

Legislation Text

File #: PC Reso 14-2018, **Version:** 2

Agenda Date: 06/25/18

Subject:

Resolution recommending city council action on the Belleview Avenue Corridor Plan

Presented By: Jocelyn Mills, Community Development Director

REQUESTED COMMISSION ACTION: Consideration of a Resolution recommending city council action on the adoption of the Belleview Avenue Corridor Plan

BACKGROUND:

During city council's priorities workshop on April 28, 2017, council identified the Belleview Avenue Corridor as an area in need of an updated vision and a plan for achieving that vision. At a May 22, 2017, study session with planning commission, staff presented and discussed the concept for a corridor plan.

In response to city council's directive and planning commission's comments, city staff initiated a planning process for the corridor. A key objective for this process was to engage area stakeholders and the community at-large in a discussion about the future of the Belleview Avenue Corridor. Boundaries for the plan were established for an area extending west of South Santa Fe Drive (US85) to the city boundary with the Town of Bow Mar.

Fall 2017: Issues and Opportunities

The city hired Clarion Associates and their sub-consultant, Economic and Planning Systems, Inc. to assist with the plan. The work program established opportunities for stakeholder and community participation at crucial points during the process. Consultant team members initiated the community outreach process by interviewing representatives from South Suburban Parks and Recreation, the South Platte Working Group, and the City of Englewood. They also interviewed the State of Colorado South Platte River Program Coordinator; several major property owners; current and former District 1 City Council members; City of Littleton Public Works, Economic Development, and Community Development staff; Senior Services - Aging Well Resource Center staff; and the City Attorney. Stakeholders discussed their impressions of the corridor, their knowledge of issues and opportunities; and their vision for the future of the corridor.

Concurrent with the interviews, the consultants prepared an existing conditions report, provided here as Appendix A, and a retail analysis for the corridor, included as Appendix B. The retail analysis reviewed the market trend and conditions; analyzed the demographics, retail expenditure potential, and the retail market potentials for the corridor; and provided a set of retail-related findings and recommendations for the Corridor.

As a companion to the stakeholder interviews, the City of Littleton conducted a series of community engagement activities to seek input from study area residents about existing conditions and the future of the Belleview Avenue Corridor. Activities were facilitated using the City's "Littleton Listens" process. The

community engagement process was initiated with a community meeting on October 24, 2017. This event was advertised specifically to area residents. A companion on-line participation opportunity hosted on the City's Open Littleton platform was advertised more broadly to the community-at-large. Comments were received on-line for three weeks following the community meeting. In all, nearly 90 people participated in these initial events.

Winter 2018: Preliminary Recommendations

The consultants used the background information and the ideas received from the interviews and the community engagement activities as the basis for preliminary recommendations, including a draft vision and draft principles and goals designed to achieve the vision. In February 2018, a second round of community engagement activities presented and sought comments on the preliminary recommendations. Over 150 people participated in a February 5 open house, and an additional 100 people logged-in to the City's Open Littleton platform to review the preliminary recommendations. Following the open house, a work session with planning commission was held on February 26.

At that study session, Darcie White of Clarion Associates provided an update on the process to date and an overview of the draft plan and its two supporting appendices.

Comments received as part of these February activities were used in the revisions to the preliminary recommendations and the development of draft policies that provide a more detailed program for achieving the vision, principles, and goals.

Spring 2018: Draft Plan

A draft plan, dated March 14, 2018, incorporated the February revisions. This draft was presented at a March 22, 2018, open house and on-line, again using the City's Open Littleton platform. Comments from the March 22 open house, the February 26 planning commission study session, and Open Littleton were consolidated with staff comments and incorporated into a revised draft that was presented to the planning commission at a May 14 study session and to city council at a May 22 study session. Comments from planning commission, city council, and city staff were incorporated into a revised draft, dated June 6, 2018.

Summer 2018: Final Review and Adoption

It is the June 6 draft plan that is attached and will be reviewed by planning commission. Planning commission will consider a Resolution recommending city council adoption of the corridor plan. As part of its recommendation to city council, the commission may recommend additional changes to the draft plan.

On June 11, 2018 Planning Commission had the formal review and recommendation on the Belleview Corridor Plan on its agenda. The compilation of community written comments had not been attached to the staff communication for that meeting, and planning commission voted to continue the agenda item to the June 25, 2018 meeting. Three additional public comments were received prior to that meeting, all of these comments are attached to this staff communication.

STAFF ANALYSIS:

According to Section 2-9-1 of the City Code, Powers and Duties of the Planning Commission, the planning commission "shall recommend to the city council comprehensive plans to guide future growth and development within the city which includes, for example, land use, streets and transportation, parks and open space, pedestrian circulation, and urban design. Such comprehensive plans shall be subject to:

1. Approval by the city council with changes, if any,
2. Denial by the city council, or

3. Remand by the city council to the commission with recommendations.”

The plan before the commission is the product of an extensive process that has included three community open houses, posting and comments on OpenLittleton.org after each of those three open houses, three study sessions with planning commission, and a city council study session. The current draft plan includes ideas and comments from each of these steps; it presents the community vision and the general steps necessary to achieve that vision. The current draft plan is consistent with other elements of the city’s comprehensive plan, including the Citywide Plan, adopted in 2014, the Goddard and Centennial Neighborhood Plans, adopted in 2016, and the 2011 Bicycle and Pedestrian Master Plan.

Please reference the following attachments regarding this application:

1. PC Resolution 14-2018
2. Draft Bellevue Avenue Corridor Plan, dated June 6, 2018
3. Appendix A, Existing Conditions Report
4. Appendix B, Retail Demand Analysis
5. Presentation
6. Summary of Community Input as of June 1, 2018
7. Three additional comments received June 11, 2018

OPTIONS/ALTERNATIVES:

The planning commission may take the following actions on the resolution: approve, which forwards a favorable recommendation to council; approve with conditions; continue to a date certain; and deny. A sample motion is provided for each option.

FISCAL IMPACTS:

Not Applicable

STAFF RECOMMENDATION:

Staff finds that, in compliance with Section 2-9-1 of the Littleton City Code, the proposed Bellevue Avenue Corridor Plan meets the criteria for approval. Staff, therefore, recommends forwarding a recommendation of approval to council of PC Resolution 14-2018.

PROPOSED MOTION:

Motion to Approve and/if necessary, With Conditions

I move to approve PC Resolution 14-2018, which forwards a favorable recommendation to city council concerning the Bellevue Avenue Corridor Plan, *with the following condition(s)*:

- 1.
- 2.

Motion to Continue to a Date Certain

I move to continue the discussion of PC Resolution 14-2018, concerning the Bellevue Avenue Corridor Plan, to _____ (*insert date*) in order to _____.

Motion to Deny

I move to deny PC Resolution 14-2018, concerning the Bellevue Avenue Corridor Plan. The foregoing denial is based on the findings that the proposed work:

Note: Identify criterion or criteria not met and adjust motion accordingly:

- 1.
- 2.