



Legislation Details (With Text)

File #: PC Resolution 03-2021
Name:
Type: PC Resolution
Status: Passed
File created: 7/20/2021
In control: Planning Commission
On agenda: 7/26/2021
Final action: 7/26/2021
Title: PC Resolution 03-2021: Recommending approval of Ordinance 16-2021 amending the Littleton City Code Title 10, Chapter 12, Amendment Procedure regarding city-initiated comprehensive rezoning process

Sponsors:

Indexes:

Code sections:

Attachments: 1. 1. Resolution No. 03-2021, 2. 2. Presentation_Comprehensive Rezoning Process

Date	Ver.	Action By	Action	Result
7/26/2021	1	Planning Commission	approved	Pass

Agenda Date: 07/26/2021

Subject:

PC Resolution 03-2021: Recommending approval of Ordinance 16-2021 amending the Littleton City Code Title 10, Chapter 12, Amendment Procedure regarding city-initiated comprehensive rezoning process

Presented By: Reid Betzing, City Attorney

PURPOSE:

Amendments to the City of Littleton zoning regulations must be heard by the planning commission and a recommendation forwarded to the city council for a final decision. Council requested an amendment to the Littleton City Code regarding city-initiated comprehensive rezoning processes prior to consideration of the Unified Land Use Code (ULUC).

PRESENTATIONS:

Staff Presenter(s): Reid Betzing, City Attorney and
Jennifer Q. Henninger, Community Development Director

Additional Presenter(s): N/A

SUMMARY:

Currently, regulations and procedures for rezoning are designed for small-scale requests from individual property owners. Mailed notification is required to all property owners within 700 feet of the affected property. The current code did not anticipate, nor does it contain special processes for large-scale rezoning initiated by the city government, as many other municipalities do. The ULUC will rename and in some cases rezone many parcels of land in the City of Littleton.

PRIOR ACTIONS OR DISCUSSIONS:

June 15, 2021 city council had a study session regarding city initiated rezonings and direction was given to staff to proceed with creating a new process of comprehensive rezonings.

ANALYSIS:

Staff Analysis

Many other municipalities in the metropolitan area and across the nation have provisions for city-initiated rezonings that are different from the requirements for individual property owners. In rare instances of comprehensive rezoning, these provisions help facilitate the legislative authority of the city council. When City Council decided to rezone the Downtown area to reflect the new DT Zoning district it required over 2000 notifications being mailed and areas of the downtown area to be physically posted. As the ULUC's proposed zoning districts consolidate districts and rename them, the current process would result in tens of thousands of mailings and an unmanageable amount of postings which would be inefficient and impractical. Adding a new process for city-initiated rezonings would be the most practical and efficient method.

Council Goal, Objective, and/or Guiding Principle

Council Goal 1 - Unified Land Use Code

Fiscal Impacts

None.

Alternatives

If an amendment is not adopted, mailed notification may need to be sent to all Littleton property owners and property owners within 700 feet of the municipal limits.

STAFF RECOMMENDATION:

Staff recommends approval of planning commission Resolution 03-2021.

PROPOSED MOTION:

I move to approve PC Resolution number 03-2021 recommending council approval of an amendment to the Littleton City Code regarding city-initiated comprehensive rezoning processes (with the following conditions)

- 1.
- 2.

REFERENCES:

Chapter 12, Amendment Procedure

<https://online.encodeplus.com/regs/littleton-co-cc/doc-viewer.aspx#secid-2284>

[<https://online.encodeplus.com/regs/littleton-co-cc/doc-viewer.aspx>](https://online.encodeplus.com/regs/littleton-co-cc/doc-viewer.aspx)