1	CITY OF LITTLETON, COLORADO
2 3	ORDINANCE NO. 12
4 5	Series, 2025
6	501103, 2025
7	AN ORDINANCE OF THE CITY OF LITTLETON, COLORADO,
8	REZONING FOUR PARCELS AT 439 AND 589 WEST LITTLETON
9	BOULEVARD FROM NEIGHBORHOOD COMMERCIAL (NC) TO
10	CORRIDOR MIXED (CM)
11	
12	WHEREAS on February 25, 2025, Alisha Kwon Hammet, Zipper Line Strategies,
13	on behalf of South Metro Housing Options, with consent from Charles H & Maurine C Mulqueen
14	Trust, the owner of the property described in Exhibit A, as attached hereto and fully incorporated
15	herein by this reference, made an application for a rezoning under the provisions of the Littleton
16	City Code; and
17	
18	WHEREAS the rezoning from Neighborhood Commercial to Corridor Mixed is
19	requested to allow for 439 and 589 W. Littleton Boulevard and two parcels directly north and
20	east of 439 W. Littleton Boulevard to be developed in accordance with the use standards of
21	Corridor Mixed (the "Property"); and
22	
23	WHEREAS the Planning Commission of the City of Littleton, CO held a public
24	hearing on May 12, 2025 to consider the rezoning of the 439 and 589 W. Littleton Boulevard and
25	two parcels directly north and east of 439 W. Littleton Boulevard and found the rezoning to be in
26	compliance with the decision criteria within section 10-9-4.1 of the Unified Land Use Code; and
27	NOW THEREFORE REAT ORDANIER BY THE CITY CONNEN
28	NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL
29	OFTHE CITY OF LITTLETON, COLORADO, THAT:
30	
31	Section 1: The rezoning from Neighborhood Commercial (NC) to Corridor
32	Mixed (CM) of the Property complies with the Envision Littleton Comprehensive Plan and
33	satisfies the decision criteria within Section 10-9-4.1 of the Unified Land Use Code.
34	
35	Section 2: The rezoning explicitly terminates and supersedes all prior zoning
36	pertaining to the subject Property.
37	Section 2. The recently of the Drenerty from Neighborhood Commercial
	Section 3: The rezoning of the Property from Neighborhood Commercial (NC) to Corridor Mixed (CM) is hereby approved.
38	Section 4: The Official Zoning Map for the City of Littleton, Colorado is
	hereby updated, as shown in Exhibit "B", attached hereto and fully incorporated herein by this
41	reference, to reflect City Council's approval of the rezoning.
44	
45	Section 5: The effective date of this rezoning shall be the date that this
46	ordinance is recorded with the County Clerk and Recorder of Arapahoe County, Colorado.

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47 48	<b>Section 6:</b> Severability. If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the
49	validity of the remaining sections of this ordinance. The City Council hereby declares that it would
50 51	have passed this ordinance, including each part, section, subsection, sentence, clause or phrase hereof, irrespective of the fact that one or more parts, sections, subsections, sentences, clauses or
52	phrases may be declared invalid.
53 54	<b>Section 7:</b> Repealer. All ordinances or resolutions, or parts thereof, in conflict with this
55 56	ordinance are hereby repealed, provided that this repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.
50 57	of such ordinance nor revive any ordinance thereby.
58	INTRODUCED AS A BILL at a regularly scheduled meeting of the City Council
59	of the City of Littleton on the 3rd day of June 2025, passed on first reading by a vote of <u>7</u> FOR
60	and <u>0</u> AGAINST; and ordered published by posting at Littleton Center, Bemis Library, the
61	Municipal Courthouse and on the City of Littleton Website.
62	
63	PUBLIC HEARING on the Ordinance to take place on the 15 <sup>th</sup> day of July,
64	2025, in the Council Chamber, Littleton Center, 2255 West Berry Avenue, Littleton, Colorado, at
65	the hour of 6:30 p.m., or as soon thereafter as it may be heard.
66	
67	PASSED on second and final reading, following public hearing, by a vote of
68	FOR andAGAINST on the 15 <sup>th</sup> day of July, 2025 and ordered published by posting at
69	Littleton Center, Bemis Library, the Municipal Courthouse and on the City of Littleton Website.
70	ATTEST:
71 72	
72 73	Wendy Shea-Tamag Kyle Schlachter
74	DEPUTY CITY CLERK MAYOR
75 76	APPROVED AS TO FORM:
77 78	ST. MILLING CE
78 79	Reid Betzig
80	CITY ATTORNEY



#### EXHIBIT A

### LEGAL DESCRIPTION

Per land title guarantee company order no. Abd70b59698-2, with a commitment Date of January 22, 2025 at 5:00 p.m., Lots 8, 9 and 10, Herman's subdivision of block 46 interurban addition, County of Arapahoe, State of Colorado,

And

That part of street described in book 1117 at page 305 of the Arapahoe County records, being a portion of the northwest 1/4 of the southwest 1/4 of section 15, Township 5 south, range 68 west of the 6th principal meridian, being more particularly described as follows:

Beginning at a point 1126.50 feet east and 50 feet north of the southwest corner of the northwest quarter (nw1/4) of the southwest quarter (sw1/4) of section fifteen (15), township five (5) south, range sixty-eight (68) west;

Thence northerly along west line of south Delaware a distance of 100 feet to a point to be known as point of curve;

Thence southwesterly along a curve whose radius point bears 100 feet to the west to a point of tangent which intersects the north property line of Littleton Boulevard;

Thence easterly along the north property line of Littleton boulevard to point of beginning, County of Arapahoe, State of Colorado.

Per land title guarantee company order no. Abd70827889-3 with a commitment date of May 29, 2024 at 5: 00 p.m.

Lot 1 (also known as block 1), columbine square, according to the plat thereof recorded May 10, 1972 under reception no. 1288992, County of Arapahoe, State of Colorado.

## EXHIBIT B

# **Zoning Map**

# **REZONE REQUEST**

- Site is zoned Neighborhood Commercial (NC).
- Rezone request to Corridor Mixed-Use (CM).
- Both zone districts have future land use designation of "Corridor Mixed Use"

