

Downtown Precursor Zoning Code Changes

12/27/2019

Require planning commission approval and council adoption via ordinance.

SF:Single Family **MF:**Multi-family **C:**Commercial **G:**Goals **P:**Policy **L&C:** Land Use And Character

H&N:

Impact

Housing And Neighborhoods **TMP:** Transportation Master Plan **ENV:** Environment **E&T:** Economy And Tax Base
and Design

S&D: Special Areas

#	Proposed Change	Rationale	Impact	SF	MF	C
PUBLIC ENGAGEMENT Current public notification requirements do not support conversations between existing residents/businesses and developers. Character Areas with conflicts: Corridor Mixed Use (CMU), Urban Downtown Transition (UDT), Urban Downtown Mixed Use (UDMU), Urban Downtown Main Street (UDMS) Key Goals & Policies with conflicts: GL&C 1, PL&C 1, GH&N 4, PS&D 4, PS&D 5				✓	✓	✓
1	Include residents in notice of hearing requirement	Better aligns with: - C Character - B Best Practices	Residents - Increases awareness of developments Staff - Minor increase in cost and effort Developers - Minor increase in cost and effort		✓	✓
2	Change construction hours	Better aligns with: -Best Practices	Residents - Provides greater relief from daily construction activities Staff - no impacts Developers - Additional limits on daily construction activities may increase costs	✓	✓	✓
	(Preliminary Project Plans process change)	to be determined	to be determined			
DEVELOPMENT REGULATIONS (including height) Lot size, standards, and sight triangles permit auto-oriented uses that conflict with the Envision Littleton Comprehensive Plan. Character Areas with conflicts: Corridor Mixed Use (CMU), Urban Downtown Transition (UDT), Urban Downtown Mixed Use (UDMU), Urban Downtown Main Street (UDMS) Key Goals & Policies with conflicts: GL&C 1, GL&C 2, PL&C 3, PL&C 6, GH&N 1, GH&N 5, PH&N 1, PH&N 4, PH&N 5, PTMP 6				✓	✓	✓
3	Add a definition for building	Better aligns with: - C Character - B Best Practices	Residents - Increases clarity Staff - Facilitates consistent administration Developers - Increases clarity	✓	✓	✓
4	Refine definition - Dwelling, Multiple Family - Townhouse	Better aligns with: - C Character - B Best Practices Limits potential for: - Auto-oriented design	Residents - Increases clarity Staff - Facilitates consistent administration Developers - Increases construction and parking requirement clarity		✓	
5	Setbacks - Clarify definition to match industry standard allowed encroachments. (Will not change established PD entitlements)	Better aligns with: - C Character - B Best Practices Limits potential for: - Auto-oriented design	Residents - Increases clarity Staff - Facilitates consistent administration Developers - Increases consistency between jurisdictions and potential buildable space	✓	✓	✓

6	Sight Triangles - Revise minimum lot requirements to meet AASHTO standards	Better aligns with: -Character -Best Practices	Residents - Provides adequate safety and visibility Staff - Facilitates consistent administration Developers - Provides clarity and consistency between jurisdictions	✓	✓	✓
7	Accessory Structures - Clarify terms and requirements, and remove a conflict with the building code having to do with setbacks	Better aligns with: -Character -Best Practices	Residents - Increases clarity Staff - Facilitates consistent administration Developers - Few impacts	✓	✓	✓
8	Height - Revise and simplify definition	Better aligns with: -Character -Best Practices	Residents - Increases clarity Staff - Facilitates consistent administration Developers - Increases clarity and aligns with other jurisdictions. Reduces overall height of building with walk-outs. Facilitates consistent measurement.	✓	✓	✓
PARKING Parking has an immediate impact on character and site design and influences the mobility choices into downtown. Character Areas with conflicts: Corridor Mixed Use (CMU), Urban Downtown Transition (UDT), Urban Downtown Mixed Use (UDMU), Urban Downtown Main Street (UDMS), Mixed Character Core Neighborhood (MCCN) Key Goals & Policies with conflicts: GH&N 1, GH&N 5, PH&N 4, PTMP 6, GENV 3, PENV 3, PENV 8					✓	✓
9	Revise parking requirements - establish new parking stall dimensions and revising compact space size	Better aligns with: -Character -Best Practices Limits potential for: - Auto-oriented design	Residents - Implementation of parking goals Staff - Facilitates consistent administration Developers - Increases clarity and consistency between jurisdictions, potentially reduces cost to build		✓	✓
ALLOWED USES Currently permitted 'auto-oriented uses' conflict with the desired downtown character established by the comprehensive plan. Character Areas with conflicts: Corridor Mixed Use (CMU), Urban Downtown Transition (UDT), Urban Downtown Mixed Use (UDMU), Urban Downtown Main Street (UDMS), Mixed Character Core Neighborhood (MCCN) Key Goals & Policies with conflicts: GL&C 2, PL&C1, PL&C 6, GH&N5, PH&N 4, GTMP 3, PTMP 6, PTMP 22, PTMP 28, GE&T 2, GE&T 3, GENV 3, GENV 4, PENV 3, PENV 8						✓
10	Change auto-oriented uses to conditional in all downtown zone districts	Better aligns with: -Character Limits potential for: - Auto-oriented uses	Residents - Reduces more dramatic changes to downtown character, increases participation Staff - Reduces liability and conflict for auto-oriented uses that don't require new development Developers - increases risk, increases costs for auto-oriented uses			✓
	(short-term rental regulations)	to be determined	to be determined			

Downtown Phase 1 - Downtown Design Standards Changes

Require adoption by planning commission.

SF:Single Family **MF:**Multi-family **C:**Commercial **G:**Goals **P:**Policy **L&C:** Land Use And Neighborhoods **TMP:** Transportation Master Plan **ENV:** Environment **E&T:** Econo

#	Proposed Change	Rationale
PUBLIC ENGAGEMENT		
	<i>None</i>	<i>N/A</i>
DEVELOPMENT REGULATIONS (including height) Lot size, standards, and sight triangles permit auto-oriented uses that conflict with the Env Character Areas with conflicts: Corridor Mixed Use (CMU), Urban Downtown Transition (U Main Street (UDMS) Key Goals & Policies with conflicts: GL&C 1, GL&C 2, PL&C 6, GH&N 1, GH&N 5, PH&N 1, P		
1	Façade requirements: - Primary façade to be oriented parallel to street and occupy the majority of the front lot line - Residential entrances on/close to primary facade	Better aligns with: - C Character Limits potential for: - Auto-oriented design
2	New definitions: - Courtyard - Passageway - Bulk Plane - Porch	Better aligns with: - C Character - Best Practices Limits potential for: - Auto-oriented design
3	Utility appurtenances locations: - Update to require locations away from entrances with direct access to the street	Better aligns with: - C Character - B Best Practices Limits potential for: - Auto-oriented design
4	Upper-story and massing setbacks: - expand use when transitioning building scale	Better aligns with: - C Character
5	Massing for upper-story side step back: - 75% visibility requirement when building greater than 10 feet above adjacent building	Better aligns with: - C Character
6	Add requirement increasing pedestrian access and amenities (such as porches) to residential building frontages	Better aligns with: - C Character Limits potential for: - Auto-oriented design
7	Step back adjoining Main St. & Alamo Ave.: - Expand upper-story step backs for percent visible beyond Alamo and Main Street	Better aligns with: - C Character - B Best Practices

8	Revise Downtown Design Standards Boundary Map to reflect current boundary (brings map up to date)	Better aligns with: - C Character - Best practice Limits potential for: - Auto-oriented design
PARKING Parking has an immediate impact on character and site design and influences the mobility of the community. Character Areas with conflicts: Corridor Mixed Use (CMU), Urban Downtown Transition (UDT), Urban Main Street (UDMS) Key Goals & Policies with conflicts: GH&N 1, GH&N 5, PH&N 4, PTMP 6, GENV 3, GENV 4, I		
9	Add required 0.5 off-street guest parking for all new residential development	Better aligns with: - C Character - B Best Practices Limits potential for: - Auto-oriented design
10	Modify off street parking requirements tying number of spaces to number of bedrooms	Better aligns with: - C Character - B Best Practices Limits potential for: - Auto-oriented design
ALLOWED USES		
	<i>None</i>	N/A

12/27/2019

Character
my And Tax Base

H&N: Housing And
S&D: Special Areas and Design

Impact

Impact	SF	MF	C
N/A			
ision Littleton Comprehensive Plan. (UDT), Urban Downtown Mixed Use (UDMU), Urban Downtown PH&N 4, PH&N 6, PTMP 7	✓	✓	✓
Residents - Encourages neighbor interactions and building fronts engaging with the street Staff - Efficient review Developers - Encourages re-investment over re-development		✓	✓
Residents - Increases clarity Staff - Facilitates consistent administration Developers - Increases clarity	✓	✓	✓
Residents - Increases clarity Staff - Facilitates consistent administration Developers - Increases consistency btw jurisdictions and potential buildable space	✓	✓	✓
Residents - Provides relief when transitions in scale occur Staff - Efficient review Developers - Increase design treatments, slightly reduces buildable indoor space	✓	✓	✓
Residents - Lowers redevelopment impacts on neighbors Staff - Efficient review Developers - Slightly reduces buildable indoor space	✓	✓	✓
Residents - More opportunity for neighbor interaction Staff - Efficient review Developers - Increase design treatments		✓	
Residents - Lowers redevelopment impacts on neighbors Staff - Efficient review Developers - Slightly reduces buildable indoor space	✓	✓	✓

Residents - Increases clarity Staff - Facilitates consistent administration Developers - Increases clarity as to what properties to which the Design Standards apply	✓	✓	✓
choices into downtown. JDT), Urban Downtown Mixed Use (UDMU), Urban Downtown PENV 3, PENV 8	✓	✓	
Residents - Increased parking supply for residents and visitors Staff - Efficient review Developers - Increase cost related to area devoted to parking		✓	
Residents - Increased parking supply for residents and visitors Staff - Efficient review Developers - Increase cost related to area devoted to parking		✓	
	✓	✓	✓
N/A			

Downtown Phase 1 - Operating Standards

Require administrative change only.

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Housing And Neighborhoods **TMP:** Transportation Master Plan **ENV:** Environmental Goals and Design

#	Proposed Change	Rationale
PUBLIC ENGAGEMENT Current public notification requirements do not support conversations between existing and proposed development. Character Areas with conflicts: Corridor Mixed Use (CMU), Urban Downtown Transit (UDT), Downtown Main Street (UDMS) Key Goals & Policies with conflicts: GL&C 1, GL&C 4, PL&C 1, GH&N 4, PS&D 4, PS&D 5		
1	Require post-card notice of - submittal for all development applications - completion of phasing plan	Better aligns with: - <input checked="" type="checkbox"/> Character - <input checked="" type="checkbox"/> Best Practices
2	Require 3-dimensional color rendering of proposed and existing development on the same block	Better aligns with: - <input checked="" type="checkbox"/> Character - <input checked="" type="checkbox"/> Best Practices
3	Require applicant to meet with neighbors after city's first review of proposed development	Better aligns with: - <input checked="" type="checkbox"/> Character - <input checked="" type="checkbox"/> Best Practices
4	Require construction phasing and communication plan prior to issuance of building permit	Better aligns with: - <input checked="" type="checkbox"/> Character - <input checked="" type="checkbox"/> Best Practices
DEVELOPMENT REGULATIONS (including height) Lot size, standards, and sight triangles permit auto-oriented uses that conflict with transit-oriented development. Character Areas with conflicts: Corridor Mixed Use (CMU), Urban Downtown Transit (UDT), Downtown Main Street (UDMS) Key Goals & Policies with conflicts: GL&C 1, GL&C 2, PL&C 6, GH&N 1, GH&N 5, PH&D 1		
5	Require no drainage from gutters and downspouts on walkways, sidewalks, etc.	Better aligns with: - <input checked="" type="checkbox"/> Character - <input checked="" type="checkbox"/> Best Practices
6	Require an illustration in all plan sets on how the design meets massing step-back	Better aligns with: - <input checked="" type="checkbox"/> Character - <input checked="" type="checkbox"/> Best Practices Limits potential for: - Auto-oriented design

7	Require completion of Comp. Plan Checklist for new developments requiring an SDP, or planning commission/council approval	Better aligns with: -☑Character Limits potential for: - Auto-oriented design
8	Reinforce requirements of consistency with the Envision Littleton Comprehensive Plan	Better aligns with: -☑Character Limits potential for: - Auto-oriented design

PARKING

	<i>None</i>	<i>N/A</i>
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ALLOWED USES

	<i>None</i>	<i>N/A</i>
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12/27/2019

Use And Character
 nment **E&T**: Economy And Tax Base

H&N:
S&D: Special

Impact

1

Impact	SF	MF	C
ating residents/businesses and developers. ition (UDT), Urban Downtown Mixed Use (UDMU), Urban D 5	✓	✓	✓
Residents - Increases awareness of developments Staff - Additional processing to track Developers - Minor increase in cost and effort	✓	✓	✓
Residents - Increases awareness of developments Staff - Effective review Developers - Minor increase in cost and effort		✓	✓
Residents - Opportunity for input into design process Staff - Clearer communication and expectation setting between impacted residents and applicants Developers - Opportunity to modify design based on feedback on character		✓	✓
Residents - Increases awareness of developments Staff - Clearer communication and expectation setting between impacted residents and applicants Developers - Minor increase in cost and effort	✓	✓	✓
the Envision Littleton Comprehensive Plan. ition (UDT), Urban Downtown Mixed Use (UDMU), Urban &N 1, PTMP 6	✓	✓	✓
Residents - Improves walkability and character Staff - Ensures compliance at review and construction phases of a project Developers - Sets expectation for construction	✓	✓	✓
Residents - Increases clarity Staff - Facilitates consistent administration Developers - Minor increase in cost and effort	✓	✓	✓

Residents - Additional information provided Staff - Facilitates consistent administration Developers - Minor increase in cost and effort		✓	✓
Residents - Increases clarity Staff - Facilitates consistent administration Developers - Increases clarity		✓	✓
N/A			
N/A			