

Cory Palmeiro – [REDACTED]

December 11<sup>th</sup>, 2024

Attn: Mayor Kyle Schlachter  
City of Littleton  
2255 W. Berry Avenue  
Littleton, CO 80120

**Re: Zoning Amendment Concerns**

Mayor Schlachter,

My name is Cory Palmeiro, and I reside at [REDACTED]. I moved to Littleton with my wife and two teenage sons in June of 2023. Prior to that we resided in Denver Proper. We are so happy with the decision to move here and have come to love Littleton with everything it has to offer.

I heard about the resent zoning amendments coming up for city council approval and wanted to voice some concerns and suggestions. This letter is not to complain but more to inform how the proposed changes will affect my neighborhood at Front Range Rd and others like it.

First though, a little about myself. I am a developer and builder of multi-family residential units who moved to Colorado in 2003. Over my 20-year career here I have been involved in constructing over 1.5 billion dollars of placed assets representing 10,000+ units in and around the Denver Metro. I also developed and built numerous row home communities, duplexes, quads, etc., in multiple Denver neighborhoods throughout the years. Simply put, I have ample experience with the types of development the city proposed zoning changes will impact.

I agree with the goal of providing more middle-income housing opportunities for Littleton by lowering its zoning restrictions and giving developers / homeowners more options on what can be done with lots. The blanket changes being proposed though give me pause and concern. I assume the city has made the proposed changes broad and “all encompassing” because they cannot show favoritism to certain neighborhoods. I get that certain neighborhoods like mine cannot get waived because homes may be of higher value, or the residents do not agree with how the changes might affect them. The city is missing a key point though and that is of “functionality” to certain neighborhoods. Littleton has a few unique pocket communities that simply function differently than the norm and Front Range RD is one of those.

Front Range Road is made up of 54 LLR and ACR single family homes. (See attached Map) We have one artery road into and out of our community. This provides the luxury of children free to ride bikes or people walking dogs without consistent car traffic. Our community is going through a transition of older couples selling their homes to younger families moving in so typically they always have 2 to 3 homes in a state of sale. The blanket changes proposed to LLR and ACR lots will enable developers like me to scrape existing single-family homes and maximize the lots with up to four new residences. This overtime will increase our community by 400% with the only consistent variable being anyone entering or exiting the community only has one road to do so. This **WILL** create a negative impact on our quality of living here and end what makes our community special.

I heard many council members say “this will take time” “the effects will be gradual” “It cost too much to scrape” etc. They are wrong. This **WILL** start happening immediately. To prove my point, I took a ACR Lot located at 600 Front Range Rd valued at \$1,500,000 (see attached blow up). It is a 1.98 ACRE lot. I created a proforma (also attached) of what I or a person in my profession would do with this lot given the

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opportunity. As you can see, in the range of 1.5-1.8 million it's still quite profitable to scrape one of these big lot homes and put up 4 attached smaller luxury homes. Especially with all the folks wanting to move out of Denver.

We have like 3 or 4 lots at Front Range ready to get bought up by developers like me and I promise at these price points it will happen should this amendment be passed as its proposed. This would work fine in neighborhoods having multiple access points from major streets but its not right to take the neighborhoods that were originally designed for a set amount of people that have only one entrance point. Our neighborhood was not designed to "function" with four times the people currently living in it.

I ask that you exclude neighborhoods that include twenty or more Lots with only a single access point from these proposed zoning amendments by creating a new residential zoning category specifically for Lots under this condition.

Please let me know if you have any questions or want to discuss this further. I plan to be present at the January 7<sup>th</sup> hearing. Thank you for all the challenging work you put into our great city!

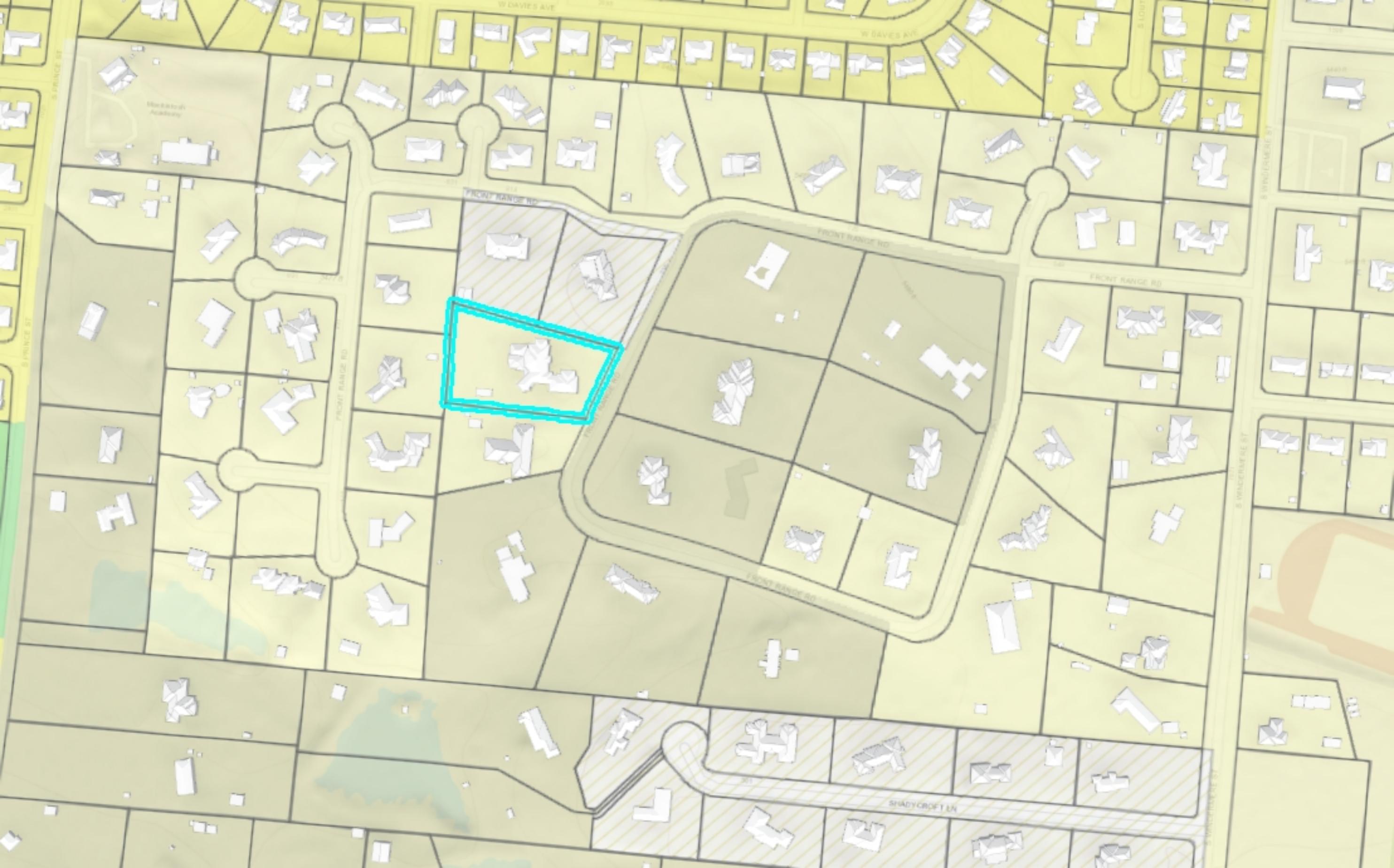
Sincerely,

Cory Palmeiro

[Redacted signature block]

[Redacted signature block]

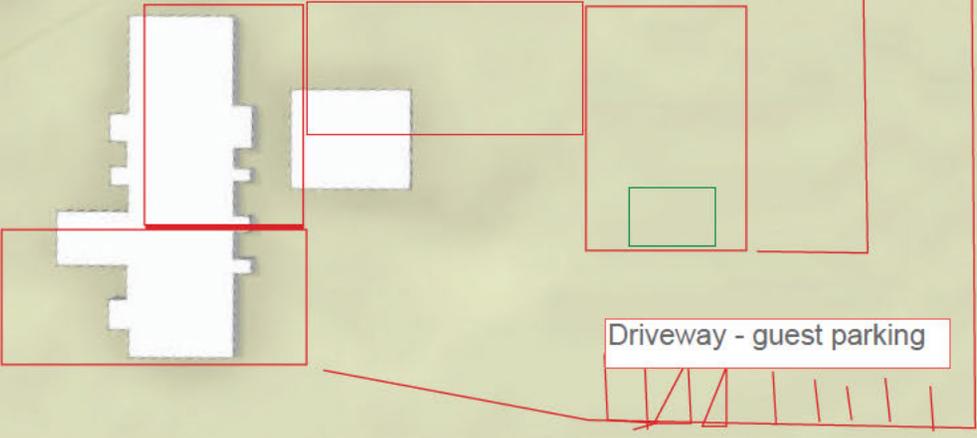
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FRONT RANGE RD



Four connected homes 3 stories ave 3200 SF 3 bedroom, dbl garage.



Driveway - guest parking

FRONT W



4 attached 3200 SF homes

Total SF 12800  
NO of Units 4

INVESTMENT	Per SF	Per Unit	Total
1. Soft Cost	\$15	\$48,000	\$192,000
2. Hard Cost	\$250	\$800,000	\$3,200,000
3. Marketing Cost	\$1	\$3,200	\$12,800
4. Construction Loan Cost	\$10	\$32,000	\$128,000
5. Land Cost	\$118	\$377,600	\$1,510,400
6. Holding Cost After Completion	\$3	\$9,600	\$38,400
7. Closing Costs Units	\$4	\$12,800	\$51,200
8. Misc. Contingency	\$5	\$16,000	\$64,000
9. Interest Carry Cost	\$8	\$25,600	\$102,400
Total Cost of Project	\$414	\$1,324,800	\$5,299,200
<b>Total Cost of Project (Minus Closing Costs Paid at Table)</b>	<b>\$410</b>	<b>\$1,312,000</b>	<b>\$5,248,000</b>

Sales Pro Forma Summary	
Total Sales \$500 per SF of Home	\$6,400,000
Less: Cost of Project	\$5,299,200
<b>Gross Profit</b>	<b>\$1,100,800</b>
<b>Gross Profit Margin</b>	<b>20.77%</b>
<b>Gross Profit Per Unit</b>	<b>\$275,200</b>

## Colleen Norton

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**From:** Jennifer Schmidt [REDACTED]  
**Sent:** Monday, December 16, 2024 12:31 PM  
**To:** Colleen Norton  
**Subject:** comments for Council 12/17/24 meeting

**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 City Council,

Thank you for listening to our comments and concerns. When my husband and I purchased our home in Littleton 10 years ago we were moving from the City of Denver where we were in a re-zoning battle with the City council. We called the city and talked to the neighbors about how responsive City Council in Littleton is to their constituents because we felt so unheard in our last home. We studied the zoning thoroughly and determined that, the City of Littleton and the large lot on Shadycroft Drive would be a great investment, despite the stretch on our budget.

However, we are concerned about the upcoming rezoning to the City of Littleton. We do not want to see multi-family units (town-homes or quad-plexes) in our old farmland street. We invested in this community for the serenity and the farm-like feel of the street. It was an intentional investment and we would like the zoning of our particular area to be intentional as well. We do not want to be lumped in with the rest of the city in a sweeping re-zoning. We have been carved out from the start and have had different criteria for our street than the rest of the city for years (not repaving, no city lights, farm animals allowed, etc). Our zoning is currently different and we hope that when looking at the maps you consider our differences and bring our residents in to allow us to help guide SMART growth in this area rather than a sweeping city-wide rezoning.

Thank you-

Jennifer Schmidt  
[REDACTED]

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## Colleen Norton

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**From:** Amanda Lordan [REDACTED]  
**Sent:** Monday, December 16, 2024 4:33 PM  
**To:** Colleen Norton  
**Subject:** Zoning Feedback - 12/17 meeting

**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 I just wanted to take a quick moment to submit my feedback regarding the issue of rezoning in the city of Littleton to allow for multiplex units etc in single family zoning areas (LLR/ACR etc). This is being discussed at the meeting tomorrow and I was told the emails are considered as if I was able to attend in person.

I am very concerned about the proposed change in zoning - I don't think it would be a good change for the city. We have purchased properties and have specific neighborhood feels we enjoy in part due to zoning protections. "Upzoning" eliminates decades of methodical city planning and introduces a whole host of problem and impacts for existing neighborhoods. It also makes larger lots especially much more risky for average Littleton home owners (vs developers who don't value the community feel as much) to purchase when there is the possibility that large housing complexes can be right next door with no ability to prevent them. At minimum I believe the city should have a much longer period of study with more evidence of where exactly changes would be seen and what they might look like on a larger scale, ideally with maps of impacted areas across the city.

My requests in order would be 1) don't do anything, our city neighborhoods are great! Failing that 2) focus on working thru logistics to allow a single detached ADU on a wider range of properties. This would offer greater zoning protections while still giving an opportunity for additional housing on lots not necessarily geared over single family (a single ADU has much less of an impact then a quad plex). I'd also suggest 3) reworking commercial properties to be more mixed use if more quad plexes or townhomes are desired.

I believe this council has a duty to both grow and protect our city - changing the zoning in the manner currently proposed does not balance a controlled growth plan while maintaining and protecting our existing neighborhoods. For this reason I am very opposed to the changes being discussed.

Thank you for your consideration,  
Amanda Lordan

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## Colleen Norton

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**From:** Erin Roethlisberger [REDACTED]  
**Sent:** Tuesday, December 17, 2024 11:48 AM  
**To:** Colleen Norton  
**Subject:** in favor of the proposed up 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.

Dear Mayor Schlachter and Members of City Council,

As a Littleton resident and member of the planning council, I have spent extensive time reviewing these zoning changes and want to state that I am unequivocally in favor of adopting them.

I hear fears of greedy developers buying up and scraping every house to build a 4-plex, with some (questionable\*) math to suggest how profitable this would be even on a \$1.5M lot; but the \$1.5M cost comes from a property (500 Rangeview Dr.) that was bought and scraped to build a **new SFH**. Given that individuals are already paying these prices, why the fear that only developers would be buying these in the future? And you don't have to be nefarious property developer to realize that the profit margin on the conversion of a \$1.5M property for 4 townhomes is going to be less than a comparable conversion on an \$800k lot, an alternative likely to be preferable to buyers as well, as large lots will come with more maintenance and higher property taxes in the long run.

I've read complaints that the desire to increase inventory is because Councilmember Peters is a realtor, but I read with some amusement these charges were leveled by folks whose emails imply a company affiliation with oil and gas. Preventing upzoning pushes developments further and further out, encouraging a car-dependent society and increasing transportation costs for communities and individuals – probably a great thing if you've got stock in oil and gas companies though!

'But what about my property values?!' High property values only benefit when selling, and most of us are looking for a place to **live**, not to sell. Lower property values means lower property taxes – or at least a slower rate of increase with a broader tax base. I'd love additional residents to help fund our schools and first responders, and the maintenance and care of our city. People can buy these units rather than rent, meaning they'll be people who are invested in Littleton and it's quality of life.

There won't be radical, sweeping changes, because again, most of us are looking for places to live, not to flip. Redevelopment of properties is naturally limited by the number of sellers, and the market competition for the property (the demand for single-unit houses is not going to disappear!). In a comprehensive study on the effect of zoning reforms like those being proposed here, a 0.8% increase in housing supply was observed in 3 to 9 years following passage; albeit a seemingly minor increase, positive impacts were seen across the affordability spectrum (1). I cannot bring myself to believe that a 0.8% increase in housing supply, in a city that already has duplexes, triplexes, quad-plexes and townhomes in existence, is going to somehow destroy the "character" of Littleton.

Relaxing these zoning regulations will mean change. But it also means young professionals can establish themselves and their families in Littleton, seniors can downsize and stay in the city they love, and people who already work in Littleton don't need to spend hours commuting back and forth to reach an affordable home. It means allowing Littleton to evolve the way it did in the past, without the onerous zoning regulations enacted in the 1970s.

Do not let the most affluent residents of Littleton deny housing for others. Everyone starts their climb somewhere, but only a few try to pull the ladder up after themselves.

Sincerely,

Erin Roethlisberger



\*If you know of a builder who can offer \$410/sqft for a new build, please put me in touch with them. My own research in planning for a remodel and extension puts costs at \$550/sqft for new construction, so I expect this lower figure is only applicable to the large scale apartment complexes that are **\*not\*** included in this zoning change.

(1) <https://www.urban.org/research/publication/land-use-reforms-and-housing-costs>

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## 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

**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.

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