

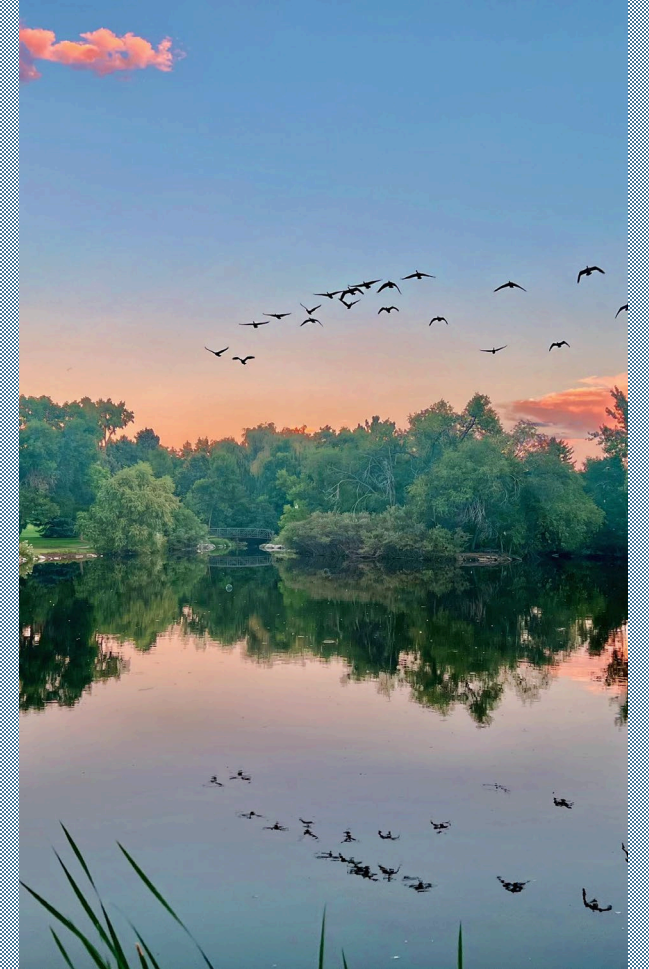
439 & 589 W. LITTLETON BOULEVARD REZONING

REZ25-0002

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Senior Planner

JULY 15, 2025



AGENDA

Requested Action

Application Details

Decision Criteria and Analysis

Staff Recommendation

REQUESTED ACTION

- Applicant is requesting approval of a rezoning of the four parcels located at 439 and 589 Littleton Boulevard from Neighborhood Commercial (NC) to Corridor Mixed (CM).

NEIGHBORHOOD OUTREACH & PUBLIC NOTICING

- Two Neighborhood Meetings
 - February 12, 2025
 - April 16, 2025
- Public hearing noticed per ULUC requirements
 - 498 notification postcards – within 700ft of subject site
 - Newspaper notice
 - Notice signs posted on site
 - City Postings

APPLICATION DETAILS

- 1.482-acre site
- Originally used for agricultural and residential purposes
- Site currently has a small, vacant single-family house and shed
- 2019 Envision Littleton (Comprehensive Plan) designated the property as Corridor Mixed

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APPLICATION DETAILS

- Current zoning: Neighborhood Commercial (NC)
- Proposed Zoning: Corridor Mixed (CM)



APPLICATION DETAILS: SURROUNDING ZONING & LAND USE

Direction	Zoning	Land Use
North	MFR, NC	Multi-family residential, Office
East	NC	Restaurant and retail
South	SLR	Single family residential
West	NC	Retail

DECISION CRITERIA

C. *Decision Criteria.* The Council may approve, approve with conditions, or deny a Rezoning / Zoning Map Amendment based on the following criteria:

1. *Consistency.* The proposed Rezoning / Zoning Map Amendment is consistent with the Land Use and Character Map of the Comprehensive Plan, or an adopted subarea plan, corridor plan, or other city policy, and consistent with the purpose statement of the proposed zoning district OR changed conditions have occurred such that the character of the surrounding area is transitioning or being affected by other factors, such as traffic, a new school, adjoining uses, or environmental issues not contemplated by the Comprehensive Plan;
2. *Compatibility.* The range of uses allowed by the proposed zoning district will be compatible with the properties in the immediate vicinity of the subject property;
3. *Traffic.* The traffic generated by the land uses permissible in the requested Rezoning / Zoning Map Amendment will not lead to undue congestion, noise, or traffic hazards;
4. *Adequate Public Facilities.* Facilities and services are available to serve the subject property without compromising provisions for adequate levels of service to other properties; and
5. *Natural Environment.* The district resulting from the requested Zoning Map Amendment will not cause harm to natural features on or adjacent to the subject property.



DECISION CRITERIA ANALYSIS

Decision Criteria	Analysis
Consistency	Consistent with Corridor Mixed Use character area noted in the comprehensive plan
Compatibility	CM is compatible with the character of W. Littleton Blvd. Adjacent properties are commercial and multi-family uses. Single-family properties are across W. Littleton Blvd.
Traffic	Rezoning would create a potential increase trip volume and peak hour trips. Increase is relatively minimal and should not cause any undue congestions, noise, or traffic hazards.
Adequate Public Facilities	No adverse impacts are expected. Final drainage report and utility analysis will be required prior to issuance of permits for construction.
Natural Environment	Construction of any development on site would result in removal of trees. Any new development will be required to comply with all landscaping requirements within the ULUC.

STAFF RECOMMENDATION

- Approval of the Rezoning – Ordinance 12 Series 2025