

**CITY OF WHEAT RIDGE, COLORADO**  
**RESOLUTION NO. 48**  
Series of 2014

**TITLE: A RESOLUTION BEGINNING A CITY-INITIATED REZONING OF PROPERTY LOCATED NORTH OF 12525 W. 32<sup>ND</sup> AVENUE TO PLANNED COMMERCIAL DEVELOPMENT (PCD)**

**WHEREAS**, the City Council of the City of Wheat Ridge is authorized by Section 26-113 of the Wheat Ridge Code of Laws ("Code") to initiate rezoning of property; and

**WHEREAS**, the property owners of the Applewood Shopping Center are desirous of redeveloping the southern portion of the site; and

**WHEREAS**, the portion of the shopping center being redeveloped is zoned Planned Commercial Development (PCD); and

**WHEREAS**, a parcel of land is under contract for purchase by the shopping center owners at 12525 W. 32<sup>nd</sup> Avenue; and

**WHEREAS**, the property at 12525 W. 32<sup>nd</sup> Avenue is required to be rezoned to PCD to accommodate the redevelopment; and

**WHEREAS**, there is a strip of land which is under separate ownership located north of 12525 W. 32<sup>nd</sup> Avenue; and

**WHEREAS**, the strip of land is needed for the shopping center redevelopment and is not independently buildable; and

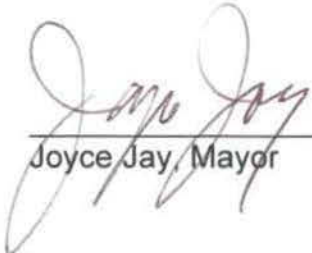
**WHEREAS**, Renewal Wheat Ridge is under contract to purchase the strip of land with future conveyance to the shopping center; and

**WHEREAS**, Section 26-113 of the Code requires City Council to begin the process of a City-initiated rezoning by adopting a resolution doing so and referring the matter to the Planning Commission for a public hearing and recommendation, which would be preceded by a neighborhood meeting.

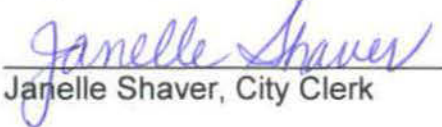
**NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Wheat Ridge, Colorado, as follows:**

- A. The City Council hereby initiates a rezoning of a strip of land located north of the property located at 12525 W. 32<sup>nd</sup> Avenue to Planned Commercial Development (PCD).

**DONE AND RESOLVED** this 25<sup>th</sup> day of August 2014.

  
Joyce Jay, Mayor

ATTEST:

  
Janelle Shaver, City Clerk

