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CITY OF LITTLETON, COLORADO

Resolution No. 8

Series, 2026

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LITTLETON, COLORADO, RECOMMENDING APPROVAL OF AN AMENDMENT TO THE OFFICIAL ZONING MAP OF THE CITY'S COMPREHENSIVE PLAN FOR THE TRAILMARK SUBDIVISION AT W. TRAILMARK PKWY. AND S. WADSWORTH BLVD. FROM CORRIDOR-MIXED/PLANNED DEVELOPMENT-OVERLAY (CM/PL-O) TO SMALL LOT RESIDENTIAL (SLR).

WHEREAS the City of Littleton adopted the most recent update to the Official Zoning Map in October 2021, and previously updated the Future Land Use and Character Map within the City's Comprehensive Plan on October 15, 2019; and

WHEREAS Section 10-9-4.1 of the Littleton City Code authorizes planning commission to make recommendations to the Littleton City Council regarding amendments to the Zoning Map;

WHEREAS on August 12, 2025, Redland Development, on behalf of Shea Homes Limited Partnership, the owner of the vacant parcel, as described in Exhibit "A," at W. Trailmark Pkwy. And S. Wadsworth Blvd. (the "Property"), made an application for an amendment to the Zoning Map under the provisions of the Littleton City Code; and

WHEREAS the Property is currently categorized as Corridor-Mixed/Planned Development-Overlay (CM/PL-O) on the Zoning Map, as shown on Exhibit "B," attached hereto and fully incorporated herein by this reference; and

WHEREAS on April 27, 2026, the planning commission of the City of Littleton conducted a public hearing to consider the application for an amendment to the Zoning Map and recategorize the Property to Small Lot Residential (SLR) zoning.

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 Redland Development, on behalf of Shea Homes Limited Partnership, was found to be complete through the City's review process.
2. Proper notice was provided according to Section 10-9-3.5 and Table 10-9-3.9.1 of the Littleton City Code.
3. The proposed amendment to the Zoning Map from Corridor-Mixed/Planned Development-Overlay (CM/PL-O) to Small Lot Residential (SLR), as shown in Exhibit B, meets the decision criteria within Section 10-9-4.1 of the Unified Land Use Code and all other applicable Littleton City Code requirements.
4. The proposed amendment to the Zoning Map supports the goals of the City's Comprehensive Plan.

Section 2. This 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 following proposed amendment to the Zoning Map of the City's Comprehensive Plan: amending the zoning of the vacant parcel described on Exhibit "A" at W. Trailmark Pkwy. And S. Wadsworth Blvd. from Corridor-Mixed/Planned Development-Overlay (CM/PL-O) to Small Lot Residential (SLR).

a) Amended to add a condition that fiscal analysis be completed before the item goes to council.

b)

INTRODUCED, READ AND RECOMMENDED at a regularly scheduled meeting of the Planning Commission of the City of Littleton, Colorado, on the 27th day of April 2026, at 6:30 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado.

ATTEST:

Wendy Shea-Tamag
DEPUTY CITY CLERK

Patrick Santana
CHAIR

APPROVED AS TO FORM:

Atasi Titlow
SR. ASSISTANT CITY ATTORNEY

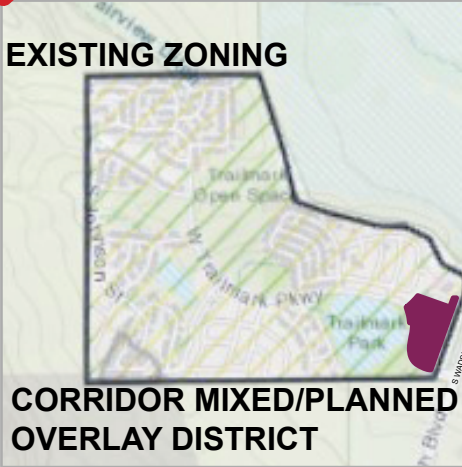
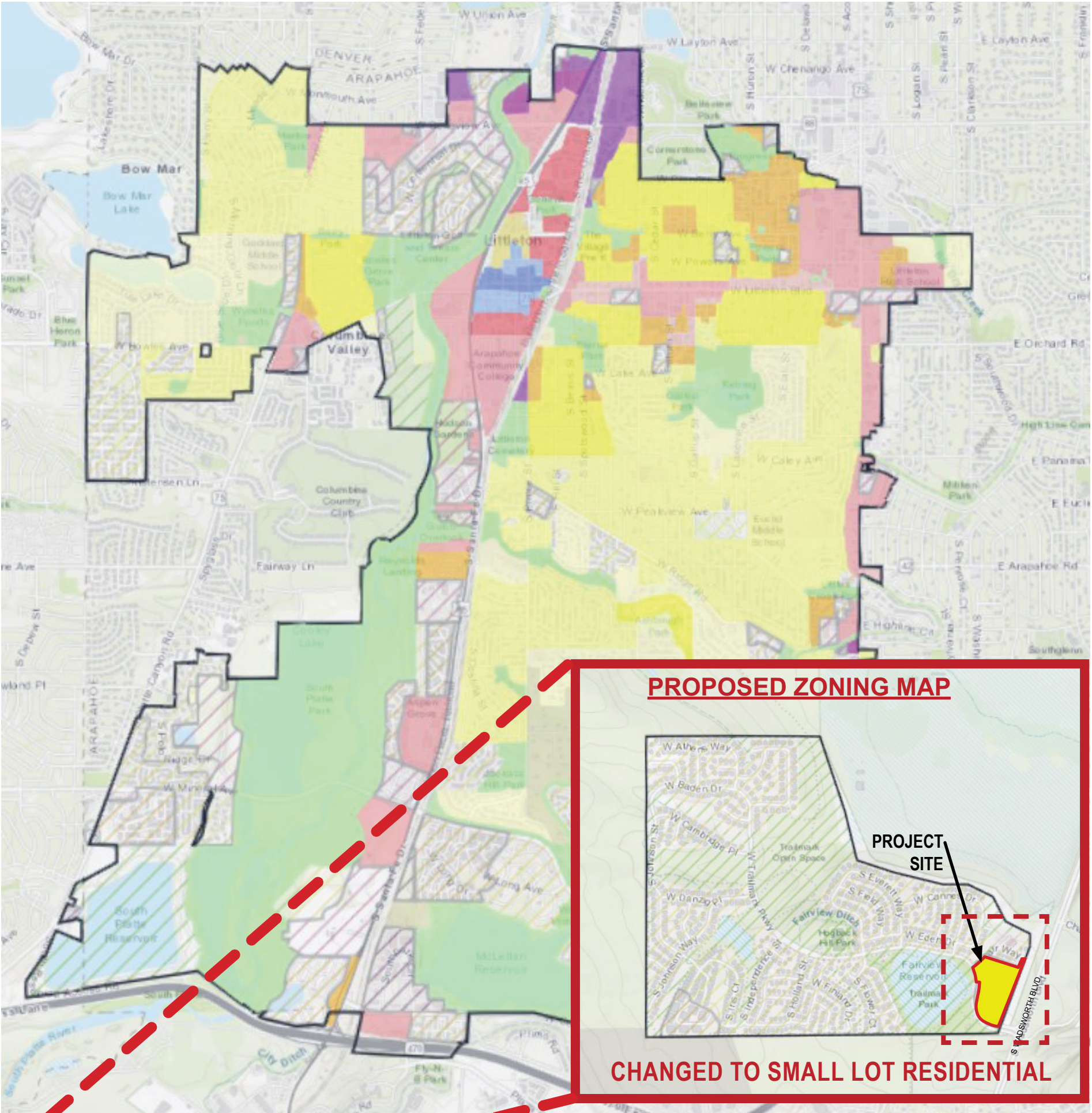


Trailmark
LEGAL DESCRIPTION

LOT 10, BLOCK 1, CHATFIELD GREEN SUBDIVISION FILING NO. 5, BEING LOCATED WITHIN THE
SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, IN THE CITY OF LITTLETON, COUNTY OF JEFFERSON, STATE OF COLORADO,

CONTAINING AN AREA OF 7.68 ACRES, MORE OR LESS.

TRAILMARK - PARCEL 69-104-10-011



Legend

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| <ul style="list-style-type: none">Acerage ResidentialAcerage Residential/Planned Overlay DistrictBusiness CenterBusiness Center/Planned Overlay DistrictCorridor MixedCorridor Mixed/Planned Overlay DistrictDowntown Main StDowntown Mixed-UsePlanned OverlayDowntown Neighborhood Residential | <ul style="list-style-type: none">Downtown Transition AreaIndustrial ParkIndustrial Park/Planned Overlay DistrictLarge Lot ResidentialLarge Lot Residential/Planned Overlay DistrictMulti-Family ResidentialMulti-Family Residential/Planned Overlay DistrictMedium Lot ResidentialMedium Lot Residential/Planned Overlay DistrictNeighborhood Commercial | <ul style="list-style-type: none">Neighborhood Commercial/Planned Overlay DistrictOpen SpaceOpen Space/Planned Overlay DistrictSmall Lot ResidentialSmall Lot Residential/Planned Overlay DistrictCity Limits |
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PREPARED FOR:



REZONING MAP



NORTH

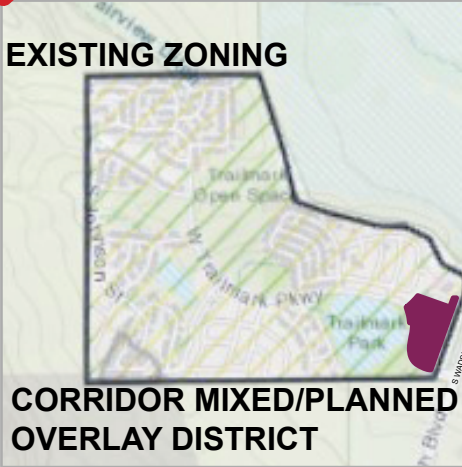
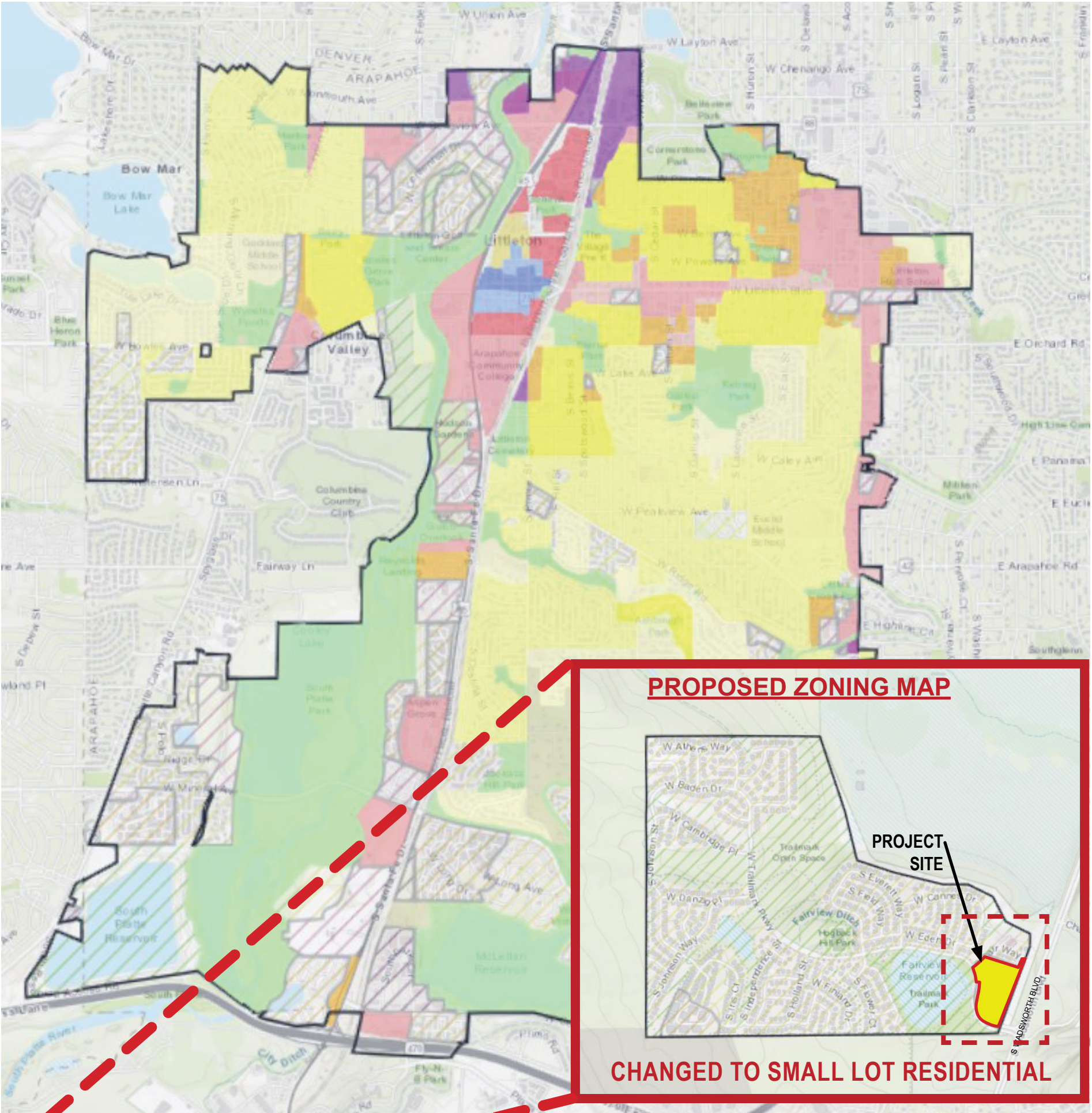
NOT TO SCALE

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Legend

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PREPARED FOR:



REZONING MAP



NORTH

NOT TO SCALE