



Legal Notice

Date: 12/03/2020

Subject: An ordinance of the City of Littleton, Colorado rezoning approximately 180 acres in downtown Littleton from various zoning districts to the Downtown (DT) District and amending the official zoning map accordingly

Passed/Failed: Passed on first reading

CITY OF LITTLETON, COLORADO

**ORDINANCE 43
SERIES 2020**

1 **CITY OF LITTLETON, COLORADO**

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3 **ORDINANCE NO. 43**

4
5 **Series, 2020**

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8 **AN ORDINANCE OF THE CITY OF LITTLETON,**
9 **COLORADO, REZONING APPROXIMATELY 180 ACRES**
10 **IN DOWNTOWN LITTLETON FROM VARIOUS ZONING**
11 **DISTRICTS TO THE DOWNTOWN (DT) DISTRICT AND**
12 **AMENDING THE OFFICIAL ZONING MAP**
13 **ACCORDINGLY**

14
15 **WHEREAS**, on October 15, 2019, Council adopted the Envision Littleton
16 Comprehensive Plan and Transportation Master Plan (“Comprehensive Plan”) by Resolution 59-
17 2019; and

18
19 **WHEREAS**, goal number one of the Special Areas and Design section of the
20 Comprehensive Plan is to provide an action framework for a “downtown that continues to serve
21 the entire community as a civic, historic, cultural, and economic focal point;” and

22
23 **WHEREAS**, in order to implement goal number one of the Special Areas and
24 Design section and numerous other goals and policies of the Comprehensive Plan, Council directed
25 city staff and Kendig Keast Collaborative, the project consultant, to generate new development
26 regulations for the downtown area; and

27
28 **WHEREAS**, on May 18, 2020, city staff and Kendig Keast Collaborative held a
29 neighborhood meeting to solicit ideas, comments, and feedback information for a new regulatory
30 framework for the downtown area; and

31
32 **WHEREAS**, in July of 2020, city staff and Kendig Keast Collaborative posted the
33 draft Downtown (DT) zone regulations on the Envision Littleton website and conducted an
34 outreach program to solicit comments on the proposed regulations; and

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36 **WHEREAS**, on October 6, 2020, Council adopted Ordinance 34-2020, amending
37 various chapters of Title 10 of the Littleton City Code to incorporate the Downtown (DT) zone
38 district; and

39
40 **WHEREAS**, the “Downtown Area” is hereinafter defined as all properties within
41 the area described in Exhibit A of this Ordinance as set forth and fully incorporated herein; and

42
43 **WHEREAS**, on October 8, 2020, at Council’s direction, city staff applied for a
44 city-initiated rezoning of the Downtown Area from various zone districts to the Downtown (DT)
45 zone district; and

46
47 **WHEREAS**, the Planning Commission at their November 9th, 2020 meeting
48 recommended City Council approve the proposed rezoning of the Downtown Area; and
49

50 **WHEREAS**, the City Council finds that the proposed rezoning of the Downtown
51 Area is consistent with both the Comprehensive Plan and the Declaration of Public Policy for
52 Rezoning, and is in the best interest of the city, promoting the public health, safety, and welfare of
53 its inhabitants.

54
55 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF**
56 **THE CITY OF LITTLETON, COLORADO, THAT:**

57
58 **Section 1:** All properties within the Downtown Area as described in Exhibit A
59 are hereby rezoned to the Downtown (DT) District.

60
61 **Section 2:** The official zoning map is hereby amended as shown in Exhibit B
62 of this Ordinance as set forth and fully incorporated herein.

63
64 **Section 3:** Severability. If any part, section, subsection, sentence, clause or
65 phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the
66 validity of the remaining sections of this ordinance. The City Council hereby declares that it would
67 have passed this ordinance, including each part, section, subsection, sentence, clause or phrase
68 hereof, irrespective of the fact that one or more parts, sections, subsections, sentences, clauses or
69 phrases may be declared invalid.

70
71 **Section 4:** Repealer. All ordinances or resolutions, or parts thereof, in conflict
72 with this ordinance are hereby repealed, provided that this repealer shall not repeal the repealer
73 clauses of such ordinance nor revive any ordinance thereby.

74
75
76 INTRODUCED AS A BILL at a regularly scheduled meeting of the City Council
77 of the City of Littleton on the 1st day of December, 2020, passed on first reading by a vote of 7
78 FOR and 0 AGAINST; and ordered published by posting at Littleton Center, Bemis Library,
79 the Municipal Courthouse and on the City of Littleton Website.

80 PUBLIC HEARING on the Ordinance to take place on the 15th day of December,
81 2020, in the Council Chamber¹, Littleton Center, 2255 West Berry Avenue, Littleton, Colorado,
82 at the hour of 6:30 p.m., or as soon thereafter as it may be heard.

83
84 PASSED on second and final reading, following public hearing, by a vote of _____FOR
85 and _____ AGAINST on the 15th day of December, 2020 and ordered published by posting at

86 Littleton Center, Bemis Library, the Municipal Courthouse and on the City of Littleton Website.

87 ATTEST:

88 _____
89 Colleen L. Norton
90 CITY CLERK

Jerry Valdes
MAYOR

91
92 APPROVED AS TO FORM:

93
94 _____
95 Reid Betzing
96 CITY ATTORNEY



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¹ Due to COVID19, the City of Littleton is providing virtual coverage of city council meetings to protect the health of citizens, council members and staff. Meetings will not be held in the council chamber until further notice.

Exhibit A

Legal description

An area of approximately 180 acres bounded on the north by the center line of the West Belleview Avenue (also known as Colorado State Highway 88) right-of-way, on the east by the western boundary of the BNSF railroad right-of-way, on the south by the center line of the West Church Avenue right-of-way, and on the west by the center line of the South Santa Fe Drive (also known as the Danny Dietz Memorial Highway, U.S. Route 85, and the CanAm Highway) right-of-way.

Exhibit B

Figure 10-2-18 (B) Character Area Map for DT Zone District

Downtown (DT) District Proposed Character Areas

