



Legislation Text

File #: Resolution 07-2019, **Version:** 3

Agenda Date: 01/15/2019

Subject:

A resolution to ratify the amended Downtown Littleton Design Standards extending the boundary of Subdistrict 3

<p>Presented By: Michael Sutherland, Planning Manager, Community Development Department</p>
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REQUESTED CITY COUNCIL ACTION:

Does city council wish to ratify an amended Downtown Littleton Design Standards, extending the boundary of Subdistrict 3, to include the downtown area northeast of the intersection between Prince Street and Santa Fe Drive?

BACKGROUND:

In 2006, the historical preservation board and planning commission adopted the Littleton Downtown Design Standards and Guidelines. In the 12 years since they were adopted, the pace and type of development in Downtown Littleton has changed dramatically. As one step in responding to these changes, city council directed staff to undertake a public process to review and update the design standards and guidelines by (1) revising the document to be more user-friendly and (2), when viable, transforming guidelines into standards.

To accomplish this project, the city hired Littleton consulting firm Bryant Flink Architecture + Design and assembled a technical advisory team. The technical team included professional representatives from the historical preservation board, planning commission, downtown businesses, and downtown property owners.

The Downtown Littleton Design Standards were adopted by planning commission and ratified by city council earlier this summer. One outcome of that project included a list of additional items to be addressed, as time permitted, to continue to bring the design standards in alignment with other governing planning documents, including the Downtown Neighborhood Plan. The proposed amendment to Subdistrict 3, to expand the boundary north along Prince adjacent to Santa Fe Drive, further aligns these two documents.

The adopted Downtown Littleton Design Standards are attached for reference.

PRIOR ACTIONS OR DISCUSSIONS:

On December 10, 2018, planning commission approved the expansion to Subdistrict 3 of the Downtown Littleton Design Standards. The proposed amendment to Subdistrict 3 was posted on Littleton Plans for two weeks prior to the planning commission meeting.

CRITERIA AND STAFF ANALYSIS:

Based on the fact that the intersection of Prince Street and Santa Fe Drive is a significant entrance into the

city's downtown area, it is important that the design standards apply to properties in this area.

The 2014 Citywide Plan identifies as part of the vision, the importance of respecting the community's history. The proposed amendment to the boundary of Subdistrict 3 of the Downtown Littleton Design Standards appears to meet the intent of the following goals (and stated policies within each goal area), as stated in the Citywide Plan:

- Goal 1: A Dynamic Littleton. Foster a vibrant and evolving community.
- Goal 4: A Distinctive Littleton. Maintain and expand upon the characteristics that make Littleton an authentic and distinctive community.
 - 4.2 Encourage preservation of historic structures, districts, and places that are significant to Littleton's history.
 - 4.3 Encourage "architecture of place" and small, independent businesses that differentiate Littleton from nearby municipalities.
 - 4.4 Create distinctive gateways to the city, its downtown, and other points of interest.

The Downtown Neighborhood Plan also identifies the Prince Street corridor as an important entrance into Littleton's downtown. Several strategies of the neighborhood plan include ensuring development and redevelopment of properties along the entrance into downtown are designed in character with Littleton's historic downtown. The proposed amendment to the boundary of Subdistrict 3 of the Downtown Littleton Design Standards will bring these two planning documents into alignment with one another.

OPTIONS/ALTERNATIVES:

The city council may take the following actions on this application: approve, approve with conditions, continue to a date certain, or deny.

STAFF RECOMMENDATION:

Planning commission approved PC Resolution 35-2018, to expand the boundary of Subdistrict 3, at its December 10, 2018 meeting, with the following condition:

The proposed boundary extension would not be applicable to the existing development application that is in the city's development review process and has received the first round of review comments. It is important to note, however, that this application is subject to the Downtown Neighborhood Plan, which also references design and character elements to be met for this location. Also, in the future, any new development application for an expansion of the footprint of an existing building in this location would be subject to these design standards as specified in the Littleton Downtown Design Standards. Additionally, any future sign permit application would also be subject to these standards.

Based on the above, staff recommends city council approve Resolution 07-2019, ratifying the amended Downtown Littleton Design Standards and extending the boundary of Subdistrict 3 to the intersection of Prince Street and Santa Fe Drive.

PROPOSED MOTION:

I move to approve the resolution ratifying the amended Downtown Littleton Design Standards and extending the boundary of Subdistrict 3 to the intersection of Prince Street and Santa Fe Drive.