

Legislation Text

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Agenda Date: 12/10/2019

Subject:
Downtown Development Regulatory Options

Prepared By: Jennifer Q. Henninger, Community Development Director
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PURPOSE:

Staff is seeking city council direction on whether there is a need for phased regulations specific to Downtown Littleton development.

PRESENTATIONS:

Staff Presenters: Jennifer Henninger, Community Development Director;
Mike Sutherland, Community Development Deputy Director

SUMMARY:

Since the adoption of the Comprehensive Plan in October, staff has identified all policies, goals and action steps that specifically apply to Downtown Littleton, development in downtown, and the city's Zoning Code. Analysis of the plan and the code indicate potential challenges for both staff and developers when it comes to regulating new development downtown. These potential challenges need to be addressed prior to the formal adoption of a new Uniform Land Use Code, which is not anticipated to occur until mid-2021.

PRIOR ACTIONS OR DISCUSSIONS:

- During the Comprehensive Plan outreach process, staff received questions and concerns regarding how development would be reviewed between the adoption of the Plan and the adoption of a new Uniform Land Use Code.
- Kendig Keast Collaborative put together a post-adoption memo that outlines high-priority areas for the city and includes the need to address downtown immediately.
- Draft scope of work for Uniform Land Use Code starts with Downtown.

ANALYSIS:

In addition to the analysis of the Comprehensive Plan and the current city code, staff took a closer look into development that has occurred downtown in the last five years, evaluated the current land values of properties downtown, documented architectural character and heights per block, and started conversations with downtown residents regarding construction and neighborhood character. Staff will share the outputs of these efforts with council at the study session.

Council Goal, Objective, and/or Guiding Principle

One of council's 2019 goals is to update the code extending into 2020. This discussion item is directly related to the code update goal and relates to the Envision Littleton objective.

Fiscal Impacts

None. Discussion item only. Depending on outcomes, staff will prepare a fiscal impact analysis for alternatives as necessary

Alternatives

- Continue business as usual until new zoning codes are adopted
 - Some risk of allowing development that doesn't fit well with policies of the Comprehensive Plan or conversely, denying some development that is allowed by code
- Adopt interim changes to processing and / or code clarifications
 - Focuses on modifications to design standards and minor code adjustments
 - Addresses some growth concerns in the downtown neighborhood
 - Starts the conversation about downtown character
- Targeted moratorium on specific uses in specific downtown zoning districts
 - Discourages redevelopment in targeted downtown zoning districts
- General moratorium on new development in downtown
 - Prohibits all redevelopment projects in downtown
 - Provides time for the city to evaluate downtown

STAFF RECOMMENDATION:

Adopt interim changes to processing and / or code clarifications with the following next steps:

1. Staff will prepare specific processing and code clarifications for discussion at study sessions in early 2020.
2. Move forward for adoption of downtown specific code changes in spring 2020.