



City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Meeting Minutes

Planning Commission

Monday, June 26, 2017

6:30 PM

Council Chamber

Regular Meeting

1. Roll Call

Also Present: Jocelyn Mills, Community Development Director; Denise Ciernia, Recording Secretary; Brandon Dittman, Acting City Attorney; and Andrea Mimnaugh, Principal Planner

Present 7 - Chairman Rudnicki, Commissioner Bolt, Commissioner Corbett, Commissioner Graham, Commissioner Krueger, Vice Chair Stahlman, and Commissioner Bridenbaugh

Also Present 2 - Commissioner Reynolds, and Commissioner Swartzbacker

2. Approval of Agenda

3. Minutes to be Approved

[ID# 17-162](#) Certification of the June 12, 2017 Regular Meeting Minutes

Attachments: [061217 PC Minutes](#)

A motion was made by Commissioner Corbett, seconded by Commissioner Krueger, that the minutes from June 12, 2017 be approved. The motion carried by the following vote:

Aye: 7 - Chairman Rudnicki, Commissioner Bolt, Commissioner Corbett, Commissioner Graham, Commissioner Krueger, Vice Chair Stahlman and Commissioner Bridenbaugh

4. Public Comment

Public Comment for General Business or Non-Agenda Related Items

Public Comment: Kent Bagley, Belleview Corridor Study and Plan Implementation and Funding

Public Comment: Pam Chadbourne, Belleview Corridor Plan Feasibility

5. General Business

6. Public Hearing

- a. [PC Reso 15-2017](#) A resolution recommending approval of the Santa Fe and Arapahoe General Planned Development Plan

Attachments: [PC Resolution 15-2017](#)

[Application and Attachments](#)

[Letter of Intent](#)

[Applicant's Justification for Rezone and GPDP](#)

[Neighborhood Mtg. Information](#)

[Santa Fe Arapahoe Rezoning and GPDP Plan Set](#)

[Illustrative Site Plan - Sutton Property](#)

[Illustrative Elevations - Sutton Property](#)

[Riverbend Plaza GPDP Amendment](#)

[South Santa Fe Corridor Plan](#)

[SouthPlatteRiverCorridorDeesign Objectives](#)

[Letter of Support - Gary Sutton, Property Owner](#)

Staff Presentation by Andrea Mimnaugh, Principal Planner

Applicant Presentation by Applicant's Representative Jessica Alizadeh, Fairfield & Woods, P.C.; additional comments from Fred Gans, Cornerstone RPC Storage L.P., Glenn McWilliams, The Garage Condos, LLC, and Jamie Overgaard, Lund Partnership Inc.

Public Comment: Pam Chadbourne, Against

Public Comment: Daniel Arizumi, In Favor

Commissioner Stahlman made a motion, seconded by Commissioner Krueger, to approve PC Resolution 15-2017, concerning the Santa Fe and Arapahoe General Planned Development Plan, located at 6505-09 South Santa Fe Drive, which forwards a favorable recommendation to city council, with the following condition(s):

- 1. That Resolution 16-2017 regarding the rezoning of the adjacent city-owned Lee Gulch Overlook Property at 6591 South Santa Fe Drive is approved.**
- 2. That no uses beyond self-storage, garage condos, treatment facilities including housing and mental health, are included, with restaurant and wholesale uses excluded.**
- 3. That the AMHC parcel open space percentage is increased from 30% to 40%.**

The motion carried by the following vote: 5-2.

Aye: 5 - Chairman Rudnicki, Commissioner Bolt, Commissioner Corbett, Commissioner Krueger and Vice Chair Stahlman

Nay: 2 - Commissioner Graham and Commissioner Bridenbaugh

- b. [PC Reso 16-2017](#) A resolution recommending approval of the Lee Gulch Overlook Open Space and Trailhead, Phase 1 rezoning from PD-R to OS

Attachments: [RESO #16-2017 Lee Gulch Application](#)
[Neighborhood Flyer](#)
[Rezoning Map](#)
[Riverbend Plaza GPDP Amendment](#)
[South Santa Fe Corridor Plan](#)

Staff Presentation by Andrea Mimnaugh, Principal Planner

No public comment.

A motion was made by Vice Chair Stahlman, seconded by Commissioner Graham, that PC Resolution 15-2017 be approved, concerning Tract C, Lee Gulch Overlook Open Space and Trailhead, Phase 1 Rezoning, located at 6591 South Santa Fe Drive, which forwards a favorable recommendation to city council.. The motion carried unanimously.

Aye: 7 - Chairman Rudnicki, Commissioner Bolt, Commissioner Corbett, Commissioner Graham, Commissioner Krueger, Vice Chair Stahlman and Commissioner Bridenbaugh

7. Comments/Reports

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

8. Adjourn

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 July 26, 2017 regular meeting of the Littleton Planning Commission. I have also reviewed the video recording for the July 26, 2017 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