

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36

CITY OF LITTLETON, COLORADO

Resolution No. 8

Series, 2026

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LITTLETON, COLORADO, RECOMMENDING APPROVAL OF AN AMENDMENT TO THE OFFICIAL ZONING MAP OF THE CITY'S COMPREHENSIVE PLAN FOR THE TRAILMARK SUBDIVISION AT W. TRAILMARK PKWY. AND S. WADSWORTH BLVD. FROM CORRIDOR-MIXED/PLANNED DEVELOPMENT-OVERLAY (CM/PL-O) TO SMALL LOT RESIDENTIAL (SLR).

WHEREAS the City of Littleton adopted the most recent update to the Official Zoning Map in October 2021, and previously updated the Future Land Use and Character Map within the City's Comprehensive Plan on October 15, 2019; and

WHEREAS Section 10-9-4.1 of the Littleton City Code authorizes planning commission to make recommendations to the Littleton City Council regarding amendments to the Zoning Map;

WHEREAS on August 12, 2025, Redland Development, on behalf of Shea Homes Limited Partnership, the owner of the vacant parcel, as described in Exhibit "A," at W. Trailmark Pkwy. And S. Wadsworth Blvd. (the "Property"), made an application for an amendment to the Zoning Map under the provisions of the Littleton City Code; and

WHEREAS the Property is currently categorized as Corridor-Mixed/Planned Development-Overlay (CM/PL-O) on the Zoning Map, as shown on Exhibit "B," attached hereto and fully incorporated herein by this reference; and

WHEREAS on April 27, 2026, the planning commission of the City of Littleton conducted a public hearing to consider the application for an amendment to the Zoning Map and recategorize the Property to Small Lot Residential (SLR) zoning.

37 **NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING**
38 **COMMISSION OF THE CITY OF LITTLETON, COLORADO, THAT:**
39

40 **Section 1.** Following the hearing and based on the evidence presented at the hearing,
41 the Planning Commission finds in fact:
42

- 43 1. The application submitted by Redland Development, on behalf of Shea Homes
44 Limited Partnership, was found to be complete through the City’s review
45 process.
- 46 2. Proper notice was provided according to Section 10-9-3.5 and Table 10-9-3.9.1
47 of the Littleton City Code.
- 48 3. The proposed amendment to the Zoning Map from Corridor-Mixed/Planned
49 Development-Overlay (CM/PL-O) to Small Lot Residential (SLR), as shown
50 in Exhibit B, meets the decision criteria within Section 10-9-4.1 of the Unified
51 Land Use Code and all other applicable Littleton City Code requirements.
- 52 4. The proposed amendment to the Zoning Map supports the goals of the City’s
53 Comprehensive Plan.
54

55 **Section 2.** This Resolution constitutes the written findings and decision of the City of
56 Littleton’s Planning Commission.
57

58 **Section 3.** On the basis of the above, the planning commission hereby recommends
59 approval to City Council of the following proposed amendment to the Zoning Map of the City’s
60 Comprehensive Plan: amending the zoning of the vacant parcel described on Exhibit “A” at W.
61 Trailmark Pkwy. And S. Wadsworth Blvd. from Corridor-Mixed/Planned Development-Overlay
62 (CM/PL-O) to Small Lot Residential (SLR).

- 63 a) Amended to add a condition that fiscal analysis be completed before the item
64 goes to council.
- 65 b)

66 INTRODUCED, READ AND RECOMMENDED at a regularly scheduled meeting
67 of the Planning Commission of the City of Littleton, Colorado, on the 27th day of April 2026, at
68 6:30 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado.

69 ATTEST:

70
71 _____
72 Wendy Shea-Tamag
73 DEPUTY CITY CLERK

70
71 _____
72 Patrick Santana
73 CHAIR

74
75 APPROVED AS TO FORM:

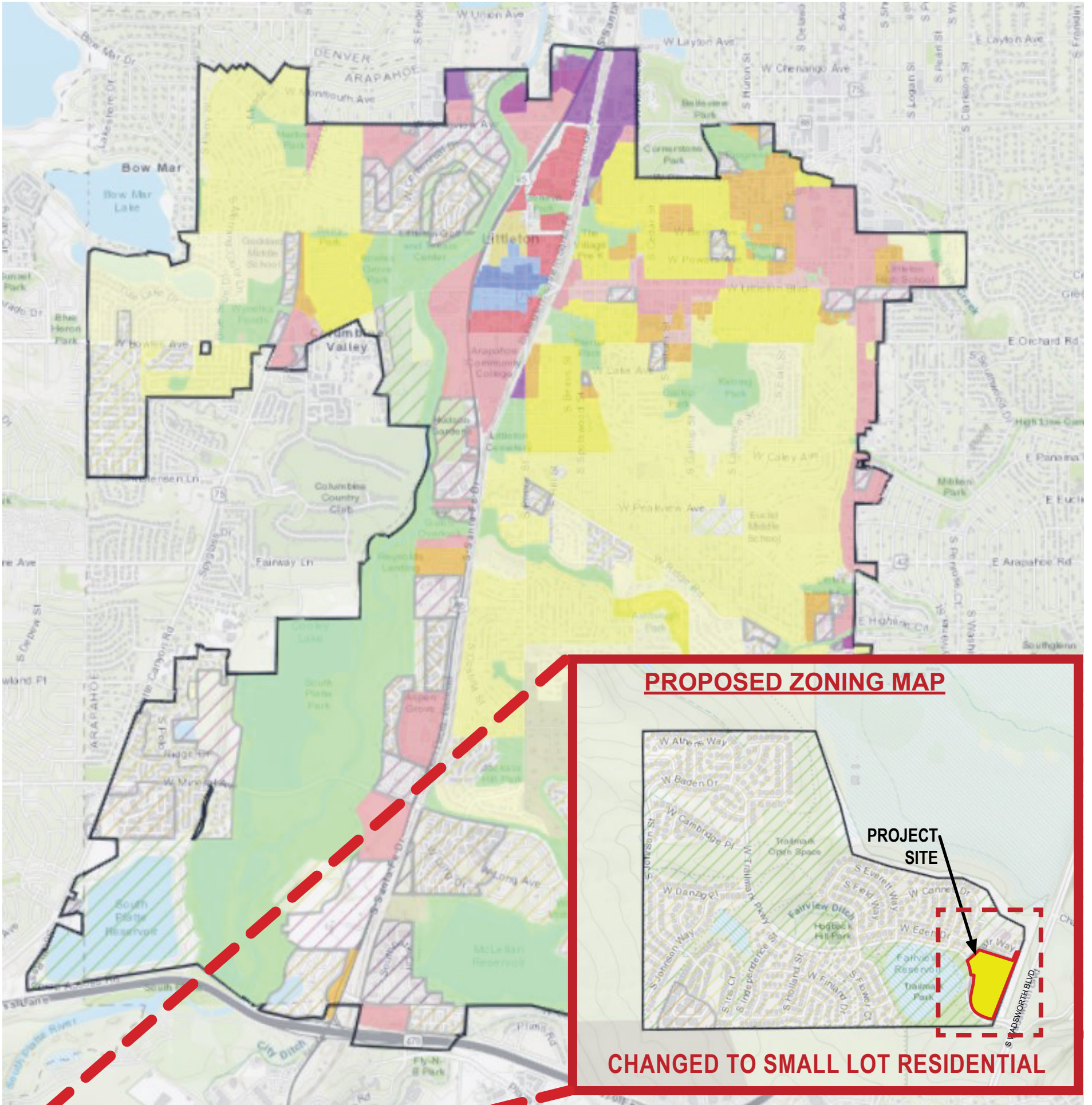
76
77 _____
78 Atasi Titlow
79 SR. ASSISTANT CITY ATTORNEY



Trailmark
LEGAL DESCRIPTION

LOT 10, BLOCK 1, CHATFIELD GREEN SUBDIVISION FILING NO. 5, BEING LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LITTLETON, COUNTY OF JEFFERSON, STATE OF COLORADO, CONTAINING AN AREA OF 7.68 ACRES, MORE OR LESS.

TRAILMARK - PARCEL 69-104-10-011



Legend

- | | | |
|--|---|--|
| Acreage Residential | Downtown Transition Area | Neighborhood Commercial/Planned Overlay District |
| Acreage Residential/Planned Overlay District | Industrial Park | Open Space |
| Business Center | Industrial Park/Planned Overlay District | Open Space/Planned Overlay District |
| Business Center/Planned Overlay District | Large Lot Residential | Small Lot Residential |
| Corridor Mixed | Large Lot Residential/Planned Overlay District | Small Lot Residential/Planned Overlay District |
| Corridor Mixed/Planned Overlay District | Multi-Family Residential | City Limits |
| Downtown Main St | Multi-Family Residential/Planned Overlay District | |
| Downtown Mixed-Use | Medium Lot Residential | |
| Planned Overlay | Medium Lot Residential/Planned Overlay District | |
| Downtown Neighborhood Residential | Neighborhood Commercial | |

PREPARED FOR:



REZONING MAP



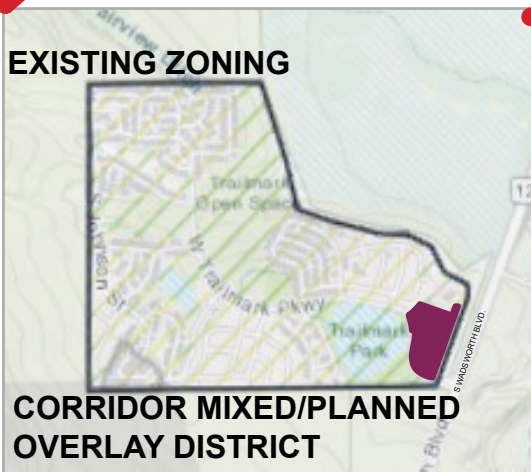
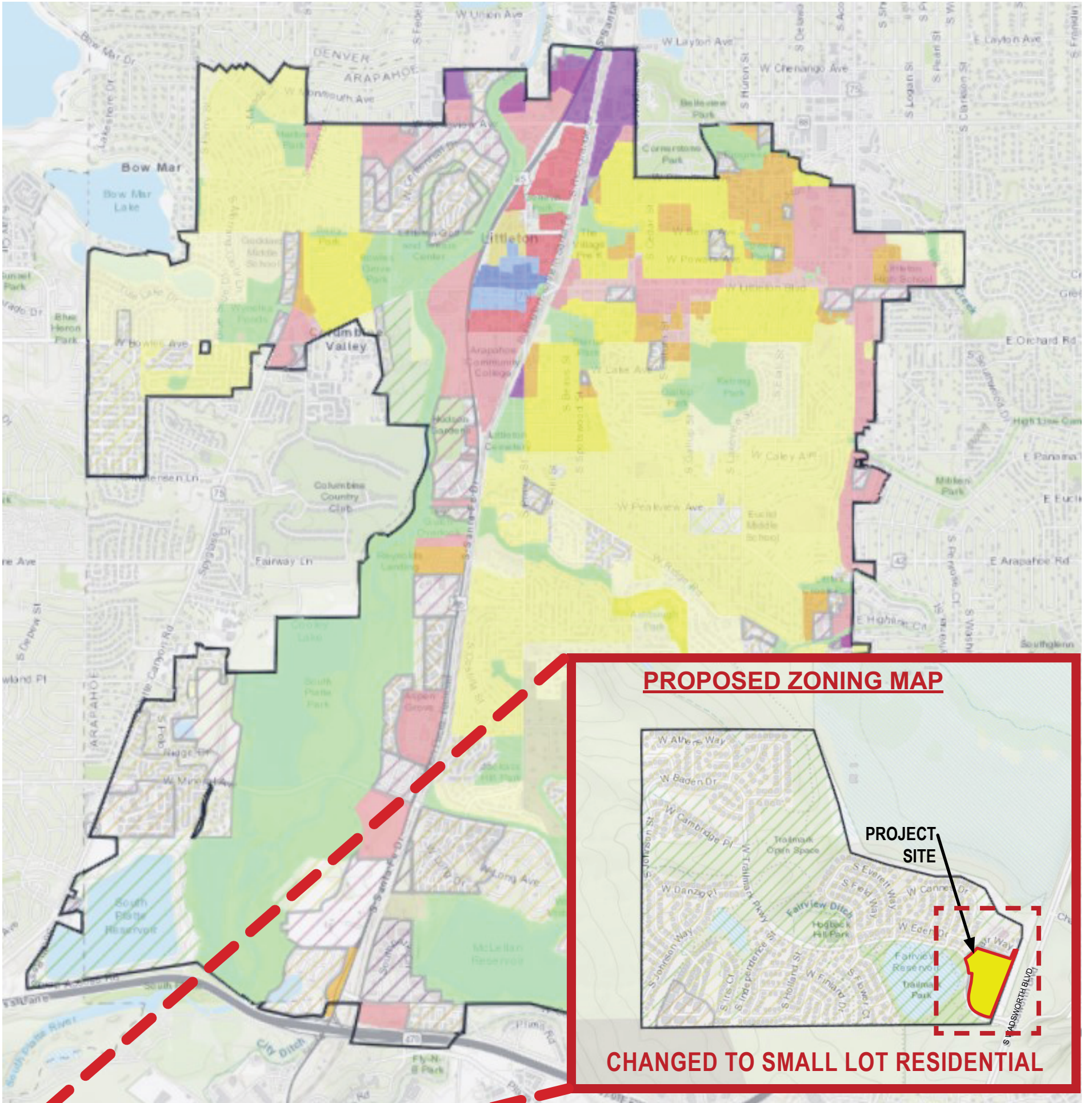
NORTH

NOT TO SCALE

Trailmark
LEGAL DESCRIPTION

LOT 10, BLOCK 1, CHATFIELD GREEN SUBDIVISION FILING NO. 5, BEING LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LITTLETON, COUNTY OF JEFFERSON, STATE OF COLORADO, CONTAINING AN AREA OF 7.68 ACRES, MORE OR LESS.

TRAILMARK - PARCEL 69-104-10-011



Legend

- | | | |
|--|---|--|
| Acreage Residential | Downtown Transition Area | Neighborhood Commercial/Planned Overlay District |
| Acreage Residential/Planned Overlay District | Industrial Park | Open Space |
| Business Center | Industrial Park/Planned Overlay District | Open Space/Planned Overlay District |
| Business Center/Planned Overlay District | Large Lot Residential | Small Lot Residential |
| Corridor Mixed | Large Lot Residential/Planned Overlay District | Small Lot Residential/Planned Overlay District |
| Corridor Mixed/Planned Overlay District | Multi-Family Residential | City Limits |
| Downtown Main St | Multi-Family Residential/Planned Overlay District | |
| Downtown Mixed-Use | Medium Lot Residential | |
| Planned Overlay | Medium Lot Residential/Planned Overlay District | |
| Downtown Neighborhood Residential | Neighborhood Commercial | |

PREPARED FOR:



REZONING MAP



NORTH

NOT TO SCALE