

1 **CITY OF LITTLETON, COLORADO**

2
3 **ORDINANCE NO. 29**

4
5 **Series, 2014**

6
7 **INTRODUCED BY COUNCILMEMBERS:**

8
9 **AN ORDINANCE OF THE CITY OF LITTLETON,**
10 **COLORADO, APPROVING THE REZONING OF A**
11 **PORTION OF A PROPERTY KNOWN AS 6905 SOUTH**
12 **BROADWAY FROM B-1 NEIGHBORHOOD BUSINESS**
13 **DISTRICT TO B-2 COMMUNITY BUSINESS DISTRICT.**
14

15
16 **WHEREAS,** the planning board held a public hearing on August 11, 2014 to
17 consider the proposed rezoning and planned development overlay for the property located at
18 6905 South Broadway more specifically described in Exhibit "A", which is attached hereto and
19 made a part hereof by this reference;
20

21 **WHEREAS,** at the public hearing, the planning board voted to approve the
22 Broadridge Shopping Center Planned Development Overlay, with conditions, and to recommend
23 the city council approve the proposed rezoning, with a condition regarding recording of the
24 approved planned development overlay;
25

26 **WHEREAS,** the city council considered evidence and testimony concerning the
27 proposed rezoning at a public hearing; and
28

29 **WHEREAS,** the city council has determined that the proposed rezoning is in the
30 best interest of the city and promotes the public health, safety, and welfare of the community;
31

32 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF**
33 **THE CITY OF LITTLETON, COLORADO, THAT:**
34

35 **Section 1:** The city council finds that the rezoning meets the criteria set forth in
36 Section 10-12-1 of Littleton City Code in that it is consistent with the goals and policies of
37 COMPLAN and the Ketrings Neighborhood Plan and promotes the general welfare of the
38 community.
39

40 **Section 2:** The city council hereby approves the rezoning of the property from B-
41 1 Neighborhood Business District to B-2 Community Business District, with the condition that
42 the applicant submits the approved Broadridge Plaza Shopping Center Planned Development
43 Overlay for recording within one year in accordance with section 10-1-9(E) of the city code. In
44 the event the applicant does not meet the submittal requirements, the Planned Development
45 Overlay and rezoning shall be null and void.
46

47 **Section 3:** Upon satisfaction of the above condition, the official zoning maps of
48 the City of Littleton shall be amended by including in the B-2 Community Business District and
49 excluding from the B-1 Neighborhood Business District a 5.32-acre parcel located at 6905 South

Broadway described in Exhibit "A".

Section 4: 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 validity of the remaining sections of this ordinance. The city council hereby declares that it would 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 phrases may be declared invalid.

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

INTRODUCED AS A BILL at a regularly scheduled meeting of the city council of the City of Littleton on the ____ day of _____, 2014, passed on first reading by a vote of ____ FOR and ____ AGAINST; and ordered published by posting at Littleton Center, Bemis Library, the Municipal Courthouse and on the City of Littleton Website.

PUBLIC HEARING on the Ordinance to take place on the ____ day of _____, 2014, in the Council Chambers, Littleton Center, 2255 West Berry Avenue, Littleton, Colorado, at the hour of 6:30 p.m., or as soon thereafter as it may be heard.

PASSED on second and final reading, following public hearing, by a vote of _____ FOR and _____ AGAINST on the ____ day of _____, 2014 and ordered published by posting at Littleton Center, Bemis Library, the Municipal Courthouse and on the City of Littleton Website.

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ATTEST:

Wendy Heffner
CITY CLERK

Phil Cernanec
PRESIDENT OF CITY COUNCIL

APPROVED AS TO FORM:

Ken Fellman
CITY ATTORNEY

BROADRIDGE PLAZA SHOPPING CENTER
REZONING FROM B-1 TO B-2

EXHIBIT "A"

Broadridge Plaza Filing No. 2 – Zoning Parcel 12

LEGAL DESCRIPTION
Sheet 1 of 1

A parcel of land in the Northwest one-quarter (NW 1/4) of Section 27, Township 5 South, Range 68 West, of the Sixth Principal Meridian, City of Littleton, County of Arapahoe, State of Colorado, being more particularly described as follows:

Beginning at the Southwest corner of Lot 1, Block 5, Broadridge Plaza Filing No. 2, a recorded subdivision in the office of the Arapahoe County Clerk and Recorder, said corner being the TRUE POINT OF BEGINNING; thence along the southerly line of said Lot 1 (being the basis of bearings) N78°50'E, a distance of 412.30 feet; thence N0°02'W, a distance of 530.40 feet; thence S89°58'W, a distance of 406.48 feet to the westerly line of said Lot 1; thence along the westerly line of said Lot 1, S0°13'E, a distance of 610 feet to the TRUE POINT OF BEGINNING; said parcel contains 231,775 square feet, or 5.32 acres, more or less.

Prepared by and on behalf of the City of Littleton, 2255 W. Berry Ave., Littleton, Co. 80120
8/4/14