

AMENDMENT TO THE FUTURE LAND USE AND CHARACTER MAP (FLUC)

16 W. DRY CREEK CIRCLE

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AGENDA OVERVIEW

AMENDMENT TO THE FUTURE LAND USE AND CHARACTER MAP (FLUC)

Purpose

Future Land Use Map

Overview

Allowed Land Uses

FLUC Amendment Details

Analysis and Recommendation

PURPOSE

Applicant request for an Amendment to the Future Land Use and Character Map (FLUC)

- Amend the FLUC to a consistent use, allowed within the conditionally-approved Corridor-Mixed (CM) Zoning District
- Current FLUC designation is **Suburban Commercial**
- Requested FLUC amendment to **Suburban Residential Multi-Family**
- Both the current and requested FLUC designations are allowed uses in the Corridor-Mixed (CM) Zoning District



FUTURE LAND USE MAP



COMPREHENSIVE PLAN

- Littleton's **Comprehensive Plan** 'Envision Littleton' and its **Future Land Use and Character Map** outlines the community's long-range vision to 2040
- A ***multi-year*** and ***multi-milestone*** commitment to planning for the next 20 years of the city.
- The Map, at approval, provided a determination of a consistent future land use for the entirety of the City of Littleton, based on existing zoning at the time.
- In many cases, the newly adopted zoning for a site was envisioned separate from the Future Land Use and Character Map designation.
- The more recently adopted City of Littleton Zoning is **more encompassing** of various land uses.

OVERVIEW

Amendment to the Future Land Use and Character Map (FLUC) – 16 W. Dry Creek

- The FLUC was adopted in 2019, and the Littleton Zoning Map was Adopted in 2021
- The 2021 Zoning Map for this site added an underlying Corridor-Mixed (CM) zoning to its 1988 Planned Development (PL-O) zoning
- The Corridor-Mixed (CM) Zoning District includes a wide-range of potential land uses
- The Future Land Use and Character Map designation is amended to align with the potential use of a site, noting its consistency with those uses allowed in the zoned district



ALLOWED LAND USES

Corridor-Mixed (CM) Zoning District's diverse Future Land Use and Character Map allowed designations:

- Estate Residential
- Suburban Residential
- Suburban Residential Multi-Family
- Auto-oriented Residential
- Auto-oriented Residential Attached
- Auto-oriented Residential Multi-Family
- Residential Mixed
- Mixed Core Neighborhood
- Suburban Commercial

REZONING VS. FUTURE LAND USE AND CHARACTER MAP UPDATE

What is a Land Use and Character Map Update vs. a Rezoning?

- **Land Use** means the purpose for which land or structures are, or are intended, to be occupied, maintained, rented, or leased. Set pattern of anticipated uses in the Comprehensive Plan, desired in the years ahead. The desired land uses are depicted on the map.
- **Rezone** means any change in a parcel's zoning district designation which results in an amendment to the zoning district boundaries as shown on the Official Zoning Map.

BACKGROUND

- 5.6 - Acre Site – 2 Parcels Included in FLUC Amendment
- Currently vacant, with one single-family home
- 1988 Proposed use of the site was for office
- Market Conditions for office development has sharply decreased since COVID
- Site has remained vacant
- Recent market interest for multi-family housing development
- City-initiated Comprehensive Rezoning in 2021 with ULUC Adoption, all PL-O parcels require MDP to move to base zoning

Direction	Zoning	Land Use
North	MLR	Single-Family Residential
East	CM/PL-O	Suburban Commercial/Office
South	CM/PL-O	Suburban Commercial/Office
West	OS	Highline Canal

FLUC MAP AMENDMENT - DESIGN CRITERIA

- **Compatibility:** Suburban Residential Multi-Family is a more appropriate land use for the 16 W. Dry Creek development site, versus the current Suburban Commercial. The designation will help provide a mix of housing options for the community, allowing for varying income levels and affordable housing options.
- **Impact Mitigation:** The City of Littleton's Unified Land Use Code (ULUC) provides specific impact mitigation standards for differing adjacent land uses. This site, if developed under the Suburban Residential Multi-Family, would incorporate required bulk plane setbacks from the single-family residential adjacent uses, protecting solar access, and providing for additional buffers between the homes and parking to help minimize light pollution.
- **Comprehensive Plan:** The City of Littleton's Comprehensive Plan outlines appropriate land uses, character, and standards for future development. The overall goal is to provide quality and diverse community housing options, proximity to key transportation corridors, etc.
- **Changing Conditions:** The Future Land Use and Character Map was adopted in 2019, several years prior to the adoption of the current zoning map in 2021. This Corridor-Mixed (CM) zoning at the site recognizes the property's potential for future mixed-use redevelopment, including multi-family housing.



STAFF ANALYSIS

Required Future Land Use and Character MAP Amendment - Design Criteria 10-9-4.5.C	Information Provided and Meets Standard
Compatibility	✓
Impact Mitigation	✓
Comprehensive Plan	✓
Changing Conditions	✓

RECOMMENDATION

Recommending approval to City Council of
Resolution 115-2024 - Amendment to the Future
Land Use and Character Map at 16 W. Dry Creek
Circle