1	CITY OF LITTLETON, COLORADO			
2 3	ORDINANCE NO. 32			
4 5	Series, 2018			
6 7 8	INTRODUCED BY COUNCILMEMBERS: VALDES & DRISCOLL			
9	AN ORDINANCE OF THE CITY OF LITTLETON,			
10	COLORADO, REGARDING AN AMENDMENT TO THE			
11	OFFICIAL ZONING MAP TO CHANGE THE ZONING OF			
12	A 5.05-ACRE AREA KNOWN AS 2717, 2727, AND 2767 W.			
13	BELLEVIEW AVE FROM B-2 COMMUNITY BUSINESS			
14	DISTRICT TO B-3 GENERAL BUSINESS DISTRICT.			
15				
16 17 18 19 20	WHEREAS, the planning commission, at its regular meeting on August 27, 2018, held a public hearing and voted to recommend approval of an ordinance amending the official zoning map to change the zoning of a 5.05-acre area known as 2717, 2727, and 2767 W. Belleview Avenue from B-2 community business district to B-3 general business district.;			
20	WHEREAS, the city council finds that the proposed ordinance is consistent with			
22	the city's comprehensive plan; and			
23	the erry's comprehensive plan, and			
24	WHEREAS, the city council finds that the proposed official zoning map			
25	amendment is in the best interest of the city and will promote the public health, safety, and			
26 27	welfare of its inhabitants;			
28 29 30	NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LITTLETON, COLORADO, THAT:			
31	Section 1: The city council finds that the proposed rezoning of the properties			
32	known as 2717, 2727, and 2767 W. Belleview Avenue, described on the attached Exhibit "A",			
33	meets the criteria set forth in Section 10-12-1 of the Littleton City Code, in that the rezoning is			
34	consistent with the goals and policies of the Comprehensive Plan, and the Centennial			
35	Neighborhood Plan and promotes the general welfare of the community.			
36				
37	Section 2: The city council hereby approves the rezoning.			
38				
39	Section 3: The official zoning map of the City of Littleton shall be amended			
40	by including in the B-3 General Business District and excluding from the B-2 Community			
41	Business District a 5.05-acre area known as 2717, 2727, and 2767 W. Belleview Avenue,			
42	described on Exhibit "A."			
43				
44	Section 4: The B-3 General Business District in the area described on Exhibit			
45	"A" will have a floor to lot area ratio maximum of 2:1.			
46				
47	Section 4: Miniwarehousing/outdoor storage uses as described in section 8.20			
48 49	of the land use table in section 10-3-2 of the Littleton City Code will not be permitted in the area described on Exhibit "A".			

2 3 4 5 6 7 8 9 10	Section 5: 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.		
11 12 13	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.		
14	INTRODUCED AS A BILL at a regularly scheduled meeting of the City Council		
15	of the City of Littleton on the 2^{nd} day of October, 2018, passed on first reading by a vote of <u>6</u>		
16	FOR and <u>0</u> AGAINST; and ordered published by posting at Littleton Center, Bemis Library, the		
17	Municipal Courthouse and on the City of Littleton Website.		
18	PUBLIC HEARING on the Ordinance to take place on the 16 th day of October,		
19	2018, in the Council Chamber, Littleton Center, 2255 West Berry Avenue, Littleton, Colorado,		
20	at the hour of 6:30 p.m., or as soon thereafter as it may be heard.		
21	PUBLIC HEARING continued to the 18 th day of December, 2018, in the Council		
22	Chamber, Littleton Center, 2255 West Berry Avenue, Littleton, Colorado, at the hour of 6:30		
23	p.m., or as soon thereafter as it may be heard.		
24	PUBLIC HEARING CONTINUED to the 15th day of January, 2019, in the		
25	Council Chamber, Littleton Center, 2255 West Berry Avenue, Littleton, Colorado, at the hour of		
26	6:30 p.m. or as soon thereafter as it may be heard.		
27	PASSED on second and final reading, following public hearing, by a vote ofFOR		
28	and AGAINST on the 15 th day of January, 2019, and ordered published by posting at		
29	Littleton Center, Bemis Library, the Municipal Courthouse and on the City of Littleton Website.		

 30 ATTEST:

31		
32	Wendy Heffner	Debbie Brinkman
33	CITY CLERK	MAYOR
34		
35	APPROVED AS TO FORM:	
36		
37		
38	Lena McClelland	
39	ASSISTANT CITY ATTORNEY	
40		

41

BELLEVIEW CONNECTION REZONING FROM B-2 TO B-3

Exhibit A

46
47 BEING ALL OF LOT 1 AND LOT 3, BLOCK 1, CENTENNIAL'S PRIDE, RECORDED AT RECEPTION NO. 1630306
48 OF THE ARAPAHOE COUNTY CLERK AND RECORDER OFFICE INCLUDING THAT PORTION CONVEYED TO
49 THE CITY OF LITTLETON IN DEED RECORDED NOVEMBER 10, 1986 IN BOOK 4949 AT PAGE 636 AND ALL
50 OF LOT 3, BLOCK 1, CENTENNIAL'S PRIDE, FILING NO.2, RECORDED AT RECEPTION NO. 1687748 OF THE
51 ARAPAHOE COUNTY CLERK AND RECORDER OFFICE BEING SITUATED IN THE SOUTHEAST QUARTER OF

52 SECTION 8, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, 53 ADADALIOE COUNTY OF A TABLE OF COLORADOR

53 ARAPAHOE COUNTY, STATE OF COLORADO

42 43

44

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54 BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE

55 COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE BEARING OF THE WEST

56 LINE OF LOT 1, BLOCK 1, CENTENNIAL'S PRIDE FILING N0.2 BETWEEN A FOUND #4 REBAR, NO CAP, FOR

57 THE NORTH END OF THE LINE DESCRIBED AND FOUND #4 REBAR WITH YELLOW PLASTIC CAP ILLEGIBLE

58 FOR THE SOUTH END OF THE LINE DESCRIBED/WIS CONSIDERED TO BEAR N00"04'34"E.

59 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, CENTENNIAL'S PRIDE, THENCE

ALONG THE NORTH LINE OF SAID LOT 1, N89'46'24"E, A DISTANCE OF 371.30 FEET TO A POINT ON THE

61 CENTERLINE OF PRINCE STREET, BEING A 60' PUBLIC RIGHT OF WAY:

THENCE ALONG SAID CENTERLINE OF PRINCE STREET, S00'31'18"W, A DISTANCE OF 605.00 FEET TO A
 POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8;

64THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, S89"46'24"W, A65DISTANCE OF 352.59 FEET TO A POINT OF INTERSECTION OF SAID SOUTH LINE AND THE WEST LINE

66 EXTENDED OF SAID LOT 3, BLOCK 1, CENTENNIAL'S PRIDE FILING NO.2;

67THENCE ALONG THE WEST LINE OF SAID LOT 3, BLOCK 1, CENTENNIAL'S PRIDE FILING NO.2, N00'04'34"E,68A DISTANCE 0F 227.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 3 AND BEING A POINT ON THE69A DISTANCE 0F 227.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 3 AND BEING A POINT ON THE

69 SOUTH LINE OF SAID LOT 1, BLOCK 1, CENTENNIAL'S PRIDE;

70 THENCE ALONG SAID SOUTH LINE OF LOT 1, S89" 46'24'W, A DISTANCE OF 14.00 FEET TO THE 71 SOUTHWEST CORNER OF SAID LOT 1;

THENCE ALONG THE WEST LINE OF SAID LOT 1, N00"04'34"E, A DISTAICE OF 377.46 FEET TO THE POINT

73 OF BEGINNING AND CONTAINS 220,010 SQUARE FEET OR 5.051 ACRES OF LAND MORE OR LESS.