

1 **CITY OF LITTLETON, COLORADO**

2  
3 **Planning Commission Resolution No. 5**

4  
5 **Series, 2020**

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7 **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF**  
8 **LITTLETON, COLORADO, RECOMMENDING APPROVAL OF PHASE**  
9 **II AMENDMENTS TO TITLE 10 OF THE CITY CODE RELATIVE TO**  
10 **DOWNTOWN DEVELOPMENT TO CITY COUNCIL**

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12 **WHEREAS**, on October 15, 2019, City Council adopted the Envision Littleton  
13 Comprehensive Plan (“Comprehensive Plan”);

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15 **WHEREAS**, the Littleton City Council directed city staff to prepare changes to the  
16 Downtown Littleton Design Standards and Code to help address several inconsistencies between  
17 the Downtown Littleton Design Standards, the Code and the Comprehensive Plan related to  
18 development regulations and the vision for the various sub-areas of Downtown Littleton; and

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20 **WHEREAS**, the Historic Preservation Board considered proposed changes to the  
21 Downtown Littleton Design Standards and recommended Planning Commission approve proposed  
22 changes, at a public meeting on April 20, 2020; and

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24 **WHEREAS**, the Planning Commission considered proposed changes to the  
25 Downtown Littleton Design Standards at a public hearing held on April 27, 2020.

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27 **WHEREAS**, the former Downtown Littleton Design Standards were incorporated  
28 into Phase II Code Amendments relative to Downtown; and

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30 **WHEREAS**, the Planning Commission considered the proposed changes to the  
31 Phase II Code Amendments relative to Downtown at Study Sessions with HPB and City Council  
32 in July and August of 2020; and

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34 **WHEREAS**, the Historic Preservation Board considered proposed Phase II Code  
35 Amendments relative to Downtown Development and recommended City Council approve  
36 proposed Amendments with three conditions, at a public meeting on August 24, 2020; and

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38 **WHEREAS**, the Planning Commission considered the proposed changes to the  
39 Phase II Code Amendments relative to Downtown at a public hearing held on August 31, 2020  
40 and a recommendation to the City Council thereon.

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44 **NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING**  
45 **COMMISSION OF THE CITY OF LITTLETON, COLORADO, THAT:**  
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Planning Commission Resolution No.5

Series 2020

Page 2 of 3

47                   **Section 1.**     The Planning Commission finds that the proposed Phase II Code  
48 Amendments relative to Downtown promote the health, safety, and welfare of the citizens of  
49 Littleton.

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51                   **Section 2.**     The Planning Commission finds that the proposed Phase II Code  
52 Amendments relative to Downtown are consistent with the vision, goals, and policies of the  
53 Comprehensive Plan.

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55                   **Section 3.**     The Planning Commission finds that the Phase II Code  
56 Amendments relative to Downtown promote orderly development of the Downtown Littleton  
57 planning area and move to preserve the historic character of Downtown.

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59                   **Section 4.**     The Planning Commission hereby recommends City Council adopts  
60 the Phase II Code Amendments relative to Downtown as described, identified, and set forth herein  
61 as Exhibit A, attached hereto with the following four conditions:

- 62                             1) an applicant may utilize the parking credits and reductions outlined in  
63                             Section 10-2-18 (E) in calculating required parking in order to reduce  
64                             the minimum off-street surface parking spaces required for an  
65                             applicable development by a maximum of 20%; and  
66                             2) amend paragraph 6d in Section 10-2-18 (E) to change “shared parking  
67                             shall be located within 300 feet ...” to “shared parking shall be located  
68                             within 1,320 feet of the associated use”; and  
69                             3) in the DNR character area, townhomes shall be limited to 2.5 stories and  
70                             a maximum height of 30 feet; and  
71                             4) amend the rooftop garden credit to be full credit for meeting open space  
72                             requirements can be provided through use of a rooftop garden within the  
73                             DMS character area, a partial credit of 25% in the DTA and DMU  
74                             character areas, and zero credit in the DNR neighborhood.

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76                   **Section 5:**     Severability. If any part, section, subsection, sentence, clause or  
77 phrase of this resolution is for any reason held to be invalid, such invalidity shall not affect the  
78 validity of the remaining sections of this resolution. The Planning Commission hereby declares  
79 that it would have passed this resolution, including each part, section, subsection, sentence, clause  
80 or phrase hereof, irrespective of the fact that one or more parts, sections, subsections, sentences,  
81 clauses or phrases may be declared invalid.

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83                   **Section 6:**     Repealer. All resolutions, or parts thereof, in conflict with this  
84 resolution are hereby repealed, provided that this repealer shall not repeal the repealer clauses of  
85 such resolution nor revive any resolution thereby.

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87                   INTRODUCED, READ AND ADOPTED at a regularly scheduled meeting of the

88 Planning Commission of the City of Littleton, Colorado, on the 31<sup>st</sup> day of August 2020, at 6:30

Planning Commission Resolution No.5

Series 2020

Page 3 of 3

89 p.m. at the Littleton Center<sup>1</sup>, 2255 West Berry Avenue, Littleton, Colorado or by a virtual meeting

90 as may be necessary.

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ATTEST:

DocuSigned by:  
*Colleen Norton*  
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COLLEEN L. NORTON  
CITY CLERK

DocuSigned by:  
*Mark Kudmicki*  
76FFEA56CDF42E...  
MARK KUDMICKI  
CHAIR

APPROVED AS TO FORM:

DocuSigned by:  
*Reid Betzing*  
B988911B338724F5...  
CITY ATTORNEY



<sup>1</sup> Due to COVID-19, the City of Littleton is providing virtual coverage of city council and Authorities, Boards and Commissions meetings to protect the health of citizens, council members, board members, and staff. Meetings will not be held in the council chamber until further notice.