



Downtown Development

proposed AMENDMENTS to Littleton City Code

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Point in Process

- ✓ 12/10: Key conflict areas discussed
- ✓ 1/7: Council study session for direction
- ✓ 2/4: Adoption of two moratoria on downtown development
- ✓ 2/11: Joint CC and PC study session – ULUC kick-off and Code changes
- ✓ 3/3 – 3/17: Public review, input, and survey
- ✓ 4/13: Public Hearing at Planning Commission
- ✓ 5/5: First Reading of Proposed Ord. 17-2020
- 5/19: Second Reading of Proposed Ord. 17-2020
End of Phase 1

Requested Council Action

- Adoption of Ordinance 17-2020
 - Revising allowed construction hours
 - Adding definitions
 - Expanding Preliminary Project Plan Process (P4)
 - Adding to written notification requirements
 - Making auto-oriented uses conditional downtown
 - Updating sight-distance triangles
 - Updating accessory structure regulations
 - Updating parking regulations

Public Engagement

#1 Construction Activities (7-3-5)

- Currently construction allowed 7am to 9pm
- Proposed:
 - Change allowed construction time to:
 - 7am to 7pm Monday-Friday
 - 9am to 5pm on Saturdays, Sundays, and city observed holidays

Development Regulations

#2. Add: Definition of Building (10-1-2)

- Referenced in code
- Not currently defined

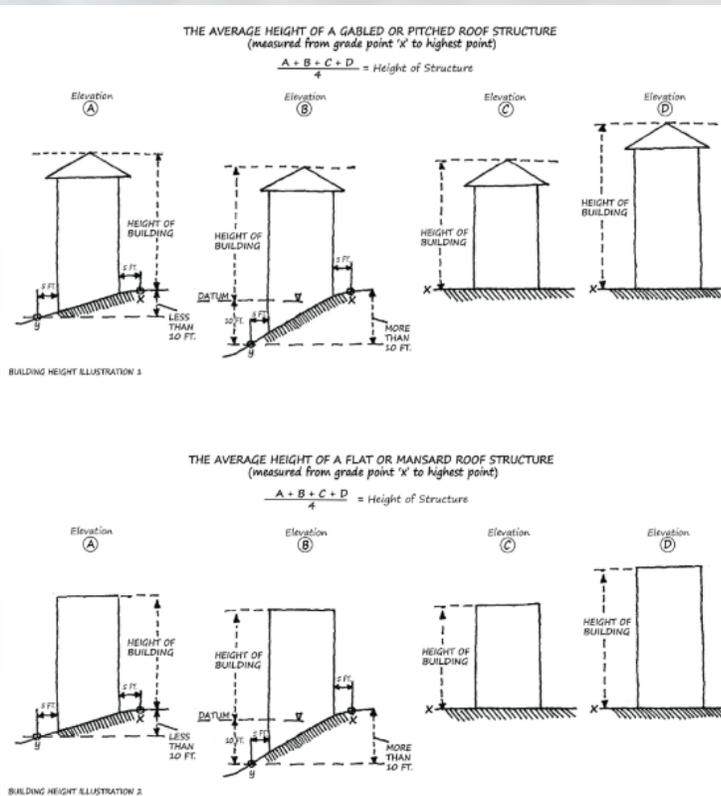
#3. Clarify: Dwelling Multiple Family (10-1-2)

- Best practice, clarifies parking requirements

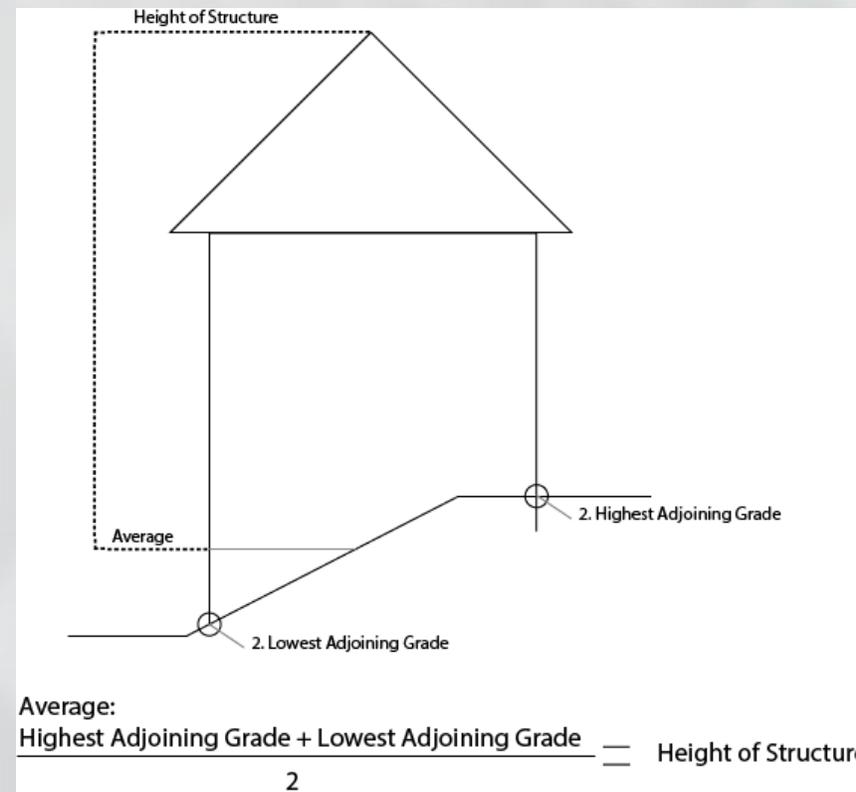
Development Regulations

#4. Height of Building (10-1-2)

- Current definition is confusing and leads to inconsistency



Previous measurement diagram based on current definition



Proposed measurement diagram based on new definition

Development Regulations

#5. Clarify: Permitted encroachments into setbacks (not applicable to Planned Developments) (10-1-2)

- In line with other communities
- Allows eaves, gutters, cantilevered projections, and foundation projections to encroach

#6. Clarify: Townhome (10-1-2)

- Best practice, clarifies parking requirements

Development Regulations

#7: P4 Process (10-1-8)

Allow applicants to briefly present plan and be available for questions to HPB/PC/CC

- Currently only the Community Development Director can present and answer questions at P4 study sessions
- Adds Historical Preservation Board into Process
- Expands process to major site development plans

Public Engagement

#8: Mail notice to property owner and property address (10-1-9 and 10-12-4)

- Notice Requirements
- Notice and participation for all residents, not just property owners impacted by land-use and development decisions within 700 feet

Allowed Uses

#9: Land Uses (10-3-1 and 10-3-2)

Change **Use permitted by right** to **Permitted Use**

- Current language sets expectation that uses and development are not subject to comprehensive plan or other code provisions if “use by right”

Add *

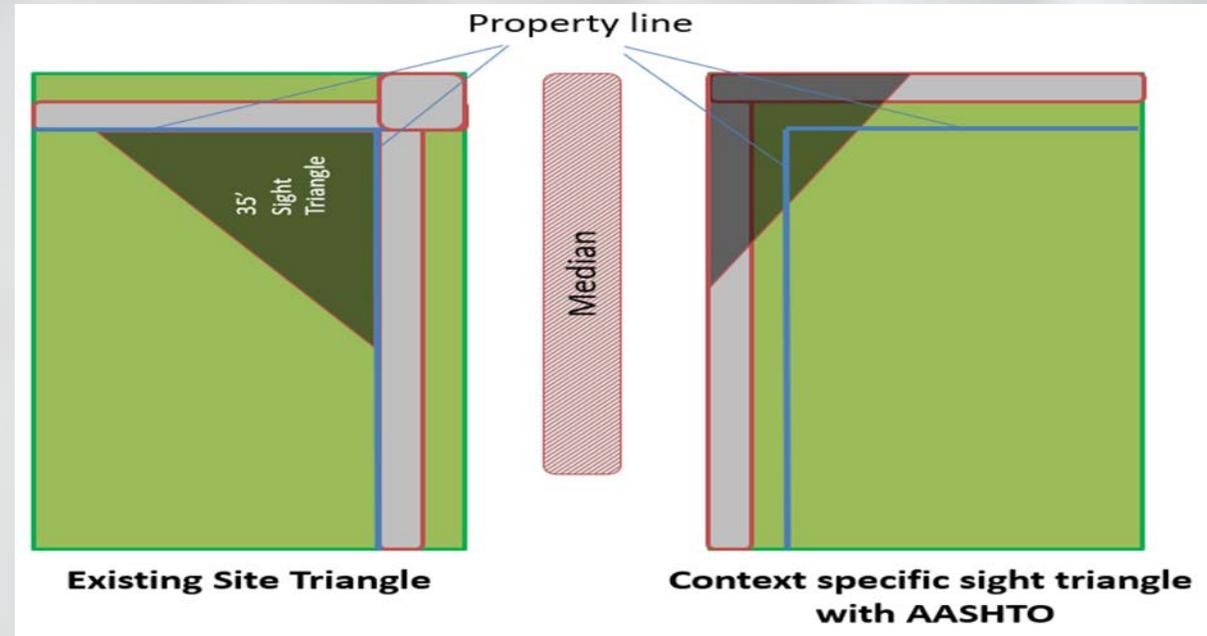
- for conditional uses specific to downtown
- 10-3-2: Ensure land-uses align with desired character in downtown

Development Regulations

#10: Supplementary Standards (10-4-1)

Update Sight Triangle Measurement

- Currently no flexibility for road context/speed
- Consistent with engineering best practice



Development Regulations

#11: Accessory Structures (10-4-4)

Clarify detached structure requirements

- Best practice
- Based on floor area
- Discusses permitted location

Add minimum separation between primary and accessory structures

- Best practice, closes loop-hole
- Works with proposed setback encroachments

Parking

#12 Parking (10-4-9)

- Require rounding up of parking space calculations
- Change minimum parking space size from 20 feet in length to 18 feet
- Change compact parking space size from 18 feet in length to 15 feet in length
- Update to meet ADA for accessible spaces

Recommendations

- **Planning Commission Recommendation**

Approval with conditions:

- ✓ Change weekend construction hours
- ✓ Remove windows and architectural features from allowed setback encroachments

- **Staff Recommendation**

Approval of Ordinance 17-2020