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CITY OF LITTLETON, COLORADO

PC Resolution No. 09

Series, 2024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LITTLETON, COLORADO, RECOMMENDING APPROVAL OF AN AMENDMENT TO THE FUTURE LAND USE AND CHARACTER MAP OF THE CITY'S COMPREHENSIVE PLAN FOR VRP: DRY CREEK CIRCLE AT 16 W. DRY CREEK CIRCLE FROM SUBURBAN COMMERCIAL TO SUBURBAN RESIDENTIAL MULTI-FAMILY

WHEREAS, the City of Littleton adopted the Future Land Use and Character Map of the City's Comprehensive Plan on October 15, 2019, which provides an outlook of the future use of land and character of specific areas within the community; and

WHEREAS, Vista Residential Partners (the "Applicant") applied for an amendment to the City of Littleton's Future Land Use Character Map for the property, more fully and legally described on Exhibit "A," (the "Property"), which is attached hereto and fully incorporated by this reference; and

WHEREAS, Section 10-9-4.5.D of the Littleton City Code authorizes the Planning Commission to make recommendations to the Littleton City Council regarding amendments to the Future Land Use and Character Map.

WHEREAS, on May 23, 2024, Vista Residential Partners, with the consent from landowners Del Ponte (2077-27-3-00-005) and Tucker (2077-27-3-14-021), made application for an amendment to the Future Land Use and Character Map under the provisions of the Littleton City Code; and

WHEREAS, the Property is currently categorized as Suburban Commercial within the Future Land Use and Character Map, with an intent to amend the designation to Suburban Residential Multi-Family, as shown on Exhibit "B," attached hereto and fully incorporated herein by this reference;

WHEREAS, the Planning Commission of the City of Littleton, Colorado conducted a public hearing on November 11, 2024, to consider the VRP: Dry Creek Circle Conceptual MDP Plan, more specifically described in Exhibit "B," attached hereto and incorporated fully by this reference.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION 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:

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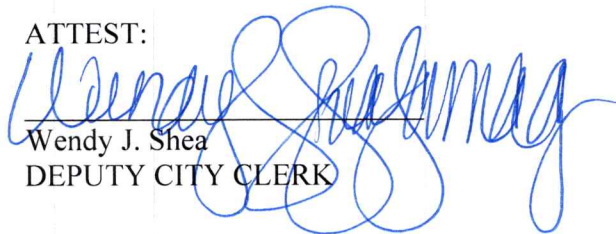
1. The application submitted by Vista Residential Partners was found to be complete through the City’s review process; and
2. Proper notice was provided according to Section 10-9-3.5 and Table 10-9-3.9.1 of the Unified Land Use Code; and
3. The proposed amendment to the Future Land Use and Character Map, as depicted in Exhibit “B,” meets the decision criteria within Section 10-9-4.5 of the Unified Land Use Code and all other applicable Littleton City Code requirements; and
4. The proposed amendment to the Future Land Use and Character Map, as shown in Exhibit B, supports the goals of the City’s Comprehensive Plan; and
5. The amended Future Land Use and Character Map will allow for the development of the site with the underlying CM zoning, recognizing its highest and best use and the economic potential with the changing conditions in the community.

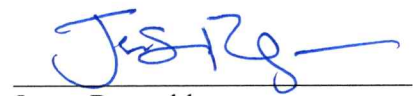
Section 2. This Resolution constitutes the written findings and decision of the City of Littleton’s Planning Commission.

Section 3. On the basis of the above, the Planning Commission hereby recommends approval to City Council of the following proposed amendment to the Future Land Use and Character Map of the City’s Comprehensive Plan: adoption of the amendment to the City’s Comprehensive Plan, amending the future land use of 16 W. Dry Creek Circle to Suburban Residential Multi-Family, as shown in Exhibit B.

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

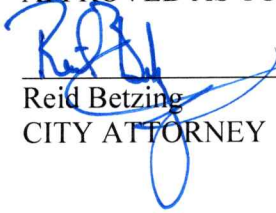
ATTEST:


Wendy J. Shea
DEPUTY CITY CLERK


Jason Reynolds
CHAIR

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APPROVED AS TO FORM:



Reid Betzing
CITY ATTORNEY

