



47 which relates the design and development of the Property to the particular characteristics of the  
 48 Property; and

49  
 50 **WHEREAS**, the planning commission finds in fact that the Plan allows a nature  
 51 and intensity of development which is supported by adequate utilities, transportation network,  
 52 drainage systems and open space to serve the development, and minimizes impacts on adjacent  
 53 existing and future development; and

54  
 55 **WHEREAS**, the planning commission finds in fact that the Plan encourages  
 56 development that is consistent with the policies and guidelines established in the adopted  
 57 comprehensive plan for the area and for the city; and

58  
 59 **WHEREAS**, the planning commission finds in fact that approval of the Plan is in  
 60 the best interest of the city and promotes the public health, safety, and welfare of its inhabitants.

61  
 62 **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF**  
 63 **THE CITY OF LITTLETON, COLORADO, THAT:**

64  
 65 **Section 1.** The planning commission does hereby recommend that city council  
 66 approve the proposed Plan as specifically described in Exhibit B with the following conditions:

67  
 68 1.1 On sheet number two, note number seven shall be revised to read  
 69 “There shall be a fifty (50) foot wide area of unobstructed open space along the edge of the property  
 70 abutting the Wolhurst Landing residential development” striking the second sentence; and

71  
 72 1.2 On sheet number two, note number eight shall be revised to strike  
 73 “public roof top amenity areas” and have staff work with the applicant to clarify eligibilities for  
 74 unobstructed open space requirements; and

75  
 76 1.3 On sheet number two, the residential section of the Principal  
 77 Permitted Uses table shall be revised as follows: remove the rows for Residential (Single-family  
 78 attached, multi-family and Residential (Single-family detached and replace with the following  
 79 table section:

80  
 81 **Principal Permitted Uses**

Planning Areas	C	D	E
Residential (Single-family attached)	X	NP	NP
Residential (multifamily) is only allowed as a part of a vertical mixed-use building. Leasing offices, recreational facilities, and other ancillary uses to the multifamily use shall not be considered as a mix of uses.	X	X	X
Residential (Single-family detached)	NP	NP	NP

82  
 83 ; and

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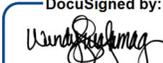
84  
 85                   1.4                   On sheet number three, replace note number one under sub-section  
 86 J with “1. The property owner shall provide conceptual plans and enter into an agreement for  
 87 financing improvements to multi-modal connections from the Property to the South Platte River  
 88 Trail prior to issuance of a building permit allowing the 250<sup>th</sup> residential unit on the Property. 2.  
 89 The property owner shall provide conceptual plans and enter into an agreement for financing  
 90 improvements to multi-modal connections from the Property to the Regional Transportation  
 91 District station prior to issuance of a building permit allowing the 500<sup>th</sup> residential unit on the  
 92 Property”; and

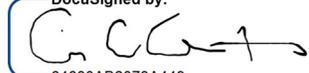
93  
 94                   1.5                   Correcting miscellaneous errata such as changing inches to feet in  
 95 the development standards table; and

96  
 97                   1.6                   Revise all references to allowed density from 76 dwelling units per  
 98 acre and 2,500 units maximum to 61 dwelling units per acre and 2,000 units as offered by the  
 99 applicant during the public hearing; and

100  
 101                   1.7                   On sheet two, under the Site Development Standards table, revise  
 102 note number four to be in compliance with Littleton City Code Title 10, Chapter 2, Section 23,  
 103 sub-section D.3.b. limiting maximum building height to 30 feet within 200 feet of boundaries  
 104 adjacent to Wolhurst Landing.

105  
 106                   INTRODUCED, READ AND ADOPTED at a regularly scheduled meeting of the  
 107 City Council of the City of Littleton, Colorado, on the 23<sup>rd</sup> day of August 2021, at 6:30 p.m. at the  
 108 Littleton Center, 2255 West Berry Avenue, Littleton, Colorado.

109 ATTEST:  
 110                   DocuSigned by:  
 111   
 112 \_\_\_\_\_  
 113 Wendy Shea-Tamag  
 114 DEPUTY CITY CLERK

DocuSigned by:  
  
 \_\_\_\_\_  
 64680AB2073A449  
 Craig Coronato  
 CHAIR

115 APPROVED AS TO FORM:  
 116                   DocuSigned by:  
 117   
 118 \_\_\_\_\_  
 119 Reid Betzing  
 120 CITY ATTORNEY

