

ORDINANCE NO. 667-16

AN ORDINANCE ESTABLISHING THE BOUNDARIES FOR THE OLD TOWN RESIDENTIAL MIXED USE, OLD TOWN COMMERCIAL MIXED USE, AND MAIN STREET DOWNTOWN OVERLAY DISTRICTS

WHEREAS, pursuant to Section 16-2-480 of the Bennett Municipal Code, the Board of Trustees previously established three overlay districts – the Old Town Residential Mixed Use (RMU) District, Old Town Commercial Mixed Use (CMU) District, and Main Street Downtown (MS) District – as supplemental districts to be superimposed upon standard zoning districts; and

WHEREAS, there has been submitted to the Board of Trustees of the Town of Bennett a request for approval of the boundaries for the Old Town Residential Mixed Use (RMU), Old Town Commercial Mixed Use (CMU), and Main Street Downtown (MS) Overlay Districts; and

WHEREAS, the proposed boundaries of each overlay district are set forth on Exhibit A; and

WHEREAS, the Bennett Planning and Zoning Commission held a properly noticed public hearing on the proposed boundaries of the overlay districts on August 15, 2016, at which the applicant and other interested persons presented testimony to the Commission and at which a number of documents were made a part of the record; and

WHEREAS, all materials related to the proposed overlay district boundaries have been reviewed by Town staff and the Bennett Planning and Zoning Commission and found with conditions to be in compliance with the Town of Bennett Land Use Code and related Town ordinances, regulations, and policies; and

WHEREAS, the Board of Trustees considered the proposed overlay district boundaries at a duly noticed public hearing held on August 23, 2016.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF BENNETT, COLORADO:

Section 1. The Board of Trustees of the Town of Bennett, Colorado does hereby approve the boundaries for three overlay zoning districts – the Old Town Residential Mixed Use (RMU) District, Old Town Commercial Mixed Use (CMU) District, and Main Street Downtown (MS) District – which boundaries are depicted on Exhibit A, attached hereto and incorporated herein by reference, and which boundaries are further generally described as follows:

- a. **Old Town Residential Mixed Use (RMU) District:** Generally; all parcels in an area east of 1st Street, south of Roosevelt Avenue, west of 7th Street, north of the alley between Palmer Avenue and Washington Avenue between 4th and 7th Streets, north of Washington Avenue between 1st and 4th Streets, and the Browning Minor Subdivision south of Washington Avenue.
- b. **Old Town Commercial Mixed Use (CMU) District Boundaries:** Generally; all parcels in an area east of 1st Street, south of the Browning Minor Subdivision, south of

Washington Avenue between 1st and 4th Streets, south of the alley between Palmer Avenue and Washington Avenue between 4th and 7th Streets, south of Palmer Avenue between 7th and 8th Streets, west of 8th Street extended, north of Kiowa Street between 8th Street extended and Ash Street, and north of Colfax Avenue between Ash Street and 1st Street.

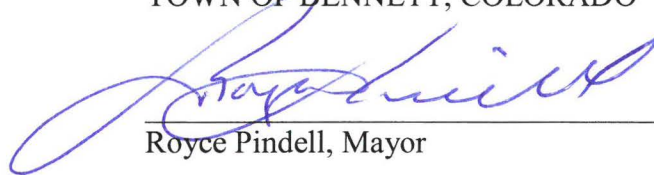
- c. **Main Street - Downtown (MS) District Boundaries:** Generally; all parcels in an area south of Colfax Avenue, west of Ash Street (and also including seven parcels along the east side of Ash Street between Bennett Avenue and Kiowa Street), north of Bennett Avenue (and also including two parcels south of Bennett Avenue along the east side of 1st Street), and east of the Centennial Addition Subdivision.

Section 2. The Town's zoning map shall be amended to depict the overlay district boundaries established herein.

Section 3. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED BY
TITLE ONLY this 23rd day of AUGUST, 2016.

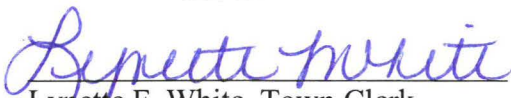
TOWN OF BENNETT, COLORADO



Royce Pindell, Mayor

ATTEST:



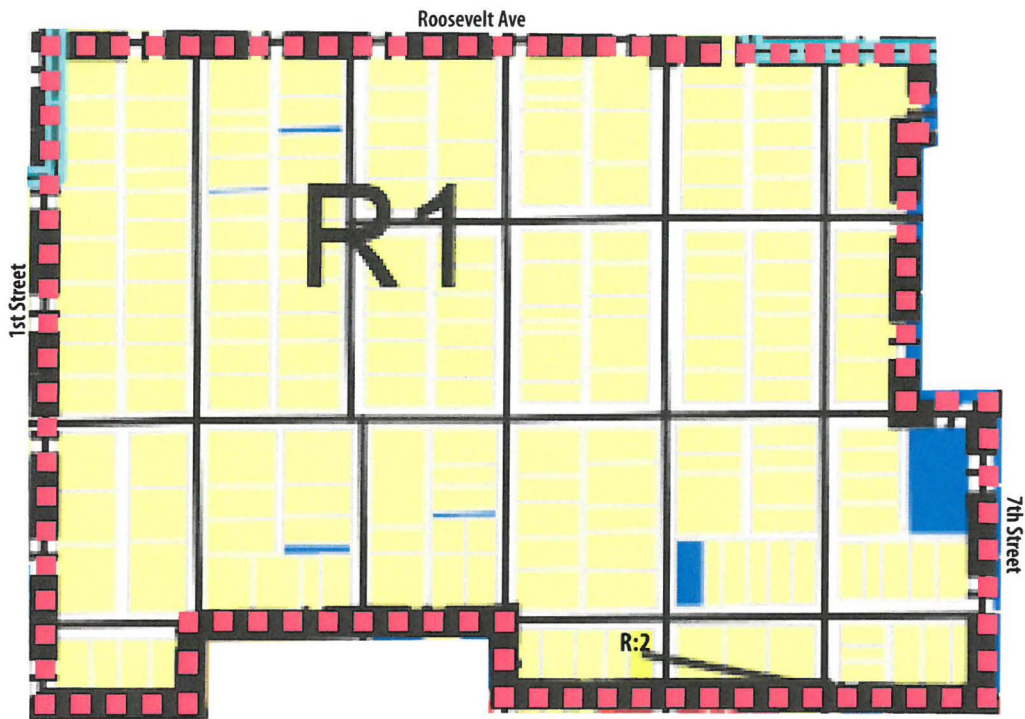


Lynette F. White, Town Clerk

EXHIBIT A
Overlay District Boundaries

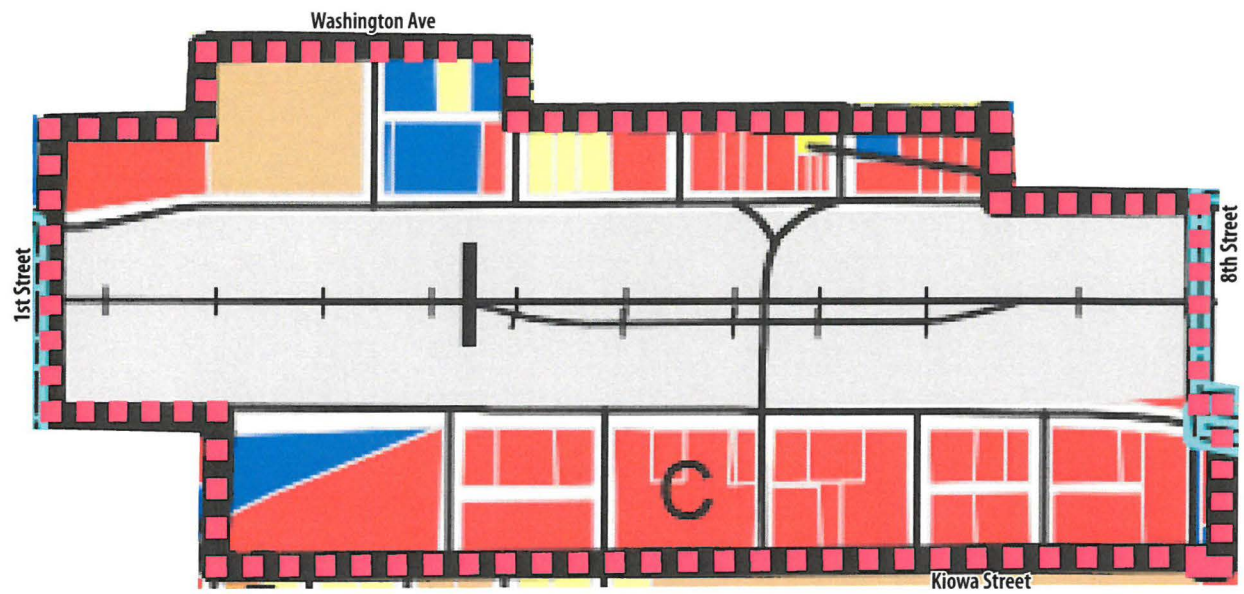
Legend

■ ■ ■ RMU Boundary



Legend

■ ■ ■ CMU Boundary



Legend

■ ■ ■ MS Boundary

