

ORDINANCE 8275

AN ORDINANCE REZONING ANY PARCEL OF LAND OR PORTION THEREOF CURRENTLY WITHIN THE RESIDENTIAL – LOW 1 (RL-1) ZONING DISTRICT AND LOCATED WITHIN THE 15.77-ACRE PROPERTY GENERALLY KNOWN AS 311 MAPLETON AVENUE, 2505 4<sup>TH</sup> STREET, AND 2525 4<sup>TH</sup> STREET TO THE PUBLIC (P) ZONING DISTRICT AS DESCRIBED IN CHAPTER 9-5, “MODULAR ZONE SYSTEM,” B.R.C. 1981, AND SETTING FORTH RELATED DETAILS.

THE CITY COUNCIL OF THE CITY OF BOULDER, COLORADO FINDS:

A. A public hearing before the Planning Board of the City of Boulder was duly held on May 31, 2018, in consideration of rezoning any parcel of land or portion thereof which currently has a zoning designation of Residential – Low 1 (RL-1) and is located within the 15.77-acre property generally known as 311 Mapleton Avenue, 2505 4<sup>th</sup> Street, and 2525 4<sup>th</sup> Street, City of Boulder, County of Boulder, State of Colorado and more particularly described on Exhibit A attached and incorporated herein from the Residential – Low 1 (RL-1) zoning district to the Public (P) zoning district. The area of land to be rezoned is hereafter collectively referred to as the “Property”.

B. The Planning Board found that the rezoning of the Property from the Residential – Low 1 (RL-1) to the Public (P) zoning district is consistent with the policies and goals of the Boulder Valley Comprehensive Plan, is necessary to bring the Property into compliance with the Boulder Valley Comprehensive Plan land use map, and meets the criteria for rezoning as provided in Chapter 9-2, “Review Processes,” B.R.C. 1981.

C. The Planning Board recommended that the City Council amend the zoning district map to include the Property in the Public zoning district as provided in Chapter 9-5, “Modular Zone System,” B.R.C. 1981.

1 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOULDER,  
2 COLORADO:

3 Section 1. Chapter 9-5, “Modular Zone System,” B.R.C. 1981, and the zoning  
4 district map forming a part thereof are amended to include the Property within the Public  
5 (P) zoning district.

6 Section 2. The City Council finds that the rezoning of the Property from the  
7 Residential – Low 1 (RL-1) to the Public (P) zoning district is consistent with the policies  
8 and goals of the Boulder Valley Comprehensive Plan, is necessary to bring the Property  
9 into compliance with the Boulder Valley Comprehensive Plan land use map, and meets  
10 the criteria for rezoning as provided in Chapter 9-2, “Review Processes,” B.R.C. 1981.  
11 The City Council adopts the recitals as a part of this ordinance.

12 Section 3. The City Council has jurisdiction and legal authority to rezone the  
13 Property.

14 Section 4. This ordinance is necessary to protect the public health, safety, and  
15 welfare of the residents of the city, and covers matters of local concern. The rezoning of  
16 the Property bears a substantial relation to, and will enhance the general welfare of, the  
17 Property and of the residents of the City of Boulder.

18 Section 5. The City Council deems it appropriate that this ordinance be published  
19 by title only and orders that copies of this ordinance be made available in the office of the  
20 city clerk for public inspection and acquisition.  
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INTRODUCED, READ ON FIRST READING, AND ORDERED PUBLISHED  
BY TITLE ONLY this 19th day of June, 2018.

\_\_\_\_\_  
Suzanne Jones  
Mayor

Attest:

\_\_\_\_\_  
Lynette Beck  
City Clerk

READ ON SECOND READING, PASSED AND ADOPTED this \_\_\_\_ day of  
\_\_\_\_\_, 2018.

\_\_\_\_\_  
Suzanne Jones  
Mayor

Attest:

\_\_\_\_\_  
Lynette Beck  
City Clerk

EXHIBIT A

Legal Description (311 Mapleton Av, 2505 4th St, and 2525 4th St)

Parcel A:

A tract of land located in the SE ¼ of the NW ¼ and in the NE ¼ of the SW ¼ of Section 25, Township 1 North, Range 71 West of the 6th P.M., and in Lots 14, 15 and 16, Mount Sanitas, a subdivision in the County of Boulder, State of Colorado, according to the recorded plat thereof, described as follows:

Commencing at the Center of said Section 25, from which the S ¼ corner of said Section 25 bears S 00°02'51" E, thence S 89°57'09" W, 20.00 feet to the West right-of-way line of 4th Street in the City of Boulder and the True Point of Beginning;

Thence S 00°02'51" E, 249.80 feet along the West right-of-way line of said 4th Street to the Northeast corner of that tract of land conveyed to the Seventh Day Adventist Association of Colorado as described in Warranty Deed recorded on Film 1166 as Reception No. 447805 of the records of Boulder County, Colorado;

Thence S 89°57'09" W, 180.00 feet along the North line of that tract of land as described on said Film 1166 as Reception No. 447805 of the records of Boulder County, Colorado;

Thence S 29°14'31" W, 60.22 feet along the Westerly line of that tract of land as described on said Film 1166 as Reception No. 447805

Thence S 30°27'22" E, 58.40 feet along the Westerly line of that tract of land as described on said Film 1166 as Reception No. 447805

Thence S 00°02'51" E, 86.97 feet along the Westerly line and the Westerly line extended Southerly of that tract of land as described on said Film 1166 as Reception No. 447805 to the North line of that tract of land as described in Deed of Dedication recorded on Film 1402 as Reception No. 751345 of the records of Boulder County, Colorado;

Thence S 89°57'09" W, 245.16 feet along the North line of that tract of land as described on said Film 1402 as Reception No. 751345 to the most Westerly corner thereof;

Thence N 89°50'54" W, 34.40 feet along the South line of that tract of land as described in Deed of Vacation recorded on Film 1404 as Reception No. 754136 of the records of Boulder County, Colorado;

Thence Northwesterly, 69.06 feet along the Southerly line of that tract of land as described on said Film 1404 as Reception No. 754136 and along the arc of a curve concave to the Northeast to a point tangent, said arc having a radius of 172.66 feet, a central angle of 22°58'14" and being subtended by a chord that bears N 78°33'40" W, 68.60 feet;

Thence N 67°04'33" W, 29.21 feet along the Southerly line of that tract of land as described on said Film 1404 as Reception No. 754136 to a point of curve to the left;

Thence Northwesterly, 49.70 feet along the Southerly line of that tract of land as described on said Film 1404 as Reception No. 754136 and along the arc of said curve to the Southeast corner of Lot 1 in said Mount Sanitas Heights, said arc having a radius of 184.50 feet, a central angle of 15°25'59" and being subtended by a chord that bears N 74°47'33" W, 49.55 feet;

Thence N 29°30'00" W, 305.07 feet along the Northeasterly line of said Mount Sanitas Heights;

Thence N 42°20'00" W, 190.00 feet along the Northeasterly line of said Mount Sanitas Heights;

Thence N 37°10'00" W, 244.00 feet along the Northeasterly line of said Mount Sanitas Heights;

Thence N 13°30'00" W, 228.00 feet along the Easterly line of said Mount Sanitas Heights;

Thence N 23°52'10" E, 41.19 feet along the Easterly line of said Mount Sanitas Heights to the Northeast corner of Lot 10 in said Mount Sanitas Heights;

Thence S 78°10'00" W, 160.00 feet along the North line of said Lot 10 to the Easterly right-of-way line of Mount Sanitas Drive in said Mount Sanitas Heights;

The following courses and distances are along the Easterly, Northerly, and Westerly right-of-way lines of said Mount Sanitas Drive:

Thence Northwesterly, 196.76 feet along the arc of a curve concave to the Southwest to a point tangent, said arc having a radius of 45.00 feet, a central angle of 250°31'40" and being subtended by a chord that bears N 66°34'10" W, 73.49 feet;

Thence S 11°50'00" E, 42.42 feet to a point of curve to the right;

Thence Southerly, 59.92 feet along the arc of said curve to a point tangent, said arc having a radius of 245.22 feet, a central angle of 14°00'00" and being subtended by a chord that bears S 04°50'00" E, 59.77 feet;

Thence S 02°10'00" W, 138.00 feet to a point of curve to the left;

Thence Southeasterly, 312.36 feet along the arc of said curve to a point of reverse curve, said arc having a radius of 529.13 feet, a central angle of 33°49'24" and being subtended by a chord that bears S 14°44'42" E, 307.85 feet;

Thence Southerly, 37.01 feet along the arc of said reverse curve to a point tangent, a point on the Northerly right-of-way line of Alto Ave. In said Mount Sanitas Heights, said arc having a radius of 25.00 feet, a central angle of 84°49'24" and being subtended by a chord that bears S 10°45'18" W, 33.72 feet;

Thence, leaving the Westerly right-of-way line of said Mount Sanitas Drive, S 53°10'0" 47.47 feet along the Northerly right-of-way line of said Alto Ave.;

Thence N 84°00'00" W, 41.19 feet along the Northerly light-of-way line of said Alto Ave. to a point of curve to the left;

Thence Westerly, 19.64 feet along the Northerly right-of-way line of said Alto Ave. and along the arc of said curve to the West line of the NE ¼ of the SW ¼ of said Section 25, said arc having a radius of 45.00 feet, a central angle of 25°00'02" and being subtended by a chord that bears S 83°29'59" W, 19.48 feet;

Thence N 00°04'24" W, 103.04 feet along the West line of the NE ¼ of the SW ¼ of said Section 25 to the Northwest corner thereof;

Thence N 00°11'40" E, 1327.57 feet along the West line of the SE ¼ of the NW ¼ of said Section 25 to the Northwest corner thereof;

Thence N 88°03'30" E, 1020.03 feet along the North line of the SE ¼ of the NW ¼ of said Section 25 to the West line of Mountain Hights, a Subdivision in the County of Boulder, State of Colorado, according to the recorded plat thereof;

Thence S 00°01'30" E, 305.87 feet along the West line of said Mountain Hights to the North line of that tract of land conveyed to The Seventh Day Adventist Association of Colorado as described in Warranty Deed recorded in Book 1267 at page 249, Reception No. 719604 of the records of Boulder County, Colorado;

Thence S 89°34'30" W, 119.91 feet along the North line of that tract of land as described in said Book 1267 at page 249 to the Northwest corner thereof; Reception No. 719604

Thence S 00°03'10" E, 658.21 feet along the West line of that tract of land as described in said Book 1267 at page 249 to the Southwest corner thereof; Reception No. 719604

Thence N 89°48'26" E, 399.99 feet on the South line of that tract of land as described in said Book 1267 at page 249 to the West right-of-way line of said 4th Street; Reception No. 719604

Thence S 00°03'10" E, 359.64 feet along the West right-of-way line of said 4th Street to the True Point of Beginning;

EXCEPT any portions thereof described in Deeds:

Recorded: October 11, 1995

Reception No.: 1554295

Recorded: March 9, 2001

Reception No.: 2126152

Recorded: July 13, 2001

Reception No.: 2172778

Parcel B:

A tract of land located in the SE ¼ of the NW ¼ and in the NE ¼ of the SW ¼ of Section 25, Township 1 North, Range 71 West of the 6th P.M, described as follows:

Beginning at the Center Quarter Section Corner of Section 25, Township 1 North, Range 71 West of the 6th P.M.; thence North 89°57'40" West, 20.00 feet to the True Point of Beginning of this description; Thence North 0°02'20" East along the West line of Fourth Street, 140.00 feet;

Thence North 89°57'40" West, 230.00 feet;

Thence South 0°02'20" West, 140.00 feet;

Thence South 89°57'40" East, 230.00 feet to the Point of Beginning,  
County of Boulder, State of Colorado.