1	CITY OF LITTLETON, COLORADO
2 3	PC Resolution No. 9
4 5	Series, 2025
6 7 8 9 10	A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LITTLETON, COLORADO, CONDITIONALLY APPROVING AN APPLICATION FOR THE EXPANDED CONDITIONAL USE FOR <i>VEHICLE SALES, RENTALS, AND LEASING</i> AT 5850 S. BROADWAY
11 12 13 14	<b>WHEREAS</b> , the Littleton City Code, Section 10-9-5.1, authorizes the Littleton Planning Commission to review and approve Conditional Use applications; and
15 16 17 18	<b>WHEREAS</b> , 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
20 21 22 23	<b>WHEREAS</b> , 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.
24 25 26	NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LITTLETON, COLORADO, THAT:
27 28	<b>Section 1.</b> Following the hearing and based on the evidence presented at the hearing, the Commission finds in fact:
29 30 31	<ol> <li>The application submitted by CenterPoint Integrated Solutions, on behalf of CarMax AutoSuperstores, Inc., was complete through the city's review process; and</li> </ol>
32 33 34 35	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
36 37 38	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:
39 40 41 42	<ul><li>a. Approval by City Council of the rezoning of the eastern portion of the subject property from Neighborhood Commercial to Corridor Mixed; and</li><li>b. Prohibition of any outdoor display ramps.</li></ul>
43 44 45	<b>Section 2.</b> This resolution constitutes the written findings and decision of the City of Littleton's Planning Commission.
46 47 48	<b>Section 3</b> . On the basis of the above, the planning commission conditionally approves the Conditional Use Permit for <i>Vehicle Sales, Rental and Leasing</i> at 5850 S. Broadway, subject to the following conditions:
49 50	a. Approval by City Council of the rezoning of the eastern portion of the subject property from Neighborhood Commercial to Corridor Mixed; and

PC Resolution No. 9 Series 2025 Page 2 of 3 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 27<sup>th</sup> day of October 2025, at 6:30 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado. ATTEST: Wendy Shea-Tamag Jason Reynolds DEPUTY CITY CLERK **CHAIR** APPROVED AS TO FORM: Atasi Titlow SR. ASSISTANT CITY ATTORNEY

PC Resolution No. 9 Series 2025 Page 3 of 3

## **EXHIBIT A LEGAL DESCRIPTION**

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

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