



City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Meeting Minutes

Planning Commission

Wednesday, April 26, 2017

6:30 PM

Council Chamber

Regular Meeting (moved from 4/24)

1. Roll Call

Also Present: Denise Ciernia, Recording Secretary; Jocelyn Mills, Community Development Director; Carol Kuhn, Principal Planner; and Lena McClelland, Assistant City Attorney

- Present** 6 - Chairman Rudnicki, Commissioner Graham, Vice Chair Stahlman, Commissioner Reynolds, Commissioner Bridenbaugh, and Commissioner Swartzbacker
- Absent** 3 - Commissioner Bolt, Commissioner Corbett, and Commissioner Krueger

2. Approval of Agenda

3. Minutes to be Approved

- a. [ID# 17-122](#) Certification of the April 10, 2017 Regular Meeting Minutes

Attachments: [PC Minutes 041017](#)

A motion was made by Commissioner Graham, seconded by Vice Chair Stahlman, that the minutes from April 10, 2017 be approved. The motion carried unanimously.

- Aye:** 6 - Chairman Rudnicki, Commissioner Graham, Vice Chair Stahlman, Commissioner Reynolds, Commissioner Bridenbaugh and Commissioner Swartzbacker
- Absent:** 3 - Commissioner Bolt, Commissioner Corbett and Commissioner Krueger

4. Public Comment

Public Comment for General Business or Non-Agenda Related Items

None

5. General Business

6. Public Hearing

- a. [PC Reso 04-2017](#) Resolution to approve a planned development overlay for 5530 South Curtice Street.

- Attachments:** [PC Resolution #04-2017](#)
[Application and Attachments](#)
[Letter of Intent](#)
[Curtice Street PDO Plan Set](#)
[Materials Board](#)
[Downtown Littleton Design Standards and Guidelines Subarea #4](#)

Staff presentation by Carol Kuhn, Principal Planner

Applicant Presentation by William Rivera, MA Architects

Public comment sign up sheet - In Favor: Brad Peterson, John Matthews, and Marc Pizzoferrato; Speakers: John Matthews and Tom Belser in favor, Pam Chadbourne against.

Motion to approve by Commissioner Stahlman, seconded by Commissioner Graham, to approve PC Resolution 04-2017, concerning 5530 South Curtice Street, with the following condition(s):

1. That no doors other than the main entrance to each unit shall be allowed on the front façade. Main entrance doors shall not consist of glass panes throughout its length (French doors).
2. At time of site development plan, staff shall review the development for consistency with all remaining sections of the Downtown Design Standards and Guidelines, Subarea 4.

The vote is 5-1, with Commissioner Swartzbacker against, and the motion carries.

Aye: 5 - Chairman Rudnicki, Commissioner Graham, Vice Chair Stahlman, Commissioner Reynolds and Commissioner Bridenbaugh

Nay: 1 - Commissioner Swartzbacker

Absent: 3 - Commissioner Bolt, Commissioner Corbett and Commissioner Krueger

- b. [PC Reso 05-2017](#) PC Resolution 05-2017, an Ordinance to amend Title 11, Subdivision Purpose (11-1-2), Subdivision Definitions (11-1-6) and Chapter 9, Subdivision Exemption.

- Attachments:** [PC Reso 05-2017 Subdivision Exemption](#)
[Ordinance XX-2017 Subdivision Ch9 updates DRAFT](#)
[Title 11 - Chapter 9](#)
[Title 11](#)

Staff presentation by Jocelyn Mills, Community Development Director and Carol Kuhn, Principal Planner.

Public Comment - Pam Chadbourne, against

Motion to approve by Commissioner Reynolds, seconded by Commissioner Graham, to approve PC Resolution 05-2017, an ordinance to amend Title 11, Subdivision Purpose, Subdivision Definitions and Chapter 9, Subdivision

Exemption, which forwards a favorable recommendation to city council, with the following condition(s):

- 1) Revise the sentence in line 181 to state a request to adjust platted subdivision boundary to include an unplatted parcel of land adjacent to the property;
- 2) Eliminate the word "generally" in line 240;
- 3) In line 231, require that ALL of the criteria be met; and
- 4) Lines 247-250, at least one (1) lot must abut a dedicated and accepted city street.

The vote is unanimous and the motion carries.

Aye: 6 - Chairman Rudnicki, Commissioner Graham, Vice Chair Stahlman, Commissioner Reynolds, Commissioner Bridenbaugh and Commissioner Swartzbacker

Absent: 3 - Commissioner Bolt, Commissioner Corbett and Commissioner Krueger

7. Comments/Reports

- a. Community Development Director/Staff
- b. Chair/Members

8. Adjourn

The public is invited to attend all regular meetings or study sessions of the City Council or any City Board or Commission. Please call 303-795-3780 at least forty-eight (48) hours prior to the meeting if you believe you will need special assistance or any reasonable accommodation in order to be in attendance at or participate in any such meeting. For any additional information concerning City meetings, please call the above referenced number.

I hereby certify that the attached Action Minutes are an accurate representation of motions made and action taken at the April 26, 2017 regular meeting of the Littleton Planning Commission. I have also reviewed the video recording for the April 26, 2017 regular meeting of the Littleton Planning Commission and certify that the video recording is a full, complete, and accurate record of the proceedings and there were no malfunctions in the video or audio functions of the recording.



Denise Ciernia, Recording Secretary