

**CITY OF WHEAT RIDGE, COLORADO
INTRODUCED BY COUNCIL MEMBER WEAVER
COUNCIL BILL NO. 21
ORDINANCE NO. 1702
Series of 2020**

TITLE: AN ORDINANCE APPROVING AN OUTLINE DEVELOPMENT PLAN (ODP) AMENDMENT TO CHANGE THE SIGN STANDARDS ON PROPERTY ZONED PLANNED COMMERCIAL DEVELOPMENT (PCD) AND LOCATED AT 7760 W. 38TH AVENUE (CASE NO. WZ-20-07)

WHEREAS, Chapter 26 of the Wheat Ridge Code of Laws establishes procedures for the City's review and approval of requests for land use cases; and,

WHEREAS, UFCW Local 7 submitted a land use application for approval of an amendment to the existing Planned Commercial Development (PCD) zoning for property at 7760 W. 38th Avenue; and,

WHEREAS, the City of Wheat Ridge has adopted a Comprehensive Plan, Envision Wheat Ridge, which calls for the site to function as a neighborhood buffer area; and,

WHEREAS, the amendment aligns with the changing needs of the development; and,

WHEREAS, the zone change criteria support the request; and,

WHEREAS, the City of Wheat Ridge Planning Commission held a public hearing on November 19, 2020 and voted to recommend approval of the application.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WHEAT RIDGE, COLORADO:

Section 1. Upon application by UFCW Local 7 for approval of an amendment to the existing Planned Commercial Development (PCD) zoning at 7760 W. 38th Avenue, and pursuant to the findings made based on testimony and evidence presented at a public hearing before the Wheat Ridge City Council, a zone change is approved for the following described land:

LOT 2, A RESUBDIVISION OF WHEAT RIDGE PLAZA, CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO

Section 2. Vested Property Rights. Approval of this zone change does not create a vested property right. Vested property rights may only arise and accrue pursuant to the provisions of Section 26-121 of the Code of Laws of the City of Wheat Ridge.

Section 3. Safety Clause. The City of Wheat Ridge hereby finds, determines, and declares that this ordinance is promulgated under the general police power of the City of Wheat Ridge, that it is promulgated for the health, safety, and welfare of the public and that this ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The City Council further determines that the ordinance bears a rational relation to the proper legislative object sought to be attained.

Section 4. Severability; Conflicting Ordinance Repealed. If any section, subsection or clause of the ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected thereby. All other ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 5. Effective Date. This Ordinance shall take effect 15 days after final publication, as provided by Section 5.11 of the Charter.


INTRODUCED, READ, AND ADOPTED on first reading by a vote of 8 to 0 on this 14th day of December, 2020, ordered it published with Public Hearing and consideration on final passage set for **Monday, January 11, 2021 at 7:00 o'clock p.m.**, as a virtual meeting, and that it takes effect 15 days after final publication.

READ, ADOPTED AND ORDERED PUBLISHED on second and final reading by a vote of 8 to 0, this 11th day of January, 2021.

Signed by the Mayor on this 11th day of January, 2021.

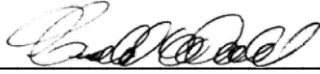


Bud Starker, Mayor

ATTEST:


Steve Kirkpatrick, City Clerk



Approved as to Form


Gerald Dahl, City Attorney

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