



Legislation Text

File #: Ordinance 20-2018, **Version:** 2

Agenda Date: 05/15/2018

Subject:

An ordinance on second reading to amend Title 10, Chapter 9, Planned Development Overlay, and Chapter 2, Zone Districts

Presented By: Jocelyn Mills, Community Development Director

REQUESTED COUNCIL ACTION:

Does city council support amending the Littleton City Code to update Title 10, Chapter 9, Planned Development Overlay (PDO), and Chapter 2, Zone Districts?

BACKGROUND:

In the city's code, PDOs are considered and decided by the planning commission. Typically, overlay districts require specific design or site requirements that apply to properties within the designed overlay area of a community. Littleton's PDO is more of a hybrid as it encourages a higher level of design for projects and allows deviations from certain zoning requirements, which are more typically sought through a variance process.

There are several items in the PDO chapter of the zoning code that are in need of review, including eliminating the option to increase density in the Central Area Zone District through a PDO process and relocating the density and floor area requirements from the PDO chapter into each individual zone district. The proposal also recommends eliminating the parking reduction through a PDO as the city's zoning code does not allow planned development proposals (considered and decided by city council) to deviate from parking requirements so it seems illogical to allow such through a PDO process.

PRIOR ACTIONS OR DISCUSSIONS:

A study session was held with city council on the proposed code amendments on February 27, 2018. A study session on the proposed updates was held with planning commission on March 13, 2018. Planning commission recommended approval of this ordinance on April 9, 2018 with minor edits listed as conditions, as outlined in the attached PC Resolution 09-2018. These edits have been incorporated into the proposed ordinance.

The proposed code amendments were posted on the LittletonPlans website after the study sessions with city council and planning commission. Public comments received as of April 4, 2018 regarding the proposed amendments are attached to this staff communication.

STAFF ANALYSIS:

Proposed code updates for the Planned Development Overlay section of the city's zoning code include removing the option for a PDO in any of the city's residential zone districts and eliminating the option for a reduction in parking through a PDO process. The updates include eliminating the option to increase density in

the Central Area Multiple Use (CA) zone district through a PDO process.

The proposed changes also include clarifying and cleaning up the PDO provisions identified in the CA and Transitional (T) zone districts, as well as further clarifying minimum and maximum residential densities and floor area ratios (FAR) in all of the city's zone districts. Currently in the PDO chapter, it lists maximum residential densities and FAR for all of the city's zone districts. The majority of the city's zoning districts also calculate maximum densities within each individual district. The proposal includes removing the densities and FAR listed in the PDO chapter, and relocating the densities from the PDO into each individual corresponding zone district in Chapter 2.

The other often confusing language in some of the zone districts is the minimum lot areas; and in certain districts, it also includes minimum lot areas per residential unit, which is another way to calculate density. This is not as clear as listing density in "number of units per acre" (a typical reference in most zoning codes). Other updates proposed include clarifying setbacks for multifamily uses in the Residential Multiple-Family District (R-5), and setting a minimum lot size and unobstructed open space requirement for residential only uses in CA.

During the study sessions with city council and planning commission, both asked staff for more research regarding existing lot widths in the R-5 zone district and in the CA zone district. Based on further analysis of reviewing all lot frontages for R-5 properties, existing lot frontages in Littleton's downtown area in R-5 tend to be smaller than the existing lot frontage requirement of 60 feet. The existing residential lots in downtown that are in the CA zone district are of similar size to the downtown R-5 lots. As a result of proposing to eliminate the PDO option in all residential zoned districts (currently the only option in the zoning code to establish a residential duplex or townhome style project that has zero internal lot lines as units are physically attached), the proposed updates include establishing minimum lot frontage in R-5 and CA (for downtown only - east of Santa Fe Drive/ west of the railroad tracks, and south of Crestline Avenue) for residential townhomes of 25 feet. The proposal includes adding minimum lot frontages for residential townhome projects in CA, as currently there are no minimum lot frontage requirements for properties in CA.

Attached to this staff communication is the proposed ordinance.

Citywide Plan: The proposed code amendments appear to meet the following goal and actions in the Citywide Plan.

Goal 4: A Distinctive Littleton:

- * Build upon the assets that are unique to Littleton, such as the Platte River and its adjoining natural areas and Littleton's history, schools, neighborhoods, cultural facilities, and public image.
- * Encourage high quality design, architecture, landscape architecture, and public art throughout Littleton.
- * Encourage "architecture of place" and small independent businesses that differentiate Littleton from nearby municipalities.

OPTIONS/ALTERNATIVES:

1. Adopt the proposed ordinance amending the PDO and Zone Districts chapters of the Zoning Code, Title 10.
2. Take no action on the proposed draft ordinance and continue with the existing code.

FISCAL IMPACTS:

No fiscal impacts anticipated.

STAFF RECOMMENDATION:

Staff finds that the proposed amendments to Chapter 9, Planned Development Overlay, and Chapter 2, Zone Districts of the city's zoning code comply with the pertinent goals and policies of the city's comprehensive plan and promote the general welfare of the community, and recommends approval.

PROPOSED MOTION:

I move to approve the ordinance on second reading to amend Title 10, Chapter 9, Planned Development Overlay, and Chapter 2, Zone Districts.