

**CITY OF WHEAT RIDGE
INTRODUCED BY COUNCIL MEMBER HULTIN
COUNCIL BILL NO. 04
ORDINANCE NO. 1735
Series of 2022**

TITLE: AN ORDINANCE APPROVING THE REZONING OF PROPERTY LOCATED AT 4501 WADSWORTH BOULEVARD FROM RESTRICTED COMMERCIAL (RC) TO MIXED USE-NEIGHBORHOOD (MU-N) (CASE NO. WZ-22-02)

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, John Graefe has submitted a land use application for approval of a zone change to the Mixed Use-Neighborhood (MU-N) zone district for property located at 4501 Wadsworth Boulevard; and,

WHEREAS, the City of Wheat Ridge has adopted a comprehensive plan—*Envision Wheat Ridge*—which calls for a mix of land uses along Wadsworth Boulevard to encourage the redevelopment of outdated and underutilized properties on that corridor; and,

WHEREAS, the City of Wheat Ridge Planning Commission held a public hearing on April 7, 2022 and voted to recommend approval of rezoning the property to Mixed Use-Neighborhood (MU-N),

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

Section 1. Upon application by John Graefe for approval of a zone change ordinance from Restricted Commercial (RC) to Mixed Use-Neighborhood (MU-N) for property located at 4501 Wadsworth Boulevard, 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:

A tract of land in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 3 South, Range 69 West of the 6th P.M., described as follows: Beginning at a point 691.44 feet North of the South line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23 and 45 feet West of the East line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 23; Thence West parallel to the South line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 23, 284.64 feet to the West line of the East 10 acres of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 23; Thence North parallel to the East line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 23, 73.99 feet, more or less, to a point 556.00 feet South of the North line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 23; Thence East parallel to the North line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 23, 284.64 feet to a point 45 feet West of the East line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 23; Thence South parallel

to the East line of the SE ¼ of the NW ¼ of said Section 23, 74.49 feet to the Point of Beginning, 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 25th day of April, 2022, ordered it published with Public Hearing and consideration on final passage set for **Monday, May 23, 2022 at 7:00 o'clock p.m.**, as a virtual meeting and in the Council Chambers, 7500 West 29th Avenue, Wheat Ridge, Colorado if allowed to meet in person on that date per COVID-19 restrictions, and that it takes effect 15 days after final publication.

READ, ADOPTED AND ORDERED PUBLISHED on second and final reading by a vote of 7 to 0, this 23 day of May, 2022.

SIGNED by the Mayor on this 31 day of May, 2022.



Bud Starker, Mayor

ATTEST:



Stephen Kirkpatrick, City Clerk

Approved as to Form



Gerald Dahl, City Attorney

1st publication: April 28, 2022
2nd publication: May 26, 2022
Jeffco Transcript:
Effective Date: June 10, 2022

