

Development Data Comparison – Please accept the following supplement to the Rezone application submitted on behalf of CarMax relative to property at 5850 S. Broadway.

Land Use and Community Character

GOAL L&C 2: A sustained focus on the long-term fiscal sustainability of Littleton City government while recognizing the direct connection to the community's land use mix, especially for sales tax revenue needs.

The rezone will allow CarMax to optimize the utility of its land to support the delivery of quality vehicles to customer, thereby improving its provision of customer service, and expanding the opportunity to generate greater tax revenue.

GOAL L&C 4: A more attractive community, based on quality design and character of both private development and the public realm.

Paved and improved land provides a more attractive aesthetic than raw dirt.

Policy L&C 7: Promote Littleton's aesthetic appeal through the quality expectations set within the City's Code for landscaping, signage, lighting, and similar design elements.

The current space, which is a dirt lot, will be improved by paving, lighting, landscape, and security gates.

Policy L&C 1: Emphasize compatible intensities and character when evaluating applications involving more intensive and/or nonresidential development near homes and neighborhoods.

The current lot is compatible with the existing property. By improving the features on this land area it will be more compatible with the neighborhood to the east.

Infrastructure and Services

GOAL I&S 1: Well-maintained water, wastewater, and storm drainage infrastructure that serves the needs of Littleton residents and businesses while minimizing adverse impacts on the environment.

While our project will not have a direct effect on city infrastructure, the improvements will improve drainage and reduce impacts on the environment by providing a surface lot that will be maintained and managed.

Policy I&S 3: Link capital improvements planning and project prioritization to the City's economic development agenda and tax base needs, especially where public infrastructure investments will leverage complementary private investment in support of this Plan and other adopted City plans.

The improvements to be made on the property is a private investment in support of the City's economic development agenda and tax base needs.

Economy and Tax Base

GOAL E&T 1: A focus on the revenue needs of Littleton City government to continue meeting the public service expectations of its residents, businesses, and institutions.

Policy E&T 5: Continue to promote, and work to retain, its existing and distinctive local businesses, including those challenged by a changing retail industry.

CarMax has been a valuable asset to the Littleton community since it opened on 12/12/2012, and is home to over 60 CarMax employees. Over the years CarMax has served thousands of regional buyers and sellers of vehicles through its Littleton location. The resale car market is a critical component of the economy and CarMax is a leader in this field.

GOAL E&T 2: Continued nurturing of key employment sectors, target industries, and small businesses that expand local job opportunities and contribute to better incomes for those who live and/or work in Littleton.

Our Littleton location has seen success and growth over the 12 years that it has been operating and the market for preowned car sales has changed over time. In order to continue to accommodate the Littleton community and our customers at large the additional space to store and prep cars for sale will allow us to serve more customers and provide enhanced service.

GOAL E&T 3: Revitalized commercial centers and areas that alleviate obsolete conditions and vacant sites and that meet the contemporary shopping and service needs of Littleton residents and visitors.

This obsolete, vacant and unattractive dirt area needs to be improved and utilized to support and complement the remainder of CarMax's property.

Policy E&T 6: Evaluate public sector tools and options for spurring private sector interest and reinvestment in vacant and underutilized commercial properties.

This rezone is a complete revitalization and alleviation of obsolete conditions and a vacant site which meets the contemporary needs of the resale car industry thereby the needs of buyers and sellers. It also cleans up a zoning inconsistency

and cures a zoning deficiency that renders this small portion of an existing parcel unusable.

Environment

Policy ENV 6: Reduce excessive noise and outdoor lighting levels.

The improved lot will provide an enhanced buffer to the abutting neighborhood and the lighting plan has considered lighting levels that meet safety standards while considering light spill.