



City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Meeting Agenda - Final Planning Commission

Thursday, August 19, 2021

6:30 PM

Council Chamber

Study Session - (Special Night)

1. Study Session Topics

- a) [ID# 21-179](#) ULUC Policy Issues Needing Resolution

2. Adjournment

*The public is invited to attend all regular meetings or study sessions of the City Council or any City Authority, Board, or Commission. Please call **303-795-3780** at least forty-eight (48) hours prior to the meeting if you believe you will need special assistance or any reasonable accommodation in order to be in attendance at or participate in any such meeting. For any additional information concerning city meetings, please call the above referenced number.*



Staff Communication

File #: ID# 21-179, **Version:** 1

Agenda Date: 08/19/2021

Subject:
ULUC Policy Issues Needing Resolution

Prepared By: Jennifer Henninger, Community Development Director

PURPOSE:

To inform planning commission of policy level issues that were raised during the Unified Land Use Code (ULUC) draft comment period and allow Planning Commission to provide input on the issues for city council consideration.

PRESENTATIONS:

Staff Presenter(s): Jennifer Henninger, Community Development Director
Michael Sutherland, Deputy Community Development Director

Additional Presenter(s): N/A

SUMMARY:

Since the draft ULUC was released in early June, staff has identified several issues without community consensus on how they should be addressed in the code. The lack of consensus requires policy direction. Staff is seeking Planning Commission input on these issues and staff will then share your recommendations with Council for their final decision and integration into the ULUC. Staff anticipates the policy issue discussion to cover several Planning Commission study sessions in the month of August.

PRIOR ACTIONS OR DISCUSSIONS:

On June 7th, a draft of the ULUC was released to the public and in that time 584 comments have been entered into the online comment portal, staff has received general email comments, and reviews from outside partner agencies. In addition, staff has had several one-on-one meetings with council members as well as many members of the public. Yard signs, posters, surveys, and social media blasts have also been deployed and comments are trickling in from those efforts. Finally, several individuals have called the planner of the day phone line and talked with a planner about the ULUC.

Since May of this year, City Council has held study sessions on specific ULUC items including:

- May 11: KKC and staff provided a briefing on the progress of the ULUC to City Council revisiting the project goals, the overall approach/methodology, outreach underway, parking lot items, and the logistics for commenting and reviewing the draft ULUC
- June 7: The draft ULUC was released for public comment and review. The draft is available until July 30, 2021
- June 22: Council discussed the findings of the two economic models in the context of land use which

indicated the need for both housing and commercial uses in the city. Staff also presented how Accessory Dwelling Units (ADUs) were introduced in the ULUC to set the stage for direction from Council.

- July 13: Discussion of ULUC by building block, summary of work accomplished since June 7 and detailed discussion on accessory dwelling units with direction provided.
- August 10: Staff presented the current business license regulations for Short Term Rentals (STRs) and how STRs have been included in the ULUC to set the stage for direction from Council during their August 24 study session.

Planning Commission has had the following study sessions on the ULUC:

- May 10: Discussion of downtown amendments and proposed parking regulations
- May 24: Staff walked PC through the online version of the ULUC and shared staff outreach efforts to date
- June 28: Staff facilitated a joint meeting with the Housing Task Force to discuss housing and specifically housing along corridors and the proposed CMU chapter
- July 12: HPB joined planning commission to discuss the proposed Downtown District and thoughts on the Historic Preservation Code. A discussion on Chapter 4-Neighborhoods followed the historic presentation.
- July 26: Discussion of Chapter 5-Business and Industry, Chapter 7-Environmental Management and Chapter 10-Nonconformities
- August 9: Discussion on housing and parking & loading related issues

ANALYSIS:

Overall, submitted comments recognize and praise the giant leap to a new type of code. However, there are differences in opinion on the direction the city should take on a handful of issues. Staff sees six areas that the issues fall into. They are Housing, Parking & Loading, Design Standards, Sustainability, Neighborhoods, and Code Framework & Implementation. Under each of these areas staff is seeking recommendations on the following:

Housing-Addressed at Planning Commission's August 9th study session

- Is there anything more the ULUC can do to address affordability
- For ADUs, are the design standards proposed protecting surrounding properties from any possible adverse impacts
- Where in the City should duplex conversions be permitted or just leave it as an option for a future decision

Parking & Loading-Addressed at Planning Commission's August 9th Study Session

- Should the ULUC provide only parking minimums as opposed to a range OR having no parking requirements
- Should the required number of parking spots be reduced if bicycle parking is provided in a development
- Should the required number of parking spots be reduced if a development is within ½ mile of a fixed transit stop

Design Standards

- Specific design standards appear in each building block in the ULUC. Should specific design standards extend beyond Downtown
- Should design standards in the building blocks just focus on building placement and mass

- How will Buffer-yards/Green-scaping impact size of development that can occur
- What type of species should be allowed in buffer-yards and along streets
- Is the use of Height/Bulk Plane/Stories confusing and are all measurements necessary
- How should the ULUC address/refer to Littleton Engineering Design Standards
- The concept of view corridors has been introduced. Should this remain as a place holder

Sustainability

- Should certain standards be required rather than incentivized

Neighborhood

- Regarding Short Term Rentals, should non-primary (no owner on site) be permitted in neighborhoods
- How should the uses permitted as neighborhood convenience be determined and addressed in the Land Use Matrix (specifically daycares and bars)
- How should Bed and Breakfasts and boarding homes be defined and zoned

Code Framework & Implementation

- More on this to come

Staff will seek Planning Commission's professional expertise to evaluate these policy level issues and provide recommendations to City Council in four different study sessions in August. Staff will ensure the flow of information and recommendations between Council and Planning Commission.

All comments from the public, as well as Planning Commission and other boards and commissions in the city, will be integrated into a final public draft that will be released to the public the week of September 13th, or sooner. This will begin the adoption process of the ULUC through Historical Preservation Board's public hearing on Chapter 8 on September 20th, Planning Commission's public hearing on September 27th and finally City Council's public hearing on October 19th.

Council Goal, Objective, and/or Guiding Principle

The ULUC is the number one goal and priority for city council in 2021.

STAFF RECOMMENDATION:

N/A

REFERENCES:

Link to ULUC and Comprehensive Plan www.envisionlittleton.org <<http://www.envisionlittleton.org>>