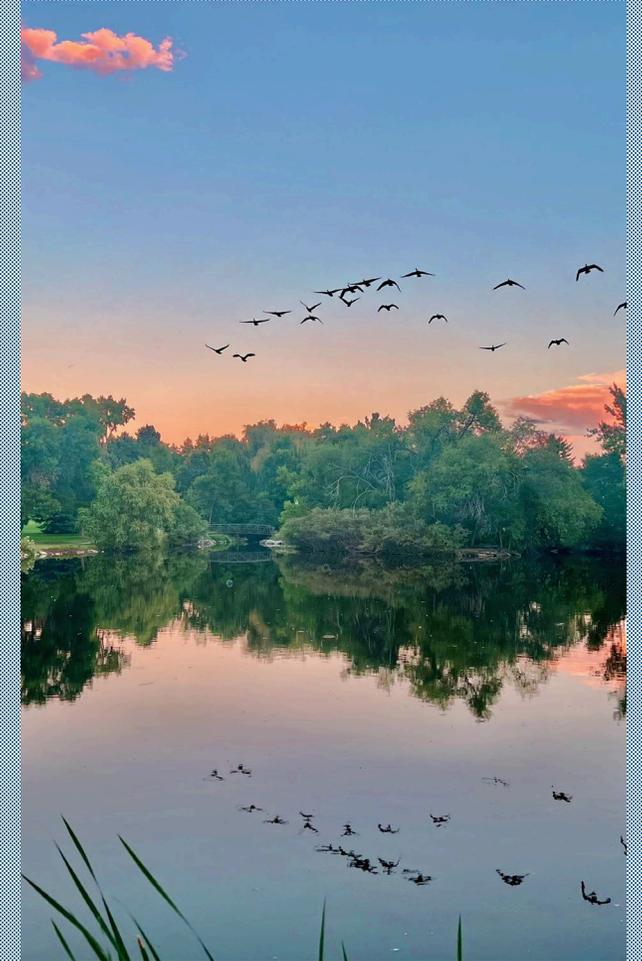


799 W. LITTLETON BLVD. CONDITIONAL USE

CDU25-0002

Jesse Sheets, AICP
Planner II

MARCH 23, 2026



AGENDA

Requested Action

Application Details

Decision Criteria and Analysis

Staff Recommendation

REQUESTED ACTION

- Applicant is requesting approval to allow for the conditional use of a Mixed-Use development site plan proposed along W. Littleton Blvd. in Neighborhood Commercial (NC) zone district

NEIGHBORHOOD OUTREACH & PUBLIC NOTICING

- Pre-Application Meeting
 - April 17, 2025 (PREAPP25-0018)
- Two Neighborhood Meetings
 - July 30, 2025
 - November 20, 2025
- Public hearing noticed per ULUC requirements
 - 211 notification postcards – within 700 ft. of subject site
 - Newspaper notice
 - Notice signs posted on site
 - City postings

APPLICATION DETAILS

- 0.21-acre site
- Request to allow for the conditional use of a Mixed-Use development site plan proposed along W. Littleton Blvd. in Neighborhood Commercial (NC) zone district



EXTERIOR ELEVATIONS



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

DECISION CRITERIA

C. Decision Criteria. The Commission may approve, approve with conditions, or deny a Conditional Use Permit based on the following criteria:

1. *Proposed Benefits.* The proposed use and its contemplated size, intensity, and location will provide a use that is necessary or desirable for the neighborhood and community;
2. *Adverse Impacts.* The proposed use will minimize any adverse impacts on any adjacent property or use;
3. *Detrimental Impacts.* The proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or to property, improvements, or potential development in the vicinity based on:
 - a. The nature of the proposed site, including its size, shape, and topography and the proposed size, location, and arrangement of structures;
 - b. The accessibility and patterns of pedestrian and vehicular traffic, including the type and volume of traffic, locations of ingress and egress, and the adequacy of off-street parking and loading; and
 - c. The provisions for landscaping, screening, common open space, service areas, lighting, and signage.

DECISION CRITERIA ANALYSIS

Decision Criteria	Analysis
Proposed Benefits	Approval of the conditional use maintains an existing commercial component on-site for a small business and provides four additional dwelling units

DECISION CRITERIA ANALYSIS

Decision Criteria	Analysis
Proposed Benefits	Approval of the conditional use maintains an existing commercial component on-site for a small business and provides four additional dwelling units
Adverse Impacts	The application was reviewed to ensure compliance with code requirements to mitigate any negative impacts to neighboring uses on adjacent properties

DECISION CRITERIA ANALYSIS

Decision Criteria	Analysis
Proposed Benefits	Expansion of the conditional use helps accommodate the growing needs of the business, and may increase tax revenue
Adverse Impacts	The application was reviewed to ensure compliance with code requirements to mitigate any negative impacts to neighboring uses on adjacent properties
Detrimental Impacts	The application was reviewed to ensure compliance with Code requirements, including site layout, patterns of pedestrian and vehicular traffic, and landscaping standards to mitigate any negative impacts Further details on next four slides

DECISION CRITERIA ANALYSIS

Detrimental Impacts

a) *The nature of the proposed site, including its size, shape, and topography and the proposed size, location, and arrangement of structures*

Decision Criteria	Analysis
Planning	The nature of the site and the proposed size, location, and arrangement of the structures would not be detrimental to the health, safety, or general welfare of those residing or working in the vicinity.
Engineering	<ul style="list-style-type: none">• Complies with the Littleton Engineering Design Standards and Specifications (LEDS)• Complies with the Littleton Storm Drainage Design and Technical Criteria Manual• Additional water quality and detention are not required• Pervious pavement and swales are proposed to provide treatment prior to release into the public stormwater drainage network

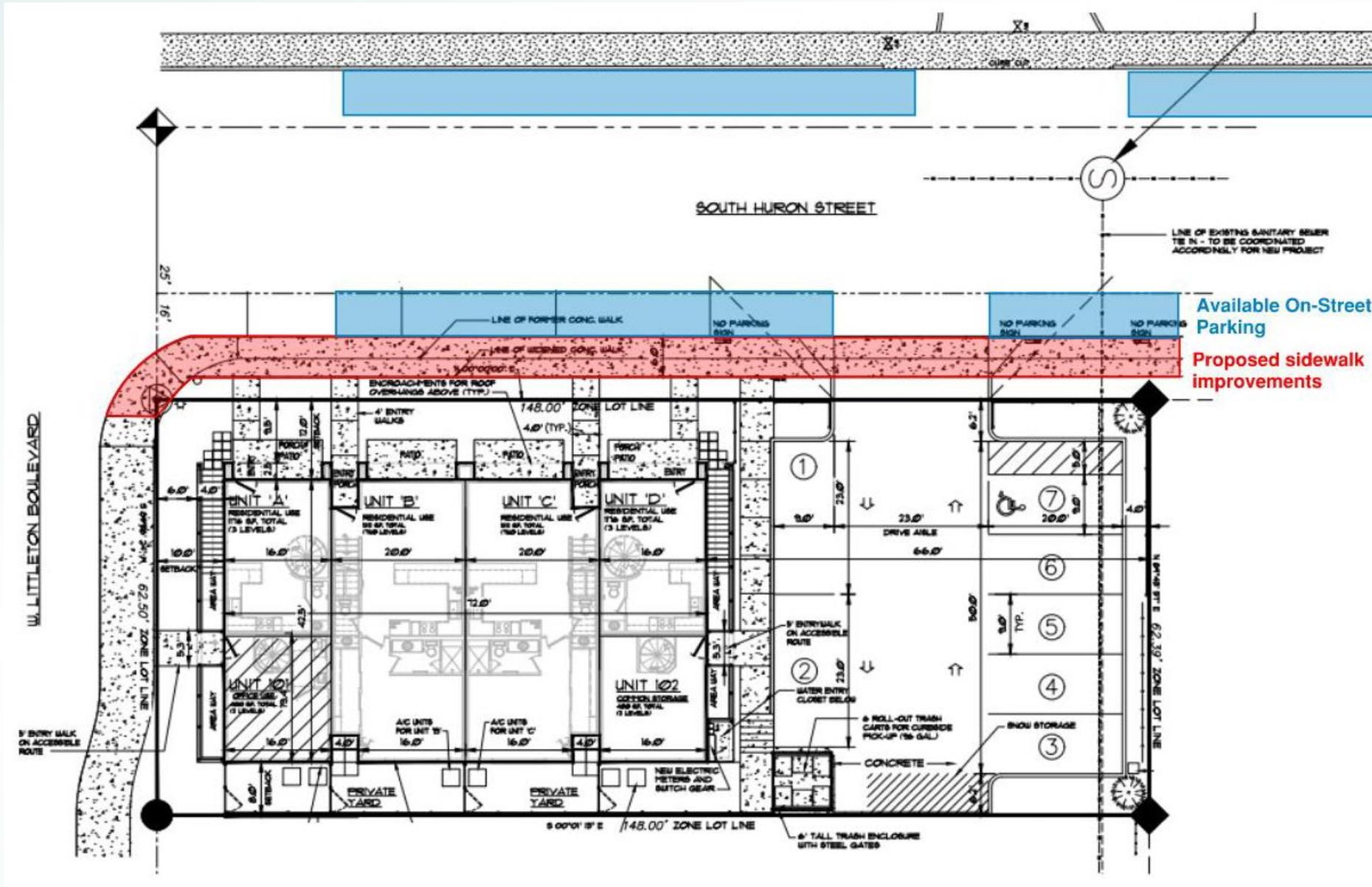
DECISION CRITERIA ANALYSIS

Detrimental Impacts

b) The accessibility and patterns of pedestrian and vehicular traffic, including the type and volume of traffic, locations of ingress and egress, and the adequacy of off-street parking and loading

Decision Criteria	Analysis
Pedestrian and vehicular traffic	<ul style="list-style-type: none"> • Providing a six-foot wide sidewalk along the frontage of S. Huron St. • Upgrades to the curb ramp with detectable warning at the intersection of W. Littleton Blvd. & S. Huron St. • Maintaining the existing sidewalk along W. Littleton Blvd.
Type and Volume of Traffic	<ul style="list-style-type: none"> • Proposed square footage for 'Commercial and Residential' vs Existing square footage for 'Commercial' resulted in fewer trips • Additional analysis and traffic mitigation was determined to be not warranted • S. Huron St. has available capacity for the proposed trips
Ingress and Egress	<ul style="list-style-type: none"> • A single, full access point will be provided • Adequate separation from the intersection of W. Littleton Blvd. & S. Huron St. • Avoids conflicts with the existing access points to the residential home and restaurant use on S. Huron St.
Off-Street Parking and Loading	<ul style="list-style-type: none"> • A dedicated Loading Area is not required for the size and type of use. On-street parking is available for limited needs for loading. • Minimal impacts on the Rights-of-Way (ROW) • S. Huron St. is a public road, on which, on-street parking is permitted • On-street parking is not counted towards the Code requirements for on-site parking

TRANSPORTATION ELEMENTS



Review of the public right-of-way improvements includes proposed and existing signage.

DECISION CRITERIA ANALYSIS

Detrimental Impacts

c) The provisions for landscaping, screening, common open space, service areas, lighting, and signage

Decision Criteria	Analysis
Landscaping and Screening	Landscaping requirements met per Table 10-3-4.1. Trash enclosure is fully screened. Tree canopy coverage met.
Common Open Space and Service Areas	Common open space of 15% met for NC. Trash pickup provided curbside. Snow storage area provided.
Lighting and Signage	Outdoor lighting standards met per Table 10-1-3.11.1. No commercial signs included as part of this proposal. Separate permit required.

DECISION CRITERIA ANALYSIS

Decision Criteria	Analysis
Proposed Benefits	The application <u>meets</u> the criteria for Conditional Use.
Adverse Impacts	The application <u>meets</u> the criteria for Conditional Use.
Detrimental Impacts	The application <u>meets</u> the criteria for Conditional Use.

STAFF RECOMMENDATION

- Approval of the Conditional Use application – Resolution 06-2026.