

1 CITY OF LITTLETON, COLORADO

2  
3 ORDINANCE NO.14

4  
5 Series, 2026

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7 AN ORDINANCE OF THE CITY OF LITTLETON, COLORADO, APPROVING  
8 A REZONING OF A PARCEL FOR THE TRAILMARK SUBDIVISION AT W.  
9 TRAILMARK PKWY. AND S. WADSWORTH BLVD. FROM CORRIDOR  
10 MIXED-USE/PLANNED DEVELOPMENT OVERLAY (CM/PL-O) TO SMALL  
11 LOT RESIDENTIAL (SLR)  
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14 WHEREAS, on August 12, 2025, Rob Ogelsby, Redland Development,  
15 on behalf of Shea Homes, the owner of the property described in Exhibit A, as attached hereto  
16 and fully incorporated herein by this reference, made an application for a rezoning under the  
17 provisions of the Littleton City Code; and  
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20 WHEREAS, the rezoning to Small Lot Residential (SLR) is requested to  
21 allow for the Trailmark Subdivision parcel to be developed in accordance with the use  
22 standards of the Small Lot Residential zoning allowances; and  
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25 WHEREAS, the Planning Commission of the City of Littleton, CO held a public  
26 hearing on April 27, 2026 to consider the rezoning of the Trailmark Subdivision parcel at W.  
27 Trailmark Pkwy. and S. Wadsworth Blvd. and found the rezoning to be in compliance with the  
28 decision criteria within section 10-9-4.1 of the Unified Land Use Code; and  
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30 NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF  
31 THE CITY OF LITTLETON, COLORADO, THAT:  
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33 **Section 1:** The rezoning from Corridor Mixed-Use/Planned Development Overlay  
34 (CM/PL-O) to Small Lot Residential (SLR) complies with the Comprehensive Plan of Envision  
35 Littleton and satisfies the decision criteria within Section 10-9-4.1 of the Unified Land Use Code.  
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37 **Section 2:** The rezoning explicitly terminates and supersedes all prior zoning  
38 pertaining to the subject Property.  
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40 **Section 3:** The rezoning of the Property from Corridor Mixed-Use/Planned  
41 Development Overlay District (CM/PL-O) to Small Lot Residential (SLR) is hereby approved.  
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43 **Section 4:** The Official Zoning Map for the City of Littleton, Colorado is hereby  
44 updated, as shown in Exhibit "B," attached hereto and fully incorporated herein by this reference,

45 to reflect City Council’s approval of the rezoning.  
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**Section 5:** The effective date of this rezoning shall be the date that this ordinance  
48 is recorded with the County Clerk and Recorder of Arapahoe County, Colorado.  
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**Section 6:** Severability. If any part, section, subsection, sentence, clause or  
52 phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the  
53 validity of the remaining sections of this ordinance. The City Council hereby declares that it would  
54 have passed this ordinance, including each part, section, subsection, sentence, clause or phrase  
55 hereof, irrespective of the fact that one or more parts, sections, subsections, sentences, clauses or  
56 phrases may be declared invalid.  
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**Section 7:** Repealer. All ordinances or resolutions, or parts thereof, in conflict  
59 with this ordinance are hereby repealed, provided that this repealer shall not repeal the repealer  
60 clauses of such ordinance nor revive any ordinance thereby.  
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INTRODUCED AS A BILL at a regularly scheduled meeting of the City Council

64 of the City of Littleton on the 19<sup>th</sup> day of May, 2026, passed on first reading by a vote of \_\_\_\_

65 FOR and \_\_\_\_ AGAINST; and ordered published by posting at Littleton Center, Bemis Library,

66 the Municipal Courthouse and on the City of Littleton Website.

67 PUBLIC HEARING on the Ordinance to take place on the 21<sup>st</sup> day of July 2026,

68 in the Council Chamber, Littleton Center, 2255 West Berry Avenue, Littleton, Colorado, at the

69 hour of 6:30 p.m., or as soon thereafter as it may be heard.  
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PASSED on second and final reading, following public hearing, by a vote of \_\_\_\_ FOR and

72 \_\_\_\_ AGAINST on the 21<sup>st</sup> day of June, 2026 and ordered published by posting at Littleton Center,

73 Bemis Library, the Municipal Courthouse and on the City of Littleton Website.  
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76 ATTEST:

77 \_\_\_\_\_  
78 Colleen L. Norton  
79 CITY CLERK

\_\_\_\_\_  
Kyle Schlachter  
MAYOR

80  
81 APPROVED AS TO FORM:

82  
83 \_\_\_\_\_  
84 Reid Betzing  
85 CITY ATTORNEY

