



City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Meeting Minutes

Planning Commission

Monday, April 23, 2018

6:30 PM

Council Chamber, Community Room

Regular Meeting, Joint Study Session with Historical Preservation Board

1. Roll Call

Also Present: Jocelyn Mills, Community Development Director and Acting Recording Secretary; Steve Kemp, City Attorney; Carol Kuhn, Planning Manager

Commissioner Coronato arrived after the minutes were approved.

Present 7 - Commissioner Bolt, Vice Chair Stahlman, Commissioner Swartzbacker, Chairman Rudnicki, Commissioner Miller, Commissioner Coronato, and Commissioner Almond

Absent 2 - Commissioner Reynolds, and Commissioner Bridenbaugh

2. Approval of Agenda

3. Minutes to be Approved

- a. [ID# 18-141](#) Certification of the April 9, 2018 Regular Meeting Minutes

Attachments: [PC Minutes 040918 - corrected](#)

The minutes were approved by a unanimous vote.

4. Public Comment

Public Comment for General Business or Non-Agenda Related Items

Public Comment: Pam Chadbourne: Public comment description in meeting minutes, Design Standards

5. General Business

6. Public Hearing

- a. [PC Reso 11-2018](#) A resolution to amend the Safeway Oakbrook Shopping Center General Planned Development Plan, 2nd Amendment for Lot 7 (Case Number APD17-0002).

Attachments: [PC Reso 11-2018 AutoNation Ford PD Amendment](#)

[PC - Staff Report - APD17-0002](#)

[CODE AND CRITERIA REFERENCE LINKS](#)

[PD Amendment Application](#)

[Letter of Authorization](#)

[Letter of Intent](#)

[Neighborhood Meeting Notes - 2018-04-04](#)

[Mailed Legal Notice - 700 Property Owners](#)

[Affidavit of Mailing - Planning Commission](#)

[PD Amendment - 2018-04-04](#)

[Illustrative Site Plan - 2018-04-05](#)

Staff Presentation by Carol Kuhn, Planning Manager

Applicant Presentation by David Spratlen, Commerical Building Services

Public Comment:

Brad Camp, most concerns addressed, In Favor

Pam Chadbourne, Against

Katherine Camp, still concerned, wants to support it, but cautious

Motion by Commissioner Stahlman, seconded by Commissioner Miller, to approve Planning Commission Resolution 11-2018, which recommends approval of the proposed Safeway Oakbrook Shopping Center General Planned Development Plan 2nd Amendment for Lot 7 and forwards a favorable recommendation to city council, subject to the following conditions:

1. Prior to any site work, a site development plan shall be submitted, reviewed, and approved in accordance with Sec. 10-7 of the Littleton Zoning Regulations;
2. The applicant will, with staff oversight, provide compliance with agreed upon neighborhood meeting conditions as discussed during the planning commission hearing;
3. No recreational vehicles will be allowed to be parked on the site;
4. (The following items will be included as conditions of approval as laid out by Carol Kuhn during the Planning Commission Meeting):
 - Lighting shall be reduced to security levels from 9pm-6am;
 - Fences shall be repaired and shall be in conformance with Littleton Code Section 10-4-3;
 - Security gates shall be installed, subject to review and approval by Community Development, Public Works, and Littleton Fire Rescue;
 - Open space and landscaping shall comply with the City's zoning regulations and shall be reviewed and approved with the site development plan;
 - No outdoor vehicle repair shall be conducted on Lot 7, Block 1;
 - No parking of large profile vehicles shall be permitted on the north-west to south-east boundary facing residential houses;

Motion by Commissioner Swartzbacker, seconded by Commissioner Coronato, to amend the main motion and include condition of

- No off-loading of cars on E. Phillips Avenue or in the parking lot, carries unanimously.

Main motion carries unanimously.

Aye: 7 - Commissioner Bolt, Vice Chair Stahlman, Commissioner Swartzbacker, Chairman Rudnicki, Commissioner Miller, Commissioner Coronato and Commissioner Almond

Absent: 2 - Commissioner Reynolds and Commissioner Bridenbaugh

7. Comments/Reports

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

8. Adjourn to Study Session

Study Session to be held in Community Room

Study Session

1. Study Session Topics

- a. **ID# 18-111** Preliminary Project Plan process for "Littleton Retirement Residences," Parcel H, Tract 1, Littleton Village, Littleton CO

Attachments: Vicinity Map with Zoning Exhibit 2018-0
Letter of Authorization-owner 2018-03-0
Project & Application Summary 2018-03-3
Letter of Intent 2018-03-30
Use Analysis 2018-03-30
Completed Zoning Table 2018-03-30
Parking Analysis 2018-03-30
Comp Plan Analysis 2018-03-30
Plan Exhibits 2018-03-30
Approved Littleton Village PD plan 2013
Littleton Village Design Guidelines
Ordinance 2017-34 Preliminary Project Plan Process (P4)
Citywide Plan

- b. [ID# 18-139](#) Joint Study Session with Planning Commission and the Historical Preservation Board regarding Downtown Design Standards and Guidelines update project

Attachments: [Downtown Littleton Design Standards 2018-04-18](#)

[PP presentation for April 23 Study Session - Downtown Littleton Design Standards 2](#)

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 April 23, 2018 regular meeting of the Littleton Planning Commission. I have also reviewed the video recording for the April 23, 2018 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