



Legislation Text

File #: Ordinance 34-2017, **Version:** 3

Agenda Date: 01/16/2018

Subject:

An ordinance on second reading amending Title 10 of the City Code to add Preliminary Project Plan

Presented By: Jocelyn Mills, Community Development Director

POLICY QUESTION:

Does city council support amending Title 10 of the City Code to add Preliminary Project Plan?

The intent of this amendment is to provide a process for city council and planning commission to give informal and non-binding input regarding a potential development project before a formal application is submitted.

BACKGROUND:

In the city's zoning code, properties are zoned into various zoning districts (i.e. residential, commercial and industrial) with set development standards for uses, height, density, open space, etc. Littleton's code also allows properties in certain cases to establish a Planned Development (PD). As part of the application to establish a PD, the development standards are established specifically for that PD and are presented as part of the application. PDs are reviewed by the planning commission, with the final decision by city council.

The proposed amendment would add a new process into the city's zoning code (Title 10 of the City Code), to allow for applicants to request a Preliminary Project Plan study session before the city council and planning commission. The intent of this process is to provide a way for city council and planning commission to give informal and non-binding input regarding a potential planned development before a formal application is submitted.

Planning Commission recommended approval of the proposed Preliminary Project Plan be added into the city's zoning code at its November 13, 2017 meeting. The recommendation included deletion of the words "attended by the applicant" on line 97. City council held study sessions on September 26th and December 12, 2017 to review the proposed amendment. Council adopted the ordinance on first reading at the December 19, 2017 meeting.

STAFF ANALYSIS:

Staff looked at other Colorado Front Range communities zoning codes, including Longmont, Greeley, Aurora and Arvada. The draft language for Preliminary Project Plan was compiled from these municipal land use codes.

The addition of a Preliminary Project Plan process into the city's zoning code will allow for applicants to submit a proposal prior to a formal development application for a PD, to obtain informal and non-binding feedback from planning commission and city council.

A Preliminary Project Plan would be reviewed by staff and presented to both planning commission and city council. The applicant would be present in the audience, but not allowed to speak. The planning commission and city council get an initial look at potential projects that may be submitted, as well as an opportunity to provide thoughts and ideas on a proposal. Planning commission and city council would not be bound by the comments provided. Applicants would be able to hear the initial feedback and if any significant issues arose, would have the opportunity to rethink their proposed PD.

The proposed ordinance to establish a Preliminary Project Plan is provided as a separate attachment.

Citywide Plan: The proposed amendment meets the following items from the Citywide Plan.

1. A dynamic Littleton, by providing an additional means to facilitate development that meets community values. (A.4 Citywide Plan, Dynamic Littleton policies)
2. A connected Littleton, by providing early analysis of a project and its impacts upon circulation and different forms of transportation. (A.7 Citywide Plan, Connected Littleton policies)
3. A distinctive Littleton by providing guidance on community and council expectations for high quality development. (A.9 Citywide Plan, Distinctive Littleton policies)

OPTIONS/ALTERNATIVES:

1. Not approving this ordinance will result in the existing process for development review remaining unchanged, and council would not have an option to provide input on a potential PD project before a formal application is submitted.
2. Council could decide to approve the ordinance on second reading, which would add the Preliminary Project Plan process into Littleton's development review process.

STAFF RECOMMENDATION:

Staff finds that the proposal to add Preliminary Project Plan into the city's zoning code complies with the pertinent goals and policies of the city's comprehensive plan, promotes the general welfare of the community and recommends approval of Ordinance 34-2017.

PROPOSED MOTION:

I move to approve the ordinance amending Title 10 of the City Code to add Preliminary Project Plan.