



Legal Notice

Date: 05/07/2026

Subject: An ordinance of the City of Littleton, Colorado, approving a rezoning of a parcel for the Trailmark Subdivision at W. Trailmark Pkwy. And S. Wadsworth Blvd. from Corridor Mixed-Use/Planned Development Overlay (CM/PL-O) to Small Lot Residential (SLR)

Passed/Failed: Passed on first reading

CITY OF LITTLETON, COLORADO

**ORDINANCE 14
SERIES 2026**

1 CITY OF LITTLETON, COLORADO

2
3 ORDINANCE NO.14

4
5 Series, 2026

6
7 AN ORDINANCE OF THE CITY OF LITTLETON, COLORADO, APPROVING
8 A REZONING OF A PARCEL FOR THE TRAILMARK SUBDIVISION AT W.
9 TRAILMARK PKWY. AND S. WADSWORTH BLVD. FROM CORRIDOR
10 MIXED-USE/PLANNED DEVELOPMENT OVERLAY (CM/PL-O) TO SMALL
11 LOT RESIDENTIAL (SLR)
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14 WHEREAS, on August 12, 2025, Rob Ogelsby, Redland Development,
15 on behalf of Shea Homes, the owner of the property described in Exhibit A, as attached hereto
16 and fully incorporated herein by this reference, made an application for a rezoning under the
17 provisions of the Littleton City Code; and
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20 WHEREAS, the rezoning to Small Lot Residential (SLR) is requested to
21 allow for the Trailmark Subdivision parcel to be developed in accordance with the use
22 standards of the Small Lot Residential zoning allowances; and
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25 WHEREAS, the Planning Commission of the City of Littleton, CO held a public
26 hearing on April 27, 2026 to consider the rezoning of the Trailmark Subdivision parcel at W.
27 Trailmark Pkwy. and S. Wadsworth Blvd. and found the rezoning to be in compliance with the
28 decision criteria within section 10-9-4.1 of the Unified Land Use Code; and
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30 NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
31 THE CITY OF LITTLETON, COLORADO, THAT:
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33 **Section 1:** The rezoning from Corridor Mixed-Use/Planned Development Overlay
34 (CM/PL-O) to Small Lot Residential (SLR) complies with the Comprehensive Plan of Envision
35 Littleton and satisfies the decision criteria within Section 10-9-4.1 of the Unified Land Use Code.
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37 **Section 2:** The rezoning explicitly terminates and supersedes all prior zoning
38 pertaining to the subject Property.
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40 **Section 3:** The rezoning of the Property from Corridor Mixed-Use/Planned
41 Development Overlay District (CM/PL-O) to Small Lot Residential (SLR) is hereby approved.
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43 **Section 4:** The Official Zoning Map for the City of Littleton, Colorado is hereby
44 updated, as shown in Exhibit "B," attached hereto and fully incorporated herein by this reference,

45 to reflect City Council’s approval of the rezoning.
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Section 5: The effective date of this rezoning shall be the date that this ordinance
48 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
52 phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the
53 validity of the remaining sections of this ordinance. The City Council hereby declares that it would
54 have passed this ordinance, including each part, section, subsection, sentence, clause or phrase
55 hereof, irrespective of the fact that one or more parts, sections, subsections, sentences, clauses or
56 phrases may be declared invalid.
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Section 7: Repealer. All ordinances or resolutions, or parts thereof, in conflict
59 with this ordinance are hereby repealed, provided that this repealer shall not repeal the repealer
60 clauses of such ordinance nor revive any ordinance thereby.
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INTRODUCED AS A BILL at a regularly scheduled meeting of the City Council

64 of the City of Littleton on the 19th day of May, 2026, passed on first reading by a vote of 7

65 FOR and 0 AGAINST; and ordered published by posting at Littleton Center, Bemis Library,

66 the Municipal Courthouse and on the City of Littleton Website.

67 PUBLIC HEARING on the Ordinance to take place on the 21st day of July 2026,

68 in the Council Chamber, Littleton Center, 2255 West Berry Avenue, Littleton, Colorado, at the

69 hour of 6:30 p.m., or as soon thereafter as it may be heard.
70

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PASSED on second and final reading, following public hearing, by a vote of ___ FOR and

72 ___ AGAINST on the 21st day of July, 2026 and ordered published by posting at Littleton Center,

73 Bemis Library, the Municipal Courthouse and on the City of Littleton Website.
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76

76 ATTEST:

77 _____
78 Colleen L. Norton
79 CITY CLERK

Kyle Schlachter
MAYOR

80
81 APPROVED AS TO FORM:

82
83 _____
84 Reid Betzing
85 CITY ATTORNEY

