

**PLANNING AND DEVELOPMENT DEPARTMENT  
MEMORANDUM 13-41**

**DATE:** September 23<sup>rd</sup>, 2013  
**TO:** Honorable Mayor Joyce Downing and City Council Members  
**FROM:** John Pick, City Manager *JP*  
Brook Svoboda, Director of Planning and Development *BS*  
**SUBJECT:** CB-1812, 1<sup>st</sup> Amendment to the Webster Lake Promenade Planned Unit Development

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**ITEM/ISSUE**

Attached is Council Bill 1812, a bill for a Special Ordinance Rezoning from Planned Unit Development (PUD), to Planned Unit Development certain real property in the City of Northglenn commonly known as the “Webster Lake Promenade” in the County of Adams, State of Colorado, and amending the zoning map of the City of Northglenn

**BACKGROUND**

Hawkins Development, the Developer, has initiated an amendment to the Grant of Easements and Declaration of Covenants, Conditions and Restrictions, which proposed amendment requires the City’s approval through an amendment to the PUD through a rezoning process. The attached **Exhibit B** of the ordinance details the requested changes. In short the requested changes are as follows:

- Increased lease (rental) rate in lieu of PIF – adequate language has been provided to demonstrate that additional lease shall go to Common Area Maintenance costs, in the same manner contemplated for the PIF
- Under Section 13.6, there was a incorrect reference to Exhibit D-1, it should have read Exhibit C-1

**BUDGET IMPLICATIONS**

There are no direct budget implications at this time.

**STAFF REFERENCE**

Brook Svoboda, Director of Planning and Development – [bsvoboda@northglenn.org](mailto:bsvoboda@northglenn.org), 303.450.8937

SPONSORED BY: MAYOR DOWNING

COUNCILMAN'S BILL

ORDINANCE NO.

No. CB-1812  
Series of 2013

\_\_\_\_\_  
Series of 2013

A BILL FOR A SPECIAL ORDINANCE REZONING FROM PLANNED UNIT DEVELOPMENT (PUD), TO PLANNED UNIT DEVELOPMENT CERTAIN REAL PROPERTY IN THE CITY OF NORTHGLENN COMMONLY KNOWN AS THE "WEBSTER LAKE PROMENADE" IN THE COUNTY OF ADAMS, STATE OF COLORADO, AND AMENDING THE ZONING MAP OF THE CITY OF NORTHGLENN

**WHEREAS**, all of the property described in **Exhibit A** is currently zoned PUD with a legal description as follows:

Webster Lake Promenade Subdivision: A replat of Lots 1 & 2, Block 1, Holiday Park, A Part of McElwain Tract and Part of McElwain Tract No. 2, North Line of the Northeast One Quarter of Section 3, Township 2 South, Range 68 West of the Sixth Principal Meridian, City of Northglenn, County of Adams, State of Colorado (the "Property");

**WHEREAS**, the City Council desires to amend the grant of easements and declaration of covenants, conditions and restrictions for the Property, which proposed amendment requires the City's approval through an amendment to the PUD through a rezoning process; and

**WHEREAS**, the proposed amendment is set forth in the Amendment to Grants of Easements and Declarations of Covenants, Conditions and Restrictions attached hereto as **Exhibit B**.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. Findings of Fact. The City Council hereby makes the following findings of fact:

- (a) The proposed development is compatible with the surrounding area;
- (b) The proposed development is not inconsistent with the City's Master Plan;
- (c) The proposed development does not adversely affect the health, safety, and welfare of the inhabitants of the area and the City of Northglenn;
- (d) Adequate circulation exists and traffic movement will not be impeded by the proposed development; and
- (e) Additional municipal service costs will not be incurred.

Section 2. Rezoning. Pursuant to the provisions of the Northglenn Zoning Ordinance, as amended, and upon the recommendation of the Northglenn Planning Commission (Case No. Z-4-13), a zoning change to Planned Unit Development (PUD) is hereby allowed and granted for the real property in the City of Northglenn, Colorado described in the attached **Exhibit A**, approving the Amendment to Grants of Easements and Declarations of Covenants, Conditions attached as **Exhibit B**.

Section 3. Violations-Penalty. Violations of the provisions of this Ordinance shall be punishable as set forth in Section 1-1-10 of the Northglenn Municipal Code.

INTRODUCED, READ AND ORDERED POSTED this \_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
JOYCE DOWNING  
Mayor

ATTEST:

\_\_\_\_\_  
JOHANNA SMALL, CMC  
City Clerk

PASSED ON SECOND AND FINAL READING this \_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
JOYCE DOWNING  
Mayor

ATTEST:

\_\_\_\_\_  
JOHANNA SMALL, CMC  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
COREY Y. HOFFMANN  
City Attorney

## **EXHIBIT A**

### **LEGAL DESCRIPTION**

#### **LEGAL DESCRIPTION**

Webster Lake Promenade Subdivision: A replat of Lots 1 & 2, Block 1, Holiday Park, A Part of McElwain Tract and Part of McElwain Tract No. 2, North Line of the Northeast One Quarter of Section 3, Township 2 South, Range 68 West of the Sixth Principal Meridian, City of Northglenn, County of Adams, State of Colorado

## EXHIBIT B

### AMENDMENT TO GRANT OF EASEMENTS AND DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS

**THIS AMENDMENT TO GRANT OF EASEMENTS AND DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS** (this “**Amendment**”) is made as of September 17, 2013 (the “**Effective Date**”), by **HD NORTHGLENN, LLC**, a Utah limited liability company (“**Declarant**”);

#### WITNESSETH:

**WHEREAS**, Declarant created that certain Grant of Easements and Declaration of Covenants, Conditions & Restrictions dated July 8, 2013, recorded on July 9, 2013 as Instrument Number 2013000058468, Adams County, Colorado Public Records (the “**Declaration**”), which Declaration encumbers certain property located in the southwest quadrant of 120<sup>th</sup> Avenue and Grant Street, City of Northglenn, Adams County, State of Colorado, which property is defined in the Declaration as the “**Shopping Center Land**” and is more particularly described on **Exhibit A** attached hereto; and

**WHEREAS**, Declarant desires to amend the Declaration as set forth herein, which Declarant is permitted to do as set forth in the Declaration, with the consent of the City of Northglenn, Colorado (the “**City**”), as set forth below;

**NOW THEREFORE**, Declarant hereby amends the Declaration as follows (any capitalized term not otherwise defined herein shall have the meaning ascribed to such term in the Declaration):

1. The second grammatical paragraph of Section 11 is hereby amended to provide as follows:

Each Owner acknowledges that it, its customers and the public at large will be benefitted by the Project Attributes and hereby agrees that it shall at all times assess, collect and remit, as herein directed, a Project Improvement Fee (“**PIF**”) in the amount of one half of one percent (0.5%) of all Sales (as hereinafter defined) from its Lot(s). The PIF shall be imposed upon and collected from such Owner’s and/or its tenants’ customers and shall be due and payable in regard to all Sales. As used herein, the term “**Sales**” shall mean any exchange of goods or services for money or other media of exchange, including all sales of tangible personal property and/or services initiated, consummated, conducted, transacted or otherwise occurring from or within any portion of such Owner’s Lot(s). Notwithstanding the foregoing, Declarant, in its sole discretion, may from time to time establish uniform guidelines for which Sales are included for purposes of calculating the PIF. Such guidelines shall be delivered to Owners in writing and Owners shall be entitled to rely thereon for purposes of compliance with this Section 11. Also notwithstanding the foregoing or any other provisions of this Declaration, Declarant, in its sole discretion, may from time to time exempt such Owners from the provisions of this Section 11, in whole or part, as and to such extent as Declarant may see fit in its sole and absolute discretion. In all events,

Owners and/or their tenants shall be subject to all sales and use taxes that may be imposed by the State, the City and/or any other applicable taxing authority (collectively, “**Taxing Authority**”); provided, however, notwithstanding anything to the contrary contained herein, in the event that any Owner (and its tenant(s)) is exempt from the provisions of this Section 11, then such Owner (and its tenant(s)) shall pay such sales and use taxes solely on sales made from such Owner’s or tenant’s business without regard to the PIF. Further, in the event that Declarant exempts any Owner from the obligation to pay the PIF, then such Owner (and its tenant(s)) shall be exempt from all other obligations of Section 11 of the Declaration, including without limitation, providing any Reports to the Report Recipients as set forth below. In any case where Declarant grants an exemption to the payment of the PIF to an Owner, Declarant will provide to the City and the Agency an accounting of the funds (if any) that were received in lieu thereof and a statement that such funds are being or will be applied to PIF purposes. However, while such funds shall be utilized by Developer for PIF purposes, such Owner and/or its tenants will not be obligated to pay sales tax on such funds.

2. The reference in Section 13.6 of the Declaration to “Exhibit D - #1” is hereby replaced with a reference to “Exhibit C-1.” Notwithstanding any other provision of the Declaration to the contrary, Declarant, in its sole and absolute discretion, may from time to time exempt such Owners from the provisions of Exhibit D to the Declaration, in whole or part, and to such extent, as Declarant may see fit in its sole and absolute discretion.

3. Notwithstanding anything to the contrary set forth in the Redevelopment Agreement dated October 10, 2012, recorded as Document No. 2013000057751, as amended by that certain First Addendum to Redevelopment Agreement dated May 20, 2013, recorded as Document No. 2013000057752 (collectively, the “**Redevelopment Agreement**”), the City and the Authority hereby acknowledge and agree that the Declaration may be amended by Declarant in its sole discretion except for the provisions expressly set forth in Section 13.6 of the Declaration.

4. Except as so amended, the Declaration shall remain as presently constituted.

5. Execution of this Amendment by the City shall constitute an affirmative representation by the City that the City has obtained City Council approval of this Amendment and that any necessary amendment to the PUD has been obtained pursuant to the Northglenn Municipal Code, as required by the Redevelopment Agreement.

**(SIGNATURE APPEARS ON THE FOLLOWING PAGE)**

**EXECUTED** as of the day and year first above written.

**DECLARANT:**

**HD NORTHGLENN, LLC,**  
a Utah limited liability

By: Hawkins Development, LLC,  
a Utah limited liability company,  
its Manager

By: \_\_\_\_\_  
Kevin B. Hawkins, its Manager

**STATE OF COLORADO )**  
**:ss**  
**COUNTY OF ARAPAHOE)**

The foregoing instrument was subscribed, sworn to, and acknowledged before me on  
\_\_\_\_\_, 2013 by by Kevin B. Hawkins in the capacity indicated.

\_\_\_\_\_  
Notary Public

**[CITY APPROVAL ON FOLLOWING PAGE]**







**EXHIBIT A**  
**LEGAL DESCRIPTION OF SHOPPING CENTER LAND**

LOTS 1 THROUGH 7, BLOCK 1, AND OUTLOT A, BLOCK 1, WEBSTER LAKE PROMENADE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JULY 5, 2013, UNDER RECEPTION NO. 2013000057754, COUNTY OF ADAMS, STATE OF COLORADO.