

CITY OF LITTLETON, COLORADO

Resolution No. 06

Series, 2021

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

WHEREAS, the 2019 Envision Littleton Comprehensive Plan identified the update to the city's regulatory framework as a top priority; and

WHEREAS, the creation of the city's new regulatory framework, the Unified Land Use Code, launched in February 2020 with community meetings entitled Envision Littleton "Studios"; and

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

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

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

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

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

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

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

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

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

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

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

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maximum first floor height of 14 feet.

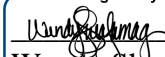
- d) Amend the official zoning map to prohibit duplexes in those SLR zoning districts South of W. Caley Avenue.

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

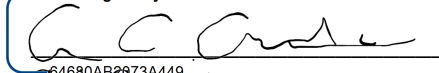
INTRODUCED, READ AND ADOPTED at a regularly scheduled meeting of the Planning Commission of the City of Littleton, Colorado, on the 27th day of September 2021, at 6:30 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado.

ATTEST:

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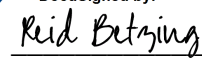

Wendy Shea Tamag
CITY CLERK

DocuSigned by:


Craig Coronato
CHAIR

APPROVED AS TO FORM:

DocuSigned by:


Reid Betzing
CITY ATTORNEY

