

1 CITY OF LITTLETON, COLORADO

2
3 PC Resolution No. 08

4
5 Series, 2024

6
7 **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF**
8 **LITTLETON, COLORADO, RECOMMENDING APPROVAL TO CITY**
9 **COUNCIL OF A CODE TEXT AMENDMENT TO TITLE 10, THE**
10 **UNIFIED LAND USE CODE, REGARDING NEIGHBORHOOD HOUSING**
11 **OPPORTUNITIES**
12

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14 **WHEREAS**, the City Council of the City of Littleton, Colorado passed Ordinance 24-2021
15 in October of 2021 which enacted Littleton City Code Title 10, the “Unified Land Use Code”
16 (ULUC); and
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18 **WHEREAS**, Section 10-9-3.2.A.4. of the ULUC authorizes the director of community
19 development to initiate a code text amendment; and
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21 **WHEREAS**, since October 2021, staff, property owners, business owners, and applicants
22 must comply with the ULUC with site-specific applications; and
23

24 **WHEREAS**, land use categories that encompass housing types that provide two-four units
25 in a single building structure, known as “missing middle housing,” often have restrictive standards
26 associated with them in the ULUC that make them difficult to build; and
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28 **WHEREAS**, the General Assembly of the State of Colorado passed House Bill 24-1152,
29 concerning increasing the number of accessory dwelling units (ADUs) and requiring
30 municipalities to allow ADUs in all residential zones; and
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32 **WHEREAS**, staff conducted study sessions with the Littleton City Council and Planning
33 Commission and conducted a community survey, a technical stakeholder group meeting, and other
34 background research on the topic of “missing middle housing” and ADUs from June to October,
35 2024; and
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37 **WHEREAS**, easing restrictions on “missing middle housing” by clarifying zoning code
38 regulations, incorporating requirements of House Bill 24-1152, reducing existing zoning code
39 barriers, and expanding land use types as permitted in more zone districts support the goal of
40 housing diversity, as found in the Envision Littleton comprehensive plan; and
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42 **WHEREAS**, on November 18, 2024, the planning commission held a public hearing to
43 consider a recommendation to the Littleton City Council on the adoption of the code text
44 amendment.
45

46 **NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING**

47 **COMMISSION OF THE CITY OF LITTLETON, COLORADO, THAT:**

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49 **Section 1:** Recommendation. The planning commission hereby recommends
50 adoption of the code text amendment of the Unified Land Use Code as referenced in Exhibit A,
51 attached hereto and fully incorporated herein by this reference.

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53 INTRODUCED, READ AND ADOPTED at a special scheduled meeting of the

54 Planning Commission of the City of Littleton, Colorado, on the 18th day of November, 2024, at

55 6:30 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado.

56 ATTEST:

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59 _____
60 Wendy Shae-Tamag
61 DEPUTY CITY CLERK

Jason Reynolds
CHAIR

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62 APPROVED AS TO FORM:

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65 _____
66 Atasi Titlow
67 SENIOR ASSISTANT CITY ATTORNEY

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