



## Legislation Text

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**File #:** PC Resolution13-2019, **Version:** 1

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Agenda Date: 10/28/2019

**Subject:**

PC Resolution 13-2019: Recommending approval of a request to rezone property from I-P and I-P PDO to PD-R, known as the Delaware and Powers project at 241 W. Powers Avenue

Presented By: Andrea Mimnaugh, Senior Planner
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**REQUESTED BOARD/COMMISSION/COUNCIL ACTION:** The applicant is requesting approval to rezone an 8.8-acre property from I-P (Industrial Park) and I-P PDO (Industrial Park with a Planned Development Overlay) to PD-R (Planned Development - Residential).

**BACKGROUND:**

The subject property is a vacant parcel of land zoned I-P and I-P PDO. Surrounded by multi-family residential and commercial uses, the applicant proposes to rezone the property to PD-R for single family homes. The development establishes zoning standards, including minimum/maximum lot size, maximum building height, minimum open space and parking. Planning and architectural standards are also included, which determine orientation of buildings, architectural features and building materials.

The project has been reviewed for compliance with the Citywide Plan, zoning code and other reports in effect at the time of the submittal of the application, on March 26, 2019. These documents include:

- 2014 Citywide Plan
- Progress Park Neighborhood Plan
- Envision Littleton 2040 Report
- Criteria for a rezoning and planned development plan, Title 10 of the zoning code

**PRIOR ACTIONS OR DISCUSSIONS:**

Prior to 2017 Vacant property held by Norgren, Inc., a company that develops pneumatic motion technologies with existing facilities to the north of the subject property.

August, 2017 Subdivision approval for the 8.8-acre parcel and subsequent sale of the property

August, 2017 Planned Development Overlay approved by Planning Commission for a self-storage facility on a portion of the property

January, 2019 Use by Special Exception approved by planning commission to modify the delineation of the Slaughterhouse Gulch Floodplain

**STAFF ANALYSIS:**

The Community Development staff analysis includes all applicable criteria in the code and consistency with the 2014 Citywide Plan. In addition, the Economic Development staff has prepared an economic analysis of the proposed rezoning.

**OPTIONS/ALTERNATIVES:**

The planning commission may take the following actions on the application: recommend approval with or without conditions; continue to a date certain; or recommend denial. A sample motion is provided for each option.

**FISCAL IMPACTS:**

Refer to the Economic Analysis Report on the proposed rezoning, prepared by the Economic Development Department (attached) which recommends denial of the rezoning proposal.

**STAFF RECOMMENDATION:**

Community Development Department and Public Works Department have differing recommendations than the Economic Development Department for this case. Community Development and Public Works recommend approval while Economic Development recommends denial. Staff from each department will be available at the public hearing for questions.

**PROPOSED MOTION:**

***Motion to Approve and/if necessary, With Conditions***

I move to approve PC Resolution 13-2019, approving the Delaware and Powers rezoning request which forwards a favorable recommendation to city council (*with the following condition(s)*):