

**PLANNING AND DEVELOPMENT DEPARTMENT
MEMORANDUM 12-22**

DATE: July 23th, 2012
TO: Honorable Mayor Joyce Downing and City Council Members
FROM: William A. Simmons, City Manager *WAS*
Brook Svoboda, Director of Planning and Development *BS*
SUBJECT: CB-1774 - Amendment to Permitted Use Permit ordinance regarding uses in Commercial zones

BACKGROUND

Attached to this memo is an ordinance that if adopted would amend language in Article 30 of Chapter 11, Permitted Uses, in two separate sections:

Amendment to Section 1(a): Amended language in this section would further refine the uses allowed by Permitted Use permit in zone districts throughout the city. The ordinance amendment prescribes the removal of discretionary language of the ordinance that considers “other uses” not listed under permitted use categories to be considered under permitted uses. Specifically, the removal of the phrase “which are by way of example and not by way of limitation” will provide an exclusive list of uses that are appropriate for a Permitted Use permit and remove the authority for interpretation.

Amendment to Section 2: Amended language in this section would establish additional criteria for review of applications for a Permitted Use permit. Specifically, the additional criteria would:

- Require conformance with the City’s adopted Master Plan and,
- When located in a designated Urban Renewal Area, the proposed use must be consistent with the adopted Urban Renewal Plan for that area.

BUDGET/TIME IMPLICATIONS:

This ordinance amendment request has no budgetary impacts.

As required by ordinance, the Planning Commission will hear this ordinance and provide a recommendation to the City Council at their August 7th, 2012 meeting.

RECOMMENDATION

Staff recommends Council approve CB-1774

STAFF REFERENCE

Brook Svoboda, Director of Planning and Development bsvoboda@northglenn.org or 303.450.8937

- (a) Compatibility with the surrounding area;
- (b) Harmony with the character of the neighborhood;
- (c) Need for the proposed use;
- (d) Effect of the use on the immediate area;
- (e) Effect of the use on future development of the area;
- (f) CONFORMANCE WITH THE CITY OF NORTHGLENN MASTER PLAN;

(g) IF THE PROPERTY IS IN AN URBAN RENEWAL AREA AT THE TIME OF THE APPLICATION, CONSISTENCY WITH ANY ADOPTED URBAN RENEWAL PLAN; AND

(h) The health, safety, and welfare of the inhabitants of the area and the City of Northglenn

INTRODUCED, READ AND ORDERED POSTED this ____ day of _____, 2012.

JOYCE DOWNING
Mayor

ATTEST:

JOHANNA SMALL, CMC
City Clerk

PASSED ON SECOND AND FINAL READING this ____ day of _____, 2012.

JOYCE DOWNING
Mayor

ATTEST:

JOHANNA SMALL, CMC
City Clerk

APPROVED AS TO FORM:

COREY Y. HOFFMANN
City Attorney