

Trailmark Neighborhood Meeting Summary

10/30/2025

The neighborhood meeting was held at the Peak Community and Wellness Center on October 30, 2025, beginning at 5:30 PM.

The meeting opened with Ken C. providing a brief introduction and overview of the meeting space logistics. Following that, Marcus (TPC) began the formal presentation.

Marcus oriented attendees on the project's location and provided an overview of the rezoning application currently under review. He explained that the 2025 site plan conceptually includes 27 single-family detached homes.

Project Overview

Marcus described the key challenge with the project:

- The Chatfield Activity Center Comprehensive Development Plan (CDP) has already allocated the maximum allowable residential units for the area.
- As a result, to construct additional units, the applicant must amend the CDP to increase the overall maximum unit allocation.
- Marcus clarified that this amendment is necessary for the City of Littleton to consider the rezoning application.

He emphasized that the CDP amendment process is procedural and does not in itself authorize construction or guarantee project approval.

Community Questions & Discussion

Following the presentation, the team opened the floor to questions from attendees. Several topics were raised, with the **three most frequent questions** summarized below:

1. CDP Amendment Concerns
 - Residents expressed concern about the implications of amending the CDP.
 - Marcus reiterated that the amendment is a necessary step to enable Littleton's review process, and that approval of the amendment does not guarantee development. The rezoning process through Littleton is what determines whether

the project can move forward.

2. Building Types & Density

- Residents asked about the types of homes proposed.
- Marcus confirmed that the plan includes single-family detached homes and no multi-family structures.

3. Sight Lines & Building Heights

- Questions were raised regarding potential view impacts and home heights.
- Marcus and representatives from Shea Homes confirmed that northern lots adjacent to existing homes will be limited to one-story structures. The heights and designs of other lots will be further reviewed through the city process.

Additional Information

For a full review of the discussion and questions, a recording of the meeting is available for viewing here: <https://www.youtube.com/watch?v=NoDrb9LoO4E>