



Staff Report

Meeting Date: May 12, 2025
Planner: Sara Dusenberry, Senior Planner

APPLICATION SUMMARY:

Project Name: Request to Rezone 439 and 589 W. Littleton Blvd and two parcels directly north and east of 439 W. Littleton Blvd

Case Numbers: REZ25-0002

Application type: Rezoning

Location: 439 and 589 W. Littleton Blvd and two parcels directly north and east of 439 W. Littleton Blvd. All parcels are generally located at the northwest intersection of W Littleton Blvd and S Delaware Street

Size of Property: 1.482 acres

Zoning: NC Neighborhood Commercial

Applicant: South Metro Housing Options (SMHO)

Applicant's Representative: Alisha Kwon Hammet, Zipperline Strategies

Owner: Charles H & Maurine C Mulqueen Trust

Applicant Request: 1) Approval of a rezoning from NC, Neighborhood Commercial to CM, Corridor Mixed.

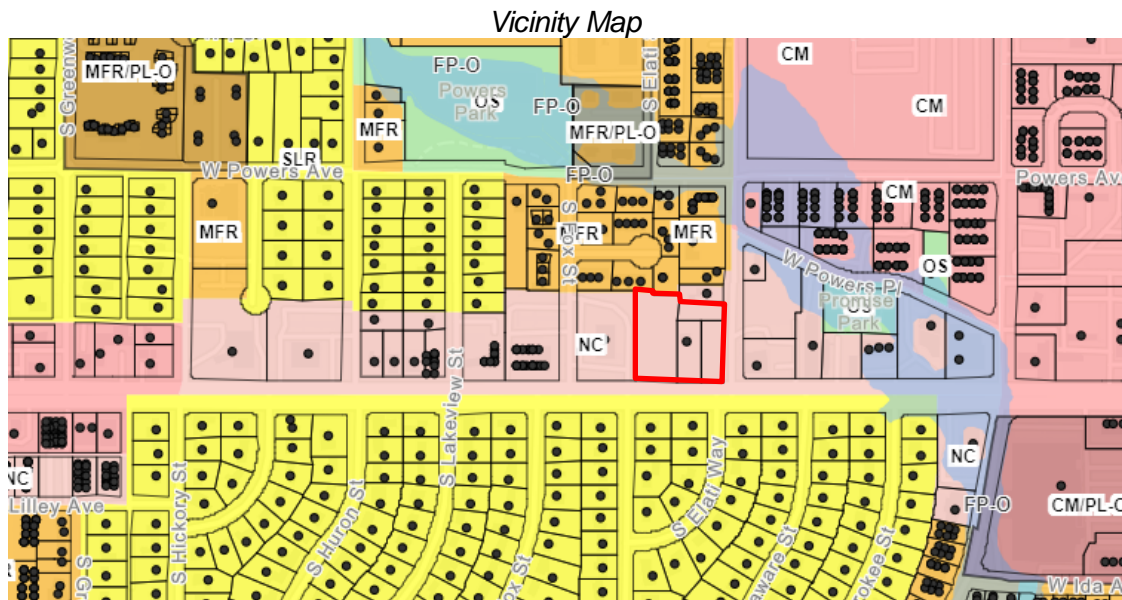
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- PC Resolution 5 series 2025
 - Exhibit A
 - Legal Description
- Applicant's Project Narrative
- Applicant's Decision Criteria Narrative
- Applicant's Economic Analysis
- Traffic Analysis Memo
- Staff Presentation

LOCATION:

The 1.482-acre site is located at the southwest corner of W. Littleton Blvd and S. Delaware Street. The vicinity map below shows the location of the highlighted subject property (outlined in red).



PUBLIC NOTICE REQUIREMENTS AND PROCESS:

Pursuant to Section 10-9-3.5 of the Unified Land Use Code (the “ULUC”), notice of public hearings shall be given in accordance with Table 10-9-3.9.1, which states, in part, for the relevant applications before the Commission:

Table 10-9-3.9.1 Development Review Summary							
Development Application	Pre-App Required	Neighborhood Meeting	Review and Decision		Public Notice	Expiration (10-9-3.8)	Applicable Standards
			Review/Recommend	Decide			
CDD = Community Development Director; PC = Planning Commission; CC = City Council; HPC = Historical Preservation Commission; AAC = Appeals and Adjustments Commission; [] = Public Hearing Required							
Code / Zoning Amendments							
Rezoning or Zoning Map Amendment (Sec. 10-9-4.1)	✓	✓	1st: CDD 2nd: [PC]	[CC]	Pu M Po	None	

Pu = Published in newspaper 10 days prior to public hearing in accordance with Section 10-9-3.5

Po = Sign posted on property 10 days prior to public hearing in accordance with Section 10-9-3.5

M = Mailed notice to adjoining property owners or property owners within a specified distance of the subject property 10 days prior to public hearing in accordance with Section 10-9-3.5

Section 10-9-3.5 of the ULUC requires that any notice provided by mail, shall be provided through the United States Postal Service to all addresses, units, and property owners located within 700 feet of the property. If there are any homeowner’s or other owner associations within 700 feet of the property, then notification need only be sent to the association’s designee. Further, and only with specific regard to applications for approval of a preliminary plat under Section 10-9-7.3.D of the ULUC, notice of the public hearing must be provided to any mineral estate owners of the property in accordance with C.R.S, Title 24, Article 65.5.

In accordance with the ULUC provisions regarding public notice, staff notified all addresses, units, and individual property owners and residents within 700 feet of the site at least ten (10) days in advance of the May 12, 2025 hearing date. In total, staff sent 489 notification cards to property owners and residents within the notification boundary.

BACKGROUND:

The subject property has been used for agricultural and residential purposes, and currently has a small, vacant single-family farmhouse on the property. The applicant has indicated the intended future use of the site is for income restricted, multi-family housing. The current zoning, NC, only allows for multi-family residential as part of a mixed-use building. The applicant is seeking a rezoning to allow for a strictly multi-family development, as it is aligned with their mission as an affordable housing developer and funding opportunities do not cover the inclusion of commercial uses.

Decision Criteria and Analysis:

The site is currently zoned as NC. Pursuant to Section 10-9-4.1.D, the planning commission shall recommend approval, approval with conditions, or denial of the proposed rezoning to the City Council. The recommendation shall be based on the following Decision Criteria, as outlined within Section 10-9-4.1.C of the Code:

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.

The proposed rezoning to Corridor Mixed (CM) is consistent with the Comprehensive Plan. The Future Land Use and Character Map (FLUC) notes these properties as Corridor Mixed Use. The character area calls for a mix of uses both on single properties and within a broader corridor. It is also noted that residential is allowed, especially to provide additional housing options and price points within the community. Should the rezoning and funding for the development be approved, the applicant is seeking to provide income restricted housing for those making 30% to 80% of the area median income.

Beyond the provision of multi-family, rezoning to CM would allow for a wide variety of uses more closely aligned with the corridor mixed use character area. Neighborhood Commercial allows for buffered commercial uses that are in close proximity to low density-neighborhoods, and for various density of housing, including single family residential. Corridor Mixed zoning calls for areas that are either distant to or buffered from low-density neighborhoods with transitions occurring at the rear of lots or with a street/alley separation. The surrounding, adjacent properties to the north, east, and west are zoned NC or MFR, Multi-Family Residential. Properties to the south and across W. Littleton Blvd are zoned single-family residential. The width of W Littleton Blvd, at approximately 100ft, provides a buffer from the impact of expanded uses on the residential properties to the south.

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;

Uses in the immediate vicinity include retail, restaurants, offices, and both single family and multi-family residential. The wide range of uses allowed under CM are compatible with the character of W. Littleton Blvd. The residential uses in close proximity to the site are primarily middle to higher density multi-family, which are allowed under the CM zoning therefore rezoning would not be incompatible with the current uses. The single-family housing to the south of the property and W. Littleton Blvd, front along local streets and sit approximately 100ft from the site, both factors help to mitigate incompatibilities in use. The proposed rezoning to CM is compatible with properties in the immediate vicinity of the subject property.

The below table outlines the adjacent zonings and land uses.

Direction	Zoning	Land Use
North	MFR, NC	Multi-family residential.
East	NC	Restaurant and retail

South	SLR	Single family residential
West	NC	Retail

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.

A Traffic Impact Study (TIS) and Traffic Analysis Memo was provided by the applicant. The traffic analysis memo provided a comparison between the highest trip generating land uses permitted for both NC and CM zoning districts. The analysis found that the CM zoning would allow for higher daily volume and PM peak hour trips, as well as a slight increase during AM peak hour when evaluating a worst-case scenario. The potential increase in PM peak hour trips is 67. The potential increase in AM peak hour trips is 9. Accounting for current conditions along W. Littleton Blvd, it is not expected that the potential increase in trips would cause any undue congestions, noise, or traffic hazards. Any future redevelopment of the site will also be analyzed for transportation impacts and future developers will be required to mitigate any adverse impacts per the City of Littleton standards.

The TIS was conducted to understand current and future conditions near the site. The analysis evaluated potential traffic and mobility projects within and around the proposed development, as well as accounting for traffic growth out to a horizon year of 2045. It was determined that the SMHO Littleton Boulevard Apartments project may generate approximately 338 daily trips with 35 trips in the AM peak hour and 32 trips in the PM peak hour. It was determined that the existing roadway system and proposed access can adequately accommodate the projected traffic volumes for build-out conditions. A final TIS will be required to be approved by the City Engineer prior to any site development.

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.

A Preliminary Drainage Report has been provided evaluating the existing conditions of the drainage infrastructure with options to provide adequate water quality and detention facilities to meet the standards per the Littleton Storm Drainage Design and Technical Criteria Manual. A Final Drainage Report will be submitted, reviewed, and accepted by the City prior to approval of any Permits for construction.

Staff does not anticipate there being an adverse impact on the sanitary and water services to the proposed development or surrounding community as a result of the proposed Zoning change, however, prior to the approval of any Permits for construction a utility analysis will be submitted, reviewed, and accepted. Sanitary sewer is available along the frontage of the proposed site and water is provided by Denver Water.

All Civil Construction Drawings will be reviewed by the City against the ULUC, Engineering Standards, and any other local jurisdictions authority.

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.

The site is primarily open land with a vacant single-family house. The property was previously used for small-scale agricultural purposes. Development of the site, with or without the proposed rezoning, will likely result in the removal of existing trees due to their location on site. The proposed multi-family residential development would be required comply with the Unified Land Use Code (ULUC) which requires mitigation for the removal of existing tree canopy, as well as, parking lot, perimeter, and bufferyard landscaping.

Economic Development Department Analysis:

The Economic Development Department encourages income aligned housing to support workforce needs within the city. The Comprehensive Economic Development Strategy for the city specifically notes the importance of a range of housing options and affordability as a strategic action under Pillar 3: Fostering A Livable Economy.

The Economic Development Department is sometimes hesitant to support the conversion of nonresidential land for residential purposes, noting the fiscal impact is often not beneficial for the city, due to the increased demand on city infrastructure and services without sales tax revenue that would otherwise accompany commercial uses. However, this workforce housing project helps to fulfill a known gap in the type of housing needed to support hourly worker industries, of which Littleton has in abundance. Further, additional households support local businesses to help offset the loss of sales tax revenue as these households are likely to shop in Littleton. Due to these factors, the South Metro Housing Options project is supported by the Economic Development Department.

REFERRAL ENTITY COMMENTS:

The following entities received referral letters regarding the applications: CenturyLink, Comcast, Denver Water, Littleton Schools, South Metro Fire and Rescue, Lumen, and Xcel.

South Metro Fire and Rescue submitted a letter indicating no objections to the proposed rezoning.

Xcel provided a comment letter providing conditional approval for the rezoning.

PLANNING COMMISSION OPTIONS:

1. Rezoning: Pursuant to Section 10-9-4.1.D, the Commission shall recommend approval, approval with conditions, or denial to the City Council of the application to rezone the subject site from NC to CM.

STAFF RECOMMENDATION:

Staff finds that all decision criteria have been met and recommends approval of the proposed rezoning from Neighborhood Commercial, NC to Corridor Mixed, CM and recommends the following:

- 1) Approval of PC Resolution 5 series 2025 – Rezoning 439 and 589 W. Littleton Blvd and two parcels directly north and east of 439 W. Littleton Blvd from Neighborhood Commercial to Corridor Mixed.