



Legislation Text

File #: PC Resolution 06-2021, **Version:** 1

Agenda Date: 09/27/2021

Subject:

A resolution recommending approval of the Unified Land Use Code (ULUC) and zoning map.

Prepared By: Kathleen Osher, Community Services Director
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PURPOSE:

Consider a resolution recommending approval of the Unified Land Use Code (ULUC) to City Council.

PRESENTATIONS:

Staff Presenter(s): Jennifer Henninger, Community Development Director
Kathleen Osher, Community Services Director

Additional Presenter(s): Bret C. Keast, AICP, CEO, Kendig Keast Collaborative

SUMMARY:

After four years of community input through the Envision Littleton process, the Unified Land Use Code is under consideration for adoption. On September 20, 2021 the Historical Preservation Board (HPB) reviewed and recommended approval with three minor conditions of the parts of the ULUC pertaining to Historic Preservation. Next, Planning Commission will consider a recommendation on the Unified Land Use Code except for Chapter 8: Historic Preservation and the corresponding parts of Chapter 9 related to the Historic Preservation. HPB's recommendation will be forwarded to City Council for their consideration during the October 19 public hearing.

It has been decades since the land use and zoning codes have been holistically updated with the last update occurring in 1976. The ULUC will introduce a new structure and adopt a methodology for land use and zoning that is clear, simple, and focuses on quality design and land use. The ULUC articulates what the city wants instead of what is prohibited. The new structure takes a more active approach to absorb new practices and procedures and ensure the land use and zoning code to carry the city forward for the next decades.

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. The ULUC kicked off during the February 10, 2020 community event hosted at Town Hall Arts Center and the February 11 Joint Leadership Session of City Council and Planning Commission.

- On April 7, 2020, City Council amended KKC's contract to prioritize the Downtown Building Block and amend the City's zoning regulations prior to those changes being incorporated in the finalized ULUC.
- On May 5, 2020, Council adopted Phase I amendments to the City Code relative to Downtown

and approved an extension of the temporary moratorium on any new development containing more than one residential unit within the downtown area which expired in October 2020.

- On March 23, 2020, the first Envision Studio focused on Downtown was held with 70 participants.
- On May 18, 2020, the second Envision Studio focused on Downtown was held with 72 community attendees.
- On May 19, June 2, June 23, and June 30, 2020, Council held study sessions on proposed changes to Phase II amendments of the City's Code.
- From July 1-31, 2020 the public review and comment period was opened for proposed Phase II amendments.
- On August 24, 2020 HPB unanimously recommended approval of the Phase II amendments with 3 conditions.
- On August 31, 2020, Planning Commission recommended 6-1 the Phase II amendments with 4 conditions.
- On October 6, 2020 City Council adopted the Phase II amendments to Title 10 of the Littleton City Code relative to Downtown development.
- The next building block focused on mixed use and corridors and on November 9, 2020 the first studio focusing on corridors was held with 77 participants.
- On December 14, 2020 the second studio occurred with approximately 54 members. This webinar was posted on the dedicated project site and the polling questions were added to Open Littleton with an additional 25 respondents.
- On February 8, 2021 Planning Commission met with the Housing Task Force to discuss housing goals and strategies for consideration in the ULUC.
- On February 10, 2021 the first studio focused on neighborhoods occurred and about 80 members of the Littleton community participated. Again, the webinar was posted on the project site and the polling questions were added to Open Littleton which added an additional 61 responses.
- On March 8, 2021 Planning Commission was updated on the Unified Land Use Code and schedule for upcoming study sessions.
- 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 April 12, 2021 Planning Commission held a study session to discuss Accessory Dwelling Units (ADU) and Single-Family Lot Sizes.
- On April 26, 2021 Planning Commission discussed Short Term Rentals (STR) and Land Use Concepts during their study session.
- The final studio was focused on the business and industry areas in the city and held on May 3 with 78 registered attendees.
- On May 10, 2021 Planning Commission discussed Downtown amendments and parking during their study session.
- KKC and staff provided a briefing on the progress of the ULUC to City Council during their May 11, 2021 study session. Council revisited the project goals, the overall approach/methodology, outreach underway, parking lot items, and the logistics for commenting and reviewing the draft ULUC.
- On May 24, 2021 Planning Commission discussed the reader's guide for the Unified Land Use Code and staff outreach efforts during their study session.
- The draft ULUC was released on June 7, 2021 for public comment and review. The draft was available until July 30, 2021.

- Council discussed the findings of the two economic models on June 22, 2021 in the context of land use policy decisions and any refinements of the draft ULUC.
- On June 28, 2021 Planning Commission had a joint session with the Housing Task Force and discussed ULUC sections related to the Corridor Mixed Use Chapter and the Accessory Uses, Buildings, Structures, and Dwelling Unit Section.
- On July 12, 2021 Planning Commission had a joint study session with the Historical Preservation Board to discuss the Historic Preservation code and Chapter 4 focused on neighborhoods.
- Staff and KKC presented a briefing on the ULUC during the July 13, 2021 Council study session.
- On July 26, 2021 Planning Commission discussed the role of the Commission during adoption process of the ULUC, remaining policy issues, and Chapters 5 and 7 of the draft ULUC during their study session.
- On August 9, 2021 Planning Commission discussed remaining policy issues, and Chapters 6 and 9 of the draft ULUC during their study session.
- On August 10, 2021 Council discussed how Short-Term Rentals (STRs) have been incorporated in the ULUC to set the stage for their direction during the August 24 study session.
- On August 17, 2021 Council discussed and provided direction to KKC on housing & affordability, parking & loading, design standards, and sustainability incentives.
- On August 19, 2021 Planning Commission discussed remaining policy issues of the draft ULUC during their study session.
- On August 24, 2021 KKC reviewed the redline draft ULUC and the proposed zoning map with Council.
- On August 25, 2021 KKC reviewed the redline draft ULUC and the proposed zoning map with Council.
- On September 20, 2021 HPB recommended approval with three minor conditions the parts of the ULUC pertaining to historic preservation.

ANALYSIS:

Public Outreach

The transition to the Unified Land Use Code is on schedule and on budget. The draft ULUC was available from June 7 - July 30 and staff received over 700 comments. Outreach to the public regarding the ULUC included the following:

- Creation of and airing of a four-part video series on channel 8 and social media
- Hosting four Open Littleton survey
- Placement of 90 posters and yard signs displayed throughout the city
- Distribution of paper surveys to 22 different locations
- Translation of all outreach materials to English and Spanish

Revisions to Draft

All of these efforts resulted in hundreds of comments being added to enCode, the software the city is using for the ULUC. The outreach also resulted in other emailed comments and reviews from outside partner agencies. Staff and the consultant then integrated the comments into a revised redline draft of the ULUC. The revised draft was available for review on the EnvisionLittleton.org website between August 19 - September 16, 2021. The proposed ULUC for consideration was posted on EnvisionLittleton.org on September 17.

Zoning Map

During the review period of the ULUC, KKC along with staff created a draft zoning map which took initial direction from the adopted Future Land Use and Character Map. The draft zoning map was posted on the EnvisionLittleton.org website on August 19. Much of the proposed zoning map is a renaming of existing zoning districts. The new concept of a specific mixed use zone district is proposed with the zoning map and is referred to as Corridor Mixed (CM). An interactive version of the zoning map was available from August 23 to September 10 and roughly ten online comments were received.

Council Goal, Objective, and/or Guiding Principle

Goal 1: Unified Land Use Code

Fiscal Impacts

N/A

Alternatives

Planning commission may recommend approval with specific conditions, in which case the conditions will be forwarded to city council for consideration. Planning commission may not adopt a recommendation (effectively recommending denial), in which case council will still consider adoption of the ULUC and the results of the planning commission hearing.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution No. 6-2021 forwarding a recommendation of approval of the proposed ULUC and zoning map to city council.

PROPOSED MOTION:

I move to approve Resolution 6-2021.

REFERENCES:

Link to ULUC (Exhibit A)

<https://online.encodeplus.com/regs/littleton-co/doc-viewer.aspx#secid-4>
<<https://online.encodeplus.com/regs/littleton-co/doc-viewer.aspx>>

Link to Zoning Map (Exhibit B)

<<https://online.encodeplus.com/regs/littleton-co/doclibrary.aspx?id=8bff3afb-1dad-488e-84cf-0ff08fc32955>>