City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Legislation Details (With Text)

File #:	Ordinance 29-2019	**Name:**	
Type:	Ordinance	**Status:**	Failed
File created:	11/13/2019	**In control:**	City Council
On agenda:	12/17/2019	**Final action:**	12/17/2019
Title:	Ordinance 29-2019: An ordinance on second reading approving a rezoning of property from I-P and I-P (PDO) to PD-R located at 241 W. Powers Avenue and approving the Delaware & Powers General Planned Development Plan		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. 1. Ordinance No. 29-2019, 2. 2. Exhibit A to Ordinance No. 29-2019, 3. 3. Exhibit B to Ordinance No. 29-2019 (Plan Set), 4. 4. Staff Report, 5. 5. Application, 6. 6. Code and Criteria Links, 7. 7. PC Resolution No. 13-2019, 8. 8. Outside Referral Agency Matrix, 9. 9. Neighborhood Outreach, 10. 10. Public Hearing Notice, 11. 11. Letters of Support, 12. 12. Economic Analysis and Addendum - FINAL, 13. 13. Applicant Response to Economic Analysis, 14. 14. Staff Presentation_Ord. 29-2019		

Date	Ver.	Action By	Action	Result
12/17/2019	2	City Council	denied	Pass
12/3/2019	1	City Council	approved	Pass

Agenda Date: 12/17/2019

Subject:
Ordinance 29-2019: An ordinance on second reading approving a rezoning of property from I-P and I-P (PDO) to PD-R located at 241 W. Powers Avenue and approving the Delaware & Powers General Planned Development Plan

Presented By: Andrea Mimnaugh, Senior Planner

PURPOSE:
The applicant is requesting approval to rezone an 8.8-acre property from I-P (Industrial Park) and I-P PDO (Industrial Park with a Planned Development Overlay) to PD-R (Planned Development - Residential).

PRESENTATIONS:

Staff Presenters: Andrea Mimnaugh, Senior Planner
Additional Presenters: Susan Wade, Senior Planner, Redland and Jason Pock, Director of Entitlements, Richmond American Homes

SUMMARY:
The subject property is a vacant parcel of land zoned I-P and I-P PDO. Surrounded by multi-family residential and commercial uses, the applicant proposes to rezone the property to PD-R for single family homes. The development establishes zoning standards, including minimum/maximum lot size, maximum building height, minimum open space and parking. Planning and architectural standards are also included, which determine

orientation of buildings, architectural features and building materials.

The project has been reviewed for compliance with the Citywide Plan, zoning code and other reports in effect at the time of the submittal of the application, on March 26, 2019, including:

- 2014 Citywide Plan
- Progress Park Neighborhood Plan
- Envision Littleton 2040 Report
- Criteria for a rezoning and planned development plan, Title 10 of the zoning code

PRIOR ACTIONS OR DISCUSSIONS:

Prior to 2017	Vacant property held by Norgren, Inc., a company that develops pneumatic motion technologies with existing facilities to the north of the subject property.
August, 2017	Subdivision approval for the 8.8-acre parcel and subsequent sale of the property
August, 2017	Planned Development Overlay approved by Planning Commission for a self -storage facility on a portion of the property
January, 2019	Use by Special Exception approved by planning commission to modify the delineation of the Slaughterhouse Gulch Floodplain

ANALYSIS:

Staff Analysis

The Community Development staff analysis addresses applicable criteria in the code and consistency with the 2014 Citywide Plan. The Economic Development staff analysis addresses the pros and cons of proposed rezoning. Both analyses' are attached.

Council Goal, Objective, and/or Guiding Principle

Council Goal #2 - Financial Sustainability

The Economic Development Department prepared an economic analysis that addresses the financial sustainability of the proposed rezoning.

Fiscal Impacts

The proposal will not impact the 2019 or 2020 annual budgets.

The Economic Development Department staff analysis addresses the long-term fiscal considerations (for and against) associated with the proposed rezoning (see attached report).

Alternatives

Council may take any one of the following actions on the application: approve, approve with conditions, continue to a date certain; or deny (failure to adopt the proposed Ordinance will deny the rezoning request).

PLANNING COMMISSION RECOMMENDATION

On October 28, 2019, the Planning Commission held a public hearing on the proposed rezoning application. At the conclusion of the hearing, by a six-to-one vote, the commission recommended approval of the proposed rezoning with the following conditions:

- For housing sites facing Powers Avenue there shall be a gap of 15 feet, minimum, between each cluster of four sites;
- Eliminate stucco as an acceptable masonry material; and
- All utility box screening shall meet Littleton Code.

In response to the Planning Commission's recommendation, the applicant has revised the plans to reflect all recommended conditions of approval.

STAFF RECOMMENDATION:
Staff recommends approval of the rezoning application.

PROPOSED MOTION:
I move to approve the ordinance on second reading approving the Delaware and Powers Development rezoning request for 241 W. Powers Avenue.