



# City of Littleton

Littleton Center  
2255 West Berry Avenue  
Littleton, CO 80120

## Meeting Agenda - Final Planning Commission

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Monday, June 27, 2022

6:30 PM

Council Chamber

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### Regular Meeting

**\*\*The applicant in the below referenced public hearing matter has made a formal written request to the Littleton Planning Commission to continue the item and the public hearing associated with it to a date certain to allow further refinements to their application. It is expected that the public hearing will be continued to July 25, 2022. As this is a quasi-judicial hearing, no public comment can be accepted regarding this item at the June 27, 2022 meeting.\*\***

#### 1. Roll Call

#### 2. Pledge of Allegiance

#### 3. Approval of Agenda

#### 4. Minutes to be Approved

- a) [ID# 22-146](#) Certification of the April 11, 2022 Transitional and Regular Meeting Minutes

Attachments: [1. 4-11-2022 - PC Minutes - DRAFT](#)

#### 5. Public Comment

*If you wish to address the Littleton Planning Commission under Public Comment, please sign-in on the public speaker form before the call to order of this meeting. Each speaker will be limited to three minutes. The commission is not authorized under the Colorado Open Meetings Law to discuss, comment, or take action at the meeting on any issue raised by public comment that is not part of tonight's agenda. The Chair may refer the matter to staff to obtain additional information and report back to the commission as appropriate.*

#### 6. General Business

#### 7. Public Hearing

- a) [PC Resolution 02-2022](#) PC Resolution 02-2022: Approving a Master Development Plan (conceptual) for the property at 7301 S. Santa Fe Drive (Case #MDP22-0001)

Attachments: [1. Applicant Letter Requesting Continuance of Public Hearing](#)

**8. Comments / Reports**

- I. Community Development Director
- II. Community Development Staff
- 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 authority, 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.*



**Staff Communication**

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**File #:** ID# 22-146, **Version:** 1

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Agenda Date: 06/27/2022

Subject:

Certification of the April 11, 2022 Transitional and Regular Meeting Minutes

Prepared by: Wendy Shea-Tamag, Deputy City Clerk
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I hereby certify that the attached minutes are an accurate representation of motions made and action taken at the April 11, 2022, transitional and regular meetings of the Littleton Planning Commission. I have also reviewed the video recording for the April 11, 2022 transitional and regular meetings 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 April 11, 2022 minutes of the Littleton Planning Commission



# City of Littleton

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## Meeting Minutes - Draft

### Planning Commission

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Monday, April 11, 2022

6:45 PM

Council Chamber

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**Transitional Meeting (Start time is approximate - Study Session immediately follows)**

#### Transitional Meeting

*The City Clerk will call the meeting to order, take initial roll call, and then proceed to nominations and elections of the Commission Chair and Vice Chair.*

#### **Roll Call**

**Present** 7 - Commissioner Almond, Commissioner Coronato, Commissioner Hoadley, Commissioner Miller, Commissioner Reynolds, Commissioner McFadyen, and Commissioner Santana  
**Absent** 1 - Alternate Commissioner Neely

#### **Council Liaison Address**

*Mayor Schlachter addressed the commission.*

#### **Nominations for and election of commission chair**

**Commissioner Miller nominated Commissioner Coronato as chair. With no other nominations. Commissioner Miller moved and Commissioner Santana seconded to elect Commissioner Coronato as chair. The vote is 7-0. The motion carries unanimously**

**Aye:** 7 - Commissioner Almond, Commissioner Coronato, Commissioner Hoadley, Commissioner Miller, Commissioner Reynolds, Commissioner McFadyen and Commissioner Santana

**Absent:** 1 - Alternate Commissioner Neely

#### **Nominations for and election of vice chair**

**Commissioner Hoadley nominated Commissioner Almond as Vice Chair. With no other nominations. Commissioner Hoadley moved and Commissioner Miller seconded to elect Commissioner Almond as Vice Chair. The vote is 7-0. The motion carries unanimously.**

**Aye:** 7 - Chair Coronato, Commissioner Almond, Commissioner Hoadley, Commissioner Miller, Commissioner Reynolds, Commissioner McFadyen and Commissioner Santana

**Absent:** 1 - Alternate Commissioner Neely

#### **Adjournment of Transitional Meeting**

*Wendy Shea-Tamag, Deputy City Clerk, adjourned the meeting at 7:09p.m.*

## Regular Meeting

### 1. Roll Call

- Present** 7 - Chair Coronato, Vice Chair Almond, Commissioner Hoadley, Commissioner Miller, Commissioner Reynolds, Commissioner McFadyen, and Commissioner Santana
- Absent** 1 - Alternate Commissioner Neely

### 2. Pledge of Allegiance

### 3. Approval of Agenda

### 4. Minutes to be Approved

- a) [ID# 22-074](#) Certification of the November 8, 2021 Regular Meeting Minutes

**Commissioner Reynolds moved and Commissioner Miller seconded to approve the November 8, 2021 minutes. The vote is 6-0 with Commissioner Hoadley abstaining. The motion carries.**

**Aye:** 6 - Chair Coronato, Vice Chair Almond, Commissioner Miller, Commissioner Reynolds, Commissioner McFadyen and Commissioner Santana

**Absent:** 1 - Alternate Commissioner Neely

**Abstain:** 1 - Commissioner Hoadley

### 5. Public Comment

*No public comment*

### 6. General Business - None

### 7. Public Hearing - None

### 8. Comments / Reports

I. Community Development Director

*No report*

II. Community Development Staff

*No report*

III. Commission Members

*No report*

IV. Chair

*No report*

**9. Adjournment**

*Chair Coronato adjourned the regular meeting at 7:20p.m.*



# City of Littleton

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Littleton, CO 80120

**7(a)**

## Staff Communication

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**File #:** PC Resolution 02-2022, **Version:** 1

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Agenda Date: 06/27/2022

Subject:

PC Resolution 02-2022: Approving a Master Development Plan (conceptual) for the property at 7301 S. Santa Fe Drive (Case #MDP22-0001)

Prepared by: Justin Montgomery, Senior Planner
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**ASPEN GRF2, LLC**

June 23, 2022

VIA EMAIL: [jhenninger@littletongov.org](mailto:jhenninger@littletongov.org)

Jennifer Henninger, AICP  
Director of Planning  
Community Development  
2255 West Berry Avenue  
Littleton, Colorado 80120

Re: Aspen Grove Master Development Plan Public Hearing June 27, 2022

Dear Ms. Henninger:

In an effort to best respond to staff comments regarding the above referenced application, the Aspen Grove GRF2, LLC hereby requests that our public hearing before the Littleton Planning Commission scheduled for June 27, 2022 be continued to July 25, 2022. We look forward to the ability to present at that time.

Aspen GRF2, LLC, a Delaware limited liability company

By: Gerrity Retail Fund 2 Holdings 1, LLC,  
a Delaware limited liability company, its Manager

By: Gerrity Retail Fund 2, Inc.,  
a Delaware corporation, its Manager

By: John Waters

Name: John A. waters

Its: secretary