

1 CITY OF LITTLETON, COLORADO

2  
3 Resolution No. 11

4  
5 Series, 2023

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 A PORTION OF 700 W  
11 MINERAL AVENUE FROM SUBURBAN BUSINESS PARK TO SUBURBAN  
12 RESIDENTIAL MULTI-FAMILY.

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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 Section 10-9-4.5.D of the Littleton City Code authorizes planning  
19 commission to make recommendations to the Littleton City Council regarding amendments to the  
20 Future Land Use and Character Map.

21  
22 WHEREAS on June 9, 2023, Embrey Partners, LLC, with consent from Qwest  
23 Corporation C/O Lumen Technologies, the owner of 700 W. Mineral Avenue (the “Property”),  
24 made an application for an amendment to the Future Land Use and Character Map under the  
25 provisions of the Littleton City Code; and

26  
27 WHEREAS the Property is currently categorized as Suburban Business Park  
28 within the Future Land Use Map, as shown on Exhibit “A,” attached hereto and fully incorporated  
29 herein by this reference;

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31 WHEREAS on November 13, 2023, the planning commission of the City of  
32 Littleton conducted a public hearing to consider the application for an amendment to the Future  
33 Land Use and Character Map to recategorize the Property to Suburban Residential Multi-Family,  
34 as shown in Exhibit “B,” attached hereto and fully incorporated herein by this reference.  
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37 **NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING**  
38 **COMMISSION OF THE CITY OF LITTLETON, COLORADO, THAT:**  
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40 **Section 1.** Following the hearing and based on the evidence presented at the hearing,  
41 the Planning Commission finds in fact:  
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- 43 1.1. The application submitted by Embrey Partners, LLC, with the consent from  
44 Qwest Corporation C/O Lumen Technologies, was found to be complete  
45 through the City’s review process.  
46 1.2. Proper notice was provided according to Section 10-9-3.5 and Table 10-9-  
47 3.9.1 of the Littleton City Code.  
48 1.3. The proposed amendment to the Future Land Use and Character Map, as  
49 shown in Exhibit B, meets the decision criteria within Section 10-9-4.5 of  
50 the Unified Land Use Code and all other applicable Littleton City Code  
51 requirements.  
52 1.4. The proposed amendment to the Future Land Use and Character Map, as  
53 shown in Exhibit B, supports the goals of the City’s Comprehensive Plan.  
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55 **Section 2.** This Resolution constitutes the written findings and decision of the City of  
56 Littleton’s Planning Commission.  
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58 **Section 3.** On the basis of the above, the planning commission hereby recommends  
59 approval to City Council of the following proposed amendment to the Future Land Use and  
60 Character Map of the City’s Comprehensive Plan: adoption of the amendment to the City’s  
61 Comprehensive Plan, amending the future land use of 700 W. Mineral Avenue to Suburban  
62 Residential Multi-Family, as shown in Exhibit B.  
63

64 INTRODUCED, READ AND RECOMMENDED at a regularly scheduled meeting  
65 of the Planning Commission of the City of Littleton, Colorado, on the 13th day of November 2023,  
66 at 6:30 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado.

67 ATTEST:

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69  
70 Wendy Shea-Tamag  
71 DEPUTY CITY CLERK  
72

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73 Jason Reynolds  
74 CHAIR

73 APPROVED AS TO FORM:  
74

75 \_\_\_\_\_  
76 Atasi Titlow  
77 SR. ASSISTANT CITY ATTORNEY  
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