

1 CITY OF LITTLETON, COLORADO

2  
3 PC Resolution No. 10

4  
5 Series, 2024

6  
7 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
8 LITTLETON, COLORADO, CONDITIONALLY APPROVING A  
9 CONCEPTUAL MASTER PLAN FOR THE VRP: DRY CREEK CIRCLE  
10 MULTIFAMILY DEVELOPMENT

11  
12 WHEREAS, Title 10, Chapter 9, Section 10-9-5.7 of the Littleton City Code  
13 authorizes planning commission approval of conceptual master development plan (“MDP  
14 (Conceptual)”) which illustrates the nature and character of development within the parameters of  
15 a property’s underlying zoning district; and

16  
17 WHEREAS, Vista Residential Partners (the “Applicant”) applied for a conceptual  
18 master development plan on the property, more fully and legally described on Exhibit “A,” (the  
19 “Property”), which is attached hereto and fully incorporated by this reference; and

20  
21 WHEREAS, the Property is zoned Corridor Mixed (CM) and Corridor Mixed  
22 (CM)/Planned Overlay District (PL-O); and

23  
24 WHEREAS, the planning commission of the City of Littleton, Colorado  
25 conducted a public hearing on November 11, 2024, to consider the VRP: Dry Creek Circle  
26 Conceptual MDP Plan, more specifically described in Exhibit “B” (the “Plan”), attached hereto  
27 and incorporated fully by this reference.

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29 NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING  
30 COMMISSION OF THE CITY OF LITTLETON, COLORADO, THAT:

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

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35 1. The application submitted by Vista Residential Partners was found to be  
36 complete through the City’s review process; and

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38 2. Proper notice was provided according to Section 10-9-3.5 and Table 10-9-  
39 3.9.1 of the Unified Land Use Code; and

40  
41  
42 3. The design of the buildings, hardscape, and landscape areas help to establish  
43 functionality, visual interest, aesthetic appeal, and a unique identity for the  
44 development including human-scale amenities, integration of civic spaces for  
45 public interaction, and protection from the environmental elements; and  
46

47 4. The Plan demonstrates compliance with the applicable underlying zoning  
48 district and design principles; and  
49

50 5. The Plan provides sufficient detail for a conceptual Master Development  
51 Plan in conformance with all applicable building, site, and other standards of the  
52 Littleton City Code, subject to the amendment to the Future Land Use and  
53 Character Map approval by the City of Littleton Council.  
54

55 6. The Plan, represented in Exhibit “B,” is laid out in an efficient manner  
56 relative to its context and location (natural and built environments) and is designed  
57 to achieve the aims of a compact, highly walkable environment; and conforms to  
58 the Suburban Residential use in the Comprehensive Plan and meets the decision  
59 criteria within Unified Land Use Code section 10-9-5.7, subject to the following  
60 conditions:  
61

62 a. Approval by the City Council of the City of Littleton of the Proposed  
63 Amendment to the Future Land Use and Character Map from Suburban  
64 Commercial to Suburban Residential for the Property.  
65

66 **Section 2.** This Resolution constitutes the written findings and decision of the  
67 City of Littleton’s Planning Commission.  
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69 **Section 3.** The Planning Commission conditionally approves the conceptual  
70 Master Development Plan, in substantially the same form attached hereto as Exhibit B, based on  
71 the determination that the applicable review criteria set forth in Section 10-9-5.7 of the Littleton  
72 City Code have been satisfied, subject to approval by City Council of the amendment to the Future  
73 Land Use and Character Map.  
74

75 **Section 4.** Expiration. In accordance with the Littleton City Code, approval of  
76 Exhibit B shall expire on December 3, 2026, unless the approval is extended in accordance with  
77 Littleton City Code provisions for Expired Approvals and Extensions.  
78

79 INTRODUCED, READ, AND ADOPTED at a regularly scheduled meeting of the  
80 Planning Commission of the City of Littleton, Colorado, on the 11<sup>th</sup> day of November 2024, at  
81 6:30 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado. Effective on the  
82 3<sup>rd</sup> day of December 2024, following Littleton City Council approval of the amendment to the  
83 Future Land Use and Character Map of the Littleton Comprehensive Plan.

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86 ATTEST:

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Colleen L. Norton

90 CITY CLERK

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94 APPROVED AS TO FORM:

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97 \_\_\_\_\_  
Reid Betzing

98 CITY ATTORNEY

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Jason Reynolds

CHAIR

