

Legislation Text

File #: Ordinance 04-2019, **Version:** 3

Agenda Date: 02/05/2019

Subject:

An ordinance on second reading amending Title 10, Chapter 1, Subsection 8 of Littleton's Zoning Code regarding the Preliminary Project Plan Process (P4)

Presented By: Mike Sutherland, Planning Manager

REQUESTED CITY COUNCIL ACTION:

Does city council approve an amendment to 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 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.

As proposed, a P4 application for rezoning would be reviewed by staff and presented to both planning commission and city council. The applicant would be present in the audience, but not address the council. The planning commission and city council would 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.

On November 26, 2018, planning commission recommended approval to city council to amend Chapter 1 of the Zoning Code regarding the P4 process to include rezoning concepts.

This ordinance passed on first reading at the regular city council meeting of January 15, 2019.

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 may also be a valuable 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:

Council may take the following actions:

1. Approve the ordinance
2. Not approve the ordinance and continue to only allow Planned Developments to use the P4 process

STAFF RECOMMENDATION:

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 and promotes the general welfare of the community. Staff recommends approval of Ordinance 04-2019.

PRESENTATIONS:

- i. Staff: Mike Sutherland, Planning Manager
- ii. Applicant: N/A

PROPOSED MOTION:

I move to approve the ordinance amending Title 10, Chapter 1, Subsection 8 of Littleton's Zoning Code regarding Preliminary Project Plan Process (P4).