



Comprehensive Rezoning Process

Ordinance 16-2021
September 7, 2021
Reid Betzing, City Attorney

Current Rezoning Requirements

- Quasi-Judicial Action
- Posting of property
- Creation of legal description
- 700 foot radius for mailed notice
- Posting in paper 10 days prior

Proposed Comprehensive Re-zoning

Only applies to city-initiated comprehensive rezonings / official zoning map amendments

- Handle as a Legislative Action
- Utilize when affecting 50 parcels or more
- Removes requirement for mailed notice or posting of all properties

Proposed Notification

Required Notices to remain:

- Council notice = ordinance notice adopted by code and charter
- Planning commission notice = Subsection 10-1-9(C)(2)
 - State law requires newspaper notice
 - Operating standards outline newspaper notice
 - Notice posted a minimum of 10 calendar days prior

Proposed Description

Description of parcels being rezoned:

- Individual legal descriptions not necessarily required
- Notice shall describe the area(s) subject to such legislative actions as necessary
- Reasonably apprise all interested parties and citizens of the area(s) and parcels subject to such actions

Additional Notice Provisions

Additional Notice:

- Director of community development's discretion
- Additional forms of notice provided, as a courtesy
- Would be published in Littleton Report printed and online versions

Littleton Parcels

- 15,867 parcels
- 14,000 unique mailing addresses

Costs Associated with traditional rezoning

- \$0.55 per notice mailed
- \$1,000+ for creation of legal description per parcel
- \$250 for each sign posted
- \$35/hour staff time to create, envelope, and process notice
- \$25 post in paper

Other Jurisdictions

	Castle Rock	Centennial	Englewood	Wheatridge
Provision for city-initiated re-zoning?	Yes (Sec. 17-02-070)	Yes (Sec. 12-14-605)	Yes (Sec. 16-2-3(A))	Yes (Sec. 26-103)
Owner consent required?	No	No	No	No
How is it handled?	As a regular rezoning	As a legislative action by Council	Traditional rezoning-ordinance	As a legislative action by Council
Does Planning Commission make a recommendation?	Yes	Yes	Yes	Yes
Notice Required?	Newspaper & Mailing (posting unclear)	Newspaper Only	Newspaper & Mailing	Newspaper Only

Proposed Action / Recommendation

Planning Commission:

- Ord.16-2021-Comprehensive Rezoning proposal heard at July 26, 2021 hearing
- Unanimous recommendation for council approval of Ordinance 16-2021

Staff:

- Recommend approval
- Current code does not anticipate legislative rezonings
- Makes notification process efficient and effective
- Aligns with other jurisdictions, best practices
- Rarely used provision needed for large-scale reform