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CITY OF LITTLETON, COLORADO

PC Resolution No. 9

Series, 2025

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LITTLETON, COLORADO, CONDITIONALLY APPROVING AN APPLICATION FOR THE EXPANDED CONDITIONAL USE FOR *VEHICLE SALES, RENTALS, AND LEASING* AT 5850 S. BROADWAY

WHEREAS, the Littleton City Code, Section 10-9-5.1, authorizes the Littleton Planning Commission to review and approve Conditional Use applications; and

WHEREAS, on November 18, 2024, CenterPoint Integrated Solutions made an application for a Conditional Use Permit under the provisions of Section 10-9-5.1, on behalf of CarMax AutoSuperstores, Inc., the owner of the subject property as described in Exhibit “A,” attached hereto and fully incorporated by reference; and

WHEREAS, the planning commission of the City of Littleton, Colorado conducted a public hearing on October 27, 2025, to consider the proposed conditional use for the subject property as described within Exhibit A.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LITTLETON, COLORADO, THAT:

Section 1. Following the hearing and based on the evidence presented at the hearing, the Commission finds in fact:

1. The application submitted by CenterPoint Integrated Solutions, on behalf of CarMax AutoSuperstores, Inc., was complete through the city’s review process; and
2. Proper notice was provided in accordance with Section 10-9-3.5 and Table 10-9-3.9.1 of the Unified Land Use Code; and
3. The proposed conditional use meets the decision criteria as listed within Section 10-9-5.1(C) of the Unified Land Use Code, subject to the following conditions:
 - a. Approval by City Council of the rezoning of the eastern portion of the subject property from Neighborhood Commercial to Corridor Mixed; and
 - b. Prohibition of any outdoor display ramps.

Section 2. This resolution constitutes the written findings and decision of the City of Littleton’s Planning Commission.

Section 3. On the basis of the above, the planning commission conditionally approves the Conditional Use Permit for *Vehicle Sales, Rental and Leasing* at 5850 S. Broadway, subject to the following conditions:

- a. Approval by City Council of the rezoning of the eastern portion of the subject property from Neighborhood Commercial to Corridor Mixed; and

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- b. Adequate posting placed on the site, limiting the proposed use to customer and employee parking; and
- c. Prohibition of any outdoor display ramps.

Section 4. Severability. If any part, section, subsection, sentence, clause or phrase of this resolution for any reason is held to be invalid, such invalidity shall not impact the validity of the remaining sections of this resolution. The planning commission hereby declares that it would have passed this resolution, including each part, section, subsection, sentence, clause or phrase hereof, irrespective of the fact that one or more parts, sections, subsections, sentences, clauses, or phrases may be declared invalid.

Section 5. Repealer. All resolutions, or parts thereof, in conflict with this resolution are hereby repealed, provided that this repealer shall not repeal the repealer clauses of such resolutions nor revive any resolution thereby.

INTRODUCED, READ AND ADOPTED at a regularly scheduled meeting of the Planning Commission of the City of Littleton, Colorado, on the 27th day of October 2025, at 6:30 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado.

ATTEST:

Wendy Shea-Tamag
DEPUTY CITY CLERK

Jason Reynolds
CHAIR

APPROVED AS TO FORM:

Atasi Titlow
SR. ASSISTANT CITY ATTORNEY



EXHIBIT A
LEGAL DESCRIPTION

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100 LOT 1, CARMAX SUBDIVISION, RECORDED AT RECEPTION NO. D2015397 IN THE OFFICIAL
101 RECORDS OF THE ARAPAHOE COUNTY, COLORADO CLERK AND RECORDER'S OFFICE,
102 SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15,
103 TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF
104 LITTLETON, SAID COUNTY AND STATE.

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106 CONTAINING AN AREA OF 9.511 ACRES, (414,313 SQUARE FEET), MORE OR LESS.

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