

1 **CITY OF LITTLETON, COLORADO**

2
3 **ORDINANCE NO. ____**

4
5 **Series, 2017**

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7 **INTRODUCED BY COUNCILMEMBERS:**

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9 **AN ORDINANCE OF THE CITY OF LITTLETON,**
10 **COLORADO,**

11
12 **WHEREAS**, the planning commission, at its regular meeting on July 24, 2017,
13 held a public hearing and voted to recommend approval of an ordinance amending Title 11,
14 Chapter 9, Section 4 (B) and (C) of the city code, for clarification of size percentages, and
15 adequate water and sewer facilities under Administrative Plat and Replat; and

16
17 **WHEREAS**, the city council finds that the proposed amendments to the city code
18 are in the best interest of the city and will promote the public health, safety and welfare of its
19 inhabitants;

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21 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF**
22 **THE CITY OF LITTLETON, COLORADO, THAT:**

23
24 **Section 1:** Section 4 of Chapter 9 of Title 11 of the City Code is hereby amended
25 as follows:

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27 **11-9-4: CRITERIA FOR DECISION:**

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29 An administrative plat shall be approved only if the director determines that all of the following
30 criteria have been met:

31
32 (A) Each parcel created by the administrative plat or replat complies with the minimum
33 requirements of the governing zone district, including but not limited to, the maximum density
34 and minimum open space requirements, the subdivision regulations and other applicable city
35 ordinances and resolutions. Multiple zone districts may not be contained within one
36 administrative plat or replat.

37
38 (B) Each parcel created by the administrative plat or replat is consistent with existing
39 character of the block face on which the property is located. Lots that are more than fifty percent
40 (50%) greater in either lot size, depth, or width of a typical average existing lot on the same
41 block face are not eligible for an administrative plat or replat. Lots that are ~~less~~ MORE than
42 twenty-five (25%) smaller in either lot size, depth, or width of a typical average existing lot on
43 the same block face are not eligible for an administrative plat or replat.

44
45 (C) ~~Each parcel created by the administrative plat has adequate water and sanitary sewer~~
46 ~~facilities.~~ THE APPLICANT SHALL PROVIDE EVIDENCE THAT PUBLIC WATER AND
47 SEWER FACILITIES ARE AVAILABLE TO SERVE EACH LOT. THIS SHALL BE IN THE
48 FORM OF "WILL SERVE" LETTERS FROM THE APPROPRIATE SERVICE PROVIDERS.
49

(D) All resulting lots must abut a dedicated and accepted city street.

(E) If the request is to divide unsubdivided land in an existing planned development, each lot or parcel resulting from the administrative plat shall be one (1) acre or smaller in size.

Section 2: 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 3: 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 _____, 2017, 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 _____, 2017, 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 _____, 2017 and ordered published by posting at Littleton Center, Bemis Library, the Municipal Courthouse and on the City of Littleton Website.

ATTEST:

Wendy Heffner
CITY CLERK

Bruce O. Beckman
MAYOR

APPROVED AS TO FORM:

86 _____
87 Kenneth S. Fellman
88 ACTING CITY ATTORNEY
89
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