

**CITY OF WHEAT RIDGE, COLORADO
RESOLUTION NO. 55
SERIES 2010**

TITLE: A RESOLUTION BEGINNING A CITY-INITIATED REZONING OF PROPERTIES LOCATED AT THE SOUTHEAST CORNER OF 44TH AVENUE AND WADSWORTH BOULEVARD TO MIXED USE – COMMERCIAL

WHEREAS, the Wadsworth Corridor Subarea Plan was adopted in 2007 and the Envision Wheat Ridge comprehensive plans was adopted in 2009; and

WHEREAS, both plans recommend that the Wadsworth corridor redevelop over time with a higher density, mixed use development pattern; and

WHEREAS, the existing zoning designations along the corridor are generally commercial, including a predominance of Commercial – One (C-1), which allows only limited residential development; and

WHEREAS, properties located at the southeast corner of 44th and Wadsworth are included in those plans and are recommended for future mixed use development, including the development of “town center” land use pattern that promotes a more active and pedestrian friendly environment; and

WHEREAS, Renewal Wheat Ridge has acquired 3 properties in this location totaling 9 acres and is working with a Master Developer on a redevelopment plans that would include mixed use development, anticipated to include office, retail and residential; and


WHEREAS, rezoning the property to Mixed Use – Commercial (MU-C) would support the development concept being proposed and would expedite the ability of Renewal Wheat Ridge to redevelop all or part of the area into the land use pattern and urban form that the City desires; and

WHEREAS, Section 26-613 of the Code of Laws requires City Council to begin the process of city-initiated rezonings by adopting a resolution doing so and referring the matter to the Planning Commission for a public hearing, which would be preceded by a neighborhood meeting.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Wheat Ridge, Colorado, as follows:

- A. The City Council hereby initiates a rezoning of property located at the southeast corner of 44th and Wadsworth, as generally depicted on the attached Exhibit A.

DONE AND RESOLVED THIS 13th Day of September 2010.



Jerry DiTullio, Mayor

ATTEST:



Michael Snow, City Clerk



EXHIBIT A: Proposed Rezoning Area for Southeast Corner of Wadsworth and W. 44th Ave