

Legislation Text

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Agenda Date: 07/13/2021

Subject:

Discussion of how Accessory Dwelling Units (ADUs) have been included in the Unified Land Use Code (ULUC) draft provided by Kendig Keast Collaborative (KKC)

Prepared By: Kathleen Osher, Community Services Director
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PURPOSE:

Staff and KKC will discuss ADUs in the ULUC with Council. Staff and KKC will seek direction on any refinements that Council would like to pursue.

PRESENTATIONS:

Staff Presenter(s):	Kathleen Osher, Community Services Director Jennifer Henninger, Community Development Director
Additional Presenter(s):	Bret C. Keast, AICP, CEO, Kendig Keast Collaborative

SUMMARY:

Envision Littleton was developed to be a multi-year and multi-milestone commitment to planning for the next 20 years of the city. The top priority identified in the Comprehensive Plan is to update the city's regulatory framework and transition to a ULUC.

The ULUC is the framework that will guide land use and zoning for the next decades. Since the inception of Envision Littleton, the long term goal was to transform the 1976 code to a new structure and adopt a methodology for land use and zoning that is clear, simple, and focuses on quality by showing what the city wants instead of what is prohibited. This new structure will allow the City to take a more active approach to absorb new practices and procedures and ensure a living "document."

In the Comprehensive Plan, Action H&N 11 identified the need to evaluate best practices for regulating accessory dwelling units and short-term rentals, and parameters to prevent adverse neighborhood effects.

KKC has delivered a draft ULUC that includes definitions for ADUs and a possible approach to recognizing the on-the-ground realities found in Littleton by introducing general standards and standards by ADU type. KKC has also suggested which zone districts would allow ADUs approved subject to standards, conditional subject to standards, and in some cases permitted with alley access only.

This discussion will seek Council direction on how ADUs are approached in the draft.

PRIOR ACTIONS OR DISCUSSIONS:

Envision Littleton was developed to be a multi-year and multi-milestone commitment to planning for the next 20 years of the city. The top priority identified in the Comprehensive Plan is to update the city's regulatory

framework and transition to a ULUC.

Accessory Dwelling Units have been discussed during the last ULUC briefing, overall outreach, and engagement.

- On February 10, 2021 the first studio for neighborhoods occurred and about 80 members of the Littleton community participated. After the live session, the webinar was posted on the project website and the polling questions were added to Open Littleton which added an additional 61 responses.
- The second studio for the neighborhood building block occurred on March 22, 2021 with about 70 participants. This session included three small breakout groups and participant discussion.
- On June 22, 2021 staff introduced the draft ULUC and how KKC has introduced ADUs.

ANALYSIS:

Staff Analysis

The transition to the ULUC is on schedule and on budget. The draft ULUC is available from June 7 - July 30 for public comment and review.

Council Goal, Objective, and/or Guiding Principle

Council Goal 1 - Unified Land Use Code

Fiscal Impacts

N/A

Alternatives

N/A

STAFF RECOMMENDATION:

N/A