



Legal Notice

Date: 12/07/2023

Subject: An ordinance of the City of Littleton, Colorado, rezoning approximately 17.420 acres of 700 W. Mineral Avenue and 0.68 acres of right-of-way from Industrial Park/Planned Overlay District to Multi-Family Residential

Passed/Failed: Passed on first reading

CITY OF LITTLETON, COLORADO

**ORDINANCE 40
SERIES 2023**

47 **WHEREAS**, the council finds in fact that facilities and services are or will be
48 available to serve the subject property without compromising provisions for adequate levels of
49 service to other properties; and

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51 **WHEREAS**, the council finds in fact that the proposed Multi-Family Residential
52 zoning district will not cause harm to natural features on or adjacent to the subject property.

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

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58 **Section 1:** The rezoning from Industrial Park/Planned Overlay District (IP/P-
59 LO) to Multi-Family Residential (MFR) of the Property complies with the Comprehensive Plan of
60 Envision Littleton and satisfies the decision criteria within Section 10-9-4.1 of the Unified Land
61 Use Code.

62
63 **Section 2:** The rezoning explicitly terminates and supersedes all prior zoning
64 pertaining to the subject Property and, including but not limited to, that certain Declaration of
65 Planned Industrial Park Uses, Limitations, Restrictions and Covenants recorded December 31,
66 1969 in Book 1847 at Page 79, and that certain Resolution No. 19, Series of 1981, recorded June
67 22, 1944 at Reception No. 92824 in Book 7604, Page 272.

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69 **Section 3:** The rezoning of the Property from Industrial Park/Planned Overlay
70 District (IP/PL-O) to Multi-Family Residential (MFR) is hereby approved.

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72 **Section 4:** The Official Zoning Map for the City of Littleton, Colorado is
73 hereby updated, as shown in Exhibit “B”, attached hereto and fully incorporated herein by this
74 reference, to reflect City Council’s approval of the rezoning.

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76 **Section 5:** The effective date of this rezoning shall be the date that this
77 ordinance is recorded with the County Clerk and Recorder of Arapahoe County, Colorado.

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79 **Section 6:** Severability. If any part, section, subsection, sentence, clause or
80 phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the
81 validity of the remaining sections of this ordinance. The City Council hereby declares that it would
82 have passed this ordinance, including each part, section, subsection, sentence, clause or phrase
83 hereof, irrespective of the fact that one or more parts, sections, subsections, sentences, clauses or
84 phrases may be declared invalid.

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86 **Section 7:** Repealer. All ordinances or resolutions, or parts thereof, in conflict
87 with this ordinance are hereby repealed, provided that this repealer shall not repeal the repealer
88 clauses of such ordinance nor revive any ordinance thereby.

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91 INTRODUCED AS A BILL at a regularly scheduled meeting of the City Council

92 of the City of Littleton on the 5th day of December, 2023, passed on first reading by a vote of 7
93 FOR and 0 AGAINST; and ordered published by posting at Littleton Center, Bemis Library, the
94 Municipal Courthouse and on the City of Littleton Website.

95 PUBLIC HEARING on the Ordinance to take place on the 19th day of December,
96 2023, in the Council Chamber, Littleton Center, 2255 West Berry Avenue, Littleton, Colorado, at
97 the hour of 6:30 p.m., or as soon thereafter as it may be heard.

98 PASSED on second and final reading, following public hearing, by a vote of ____
99 FOR and ____ AGAINST on the 19th day of December, 2023 and ordered published by posting at
100 Littleton Center, Bemis Library, the Municipal Courthouse and on the City of Littleton Website.

101 ATTEST:

102 _____
103 Colleen L. Norton
104 CITY CLERK

Kyle Schlachter
MAYOR

105 APPROVED AS TO FORM:

106 _____
107
108
109 Reid Betzing
110 CITY ATTORNEY

