



Legal Notice

Date: 07/17/25

Subject: An ordinance on second reading approving a rezoning of the four parcels located at 439 and 589 W. Littleton Blvd. from Neighborhood Commercial (NC) to Corridor Mixed (CM)

Passed/Failed: Passed on second reading and public hearing

CITY OF LITTLETON, COLORADO

**ORDINANCE 12
SERIES 2025**

CITY OF LITTLETON, COLORADO

ORDINANCE NO. 12

Series, 2025

AN ORDINANCE OF THE CITY OF LITTLETON, COLORADO, REZONING FOUR PARCELS AT 439 AND 589 WEST LITTLETON BOULEVARD FROM NEIGHBORHOOD COMMERCIAL (NC) TO CORRIDOR MIXED (CM)

WHEREAS on February 25, 2025, Alisha Kwon Hammet, Zipper Line Strategies, on behalf of South Metro Housing Options, with consent from Charles H & Maurine C Mulqueen Trust, the owner of the property described in Exhibit A, as attached hereto and fully incorporated herein by this reference, made an application for a rezoning under the provisions of the Littleton City Code; and

WHEREAS the rezoning from Neighborhood Commercial to Corridor Mixed is requested to allow for 439 and 589 W. Littleton Boulevard and two parcels directly north and east of 439 W. Littleton Boulevard to be developed in accordance with the use standards of Corridor Mixed (the “Property”); and

WHEREAS the Planning Commission of the City of Littleton, CO held a public hearing on May 12, 2025 to consider the rezoning of the 439 and 589 W. Littleton Boulevard and two parcels directly north and east of 439 W. Littleton Boulevard and found the rezoning to be in compliance with the decision criteria within section 10-9-4.1 of the Unified Land Use Code; and

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

Section 1: The rezoning from Neighborhood Commercial (NC) to Corridor Mixed (CM) of the Property complies with the Envision Littleton Comprehensive Plan and satisfies the decision criteria within Section 10-9-4.1 of the Unified Land Use Code.

Section 2: The rezoning explicitly terminates and supersedes all prior zoning pertaining to the subject Property.

Section 3: The rezoning of the Property from Neighborhood Commercial (NC) to Corridor Mixed (CM) is hereby approved.

Section 4: The Official Zoning Map for the City of Littleton, Colorado is hereby updated, as shown in Exhibit “B”, attached hereto and fully incorporated herein by this reference, to reflect City Council’s approval of the rezoning.

Section 5: The effective date of this rezoning shall be the date that this ordinance is recorded with the County Clerk and Recorder of Arapahoe County, Colorado.

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Section 6: Severability. If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of this ordinance. The City Council hereby declares that it would have passed this ordinance, including each part, section, subsection, sentence, clause or phrase hereof, irrespective of the fact that one or more parts, sections, subsections, sentences, clauses or phrases may be declared invalid.

Section 7: Repealer. All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that this repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

INTRODUCED AS A BILL at a regularly scheduled meeting of the City Council of the City of Littleton on the 3rd day of June 2025, passed on first reading by a vote of 7 FOR and 0 AGAINST; and ordered published by posting at Littleton Center, Bemis Library, the Municipal Courthouse and on the City of Littleton Website.

PUBLIC HEARING on the Ordinance to take place on the 15th day of July, 2025, in the Council Chamber, Littleton Center, 2255 West Berry Avenue, Littleton, Colorado, at the hour of 6:30 p.m., or as soon thereafter as it may be heard.

PASSED on second and final reading, following public hearing, by a vote of 6 FOR and 1 AGAINST on the 15th day of July, 2025 and ordered published by posting at Littleton Center, Bemis Library, the Municipal Courthouse and on the City of Littleton Website.

ATTEST:

DocuSigned by:



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Wendy Shea-Tamag
DEPUTY CITY CLERK

DocuSigned by:



523C318589A149B...
Kyle Schlachter
MAYOR

APPROVED AS TO FORM:

DocuSigned by:



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Reid Betzig
CITY ATTORNEY



EXHIBIT A

LEGAL DESCRIPTION

Per land title guarantee company order no. Abd70b59698-2, with a commitment Date of January 22, 2025 at 5:00 p.m., Lots 8, 9 and 10, Herman's subdivision of block 46 interurban addition, County of Arapahoe, State of Colorado,

And

That part of street described in book 1117 at page 305 of the Arapahoe County records, being a portion of the northwest 1/4 of the southwest 1/4 of section 15, Township 5 south, range 68 west of the 6th principal meridian, being more particularly described as follows:

Beginning at a point 1126.50 feet east and 50 feet north of the southwest corner of the northwest quarter (nw1/4) of the southwest quarter (sw1/4) of section fifteen (15), township five (5) south, range sixty-eight (68) west;

Thence northerly along west line of south Delaware a distance of 100 feet to a point to be known as point of curve;

Thence southwesterly along a curve whose radius point bears 100 feet to the west to a point of tangent which intersects the north property line of Littleton Boulevard;

Thence easterly along the north property line of Littleton boulevard to point of beginning, County of Arapahoe, State of Colorado.

Per land title guarantee company order no. Abd70827889-3 with a commitment date of May 29, 2024 at 5: 00 p.m.

Lot 1 (also known as block 1), columbine square, according to the plat thereof recorded May 10, 1972 under reception no. 1288992, County of Arapahoe, State of Colorado.

EXHIBIT B

Zoning Map

REZONE REQUEST

- Site is zoned Neighborhood Commercial (NC).
- Rezone request to Corridor Mixed-Use (CM).
- Both zone districts have future land use designation of "Corridor Mixed Use"

