

1                                   **CITY OF LITTLETON, COLORADO**

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3                                   **PC Resolution No. 14**

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5                                   **Series, 2023**

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7                                   **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF**  
8                                   **LITTLETON, COLORADO, APPROVING A CONCEPTUAL MASTER**  
9                                   **DEVELOPMENT PLAN FOR GALLERY, A FIFTY-FIVE AND OVER**  
10                                   **ACTIVE ADULT COMMUNITY**

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12                   **WHEREAS**, Title 10, Chapter 9, Section 10-9-5.7 of the Littleton City Code authorizes  
13 planning commission approval of conceptual master development plans (“MDP (Conceptual”),  
14 which illustrate the nature and character of development within the parameters of a property’s  
15 underlying zoning district; and

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17                   **WHEREAS**, Gallery Development, LLC (the “Applicant”) applied for a detailed master  
18 development plan on the property more specifically described in Exhibit A (Legal Description)(the  
19 “Property”), which is attached hereto and fully incorporated herein by this reference; and

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21                   **WHEREAS** the Property is zoned Corridors and Mixed-Use (CM) and Corridors and  
22 Mixed-Use (CM)/Planned Overlay District (PL-O); and

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24                   **WHEREAS**, the planning commission of the City of Littleton, Colorado conducted a  
25 public hearing on December 11, 2023, to consider the Gallery MDP Conceptual Plan more  
26 specifically described in Exhibit B (“the Plan”), attached hereto and fully incorporated herein by  
27 this reference; and

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29                   **WHEREAS**, the planning commission considered evidence and testimony concerning the  
30 Plan at said public hearing; and

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32                   **WHEREAS**, the planning commission finds in fact that the development is laid out in an  
33 efficient manner relative to its context and location (natural and built environments) and designed  
34 to achieve the aims of a compact, highly walkable environment; and

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36                   **WHEREAS**, the planning commission finds in fact that the design of the building,  
37 circulation, hardscape and landscape areas help to establish functionality, visual interest, aesthetic  
38 appeal, and a unique identity for the development including human-scale amenities, integration of  
39 civic spaces for public interaction, and protection from the environmental elements; and

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41                   **WHEREAS**, the planning commission finds in fact that the Plan demonstrates compliance  
42 with the applicable zoning district and design principles.

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44                   **WHEREAS**, the planning commission finds in fact that the Plan provides sufficient detail  
45 for a conceptual MDP in conformance with all applicable building, site, and other standards of this  
46 Code.

**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 Commission finds in fact:

1. The application submitted by Gallery Development, LLC was complete through the city's review process; and
2. Proper notice was provided in accordance with Section 10-9-3.5 and Table 10-9-3.9.1 of the Unified Land Use Code; and
3. The Plan, represented in Exhibit B, is laid out in an efficient manner relative to its context and location (natural and built environments) and designed to achieve the aims of a compact, highly walkable environment; and
4. The design of the building, circulation, hardscape and landscape areas help to establish functionality, visual interest, aesthetic appeal, and a unique identity for the development including human-scale amenities, integration of civic spaces for public interaction, and protection from the environmental elements; and
5. The Plan, represented in Exhibit B, demonstrates compliance with the applicable zoning district and design principles; and
6. The Plan, represented in Exhibit B, provides sufficient detail for a conceptual Master Development Plan in conformance with all applicable building, site, and other standards of the Littleton City Code.

**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 approves the Master Development Plan (Conceptual) for Gallery Development, LLC, in substantially the same form attached hereto as Exhibit B.

**Section 4:** Severability. If any part, section, subsection, sentence, clause or phrase of this resolution is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of this resolution. The planning commission hereby declares that it would have passed this resolution, including each part, section, subsection, sentence, clause or phrase hereof, irrespective of the fact that one or more parts, sections, subsections, sentences, clauses or phrases may be declared invalid.

**Section 5:** Repealer. All resolutions, or parts thereof, in conflict with this resolution are hereby repealed, provided that this repealer shall not repeal the repealer clauses of such resolutions nor revive any resolution thereby.

INTRODUCED, READ AND ADOPTED at a regularly scheduled meeting of the Planning Commission of the City of Littleton, Colorado, on the 11<sup>th</sup> day of December 2023, at 6:30 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado.

ATTEST:

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Wendy Shea-Tamag  
DEPUTY CITY CLERK

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Jason Reynolds  
CHAIR

APPROVED AS TO FORM:

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Atasi Titlow  
SENIOR ASSISTANT CITY ATTORNEY

