

Downtown Phase 1 - Operating Standards

12/27/2019

Require administrative change only.

SF:Single Family **MF:**Multi-family **C:**Commercial **G:**Goals **P:**Policy **L&C:** Land Use And Character
Housing And Neighborhoods **TMP:** Transportation Master Plan **ENV:** Environment **E&T:** Economy And Tax Base
Areas and Design

H&N: Impact
S&D: Special

#	Proposed Change	Rationale	Impact	SF	MF	C
PUBLIC ENGAGEMENT				✓	✓	✓
Current public notification requirements do not support conversations between existing residents/businesses and developers. Character Areas with conflicts: Corridor Mixed Use (CMU), Urban Downtown Transition (UDT), Urban Downtown Mixed Use (UDMU), Urban Downtown Main Street (UDMS) Key Goals & Policies with conflicts: GL&C 1, GL&C 4, PL&C 1, GH&N 4, PS&D 4, PS&D 5						
1	Require post-card notice of - submittal for all development applications - completion of phasing plan	Better aligns with: - Character - Best Practices	Residents - Increases awareness of developments Staff - Additional processing to track Developers - Minor increase in cost and effort	✓	✓	✓
2	Require 3-dimensional color rendering of proposed and existing development on the same block	Better aligns with: - Character - Best Practices	Residents - Increases awareness of developments Staff - Effective review Developers - Minor increase in cost and effort		✓	✓
3	Require applicant to meet with neighbors after city's first review of proposed development	Better aligns with: - Character - Best Practices	Residents - Opportunity for input into design process Staff - Clearer communication and expectation setting between impacted residents and applicants Developers - Opportunity to modify design based on feedback on character		✓	✓
4	Require construction phasing and communication plan prior to issuance of building permit	Better aligns with: - Character - Best Practices	Residents - Increases awareness of developments Staff - Clearer communication and expectation setting between impacted residents and applicants Developers - Minor increase in cost and effort	✓	✓	✓
DEVELOPMENT REGULATIONS (including height)				✓	✓	✓
Lot size, standards, and sight triangles permit auto-oriented uses that conflict with the Envision Littleton Comprehensive Plan. Character Areas with conflicts: Corridor Mixed Use (CMU), Urban Downtown Transition (UDT), Urban Downtown Mixed Use (UDMU), Urban Downtown Main Street (UDMS) Key Goals & Policies with conflicts: GL&C 1, GL&C 2, PL&C 6, GH&N 1, GH&N 5, PH&N 1, PTMP 6						

5	Require no drainage from gutters and downspouts on walkways, sidewalks, etc.	Better aligns with: - Character - Best Practices	Residents - Improves walkability and character Staff - Ensures compliance at review and construction phases of a project Developers - Sets expectation for construction	✓	✓	✓
6	Require an illustration in all plan sets on how the design meets massing step-back	Better aligns with: - Character - Best Practices Limits potential for: - Auto-oriented design	Residents - Increases clarity Staff - Facilitates consistent administration Developers - Minor increase in cost and effort	✓	✓	✓
7	Require completion of Comp. Plan Checklist for new developments requiring an SDP, or planning commission/council approval	Better aligns with: - Character Limits potential for: - Auto-oriented design	Residents - Additional information provided Staff - Facilitates consistent administration Developers - Minor increase in cost and effort		✓	✓
8	Reinforce requirements of consistency with the Envision Littleton Comprehensive Plan	Better aligns with: - Character Limits potential for: - Auto-oriented design	Residents - Increases clarity Staff - Facilitates consistent administration Developers - Increases clarity		✓	✓
PARKING						
	<i>None</i>	<i>N/A</i>	<i>N/A</i>			
ALLOWED USES						
	<i>None</i>	<i>N/A</i>	<i>N/A</i>			