

# GALLUP'S GARDEN

(350 Orchard Ave)

City Council  
Centennial, Colorado  
March 15, 2021

# Design Team

## APPLICANT

Otto Aichinger

350 Orchard, LLC  
8400 East Prentice Avenue,  
Suite 1002  
Greenwood Village, CO 80111



## PLANNING & LANDSCAPE ARCHITECTURE

PCS Group Inc  
200 Kalamath Street  
Denver, CO 80223



## ARCHITECT

Godden Sudik  
6025 S. Quebec Street  
Suite 375  
Centennial, CO 80111



## CIVIL ENGINEERING

Paragon Engineering  
7852 S. Elati Street,  
Suite, 101  
Littleton, CO 80120



# Location





# Existing Site Photos



Key Map

Closed Day Care (S. Logan Street)





# Existing Site Photos

**View**



**Key Map**

**Closed Day Care (Corner of S. Logan & E. Orchard Road)**





# Existing Site Photos

**View**



**Key Map**

**Rental Unit (Corner of S. Grant Street & E. Orchard Road)**





# Existing Site Photos



**Key Map**

**Rental Unit (Corner of S. Grant Street & E. Orchard Road)**



# Project Application

Project  
Request

➔ To Rezone 1.88 Acres  
From: NC-18 & NC-6  
To: PUD

➔ To Review a Site Plan  
12 Town Homes Units  
1 Public Pocket Park  
&  
2 Single Family Homes (at a later date)



# Neighborhood Input



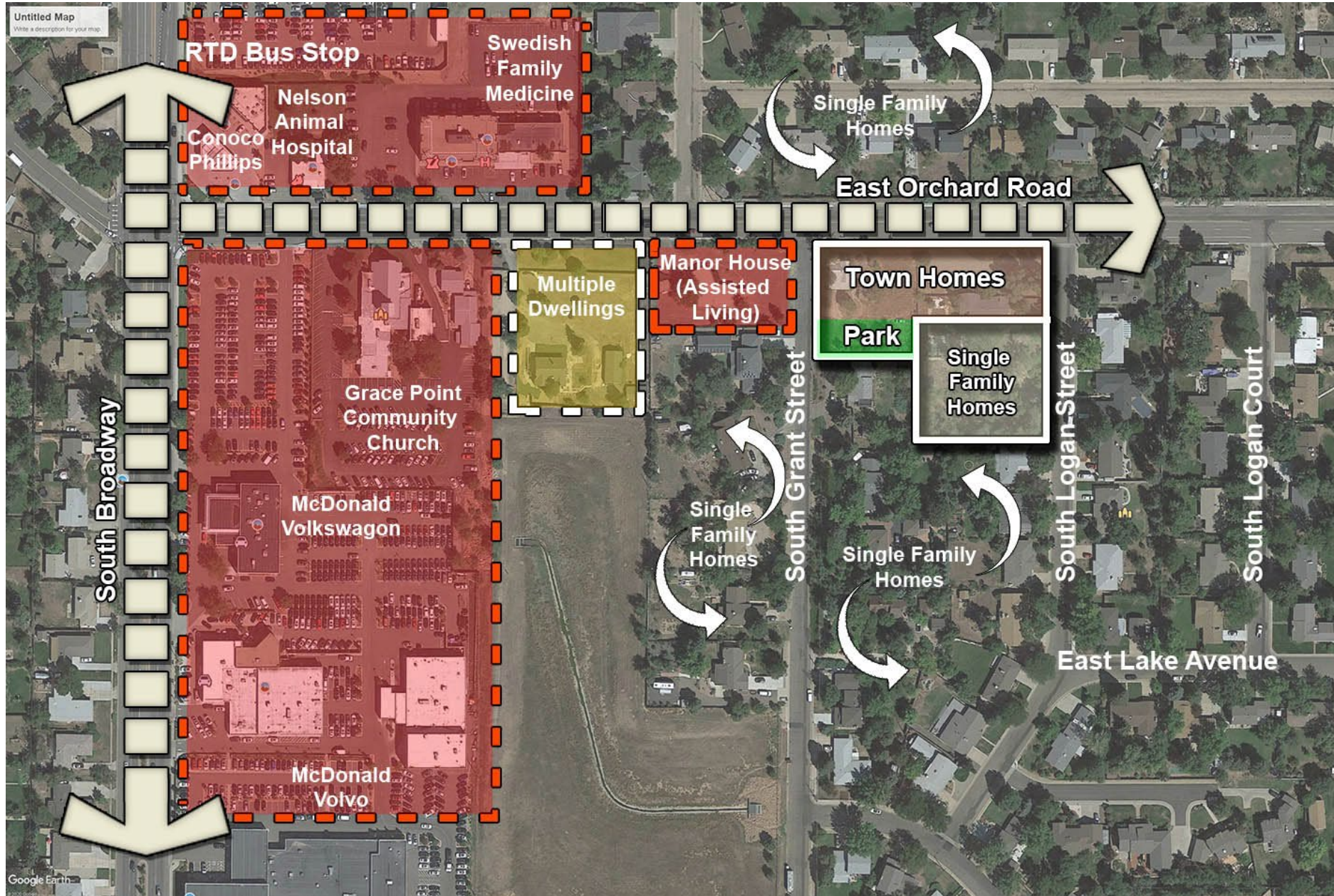
- Neighborhood meeting (Have Your Say Centennial!)  
August 28<sup>th</sup> - September 11<sup>th</sup> 2020

----- Revise Plans per Neighborhood Input -----  
(Remove a Single Family Home, add off street parking and pocket park)

- Informal Outdoor Open House  
January 28<sup>th</sup> 2020

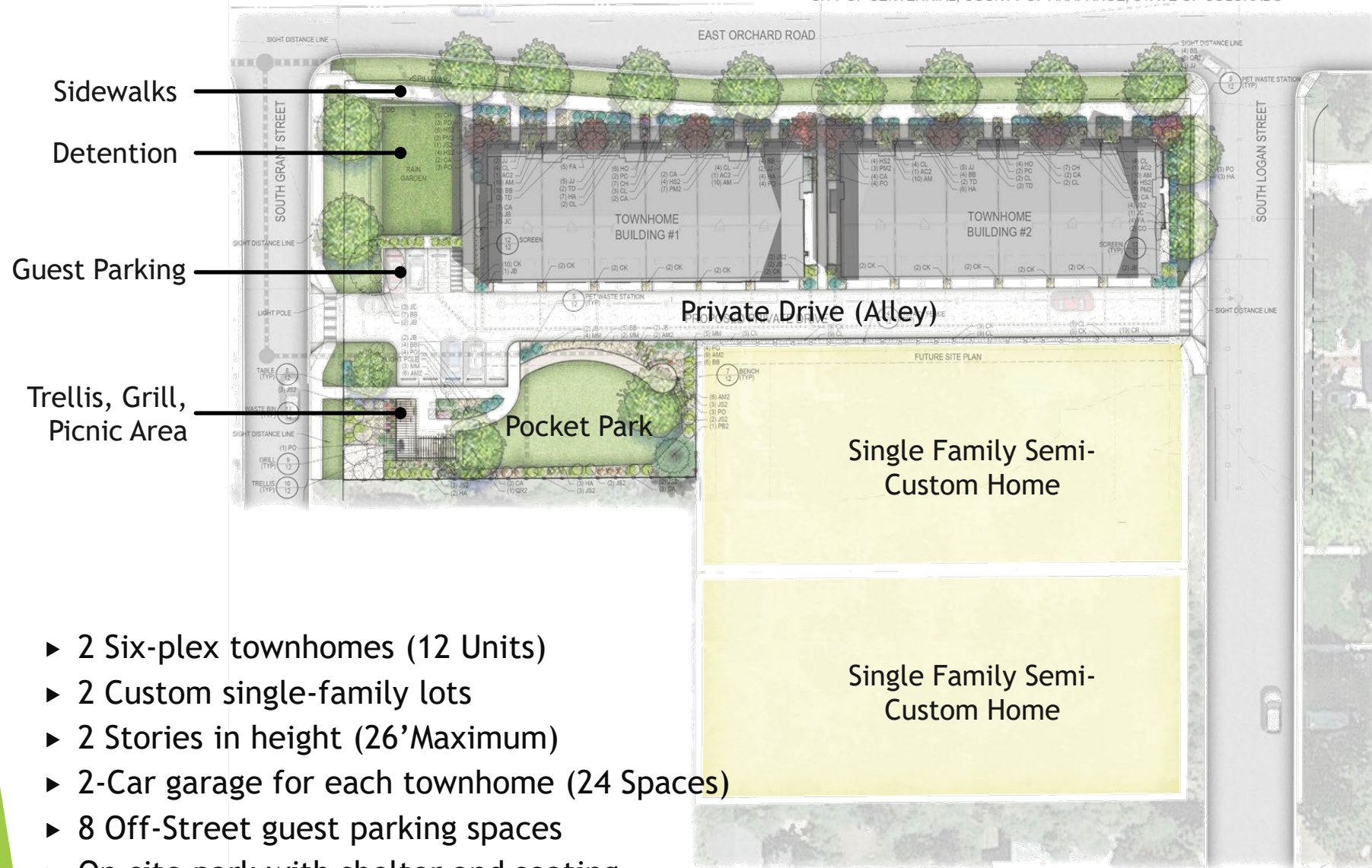


# PUD - Transition of Use & Density





# PUD / Site Plan



- ▶ 2 Six-plex townhomes (12 Units)
- ▶ 2 Custom single-family lots
- ▶ 2 Stories in height (26' Maximum)
- ▶ 2-Car garage for each townhome (24 Spaces)
- ▶ 8 Off-Street guest parking spaces
- ▶ On-site park with shelter and seating
- ▶ Sidewalks along Orchard, Grant, & Logan



# Contextual Proposed Site Plan



North ↓



# Conceptual Renderings



S. Logan Street and Orchard Ave



Key Map



# Conceptual Renderings

View



Key Map

S. Grant Street and Orchard Ave



# Conceptual Renderings



Pocket Park along S. Grant Street (55'x145')



Key Map



# Conceptual Renderings



**Key Map**

Picnic, Trellis and Grill in Pocket Park along S. Grant Street (55'x145')



# Contextual Photos

Closed Day Care / Pre-School along S. Logan Street and Orchard Ave



6-Plex Town Homes



Before  
&  
After



# Contextual Photos

Rental House Along S. Grant & Orchard Ave



6-Plex Town Homes Setback from South Grant Street



Before  
&  
After

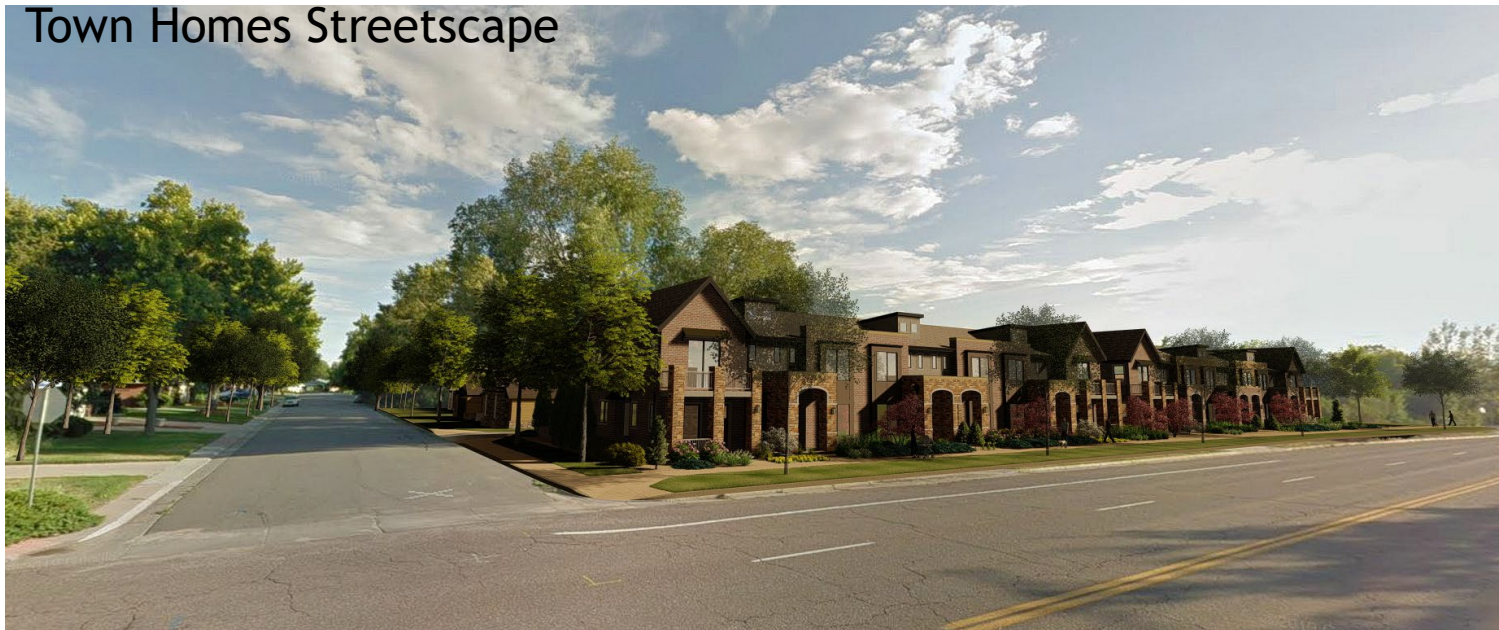


# Contextual Photos

Preschool Parking Lot along Orchard Road and S. Logan Street



Town Homes Streetscape



Before  
&  
After



**THE CRITERIA LISTED BELOW SHALL BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION  
AND CITY COUNCIL IN THE REVIEW OF ALL REZONING APPLICATIONS**

- 1. Direct implementation of the Comprehensive Plan or an adopted Sub-Area Plan, or support for the implementation of such plans, for example, by providing for supportive land uses or intensities in the area of a Sub-Area Plan.**
- The Rezoning Plan is Located just north of Spotlight Area A South Broadway Corridor as outlined in Centennial Next 2040 Comprehensive Plan. The proposed rezoning will provide a transition in density from East Orchard Road (from North to South) by proposing town homes adjacent to East Orchard Road, and single family detached homes on South Grant Street and South Logan Street.*
- (PUD) zone district is to allow greater flexibility in development standards within the City of Centennial, preventing monotonous urban landscapes and promoting the health, safety and welfare of the citizens of the City of Centennial. The town homes adjacent to East Orchard Road will provide a new housing type to the area while providing a visual buffer to further strengthen this transition of density between the proposed single-family homes to the south.*
- The southern portion of the site will accommodate semi-custom homes on lots comparable to adjacent existing home sites, boasting high quality architectural design which compliments the surrounding community.*



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**2. Recognition of the limitations of existing and planned infrastructure, by thorough examination of the availability and capability of water, sewer, drainage, and transportation systems to serve present and future land uses.**

- *The proposed residential layout is an infill parcel which utilizes a compact development pattern and the site plan encourages smart growth by taking advantage of existing surrounding infrastructure. The proposed rezoning includes using existing adjacent roads such as East Orchard Road, South Grant Street and South Logan Street for vehicular access, existing water, sanitary sewer, storm sewer and electricity.*

**3. Assurance of compatibility between the proposed development, surrounding land uses (existing or planned), and the natural environment.**

- *The buildings within the proposed site plan are compatible residential uses to the surrounding area and the architecture anticipates residential 6-plex buildings in a modern brownstone vernacular which complement surrounding residential style in size, scale, design and use. These town homes are a good transitional buffer for the existing Single-Family Homes to the south. The plan is a proposed infill parcel which utilizes a compact development pattern and the proposed site plan encourages smart growth by taking advantage of existing surrounding infrastructure.*



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**4. The efficient and adequate provision of public services.**

- *The proposed property is an infill parcel which takes advantage of existing infrastructure and public services. This includes using existing adjacent roads such East Orchard Road, South Grant Street, and Logan Street for access to the site. The property utilizes existing water, sanitary sewer, storm sewer, gas and electricity services already in place. Proposing this type of infill urban development in a location that has already established surrounding development helps preserve natural lands in rural Centennial and Arapahoe County to be used for more agricultural and scenic uses with lower density development.*

**5. Enhancement of convenience for the present and future residents of the City by ensuring that appropriate supporting activities, such as employment, housing, leisure-time, and retail centers are in close proximity to one another.**

- *Proposing single family attached town homes increases the housing product diversity within the City of Centennial and offers a different type of residential home than what is currently prevalent within the area. As demonstrated by the site plan, the proposed site plan will complement surrounding architecture in size, scale, design and use. Residents will enjoy pedestrian sidewalks and will have access to a full range of public infrastructure, adjacent parks, schools, and jobs. Furthermore, commercial services needed for sustainable, healthy living that are within 1/4 of a mile and are within a walkable distance along the Broadway corridor.*



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**6. Protection of public health, safety, and welfare against natural and man-made hazards which include, but are not limited to, traffic noise, water pollution, airport hazards, and flooding.**

- *The proposed site plan is an infill urban development in a location that has already established surrounding development which helps preserve natural lands in rural Centennial and Arapahoe County to be used for more agricultural and scenic uses with lower density development. Creating a more efficient site plan with multiple transportation options help to reduce carbon emissions and improve air quality. It also promotes human health and environmental quality by conserving water resources per dwelling unit while, protecting water quality, and promoting good air quality with enhanced landscape plantings.*

**7. Accessibility within the proposed development and appropriate connectivity or buffering or both between the development and existing adjacent uses.**

- *The site's location is predominantly within or adjacent to areas of existing urban level development within Centennial. The site plan has a compact design and is well-positioned to offer multi-modal connections within the surrounding areas to increase mobility and promote pedestrian connections to walkable neighborhoods. The property is located along an existing RTD bus stop at South Broadway and East Orchard Road providing public transit 1/4 of a mile to the site. Lastly, the proposed site plan creates a transition of residential density between the existing residential homes and East Orchard Road.*



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**8. Minimization of disruptions to existing physiographic features, including vegetation, streams, lakes, soil types and other relevant topographical elements. Areas with significant natural resources shall not generally be rezoned to districts that allow development that would tend to degrade the resources unless adequate conditions are put in place to protect the resources.**

- *The proposed zoning will not affect any existing physiographic features since the site is located adjacent to an existing arterial roadway (East Orchard Road). The site is suitable for urban re-development based on availability of facilities, a RTD Bus Stop, and services to serve more dense population and where most publicly supplied facilities and services currently exist. The site plan is in a location that has already established surrounding development which helps preserve natural lands in rural Arapahoe County to be used for more agricultural and scenic uses with lower density development*

**9. Assurance that the amenities and uses to be provided tend to enhance the quality of life in the area, by creating a comfortable and aesthetically enjoyable environment through conventions that include, but are not limited to:**

**a. The preservation of mountain views;** *The site plan proposes a building orientation in a North / South direction that minimizes the impact of mountain views of neighboring properties.*

**b. The creation of landscaped open areas;** *The proposed rezoning will provide an improved pedestrian connection along Orchard Road. Improvements will include enhanced landscape plantings and a detached walk.*



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**c. The establishment of high-quality mixed-use centers that are accessible to residents of abutting neighborhoods;**

*The proposed rezoning is an urban infill redevelopment that is within a ¼ mile of South Broadway which hosts a mix of commercial, office and retail uses for residents to enjoy.*

**d. The establishment of recreational areas; or** *The proposed rezoning will provide passive private outdoor areas for each of the residential units by way of porches, common landscape or private rear yards.*

**e. The creation of employment centers or large-scale retail or mixed-use centers in appropriate locations.**

*Because the proposed rezoning is a residential use, it does not directly create employment centers or large-scale retail or mixed use centers. Instead, it provides additional residents to support these commercial uses, specifically along the South Broadway corridor.*



# Thank you for your consideration

We hope you feel this community will be as nice of an addition to the  
City as we do and are excited to make this vision a reality