



City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Meeting Agenda - Final Planning Commission

Monday, March 9, 2026

6:30 PM

Council Chamber

Regular Meeting

1. Roll Call

2. Pledge of Allegiance

3. Approval of Agenda

4. Minutes to be Approved

- a) [ID# 25-257](#) Certification of the November 10, 2025 regular meeting minutes

Attachments: [1. 11-10-2025 PC Minutes - DRAFT](#)

5. Public Comment

If you wish to address the board under Public Comment, please sign-in on the public speaker form before the call to order for this meeting. Public Comment is an opportunity to express opinions regarding issues that are not part of public hearings on tonight's agenda; a separate opportunity will be provided for comment for any public hearing. Each speaker is limited to three (3) minutes. We expect comments to be civil. Disrespectful or disruptive behavior will not be tolerated. The board is not authorized under the Colorado Open Meetings Law to discuss, comment, or take action at this meeting on any issue raised by public comment that is not part of tonight's agenda.

6. General Business - None

7. Public Hearing

- a) [PC Resolution 01-2026](#) PC Resolution 01-2026: A Resolution of the Littleton Planning Commission Approving The Gables Subdivision Filing Number 1 Preliminary Plat

Attachments:

- [1. PC Resolution 01-2026](#)
- [2. Exhibit A Preliminary Plat](#)
- [3. Staff Report](#)
- [4. Developer Design Criteria Memo](#)
- [5. Public Comment](#)
- [6. Presentation_PC Res. 01-2026](#)

- b) [PC Resolution 02-2026](#) PC Resolution 02-2026: A Resolution of the Littleton Planning Commission Recommending Approval to City Council of Code Text Amendments to the Unified Land Use Code Regarding Electric Vehicle Charging.

Attachments: [1. PC Resolution 02-2026](#)
[2. Exhibit A ORD Revising ULUC Re EV Charging Stations FINAL 03.09.26 P](#)
[3. Presentation_PC Res. 02-2026](#)

- c) [PC Resolution 03-2026](#) PC Resolution 03-2026: A Resolution of the Littleton Planning Commission Recommending Approval to City Council of Code Text Amendments to the Unified Land Use Code Regarding Fuel Sales (Retail)

Attachments: [1. PC Resolution 03-2026](#)
[2. Presentation PC Res 03-2026](#)

8. Comments / Reports

- I. Community Development Director/Staff
- II. City Attorney/City Clerk
- III. Commission Members
- IV. Chair

9. Adjournment

The public is invited to attend all regular meetings or study sessions of the city council or any city board, commission, or committee. Please call 303-795-3780 at least 48 hours prior to the meeting if you believe you will need special assistance or any reasonable accommodation in order to attend, or participate in, any such meeting. For any additional information concerning city meetings, please call the city clerk's office at the above referenced number.



Staff Communication

File #: ID# 25-257, **Version:** 1

Agenda Date: 03/09/2026

Subject:

Certification of the November 10, 2025 regular meeting minutes

| |
|---|
| Prepared by: Wendy J. Shea-Tamag, Deputy City Clerk |
|---|

I hereby certify that the attached minutes are an accurate representation of motions made and action taken at the November 10, 2025, regular meeting of the Littleton Planning Commission. I have also reviewed the video recording for the November 10, 2025, regular meeting of the Littleton Planning Commission and certify that the video recording is a full, complete, and accurate record of the proceedings.

PROPOSED MOTION:

I move to approve, based on the clerk's certification, the November 10, 2025 regular meeting of the Littleton Planning Commission.



City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Meeting Minutes - Draft

Planning Commission

Monday, November 10, 2025

6:30 PM

Council Chamber

Regular Meeting

1. Roll Call

Present 6 - Chair Reynolds, Vice Chair Almond, Commissioner Coronato, Commissioner Radulovich, Commissioner Roethlisberger, and Commissioner Neely
Absent 2 - Alternate Goodman, and Commissioner Santana

2. Pledge of Allegiance

3. Approval of Agenda

4. Minutes to be Approved

- a) [ID# 25-249](#) Certification of the September 22, 2025 regular meeting minutes
- Vice Chair Almond moved and Commissioner Roethlisberger seconded to approve, based on the clerk's certification, the October 27, 2025 meeting minutes of the Littleton Planning Commission. The vote is 6-0. The motion carries.**
- Aye:** 6 - Chair Reynolds, Vice Chair Almond, Commissioner Coronato, Commissioner Radulovich, Commissioner Roethlisberger and Commissioner Neely
- Absent:** 2 - Alternate Goodman and Commissioner Santana

5. Public Comment

Pam Chadbourne, Dist. 1 - The passing of 3A/long term plans

6. General Business

- a) [ID# 25-255](#) Volunteer representative and alternate for the Littleton Boulevard Subarea Plan Stakeholder Working Group
- Commissioner Roethlisberger self-nominated and accepted the nomination.
Commissioner Coronato self-nominated and accepted the nomination as well.*
- Commissioner Roethlisberger moved and Commissioner Neely seconded to appoint Commissioner Roethlisberger to the Littleton Boulevard Subarea Plan Stakeholder Working Group. The vote is 4-2 with Vice Chair Almond & Commissioner Coronato voting no. The motion carries.**
- Aye:** 4 - Chair Reynolds, Commissioner Radulovich, Commissioner Roethlisberger and Commissioner Neely

Nay: 2 - Vice Chair Almond and Commissioner Coronato

Absent: 2 - Alternate Goodman and Commissioner Santana

Alternate for the Littleton Boulevard Subarea Stakeholder Work Group.

Chair Reynolds moved and Commissioner Coronato seconded to appoint Commissioner Coronato as an alternate to the Littleton Boulevard Subarea Plan Stakeholder Working Group. The vote is 6-0. The motion carries.

Aye: 6 - Chair Reynolds, Vice Chair Almond, Commissioner Coronato, Commissioner Radulovich, Commissioner Roethlisberger and Commissioner Neely

Absent: 2 - Alternate Goodman and Commissioner Santana

7. Public Hearing

a) [PC Resolution 12-2025](#) PC Resolution 12-2025: Recommending approval to city council of a code text amendment to Title 10, the Unified Land Use Code related to Electronic Vehicle Charging.

Commissioner Coronato moved and Vice Chair Almond seconded to table indefinitely PC Resolution 12-2025 recommending approval to city council of a code text amendment to Title 10, the Unified Land Use Code related to Electronic Vehicle Charging. The vote is 6-0. The motion carries.

Aye: 6 - Chair Reynolds, Vice Chair Almond, Commissioner Coronato, Commissioner Radulovich, Commissioner Roethlisberger and Commissioner Neely

Absent: 2 - Alternate Goodman and Commissioner Santana

8. Comments / Reports

I. Community Development Director/Staff

Jerad informed there will be no December meeting. There are a few quasi-judicial issues coming forth early next year. Discussion regarding the work plan will be in January as well. Asked for emails from the commission regarding what they'd like to see come forward. The EV & gas stations will also be coming forth in January as well as other ULUC items.

II. City Attorney/City Clerk

*Atasi informed that the city attorney will be reviewing 3A and will have updates as they come in.
Wendy let the commission know that this is the last meeting for this board and wished them Happy Holidays.*

III. Commission Members

No reports

IV. Chair

Chair Reynolds reminded the commissioners that if they email staff, they should not

CC any other board members in that correspondence. Announced that it is the 50th anniversary of the sinking of the Edmund Fitzgerald.

9. Adjournment

Chair Reynolds adjourned the meeting at 7:10p.m.



Staff Communication

File #: PC Resolution 01-2026, **Version:** 1

Agenda Date: 03/09/2026

Subject:

PC Resolution 01-2026: A Resolution of the Littleton Planning Commission Approving The Gables Subdivision Filing Number 1 Preliminary Plat

Prepared By: Teri Whitmore, Senior Planner
Presentations: Teri Whitmore, Senior Planner and Elyse Appelgate Klink, Norris Design, Senior Associate

PURPOSE: The applicant is requesting approval of The Gables Subdivision Filing No. 1 Preliminary Plat. Pursuant to Section 10-9-7.3 of the Unified Land Use Code (“ULUC”), a public hearing is being held to determine if the proposed Gables Subdivision Filing No. 1 Preliminary Plat meets the design criteria for preliminary plats as listed below:

1. *Conformance.* The preliminary plat conforms to the Comprehensive Plan and all applicable requirements of the Littleton City Code;
2. *Zoning.* Any new lots created by the proposed subdivision shall meet the land area, open space, and yard requirements for the district in which the subdivision is located; and,
3. *Standards and Specifications.* The proposed development conforms to the design and improvement standards in the Littleton Engineering Design Standards.

LONG-TERM OUTCOME(S) SERVED:

Vibrant Community with a Rich Culture, Robust and Resilient Economy, Safe Community

DISCUSSION:

The proposed preliminary plat divides the 9.9-acre site, located at 4501 W. Bowles Ave., into seventeen (17) lots, two (2) tracts, and right-of-way dedication along W. Bowles Ave.. The seventeen (17) lots are intended for single-family detached residential use in the Large Lot Residential (LLR) zoning district. Tract A is proposed to remain undeveloped and be utilized for a stormwater detention facility. Tract B is proposed for drainage, vehicular, and pedestrian access. The proposed preliminary plat meets the Littleton Engineering Design Standards (LEDS) and the Storm Drainage Design and Technical Criteria Manual (SDCM). The proposed right-of-way is in conformance with the Envision Littleton Transportation Master Plan. The approval and final recording of the proposed residential lots takes place at the time of final plat approval, which will not occur after the preliminary plat is approved. Staff has provided the applicant’s development team feedback on any modifications needed for the final plat submission, per the City of Littleton’s requirements.

BACKGROUND:

The approximately 9.9 acre site is situated north of W. Bowles Ave. and east of Bell Flower Dr. It is currently owned by Denver Water and is vacant, except for a piped irrigation ditch, owned by the Circle Ditch Company.

The property is surrounded on the west, north and east by residential lots in the Bow Mar South neighborhood, with all current and proposed vehicular and pedestrian access to the site from W. Bowles Ave. at the southern boundary. The property is zoned Large Lot Residential (LLR), with the allowance of single-family detached residential homes that meet the zoning district standards. The Gables Subdivision proposes seventeen (17) new single-family detached residential lots. The site is currently one large unsubdivided parcel, requiring a preliminary and final plat to subdivide it into five or more lots, per Section 10-9-7.3. All surrounding properties are also zoned Large Lot Residential (LLR) with single-family residential land uses.

PRIOR ACTIONS OR DISCUSSIONS

The applicant has completed the following steps in the entitlement process per the ULUC:

Pre-Application Meeting: February 22, 2024

Application Submitted: November 14, 2024

FISCAL IMPACTS:

N/A

STAFF RECOMMENDATION:

Staff recommends approval of planning commission Resolution 01, Series 2026.

ALTERNATIVES:

The commission may approve, approve with conditions, or deny the proposed preliminary plat. If the commission were to deny the proposed preliminary plat, the applicant may appeal the decision to the city council within fifteen (15) days.

PROPOSED MOTION:

I move to approve planning commission Resolution 01-2026, approving The Gables Subdivision Filing No. 1 Preliminary Plat.

REFERENCES:

Littleton City Code Section 10-9-7.3

<https://online.encodeplus.com/regs/littleton-co-cc/doc-viewer.aspx#secid-3309> <<https://online.encodeplus.com/regs/littleton-co-cc/doc-viewer.aspx>>

1 CITY OF LITTLETON, COLORADO

2
3 Resolution No. 01

4
5 Series, 2026

6
7 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
8 LITTLETON, COLORADO, APPROVING THE GABLES SUBDIVISION
9 FILING NO. 1 PRELIMINARY PLAT

10
11 WHEREAS, Section 10-9-7.3 of the Littleton City Code authorizes the Littleton
12 Planning Commission to review and approve preliminary plats;

13
14 WHEREAS, on November 14, 2024, Miller United, with consent from Denver
15 Water, the owner of the property shown in Exhibit A as attached hereto and fully incorporated
16 herein by this reference, made an application for a preliminary plat under the provisions of the
17 Littleton City Code; and

18
19 WHEREAS, on March 9, 2026, the Littleton Planning Commission conducted a
20 public hearing to consider the preliminary plat application for the subject project described within
21 Exhibit A.

22
23 NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING
24 COMMISSION OF THE CITY OF LITTLETON, COLORADO, THAT:

25
26 Section 1. Following the hearing and based on the evidence presented at the hearing,
27 the Commission finds in fact:

- 28
29 1. The application submitted by Miller United, with the consent from Denver
30 Water, was found to be complete through the City’s review process; and
31
32 2. Proper notice was provided in accordance with Section 10-9-3.5 and Table
33 10-9-3.9.1 of the Unified Land Use Code;
34
35 3. The proposed preliminary plat conforms to the Comprehensive Plan and all
36 applicable requirements of the Unified Land Use Code; and
37
38 4. The proposed preliminary plat conforms to the design and improvement
39 standards in the Littleton Engineering Design Standards.

40
41 Section 2. The Littleton Planning Commission approves the Preliminary Plat,
42 in substantially the same form attached hereto as Exhibit A, based on the determination that the
43 applicable review criteria set forth in Section 10-9-7.3 of the Littleton City Code have been
44 satisfied.
45

46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76

Section 3. This Resolution constitutes the written findings and decision of the City of Littleton’s Planning Commission.

Section 4. The Planning Commission hereby acknowledges that the administratively approved final plat following The Gables Subdivision Filing No. 1 Preliminary Plat will terminate and supersede all prior plats pertaining to the property shown on Exhibit A.

Section 5. Expiration. In accordance with the Unified Land Use Code, approval of Exhibit A shall expire on March 9, 2027 unless the approval is extended in accordance with the Unified Land Use Code provisions for Expired Approvals and Extensions.

INTRODUCED, READ AND ADOPTED at a regularly scheduled meeting of the Planning Commission of the City of Littleton, Colorado, on the 9th day of March 2026, at 6:30 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado.

ATTEST:

Wendy Shea-Tamag
DEPUTY CITY CLERK

Jason Reynolds
CHAIR

APPROVED AS TO FORM:

Atasi Titlow
SR ASSISTANT CITY ATTORNEY



LEGAL DESCRIPTION AND DEDICATION

THE UNDERSIGNED, BEING THE OWNER OF A PARCEL OF LAND SITUATED IN SECTION 18, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ARAPAHOE COUNTY, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 18 (18), TOWNSHIP FIVE (5) SOUTH, RANGE SIXTY-EIGHT (68) WEST, THREE HUNDRED THIRTY (330) FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 18; THENCE NORTH AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION EIGHTEEN (18) SIX HUNDRED AND SIXTY (660) FEET; THENCE WEST AT RIGHT ANGLES AND PARALLEL TO THE SOUTH LINE OF SAID SECTION EIGHTEEN (18) SIX HUNDRED SIXTY (660) FEET; THENCE SOUTH AT RIGHT ANGLES SIX HUNDRED SIXTY (660) FEET; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION EIGHTEEN (18) SIX HUNDRED SIXTY (660) FEET TO THE POINT OF BEGINNING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

EXCEPTING THEREFROM THE SOUTH TEN (10) FEET OF SAID PROPERTY, THIS PROPERTY WAS CONVEYED TO ARAPAHOE COUNTY PER DEED DATED APRIL 17, 1987 RECORDED IN ARAPAHOE COUNTY CLERK AND RECORDERS OFFICE LOCATED IN BOOK 5139 PAGE 663 AND AS SHOWN ON DENVER WATER DRAWING 402 NUMBER 925.

HAS LAID OUT, SUBDIVIDED AND PLATTED THE ABOVE-REFERENCED LAND, AND HEREBY DEDICATE AND CONVEY TO THE CITY OF LITTLETON, COLORADO IN FEE SIMPLE, AND WARRANTS TITLE TO THE SAME, SUCH EASEMENTS AS ARE CREATED HEREBY AND DEPICTED OR, BY NOTE, REFERENCED HEREON FOR THE USE OF THE PUBLIC, THE STREETS, AND OTHER PUBLIC WAYS AND LANDS SHOWN HEREON, AND DO DEDICATE TO THE CITY OF LITTLETON, COLORADO, APPROPRIATE UTILITY COMPANIES AND EMERGENCY ASSISTANCE ENTITIES, THE PUBLIC EASEMENTS AS SHOWN HEREON FOR THE DESCRIBED USE:

- A. TRACT A IS DESIGNATED FOR WATER QUALITY AND DETENTION FACILITY PURPOSES.
- B. TRACT B IS DESIGNATED FOR PEDESTRIAN AND VEHICULAR TRAFFIC TO SERVICE THE NEEDS OF THE SUBDIVISION.
- C. RIGHTS-OF-WAY ALONG THE FRONTAGE OF W. BOWLES AVENUE IN FEE SIMPLE, FOR ITS USE AND THE USE OF THE PUBLIC IN PERPETUITY.
- D. UTILITY EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR REPLACEMENT FOR AND ACCESS TO ALL SERVICES INCLUDING, WITHOUT LIMITATION, ELECTRIC, GAS, TELEPHONE, AND TELECOMMUNICATION LINES, CABLES, WORKS, POLES, RELAYS AND SWITCHES; IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL IMPROVEMENTS SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER, AND SHALL REMAIN THE PROPERTY OF THE OWNER OF THE PUBLIC UTILITY, FRANCHISE OR PERMIT.
- E. DRAINAGE EASEMENTS FOR THE BENEFIT OF THE SUBDIVISION, TO CONTROL, CONTAIN AND DIRECT THE STORM WATER RUN-OFF THEREFROM AND TO ALLOW THE INSTALLATION OF DETENTION FACILITIES, CULVERTS, DITCHES, PIPELINES AND OTHER FLOOD CONTROL IMPROVEMENTS AND APPURTENANCES THERETO; IT IS EXPRESSLY UNDERSTOOD AND AGREED TO BY THE SUBDIVIDER THAT THE INSTALLATION AND MAINTENANCE OF ANY AND ALL DRAINAGE IMPROVEMENTS IS AND REMAINS FOREVER THE RESPONSIBILITY OF THE SUBDIVIDER, ITS HEIRS, SUCCESSORS, AND ASSIGNS AND WILL NOT BECOME THE PROPERTY OR MAINTENANCE RESPONSIBILITY OF THE CITY OF LITTLETON. THE CITY OF LITTLETON DOES NOT ASSUME ANY LIABILITY FOR DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY SUBDIVIDER. THE CITY OF LITTLETON REVIEWS DRAINAGE PLANS, BUT CANNOT, ON BEHALF OF THE SUBDIVIDER GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE SUBDIVIDER AND/OR THEIR SUCCESSORS, ASSIGNS, AND HEIRS OF FUTURE LIABILITY FOR IMPROPER DESIGN. CITY APPROVAL OF THE FINAL PLAT DOES NOT IMPLY APPROVAL OF DRAINAGE DESIGN.
- F. ALL RIGHTS TO NON-TRIBUTARY WATER UNDERLYING THE SITE ARE HEREBY GRANTED TO THE CITY OF LITTLETON. OWNER AGREES TO ALLOW THE CITY REASONABLE ACCESS TO THE SITE FOR PURPOSES OF DEVELOPING SAID WATER, VIA AN EASEMENT OR OTHER MUTUALLY ACCEPTABLE MEANS, PROVIDED THAT SUCH ACCESS SHALL NOT UNREASONABLY IMPAIR THE OWNER'S USE AND ENJOYMENT OF THE SITE AND OPERATION OF IMPROVEMENTS THEREON.

ACKNOWLEDGMENT

THE OWNER, DEVELOPER AND/OR SUBDIVIDER OF THE PLAT KNOWN AS THE GABLES - PRELIMINARY PLAT, THEIR RESPECTIVE SUCCESSORS, HEIRS, AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

- A. NOTICE: ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.
- B. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- C. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LJA SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, LJA SURVEYING RELIED UPON THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER: ABC70830214 WITH A COMMITMENT DATE OF FEBRUARY 16, 2024 AT 5:00 P.M.
- D. THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- E. BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 89°54'01" WEST, BEING MONUMENTED ON THE WEST BY THE SOUTHWEST CORNER OF SAID SECTION 18 BY A 2.5" ALUMINUM CAP STAMPED "LS 18454" IN MONUMENT BOX, AND AT THE EAST BY THE SOUTH QUARTER CORNER OF SAID SECTION 18 BY A 2.5" ALUMINUM CAP STAMPED "RLS 18464" IN A MONUMENT BOX.
- F. BENCHMARK: CITY OF LITTLETON BENCHMARK "WYNETKA PONDS" BEING A 3 1/4" DIAMETER ALUMINUM CAP STAMPED "LITTLETON COLORADO C.P. WYNETKA PONDS PLS 33204 CONTROL POINT" IN A MONUMENT BOX IN THE CITY OF LITTLETON WYNETKA PONDS PARK. 470' MORE OR LESS WEST/SOUTHWEST OF THE INTERSECTION OF LOWELL WAY AND S. LOWELL BLVD. ELEVATION = 5406.29' (NAVD 88)
- G. FLOODPLAIN: THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) - MAP NUMBERS 08005CO431L WITH A MAP REVISED DATE OF APRIL 18, 2018. (TABLE A, ITEM NO. 3)
- H. THE OWNER OF THIS PROPERTY SHALL COMPLY WITH THE APPLICABLE UNIFIED LAND USE CODE REQUIREMENTS AS SET FORTH IN THE CITY OF LITTLETON, COLORADO MUNICIPAL CODE.

| TRACT SUMMARY | | | | | |
|---------------|---|-------|------------|---------|-------|
| TRACT | USE | OWNED | MAINTAINED | SQ. FT. | ACRES |
| TRACT A | DRAINAGE, DETENTION | HOA | HOA | 11,573 | 0.266 |
| TRACT B | DRAINAGE, PEDESTRIAN & VEHICULAR ACCESS | HOA | HOA | 66,209 | 1.520 |
| TOTAL AREA | | | | 77,782 | 1.786 |

THE GABLES - PRELIMINARY PLAT

LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M., ARAPAHOE COUNTY, STATE OF COLORADO

PROJECT MAJ24-0007

VICINITY MAP
SCALE: 1" = 400'



PROPERTY OWNER

ARAPAHOE COUNTY
5334 S. PRINCE STREET
LITTLETON, COLORADO 80120

APPLICANT

MILLER UNITED REAL ESTATE, LLC
A COLORADO LIMITED LIABILITY COMPANY
6900 E. BELLEVUE AVE, SUITE 300
GREENWOOD VILLAGE, COLORADO 80111
303.996.6355
CONTACT: DAVID GOLDBERG

CIVIL ENGINEER

LJA ENGINEERING, INC
1765 WEST 121st AVENUE, SUITE 300
WESTMINSTER, COLORADO 80234
303.421.4224
CONTACT: KEVIN LOVELACE

PLANNER

NORRIS DESIGN
1101 BANNOCK STREET
DENVER, COLORADO 80204
303.892.1166
CONTACT: DIANA RAEL

SURVEYOR

LJA SURVEYING, INC
4700 S. SYRACUSE STREET, SUITE 500
DENVER, COLORADO 80237
303.531.6261
CONTACT: DEREK BROWN

PROPERTY OWNERS' ASSOCIATION OBLIGATIONS

THE COMMON MAINTENANCE OBLIGATIONS ASSOCIATED WITH THIS PLAT, INCLUDING BUT NOT LIMITED TO LANDSCAPE, DRAINAGE (TRACT A), OPEN SPACE, AND PRIVATE STREET (TRACT B) MAINTENANCE, SHALL BE ASSUMED BY A PROPERTY OWNERS' ASSOCIATION AND NOT THE CITY OF LITTLETON.

OWNER _____

TITLE _____

ACKNOWLEDGMENT:

STATE OF COLORADO
COUNTY OF ARAPAHOE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025
BY _____

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: _____ [SEAL]

NOTARY PUBLIC

| LAND SUMMARY CHART | | |
|--------------------|----------------|--------------|
| TYPE | SQ. FT. | ACRES |
| LOTS (17) | 341,318 | 7.836 |
| TRACTS (2) | 77,782 | 1.786 |
| PUBLIC ROW | 9,900 | 0.227 |
| TOTALS | 429,000 | 9.848 |
| NET DENSITY | | 7.836 |
| GROSS DENSITY | | 9.848 |

CITY APPROVAL

THIS PLAT, AND THE DEDICATION FOR THE PUBLIC'S USE OF THE STREETS, PUBLIC WAYS AND PUBLIC UTILITY EASEMENTS, AS SHOWN HEREON, TO THE CITY OF LITTLETON, ARE HEREBY ACCEPTED AND APPROVED THIS _____ THE _____ DAY OF 2025.

CITY MANAGER

ATTEST: CITY CLERK (SEAL)

CLERK AND RECORDER CERTIFICATE

RECEPTION NO. _____ ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF _____ COUNTY ON THIS THE ____ DAY OF _____, 2025,
AT ____ O'CLOCK ____M.

CLERK AND RECORDER

BY: _____ (SEAL)
DEPUTY COURT CLERK

PLANNING COMMISSION

THIS FINAL PLAT WAS REVIEWED BY THE ARAPAHOE COUNTY PLANNING COMMISSION ON THE ____ DAY OF _____ A.D., 20__.

CHAIR, PLANING COMMISSION

COMMUNITY DEVELOPMENT DIRECTOR'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20__.

DIRECTOR COMMUNITY DEVELOPMENT

PUBLIC WORKS DIRECTOR'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20__.

DIRECTOR OF PUBLIC WORKS

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20__.

CITY ATTORNEY

SURVEYOR'S CERTIFICATE

I, MARK A. HALL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREIN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXHIST, AND THE PLAT ACCURATELY REPRESENTS SAID SURVEY.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 202__.

MARK A. HALL, PLS NO. 36073
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF LJA SURVEYING, INC.

| EASEMENT SUMMARY | | |
|-------------------|-------------------|-------------|
| EASEMENT | OWNERSHIP | MAINTENANCE |
| DRAINAGE EASEMENT | HOA | HOA |
| UTILITY EASEMENT | CITY OF LITTLETON | OWNER |

SHEET INDEX

| SHEET NO. | SHEET TITLE |
|-----------|----------------------|
| 1 | COVER SHEET |
| 2 | PLAT DETAILS |
| 3 | P.C.W.S.D.E. DETAILS |
| 4 | UTILITIES & GRADING |

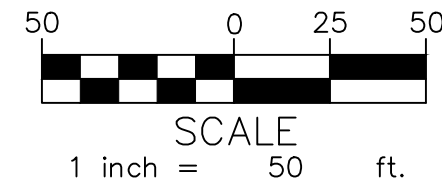
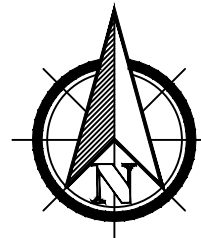
****GENERAL NOTES****
CAN BE FOUND ON SHEET 3

4700 S. Syracuse Street
Suite 500
Denver, CO 80237
303-390-8510
www.lja.com

| | | |
|-----------------|--------------------|---------------|
| Date: 11/6/2025 | Job No.: 1084-0004 | Sheet: 1 of 4 |
|-----------------|--------------------|---------------|

THE GABLES - PRELIMINARY PLAT

LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 5 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.,
ARAPAHOE COUNTY, STATE OF COLORADO
PROJECT MAJ24-0007



| HOUSING TYPE | LLR LOT AND BUILDING STANDARDS | | | | | | | MAXIMUM BUILDING COVERAGE | MAXIMUM UNITS PER ACRE | |
|------------------------|-------------------------------------|--------------------------------------|---------------------|---------|------------------|-----------------|------------------------------|----------------------------|------------------------|------|
| | MINIMUM LOT ¹ AREA (SF.) | MINIMUM LOT ¹ WIDTH (FT.) | MAXIMUM HEIGHT FEET | STORIES | MINIMUM SETBACKS | | | | | |
| SINGLE-FAMILY DETACHED | 20,000 | 85 | 30 | 3.0 | FRONT (FT.) 25 | CORNER (FT.) 10 | SIDE ² (FT.) 5/10 | REAR ³ (FT.) 20 | 0.33 | 1.85 |

NOTES

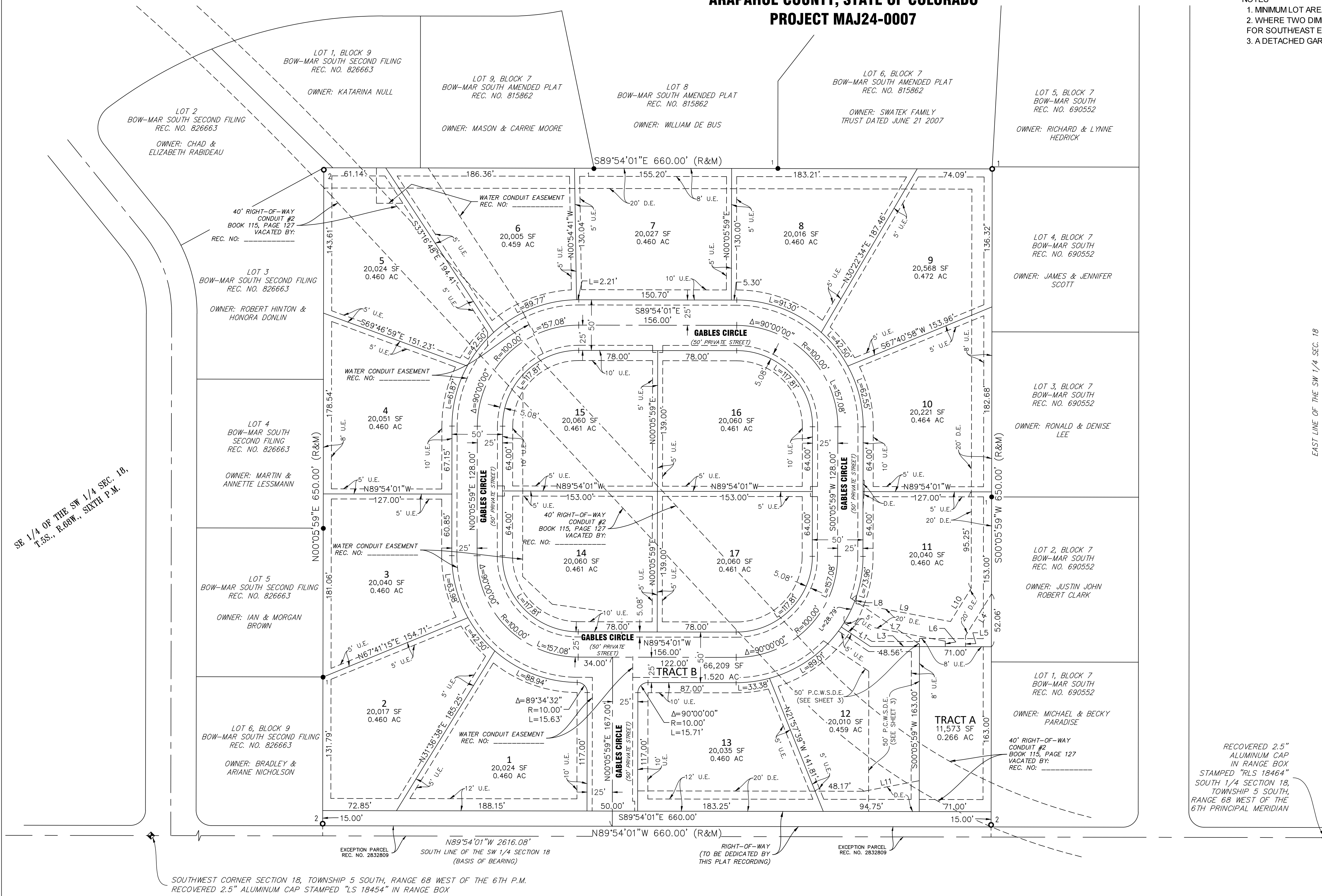
1. MINIMUM LOT AREA IS CALCULATED ON A PER DWELLING UNIT BASIS.
2. WHERE TWO DIMENSIONS ARE SHOWN, THE FIRST IS FOR NORTHWEST EXPOSURES AND THE SECOND IS FOR SOUTHEAST EXPOSURES. THERE IS NO SIDE SETBACK REQUIRED FOR COMMON WALLS.
3. A DETACHED GARAGE REQUIRES A MINIMUM SETBACK OF FIVE FEET.

MONUMENT SYMBOL LEGEND

- RECOVERED SECTION CORNER AS NOTED HEREON
- RECOVERED 18" LONG NO. 5 REBAR WITH 1-1/4" BLUE PLASTIC CAP STAMPED "LJA SURVEYING PLS 36073" FLUSH WITH GROUND
- RECOVERED 18" LONG NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED "2.0" W.C. PLS36073" FLUSH WITH GROUND
- RECOVERED IRON ROD
- U.E. UTILITY EASEMENT HEREBY GRANTED
- P.C.W.S.D.E. PLATTE CANYON WATER & SANITARY DISTRICT EASEMENT HEREBY GRANTED
- D.E. DRAINAGE EASEMENT HEREBY GRANTED

LINE TABLE

| LINE | BEARING | LENGTH |
|------|-------------|---------|
| L1 | N55°59'57"W | 34.57' |
| L3 | N89°54'01"W | 119.56' |
| L4 | S31°52'05"W | 48.46' |
| L5 | S00°00'00"E | 10.86' |
| L6 | S00°00'00"E | 5.40' |
| L7 | S79°14'11"E | 101.38' |
| L8 | N04°10'40"E | 7.92' |
| L9 | N79°14'11"W | 94.95' |
| L10 | S31°52'05"W | 38.77' |
| L11 | N79°14'29"E | 55.69' |



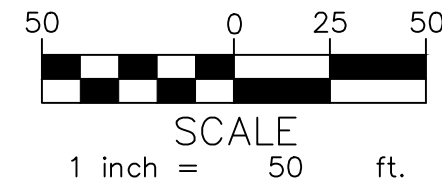
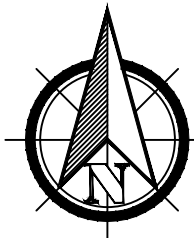
RECOVERED 2.5" ALUMINUM CAP IN RANGE BOX STAMPED "RLS 18464" SOUTH 1/4 SECTION 18, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN

I:\JOB FOLDERS\1084-0004\SURVEY\06 CAD\PRODUCTION FILES\ARCHIVE (FP)\1084-0004-GABLES - DETAILS PRINTED ON: 1/9/2026 10:22 AM

| | | | | | | | |
|--|--|--|--|---|---|---|---|
| LES MAISONNETTES REC. NO. D1053904 OWNER: THE PROETT TRUST | LES MAISONNETTES REC. NO. D1053904 OWNER: THE PROETT TRUST | LOT 5, BLOCK 2 BELL FLOWER ESTATES REC. NO. E2060630 OWNER: RYAN & KELSEY LAWLESS | LOT 6, BLOCK 2 BELL FLOWER ESTATES REC. NO. D4081267 OWNER: WILLIAM & LYNN HAGELE | LOT 7, BLOCK 2 BELL FLOWER ESTATES REC. NO. D6121305 OWNERS: PHILLIP & ANNA GEIGLE DALE & JUDITH COLLINS | LOT 8, BLOCK 2 BELL FLOWER ESTATES REC. NO. A8211977 OWNER: DANIEL & SUSAN SCHULZE | LOT 9, BLOCK 2 BELL FLOWER ESTATES REC. NO. B804265 OWNER: ARNOLD & BARBARA MCDANIEL | LOT 10, BLOCK 2 BELL FLOWER ESTATES REC. NO. D4011761 OWNER: TIFFANY TEGELER RADEL REVOCABLE TRUST |
|--|--|--|--|---|---|---|---|

4700 S. Syracuse Street
Suite 500
Denver, CO 80237
303-990-8510
www.lja.com

Date: 1/9/2026 Job No: 1084-0004 Sheet: 2 of 4



THE GABLES - PRELIMINARY PLAT

**LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 5 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.,
ARAPAHOE COUNTY, STATE OF COLORADO
PROJECT MAJ24-0007**

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L2 | N89°54'01"W | 17.34' |

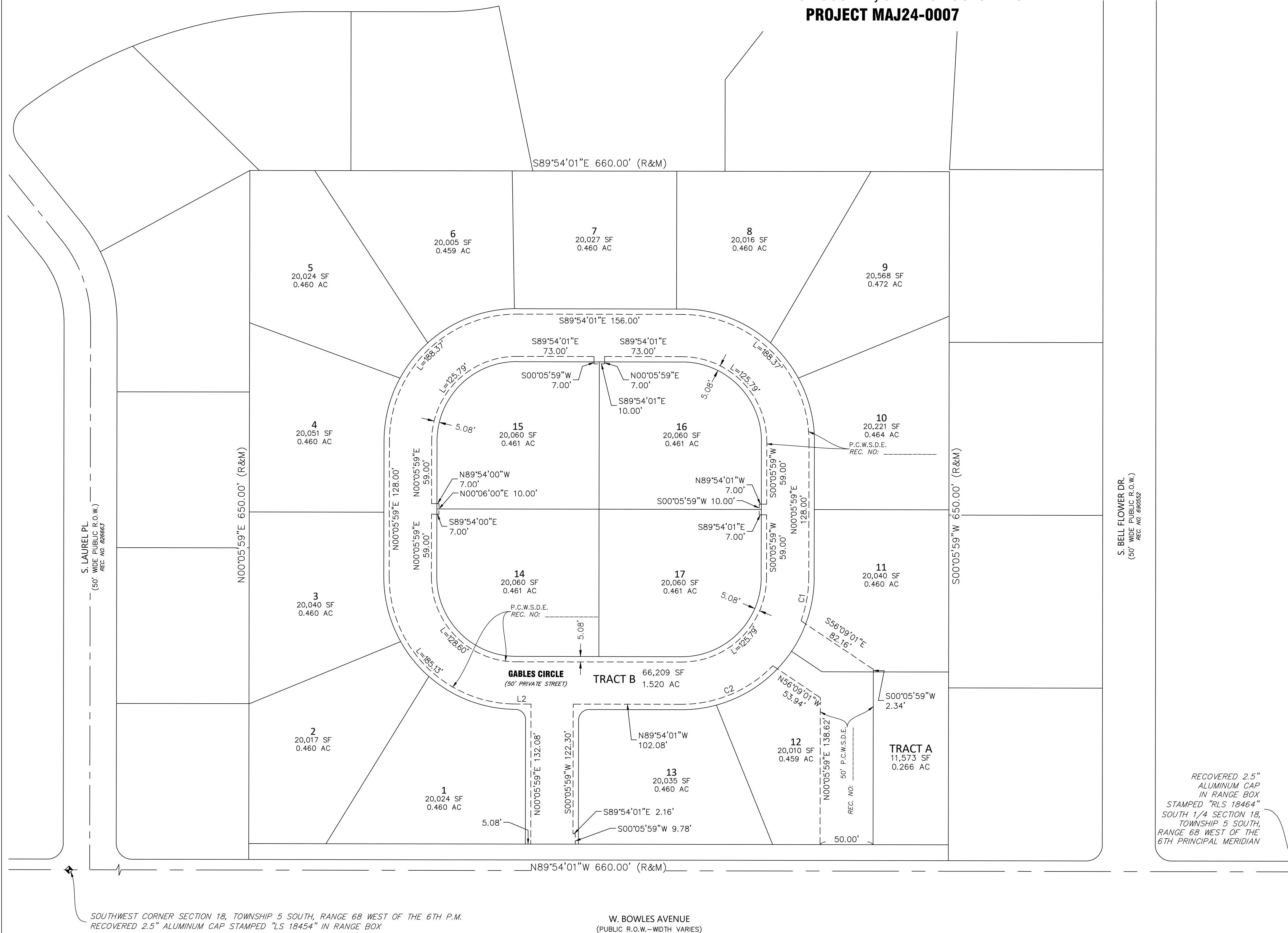
| CURVE TABLE | | | | | |
|-------------|--------|---------|-----------|---------------|--------------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
| C1 | 41.86' | 119.92' | 19°59'57" | S10° 05' 58"W | 41.65 |
| C2 | 96.12' | 119.92' | 45°55'27" | N67° 08' 15"E | 93.57 |

GENERAL NOTES

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LJA SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, LJA SURVEYING RELIED UPON THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER: ABC70830214 WITH A COMMITMENT DATE OF FEBRUARY 16, 2024 AT 5:00 P.M.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 89°54'01" WEST, BEING MONUMENTED ON THE WEST BY THE SOUTHWEST CORNER OF SAID SECTION 18 BY A 2.5" ALUMINUM CAP STAMPED "LS 18454" IN MONUMENT BOX, AND AT THE EAST BY THE SOUTH QUARTER CORNER OF SAID SECTION 18 BY A 2.5" ALUMINUM CAP STAMPED "RLS 18464" IN A MONUMENT BOX.
- BENCHMARK: CITY OF LITTLETON BENCHMARK "WYNETKA PONDS" BEING A 3 1/4" DIAMETER ALUMINUM CAP STAMPED "LITTLETON COLORADO C.P. WYNETKA PONDS PLS 33204 CONTROL POINT" IN A MONUMENT BOX IN THE CITY OF LITTLETON WYNETKA PONDS PARK. 470' MORE OR LESS WEST/SOUTHWEST OF THE INTERSECTION OF LOWELL WAY AND S. LOWELL BLVD. ELEVATION = 5406.29' (NAVD 88)
- FLOODPLAIN: THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) - MAP NUMBERS 08005CO431L WITH A MAP REVISED DATE OF APRIL 18, 2018. [TABLE A, ITEM NO. 3]
- TEN-FOOT (10') WIDE UTILITY EASEMENTS ADJACENT TO TRACT B AND W. BOWLES AVENUE RIGHT-OF-WAY AS SHOWN HEREON ARE HEREBY DEDICATED FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES, WATER LINES, SANITARY SEWER LINES AND STORM DRAINAGE SYSTEMS.
- WATER AND SANITARY SEWER EASEMENTS AS SHOWN HEREON WILL BE DEDICATED TO PLATTE CANYON WATER & SANITATION DISTRICT BY SEPARATE INSTRUMENT PRIOR TO RECORDATION OF FINAL PLAT
- A NON-EXCLUSIVE 50-FOOT (50') WIDE ACCESS EASEMENT IS HEREBY GRANTED FOR PEDESTRIAN AND VEHICULAR ACCESS ACROSS TRACT B AS SHOWN HEREON.
- AN HOA DOCUMENT SHALL OUTLINE MAINTENANCE & ACCESS OF KEY FACILITIES THROUGHOUT THE PROJECT SITE UPON COMPLETION OF THE PROJECT DEVELOPMENT.
- AN HOA DOCUMENT WILL OUTLINE ACCESS TO EASEMENTS ON PRIVATE LOTS NEEDED IN ORDER TO MAINTAIN SUBDIVISION SIGNAGE ADDED TO FENCING.
- GABLES CIRCLE IS A PRIVATE STREET THAT IS OWNED AND MAINTAINED BY THE HOA.
- NO STRUCTURES ARE TO BE CONSTRUCTED WITHIN ANY EASEMENTS INCLUDED ON THIS PLAT.

DIRECTOR WAIVER: SUBSEC. 10-1-3.9B. VEHICULAR ACCESS AND CIRCULATION

- THIS PRELIMINARY PLAT PROVIDES SIDEWALK ALONG THE SITE'S WEST BOWLES AVENUE FRONTAGE AS WELL AS A PORTION OF THE BOW MAR SOUTH LOT 1 BLOCK 7, CONNECTING TO BELLFLOWER DRIVE VIA NEW SIDEWALK CONSTRUCTED WITH CITY PROJECT COL 20-12. THE WESTERN TERMINUS OF THE SIDEWALK IS 57' EAST OF THE WESTERN ROW BOUNDARY. TO AVOID A DANGEROUS PEDESTRIAN CONDITION AND PROVIDE SPACE FOR TRANSITION FROM DETACHED SIDEWALK TO A FUTURE ATTACHED SIDEWALK WEST OF THE SITE.



RECOVERED 2.5" ALUMINUM CAP IN RANGE BOX STAMPED "RLS 18464" SOUTH 1/4 SECTION 18, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN

I:\JOB FOLDERS\1084-0004\SURVEY\06 CAD\PRODUCTION FILES\ARCHIVE (FP)\1084-0004-GABLES - DETAILS PRINTED ON: 1/9/2026 10:22 AM

4700 S. Syracuse Street
Suite 500
Denver, CO 80237
303-390-8510
www.lja.com

| | | |
|----------------|--------------------|---------------|
| Date: 1/9/2026 | Job No.: 1084-0004 | Sheet: 3 of 4 |
|----------------|--------------------|---------------|

THE GABLES FILING NO. 1 - PRELIMINARY PLAT

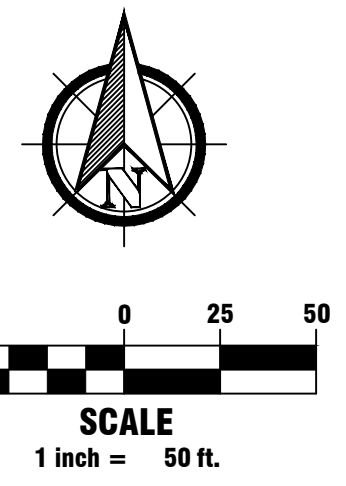
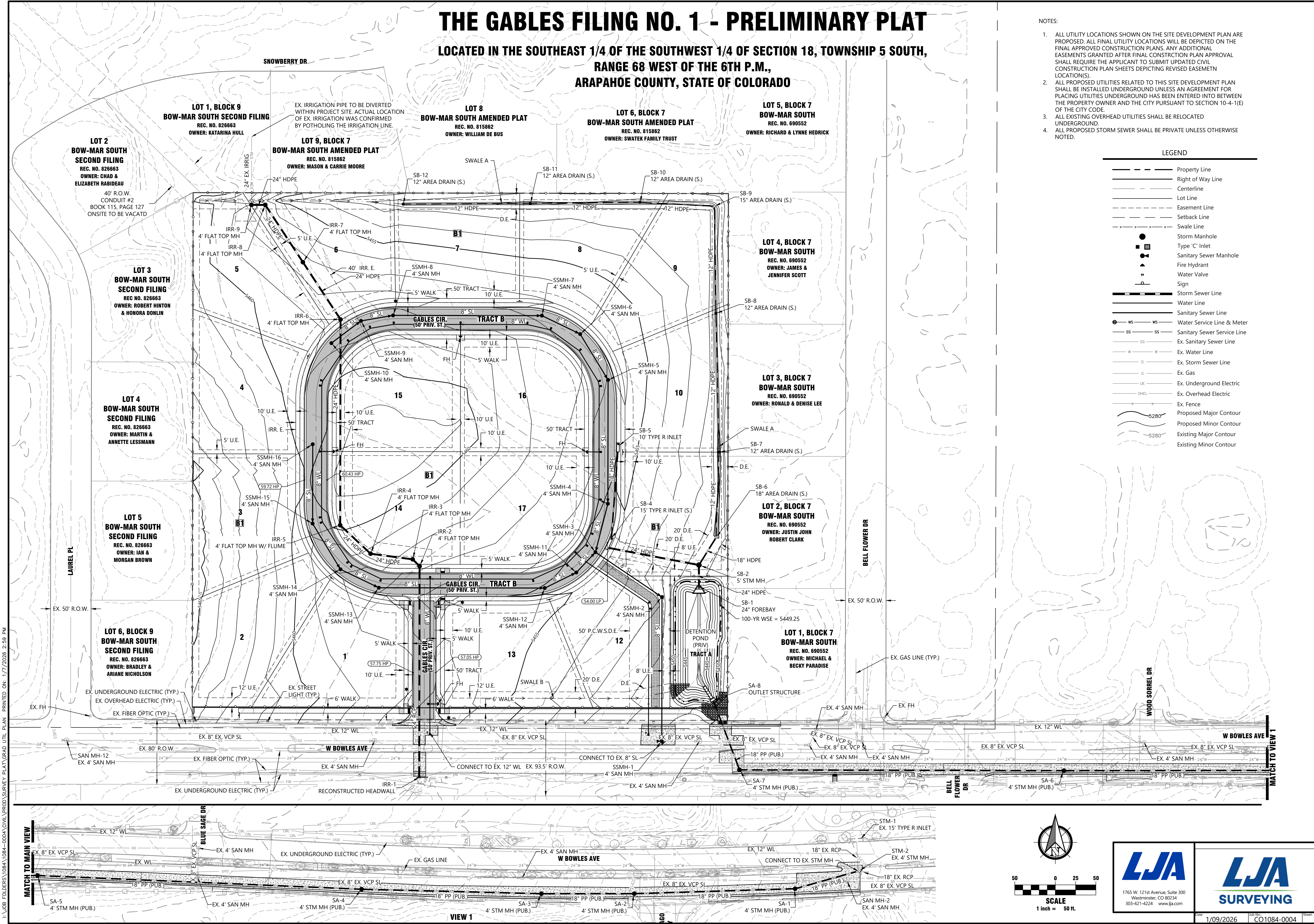
LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 5 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.,
ARAPAHOE COUNTY, STATE OF COLORADO

NOTES:

1. ALL UTILITY LOCATIONS SHOWN ON THE SITE DEVELOPMENT PLAN ARE PROPOSED. ALL FINAL UTILITY LOCATIONS WILL BE DEPICTED ON THE FINAL APPROVED CONSTRUCTION PLANS. ANY ADDITIONAL EASEMENTS GRANTED AFTER FINAL CONSTRUCTION PLAN APPROVAL SHALL REQUIRE THE APPLICANT TO SUBMIT UPDATED CIVIL CONSTRUCTION PLAN SHEETS DEPICTING REVISED EASEMENT LOCATIONS(S).
2. ALL PROPOSED UTILITIES RELATED TO THIS SITE DEVELOPMENT PLAN SHALL BE INSTALLED UNDERGROUND UNLESS AN AGREEMENT FOR PLACING UTILITIES UNDERGROUND HAS BEEN ENTERED INTO BETWEEN THE PROPERTY OWNER AND THE CITY PURSUANT TO SECTION 10-4-1(E) OF THE CITY CODE.
3. ALL EXISTING OVERHEAD UTILITIES SHALL BE RELOCATED UNDERGROUND.
4. ALL PROPOSED STORM SEWER SHALL BE PRIVATE UNLESS OTHERWISE NOTED.

LEGEND

| | |
|--|-----------------------------|
| | Property Line |
| | Right of Way Line |
| | Centerline |
| | Lot Line |
| | Easement Line |
| | Setback Line |
| | Swale Line |
| | Storm Manhole |
| | Type C Inlet |
| | Sanitary Sewer Manhole |
| | Fire Hydrant |
| | Water Valve |
| | Sign |
| | Storm Sewer Line |
| | Water Line |
| | Sanitary Sewer Line |
| | Water Service Line & Meter |
| | Sanitary Sewer Service Line |
| | Ex. Sanitary Sewer Line |
| | Ex. Water Line |
| | Ex. Storm Sewer Line |
| | Ex. Gas |
| | Ex. Underground Electric |
| | Ex. Overhead Electric |
| | Ex. Fence |
| | Proposed Major Contour |
| | Proposed Minor Contour |
| | Existing Major Contour |
| | Existing Minor Contour |



1765 W. 121st Avenue, Suite 300
Westminster, CO 80234
303-421-4224 www.lja.com

7800 E. Union Avenue
Suite 575
Denver, CO 80237
303-390-8510
www.lja.com

DATE: 1/09/2026 JOB NO.: CO1084-0004 SHEET: 4 of 4

I:\JOB FOLDERS\1084-0004\CIVIL\PROCD\SURVEY PLAT\GRAD UTIL PLAN PRINTED ON: 1/7/2026 2:59 PM



Staff Report

Meeting Date: March 9, 2026

Planner: Teri Whitmore, AICP, PMP, Senior Planner, Community Development

APPLICATION SUMMARY:

Project Name: The Gables Subdivision Filing No. 1 Preliminary Plat

Case Number: MAJ24-0007

Application type: Preliminary Plat

Location: 4501 W. Bowles Ave.

Size of Property: Approximately 9.9 Acres

Zoning: Large Lot Residential (LLR)

Applicant: Miller United Development, David Goldberg

Applicant's Representative: Elyse Appelgate Klink, Senior Associate, Norris Design

Owner: Denver Water

Applicant Request: Approval of The Gables Subdivision Filing No. 1 Preliminary Plat to preliminarily subdivide the approximately 9.9-acre property into seventeen (17) lots, two (2) tracts, and associated rights-of-way dedication.

PROCESS:

➤ PRELIMINARY PLAT

Recommendation by the Planning Commission at the March 9, 2026 public hearing. The Commission shall approve, approve with conditions, or deny the Preliminary Plat.

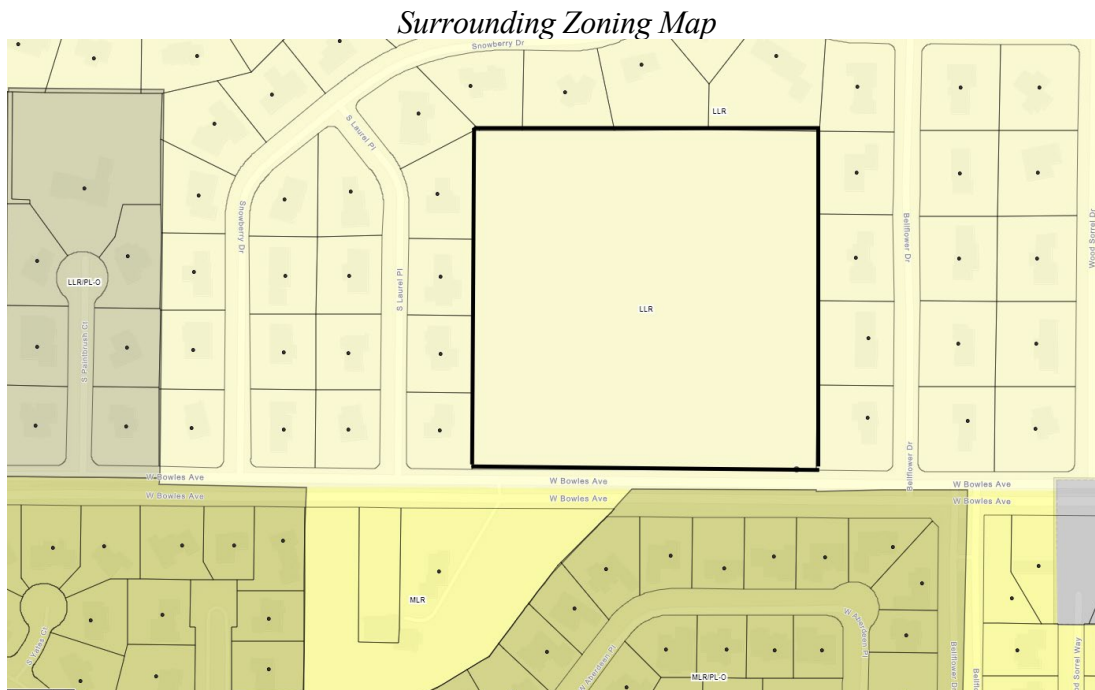
FINAL PLAT

The Community Development Director shall review the request and approve, approve with conditions, or deny the Final Plat.

LOCATION:

The approximately 9.9-acre site is situated north of W. Bowles Ave. and east of Bell Flower Dr. The vicinity map below shows the location of the subject property (shaded) and the notification boundary in a thicker blue line. Surrounding properties of the subject site to the north, east, and

west are zoned Large Lot Residential (LLR) with single-family detached residential land uses. The project's southern boundary is boarded by W. Bowles Ave. Located south of W. Bowles Ave., there are single-family detached dwellings zoned Medium Lot Residential (MLR).



PUBLIC NOTICE REQUIREMENTS AND PROCESS:

Pursuant to Section 10-9-3.5 of the Unified Land Use Code (the “ULUC”), notice of public hearings shall be given in accordance with Table 10-9-3.9.1, which states, in part, for the relevant application before the Commission:

| Table 10-9-3.9.1 Development Review Summary | | | | | | | |
|--|------------------|----------------------|---------------------|--------|---------------|-----------------------|----------------------|
| Development Application | Pre-App Required | Neighborhood Meeting | Review and Decision | | Public Notice | Expiration (10-9-3.8) | Applicable Standards |
| | | | Review/Recommend | Decide | | | |
| CDD = Community Development Director; PC = Planning Commission; CC = City Council; HPC = Historical Preservation Commission; AAC = Appeals and Adjustments Commission; [] = Public Hearing Required | | | | | | | |
| Preliminary Plat (Sec. 10-9-7.3) | ✓ | | CDD | [PC] | Pu M Po | 1 year ² | Chapter 6 |

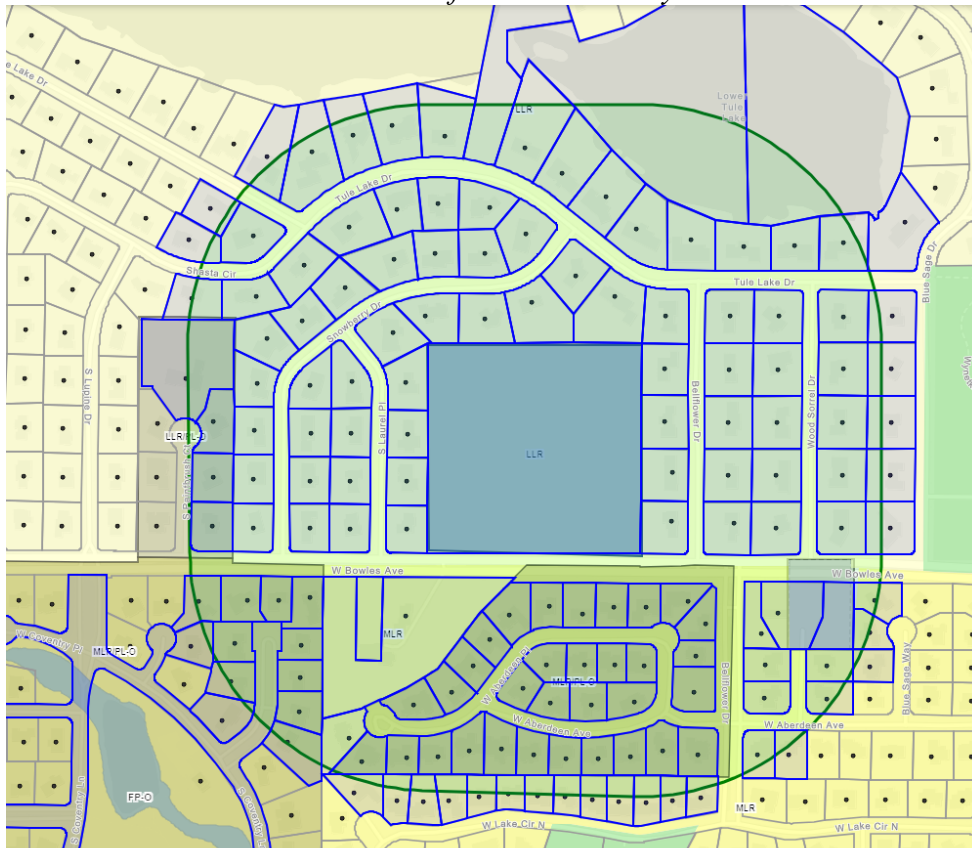
Pu = Published in newspaper 10 days prior to public hearing in accordance with Section 10-9-3.5
 Po = Sign posted on property 10 days prior to public hearing in accordance with Section 10-9-3.5
 M = Mailed notice to adjoining property owners or property owners within a specified distance of the subject property 10 days prior to public hearing in accordance with Section 10-9-3.5

Section 10-9-3.5 of the ULUC requires that any notice provided by mail, shall be provided through the United States Postal Service to all addresses, units, and property owners located within 700 feet of the property. If there are any homeowner’s or other owner associations within 700 feet of the property, then notification need only be sent to the association’s designee. Notice of such hearing

shall be provided to mineral estate owners in accordance with C.R.S. Title 24, Article 65.5.

In accordance with the ULUC provisions regarding public notice, staff notified individual property owners in a 700-foot radius of the subject property at least ten (10) days in advance of the hearing date, which is illustrated with the bubbled boundary on the map below. Further, in accordance with C.R.S. Section 24-65.6-103, the applicant has submitted certification to the city that there are no mineral estate interest owners for this site.

Public Notification Boundary



The applicant held multiple meetings and conversations on the development with neighbors, outside of the required neighborhood engagement requirements.

A preliminary plat process does not require neighborhood meetings; however, neighborhood meetings are required for the associated site plan process. The site plan process is an administratively reviewed process.

BACKGROUND:

The approximately 9.9-acre site is situated north of W. Bowles Ave. and east of Bell Flower Dr. It is currently owned by Denver Water and is vacant, except for a piped irrigation ditch that currently runs diagonally across the site from the northwest corner south to W. Bowles Ave. The irrigation appurtenances are owned by the Circle Ditch Company. The agreement between Denver Water and

the applicant, which requires the relocation of the irrigation ditch, is currently nearing completion and is anticipated to be executed prior to approval of the Final Plat. The City is not a party to the agreement regarding relocation of the irrigation ditch.

The property is surrounded on the west, north and east by residential lots in the Bow Mar South neighborhood, with all current and proposed vehicular and pedestrian access to the site from W. Bowles Ave. at the southern boundary, with a single point-of-access from a single right-in/right-out intersection.

The property is zoned Large Lot Residential (LLR), with the allowance of single-family detached residential homes at a ULUC minimum of twenty thousand (20,000) square feet in area. The Gables Subdivision proposes seventeen (17) single-family detached residential lots, each meeting this standard. The site is currently one large unsubdivided parcel, requiring a preliminary and final plat to subdivide it into five or more lots, per Section 10-9-7.3. All surrounding properties are also zoned Large Lot Residential (LLR) with single-family residential land uses.

Timeline

The applicant has completed the following steps in the entitlement process per the ULUC:

Pre-Application Meeting: February 22, 2024

Application Submitted: November 14, 2024

APPLICATION DETAILS:

The applicant requests approval of a preliminary plat to subdivide the subject site into seventeen (17) lots, two (2) tracts, and rights-of-way dedication along W. Bowles Ave. The seventeen (17) lots are intended for single-family detached residential use in the Large Lot Residential (LLR) zoning district. Tract A is proposed to remain undeveloped and for a stormwater detention facility. Tract B consists of the area occupied by the private circle drive. The proposed rights-of-way dedication is in conformance with the Envision Littleton Transportation Master Plan.

The application has been reviewed per the ULUC, the Envision Littleton Comprehensive Plan, the Envision Littleton Transportation Master Plan, the Littleton Engineering Design Standards (LEDS), and the Storm Drainage Design and Technical Criteria Manual (SDCM), and other applicable standards.

Zoning Requirements

The following table(s) are reprinted from the Littleton City Code and establish the development standards for residential development.

Residential Development Standards Table

| Table 10-4-2.2 NB Lot and Building Standards | | | | | | | | | | | |
|---|------------------------------|--------------------------|-------|----------------|---------|------------------|--------|-------------------|-------------------|---------------------------|-------------------------------------|
| Residential District | Housing Type(s) ¹ | Minimum Lot ² | | Maximum Height | | Minimum Setbacks | | | | Maximum Building Coverage | Maximum Units per Acre ⁶ |
| | | Area | Width | Feet | Stories | Front | Corner | Side ³ | Rear ⁴ | | |
| Graphic Legend: See Figure 10-4-2.2.1, <i>Detached Housing Illustration</i> and Figure 10-4-2.2.2, <i>Attached Housing Illustration</i> Letters correspond to illustrations | | | | | | | | | | | |
| | | A ⁵ | B | C | D | E | F | G | | | |
| ACR | Single-Family Detached | 2.75 ac. | 175' | 30' | 3.0 | 25' | 50' | 20' | 50' | 0.17 | 0.35 |
| LLR | Single-Family Detached | 20,000 sf. | 85' | 30' | 3.0 | 25' | 10' | 5' / 10' | 20' | 0.33 | 1.85 |

Table Notes:

- Where permitted by Table 10-1-1.3.1, *Land Use Matrix, Accessory Dwelling Units (ADUs)* shall comply with the standards set out in Section 10-1-1.7, *Accessory Dwelling Units (ADUs)*.
- Minimum lot area is calculated on a per dwelling unit basis.
- Where two dimensions are shown, the first is for North/West exposures and the second is for South/East exposures. There is no side setback required for common walls.
- A detached garage requires a minimum setback of five feet.
- Per Section 10-10-1.1, Generally, all lots that lawfully existed prior to the effective date of this Code are considered conforming lots with respect to lot area, width, and depth.
- Setbacks shown for the cottage court community apply to the whole cottage court community development and not to the individual buildings.

CRITERIA & STAFF ANALYSIS:

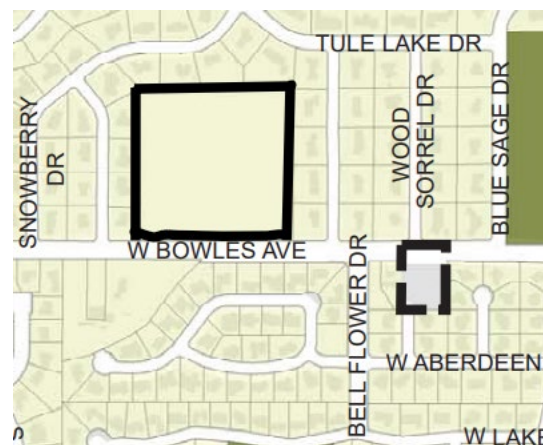
Pursuant to Section 10-9-7.3 of the Littleton City Code, the purpose of a preliminary plat is to provide sufficient information to evaluate and review the general design of a proposed subdivision, such as dimensions and locations of proposed lots and utilities, to ensure compliance with a site plan or master development plan, as applicable, and the requirements of the city code prior to submittal of a final plat. Preliminary Plats are reviewed by staff to be in conformance with the approval criteria and presented to Planning Commission at public hearing for approval. If approved, the applicant is allowed to apply for and have administrative approval of a final plat substantially consistent with the preliminary plat. The proposed preliminary plat is attached to the packet. The final plat is recorded upon approval by the county, after fulfilling all City of Littleton and external reviewer requirements and becomes the official boundaries of the property and associated rights-of-way.

There are three decision criteria for preliminary plats, listed below. Staff has confirmed that each of these decision criteria has been met in the submitted preliminary plat.:

- 1. Conformance. The preliminary plat conforms to the Comprehensive Plan and all applicable requirements of the Littleton City Code;**

The Envision Littleton Comprehensive Plan, adopted in 2019, identifies this property as Suburban Residential Use in the Future Land Use and Character Map, which permits single-family detached residential homes.

The property is shown in black outline on a detail of the Future Land Use and Character Map below.



The Comprehensive Plan describes Suburban Residential as “areas where Suburban character is established and preserved by achieving a balance between buildings and other site improvements relative to the degree of open space maintained within the neighborhood,” with detached residential dwellings listed as a primary land use. Characteristics of Suburban Residential include “larger baseline minimum lot size... (which) allows for deeper front yards and building setbacks and greater side separation between homes”. This Comprehensive Plan land use and character designation influenced the zoning district for this site, which was updated in 2021.

The prior zoning for the site was A-1, agricultural. The site’s zoning designation was changed with the 2021 city-wide rezoning process to establish consistency with the newly adopted Envision Littleton Comprehensive Plan, the new Unified Land Use Code (ULUC), and the Future Land Use and Character Map (FLUC). This process established the site’s current Large Lot Residential (LLR) zoning district. The city-wide rezoning process included extensive community outreach and met all requirements of the public engagement process.

It is staff’s opinion, based on the application’s review and analysis, that the proposed preliminary plat is consistent with the Envision Littleton Comprehensive Plan.

- 2. Zoning. Any new lots (or blocks) created by the proposed subdivision shall meet the land area, open space, and yard requirements for the district, in which the subdivision is located; and**

The owner and developer of the property are adhering to all applicable ULUC requirements in the Large Lot Residential (LLR) zone, along with any other related City of Littleton standards. Therefore, the proposed preliminary plat complies with the zoning standards within the City of Littleton’s ULUC.

- 3. Standards and Specifications. The proposed development shall conform to the design and improvement standards in the Littleton Engineering Design Standards (LEDS).**

The initial engineering submittal documents, such as the associated Drainage Report and Civil Construction Drawings are to follow LEDES as well as the Littleton Storm Drainage Criteria Manual with guidance from the Transportation Master Plan (TMP).

The Subdivision will be served by Platte Canyon Water & Sanitation District (PCWSD), an enterprise water provider working with Denver Water, and the construction documents associated with the on-site water and sanitary sewer facilities have been substantially reviewed and conditionally approved by PCWSD. The approved PCWSD Plans are now routed for review by Denver Water, who provides the final review and approval authority for PCWSD. The developer is working with PCWSD and the Circle Ditch Company to ensure appropriate agreements are ready to be executed prior to Final Plat approval.

Stormwater flows from the site are directed to the private street, or to a swale along the rear of the lots, and are ultimately conveyed to a water quality and detention facility located within Tract A. An existing stormwater main within W. Bowles Ave. will be required to be extended to the property to release the flows to the major drainageway. Release rates will be lower than pre-developed flows as required by the Littleton Storm Drainage Criteria Manual. A maintenance access between Lots 11 and 12 will be provided to access the 0.27-acre detention facility within Tract A.

Vehicular access to Subdivision is taken from a single right-in/right-out access from W. Bowles Ave., which feeds into the proposed interior roadway, Gables Cir. This interior roadway will be a private circular drive, contained within Tract B for the use of the Subdivision, providing direct access to the proposed lots. Four single-family lots are proposed within the center of Gables Cir., with on-street parallel parking limited to the interior of the roadway to meet the maneuvering requirements for Southwest Metro Fire.

Pedestrian access and connections are provided along the frontage of W. Bowles Ave. with attached sidewalks provided around the private roadways serving the individual lots. Additionally, a pedestrian connection will be provided to the existing sidewalk to east, generally at the intersection of W. Bowles Ave. & Bell Flower Dr. City Project COL 2-12 provided the improvements to this intersection and these pedestrian connections will provide a greater ability for pedestrian continuity around the Subdivision. A minimum eight-foot landscaping area and six-foot public sidewalk will be provided along W. Bowles Ave. The sidewalks internal to the development will be a minimum width of five feet. Street trees and landscaping will be provided within the rights-of-way along W. Bowles Ave.

Initially, due to the small number of lots being provided, the Developer was required to provide a Trip Generation Letter to determine anticipated impacts the existing transportation network. After the neighborhood meeting, the Developer decided to provide a Transportation Impact Study (TIS) to better understand the impacts created by the Subdivision. The TIS also included analyzing the surrounding neighborhood to evaluate the proposed Subdivision's traffic impact to the existing traffic patterns. This analysis was in part a response to resident concerns from the neighborhood meeting. It was found that the existing 288 homes in Bow Mar South currently generate 228 and 257 morning and evening peak-hour vehicle trips, respectively. The Trip Generation Letter projected that the 17 homes for the Subdivision would generate 15 and 19 morning and evening peak-hour trips,

respectively, resulting in an extremely modest addition to neighborhood vehicle traffic.

Due to the single right-in/right-out access point, an analysis was also performed to assess potential routes for vehicles coming from eastbound W. Bowles Ave. The route using local streets within Bow Mar South to access the right-in entrance to The Gables is anticipated to generate a single additional trip during morning peak hour, and two trips during evening peak hour. This also showed minimal impact to the existing transportation system.

Ultimately, the TIS found that the Subdivision traffic would have a minimal impact on the Level of Service (LOS) and delay of the existing signals as well as minimal impact on the vehicular transportation network in the area from a capacity standpoint. No LOS rankings in the Study are impacted with the additional development trips, and the delay increases for the analyzed intersections are no more than 2.5% of the existing delay periods, which are measured in vehicles per second. For context, the largest additional delays are anticipated at the intersection of W. Bowles Ave. and southbound South Bell Flower Dr., where average vehicle delay is predicted to increase 2.5% from 50.4 seconds to 51.7 seconds.

The location of the access point along W. Bowles Ave. was determined based on access spacing requirements per LEDES. Shifting the access point to west would create a conflict with S. Laurel Pl. and existing condition of W. Bowles Ave. would constraint the ability for full access movements into the Subdivision. Staff coordinated closely with Southwest Metro Fire to ensure that sufficient access was provided to service the Subdivision based on their requirements.

The Subdivision will be dedicating rights-of-way along the frontage of Bowles Ave. to accommodate the ultimate rights-of-way cross-section, as guided by the Transportation Master Plan (TMP), based on the roadway classification in addition to providing a public sidewalk along the frontage of W. Bowles Ave. The TMP, adopted in 2019, draws influence from the City of Littleton's Comprehensive Plan and other guiding documents to establish the City's ultimate transportation system vision. The goal of the TMP is to address the challenges of facilitating mobility and access in a strategic manner.

Littleton Engineering Recommendation

The applicant has worked closely with Staff and other external agencies regarding the site layout and has addressed comments and concerns through the initial review process of the engineering submittal documents. These agencies, along with Staff, have provided approvals for the application to move forward to the Planning Commission.

Prior to Engineering approval of the necessary submittal documents, Staff will ensure that The Gables Subdivision complies with all standards applicable in Section 10-9-7.2 of the Unified Land Use Code in association with the Final Plat, the Littleton Engineering Design Standards (LEDES), and the Littleton Storm Drainage Criteria Manual for design standards and specifications.

Additionally, Staff will coordinate all final design and construction approvals with Platte Canyon Water & Sanitation District (PCWSD), Circle Ditch Company, and any other external agencies that have jurisdiction over providing necessary services to the Subdivision.

DISCUSSION:

The proposed preliminary plat divides the 9.9-acre site, located at 4501 W. Bowles Ave., into seventeen (17) lots, two (2) tracts, and rights-of-way dedication along W. Bowels Avenue. The seventeen (17) lots are intended for single-family detached residential use in the Large Lot Residential (LLR) zoning district. Tract A is proposed to remain undeveloped and for a stormwater facility. The proposed rights-of-way is in conformance with the Envision Littleton Transportation Master Plan. The proposed preliminary plat also meets the Littleton Engineering Design Standards (LEDS) and the Storm Drainage Design and Technical Criteria Manual (SDCM). Development of the newly created lots has not yet been approved. Staff notes added conditions to the preliminary plat that easements to be dedicated/vacated by separate document are recorded with reception numbers provided on the final plat, prior to recordation.

STAFF RECOMMENDATION:

Based on staff's analysis, the proposed Preliminary Plat is in compliance with the pertinent goals and policies of the city's comprehensive plan and other applicable plans, promotes the general welfare of the community, and meets the standards of the City of Littleton's Unified Land Use Code (ULUC) at Chapter 10, Section 10-9-7.3.

Therefore, staff recommends approval of PC Resolution 01, Series 2026.



PRELIMINARY PLAT CRITERIA MEMO

Date: February 20, 2026
To: City of Littleton, Community Development
From: Norris Design

RE: THE GABLES (4501 W BOWLES) PRELIMINARY PLAT

SITE CONTEXT

The approximately 9.9-acre site is situated north of Bowles Avenue and east of Bell Flower Drive. It is currently owned by Denver Water and vacant with the exception of a piped irrigation ditch, owned by Circle Ditch Company. The applicant has worked closely with Circle Ditch company to find a long-term solution for conveyance of the ditch the currently runs diagonally across the site. The Circle Ditch Company has agreed to the Preliminary Plat Grading and Utility Plan depicting a re-aligned 24-inch culvert pipe conveying the water from the northwestern corner of the site, south along Gables Circle, and out to Bowles Avenue, preserving the Ditch's conveyance capabilities. The agreement required for relocation is nearing completion and is anticipated to be executed prior to approval of the Final Plat.

The property is surrounded on the west, north and east by residential lots in the Bow Mar South neighborhood; there are no opportunities for vehicular, or pedestrian access on such frontages. The sole vehicular and pedestrian access will come from a single right-in/right-out intersection of Gables Circle with West Bowles Avenue to the south.

The site is designated as Suburban Residential by the 2019 Future Land Use and Character Map in the Comprehensive Plan. The Comprehensive Plan describes Suburban Residential as "areas where Suburban character is established and preserved by achieving a balance between buildings and other site improvements relative to the degree of open space maintained within the neighborhood," with detached residential dwellings listed as a primary land use. Characteristics of Suburban Residential include "larger baseline minimum lot size... (which) allows for deeper front yards and building setbacks and greater side separation between homes". This Comprehensive Plan designation influenced the zoning district, which was updated in 2022.

This site, and all adjacent properties, are zoned Large Lot Residential, which requires a minimum lot size of 20,000 square feet for all single-family detached homes. The Preliminary Plat process is required for the subdivision of land—per Littleton Unified Land Use Code standards— into five or more lots. Precise site layout, including hardscape, landscape, and building footprint are reviewed at the time of building permitting; however, a site plan was submitted in conjunction with the Preliminary Plat to provide conceptual landscape, ensure general lot fits, and lay out utilities and grading.

PRELIMINARY PLAT

The preliminary plat features 17 large-lot single family detached residences and a detention tract in the southwest corner. Vehicular and pedestrian access to the community is taken from a single point on Bowles Avenue, that feeds into the proposed Gables Circle; a circular private drive that provides direct access to all properties. Bowles Avenue improvements include the addition of an 8' curbside landscaping area which will be planted with new shade trees, and a six-foot wide sidewalk that will



connect northward to walks on either side of Gables Circle, west, toward the western property boundary, and east to a new sidewalk connection to Bellflower Drive. The sidewalk connection to the east is made possible by City Project COL 2-12, which provides a new sidewalk connection across the south side of Lot 1, Block 7 of the Bow Mar South subdivision.

Four single-family lots are within the center of Gables Circle, with on-street parallel parking limited to the inside of the drive. Thirteen large single-family lots, ring the outside of Gables Circle; all lot meet the Littleton ULC standards for LLR which are as follows:

- Minimum Lot Area: 20,000 sf
 - Lots range from 20,005 sf to 20,568 sf.
- Minimum Lot Frontage: 85' *or* a minimum of 42.5' for homes fronting a curved street with a radius of 200' or less (10-6-2.3.D.4)
 - Frontages range from 42.5' to 150.7.'

In the southeast portion of the neighborhood, Lots 11 and 12 share an access easement to Tract A, the 0.27-acre detention tract. Gables Circle has been designed to funnel storm water into storm drains located along the outer part of the private drive and into the Tract A full spectrum detention pond. The pond will release to a planned connection to storm sewer in West Bowles Avenue which will be constructed as a part of this development.

The site will be served by Platte Canyon Water & Sanitation District (PCWSD), an enterprise water provider working with Denver Water, and the construction documents associated with the on-site water and sanitary sewer facilities have been substantially reviewed and conditionally approved by PCWSD. The approved PCWSD Plans are now routed for review by Denver Water, who provides the final review and approval authority for PCWSD. We are working closely with PCWSD and the Circle Ditch Company to ensure appropriate agreements are ready to be executed prior to Final Plat approval.

TRAFFIC STUDY

A Traffic Generation Memo was submitted to analyze traffic that would be added to surrounding streets from this site. The Gables, with 17 homes, is projected to generate just 15 and 19 morning and evening peak-hour trips, respectively, resulting in an extremely modest addition to neighborhood vehicle traffic.

In addition to the Traffic Generation Memo, the applicant completed voluntary a traffic analysis on the surrounding neighborhood to compare our traffic impact to the current traffic patterns, in response to questions about traffic volumes from attendees at the neighborhood meeting. The study found that the existing 288 homes in Bow Mar South currently generate 228 and 257 morning and evening peak-hour vehicle trips, respectively.

The study found that The Gables traffic will have a minimal impact on the level of service (LOS) and delay of the existing signals. No LOS rankings in the study are impacted with the additional development trips, and the delay increases for the study intersections are no more than 2.5% of the existing delay periods, which are measured in vehicles per second. For context, the largest additional delays are anticipated at the intersection of West Bowles Avenue and southbound South Bell Flower Drive, where average vehicle delay is predicted to increase 2.5% from 50.4 seconds to 51.7 seconds.



Given the limited access to the site, an additional analysis was performed to assess potential routes for vehicles coming from eastbound Bowles Avenue. The route using local streets within Bow Mar South to access the right-in entrance to The Gables is anticipated to generate a single additional trip during morning peak hour, and two trips during evening peak hour.

SITE PLAN

Although the site plan is approved administratively, it has been reviewed in-tandem with the Preliminary Plat to ensure compliance. The site plan landscape sheets propose 102 trees on residential lots, and 10 new street trees along West Bowles Avenue, meeting the code requirement of six trees per lot within LLR zone districts; tree locations will adjust based on home layouts. Additional trees will be planted throughout the site to meet Tree Mitigation standards for a specimen tree that must be removed to facilitate the development.

The site plan also depicts LLR setbacks on the front, sides and rear lot lines. Maximum building coverage and maximum building height will be reviewed for compliance when building permits are submitted in the future. Driveway and tree locations shown in the Site Plan are conceptual and subject to change at the time of building permits, though all lots must still be designed to meet the ULUC standards that guided the site plan.

COMMUNITY ENGAGEMENT

The applicant held multiple meetings and conversations with neighbors. The first neighborhood meeting was held via Zoom Webinar on October 29, 2024, introducing the proposal, development team, and Littleton process and requirements to nearby residents. Neighbors were concerned about additional traffic, height of homes, on-site drainage, developer experience, and tree preservation.

The team held a second neighborhood meeting on February 26, 2025, at Buck Recreation Center, in Littleton. At the meeting, the site plan, conceptual elevations, conceptual traffic patterns, and existing and proposed drainage patterns were shared with attendants. Conversation focused on drainage, lack of sidewalk connections to and from the site, traffic impacts on the existing neighborhood to the north, and compatibility of home design. The applicant expressed a willingness to construct a trail connection into Bow Mar South, if an easement were to be offered by any of the surrounding property owners; no offer was made to provide land for this connection.

The applicant also met a group of surrounding homeowners for lunch and discussed the project. Two of the three homeowners are engineers and had a lot of questions about how the drainage will be affected by this development. We explained that there is no current regional drainage plan and demonstrated how the drainage infrastructure in this neighborhood will capture some of the water that is currently pooling in Bow Mar South along the project's eastern property line and provide a conveyance for stormwater that intends to mitigate this existing impact.

Additionally, the applicant has fielded several calls from homeowners asking questions about the development.



PRELIMINARY PLAT DECISION CRITERIA

The Director shall make a recommendation to Planning Commission and the Commission may approve, approve with conditions, or deny a Site Plan based on conformance with the criteria. The decision criteria are as follows:

The Commission may approve, approve with conditions, or deny a Preliminary Plat based on the following criteria:

- 1. Conformance.** The Preliminary Plat conforms to the Comprehensive Plan and all applicable requirements of this Code;
The Preliminary Plat was designed in accordance with the Littleton Unified Land Use Code requirements and the Comprehensive Plan FLUC Map designation of Suburban Residential.
- 2. Zoning.** Any new lots created and subsequent development of the site shall conform to the zoning requirements for the district in which it is located in; and
The Preliminary Plat lots have been designed to meet LLR zoning requirements.
- 3. Standards and Specifications.** The proposed development conforms to the design and improvement standards in the Littleton Engineering Design Standards (LEDS).
The Preliminary Plat has been designed in accordance with the LEDS and has been reviewed and approved by the engineering department for conformance.

From: Hamlet HOA [REDACTED]
Sent: Wednesday, March 4, 2026 1:48 PM
To: Teri Whitmore <twhitmore@littletonco.gov>
Cc: Merrill Stillwell <mstillwell@littletonco.gov>
Subject: Official Testimony: Public Comment for March 9 Hearing – Gables Pre-Plat – Hamlet at Columbine HOA

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.

To: City of Littleton Planning Commission
From: Bryan Berkowitz, President, Hamlet at Columbine HOA

Dear Ms Whitmore,

I am writing on behalf of the Hamlet at Columbine HOA regarding the proposed development of the Denver Water parcel (North side of Bowles between Bell Flower Dr and S Laurel Pl).

To assist the Commission in visualizing our specific neighborhood "pain points," **I have attached a PDF of photos taken today, March 4, 2026 via a Google Drive link below.** These images clearly document the current traffic flow and the challenges our residents face daily at the Bell Flower Drive entrance.

We formally request that the Planning Commission and the Transportation Engineering department address the following two critical safety items as a condition of this Pre-Plat approval:

1. Mitigation of Existing U-Turn Patterns

As shown in the attached photos, our entrance at Bell Flower Drive is a frequent site for eastbound u-turns. This development of 17 large homes will significantly increase this volume, creating a persistent traffic hazard for Hamlet residents.

- **Action Requested:** We ask the City to **utilize the existing city traffic camera** at this location to conduct an empirical review of current u-turn patterns.
- **Goal:** Use this data to determine if specific mitigation—such as "No U-Turn" signage or median modifications—is necessary to ensure safe ingress and egress for our community.

2. Pedestrian Safety: "Safe Route to School" Corridor

This stretch of Bowles is a vital corridor for our community's children. Many students bike or walk through the Hamlet to access the Platte Trail and the crosswalk leading into Bowmar South.

- **Primary Concern:** This area serves as a primary route for students heading to both **Wilder Elementary** and **Goddard Middle School**. The combination of

increased vehicle density and the distraction of drivers attempting u-turns at our entrance poses a direct safety risk to these young commuters.

- **Action Requested:** We request a formal Pedestrian Safety Study to ensure that the crossing at Bowmar South remains a safe, viable route for our elementary and middle school students.

The Hamlet at Columbine is a proud part of Littleton, and our goal is to ensure that new growth does not compromise the safety of our current residents or our children.

Thank you for including these comments and the attached photographic evidence in the official record for the March 9th hearing.

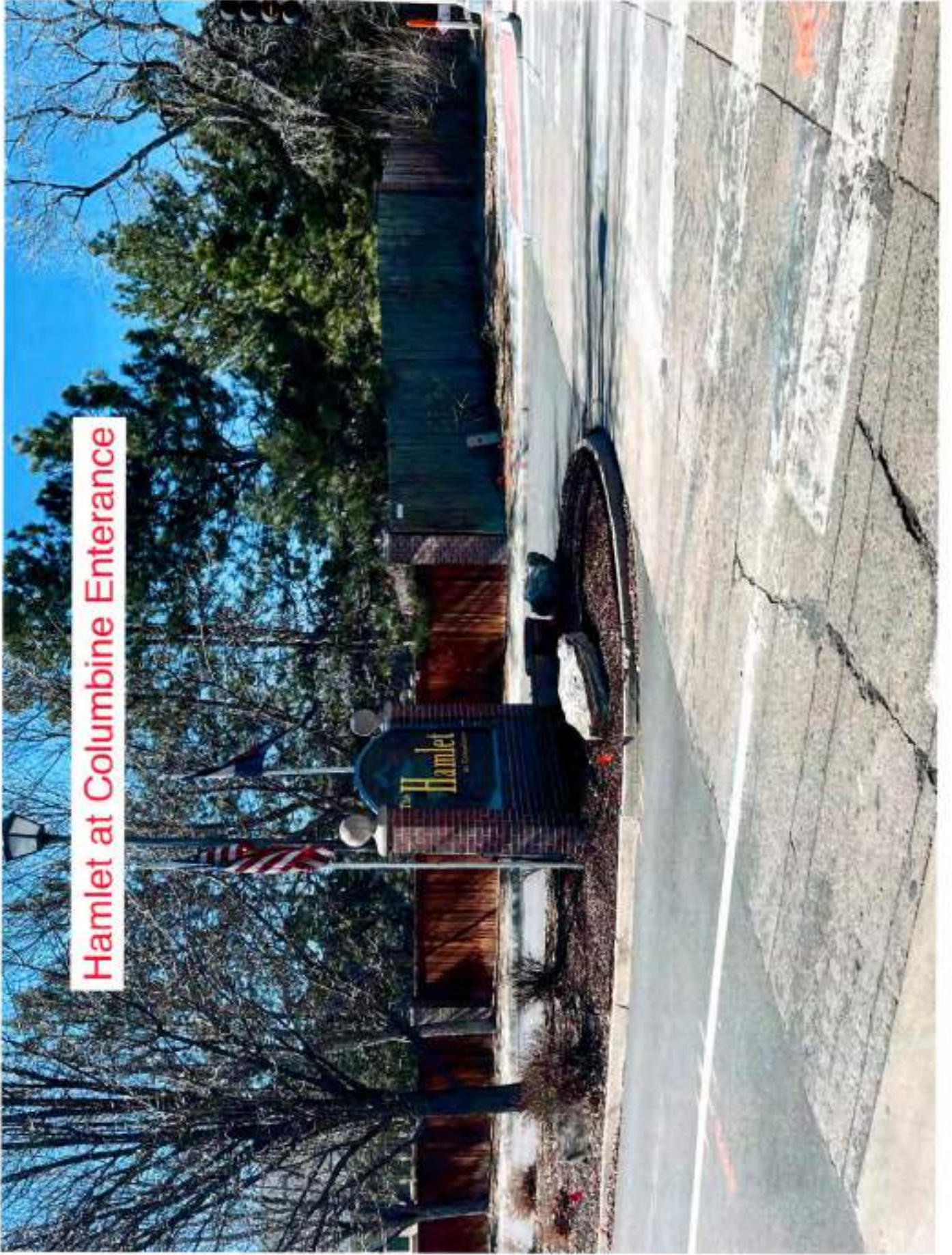
Sincerely,

Bryan Berkowitz

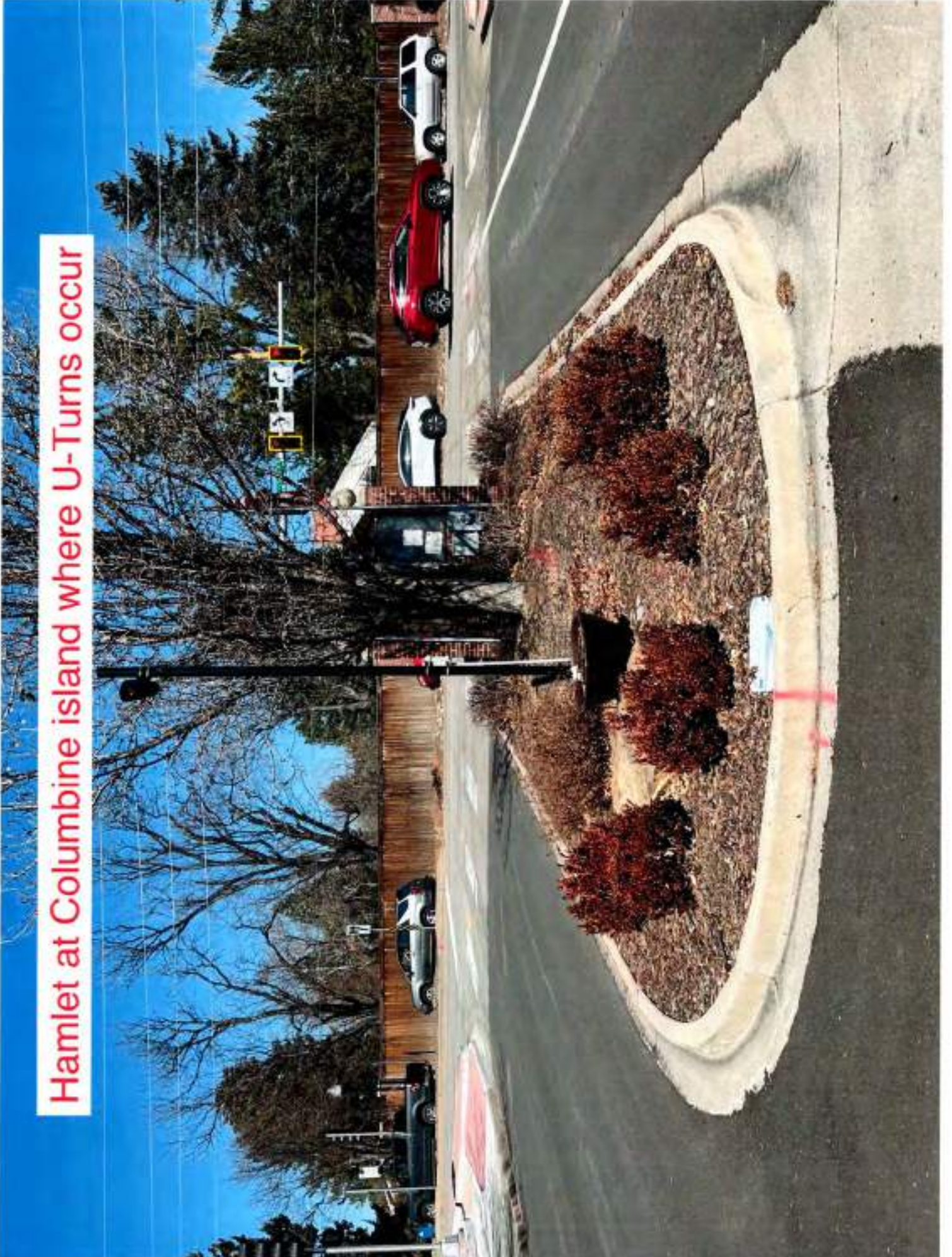
President, Hamlet at Columbine HOA
[REDACTED]

* 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.

Hamlet at Columbine Entrance



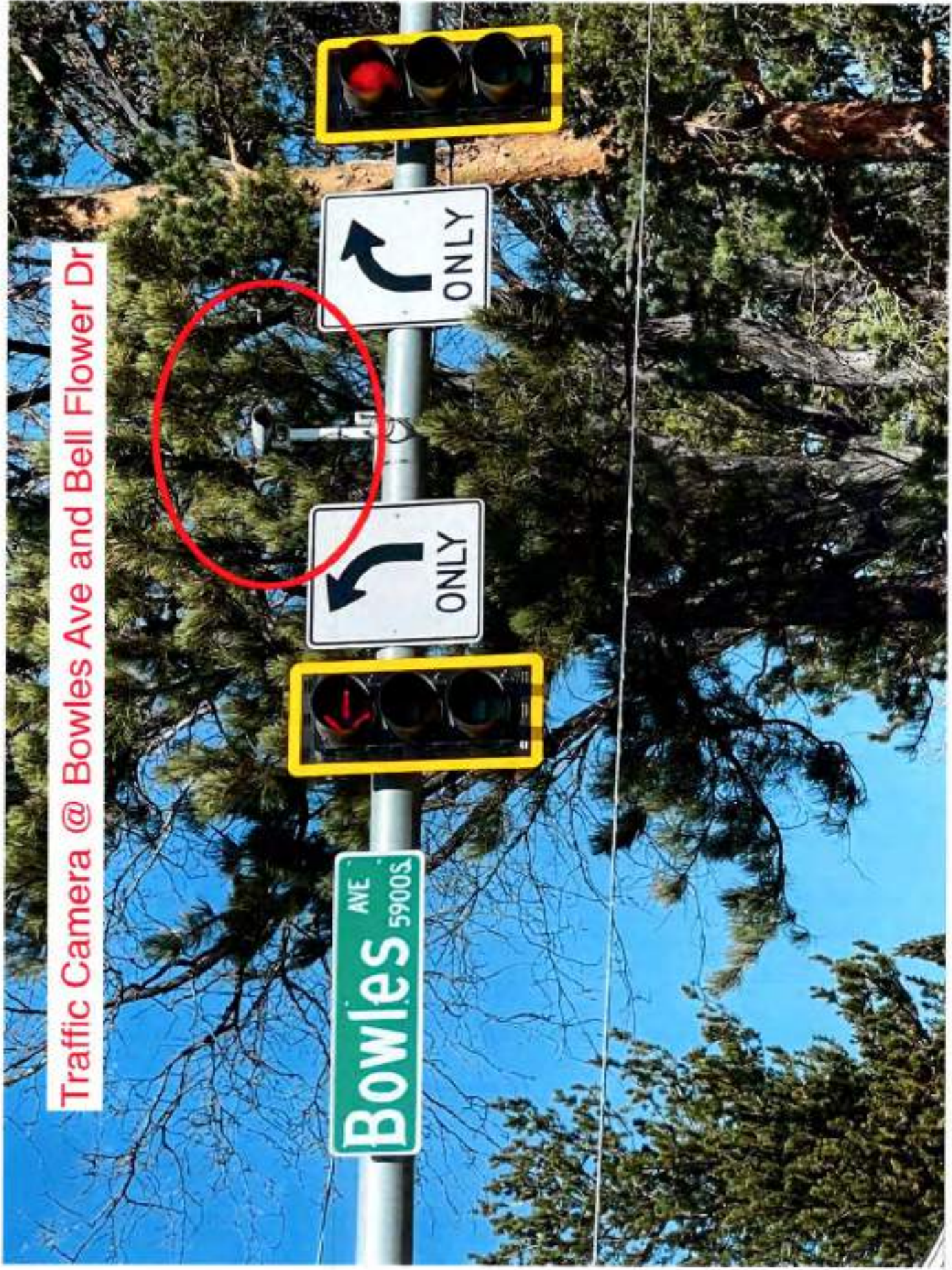
Hamlet at Columbine island where U-Turns occur



Staggered Traffic Lights at Bowles Ave & Bell Flower Dr



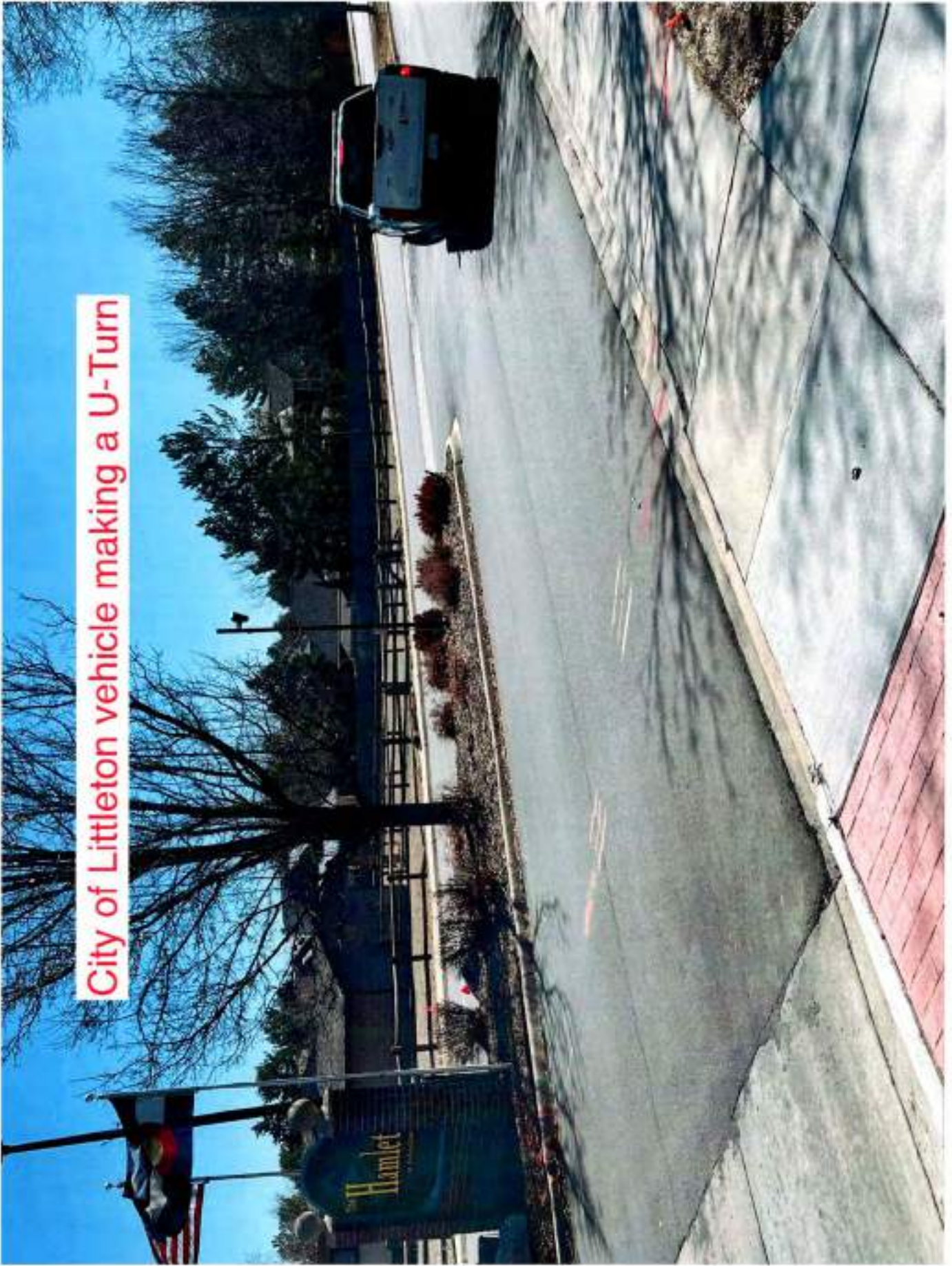
Traffic Camera @ Bowles Ave and Bell Flower Dr



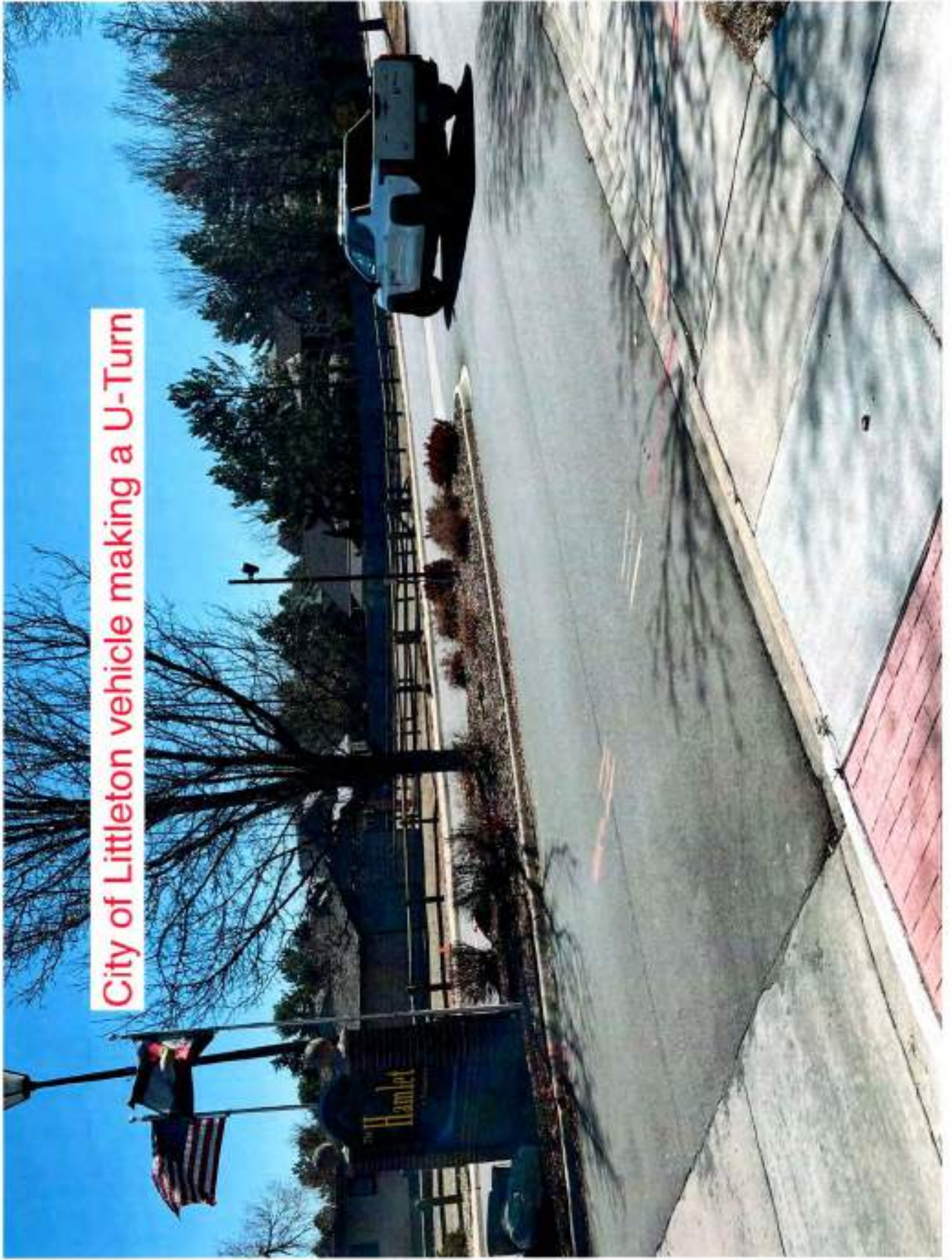
Bowles
AVE
5900S



City of Littleton vehicle making a U-Turn



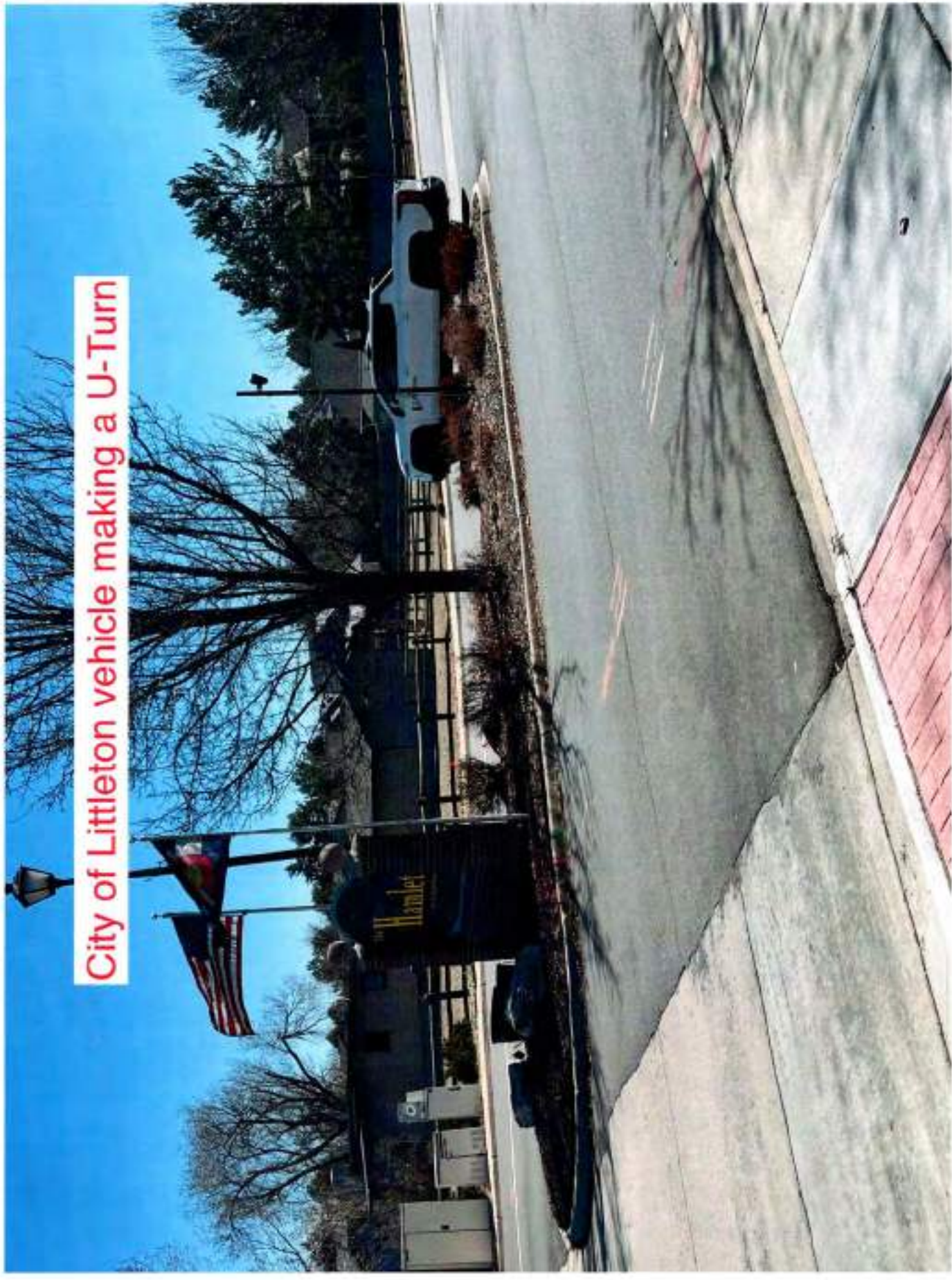
City of Littleton vehicle making a U-Turn



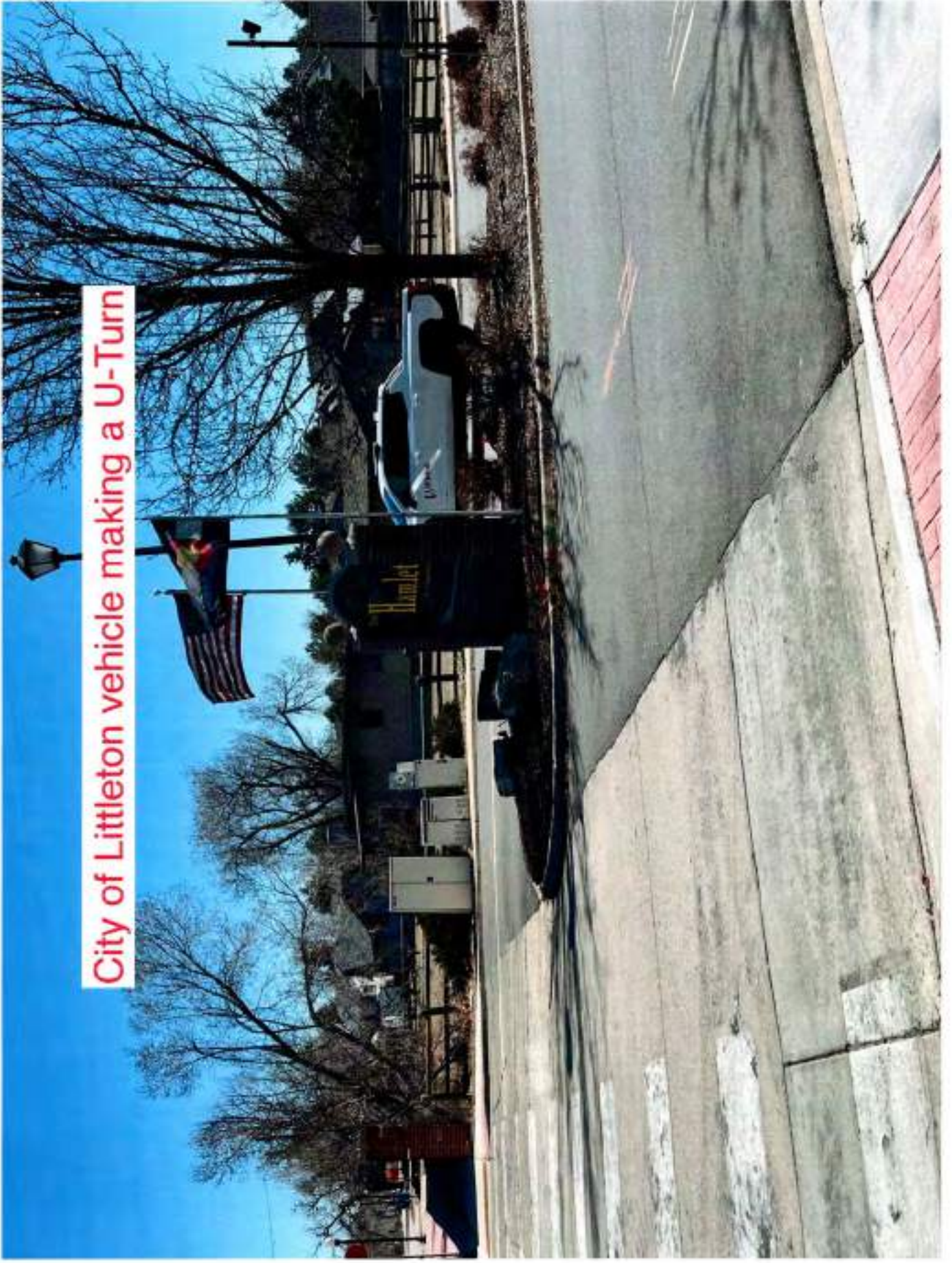
City of Littleton vehicle making a U-Turn



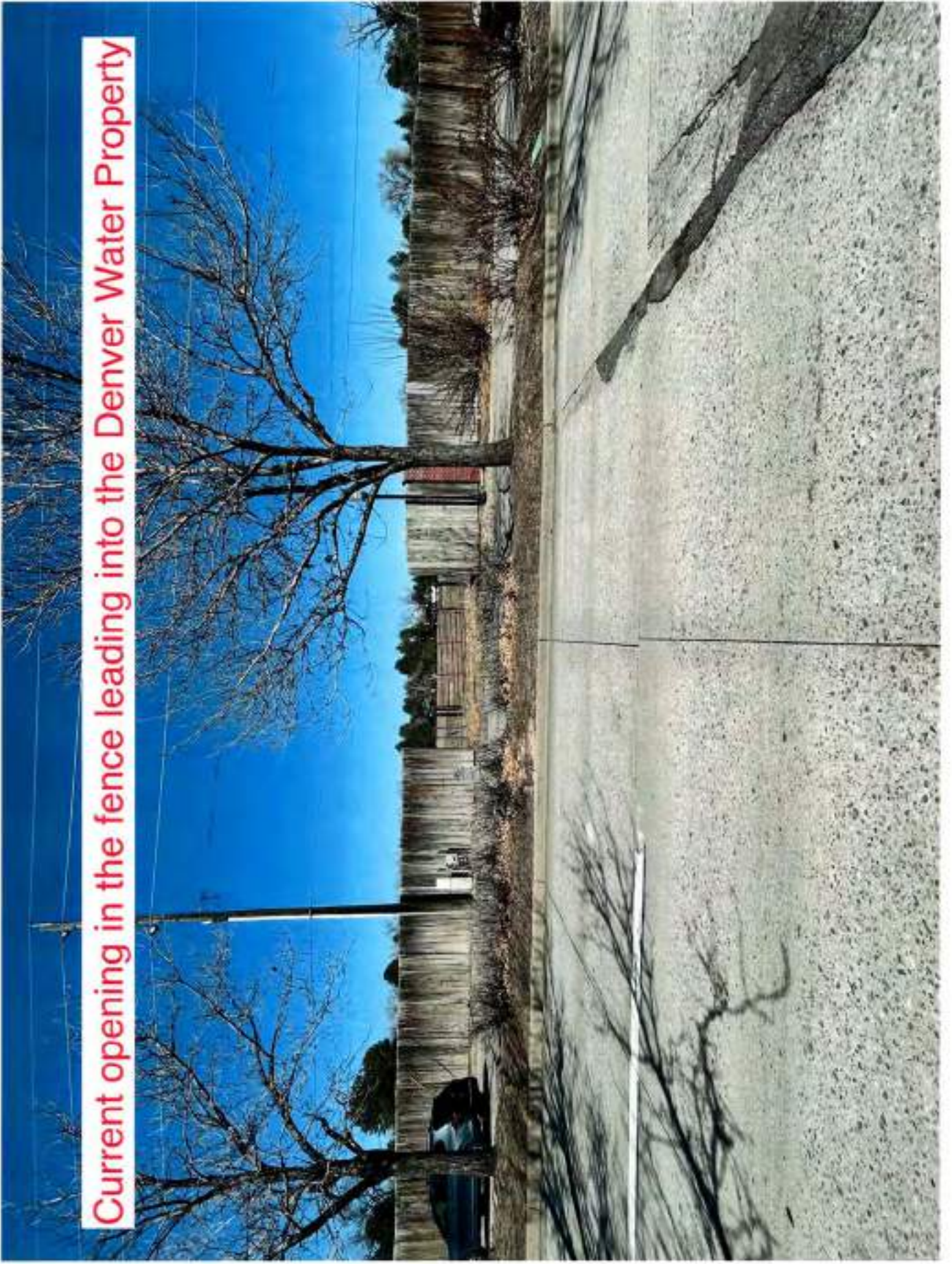
City of Littleton vehicle making a U-Turn



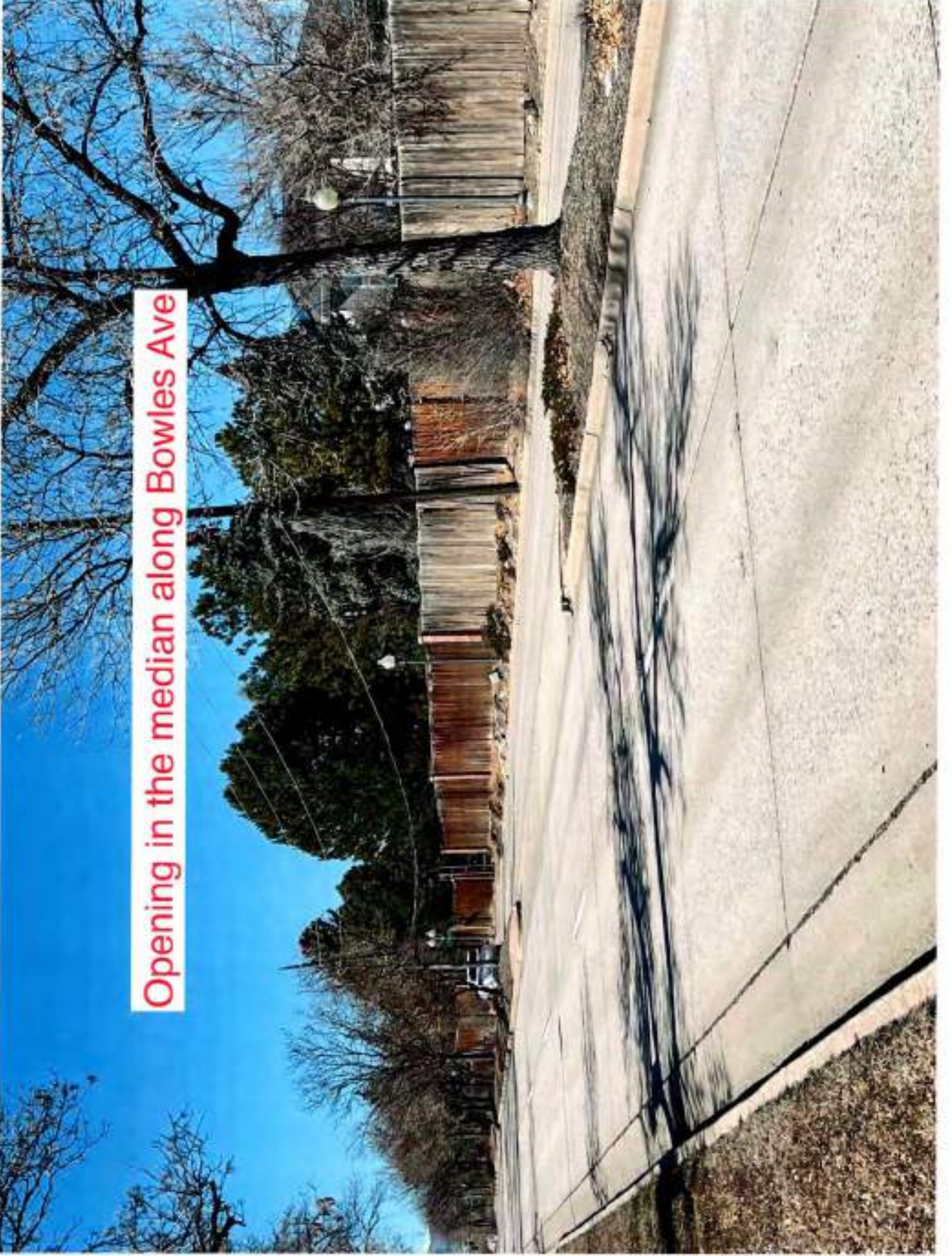
City of Littleton vehicle making a U-Turn



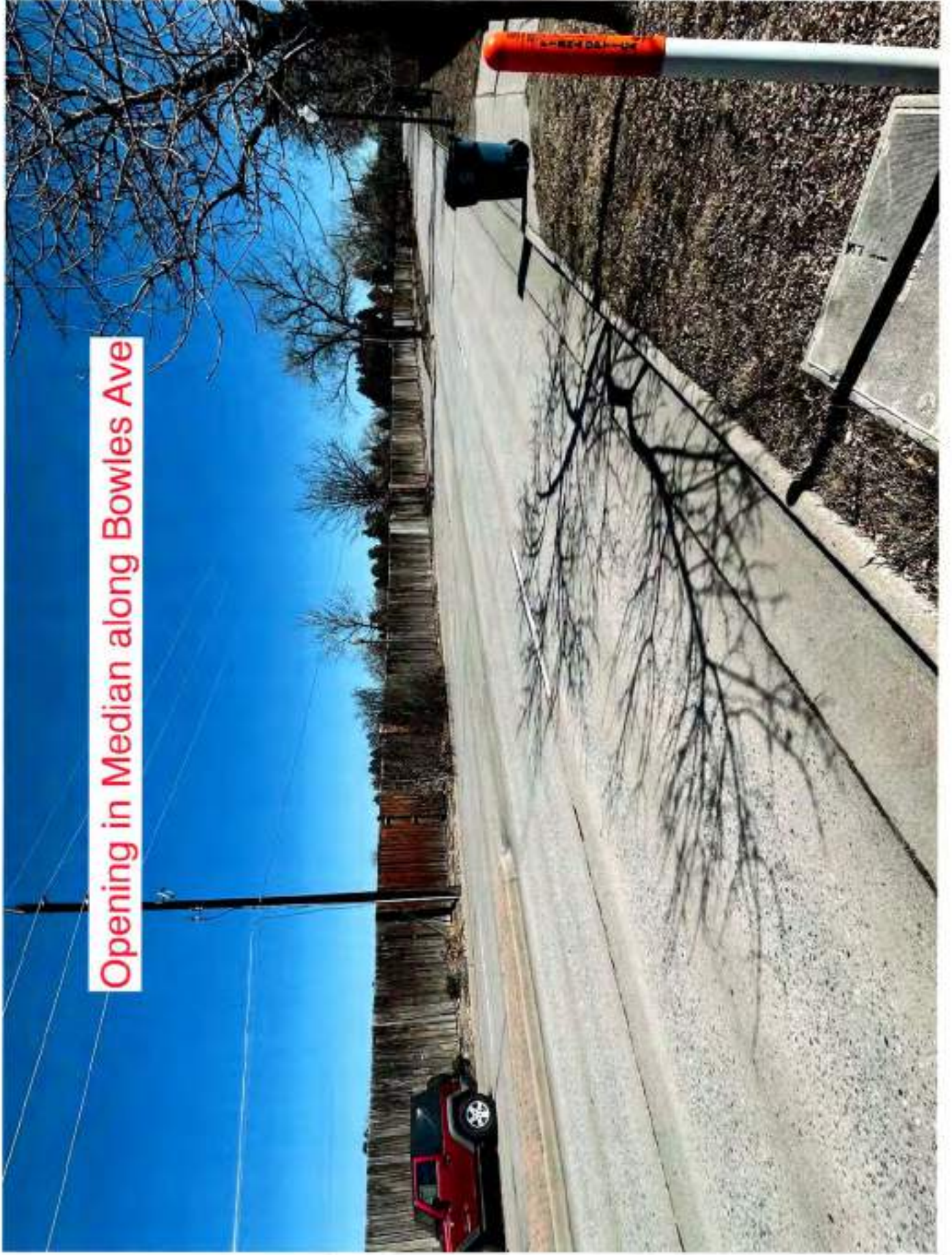
Current opening in the fence leading into the Denver Water Property



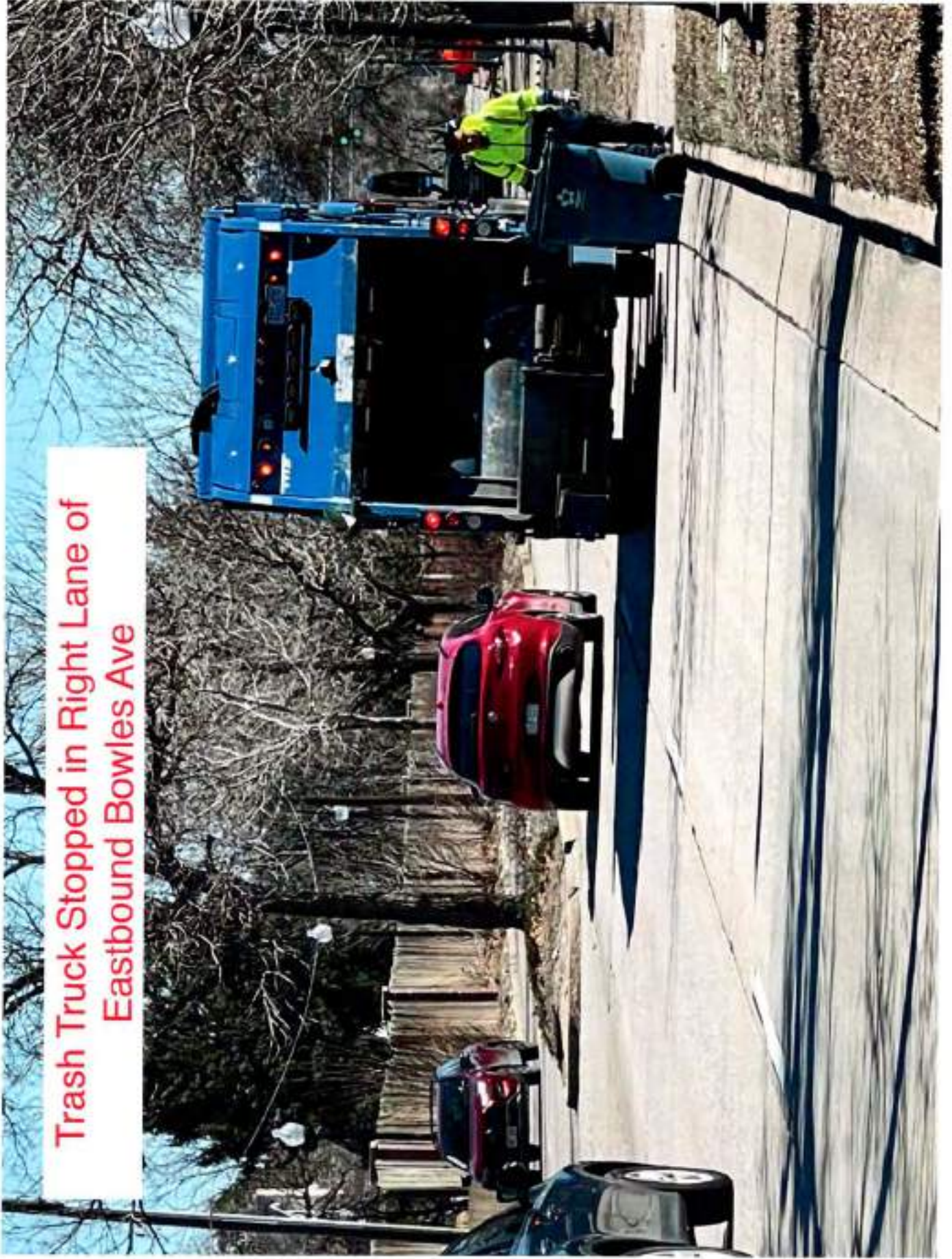
Opening in the median along Bowles Ave



Opening in Median along Bowles Ave



**Trash Truck Stopped in Right Lane of
Eastbound Bowles Ave**



Opening in Median along Bowles Ave



From: Hamlet HOA [REDACTED]
Sent: Wednesday, March 4, 2026 3:04 PM
To: Teri Whitmore <twhitmore@littletonco.gov>
Subject: Re: Official Testimony: Public Comment for March 9 Hearing – Gables Pre-Plat – Hamlet at Columbine HOA

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 Teri,

Yes these pictures should be submitted to the Planning Commission packets as they illustrate the current issues with traffic and those that will be of concern should this development proceed.

Traffic concerns aren't just limited to 17 homes and their respective vehicles. There are additional vehicles that will impact traffic safety including trash trucks, mail carriers, UPS, FedEx, Prime deliveries, landscaping crews along with guests of these potential homeowners.

In addition to these concerns are the traffic concerns that new infrastructure will create like adding additional storm drainage and fire hydrants. This construction along Bowles will adversely affects traffic during the development stage, potentially pushing unwanted traffic into Bow Mar South.

The above issues should also be shared with the planning commission.

Thank you again.

Bryan

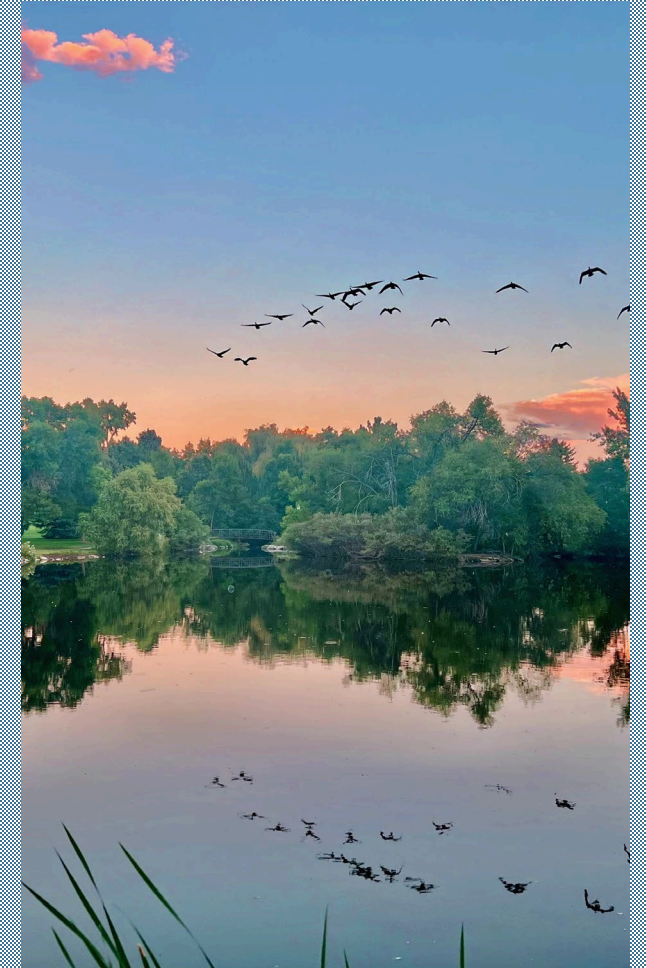
THE GABLES SUBDIVISION, FILING 1 PRELIMINARY PLAT

PC RESOLUTION 01-2026

Teri Whitmore
Senior Planner, AICP, PMP

PLANNING COMMISSION

MARCH 9, 2026



AGENDA

Property Details

Application Details/Review Criteria

Transportation Master Plan and Traffic

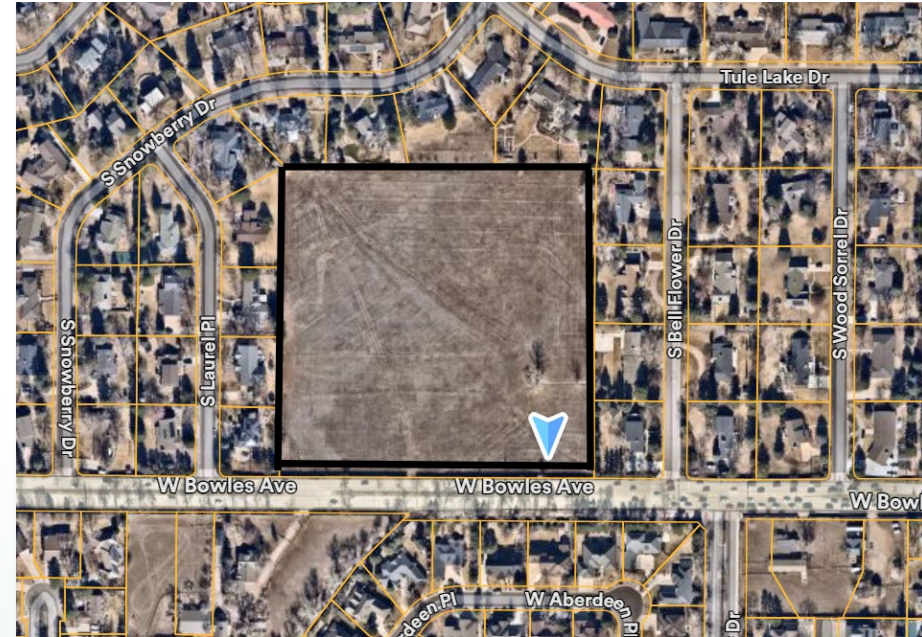
Consistency with Stormwater, Sewer, and LEDS

Process

Staff Recommendation

PROPERTY DETAILS

- 9.9-acres, current vacant lot owned by Denver Water
- 4501 W. Bowles Ave. – Property located North of W. Bowles Ave., West of S. Laurel Pl., West of Bell Flower Dr., and South of Snowberry Dr. and Tule Lake Dr.
- Comprehensive Plan designation:
 - Suburban Residential, Surrounded to the North, East, and West by Suburban Residential
- Zoning designation:
 - Large Lot Residential (LLR)
 - Surrounding Properties to the North, East, and West Zoned Large Lot Residential (LLR)
 - W. Bowles Ave. adjacent to the Southern Boundary of Site
- Owner: Denver Water
- Developer: David Goldberg, Miller United



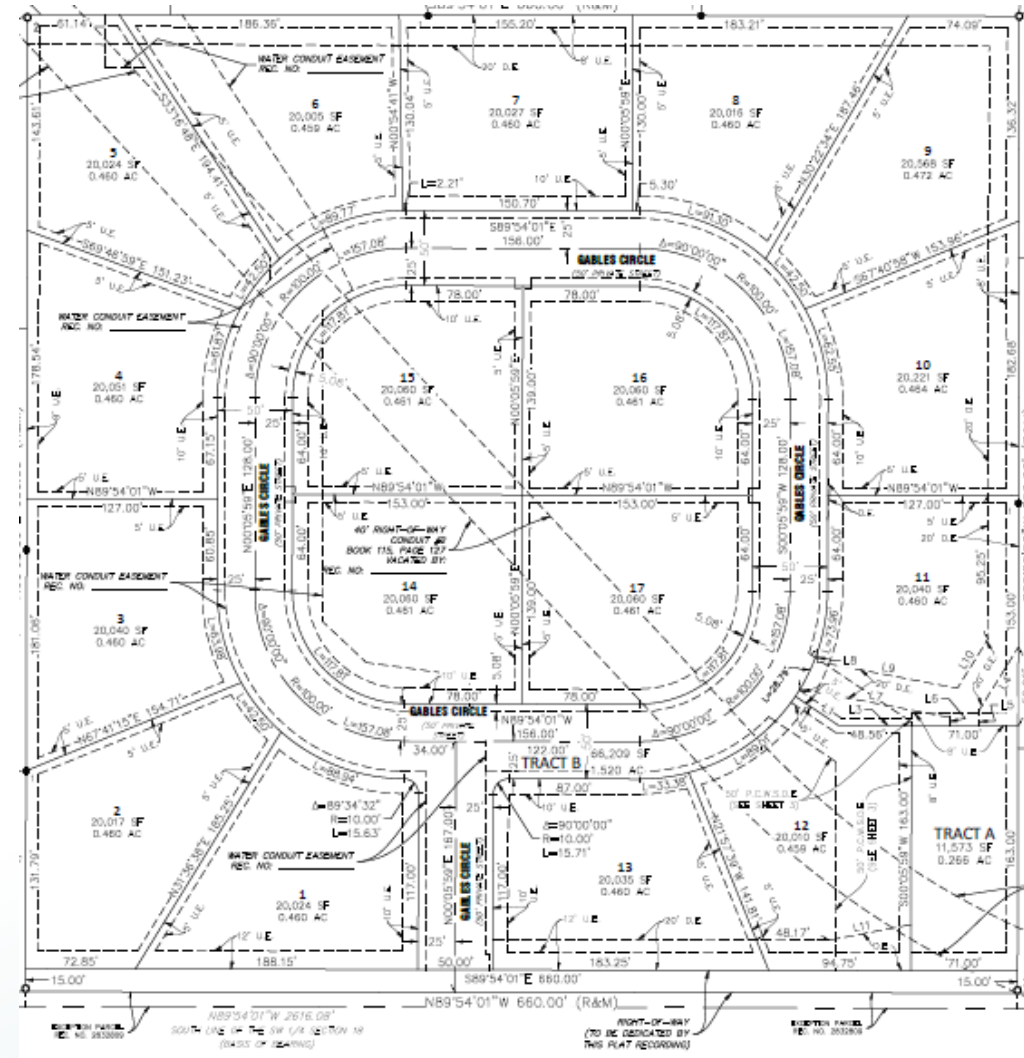
APPLICATION DETAILS/REVIEW CRITERIA

Meets the Preliminary Plat Design Criteria:

1. Consistent with the Comprehensive Plan and City's Unified Land Use Code (ULUC)
2. Consistent with the LLR Zoning District
3. Consistent with Littleton Engineering and Design Standards (LEDS)

Meets the ULUC Public Meeting Requirements:

- Notification area 700 feet
- 168 postcards sent
- Property signs posted
- Newspaper notice
- No mineral owners present on site



TRANSPORTATION MASTER PLAN AND TRAFFIC

- **Consistent with the Transportation Master Plan (TMP)**

- W. Bowles Ave. Rights-of-Way Dedication
- Single-Point of Access from W. Bowles Ave.
- Providing Six ft. (6 ft.) Sidewalk and Eight ft. (8 ft.) landscaping area along the W. Bowles Ave. frontage

- **Traffic Analysis**

- Trip Generation Memo Provided, Projecting:
 - **15** Morning Peak-Hour Trips; Bow Mar South currently generates **228** Morning Peak-Hour Trips
 - **19** Evening Peak-Hour Trips; Bow Mar South currently generates **257** Evening Peak-Hour Trips
- No Level-of-Service (LOS) Rankings are Impacted in the Study
- No More than a 2.5% Increase in Existing Delay Periods – a 2.5% Increase from 50.4 seconds to 51.7 seconds



CONSISTENCY WITH STORMWATER, SEWER, AND LEDS

- Stormwater, per the Littleton Drainage Criteria Manual :
 - A Tract Provided for a Water Quality and Detention Facility
 - Extension of a Stormwater Main in Bowles Avenue
 - Maintenance Access Provided Between Lots 11 and 12
- Development will be Served by Platte Canyon Water & Sanitation District
- Consistent with the Littleton Engineering and Design Standards (LEDS)



PROCESS

Preliminary
Plat

- Planning Commission Public Hearing and Decision

Final Plat

- Administrative Review

RECOMMENDATION

- **Staff Recommends:**

Approval of PC Resolution 01-2026, approving the Preliminary Plat of The Gables subdivision of a 9.9-acre lot into Seventeen (17) single-family detached residential lots, two (2) tracts for Stormwater Detention, Access, and Public Rights-of-Way dedication.



Staff Communication

File #: PC Resolution 02-2026, **Version:** 1

Agenda Date: 03/09/2026

Subject:

PC Resolution 02-2026: A Resolution of the Littleton Planning Commission Recommending Approval to City Council of Code Text Amendments to the Unified Land Use Code Regarding Electric Vehicle Charging.

| |
|---|
| Prepared by: Jerad Chipman, Planning Manager, AICP |
| Presentations: Jerad Chipman, Planning Manager, AICP |

PURPOSE:

To consider adoption of amendments to the Unified Land Use Code (ULUC) regarding electric vehicle charging.

LONG-TERM OUTCOME(S) SERVED:

Sustainable Community with Natural Beauty; Environmental Stewardship; High-Quality Governance

DISCUSSION:

Staff will provide a presentation to discuss the proposed amendments to the Unified Land Use Code (ULUC) regarding electric vehicle charging.

BACKGROUND:

Colorado House Bill 24-1173 mandated the creation of a model land use code for electric vehicle charging. That legislation resulted in the creation of the “Colorado Electric Vehicle Charging Model Land Use Code & Guidance” document, in March of 2025 by the Colorado Energy Office. The 2024 legislation required implementation of certain revisions by January 1, 2026. An extension has been provided to that timeline to allow additional time for municipalities to comply with the model code. Over the past six months staff have been in communication with the State and their consultant regarding draft ULUC text amendment language. The attached draft ordinance described as Exhibit A in the resolution, has been vetted by the State’s consultant and has been preliminarily approved.

At the January 22, 2026 planning commission meeting, a conversation occurred pertaining to the forthcoming electric vehicle charging text amendment. The Littleton Planning Commission indicated their opposition to principal use electric vehicle charging within the Multi-Family Residential (MFR) zoning district, and the possibility of creating regulations pertaining to convenience stores and their relationship to principal use electric vehicle charging. Staff discussed these items with the State’s consultant and as a result, have made changes to the proposed text amendment. Staff is proposing principal use electric vehicle charging be a conditional use in the MFR zoning district. This would result in the planning commission reviewing any principal use electric vehicle charging within the MFR district. Staff are also proposing convenience stores only being allowed to be accessories to principal use electric vehicle charging in the NC, CM, BC, and IP

zoning districts. The planning commission could choose to have convenience stores allowed as conditional uses in these zoning districts if they so choose via a proposed amendment to this resolution.

The following is a synopsis of the proposed changes that will be discussed in the attached presentation:

Table 10-1-1.3.1 *Land Use Matrix*

Adding Electric Vehicle (EV) Charging as a separate principal use in the DTA, DMU, NC, CM, BC, and IP districts. Adding Principal EV Charging as a conditional use in the MFR district.

Altering the Electric Vehicle (EV) Charging, Accessory to allow the use in all districts.

Subsection 10-1-1.4.D *Commercial and Office Land Uses*

Adding use standards pertaining to principal EV Charging Stations regarding Applicability, Zoning Standards, Location of Station Equipment, Canopy Design, Car Wash, Convenience Store, and Process.

Subsection 10-1-1.6.A *Accessory Uses*

Updating existing standards pertaining to accessory EV Charging Station regarding Building Permit Required, Exemptions, and Non-Conforming Lots.

Table 10-1-3.4.1 *Sustainability Incentives*

Amending the sustainability incentive to account for the recently adopted building code provisions.

Table 10-1-3.7.A.1 *Required Off-Street Parking*

Amending the parking calculations in the parking table to comply with the recently adopted building code provisions.

Subsection 10-1-3.7.C.C *Parking and Loading Design*

Removing the EV section of this subsection.

Subsection 10-12-2.1

Adding and amending definitions for Electric Vehicle, Electric Vehicle (EV) Charging: Accessory Use, Electric Vehicle (EV) Charging: Principal Use, EV Charging Station, EV Charging Electrical Utility Equipment, Fuel Sales (Retail), and Convenience Store.

FISCAL IMPACTS:

N/A

STAFF RECOMMENDATION:

Staff recommends approval of the proposed amendments to Title 10 as outlined in the attached Resolution 2-2026.

ALTERNATIVES:

Planning commission may recommend approval, approval with amendment, or denial of the resolution recommending the text amendment ordinance to city council.

PROPOSED MOTION:

File #: PC Resolution 02-2026, **Version:** 1

I move to approve PC Resolution 02-2026 recommending approval to city council of code text amendments to Title 10 regarding electric vehicle charging.

1 CITY OF LITTLETON, COLORADO

2
3 PC RESOLUTION 02

4
5 Series, 2026

6
7 A RESOLUTION OF THE PLANNING COMMISSION OF
8 THE CITY OF LITTLETON, COLORADO
9 RECOMMENDING APPROVAL TO CITY COUNCIL OF
10 AMENDMENTS TO THE UNIFIED LAND USE CODE
11 REGARDING ELECTRIC VEHICLE CHARGING
12

13 WHEREAS, the City Council of the City of Littleton, Colorado passed Ordinance 24-2021
14 in October of 2021 which enacted Littleton City Code Title 10, the “Unified Land Use Code”
15 (ULUC); and
16

17 WHEREAS, the General Assembly of the State of Colorado passed HB24-1173 requiring
18 municipalities, with a population over 10,000, to adopt an ordinance incorporating the same, or
19 less restrictive, standards and a permitting process as those adopted within the Colorado Energy
20 Office’s EV Charger Permitting Model Code (“Model Code”); and
21

22 WHEREAS, staff conducted a study session with the planning commission regarding the
23 proposed code text amendments regarding electric vehicle charging on January 22, 2026; and
24

25 WHEREAS, on March 9, 2026, the Planning Commission held a public hearing to
26 consider recommendation to the Littleton City Council on the adoption of changes to the Unified
27 Land Use Code regarding Electric Vehicle Charging.
28

29 NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION
30 OF THE CITY OF LITTLETON, COLORADO THAT:
31

32 Section 1. Recommendation. The planning commission hereby recommends adoption of
33 this ordinance amending the Unified Land Use Code as referenced in Exhibit “A,” attached hereto.
34

35 INTRODUCED, READ, AND ADOPTED at a regularly scheduled meeting of the
36 Planning Commission of the City of Littleton, Colorado on the 9th day of March, 2026 at 6:30 p.m.
37 at the Littleton Center, 2255 W. Berry Avenue, Littleton Colorado.
38

39
40
41
42
43
44
45
46
47
48
49
50
51
52

ATTEST:

Wendy Shea-Tamag
Deputy City Clerk

Jason Reynolds
Chair

APPROVED AS TO FORM

Atasi Titlow
Sr. Assistant City Attorney



CITY OF LITTLETON, COLORADO

ORDINANCE NO. XX

Series, 2026

AN ORDINANCE OF THE CITY OF LITTLETON, COLORADO, APPROVING A CODE TEXT AMENDMENT TITLE 10 UNIFIED LAND USE CODE REGARDING 2024 LEGISLATIVE UPDATES ON ELECTRIC VEHICLE CHARGING

WHEREAS the General Assembly of the State of Colorado passed HB24-1173 requiring municipalities, with a population over 10,000, to adopt an ordinance incorporating the same, or less restrictive, standards and a permitting process as those adopted within the Colorado Energy Office’s EV Charger Permitting Model Code (“Model Code”); and

WHEREAS on March 9th, 2026, the planning commission held a public hearing to consider PC Resolution 02-2026, a recommendation to the Littleton City Council on the adoption of the code text amendment, which passed ___ to ___.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LITTLETON, COLORADO, THAT:

Section 1: Littleton City Code, Title 10, Table 10-1-1.3.1 Land Use Matrix is hereby amended to read as follows, by adding capitalized material and striking through deleted material, as follows. In this section, ellipses indicate material not reproduced as the Littleton City Council intends to leave that material in effect, as it now reads.

C. Land Use Standards. ...

| Table 10-1-1.3.1 Land Use Matrix | | | | | | | | | | | | | | | | |
|-------------------------------------|-----------------------------|---------------|-----|-----|-----|-------------------------|----|-------------------|-----|-----|-----|-----|----------------------------|----|-----------------|------------|
| Category | Specific Use | Downtown (DT) | | | | Corridor Mixed-Use (CM) | | Neighborhood (NB) | | | | | Business and Industry (BI) | | Open Space (OS) | Standards |
| | | DNR | DTA | DMS | DMU | NC | CM | ACR | LLR | MLR | SLR | MFR | BC | IP | OS | |
| Vehicle sales and services | ELECTRIC VEHICLE | = | P | = | P | P | P | = | = | = | = | CS | P | P | = | 10-1-1.4.D |

| | | | | | | | | | | | | | | | | | |
|---------------------------|---|----------|-----------|-----------|-----------|-----------|-----------|-----------|----------|----------|----------|----------|-----------|-----------|-----------|------------|------------|
| | <u>(EV) CHARGING, PRINCIPAL USE¹</u> | | | | | | | | | | | | | | | | |
| Commercial Accessory Uses | Electric Vehicle (EV) Charging Accessories | <u>A</u> | <u>AS</u> | <u>AS</u> | <u>AS</u> | <u>AS</u> | <u>AS</u> | <u>AS</u> | <u>A</u> | <u>A</u> | <u>A</u> | <u>A</u> | <u>AS</u> | <u>AS</u> | <u>AS</u> | <u>ASA</u> | 10-1-1.6.A |

34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68

Table Notes:

1. ~~Reserved.~~ STANDARDS FOR ELECTRIC VEHICLE (EV) CHARGING ACCESSORY USE SHALL BE FOUND IN SUBSEC. 10-1-1.6.A ACCESSORY USES.
2. A tiny home community may occupy up to 10 percent of a development subject to Master Development Plan approval.
3. Duplex or twin home dwellings are not permitted in the SLR district south of W. Caley Avenue.

Section 2: Littleton City Code, Title 10, Table 10-1-1.4.D Commercial and Office Land Uses, is hereby amended to read as follows, by adding capitalized material and striking through deleted material, as follows. In this section, ellipses indicate material not reproduced as the Littleton City Council intends to leave that material in effect, as it now reads.

Section 10-1-1.4 Land Use Standards ...

Subsec. 10-1-1.4.D Commercial and Office Land Uses

A. Brewery, Distillery, and Winery ...

...

F. ELECTRIC VEHICLE (EV) CHARGING, PRINCIPAL USE.

1. APPLICABILITY. THE FOLLOWING DEVELOPMENT STANDARDS PERTAIN TO EV CHARGING, PRINCIPAL USES. STANDARDS FOR EV CHARGING, ACCESSORY USE MAY BE FOUND IN SUBSEC. 10-1-1.6.A ACCESSORY USES.
2. ZONING STANDARDS. ADDITIONAL ZONING PROVISIONS SHALL BE ADHERED TO PER DISTRICT EXCEPT FOR APPLICABLE SCREENING WITHIN TITLE 10.
3. EV CHARGING, PRINCIPAL USE, SHALL BE SUBJECT TO THE FOLLOWING:
 - A. LOCATION OF EV CHARGING STATIONS AND EV CHARGING ELECTRICAL UTILITY EQUIPMENT. THE CHARGING STATION AND UTILITY EQUIPMENT MAY BE LOCATED WITHIN THE SETBACK.
 - B. CANOPY DESIGN. CANOPIES OVER SERVICE ISLANDS SHALL BE INTEGRAL TO THE BUILDING DESIGN IN TERMS OF COLOR, CLADDING, AND ROOFING MATERIAL.

69 C. CAR WASH VEHICLE CIRCULATION AND STACKING. CIRCULATION FOR
70 A CAR WASH SHALL BE SEPARATE FROM THE REST OF THE SITE AND
71 STACKING SHALL COMPLY WITH SUBSECTION 10-1-3.7.C, PARKING
72 AND LOADING DESIGN.

73 D. THE DESIGN OF EV CHARGING STATIONS SHALL ENSURE
74 UNOBSTRUCTED SAFETY AND ACCESS CLEARANCES FOR
75 ASSOCIATED ELECTRICAL UTILITY EQUIPMENT, PER THE NATIONAL
76 FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS AND
77 NATIONAL ELECTRIC SAFETY CODE (NEC), INCLUDING FEATURES
78 SUCH AS LANDSCAPING OR FENCE

79 E. CONVENIENCE STORE. A CONVENIENCE STORE MAY BE LOCATED ON
80 THE SITE AND SHALL ONLY BE PERMITTED IN THE FOLLOWING
81 ZONE DISTRICTS: NC, CM, BC, AND IP.

82 F. PROCESS. A SITE PLAN PROCESS IS REQUIRED TO ENTITLE AN EV
83 CHARGING STATION, PRINCIPAL

84
85 **Section 3:** Littleton City Code, Title 10, Article 10-1-1.6.A *Accessory Uses*,
86 Subsection D is hereby amended to read as follows, by adding capitalized material and striking
87 through deleted material, as follows. In this section, ellipses indicate material not reproduced as
88 the Littleton City Council intends to leave that material in effect, as it now reads.

89
90 **D. Standards Applicable to Specific Accessory Uses.**

91 1. *Accessory Dwelling Units (ADUs)* ...

92 ...

93
94 9. ~~*Electric Vehicle (EV) Charging Station.*~~ EV CHARGING, ACCESSORY USE

95 A. WHERE PERMITTED. ELECTRIC VEHICLE CHARGING AS AN ACCESSORY USE
96 SHALL BE ALLOWED IN ANY ZONE DISTRICT.

97 A-B. BUILDING Permit Required. IT SHALL BE UNLAWFUL FOR ANY PERSON
98 TO INSTALL, OPERATE, OR MAINTAIN ONE OR MORE EV CHARGING
99 STATIONS WITHOUT OBTAINING A BUILDING PERMIT NO OTHER SITE PLAN
100 OR LAND USE PERMIT IS REQUIRED WHEN EV CHARGING IS PROPOSED AS A
101 STANDALONE ADDITION TO AN EXISTING SITE.

102 ~~It shall be unlawful for any person to install, operate, or maintain an electric~~
103 ~~vehicle charging station in an MFR, NC, CM, DTA, DMS, DMU, BC or IP~~
104 ~~district without:~~

- 105 1. ~~A permit for such work, which shall be secured from the Chief Building Official~~
106 ~~by the electric vehicle charging station's owner or the owner's agent; and~~
107 ~~Submittal of a written statement from the electric utility provider that the~~
108 ~~installation will not negatively affect the electrical distribution system~~

109 C. ELECTRIC VEHICLE CHARGING, ACCESSORY USE SHALL BE SUBJECT TO
110 THE FOLLOWING:

111 1. THE DESIGN OF EV CHARGING STATIONS SHALL ENSURE
112 UNOBSTRUCTED SAFETY AND ACCESS CLEARANCES FOR EV

CHARGING ELECTRICAL UTILITY EQUIPMENT, PER THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS AND NATIONAL ELECTRIC SAFETY CODE (NEC), INCLUDING FEATURES SUCH AS LANDSCAPING OR FENCES.

2. EV CHARGING STATIONS AND EV CHARGING ELECTRICAL UTILITY EQUIPMENT SHALL BE EXEMPT FROM THE FOLLOWING:

a. SETBACK REQUIREMENTS; AND

b. BUFFERYARD REQUIREMENTS.

3. EV CHARGING STATIONS ARE EXEMPT FROM SCREENING REQUIREMENTS UNLESS DEVELOPED IN CONJUNCTION WITH A PRINCIPAL USE OR ADDED AS AN ACCESSORY USE TO AN EXISTING SITE. IN SUCH INSTANCES, THE DEVELOPMENT SHALL COMPLY WITH THE SCREENING AND PRINCIPAL USE STANDARDS APPLICABLE TO THE UNDERLYING ZONE DISTRICT.

4. SITE CONFORMANCE: WHEN ACCESSORY USE EV CHARGING IS DEVELOPED IN CONJUNCTION WITH A PRINCIPAL USE, THE SCREENING AND PRINCIPAL USE REQUIREMENTS APPLICABLE TO THE UNDERLYING ZONE DISTRICT MUST BE MET. WHEN EV CHARGING IS ADDED AS AN ACCESSORY USE TO AN EXISTING SITE, THE SCREENING AND PRINCIPAL USE REQUIREMENTS APPLICABLE TO THE UNDERLYING ZONE DISTRICT MUST BE MAINTAINED TO THE DEGREE THEY ARE CURRENTLY MET.

B.D.

~~**C. Compliance.** All electric vehicle charging stations erected, constructed, installed, altered, replaced, or to which additions are made shall comply with all of the provisions of all applicable health and safety standards and requirements of federal, state, and local law and the electrical utility provider.~~

~~**D. Prohibited Uses.** If the owner of a plug-in electric motor vehicle charging station installs a sign that identifies the station, a person is prohibited from:~~

~~1. Parking in the space if the vehicle is not an electric vehicle; and~~

~~2.1. Using a dedicated charging station for parking if the electric vehicle is not charging.~~

Section 4: Littleton City Code, Title 10, Article 10-1-3.4, Table 10-1-3.4.1 Sustainability Incentives is hereby amended as follows, by adding capitalized material and striking through deleted material, as follows. In this section, ellipses indicate material not reproduced as the Littleton City Council intends to leave that material in effect, as it now reads.

| Schedule | Type of Practice | Documentation of Compliance |
|----------|---|--|
| B | Electric vehicle charging <u>STATIONS TOTALING 5% OR GREATER THAN THE MINIMUM REQUIRED, PER BUILDING CODE</u> are provided for at least five percent of all required | Indication on Site Plan or Master Development Plan |

| |
|----------------|
| <u>parking</u> |
|----------------|

151
152
153
154
155
156

Section 5: Littleton City Code, Title 10, Article 10-1-3.7.A, Table 10-1-3.7.A.1 Required Off-Street Parking is hereby amended as follows, by adding capitalized material and striking through deleted material, as follows. In this section, ellipses indicate material not reproduced as the Littleton City Council intends to leave that material in effect, as it now reads.

| Category | Specific Use | Minimum ³ | Maximum |
|------------------------------|---|---|-------------|
| Commercial Accessory Uses | Electric vehicle charging station ^{4, 5, 6} | 2/station AS REQUIRED <u>PER</u> <u>BUILDING CODE.</u> | <u>NONE</u> |

Table Notes:

1. ...

3. ...

4. EV CHARGING STATION. WHEN EV CHARGING IS PROVIDED, ACCESSIBLE EV CHARGING PARKING REQUIREMENTS SHALL FOLLOW THE SAME STANDARDS AS OUTLINED IN THE AMERICANS WITH DISABILITIES ACT (ADA) FOR REGULAR PARKING.

5. EV CHARGING. ANY PARKING SPACE SERVED BY AN EV CHARGING STATION OR ANY SPACE USED TO SITE EV CHARGING STATIONS AND/OR SUPPORTIVE ELECTRICAL UTILITY EQUIPMENT SHALL BE COUNTED TOWARDS THE APPLICABLE PARKING MINIMUM REQUIREMENTS OUTLINED IN THIS SECTION.

6. REDUCTIONS. ANY VAN -ACCESSIBLE ADA PARKING SPACE THAT IS SERVED BY AN EV CHARGING STATION SHALL BE COUNTED AS TWO STANDARD PARKING SPACES TOWARDS THE APPLICABLE MINIMUM PARKING REQUIREMENTS OUTLINED IN THIS SECTION. PROVIDING EV CHARGING SPACES WITH VAN-ACCESSIBLE DESIGN THAT ARE OPEN TO ANY USER, REGARDLESS OF DISABILITY STATUS, IS ENCOURAGED, WHILE SPECIFIC REQUIREMENTS FOR RESERVED ACCESSIBLE PARKING SPACES MUST BE MAINTAINED PER THE AMERICANS WITH DISABILITIES ACT.

157
158
159
160
161
162
163
164
165
166
167
168
169

Section 6: Littleton City Code, Title 10, Article 10-1-3.7.C.C Parking and Loading Design is hereby deleted in its entirety, as follows:-

C. ~~[RESERVED]Electric and Alternative Fuel Vehicles.~~

- ~~1. *Where Required.* Preferential parking for electric and alternative fuel vehicles shall be provided for all new or redeveloped non-residential and mixed-use parking areas containing 50 or more spaces.~~
- ~~2. *Location of Parking Spaces.* Electric and alternative fuel parking spaces shall be located in near proximity to the primary entrance.~~
- ~~3. *Signage.* Each parking space shall be marked with a post designating the spaces for~~

~~"Alternative Fuel Vehicles".~~

~~4.1.Existing Vehicle Recharging Stations. Existing parking spaces with vehicle recharging stations may be used to meet the requirements of this Subsection.~~

Section 7: Littleton City Code, Title 10, Article 10-12-2.1, Subsection 10-12-2.1 General Definitions is hereby amended to read as follows by adding capitalized material and striking through deleted material, as follows. In this section, ellipses indicate material not reproduced as the Littleton City Council intends to leave that material in effect, as it now reads.

E

...

Electric vehicle means any vehicle that operates, either partially or exclusively, on electrical energy from the grid, or an off-board source, that is stored on-board for motive purpose. "Electric vehicle" includes the following:

- "Battery electric vehicle (BEV)" means any vehicle that operates exclusively on electrical energy from an off-board source that is stored in the vehicle's batteries; and produces zero tailpipe emissions or pollution when stationary or operating.
- "Plug-in hybrid electric vehicle (PHEV)" means an electric vehicle that:
 - contains an internal combustion engine and also allows power to be delivered to drive wheels by an electric motor;
 - charges its battery primarily by connecting to the grid or other off-board electrical source;
 - may additionally be able to sustain battery charge using an on-board internal-combustion-driven generator; and
 - has the ability to travel powered by electricity.
- "Neighborhood electric vehicle" means a self-propelled, electrically powered four-wheeled motor vehicle whose speed attainable in one mile is more than twenty miles per hour and not more than twenty-five miles per hour and conforms to federal regulations under Title 49 C.F.R. Part 571.500.
- "Medium-speed electric vehicle" means a self-propelled, electrically powered four-wheeled motor vehicle equipped with a roll cage or crush proof body design, whose speed attainable in one mile is more than twenty-five miles per hour but not more than thirty-five miles per hour and otherwise meets or exceeds the federal regulations set forth in 49 C.F.R. Sec. 571.500.

Effective on: 10/28/2021

~~**Electric Vehicle Charging Station** means a public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle. An electric vehicle charging station equipped with Level 1 or Level 2 charging equipment is permitted outright as an accessory use to any principal use.~~

214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257

~~Effective on: 10/28/2021~~

~~ELECTRIC VEHICLE (EV) CHARGING, ACCESSORY USE: ONE OR MORE PUBLIC OR PRIVATE PARKING SPACES THAT IS SERVED BY AN EV CHARGING STATION AND IS SUBORDINATE TO THE PRINCIPAL USE ON THE PROPERTY.~~

~~ELECTRIC VEHICLE (EV) CHARGING, PRINCIPAL USE: A COLLECTION OF PUBLIC USE DIRECT CURRENT FAST CHARGING (DCFC) EV CHARGING STATIONS THAT SERVE AS THE PRIMARY FUNCTION AND LAND USE ON A PROPERTY, PROVIDING HIGH-SPEED CHARGING FOR ELECTRIC VEHICLES ADJACENT TO DEDICATED SPACES FOR THE VEHICLES WHILE THEY CHARGE.~~

~~EV CHARGING STATION: BATTERY CHARGING STATION THAT HAS AS ITS PRIMARY PURPOSE THE TRANSFER OF ELECTRIC ENERGY (BY CONDUCTIVE OR INDUCTIVE MEANS) TO A BATTERY OR OTHER ENERGY STORAGE DEVICE IN AN ELECTRIC VEHICLE.~~

~~EV CHARGING ELECTRICAL UTILITY EQUIPMENT: ALL EQUIPMENT NECESSARY TO PROVIDE ELECTRICAL CURRENT CHARGING FOR ELECTRIC VEHICLES, EXCEPT FOR THE EV CHARGING STATION ITSELF. THIS MAY INCLUDE POWER CONVERSION EQUIPMENT, ELECTRICAL DISTRIBUTION EQUIPMENT SUCH AS TRANSFORMERS, SWITCHGEAR BOXES, AND DISTRIBUTION LINES, AND OTHER SUPPORTIVE EQUIPMENT.~~

~~Electric Vehicle Charging Station means a public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle. An electric vehicle charging station equipped with Level 1 or Level 2 charging equipment is permitted outright as an accessory use to any principal use.~~

Fuel Sales (Retail) means a place where vehicular fuel, stored only in underground tanks, is offered for sale to the public. ~~or where electric vehicle charging stations are made available for the charging of vehicles.~~

Convenience Store means any retail establishment offering for sale any combination of fuels, automotive products, prepared or prepackaged food products, household items, and other goods commonly associated with this use. Convenience stores may also include fueling stations AND ELECTRIC VEHICLE (EV) CHARGING, PRINCIPAL USE.

258 **Section 8:** Severability. If any part, section, subsection, sentence, clause or phrase of
259 this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of
260 the remaining sections of this ordinance. The City Council hereby declares that it would have
261 passed this ordinance, including each part, section, subsection, sentence, clause or phrase hereof,
262 irrespective of the fact that one or more parts, sections, subsections, sentences, clauses or phrases
263 may be declared invalid.

264
265 **Section 9:** Repealer. All ordinances or resolutions, or parts thereof, in conflict with
266 this ordinance are hereby repealed, provided that this repealer shall not repeal the repealer clauses
267 of such ordinance nor revive any ordinance thereby.

268
269 INTRODUCED AS A BILL at a regularly scheduled meeting of the City Council of the
270 City of Littleton on the ___ day of _____, 2026, passed on first reading by a vote of ___ FOR
271 and ___ AGAINST; and ordered published by posting at Littleton Center, Bemis Library, the
272 Municipal Courthouse and on the City of Littleton Website.

273 PUBLIC HEARING on the Ordinance to take place on the ___ day of _____,
274 2025, in the Council Chamber, Littleton Center, 2255 West Berry Avenue, Littleton, Colorado, at
275 the hour of 6:30 p.m., or as soon thereafter as it may be heard.

276 PASSED on second and final reading, following public hearing, by a vote of ___
277 FOR and ___ AGAINST on the ___ day of _____, 2026 and ordered published by posting at
278 Littleton Center, Bemis Library, the Municipal Courthouse and on the City of Littleton Website.

279 ATTEST:

280 _____
281 Colleen L. Norton
282 CITY CLERK

Kyle Schlachter
MAYOR

283
284 APPROVED AS TO FORM:

285
286
287 _____
288 Reid Betzing
289 CITY ATTORNEY

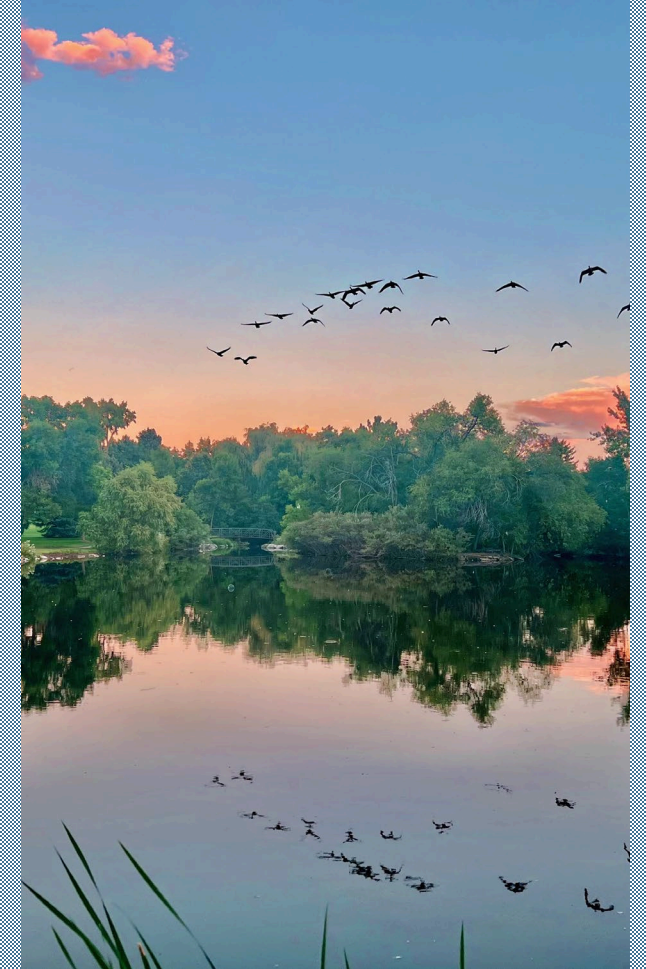
290



ELECTRIC VEHICLE CHARGING STATION DISCUSSION

Jerad Chipman, AICP
Planning Manager

MARCH 9, 2026



AGENDA

Introduction

Electric Vehicle (EV) Charging Code Update

Discussion

INTRODUCTION

2024 State Legislation Action

Generation of the Colorado EV Charging Model Land Use Code and Guidance.

Unified Land Use Code update to comply with the Model Code

Colorado Electric Vehicle Charging Model Land Use Code & Guidance

*Prepared by the Colorado Energy Office
in compliance with HB24 -1173*

March 2025

EV CHARGING CODE UPDATE

Principal Use Standards:

- Allowed in DTA, DMU, NC, CM, BC, and IP zoning districts
- Conditional Use in the MFR zoning district.
- Abide by the bulk standards for the zoning district that it is located
- Canopies and car washes allowed on-site
- Convenience stores allowed as accessory to a principal EV Charging in NC, CM, BC, and IP
- Approval Process – Site Plan

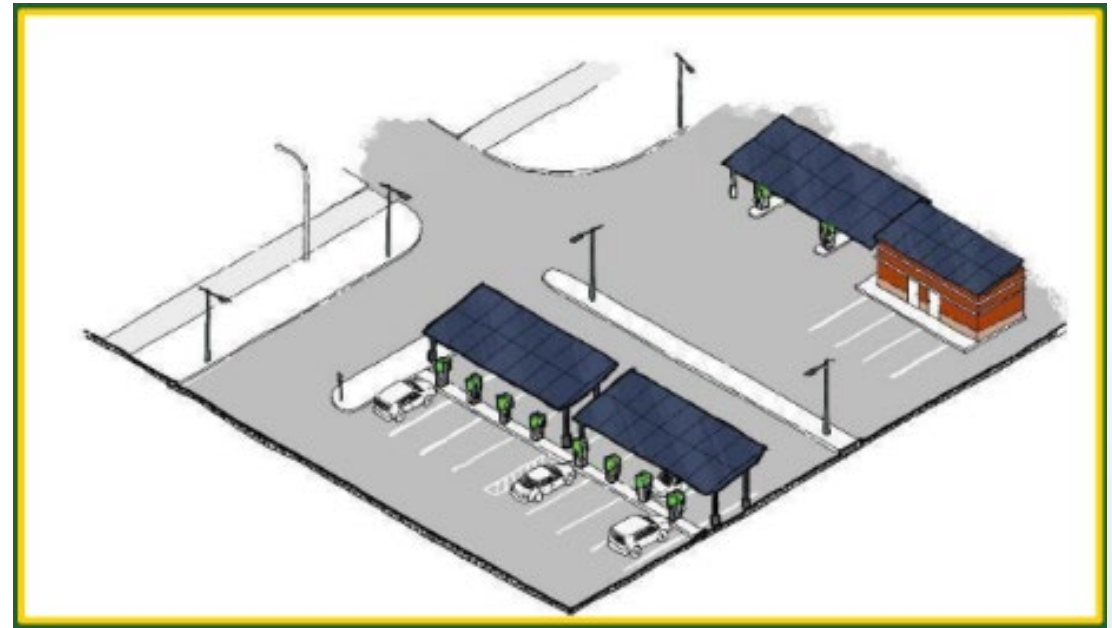


Image courtesy of the Colorado EV Model Land Use Code

EV CHARGING CODE UPDATE

Accessory Use Standards:

- Expand Accessory Use EV Charging to all zone districts
- Approval Process – Building Permit

**Table 10-1-1.3.1
Land Use Matrix**

| Category | Specific Use | Downtown (DT) | | | | Corridor Mixed-Use (CM) | | Neighborhood (NB) | | | | | Business and Industry (BI) | | Open Space (OS) | Standards |
|---------------------------|--|---------------|-----|-----|-----|-------------------------|----|-------------------|-----|-----|-----|-----|----------------------------|----|-----------------|----------------------------|
| | | DNR | DTA | DMS | DMU | NC | CM | ACR | LLR | MLR | SLR | MFR | BC | IP | OS | |
| Commercial Accessory Uses | Dispenser and Vending Kiosk | -- | A | -- | A | -- | A | -- | -- | -- | -- | -- | A | -- | -- | 10-1-1.6.A |
| | Eating and Drinking Places (Outdoor Seating, Sidewalk Café and Sidewalk Display) | -- | A | A | A | A | A | -- | -- | -- | -- | -- | A | -- | CS | 10-1-1.6.A |
| | Electric Vehicle (EV) Charging Station | -- | AS | AS | AS | AS | AS | -- | -- | -- | -- | AS | AS | AS | AS | 10-1-1.6.A |

EV CHARGING CODE UPDATE

Accessory Use Standards Continued:

- Exempt from:
 - Setbacks
 - Bufferyards
 - Screening Requirements – with exceptions
- Adjustments to non-conformance provisions

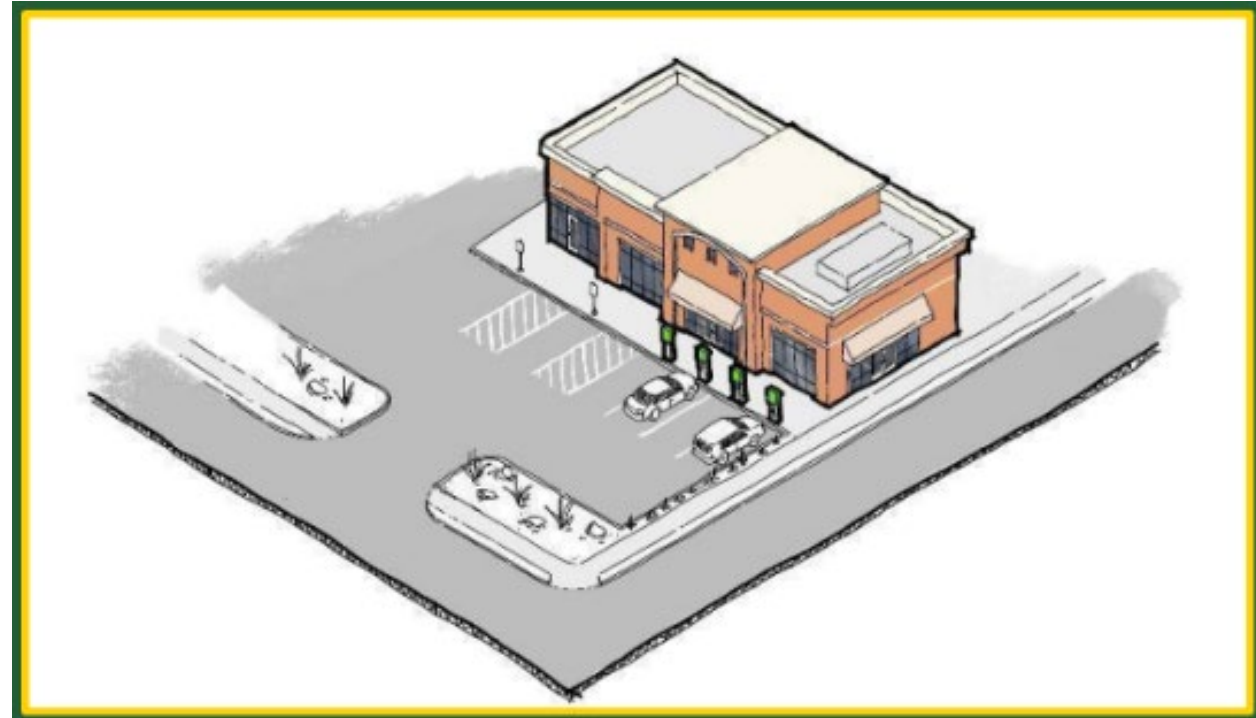


Image courtesy of the Colorado EV Model Land Use Code

EV CHARGING CODE UPDATE



COLORADO
Energy Office

Colorado Model Electric Ready and Solar Ready Code

Published: June 1, 2023



COLORADO
Department of Local Affairs

Sustainability Incentives Adjustment:

- Amending the Sustainability Incentives to build on the requirements of the Model Electric Ready Code

Table CV502.1: EV Power Transfer Infrastructure Requirements

| Building Type / Space Type | EVSE Installed Space | EV Ready Space | EV Capable Space | EV Capable Light Space |
|-------------------------------|-------------------------|-------------------|---------------------|---------------------------|
|-------------------------------|-------------------------|-------------------|---------------------|---------------------------|



Littleton

EV CHARGING CODE UPDATE

Table CV502.1: EV Power Transfer Infrastructure Requirements

| Building Type / Space Type | EVSE Installed Space | EV Ready Space | EV Capable Space | EV Capable Light Space |
|---|----------------------|----------------|------------------|------------------------|
| All commercial buildings, except for R-2 occupancies, with 10 or less parking spaces. | 0 | 2 spaces | 0 | 0 |
| Commercial buildings, except for R-2 occupancies, with greater than 10 parking spaces. | 2% of spaces | 8% of spaces | 10% of spaces | 10% of spaces |
| R-2 occupancies with 10 or less parking spaces | 0 | 15% of spaces | 10% of spaces | 10% of spaces |
| R-2 occupancies with greater than 10 parking spaces. | 5% of spaces | 15% of spaces | 10% of spaces | 30% of spaces |

Required Off-Street Parking Adjustment:

- Defaulting to the requirements of the Model Electric Ready Code
- Removing some provisions that are addressed in new code language

EV CHARGING CODE UPDATE

Adding and Adjusting Definitions:

- Electric Vehicle (EV) Charging, Accessory Use – Added
- Electric Vehicle (EV) Charging, Principal Use – Added
- EV Charging Station – Added
- EV Charging Electrical Utility Equipment – Added
- Fuel Sales (Retail) – Adjusted
- Convenience Store – Adjusted
- Electric Vehicle- Existing

QUESTIONS



Staff Communication

File #: PC Resolution 03-2026, **Version:** 1

Agenda Date: 03/09/2026

Subject:

PC Resolution 03-2026: A Resolution of the Littleton Planning Commission Recommending Approval to City Council of Code Text Amendments to the Unified Land Use Code Regarding Fuel Sales (Retail)

| |
|---|
| Prepared by: Rachel Vigil, Planner 1 |
| Presentations: Rachel Vigil, Planner 1 |

PURPOSE:

To consider adoption of amendments to the Unified Land Use Code (ULUC) regarding an update to the Land Use Matrix and Standards for Fuel Stations (Retail).

LONG-TERM OUTCOME(S) SERVED:

Sustainable Community with Natural Beauty; Environmental Stewardship; High-Quality Governance

DISCUSSION:

Staff will provide a presentation to discuss the proposed amendments to Fuel Sales (Retail) in Title 10, Chapter 1, Article 1.3, *Land Use Matrix*, and Title 10, Chapter 1, Article 1.4. *Commercial and Office Land Uses*. Staff will put forth an ordinance for recommendation on the locations and standards of Fuel Sales (Retail)

BACKGROUND:

In April of 2025, City Council held a study session to discuss and hear an overview of Fuel Sales (Retail) in the City of Littleton. This study was provided in response to community concerns regarding the number of gas stations within the city. In May of 2025, Council passed Ordinance 08-2025, placing a moratorium on new applications for fueling stations within the city. This moratorium was extended in November of 2025 and will expire in May of 2026. The moratorium was put into place to give city staff time to evaluate current zoning regulations for fueling stations, and to propose a text amendment to address community concerns about fueling stations and their future development within the City.

On January 26, 2026, Community Development Staff held a study session with the Planning Commission to discuss potential options for the code text amendment to the standards for Fuel Sales (Retail). City staff left that meeting with directions to explore potential buffers between gas stations and to change Fuel Sales (Retail) from a permitted use in Business Corridor (BC) and Industrial Park (IP) to a conditional use.

Following these discussions, staff will be presenting proposed amendments to Title 10, Chapter 1, Article 1.3, *Land Use Matrix*, modifying Fuel Sales (Retail) from a permitted use in BC and IP to a conditional use, and Title 10, Chapter 1, Article 1.4. *Commercial and Office Land Uses*, adding buffers to the standards for Fuel Sales (Retail).

FISCAL IMPACTS:

N/A

STAFF RECOMMENDATION:

Staff recommends approval of the proposed amendments to Title 10, Chapter 1, Article 1 as outlined in Resolution 03-2026.

ALTERNATIVES:

Planning Commission may recommend approval, approval with amendments, or denial of the code text amendments.

PROPOSED MOTION:

I move to approve PC Resolution 03-2026 recommending approval to city council of code text amendments to Title 10 regarding standards for Fuel Sales (Retail).

1 CITY OF LITTLETON, COLORADO

2
3 PC RESOLUTION 03

4
5 Series, 2026

6
7 A RESOLUTION OF THE PLANNING COMMISSION OF
8 THE CITY OF LITTLETON, COLORADO
9 RECOMMENDING APPROVAL TO CITY COUNCIL OF
10 AMENDMENTS TO THE UNIFIED LAND USE CODE
11 REGARDING FUEL SALES

12 WHEREAS, the City Council of the City of Littleton, Colorado passed Ordinance 24-2021
13 in October of 2021 which enacted Littleton City Code Title 10, the “Unified Land Use Code”
14 (ULUC); and

15
16 WHEREAS, in May of 2025, City Council enacted Ordinance 08-2025, placing a
17 moratorium on all new applications for fuel sales (retail); and

18
19 WHEREAS, staff conducted a study session with the planning commission regarding the
20 proposed code text amendments regarding the land use matrix and standards for Fuel Sales (Retail)
21 on January 26th, 2026;

22
23 WHEREAS, on March 9, 2026, the Planning Commission held a public hearing to
24 consider a recommendation to the Littleton City Council on the adoption of changes to the Unified
25 Land Use Code regarding Fuel Sales (Retail).

26
27 NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION
28 OF THE CITY OF LITTLETON, COLORADO THAT:

29
30 Section 1. Recommendation. The planning commission hereby recommends adoption of
31 this ordinance amending the Unified Land Use Code as referenced in Exhibit “A,” attached hereto.

32
33 INTRODUCED, READ, AND ADOPTED at a regularly scheduled meeting of the
34 Planning Commission of the City of Littleton, Colorado on the 9th day of March, 2026 at 6:30 p.m.
35 at the Littleton Center, 2255 W. Berry Avenue, Littleton Colorado.
36

37
38
39
40
41
42
43
44
45
46
47
48
49
50
51

ATTEST:

Wendy Shea-Tamag
Deputy City Clerk

Jason Reynolds
Chair

APPROVED AS TO FORM

Atasi Titlow
Sr. Assistant City Attorney



EXHIBIT A

CITY OF LITTLETON, COLORADO

ORDINANCE NO. XX

Series, 2026

**AN ORDINANCE OF THE CITY OF LITTLETON,
COLORADO, APPROVING A CODE TEXT AMENDMENT
TO TITLE 10 UNIFIED LAND USE CODE REGARDING
FUEL SALES (RETAIL)**

WHEREAS the City of Littleton (“City”) is a Colorado home rule municipality with all the powers and authority vested under Colorado law; and

WHEREAS the City of Littleton has the ability to regulate the use of land within the city in order to best protect and promote the health safety and welfare of current and future residents of the city by guiding future growth, development, and distribution of land uses within the city; and

WHEREAS on March 9th, 2026, the planning commission held a public hearing to consider PC Resolution 3-2026, a recommendation to the Littleton City Council on the adoption of the code text amendment, which passed __ to __.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LITTLETON, COLORADO, THAT:

Section 1: Littleton City Code, Title 10, Table 10-1-1.3.1 Land Use Matrix is hereby amended to read as follows, by adding capitalized material and striking through deleted material, as follows. In this section, ellipses indicate material not reproduced as the Littleton City Council intends to leave that material in effect, as it now reads.

Table 10-1-1.3.1 Land Use Matrix

Commercial and Office Uses

...

Vehicle Sales and Services

| Category | Specific Use | DNR | DTA | DMS | DMU | NC | CM | ACR | LLR | MLR | SLR | MFR | BC | IP | OS | Standards |
|----------------------------|---------------------|-----|-----|-----|-----|----|----|-----|-----|-----|-----|-----|----|----|----|------------|
| Vehicle sales and services | Fuel Sales (Retail) | - | - | - | - | CS | CS | - | - | - | - | - | CS | CS | - | 10-1-1.4.D |

0

...

Section 2: Littleton City Code, Title 10, Section 10-1-1.4.D Commercial and Office

93 Land Uses, is hereby amended to read as follows, by adding capitalized material and striking
94 through deleted material, as follows. In this section, ellipses indicate material not reproduced as
95 the Littleton City Council intends to leave that material in effect, as it now reads.

96 **Section 10-1-1.4 Land Use Standards ...**

97

98 Subsec. 10-1-1.4.D Commercial and Office Land Uses

99 A. Brewery, Distillery, and Winery ...

100

101 ...

102

103 **E. Fuel Sales**

104 1. *LOCATION. FUEL SALES USE SHALL NOT BE LOCATED WITHIN 1/4 MILE OF*
105 *ANY OTHER FUEL SALES (RETAIL) UNLESS THE PROPOSED USE IS INCLUDED*
106 *IN THE SAME APPROVED SITE DEVELOPMENT PLAN WITH AT LEAST ONE*
107 *FOOD MARKET OR GROCERY STORE WITH A GROSS FLOOR AREA OF 25,000*
108 *SF OR GREATER.*

109 2. *Discontinued Use or Abandonment.* In the event the use is discontinued or abandoned:

110 A. The use shall comply with the Fire Code and all other applicable regulations
111 concerning the abandonment of underground gasoline tanks; and

112 B. Gasoline pumps and underground storage tanks shall be removed upon
113 abandonment or discontinuance of the use.

114 3. *Car Wash Vehicle Circulation and Stacking.* Circulation for a car wash shall be separate
115 from the rest of the site and stacking shall comply with Subsection [10-1-3.7.C](#), *Parking*
116 *and Loading Design.*

117 4. *Canopy Design.* Canopies over service islands shall be integral to the building design in
118 terms of color, cladding, and roofing material.

119 5. *Wrecked and Inoperable Vehicles.* Wrecked and inoperable vehicles are prohibited on the
120 property.

121 6. *Parking Lot.* All vehicles on the premises, other than those at the pumps or waiting for
122 ancillary facilities, e.g., car wash, vacuum station, air pump, etc., shall be stored in a
123 parking lot with an improved hard surface and screened as set out in Subsection [10-1-](#)
124 [3.6.D](#), *Landscape Requirements.*

125 7. *Overnight Storage.* No overnight storage of material, merchandise, or equipment shall be
126 permitted except within the principal building.

127 8. *Automobile Repair.* Only minor automobile repairs shall be performed within the
128 principal building. No repair may be conducted within an accessory building.

129

130 **Section 3:** Severability. If any part, section, subsection, sentence, clause or phrase of
131 this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of
132 the remaining sections of this ordinance. The City Council hereby declares that it would have
133 passed this ordinance, including each part, section, subsection, sentence, clause or phrase hereof,
134 irrespective of the fact that one or more parts, sections, subsections, sentences, clauses or phrases
135 may be declared invalid.

136

137 **Section 4:** Repealer. All ordinances or resolutions, or parts thereof, in conflict with

138 this ordinance are hereby repealed, provided that this repealer shall not repeal the repealer clauses
139 of such ordinance nor revive any ordinance thereby.

140

141

142 INTRODUCTION AS A BILL at a regularly scheduled meeting of the City Council of the
143 City of Littleton on the ___ day of _____, 2026, passed on first reading by a vote of ___ FOR
144 and ___ AGAINST; and ordered published by posting at Littleton Center, Bemis Library, the
145 Municipal Courthouse and on the City of Littleton Website.

146 PUBLIC HEARING on the Ordinance to take place on the ___ day of _____,
147 2025, in the Council Chamber, Littleton Center, 2255 West Berry Avenue, Littleton, Colorado, at
148 the hour of 6:30 p.m., or as soon thereafter as it may be heard.

149 PASSED on second and final reading, following public hearing, by a vote of ___
150 FOR and ___ AGAINST on the ___ day of _____, 2026 and ordered published by posting at
151 Littleton Center, Bemis Library, the Municipal Courthouse and on the City of Littleton Website.

152 ATTEST:

153

154 _____
155 Colleen L. Norton
156 CITY CLERK

Kyle Schlachter
MAYOR

157 APPROVED AS TO FORM:

158

159

160

161

162 _____

163 Reid Betzing
164 CITY ATTORNEY

165



FUEL SALES (RETAIL) CODE TEXT AMENDMENT

Rachel Vigil

Planner 1

Jerad Chipman, AICP

Planning Manager

MARCH 9, 2026

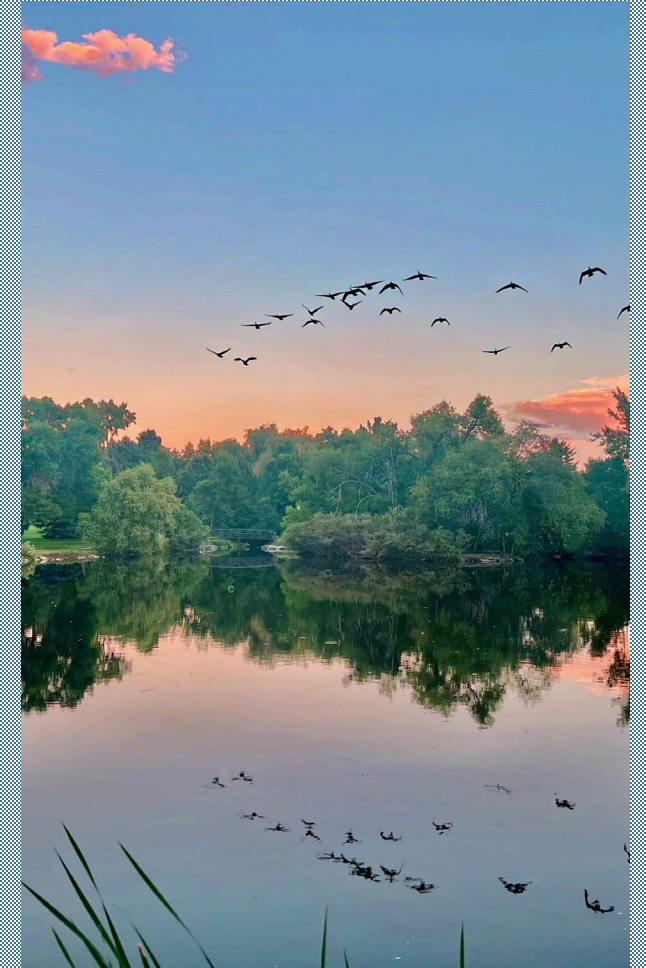


TABLE OF CONTENTS

- Background
- Littleton's Existing Code and Conditions
- Proposed Code Amendments
 - Conditional Use in Business Center/Industrial Park
 - Standards
- Potential Actions

BACKGROUND

- **April 8, 2025:** Council met during a study session to receive an overview of fuel stations within the city of Littleton and nearby areas
- **April 15, 2025:** Council approved Ordinance 08-2025 on first reading approving a moratorium on new fuel station applications
- **May 6, 2025:** Council approves Ordinance 08-2025 on second reading and held a public hearing
- **November 18, 2025:** Council approves an extension on Ordinance 08-2025 for an additional 180 days
- **January 7, 2026:** Moratorium and EV Chargers are presented to the Environmental Stewardship Board (ESB)

LITTLETON'S EXISTING CODE

Fuel sales are a *permitted* use in Business Corridor and Industrial Park zoned districts

- Gas stations may be built through an administratively approved site plan process in these areas

Fuel sales are a *conditional* use in Neighborhood Commercial and Corridor Mixed zoned districts

- Gas stations require a public hearing and approval from the planning commission to be built in these areas
- There are no additional provisions that restrict gas station size or location, or that require additional amenities be provided by a station



Newly constructed QuikTrip off Belleview and Santa Fe

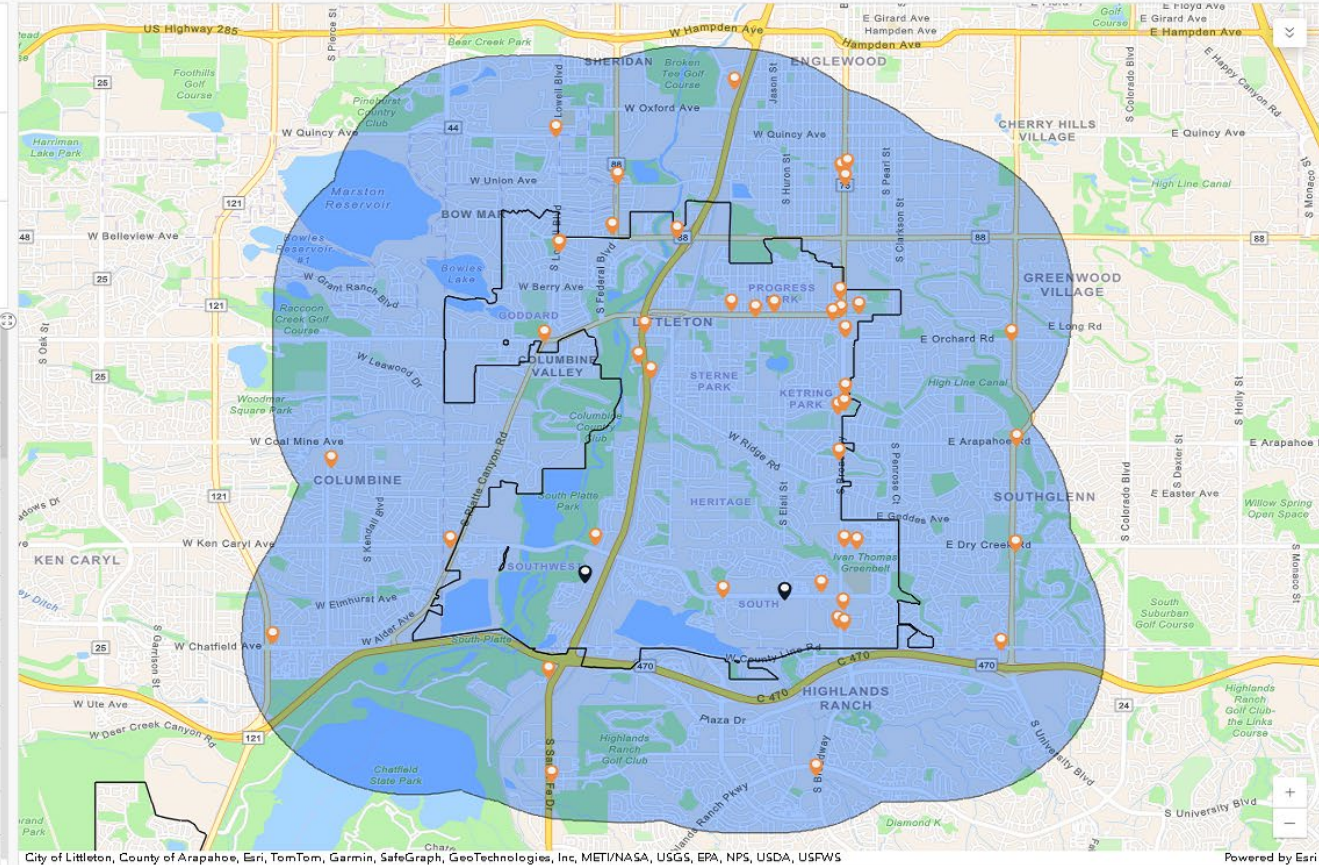
| Table 10-1-1.3.1 Land Use Matrix | | | | | | | | | | | | | | | | |
|-------------------------------------|-------------------------------------|---------------|-----|-----|-----|-------------------------|----|-------------------|-----|-----|-----|-----|----------------------------|----|-----------------|------------|
| Category | Specific Use | Downtown (DT) | | | | Corridor Mixed-Use (CM) | | Neighborhood (NB) | | | | | Business and Industry (BI) | | Open Space (OS) | Standards |
| | | DNR | DTA | DMS | DMU | NC | CM | ACR | LLR | MLR | SLR | MFR | BC | IP | | |
| | Fuel Sales (Retail) | -- | -- | -- | -- | CS | CS | -- | -- | -- | -- | -- | P | P | -- | 10-1-1.4.D |
| Vehicle Sales and Service | Vehicle Accessories and Parts Sales | -- | -- | -- | -- | -- | P | -- | -- | -- | -- | -- | -- | P | -- | -- |
| | Vehicle Sales, Rental, and Leasing | -- | -- | -- | -- | -- | C | -- | -- | -- | -- | -- | -- | P | -- | -- |

LITTLETON'S EXISTING CONDITIONS

There are twenty-four gas stations within the City of Littleton, and twenty gas stations within 1.5 miles of the city's corporate limits.

Gas Station Locations Within the City of Littleton including a Mile and a Half Buffer

| Littleton Gas Stations - March 2025 | |
|---|------------------------------|
|  | Proposed |
|  | Existing |
|  | City of Littleton Boundary |
|  | One and a Half Mile Boundary |
| 7-Eleven | 4601 S Broadway |
| 7-Eleven/Conoco | 5595 S Broadway |
| 7-Eleven/Conoco | 3099 W Mineral Ave |
| 7-Eleven/KG Conoco | 5898 S Broadway |
| Bow Mart | 5198 S Lowell Blvd |
| Bowmar Gas Express | 5200 S Lowell Blvd |
| Circle K | 3694 W Bowles Ave |
| Circle K | 8071 Blakeland Dr |
| Circle K | 2020 E County Line Rd |
| Circle K | 4596 S Broadway |
| Circle K | 5095 S Federal Blvd |
| Circle K | 6798 W Ottawa Ave |
| Circle K | ----- |



City of Littleton, County of Arapahoe, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS
Powered by Esri










LITTLETON'S EXISTING CONDITIONS CONTINUED

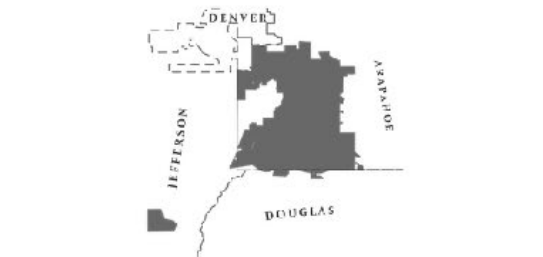
Green areas allow fuel sales.

Purple areas allow fuel sales with a conditional use (with standards).

Some existing Planned Developments (PL-Os) allow or restrict fuel sales.

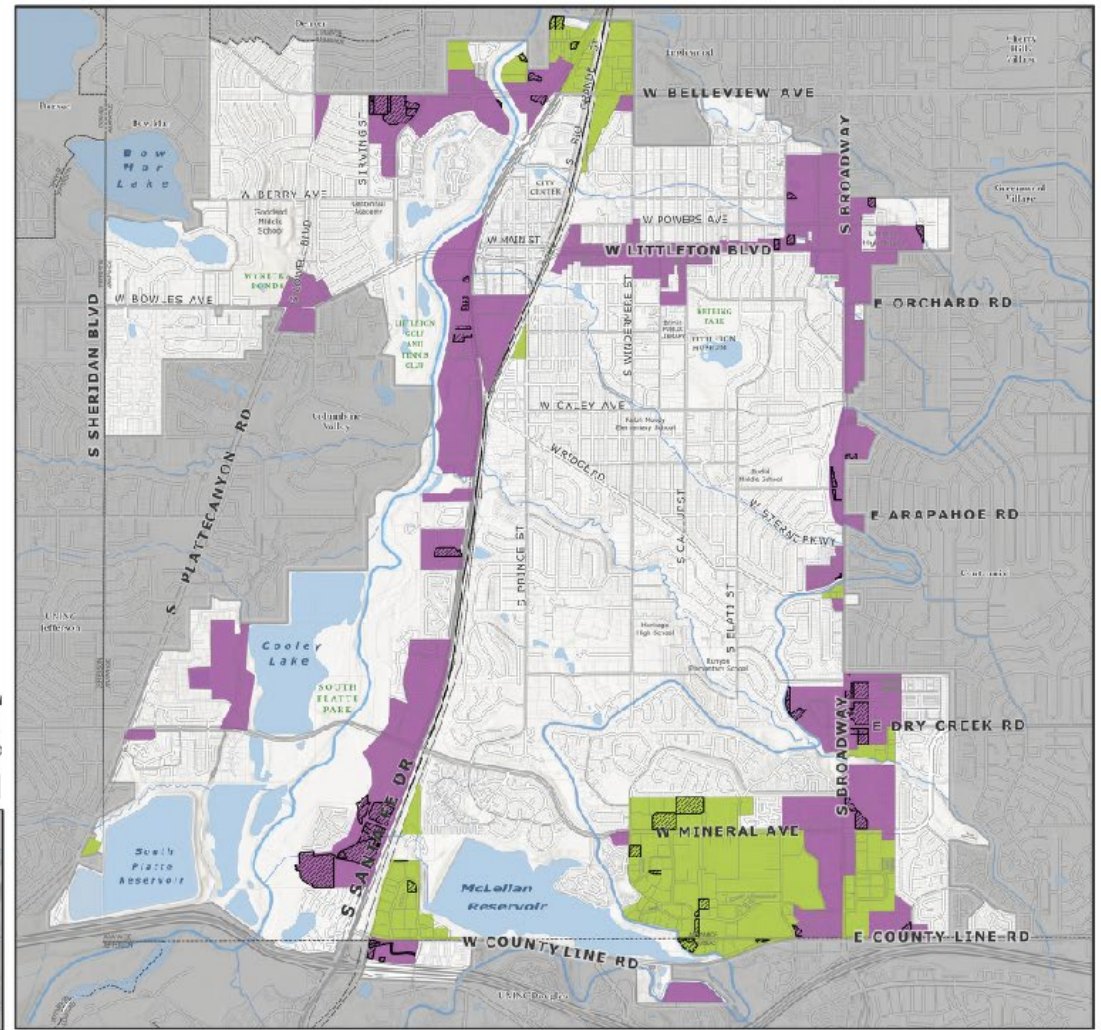
City of Littleton Fuel Station Allowed Zoning

-  Fuel Stations Allowed (BC and IP)
-  Fuel Stations Allowed with Conditional Use (CU and NC)
-  Vacant Parcel
-  Parcel
-  Lake
-  River
-  Railroad
-  City Limits
-  County Boundary



Disclaimer:
 These map products and all underlying data were developed for use by the City of Littleton for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular its accuracy in labeling or displaying street names, contours, property boundaries, or placement or location of any map features thereon. THE CITY OF LITTLETON MAKES NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY USE, INCLUDING FOR A PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products map inaccuracies or data access errors. AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold the city harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the city's having made this information available.

File#: P:\Projects\GIS\Map\MapProducts\Products.aprx



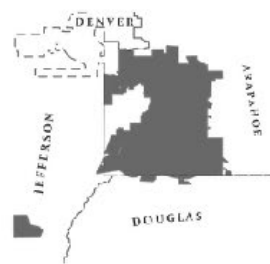
LITTLETON'S EXISTING CONDITIONS CONTINUED

Modern fuel sales stations require approximately an acre of land to develop.

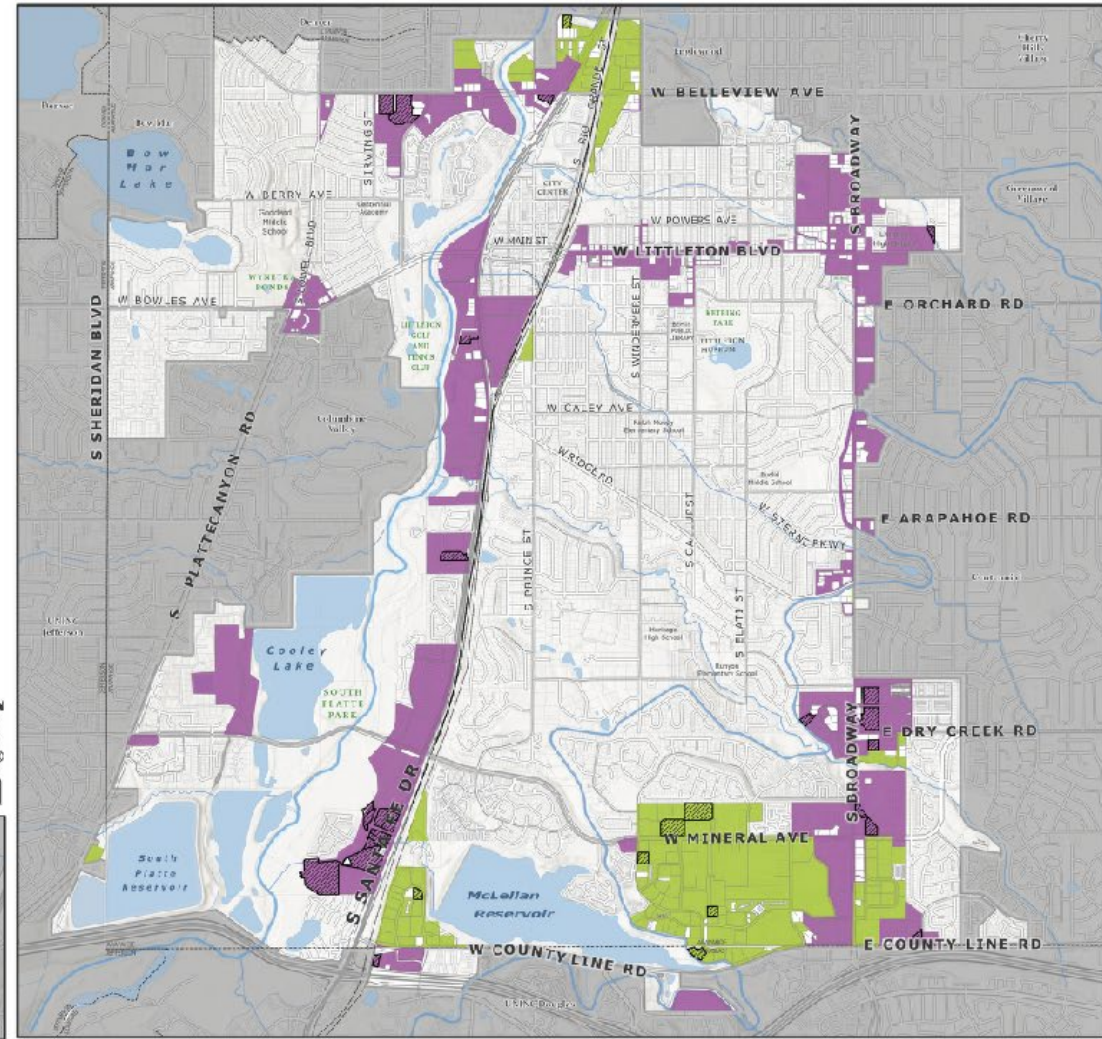
The map to the right indicates the parcels over an acre in the applicable zone districts.

City of Littleton Fuel Station Allowed Zoning

- Fuel Station Zoned Parcel >1 acre Includes PL-O
- Fuel Stations Allowed (BC and IP)
- Fuel Stations Allowed with Conditional Use (CN and NC)
- Vacant Parcel >1 acre
- Parcel
- Lake
- River
- Railroad
- City Limits
- County Boundary



Disclaimer:
These map products and all underlying data were developed for use by the City of Littleton for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying streets, contours, property boundaries, or placement or location of any map features thereon. THE CITY OF LITTLETON MAKES NO WARRANTY OF MERCHANTABILITY OR WORKMANSHIP FOR ANY USE OF THESE MAP PRODUCTS FOR A PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any user of these maps warrants, represents, and agrees to hold the City harmless from and against all claims, loss, or liability arising from any use of this map product, in consideration of the City's having made the information available.



PROPOSED CODE TEXT AMENDMENTS

CONDITIONAL USE IN BC/IP

Littleton allows for gas stations in most commercial and all industrial districts

- Stations only require special approval in Corridor-Mixed Use districts. With this text amendment, this requirement will be extended to stations in the Business and Industry Use districts.

| Table 10-1-1.3.1 Land Use Matrix | | | | | | | | | | | | | | | | |
|-------------------------------------|--|---------------|-----|-----|-----|-------------------------|----|-------------------|-----|-----|-----|-----|----------------------------|--------------------|-----------------|------------|
| Category | Specific Use | Downtown (DT) | | | | Corridor Mixed-Use (CM) | | Neighborhood (NB) | | | | | Business and Industry (BI) | | Open Space (OS) | Standards |
| | | DNR | DTA | DMS | DMU | NC | CM | ACR | LLR | MLR | SLR | MFR | BC | IP | OS | |
| Vehicle Sales and Service | Car Wash | -- | -- | -- | -- | C | P | -- | -- | -- | -- | -- | P | P | -- | -- |
| | Equipment and Machinery Sales and Rental | -- | -- | -- | -- | -- | C | -- | -- | -- | -- | -- | -- | P | -- | -- |
| | Fuel Sales (Retail) | -- | -- | -- | -- | CS | CS | -- | -- | -- | -- | -- | P CS | P CS | -- | 10-1-1.4.D |
| | Vehicle Accessories and Parts Sales | -- | -- | -- | -- | -- | P | -- | -- | -- | -- | -- | -- | P | -- | -- |
| | Vehicle Sales, Rental, and Leasing | -- | -- | -- | -- | -- | C | -- | -- | -- | -- | -- | -- | P | -- | -- |

MODIFYING FUEL SALE STANDARDS

Littleton allows for gas stations to be built next to existing gas stations with no buffer

- Staff proposes a text amendment to add a ¼ mile buffer between existing gas stations and new development. This buffer is modelled after similar buffers in place in neighboring jurisdictions such as Lakewood and Denver.

Proposed new text (in red):

E. Fuel Sales.

- 1. *Location*** The use shall not be located within 1/4 mile of any other Fuel Sales (Retail) unless the proposed use is included in the same approved Site Development Plan with at least one Food Market or Grocery Store with a gross floor area of 25,000 sf or greater.
- 2. *Discontinued Use or Abandonment.*** In the event the use is discontinued or abandoned:
 - a.** The use shall comply with the Fire Code and all other applicable regulations concerning the abandonment of underground gasoline tanks; and
 - b.** Gasoline pumps and underground storage tanks shall be removed upon abandonment or discontinuance of the use.

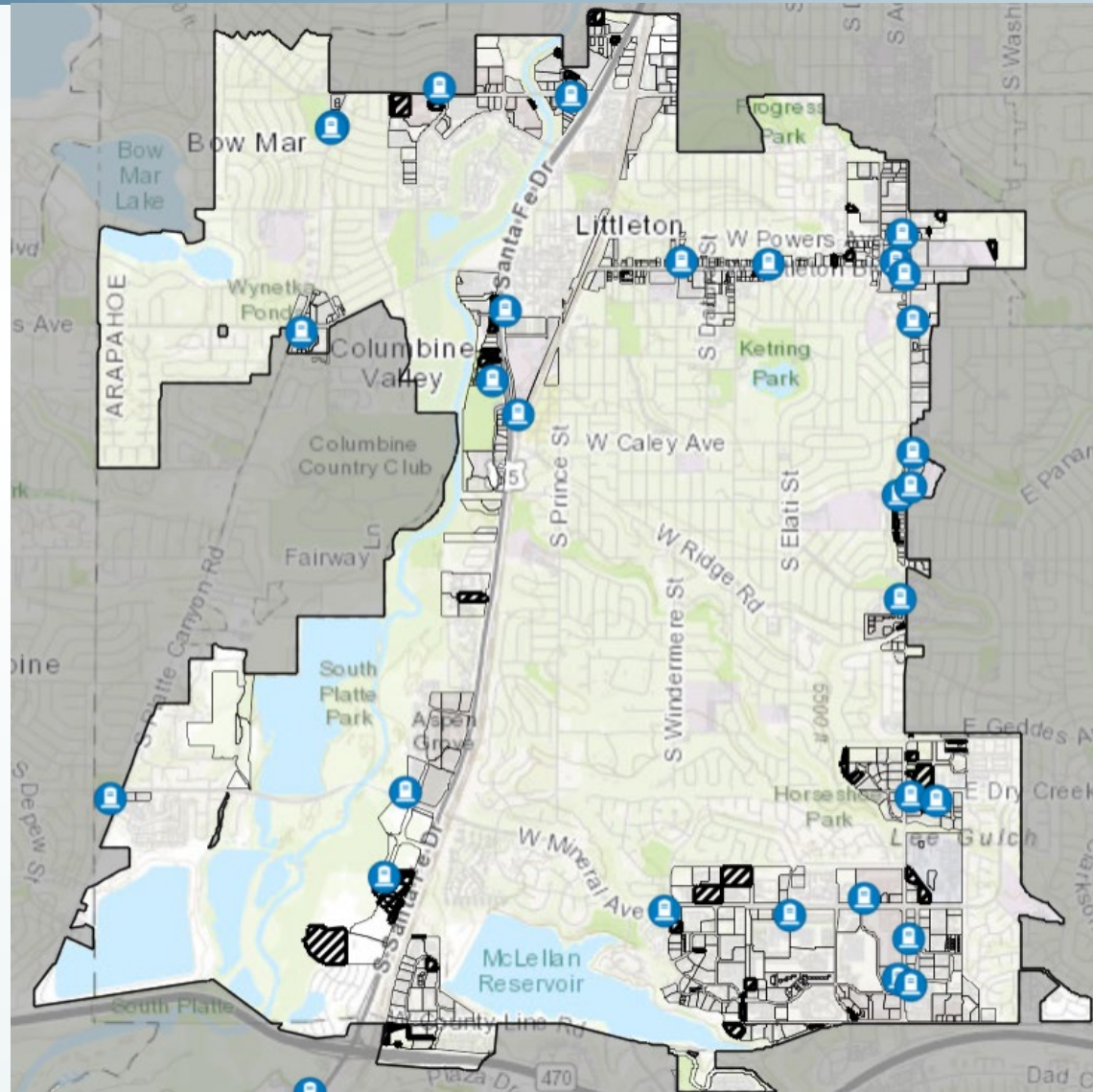


MODIFYING FUEL SALE STANDARDS

Existing Zoning

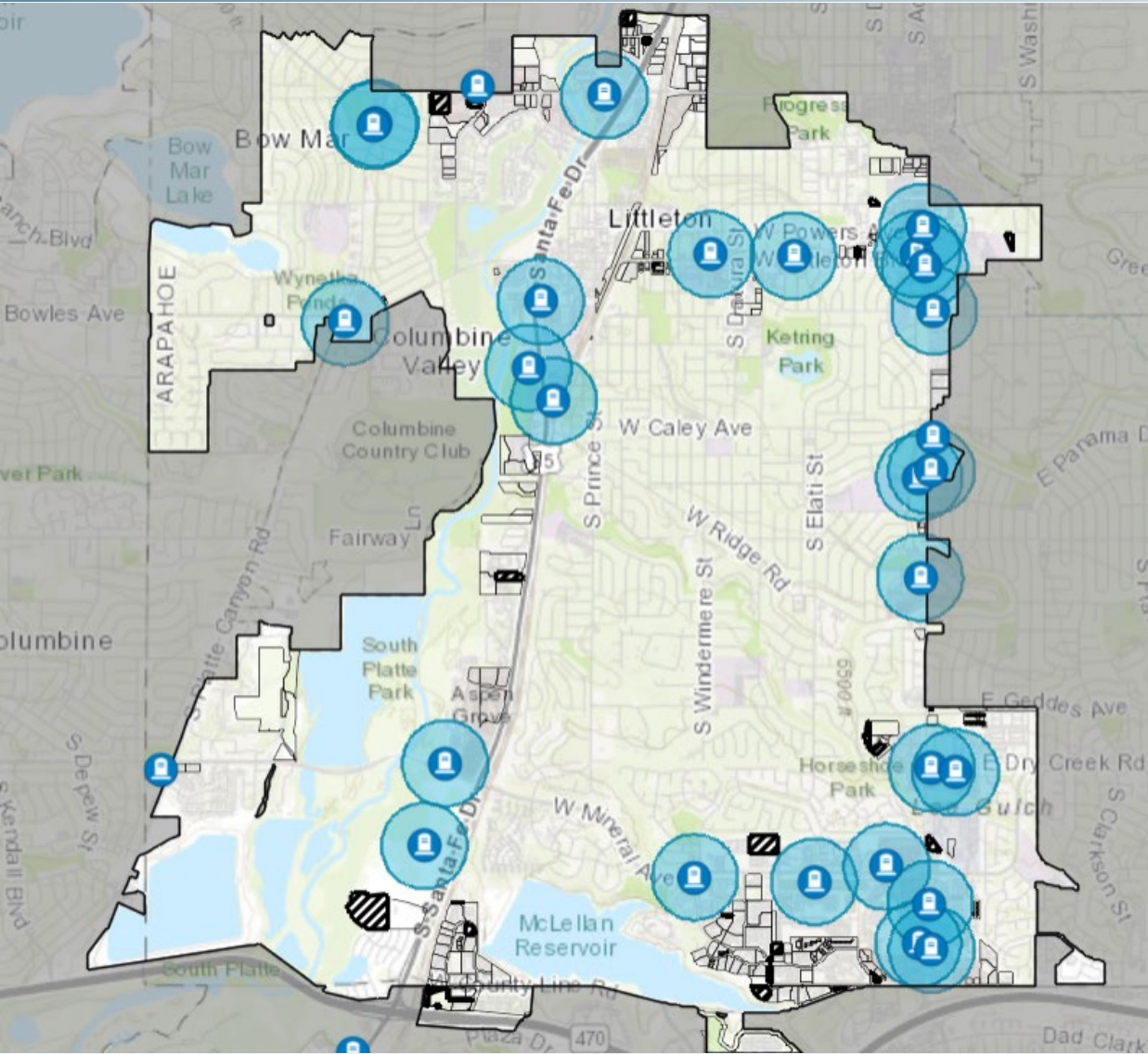
Outlined parcels allow fuel sales.

Blue icons are fueling stations



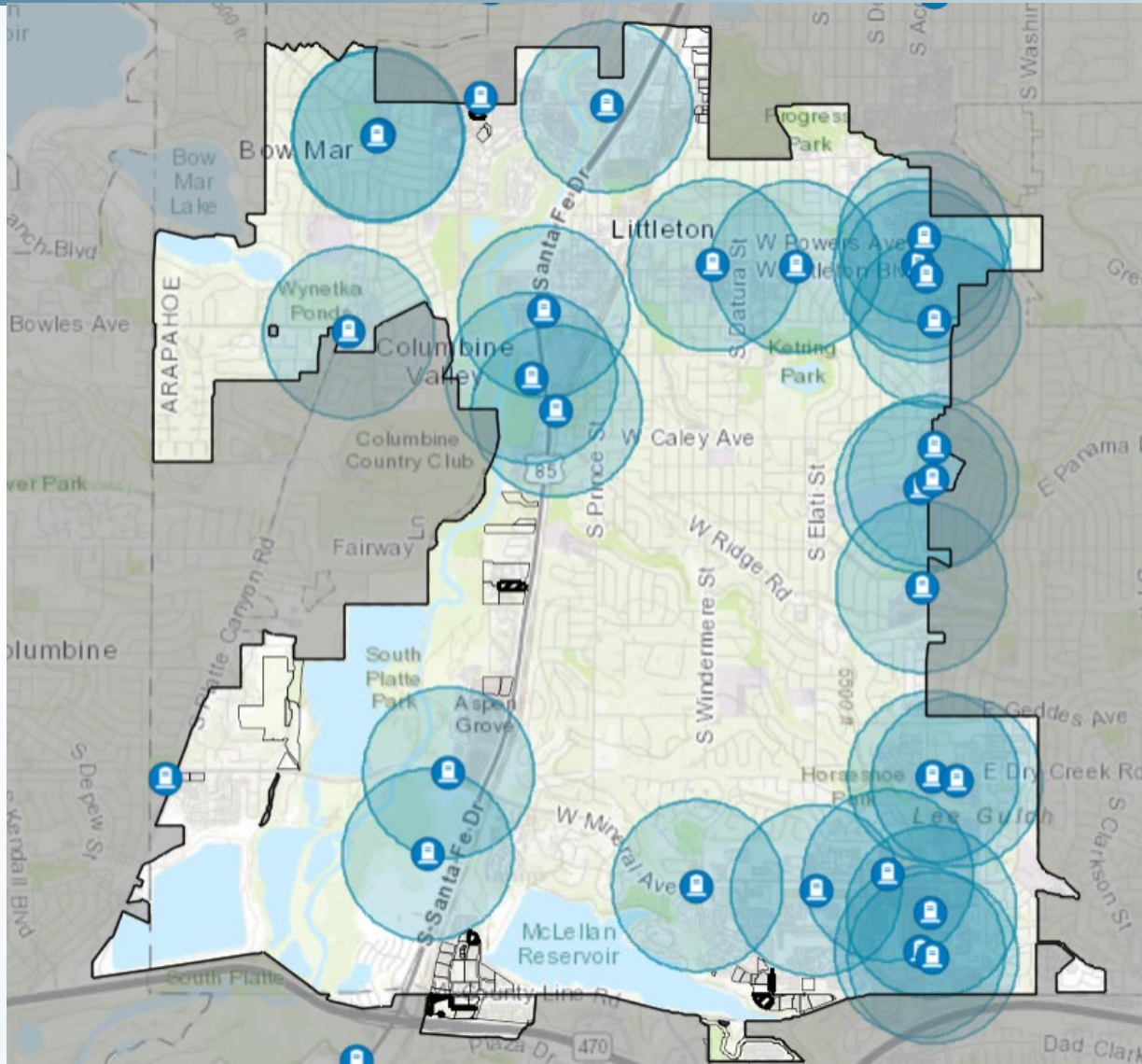
MODIFYING FUEL SALE STANDARDS

Allowed Parcels
Fuel Sales (Retail)
with ¼ Mile Zoning
Buffer



MODIFYING FUEL SALE STANDARDS

Allowed Parcels
Fuel Sales (Retail)
with ½ Mile Zoning
Buffer



MODIFYING FUEL SALE STANDARDS

Comparing ¼ mile and ½ mile buffers for gas stations

| | Number of Fuel Site Parcels | >1 Acre Only (All Uses) | Vacant Only (All Sizes) | >1 Acre AND Vacant |
|----------------|-----------------------------|-------------------------|-------------------------|--------------------|
| Entire City | 1,104 | 344 | 73 | 27 |
| Outside ¼ Mile | 557 | 160 | 38 | 14 |
| Outside ½ Mile | 101 | 61 | 16 | 6 |

Fuel Station Allowed Zoning Map

After comparing the two potential buffers, staff has decided to recommend the ¼ mile buffer, as it creates space between gas stations without restricting them from most parts of the city. This buffer is comparable to the city of Denver's buffer (which is a ¼ mile) and the city of Lakewood's buffer (which is 1000 ft, a ¼ mile is 1320 ft).

MODIFYING FUEL SALE STANDARDS

Staff also proposes the following exemption to this buffer:

E. Fuel Sales.

1. *Location* The use shall not be located within 1/4 mile of any other Fuel Sales (Retail) unless the proposed use is included in the same approved Site Development Plan with at least one Food Market or Grocery Store with a gross floor area of 25,000 sf or greater.
2. *Discontinued Use or Abandonment.* In the event the use is discontinued or abandoned:
 - a. The use shall comply with the Fire Code and all other applicable regulations concerning the abandonment of underground gasoline tanks; and
 - b. Gasoline pumps and underground storage tanks shall be removed upon abandonment or discontinuance of the use.

- This is modelled after similar exemptions in jurisdictions such as Louisville, Denver, and Arvada
- This was added to give a pathway for the development of grocery stores within the City of Littleton.

POTENTIAL ACTIONS

STAFF RECOMMENDATION:

Staff recommends approval of the proposed amendments to Title 10, Chapter 1, Article 1 as outlined in Resolution 03-2026.

ALTERNATIVES:

Planning commission may recommend approval, approval with amendments, or denial of the code text amendments.