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CITY OF LITTLETON, COLORADO

PC Resolution No. 12

Series, 2017

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
LITTLETON, COLORADO, APPROVING A PLANNED DEVELOPMENT
OVERLAY TO ALLOW AN INCREASE IN THE MAXIMUM HEIGHT
FROM 12 FEET TO 38 FEET FOR A SELF-STORAGE FACILITY
LOCATED AT 5400 S DELAWARE STREET,**

WHEREAS, the planning commission of the City of Littleton, Colorado, held a public hearing at its regular meeting of June 12, 2017 to consider a proposal for a Planned Development Overlay to allow an increase in the maximum height from 12 feet to 38 feet for a self-storage facility located at 5400 S Delaware 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 Planned Development Overlay at said public hearing;

WHEREAS, the applicant is requesting to increase the maximum height allowed for mini-warehousing from 12 feet to 38 feet;

WHEREAS, the requested 38 foot, multi-story self-storage facility design allows for additional perimeter landscaping;

WHEREAS, the applicant has chosen materials that complement the use of brick found through the surrounding neighborhood;

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

Section 1. The planning commission finds that the Ted Richardson Development Planned Development Overlay meets the criteria as specified in section 10-9 of the city zoning code, including compatibility with the Citywide Plan and the Progress Park Neighborhood Plan.

Section 2. The planning commission does hereby approve the Planned Development Overlay for the Ted Richardson Development at 5400 S Delaware Street.

INTRODUCED, READ AND ADOPTED at a regularly scheduled meeting of the
Planning Commission of the City of Littleton, Colorado, on the 5th day of June, 2017, at 6:30
p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado by the following vote:

[VOTE].

ATTEST:

Denise Ciernia
RECORDING SECRETARY

Mark Rudnicki
CHAIR

APPROVED AS TO FORM:

Kenneth S. Fellman
ACTING CITY ATTORNEY

Exhibit A**Legal Description of Ted Richardson Development Planned Development Overlay at 5400 S
Delaware Street, Littleton, Colorado****LEGAL DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF PLOTS 33, 34, 43 AND 44, INTERURBAN ADDITION, IN THE CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, PER PLAT RECORDED IN PLAT BOOK 1, PAGE 42 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID CITY, COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PLOT 33, WHENCE THE EASTERLY LINE OF SAID PLOT 33 BEARS NORTH 00°02'15" WEST;
THENCE NORTH 45°02'15" WEST, 14.14 FEET TO THE INTERSECTION OF A LINE PARALLEL WITH AND DISTANT 10.00 FEET WESTERLY OF THE EASTERLY LINE OF SAID PLOT 33 AND A LINE PARALLEL WITH AND DISTANT 10.00 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID PLOT 33;
THENCE ALONG SAID FIRST DESCRIBED PARALLEL LINE, NORTH 00°02'15" WEST, 374.91 FEET;
THENCE DEPARTING SAID PARALLEL LINE, SOUTH 89°57'45" WEST, 434.75 FEET;
THENCE SOUTH 00°02'15" EAST, 374.91 FEET TO SAID ABOVE DESCRIBED SECOND PARALLEL LINE;
THENCE ALONG SAID PARALLEL LINE, NORTH 89°57'45" EAST, 434.75 FEET TO THE POINT OF BEGINNING.

CONTAINS AN AREA OF 162,992 SQUARE FEET OR 3.742 ACRES, MORE OR LESS.

