

RESOLUTION No. 2014-12

Series of 2014

RESOLUTION OF THE PLANNING BOARD OF THE CITY OF LITTLETON, COLORADO, RECOMMENDING APPROVAL TO REZONE PROPERTY KNOWN AS PLUM VALLEY SUBDIVISION, LOTS 7-16 FROM PD-X TO PD-C PLANNED DEVELOPMENT COMMERCIAL DISTRICT AND RECOMMENDING APPROVAL OF THE PLUM VALLEY SUBDIVISION, LOTS 7-16 GENERAL PLANNED DEVELOPMENT PLAN.

WHEREAS, the planning board of the City of Littleton, Colorado, held a public hearing at its regular meeting of September 22, 2014, to consider a proposal to rezone the property known as Plum Valley Subdivision, Lots 7-16 from PD-X to PD-C, more specifically described in Exhibit "A", which is attached hereto and made a part hereof by this reference;

WHEREAS, the planning board considered the Plum Valley Subdivision, Lots 7-16 General Planned Development Plan; and

WHEREAS, the planning board considered evidence and testimony concerning the proposed rezone and general planned development plan at said public hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE CITY OF LITTLETON, COLORADO, THAT:

Section 1: The planning board finds that the proposed rezoning of the property known as Plum Valley Subdivision, Lots 7-16, described on the attached Exhibit "A", meets the criteria set forth in Section 10-12-1 of Littleton City Code in that the rezoning is consistent with the goals and policies of the COMPLAN and promotes the general welfare of the community.

Section 2: The planning board finds that the proposed general planned development plan conforms to the stated intent of the planned development district as specified in sections 10-2-23(A) and (B) of the city code.

Section 3: The planning board does hereby forward a recommendation of approval to the city council on said proposed rezoning and general planned development plan for Plum Valley Subdivision, Lots 7-16.

INTRODUCED, READ AND ADOPTED at the regularly scheduled meeting of the Planning Board of the City of Littleton, Colorado, held on the 22nd Day of September 2014, at 7:00 p.m. in the

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Littleton Center, 2255 West Berry Avenue, Littleton, Colorado, by the following vote:

AYES: Board Members Rudnicki, Graham and Chair Pro Tem Samuelson

NAYS: Board Member Moore

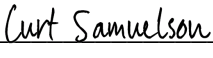
ABSENT: Board Members Elrod, Bolt, Myles, Shroeder and Chair Duzan

ATTEST:

BY: 
FBA86EDA71294CA...

Glen Van Nimwegen, Secretary

APPROVED:


9154C6D02973402...

Curt Samuelson, Acting Chairperson

Approved as to form:


4467B345A4B945E

Kristin Schedorn, Deputy City Attorney

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PLUM VALLEY SUBDIVISION, LOTS 7-16
GENERAL PLANNED DEVELOPMENT PLAN
REZONING FROM PD-X TO PD-C

EXHIBIT A

A PARCEL OF LAND BEING LOTS 7 THROUGH 16 AND VACATED PLUM DRIVE, PLUM VALLEY, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 1956098341 IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO, CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, ADDITIONALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER;

THENCE ALONG THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER SOUTH 89°42'05" WEST, A DISTANCE OF 326.31 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11 AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 89°42'05" WEST, A DISTANCE OF 989.86 FEET TO THE NORTHEAST SIXTEENTH CORNER OF SAID SECTION 4;

THENCE ALONG THE SOUTHERLY LINES OF SAID LOTS 7 AND 8 SOUTH 89°42'24" WEST, A DISTANCE OF 444.87 FEET;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 7 NORTH 00°17'36" WEST, A DISTANCE OF 20.07 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE HIGHLINE CANAL AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 598.69 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 27°38'58" EAST;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (9) COURSES:

1. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°47'07", AN ARC LENGTH OF 8.21 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 112.07 FEET;
2. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 100°03'57", AN ARC LENGTH OF 195.73 FEET;
3. TANGENT TO SAID CURVE NORTH 16°47'53" EAST, A DISTANCE OF 274.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 167.88 FEET;
4. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 74°53'12", AN ARC LENGTH OF 219.42 FEET;
5. TANGENT TO SAID CURVE SOUTH 88°18'55" EAST, A DISTANCE OF 438.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,121.28 FEET;
6. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°00'08", AN ARC LENGTH OF 254.45 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 174.70 FEET;

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7. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $29^{\circ}45'15''$, AN ARC LENGTH OF 90.72 FEET;
8. TANGENT TO SAID CURVE SOUTH $45^{\circ}33'32''$ EAST, A DISTANCE OF 439.03 FEET;
9. SOUTH $44^{\circ}26'28''$ WEST, A DISTANCE OF 81.57 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 11.423 ACRES, (497,598 SQUARE FEET), MORE OR LESS.