

1                                   **CITY OF LITTLETON, COLORADO**

2  
3                                   **Resolution No. 137**

4  
5                                   **Series, 2014**

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7                   **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF**  
8                   **LITTLETON, COLORADO, APPROVING A NEW URBAN**  
9                   **RENEWAL PLAN KNOWN AS THE “SANTA FE URBAN**  
10                  **RENEWAL PLAN.”**  
11

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

15                   **WHEREAS**, the Santa Fe Urban Renewal Area, which is subject to the Santa Fe  
16 Urban Renewal Plan, is described in Exhibit A to this Resolution;

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

20                   **WHEREAS**, the City of Littleton Planning Board has determined that the Santa  
21 Fe Urban Renewal Plan does conform to the City of Littleton’s general plan for development;

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

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

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

33                   **WHEREAS**, the Arapahoe County Commissioners have received notification of  
34 and copies of the Santa Fe Urban Renewal Plan, as well as such additional information as is  
35 required by C.R.S. § 31-25-107(3.5);

36                   **WHEREAS**, the City Council of the City of Littleton has considered the Santa Fe  
37 Conditions Survey prepared by Ricker/Cunningham and the proposed Santa Fe Urban Renewal  
38 Plan; and

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

3  
4                   **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF**  
5 **THE CITY OF LITTLETON, COLORADO, THAT:**

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

12                   **Section 2:**     The Santa Fe Urban Renewal Plan Area is a blighted area and is  
13 appropriate for an urban renewal project pursuant to Part 1 of Article 25 of Title 31, C.R.S.  
14

15                   **Section 3:**     Based on the evidence presented at the public hearing, the City  
16 Council of the City of Littleton hereby further finds and determines that:  
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18                   (a)     To the extent applicable, there exist feasible methods for the relocation of  
19 individuals, families, and business concerns in accommodations or areas suitable for their  
20 relocation.  
21

22                   (b)     The City Council has taken reasonable efforts to provide written notice of the  
23 public hearing to all property owners, residents and owners of business concerns in the  
24 proposed urban renewal area at their last known address of record at least thirty days  
25 prior to the hearing. Such notice contained the information required by C.R.S. § 31-25-  
26 107(3).  
27

28                   (c)     No more than 120 days have passed since the commencement of the first public  
29 hearing of the Santa Fe Urban Renewal Plan.  
30

31                   (d)     The Santa Fe Renewal Plan does not contain property that was included in a  
32 previously submitted urban renewal plan that the City Council failed to approve.  
33

34                   (e)     The Santa Fe Urban Renewal Plan conforms to the general plan of the City of  
35 Littleton as a whole.  
36

37                   (f)     The Santa Fe Urban Renewal Plan will afford maximum opportunity, consistent  
38 with the sound needs of the City of Littleton as a whole, for the rehabilitation or  
39 redevelopment of the urban renewal area by private enterprise.  
40

41                   (g)     The Littleton Invests for Tomorrow Urban Renewal Authority or the City of  
42 Littleton will adequately finance any additional county infrastructure and services  
43 required to serve development in the urban renewal area during the applicable tax  
44 increment financing period as set forth in C.R.S. § 31-25-107(9)(a)(II).  
45

1 (h) The principal purpose for the adoption of the Santa Fe Urban Renewal Plan is to  
2 facilitate redevelopment in order to eliminate or prevent the spread of physically blighted  
3 areas.  
4

5 (i) The boundaries of the Santa Fe Urban Renewal Plan Area have been drawn as  
6 narrowly as feasible to accomplish the planning and development objectives for the Santa  
7 Fe Urban Renewal Plan.  
8

9 (j) The Santa Fe Urban Renewal Plan does not consist in its entirety of open land.  
10

11 (k) The acquisition, clearance, rehabilitation, conservation, development or  
12 redevelopment or a combination thereof of the Santa Fe Urban Renewal Plan, pursuant to  
13 the Santa Fe Urban Renewal Plan, is necessary and in the best interests of the public  
14 health, safety, morals, and welfare of the citizens of the City of Littleton.  
15

16 (l) To the extent agricultural land is included within the Santa Fe Urban Renewal  
17 Plan Area:  
18

19 (i) The City has received the written consent of each public body that levies an ad  
20 valorem property tax on such agricultural land to the inclusion of such land within the  
21 Santa Fe Urban Renewal Plan Area pursuant to C.R.S. § 31-25-107(1)(c)(II)(D), with the  
22 sole exception of Arapahoe County; and  
23

24 (ii) Without the written consent of Arapahoe County, the agricultural land may  
25 nonetheless be included within the Santa Fe Urban Renewal Plan Area because it  
26 complies with the provisions of C.R.S. § 31-25-107(1)(c)(II)(B) because not less than  
27 one-half Santa Fe Urban Renewal Plan Area consists of parcels containing urban level  
28 development, and not less than two-thirds of the perimeter of the Santa Fe Urban  
29 Renewal Plan Area as a whole is contiguous with urban level development.  
30

31 **Section 4:** Based on the above findings, the City Council approves the  
32 Santa Fe Urban Renewal Plan dated November, 4 2014. From and after the date  
33 of adoption of this Resolution, the real property described within the Santa Fe  
34 Urban Renewal Plan shall, for all purposes, be subject to the provisions of the  
35 Santa Fe Urban Renewal Plan.  
36

37 INTRODUCED, READ AND ADOPTED at a regularly scheduled meeting of the  
38 City Council of the City of Littleton, Colorado, on the 4<sup>th</sup> day of November, 2014, at 6:30 p.m. at  
39 the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado.  
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1

2 ATTEST:

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5 Wendy Heffner

6 CITY CLERK

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8 APPROVED AS TO FORM:

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11 Kenneth S Fellman

12 CITY ATTORNEY

13

14

Phil Cernanec

PRESIDENT OF CITY COUNCIL