1	CITY OF LITTLETON, COLORADO
2 3	PC Resolution No. 8
4 5 6	Series, 2025
7 8 9 10 11 12	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 SPLITZONED PARCEL, LOCATED AT 5850 S. BROADWAY FROM NEIGHBORHOOD COMMERCIAL (NC) TO CORRIDOR-
13 14	MIXED (CM)
15 16 17	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;
18 19 20	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.
21 22 23 24 25	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).
26 27 28	NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF LITTLETON, COLORADO, THAT:
28 29 30 31 32 33 34 35 36 37 38	 Section 1: Following the hearing and based on the evidence presented at the hearing, the Planning Commission finds in fact: 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 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 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.
39 40 41 42	Section 2: The Resolution constitutes the written findings and decision of the City of Littleton's Planning Commission.
43 44 45 46 47	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."
48	Section 4: Further, the Planning Commission hereby recommends City Council

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approval of the proposed rezoning of the eastern portion of the subject property, as legally described within Exhibit "A" from Neighborhood Commercial (NC) to Corridor Mixed (CM) zoning. INTRODUCED, READ AND RECOMMENDED at a regularly scheduled meeting of the Planning Commission of the City of Littleton, Colorado, on the 27th day of October, 2025 at 6:30 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado. ATTEST: ason Reynolds DEPUTY CITY CLERK **CHAIR** APPROVED AS TO FORM: Atasi Titlow 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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EXISTING & PROPOSED ZONING DISTRICT LEGEND



CM - CORRIDOR MIXED

NC - NEIGHBORHOOD COMMERCIAL

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



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

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