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**CITY OF LITTLETON, COLORADO**

**PC Resolution No. 06**

**Series, 2019**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
LITTLETON, COLORADO, RECOMMENDING APPROVAL OF AN  
ORDINANCE REGARDING OUR LADY OF MT. CARMEL CATHOLIC  
CHURCH REZONING FROM R-3 TO PD-R AND GENERAL PLANNED  
DEVELOPMENT PLAN,**

**WHEREAS**, the planning commission of the City of Littleton, Colorado, held a public hearing at its regular meeting of April 8, 2019 to consider a proposed ordinance rezoning a 1.51-acre property located at 5612 S. Hickory Street from the R-3 district to the PD-R district and approval of Our Lady of Mt. Carmel Catholic Church General Planned Development Plan, more specifically described in Exhibit A, which is attached hereto and made a part hereof by this reference;

**WHEREAS**, the planning commission considered evidence and testimony concerning the proposed ordinance at said public hearing;

**WHEREAS**, the planning commission finds that the proposed ordinance is consistent with the city's comprehensive plan; and

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

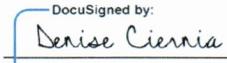
**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING  
COMMISSION OF THE CITY OF LITTLETON, COLORADO, THAT:**

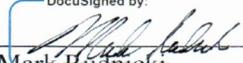
**Section 1.** The planning commission does hereby recommend that city council approve the proposed ordinance regarding the rezoning of the property and Our Lady of Mt. Carmel Catholic Church General Planned Development Plan, more specifically described in Exhibit A, with the following conditions:

1. That in the event the church ceases to function and the parcel reverts to residential use, all R-3 zone requirements will be enforced on the parcel; and
2. That the approved PD-R district allows for a maximum height of 34 feet for the existing building. Any future additions or structures must comply with the land use regulations described in section B.4. of the Land Use Regulations on sheet 2 of the General Planned Development Plan.

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48 INTRODUCTION, READ AND ADOPTED at a regularly scheduled meeting of the  
49 Planning Commission of the City of Littleton, Colorado, on the 8th day of April, 2019, at 6:30  
50 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado by the following vote:  
51 7-0

52 ATTEST:

53 DocuSigned by:  
54 Denise Ciernia  
55   
56 Denise Ciernia  
57 RECORDING SECRETARY

DocuSigned by:  
  
Mark Radtke  
CHAIR

58 APPROVED AS TO FORM:

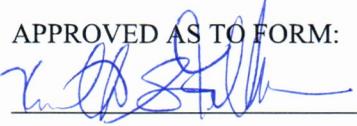
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62 CITY ATTORNEY

Exhibit A

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65 A PARCEL OF LAND BEING LOTS 1 AND 2, BLOCK 1, HICKORY HEIGHTS, A SUBDIVISION  
66 RECORDED AT RECEPTION NO. R055975 IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S  
67 OFFICE, TOGETHER WITH THE EAST HALF OF THE 60 FOOT-WIDE RIGHT-OF-WAY OF S.  
68 HICKORY ST. ADJACENT TO THE WEST LINE OF SAID LOTS 1 AND 2, AND TOGETHER WITH  
69 SOUTH HALF OF THE 60 FOOT-WIDE RIGHT-OF-WAY OF W. POWERS AVE. ADJACENT TO THE  
70 NORTH LINE OF SAID LOT 1, AND TOGETHER WITH THE WEST HALF OF THE 50 FOOT-WIDE  
71 RIGHT-OF-WAY OF HICKORY CIRCLE ADJACENT TO THE EAST LINE OF SAID LOTS 1 AND 2 ALL  
72 BEING A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP  
73 5 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., CITY OF LITTLETON, COUNTY OF ARAPAHOE,  
74 STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (THE BEARINGS  
75 SHOWN BELOW ARE BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 16  
76 BEING S 89°54'28"E AND MONUMENTED BY A 2-INCH ALUMINUM CAP STAMPED L.S. NO. 14115  
77 AT THE WEST END OF SAID LINE AND A 1-INCH AXLE AT THE EAST END OF SAID LINE AND AS  
78 SHOWN ON THE ARAPAHOE COUNTY HORIZONTAL CONTROL NETWORK-PHASE 4 DATED  
79 APRIL, 2001):  
80 BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF EAST HALF OF SAID 60  
81 FOOT-WIDE RIGHT-OF-WAY OF S. HICKORY ST. WITH THE SOUTH LINE OF SAID LOT 2  
82 EXTENDED WESTERLY; THENCE N 00°03'40"E ALONG SAID WEST LINE, 309.70 FEET TO A POINT  
83 OF INTERSECTION WITH THE NORTH LINE OF SAID SOUTH HALF OF THE 60 FOOT-WIDE  
84 RIGHT-OF-WAY OF W. POWERS AVE.; THENCE N 89°52'20"E ALONG SAID NORTH LINE, 211.67  
85 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID WEST HALF OF THE 50  
86 FOOT-WIDE RIGHT-OF-WAY OF HICKORY CIRCLE; THENCE S 00°17'34"E ALONG SAID EAST LINE,  
87 309.68 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 2 EXTENDED  
88 EASTERLY; THENCE S 89°51'58"W ALONG SAID SOUTH LINE AND ITS EXTENSIONS BOTH  
89 EASTERLY AND WESTERLY, 213.58 FEET TO THE POINT OF BEGINNING;  
90 CONTAINING 65,847 SQUARE FEET, OR 1.51 ACRES, MORE OR LESS.  
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