City of Littleton

Legislation Text

File #: PC Reso 06-2019, **Version:** 1

Agenda Date: 04/08/19

Subject:
A resolution of the planning commission of the City of Littleton, Colorado, recommending approval of an ordinance to rezone a 1.51-acre property from the R-3 district to the PD-R district and approval of Our Lady of Mt. Carmel Catholic Church General Planned Development Plan

Presented By: Rob Haigh, Planner II

REQUESTED COMMISSION ACTION:
The applicant is requesting a recommendation of approval of a rezoning and a General Planned Development Plan for a property located at 5612 S. Hickory St. to establish a PD-R district. The PD-R district will maintain similar characteristics as the surrounding R-3 and establishes a minimum unobstructed open space requirement of 25% for church and church facility uses.

BACKGROUND:
The improvements on the subject property include an existing church, parking lot, landscaping, and supporting infrastructure. An addition to the existing church was approved in 2009 that allowed the church to maintain an amount unobstructed open space of 40% which is less than the 50% that is typically required in the R-3 zoning district. In order to bring the church into compliance with the city code and permit additional flexibility from what was approved under SDP09-0009, the applicant is requesting approval of a General Planned Development plan to change the zoning of the property to PD-R.

PRIOR ACTIONS OR DISCUSSIONS:
SDP09-0009 Approved an addition to the church and established a minimum open space requirement that is less than the requirement in the R-3 zoning district that governs the property.
CPT18-0150 Pre-application meeting held in September 2018 to discuss a proposed addition to the church and modifications to the phasing plan in SDP09-0009.

STAFF ANALYSIS:
Staff finds that the proposed Planned Development complies with all applicable regulations in the City Code and aligns with the goals and policies of the Comprehensive Plan and Progress Park Neighborhood Plan. Therefore, staff is recommending approval of the Our Lady of Mt. Carmel Catholic Church General Planned Development Plan.

Please reference the following attachments regarding this application:
1. Staff Report
2. Draft PC Resolution 06-2019
3. Draft Ordinance
4. Application Materials

5. Proposed General Planned Development Plan
6. Neighborhood Outreach
7. SDP09-0009 for reference
8. Presentation

OPTIONS/ALTERNATIVES:
The planning commission may take the following actions on the application: approve; approve with conditions; continue to a date certain; and deny. A sample motion is provided for each option.

FISCAL IMPACTS:
Not Applicable

STAFF RECOMMENDATION:
In compliance with Section 10-2-23 of the Littleton City Code, the proposed rezoning and General Planned Development Plan for Our Lady of Mt. Carmel Catholic Church meets the criteria for approval. Staff, therefore, recommends adoption of PC Resolution 06-2019.

PROPOSED MOTION:
Motion to Approve and/if necessary, With Conditions
I move to approve PC Resolution 06-2019, concerning the proposed rezoning and General Planned Development Plan for Our Lady of Mt. Carmel Catholic Church, which forwards a favorable recommendation to city council (*with the following conditions*):
  1.
  2.

Motion to Continue to a Date Certain
I move to continue the public hearing on PC Resolution 06-2019, concerning the proposed rezoning and Planned Development Plan for Our Lady of Mt. Carmel Catholic Church, to _____ *(insert date)* in order to_____ (*recommended for all options except approval*)

Motion to Deny
I move to adopt PC Resolution 06-2019, recommending denial of the proposed rezoning and General Planned Development Plan for Our Lady of Mt. Carmel Catholic Church and direct the city attorney to amend the resolution accordingly.   The recommendation is based on the following findings of fact:

  1.
  2.