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CITY OF LITTLETON, COLORADO

Resolution No. 115

Series, 2024

**A RESOLUTION OF THE CITY COUNCIL 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 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 City Council to review the Planning Commission recommendation on the proposed amendment to the Future Land Use and Character Map and hold a public hearing; and,

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; and

WHEREAS, the Planning Commission of the City of Littleton, Colorado conducted a public hearing on November 11, 2024, to consider the amendment to the Future Land Use and Character Map of the Littleton Comprehensive Plan, more specifically described in Exhibit "B," attached hereto and incorporated fully by this reference.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LITTLETON, COLORADO, THAT:

Section 1. Following the hearing and based on the evidence presented at the hearing, the Council finds in fact:

- 48 1. The application submitted by Vista Residential Partners was found to be
49 complete through the City’s review process; and
50
51 2. Proper notice was provided according to Section 10-9-3.5 and Table 10-9-
52 3.9.1 of the Unified Land Use Code; and
53
54 3. The proposed amendment to the Future Land Use and Character Map, as
55 depicted in Exhibit “B,” meets the decision criteria within Section 10-9-4.5 of the
56 Unified Land Use Code and all other applicable Littleton City Code requirements; and
57
58 4. The proposed amendment to the Future Land Use and Character Map, as
59 shown in Exhibit B, supports the goals of the City’s Comprehensive Plan; and
60
61 5. The amended Future Land Use and Character Map will allow for the
62 development of the site with the underlying Corridor-Mixed (CM) zoning,
63 recognizing its highest and best use and the economic potential with the changing
64 conditions in the community.
65

66 **Section 2.** This Resolution constitutes the written findings and decision of the
67 City of Littleton’s City Council.
68

69 **Section 3.** On the basis of the above, the City Council hereby approves the
70 proposed amendment to the Future Land Use and Character Map of the City’s Comprehensive
71 Plan, amending the future land use of 16 W. Dry Creek Circle to Suburban Residential Multi-
72 family, as shown in Exhibit B.
73

74 INTRODUCED, READ AND ADOPTED at a regularly scheduled meeting of the
75 City Council of the City of Littleton, Colorado, on the 3rd day of December 2024, at 6:30 p.m. at
76 the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado.

77 ATTEST:

78
79 _____
80 Colleen L. Norton
81 CITY CLERK
82

Kyle Schlachter
MAYOR

83 APPROVED AS TO FORM:

84
85 _____
86 Reid Betzing
87 CITY ATTORNEY
88



Exhibit A

Two Parcels Included with the application for an Amendment to the Future Land Use and Character Map for VRP: Dry Creek Circle, at 16 W. Dry Creek Circle:

Joan Scott Tucker (Parcel# 2077-27-3-14-021) at: Section 27 -Township 5S – Range 68W

Angela M. Delponte, POA (Parcel # 2077-27-3-00-005) at: 16 W. Dry Creek Circle - S 1/2 OF NW 1/4 OF SE 1/4 OF SW 1/4 SEC 27-5-68 – Section 27- Township 5S- Range 68W

Exhibit B

VRP: Dry Creek Circle

Proposed Amendment to the Future Land Use and Character Map (FLUC)

