



Legislation Text

File #: Ordinance 04-2020, **Version:** 2

Agenda Date: 02/04/2020

Subject:

Ordinance 04-2020: An ordinance on second reading enacting a temporary moratorium on any new auto-oriented business development within the area as set forth in the Downtown Littleton Design Standards; and upon the submission, acceptance, processing, or approval of any site development plan, demolition permit, application or plan approval, or other types of approval by the City of Littleton related to such activities

Prepared by: Reid Betzing, City Attorney
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PURPOSE:

To approve an ordinance enacting a temporary moratorium on any new auto-oriented business development within the area as set forth in the Downtown Littleton Design Standards.

PRESENTATIONS:

Staff Presenter(s): Jennifer Henninger, Community Development Director;
Sutherland, Deputy Director of Community Development; Reid Betzing, City Attorney
Alternative Presenter(s): N/A

Michael

SUMMARY:

Staff has identified currently allowed, auto-oriented commercial uses in Downtown Littleton that are inconsistent with the Comprehensive Plan and recommends a 90-day temporary moratorium be imposed so that certain changes to city code can be implemented.

PRIOR ACTIONS OR DISCUSSIONS:

On December 10, 2019 a study session was held with city council where staff identified conflicts that exist between the adopted Comprehensive Plan and the Littleton City Code.

On January 7, 2020, a study session was held with city council where staff brought forth a proposed schedule to implement proposed Littleton City Code changes as well as placing temporary moratoriums on certain types of Downtown Littleton development during this period.

Passed on first reading at the regular meeting of city council on January 21, 2020.

ANALYSIS:

Staff Analysis

Since adoption of the Comprehensive Plan in October of 2019, staff identified policies and goals that specifically apply to downtown commercial and multifamily development. Currently, there are inconsistencies between the Comprehensive Plan and the city's code which will lead to conflicts and interpretation challenges when it comes to downtown commercial development.

Some resolution of these conflicts may begin with modifications to allowed uses which are inconsistent with the Comprehensive Plan. Specifically, there are currently allowed uses such as auto-oriented uses that are in direct conflict with the Comprehensive Plan. As

the Unified Land Use Code (ULUC) is not anticipated to be completed until mid-2021 staff has identified a way to address some of the major conflicts that currently exist while the ULUC takes shape. In order to implement these changes and help ensure that new downtown commercial development is consistent with the Comprehensive Plan, a 90-day temporary moratorium is recommended.

Council Goal, Objective, and/or Guiding Principle

One of Council's 2019 goals was to update the code extending into 2020 and to align the code with the Comprehensive Plan.

Guiding Principle - Connected - Littleton will be an increasingly connected and accessible place.

Fiscal Impacts

None

Alternatives

1. Do not adopt a moratorium and proceed toward a March adoption of recommended code, design standards, and operating standards changes:
 - Risk: potential downtown development applications being submitted between now and then that are inconsistent with the city's Comprehensive Plan. Staff does not believe this compressed approach for such a complex set of issues is consistent with the city's citizen engagement commitment nor would it be an effective use of council time.
2. Continue business as usual until all Unified Land Use Codes are finalized in 2021.
 - Risk: potential downtown development applications being submitted between now and then may be inconsistent with the city's Comprehensive Plan. This alternative has the greatest potential of allowing development to occur that is in conflict with the Comprehensive Plan and the expectations of the community.

STAFF RECOMMENDATION:

Staff is recommending approval of the temporary moratorium on auto-oriented uses in the downtown Littleton area as defined by the Downtown Littleton Design Standards.

PROPOSED MOTION:

I move to approve the ordinance on second reading imposing a temporary moratorium on any new auto-oriented business development within the area as set forth in the Downtown Littleton Design Standards; and upon the submission, acceptance, processing, or approval of any site development plans, demolition permit, applications or plan approvals, or other types of approval by the City of Littleton related to such activities.