

ORDINANCE NO.

18-12
Series of 2018

TITLE: AN ORDINANCE REZONING CERTAIN PROPERTY TO PLANNED DEVELOPMENT DISTRICT (PD), AND APPROVING THE PLANNED DEVELOPMENT PLAN FOR THE HUDSON LOGISTICS CENTER

BE IT ORDAINED BY THE TOWN COUNCIL FOR THE TOWN OF HUDSON, COLORADO, THAT:

Section 1. Findings of Fact.

- A. The Town desires to rezone certain property within the Town of Hudson, Colorado, which property is more particularly described in **Exhibit A** (the "Property"), attached hereto and incorporated herein by this reference, to Planned Development District (PD).
- B. Public notice has been given of such rezoning by one publication in a newspaper of general circulation within the Town at least fifteen (15) days before the public hearing of such rezoning and by posting of the Property at each adjacent public right-of-way.
- C. Written notice of such hearing on the proposed rezoning was sent by first class mail at least fifteen (15) days prior to the hearing to owners of property within five hundred (500) feet of the Property.
- D. A need exists for rezoning the Property to Planned Development District (PD).

Section 2. The Property is hereby rezoned to Planned Development District (PD)

Section 3. The Planned Development Plan for the Logistics Center Hudson is hereby approved, and the Property is and shall be subject to the development standards set forth in **Exhibit B**, attached hereto and incorporated herein by this reference.

Section 4. The Zoning Ordinance and Zoning Map are hereby amended to conform with the zoning changes.

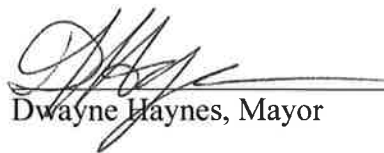
Section 5. Safety Clause. The Town Council hereby finds, determines, and declares that this ordinance is promulgated under the general police power of the Town of Hudson, that it is promulgated for the health, safety, and welfare of the public, and that this ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Council further determines that the ordinance bears a rational relation to the proper legislative object sought to be attained.

Section 6. Severability. If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 7. Effective Date. This Ordinance shall become effective ten (10) days after final publication by title only.

3 INTRODUCED, READ BY TITLE, AND ADOPTED ON FIRST READING this day of October, 2018.

TOWN OF HUDSON, COLORADO


Dwayne Haynes, Mayor

ATTEST:

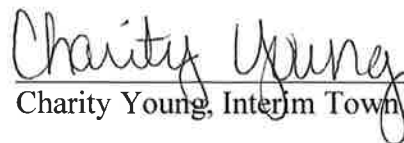

Charity Young, Acting Town Clerk

PASSED by a vote of 6 for and 0 against AND ORDERED PUBLISHED BY TITLE ONLY, with a complete copy available for public inspection and acquisition in the office of the town clerk this 17 day of October, 2018.

TOWN OF HUDSON, COLORADO


Laura Harigs, Mayor Pro-Tem

ATTEST:


Charity Young, Interim Town Clerk



APPROVED AS TO FORM:


Corey Y. Hoffmann, Town Attorney

EXHIBIT A

Real Property in the County of Weld, State of Colorado, described as follows:

LEGAL DESCRIPTION

BEING A PARCEL OF LAND, LOCATED IN THE NW 1/4 AND NE 1/4 OF SECTION 11, T15N, R66W AND THE SW 1/4 AND SE 1/4 OF SECTION 16, T6N, R66W OF THE 6TH PM, TOWN OF HUDSON, COUNTY OF WELD, STATE OF COLORADO, AND BEING INCLUSIVE OF LOT 28 OF THE HUDSON INDUSTRIAL PARK (PLANS NO. 1) 1ST AMENDMENT PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 11, T15N, R66W OF THE 6TH PM, FOUND CHISEL POINT WITH TOP IN CONCRETE ROADWAY, WHEN THE CENTER 1/4 CORNER OF SAID SECTION 11 A FOUND 2.5" ALUMINUM CAP (LS 5112) 0.25 FEET BELOW GRADE, BEARS S 89° 45' 07" E A DISTANCE OF 2640.72 FEET (PLS 37967) BEARING;

THENCE S 01° 07' 07" W, A DISTANCE OF 2548.11 FEET TO THE NORTHWEST CORNER OF SAID SECTION 11 A FOUND 3.5" ALUMINUM CAP (LS 16406 DATED 2003) 0.3 FEET BELOW GRADE;

THENCE S 01° 07' 07" W, A DISTANCE OF 70.38 FEET TO A FOUND #5 REBAR WITH RED PLASTIC CAP (PLS 37967) AND THE SOUTHERLY LINE OF THE (RHS) HA) WAY (RIGHT OF WAY) (30 FOOT ROW);

THENCE S 40° 39' 45" E, ALONG SAID SOUTHERLY (R)IGHT OF WAY, A DISTANCE OF 2470.14 FEET TO A FOUND 1.25" INCH CAP (LS 16561), FLUSH WITH GRADE;

THENCE S 49° 10' 10" E, A DISTANCE OF 151.05 FEET TO A SET #5 REBAR WITH RED PLASTIC CAP (PLS 37967);

THENCE S 47° 19' 27" E, A DISTANCE OF 224.54 FEET TO A SET #5 REBAR WITH RED PLASTIC CAP (PLS 37967);

THENCE S 39° 30' 16" E, A DISTANCE OF 3130.25 FEET TO SET #5 REBAR WITH RED PLASTIC CAP (PLS 37967) IN THE ROADWAY OF COUNTY ROAD 49 (60 FOOT RIGHT OF WAY) AS RECORDED AT BOOK 46, PAGE 273 AND ADDITIONALLY SHOWN ON LAND SURVEY PLAT RECORDED AT RECEPTION NO. 274238, WELD COUNTY CLERK AND RECORDER OFFICE, SAME BEING ON THE EASTERLY LINE OF SAID SE 1/4 OF SECTION 08;

THENCE S 07° 25' 43" E, A DISTANCE OF 145.82 FEET TO A SET #5 REBAR WITH RED PLASTIC CAP (PLS 37967);

THENCE S 89° 52' 01" W, A DISTANCE OF 100.00 FEET TO A FOUND #4 REBAR WITH CAP (LS 23027) ON THE WESTERLY RIGHT OF WAY OF COUNTY ROAD 49;

THENCE S 07° 25' 16" E, NON-TANGENT TO THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 390.76 FEET TO A FOUND 1.25" ALUMINUM CAP (LS 16561) FLUSH WITH GRADE;

THENCE 45.44 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE (R)IGHT HA)NGE (RAD)US OF 30.00 FEET, A CENTRAL ANGLE OF 50° 42' 36", A CHORD THAT BEARS S 44° 55' 23" W, A DISTANCE OF 42.69 FEET TO A FOUND 1.25" ALUMINUM CAP (LS 16561) FLUSH WITH GRADE;

THENCE S 39° 46' 25" W, A DISTANCE OF 1022.03 FEET TO A SET #5 REBAR WITH RED PLASTIC CAP (PLS 37967) FOR THE SOUTHEAST CORNER OF LOT 5, HUDSON INDUSTRIAL PARK (PLANS NO. 1) RECORDED AT RECEPTION NO. 279764, OFFICIAL PUBLIC RECORDS, WELD COUNTY, COLORADO;

THENCE S 10° 05' 17" W, A DISTANCE OF 805.11 FEET TO A SET #5 REBAR WITH RED PLASTIC CAP (PLS 37967) FOR THE NORTHEAST CORNER OF SAID LOT 5, HUDSON INDUSTRIAL PARK (PLANS NO. 1);

THENCE S 89° 20' 41" W, A DISTANCE OF 1055.95 FEET TO A FOUND 1.25" ALUMINUM CAP (LS 23027), FLUSH WITH GRADE FOR THE NORTHWEST CORNER OF SAID LOT 5, HUDSON INDUSTRIAL PARK (PLANS NO. 1);

THENCE S 07° 05' 24" E, A DISTANCE OF 401.10 FEET TO A FOUND 1.25" ALUMINUM CAP (LS 16561), FLUSH WITH GRADE FOR THE SOUTHWEST CORNER OF SAID LOT 5, HUDSON INDUSTRIAL PARK (PLANS NO. 1);

THENCE S 89° 46' 25" E, A DISTANCE OF 229.10 FEET TO A SET #5 REBAR WITH RED PLASTIC CAP (PLS 37967);

THENCE S 07° 13' 39" W, A DISTANCE OF 39.91 FEET TO A SET #5 REBAR WITH RED PLASTIC CAP (PLS 37967) ON THE SOUTHERLY (R)IGHT OF WAY OF CHEMATECH AVENUE (30 FOOT RIGHT OF WAY), HUDSON INDUSTRIAL PARK (PLANS NO. 1), RECORDED AT RECEPTION NO. 279764, OFFICIAL PUBLIC RECORDS, WELD COUNTY, COLORADO;

THENCE S 89° 46' 25" E, ALONG THE SOUTHERLY LINE OF SAID CHEMATECH AVENUE, A DISTANCE OF 1400.00 FEET TO A SET #5 REBAR WITH RED PLASTIC CAP (PLS 37967) FOR POINT (1) (1) N1;

THENCE S 89° 46' 25" E, ALONG THE SOUTHERLY LINE OF SAID CHEMATECH AVENUE, A DISTANCE OF 2744.38 FEET TO A SET #5 REBAR WITH RED PLASTIC CAP (PLS 37967) ON THE EASTERLY LINE OF SAID SE 1/4, SECTION 16;

THENCE S 05° 25' 43" E, ALONG SAID EASTERLY LINE OF SAID SE 1/4, SECTION 16, A DISTANCE OF 210.46 FEET TO THE NORTHEAST CORNER OF SECTION 11, T15N, R66W, A FOUND 2.5" ALUMINUM CAP (PARTIALLY ILLISIBLE) 0.55 FEET BELOW GRADE;

THENCE S 05° 30' 07" E, ALONG THE EASTERLY LINE OF SAID SECTION 11, A DISTANCE OF 2585.84 FEET TO THE EAST 1/4 CORNER OF SECTION 11, T15N, R66W, A FOUND 2.5" ALUMINUM CAP (LS 36561 DATED 2014) 0.2' BELOW WATER LEVEL IN SWAMP;

THENCE S 39° 46' 27" W, A DISTANCE OF 2542.14 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 11, A FOUND 2.5" ALUMINUM CAP (LS 5112 DATED 1999) 0.65 FEET BELOW GRADE;

THENCE S 49° 10' 10" W, A DISTANCE OF 2640.72 FEET TO THE POINT OF BEGINNING,

CONTAINING A GROSS AREA OF 466.04 ACRES (20,312,405 SQ. FEET), MORE OR LESS,

