

2022-68

A RESOLUTION

APPROVING A CHAPTER 14.27 BLIGHT DESIGNATION PURSUANT TO CHAPTER 14.27 OF THE LAKEWOOD MUNICIPAL CODE FOR THE PROPERTY LOCATED AT 1000-1090 S WADSWORTH BOULEVARD IN LAKEWOOD, COLORADO

WHEREAS, in July 2019, a voter-approved initiative limiting residential growth was added to the Lakewood Municipal Code as Chapter 14.27;

WHEREAS, such Chapter 14.27 refers to blighted and distressed areas in section 14.27.010(B) (Encourage redevelopment of blighted and distressed areas), and in section 14.27.020(A) (Structures located, or to be located, upon land that is designated "blighted");

WHEREAS, in January 2020, the City Council approved Resolution 2020-7 defining "blighted," as used in Chapter 14.27, and establishing rules and procedures for requests to designate property as blighted for the purposes of Chapter 14.27;

WHEREAS, in July 2020, the City Council approved Resolution 2020-24 further defining "blighted," as used in Chapter 14.27, and establishing additional criteria within the rules and procedures for requests to designate property as blighted for the purposes of Chapter 14.27;

WHEREAS, the property owner of the certain properties located at 1000-1090 S Wadsworth Boulevard in Lakewood (the "Property") have complied with all rules and procedures for requests to designate property as blighted under Chapter 14.27;

WHEREAS, an independent consultant's conditions survey, also known as a "blight study," has concluded that the Property contains sufficient blight conditions;

WHEREAS, the conditions survey was conducted in strict alignment with the criteria and methods required for a determination of a "blighted area" under Colorado's Urban Renewal Law, C.R.S. §§ 31-25-101, *et seq.*; and

WHEREAS, the City Council substantially agrees with the conclusions presented in the Conditions Survey and desires to designate the Property as "blighted" for the purposes of Chapter 14.27.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lakewood, Colorado, that:

SECTION 1. The properties at 1000-1090 S Wadsworth Boulevard, Lakewood, Colorado, is hereby designated as "blighted" for the purposes of Chapter 14.27 of the Lakewood Municipal Code (the "Blight Designation").

SECTION 2. The Blight Designation shall expire upon either the Property's completed redevelopment or five (5) years from the date of this Resolution, whichever occurs first.

SECTION 3. The Blight Designation will apply only for the purposes of Chapter 14.27, will not alter or limit any taxing jurisdiction's legal authority to assess or collect taxes of any kind on the Property, and will not limit the City's eminent domain authority with respect to the Property.

SECTION 4. The Blight Designation shall not be construed as a blight designation for urban renewal purposes and will not place the Property under the Lakewood Reinvestment Authority's jurisdiction.

SECTION 5. This Resolution shall become effective immediately upon adoption.

INTRODUCED, READ, AND ADOPTED by a vote of 0 for and 10 against at a hybrid regular meeting of the City Council on November 28, 2022, at 7 o'clock p.m. at the Lakewood Civic Center, 480 South Allison Parkway, Lakewood, Colorado.

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Adam Paul, Mayor

ATTEST:

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Jay Robb, City Clerk

APPROVED AS TO FORM:

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Alison McKenney Brown, City Attorney