



Downtown Rezoning

City Council
December 15, 2020

Timeline

- ✓ Mar. 23 Neighborhood meeting (first studio) 70+ participants
- ✓ May 18 Neighborhood meeting (second studio) 70+ participants
- ✓ July Public posting and outreach for DT regulations
- ✓ Aug. 17 DT zone public hearing by Historical Preservation Board
- ✓ Aug. 31 DT zone public hearing by Planning Commission
- ✓ Oct. 6 DT zone created and adopted
- ✓ Oct. 8 Application for city-initiated rezone
- ✓ Nov. 9 Planning Commission consideration of rezone application
- ✓ Dec. 1 Council first reading
- Dec. 15 Council second reading

Declaration of Public Policy for Rezoning

Criteria for approval:

Littleton City Code

Title 10

Chapter 12

Subsection 1

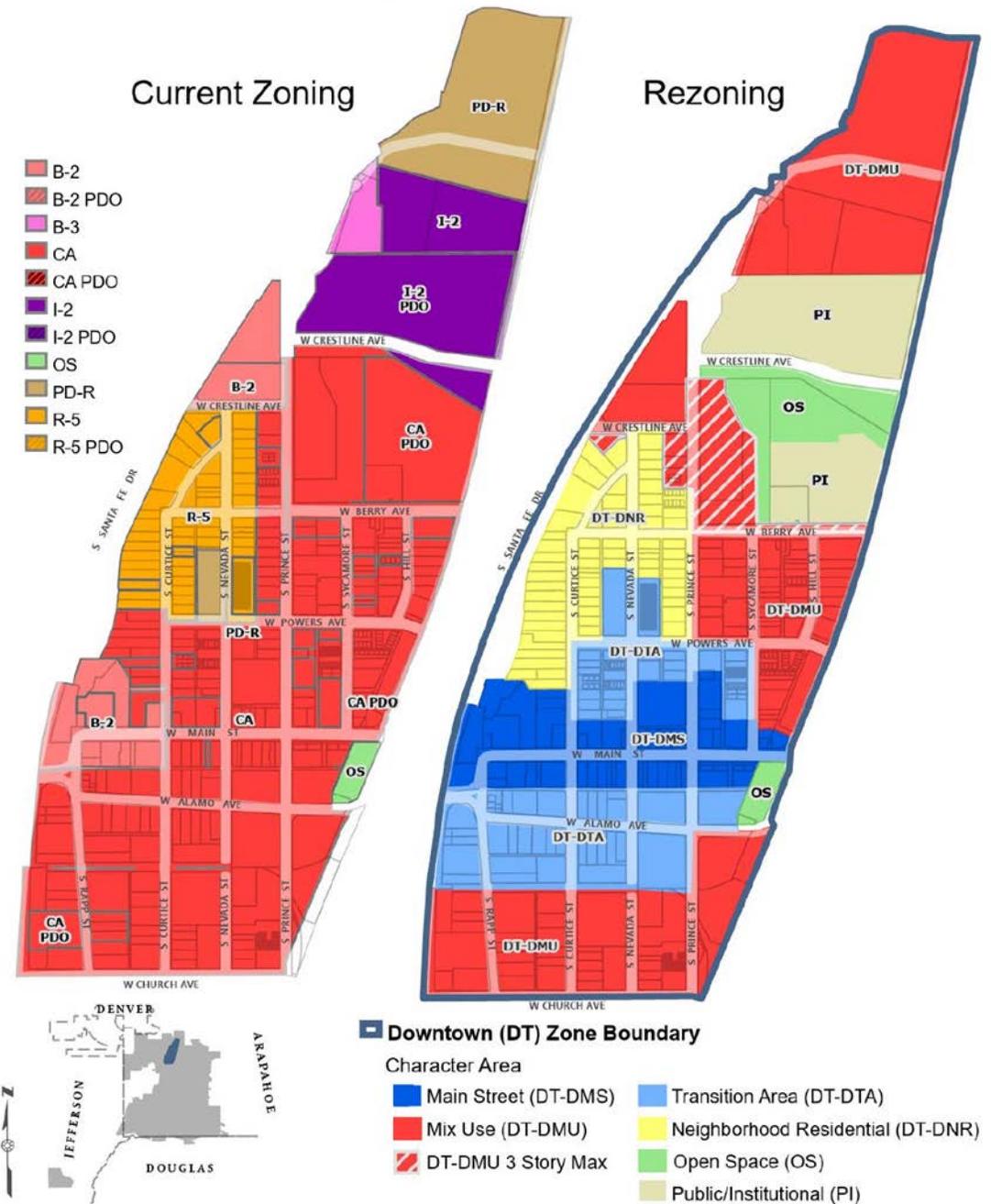
- Consistent with comprehensive plan goals and policies
- Promotes general welfare of community

Existing Zoning and Proposed Zoning for Downtown

- 11 districts → 1 district
- 4 character areas with boundaries:

DT-DMS
 DT-DNR
 DT-DTA
 DT-DMU

Downtown Rezone One Zone, Four Character Areas



Land Analysis

Existing Zoning			
Zone District	Total Number of Lots	Total Area of Lots (in acres)	Average Lot Size (in square feet)
R-5	84	10.6	5,503
B-2	14	7.4	22,979
B-3	5	1.9	16,707
CA	337	67.8	8,764
I-2	3	16.7	242,630
PD-R	2	13.7	298,118
OS	2	1.1	23,272
CA/I-2	1	2.1	92,599
Total	448	121.3	

DT Zoning			
Character Area	Total Number of Lots	Total Area of Lots (in acres)	Average Lot Size (in square feet)
DNR	79	13.1	7,217
DTA	134	16.6	5,381
DMS	53	10.6	8,747
DMU	164	50.2	13,342
DMU 3-Story Max	9	7.0	33,966
DMS/DTA	2	1.4	29,588
PI	3	11.5	167,451
PI/OS	1	7.7	334,793
OS	3	3.2	46,381
Total	448	121.3	

- Rezoning allows similar max. densities, residential and commercial
- Most properties get additional uses
- CA to DNR limits uses, still allows residential and office

Conclusion

- Staff Recommendation: Approval
- Planning Commission Recommendation: **Approval**