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**CITY OF LITTLETON, COLORADO**

**PB Resolution No. 22(b)-2016**

**Series, 2016**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
LITTLETON, COLORADO, DENYING A REZONING OF PROPERTY  
FROM PD-C TO PD-R AND AN AMENDMENT TO A GENERAL  
PLANNED DEVELOPMENT PLAN FOR PROPERTY KNOWN AS 5000  
SOUTH PRINCE STREET AND A PORTION OF A PROPERTY KNOWN  
AS 4900 SOUTH PRINCE STREET**

**WHEREAS**, the Planning Commission of the City of Littleton, Colorado, held a public hearing at its regular meeting of October 24, 2016 to consider a rezoning from PD-C to PD-R and an amendment to the River Side General Planned Development Plan for property located at 4900 and 5000 South Prince Street, and more specifically described in Exhibit A, which is attached hereto and made a part hereof by this reference; and

**WHEREAS**, the planning commission considered evidence and testimony concerning the proposed amended general planned development plan and rezoning;

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

**Section 1.** The planning commission finds that the proposed rezoning of the property known as Tracts B and D, Block 1, River Side Subdivision, described on the attached Exhibit "A", **does/does not** meet the criteria set forth in Section 10-12-1 of the city code in that the rezoning is inconsistent with the following goal(s) and policie(s) of the comprehensive plan:

*(state goal(s) and/or policy(s) and provide statement on why it is not met)*

**Section 2.** The planning commission finds that the amended general planned development plan **does/does not** conform to the following development standards of the general planned development plan criteria as specified in section 10-2-23(A), (B) and (C) of the city code:

*(state criterion or criteria not met and provide statement on why it is not met)*

INTRODUCED, READ AND ADOPTED at a regularly scheduled meeting of the Planning Commission of the City of Littleton, Colorado, on the 24<sup>th</sup> day of October, 2016, at 6:30 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado.

ATTEST:

\_\_\_\_\_  
Denise Ciernia  
RECORDING SECRETARY

\_\_\_\_\_  
Karina Elrod  
CHAIR

APPROVED AS TO FORM:

\_\_\_\_\_  
Kenneth S. Fellman  
ACTING CITY ATTORNEY

EXHIBIT "A"

Legal Description of Area to be Rezoned from PD-C to PD-R

TRACTS B AND D, BLOCK 1, RIVER SIDE, A PLANNED DEVELOPMENT, AS SET FORTH ON THE PLAT RECORDED JUNE 19, 1986 IN PLAT BOOK 90, PAGE 48, EXCEPT THAT PORTION CONVEYED IN DEED RECORDED APRIL 13, 2004 AT RECEPTION NO. B4065836, COUNTY OF ARAPAHOE, STATE OF COLORADO,

TOGETHER WITH A PORTION OF ADJACENT RIGHT-OF-WAY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID PORTION OF TRACT D;

THENCE ALONG THE BOUNDARIES OF SAID TRACT B AND D, THE FOLLOWING SIX (6) COURSES;

1. NORTH 47°16'53" EAST, A DISTANCE OF 111.91 FEET;
2. SOUTH 89°53'40" EAST, A DISTANCE OF 163.70 FEET;
3. SOUTH 00°08'47" EAST, A DISTANCE OF 33.98 FEET;
4. SOUTH 88°41'40" EAST, A DISTANCE OF 93.57 FEET;
5. SOUTH 46°09'54" EAST, A DISTANCE OF 70.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 715.68 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 69°29'50" EAST;
6. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°55'12", AN ARC LENGTH OF 398.71 FEET TO THE NORTHEAST QUARTER OF SAID PORTION CONVEYED IN DEED RECORDED APRIL 13, 2004 AT RECEPTION NO. B4065836;

THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID PORTION, THE FOLLOWING THREE (3) COURSES;

1. SOUTH 86°40'10" WEST, A DISTANCE OF 124.20 FEET;
2. NORTH 69°10'52" WEST, A DISTANCE OF 54.20 FEET;
3. NORTH 59°10'55" WEST, A DISTANCE OF 149.71 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID TRACT D;

THENCE NORTH 89°34'00" WEST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 00°26'00" EAST, A DISTANCE OF 306.06 FEET TO A POINT ON SAID WESTERLY BOUNDARY OF TRACT D;

THENCE NORTH 76°23'40" WEST, ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 29.44 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 3.308 ACRES, (144,088 SQUARE FEET), MORE OR LESS.

Legal Description of 2<sup>nd</sup> Amendment to the Riverside Amended  
General Planned Development Plan

PORTIONS OF TRACTS B AND D, BLOCK 1, AND TRACT B, BLOCK 2, RIVER SIDE, A PLANNED DEVELOPMENT, AS SET FORTH ON THE PLAT RECORDED JUNE 19, 1986 IN PLAT BOOK 90, PAGE 48, EXCEPT THAT PORTION CONVEYED IN DEED RECORDED APRIL 13, 2004 AT RECEPTION NO. B4065836, COUNTY OF ARAPAHOE, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT B, BLOCK 1, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 715.68 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 69°29'50" EAST;

THENCE SOUTHERLY ALONG THE EASTERLY BOUNDARY OF SAID TRACT B, BLOCK ONE, AND SAID CURVE THROUGH A CENTRAL ANGLE OF 31°55'12", AN ARC LENGTH OF 398.71 FEET;

THENCE SOUTH 86°40'10" WEST, A DISTANCE OF 124.20 FEET;

THENCE NORTH 69°10'52" WEST, A DISTANCE OF 54.20 FEET;

THENCE NORTH 59°10'55" WEST, A DISTANCE OF 149.71 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID TRACT D, BLOCK ONE;

THENCE, ALONG TSAID WESTERLY BOUNDARY, THE FOLLOWING TWO (2) COURSES;

1. NORTH 00°26'00" EAST, A DISTANCE OF 299.04 FEET;
2. NORTH 76°23'40" WEST, A DISTANCE OF 8.57 FEET;

THENCE THE FOLLOWING SIX (6) COURSES;

1. NORTH 02°16'57" EAST, A DISTANCE OF 9.31 FEET;
2. SOUTH 89°34'00" EAST, A DISTANCE OF 8.04 FEET;
3. NORTH 00°26'00" EAST, A DISTANCE OF 16.03 FEET;
4. NORTH 22°53'16" EAST, A DISTANCE OF 47.35 FEET;
5. SOUTH 89°41'52" EAST, A DISTANCE OF 245.78 FEET;
6. SOUTH 46°09'54" EAST, A DISTANCE OF 93.92 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 2.998 ACRES, (130,572 SQUARE FEET), MORE OR LESS.