

1 **CITY OF LITTLETON, COLORADO**

2
3 **Resolution No. 06**

4
5 **Series, 2021**

6
7 **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF**
8 **LITTLETON, COLORADO, RECOMMENDING APPROVAL OF THE**
9 **UNIFIED LAND USE CODE AND ASSOCIATED ZONING MAP**

10
11 **WHEREAS**, the 2019 Envision Littleton Comprehensive Plan identified the
12 update to the city’s regulatory framework as a top priority; and

13
14 **WHEREAS**, the creation of the city’s new regulatory framework, the Unified Land
15 Use Code, launched in February 2020 with community meetings entitled Envision Littleton
16 “Studios”; and

17
18 **WHEREAS**, since February 2020, the city held seven studios, adopted phased code
19 updates, conducted community engagement efforts, and posted a draft of the Unified Land Use
20 Code online for public comment; and

21
22 **WHEREAS**, on September 20, 2021, the historical preservation board of the City
23 of Littleton, Colorado held a public hearing and recommended approval of those provisions of
24 Chapters 8 and 9 pertaining to historic preservation with three minor amendments; and

25
26 **WHEREAS**, on September 27, 2021, the planning commission of the City of
27 Littleton, Colorado, held a public hearing to consider a recommendation on the adoption of the
28 Unified Land Use Code; and

29
30 **WHEREAS**, the planning commission considered the significance and scope of
31 the proposed regulations on the downtown character area of the City of Littleton and finds in fact
32 that the Unified Land Use Code implements the Comprehensive Plan’s goals related to access to
33 a variety of housing types, supporting the socially and economically vibrant Downtown,
34 preserving and protecting areas and structures with distinctive historic value and character, and
35 allowing Downtown to remain an inclusive community.

36
37 **WHEREAS**, the planning commission considered the significance and scope of
38 the proposed regulations on the neighborhood character areas of the City of Littleton and finds in
39 fact that the Unified Land Use Code provides safe, attractive, and highly livable environments for
40 all residents to live, improves and retains the value of housing and established neighborhoods is
41 one of the most sustainable things the community can do, provides for the conservation of existing
42 neighborhoods and manages the standards for home expansions and improvements
43 administratively creates streamlined processes and administrative approvals that enable
44 homeowners to improve and reinvest in their properties to sustain a quality housing stock,
45 enhances neighborhood quality and maintain home values, provides means for transitioning homes
46 in at-risk areas, such as those lots fronting on major traffic ways, abutting higher density housing
47 or adjacent to uses of greater intensity, to other housing types more suitable for the location,

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48 provides a range of different neighborhood formats, housing types, and price points to meet the
49 needs of all persons in Littleton, provides adequate and affordable living options for those
50 employed locally, provides access to a broad network of sidewalks, greenways, and trails for
51 health, recreation, and pedestrian mobility purposes, provides for new, expanded, adaptively
52 reused, and redeveloped housing on vacant or underutilized properties, in the above described at-
53 risk areas, and in the Corridor Mixed zoning district to achieve the Comprehensive Plan goal of
54 15,000 additional residents and 6,550 more housing units provide for more dense housing types
55 and options within one-quarter to one-half mile of fixed transit investments or fixed-route bus
56 stops; and
57

58 **WHEREAS**, the planning commission considered the significance and scope of
59 the proposed regulations on corridors and commercial center character areas of the City of Littleton
60 and finds in fact that the Unified Land Use Code addresses the revenue needs of city government
61 to continue meeting public service expectations of residents, businesses, and institutions, nurtures
62 key employment sectors, targets industries and small businesses to expand local job opportunities
63 and contributes to better incomes, provides resources, services, and conducive regulatory
64 environments to help businesses of all sizes development and grow; contributes to economic
65 prosperity, maintains and enhances the community’s character; and
66

67 **WHEREAS**, the planning commission considered the significance and scope of
68 the proposed regulations on utilities and infrastructure and finds in fact that the Unified Land Use
69 Code provides for the adequate maintenance of water, wastewater, and storm drainage
70 infrastructure to serve the needs of Littleton residents and businesses while minimizing adverse
71 impacts on the environment, preserves and enhances public green spaces providing access to
72 nature, widespread opportunities for recreation and play close to neighborhoods, continuous
73 greenway connections within and through the city, provides for a healthy community with
74 convenient access to recreational facilities and programming of outdoor fitness activities,
75 efficiently uses and conserves water resources, and, provides for an ecologically sound and
76 exceptionally attractive South Platte River corridor, framed by sensitively planned land uses,
77 continuing to anchor the entire community’s trail and open space networks; and
78

79 **NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING**
80 **COMMISSION OF THE CITY OF LITTLETON, COLORADO, THAT:**
81

82 **Section 1.** Recommendation. The planning commission hereby recommends the
83 repeal of Littleton City Code Title 10, Title 11, and those portions of Title 4 related to historic
84 preservation, and replacement with the Unified Land Use Code as linked and referenced in Exhibit
85 A, attached hereto and fully incorporated herein by this reference, subject to the following
86 conditions:

- 87 a) Amend section 10-9-5.1(C)(2) that references to "harmful effects" be replaced with
88 the term "adverse impacts."
89
- 90 b) Amend Chapter 2: Downtown to eliminate row F (upper floor height maximums)
91 under the 10 building type standards from tables 10-2-3.2.2 through 10-2-3.2.11.
92
- 93
- 94 c) Amend table 10-3-2.2.2 Footnote 4. to read as follows: Height is based upon

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95 maximum first floor height of 14 feet.

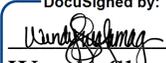
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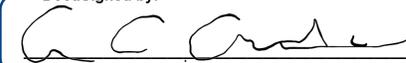
97 d) Amend the official zoning map to prohibit duplexes in those SLR zoning districts
98 South of W. Caley Avenue.
99

100 **Section 2. Recommendation.** The planning commission hereby recommends the
101 repeal of the official zoning map and replacement with the zoning map shown in Exhibit B,
102 attached hereto and fully incorporated herein by this reference.

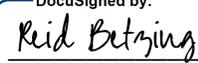
103 INTRODUCED, READ AND ADOPTED at a regularly scheduled meeting of the Planning
104 Commission of the City of Littleton, Colorado, on the 27th day of September 2021, at 6:30 p.m.
105 at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado.

106 ATTEST:

107 DocuSigned by:
108 
109 Wendy Shea Tamag
110 CITY CLERK

DocuSigned by:

Craig Coronato
CHAIR

112 APPROVED AS TO FORM:

113 DocuSigned by:
114 
115 Reid Betzing
116 CITY ATTORNEY



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