



Legislation Details (With Text)

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**Title:** Discussion on Chapter 4-Neighborhoods

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Date	Ver.	Action By	Action	Result
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Agenda Date: 07/12/2021

Subject:  
Discussion on Chapter 4-Neighborhoods

Presented By: Jennifer Q. Henninger, Community Development Director

**PURPOSE:**  
Continue discussions on the ULUC specifically Chapter 4-Neighborhoods

**PRESENTATIONS:**

**Staff Presenter(s):** Jennifer Henninger, Community Development Director and Michael Sutherland, Community Development Deputy Director

**Additional Presenter(s):** N/A

**SUMMARY:**  
The ULUC is in draft form and planning commission is in the process of reviewing the work of the City’s consultant KKC. In July and August staff will be facilitating discussions on the draft version of the ULUC provided by Kendig Keast Collaborative. In particular new concepts such as new land uses and design standards for neighborhoods will be discussed at Planning Commissions upcoming meeting.

**PRIOR ACTIONS OR DISCUSSIONS:**  
The city has hosted a series of Envision Studios over the past year and a half related to the draft ULUC regulations. In particular there were two Envision Studios that focused specifically on neighborhoods in Littleton. The input from these studios is now Chapter 4-Neighborhoods in the ULUC draft. A draft of the ULUC was released to the public on June 7<sup>th</sup>. Staff receives comments daily on the ULUC and has facilitated several study sessions with Planning Commission, City Council and Historic Preservation Board on specific topics proposed in the code.

## **ANALYSIS:**

### Staff Analysis

The neighborhood building block of the code is addressed in Chapter 4 of the draft ULUC. This chapter creates the following unique concepts:

- Consolidation of over 15 current residential zone districts into five new residential zone districts
- Identification of building types permitted in the residential zone district
- Provision of detailed design standards for buildings
- Introduction of a process for duplex conversion
- Establishment of a cottage community court housing concept
- Creation of landscape and greenscape standards
- Explanations of building transition standards between different types of structures as well as neighborhood conservation techniques

The draft also includes several detailed tables and associated illustrations. Of particular interest, is the table and illustrations setting forth clear lot and building standards (Table 10-4-2.2 and Figures 10-4-2.2.1 and 2) that meet current best management practices for neighborhoods.

### Council Goal, Objective, and/or Guiding Principle

The ULUC is Council's number one Goal for 2021 and 2022

### Fiscal Impacts

N/A

### Alternatives

N/A

## **STAFF RECOMMENDATION:**

N/A

## **REFERENCES:**

Draft ULUC:

<https://online.encodeplus.com/regs/littleton-co/doc-viewer.aspx#secid--1>

<<https://online.encodeplus.com/regs/littleton-co/doc-viewer.aspx>>