

CITY OF LITTLETON, COLORADO

Resolution No. 142

Series, 2014

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LITTLETON, COLORADO, APPROVING A NEW URBAN RENEWAL
PLAN KNOWN AS THE “NORTH BROADWAY URBAN RENEWAL
PLAN.”**

WHEREAS, an urban renewal plan for the North Broadway Urban Renewal Area has been submitted to the City Council of the City of Littleton for appropriate action, pursuant to Part 1 of Article 25 of Title 31, C.R.S.;

WHEREAS, the North Broadway Urban Renewal Area, which is subject to the North Broadway Urban Renewal Plan, is described in Exhibit A to this Resolution;

WHEREAS, the North Broadway Urban Renewal Plan has previously been submitted to the City of Littleton Planning Board for its review and recommendation as to conformity with the general plan for development of the municipality in accordance with C.R.S. § 31-25-107(2);

WHEREAS, the City of Littleton Planning Board has determined that the North Broadway Urban Renewal Plan does conform to the City of Littleton's general plan for development;

WHEREAS, no property in the North Broadway Urban Renewal Plan has been included in an urban renewal plan previously submitted to and not approved by the City Council of the City of Littleton within the previous twenty four (24) months;

WHEREAS, notice of the time, place, and purpose of the public hearing to consider the adoption of the North Broadway Urban Renewal Plan was published in the Littleton Independent, a newspaper of general circulation within the City, at least thirty (30) days before the public hearing in conformance with C.R.S. § 31-25-107(3);

WHEREAS, the City of Littleton has provided written notice of the public hearing to consider the adoption of the North Broadway Urban Renewal Plan to all property owners, residents, and business owners within the proposed North Broadway Urban Renewal Plan Area at their last known address in conformance with C.R.S. § 31-25-107(4)(c);

WHEREAS, the Arapahoe County Commissioners have received

notification of and copies of the North Broadway Urban Renewal Plan, as well as such additional information as is required by C.R.S. § 31-25-107(3.5);

WHEREAS, the City Council of the City of Littleton has considered the North Broadway Conditions Survey prepared by Ricker/Cunningham and the proposed North Broadway Urban Renewal Plan; and

WHEREAS, the City Council of the City of Littleton has conducted a public hearing and considered the public testimony received.

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

Section 1. Blight, as defined by C.R.S. § 31-25-103(2), is present in the North Broadway Urban Renewal Plan Area, as documented by the North Broadway Conditions Survey prepared by Ricker/Cunningham and based on additional evidence presented at the public hearing. All of the blight factors as set forth in C.R.S. § 31-25-103(2) are present within the Urban Renewal Plan Area.

Section 2. The North Broadway Urban Renewal Plan Area is a blighted area and is appropriate for an urban renewal project pursuant to Part 1 of Article 25 of Title 31, C.R.S.

Section 3. Based on the evidence presented at the public hearing, the City Council of the City of Littleton hereby further finds and determines that:

(a) To the extent applicable, there exist feasible methods for the relocation of individuals, families, and business concerns in accommodations or areas suitable for their relocation.

(b) The City Council has taken reasonable efforts to provide written notice of the public hearing to all property owners, residents and owners of business concerns in the proposed urban renewal area at their last known address of record at least thirty days prior to the hearing. Such notice contained the information required by C.R.S. § 31-25-107(3).

(c) No more than 120 days have passed since the commencement of the first public hearing of the North Broadway Urban Renewal Plan.

(d) The North Broadway Renewal Plan does not contain property that was included in a previously submitted urban renewal plan that the City Council failed to approve.

(e) The North Broadway Urban Renewal Plan conforms to the general plan of the City of Littleton as a whole.

(f) The North Broadway Urban Renewal Plan will afford maximum opportunity, consistent with the sound needs of the City of Littleton as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise.

(g) The Littleton Invests for Tomorrow Urban Renewal Authority or the City of Littleton will adequately finance any additional county infrastructure and services required to serve development in the urban renewal area during the applicable tax increment financing period as set forth in C.R.S. § 31-25-107(9)(a)(II).

(h) The principal purpose for the adoption of the North Broadway Urban Renewal Plan is to facilitate redevelopment in order to eliminate or prevent the spread of physically blighted areas.

(i) The boundaries of the North Broadway Urban Renewal Plan Area have been drawn as narrowly as feasible to accomplish the planning and development objectives for the North Broadway Urban Renewal Plan.

(j) The North Broadway Urban Renewal Plan does not consist in its entirety of open land.

(k) The acquisition, clearance, rehabilitation, conservation, development or redevelopment or a combination thereof of the North Broadway Urban Renewal Plan, pursuant to the North Broadway Urban Renewal Plan, is necessary and in the best interests of the public health, safety, morals, and welfare of the citizens of the City of Littleton.

Section 4. Based on the above findings, the City Council approves the North Broadway Urban Renewal Plan dated December 2, 2014. From and after the date of adoption of this Resolution, the real property described within the North Broadway Urban Renewal Plan shall, for all purposes, be subject to the provisions of the North Broadway Urban Renewal Plan.

INTRODUCED, READ AND ADOPTED at a regularly scheduled meeting of the City Council of the City of Littleton, Colorado, on the 2nd day of December, 2014, at 6:30 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado.

ATTEST:

Colleen L. Norton
ACTING CITY CLERK

Phil Cernanec
PRESIDENT OF CITY COUNCIL

APPROVED AS TO FORM:

Kenneth S. Fellman
CITY ATTORNEY