

Comprehensive Rezoning Amendment

AUGUST 25, 2025



Amending the Charter

Sec. 8. Amending The Charter.

Amendments to this Charter may be framed and submitted to the registered electors through petitioning the Council, or framed and submitted to the registered electors by Council on its own initiative, in accordance with the provisions of Article XX of the Constitution of the State of Colorado. Nothing herein contained shall be construed to prevent the submission to the people of more than one Charter amendment at any one election.

Charter Amendments

CRS § 31-2-210

Charter amendments intended for a regular election, as this one is, require only 5% of the registered electors for the City of Littleton (all three counties combined) as of the date of intent which equals 1,827 signatures

For a special election it would be 10%.

Generally, 90 days from filing an intent to get signatures and return 90 days prior to the election. That date is August 5, 2025

Current petition

"Shall Section 65.5. Preservation of Neighborhood Land Use Restrictions, be added to clarify the intent of the citizens to preserve single-family residential land use and ensure that current and future owners of property in certain residential zoning districts may rely on restrictions on land uses that protect their properties.

Accordingly, land uses of properties presently permitted under the Littleton Unified Land Use Code (ULUC) within zoning districts Small Lot Residential (SLR), Medium Lot Residential (MLR), Large Lot Residential (LLR), and Acreage Residential (ACR) are limited to uses specified therein as of January 1, 2025.

Furthermore, any action by Council to initiate any comprehensive rezoning and official zoning map amendments, including text changes, shall first require notification to all affected property owners by First Class mail delivered by the United States Postal Service.

Nothing herein shall prohibit or prevent a property owner from seeking rezoning of the owner's property.

Potential Concerns

- * Ambiguities
- * Placing Zoning into Charter
- * Process, Timing, and Expense
- * *Ex Post Facto* Concerns.
- * Current and future compliance with state and federal laws.





Council Direction

Direction

- Draft an ordinance expanding the notification process for any changes to the comprehensive rezoning or zoning map amendments that add, change or remove residential land uses to the Unified Land Use Code.
- Attempting to seek judicial determination in advance.

What is Comprehensive Rezoning?

- A council driven-action whereby the council legislatively rezones areas of the city where there are at least 50 different parcels.
- Different notification process than how other rezonings are done. Notification is currently done similarly how ordinances are adopted with the addition of Planning Commission public hearing, and 2 readings by Council with an additional public hearing.

Ordinance 17-2025

a. *Required Notice.* Notice pertaining to any contemplated action by the Council on comprehensive rezonings and official zoning map amendments shall be that applicable to the adoption of an ordinance pursuant to the City Code and City Charter. Notice of public hearing before the Commission shall be in accordance with the requirements of Section 10-9-3.5, Public Notice. **IN ADDITION, FOR ANY COMPREHENSIVE REZONING, ZONING MAP AMENDMENT, OR TEXT AMENDMENT THAT CHANGES, ADDS, OR REMOVES THE TYPES OF RESIDENTIAL LAND USES ALLOWED WITHIN THE SLR, MLR, LLR, AND ACR ZONING DISTRICTS, MAILED NOTIFICATION SHALL BE PROVIDED THROUGH THE UNITED STATES POSTAL SERVICES (USPS) TO THOSE PROPERTY OWNERS WITHIN THE APPLICABLE ZONING DISTRICTS NO LATER THAN 14 CALENDAR DAYS PRIOR TO THE PUBLIC HEARING DATES.**

Questions?

3186. MAIN STREET, LITTLETON, COLO.

