

CITY OF LITTLETON, COLORADO

PC Resolution No. 15-2017

Series, 2017

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
LITTLETON, COLORADO, APPROVING A GENERAL PLANNED
DEVELOPMENT WITH PD-I (PLANNED DEVELOPMENT –
INDUSTRIAL) OF PROPERTY FOR PROPERTY KNOWN AS 6505-09
SOUTH SANTA FE DRIVE**

WHEREAS, the Planning Commission of the City of Littleton, Colorado, held a public hearing at its regular meeting of June 26, 2017 to consider a general planned development plan to allow limited commercial and industrial uses under PD-I (Planned Development-Industrial) zoning for property located at 6505-09 South Santa Fe Drive, 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;

WHEREAS, the applicant has provided performance standards for the proposed general planned development plan;

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

Section 1. The planning commission finds that the proposed general planned development plan conforms to the intent, criteria and permitted land uses of the Planned Development District, sections 10-23(A) (B) and (C) of the city code.

Section 2. The planning commission does hereby forward a recommendation of approval to the city council on the proposed Santa Fe and Arapahoe General Planned Development Plan to allow limited commercial and industrial uses for property located at 6505-09 South Santa Fe Drive with the following condition of approval:

1. That PC Resolution #16-2017 regarding the rezoning of the adjacent 2.99-acre Lee Gulch Overlook property also receives a recommendation of approval from the Planning Commission, which will satisfy minimum zone district size requirements for the property under section 10-12-2(A) of the city zoning code.
2. That no uses beyond self-storage, garage condos, treatment facilities including housing and mental health, are included, with restaurant and wholesale uses excluded.
3. That the AMHC parcel open space percentage is increased from 30% to 40%.

Resolution No. 15-2017

Page 2 of 3

INTRODUCED, READ AND ADOPTED at a regularly scheduled meeting of the Planning Commission of the City of Littleton, Colorado, on the 26th day of June, 2017, at 6:30 p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado, by the following vote: 5-2.

ATTEST:

DocuSigned by:

Denise Ciernia

D03BC250132D426...

Denise Ciernia

RECORDING SECRETARY

DocuSigned by:

Mark Rudnicki

76FFEEAA56CDE42E...

Mark Rudnicki

CHAIR

APPROVED AS TO FORM:

DocuSigned by:

Brandon Dittman

D6D26CC539404B0...

Kenneth S. Fellman

ACTING 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.