

Legislation Text

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Agenda Date: 07/26/2021

Subject:

Role of Planning Commission in the Unified Land Use Code (ULUC) Adoption Process

Presented By: Jennifer Henninger, Community Development Director

PURPOSE:

Outline Planning Commission's role in recommending the ULUC for adoption by City Council

PRESENTATIONS:

Staff Presenter(s): Jennifer Henninger, Community Development Director and
Reid Betzing, City Attorney

Additional Presenter(s): N/A

SUMMARY:

On September 27th, planning commission will be responsible for providing a recommendation with possible amendments to city council regarding the ULUC. In preparation for the September 27th meeting, staff will bring policy related items in the ULUC to planning commission for their input. Planning commission's recommendation on these policies will then be shared with council for their final consideration and incorporation into the ULUC.

PRIOR ACTIONS OR DISCUSSIONS:

After the adoption of the Comprehensive Plan in October of 2019, council gave direction to staff to engage Kendig Keast Collaborative (KKC) to write a Unified Land Use Code that translates the goals and policies of the Comprehensive Plan into regulations. Beginning in February 2020, and continuing through April of 2021, the city hosted several Envision Studios discussing different areas of the city and possible regulations addressing character. The comments from the studio were incorporated into the ULUC draft that was released to the public on June 7th. Since May, planning commission has been working with staff on specific topics in the Code.

ANALYSIS:

Staff Analysis

Since February of 2021, the planning commission along with city council and the entire community have provided input on how the City of Littleton should look, feel, operate and grow. It is now time for the hard work of making decisions on the nitty gritty of setbacks, building materials, heights, administrative processes and more.

Planning commission's role in the ULUC process is to provide input on the proposed regulations, provide direction to council on particular issues that are policy oriented, and ultimately provide a recommendation for

adoption. The timeline associated with these steps are as follows:

- July 26 Review of additional Chapters and discuss potential policy issues
- August 9 Discussion of Chapter 9-Administration , Chapter 6-Subdivision and ULUC Policy Issues needing direction
- August 19 Possible additional PC study session on policy issues and ULUC redlines
- August 23 Discussion of policy issues and review of redlined ULUC
- August 25 Possible additional PC study session on policy issues and ULUC redlines
- September 7 ULUC revised and becomes static to begin adoption process
- September 13 Meeting cancelled due to HPB public hearing on Historic District
- September 27 Planning Commission Public Hearing to consider recommending adoption of the ULUC to city council

Staff would provide the policy issues for discussion, and if so, directed by planning commission, schedule the two additional study sessions in August.

Council Goal, Objective, and/or Guiding Principle

The ULUC is council's number one goal in 2021-2022

STAFF RECOMMENDATION:

N/A

REFERENCES:

Link to live version of the ULUC Draft which contains current comments from the public and other boards and commissions www.envisionlittleton.org <<http://www.envisionlittleton.org>>

Link to comprehensive plan documents on the website here:

<<https://www.littletongov.org/building-development/planning-services/city-plans-design-guidelines>>