



City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Meeting Minutes - Final Planning Board

Monday, August 11, 2014

7:00 PM

Council Chamber

Regular Meeting

1. Roll Call

- Present** 6 - Board Member Duzan, Board Member Graham, Board Member Moore, Board Member Myles, Board Member Rudnicki, and Board Member Schroeder
- Absent** 3 - Board Member Elrod, Board Member Bolt, and Board Member Samuelson

Also Present: Glen VanNimwegen, Community Development Director; Jan Dickinson, Principal Planner; Kristin Schledorn, Deputy City Attorney; and Anne Cecilione, Recording Secretary

2. Approval of Agenda

The agenda was approved as submitted.

3. Minutes to be Approved

- a) Certification of April 28, 2014 minutes

Attachments: [PB14-0428 FINAL certified](#)

A motion was made by Board Member Graham, seconded by Board Member Rudnicki, that the minutes of April 28, 2014 regular meeting were approved. The motion carried by the following vote:

- Aye:** 6 - Board Member Duzan, Board Member Graham, Board Member Moore, Board Member Myles, Board Member Rudnicki and Board Member Schroeder
- Absent:** 3 - Board Member Elrod, Board Member Bolt and Board Member Samuelson

4. Scheduled/Unscheduled Appearances

Pam Chadbourne, Crestline & Nevada St.

5. Public Hearing

- a) Resolution recommending approval to rezone a portion of the property known as 6905 South Broadway from B-1 Neighborhood Business District to B-2 Community Business District and approving the planned development overlay

Attachments: [Broadridge Plaza Shopping Center Vicinity Map](#)
[Broadridge Plaza Shopping Center Resolution 14-05](#)
[Broadridge Application Materials](#)
[Neighborhood Meeting Summary](#)
[Broadridge Plaza Shopping Center PDO Plan Set](#)

Jan Dickinson, Principal Planner, did a presentation. Robin Adams, architect for the applicant, also answered questions from the Planning Board.

The following citizens addressed the Board:

Paul Bingham, 236 W. Delaware Circle

Pam Chadbourne, Crestline & Nevada St.

Chair Duzan closed the public hearing at 7:38 p.m.

A motion was made by Board Member Graham, seconded by Board Member Schroeder, that the item be approved with conditions. Board Member Graham stated that a second condition of approval is included in Planning Board Resolution No. 2014-05, which will require that the following note is added to the PDO prior to recording: "The uses and standards stated in this PDO do not specifically apply to unit 15, but apply to the entire portion of the property as described in the stated legal description of 5.32 acres." The motion carried by the following vote:

Aye: 6 - Board Member Duzan, Board Member Graham, Board Member Moore, Board Member Myles, Board Member Rudnicki and Board Member Schroeder

Absent: 3 - Board Member Elrod, Board Member Bolt and Board Member Samuelson

A motion was made by Board Member Graham, seconded by Board Member Rudnicki, to approve Planning Board Resolution No. 2014-05. Board Member Graham stated the motion as follows: "Moved to approve Planning Board Resolution No. 2014-05 which approves the Broadridge Plaza Shopping Center Planned Development Overlay, with the newly adopted condition concerning the additional note and the original condition that the property be rezoned to B-2, Community Business District within one year, and which forwards a recommendation of approval to city council on said proposed rezoning with a condition that the application submits the Broadridge Plaza Shopping Center Planned Development Overlay for recording within one year in accordance with 10-1-9 (3). In the event the applicant does not meet such submittal requirements, the Planned Development Overlay Plan and rezoning shall be null and void. This motion includes all the changes and amendments and permitted uses and exclusions that were previously discussed. The motion carried by the following vote:

Aye: 6 - Board Member Duzan, Board Member Graham, Board Member Moore, Board Member Myles, Board Member Rudnicki and Board Member Schroeder

Absent: 3 - Board Member Elrod, Board Member Bolt and Board Member Samuelson

The Public Hearing concluded at 8:07 p.m.

6. General Business

- a. Next steps in the program for updating the neighborhood plans

Glen VanNimwegen informed the Board that an individual who specializes in GIS demographics has been contracted to work with the Board on the development of the neighborhood plans.

Chair Duzan briefed the Board on the synopsis of the Heritage Neighborhood that Chair Pro-Tem Elrod had prepared.

Neighborhood assignments for Board members were reviewed.

7. Comments/Reports

- a. Staff
- b. Members
- c. Chair

8. Adjourn

The meeting was adjourned at 8:57 p.m.

I hereby certify that I have reviewed the video recording for the regular meeting of the Littleton Planning Board for August 11, 2014. 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.

Anne E. Cecilione, Administrative Coordinator