

## Colleen Norton

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**From:** [REDACTED]  
**Sent:** Tuesday, December 17, 2024 3:52 PM  
**To:** Colleen Norton  
**Cc:** Jerry O'Grady  
**Subject:** Proposed zoning changes

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Littleton City Council members

I, along with Jerry O'Grady, are residents of Littleton and recently learned of the proposed zoning changes and planning meeting being held on December 17th. I am unable to attend the meeting, but wanted to express a few thoughts.

I appreciate the City Council being thoughtful about housing and density and the impact to the city of Littleton and its residents. Littleton has a variety of housing options and density within the city limits. I understand the need for different levels of density and affordability for home ownership within Littleton. I don't think that means every area or neighborhood needs to allow for multiplexes. One of the many benefits of living in Littleton is there are areas with higher density and areas that do not allow multiplexes, but only single-family homes.

We moved from a densely populated area in Denver seven years ago to Littleton, partially because of the benefits of single-family homes and the current zoning which did not allow for building additional housing on the properties within our area of Littleton. Living in a townhouse in Denver was a great experience during that time, but is not what we would choose today. Having the option of a single-family home only within Littleton is very important to us. Allowing mutltiplexes to be built in our neighborhood would change that.

As I have just learned of the proposed changes, I have not had the opportunity to review the specific language and changes being proposed and would like to have the opportunity to do so and provide further comment at a later time.

Please consider all comments from the residents before making any zoning changes.

Thanks very much for the opportunity to express my views.

Arleen Starr  
Jerry O'Grady

December 23<sup>rd</sup>, 2024

Attn: Council Members  
City of Littleton  
2255 W. Berry Avenue  
Littleton, CO 80120

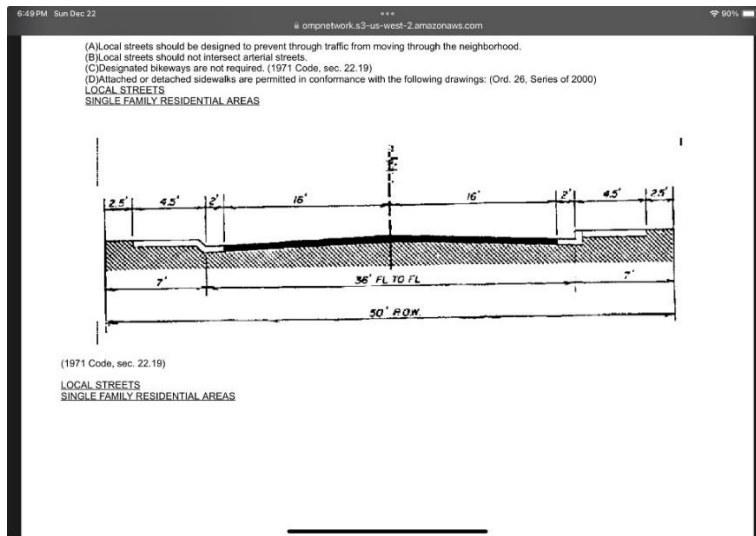
**Re: Zoning Amendment Concerns – Nonconforming roads**

Dear Council members,

I am writing to further explain the concerns I have regarding the added density this zoning amendment will allow at Front Range Rd with the hope of reaching a compromise fair to all parties.

After further research and counsel from civil planners and traffic engineers I produced the following:

1. Local Streets – These are streets that primarily service single family neighborhoods and the smallest street size by width after alleyways. The standard code required local street size in Littleton is 36’ wide, two lanes, with 4’ 6” sidewalks on either side and a ROW of 50’. After exploring other Littleton communities, most of them comply with this requirement except for having narrower sidewalks, but at least they have sidewalks. If I had to take a guess, I would say 85% of the “local streets comply on 36’ widths.



Front Range Road has a 24’ wide road, no sidewalks, no curb and gutter and allows street parking. It works for the amount of single-family residence we have. It will not work with the added density proposed.

2. Widening the roads at Front Range – if the city were to come in and widen our roads to meet the current guidelines of a “Local Street” to then absorb this proposed density you would need to:
  - a. Remove 200+ mature trees.
  - b. Remove and replace all the current mailboxes.
  - c. Move 6 fire hydrants and add 2 to 3 new hydrants to meet future allowable density.
  - d. Remove 2000+ linear feet of resident fencing.

- e. Move utility poles that would be in future sidewalks.
- f. Add in 12,000 LF of 6" x 12" curb and gutter.
- g. Add in 50,000 SF of 5' x 6" thick concrete sidewalks.
- h. Add in 24,800 SY of 8" traffic compliant asphalt.
- i. Ensure proper storm drainage.
- j. I do not know what the utility capacity is here so I can't comment on anything you might need to increase yet for added density, but I hope you review internally.

I am confident the residence of Front Range do not want to see the streets widened with frontage destroyed but if you increase the allowable density on a 4x magnifier I think you should also have to get the roads up to standard single family lot minimums and meet code. Given the population of Front Range Road only amounts to about .007% of the population in Littleton, I cannot imagine the city would want to spend the money to widen our roads, especially given the number of beautiful trees that would need to go away.





3. Front Range Road is a dead-end subdivision. We only have one access point off Windermere feeding the fifty-four internal single-family lots. I am investigating what is allowable per code but don't have that back up yet. I do not believe though that our one service point can service the density being imposed.

I get that this is not going to happen overnight and one or two lots changing may not be important but what is the criteria? What is the number imposed on us that breaks the camels back? Is it two lots changing to eight residences? Is it ten lots changing to forty residences? The city owes us the metrics on how much we can absorb before it becomes necessary to completely change the roads and infrastructure needed to meet these demands. If you are unwilling to do that you are performing a disservice to the people you represent.

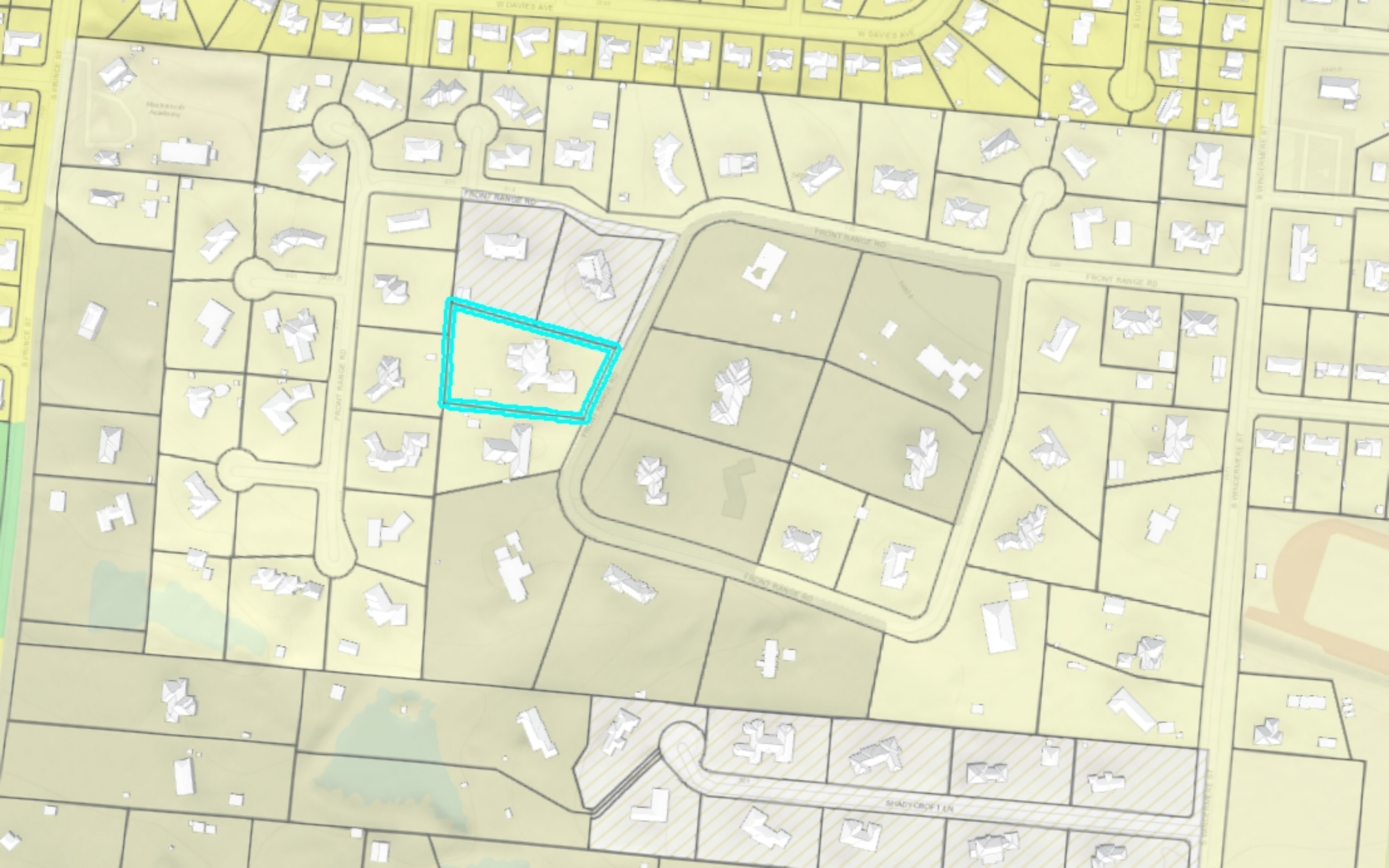
I am for amending the zoning and adding density but not to the detriment of communities who are ill-equipped to manage it. I ask that you add language excluding lots where the infrastructure, roads and egress do not currently meet the city standards. Or the amendment applies to all lots where the infrastructure, roads and egress meets the city standards. Either way, this would give us and others like us the protection I am asking for and it would give the city a zoning win on probably 85% on the lots in Littleton, leaving the other 15% with the ability to grow at a slower rate along with the infrastructure supporting them. Please pass something that will last the test of time and not an amendment that gets repealed within the year.

Thank you, hope you all have a Merry Christmas!

Sincerely,

Cory Palmeiro

[Redacted signature block]



# Meeting: Proposed Zoning Changes

Aberdeen Village Improvement Association  
and  
Three Littleton City Council Members

December 9, 2024

Good evening, and welcome. My name is Steven Natali.

Special thanks go to Mike Galvin, who learned about one month ago that the Littleton City Council will be voting on January 7<sup>th</sup> to change the current zoning laws and alerted the Board of the Aberdeen Village Improvement Association.

## Welcome

City Council members in attendance

- Pam Grove
- Andrea Peters
- Robert Reichardt

This meeting was arranged by the Board, and we are honored with the presence of three members of the Littleton City Council.

They are, in alphabetical order:

Pam Grove

Andrea Peters

Robert Reichardt, who happens to live in Aberdeen Village.

## Agenda

- Brief explanation of proposed zoning changes
- 3D renderings of multiplexes
- Comments by each of the three Council members
- Questions and Answers
- Adjourn by 9:30PM

During the meeting tonight, I will give a brief explanation of the zoning changes that will be voted upon by the City of Littleton at their meeting on January 7<sup>th</sup>.

Julie Shemeta will then show you some 3D renderings of what these changes look like right here in our neighborhood.

Each of the three City Council members will then give a brief statement regarding the changes.

Lastly, the floor will be open to questions from the audience. All three Council members are here because they are very interested in your feedback and stand ready to answer any questions you have about the zoning changes.

We will adjourn when one of the Council members keels over from exhaustion or at 9:30, whichever comes first.

Thank you all for your interest and for being here.



## Proposed Zoning Changes – What?

Large Lot Residential (1/2 acre)	Up to 4-unit multiplexes
Medium Lot Residential (1/4 to 1/2 acre)	Up to 4-unit multiplexes Up to 4-unit townhomes
Small Lot Residential (less than 1/4 acre)	Up to 4-unit multiplexes Up to 4-unit townhomes

Here are the zoning changes in a nutshell.

Large lot residential units, which are about half an acre in size, are now eligible for multiplexes. A multiplex is a single building that has anywhere from two to four housing units inside of it.

Medium lot and Small Lot residential plots are now eligible for either multiplexes or townhomes of up to four units.

You will also hear the Planning Commission and City Council members referring to this initiative as “Gentle Density”. That is to distinguish it from the 300 or so housing units that are going to be built alongside the new Costco over on Mineral.

# Large Lot Residential (LLR)

**Table 10-4-2.2  
NB Lot and Building Standards**

Residential District	Housing Type(s) <sup>1</sup>	Minimum Lot <sup>2</sup>		Maximum Height		Minimum Setbacks				Maximum Building Coverage	Maximum Units per Acre <sup>6</sup>
		Area	Width	Feet	Stories	Front	Corner	Side <sup>3</sup>	Rear <sup>4</sup>		
<b>Graphic Legend:</b> See Figure 10-4-2.2.1, <i>Detached Housing Illustration</i> and Figure 10-4-2.2.2, <i>Attached Housing Illustration</i>											
LLR	Single-Family Detached	20,000 sf.	85'	30'	3.0	25'	10'	5' / 10'	20'		1.852.00
	Duplex	10,000 sf	42.5'	30'	3.0	25'	10'	5' / 10'	20'	0.33	4.00
	Multiplex	1,000 sf.	15'	30'	3.0	15'	10'	0' / 10'	15'		8.00

So just how “gentle” is this increased density?

Here is the actual table showing the proposed zoning changes. It is contained in Section 10-4-2.2 of the Universal Land Use Code being amended by the City Council.

Everything in red is a proposed change to the zoning laws. Right now, Large Lot Residential lots, which are about half an acre in size, can only contain Single-family detached homes that can cover up to 33% of the lot size. The intention is that about two families per acre would live here.

Down here you see a new line talking about multiplexes. You can still only have a building footprint of 33% of the lot size, but at four units each, you end up with eight families per acre.

# Small Lot Residential (SLR)

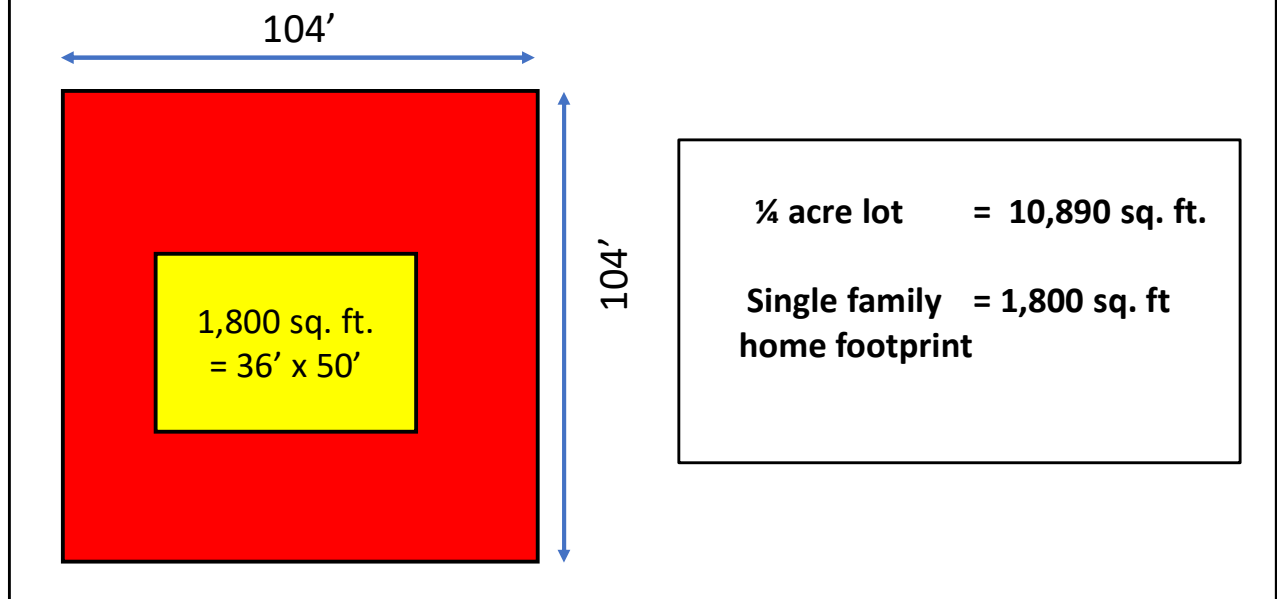
Table 10-4-2.2 NB Lot and Building Standards											
Residential District	Housing Type(s) <sup>1</sup>	Minimum Lot <sup>2</sup>		Maximum Height		Minimum Setbacks				Maximum Building Coverage	Maximum Units per Acre <sup>6</sup>
		Area	Width	Feet	Stories	Front	Corner	Side <sup>3</sup>	Rear <sup>4</sup>		
<b>Graphic Legend:</b> See Figure 10-4-2.2.1, <i>Detached Housing Illustration</i> and Figure 10-4-2.2.2, <i>Attached Housing Illustration</i>											
SLR	Single-Family Detached	6,250 sf.	50'	30'	2.5	20'	10'	5' / 10'	20'		6.25
	Single-Family Narrow Lot	3,500 sf.	40'	30'	2.5	15'	15'	3' / 5'	15'	0.45	7.00
	<del>Duplex or Twin Home</del>	<del>3,125 sf.</del>	<del>30' / 25'</del>	30'	2.5	20'	10'	5' / 10'	20'		12.50
	<del>Duplex, Stacked</del>	<del>5,000 sf.</del>	<del>45'</del>	<del>30'</del>	2.5	20'	10'	<del>5' / 10'</del>	20'		
	Cottage Court Community <sup>6</sup>	1,000 sf.	25'	30'	2.5	15'	10'	5' / 10'	15'	0.60	16.00
	Townhome <sup>7</sup>	1,500 sf.	26'	30'	2.5	25'	15'	0' / 10'	20'	0.38	18.00
	Multiplex	1,000 sf.	15'	30'	2.5	15'	10'	0' / 10'	15'	0.60	22.00

For Medium and Small Lot Residential zoning, a single family home could only cover 45% of the lot. Now, the building can cover up to 60% of the lot.

In the case of Small Lots, which are up to a quarter acre in size, you have gone from six family units to 22 family units per acre.

On all three types of lots, Large, Medium and Small lots, you can built up to 30 feet tall.

**Example: Quarter-acre Small Lot Residential plot**

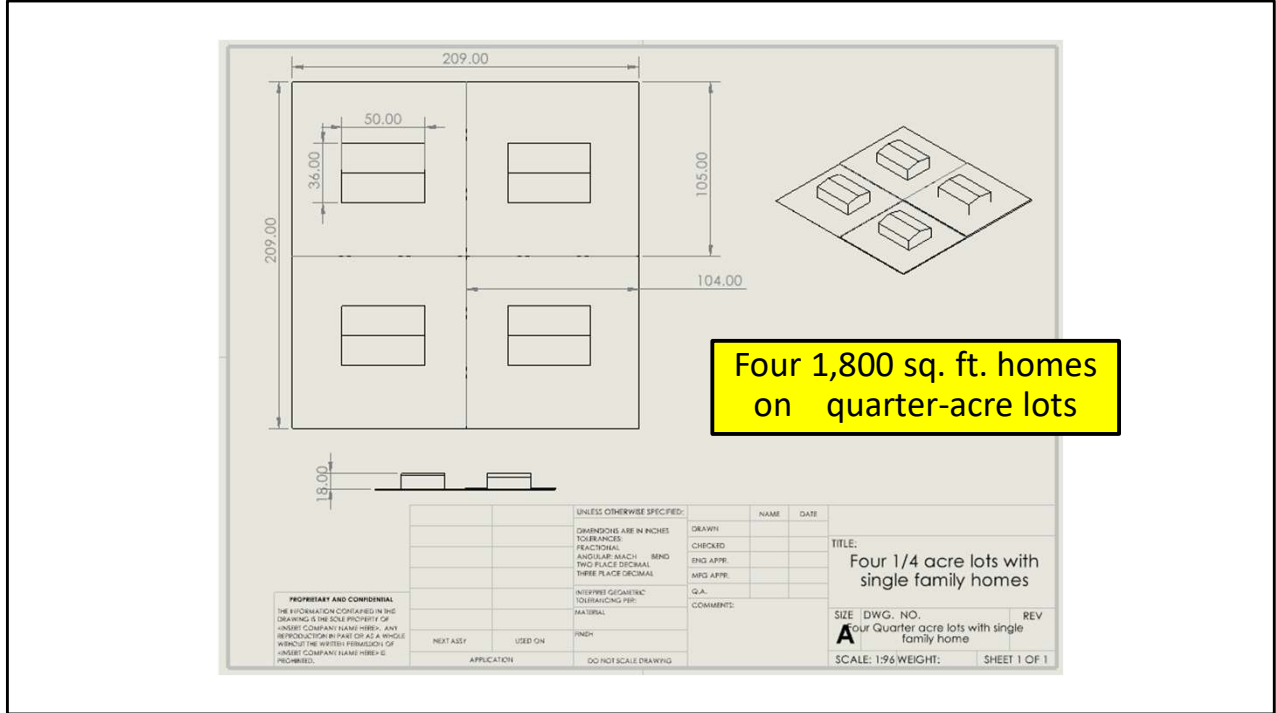


So what exactly does this look like? It's all a bunch of numbers until you starting looking at in perspective.

I am going to lead you through what quarter acre small lot residential plots can look like.

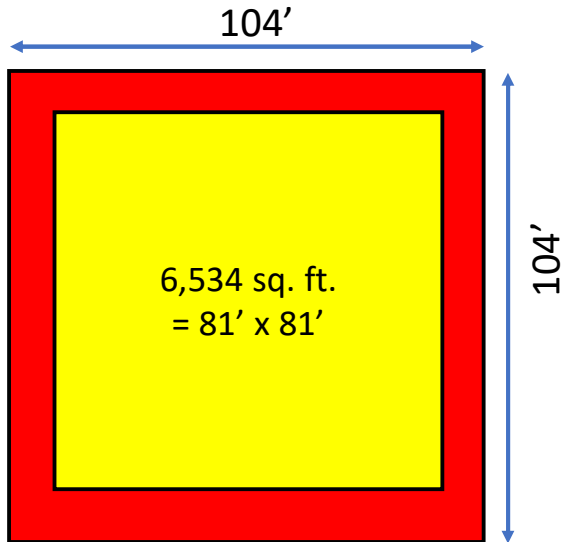
This red square is a quarter acre lot. It's 10,890 square feet in size, and measures about 104 feet on each side.

In yellow is a nice large single-family home that has a footprint of 1,800 feet on the first floor. This, plus a basement, is almost exactly the size house we are living in.



In the drawing, I just took an acre of land and divided it into four quarter-acre plots. Then I put an 1,800 square foot house on each quarter-acre lot.

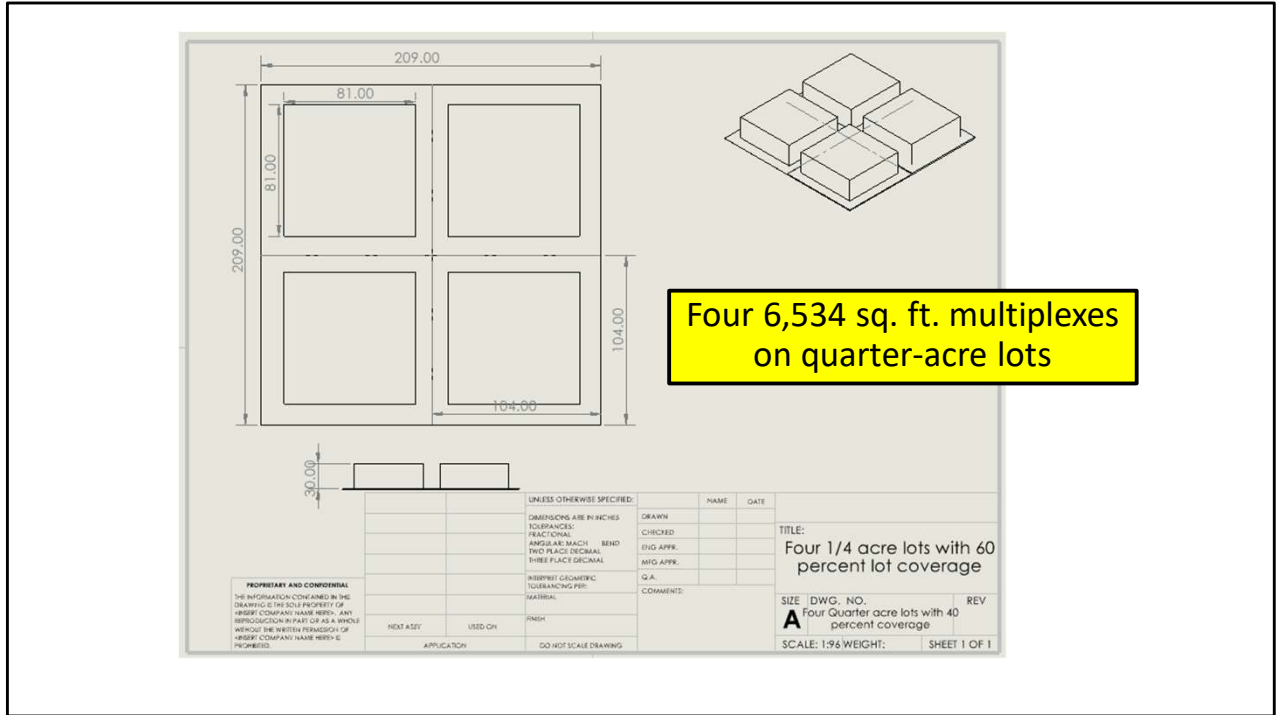
**Example: Quarter-acre Small Lot Residential plot**



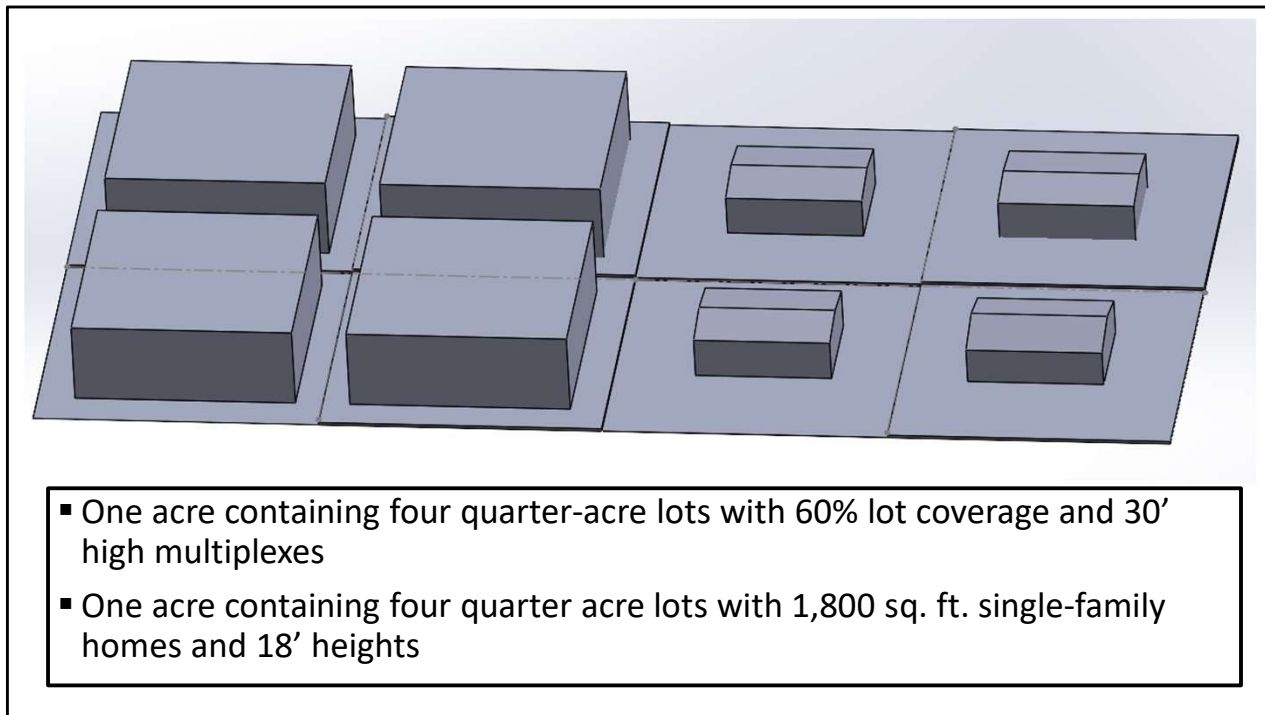
<b>¼ acre lot</b>	<b>= 10,890 sq. ft.</b>
<b>Multiplex Footprint</b>	<b>= 6,534 sq. ft (60% of lot size)</b>

Now let's start building multiplexes. This four-unit building can be up to sixty percent of the lot size, which means it can have a footprint of 6,534 square feet.

When you dig a basement and then go up 30' in the air, you will have almost 20,000 square feet of living space. Divide that four ways, and each unit has about 5,000 square feet of living area.

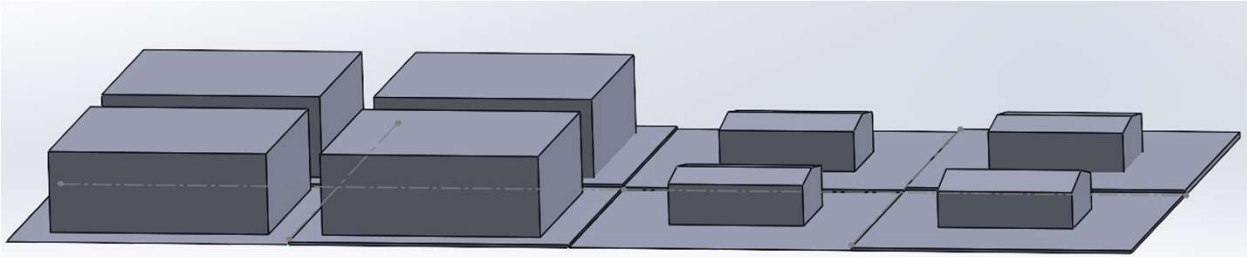


Again, I put four of these multiplexes onto four adjacent quarter-acre plots.



Here is what having multiplexes being built next to quarter-acre single-family dwellings looks like as seen from above. .





- One acre containing four quarter-acre lots with 60% lot coverage and 30' high multiplexes
- One acre containing four quarter acre lots with 1,800 sq. ft. single-family homes and 18' heights

And here is more of a side view, which shows you how tall these multiplexes are alongside of single-story houses.

So this was an example of the smaller quarter-acre lots.

## Comments by City Council Members

- Pam Groves
- Andrea Peters
- Robert Reichardt

**These zoning changes are not about AFFORDABILITY.  
This is a move to increase housing DENSITY**

The three City Council members will now each provide their comments and then we will go to Questions and Answers.

The council members asked that I emphasize the following:

These zoning changes are not about AFFORDABILITY. This is a move to increase housing DENSITY within the City of Littleton.

From: Andy [REDACTED]  
Sent: Thursday, December 19, 2024 8:59 AM  
To: Planning Projects <[planningprojects@littletongov.org](mailto:planningprojects@littletongov.org)>  
Subject: Proposed code amendment to destroy single family home neighborhoods

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

Please register my disapproval of the attempt to modify existing planning to allow single family home neighborhoods to be infested with duplexes, 3, and 4 unit developments.

Do you people not get that those of us that have bought and invested in our properties do not appreciate having the "rules changed" after the fact. Increasing density (which is what this is a thinly veiled attempt to do) is not acceptable in established neighborhoods. Increase in traffic, parking issues, overloading of infrastructure, increased noise and tension in higher density - all these will be potential issues. None of this is going to address "affordable housing", as developers are going to scrape a lot and put something even more expensive on it. It is stupidity of the first order, but something not out of the usual for the majority on this council. They constantly go on about the uniqueness of Littleton and its desirability, but then pass policy that is turning us in to just another metro suburb.

The revolt against this type of change in Englewood should have been your first clue that people do not want this.

If there is a way to have this entered in to the public record please do so. I am unable to attend the meeting on the 7th January.

Sincerely

Andy Jagger  
Resident  
District 3  
Littleton, CO

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**From:** Jennifer Stearns [REDACTED]  
**Sent:** Thursday, December 19, 2024 10:37 AM  
**To:** Kyle Schlachter <[kschlachter@littletongov.org](mailto:kschlachter@littletongov.org)>; Stephen Barr <[sbarr@littletongov.org](mailto:sbarr@littletongov.org)>; Patrick Driscoll <[pdriscoll@littletongov.org](mailto:pdriscoll@littletongov.org)>; Pamela Grove <[pgrove@littletongov.org](mailto:pgrove@littletongov.org)>; Andrea Peters <[apeters@littletongov.org](mailto:apeters@littletongov.org)>; Robert Reichardt <[rreichardt@littletongov.org](mailto:rreichardt@littletongov.org)>; Gretchen Rydin <[grydin@littletongov.org](mailto:grydin@littletongov.org)>  
**Cc:** Planning Projects <[planningprojects@littletongov.org](mailto:planningprojects@littletongov.org)>  
**Subject:** Feedback on Proposed Zoning Changes to Single-Family Neighborhoods

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Dear Littleton City Council,

I hope this email finds you well. First, I want to thank you for your thoughtful work in addressing housing challenges and exploring ways to incorporate missing middle housing into Littleton's future. It's clear that you're working hard to ensure our city remains vibrant, inclusive, and responsive to the needs of all residents.

That said, I have concerns about the proposed zoning changes that would allow duplexes and triplexes in neighborhoods currently zoned for single-family homes. While I appreciate the goal of increasing housing diversity, I'm worried that this specific approach could lead to unintended consequences, such as altering the character of existing neighborhoods, increasing traffic, and placing additional strain on infrastructure and resources.

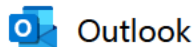
Instead, I encourage the City to explore ways to integrate missing middle housing in a manner that preserves the unique character of our single-family neighborhoods. You've already done a tremendous job focusing on targeted areas for redevelopment, creating transitional zones, and allowing accessory dwelling units (ADUs) all which help achieve these goals without disrupting established communities.

Littleton's charm lies in its balance of growth and preservation and I'm confident there are strategic ways to meet housing needs while protecting the qualities that make our city so special. Thank you for your hard work and for inviting residents to be part of this important conversation.

Wishing you a joyful holiday season and a wonderful New Year!

Jennifer Stearns  
[REDACTED]  
[REDACTED]  
[REDACTED]

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Outlook

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## Neighborhood Housing Opportunities Zoning Change

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**From** Craig Coronato [REDACTED]  
**Date** Sun 12/29/2024 5:18 PM  
**To** Kyle Schlachter <kschlachter@littletongov.org>  
**Cc** Stephen Barr <sbarr@littletongov.org>; Pamela Grove <pgrove@littletongov.org>; Jim Becklenberg <jbecklenberg@littletongov.org>; Colleen Norton <cnorton@littletongov.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mayor Schlachter. I'm sure you are receiving quite a bit of correspondence on this matter so I'll keep my input brief. First, I appreciate you and Council taking the time to hear the many opinions on this issue. As I stated in my public comment outside of Planning Commission at the December 19th hearing I really did not have time to consider the implications fully in the few weeks before the Planning Commission public hearing, and since then I have done more looking into the potential implications of the changes currently proposed on what I can do with my property and what my neighbors could do with theirs. I am concerned that approval could potentially have a significant impact on the larger lot residentially owned areas (zoned MLR, LLR and ACR). Neighborhood character is the reason I and many of my neighbors moved to Littleton and have chosen to stay here. From my review, and talking with neighbors, other planners and a local developer, there is general agreement that the proposed resolution is well intentioned, but as currently drafted it goes too far, too fast, without adequate study and public input.

I suggest that Council consider going back to the original proposal that staff brought, at Council's request, to the joint Council and Planning Commission study session on October 22, 2024. Those proposed amendments represented a more incremental approach to addressing the missing middle by allowing multiple family lots where it makes the most sense, adopting ADUs in all NB zones, and duplexes and multiplexes where they have historically been located in the City, and where current density would allow them to blend in more seamlessly.

I support the well intentioned goals of the Neighborhood Housing Opportunities recommendations, but the ideas discussed at the study session on October 22nd did not allow adequate time for staff (or my) analysis, nor community input regarding what could be irreversible impacts of the proposed resolution. Please consider amending the request to start with the original October 22nd proposal and allow more time for public information and input.

Thank you.

Craig Coronato FASLA  
[REDACTED]  
Littleton, CO 80120

## Colleen Norton

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**From:** Colleen Lagneaux [REDACTED]  
**Sent:** Monday, December 30, 2024 9:32 AM  
**To:** CoL City Clerk  
**Subject:** Fwd: Concerns Regarding Proposed Zoning Changes AKA "Neighborhood Housing Opportunities"

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I recently received a flyer from a neighbor regarding the upcoming Littleton City Council meeting and vote on January 7. Your name was listed as a point of contact for sharing opinions, and I am reaching out with my concerns. I believe strongly that local government should prioritize the voices of its residents, and I'm writing today to ensure my perspective as a community member is heard.

I am deeply disappointed and concerned about the direction of the proposed "Neighborhood Housing Opportunity" initiative and the sweeping zoning changes it entails. While I recognize the importance of addressing affordable housing, the current plan appears rushed, overly ambitious, and detrimental to the unique character of Littleton. It seems to primarily benefit developers and real estate agents rather than the residents who call this city home.

My family intentionally chose Littleton to escape the challenges associated with neighborhoods that mix single-family homes with high-density multifamily units. While affordable housing is important, this approach risks undermining the very qualities that make Littleton desirable: strong community bonds, aesthetic cohesion, and a sense of belonging.

Allowing multifamily developments within established single-family neighborhoods creates visual and socioeconomic divides that can erode community cohesion. The stark contrast in housing styles (single-family homes vs. townhomes or apartments) can foster feelings of disparity among neighbors rather than unity. Parking congestion, obstructed mountain views, and a loss of neighborhood charm further exacerbate these challenges, potentially driving away families who value Littleton for its small-town appeal.

Moreover, over-saturating neighborhoods with higher-density housing could introduce safety concerns, including increased crime rates and a lack of accountability from transient or absentee residents. The proposal to create trail access by removing existing homes also raises red flags about security for our neighborhoods.

Littleton's strength lies in its thoughtful growth and community focus. I urge you and the City Council to reconsider this plan and develop a more measured approach that better aligns with residents' long-term interests. We need initiatives that maintain Littleton's character, protect property values, and foster community spirit. Developers seeking short-term profit should not dictate the future of our neighborhoods.

Thank you for taking the time to hear my concerns. I trust you will champion the voices of Littleton residents and prioritize solutions that reflect the community's best interests.

Sincerely,

Colleen Lagneaux

**From:** Tanya Cardwell [REDACTED]  
**Sent:** Saturday, December 28, 2024 10:02 AM  
**To:** Planning Projects <[planningprojects@littletongov.org](mailto:planningprojects@littletongov.org)>  
**Subject:** Zoning in Littleton

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Hello City of Littleton! Tanya Cardwell here, resident at [REDACTED]. I reach out to express my sentiment when it comes to rezoning to a population-dense zoning. Personally, I would like to keep the peaceful single-family zoning in check. This aligns with the marketed culture of Littleton, which markets itself as having small town charm.

Please let me know who I need to send this email to.

Thank you so much!

Tanya Cardwell

## Colleen Norton

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**From:** Tamra Hughes [REDACTED]  
**Sent:** Wednesday, January 1, 2025 1:17 PM  
**Subject:** Opposition of Ordinance: 3031-2024

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Dear Littleton Mayor & Council Members:

I am writing to you to communicate my strong opposition to Ordinance 3031-2024. I believe this ordinance is too far reaching and that the ramifications of Increased Density have not been adequately studied. These ramifications would include: infrastructure, water, sewer, fire protection, police protections, traffic patterns, street width, sidewalks, parking, & recreational amenities. I grew up in Littleton and have resided here for the better part of the past 47 years of my life. The charm of Littleton is that it is a city with mature trees, vegetation, open spaces, wilderness trails, wildlife and strong sense of community. This Ordinance will allow developers, whose sole purpose is profits, to build maximum density multiplexes, with no concern for how it affects existing neighborhoods. Please note I am not opposed to intelligent and responsible growth, but this Ordinance is too far reaching and not well thought out.

It appears City Council is more concerned about potential future residents versus its' existing constituents, who live in Littleton for its' charm and way of life.

I strongly ask to vote against Ordinance 3031-2024 on January 7<sup>th</sup>.

Sincerely,

Tamra Hughes

*Tamra Hughes, MA, LPC*

EMDRIA Approved Consultant and Trainer  
EMDR Certified Therapist

Greenwood Counseling Center

&

EMDR Center of the Rockies

7430 E. Caley Ave. Ste. 125E  
Centennial, CO 80111  
(303)221-1272

<https://www.greenwoodcounselingcenter.com>

<https://www.emdroftherockies.com>

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## Colleen Norton

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**From:** Cheri McGuire [REDACTED]  
**Sent:** Wednesday, January 1, 2025 9:55 AM  
**To:** Colleen Norton  
**Subject:** Opposition to City Ordinance 3031-2024

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I have been a city of Littleton resident for 63 years and I am also a Realtor here. I am adamantly opposed to this zoning ordinance that the city council is wanting to pass on January 7th. City Council is supposed to serve and protect the interests of the citizens of Littleton

Cheri McGuire  
Re/Max Professionals  
Cherimcguire@remax.net  
[REDACTED]

Sent by my phone-please excuse any typographical errors.

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## Colleen Norton

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**From:** Dustin Davis [REDACTED]  
**Sent:** Thursday, January 2, 2025 8:57 AM  
**To:** Kyle Schlachter; Stephen Barr; Patrick Driscoll; Pamela Grove; Andrea Peters; Gretchen Rydin; Robert Reichardt; Colleen Norton  
**Subject:** Littleton Ordinance 31-2024

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Dustin Davis and I am the property owner at [REDACTED]

I just wanted to write in to let you know my family strongly opposed Ordinance 31-2024. I have too many friends in California that witnessed their neighborhood be turned into condos and apartments, and did nothing to help with the affordability crisis.

Save our neighborhoods. No on this ordinance.

Thank you.

Dustin Davis  
[REDACTED]

\* Sender and receiver should be mindful that all incoming and outgoing emails may be subject to the Colorado Open Records Act, S 24-72-200.1, et seq.

## Colleen Norton

---

**From:** John Stermole [REDACTED]  
**Sent:** Thursday, January 2, 2025 9:21 AM  
**To:** Andrea Peters  
**Cc:** Kyle Schlachter; Stephen Barr; Patrick Driscoll; Pamela Grove; Robert Reichardt; Colleen Norton; Gretchen Rydin; Pattie Stermole  
**Subject:** Opposition to Ordinance 31-2024

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Andrea,

Thank you again for participating in the Shady Croft neighborhood meeting.

Along with the approximately 120 people who attended that meeting, and were unanimously opposed to the above referenced Ordinance, my wife and I would like to confirm our opposition as well. Blanket legislation is never appropriate and certainly not here. The lack of understanding and consideration of the unique features of our neighborhood where utilities are limited is just one of many examples. Parking, septic systems, views, the list of issues seems certain to lead to litigation that is costly and time consuming, which nobody wants.

My wife and I bought our home here a little over a year ago because we loved the current look and feel of Littleton and specifically the Shady Croft development. The proposed legislation would not only change those ascetics but exacerbate the increase in traffic already expected from the Costco project on Mineral.

We ask that you, as our representative, reconsider your position and vote no on this measure to make sure the Littleton we love and know stays preserved as best we can.

John & Pattie Stermole

[REDACTED]

Sent from my iPad

\* Sender and receiver should be mindful that all incoming and outgoing emails may be subject to the Colorado Open Records Act, S 24-72-200.1, et seq.

## Colleen Norton

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**From:** Valere Mathis [REDACTED]  
**Sent:** Thursday, January 2, 2025 9:57 AM  
**To:** Andrea Peters; Kyle Schlachter; Stephen Barr; Patrick Driscoll; Pamela Grove; Gretchen Rydin; Robert Reichardt; Colleen Norton  
**Subject:** Fwd: OPPOSED Ordinance 31-2024

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am opposed to the Ordinance 31-2024

Valere  
[REDACTED]

\* Sender and receiver should be mindful that all incoming and outgoing emails may be subject to the Colorado Open Records Act, S 24-72-200.1, et seq.

Dear Honorable Mayor and Council Members:

This message is assuredly on my own behalf, and also informally on behalf of most owners of property in Shadycroft Acres.

On December 29, 2024, residential leaders in our little part of Littleton organized a neighborhood meeting to discuss the subject ordinance and hear from our Council Member, Andrea Peters, as to her position on the matter. (Photo further below, and attendance list available upon request.) Councilwoman Peters very kindly attended and took quite a bit of heat from the crowd, which amounted to about 120 people primarily from her District IV, and some visitors from other areas of Littleton. Ms. Peters' willingness to get in front of us, listen, and respond during the two-hour meeting was appreciated and is commended.

It was quite apparent from comments and questions from the residents that our neighborhood is strongly against the "de-zoning" ordinance for all the reasons you have undoubtedly already heard. If any attendee supports the ordinance, s/he did not stand up and say so.

It was disappointing not to secure a commitment from Ms. Peters that her upcoming vote on the ordinance will reflect the sentiment of her constituents. It was, and remains, unclear whether she is taking an actual or mental "count" of how her constituents feel about this blanket, textual change to city zoning. It is our hope and expectation the Council as a whole will vote based on the direction of their respective constituencies rather than just going along with what seems to be an unproven national fad, perhaps influenced by Federal purse strings.

We have a lot of very smart people in Littleton who are deeply involved with land and housing development, and real estate, who have offered to help both the Planning Commission and the Council to devise strategic solutions for *affordable* housing in this fine city. It is unclear the true goal of the proposed ordinance, but it seems generally accepted that *affordability* will not improve.

We ask that you vote against this ordinance. At the very least, please consider tabling this change for further reflection and tuning, including consultation with the experts who have offered. If the ordinance passes on January 7, 2025, the city will face the expense of executing a referendum to ensure all of our citizens have an opportunity to explicitly weigh in.

Thank you all for your service.

Respectfully, Bob Hercher





# Council Meeting Agenda Item Comment

Littleton Center  
2255 W. Berry Avenue  
Littleton, CO 80120  
**Date Submitted:**

**January 1, 2025 10:18 AM**

Council meeting date:

**01/07/2025**

Council agenda item number:

**31-2024**

Name

**ISAAC PUCKETT**

Email address

[REDACTED]

Neighborhood

**Heritage**

Position

**I oppose the issue**

## Comments:

Hello,

I am a bit concerned with agenda item number 31-2024. This item will permit multiplexes to be constructed to replace single family units without the need for a re-zoning permit. Although, the goal is admirable to attempt to bring home prices down by stuffing as many units on a property as possible, it is irresponsible to make this sweeping change in my opinion. I feel that it may be an unnecessary measure since we are no longer seeing the large population growth that we once had. That paired with the literal thousands of housing that is already being constructed may make this proposal unnecessary. Additionally, the lack of a re-zoning permit would not allow the city to consider things that would make a multiplex unit unappealing for a neighborhood. Items such as access, parking, wildlife impacts, neighborhood commonality, and over crowding. The good intention of lowering house prices may not be achieved either. A recent rezone at 6085 South Sycamore took a single family lot and turned it into a multiplex and each of the units were listed and, I believe, sold at 1.1 million dollars each. It is my overall fear that if this measure were to pass that builders would buy up single family homes which would further limit their supply. With supply being limited would make housing go up and not down which would oppose what council is trying to do with this measure. The builder can then construct their multiplex without consideration for parking and other factors. The builder will turn their multiplex into a fat profit while crowding our streets and building tall, out of place multiplexes that are out of place within our communities. Some houses resides on hills that give everyone a nice view of the mountain range in the heritage community. However, our homes are usually only up to 2 stories in height. If a multiplex is constructed on a lot, then they may block homes who had a nice mountain view. Thank you for taking in my comments and I hope they give you perspective on proposed agenda item 31-2024.



# Council Meeting Agenda Item Comment

Littleton Center  
2255 W. Berry Avenue  
Littleton, CO 80120  
**Date Submitted:**

**January 1, 2025 08:00 PM**

Council meeting date:

**01/07/2025**

Council agenda item number:

**31- 2024**

Name

**Loretta Lohman**

Email address

[REDACTED]

Neighborhood

**Goddard**

Position

**I oppose the issue**

### Comments:

This ordinance is not even fully available for review and therefore in the interests of transparency it should be voted on at this January 7, 2025 meeting. The residents of Littleton need time to review and analyze both the effect and affect of this massive change.

I've spent a lot of time in areas of Denver where scrap-offs have been replaced with property line to property line behemoths of single or multi-family dwellings that have substantially changed the character of a neighborhood WITHOUT providing any affordable housing while making the street almost impassable.

In the form available to me, the proposed ordinance for Littleton does not explicitly provide for affordable housing requirements and clearly encourages developers to enter this market without restrictions on pricing, design, open space or even safe access and walk-ability for the mentioned courtyard complexes. This claustrophobic type of development, using every inch of available land could too easily occur in Littleton. All this ordinance seems to do is loosen existing requirement to specifically allow developers to follow the pattern established in Denver. Perhaps you should visit some of those in north Denver or Washington Park or DU to see how they make you feel.

I live in Centennial Acres although now considered Goddard by your map, and have been the victim of the decay and destruction of the former Columbine shopping center as the developer [s] apparently want lots of City funding for multi-story buildings that under new state law will definitely not have sufficient parking since the available transit does not serve many places. Therefore I am skeptical of the existing planning process and have spent hours and hours attending meetings and reading materials and commenting on plans. As best I can tell not one thing I've said, and much is rooted in science from my working as a water resource specialist, has ever been considered.

That said, I support affordable housing and properly designed increased density. I support ADUs where there is sufficient land for such. To that goal I recommend the planner, commissions and council start over with this effort by taking the following steps that take a changing climate, water flow issue and quality of life issues into account.



You can state with EPA's guide to low-impact development in urban areas that also addresses the issues of urban runoff amid too many impermeable surfaces <https://www.epa.gov/nps/nonpoint-source-urban-areas>. You can get further excellent information from the <https://lowimpactdevelopment.org/>. I can provide more resources at your request.

For affordability I suggest you consult the Urban Land Institute's wealth of experience: [https://uli.org/wp-content/uploads/2012/07/TP\\_AffordableHousing.ashx\\_.pdf](https://uli.org/wp-content/uploads/2012/07/TP_AffordableHousing.ashx_.pdf) and Local Housing Solutions <https://localhousingsolutions.org/housing-101-the-basics/how-is-affordable-housing-created/> and for Colorado specifically: Introduction to Affordable Housing Development

I've no answer to the transit oriented part as what we have cannot actually be called transit for most purposes. It would be good to have cities and towns point the problem out in hopes that people and legislators might find a solution. Transit just doesn't work well in the Denver MSA.

Loretta C Lohman, PhD





# Council Meeting Agenda Item Comment

Littleton Center  
2255 W. Berry Avenue  
Littleton, CO 80120  
*Date Submitted:*

January 1, 2025 10:05 PM

Council meeting date:

**12/31/2024**

Council agenda item number:

**31- 2024**

Name

Loretta Lohman

Email address

[REDACTED]

Neighborhood

Goddard

Position

**I oppose the issue**

### Comments:

This is an amendment to my previous comment to correct an error in the First Sentence. My position is that City Council should either vote NO or in the interests of transparency should NOT vote on the Ordinance to change the land use code regarding "Neighborhood Housing Opportunities at the Jan 7, 2025 meeting. Because of the sheer size of the ordinance, almost as long as the budget compromise to run the entire Federal government that was shot down for being too long. and because there are still amendments being made TO the ordinance, a wise course would be, at a minimum, a decision to table any vote for at least six months to allow full public meetings and comments to ensure understanding of the full impact of the changes proposed.

During a six month study and public information period Staff should be instructed to take the opportunity to examine LID and processes for affordable housing that I offered in my earlier comment. As always I remain available to provide further resources.

Loretta C Lohman, PhD

[REDACTED]



# Council Meeting Agenda Item Comment

Littleton Center  
2255 W. Berry Avenue  
Littleton, CO 80120  
**Date Submitted:**

**January 1, 2025 10:17 PM**

Council meeting date:

**01/07/2025**

Council agenda item number:

**31-2024**

Name

Wayne Smith

Email address

[REDACTED]

Neighborhood

Heritage

Position

**I oppose the issue**

## Comments:

Im opposed to the re/zoning of our single family homes and neighborhoods in Littleton I believe this change would be detrimental to the rights of property owners including the life , character and charm of why we built our home here.  
This change would most certainly cause a surge in property values that would further reduce the buying opportunity's of new buyers and raise the cost of rent.  
Problems with short term rentals, noise , traffic , essential services like police, fire , utilities and code enforcement will absolutely will overwhelmed.  
This council can't seem to manage anything and our city has deteriorated under your watch.

Dear Littleton Mayor, Council Members & City Clerk

I am writing to you to communicate my opposition to Ordinance 3031-2024. I believe this ordinance is too far reaching and that the ramifications of Increased Density have not been adequately studied. These ramifications would include: infrastructure, water, sewer, fire protection, police protections, traffic patterns, street width, sidewalks, parking, & recreational amenities. The charm of Littleton is that it is a city with mature trees, vegetation, open spaces, wilderness trails, wildlife and strong sense of community. This Ordinance will allow developers, whose sole purpose is profits, to build maximum density multiplexes, with no concern for how it affects existing neighborhoods. Please note I am not opposed to intelligent and responsible growth, but this Ordinance is too far reaching and not well thought out.

It appears City Council is more concerned about potential future residents versus its' existing constituents, who live in Littleton for its' charm and way of life.

I strongly ask to vote against Ordinance 3031-2024 on January 7<sup>th</sup> or the very least postpone the vote until you have properly notified all residents.

Thank you,

Earnest Mathis

Resident of District 4

[REDACTED]

[REDACTED]

Good evening, members of City Council, City Employees, and neighbors. My name is Tiffany Sigler. I live in District One and I support the rezoning measure, unamended.

After hearing the passionate public response to the rezoning measure, here, in neighborhood meetings, and in online forums, I feel moved to speak to the importance of unity and cooperation in shaping our shared future.

Littleton's history is one of growth and change—from open prairie to a farming community, from a railroad stop to the vibrant town we know today. But like any living system, our community will need to adapt, not compete, to meet new challenges, if we want to continue thriving.

In nature, pioneer species thrive by consuming abundant resources and expanding outward. But as resources become limited, ecosystems evolve. A young forest transitions into an old-growth forest, achieving balance through diversity and interconnectedness. Stability emerges from a blend of innovation and time-tested wisdom. Littleton is at a similar crossroads. For decades, we've grown outward, but that pattern isn't sustainable—not for our open spaces, our economy, or our future. By easing multifamily housing into existing neighborhoods, we're choosing to grow smarter. Rather than sprawling outward or building disconnected developments, we're weaving new homes into the fabric of our community. This choice preserves the parks, trails, and wildlands we cherish while fostering connection across incomes, ages, and backgrounds.

I understand the concerns about changing neighborhood character. But I believe that Littleton's true character lies in its adaptability. Just as ecosystems evolve to thrive in changing conditions, we, too, can grow in ways that honor the wisdom of long-time residents while welcoming new voices. Together, we can make Littleton more resilient, vibrant, and sustainable—without losing the heart of what makes it special. Thank you.

--

**Tiffany Sigler, Owner**  
[juniperseedmercantile.com](http://juniperseedmercantile.com)



**Littleton's Own Sustainability Store and Formulary**



# Council Meeting Agenda Item Comment

Littleton Center  
2255 W. Berry Avenue  
Littleton, CO 80120  
***Date Submitted:***

**January 2, 2025 10:14 AM**

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Council meeting date:

**01/07/2025**

Council agenda item number:

**Or31-2024**

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Name

**Patrick Navarrette**

Email address

[REDACTED]

Neighborhood

**Sterne Park**

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Position

**I support the issue**

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**Comments:**

I am in favor of the ordinance of reintroducing missing middle housing options on existing lots. I am in favor of all changes being proposed and think they are all key in increasing housing options and addressing the housing crisis.

Patrick Navarrette

## Colleen Norton

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**From:** Jameela Khadiwala [REDACTED]  
**Sent:** Thursday, January 2, 2025 10:48 AM  
**To:** Kyle Schlachter; Stephen Barr; Patrick Driscoll; Pamela Grove; Andrea Peters; Gretchen Rydin; Robert Reichardt; Colleen Norton  
**Subject:** No on Ordinance 3031-2024

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Littleton Mayor & Council Members:

I am writing to express my **opposition** to Ordinance 3031-2024. This ordinance is too far-reaching, and the ramifications of Increased Density have not been adequately studied. These ramifications would include: infrastructure, water, sewer, fire protection, police protections, traffic patterns, street width, sidewalks, parking, & recreational amenities. The charm of Littleton is that it is a city with mature trees, vegetation, open spaces, wilderness trails, wildlife and a strong sense of community. This Ordinance will allow developers, whose sole purpose is profits, to build maximum-density multiplexes with no concern for how it affects existing neighborhoods. This Ordinance is too far-reaching and not well thought out. It appears City Council is more concerned about potential future residents versus its' existing constituents, who live in Littleton for its' charm and way of life. I strongly ask to vote **AGAINST** Ordinance 3031-2024 on January 7th.

Kind regards,  
Jameela

\* Sender and receiver should be mindful that all incoming and outgoing emails may be subject to the Colorado Open Records Act, S 24-72-200.1, et seq.

## Colleen Norton

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**From:** Loretta Lohman [REDACTED]  
**Sent:** Thursday, January 2, 2025 10:54 AM  
**To:** Kyle Schlachter; Stephen Barr; Patrick Driscoll; Pamela Grove; Andrea Peters; Gretchen Rydin; Robert Reichardt; Colleen Norton  
**Subject:** Ordinance 31-2024

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Members of Littleton City Council:

I've submitted two comments for the official record, the second correcting an error and providing more information to support my opposition to a vote on Jan 7, 2025 on a yet incomplete and unscrutinized Ordinance. However, I wanted to add some context to my position against taking any vote on the Ordinance without further study and information, as outlined in this part of my comments:

You can start with EPA's guide to low-impact development in urban areas that also addresses the issues of urban runoff amid too many impermeable surfaces <https://www.epa.gov/nps/nonpoint-source-urban-areas>. You can get further excellent information from the <https://lowimpactdevelopment.org/>. I can provide more resources at your request.

For affordability I suggest you consult the Urban Land Institute's wealth of experience: [https://uli.org/wp-content/uploads/2012/07/TP\\_AffordableHousing.ashx .pdf](https://uli.org/wp-content/uploads/2012/07/TP_AffordableHousing.ashx.pdf) and Local Housing Solutions <https://localhousingsolutions.org/housing-101-the-basics/how-is-affordable-housing-created/> and for Colorado specifically: [Introduction to Affordable Housing Development](#)

My background is, I think, significant. I've lived in the City, in Centennial Acres, since August 1956 when the Melting Pot was still the library and the Woodlawn shopping center had yet to be built. Downtown Littleton had a drugstore, a movie theater, a grocery store, a hardware store and a good accessible newspaper office. I lived through the flood of 1965 and saw all the damage. I went on, professionally to provide research in water and other environmental issues, including climate changes. I further was involved in Science and Technology research and transfer, including designing, administering and publishing public information surveys on these issues.

All of the professional work brought together the issues you are dealing with for land use, including many years working with the Urban Land Institute and promoting Low Impact Development as one way to prevent and control polluted runoff entering our waterways. I also learned that absolute transparency and honesty is the only way to create and maintain a relationship with constituents or anyone you wish to persuade. I recommend that to you.

The one area confronting you in which I have no expertise is that of public transit. But I do know just wishing it to work is not effective. Without that we remain reliant on private autos that increasingly clog our byways and pollute our air and water. I would recommend the City and its staff begin to work closely with the state legislature to develop a transportation system that actually works for most people. I know London has a marvelous system, as does Portland at least between the airport and downtown. Chicago's system, although old serves millions each day. There are things that work. This is a problem that really needs to be addressed before any further moves to increasing density.

Thank you for your consideration,



Loretta C Lohman, PhD



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**From:** Peggy Block

**Sent:** Tuesday, December 31, 2024 2:10 PM

**To:** [lcks@littletongov.org](mailto:lcks@littletongov.org)

**Cc:** [lccsb@littletongov.org](mailto:lccsb@littletongov.org); [lccpd@littletongov.org](mailto:lccpd@littletongov.org); [lccpg@littletongov.org](mailto:lccpg@littletongov.org); [lccap@littletongov.org](mailto:lccap@littletongov.org); [lccrr@littletongov.org](mailto:lccrr@littletongov.org); [lccgr@littletongov.org](mailto:lccgr@littletongov.org)

**Subject:** I'm urging a No Vote on passing Ordinance 3031-2024

Dear Littleton Mayor & Council Members:

I am writing to you to communicate my opposition to Ordinance 3031-2024. I believe this ordinance is too far reaching and that the ramifications of Increased Density have not been adequately studied. These ramifications would include: infrastructure, water, sewer, fire protection, police protections, traffic patterns, street width, sidewalks, parking, & recreational amenities. Vibrant Littleton, in 2022 recommends Multifamily housing along the 4 primary corridors: Littleton Blvd, Sante Fe, Mineral, & Broadway-maybe targeted area's whose infrastructure can support higher density makes more sense vs. a blanket approach, affecting all neighborhoods. Matthew Duff, of Vibrant Littleton, states "Littleton's roots are a with greater density (think Main Street) and a trolley system for Transportation". I 100% disagree with this statement. Littleton's roots are a unique rural city with mature trees, vegetation, open spaces, horse properties, wilderness trails, wildlife and strong sense of community. Vibrant Littleton also touts that multifamily housing will support sustainability and environmental goals. How does adding density, multiple more cars per multiplex and deforestation (building Multiplex's, and infrastructure needed, will result in the cutting down of 1000's of mature trees) support sustainability and environmental goals? What does this do to our wildlife and bird population? Slow-well thought out growth is far more responsible. In the last 1.5 weeks, I've spoken to 100's of neighbors and acquaintances on this issue and have yet to find one person who supports this. Does City Council have any feel for what percentage of Littleton supports this Ordinance? It appears now that Council acknowledges that this is NOT about affordable housing—rather it is basically Gentrification & increasing density. This Ordinance will allow developers, whose sole purpose is profits, to build maximum density multiplexes, with no concern for how it affects neighborhoods. As noted earlier, I am not opposed to intelligent and responsible growth, but this Ordinance is too far reaching and not well thought out. It appears City Council is more concerned about potential future residents versus its' existing constituents, who live in Littleton for its' charm and way of life.

**I strongly ask to vote against Ordinance 3031-2024 on January 7<sup>th</sup>.**

Please do the right thing, very sincerely,

Peggy Block-Zip 80120



**From:** [REDACTED]  
**Sent:** Thursday, January 2, 2025 10:00 AM  
**To:** 'lccsb@littletongov.org' <[lccsb@littletongov.org](mailto:lccsb@littletongov.org)>; 'lccpd@littletongov.org' <[lccpd@littletongov.org](mailto:lccpd@littletongov.org)>; 'lccks@littletongov.org' <[lccks@littletongov.org](mailto:lccks@littletongov.org)>; 'lccpg@littletongov.org' <[lccpg@littletongov.org](mailto:lccpg@littletongov.org)>; 'lccap@littletongov.org' <[lccap@littletongov.org](mailto:lccap@littletongov.org)>; 'lccgr@littletongov.org' <[lccgr@littletongov.org](mailto:lccgr@littletongov.org)>; 'lccrr@littletongov.org' <[lccrr@littletongov.org](mailto:lccrr@littletongov.org)>  
**Subject:** OPPOSITION to Ordinance 31-2024

**NAME:** Scott B. Lavie

**SUBJECT:** OPPOSITION to Ordinance 31-2024

**DISTRICT:** (IV)

**ADDRESS:** [REDACTED]

**DATE:** January 2, 2024

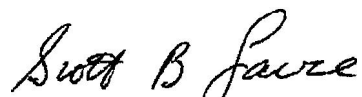
Dear Littleton Mayor & Council Members:

I am writing to you to communicate my opposition to Ordinance 3031-2024. I believe this ordinance is too far reaching and that the ramifications of Increased Density have not been adequately studied. These ramifications would include: infrastructure, water, sewer, fire protection, police protections, traffic patterns, street width, sidewalks, parking, & recreational amenities. The charm of Littleton is that it is a city with mature trees, vegetation, open spaces, wilderness trails, wildlife and strong sense of community. This Ordinance will allow developers, whose sole purpose is profits, to build maximum density multiplexes, with no concern for how it affects existing neighborhoods. Please note I am not opposed to intelligent and responsible growth, but this Ordinance is too far reaching and not well thought out.

It appears City Council is more concerned about potential future residents versus its' existing constituents, who live in Littleton for its' charm and way of life. My family & I have been residents and tax payers of Littleton for more than 27 years.

I strongly ask to vote against Ordinance 3031-2024 on January 7<sup>th</sup>.

Scott B. Lavie



[REDACTED]

## Colleen Norton

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**From:** Colin Campbell [REDACTED]  
**Sent:** Thursday, January 2, 2025 11:20 AM  
**To:** Kyle Schlachter; Stephen Barr; Patrick Driscoll; Pamela Grove; Andrea Peters; Gretchen Rydin; Robert Reichardt; Colleen Norton  
**Subject:** January 7 Council Vote on Ordinance 3031-2024

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Littleton Mayor & Council Members:

I am writing to you to communicate my opposition to Ordinance 3031-2024. I believe this ordinance is too far-reaching and that the ramifications of Increased Density have not been adequately studied. These ramifications would include infrastructure, water, sewer, fire protection, police protection, traffic patterns, street width, sidewalks, parking, & and recreational amenities. The charm of Littleton is that it is a city with mature trees, vegetation, open spaces, wilderness trails, wildlife, and a strong sense of community. This Ordinance will allow developers, whose sole purpose is profits, to build maximum-density multiplexes with no concern for how it affects existing neighborhoods. Please note I am not opposed to intelligent and responsible growth, but this Ordinance is too far-reaching and not well thought out.

It appears the City Council is more concerned about potential future residents versus its' existing constituents, who live in Littleton for its' charm and way of life.

I strongly ask you to vote against Ordinance 3031-2024 on January 7th.

Sincerely, Colin Campbell

[REDACTED]  
Littleton, CO

[REDACTED]

\* Sender and receiver should be mindful that all incoming and outgoing emails may be subject to the Colorado Open Records Act, S 24-72-200.1, et seq.

## Colleen Norton

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**From:** Ellen Van Dyk [REDACTED]  
**Sent:** Thursday, January 2, 2025 11:25 AM  
**To:** Kyle Schlachter; Stephen Barr; Patrick Driscoll; Pamela Grove; Andrea Peters; Robert Reichardt; Gretchen Rydin; CoL City Clerk; Colleen Norton  
**Subject:** Fw: PLEASE READ Ordinance 3031-2024 City of Littleton Re zoning

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

*Ellen Van Dyk*

---

**From:** Ellen Van Dyk [REDACTED]  
**Sent:** Tuesday, December 31, 2024 2:11 PM  
**To:** lccks@littletongov.org <lccks@littletongov.org>; lccsb@littletongov.org <lccsb@littletongov.org>; lccpd@littletongov.org <lccpd@littletongov.org>; lccpg@littletongov.org <lccpg@littletongov.org>; lccap@littletongov.org <lccap@littletongov.org>; lccrr@littletongov.org <lccrr@littletongov.org>; lccgr@littletongov.org <lccgr@littletongov.org>; lccsb@littletongov.org <lccsb@littletongov.org>  
**Subject:** PLEASE READ Ordinance 3031-2024 City of Littleton Re zoning

12/31/2024

Dear Littleton Mayor & Council Members:

My name is Ellen Van Dyk, and I live at [REDACTED].

We have lived there exactly 30 years. We raised our children there, participated in their education and sports. We have made many wonderful friends, and we have the best neighbors.

When I was 18, just graduated from high school, I worked for a Photography Company. Part of my job was to deliver professional prints to photographers. One of the photographers lived in the Littleton area. At that time, I told myself "I will live here someday." I had never seen a more beautiful area in Colorado.

Fast forward, I got married and moved to Colorado Springs for 5 years. We moved back in 1985 and bought a modest home in Columbine.

My husband is from Iowa, and I am from Baltimore. His dream was to live on a large acreage in Parker. The city girl in me could not imagine such a life. I took him to the Shadycroft area, and he fell in love. It was the perfect compromise.

Our daughter is disabled and was going to school in Jefferson County. We were not pleased with the schools and researched to find that Littleton had excellent schools and great programs for the disabled. Along with South Suburban having a program for the disabled.

Our realtor searched for a property for us for 3 years. Properties do not sell quickly here. People make their home here.

We found a quaint little ranch and added on to it as we had the money. Our heart and soul have gone into this house. Please do not ruin this beautiful small-town paradise.

I am writing to you to communicate my opposition to Ordinance 3031-2024. This ordinance is too far reaching, and the ramifications of Increased Density have not been adequately studied. These ramifications would include: infrastructure, water, sewer, fire protection, police protections, traffic patterns, street width, sidewalks, parking, & recreational amenities.

The charm of Littleton is that it is a city with mature trees, vegetation, open spaces, wilderness trails, wildlife, and strong sense of community. This Ordinance will allow developers, whose sole purpose is profits, to build maximum density multiplexes, with no concern for how it affects existing neighborhoods. Please note I am not opposed to intelligent and responsible growth, but this Ordinance is too far reaching and not well thought out.

City Council is more concerned about potential future residents versus its' existing constituents, who live in Littleton for its' charm and way of life.

I strongly ask you to vote against Ordinance 3031-2024 on January 7th.

Thank you for your attention and consideration.

Ellen Van Dyk

*Ellen Van Dyk*

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## Colleen Norton

---

**From:** Pamkennel [REDACTED]  
**Sent:** Thursday, January 2, 2025 11:27 AM  
**To:** Colleen Norton  
**Subject:** Ordinance 31-2024

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Connie my husband are adamantly opposed to this new ordinance! All this is is a developer's dream! Pam and Jim Kennel [REDACTED]  
Sent from my iPhone

\* Sender and receiver should be mindful that all incoming and outgoing emails may be subject to the Colorado Open Records Act, S 24-72-200.1, et seq.



# Council Meeting Agenda Item Comment

Littleton Center  
2255 W. Berry Avenue  
Littleton, CO 80120  
***Date Submitted:***

**January 2, 2025 11:35 AM**

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Council meeting date:

**01/07/2025**

Council agenda item number:

**31-2024**

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Name

**Pam Kennel**

Email address

[REDACTED]

Neighborhood

**Heritage**

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Position

**I oppose the issue**

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**Comments:**



I imagine this doesn't apply to newer covenant controlled neighborhoods which coincidentally is where several council members live.



## Opposition to Ordinance 3031-2024



Barbara Marchetti

To  Colleen Norton;  Andrea Peters;  Kyle Schlachter

Dear Littleton Mayor & Council Members:

I am writing to you to communicate my opposition to Ordinance 3031-2024. I believe this ordinance is too far reaching and that the ramifications of Increased Density have not been adequately studied. These ramifications would include: infrastructure, water, sewer, fire protection, police protections, traffic patterns, street width, sidewalks, parking, & recreational amenities. The charm of Littleton is that it is a city with mature trees, vegetation, open spaces, wilderness trails, wildlife and strong sense of community. This Ordinance will allow developers, whose sole purpose is profits, to build maximum density multiplexes, with no concern for how it affects existing neighborhoods. Please note I am not opposed to intelligent and responsible growth, but this Ordinance is too far reaching and not well thought out.

It appears City Council is more concerned about potential future residents versus its' existing constituents, who live in Littleton for its' charm and way of life.

I strongly ask to vote against Ordinance 3031-2024 on January 7<sup>th</sup>.

Barbara Marchetti

District 4

**From:** [Diane Campbell](#)  
**To:** [Colleen Norton](#); [Kyle Schlachter](#); [Patrick Driscoll](#); [Robert Reichardt](#); [Stephen Barr](#); [Andrea Peters](#); [Pamela Grove](#); [Gretchen Rydin](#)  
**Cc:** ["Diane Campbell"](#)  
**Subject:** Response to Ordinance 3031-2024  
**Date:** Thursday, January 2, 2025 11:53:55 AM

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**Dear Littleton Mayor & Council Members:**

I send this with respect for the leaders of our city. Thank you for serving the citizens of Littleton. Our neighborhood and area are meaningful to us. We are like family and community is building where we live. We watch out for each other and know each other's vulnerabilities. We serve the vulnerable and want to protect our neighborhood.

I am writing to you to communicate my opposition to Ordinance 3031-2024. I believe this ordinance is too far-reaching and that the ramifications of Increased Density have not been adequately studied. These ramifications would include infrastructure, water, sewer, fire protection, police protection, traffic patterns, street width, sidewalks, parking, & and recreational amenities. The charm of Littleton is that it is a city with mature trees, vegetation, open spaces, wilderness trails, wildlife, and a strong sense of community. This Ordinance will allow developers, whose sole purpose is profits, to build maximum-density multiplexes with no concern for how it affects existing neighborhoods. Please note I am not opposed to intelligent and responsible growth, but this Ordinance is too far-reaching and not well thought out.

It appears the City Council is more concerned about potential future residents versus its' existing constituents, who live in Littleton for its' charm and way of life. Community connection is growing. We care for each other and want to maintain that level of connection and community. We are building a sense of family and want to strengthen

that for the sake of each other and respect for the broader scope of community pride and care.

I strongly ask you to vote against Ordinance 3031-2024 on January 7th.

Thank you for serving us as the citizens of Littleton.

Diane and Colin Campbell

“Where my heart takes up residence that’s where my identity will hang its hat.”

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**From:** [Wayne Smith](#)  
**To:** [Colleen Norton](#)  
**Subject:** Rezoning  
**Date:** Thursday, January 2, 2025 12:32:59 PM

---

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Littleton Mayor & Council Members:

I am writing to you to communicate my opposition to Ordinance 3031-2024. I believe this ordinance is too far reaching and that the ramifications of Increased Density have not been adequately studied. These ramifications would include: infrastructure, water, sewer, fire protection, police protections, traffic patterns, street width, sidewalks, parking, & recreational amenities. The charm of Littleton is that it is a city with mature trees, vegetation, open spaces, wilderness trails, wildlife and strong sense of community. This Ordinance will allow developers, whose sole purpose is profits, to build maximum density multiplexes, with no concern for how it affects existing neighborhoods. Please note I am not opposed to intelligent and responsible growth, but this Ordinance is too far reaching and not well thought out.

It appears City Council is more concerned about potential future residents versus its' existing constituents, who live in Littleton for its' charm and way of life.

I strongly ask to vote against Ordinance 3031-2024 on January 7<sup>th</sup>.

Sent from my iPhone

\* Sender and receiver should be mindful that all incoming and outgoing emails may be subject to the Colorado Open Records Act, S 24-72-200.1, et seq.

**From:** [Airometrix](#)  
**To:** [Colleen Norton](#); [Kyle Schlachter](#); [Patrick Driscoll](#); [Robert Reichardt](#); [Stephen Barr](#); [Andrea Peters](#); [Pamela Grove](#); [Gretchen Rydin](#)  
**Subject:** Opposition to Ordinance 3031-2024  
**Date:** Thursday, January 2, 2025 1:03:29 PM

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Littleton Mayor & Council Members:

I am writing to you to communicate my opposition to Ordinance 3031-2024.

Littleton is very unique among the Denver metro area because it has large lots without the high density in-fill of other areas. This is what attracted me and my family to Littleton 12 years ago. I live on a LLR zoned property in Heritage and do not believe having the lots around me suddenly become high density properties, without any notification or recourse, will be beneficial to anyone except the developers who want to make a profit from the land. This will not ease affordability of housing, will increase traffic, reduce open space between homes, and impact the sense of community that attracted me to Littleton.

I believe this ordinance is too far reaching and that the ramifications of Increased Density have not been adequately evaluated. This process has been too rushed with not enough community impact and visibility given to the residents it will impact.

I strongly ask to vote against Ordinance 3031-2024 on January 7 th .

Sincerely,  
Scott Stroup

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**From:** [Steve Lowry](#)  
**To:** [Colleen Norton](#); [Stephen Barr](#); [Andrea Peters](#); [Pamela Grove](#); [Kyle Schlachter](#); [Robert Reichardt](#); [Gretchen Rydin](#); [Patrick Driscoll](#)  
**Subject:** Ordinance 31-2024  
**Date:** Thursday, January 2, 2025 1:09:24 PM

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear All,

I have read up on the issue of Ordinance 31-2024 and attended two community meetings, to date. I am opposed to this Ordinance and ask you to vote NO on January 7.

Much has been written and spoken on the issue so I will not write a lengthy piece. In summary, I object to this ordinance for the following reasons:

1. There has been a woefully inadequate level of communication on this issue between the Council and residents. The survey in 2024 only provided 150 responses, and only 1 from one of the potentially most impacted neighborhoods - Shadycroft. The survey results cannot be considered representative of the community as a whole. The responses are quite skewed as proponents of the issue, such as Vibrant Littleton, made sure that those in favor submitted the survey.
2. If there is blanket rezoning, the neighboring impacted property owners do not get an opportunity to voice concerns when a nearby property will be developed to have multiplex housing. Under current city procedure, a property being rezoned will be posted and citizens can present their views.
3. This proposal does nothing to address the affordable housing issue. It does not even do much for the "missing middle" as most of the units that are expected to be built will be above median incomes.
4. Any city council member in the real estate business or whose election campaigns are financed primarily by real estate or developer interests should recuse themselves as this issue represents a conflict of interest.
5. Any change to the ULUC with this significant of an impact should be voted on by all the voters in Littleton.
6. The proposed process of only having the CC vote on this issue does not follow due process and can lead to significant negative financial and social impacts for many residents. I understand there is at least one group who has retained legal counsel and is prepared to fight the issue in court. Such action would cost the city quite a lot of money to defend their position. It would be much better for the city to spend more time communicating with the residents and coming up with a better plan to address housing.

7. The plan will reduce property values in parts of the city and the character of some neighborhoods will be drastically changed, contrary to the verbage that council members like to put out about the unique character of Littleton.

8. There is no indication that the city has taken into account our demographics, in particular the number of seniors who will be dying, moving into assisted living facilities or otherwise disposing of their homes in the next 5 - 10 years. This would result in adding more housing stock to the market. Littleton grew fast in the 60's and that group is on the way out. Just in my neighborhood we have seen 3 homes go on the market in the past couple of months as seniors move out for various reasons.

9. Proponents argue this would be a slow, "gentle", process. But there is no reason to think that would be the case for Littleton, especially on the ACR lots. Once a couple of these lots are redeveloped there could be a relatively quick exodus of other owners.

10. I have seen nothing to address how infrastructure would be dealt with. For instance, some of these areas have no sanitary or storm sewer infrastructure. While a developer would pay an impact fee for the lot being developed, who would pay for the public part of the infrastructure needed? Streetlights - areas like Shadycroft have no streetlights as they wish to preserve the night sky. Will the rezoning then require all new units to have streetlights? Sidewalks - similar to street lights. Traffic - who pays for rebuilding roads to handle increased traffic?

11. Increased density in some areas will have significant impacts on the environment - particularly wildlife.

12. If I understand recent State-level legislation, there is currently no longer a way for property owners to create an HOA to protect against the proposed changes.

A final comment, the current city council is trying to tell us what is best for us and for the future of the city, rather than trying to listen to their constituents. From my experience, once residents learn of the consequences of the ordinance they are opposed to it, and thus would be opposed to any council members who are voting to approve the ordinance. Something to consider with council elections coming up in November.

Regards,

G. Steve Lowry

  
Littleton, CO

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**From:** [Kara Schwalm](#)  
**To:** [Roy Schwalm](#); [Nellie Kaufman](#); [Thomas DiGrappa](#); [Stacey Hodges](#); [Rachel Hvatt](#); [REDACTED]; [Tamara Whitney](#); [Jackie Viren](#); [Amy Voigt](#); [Teresa Jacobs](#); [Cam Stroup](#); [SHAWN JULIE MALOY](#); [Kasey Fenn](#); [Arnel-mary Kimmett](#); [REDACTED]; [Malia Round](#); [Jill Heringer](#); [Beth Ahl](#); [REDACTED]; [Lori Rolling](#); [Jeri Burnside](#); [Lisa Harpole](#); [REDACTED]; [Mike Pisano](#); [REDACTED]; [TOM TENNESON](#); [REDACTED]; [Connie Lindsay](#); [Jessica Dixon](#); [Kosalee & Don Schiff](#); [Jan Zimpel](#); [Trish Kinney Bozich](#); [REDACTED]; [Tom DiGrappa](#); [Karl Dust](#); [Ken Coddington](#); [Linda Blanding](#); [Alison Richardson](#); [Edythemiller](#); [REDACTED]; [MARTHA STAUDTE](#); [Robyn Steffelin](#); [Melody Swihart](#); [Athena Kaiman](#); [REDACTED]; [Jane Brennan](#); [Richard Shapiro](#); [Cory Palmeiro](#); [Colleen Norton](#)  
**Subject:** Stop Littleton Blanket re-zoning CALL TO ACTION  
**Date:** Thursday, January 2, 2025 1:38:21 PM  
**Attachments:** [SAVE OLD LITTLETON CAMPAIGN.pdf](#)  
[Council Email Template.docx](#)

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Dear Neighbors:  
As a Littleton Homeowner this may be one of the most important emails you'll read. Due to lack of transparency, the Littleton City Council is scheduled to vote on a mass re-zoning ordinance, that will affect every single-family home in the City of Littleton. We know there is strong opposition to this new re-zoning: Ordinance 3031-2024. If this is the first time you are hearing of this, you are not alone; this 7-member city council & mayor are attempting to unilaterally change Littleton forever.

What does this mean for you:  
3,000 to 10,000 sq ft lots: up to 3 attached units allowable  
.25 Acre-1.0 Acre: up to 4 attached units allowable  
1.0 Acre+: up to 4 attached units allowable

This governing body is scheduled to convene and make a final vote on January 7<sup>th</sup>, 2025 at 6:30PM at the Littleton City Council Meeting: Address 2255 West Berry Ave., Littleton, CO 80120

Note this is not about affordable housing and Council has admitted so—it is about mass density. "Save Old Littleton" is asking City Council to not move forward on the 7<sup>th</sup>. A web site will be launched soon: saveoldlittleton.com. See attachment for saveoldlittleton campaign attached.

**WE NEED ACTION NOW: your voice has meaning:**

1. Send an opposition email to all 7 council members: See email addresses below and attached template—cut & paste & send-Send to Mayor and CC all other council members + City Clerk
2. Attend the mtg on January 7<sup>th</sup>, all sign into speak (allowed 3 min max)
  - a. We understand public speaking not for everyone, but need people to simply say their name, district or zip code and that you oppose this Ordinance—numbers

matter.

3. Send this email to 5-10 of your friends and ask them to act. Council needs to hear from the community; this will affect everyone's quality of life.

Kyle Schlachter: Mayor

[lcks@littletongov.org](mailto:lcks@littletongov.org)

Stephen Barr: (District 3)

[lccsb@littletongov.org](mailto:lccsb@littletongov.org)

Patrick Driscoll (District 1)

[lccpd@littletongov.org](mailto:lccpd@littletongov.org)

Pam Grove (District at Large)

[lccpg@littletongov.org](mailto:lccpg@littletongov.org)

Andrea Peters (District 4)

[lccap@littletongov.org](mailto:lccap@littletongov.org)

Robert Reichardt (District 2)

[lccrr@littletongov.org](mailto:lccrr@littletongov.org)

Gretchen Rydin (District at Large)

[lccgr@littletongov.org](mailto:lccgr@littletongov.org)

Colleen Norton (City Clerk)

[cnorton@littletongov.org](mailto:cnorton@littletongov.org)

Thank you to everyone for getting involved!!

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# Save Old Littleton

## Saveoldlittleton.com

**SAVE OLD LITTLETON** is a local organization, made up of Littleton residents who are committed to the preservation of our community. We are made up of people of all walks of life and interests-with one common goal-preserving the natural character and beauty of our core neighborhoods by avoiding high density building.

The vision for our community encompasses cherishing and preserving the pastoral beauty and intrinsic value and history of Old Littleton; while embracing a plan for the future that is forward thinking and provides opportunity for all. Included in this vision is the enjoyment of open space, preservation of owners land rights, a protection of wildlife corridors and its magnificent trees and landscape architecture, sunlight and play space for our children and the continued commitment to the enhancement of the community in which we all reside.

**We are vehemently opposed to the INCREASE IN MASS DENSITY PLAN: Ordinance 3031-2024; currently proposed by the City of Littleton, its Mayor, Councilmembers and Planning Commission. This governing body is scheduled to convene and make a final vote on January 7<sup>th</sup>, 2025 at 6:30pm at the Littleton City Council meeting.**

The proposed plan would impose a **BLANKET REZONING** of the core City of Littleton and directly impacts many neighborhoods. The affected zip codes within this blanket rezoning are:

All of 80120 and portions of 80121, 80122, 80123, 80128 and 80129

The amendment would permit the construction of multiplexes (single buildings with up to 4 family units) in areas currently zoned for single-family homes. The normal process in which neighbors are notified of construction will also be eliminated. Small and medium lots under one-half acre will be affected severely as the multiplexes can have a footprint of up to 60% of the lot size and up to 30 feet high. Acreage lots will be equally devastated with an across the board implementation of 4 units per acre.

**A brief overview of these mandates are as follows:**

**3000 square foot lots-10,000 square foot lots: Two to three unit townhomes allowable**

**.25 Acre-1.0 Acre Lots: Two to four unit townhomes allowable**

**1.0-10.0 Acre Lots: Up to four units per acre. The city says it that acreage properties will not be subdividable but we need clear language around this issue.**

The above guidelines are still unclear, despite detailed research of the city's zoning documents and extensive clarification requests to the city and planning commission. It is our belief that the only homes/lots that would be exempt are those that are protected by an HOA/PLO (Restrictions in place and/or a planned overlay); deemed historic; or are less than 3000 square foot lots.

Littleton Residents...Please understand this is NOT about Affordable Housing...rather MASS DENSITY. A direct quote from District Four Councilwoman, Andrea Peters states: "If it could be made very clear that we are not talking about AFFORDABLE housing, that would be great. We are well aware that this is not going to yield affordable housing and that is not the goal."

**Save Old Littleton** is demanding that the City of Littleton defeat this measure which is currently scheduled for a vote on January 7<sup>th</sup>, 2025 and work in the new year to bring forward a more balanced plan with proper communication and input from its residents. The citizens of Littleton deserve the time and grace to be involved in such a momentous decision and will not accept this overreaching tactic and TAKING of our communities.

**Please plan to attend the January 7<sup>th</sup> meeting and/or voice your opinion to your District Councilperson and the City Mayor Kyle Schlachter at [kschlachter@littletongov.org](mailto:kschlachter@littletongov.org)**

A major community public opposition campaign has been launched and we will be seeking monetary donations to assist in funding this community effort and will provide a Go Fund Me account to receive those donations in the days to come.

***This group is prepared for the long game should City Council approve this ordinance with a concerted referendum and/or recall effort to follow.***

Launching soon: **[saveoldlittleton.com](http://saveoldlittleton.com)** for future updates, more information and how you can help.

**Sample Email Template to Send to Littleton Council in Opposition of Ordinance: 3031-2024**

(Feel free to copy and paste &/or add any additional thoughts input you might have)

Dear Littleton Mayor & Council Members:

I am writing to you to communicate my opposition to Ordinance 3031-2024. I believe this ordinance is too far reaching and that the ramifications of Increased Density have not been adequately studied. These ramifications would include: infrastructure, water, sewer, fire protection, police protections, traffic patterns, street width, sidewalks, parking, & recreational amenities. The charm of Littleton is that it is a city with mature trees, vegetation, open spaces, wilderness trails, wildlife and strong sense of community. This Ordinance will allow developers, whose sole purpose is profits, to build maximum density multiplexes, with no concern for how it affects existing neighborhoods. Please note I am not opposed to intelligent and responsible growth, but this Ordinance is too far reaching and not well thought out.

It appears City Council is more concerned about potential future residents versus its' existing constituents, who live in Littleton for its' charm and way of life.

I strongly ask to vote against Ordinance 3031-2024 on January 7<sup>th</sup>.

**From:** [Chip Block](#)  
**To:** [Kyle Schlachter](#)  
**Cc:** [Colleen Norton](#)  
**Subject:** 31-2024 Vote NO  
**Date:** Thursday, January 2, 2025 1:41:16 PM

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January 2, 2025

Re: Up Zoning Ordinance 3031-2024

Dear Mayor Schlachter,

I have attended City Council meetings as well as attended a meeting in the Shadycroft area where Ms. Peters was in attendance. I am a resident in District IV, City of Littleton.

Please count me as a residence who is **OPPOSED** to this Ordinance for the following reasons:

This Ordinance is too broad brushed and you cannot put the entire City of Littleton into 4 buckets. Our city already has a diverse number of neighborhoods where these policies could be problematic. These have not been addressed in the Ordinance.

There is no complete study published to the impact of increased density to every neighborhood including electrical, sewer, car traffic, fire and police protection, impact to wildlife areas, mature trees to name a few.

My research has found very little (if any) **definitive** benefits to other communities where this type of policy has been adopted.

Important specifics to this ordinance are still being modified/negotiations through AMENDMENTS just days before the January 7<sup>th</sup> vote. These include but not limited to densities, setbacks and height restrictions. THESE FINE POINTS ARE CRITICAL! There is no possible way to understand all the ramifications to our neighborhoods just days prior to vote date.

The GOALS for these zoning changes appears to be unclear. Affordable Housing? This has been debunked. Housing Diversity? – who’s definition?

I fully understand that Littleton needs to grow. The scope of this plan will change the personality of Littleton forever. I dismiss the argument “if this is not adopted Littleton is doomed to failure”. Even these pro up-zoning activists show the demand is very high to live in the City of Littleton.

The reason, for this high demand to live here, is due to what has been created- modifications and test areas are welcome to determine if these up zoning theories are accurate -we don’t need wholesale changes to all neighborhoods.

Chip Block

80120

District IV

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## For City Council Hearing on Ordinance #31-2024

There is a limit to how long people suffer being ignored before giving up. Many neighbors now feel that way about City Hall. Council Majority's resentment of opposing public comment is clear. Its verbalized appreciation of public concerns appears largely perfunctory: public comments are restricted to three-minutes each; then Council proceeds with what it intended to do all along—as if nothing was heard.

No extraordinary insight is required to realize Council Majority has not really been listening to neighborhoods and citizens it's pledged to represent for quite some time. It is obvious that Council Majority appears to have its mind already made up and that public hearings are merely endured.

On the other hand, both Council and staff go out of their way to give powerful corporate and real estate developers the upper hand. Influential business and real estate interests make themselves prominent before Council, carefully acting to move things their way. Their voice is consistently welcomed. This too is obvious, for actions speak louder than words.

So how could anyone believe these dynamics could change? Probably not, if all that Council ever hears are merely voices of either support or opposition. It appears Council Majority doesn't have to care because developer and real estate interests continue to fund key Council member election runs.

Sure, everyone depends on businesses for essential goods and services. But why must we the people allow local government to advance business and real estate agendas contrary to their own interest and well-being? This recalcitrant Council Majority needs to be held accountable for its divided allegiance!

It has become clear that neither City Hall nor Council Majority are **doing their job**. They appear to **not know what they're doing** because they refuse to do essential homework. While continuing to line the pockets of real estate and corporate developers, the city has not yet begun to analyze positive and negative impacts of each development and redevelopment proposal on the human environment—people and neighborhoods they represent, *before* bringing them forward for approval. That is absurd!

- As an Independent article alluded, homeowner concern for neighborhood character lies at the heart of the matter. For it affects both residents and affected neighborhoods.
- But such assessments cannot possibly be believable unless they are exposed to the light of day:
  - ▷ They must be based on citizen and homeowner perspectives of anticipated positive and negative outcomes.
  - ▷ Those assessments must differentiate findings by specific neighborhoods and peoples—else they won't make sense.
  - ▷ Such findings then need to be published, substantive comment invited, and both also exposed to public view.
  - ▷ Finally, the city must publicly hold itself accountable to adjust or deny proposals generating substantial adverse impacts to its citizens—again making the record publicly available, so that the process cannot be fabricated!
- A lengthy list of elements of the human environment may be analyzed to objectively assess good and bad potential results. Consider just these: effects on neighborhood culture and cohesion, non-conforming architecture, traffic density and noise, air quality, aesthetics, and economic impacts.

To meet the straight-faced test of completeness, each analysis of beneficial and adverse effects to the human environment needs to be publicly reported, findings opened to substantive public review and comment, errors and omissions corrected—with all such essentials openly exposed to public view. Finally, adjustments or denials of each proposal that actually remediate substantial adverse impacts must be clearly articulated and made publicly transparent. The subject ordinance should be denied!





# Council Meeting Agenda Item Comment

Littleton Center  
2255 W. Berry Avenue  
Littleton, CO 80120  
***Date Submitted:***

**January 2, 2025 01:00 PM**

---

Council meeting date:

**01/07/2025**

Council agenda item number:

**31-2024**

---

Name

scott stroup

Email address

[REDACTED]

Neighborhood

Heritage

---

Position

**I oppose the issue**

---

**Comments:**

I strongly oppose this measure as it does not provide due-process to the existing land owners who will be affected by rezoning when a neighboring property is converted to high density housing. This issue has not been vetted properly through public comment and study and will only benefit developers who want to profit from building more housing and destroying the character of the neighborhoods and city. This measure will nor create affordable housing (likely the opposite) and will increase traffic and infrastructure pressure.



# Council Meeting Agenda Item Comment

Littleton Center  
2255 W. Berry Avenue  
Littleton, CO 80120  
***Date Submitted:***

**January 2, 2025 01:56 PM**

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Council meeting date:

**01/07/2025**

Council agenda item number:

**31-2034**

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Name

**Stacey Sigler**

Email address

[REDACTED]

Neighborhood

**Downtown**

---

Position

**I support the issue**

---

Comments:

Approving this measure on housing zoning flexibility is good for Littleton.

**From:** [Valere Mathis](#)  
**To:** [Andrea Peters](#); [Kyle Schlachter](#)  
**Cc:** [Stephen Barr](#); [Patrick Driscoll](#); [Pamela Grove](#); [Robert Reichardt](#); [Gretchen Rydin](#); [CoL City Clerk](#); [Colleen Norton](#); [Planning Projects](#)  
**Subject:** OPPOSED to ordinance 31-2024  
**Date:** Thursday, January 2, 2025 2:07:13 PM  
**Attachments:** [image.png](#)

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Littleton City Council and Mayor of Littleton,

I'm Valere Skufca Mathis, I was born and raised in Littleton, Colorado. My father was a homebuilder in the Denver Metro area, Skufca and Shelton, and he built 2 homes in Littleton, Aberdeen Village and Front Range Road.

I love Littleton so we bought our home in Littleton as well. My husband and I live and raise our family at 300 Rangeview Drive.

There is a reason we have zoning. To have a beautifully, well planned, community, we must have zoning and a structured plan. This has been the case since Richard Little incorporated the Town of Littleton in 1890.

There has been a lot of development since then but NOT without zoning laws and restrictions to make sure the city sticks with its PLAN and residents have the confidence to build or buy with the belief that there remains a plan to protect their land, homes and family future.

Taken from: November 21, 2024 Littleton Report



WOW! Really? "OPPORTUNITIES"!!?!

Andrea, if you and the rest of the city council feel this is an "OPPORTUNITY, which

sounds like a desirable circumstance for all its citizens then WHY didn't you let all of YOUR neighbors and constituents know this was coming?

Andrea, you said yourself at the meeting on December 29th that you didn't even meet with your own neighbors to let them know this was coming! If it was an "opportunity" and you are excited about this Ordinance 31-2024 I would think you couldn't wait to tell your neighbor, in common language, about how this will be so good for everyone! You didn't even tell your own neighbors!

Instead, you and the whole City Council kept the details to YOURSELVES and hoped that you could completely pass this ordinance without us really knowing the ramifications in the future! In fact, I don't think any of you have really considered the future repercussions, tomorrow or 5-10 years from now!

Do you know the "actual" number of your constituents that are opposed to this Ordinance 31-2024?

Has the planning commission and council looked at the traffic impact to our city in 5-10 years?

Have they done any fire and safety studies?

Have they done any environmental impact studies?

Have they done any community impact studies—ie. Additional amenities needed?

How about the fact that we have septic tanks and well water and no curb and gutter and no street lights?

In my mind you have 3 choices:

(1) I strongly suggest you all vote NO to this absurd, "lack of zoning ordinance", Ordinance 32-2024.

(2) If you can't vote NO, I hope you have the conscience to delay the vote, go back to the drawing board and to your constituents and truly do your due diligence for such a drastic "blanket" change to our community.

(3) Third choice: As a City Council member, if you don't like the charm and community of Littleton, if you want to live in a densely populated community where new zoning allows 2 – 4 duplexes where in the past there was a single-family home, then YOU should move YOUR FAMILY to Denver or LA and enjoy their "Neighborhood Housing Opportunities".

Very disappointed in you all!

Valere Mathis



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**From:** [Kara Schwalm](#)  
**To:** [Kyle Schlachter](#)  
**Cc:** [Stephen Barr](#); [Patrick Driscoll](#); [Pamela Grove](#); [Andrea Peters](#); [Robert Reichardt](#); [Gretchen Rydin](#); [Colleen Norton](#)  
**Subject:** AGAINST Littleton Blanket re-zoning  
**Date:** Thursday, January 2, 2025 2:07:25 PM

---

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Littleton Mayor & Council Members:

I am writing to you to communicate my opposition to Ordinance 3031-2024. I believe this ordinance is too far reaching and that the ramifications of Increased Density have not been adequately studied. These ramifications would include: infrastructure, water, sewer, fire protection, police protections, traffic patterns, street width, sidewalks, parking, & recreational amenities. The charm of Littleton is that it is a city with mature trees, vegetation, open spaces, wilderness trails, wildlife and strong sense of community. This Ordinance will allow developers, whose sole purpose is profits, to build maximum density multiplexes, with no concern for how it affects existing neighborhoods. Please note I am not opposed to intelligent and responsible growth, but this Ordinance is too far reaching and not well thought out.

It appears City Council is more concerned about potential future residents versus its' existing constituents, who live in Littleton for its' charm and way of life.

I strongly ask to vote against Ordinance 3031-2024 on January 7<sup>th</sup>.

Kara Schwalm



Littleton, CO 80120

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**From:** [LEN Bibbo](#)  
**To:** [Kyle Schlachter](#); [Stephen Barr](#); [Patrick Driscoll](#); [Pamela Grove](#); [Andrea Peters](#); [Gretchen Rydin](#); [Robert Reichardt](#); [Colleen Norton](#)  
**Subject:** Ordinance 31-2024 and Jan 7 meeting  
**Date:** Thursday, January 2, 2025 2:16:33 PM

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon, can someone please tell me what the impact of the above ordinance means for the city of Littleton? I looked up the ordinance but links within the meeting agenda did not work

I understand the information far below but that doesn't tell me much.

More importantly-what are the plans for the town short and long term?  
Where will this be implemented? I don't want to voice opposition or acceptance without fully understanding the implications.

Thank you

Len Bibbo

, the Littleton City Council is scheduled to vote on a mass re-zoning ordinance that will affect every single-family home in the City of Littleton. We know there is strong opposition to this new de-zoning: Ordinance 31-2024. If this is the first time you are hearing of this, you are not alone; this 7-member city council & mayor are attempting to unilaterally change Littleton forever.

What does this mean for you:

3,000 to 10,000 sq ft lots: up to 3 attached units allowable

.25 Acre-1.0 Acre: up to 4 attached units allowable

1.0 Acre+: up to 4 attached units allowable

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# Council Meeting Agenda Item Comment

Littleton Center  
2255 W. Berry Avenue  
Littleton, CO 80120  
***Date Submitted:***

**January 2, 2025 02:20 PM**

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Council meeting date:

**01/07/2025**

Council agenda item number:

**31-2034**

---

Name

**Sean Matthews**

Email address

[REDACTED]

Neighborhood

**South**

---

Position

**I support the issue**

---

**Comments:**

I support the "Neighborhood Housing Options Ordinance" (31-2024). This is the most gradual approach for Littleton can take to allow for future housing and support its local economy. It will show that our community is helping to alleviate the housing shortage for the metro region that single-unit zoning has helped to exasperate.



**From:** [Linda](#)  
**To:** [Kyle Schlachter](#); [Stephen Barr](#); [Patrick Driscoll](#); [Pamela Grove](#); [Andrea Peters](#); [Gretchen Rydin](#); [Robert Reichardt](#); [Colleen Norton](#)  
**Subject:** Ordinance 3031-2024 Opposition  
**Date:** Thursday, January 2, 2025 3:02:00 PM

---

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Littleton Mayor & Council Members:

I am writing to you to communicate my opposition to Ordinance 3031-2024. I believe this ordinance is too far reaching and that the ramifications of Increased Density have not been adequately studied. These ramifications would include: infrastructure, water, sewer, fire protection, police protection, traffic patterns, street widths, sidewalks, parking & recreational amenities. The charm of Littleton is that it is a city with mature trees, vegetation, open spaces, wilderness trails, wildlife and a strong sense of community. This Ordinance will allow developers, whose sole purpose is profits, to build maximum density multiplexes, with no concern for how it affects existing neighborhoods. Please note I am not opposed to intelligent and responsible growth, but this Ordinance is too far reaching and not well thought out.

It appears City Council is more concerned about potential future residents versus its existing constituents who live in Littleton for its charm and way of life.

I strongly ask you to vote against Ordinance 3031-2024.

Sincerely,  
Linda D. Dorfman


Littleton Resident for 51 years!

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# Council Meeting Agenda Item Comment

Littleton Center  
2255 W. Berry Avenue  
Littleton, CO 80120  
**Date Submitted:**

**January 2, 2025 02:49 PM**

Council meeting date:

**01/07/2025**

Council agenda item number:

**31-2034**

Name

**Matthew Duff**

Email address

[REDACTED]

Neighborhood

**Heritage**

Position

**I support the issue**

## Comments:

I am strongly in support of the proposal for the city of Littleton. I believe a one-size-fits-all approach for Littleton requiring only single family homes in the vast majority of our residential areas removes too much autonomy from land owners to build what makes sense for them and their families. Re-legalizing this type of development will be a step back in the right direction.

We have a housing crisis. The question of "what should be default legal to build" is what we are asking ourselves. People can still build single family homes. This doesn't remove their ability to do that. This just makes it so the default legal option could also be a townhome. Had this option been available to me when I was building, I would have built a townhome and lowered my costs. This isn't about developers, although they will be able to benefit from it. This also impacts local citizens.

We have a representative government with city councilors to make passing policies more streamlined and less expensive for our city, but also so we are not controlled by the tyranny of the masses. I don't believe the opposition of this should be able to stop others from building the housing that makes the most sense for them. City Council has to consider what is needed decades from now, for people who don't even have a say in any of these meetings happening, and not just protect the opposition of this from having anything change in their town.

Littleton is not Sedalia. When Littleton was founded, it was more like Sedalia. But we are not a tiny outskirts town that people move to to escape being crowded. We are right in the thick of a major metro area in Littleton now. This is the normal, healthy evolution of a city in a world with skyrocketing costs.

I hope council has political courage and acts in the best interests of Littleton for the next few decades instead of being beholden to a vocal minority of citizens who oppose this.

Thanks



# Council Meeting Agenda Item Comment

Littleton Center  
2255 W. Berry Avenue  
Littleton, CO 80120  
***Date Submitted:***

**January 2, 2025 02:53 PM**

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Council meeting date:

**01/07/2025**

Council agenda item number:

**31-2034**

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Name

**Benjamin Traquair**

Email address

**[REDACTED]**

Neighborhood

**I do not live in Littleton**

---

Position

**I support the issue**

---

**Comments:**

I want the Littleton city council to vote to adopt the updates to the ULUC, that were created by Littleton City staff and unanimously approved by the planning commission. These updates are small but valuable step to ensure the economic and social well being of Littleton and its current and future residents



# Council Meeting Agenda Item Comment

Littleton Center  
2255 W. Berry Avenue  
Littleton, CO 80120  
***Date Submitted:***

**January 2, 2025 03:08 PM**

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Council meeting date:

**01/07/2025**

Council agenda item number:

**31-2034**

---

Name

Susan Stein

Email address

[REDACTED]

Neighborhood

Downtown

---

Position

I support the issue

---

Comments:

We have to stop the sprawl



# Council Meeting Agenda Item Comment

Littleton Center  
2255 W. Berry Avenue  
Littleton, CO 80120  
***Date Submitted:***

**January 2, 2025 03:25 PM**

---

Council meeting date:

**01/07/2025**

Council agenda item number:

**31-2034**

---

Name

Phillip McCart

Email address

[REDACTED]

Neighborhood

South

---

Position

**I support the issue**

---

**Comments:**

Missing middle housing is the gentlest form of increasing housing supply imaginable. I support it wholeheartedly. The only people that benefit from keeping the single family only zoning blanket policy are the richest among us. This is about the future of those who don't already have everything.

**From:** [Barb Ohnstad](#)  
**To:** [Colleen Norton](#)  
**Subject:** Fwd: Fw: mass density vote.  
**Date:** Thursday, January 2, 2025 3:30:42 PM

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Colleen:

We attended a neighborhood meeting on December 29th with Andrea Peters. We discussed the proposed zoning change of properties with single family homes to accommodate multiplex units. We are strongly opposed to this proposed change. We live at 300 Shadycroft Drive . Please vote "no" in response to our concern about this. We believe implementation of such a proposed change will negatively alter the character of our neighborhood while creating discord amongst neighbors and significantly increase stress and traffic. This change will not help young people to afford housing as many of these proposed units will approach or exceed a \$1 million price.

Thank you for your consideration.

Terry and Barb Ohnstad

*Barb Ohnstad, PTA  
Fitness Instructor,  
Personal Trainer,  
Pilates Instructor*

----- Forwarded message -----

From: [REDACTED]  
Date: Thu, Jan 2, 2025 at 2:54 PM  
Subject: Fw: mass density vote.  
To: Barb Ohnstad [REDACTED]

[Sent from the all new AOL app for iOS](#)

Begin forwarded message:

On Thursday, January 2, 2025, 2:22 PM, Barb Ohnstad [REDACTED] wrote:

Kyle:

We attended a neighborhood meeting on December 29th with Andrea Peters. We discussed the proposed zoning change of properties with single family homes to accommodate multiplex units. We are opposed to this proposed change. We live at 300 Shadycroft Drive . Please vote "no" in response to our concern about this. We believe implementation of such a proposed change will negatively alter the character of our neighborhood while creating discord amongst neighbors and significantly increase traffic. This change will not help young people to afford housing as many of these proposed units will approach or exceed a \$1 million price. Thank you for your consideration.

***Barb Ohnstad, PTA  
Fitness Instructor,  
Personal Trainer,  
Pilates Instructor***

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