

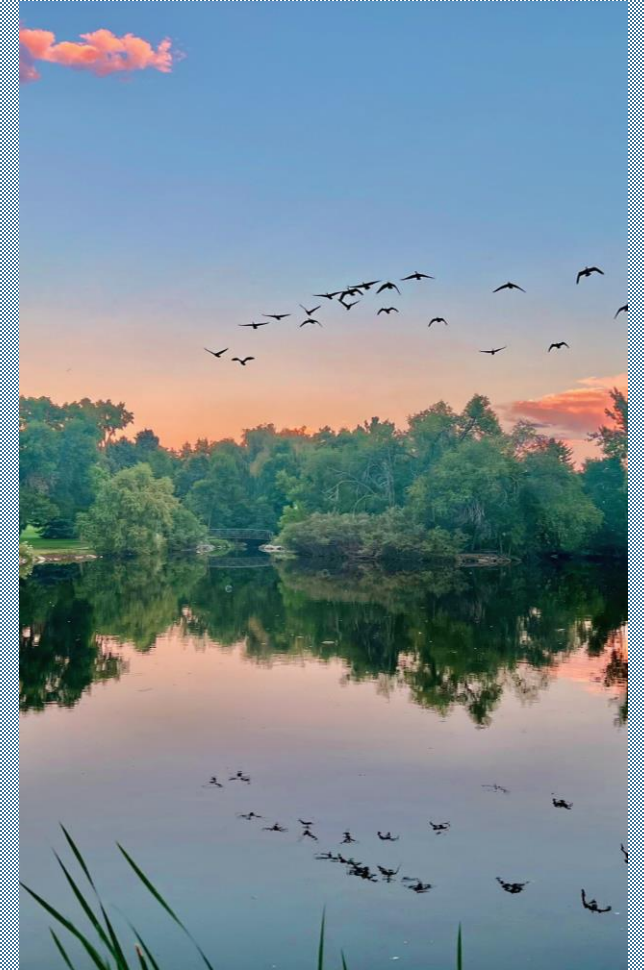
5850 S BROADWAY CARMAX REZONING

REZ24-0002

Andrea Vaughn, AICP

Senior Planner

DECEMBER 2, 2025



AGENDA

Requested Action

Application Details

Decision Criteria and Analysis

Staff Recommendation

REQUESTED ACTION

- Applicant is requesting rezoning of the eastern portion of 5850 S. Broadway from Neighborhood Commercial (NC) to Corridor-Mixed (CM)

NEIGHBORHOOD OUTREACH & PUBLIC NOTICING

- Two Neighborhood Meetings
 - July 2, 2024
 - April 3, 2024
- Public hearing noticed per ULUC requirements
 - 274 notification postcards – within 700ft of subject site
 - Newspaper notice
 - Notice signs posted on site
 - City Postings

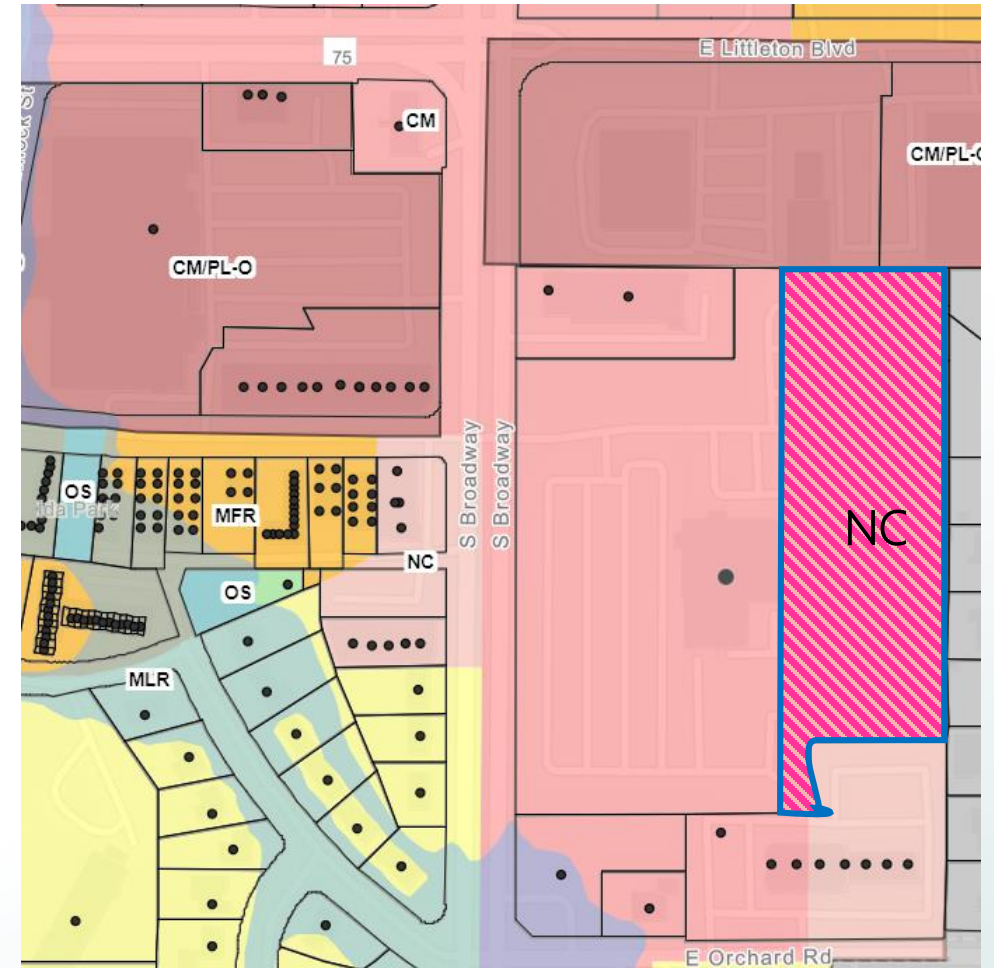
APPLICATION DETAILS

- 9.47-acre site
- Lot is currently split-zoned, with vehicle sales in the western portion of the parcel that is zoned CM; much of the portion zoned NC is currently unimproved
- 2019 Envision Littleton (Comprehensive Plan) designated the property as Corridor Mixed



APPLICATION DETAILS

- Current zoning: Neighborhood Commercial (NC)
- Proposed Zoning: Corridor Mixed (CM)

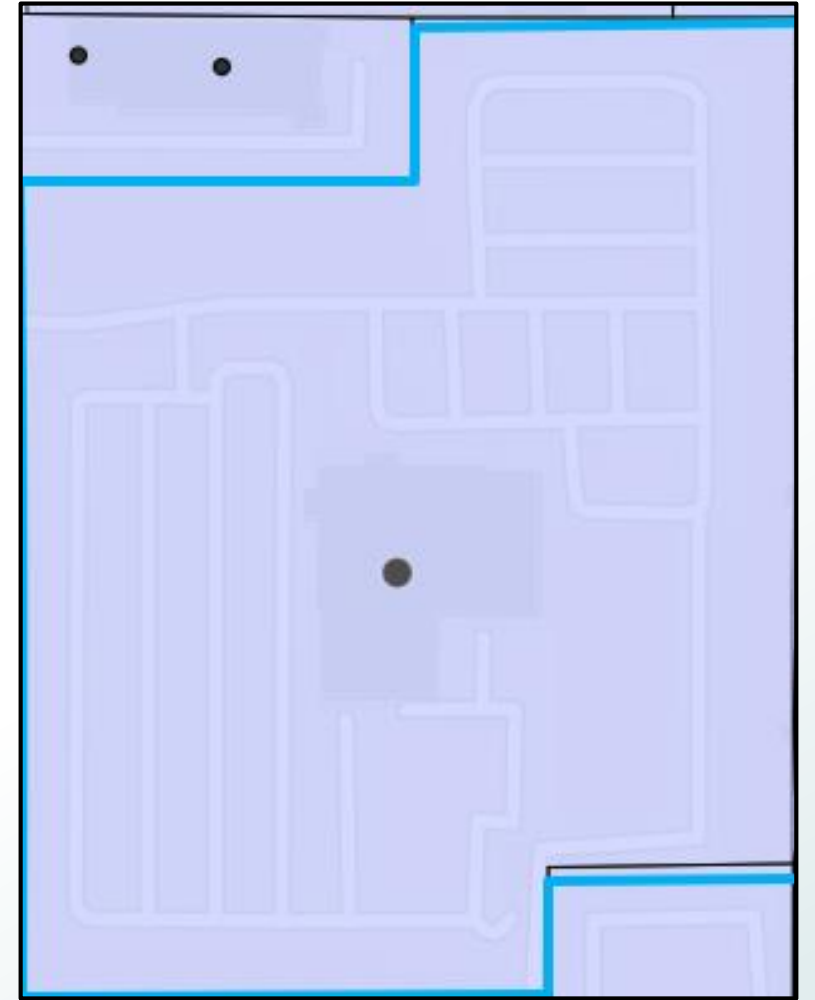


APPLICATION DETAILS

- Future Land Use and Character

Map designation: Commercial

Mixed Use



APPLICATION DETAILS: SURROUNDING ZONING & LAND USE

Direction	Zoning	Land Use
North	CM, CM-PLO	Bank, Vehicle Service, minor, Vehicle Sales, Rental and Leasing
West	CM	Vehicle Sales, Rental and Leasing
South	CM, NC	Fuel sales
East	City of Centennial NC12	Single-Family Residential

DECISION CRITERIA

C. Decision Criteria. The Council may approve, approve with conditions, or deny a Rezoning / Zoning Map Amendment based on the following criteria:

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;
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;
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;
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; and
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.

DECISION CRITERIA ANALYSIS

Decision Criteria	Analysis
Consistency	Consistent with Corridor Mixed Use character area noted in the comprehensive plan
Compatibility	The lot is partially zoned CM; rezoning the remaining of the lot would create consistency and compatibility with the remainder of the parcel
Traffic	Rezoning to allow for a staging area for vehicles would not create any negative traffic impacts
Adequate Public Facilities	No adverse impacts are expected.
Natural Environment	No natural features were identified on site. No adverse impacts are expected.

STAFF RECOMMENDATION

- Recommend Approval of the Rezoning – Ordinance 10 Series 2025