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6 **CITY OF LITTLETON, COLORADO**

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8 **ORDINANCE NO. 19**

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10 **Series, 2017**

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12 **INTRODUCED BY COUNCILMEMBERS: CLARK & COLE**

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14 **AN ORDINANCE OF THE CITY OF LITTLETON,**
15 **COLORADO, APPROVING A REZONING AND**
16 **GENERAL PLANNED DEVELOPMENT PLAN**
17 **FOR PROPERTY LOCATED AT 6505-09 SOUTH**
18 **SANTA FE DRIVE**

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20 **WHEREAS,** the planning commission held a public hearing at its regular
21 meeting of June 26, 2017 to consider the Santa Fe Arapahoe General Planned Development Plan
22 and rezoning from R-E and PD-R to PD-I to allow limited commercial and industrial uses and
23 establish performance standards located at 6505-09 South Santa Fe Drive, and more specifically
24 described in Exhibit A, which is attached hereto and made a part hereof by this reference; and;
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26 **WHEREAS,** at the public hearing, the planning commission voted to recommend
27 the city council approve the proposed rezoning and general planned development plan;
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29 **WHEREAS,** the city council considered evidence and template concerning the
30 proposed amendment to a planned development at a public hearing;
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32 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF**
33 **THE CITY OF LITTLETON, COLORADO, THAT:**
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35 **Section 1:** The city council finds that the rezoning and general planned
36 development plan conforms to the development standards of the general planned development
37 plan criteria as specified in section 10-2-23(H) of the city code.
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39 **Section 2:** The city council hereby approves the Santa Fe and Arapahoe General
40 Planned Development Plan and Rezoning from R-E and PD-R to PD-I to allow limited
41 commercial and industrial uses and establish performance standards for property located at 6505-
42 09 South Santa Fe Drive with the following condition of approval:
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- 44 1. That the RE (Residential - Estates) zoning and the existing houses and
45 structures be allowed to remain as permitted uses until the first building
46 permit for either the self-storage or garage condo is issued.
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48 **Section 3:** 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 clauses or phrases maybe be declared invalid.

Section 4: 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 18th day of July, 2017, passed on first reading by a vote of 5 FOR and 0 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 15th day of August, 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 15th day of August 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:

Lena McClelland
ASSISTANT CITY ATTORNEY

Exhibit A

Legal Description

A PARCEL OF LAND SITUATED IN THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SOUTHEAST ONE-QUARTER OF SECTION 20 AND CONSIDERING THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER TO BEAR N 00°08'40" E WITH ALL BEARINGS HEREIN RELATIVE THERETO; THENCE ALONG SAID WEST LINE OF THE SOUTHEAST ONE-QUARTER, N 00°08'40" E, A DISTANCE OF 1519.75 FEET; THENCE N 89°35'50" E, A DISTANCE OF 455.13 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN BOOK 4635 AT PAGE 726 IN THE OFFICE OF THE CLERK AND RECORDER FOR ARAPAHOE COUNTY;

THENCE N 89°35'50" E, A DISTANCE OF 774.18 FEET;

THENCE N 00°24'10" W, A DISTANCE OF 16.50 FEET;

THENCE S 88°58'31" E, A DISTANCE OF 110.67 FEET TO THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED AT RECEPTION NO. B2038812;

THENCE ALONG THE WEST BOUNDARY OF SAID PARCEL, S 06°59'34" W, A DISTANCE OF 213.50 FEET TO THE NORTHEAST CORNER OF LOT 2, BLOCK 1, SANTA FE HEIGHTS SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. R3140038;

THENCE THE FOLLOWING SEVEN (7) COURSES AROUND THE BOUNDARY OF SAID LOT 2, BLOCK 1:

1. S 06°59'53" W, A DISTANCE OF 174.62 FEET;

2. S 45°55'02" W, A DISTANCE OF 13.66 FEET;

3. S 06°51'53" W, A DISTANCE OF 30.00 FEET;

4. S 72°36'28" W, A DISTANCE OF 100.80 FEET;

5. N 88°54'54" W, A DISTANCE OF 150.00 FEET;

6. N 42°26'23" W, A DISTANCE OF 214.00 FEET;

7. N 01°05'06" E, A DISTANCE OF 79.00 FEET;

THENCE S 89°35'50" W, A DISTANCE OF 467.43 FEET TO THE SOUTHEAST CORNER OF THE SAID PARCEL DESCRIBED IN BOOK 4635 AT PAGE 726;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1592.40 FEET THROUGH A CENTRAL ANGLE OF 07°13'54", AN ARC LENGTH OF 200.99 FEET AND HAVING A CHORD WHICH BEARS N 09°18'00" E, A DISTANCE OF 200.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 261,802 SQUARE FEET OR 6.010 ACRES, MORE OR LESS.