File #: PC Reso 36-2018, **Version:** 1

Agenda Date: 11/26/18

Subject:
PC Resolution to amend Title 10, Chapter 1, Subsection 8 of Littleton's Zoning Code regarding the Preliminary Project Plan Process (P4)

Presented By:	Jocelyn Mills, Community Development Director

REQUESTED PLANNING COMMISSION ACTION: Does Planning Commission recommend approval to amend Chapter 1 of the Zoning Code regarding the Preliminary Project Plan Process (P4) to include rezoning concepts?

BACKGROUND: The proposed amendment would add a rezoning concept to be eligible 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 rezoning before a formal application is submitted.

A P4 application is 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 concept.

PRIOR ACTIONS OR DISCUSSIONS:
On January 16, 2018 city council adopted Ordinance 34-2017 to add the P4 process into the city's zoning code.

STAFF ANALYSIS: The P4 process has allowed applicants the opportunity to present a planned development concept to the planning commission and city council for initial input and feedback before a formal application is submitted to the city. It appears amending the P4 regulations to allow a potential rezoning to apply for a P4 is also a good use of this process.

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

- A dynamic Littleton, by providing an additional means to facilitate development that meets community values. (A.4 Citywide Plan, Dynamic Littleton policies)
- 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)
- A distinctive Littleton by providing guidance on community and council expectations for high quality development. (A.9 Citywide Plan, Distinctive Littleton policies)

OPTIONS/ALTERNATIVES:

The planning commission may take the following actions on the application: recommend approval to city council; recommend approval to city council with conditions; continue to a date certain; and recommend denial to city council. A sample motion is provided for each option.

STAFF RECOMMENDATION:

Staff finds that the proposal to amend the P4 process for rezoning concepts 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 PC Resolution 36-2018.

PROPOSED MOTION:

Motion to Approve and/if necessary, With Conditions

I move to approve, and forward a favorable recommendation to city council, PC Resolution 36-2018, amending Title 10 of the City Code to amend Preliminary Project Plan for rezoning concepts, with the following condition(s):

1.
2.

Motion to Continue to a Date Certain

I move to continue the public hearing on PC Resolution 36-2018, concerning an amendment to Title 10 of the City Code, to amend Preliminary Project Plan for rezoning concepts, to _____ (insert date) in order to_____.

Motion to Deny

I move to recommend denial to City Council on PC Resolution 36-2018, amending Title 10 of the City Code to amend Preliminary Project Plan for rezoning concepts. The foregoing recommendation of denial is based on the findings that the proposed ordinance:

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

1.
2.