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CITY OF LITTLETON, COLORADO

Resolution No. 05

Series, 2022

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
LITTLETON, COLORADO, APPROVING THE RIVERPARK MASTER
DEVELOPMENT PLAN**

WHEREAS, Evergreen-Mineral & Santa Fe, LLC is the owner of real property (“Property”) described in Exhibit A, which is attached hereto and fully incorporated herein by this reference; and

WHEREAS, Evergreen-Mineral & Santa Fe, LLC made a complete application for a conceptual master development plan according to the provisions of the Littleton City Code; and

WHEREAS, the RiverPark conceptual master development plan (“Plan”) for the Property is attached hereto as Exhibit B and is fully incorporated herein by this reference; and

WHEREAS, the Littleton City Code grants authority to the planning commission to approve, approve with conditions or deny a conceptual master development plan; and

WHEREAS, the planning commission held a public hearing on September 26, 2022 to consider the application; and

WHEREAS, the planning commission finds in fact that the Plan is laid out in an efficient manner relative to its context and location and is designed to achieve the aims of a compact, highly walkable environment; and

WHEREAS, the planning commission finds in fact that the Plan shows a design of buildings, circulation, hardscape and landscape areas that help to establish functionality, visual interest, aesthetic appeal, and a unique identity for the development including human-scale amenities, integration of civic spaces for public interaction, and protection from the environmental elements; and

WHEREAS, the planning commission finds in fact that the Plan demonstrates compliance with the Commercial Mixed zoning district and design principles.

41 **NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING**
42 **COMMISSION OF THE CITY OF LITTLETON, COLORADO, THAT:**

43
44 **Section 1.** Approval. The Plan as shown in Exhibit B is hereby approved and
45 in full force and effect on the Property described in Exhibit A with the following conditions:

46
47 **1.1** In the development data on sheet four, the density of mixed
48 use development shall be corrected from 85 DU/Acre Max with Sustainability
49 increases to 60 DU/Acre Max with Sustainability increases; and

50
51 **1.2** In the development data on sheet four, the density of
52 residential development shall be corrected from 75 DU/Acre Max with
53 Sustainability increases to 62 DU/Acre Max with Sustainability increases.

54
55 **Section 2.** Execution. The planning commission authorizes the full execution
56 and signature of the Plan as shown in Exhibit B, after corrections are completed as specified in
57 Section 1.

58
59 **Section 3.** Expiration. Approval of the Plan expires two years after the date of
60 approval of this resolution unless either a complete application for a site plan is submitted, pending,
61 or approved upon the expiration date, or an extension is granted in accordance with applicable
62 provisions of the Littleton City Code.

63
64 INTRODUCED, READ AND ADOPTED at a regularly scheduled meeting of the
65 Planning Commission of the City of Littleton, Colorado, on the 26th day of September 2022, at
66 6:30 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado.

67 ATTEST:

68
69 _____
70 Wendy Shea-Tamag
71 DEPUTY CITY CLERK

Craig Coronato
CHAIR

72
73 APPROVED AS TO FORM:

74
75 _____
76 Ashley Augustin
77 DEPUTY CITY ATTORNEY

