

1 CITY OF LITTLETON, COLORADO

2  
3 PC Resolution No. 09

4  
5 Series, 2024

6  
7 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
8 LITTLETON, COLORADO, RECOMMENDING APPROVAL OF AN  
9 AMENDMENT TO THE FUTURE LAND USE AND CHARACTER MAP OF  
10 THE CITY’S COMPREHENSIVE PLAN FOR VRP: DRY CREEK CIRCLE  
11 AT 16 W. DRY CREEK CIRCLE FROM SUBURBAN COMMERCIAL TO  
12 SUBURBAN RESIDENTIAL MULTI-FAMILY

13  
14 WHEREAS, the City of Littleton adopted the Future Land Use and Character Map  
15 of the City’s Comprehensive Plan on October 15, 2019, which provides an outlook of the future  
16 use of land and character of specific areas within the community; and

17  
18 WHEREAS, Vista Residential Partners (the “Applicant”) applied for an  
19 amendment to the City of Littleton’s Future Land Use Character Map for the property, more fully  
20 and legally described on Exhibit “A,” (the “Property”), which is attached hereto and fully  
21 incorporated by this reference; and

22  
23 WHEREAS, Section 10-9-4.5.D of the Littleton City Code authorizes the  
24 Planning Commission to make recommendations to the Littleton City Council regarding  
25 amendments to the Future Land Use and Character Map.

26  
27 WHEREAS, on May 23, 2024, Vista Residential Partners, with the consent from  
28 landowners Del Ponte (2077-27-3-00-005) and Tucker (2077-27-3-14-021), made application for an  
29 amendment to the Future Land Use and Character Map under the provisions of the Littleton City  
30 Code; and

31  
32 WHEREAS, the Property is currently categorized as Suburban Commercial within  
33 the Future Land Use and Character Map, with an intent to amend the designation to Suburban  
34 Residential Multi-Family, as shown on Exhibit “B,” attached hereto and fully incorporated herein  
35 by this reference;

36  
37 WHEREAS, the Planning Commission of the City of Littleton, Colorado  
38 conducted a public hearing on November 11, 2024, to consider the VRP: Dry Creek Circle  
39 Conceptual MDP Plan, more specifically described in Exhibit “B,” attached hereto and  
40 incorporated fully by this reference.

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42 NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING  
43 COMMISSION OF THE CITY OF LITTLETON, COLORADO, THAT:

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45 Section 1. Following the hearing and based on the evidence presented at the hearing,  
46 the Commission finds in fact:

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- 48 1. The application submitted by Vista Residential Partners was found to be  
49 complete through the City’s review process; and  
50  
51 2. Proper notice was provided according to Section 10-9-3.5 and Table 10-9-  
52 3.9.1 of the Unified Land Use Code; and  
53  
54 3. The proposed amendment to the Future Land Use and Character Map, as  
55 depicted in Exhibit “B,” meets the decision criteria within Section 10-9-4.5 of the  
56 Unified Land Use Code and all other applicable Littleton City Code requirements; and  
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58 4. The proposed amendment to the Future Land Use and Character Map, as  
59 shown in Exhibit B, supports the goals of the City’s Comprehensive Plan; and  
60  
61 5. The amended Future Land Use and Character Map will allow for the  
62 development of the site with the underlying CM zoning, recognizing its highest and  
63 best use and the economic potential with the changing conditions in the community.  
64

65 **Section 2.** This Resolution constitutes the written findings and decision of the  
66 City of Littleton’s Planning Commission.  
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68 **Section 3.** On the basis of the above, the Planning Commission hereby  
69 recommends approval to City Council of the following proposed amendment to the Future Land  
70 Use and Character Map of the City’s Comprehensive Plan: adoption of the amendment to the  
71 City’s Comprehensive Plan, amending the future land use of 16 W. Dry Creek Circle to Suburban  
72 Residential Multi-Family, as shown in Exhibit B.  
73

74  
75 INTRODUCED, READ, AND ADOPTED at a regularly scheduled meeting of the  
76 Planning Commission of the City of Littleton, Colorado, on the 11<sup>th</sup> day of November 2024, at  
77 6:30 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado. Effective on the  
78 3<sup>rd</sup> day of December 2024, following Littleton City Council approval of the amendment to the  
79 Future Land Use and Character Map of the Littleton Comprehensive Plan.  
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81 ATTEST:

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83 \_\_\_\_\_  
84 Colleen L. Norton  
85 CITY CLERK

83 \_\_\_\_\_  
84 Jason Reynolds  
85 CHAIR

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APPROVED AS TO FORM:

\_\_\_\_\_  
Reid Betzing  
CITY ATTORNEY

