1	CITY OF LITTLETON, COLORADO
2 3	PC Resolution No. 8
4 5	Series, 2025
6 7	A RESOLUTION OF THE PLANNING COMMISSION OF
8	THE CITY OF LITTLETON, COLORADO,
9	RECOMMENDING APPROVAL TO CITY COUNCIL OF A
10	REZONING OF THE EASTERN PORTION OF THE SPLIT-
11	ZONED PARCEL, LOCATED AT 5850 S. BROADWAY FROM
12	NEIGHBORHOOD COMMERCIAL (NC) TO CORRIDOR-
13	MIXED (CM)
14 15	WHEREAS the Littleton City Code, Section 10-9-4.1, authorizes the Littleton Planning
16 17	Commission to make recommendations to the Littleton City Council regarding rezoning applications;
18	WHEREAS on November 18, 2024, CenterPoint Integrated Solutions made an application
19	to rezone the eastern portion of the property described in Exhibit "A," attached hereto and fully incorporated
20	by reference, on behalf of the owner, CarMax AutoSuperstores, Inc.
21 22	WHEREAS on October 27, 2025, the planning commission held a public hearing to
23	consider the rezoning application of the eastern portion of 5850 S. Broadway from Neighborhood
24	Commercial (NC) to Corridor Mixed (CM).
25	NOW THEREFORE DE IT DESOLVED BY THE DLANNING COMMISSION OF
26 27	NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF LITTLETON, COLORADO, THAT:
28	THE CITT OF EITTLETON, COLORADO, THAT.
29	Section 1: Following the hearing and based on the evidence presented at the hearing,
30	the Planning Commission finds in fact:
31	1. The application submitted by CenterPoint Integrated Solutions, on behalf of CarMax
32	AutoSuperstores, Inc., was found to be complete through the City's review process;
33	and
34	2. Proper notice was provided in accordance with Section 10-9-3.5 and Table 10-9-3.9.1,
35	Development Review Summary, of the Unified Land Use Code; and
36	3. The rezoning of the eastern portion of the subject property, as legally described in
37	Exhibit A, conforms to the decision criteria as outlined within section 10-9-4.1(C) of
38	the Unified Land Use Code.
20	
39 40	Section 2: The Resolution constitutes the written findings and decision of the City of
41	Littleton's Planning Commission.
42	Littleton 5 I mining Commission.
43	Section 3: On the basis of the above, the Planning Commission hereby recommends
44	approval to City Council of the proposed rezoning and that the rezoning ordinance explicitly terminate and
45	supersedes all prior zoning pertaining to the eastern portion of the subject property, as legally described
46	within Exhibit "A."
47	
48	Section 4: Further, the Planning Commission hereby recommends City Council

PC Resolution No. 8 Series 2025 Page 2 of 5

approval of the proposed rezoning of the eastern portion of the subject property, as legally described within Exhibit "A" from Neighborhood Commercial (NC) to Corridor Mixed (CM) zoning. INTRODUCED, READ AND RECOMMENDED at a regularly scheduled meeting of the Planning Commission of the City of Littleton, Colorado, on the 27th day of October, 2025 at 6:30 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado. ATTEST: Wendy Shea-Tamag Jason Reynolds DEPUTY CITY CLERK **CHAIR** APPROVED AS TO FORM: Atasi Titlow SR. ASSISTANT CITY ATTORNEY

PC Resolution No. 8 Series 2025 Page 3 of 5

EXHIBIT A LEGAL DESCRIPTION LOT 1, CARMAX SUBDIVISION, RECORDED AT RECEPTION NO. D2015397 IN THE OFFICIAL RECORDS OF THE ARAPAHOE COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LITTLETON, SAID COUNTY AND STATE. CONTAINING AN AREA OF 9.511 ACRES, (414,313 SQUARE FEET), MORE OR LESS.

PC Resolution No. 8 Series 2025 Page 4 of 5

139

140

141

142







CM - CORRIDOR MIXED



NC - NEIGHBORHOOD COMMERCIAL

PROPOSED CM: PROPOSED RE-ZONE FROM NC (NEIGHBORHOOD COMMERCIAL) TO CM (CORRIDOR MIXED)



ZONING MAP
CARMAX: RE-ZONING & CONDITIONAL USE PERMIT SUBMITTAL
CITY OF LITTLETON, COLORADO

DATE:	02/18/2025
SCALE:	1" = 200"
BY:	KST