

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46

**CITY OF LITTLETON, COLORADO**

**PC Resolution No. 05**

**Series, 2025**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LITTLETON, COLORADO, RECOMMENDING APPROVAL TO CITY COUNCIL OF A REZONING OF 439 AND 589 WEST LITTLETON BOULEVARD AND TWO PARCELS DIRECTLY NORTH AND EAST OF 439 W. LITTLETON BOULEVARD FROM NEIGHBORHOOD COMMERCIAL TO CORRIDOR MIXED**

**WHEREAS** the Littleton City Code, Section 10-9-4.1D, authorizes the Littleton Planning Commission to make recommendations to the Littleton City Council regarding rezoning applications; and

**WHEREAS** on February 25, 2025, Alisha Kwon Hammet, Zipper Line Strategies, on behalf of South Metro Housing Options, with consent from Charles H & Maurine C Mulqueen Trust, the owner of the property described in Exhibit A, as attached hereto and fully incorporated herein by this reference, made an application for a rezoning under the provisions of the Littleton City Code; and

**WHEREAS** on May 12, 2025, the planning commission of the City of Littleton conducted a public hearing to consider the rezoning application; and

**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:

- 1.1. The application submitted by Alisha Kwon Hammet, Zipper Line Strategies, on behalf of South Metro Housing Options, with consent from Charles H & Maurine C Mulqueen Trust, was found to be complete through the City's review process;
- 1.2. Proper notice was provided according to Section 10-9-3.5 and Table 10-9-3.9.1 of the Unified Land Use Code;
- 1.3. The rezoning graphically represented in Exhibit B conforms to the Comprehensive Plan and meets the decision criteria listed within the Unified Land Use Code section 10-9-4.1; and

**Section 2.** This Resolution constitutes the written findings and decision of the City of Littleton's Planning Commission.

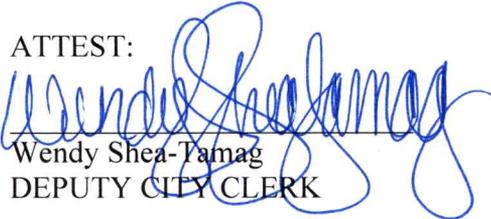
**Section 3.** The planning commission hereby recommends that the City Council resolution

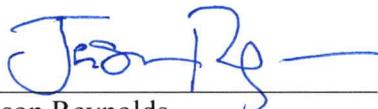
47 approving this rezoning contain language stating that the rezoning explicitly terminates and  
48 supersedes all prior zoning pertaining to the subject property.  
49

50 **Section 4.** On the basis of the above, the planning commission hereby recommends City  
51 Council approval of the proposed rezoning of 439 and 589 West Littleton Boulevard and two  
52 parcels directly north and east of 439 W. Littleton Boulevard from Neighborhood Commercial to  
53 Corridor Mixed.  
54

55 INTRODUCED, READ AND RECOMMENDED at a regularly scheduled meeting  
56 of the Planning Commission of the City of Littleton, Colorado, on the 12<sup>th</sup> day of May 2025, at  
57 6:30 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado.

58 ATTEST:

59   
60  
61 Wendy Shea-Tamag  
62 DEPUTY CITY CLERK

  
63  
64 Jason Reynolds  
65 CHAIR

64 APPROVED AS TO FORM:

65   
66  
67 Reid Betzing  
68 CITY ATTORNEY

