



Council Meeting Agenda Item Comment

Littleton Center
2255 W. Berry Avenue
Littleton, CO 80120

Date Submitted:

July 8, 2021 10:56 PM

Council meeting date:

07/20/2021

Council agenda item number:

188879

Name

Cristye Sullivan

Email address



Neighborhood

South

Position

I oppose the issue

Comments:

I am opposed to rezoning and having a business like MacDonalds Automotive in a Medical Business area, in the South Park area.

Stop rezoning! Concentrate on Littleton Villages. Put it in there! Clean up Littleton Villages on Broadway! That was rezoned and it is a mess.

Colleen Norton

From: Carol Fey
Sent: Tuesday, June 15, 2021 11:10 AM
To: Colleen Norton
Subject: FW: Proposed McDonalds used car storage and reconditioning facility Eyesore on Mineral

Please add the email below to the record. Thanks.

-----Original Message-----

From: Andy [REDACTED]
Sent: Tuesday, June 15, 2021 9:32 AM
To: Carol Fey <cfey@littletongov.org>
Subject: Proposed McDonalds used car storage and reconditioning facility Eyesore on Mineral

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Carol,

I am sure you are aware, but last night (6/14/21) the Planning Commission decided to recommend denial of this project by a 4 to 3 vote. So good news for the neighborhood there. There was significant push back in both written comments and speakers at the meeting. There was not a single member of the public in favor of this development.

However, it could still be passed by Council, so I am just wanting to make sure you are aware of this PC vote and hope it carries right through to the end of the process with a denial of the application to amend the PD and thus not allowing this to proceed at all.

Regards

Andy Jagger
Resident of Southbridge II (District 3)

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Council Meeting Agenda Item Comment

Littleton Center
2255 W. Berry Avenue
Littleton, CO 80120

Date Submitted:

June 15, 2021 01:42 PM

Council meeting date:

07/20/2021

Council agenda item number:

APD21-000

Name

Krispin Kaiser

Email address

[REDACTED]

Neighborhood

South

Position

I oppose the issue

Comments:

I do NOT want a car dealer and/or facility on Mineral and Broadway.

Karl Onsager

From: Melissa Izzo [REDACTED]
Sent: Tuesday, February 23, 2021 5:15 PM
To: Karl Onsager
Cc: Carol Fey; Scott Melin
Subject: McDonald Reconditioning Facility

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Karl,

I'm writing to express my concern about the proposed McDonald Reconditioning Facility at 1151 W. Mineral Avenue. I am opposed to the approval of this plan for many reasons, but will focus this letter on the top three:

1. it degrades the character and quality of the surrounding neighborhood
2. the alteration of zoning to accommodate this business, and
3. the environmental impact of auto reconditioning

1. My yard backs up to the land directly east of the McDonald proposal, by just one residential lot. As McDonald Automotive states in their documentation, "vehicle parking is a key element of this proposal." This parking lot will bring increased heat, light, noise, and traffic to our yards and neighborhood spaces. In addition, the facility intends to operate on Saturdays, creating an industrial interference with suburban life on a day when most people are home.

2. My second primary concern is the re-zoning of this property to accommodate McDonald. The city's comprehensive plan explicitly envisions harmony between its natural setting and any development, as well as being a city with 'strong bones'. I just don't see how an automotive reconditioning facility would contribute to this vision, and CERTAINLY don't think there is a compelling case to make a zoning exception for it. Envision Littleton was meant to guide development for the next 20 years- not until someone came along, and asked for special treatment. Revenue is the only incentive here and after all the resources that went into creating Envision Littleton, it would be a shame to toss it aside for some cash.

3. Lastly, I am concerned about the environmental impact of this facility. I found the TCHD's Feb 16th letter to be troubling, as it includes advice on air pollution, ground pollution, and pest control measures. These are not the elements of a desirable suburb in a city with 'integrity'.

As a large corporation, I have to assume that a business like McDonald will be using poison for pest control and I wonder how these measures could affect family pets and the surrounding wildlife (there are red-tailed hawks that nest in the trees to the south of this lot, as well as bands of coyotes who regularly yip and bark straight through that lot at night). Will these animals end up eating poisoned vermin?

When it comes to air pollution, McDonald claims that no paints will be used at the facility, (I believe you're aware that fumes and toxins- of all types, not just paint- have been major concerns by residents and the TCHD). But what is to stop them from adding this function whenever they like, especially if the zoning allows? If the plan is approved, will there be a stipulation that no painting may take place at the facility? I think it's important to hold them legally accountable to this assertion that they will not use paint or solvents, especially if that is one of the deciding factors for approval.

In summary, I am against this facility because it degrades the character and quality of our neighborhood, and because it is not in alignment with Envision Littleton. If you have questions or information about the above concerns, I welcome further discussion on this matter and can be reached by email or phone. Thank you very much for your time.



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Karl Onsager

From: Andy [REDACTED]
Sent: Tuesday, February 23, 2021 3:33 PM
To: Karl Onsager
Cc: Carol Fey; Mark Rudnicki; Scott Melin
Subject: Proposed McDonald's car facility on Mineral Ave next to Southbridge II

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Carl,

Please make sure this email is part of the public record regarding this proposed development.

I am a resident of Southbridge II and find it incredible that there is a proposal to rezone the land immediately adjacent to our subdivision to allow Automotive Services (i.e. Industrial). This is totally inappropriate.

a) A rezone is unfair to the neighborhood. We all purchased property here knowing the zoning on the land is commercial - office space. We have already had to put up with a rezone to allow a memory care facility. It also flies in the face of all the effort put into developing the Envision document. How is going to look if the first thing the city does is to ignore that work. What they are proposing is:

- i) a giant parking lot - with all night security lights.
- ii) up to 10 car transporters a WEEK unloading vehicles - and the noise that goes with it.
- iii) McDonald's employees racing around neighborhood streets moving cars back and forth. And don't believe McDonald's when they say this will not happen. It happens now. Speed limits ignored, not stopping at stop signs, and so on. They are NOT good potential neighbors. Their neighbors at Panama and Broadway are not big fans of theirs either, for this very reason.
- iv) Noise and smell associated with working on vehicles, even if they define that as 'minor mechanical type things'.

b) what is to stop them from expanding the facility to perform more maintenance and body shop functions once they have this passed? Such things tend to suffer from 'mission creep'.

c) this project does nothing to enhance the sales tax revenue of the city. There is no sales activity proposed here.

d) this is a potential source of pollution to the neighborhood - light, sound, smell, and even possibly poisoning of pets and wildlife. See the TriCounty Health letter stating that vermin control may be needed.

There are more appropriate locations for this facility where zoning is not an issue. South Park for example, or even outside of Littleton.

If this comes to a vote in the Council I hope that the Councillors will listen to the vast majority of homeowners in the vicinity and reject this unacceptable development proposal. Otherwise what was the point of the whole Envision/Complan effort?

Sincerely

Andy Jagger

Resident - Southbridge II

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Karl Onsager

From: Steve Payne [REDACTED]
Sent: Monday, February 22, 2021 12:12 AM
To: Karl Onsager
Subject: McDonald Auto Southpark

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mr. Onsager:

I am a Littleton resident, in Southbridge community (Dry Creek Road/Prescott, nearby the former WorldVenture site on Mineral Avenue/Windemere.

I just last week heard the news regarding the potential for McDonald Auto to have a facility in this area. I have educated myself on the proposal, its location and its use, as well as steps to mitigate concerns in the neighborhood.

This is a horrible proposal and a horrible location. I disagree with the potential to have this site here, increase traffic and change zoning for this purpose to have this business 'stick out like a sore thumb'. It doesn't fit and it shouldn't fit.

Thank you,
-Steve Payne
[REDACTED]

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Karl Onsager

From: Gregory Gleason [REDACTED]
Sent: Sunday, February 14, 2021 1:31 PM
To: Mark Rudnicki; Karl Onsager
Subject: No more dealerships please

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi. I'm writing regarding the potential rezoning or building of a car dealership in Littleton near Windermere and Mineral.

We have enough dealerships. They make the city ugly and pollute our night sky.

Please don't do this.

Sincerely,

Gregory Gleason

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Karl Onsager

From: Christopher [REDACTED]
Sent: Sunday, February 14, 2021 9:22 AM
To: Mark Rudnicki; Karl Onsager
Subject: McDonald Automotive Rezone

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Mark
Good morning Karl

My name is Christopher Miller and I have been a Littleton resident for 14 years living in Southbridge II.

Last year I came across some disturbing information regarding the potential rezoning action being considered by our beautiful city to accommodate McDonald Automotive building plans near Mineral and Windemere in what is now a large open field. I was hoping this would be shut down and disappear, however, it continues to be on the table and seems to be moving forward.

I appose the rezoning and DO NOT want an automotive business in my back yard!

All night bright LED lighting in a giant sun baked asphalt parking lot with activity 6 days a week just a few feet from my fence line will not improve the lives of anyone in the close-by surrounding community.

The Walmart proposal that had been considered 10+ years ago off Santa Fe north of Aspen Grove was an illustration of how there is a place for these types of business', just not at that particular location. The people of Littleton spoke back then of their aversion, the city listened, we were heard, a very important president was observed, we all benefited and continue to do so for those decisions today.

I'm writing in hopes that my voice matters here too. I pay my taxes. I pick up trash in that is not mine. I utilize the annual tree program in our city to plant trees each year. I talk to others about Littleton with affection because thus far, my city government has for the most part, listened to its' residents and worked toward viable solutions. I care about Littleton. I love where I live.

McDonald Automotive is a large corporation with loads of money wanting our city to change the zoning providing concessions that are not already in place to build a complex that does not fit in our quiet community in that location.

Change is good. The city revenue tax money is good. Business' in Littleton are welcome. Please consider the residents in our area. No one here (our neighborhood) wants this business there. This proposal to rezone for this particular business in this particular location is NOT neighborhood friendly. Please do not move forward with this proposal to rezone, McDonald Automotive is not a good fit for the location.

Thank you for your time and consideration.

Christopher Miller
[REDACTED]

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Karl Onsager

From: Sandi Erickson [REDACTED]
Sent: Saturday, February 13, 2021 3:45 PM
To: Karl Onsager
Subject: McDonald Automotive proposal

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Karl,

I just read about the McDonald Automotive Proposal and honestly am shocked that this area would even be a consideration. We have lived in the Littleton area for 45 years and presently live by Heritage High School. I also drove a school bus for Littleton Public Schools for 30 years. First let's address the traffic on Mineral Ave. This street is a nightmare during rush hour and to add semi-trucks unloading and shuttles back and forth is poor planning. There is a charter school right there with lots of children that walk and also lots of traffic of parents dropping children off. There are two nursing facilities that are going to listen to diesel engines on and off during the day trust me I know they don't just pull up and shut their engines off, air brakes and back up beepers are noisy. Those people in those facilities don't deserve to listen to that. Because of Covid they can't even have visitors! Think about that for a minute.

The homes on Long Ave. had to deal with the building of that huge building Venture (I think) that never did take off and sat empty for how long? Now they get to do it again?

I had a bus route in that entire area on both sides of Mineral Ave. for years. The kids and I would stop and watch the Killdeer birds run around. They had so much fun seeing who would spot on first.

Littleton used to be special but not anymore. It's all about the dollar. Who cares that our neighborhoods are being disrupted by noise, crime etc.? Every single vacant piece of property in Littleton is not precious anymore.

There are big lots in Shady Croft being split up for more homes and any open property is being sold for the all mighty dollar. More, more, more!

We will be leaving this area in the near future as so many of our neighbors have for all these reasons and more.

I strongly urge you to say NO to McDonald Automotive please.

Thank you for your time

Sandi Erickson

,

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Karl Onsager

From: K S [REDACTED]
Sent: Saturday, February 13, 2021 12:13 PM
To: Karl Onsager
Subject: opposed to McDonald Automotive plan for Mineral

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Onsager, I would like to express my opposition to allowing McDonald Automotive to building a parking and repair facility on Mineral near Windermere.

My husband and I have lived in Littleton nearly 34 years and value the feeling of living in a peaceful oasis with a small-town feeling. The westbound stretch of Mineral from Broadway has such a lovely view but already has heavy traffic headed to Santa Fe. The current businesses seem to have a low-to moderate effect on traffic, while the McDonald's plan would increase traffic significantly.

Thank you for reading this and best wishes, Kathryn [REDACTED]

Sent from [Mail](#) for Windows 10

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Karl Onsager

From: erin beffa [REDACTED]
Sent: Saturday, February 13, 2021 11:35 AM
To: Karl Onsager; Mark Rudnicki
Subject: Opposed to rezoning for McDonald parking lot

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Littleton Government,

I am writing to oppose the proposal to rezone the area by the high line canal trail for a McDonald Automotive parking lot.

I am opposed to attempts like these to turn green spaces into parking lots for the benefit of only one business and the detriment of the community as a whole.

Sincerely,
Erin Beffa
Littleton resident, 80120

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Karl Onsager

From: [REDACTED]
To: Karl Onsager
Subject: Re zone of mineral and windermere

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Karl,
As a member of this community and someone who grew up in the area and have watched lots of changes some for the better and some not so much. I can with great confidence say that the re-zoning of this area is absolutely terrible. There are a vast number of other areas just a few more minutes outside of a developed area where McDonalds could buy and develop this land. The extra traffic in and out of an area which is surrounded by parks and greenbelts means certain increased dangers as there will be a major increase in traffic.

I personally am completely against this and besides being \$\$ for you all what does that mean towards community improvements and I struggle to find how this would benefit anything at all besides the wallets of the city.

I'd be happy to discuss and would like to be kept abreast of any forums or Town Halls where this may be discussed.

Health and wellness to you!

Cole Matthews
[REDACTED]

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Karl Onsager

From: Melissa Eisenbrandt [REDACTED]
Sent: Friday, February 12, 2021 5:55 AM
To: Karl Onsager
Subject: Proposed auto site

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Dear Karl,

We are the parents of three boys who all attend Littleton Academy. I am writing in opposition to the proposed auto site directly across from the school on Mineral Ave. The traffic is bad enough on Mineral, especially during morning and afternoon carpool. Adding a site to this spot will only make this worse. It would inevitably bring additional traffic to Southpark Way, which is right in front of the school including the field where kids have recess. There are simply too many negative impacts. Please do NOT allow this to move forward.

Thank you,
Melissa Eisenbrandt

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Karl Onsager

From: Emily Wojtowicz [REDACTED]
Sent: Thursday, February 11, 2021 10:36 AM
To: Karl Onsager
Subject: Objection to Proposed Automotive Facility on Mineral Ave.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mr. Onsager,

I am writing to voice my opposition to the proposed McDonald automotive facility at 1151 W. Mineral Ave. My daughter is a student at Littleton Academy, right across the street from the proposed facility site, and the traffic increase that will result from this facility gives me great concern for her and the other student's safety as many children walk to and from school each day in that area. Further, the school already has a huge traffic line each day for drop off and pickup and I worry that the increase in traffic - including huge semi trucks parking along the road daily- will cause annoying and potentially dangerous traffic problems for parents trying to deliver and retrieve their children from school.

Thank you for your time and consideration of this matter.

Sincerely,

Emily Wojtowicz

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Karl Onsager

From: Jayme Wood [REDACTED]
Sent: Saturday, February 6, 2021 6:44 AM
To: Karl Onsager
Subject: mcdonald auto project

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please do not ruin all the work, progress, and resident trust that has been built with the envision Littleton project. This type of facility has no place in the hub of our city and heavily residential area of our city, much less by a hospital!!

Please do not allow the reezone or this type of facility to break ground.

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Karl Onsager

From: Julie Murray Corell [REDACTED]
Sent: Friday, February 5, 2021 9:47 PM
To: Karl Onsager
Cc: Julie Murray Corell
Subject: McDonald's automotive site

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear sir

I have lived in South Park II for 15 and a half years. My property backs directly on the open space between Long avenue and mineral. I've seen one office building built directly behind me and the change of zoning for the memory loss building also directly behind me. My neighbors and I bought our homes with the understanding of the zoning currently in place. While I opposed the memory care center, I was convinced that Littleton needed such a facility in this area.

I think it will be a travesty if the city council rezones the area in question. What an eye sore a car repair center will be for the current homeowners! I read the proposal and understand that there will be automotive repairs performed, with the clanging and the engine revvings and the yelling back and forth among workers, with the constant traffic of cars and trucks coming and going in and out of that facility! The entire aspect of the area will be changed for the worse. This facility would be an injustice to our neighborhood. I for one did not expect this sort of building to happen as I looked into the zoning laws before I bought my home.

Please, please vote no on the rezoning of this land. There are many other places McDonald's could go. There is plenty of open land around that does not butt up to a quiet residential neighborhood. The most that is to be built in that area is two story office buildings!

Please show us, Littleton citizens, the courtesy of respecting our property and neighborhoods.

Thank you for your attention,
Julie Corell
[REDACTED]

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Opinion to Planning Commission

Proposed McDonald Reconditioning Facility

I am against the rezone that would allow McDonald Automotive to build a reconditioning / car storage facility off of Mineral.

My arguments are:

- The proposed use is inconsistent with existing development as well as Envision Littleton.
- The financial benefits of this facility do not justify inconsistent use.
- The traffic and 10x weekly Mon-Sat semi truck auto deliveries will reduce quality of life and the value of the surrounding neighborhood.

If this proposal moves forward then I request that semi truck auto deliveries to this facility are prohibited. Those seem like the single most impactful yet most easily removed part of the proposal.

Inconsistent use

Existing development at this site is predominantly medical-oriented, and this trend has been in progress for several years.

Immediately adjacent businesses include:

- StoneCreek Assisted Living
- World Venture (converting to medical offices)
- Encompass Health Rehabilitation Center
- Life Care Center of Littleton

Hospitals, dentists, and medical testing facilities are also nearby. Overall this area is characterized by high-quality suburban residential, schools, parks, recreation facilities, and quiet commercial. The proposed automotive use starkly contrasts existing use. **Changing the zoning makes little community sense.**

Envision Littleton gets it right on this site. It would be far better to encourage complimentary use, especially of medical-oriented business that can meet a community need while fitting in. Appropriately the comprehensive plan identifies this site as Suburban Commercial.

Notably in Suburban Commercial (see page 35 in the [Comprehensive Plan](#)).

2021-02-05

- “Medical or technology/research office” is specifically called out... *exactly like and complimenting the surrounding businesses.*
- Auto-oriented uses are *specifically excludable.*
- The example proportions are ~20% pavement and ~40% building... *distinctly opposite* McDonald's proposed 68% pavement and 10% building.

The proposed rezone clearly does not match the intended use. Nor does it match the in-practice utilization of this area.

Insufficient benefit

Both the planning commission (11/28 P4 Meeting) and city council (12/8 P4 Meeting) point out that the financial benefits of this facility are limited.

- There will be no sales tax from this facility.
- Indirect income from increased car sales at McDonald dealerships sounds limited by the way car sales are taxed. In addition it's uncertain whether this site will result in sales that would not happen anyway.
- New employment at this site is modest.

I am uninformed about what the financial benefits of a medical-oriented business would look like to the city, but it seems like they would include sales tax and relatively higher-paying employment (possibly much higher).

There are no obvious indirect benefits of this facility. No homeowner seeks out residential near automotive use. Nobody in the community can go to this facility to receive a service. No new medical businesses will see this facility as a reason to invest more in the area.

This facility would support only one business, not the community. **It makes no sense to Littleton to rezone and reduce the potential of this site.**

Community impact

As a resident of Southbridge this facility looks like:

Guaranteed noise. This facility anticipates 10 semi truck auto deliveries, every week, Monday-Saturday, forever. Like so many others I now work from home, and noise can reduce the ability of a home to function as an office. The topology of this site means adjacent homes will be higher than the noise -- even with landscaping it will hit us full-force.

Guaranteed eyesore. 68% of the property will house 480 cars and cars reflect light. Given the site is south of adjacent homes, we will be blinded anytime we look in that direction.

2021-02-05

Guaranteed traffic impact. The traffic report misses the practical impact of this facility. Cars leaving the site will have to make a difficult left turn across 2 lanes and a median, or an *easy* right turn. The left turn goes to Broadway and the McDonald dealerships. The right turn goes nowhere, unless the driver turns and cuts through Southbridge itself.

No matter the policies McDonald puts into place it's likely drivers will cut through Southbridge. They already do, speeding from their current support facility to their dealerships, despite having *multiple* good egress paths to do otherwise. Or maybe the cars and the semis do turn left to the tune of 144 trips a day, about every 3 min, impacting every driver on Mineral.

No Rezone. I grew up in Southbridge, left, and moved back to raise my children because my childhood was great here. Would I have moved back to this neighborhood if it had changed to automotive use? I don't know.

The proposed rezone should not be approved.

Thank you for your attention,

Simon Chiang



Karl Onsager

From: Christopher [REDACTED]
Sent: Thursday, March 25, 2021 11:38 AM
To: Karl Onsager
Subject: RE: McDonald Automotive Rezone

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks...

From: Karl Onsager <konsager@littletongov.org>
Sent: Thursday, March 25, 2021 10:14 AM
To: Christoper [REDACTED]
Subject: RE: McDonald Automotive Rezone

Good morning, the notice for the post-submittal neighborhood meeting was mailed to property owners within 700' is attached per your emailed interest in this project.

Karl Onsager, AICP
Planner
City of Littleton
303-795-3778

From: Christoper [REDACTED]
Sent: Sunday, February 14, 2021 9:22 AM
To: Mark Rudnicki <mrudnicki@littletongov.org>; Karl Onsager <konsager@littletongov.org>
Subject: McDonald Automotive Rezone

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Good morning Mark
Good morning Karl

My name is Christopher Miller and I have been a Littleton resident for 14 years living in Southbridge II.

Last year I came across some disturbing information regarding the potential rezoning action being considered by our beautiful city to accommodate McDonald Automotive building plans near Mineral and Windemere in what is now a large open field. I was hoping this would be shut down and disappear, however, it continues to be on the table and seems to be moving forward.

I appose the rezoning and DO NOT want an automotive business in my back yard!

All night bright LED lighting in a giant sun baked asphalt parking lot with activity 6 days a week just a few feet from my fence line will not improve the lives of anyone in the close-by surrounding community.

The Walmart proposal that had been considered 10+ years ago off Santa Fe north of Aspen Grove was an illustration of how there is a place for these types of business', just not at that particular location. The people of Littleton spoke back then of their aversion, the city listened, we were heard, a very important president was observed, we all benefited and continue to do so for those decisions today.

I'm writing in hopes that my voice matters here too. I pay my taxes. I pick up trash in that is not mine. I utilize the annual tree program in our city to plant trees each year. I talk to others about Littleton with affection because thus far, my city government has for the most part, listened to its' residents and worked toward viable solutions. I care about Littleton. I love where I live.

McDonald Automotive is a large corporation with loads of money wanting our city to change the zoning providing concessions that are not already in place to build a complex that does not fit in our quiet community in that location.

Change is good. The city revenue tax money is good. Business' in Littleton are welcome. Please consider the residents in our area. No one here (our neighborhood) wants this business there. This proposal to rezone for this particular business in this particular location is NOT neighborhood friendly. Please do not move forward with this proposal to rezone, McDonald Automotive is not a good fit for the location.

Thank you for your time and consideration.

Christopher Miller

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The Littleton Center is not open to the public. Bemis Library and the Littleton Museum are operating with restrictions. Many city transactions can be conducted online or by phone. Visit littletongov.org/covid-19 for further information, call 303-795-3700, or subscribe to Littleton eConnect to receive updates by email.

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Karl Onsager

From: Julie Murray Corell [REDACTED]
Sent: Thursday, March 25, 2021 11:33 AM
To: Karl Onsager
Subject: Re: McDonald's Auto

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for forwarding the information concerning McDonald Volkswagens attempt to build a facility on West mineral. I opened the attachment from the development company. It was a letter of notification for an upcoming zoom meeting containing links in which to register to be included in that meeting.

I am very disappointed however, that I cannot click on the link in order to register. I don't understand why the development company would attach such a letter and then not allow concerned parties to easily register to attend the meeting.

I thank you for your involvement and hopefully you can help us to easily register for the zoom meeting.

Julie Corell

On Thu, Mar 25, 2021, 10:13 AM Karl Onsager <konsager@littletongov.org> wrote:

Good morning, the notice for the post-submittal neighborhood meeting was mailed to property owners within 700' is attached per your emailed interest in this project.

Karl Onsager, AICP

Planner

City of Littleton

303-795-3778

From: Julie Murray Corell [REDACTED]
Sent: Thursday, February 25, 2021 5:50 PM
To: Karl Onsager <konsager@littletongov.org>
Subject: McDonald's Auto

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am strongly opposed to the rezoning application on mineral for the McDonald's automotive shop.

I live in the neighborhood, southbridge II, which is directly north of the property in question. Please do not allow an all of the motive repair shop to be placed adjacent a residential subdivision! There is plenty of open space in Littleton. Why REZONE a property to accommodate such a business??

I am deeply concerned that the city council is even entertaining such a proposition!

Sincerely,

Julie corell

* Sender and receiver should be mindful that all incoming and outgoing emails may be subject to the Colorado Open Records Act, S 24-72-200.1, et seq.

The Littleton Center is not open to the public. Bemis Library and the Littleton Museum are operating with restrictions. Many city transactions can be conducted online or by phone. Visit littletongov.org/covid-19 for further information, call 303-795-3700, or subscribe to Littleton eConnect to receive updates by email.

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Karl Onsager

From: Cole [REDACTED]
Sent: Thursday, March 25, 2021 11:16 AM
To: Karl Onsager
Subject: Re: Re zone of mineral and windermere

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks Karl,
I live maybe 900' this is bad idea at any distance of living in the area however! Thanks for the responses and discussions around this.

On Thursday, March 25, 2021, 10:14:20 AM MDT, Karl Onsager <konsager@littletongov.org> wrote:

Good morning, the notice for the post-submittal neighborhood meeting was mailed to property owners within 700' is attached per your emailed interest in this project.

Karl Onsager, AICP

Planner

City of Littleton

303-795-3778

From: [REDACTED]
Sent: Saturday, February 13, 2021 10:23 AM
To: Karl Onsager <konsager@littletongov.org>
Subject: Re zone of mineral and windermere

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Karl,

As a member of this community and someone who grew up in the area and have watched lots of changes some for the better and some not so much. I can with great confidence say that the re-zoning of this area is absolutely terrible. There

are a vast number of other areas just a few more minutes outside of a developed area where McDonalds could buy and develop this land. The extra traffic in and out of an area which is surrounded by parks and greenbelts means certain increased dangers as there will be a major increase in traffic.

I personally am completely against this and besides being \$\$ for you all what does that mean towards community improvements and I struggle to find how this would benefit anything at all besides the wallets of the city.

I'd be happy to discuss and would like to be kept abreast of any forums or Town Halls where this may be discussed.

Health and wellness to you!

Cole Matthews



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Opinion to Planning Commission

Proposed McDonald Reconditioning Facility

I am against the rezone that would allow McDonald Automotive to build a reconditioning / car storage facility off of Mineral.

My arguments are:

- The proposed use is inconsistent with existing development as well as Envision Littleton.
- The financial benefits of this facility do not justify inconsistent use.
- The traffic and 10x weekly Mon-Sat semi truck auto deliveries will reduce quality of life and the value of the surrounding neighborhood.

If this proposal moves forward then I request that semi truck auto deliveries to this facility are prohibited. Those seem like the single most impactful yet most easily removed part of the proposal.

Inconsistent use

Existing development at this site is predominantly medical-oriented, and this trend has been in progress for several years.

Immediately adjacent businesses include:

- StoneCreek Assisted Living
- World Venture (converting to medical offices)
- Encompass Health Rehabilitation Center
- Life Care Center of Littleton

Hospitals, dentists, and medical testing facilities are also nearby. Overall this area is characterized by high-quality suburban residential, schools, parks, recreation facilities, and quiet commercial. The proposed automotive use starkly contrasts existing use. **Changing the zoning makes little community sense.**

Envision Littleton gets it right on this site. It would be far better to encourage complimentary use, especially of medical-oriented business that can meet a community need while fitting in. Appropriately the comprehensive plan identifies this site as Suburban Commercial.

Notably in Suburban Commercial (see page 35 in the [Comprehensive Plan](#)).

2021-02-05

- “Medical or technology/research office” is specifically called out... *exactly like and complimenting the surrounding businesses.*
- Auto-oriented uses are *specifically excludable.*
- The example proportions are ~20% pavement and ~40% building... *distinctly opposite* McDonald's proposed 68% pavement and 10% building.

The proposed rezone clearly does not match the intended use. Nor does it match the in-practice utilization of this area.

Insufficient benefit

Both the planning commission (11/28 P4 Meeting) and city council (12/8 P4 Meeting) point out that the financial benefits of this facility are limited.

- There will be no sales tax from this facility.
- Indirect income from increased car sales at McDonald dealerships sounds limited by the way car sales are taxed. In addition it's uncertain whether this site will result in sales that would not happen anyway.
- New employment at this site is modest.

I am uninformed about what the financial benefits of a medical-oriented business would look like to the city, but it seems like they would include sales tax and relatively higher-paying employment (possibly much higher).

There are no obvious indirect benefits of this facility. No homeowner seeks out residential near automotive use. Nobody in the community can go to this facility to receive a service. No new medical businesses will see this facility as a reason to invest more in the area.

This facility would support only one business, not the community. **It makes no sense to Littleton to rezone and reduce the potential of this site.**

Community impact

As a resident of Southbridge this facility looks like:

Guaranteed noise. This facility anticipates 10 semi truck auto deliveries, every week, Monday-Saturday, forever. Like so many others I now work from home, and noise can reduce the ability of a home to function as an office. The topology of this site means adjacent homes will be higher than the noise -- even with landscaping it will hit us full-force.

Guaranteed eyesore. 68% of the property will house 480 cars and cars reflect light. Given the site is south of adjacent homes, we will be blinded anytime we look in that direction.

2021-02-05

Guaranteed traffic impact. The traffic report misses the practical impact of this facility. Cars leaving the site will have to make a difficult left turn across 2 lanes and a median, or an *easy* right turn. The left turn goes to Broadway and the McDonald dealerships. The right turn goes nowhere, unless the driver turns and cuts through Southbridge itself.

No matter the policies McDonald puts into place it's likely drivers will cut through Southbridge. They already do, speeding from their current support facility to their dealerships, despite having *multiple* good egress paths to do otherwise. Or maybe the cars and the semis do turn left to the tune of 144 trips a day, about every 3 min, impacting every driver on Mineral.

No Rezone. I grew up in Southbridge, left, and moved back to raise my children because my childhood was great here. Would I have moved back to this neighborhood if it had changed to automotive use? I don't know.

The proposed rezone should not be approved.

Thank you for your attention,

Simon Chiang



Re: McDonalds Proposed Reconditioning Facility at 1151 W Mineral Ave, Littleton, CO 80120

Project #: APD21-0001

Date: June 2021

To all concerned:

This proposal is predicated on a change in the allowed uses of the PD for Southbridge Area K. The change is from Office Park, to OFFICE, AUTOMOTIVE SERVICE (NOT TO INCLUDE AUTO-BODY REPAIR, VEHICLE PAINTING, WRECKING YARD OR DEMOLITION OPERATIONS, OR INDUSTRIAL ASSEMBLY, AND NOT OPEN TO THE GENERAL PUBLIC) AND VEHICLE STORAGE.

This is basically a rezone in all but name.

I want to urge the Planning Commission and City Council to reject this change in Allowed Use and keep the PD intact the way it is. When homeowners buy property they do so knowing with some certainty that their investment is not going to be negatively impacted by the appearance of an inappropriate development in their immediate vicinity.

These developers fail to meet several of the criteria and goals of the Envision Littleton Comp Plan. For example...

Land use and Community Character

The Suburban Commercial standard states:

a) "This designation involves commercial developments, whether at a neighborhood focused or larger scale, that stand apart from most auto-oriented contemporary development."

The applicant wants to effectively create a large used car parking lot immediately adjacent to an established residential neighborhood. This is the very definition of an auto-oriented development. Who wants to look at a sea of automobiles in various states of appearance as they open their bedroom curtains every morning?

b) "May exclude some auto-oriented uses that cannot achieve a Suburban character (e.g., car washes)."

Their application does not explicitly exclude car washes. So this change of use will allow car washes for example? That's an automotive service that does not include painting, repair, demolition or assembly.

c) "Near residential properties and areas, the permitted scale and intensity of nonresidential uses should be limited to ensure compatibility (including adequate buffering/screening, criteria for placement and

orientation of buildings and parking areas, height limits, and residential-in appearance architectural standards)."

There will be a security fence around this development. There will be security lighting all night from dusk until dawn. None of the other developments in this area have this visual intrusion. How is that 'compatible with nearby residential properties?' It also implies the development will be a target for thieves. Otherwise why the fence and lights?

Housing and Neighborhoods – Goal 3:

"Neighborhoods that are safe and comfortable for all residents".

Again ... There will be a security fence around this development. There will be security lighting all night from dusk until dawn. None of the other developments in this area have this visual intrusion. How is that 'compatible with nearby residential properties?' It also implies the development will be a target for thieves. Otherwise why the fence and lights?

Noise, light and smell pollution chances are all increased by this type of development. Offices buildings do not generate this.

How is this type of development appropriate when its immediate neighbors are residential (Southbridge II), and an in-patient healthcare and rehab facility?

Environment

Goal ENV 6: Reduce excessive outdoor light and noise.

Yet again ... There will be a security fence around this development. There will be security lighting all night from dusk until dawn. None of the other developments in this area have this visual intrusion. How is that 'compatible with nearby residential properties?' It also implies the development will be a target for thieves. Otherwise why the fence and lights?

The requirement to use car transporters on and off this site is incompatible with the area. The applicant states that it will only be 1 a day on average. Who is going to enforce that? What happens when it becomes 2 a day, then 3, and so on? Then they start arriving in the evening or early morning. In the real world this is what will happen over time despite the assurances of the owner of the facility.

They want to operate 6 days a week. The current office building work patterns have little to no activity on Saturdays and Sundays. What is to stop them operating on a Sunday too should the state allow car dealerships to open on Sundays?

How is this type of development appropriate when its immediate neighbors are residential (Southbridge II), and an in-patient healthcare and rehab facility?

In conclusion, this project does not meet the real “common good” of the neighborhood or the city. It only benefits the owner of the land – who can finally offload this property, and McDonalds – who get another place to dump their used car inventory.

This flies in the face of the Envision concept of keeping neighborhoods protected and desirable for the citizens.

There are much more appropriate locations for this type of development, in areas already designated to allow it – Southpark Circle near Santa Fe/County Line for example, or even outside of Littleton – along Plum Valley Lane where the Schomp company store vehicles. There is no need to force fit this project into areas where it does not belong.

Please do not inflict this proposed blight on our established, quiet neighborhood just because it is convenient for a few.

Sincerely

Andy Jagger

Resident of Southbridge II since 1994