



Legal Notice

Date: 10/07/2021

Subject: An ordinance of the City of Littleton, Colorado repealing Littleton City Code titles 10, 11, and portions of 4 related to Historic Preservation and replacing them with Title 10 Unified Land Use Code, and adopting a corresponding official zoning map

Passed/Failed: Passed on first reading

CITY OF LITTLETON, COLORADO

**ORDINANCE 24
SERIES 2021**

1 **CITY OF LITTLETON, COLORADO**

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3 **ORDINANCE NO. 24**

4
5 **Series, 2021**

6
7 **AN ORDINANCE OF THE CITY OF LITTLETON,**
8 **COLORADO, REPEALING LITTLETON CITY CODE**
9 **TITLES TEN, ELEVEN, AND PORTIONS OF FOUR**
10 **RELATED TO HISTORIC PRESERVATION, REPLACING**
11 **THEM WITH TITLE TEN UNIFIED LAND USE CODE, AND**
12 **ADOPTING A CORRESPONDING OFFICIAL ZONING**
13 **MAP**

14
15 **WHEREAS**, the 2019 Envision Littleton Comprehensive Plan identified the
16 update to the city’s regulatory framework as a top priority; and

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18 **WHEREAS**, the creation of the city’s new regulatory framework, the Unified Land
19 Use Code, launched in February 2020 with community meetings entitled Envision Littleton
20 “Studios”; and

21
22 **WHEREAS**, since February 2020, the city held seven studios, adopted phased code
23 updates, conducted community engagement efforts, and posted a draft of the Unified Land Use
24 Code online for public comment; and

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26 **WHEREAS**, on September 20, 2021, the historical preservation board of the City
27 of Littleton, Colorado held a public hearing and recommended approval of those provisions of
28 Chapters 8 and 9 pertaining to historic preservation with three minor amendments; and

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30 **WHEREAS**, on September 27, 2021, the planning commission of the City of
31 Littleton, Colorado, held a public hearing and unanimously recommended adoption of the
32 Unified Land Use Code and corresponding zoning map with four conditions; and

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34 **WHEREAS**, the city council considered the significance and scope of the
35 proposed regulations on the downtown character area of the City of Littleton and finds in fact that
36 the Unified Land Use Code implements the Comprehensive Plan’s goals related to access to a
37 variety of housing types, supporting the socially and economically vibrant Downtown, preserving
38 and protecting areas and structures with distinctive historic value and character, and allowing
39 Downtown to remain an inclusive community; and

40
41 **WHEREAS**, the city council considered the significance and scope of the
42 proposed regulations on the neighborhood character areas of the City of Littleton and finds in fact
43 that the Unified Land Use Code provides safe, attractive, and highly livable environments for all
44 residents to live, improves and retains the value of housing and established neighborhoods,
45 provides for the conservation of existing neighborhoods and manages the standards for home
46 expansions with streamlined processes and administrative approvals that enable homeowners to
47 improve and reinvest in their properties to sustain a quality housing stock, enhances neighborhood
48 quality and maintains home values, provides means for transitioning homes in at-risk areas - such

49 as those lots fronting on major traffic ways, abutting higher density housing or adjacent to uses
50 of greater intensity - to other housing types more suitable for the location, provides a range of
51 different neighborhood formats, housing types, and price points to meet the needs of all persons
52 in Littleton, provides adequate and affordable living options for those employed locally, provides
53 access to a broad network of sidewalks, greenways, and trails for health, recreation, and
54 pedestrian mobility purposes, provides for new, expanded, adaptively reused, and redeveloped
55 housing on vacant or underutilized properties, in the above described at risk areas; and

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57 **WHEREAS**, the city council considered the significance and scope of the
58 proposed regulations in the Corridor Mixed zoning district and finds in fact that the Unified
59 Land Use Code is equipped to achieve the Comprehensive Plan goal of 15,000 additional
60 residents and 6,550 more housing units, and provides for more dense housing types and options
61 within one-quarter to one-half mile of fixed transit investments or fixed-route bus stops; and

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63 **WHEREAS**, the city council considered the significance and scope of the
64 proposed regulations on corridors and commercial center character areas of the City of Littleton and
65 finds in fact that the Unified Land Use Code addresses the revenue needs of city government to
66 continue meeting public service expectations of residents, businesses, and institutions, nurtures
67 key employment sectors, targets industries and small businesses to expand local job opportunities
68 and contributes to better incomes, provides resources, services, and conducive regulatory
69 environments to help businesses of all sizes development and grow; contributes to economic
70 prosperity, maintains and enhances the community's character; and

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72 **WHEREAS**, the city council considered the significance and scope of the
73 proposed regulations on utilities and infrastructure and finds in fact that the Unified Land Use Code
74 provides for the adequate maintenance of water, wastewater, and storm drainage infrastructure
75 to serve the needs of City of Littleton residents and businesses while minimizing adverse
76 impacts on the environment, preserves and enhances public green spaces providing access to
77 nature and widespread opportunities for recreation and play close to neighborhoods, encourages
78 continuous greenway connections within and through the city, provides for a healthy community
79 with convenient access to recreational facilities and programming of outdoor fitness activities,
80 efficiently uses and conserves water resources, and, provides for an ecologically sound and
81 exceptionally attractive South Platte River corridor, framed by sensitively planned land uses,
82 continuing to anchor the entire community's trail and open space networks.

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85 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF**
86 **THE CITY OF LITTLETON, COLORADO, THAT:**

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88 **Section 1:** Repeal of Existing Codes. Littleton City Code Titles Ten, Eleven,
89 and Chapter Six of Title Four are hereby repealed in their entirety.

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91 **Section 2:** Enactment. Littleton City Code Title Ten, the "Unified Land Use

92 Code” as website-linked and referenced in Exhibit A, as attached hereto and fully incorporated
93 herein by this reference, is hereby enacted in full.

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95 **Section 3:** Official Zoning Map. The Official Zoning Map, as shown in Exhibit
96 B, as attached hereto and fully incorporated herein by this reference, is hereby adopted in full
97 effect.

98 **Section 4:** Severability. If any part, section, subsection, sentence, clause or
99 phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the
100 validity of the remaining sections of this ordinance. The City Council hereby declares that it would
101 have passed this ordinance, including each part, section, subsection, sentence, clause or phrase
102 hereof, irrespective of the fact that one or more parts, sections, subsections, sentences, clauses or
103 phrases may be declared invalid.

104

105 **Section 5:** Repealer. All ordinances or resolutions, or parts thereof, in conflict
106 with this ordinance are hereby repealed, provided that this repealer shall not repeal the repealer
107 clauses of such ordinance nor revive any ordinance thereby.

108

109 INTRODUCED AS A BILL at a regularly scheduled meeting of the City Council

110 of the City of Littleton on the 5th day of October, 2021, passed on first reading by a vote of 7

111 FOR and 0 AGAINST; and ordered published by posting at Littleton Center, Bemis Library, the

112 Municipal Courthouse and on the City of Littleton Website.

113 PUBLIC HEARING on the Ordinance to take place on the 19th day of October,

114 2021, in the Council Chamber, Littleton Center, 2255 West Berry Avenue, Littleton, Colorado, at

115 the hour of 6:30 p.m. or as soon thereafter as it may be heard.

116

117 PASSED on second and final reading, following public hearing, by a vote of _____FOR

118 and _____ AGAINST on the 19th day of October, 2021 and ordered published by posting at

119 Littleton Center, Bemis Library, the Municipal Courthouse and on the City of Littleton Website.

120 ATTEST:

121

122 _____
Colleen L. Norton

123 CITY CLERK

Jerry Valdes

MAYOR

124
125 APPROVED AS TO FORM:
126
127 _____
128 Reid Betzing
129 CITY ATTORNEY

