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CITY OF LITTLETON, COLORADO

PC Resolution No. 8

Series, 2025

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF LITTLETON, COLORADO,
RECOMMENDING APPROVAL TO CITY COUNCIL OF A
REZONING OF THE EASTERN PORTION OF THE SPLIT-
ZONED PARCEL, LOCATED AT 5850 S. BROADWAY FROM
NEIGHBORHOOD COMMERCIAL (NC) TO CORRIDOR-
MIXED (CM)**

WHEREAS the Littleton City Code, Section 10-9-4.1, authorizes the Littleton Planning Commission to make recommendations to the Littleton City Council regarding rezoning applications;

WHEREAS on November 18, 2024, CenterPoint Integrated Solutions made an application to rezone the eastern portion of the property described in Exhibit “A,” attached hereto and fully incorporated by reference, on behalf of the owner, CarMax AutoSuperstores, Inc.

WHEREAS on October 27, 2025, the planning commission held a public hearing to consider the rezoning application of the eastern portion of 5850 S. Broadway from Neighborhood Commercial (NC) to Corridor Mixed (CM).

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

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

1. The application submitted by CenterPoint Integrated Solutions, on behalf of CarMax AutoSuperstores, Inc., was found to be complete through the City’s review process; and
2. Proper notice was provided in accordance with Section 10-9-3.5 and Table 10-9-3.9.1, Development Review Summary, of the Unified Land Use Code; and
3. The rezoning of the eastern portion of the subject property, as legally described in Exhibit A, conforms to the decision criteria as outlined within section 10-9-4.1(C) of the Unified Land Use Code.

Section 2: The Resolution constitutes the written findings and decision of the City of Littleton’s Planning Commission.

Section 3: On the basis of the above, the Planning Commission hereby recommends approval to City Council of the proposed rezoning and that the rezoning ordinance explicitly terminate and supersedes all prior zoning pertaining to the eastern portion of the subject property, as legally described within Exhibit “A.”

Section 4: Further, the Planning Commission hereby recommends City Council

49 approval of the proposed rezoning of the eastern portion of the subject property, as legally described within
50 Exhibit "A" from Neighborhood Commercial (NC) to Corridor Mixed (CM) zoning.

51
52 INTRODUCTION, READ AND RECOMMENDED at a regularly scheduled meeting of the
53 Planning Commission of the City of Littleton, Colorado, on the 27th day of October, 2025 at 6:30 p.m. at
54 the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado.

55 ATTEST:

56
57 _____
58 Wendy Shea-Tamag
59 DEPUTY CITY CLERK

Jason Reynolds
CHAIR

60 APPROVED AS TO FORM:

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62 _____
63
64 Atasi Titlow
65 SR. ASSISTANT CITY ATTORNEY



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EXHIBIT A

LEGAL DESCRIPTION

LOT 1, CARMAX SUBDIVISION, RECORDED AT RECEPTION NO. D2015397 IN THE OFFICIAL RECORDS OF THE ARAPAHOE COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LITTLETON, SAID COUNTY AND STATE.

CONTAINING AN AREA OF 9.511 ACRES, (414,313 SQUARE FEET), MORE OR LESS.

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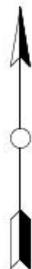
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EXISTING & PROPOSED ZONING DISTRICT LEGEND

- CM - CORRIDOR MIXED
- NC - NEIGHBORHOOD COMMERCIAL
- PROPOSED CM (PROPOSED RE-ZONE FROM NC (NEIGHBORHOOD COMMERCIAL) TO CM (CORRIDOR MIXED))




ENERTIA
 CONSULTING GROUP LLC
 1515 MARKET STREET
 SUITE 100
 DENVER, CO 80202
 (609) 234-5502

ZONING MAP
CARMAX: RE-ZONING & CONDITIONAL USE PERMIT SUBMITTAL
 CITY OF LITTLETON, COLORADO

DATE:	02/18/2025
SCALE:	1" = 200'
BY:	KST