

CITY OF LITTLETON, COLORADO

RESOLUTION NO. 136

Series, 2014

INTRODUCED BY COUNCILMEMBERS:

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

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

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

WHEREAS, no property in the Columbine Square 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 Columbine Square 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 Columbine Square Urban Renewal Plan to all property owners, residents, and business owners within the proposed Columbine Square 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

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

40 **WHEREAS**, the City Council of the City of Littleton has considered the
41 Columbine Square Conditions Survey prepared by Ricker/Cunningham and the proposed
42 Columbine Square Urban Renewal Plan; and

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

45
46 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF**
47 **THE CITY OF LITTLETON, COLORADO, THAT:**

48
49 **Section 1:** Blight, as defined by C.R.S. § 31-25-103(2), is present in the
50 Columbine Square Urban Renewal Plan Area, as documented by the Columbine Square
51 Conditions Survey prepared by Ricker/Cunningham and based on additional evidence presented
52 at the public hearing. All of the blight factors as set forth in C.R.S. § 31-25-103(2) are present
53 within the Columbine Square Urban Renewal Plan Area.

54 **Section 2:** The Columbine Square Urban Renewal Plan Area is a blighted
55 area and is appropriate for an urban renewal project pursuant to Part 1 of Article 25 of Title 31,
56 C.R.S.

57
58 **Section 3:** Based on the evidence presented at the public hearing, the City
59 Council of the City of Littleton hereby further finds and determines that:

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

64
65 (b) The City Council has taken reasonable efforts to provide written notice of the
66 public hearing to all property owners, residents and owners of business concerns in the
67 proposed urban renewal area at their last known address of record at least thirty days
68 prior to the hearing. Such notice contained the information required by C.R.S. § 31-25-
69 107(3).

70
71 (c) No more than 120 days have passed since the commencement of the first public
72 hearing of the Columbine Square Urban Renewal Plan.

73
74 (d) The Columbine Square Renewal Plan does not contain property that was included
75 in a previously submitted urban renewal plan that the City Council failed to approve.

76
77 (e) The Columbine Square Urban Renewal Plan conforms to the general plan of the

78 City of Littleton as a whole.
79

80 (f) The Columbine Square Urban Renewal Plan will afford maximum opportunity,
81 consistent with the sound needs of the City of Littleton as a whole, for the rehabilitation
82 or redevelopment of the urban renewal area by private enterprise.
83

84 (g) The Littleton Invests for Tomorrow Urban Renewal Authority or the City of
85 Littleton will adequately finance any additional county infrastructure and services
86 required to serve development in the urban renewal area during the applicable tax
87 increment financing period as set forth in C.R.S. § 31-25-107(9)(a)(II).
88

89 (h) The principal purpose for the adoption of the Columbine Square Urban Renewal
90 Plan is to facilitate redevelopment in order to eliminate or prevent the spread of
91 physically blighted areas.
92

93 (i) The boundaries of the Columbine Square Urban Renewal Plan Area have been
94 drawn as narrowly as feasible to accomplish the planning and development objectives for
95 the Columbine Square Urban Renewal Plan.
96

97 (j) The Columbine Square Urban Renewal Plan does not consist in its entirety of
98 open land.
99

100 (k) The acquisition, clearance, rehabilitation, conservation, development or
101 redevelopment or a combination thereof of the Columbine Square Urban Renewal Plan,
102 pursuant to the Columbine Square Urban Renewal Plan, is necessary and in the best
103 interests of the public health, safety, morals, and welfare of the citizens of the City of
104 Littleton.
105

106 **Section 4:** Based on the above findings, the City Council approves the
107 Columbine Square Urban Renewal Plan dated November, 4 2014. From and after the date of
108 adoption of this Resolution, the real property described within the Columbine Square Urban
109 Renewal Plan shall, for all purposes, be subject to the provisions of the Columbine Square Urban
110 Renewal Plan.
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112
113 INTRODUCED, READ AND ADOPTED at a regularly scheduled meeting of the
114 City Council of the City of Littleton, Colorado, on the 4th day of November, 2014, at 6:30 p.m. at
115 the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado.
116

117 ATTEST:

118 _____
119 Wendy Heffner
120 CITY CLERK

Phil Cernanec
PRESIDENT OF CITY COUNCIL

121
122 APPROVED AS TO FORM:

123
124 _____
125 Kenneth S Fellman
126 CITY ATTORNEY

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