



City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Meeting Minutes - Draft

Planning Commission

Monday, August 23, 2021

6:30 PM

Council Chamber

Regular Meeting

1. Roll Call

Present 8 - Commissioner Bolt, Chair Coronato, Commissioner Miller, Vice Chair Almond, Commissioner Stahlman, Commissioner Hoadley, Commissioner Reynolds, and Alternate II McFadyen

Absent 1 - Alternate I Mirzayi

2. Pledge of Allegiance

3. Approval of Agenda

4. Minutes to be Approved

- a) [ID# 21-191](#) Certification of the July 26, 2021 Regular Meeting Minutes

Commissioner Stahlman moved and Commissioner Miller seconded based on the clerk's certification to approve the July 26, 2021 meeting minutes. The vote is 7-0. The motion carries unanimously.

Aye: 7 - Commissioner Bolt, Chair Coronato, Commissioner Miller, Vice Chair Almond, Commissioner Stahlman, Commissioner Hoadley and Commissioner Reynolds

Absent: 1 - Alternate I Mirzayi

Non-Voting: 1 - Alternate II McFadyen

5. Public Comment

Pam Chadbourne- District 1 – ULUC / PC decision making / staff data

6. General Business

7. Public Hearing

- a) [PC Resolution 05-2021](#) PC Resolution 05-2021: Recommending Approval of the Fourth Amendment to the Newton Property General Planned Development Plan (Aspen Grove)

Chair Coronato opened Public Hearing at 6:39p.m.

Dennis Christensen – 7434 S. Houston Warring –opposed

Holly Shilliday – 7430 S Houston Warring – opposed
Eric Beutler – 1667 W Maplewood – opposed
Lynn Christensen – Littleton Village – opposed
Paul Bingham – 236 W Delaware Cr – opposed
Richard Westra – 7421 S Houston Warring Cr. - opposed
Linda Knufinka – 4th District – opposed
Blaine Herrington – opposed
Kay Watson – 7450 S Curtice St. - in favor
Mary Metros – opposed
Megan VanEldik – Jackass Hill – opposed
Kathleen Murphy – 7062 S. Bryant St. – opposed
Clifford Heitzman – 6997 S Bryant St. - opposed
Charlotte Pitt – 7109 S Clay St - opposed
Rob Lee – 7411 S Houston Warring Cr. - opposed
Cindy Herb- 7415 S. Houston Warring - opposed
Sophia Hassman – 7623 S Overlook Wy – opposed
Pam Chadbourne – 5402 S. Nevada St. – opposed
Jeanne Ericson – 5567 S. King St. – opposed
Mike Lombardi – 7119 S Clay – opposed
Octavia Betz – 2923 W. Bryant St. - opposed
Iftin Abshir – 1379 W. Ridge Rd. - opposed
Rose Trujillo – 7172 S. Bryant St. -opposed
Paula Freitag – opposed
Steven Lucero - 4421 W. Jamison Pl. – opposed
Ashley Lucero – 4421 W. Jamison Pl. - opposed
Ashley Lennon – 7115 S. Depew St. - opposed
Audrey Jensen – 7410 S. Houston Warring Cr. - opposed
Gloria Shone – 7975 S Datura St. - opposed
Craig Mieske – Wolhurst Landing - opposed
Mary Jane Brady – 6950 S. Delaware St. - opposed
Brian Herbert – 4430 W Jamison Pl – opposed
Kelly Beckman – Wolhurst – opposed
Christie Bougie – 7543 S. Overlook Wy. - opposed

Chair Coronato closed Public Hearing at 9:11p.m.

Commissioner Stahlman moved and Commissioner Reynolds seconded to approve PC Resolution 05-2021 recommending council approve the Fourth Amendment to the Newton Property general planned development plan with conditions as showing in the resolution including the following: Point 1.2 On sheet number two, note number eight shall be revised to strike “public roof top amenity areas” and have staff work with the applicant to clarify eligibilities for unobstructed open space requirements; and Point 1.4 On sheet number three, replace note number one under sub-section J with “1. The property owner shall provide conceptual plans and enter into an agreement for financing improvements to multi-modal connections from the property to the South Platte River Trail prior to issuance of a building permit allowing the 250th residential unit on the property. 2. The property owner shall provide conceptual plans and enter into an agreement for financing improvements to multi-modal connections from the property to the RTD station prior to issuance of a building permit allowing the 500th residential unit on the property.” and finally in accordance with the applicant's concurrence, the residential density on the entire planned development amendment shall be no more than 61 dwelling units per acre.

Commissioner Hoadley moved and Commissioner Miller seconded to amend the

site development standards table to require 30' max building height within 200'.
The vote to amend is 7-0. The amendment carries unanimously.

The vote on the main motion as amended is 4-3 with Commissioner Bolt,
Commissioner Hoadley and Vice Chair Almond voting no. The motion carries.

Aye: 4 - Chair Coronato, Commissioner Miller, Commissioner Stahlman and Commissioner Reynolds

Nay: 3 - Commissioner Bolt, Vice Chair Almond and Commissioner Hoadley

Absent: 1 - Alternate I Mirzayi

Non-Voting: 1 - Alternate II McFadyen

8. Comments / Reports

I. Community Development Director

Jennifer Henninger reminded commissioners of the special meeting on Wednesday, August 25, 2021 at 6:30p.m. with the public invited to attend.

II. Community Development Staff

III. Commission Members

IV. Chair

9. Adjournment

Chair Coronato adjourned at 11:46p.m.