

**CITY OF WHEAT RIDGE, COLORADO**  
**RESOLUTION NO. 35**  
Series 2012

**TITLE: A RESOLUTION BEGINNING A CITY-INITIATED COMPREHENSIVE REZONING OF PROPERTIES LOCATED ON W. 38<sup>TH</sup> AVENUE APPROXIMATELY BETWEEN SHERIDAN AND WADSWORTH TO MIXED USE – NEIGHBORHOOD**

**WHEREAS**, the Envision Wheat Ridge comprehensive plan was adopted in 2009 and the 38<sup>th</sup> Avenue Corridor Plan was adopted in 2011; and

**WHEREAS**, both plans recommend that the 38<sup>th</sup> Avenue corridor redevelop over time with mixed use development that supports the vision for a Main Street; 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

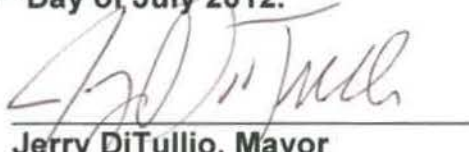
**WHEREAS**, rezoning the properties on the corridor to Mixed Use – Neighborhood (MU-N) would support the City's goals for redevelopment of the corridor in a mixed use development pattern; and

**WHEREAS**, Section 26-113 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.

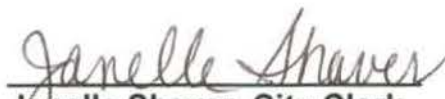
**NOW THEREFORE BE IT RESOLVED by the City Council of the City of Wheat Ridge, Colorado, as follows:**

- A. The City Council hereby initiates a rezoning of properties located on W. 38<sup>th</sup> Avenue approximately between Sheridan and Wadsworth to Mixed Use-Neighborhood (MU-N).

**DONE AND RESOLVED THIS 9<sup>th</sup> Day of July 2012.**

  
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Jerry DiTullio, Mayor

**ATTEST:**

  
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Janelle Shaver, City Clerk

