

SPONSORED BY: MAYOR DOWNING

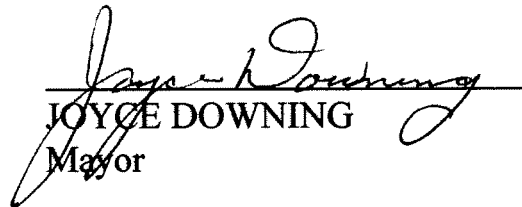
COUNCILMAN'S RESOLUTION

NO. CB-1775
Series of 2012


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

A PUBLIC HEARING WILL BE HELD ON CB-1775, SERIES OF 2012, ENTITLED "A BILL FOR AN ORDINANCE AMENDING ARTICLE 30 OF CHAPTER 11 OF THE NORTHGLENN ZONING CODE REGARDING PERMITTED USES IN COMMERCIAL ZONES" ON AUGUST 13, 2012 AT 7:00 P.M., CITY HALL COUNCIL CHAMBERS, 11701 COMMUNITY CENTER DRIVE, NORTHGLENN.

DATED this 23rd day of July, 2012.


JOYCE DOWNING
Mayor

ATTEST:


JOHANNA SMALL, CMC
City Clerk

AFFIDAVIT OF POSTING:

I, _____, certify that CB-1775 was posted at the authorized posting places in the City of Northglenn this _____ day of _____, 2012.

Deputy City Clerk

**PLANNING AND DEVELOPMENT DEPARTMENT
MEMORANDUM 12-29**

DATE: August 13th, 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-1775 - Rezoning for Certain Real Properties at 200 W. 104th Avenue - Starbucks Northglenn Preliminary and Final PUD

BACKGROUND

Attached to this memo is a proposed ordinance, which if approved, would rezone 200 W. 104th Avenue to a Preliminary PUD (Planned Unit Development) to create a Starbucks Drive-Thru. This site was zoned PUD from C-5 commercial in 1988, when a Good Times Drive-Thru was approved; however, this original PUD was not recorded with the Adam's County Assessor's Office nor was the Good Times ever developed at this location. Due to the amount of time that lapsed from the original approval and the proposed site changes, the zoning ordinance requires to submit a new a PUD application.

The project includes approximately \$35k in public infrastructure improvements, and the vacation and realignment of a utility easement. These obligations are memorialized in Council Resolution 87, Development Agreement.

PROCEDURE

Addressing the applicant's request to begin construction as soon as possible, the first reading of CB-1775 was presented before City Council on July 23, 2012, prior to the Planning Commission hearing. The Planning Commission's hearing was held on August 7, 2012, the Commission voted unanimously to approve the application as provided with this report. Pursuant to section 11-16-4(b), the applicant requested the Preliminary and Final PUD hearings be consolidated under one Public Hearing before the Planning Commission. Attached is a copy of the staff report and exhibits for reference purposes (**Attachment A**).

The City Council is to consider the proposal based on the following five criteria for rezoning (11-37-2(h)):

- (1) That a need exists for the proposal;
- (2) That this particular parcel of ground is indeed the correct site for the proposed development;
- (3) That there has been an error in the original zoning; or
- (4) That there have been significant changes in the area to warrant a zone change;
- (5) That adequate circulation exists and traffic movement would not be impeded by development; and
- (6) That additional municipal service costs will not be incurred which the City is not prepared to meet.

If CR-87 and the second reading of CB-1775 are approved by the Council, the applicant will be able break ground on the project – the building permit and civil construction permit have already been reviewed and approved by Staff.

BUDGET/TIME IMPLICATIONS:

This ordinance amendment request has no budgetary impacts.

RECOMMENDATION

Staff recommends Council approve CB-1775

STAFF REFERENCE

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

ATTACHMENTS

Attachment A

Planning Commission Staff Report w/ Exhibits

**PLANNING AND DEVELOPMENT DEPARTMENT
MEMORANDUM 12-23**

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-1775 - Rezoning for Certain Real Properties at 200 W. 104th Avenue - Starbucks Northglenn Preliminary and Final PUD

BACKGROUND

Attached to this memo is a proposed ordinance, which if approved, would rezone 200 W. 104th Avenue to a Preliminary PUD (Planned Unit Development) to create a Starbucks Drive-Thru. Staff will be presenting the Preliminary and Final PUD application to the Planning Commission for consideration at a public hearing on August 7, 2012. A copy of the staff report with the Planning Commission recommendation will be included for the Council's second reading August 13, 2012, when final action for approval is determined.

PROCEDURE

Traditionally, the order would be preliminary recommendation from the Planning Commission and then first and second readings by the Council, however, in light of working with the applicant to expedite the process, the first reading will occur prior to preliminary review by the Planning Commission.

On August 7, 2012, the Planning Commission will consider the request for the Preliminary and Final PUD. The Planning Commission will make their recommendation to the Council based on the following five criteria for a PUD:

- (1) That a need exists for the proposal;
- (2) That this particular parcel of ground is indeed the correct site for the proposed development;
- (3) That there has been an error in the original zoning; or
- (4) That there have been significant changes in the area to warrant a zone change;
- (5) That adequate circulation exists and traffic movement would not be impeded by development; and
- (6) That additional municipal service costs will not be incurred which the City is not prepared to meet.

Should the Planning Commission make a recommendation for approval of the Preliminary PUD and approve the Final PUD at the time, the final action for approval to rezone the property to PUD will occur at the City Council's second reading scheduled for August 13, 2012. If the rezoning to PUD is ultimately granted by the City Council, the applicant will begin the process of applying for building permits.

BUDGET/TIME IMPLICATIONS:

This ordinance amendment request has no budgetary impacts.

As required by ordinance, on August 7th, 2012, the Planning Commission will review this ordinance along with the Preliminary and Final PUD to provide a recommendation to the City Council for their August 13th, 2012 meeting.

RECOMMENDATION

Staff recommends Council approve CB-1775

STAFF REFERENCE

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

ATTACHMENT A

Case No. Z-3-12

Applicant: Ryan Carlson, Northglenn Green Holdings, LLC
Location: 200 W. 104th Avenue
Ordinance: 11-16 and 11-37-2

STARBUCKS NORTHGLENN PRELIMINARY & FINAL PLANNED UNIT DEVELOPMENT (PUD) STAFF REPORT AND RECOMMENDATION

REQUEST:

The applicant, Ryan Carlson (owner), requests the Planning Commission hear and recommend, to the City Council, a change of zoning of the parcel located at 200 W. 104th Avenue (Exhibit A) to Planned Unit Development (PUD).

REASON FOR REQUEST:

The applicant proposes to rezone the existing parcel to PUD in order to construct and operate a Starbucks Drive-Thru facility.

BACKGROUND:

The site was zoned PUD from C-5 commercial in 1988, when a Good Times Drive-Thru was approved for the site. The PUD was not recorded with the Adams County Assessor's Office nor was the Good Times ever developed. Staff has prescribed that the applicant rezone the property to PUD, due to the amount of time that has passed since its original zoning approval and the site changes from the approval of the Good Times Drive-thru in 1988.

The site is 0.745 acres (32,455 SF) and is currently an asphalt parking lot. The asphalt will be removed for the construction of a 500 SF building, asphalt and concrete drive-thru lane, four parking spots adjacent to the building, concrete patio area and 5,399 SF of landscaping. The rest of the site will remain an asphalt parking lot.

The table below shows the breakdown of conceptual lands uses for the site:

Conceptual Land Use	Square Feet	Acres	% of Site
Building	500	0.011	1.5
Landscaping	5,399	0.124	16.7
Driveways and Parking	26,556	0.610	81.8

The applicant has requested that the Planning Commission hear and make recommendation on

the Preliminary PUD and also hear and approve the Final PUD (contingent upon City Council approving the Preliminary PUD) during this hearing. If the Planning Commission makes a recommendation on the Preliminary PUD and approves the Final PUD, the recommendation will be forwarded to the City Council for approval. If City Council approves the rezoning, the PUD will be approved to obtain a development permit. Under this scenario the last step for this application will be City Council approval.

The Planning Commission must recommend approval of the Preliminary and Final PUD based on the criteria from Sections 11-16-2 and 11-37-2 of the Northglenn Zoning Ordinance, outlined in the Approval Criteria Section below.

SURROUNDING LAND USES:

North:	C-5 Commercial (Market Place Shopping Center)
South:	C-5 Commercial (Bowling Alley parking lot)
West:	C-5 Commercial (Shell Service Station & Bowling Alley)
East:	PUD (Conoco Service Station)

CASE ANALYSIS:

The analysis of the case was completed with the review of submitted materials for the Preliminary PUD and Final PUD.

Building Footprint / Site Plan

Information submitted for the Preliminary and Final PUD depicts a 500 square foot building on the site. The building is well within all setback requirements outlined in the Northglenn Zoning Ordinance. The front setback is shown as greater than 30' and the side setbacks are greater than 20'.

The site plan shows that the proposal will construct four (4) new parking spaces just to the rear of the building. The site is currently a parking lot and will have plenty of parking beyond what is displayed on the site plan, to the rear of the building.

The applicant has indicated to staff that in working with the service station to the west, they have agreed to keep the access easement between the two sites in order to allow fuel trucks to deliver to the station. The applicant will monitor potential conflicts and mitigate if necessary.

Drainage

The proposed project site is currently an asphalt parking lot which slopes towards 104th Avenue. The application does not address any of the drainage issues as the proposal will not be

creating any additional impervious space. In fact, the improvements will lower the imperviousness of the site by removing asphalt and adding landscaping, and increase pervious surfaces.

Landscaping

Total landscape area equates to 16.7 % of the site. The site has five (5) existing trees, three (3) of which are to remain. The two (2) trees to be removed include a deciduous tree to the east of the site and a juniper tree in the north eastern corner. The applicant has indicated on the plan that there will be seven (7) new trees planted on the site; all deciduous trees. The landscaping exceeds the City's standard of 12% required on-site landscaping. No prohibited species are proposed.

Elevations

Elevations are included with the Final PUD. The primary materials are shown as reclaimed boards, woven wire metal, steel mesh and metal siding. These different materials create a variation in the elevations that comply with the standard architectural requirements outlined in section 11-19-5(a) (1) & (2).

Signage

The building elevations show the proposed signage to be approved with the PUD. The sign on the west elevation is a "Starbucks Coffee" wall mounted sign that is 12" tall and 16'-10" wide; below it there will be a wall sign that says "Drive Thru" and will be 72" wide. On the north elevation there will be a 48" diameter blade wall sign displaying the Starbucks logo that will project away from the building as well as a wall mounted sign that says "Starbucks Coffee" this sign will be 3'-0" tall and 12'-9" wide.

The signage details shows a freestanding menu board that is 5'-11 $\frac{3}{4}$ " tall and 7'-11 $\frac{1}{2}$ " wide for the drive-thru orders. Directional signage will also be used and includes two illuminated double sided signs; one showing the way of travel through the drive-thru and the other showing "exit only" to prevent vehicles from entering the wrong way. A clearance bar will also be installed 9'-6" about the finished grade.

Starbucks will add a sign panel to the bottom of the existing joint identification monument sign that currently contains panels for Northglenn Greens, Sheplers Western Stores, and AMF Northglenn Lanes.

Administration

In accordance with 11-16-6 Approval Criteria, staff has found that the proposal for the

Preliminary and Final PUD is in conformity with the Northglenn Zoning Ordinance and Comprehensive Plan.

The North Metro Fire Rescue District has reviewed the submitted plans and has no objections to the proposal. At time of construction the applicant will be required to meet all code requirements of the North Metro Fire Rescue District and the City of Northglenn's Chief Building Official.

Property owners surrounding the proposed facility were notified via mail of the proposal, as required by Section 11-41-3(a) of the City's Zoning Ordinance. In addition, the property in question was posted as required by Section 11-41-3(b).

APPROVAL CRITERIA:

Section 11-16-6-Approval Criteria:

- (a) Prior to granting approval for any preliminary or final planned unit development plan, the Planning Commission and City Council shall give consideration to the purpose and intent of this Article 16 as listed in Section 11-16-2, above, and those criteria for any rezoning request as listed in Section 11-37-2(h) of this Chapter 11 of the Municipal Code. In addition, prior to approval of any final planned unit development plans, the Planning Commission shall find them to be in conformity with the approved preliminary planned unit development plans.

Section 11-16-2 reads as follows:

"Section 11-16-2. Purpose and Intent.

(a) The purpose and intent of this Article is to create a Planned Unit Development regulation which will maximize the land resources available within the City of Northglenn. More specifically, the purposes are as follows:

- (1) To ensure that zoning decisions are directed toward achievement of community goals and objectives, as embodied in the adopted Master Development Plan, rather than satisfying arbitrary minimum standards.
- (2) To recognize the unique nature of each parcel of land and allow flexibility in the planning and design response.
- (3) To encourage and promote innovation in land development by allowing more variety in type, design, layout, and architectural design of buildings and site amenities.
- (4) To ensure that proposed rezonings and specific proposals presented to staff and the Planning Commission are constructed as presented and not used merely as

a tool to facilitate property sale or some other transfer of real estate to make it more marketable.

(5) To encourage economic development to expand the City's tax base and provide employment opportunities.

(6) To create a PUD ordinance that streamlines, consolidates and simplifies zoning and subdivision, an ordinance that expedites rather than hinders the development process.

(7) To allow for the preservation of natural site amenities such as mature trees, water bodies and channels, exceptional views, etc.

(8) To promote the judicious use of open space and landscaped areas with regard to utility and visual impact.

(9) To encourage a harmonious and integrated mix of land uses and require compatibility between new and existing development.

(10) To provide for the efficient and safe movement of vehicular and pedestrian traffic on both public and private roadways. “

Additionally;

Section 11-37-2-Zone Changes

(h) Basis for Approval. The Commission and Council shall give consideration to and satisfy themselves to the following:

- (1) That a need exists for the proposal;
- (2) That this particular parcel of ground is indeed the correct site for the proposed development;
- (3) That there has been an error in the original zoning; or
- (4) That there have been significant changes in the area to warrant a zone change;
- (5) That adequate circulation exists and traffic movement would not be impeded by development; and
- (6) That additional municipal service costs will not be incurred which the City is not prepared to meet.

APPROVAL CRITERIA ANALYSIS

- (1) That a need exists for the proposal

Staff finds that a Starbucks located on this otherwise underutilized site will generate activity in this space that is called for in the Master Plan. A need exists on this site for a commercial activity that will fit on this small site.

- (2) That this particular parcel of ground is indeed the correct site for the proposed development;
Staff finds the proposed development is appropriate for this site, because it is a very small site and the commercial building requested does not require a lot of space.
- (3) That there has been an error in the original zoning; or
Staff finds when the property was originally zoned PUD in 1988 it neither was not-recorded with the Adams County Assessor's Office nor was the Good Times ever developed; therefore, making this an error in zoning.
- (4) That there have been significant changes in the area to warrant a zone change;
Staff finds that the entire surrounding area is commercial. This site was always intended to be commercial; however, the application for a Starbucks is a significant enough difference from the 1988 Good Times PUD approval that staff prescribed a new PUD process.
- (5) That adequate circulation exists and traffic movement would not be impeded by development; and
Staff finds that the traffic and circulation impacts will not be impeded by this development.
- (6) That additional municipal service costs will not be incurred which the City is not prepared to meet.
Staff finds that there will be no additional municipal service costs incurred.

COMMISSION OPTIONS:

The Planning Commission is making a recommendation for Preliminary PUD to the City Council and a final decision regarding the Final PUD. The Commissions options are as follows:

- 1) Approve the request, with or without conditions or stipulations;
- 2) Deny the request for reasons stated; or
- 3) Table the request for further consideration.

STAFF RECOMMENDATION:

Staff recommends a recommendation of the Preliminary PUD to the City Council and approval of the Final PUD with the following condition and based on six recommended Findings of Fact per the criteria of Section 11-37-2 of the Northglenn Zoning Ordinance.

RECOMMENDED CONDITIONS OF APPROVAL:

The applicant shall enter into a Development Agreement, with the City of Northglenn, that will be recorded with the Adam's County Assessor's Office, to memorialize the public improvements shown in the PUD plans.

RECOMMENDED FINDINGS OF FACT:

The application is in compliance with the criteria outlined in section 11-37-2.

RESPECTFULLY SUBMITTED:

Rebecca Mossige
City Planner

WHAT'S NEXT: This is the final step in the entitlement process for the rezoning of the property.

FUTURE APPLICATIONS:

- | | |
|-----------------------------------|--------------------------------------------------|
| <i>1. Preliminary PUD</i> | <i>approved by City Council</i> |
| <i>2. Building Permits</i> | <i>approved administratively by staff</i> |

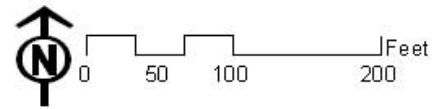


EXHIBIT A

STARBUCKS NORTHGLENN PRELIMINARY & FINAL PUD

LOT 15, SECTION 16, TOWNSHIP 25 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



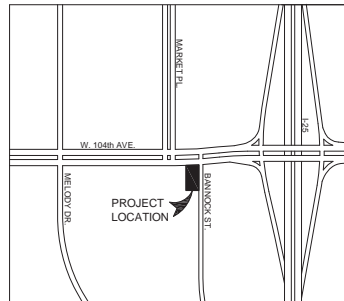
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

2009 W. Listeron Blvd. #210
Littleton, CO 80120
303.794.4727 ph
www.SterlingDesignAssociates.com

NOTES:

1. THE CITY OF NORTHGLENN RESERVES THE RIGHT TO PERIODICALLY REVIEW THIS PUD FOR CONFORMANCE WITH ITS PROPOSED CONSTRUCTION SCHEDULE AND WHEN APPROPRIATE, REZONE THIS PROPERTY TO A DIFFERENT ZONING CLASSIFICATION.
2. ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL CONFORM TO CITY OF NORTHGLENN UTILITY STANDARDS AND SPECIFICATIONS.
3. ALL UTILITY TAPS SHALL BE SUPERVISED AND INSPECTED BY CITY OF NORTHGLENN PERSONNEL.
4. ALL CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY SHALL BE IN CONFORMANCE WITH CITY OF NORTHGLENN PUBLIC RIGHT-OF-WAY STANDARDS AND SPECIFICATIONS LATEST EDITION.
5. ALL CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.
6. PRIOR TO ISSUANCES OF A BUILDING PERMIT, THE CITY MUST REVIEW AND APPROVE THE FOLLOWING:
 - GRADING AND DRAINAGE PLAN AND REPORT
 - EROSION CONTROL PLAN
 - WATER AND SANITARY SEWER UTILITY CONSTRUCTION PLAN
 - LANDSCAPE PLAN
 - COMPLETE CONSTRUCTION PLANS FOR ALL REQUIRED PUBLIC IMPROVEMENTS, GUTTER, SIDEWALK AND TRAIL ON AND ADJACENT TO THIS SITE SHALL BE REQUIRED AS NECESSARY AND BROUGHT TO CURRENT CITY STANDARDS.

LOCATION MAP



PROJECT TEAM

DEVELOPER:
NORTHGLENN GREENS HOLDING LLC
PO BOX 257
ESTESLANE, CO 80614
(303) 457-2866

SURVEYOR:
DEAN GORSO
GORSO MAPPING SERVICES, LLC
3765 BALDERAS STREET
BRIGHTON, CO 80601
(303) 755-8300

ENGINEER:
JAY NEWELL, PE
STERLING DESIGN ASSOCIATES, LLC
2009 W. LITTLETON BLVD., #210
LITTLETON, CO 80120
(303) 794-4727

LANDSCAPE ARCHITECT:
WAYNE STERLING, RLA
STERLING DESIGN ASSOCIATES, LLC
2009 W. LITTLETON BLVD., #210
LITTLETON, CO 80120
(303) 794-4727

OWNER CERTIFICATE

I, _____ HEREBY AFFIRM
THAT I AM _____ OF _____
OF THE PROPERTY DESCRIBED HEREIN, KNOWN AS STARBUCKS NORTHGLENN.

OWNER _____ DATE _____

NOTARY PUBLIC _____ DATE _____

ENGINEERS CERTIFICATE

I HEREBY AFFIRM THAT THESE PLANS WERE PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION FOR THE OWNERS THEREOF) IN ACCORDANCE WITH THE PROVISIONS OF CITY OF NORTHGLENN STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS. I UNDERSTAND THAT IT IS THE POLICY OF THE CITY OF NORTHGLENN THAT THE CITY DOES NOT AND WILL NOT ASSUME LIABILITY FOR FACILITIES DESIGNED BY OTHER.

JAY NEWELL _____ DATE _____
FOR AND ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC

APPROVAL LIST

MAYOR _____ DATE _____

PLANNING COMMISSION CHAIRPERSON _____ DATE _____

CITY CLERK _____ DATE _____

DIRECTOR OF PLANNING AND DEVELOPMENT _____ DATE _____

DIRECTOR OF PUBLIC WORKS AND UTILITIES _____ DATE _____

OWNER CERTIFICATE

THIS PRELIMINARY PUD WAS FILED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER IN THE COUNTY OF ADAMS, STATE OF COLORADO, THIS _____ DAY OF _____, 2012, AND ENTERED IN
FLAT BOOK _____ AT PAGE _____
RECEPTION NO. _____

BY: _____
DEPUTY _____

CLERK _____ CLERK AND RECORDER _____

MY COMMISSION EXPIRES: _____

INSTRUMENT NO. _____

SITE DATA

1. TOTAL SITE AREA: 0.745 ACRES (32,455 SF)
2. EXISTING AND PROPOSED STREETS
 - W. 104TH AVENUE ON NORTH
 - BANNOCK STREET ON EAST (PRIVATE)
 - NO PROPOSED STREETS
3. NO RESIDENTIAL UNITS
4. GROSS SQUARE FOOTAGE NON-RESIDENTIAL FLOOR SPACE
LOT 15 - 9,737 SF (30%) MAXIMUM
5. MINIMUM BUILDING SETBACKS
 - W. 104TH AVENUE - 20'
 - WEST - 10'
 - SOUTH - 10'
 - EAST - 10'
 - PARKING - 5'
6. MAXIMUM BUILDING HEIGHTS
- COMMERCIAL - 30'
7. POINTS OF ACCESS
- ONE ACCESS FROM BANNOCK STREET - LOT 15
8. CONCEPTUAL LAND USE

LOT 15	(SF)	(AC)	(%)
BUILDING	500	0.011	1.5
LANDSCAPING	5,399	0.124	16.7
DRIVEWAYS AND PARKING	26,556	0.610	81.8
9. PRELIMINARY LOT LINES
- SHOWN
10. PUBLIC IMPROVEMENTS

CIVIL DESIGN OF WATERLINE RELOCATION ONLY	\$ 4,000.00
REMOVE AND RELOCATE UTILITIES BASED ON UTILITY DRAWING SHEET #4	\$17,800.00
ASPHALT REPLACEMENT	\$ 3,310.00
MOBILIZATION/GENERAL CONDITIONS	\$ 5,261.00
TOTAL	\$30,371.00
11. PARKING
- PARKING REQUIREMENTS SHALL BE PER SECTION 11-33.6 OF THE ZONING ORDINANCE EXCEPT AS FOLLOWS
STARBUCKS SHALL PROVIDE ONE (1) SPACE PER TWO (2) EMPLOYEES ON THE LARGEST SHIFT.
12. PUBLIC LAND DEDICATIONS
- NONE
13. CONSTRUCTION SCHEDULE
- LOT 15 - SUMMER 2012
14. ALLOWED USES
- THE USES ALLOWED IN THE PUD WILL BE THE SAME AS IN ZONING C-1.

SHEET INDEX

1. COVER SHEET
2. SITE PLAN
3. UTILITY PLAN
4. DRAINAGE AND GRADING PLAN
5. LANDSCAPE PLAN
6. LANDSCAPE DETAILS
7. BUILDING ELEVATIONS
8. SIGNAGE DETAILS
9. SIGNAGE DETAILS

SECTION 16-17-13 POST-CONSTRUCTION REQUIREMENT OF PERMANENT BMPs

(A) LAND DEVELOPMENT THAT IS SUBJECT TO THE REQUIREMENTS OF THIS ARTICLE MUST ADDRESS STORMWATER RUNOFF QUALITY AND QUANTITY THROUGH THE USE OF PERMANENT BMPs WHICH SHALL BE MAINTAINED IN PERPETUITY.

- (1) ALL PERMANENT BMPs OF ANY SITE INCLUDING, WITHOUT LIMITATION, DETENTION BASINS, RETENTION BASINS, PONDS, INLETS, OUTLETS, CUTOFF DITCHES, AND STRUCTURES FOR WHICH THE OWNER, THE RECF OR HIS OR HER PREDECESSOR-IN-INTEREST OBTAINED APPROVAL FROM THE CITY FOR THE CONSTRUCTION OR ESTABLISHMENT, SHALL BE MAINTAINED IN GOOD REPAIR AND IN SUBSTANTIALLY THE FORM, CONDITION AND NATURE WHICH WAS REPRESENTED AT THE TIME THEY WERE CONSTRUCTED. IT IS THE INTENTION OF THIS SECTION THAT SUCH PERMANENT BMPs, HAVING ONCE BEEN APPROVED FOR CONSTRUCTION OR DEVELOPMENT, SHALL NOT BE ALLOWED TO DETERIORATE TO A CONDITION WHICH IS IN ANY RESPECT INFERIOR TO THE CONDITION OR STATE UPON WHICH THE ORIGINAL APPROVAL FOR CONSTRUCTION OR DEVELOPMENT WAS BASED. FOR PURPOSES OF THIS SECTION, EITHER OR BOTH THE OWNER OR TENANT OF THE STRUCTURE OR REAL PROPERTY SHALL BE CONSIDERED THE RESPONSIBLE PARTY.

STERLING DESIGN ASSOCIATES, LLC	
ISSUES & REVISIONS	
NO. 1 DATE: 06/08/12	BY: WTS
DESCRIPTION: CITY SUBMITTAL	
NO. 2 DATE: 07/18/12	BY: WTS
DESCRIPTION: CITY COMMENTS	
NO. 3 DATE:	BY:
DESCRIPTION:	
NO. - DATE:	BY:
DESCRIPTION:	
NO. DATE:	BY:
DESCRIPTION:	
NO. DATE:	BY:
DESCRIPTION:	

DATE:	SCALE:
05/18/12	N.T.S.
PROJECT MANAGER:	PROJECT NO.:
WTS	-
DRAWN BY:	DRAWING FILE:
DQB	C201 SP

PROJECT:

55085-001

**STARBUCKS DRIVE-THRU
104th AVE. AND BANNOCK ST.
NORTHGLENN, CO**

OWNER:
STARBUCKS COFFEE COMPANY
6380 S. FIDDLERS GREEN CIR., SUITE 450
GREENWOOD VILLAGE, CO 80111

SHEET TITLE:
COVER SHEET

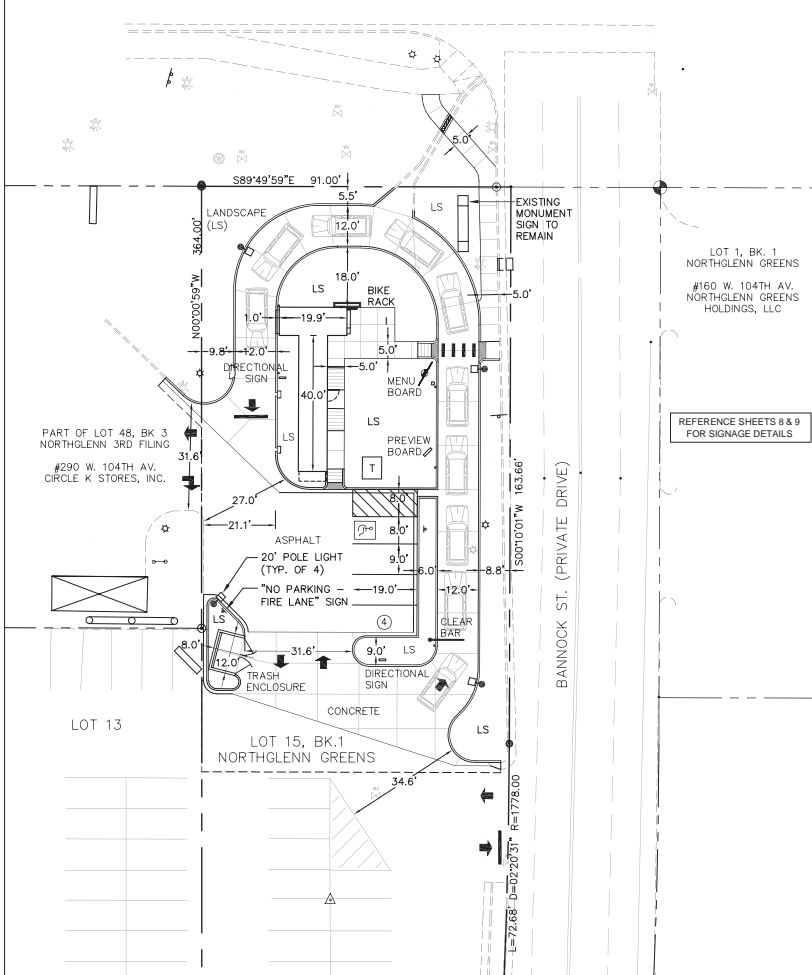
SHEET NUMBER:
1 OF 9

**STARBUCKS NORTHGLENN
PRELIMINARY & FINAL PUD**
LOT 15, SECTION 16, TOWNSHIP 25 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

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Littleton, CO 80120
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WEST 104TH AVENUE



LEGEND


- | | | | |
|--|-----------------------|--|------------------------|
| | EXISTING | | PROPOSED |
| | CURB AND GUTTER | | PROPERTY LINE |
| | SIGN | | HANDICAP PARKING SPACE |
| | LANDSCAPE AREA | | LANDSCAPE AREA |
| | PAINTED TRAFFIC ARROW | | PAINTED TRAFFIC ARROW |
| | PAINTED STOP BAR | | PARKING COUNT |
| | PARKING COUNT | | LIGHT POLE |

STERLING DESIGN ASSOCIATES, LLC

ISSUES & REVISIONS	
NO. 1	DATE: 06/08/12 BY: WTS
DESCRIPTION:	CITY SUBMITTAL
NO. 2	DATE: 07/18/12 BY: WTS
DESCRIPTION:	CITY COMMENTS
NO. 3	DATE: BY:
DESCRIPTION:	
NO. -	DATE: BY:
DESCRIPTION:	
NO. -	DATE: BY:
DESCRIPTION:	

DATE:	SCALE:
05/18/12	1" = 20'-0"
PROJECT MANAGER:	PROJECT NO.:
WTS	-
DRAWN BY:	DRAWING FILE:
DQB	C2 SP

PROJECT:

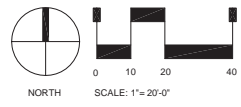


55085-001
STARBUCKS DRIVE-THRU
104TH AVE. AND BANNOCK ST.
NORTHGLENN, CO

OWNER:
STARBUCKS COFFEE COMPANY
6380 S. FIDDLERS GREEN CIR., SUITE 450
GREENWOOD VILLAGE, CO 80111

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
2 OF 9

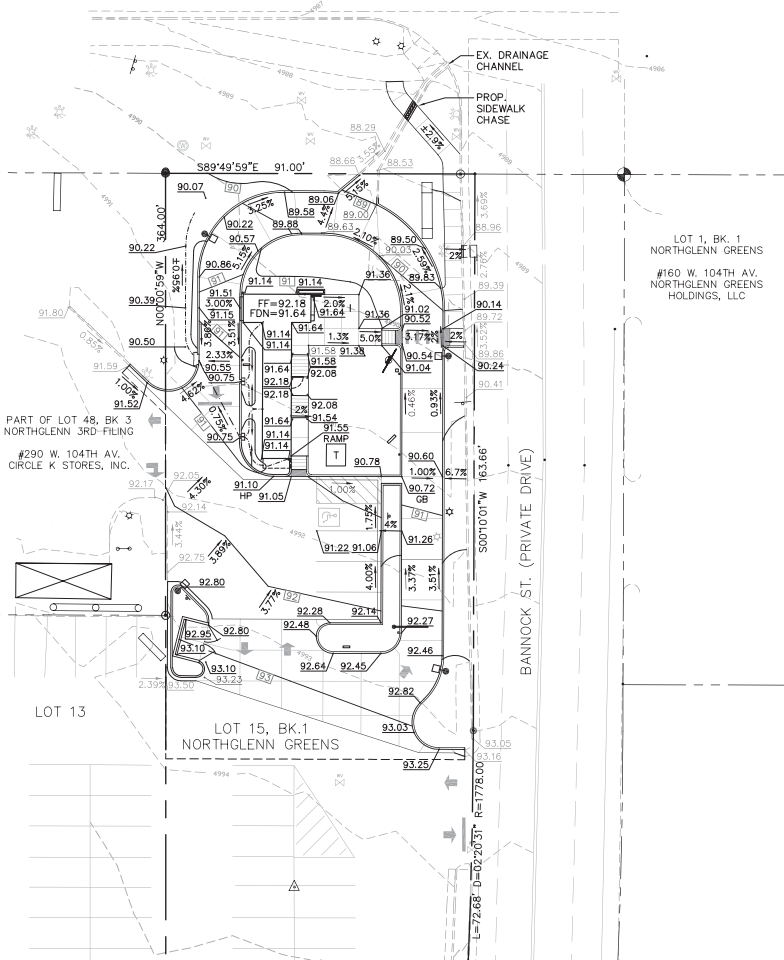


**STARBUCKS NORTHGLENN
PRELIMINARY & FINAL PUD**
LOT 15, SECTION 16, TOWNSHIP 25 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

Sterling Design Associates, llc
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

2009 W. Listeron Blvd. #210
Littleton, CO 80120
303.794.4722 ph
www.SterlingDesignAssociates.com

WEST 104TH AVENUE



LEGEND

EXISTING		PROPOSED
	CURB AND GUTTER	
	PROPERTY LINE	
	LIGHT POLE	
	HANDICAP PARKING SPACE	
	PAINTED TRAFFIC ARROW	
	PAINTED STOP BAR	
	CONTOUR	
	SPOT ELEVATION	
	SLOPE	
	SAWCUT LINE	

STERLING DESIGN ASSOCIATES, LLC

ISSUES & REVISIONS	
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DESCRIPTION:	CITY SUBMITTAL
NO. 2	DATE: 07/18/12 BY: WTS
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NO. 3	DATE: BY:
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NO. 4	DATE: BY:
DESCRIPTION:	
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DESCRIPTION:	

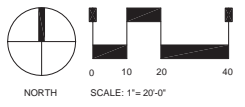
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PROJECT:
 55085-001
STARBUCKS DRIVE-THRU
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GREENWOOD VILLAGE, CO 80111

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
3 OF 9

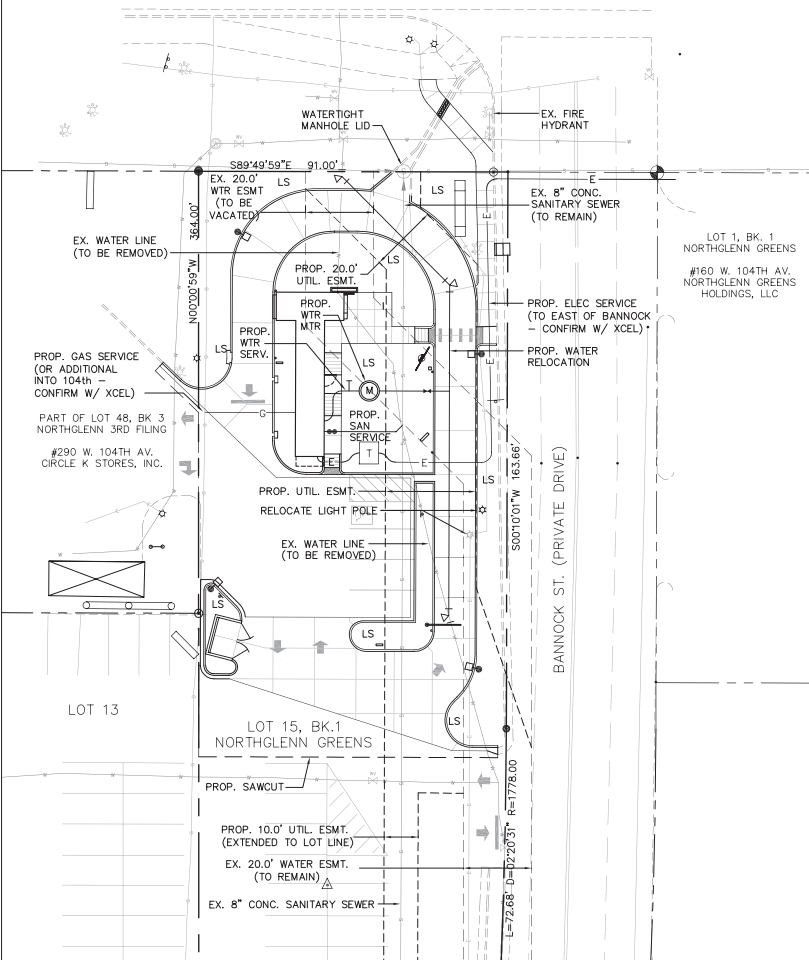


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WEST 104TH AVENUE



LEGEND

EXISTING		PROPOSED
	CURB AND GUTTER	
	PROPERTY LINE	
	LIGHT POLE	
	HANDICAP PARKING SPACE	
	LANDSCAPE AREA	
	PAINTED TRAFFIC ARROW	
	PAINTED STOP BAR	
	WATER LINE	
	SANITARY SEWER	
	GAS LINE	
	ELECTRIC LINE	
	WATER METER	
	FIRE HYDRANT	
	MANHOLE	

NOTES:

ALL PUBLIC WATER, STORM SEWER AND SANITARY SEWER MAINS AND APPURTENANCES LOCATED IN PUBLIC ROW SHALL BE MAINTAINED BY THE CITY OF NORTHGLENN PUBLIC WORKS DEPARTMENT. ALL PUBLIC WATER, STORM SEWER, SANITARY SEWER MAINS AND APPURTENANCES UNDER PRIVATE DRIVES ARE LOCATED IN UTILITY EASEMENTS. CITY IS RESPONSIBLE FOR MAINTENANCE OF THESE WATER, STORM AND SANITARY SEWER FACILITIES. CITY IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF PRIVATE DRIVE, CURB AND GUTTER OR LANDSCAPING DAMAGED DURING UTILITY REPAIR OR MAINTENANCE.

STERLING DESIGN ASSOCIATES, LLC

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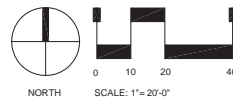
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JMN	C4 UP

PROJECT:
 55085-001
STARBUCKS DRIVE-THRU
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GREENWOOD VILLAGE, CO 80111

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
4 OF 9



STARBUCKS NORTHGLENN PRELIMINARY & FINAL PUD

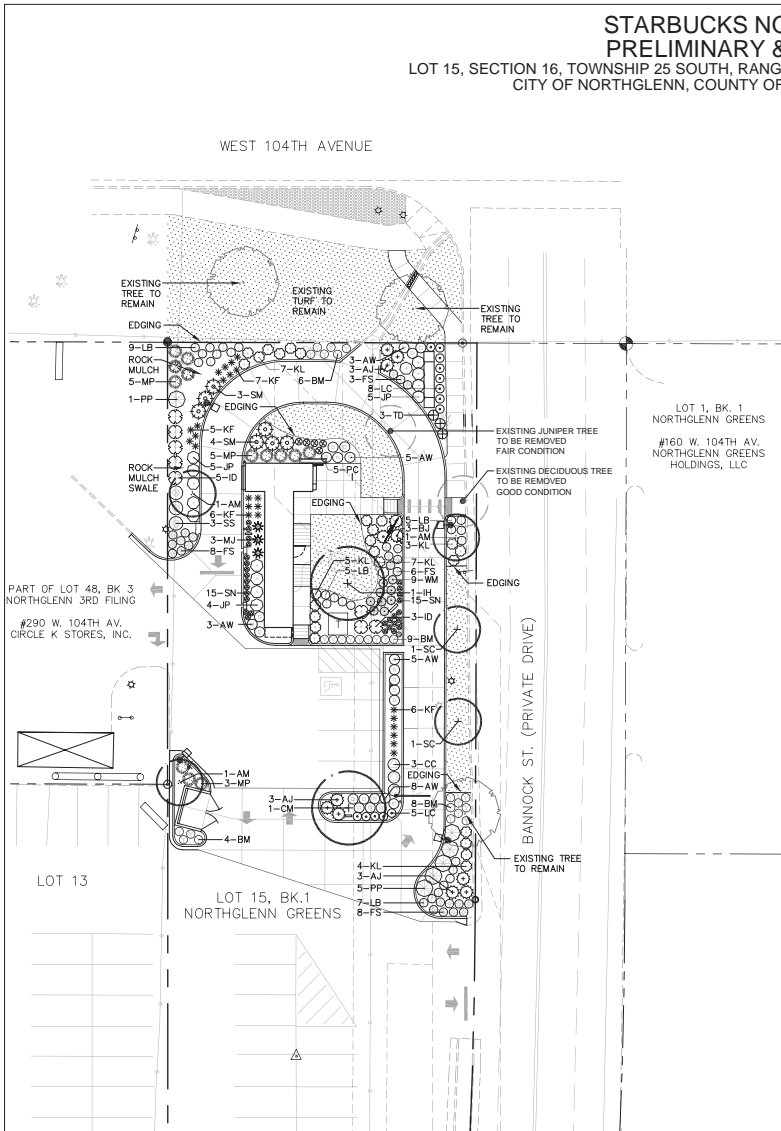
LOT 15, SECTION 16, TOWNSHIP 25 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
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CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

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PREPARED UNDER THE DIRECT SUPERVISION OF
WAYNE T. STERLING
COLORADO REGISTRATION NO.144
FOR & ON BEHALF OF: STARLING DESIGN ASSOCIATES, LLC

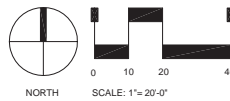


PLANT LIST

QUAN	SYM	COMMON/BOTANICAL NAME	SIZE	REMARKS
DECIDUOUS TREES				
3	AM	FLAME AMUR MAPLE <i>Acer ginnala</i> Flame	6'-7' HT. 3-5 TRUNKS	FULL CROWN, B&B SPEC. QUALITY
1	CM	CELEBRATION MAPLE	2.5' CAL.	FULL CROWN, STAKED
1	IH	Acer x freemant 'Celebration' IMPERIAL HONEYLOCUST	2.5' CAL.	FULL CROWN, STAKED
2	SC	Gleditsia triacanthos inermis Imperial SPRING SNOW CRABAPPLE Malus 'Spring Snow'	2' CAL.	B&B SPEC. QUALITY FULL CROWN, STAKED B&B SPEC. QUALITY
DECIDUOUS SHRUBS				
24	AW	ANTHONY WATERER SPIREA <i>Spiraea bumalda</i> 'A.W.'	5 GAL. 18"-24" HT.	SPACING 36" O.C. FULL FORM
27	BM	BLUE MIST SPIREA <i>Caryopteris x clandonensis</i>	5 GAL. 18"-24" HT.	SPACING 30" O.C. FULL FORM
3	CC	COMPACT AMERICAN CRANBERRYBUSH <i>Viburnum nitidum</i> 'Baby Compact'	5 GAL. 15"-24" HT.	SPACING 42" O.C. FULL FORM
25	FS	DWARF FRAGRANT SUMAC <i>Rhus aromatica</i> 'Gro-Low'	5 GAL. 12"-18" HT.	SPACING 30" O.C. FULL FORM
8	ID	ISANTI DOGWOOD <i>Cornus sericea</i> 'Isanti'	5 GAL. 18"-24" HT.	SPACING 48" O.C. FULL FORM
14	JP	JACKMAN POTENTILLA <i>Potentilla fruticosa</i> 'Jackmanii'	5 GAL. 18"-24" HT.	SPACING 42" O.C. FULL FORM
26	KL	DWARF KOREAN LILAC <i>Syringa patula</i> 'Miss Kim'	5 GAL. 24"-36" HT.	SPACING 42" O.C. FULL FORM
28	LB	LENA BROOM <i>Cytisus x Lene'</i>	5 GAL. 12"-18" HT.	SPACING 42" O.C. FULL FORM
6	PP	PURPLE LEAF PLUM <i>Prunus x sistena</i>	5 GAL. 24"-36" HT.	SPACING 60" O.C. FULL FORM
7	SM	SCARLET MEIDLAND ROSE	5 GAL. 24"-36" HT.	SPACING 42" O.C. FULL FORM
3	SS	SNOWMOUND SPIREA <i>Spiraea nipponica</i> 'Snowmound'	5 GAL. 18"-24" HT.	SPACING 42" O.C. FULL FORM
9	WM	WHITE MEIDLAND <i>Rosa Meidland</i> White	5 GAL. 12"-18" HT.	SPACING 42" O.C. FULL FORM
EVERGREEN SHRUBS				
9	AJ	ARCADIA JUNIPER <i>Juniperus sabina</i> 'Arcadia'	5 GAL. 6"-12" HT.	SPACING 48" O.C. FULL FORM
3	BJ	BUFFALO JUNIPER <i>Juniperus sabina</i> 'Buffalo'	5 GAL. 6"-12" HT.	SPACING 48" O.C. FULL FORM
3	MJ	MEDORA JUNIPER <i>Juniperus scopulorum</i> 'Medora'	5 GAL. 24"-36" HT.	SPACING 60" O.C. FULL FORM
13	MP	SLOWMOUND MUGO PINE <i>Pinus mugo</i> 'Slowmound'	5 GAL. 18"-24" HT.	SPACING 42" O.C. FULL FORM
PERENNIALS, ORNAMENTAL GRASSES				
24	KF	K. FOERSTER FEATHER REED <i>Calamagrostis acutiflora</i> 'Karl Foerster'	5 GAL. ESTABLISHED	SPACING 24" O.C. FULL FORM
13	LC	LAVENDER COTTON <i>Salvia chamaecyparissus</i>	1 GAL. 12"-18" HT.	SPACING 18" O.C. FULL FORM
5	PC	PURPLE CONEFLOWER <i>Echinacea purpurea</i>	1 GAL. ESTABLISHED	SPACING 24" O.C. FULL FORM
30	SN	SNOW-IN-SUMMER <i>Cerastium tomentosum</i>	1 GAL. ESTABLISHED	SPACING 18" O.C. FULL FORM
3	TD	TANGERINE ORANGE DAYLILY <i>Hemerocallis</i> 'Spelbinder'	1 GAL. ESTABLISHED	SPACING 24" O.C. FULL FORM

LEGEND

- SOD
- EXISTING COBBLE TO REMAIN



STARLING DESIGN ASSOCIATES, LLC

ISSUES & REVISIONS

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NO. 3 DATE: 07/30/12 BY: WTS

DESCRIPTION: OWNER COMMENTS

NO. - DATE: - BY: -

DESCRIPTION: -

NO. - DATE: - BY: -

DESCRIPTION: -

DATE: 05/18/12 SCALE: 1" = 20'-0"

PROJECT MANAGER: WTS PROJECT NO: -

DRAWN BY: DQB DRAWING FILE: L101 SP



55085-001

STARBUCKS DRIVE-THRU
104TH AVE. AND BANNOCK ST.
NORTHGLENN, CO

OWNER:
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6380 S. FIDDLERS GREEN CIR., SUITE 450
GREENWOOD VILLAGE, CO 80111

SHEET TITLE:

LANDSCAPE PLAN

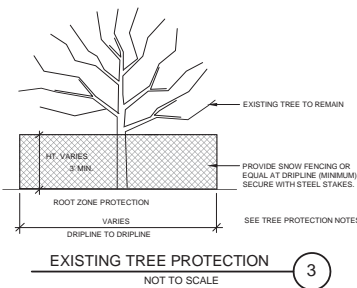
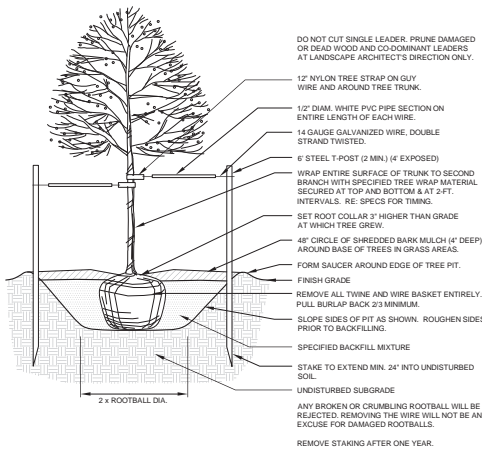
SHEET NUMBER:

5 OF 9

**STARBUCKS NORTHGLENN
PRELIMINARY & FINAL PUD**
LOT 15, SECTION 16, TOWNSHIP 25 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



2009 W. Listeron Blvd #210
Littleton, CO 80120
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www.SterlingDesignAssociates.com



TREE PROTECTION NOTES

- CONTRACTORS SHALL COMPLY WITH THESE NOTES AND THE CITY OF NORTHGLENN STANDARDS FOR ALL EXISTING TREES TO REMAIN.
- TREE PRESERVATION MEASURES MUST BE IN PLACE BEFORE CONSTRUCTION, DEMOLITION AND/OR GRADING ACTIVITIES COMMENCE. CITY OF NORTHGLENN MAY STOP CONSTRUCTION IF TREE PRESERVATION MEASURES ARE NOT IN PLACE AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- TREES CALLED OUT FOR PRESERVATION SHALL BE FENCED AT THE DRIPLINE. FENCING MAY OCCUR AT THE COMBINED DRIPLINES OF GROVES OF TREES. PLACE 3 INCH BARK MULCH BENEATH DRIPLINES OF TREES TO BE PRESERVED.
- FENCING SHALL BE 3 FEET TALL SNOW FENCING WITH STEEL POSTS EMBEDDED IN THE GROUND.
- NO GRADING SHALL OCCUR WITHIN THE DRIPLINE/FENCED AREA OF EXISTING TREES.
- NO CONSTRUCTION MATERIALS OR CONSTRUCTION VEHICLES MAY BE STORED WITHIN THE DRIPLINE/FENCED AREA OF EXISTING TREES.
- CONSTRUCTION VEHICLES OR MACHINERY MAY NOT PASS BETWEEN TWO OR MORE EXISTING TREES IDENTIFIED FOR PRESERVATION IF THEIR CANOPIES ARE WITHIN 10 FEET OF TOUCHING. ADDITIONAL FENCING MAY BE REQUIRED.
- THE CONTRACTOR IS REQUIRED TO HAVE AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) ON SITE IF SITE CONSTRUCTION EFFORTS REQUIRE REMOVAL OF EXISTING ROOTS OR BRANCH PRUNING.
- UNAUTHORIZED TREE REMOVAL OR DAMAGE IS SUBJECT TO REPLACEMENT EQUAL TO THE APPRAISED VALUE OF THE TREE LOST. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTATION OF ALL EXISTING TREES TO REMAIN, PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS REQUIRED TO WATER, FERTILIZE AND ATTEND TO OTHER MAINTENANCE NEEDS OF EXISTING TREES TO MAINTAIN HEALTHY GROWTH THROUGHOUT THE CONSTRUCTION PERIOD. AN EARTH BERM MEASURING MINIMUM 5 FEET IN DIAMETER, AND 6 INCHES IN HEIGHT SHALL BE CONSTRUCTED AT THE BASE OF EACH TREE TO FUNCTION AS A TEMPORARY WATERING BASIN DURING THE CONSTRUCTION PERIOD. TREES SHALL BE WATERED ACCORDING TO WEATHER AND TREE SPECIES REQUIREMENTS.

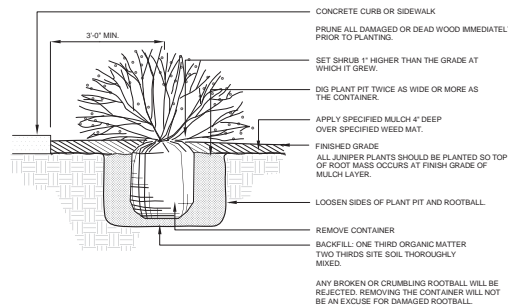
PREPARED UNDER THE DIRECT SUPERVISION OF
WAYNE T. STERLING
COLORADO REGISTRATION NO.144
FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC

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SHADE TREE PLANTING

NOT TO SCALE

1



SHRUB PLANTING

NOT TO SCALE

2

LANDSCAPE NOTES

- COORDINATION**
THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, STRUCTURAL AND IRRIGATION PLANS AND SPECIFICATIONS TO FORM COMPLETE INFORMATION REGARDING THIS SITE.
- COMPLIANCE**
CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES.
- GUARANTEE**
ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR, FROM DATE OF FINAL ACCEPTANCE, AT NO ADDITIONAL COST TO THE OWNER.
- COMPLETION AND MAINTENANCE**
A. FINAL ACCEPTANCE: WITHIN TEN DAYS OF CONTRACTOR'S NOTICE THAT THE ENTIRE PROJECT IS COMPLETE, THE L.A. SHALL REVIEW INSTALLATION. IF FINAL ACCEPTANCE IS NOT GIVEN, THE L.A. SHALL PREPARE A PUNCH LIST OF PENDING ITEMS. THE PUNCH LIST ITEMS SHALL BE COMPLETED BY THE CONTRACTOR WITHIN TEN CALENDAR DAYS FROM DATE ISSUED. SUBSEQUENT REVIEW AND APPROVAL SHALL SIGNIFY ACCEPTANCE.
B. MAINTENANCE: ALL LANDSCAPING SHALL BE MAINTAINED FROM INSTALLATION TO FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, FERTILIZING, WEEDING, MOVING, TRIMMING, ROLLING, REGRADING, REPLANTING, DISEASE AND INSECT PROTECTION.
- SITE CONDITIONS**
LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS ARE CORRECTED. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISHED GRADES AND POSITIVE DRAINAGE IN LANDSCAPE AREAS.
- DAMAGE AND CLEANING**
A. CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED DUE TO THIS WORK AT NO ADDITIONAL COST TO THE OWNER.
B. CONTRACTOR SHALL CLEAN ALL AREAS DUE TO THIS WORK AND PROPERLY REMOVE ALL UNUSED MATERIALS FROM SITE.
- RIGHT OF REJECTION**
OWNER/LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MATERIALS AT ANY TIME. ALL PLANT MATERIALS SHALL MEET THE MINIMUM CURRENT 'AMERICAN STANDARDS FOR NURSERY STOCK' BY THE AMERICAN ASSOCIATION OF NURSERYMEN. CONTRACTOR SHALL PROVIDE SAMPLES, SPECS., AND OR TAGS FOR ALL MATERIALS.
- SOIL PREPARATION**
SOD AND SHRUB BED AREAS SHALL RECEIVE SIX INCHES OF APPROVED TOPSOIL. AMEND SOIL WITH FOUR CUBIC YARDS PER THOUSAND SQUARE FEET OF ORGANIC COMPOST. COMPOST TO HAVE A C:N RATIO BETWEEN 15:1 AND 30:1, LESS THAN 6% NITROGEN, SALT CONTENT 1.4% BETWEEN 0.5 AND 0.8, AND OVER 50% ORGANIC MATTER. APPLY 5 LBS. OF 20-10-5 GRANULAR FERTILIZER PER THOUSAND SQ. FEET. ROTOTILL AMENDMENTS AND TOPSOIL TO A DEPTH OF SIX INCHES. VERIFY SOIL PREP SPECIFICATIONS WITH WATER PROVIDER STANDARDS. PROVIDE EVIDENCE OF APPLICATION AS REQUIRED.
- SODDING**
SOD SHALL BE 'RTF' FESCUE BY GREEN VALLEY TURF (GVT) (937-798-6746). SOIL PREP., INSTALL AND WATER ACCORDING TO GVT GUIDELINES.
- PLANTING**
TREES AND SHRUBS SHALL BE PLANTED PER DETAILS. STAKE AND GUY TREES PER DETAILS. TREE AND SHRUB BED LOCATIONS SHALL BE APPROVED PRIOR TO PLANTING. BACKFILL WITH 1/3 SOIL AMENDMENT AND 2/3 SITE SOIL, THOROUGHLY MIXED. FERTILIZE AS RECOMMENDED WITH AGRIFORM TABLETS.
- EDGER**
INSTALL 4\"/>

DATE	SCALE
05/18/12	N.T.S.
PROJECT MANAGER:	PROJECT NO.:
WTS	-
DRAWN BY:	DRAWING FILE:
DQB	L101 SP



55085-001

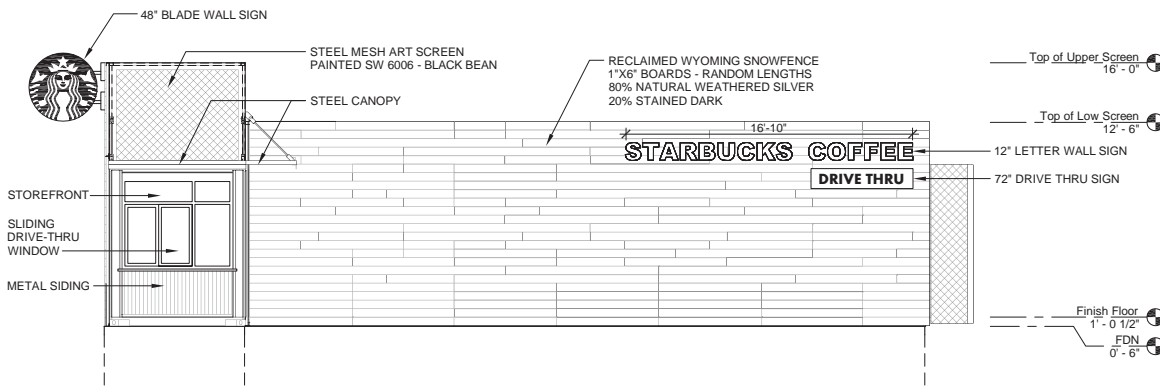
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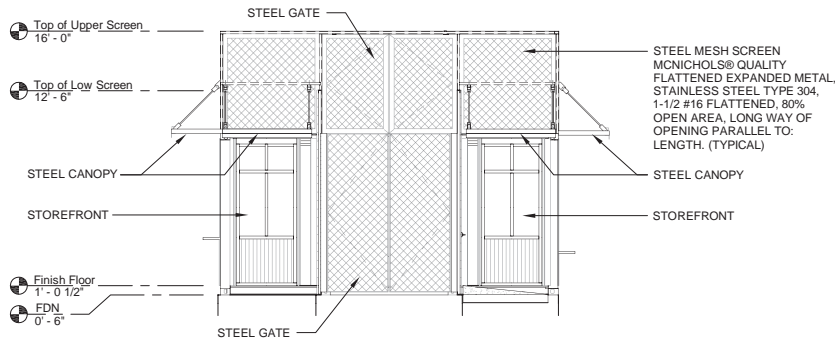
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LANDSCAPE DETAILS

SHEET NUMBER:
6 OF 9

**STARBUCKS NORTHGLENN
PRELIMINARY & FINAL PUD**
LOT 15, SECTION 16, TOWNSHIP 25 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
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① West Elevation
Scale: 1/4" = 1'-0"



② South Elevation
Scale: 1/4" = 1'-0"

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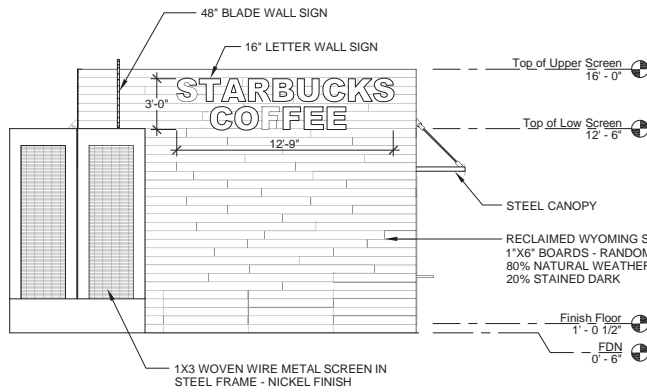
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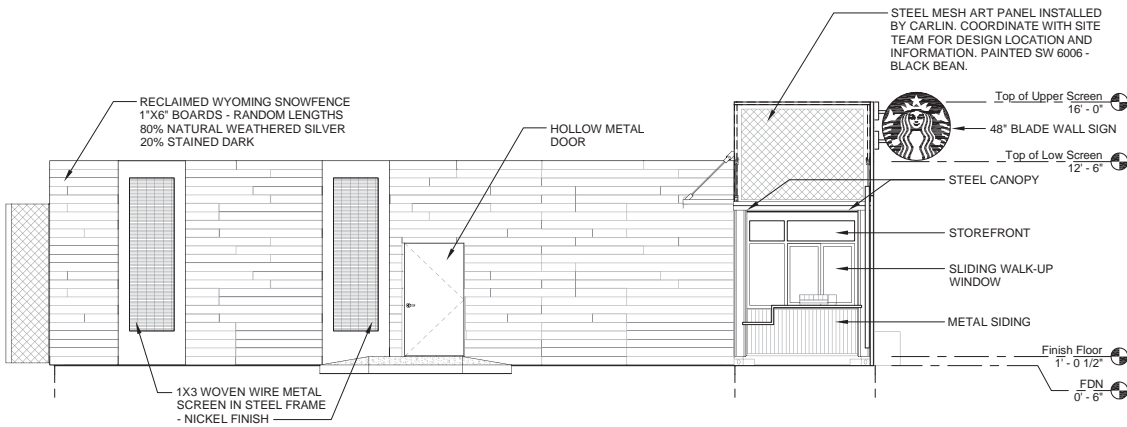
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BUILDING ELEVATIONS

SHEET NUMBER:
7A OF 9

STARBUCKS NORTHGLENN
PRELIMINARY & FINAL PUD
 LOT 15, SECTION 16, TOWNSHIP 25 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



① North Elevation
 Scale: 1/4" = 1'-0"



② East Elevation
 Scale: 1/4" = 1'-0"

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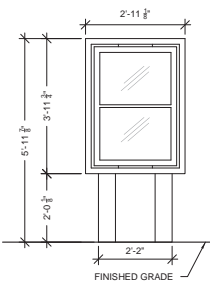
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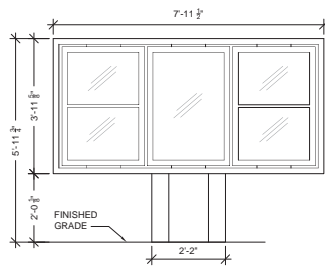
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BUILDING ELEVATIONS

SHEET NUMBER:
7B OF 9

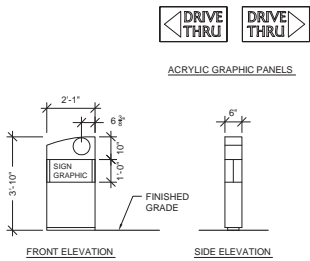
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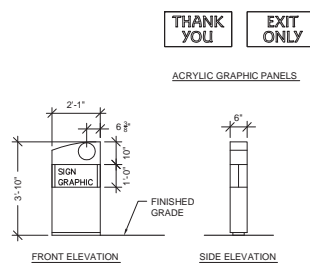
**S800 FREESTANDING
PRE-MENU BOARD**
NOT TO SCALE (1)



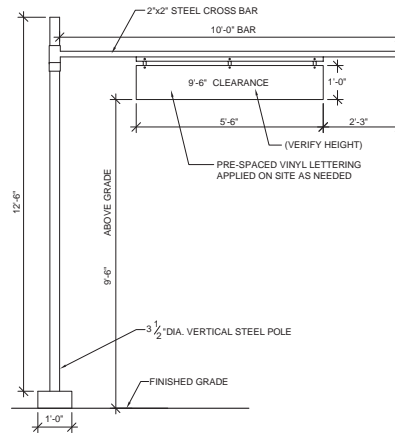
**S802 FREESTANDING
5 PANEL MENU BOARD**
NOT TO SCALE (2)



**13167 DIRECTIONAL SIGN
ILLUMINATED DOUBLE SIDED**
NOT TO SCALE (3)




**13167 DIRECTIONAL SIGN
ILLUMINATED DOUBLE SIDED**
NOT TO SCALE (4)



S613 CLEARANCE BAR
NOT TO SCALE (5)

ISSUES & REVISIONS	
NO. 1	DATE: 06/08/12 BY: WTS
DESCRIPTION: CITY SUBMITTAL	
NO. 2	DATE: 07/18/12 BY: WTS
DESCRIPTION: CITY COMMENTS	
NO. 3	DATE: BY:
DESCRIPTION:	
NO. 4	DATE: BY:
DESCRIPTION:	
NO. 5	DATE: BY:
DESCRIPTION:	

DATE:	SCALE:
05/18/12	N.T.S.
PROJECT MANAGER:	PROJECT NO.:
WTS	*
DRAWN BY:	DRAWING FILE:
DQB	C201 SP

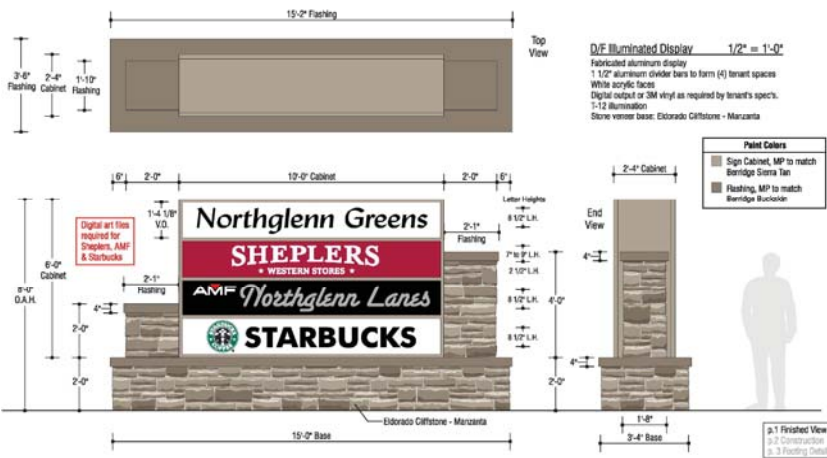
PROJECT:
 **55085-001**
STARBUCKS DRIVE-THRU
104th AVE. AND BANNOCK ST.
NORTHGLENN, CO

OWNER:
 STARBUCKS COFFEE COMPANY
 6380 S. FIDDLERS GREEN CIR., SUITE 450
 GREENWOOD VILLAGE, CO 80111

SHEET TITLE:
SIGNAGE DETAILS

SHEET NUMBER:
8 OF 9

**STARBUCKS NORTHGLENN
PRELIMINARY & FINAL PUD**
LOT 15, SECTION 16, TOWNSHIP 25 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO




EXISTING MONUMENT SIGN
NOT TO SCALE

1

ISSUES & REVISIONS		
NO. 1	DATE: 06/08/12	BY: WTS
DESCRIPTION: CITY SUBMITTAL		
NO. 2	DATE: 07/18/12	BY: WTS
DESCRIPTION: CITY COMMENTS		
NO. 3	DATE: 07/30/12	BY: WTS
DESCRIPTION: OWNER COMMENTS		
NO. -	DATE:	BY:
DESCRIPTION:		
NO.:	DATE:	BY:
NO.:	DATE:	BY:
DESCRIPTION:		

DATE:	SCALE:
05/18/12	N.T.S.
PROJECT MANAGER:	PROJECT NO.:
WTS	-
DRAWN BY:	DRAWING FILE:
DQB	C201 SP

PROJECT:



55085-001
STARBUCKS DRIVE-THRU
104th AVE. AND BANNOCK ST.
NORTHGLENN, CO

OWNER:
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GREENWOOD VILLAGE, CO 80111

SHEET TITLE:
SIGNAGE DETAILS

SHEET NUMBER:
9 OF 9

SPONSORED BY: MAYOR DOWNING

COUNCILMAN'S BILL

ORDINANCE NO.

No. CB-1775
Series of 2012

Series of 2012

A BILL FOR A SPECIAL ORDINANCE REZONING FROM PLANNED UNIT DEVELOPMENT PUD TO PLANNED UNIT DEVELOPMENT PUD, CERTAIN REAL PROPERTY IN THE CITY OF NORTHGLENN LOCATED AT 200 W. 104TH AVENUE, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, AMENDING THE ZONING MAP OF THE CITY OF NORTHGLENN, AND IMPOSING PENALTIES FOR VIOLATIONS OF THE ORDINANCE

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. A need exists for the rezoning from Planned Unit Development (PUD) to Planned Unit Development (PUD);
- B. The property at 200 W. 104th Avenue is the correct location for the proposed development;
- C. Significant changes in the area have occurred to warrant the proposed zone change;
- 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 which the City is not prepared to meet.

Section 2. Change of Zoning District. Pursuant to the provisions of the Northglenn Zoning Ordinance, as amended, and upon the recommendation of the Northglenn Planning Commission, a change of zoning from Planned Unit Development PUD to Planned Unit Development PUD is hereby approved pursuant to Section 11-37-2(h) and granted for the real property in the City of Northglenn, Colorado, described as 200 W. 104th Avenue, City of Northglenn, County of Adams, State of Colorado. The City Council determines that this change of zoning district is consistent with the Comprehensive Master Plan of the City of Northglenn.

Section 3. Change of Zone Maps. The official zoning map of the City of Northglenn, pursuant to the provisions of Section 11-3-1 of the Municipal Code of the City of Northglenn, as amended, shall be and hereby is ordered amended to conform with the provisions set in Section 1 of this Ordinance.

Section 4. Violations – Penalty. Violations of the provisions of this Ordinance shall be punishable by a fine of not more than one thousand dollars (\$1,000.00), or by imprisonment for a period of not more than one (1) year, or both such fine and imprisonment.

INTRODUCED, READ AND ORDERED POSTED this 23rd day of July, 2012.



JOYCE DOWNING
Mayor

ATTEST:



JOHANNA SMALL, CMC
City Clerk

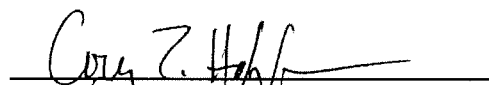
PASSED ON SECOND AND FINAL READING this ____ day of _____, 2012.

JOYCE DOWNING
Mayor

ATTEST:

JOHANNA SMALL, CMC
City Clerk

APPROVED AS TO FORM:



COREY Y. HOFFMANN
City Attorney