

**CITY OF WOODLAND PARK, COLORADO
ORDINANCE NO. 1436, SERIES 2023**

**AN ORDINANCE AMENDING CHAPTER 18.31 OF THE WOODLAND PARK
MUNICIPAL CODE, CONCERNING AN EXPANSION OF THE WOODLAND
STATION OVERLAY DISTRICT GEOGRAPHIC BOUNDARY GENERALLY
LOCATED SOUTH OF W. MIDLAND AVENUE AND S. PINE STREET
CONTAINING APPROXIMATELY 2.70 ACRES.**

WHEREAS, the City of Woodland Park, Colorado (the "City"), is a Colorado home rule municipality, duly organized and existing pursuant to Section 6 of Article XX of the Colorado Constitution; and

WHEREAS, the City Council (the "Council") has authority pursuant to the Home Rule Charter and C.R.S. §31-16-101, *et seq.* to adopt and enforce all ordinances and enact laws to govern and regulate the use of land within its territory; and

WHEREAS, pursuant to C.R.S. §31-23-301 *et seq.*, the City Council also possesses the authority to adopt and enforce zoning regulations; and

WHEREAS, by Ordinance 1075, Series 2007, the City Council established the new Overlay District in the Central Business District Zone entitled "Woodland Station Overlay District," and

WHEREAS, Beer Garden Lane Development, LLC, has requested that their property be added to the Woodland Station Overlay District, and

WHEREAS, Park Contractor Storage, LLC, has requested that their property be added to the Woodland Station Overlay District, and

WHEREAS, the City Council of Woodland Park has determined that the properties in question be added to the Woodland Station Overlay District and is in the best interest of the citizens of the community.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
THE CITY OF WOODLAND PARK, COLORADO, AS FOLLOWS:**

Section 1. The City Council incorporates the foregoing recitals as conclusions, facts, determinations, and findings by the City Council.

Section 2. The area of the Woodland Station Overlay District as originally established pursuant to Ordinance 1075, Series 2007, is hereby expanded by including the following properties:

(Account No. R0000700) Lot 6, Block 2 Bergstroms Addition & ½ Vacated Alley Adj Property (W. Midland Ave);
(Account No. R0000640) 24-12-69 Por SW4NE4 & ½ Vacated Alley Adj Property;

(Account No. R0021837) 24-12-69 PT SW4NE4;
(Account No. R0021835) 24-12-69 Por SW4 NE4; and
(Account No. R0000639) 24-12-69 PT S1/3 SW4 NE4 located S&E of MTRR ROW (225 S. West St);

and the boundaries of the Woodland Station Overlay District as originally established, are reestablished as shown on Exhibit A attached hereto and made a part of this Ordinance.

Section 2. *Severability.* The provisions of this ordinance are severable and the invalidity of any section, phrase, clause, or portion of the ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the ordinance.

Section 3. *Effective Date.* This ordinance shall be in full force and effect upon its publication as required by law.

PASSED BY CITY COUNCIL ON SECOND AND FINAL READING FOLLOWING PUBLIC HEARING THIS ___ DAY OF _____, 2023.

City of Woodland Park

Hilary LaBarre, Mayor

ATTEST:

City Clerk, Suzanne Leclercq

Exhibit A

Woodland Station Overlay District
Boundary Revision Pursuant to Ordinance 1436, Series 2023

