

1 CITY OF LITTLETON, COLORADO

2
3 PC Resolution No. 22

4
5 Series, 2018

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7 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
8 LITTLETON, COLORADO, RECOMMENDING APPROVAL OF AN
9 ORDINANCE AMENDING THE OFFICIAL ZONING MAP TO CHANGE
10 THE ZONING OF A 5.05-ACRE AREA KNOWN AS 2717, 2727, AND 2767
11 W BELLEVIEW AVENUE FROM B-2 COMMUNITY BUSINESS
12 DISTRICT TO B-3 GENERAL BUSINESS DISTRICT

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15 WHEREAS, the planning commission of the City of Littleton, Colorado, held a
16 public hearing at its regular meeting of August 27, 2018 to consider a proposed ordinance
17 regarding an amendment to the official zoning map to change the zoning of a 5.05-acre area
18 known as 2717, 2727, and 2767 W Belleview Ave from B-2 Community Business District to B-3
19 General Business District, more specifically described in Exhibit A, which is attached hereto and
20 made a part hereof by this reference;

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22 WHEREAS, the planning commission considered evidence and testimony
23 concerning the proposed ordinance at said public hearing, and voted to continue the hearing to its
24 next regular meeting date of September 10, 2018, where additional evidence and testimony was
25 heard;

26 WHEREAS, the planning commission finds that the proposed ordinance is
27 consistent with the city’s comprehensive plan; and

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29 WHEREAS, the planning commission finds that the proposed ordinance is in the
30 best interest of the city and will promote the public health, safety, and welfare of its inhabitants;

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33 NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING
34 COMMISSION OF THE CITY OF LITTLETON, COLORADO, THAT:

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36 Section 1. The planning commission does hereby recommend that city
37 council approve the proposed ordinance amending the official zoning map to
38 change the zoning of a 5.05-acre area known as 2717, 2727, and 2767 W
39 Belleview Ave from B-2 Community Business District to B-3 General Business
40 District, more specifically described in Exhibit A, with the condition that the B-3
41 General Business Zoning District on the subject parcel have a maximum floor to lot
42 area ratio (FAR) of 2:1.

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45 INTRODUCED, READ AND ADOPTED at a regularly scheduled meeting of the

46 Planning Commission of the City of Littleton, Colorado, on the 27th day of August, 2018, at 6:30
47 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado by the following vote:

48 [VOTE].

49 ATTEST:

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52 _____
53 Denise Ciernia
54 RECORDING SECRETARY

55 _____
56 Mark Rudnicki
57 CHAIR

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55 APPROVED AS TO FORM:

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58 _____
59 Stephen M. Kemp
60 CITY ATTORNEY

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BELLEVIEW CONNECTION
REZONING FROM B-2 TO B-3

Exhibit A

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69 BEING ALL OF LOT 1 AND LOT 3, BLOCK 1, CENTENNIAL'S PRIDE, RECORDED AT RECEPTION NO. 1630306
70 OF THE ARAPAHOE COUNTY CLERK AND RECORDER OFFICE INCLUDING THAT PORTION CONVEYED TO
71 THE CITY OF LITTLETON IN DEED RECORDED NOVEMBER 10, 1986 IN BOOK 4949 AT PAGE 636 AND ALL
72 OF LOT 3, BLOCK 1, CENTENNIAL'S PRIDE, FILING NO.2, RECORDED AT RECEPTION NO. 1687748 OF THE
73 ARAPAHOE COUNTY CLERK AND RECORDER OFFICE BEING SITUATED IN THE SOUTHEAST QUARTER OF
74 SECTION 8, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON,
75 ARAPAHOE COUNTY, STATE OF COLORADO

76 BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE
77 COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE BEARING OF THE WEST
78 LINE OF LOT 1, BLOCK 1, CENTENNIAL'S PRIDE FILING NO.2 BETWEEN A FOUND #4 REBAR, NO CAP, FOR
79 THE NORTH END OF THE LINE DESCRIBED AND FOUND #4 REBAR WITH YELLOW PLASTIC CAP ILLEGIBLE
80 FOR THE SOUTH END OF THE LINE DESCRIBED/WIS CONSIDERED TO BEAR N00°04'34"E.

81 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, CENTENNIAL'S PRIDE, THENCE
82 ALONG THE NORTH LINE OF SAID LOT 1, N89°46'24"E, A DISTANCE OF 371.30 FEET TO A POINT ON THE
83 CENTERLINE OF PRINCE STREET, BEING A 60' PUBLIC RIGHT OF WAY:

84 THENCE ALONG SAID CENTERLINE OF PRINCE STREET, S00°31'18"W, A DISTANCE OF 605.00 FEET TO A
85 POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8;

86 THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, S89°46'24"W, A
87 DISTANCE OF 352.59 FEET TO A POINT OF INTERSECTION OF SAID SOUTH LINE AND THE WEST LINE
88 EXTENDED OF SAID LOT 3, BLOCK 1, CENTENNIAL'S PRIDE FILING NO.2;

89 THENCE ALONG THE WEST LINE OF SAID LOT 3, BLOCK 1, CENTENNIAL'S PRIDE FILING NO.2, N00°04'34"E,
90 A DISTANCE OF 227.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 3 AND BEING A POINT ON THE
91 SOUTH LINE OF SAID LOT 1, BLOCK 1, CENTENNIAL'S PRIDE;

92 THENCE ALONG SAID SOUTH LINE OF LOT 1, S89° 46'24"W, A DISTANCE OF 14.00 FEET TO THE
93 SOUTHWEST CORNER OF SAID LOT 1;

94 THENCE ALONG THE WEST LINE OF SAID LOT 1, N00°04'34"E, ADISTAICE OF 377.46 FEET TO THE POINT OF
95 BEGINNING AND CONTAINS 220,010 SQUARE FEET OR 5.051 ACRES OF LAND MORE OR LESS.

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