



# City of Littleton

Littleton Center  
2255 West Berry Avenue  
Littleton, CO 80120

## Meeting Minutes

### Planning Commission

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Monday, October 24, 2016

6:30 PM

Council Chamber

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#### Regular Meeting

#### 1. Roll Call

*Commissioner Samuelson arrived by Item #6.*

- Present** 6 - Chairman Elrod, Vice Chair Rudnicki, Commissioner Graham, Commissioner Samuelson, Commissioner Krueger, and Commissioner Stahlman
- Absent** 3 - Commissioner Bolt, Commissioner Myles, and Commissioner Corbett

#### 2. Approval of Agenda

#### 3. Minutes to be Approved

- a. [ID# 16-238](#) Certification of the September 26, 2016 regular meeting minutes

**A motion was made by Vice Chair Mark Rudnicki, seconded by Commissioner Bruce Stahlman, that the minutes from September 26, 2016 be approved. The motion carried 4-0 with Commissioner Krueger abstaining and Commissioner Samuelson absent at the moment.**

- Aye:** 4 - Chairman Elrod, Vice Chair Rudnicki, Commissioner Graham and Commissioner Stahlman
- Absent:** 4 - Commissioner Bolt, Commissioner Myles, Commissioner Samuelson and Commissioner Corbett
- Abstain:** 1 - Commissioner Krueger

#### 4. Public Comment

Public Comment for General Business

N/A

#### 5. General Business

#### 6. Public Hearing

- a. [PB Reso 22-2016](#) Resolution concerning an amendment and rezoning for the Riverside General Planned Development Plan

**Attachments:** [PB Resolution 22\(a\)-2016 Approval](#)  
[PB Resolution 22\(b\)-2016 Denial](#)  
[Letter of Intent](#)  
[Comprehensive Plan Analysis](#)  
[2nd Amendment to River Side General Planned Development Plan](#)  
[Map of Proposed PD-R Zone](#)  
[Color Renderings](#)

*Staff Presentation by Andrea Mimnaugh, Planning Manager*

*Applicant Presentation by Brad Cushard, Central Development, and Justin Hay, StackLot*

*Public Speaker - Paul Bingham, W Delaware Circle, In Favor*

*Public Speaker - John Becker, S Prince Ct, In Favor*

*Public Speaker - Pam Chadbourne, S Nevada St, Concerns*

*Public Speaker - Carol Brzeczek, W Arapahoe Rd, In Favor*

*Public Hearing re-opened as commissioners had additional questions. 2nd Public Comment:*

*Public Speaker - Pam Chadbourne*

**Amendment to Motion #1. A motion was made by Commissioner Stahlman, seconded by Commissioner Rudnicki that the Site Development and Design Standards, Paragraph A of the Amended Riverside General Planned Development Plan be revised from "Developer" to "City." The vote was unanimous and the motion carried.**

**Amendment to Motion #2: A motion was made by Commissioner Rudnicki, seconded by Commissioner Krueger, that the units adjacent to Prince Street and the Platte River shall not exceed 3-stories nor 48 feet inclusive of the rooftop deck. This motion was withdrawn.**

**A motion was made by Commissioner Elrod, seconded by Commissioner Stahlman, that the units adjacent to Prince Street and the Platte River shall not exceed 48 feet inclusive of the rooftop deck. This motion was withdrawn.**

**A motion was made by Commissioner Elrod, seconded by Commissioner Stahlman, that all units will be limited to 3-stories unless there is a deck or deck access that allows for a 4th story on the building for the deck, limited to 50% of the buildings on the property. The motion failed by the following vote: 2-4 with Commissioners Graham, Stahlman, Krueger, and Samuelson against.**

**A motion was made by Commissioner Stahlman, seconded by Commissioner Samuelson, that all the units in the development will be 3-stories with the exception of access portals to deck units that could be up to 52 feet specifically for the access portal. This motion passed unanimously.**

**Main Motion:** A motion was made by Commissioner Graham, seconded by Commissioner Stahlman, that PB Resolution 22-2016 be approved as amended. The motion carried by the following vote: 4-2, with Commissioners Elrod and Rudnicki against.

**Aye:** 4 - Commissioner Graham, Commissioner Samuelson, Commissioner Krueger and Commissioner Stahlman

**Nay:** 2 - Chairman Elrod and Vice Chair Rudnicki

**Absent:** 3 - Commissioner Bolt, Commissioner Myles and Commissioner Corbett

- b. [PB Reso 18-2016](#) Recommendation concerning an ordinance amending Title 10 of the City Code concerning the definitions of Group Home for Persons with Handicaps, Handicap and Assisted Living Facility and to add supplementary standards for group homes for persons with disabilities.

**Attachments:** [PB Reso 18-2016 Group Home](#)  
[Group Homes Draft Ordinance](#)  
[Littleton Street Classification map](#)  
[Littleton Zoning map](#)

*Staff Presentation by Jocelyn Mills, Community Development Director*

*Public Speaker - Pam Chadbourne*

A motion was made by Chair Elrod, seconded by Chair Pro Tem Rudnicki, that PB Resolution 18-2016 be amended to include a 750 minimum foot separation from same use properties. The motion failed by the following vote: 3-3, with Commissioners Krueger, Graham and Elrod against.

A motion was made by Commissioner Graham, seconded by Commissioner Stahlman, that PB Resolution 18-2016 be approved. The motion carried by the following vote: 6-0.

**Aye:** 6 - Chairman Elrod, Vice Chair Rudnicki, Commissioner Graham, Commissioner Samuelson, Commissioner Krueger and Commissioner Stahlman

**Absent:** 3 - Commissioner Bolt, Commissioner Myles and Commissioner Corbett

**7. Public Comment**

Public Comment on Non-Agenda Items

*None*

**8. Comments/Reports**

- a. Community Development Director/Staff

N/A

- b. Chair/Members

*Chair Elrod made a few comments*

## **9. Adjourn**

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