

1 CITY OF LITTLETON, COLORADO

2  
3 ORDINANCE NO. 32

4  
5 Series, 2018

6  
7 INTRODUCED BY COUNCILMEMBERS:

8  
9 AN ORDINANCE OF THE CITY OF LITTLETON,  
10 COLORADO, AMENDING THE OFFICIAL ZONING MAP  
11 TO CHANGE THE ZONING OF A 5.05-ACRE AREA  
12 KNOWN AS 2717, 2727, AND 2767 W BELLEVIEW AVE  
13 FROM B-2 COMMUNITY BUSINESS DISTRICT TO B-3  
14 GENERAL BUSINESS DISTRICT.  
15

16 WHEREAS, the planning commission, at its regular meeting on August 27,  
17 2018, and continued on September 10, 2018, held a public hearing and voted to recommend  
18 approval of an ordinance amending the official zoning map to change the zoning of a 5.05-acre  
19 area known as 2717, 2727, and 2767 W Belleview Avenue from B-2 community business district  
20 to B-3 general business district.;

21  
22 WHEREAS, the city council finds that the proposed ordinance is consistent with  
23 the city's comprehensive plan; and

24  
25 WHEREAS, the city council finds that the proposed official zoning map  
26 amendment is in the best interest of the city and will promote the public health, safety and  
27 welfare of its inhabitants;

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29 NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF  
30 THE CITY OF LITTLETON, COLORADO, THAT:

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32 **Section 1:** The city council finds that the proposed rezoning of the properties  
33 known as 2717, 2727, and 2767 W. Belleview Avenue, described on the attached exhibit "A",  
34 meets the criteria set forth in Section 10-12-1 of the Littleton City Code, in that the rezoning is  
35 consistent with the goals and policies of the Comprehensive Plan, and the Centennial  
36 Neighborhood Plan and promotes the general welfare of the community.

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38 **Section 2:** The city council hereby approves the rezoning.

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40 **Section 3:** The official zoning map of the City of Littleton shall be amended  
41 by including in the B-3 General Business District and excluding from the B-2 Community  
42 Business District a 5.05-acre area known as 2717, 2727, and 2767 W. Belleview Avenue,  
43 described on Exhibit "A."

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45 **Section 4:** A condition be added to the 5.05-acre area known as 2717, 2727,  
46 and 2767 W. Belleview Avenue, described on Exhibit "A" stating that the B-3 General Business  
47 Zoning District on the subject parcel have a maximum floor to lot area ratio (FAR) of 2:1.

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49 **Section 5:** Severability. If any part, section, subsection, sentence, clause or

1 phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the  
2 validity of the remaining sections of this ordinance. The City Council hereby declares that it  
3 would have passed this ordinance, including each part, section, subsection, sentence, clause or  
4 phrase hereof, irrespective of the fact that one or more parts, sections, subsections, sentences,  
5 clauses or phrases may be declared invalid.

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

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12 INTRODUCED AS A BILL at a regularly scheduled meeting of the City Council  
13 of the City of Littleton on the \_\_\_ day of \_\_\_\_\_, 2018, passed on first reading by a vote of  
14 \_\_\_ FOR and \_\_\_ AGAINST; and ordered published by posting at Littleton Center, Bemis  
15 Library, the Municipal Courthouse and on the City of Littleton Website.

16 PUBLIC HEARING on the Ordinance to take place on the \_\_\_ day of  
17 \_\_\_\_\_, 2018, in the Council Chambers, Littleton Center, 2255 West Berry Avenue,  
18 Littleton, Colorado, at the hour of 6:30 p.m., or as soon thereafter as it may be heard.

19  
20 PASSED on second and final reading, following public hearing, by a vote of \_\_\_\_\_FOR  
21 and \_\_\_\_\_ AGAINST on the \_\_\_ day of \_\_\_\_\_, 2018 and ordered published by  
22 posting at Littleton Center, Bemis Library, the Municipal Courthouse and on the City of Littleton  
23 Website.

24 ATTEST:

25 \_\_\_\_\_  
26 Wendy Heffner  
27 CITY CLERK

\_\_\_\_\_   
Debbie Brinkman  
MAYOR

28  
29 APPROVED AS TO FORM:

30  
31 \_\_\_\_\_  
32 Stephen M. Kemp  
33 CITY ATTORNEY

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35  
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BELLEVIEW CONNECTION  
REZONING FROM B-2 TO B-3

**Exhibit A**

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

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

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

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

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

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

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

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

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