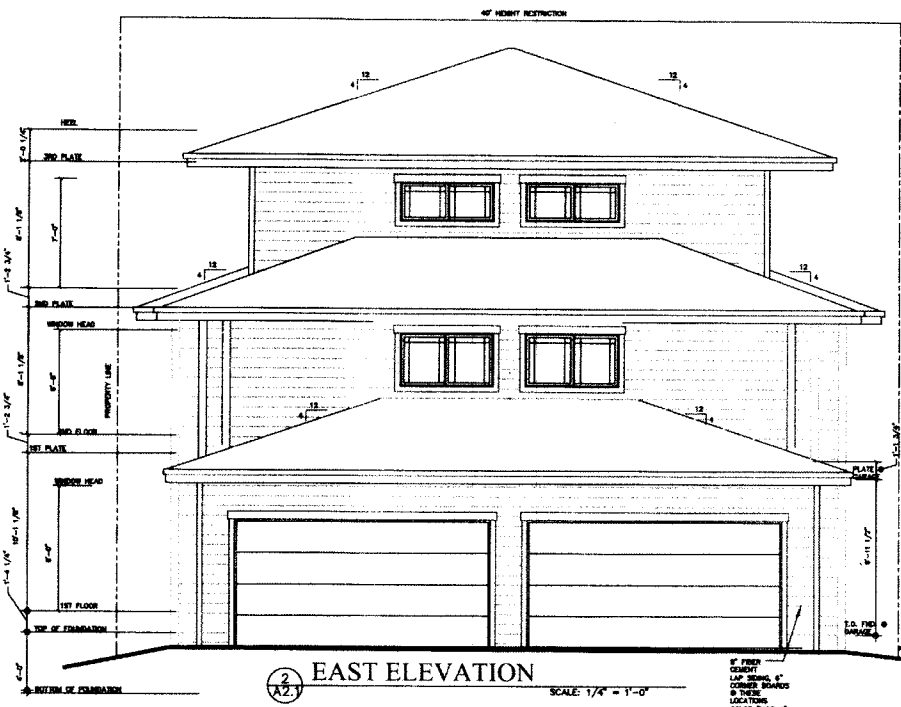


CA 5546 & 5556 SO. SYCAMORE ST., EACH LOT:

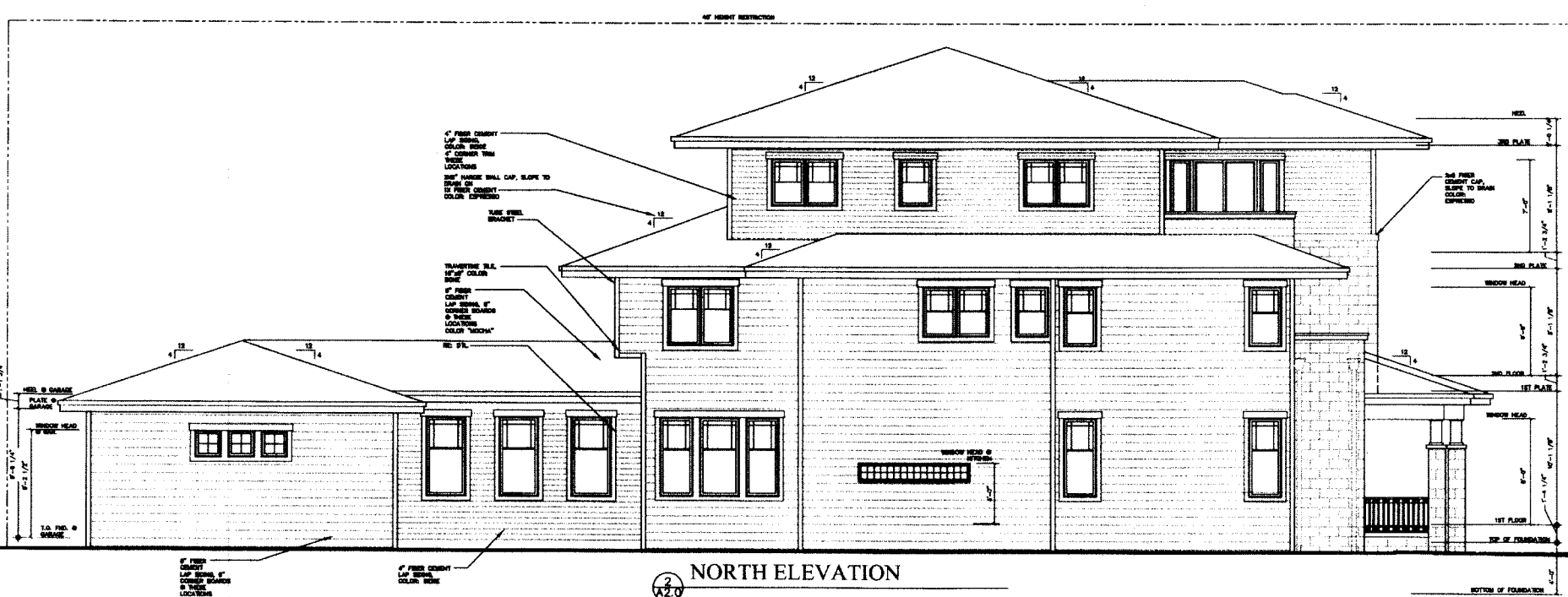
LOT SIZE: 5,950 S.F.
BUILDING FOOTPRINT: 3,330 S.F.
OPEN SPACE REQUIRED: 595 S.F.
OPEN SPACE UNOBSERVED: 2,617 S.F.
DRIVEWAYS & SIDEWALKS: 220 S.F.
PATIO: 173 S.F.
TOTAL IMPERVIOUS AREA: 2,224 S.F. (37%)

5556 SO. SYCAMORE ST.

5546 SO. SYCAMORE ST.



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



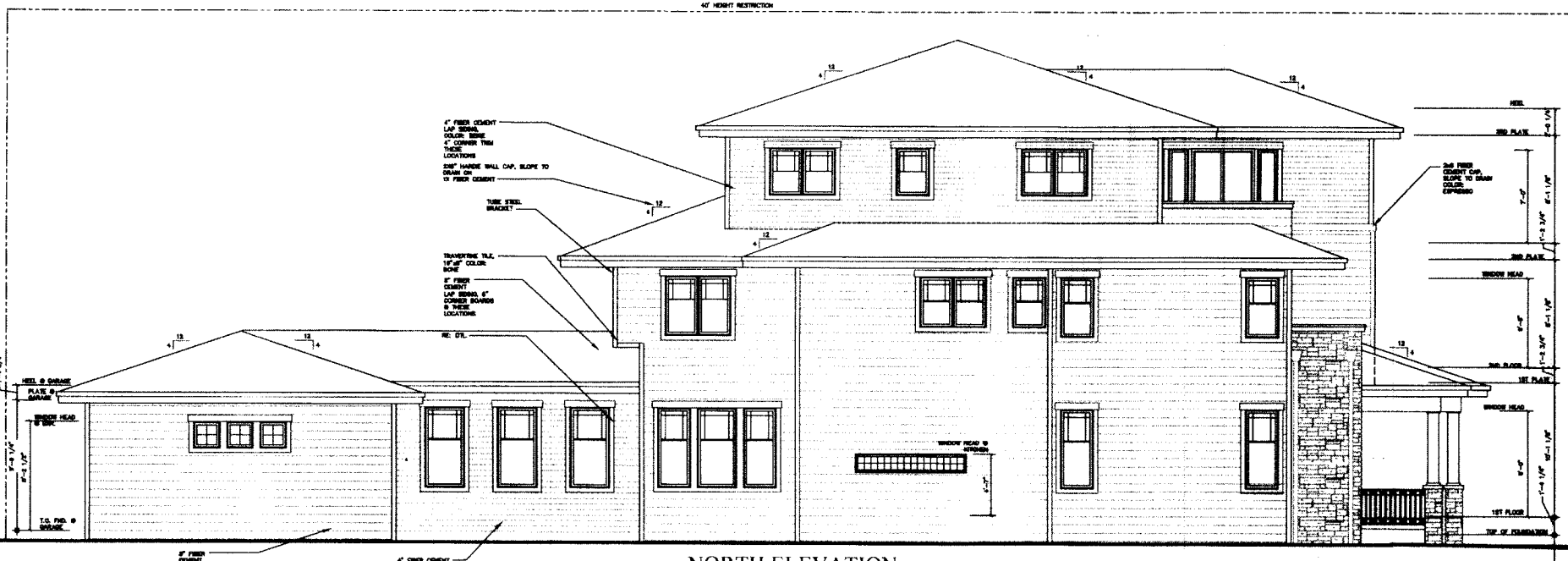
SOUTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

PLANNED DEVELOPMENT OVERLAY
SYCAMORE STREET DUPLEXES
5556 AND 5546 SOUTH SYCAMORE ST.
CASE # PD016-0001

JPB
ARCHITECTS

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SYCAMORE DUPLEXES
5546 & 5556 SO. SYCAMORE ST.
LITTLETON, CO

PDO

REVISIONS

ELEVATIONS

DATE: 3.01.16

A1.7

