

1 **CITY OF LITTLETON, COLORADO**

2
3 **ORDINANCE NO. 25**

4
5 **Series, 2025**

6
7 **AN ORDINANCE OF THE CITY OF LITTLETON,**
8 **COLORADO, REZONING A PORTION OF THE SPLIT-**
9 **ZONED PARCEL AT 5850 S. BROADWAY FROM**
10 **NEIGHBORHOOD COMMERCIAL TO CORRIDOR**
11 **MIXED**

12
13 **WHEREAS**, on December 2, 2024, CenterPoint Integrated Solutions, on behalf of
14 CarMax Superstores Inc, the owner of the property described in Exhibit A, as attached hereto and
15 fully incorporated herein by this reference, made an application for a rezoning under the provisions
16 of the Littleton City Code; and

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18 **WHEREAS**, the rezoning from Neighborhood Commercial to Corridor Mixed
19 Use is requested to allow for 5850 S Broadway to be developed in accordance with the use
20 standards of Corridor Mixed Use (the “Property”); and

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22 **WHEREAS** the Planning Commission of the City of Littleton, CO held a public
23 hearing on October 27, 2025 to consider the rezoning of 5850 S Broadway found the rezoning to
24 be in compliance with the decision criteria within section 10-9-4.1 of the Unified Land Use Code;
25 and

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27 **WHEREAS**, at the Planning Commission did vote to recommend approval of the
28 rezoning 5-0.

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31 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF**
32 **THE CITY OF LITTLETON, COLORADO, THAT:**

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35 **Section 1:** The rezoning from Neighborhood Commercial (NC) to Corridor
36 Mixed Use (CM) of the Property complies with the Comprehensive Plan of Envision Littleton and
37 satisfies the decision criteria within Section 10-9-4.1 of the Unified Land Use Code.

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39 **Section 2:** The rezoning explicitly terminates and supersedes all prior zoning
40 pertaining to the subject Property.

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42 **Section 3:** The rezoning of the Property from Neighborhood Commercial to
43 Corridor Mixed is hereby approved as described in Exhibit “A”.

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45 **Section 4:** The effective date of this rezoning shall be the date that this ordinance
46 is recorded with the County Clerk and recorder of Arapahoe County, Colorado.

Section 5: The effective date of this rezoning shall be the date that this ordinance is recorded with the County Clerk and Recorder of Arapahoe County, Colorado.

Section 6: Severability. If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of this ordinance. The City Council hereby declares that it would have passed this ordinance, including each part, section, subsection, sentence, clause or phrase hereof, irrespective of the fact that one or more parts, sections, subsections, sentences, clauses or phrases may be declared invalid.

Section 7: Repealer. All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that this repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

INTRODUCED AS A BILL at a regularly scheduled meeting of the City Council of the City of Littleton on the 18th day of November, 2025, passed on first reading by a vote of 7 FOR and 0 AGAINST; and ordered published by posting at Littleton Center, Bemis Library, the Municipal Courthouse and on the City of Littleton Website.

PUBLIC HEARING on the Ordinance to take place on the 2nd day of December, 2025, in the Council Chamber, Littleton Center, 2255 West Berry Avenue, Littleton, Colorado, at the hour of 6:30 p.m., or as soon thereafter as it may be heard.

PASSED on second and final reading, following public hearing, by a vote of ____ FOR and ____ AGAINST on the 2nd day of December, 2025 and ordered published by posting at Littleton Center, Bemis Library, the Municipal Courthouse and on the City of Littleton Website.

ATTEST:

Colleen L. Norton
CITY CLERK

Kyle Schlachter
MAYOR

81 APPROVED AS TO FORM:

82

83

84 Reid Betzing

85 CITY ATTORNEY

