



City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Meeting Minutes

Planning Commission

Monday, June 25, 2018

6:30 PM

Council Chamber

Regular Meeting & Study Session

1. Roll Call

Also Present: Denise Ciernia, Recording Secretary; Jocelyn Mills, Community Development Director; and Steve Kemp, City Attorney

Present 7 - Commissioner Bolt, Vice Chair Stahlman, Commissioner Reynolds, Commissioner Bridenbaugh, Commissioner Swartzbacker, Chairman Rudnicki, and Commissioner Miller

Also Present 2 - Commissioner Coronato, and Commissioner Almond

2. Approval of Agenda

3. Minutes to be Approved

- a. [ID# 18-218](#) Certification of the June 11, 2018 Regular Meeting Minutes

Attachments: [PC Minutes 061118](#)

A motion was made by Commissioner Swartzbacker, seconded by Commissioner Stahlman, that the minutes from June 11, 2018 be approved. The motion carried 6-0.

Aye: 6 - Commissioner Bolt, Vice Chair Stahlman, Commissioner Reynolds, Commissioner Bridenbaugh, Commissioner Swartzbacker and Chairman Rudnicki

Abstain: 1 - Commissioner Miller

4. Public Comment

Public Comment for General Business or Non-Agenda Related Items

Public Comment - Leisa Sacry, District 1 behind Columbine Square, Belleview Corridor

Public Comment - Linda Knufinke, 4th District, Belleview Corridor and Ensor Property

Public Comment - Don Bruns, District 4, Belleview Corridor

Public Comment - Carol Brzeczek, Belleview Corridor

Public Comment - Pam Chadbourne, District 1, Belleview Corridor, Parkland/Ensor Property

Public Comment - Jeannie Erickson, Belleview Corridor zoning

5. General Business

- a. [PC Reso 14-2018](#) Resolution recommending city council action on the Belleview Avenue Corridor Plan

Attachments: [PC Reso 14-2018- Belleview Avenue Corridor Plan](#)

[Corridor Plan - Belleview Avenue - 060418](#)

[Appendix A - Existing Conditions Report_050918 \(1\)](#)

[Appendix B - Retail Demand Analysis](#)

[Presentation](#)

[Community Input Summary](#)

[City of Littleton Mail - Belleview Corridor L.Lohman 6.11.18](#)

[City of Littleton Mail - Belleview Corridor P. Chadbourne 6.11.18](#)

[City of Littleton Mail - Belleview Corridor D. Bruns 6.11.18](#)

Consultant presentation by Darcie White, Clarion Associates

A motion was made by Commissioner Bolt, seconded by Vice Chair Stahlman, that PC Resolution 14-2018, which forwards a favorable recommendation to city council concerning the Belleview Avenue Corridor Plan, be approved as amended. The motion carried by the following vote: 6-1.

The 1st Amendment was offered by Commissioner Stahlman, seconded by Commissioner Swartzbacker, to insert the language noted below on page 18. The motion failed 1-6, with all against except for Commissioner Swartzbacker.

The 2nd Amendment was offered by Commissioner Stahlman, seconded by Commissioner Reynolds to insert the following paragraph as a bullet on page 24: "Integration should be understood to mean projects of limited mixed use height such as two to three stories total with retail on the first floor and a number of detached single family residences in the patio home style are preferred so as to support local businesses while minimizing the impact of incremental traffic flows and parking. Positive design collaboration with O'Toole's Garden Center is viewed by the community as very desirable."

The motion carries 6-1, with Commissioner Bolt against.

The 3rd Amendment was offered by Commissioner Bridenbaugh, seconded by Commissioner Reynolds, to remove "Bend, Oregon" on page 28 and on page 47, and replace it with "Rio Salado Project on Salt River in Tempe, Arizona". The motion carried unanimously.

The 4th Amendment was offered by Commissioner Stahlman, and seconded by Commissioner Swartzbacker, to rename the document to the "Belleview Avenue Corridor Placemaking Document." The vote is 2-5 with Commissioners Reynolds, Swartzbacker, Rudnicki, Bolt, and Bridenbaugh against, and the motion fails.

Aye: 6 - Commissioner Bolt, Vice Chair Stahlman, Commissioner Reynolds, Commissioner Bridenbaugh, Chairman Rudnicki and Commissioner Miller

Nay: 1 - Commissioner Swartzbacker

6. Public Hearing

None

7. Comments/Reports

- a. Community Development Director/Staff
- b. Chair/Members

8. Adjourn to Study Session

Study Session to continue in Community Room

Study Session Topics

1. [ID# 18-217](#) Preliminary Project Plan process for "Parkland" located on the 33-acre property at the southwest corner of Mineral Avenue and South Santa Fe Drive, Littleton, CO

Attachments: [Application Form](#)
[Letter of Authorization](#)
[Vicinity Map](#)
[Area Zoning Map](#)
[Preliminary Project Plan Process Narrative](#)
[Land Use Chart - updated for PC](#)
[Parkland Vision Book](#)
[Concept Exhibits](#)
[3-D Massing Illustration](#)
[1985 Planned Development concept plan](#)
[1993 Planned Development amendment and 1994 Subdivision](#)
[Santa Fe Park - Reproduced PD from Sheet 1 of Original PD 1985](#)
[Code and Criteria Reference Links](#)

Staff Presentation by Jocelyn Mills, Community Development Director

The public is invited to attend all regular meetings or study sessions of the City Council or any City Board or Commission. Please call 303-795-3780 at least forty-eight (48) hours prior to the meeting if you believe you will need special assistance or any reasonable accommodation in order to be in attendance at or participate in any such meeting. For any additional information concerning City meetings, please call the above referenced number.

I hereby certify that the attached Action Minutes are an accurate representation of motions made and action taken at the June 25, 2018, regular meeting of the Littleton Planning Commission. I have also reviewed the video recording for the June 25, 2018 regular meeting of the Littleton Planning Commission and certify that the video recording is a full, complete, and accurate record of the proceedings and there were no malfunctions in the video or audio functions of the recording.



Denise Ciernia, Recording Secretary