

CITY OF LITTLETON, COLORADO

Resolution No. 2014-05

Series, 2014

A RESOLUTION OF THE PLANNING BOARD OF THE CITY OF LITTLETON, COLORADO, RECOMMENDING APPROVAL TO REZONE A PORTION OF THE PROPERTY KNOWN AS 6905 SOUTH BROADWAY FROM B-1 NEIGHBORHOOD BUSINESS DISTRICT TO B-2 COMMUNITY BUSINESS DISTRICT AND APPROVING THE PLANNED DEVELOPMENT OVERLAY.

WHEREAS, the planning board of the City of Littleton, Colorado, held a public hearing at its regular meeting of August 11, 2014, to consider the proposed ordinance to rezone 5.32 acres of the property located at 6905 South Broadway from B-1 to B-2 specifically described in Exhibit "A", which is attached hereto and made part hereof by this reference;

WHEREAS, the planning board considered the proposed planned development overlay, Broadridge Plaza Shopping Center; and

WHEREAS, the planning board considered evidence and testimony concerning the proposed rezoning and planned development overlay at said public hearing.

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

Section 1. The planning board finds that, with the conditions listed below in Section 2, the proposed planned development overlay meets the requirements of section 10-9-5 of the city code.

Section 2. The planning board does hereby approve the Broadridge Shopping Center Planned Development Overlay (PDO), with the following conditions:

- a. The property is rezoned to B-2, Community Business within one year.
- b. The following note is added to the PDO prior to recording: "The uses and standards stated in this PDO do not specifically apply to unit 15, but apply to the entire portion of the property as described in the stated legal description of 5.32 acres.
- c. The uses: 6.20 (service within enclosed area under roof with drive-through facility), 6.40 (automotive curbside service), 5.50 (ambulance facilities), and 10.42 (cleaning services (e.g. car wash)) are removed as permitted uses on the PDO plan and added to excluded uses.
- d. Use 2.60 (animal boarding and care facility) is removed as a permitted use on the PDO plan and added to a new category for conditional uses.

Section 3. The planning board finds that, with the conditional approval of the planned development overlay, the proposed ordinance to rezone the property described on the attached Exhibit "A", known as 6905 South Broadway meets the criteria set forth in section 10-12-1 of Littleton City Code in that the rezoning is consistent with the goals and policies of COMPLAN and the Ketrings Neighborhood Plan and promotes the general welfare of the community

Section 4. The planning board does hereby forward a recommendation of approval to the city council on said proposed rezoning with the condition that the applicant submits the Broadridge Plaza Shopping Center Planned Development Overlay, as conditionally approved by the planning board, for recording within one year in accordance with section 10-1-9 (E) of the city code. In the event the applicant does not meet the submittal requirements, the Planned Development Overlay plan and rezoning shall be null and void.

INTRODUCED, READ AND ADOPTED at a regularly scheduled meeting of the Planning Board of the City of Littleton, Colorado, on the 11th day of August, 2014, at 7:00 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado.

AYES: Board members Moore, Schroeder, Myles, Graham, Rudnicki and Chair Duzan

NAYS: None

ABSENT: Board members Samuelson, Bolt and Elrod

ATTEST:

Glen Van Nimwegen, Secretary

Randy Duzan, Chair

APPROVED AS TO FORM:

Kristin Schledorn, Deputy 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