

# CITY OF LITTLETON, COLORADO

## Resolution No. 143

## Series, 2014

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

**WHEREAS**, an urban renewal plan for the Littleton Boulevard 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 Littleton Boulevard Urban Renewal Area, which is subject to the Littleton Boulevard Urban Renewal Plan, is described in Exhibit A to this Resolution;

**WHEREAS**, the Littleton Boulevard 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 Littleton Boulevard Urban Renewal Plan does conform to the City of Littleton’s general plan for development;

**WHEREAS**, no property in the Littleton Boulevard 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 Littleton Boulevard 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 Littleton Boulevard Urban Renewal Plan to all property owners, residents, and business owners within the proposed Littleton Boulevard 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 Littleton Boulevard Urban Renewal Plan, as well as such additional information as is required by C.R.S. § 31-25-107(3.5);

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48           **WHEREAS**, the City Council of the City of Littleton has considered the Littleton  
49 Boulevard Conditions Survey prepared by Ricker/Cunningham and the proposed  
50 Littleton Boulevard Urban Renewal Plan; and

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

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

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

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

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

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

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

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83           (c)     No more than 120 days have passed since the commencement of  
84 the first public hearing of the Littleton Boulevard Urban Renewal Plan.

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86           (d)     The Littleton Boulevard Renewal Plan does not contain property  
87 that was included in a previously submitted urban renewal plan that the City  
88 Council failed to approve.

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90           (e)     The Littleton Boulevard Urban Renewal Plan conforms to the  
91 general plan of the City of Littleton as a whole.  
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93 (f) The Littleton Boulevard Urban Renewal Plan will afford maximum  
94 opportunity, consistent with the sound needs of the City of Littleton as a whole,  
95 for the rehabilitation or redevelopment of the urban renewal area by private  
96 enterprise.

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98 (g) The Littleton Invests for Tomorrow Urban Renewal Authority or  
99 the City of Littleton will adequately finance any additional county infrastructure  
100 and services required to serve development in the urban renewal area during the  
101 applicable tax increment financing period as set forth in C.R.S. § 31-25-  
102 107(9)(a)(II).

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104 (h) The principal purpose for the adoption of the Littleton Boulevard  
105 Urban Renewal Plan is to facilitate redevelopment in order to eliminate or prevent  
106 the spread of physically blighted areas.

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108 (i) The boundaries of the Littleton Boulevard Urban Renewal Plan  
109 Area have been drawn as narrowly as feasible to accomplish the planning and  
110 development objectives for the Littleton Boulevard Urban Renewal Plan.

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112 (j) The Littleton Boulevard Urban Renewal Plan does not consist in  
113 its entirety of open land.

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

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121 **Section 4.** Based on the above findings, the City Council approves the  
122 Littleton Boulevard Urban Renewal Plan dated December 2, 2014. From and  
123 after the date of adoption of this Resolution, the real property described within the  
124 Littleton Boulevard Urban Renewal Plan shall, for all purposes, be subject to the  
125 provisions of the Littleton Boulevard Urban Renewal Plan.

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

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133 ATTEST:

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Colleen Norton

137 ACTING CITY CLERK

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139 APPROVED AS TO FORM:

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Kenneth S. Fellman

143 CITY ATTORNEY

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Phil Cernanec

PRESIDENT OF CITY COUNCIL