



PLANNING & DEVELOPMENT MEMORANDUM
#16-2022

DATE: June 13, 2022

TO: Honorable Mayor Meredith Leighty and City Council Members

THROUGH: Heather Geyer, City Manager 

FROM: Brook Svoboda, Director of Planning & Development 
Ashley McFarland, Planner II

SUBJECT: CB-1984 – Rezone of 1501 Roseanna Drive to Multifamily Limited (RM-1)

PURPOSE

To consider CB-1984, an ordinance on second reading, to rezone the property at 1501 Roseanna Drive from Mixed-Use Neighborhood (MN) to Multifamily Limited (RM-1).

BACKGROUND

The proposed rezoning request was applied for by Rocky Ridge Civil Engineering on behalf of Flatiron Development and Custom Homes. Their request is to rezone the property at 1501 Roseanna Drive from Mixed-Use Neighborhood (MN) to Multifamily Limited (RM-1). The 0.28-acre lot is located north and east of Pecos Street on Roseanna Drive and contains an abandoned car wash. To the east, the site is located adjacent to the North Peak Townhomes. If the rezoning were approved, the RM-1 zone district would allow up to eight multi-family dwelling units. Although no formal site plan application has been submitted, the applicant states their intent to build townhome units on the site. Any future development would be required to conform to the development standards within the Unified Development Ordinance (UDO), which would include the submittal of a Minor Site Plan for review of applicable development standards and engineering requirements.

The Planning Commission reviewed the proposed rezone at a public hearing on April 19, 2022, and voted 6-0 to recommend approval of the version of CB-1984 approved by Council on first reading and now up for vote on second reading. Attachment 1 includes the staff report and exhibits presented to the Planning Commission and has additional background information.

Following public testimony on the requested rezone, the Planning Commission determined that the proposed RM-1 zone district was the most appropriate zoning designation for this property. RM-1 allows a transition from single-family to multi-family residential and is consistent with the density of the North Peak Townhomes to the west. The RM-1 district is the less intense of the two multi-family zone designations in the City's UDO. The Commission discussed density and height of any future development, as well as traffic impacts. Staff explained that these items are reviewed as part of any site plan application. Further, staff committed to forwarding any Minor Site Plan application to the Planning Commission for review, as the UDO allows for the Director of Planning & Development to require certain administrative applications to be referred to the Planning Commission.

BUDGET/TIME IMPLICATIONS

There are no financial or time impacts to the City.

STAFF RECOMMENDATION

Staff recommends approval of CB-1984 on second reading.

CB-1984 – Rezone of 1501 Roseanna Drive to Multifamily Limited (RM-1)

June 13, 2022

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STAFF REFERENCE

If Council members have any questions, please contact Brook Svoboda, Director of Planning & Development, at bsvoboda@northglenn.org or 303.450.8937.

ATTACHMENTS

1. Planning Commission staff memorandum (April 19, 2022)
2. Presentation

CB-1984 – Rezone of 1501 Roseanna Drive to Multifamily Limited (RM-1)



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 northglenn.org

PLANNING AND DEVELOPMENT DEPARTMENT
MEMORANDUM

DATE: April 19, 2022
TO: Planning Commission
FROM: Ashley McFarland, Planner II
THROUGH: Becky Smith, Planning Manager
 Brook Svoboda, Director of Planning and Development
SUBJECT: Z-1-22, Rezone of 1501 Roseanna Drive

REQUEST

The applicant, Rocky Ridge Civil Engineering, on behalf of Flatiron Development and Custom Homes, is requesting consideration for a rezoning of the property located at 1501 Roseanna Drive from Mixed-Neighborhood (MN) to Multifamily Limited (RM-1)

RECOMMENDATION

Staff Recommendation:

Staff recommends the Planning Commission forward a recommendation for approval of a rezone from Mixed-Neighborhood (MN) to Multifamily Limited (RM-1) for the property 1501 Roseanna Drive, based on the recommended findings of fact outlined in the Resolution attached.

Recommended Motion:

“Move to approve Planning Commission Resolution 22-03 approving case number Z-1-22, for the rezoning of 1501 Roseanna Drive to RM-1, Multifamily Limited.

DISCUSSION

Site Data

The following table summarizes the site data for the property see Exhibit A for an Aerial Map of the vicinity):

Address/General Location	1501 Roseanna Drive
Zoning	Mixed-Neighborhood
Acreage	0.28 acre

Building Square Footage (Existing/Proposed)	Existing: 1632 sq. ft. commercial auto wash
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Characteristics of the Site (see Exhibit A for an Aerial Vicinity Map)

- One single story, four stall auto wash.
- The property is zoned MN – Mixed-Neighborhood.
- Single-family homes adjacent to the north, Sage Run Townhomes (PD) adjacent to the west, and various commercial uses to the east.
- Westview Elementary School and Rotary Park to the South on Rosanna Drive.
- A recorded access easement is already in place between the applicant and the Sage Run Townhomes property to the South.

Zoning and Surrounding Land Uses

The following table summarizes the zoning and land uses for the properties surrounding this site (see Exhibit B for a Zoning Map of the vicinity):

	Zoning	Land Use
North	RS-2 – Single-family Standard Lot	Residential – Northglenn 16 th Filing
South	OS – Open Space	Parks and Open Space – Rotary Park (across Roseanna Drive)
East	MN – Mixed-Neighborhood	Commercial
West	PD – Planned Development	Sage Run Townhomes

Notification Requirements:

Notification for this application was conducted in accordance with the requirements of Section 11-6-3(e) Scheduling and Notice of Public Hearings of the UDO. Notice of the public hearing was published in the Northglenn-Thornton Sentinel at least 15 days prior to the public hearing. Additionally, a mailed notice was sent to all property owners within the City of Northglenn within 300 feet of the property, and a sign was posted at least 15 days prior to the public hearing.

Analysis:

The Northglenn Comprehensive Plan identifies the site at 1501 Roseanna Drive as an area of land use change. An area of change is either a single property or group of properties identified for potential future rezoning. The area has undergone significant change in recent years, including the 2003 Sage Run Townhomes Planned Development south adjacent to the applicant’s property. Since then, the carwash use is not compatible with the neighborhood and ultimately has become vacant and dilapidated.

The Comprehensive Plan Future Land Use Maps designated the applicant’s property as Institutional. Institutional land uses are considered more intense than the proposed rezone to residential zonings. City Staff believes by Rezoning the property to RM-1 Multifamily Limited, this rezone would remain compatible with current, and any future land uses in the area and provide a transition between the Sage Run townhomes and the existing single family residential to the north. City Staff also believes designation of the property’s Future Land Use as institutional was an error in the Comprehensive Plan, as the existing use is commercial.

The purpose statement of the RM-1 zone district states: The RM-1 district is intended to provide housing at mix of densities including primarily single-family attached uses with limited small-scale multifamily uses. The RM-1 district may serve as a transition between higher density and/or intensity districts and lower density residential districts. The RM-1 district does not include commercial uses other than allowed home occupations and limited community and educational uses.

Table 3-2-A lists all uses allowed within the RM-1 zone district. The Table of allowed Uses is provided as Exhibit C, attached below. Uses allowed by right are indicated with the check mark, cells showing an “S” indicate uses that require a Special Use Permit and subject to procedures in Subsection 11-6-5(b), Special Use Permit, prohibited uses are shown as blank cells, and accessory uses are indicated with an “A” requiring compliance with Section 11-3-4, Accessory Uses and Structures.

Rezoning to RM-1 allows the property flexibility in the type of residential development that could occur as future development on the site. Rezoning would ensure that the future use would be compatible with the surrounding single-family homes and multifamily homes adjacent to the site.

If the site were to be rezoned, it would be subject to standards outlined in Section 11-6-4(a). Meaning, that any future development would need to comply with those standards. The Commission is only considering a request to rezone the property. Any future development on the site must comply with all applicable development standards and processes outlined in this section as well as any other appropriate standards in the UDO. Below is a summary of development standards for the proposed zone district:

RM-1 Multifamily Limited Standards	
Minimum Lot Area – Single-Family attached and duplex	2,500 sq. ft. per unit
Minimum Lot Area – Multifamily	2,000 sq. ft. per unit
Minimum Lot Area – all other uses	10,500 sq. ft.
Minimum Lot Width	35
Maximum Height, Primary	45 ft.
Maximum Height, Accessory	20 ft.
Minimum Front Building Setback	15 ft.
Minimum Side Building Setback – single-family and duplex	5 ft.
Minimum Side Building Setback – all other uses	10 ft.
Minimum Side Building Setback – detached accessory	5 ft.
Minimum Rear Building Setback	10 ft.
Minimum Rear Building Setback – detached accessory	None
Maximum Building Coverage	60%
Maximum Impervious Surface Coverage	80%

APPROVAL CRITERIA

Applicable Code Provisions:

The following sections of the code have been considered in review of this application.

- Section 11-6-4(a) – Rezoning

Rezoning Procedure and Criteria Analysis:

Section 11-6-2 states the Planning Commission shall review rezoning applications and recommend approval, approval with conditions or denial in accordance with Section 11-6-4(a)(3)(E)(iii) – Rezoning Approval Criteria. The Planning Commission’s recommendation will be provided to City Council, where then City Council will review and provide decision.

Criteria:	Staff Analysis:
(1) The proposed rezoning is consistent with the Comprehensive Plan and the purposes of this UDO;	The proposed rezoning is consistent with the City of Northglenn Comprehensive Plan. The property is identified as an Area of Change in the plan and the proposed rezoning will encourage redevelopment of the site, from a blighted use that is no longer compatible with the neighborhood. Additionally, the proposed rezoning will encourage residential development and more consistent with surrounding properties.
(2) The rezoning is consistent with the purpose statement of the proposed zoning district;	The proposed rezoning is consistent with the purpose statement of RM-1 that would allow development of residential single-family or limited multifamily housing. Rezoning to a residential district would ensure compatibility with the current adjacent residential districts and encourage the redevelopment of this site from the dilapidated car wash that currently exists on the site.
(3) There have been significant changes in the area to warrant a zoning change; The intensity of development in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood; and	Changes within the area include the development of Sage Run Townhomes in 2003. This is a multifamily development adjacent to the proposed rezoning. Rezoning to a residential zone district would be more consistent with the residential uses in the area and would lead to redevelopment of the site and removal of the existing run-down car wash on the property.
(4) Public facilities and services are available to adequately serve the subject property while maintaining adequate level of service to existing development. And/or:	Public facilities and services are available to adequately service the property. Specific utility studies (storm, water, sewer) will be included at the time of site plan review to ensure compliance with the Northglenn UDO and all City Engineering Standards and Specifications.
(6) There was an error in establishing the current zoning;	Although there was not an error in zoning, the City’s Comprehensive Plan identified this area as an area of change. This means that over time the neighborhood has evolved, and the carwash use is not desired in the neighborhood.

ADMINISTRATION

Possible Actions by the Planning Commission:

The Planning Commission is not the final approval authority for a requires for a rezone to Multifamily Limited (RM-1). The Planning Commission shall review the application and provide a recommendation to the City Council. The Commission's options are as follows:

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

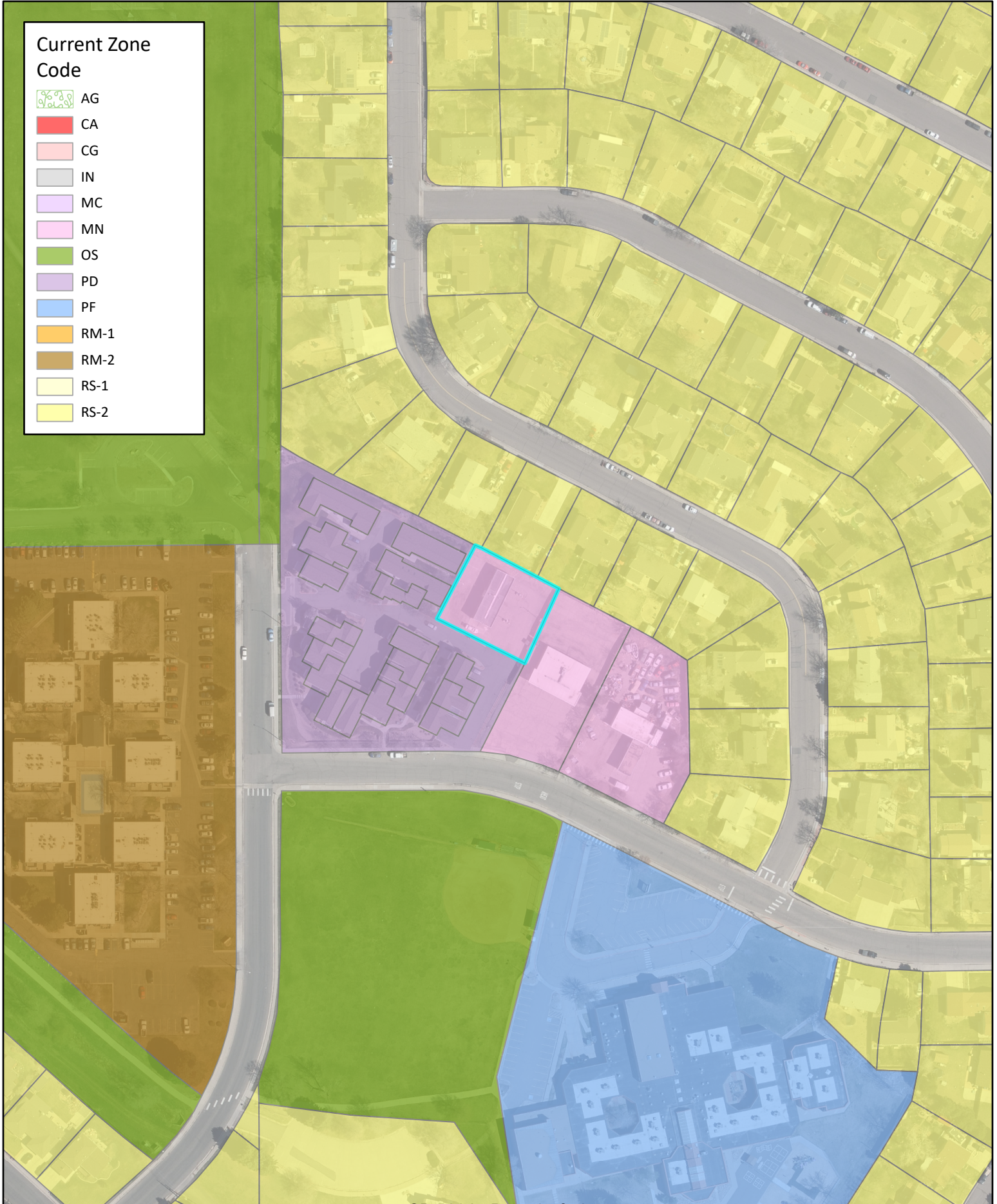
Next Steps:

The Planning Commission's recommendation will be forward to City Council for consideration. The application request would require City Council to approve an ordinance rezoning the property following a public hearing. At this time, the first reading of the rezoning ordinance is scheduled for the May 9, 2022 City Council meeting and second reading and public hearing is scheduled for the April 22, 2019 meeting. Future site development will be required to undergo review as outlined in the UDO.














ATTACHMENTS

- Exhibit A – Aerial Map
- Exhibit B – Zoning Map
- Exhibit C – Table of Allowed Uses
- Exhibit D – Rezoning Application





Current Zone Code

-  AG
-  CA
-  CG
-  IN
-  MC
-  MN
-  OS
-  PD
-  PF
-  RM-1
-  RM-2
-  RS-1
-  RS-2

(d) Table of Allowed Uses

Table 3-2-A: Table of Allowed Uses

√ = allowed by right S = special use permit A = accessory Blank cell = use prohibited + = Use-specific standards apply

	Residential						Mixed-Use				Other Nonresidential					Use-Specific Standards
	RS-1	RS-2	RS-3	RM-1	RM-2	MH	MN	MC	MR	CG	CA	IN	PF	AG	OS	
Residential																
Household Living																
Dwelling, Duplex				√	√		√									
Dwelling, Live/Work							√+	√+	√+			S+				11-3-3(c)(2)
Dwelling, Multifamily				√	√		S+	√+	√+							11-3-3(c)(3)
Dwelling, Single-Family Attached				√+	√+		√+	S+								11-3-3(c)(4)
Dwelling, Single-Family Detached	√	√	√				√							√		
Manufactured Home Park, HUD-Code						√+										11-3-3(c)(5)
Group Living																
Assisted Living Facility	S	S	S	√	√	S	S	√	√							
Group Home, FHAA	√+	√+	√+	√+	√+	√+	√+	√+	√+					√+		11-3-3(c)(6)
Group Home, Supportive Housing	√+	√+	√+				√+							√+		11-3-3(c)(7)
Independent Living Facility				√	√		√									
Public, Institutional, and Civic Uses																
Community and Cultural Facilities																
Assembly	S	S	S	S	S	S	S	S	S	S	S	S				
Cemetery or Interment Facility												S		S	√	
Club or Lodge							S	S	S	S	S	S				
Community Center	S	S	S	S	S	S	S	√	√	√	√	√	√	√	√	
Daycare	S	S	S	S	S	S	S	S	S	√	√	A+	A+			11-3-3(d)(1)
Emergency or Community Operations Facility	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
Funeral Facility								S	S	S	S	S		S		
Park and Open Space, Active	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
Park and Open Space, Passive													√	√	√	
Educational Facilities																
School, Public or Private	S	S	S	S	S	S	√	√	√	√	√	√	√	√	√	
School, Vocational or Trade								√	√	√	√	√				
Healthcare Facilities																
Hospital								√	√	√	√	√	√			
Medical or Dental Clinic							S	√	√	√	√	√	√			
Commercial Uses																
Agricultural and Animal Uses																
Agriculture, General												√+	√+	√+		11-3-3(e)(2)
Agriculture, Urban	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	√+	A+	11-3-3(e)(3)

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	Residential						Mixed-Use				Other Nonresidential						Use-Specific Standards
	RS-1	RS-2	RS-3	RM-1	RM-2	MH	MN	MC	MR	CG	CA	IN	PF	AG	OS		
Community Garden	√	√	√	√	√	√	√	√	√				√	√	√		
Kennel, Commercial										S+	√+	√+		√+		11-3-3(e)(4)	
Stable, Commercial														S+	S+	11-3-3(e)(5)	
Veterinary Hospital or Clinic							S+	√+	√+	√+	√+	√+	√+	√+		11-3-3(e)(6)	
Recreation and Entertainment																	
Indoor Recreation Facility							S	√	√	√	√	√			S		
Outdoor Recreation Facility									S	S	S	S		S	√		
Food and Beverage Services																	
Bar, Tavern, or Lounge							S+	√+	√+	√+	√+	√+				11-3-3(e)(7)	
Catering Establishment							S	√	√	√	√	√					
Microbrewery, Distillery, or Winery							S+	√+	√+	√+	√+	√+				11-3-3(e)(8)	
Restaurant							√+	√	√	√	√	√				11-3-3(e)(9)	
Restaurant, with Drive-Through								√+	√+	√+	√+	√+				11-4-6(i)	
Office, Business, and Professional Services																	
Administrative, Professional, and Government Office							√+	√	√	√	√	√	√			11-3-3(e)(10)	
Financial Institution							√+	√	√	√	√	√				11-3-3(e)(11)	
Research and Development								√	√	√	√	√	√				
Personal Services																	
Laundry Facility, Commercial										√	√	√					
Laundry Facility, Self-Service				A+	A+	A+	√+	√	√	√	√	√				11-3-3(e)(12)	
Personal Services, General							√+	√	√	√	√	√	A			11-3-3(e)(13)	
Retail Sales																	
Building Materials and Supply Store							√+	√+	S+	√	√	√				11-3-3(e)(14)	
General Retail, Less than 10,000 Square Feet							√+	√	√	√	√	√	A			11-3-3(e)(15)	
General Retail, 10,000 Square Feet or More								√	√	√	√	√					
Liquor Store								√	√	√	√	√					
Marijuana Establishment, Medical	<i>Subject to Licensing Requirements in Article 18-14</i>															11-3-3(e)(16)	
Marijuana Establishment, Retail	<i>Subject to Licensing Requirements in Article 18-16</i>															11-3-3(e)(17)	
Nursery or Garden Supply Store								√	√+	√	√	√	√	√		11-3-3(e)(18)	
Lodging Facilities																	
Bed and Breakfast				S+	S+		√+	√+	√+	√+	√+			√+		11-3-3(e)(19)	
Boarding or Rooming House					√		√	√	√								
Hotel/Motel							S	√	√	√	√	√					
Short-Term Rental	√+	√+	√+	√+	√+		√+	√+	√+					√+		11-3-3(e)(20)	

Table 3-2-A: Table of Allowed Uses

√ = allowed by right S = special use permit A = accessory Blank cell = use prohibited + = Use-specific standards apply

	Residential					Mixed-Use				Other Nonresidential					Use-Specific Standards
	RS-1	RS-2	RS-3	RM-1	RM-2	MH	MN	MC	MR	CG	CA	IN	PF	AG	
Transportation															
Rail Yard												S			
Transit Terminal or Station				S	S		√	√	√	√	√	√	√	√	√
Vehicles and Equipment															
Auto Wash								S	S	S	√	√	√		
Automotive Fuel Sales								S+	S+	√+	√+	√+	√+		11-3-3(e)(21)
Automotive Repair, Major										S+	√+	√+			11-3-3(e)(22)
Automotive Repair, Minor								S+	S+	√+	√+	√+			11-3-3(e)(23)
Automotive Sales and Leasing									S+	S	S				11-3-3(e)(24)
Equipment and Machinery Sales and Rental										S+	√+	√+			11-3-3(e)(25)
Parking Facility								√+	√+	√	√	√	√		√
Sexually Oriented Businesses															
Sexually Oriented Business												√+			11-3-3(e)(27)
Industrial Uses															
Manufacturing and Processing															
Food Processing											√+	√+			11-3-3(f)(1)
Oil and Gas Operations	<i>See Section 11-3-6</i>														
Manufacturing, Artisan							S+	√+	√+	√	√	√	√		11-3-3(f)(2)
Manufacturing, Light										S+	S+	√+			11-3-3(f)(3)
Mining and Extraction										S+	S+	S+	S+	S+	11-3-3(f)(4)
Storage and Warehousing															
Contractor Office or Equipment Storage Yard										√+	√+	√+			11-3-3(f)(5)
Outdoor Storage											√+	√+			11-3-3(f)(6)
Salvage Yard											S				
Self-Service Storage											√+				11-3-3(f)(7)
Warehousing and Wholesale Facility											√				
Public and Semi-Public Utility Uses															
Utilities															
Public Utility, Major							S+	S+	S+	S+	S+	S+	S+	S+	11-3-3(g)(1)
Public Utility, Minor	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	11-3-3(g)(1)
Water Storage Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	11-3-3(g)(2)
Wireless Service Facilities															
Wireless Service Facilities	<i>See Section 11-3-3(g)(3)</i>														
Accessory Uses															
Accessory Dwelling Unit	A+	A+	A+	A+	A+		A+							A+	11-3-4(d)(1)

Table 3-2-A: Table of Allowed Uses

√ = allowed by right S = special use permit A = accessory Blank cell = use prohibited + = Use-specific standards apply

	Residential						Mixed-Use			Other Nonresidential						Use-Specific Standards
	RS-1	RS-2	RS-3	RM-1	RM-2	MH	MN	MC	MR	CG	CA	IN	PF	AG	OS	
Caretaker Dwelling Unit												A+	A+	A+	A+	11-3-4(d)(1)(E)(ii)
Drive-Through Facility								A+	A+	A+	A+	A+				11-4-6(i)
Home Occupation	A+	A+	A+	A+	A+	A+	A+	A+	A+							11-3-4(d)(4)
Outdoor Dining							A+	A+	A+	A+	A+	A+	A+			11-3-4(d)(5)
Outdoor Sales and Display							A+	A+	A+	A+	A+	A+	A+	A+		11-3-4(d)(6)
Outdoor Storage, Accessory	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	11-3-4(d)(7)
Sale of Produce and Plants Raised on Premises	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	A+	11-3-4(d)(8)
Temporary Uses																
Construction Support Activity	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	11-3-5(d)(1)
Farmer’s Market or Open Air Market							√	√	√	√	√	√	√	√	√	
Mobile Food Vending								√+	√+	√+	√+	√+	√+	√+	√+	11-3-5(d)(2)
Seasonal Sales							√+	√+	√+	√+	√+	√+	√+	√+	√+	11-3-5(d)(3)
Special Event	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	√+	11-3-5(d)(4)



City of Northglenn
 11701 Community Center Drive
 Northglenn, CO 80233
 P: 303-451-8326
 F: 303-450-8708
 northglenn.org

PROJECT INFORMATION

General Description of Request: proposed 8 townhome units

Attach hereto a Project Description Letter that describes in detail the request.

Property Address or Location: 1501 Roseanna Drive

Legal Description: Northglenn E Subdivision, 16th Filing, Block 18 Lot 20

Current Zoning District: MN Proposed Zoning District: RM1

Lot area: 12,000 SF

PROPERTY OWNER(S) INFORMATION

Name: Zachary Griffith

Company (if applicable): Flatiron Development & Custom Homes

Address: 1391 US Hwy 287

City: Broomfield State: CO Zip: 80020

Phone: 720.458.1625 Email: zg@flatirondevelopmentco.com

AUTHORIZED AGENT (If other than owner)

Name: Joel Seamons

Company (if applicable): Rocky Ridge Civil Engineering

Address: 420 21st Ave, Suite 101

City: Longmont State: CO Zip: 80501

Phone: 303.651.6626 Email: joel@rockyridgcivil.com

OWNER(S) & AGENT CERTIFICATION

I hereby depose and state under the penalties of perjury that all statements, proposals and/or plans submitted with/or contained in this application are true and correct and the application is complete to the best of my knowledge and belief.

Agent's Signature: [Signature] Date: 8/23/21

Owner(s)' Signature(s): [Signature] Date: 8/23/21

STAFF USE ONLY:

Case Number:

Date Application Received:

Adams County Commercial Property Profile

Parcel Number: 0171909407011

Owners Name and Address:	Property Address:
FLATIRON AUTO SPA LLC 7155 W 119TH PL BROOMFIELD CO 80020-2809	1501 ROSEANNA DR NORTHGLENN CO

Account Summary

Legal Description

SUB:NORTHGLENN SIXTEENTH FILING BLK:18 DESC: BEG AT SE COR LOT 20 TH NELY ALG ELY LN SD LOT 63/68 FT TH NLY ON ANG OF 27D TO LEFT 147/07 FT TH WLY ON ANG OF 62D TO LEFT AND ALG NLY LN SD LOT 179/78 FT TO TRUE POB TH ON ANG TO LEFT OF 90D 100 FT TH ON ANG TO RT OF 90D 120 FT TH ON ANG TO RT OF 90D 100 FT TH ON ANG TO RT OF 90D AND ALG NLY LN SD LOT 120 FT TO POB

Subdivision Plat

NORTHGLENN E

Account Summary

Account Numbers	Date Added	Tax District	Mill Levy
R0035898	On or Before 01/01/1996	<u>134</u>	127.761

Permits

Permit Cases

N/A

Sales Summary

Sale Date	Sale Price	Deed Type	Reception Number	Book	Page	Grantor	Grantee	Doc. Fee	Doc. Date
03/30/1998	\$82,000.00	WD	C0391776	5316	289	GALLOWAY JEFFREY C	AL-ANAZI KHALED SAAD	\$8.2	05/01/1998
03/30/1998	\$82,000.00	WD	C0380401	5283	648	GALLOWAY JEFFREY C	AL-ANAZI KHALED SAAD	\$8.2	04/02/1998
01/15/1999	\$350,000.00	WD	C0493609	5618	51	AL-ANAZI KHALED SAAD	DAS ENTERPRISES LLP	\$35	01/19/1999
08/28/2002	\$380,000.00	WD	C1016984			DAS ENTERPRISES LLP	TAT CARWASH LLC	\$38	08/29/2002
08/04/2004	\$535,000.00	WD	2004000769660	2004	0816	TAT CARWASH LLC	CCT PROPERTIES LLC	\$53.5	08/16/2004
12/09/2009	\$0	PTD	2009000091855	2009		CCT PROPERTIES LLC	NORTHROP CHANDLER INC C/O STEVE ABELMAN	\$0	12/11/2009
04/06/2010	\$195,000.00	SWD	2010000024445	2010		NORTHROP CHANDLER INC C/O STEVE ABELMAN	KOSTER LLC	\$19.5	04/14/2010
09/30/2014	\$70,000.00	WD	2014000067735	2014		KOSTER LLC	FLATIRON AUTO SPA LLC	\$7	10/02/2014

Click [here](#) to go to Clerk / Recorder search page

Valuation Summary

Land Valuation Summary

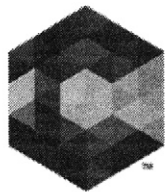
Account Number	Land Type	Unit of Measure	Number of Units	Fire District	School District	Vacant/Improved	Actual Value	Assessed Value
R0035898	Commercial	Acres	0.2800	NORTH METRO FIRE RESCUE FKA FIRE DIST.1	School District 12	I	\$45,000.00	\$13,050.00
Land Subtotal:							\$45,000.00	\$13,050.00

Improvements Valuation Summary

Account Number	Actual Value	Assessed Value
R0035898	\$105,882.00	\$30,710.00
Improvements Subtotal:	\$105,882.00	\$30,710.00

Total Property Value	\$150,882.00	\$43,760.00
-----------------------------	---------------------	--------------------

Building Summary



For this Record...

- [Filing history and documents](#)
- [Get a certificate of good standing](#)
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- [Business Home](#)
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- [FAQs, Glossary and Information](#)

Summary

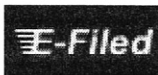
Details			
Name	Flatiron Auto Spa LLC		
Status	Good Standing	Formation date	09/27/2014
ID number	20141593385	Form	Limited Liability Company
Periodic report month	September	Jurisdiction	Colorado
Principal office street address	1501 Roseanna Drive, northglenn, CO 80234, United States		
Principal office mailing address	1391 hwy 287, broomfield, CO 80020, United States		

Registered Agent	
Name	Zach Griffith
Street address	1391 hwy 287, broomfield, CO 80020, United States
Mailing address	n/a

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Colorado Secretary of State
 Date and Time: 11/30/2020 01:11 PM
 ID Number: 20141593385

Document must be filed electronically.
 Paper documents are not accepted.
 Fees & forms are subject to change.
 For more information or to print copies
 of filed documents, visit www.sos.state.co.us.

Document number: 20208039883
 Amount Paid: \$10.00

ABOVE SPACE FOR OFFICE USE ONLY

Periodic Report

filed pursuant to §7-90-301, et seq. and §7-90-501 of the Colorado Revised Statutes (C.R.S)

ID number: 20141593385

Entity name: Flatiron Auto Spa LLC

Jurisdiction under the law of which the entity was formed or registered: Colorado

1. Principal office street address: 1501 Roseanna Drive
(Street name and number)

northglenn CO 80234
(City) (State) (Postal/Zip Code)
United States
(Province - if applicable) (Country - if not US)

2. Principal office mailing address: 1391 hwy 287
 (if different from above) *(Street name and number or Post Office Box information)*

broomfield CO 80020
(City) (State) (Postal/Zip Code)
United States
(Province - if applicable) (Country - if not US)

3. Registered agent name: (if an individual) Griffith Zach
(Last) (First) (Middle) (Suffix)
 or (if a business organization) _____

4. The person identified above as registered agent has consented to being so appointed.

5. Registered agent street address: 1391 hwy 287
(Street name and number)

broomfield CO 80020
(City) (State) (Postal/Zip Code)

6. Registered agent mailing address: _____
 (if different from above) *(Street name and number or Post Office Box information)*




(City) (State) (Postal/Zip Code)

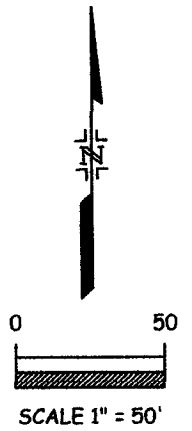
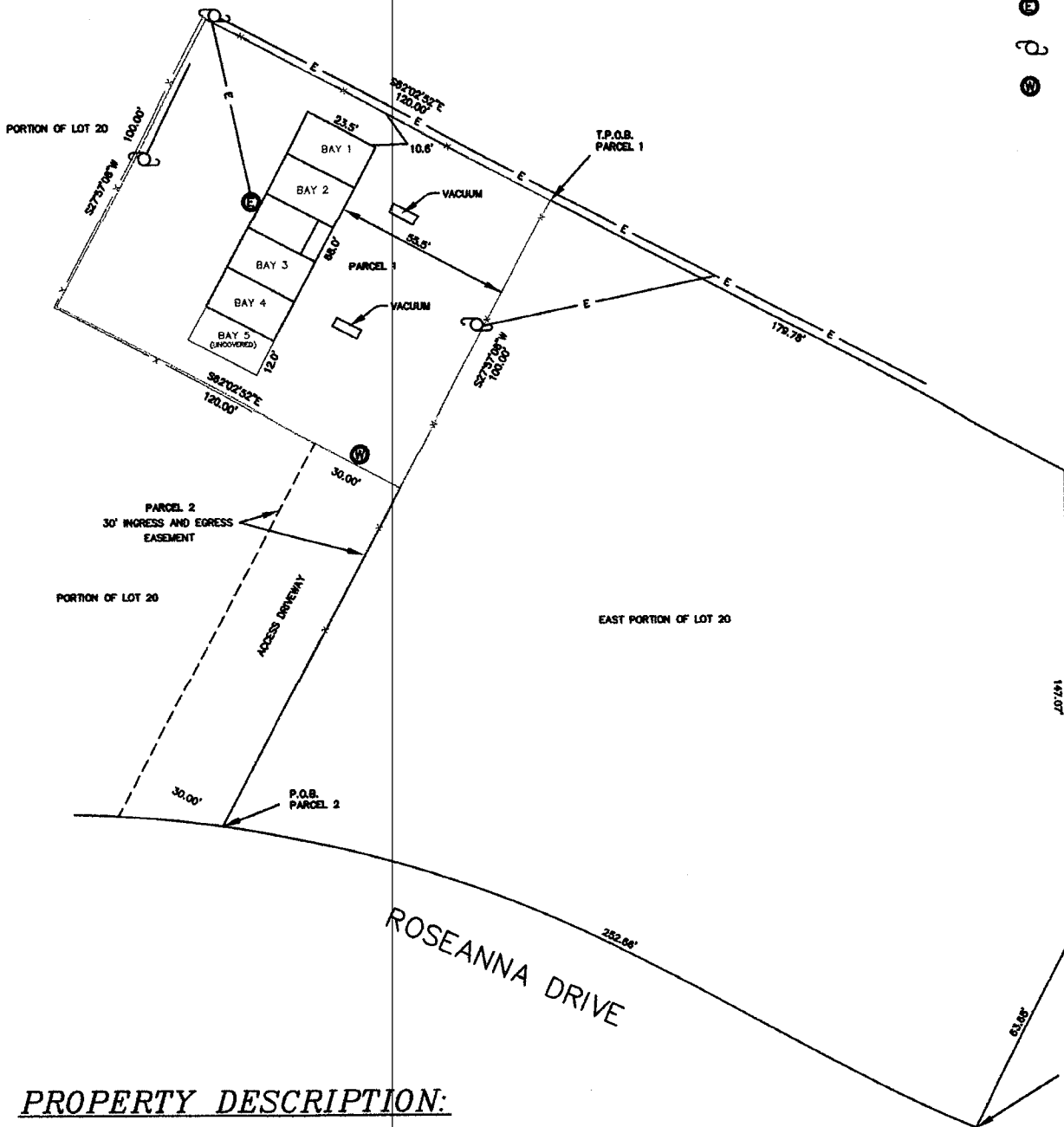
(Province - if applicable) (Country - if not US)

IMPROVEMENT LOCATION CERTIFICATE

PROPERTY ADDRESS: 1501 ROSEANNA DRIVE

LEGEND

-  ELECTRIC METER
-  POWER POLE
-  WATER METER



PROPERTY DESCRIPTION:

PARCEL 1:
 A tract of land located in Lot 20, Block 18, Northglenn - Sixteenth Filing, described as follows:
 Beginning at a point which is the Southeast corner of Lot 20, said point being on the Northerly line of Roseanna Drive;
 thence Northeasterly and perpendicular to the Northerly line of Roseanna Drive and along the Easterly line of said Lot 20, a distance of 63.68 feet;
 thence Northerly on an angle of 27 degrees to the left and along the Easterly line of said Lot 20, a distance of 147.07 feet;
 thence Westerly on an angle of 62 Degrees to the left and along the Northerly line of said Lot 20, a distance of 179.78 feet to the True Point of Beginning;
 thence on an angle to left of 90 Degrees a distance of 100 feet; thence on the right of 90 Degrees a distance of 120 feet;
 thence on an angle to the right of 90 Degrees a distance of 100 feet; thence on an angle to the right of 90 Degrees and along the Northerly line of Lot 20 a distance of 120 feet to the True Point of Beginning.

PARCEL 2:
 Together with an easement for ingress and egress over the following described property:
 A tract of land located in Lot 20; Block 18, Northglenn - Sixteenth Filing, described as follows:
 Beginning at a point on the Northerly line of Roseanna Drive, said point being 252.66 feet Westerly from the Southeast corner of said Lot 20;
 thence Northeasterly and perpendicular to the Northerly line of said Lot 20, a distance of 118.99 feet;
 thence on an angle to the left of 90 Degrees a distance of 30 feet;
 thence on an angle to the left of 90 Degrees a distance of 130.70 feet to a point on the North line of Roseanna Drive;
 thence Southeasterly on the North line of Roseanna Drive a distance of 31.20 feet to the Point of Beginning.
 County of Adams, State of Colorado.

IMPROVEMENT LOCATION CERTIFICATE:

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR
 FLATIRON DEVELOPMENT & CUSTOM HOMES LLC, A COLORADO LIMITED LIABILITY COMPANY;
 HERITAGE TITLE COMPANY;
 KOSTER LLC, A COLORADO LIMITED LIABILITY COMPANY;

ONLY, AND THAT THIS IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT,
 AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE LINES OR FUTURE
 IMPROVEMENT LINES.

I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL, ON THIS 30TH DAY
 OF SEPTEMBER 30, 2014, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE
 PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PARCEL
 BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO
 APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL,
 EXCEPT AS NOTED.

PATRICK L. DOHERTY, COLORADO PLS 27927
 FOR AND ON BEHALF OF DOHERTY LAND SURVEYING, INC.

[Handwritten Signature]
 9-30-14

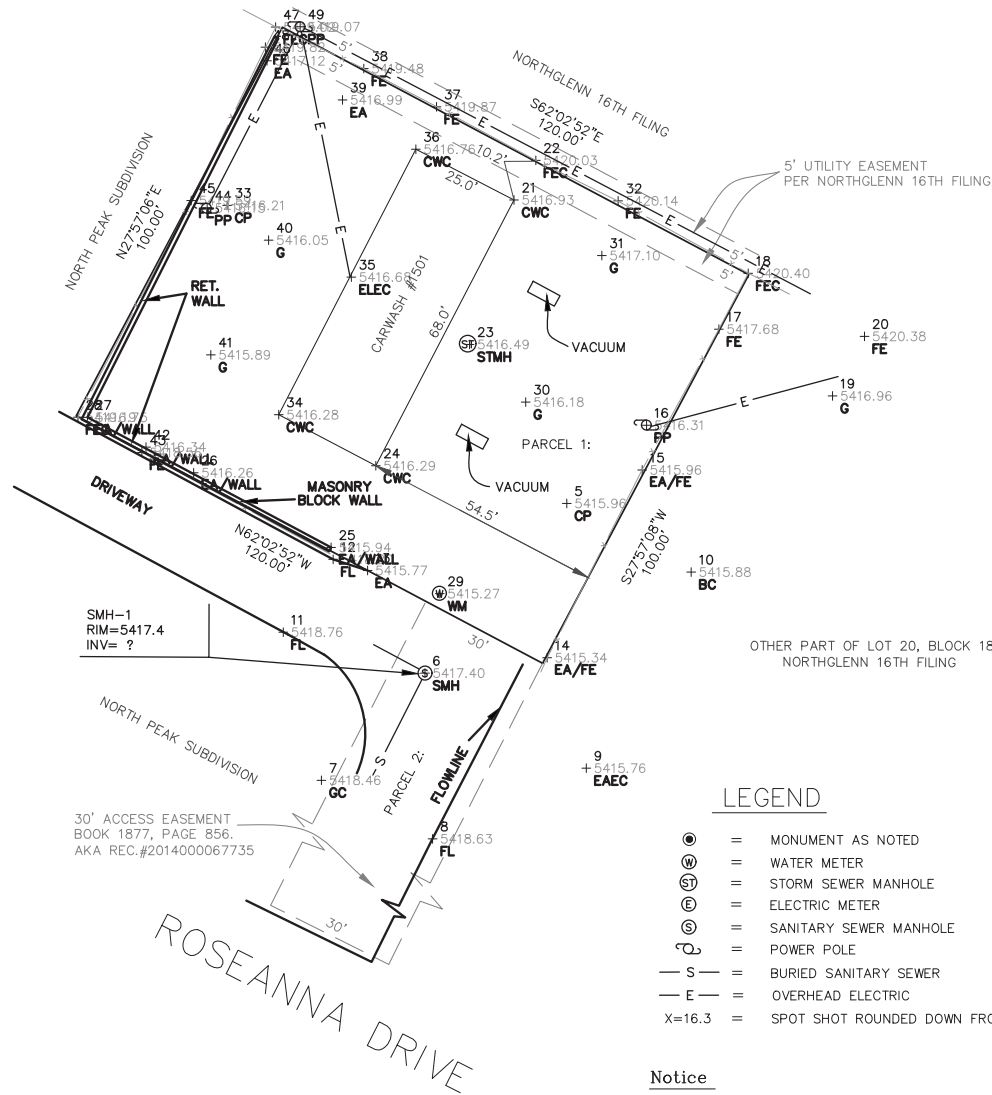
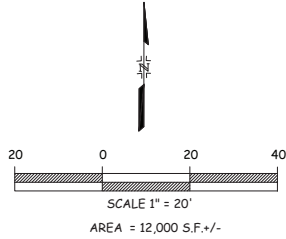


NOTICE: This Improvement Location Certificate is not a Land Survey Plat as set forth in CRS 38-51-102(12) or an Improvement Survey Plat as set forth in CRS 38-51-102(9), nor does it establish property boundaries or the true relationship of improvements to them. Improvements are generally situated as shown and only apparent improvements and encroachments are noted. It is prepared for the sole purpose of the parties stated hereon. Doherty Land Surveying, Inc., and Patrick L. Doherty, will not be liable for more than the cost of this Improvement Location Certificate and then only to the clients specifically shown hereon. The certification of this survey shall not and does not extend to third parties. Acceptance and/or use of this instrument for any purpose constitutes agreement by all parties to all terms stated hereon.

Doherty Land Surveying, Inc. 4640 S. Kalamath St., Englewood, CO 80110
(303) 981-4222 / E-mail landshark3@comcast.net

IMPROVEMENT/TOPOGRAPHIC SURVEY PLAT

PART OF LOT 20, BLOCK 18, NORTHGLENN 16TH FILING,
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



SURVEYOR'S CERTIFICATION

TO: FLATIRON AUTO SPA LLC;

I, PATRICK L. DOHERTY, A LICENSED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT A FIELD SURVEY OF THE PROPERTY DESCRIBED HEREON WAS CONDUCTED UNDER MY DIRECTION AND SUPERVISION AND COMPLETED ON MAY 9, 2021 THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, THE ATTACHED LAND SURVEY PLAT CORRECTLY SHOWS ALL BOUNDARIES, THE LOCATION OF ALL PINS AND MONUMENTS, THE LOCATION OF ALL STRUCTURES SITUATED ON THE DESCRIBED PARCEL, EASEMENTS, VISIBLE ENCROACHMENTS, AND ANY FENCES, HEDGES OR WALLS ON OR WITHIN FIVE FEET OF BOTH SIDES OF ALL BOUNDARIES OF SAID PARCEL, THE LOCATION OF ALL VISIBLE UTILITIES LOCATED ON SAID PARCEL AND ALL UNDERGROUND UTILITIES FOR WHICH THERE IS VISIBLE SURFACE EVIDENCE, AND THE LOCATION OF ALL EASEMENTS, UNDERGROUND UTILITIES, TUNNELS FOR WHICH RECORD EVIDENCE IS AVAILABLE FROM THE COUNTY CLERK AND RECORDER.

FOR AND ON BEHALF OF
DOHERTY LAND SURVEYING, INC.

PATRICK L. DOHERTY, P.L.S. 27927



Legal Description

PARCEL 1:

A TRACT OF LAND LOCATED IN LOT 20, BLOCK 18, NORTH GLENN-SIXTEENTH FILING, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE SOUTHEAST CORNER OF LOT 20, SAID POINT BEING ON THE NORTHERLY LINE OF ROSEANNA DRIVE;
THENCE NORTHEASTERLY AND PERPENDICULAR TO THE NORTHERLY LINE OF ROSEANNA DRIVE AND ALONG THE EASTERLY LINE OF SAID LOT 20, A DISTANCE OF 63.68 FEET;
THENCE NORTHERLY ON AN ANGLE OF 27 DEGREES TO THE LEFT AND ALONG THE EASTERLY LINE OF SAID LOT 20, A DISTANCE OF 147.07 FEET;
THENCE WESTERLY ON AN ANGLE OF 62 DEGREES TO THE LEFT AND ALONG THE NORTHERLY LINE OF SAID LOT 20, A DISTANCE OF 179.78 FEET TO THE TRUE POINT OF BEGINNING;
THENCE ON AN ANGLE TO THE LEFT OF 90 DEGREES A DISTANCE OF 100 FEET;
THENCE ON AN ANGLE TO THE RIGHT OF 90 DEGREES A DISTANCE OF 120 FEET;
THENCE ON AN ANGLE TO THE RIGHT OF 90 DEGREES A DISTANCE OF 100 FEET;
THENCE ON AN ANGLE TO THE RIGHT OF 90 DEGREES AND ALONG THE NORTHERLY LINE OF SAID LOT 20, A DISTANCE OF 120 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY: A TRACT OF LAND LOCATED IN LOT 20; BLOCK 18, NORTH GLENN-SIXTEENTH FILING, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF ROSEANNA DRIVE, SAID POINT BEING 252.66 FEET WESTERLY FROM THE SOUTHEAST CORNER OF SAID LOT 20;
THENCE NORTHEASTERLY AND PERPENDICULAR TO THE NORTHERLY LINE OF SAID LOT 20, A DISTANCE OF 118.99 FEET;
THENCE ON AN ANGLE TO THE LEFT OF 90 DEGREES A DISTANCE OF 30 FEET;
THENCE ON AN ANGLE TO THE LEFT OF 90 DEGREES A DISTANCE OF 130.70 FEET TO A POINT ON THE NORTH LINE OF ROSEANNA DRIVE;
THENCE SOUTHEASTERLY ON THE NORTH LINE OF ROSEANNA DRIVE A DISTANCE OF 31.20 FEET TO THE POINT OF BEGINNING.

Basis of Bearings

BEARINGS ARE BASED ON THE EAST LINE OF SAID PART OF LOT 20, BEING S27°57'08"W.

LEGEND

- ⊙ = MONUMENT AS NOTED
- ⊕ = WATER METER
- ⊙(S) = STORM SEWER MANHOLE
- ⊙(E) = ELECTRIC METER
- ⊙(S) = SANITARY SEWER MANHOLE
- ⊕ = POWER POLE
- S — = BURIED SANITARY SEWER
- E — = OVERHEAD ELECTRIC
- X=16.3 = SPOT SHOT ROUNDED DOWN FROM STORM SEWER MANHOLE ELEV = 5416.49

Notice

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT, OR ACCESSORY, COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.

Notice

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

Part of the SE 1/4 of Sec 9, T.2S., R68W. of the 6th P.M.

REVISION	DATE	DESCRIPTION

Land Survey Plat	
1501 Roseanna Drive Northglenn, Colorado	
Doherty Land Surveying	
4640 S. Kalamath Street Englewood, Colorado 80110	
PH (303) 981-4222	

DATE	5-9-2021
DRAWN/CHK	PLD
PROJ. NO.	2000
SHEET	1 OF 1

8/10/21

RE: 1501 Roseanna Drive, Northglenn Car wash

To Whom it may Concern:

I Zachary A. Griffith, owner of the property located at 1501 Roseanna Drive, Northglenn Colorado would like to get the property rezoned to remove the car wash and build 8-10 townhome units in its place. We feel this is a much better fit for the residential neighborhood surrounding the property and are very excited to work with Northglenn to get this project moving forward so we can get the problematic Car Wash removed from the area.

Please feel free to contact me directly with any question

Zachary A. Griffith
(720) 232-4008



February 21, 2022

City of Northglenn – Planning Division
11701 Community Center Drive
Northglenn, CO 80233

RE: 1501 Roseanna Drive Rezoning Approval Criteria

Dear Ms. Ashley McFarland,

The following are responses to the Rezoning Approval Criteria set forth by the City in regards to Rezoning projects. The numbering corresponds to the numbering that is present in Section 11-6-4(a)(3)E(iii) of the City Code:

1. The proposed rezoning (RM-1) from the existing zone (MN) is consistent with the Imagine Northglenn: The Next 40 Years in the Comprehensive Plan as it changes zone. The future land use of the area is stated as institutional. Next to it is multifamily. This is an area of change to allow a more consistent attached residential product to meld better with multifamily (would be less impact in many respects).
2. The rezoning to RM-1 is consistent with the purpose statement of the proposed zoning district of residential. The purpose of the RM-1 district is:

to provide housing at mixed densities including primarily single-family attached uses with limited small-scale multifamily uses. The RM-1 district may serve as a transition between higher density and/or intensity districts and lower density residential districts. The RM-1 district is intended to prohibit most commercial uses other than allowed home occupations and limited community and educational uses.

Noise-wise, visually, and use an attached residential product would work better. The existing use of a car wash (more commercial in nature) would be removed to provide a new residential product.

3. This change will not create significant, adverse impacts to surrounding properties for the neighborhood. To the west, a townhome project names Sage Run was built in 2003. There are single family homes directly to the north and east. There will be parking provided in the garages on the new homes to be built.

4. Public facilities and services are available to adequately serve the subject property at 1501 Roseanna Drive while maintaining adequate level of service to serve the existing development. See exhibit below:

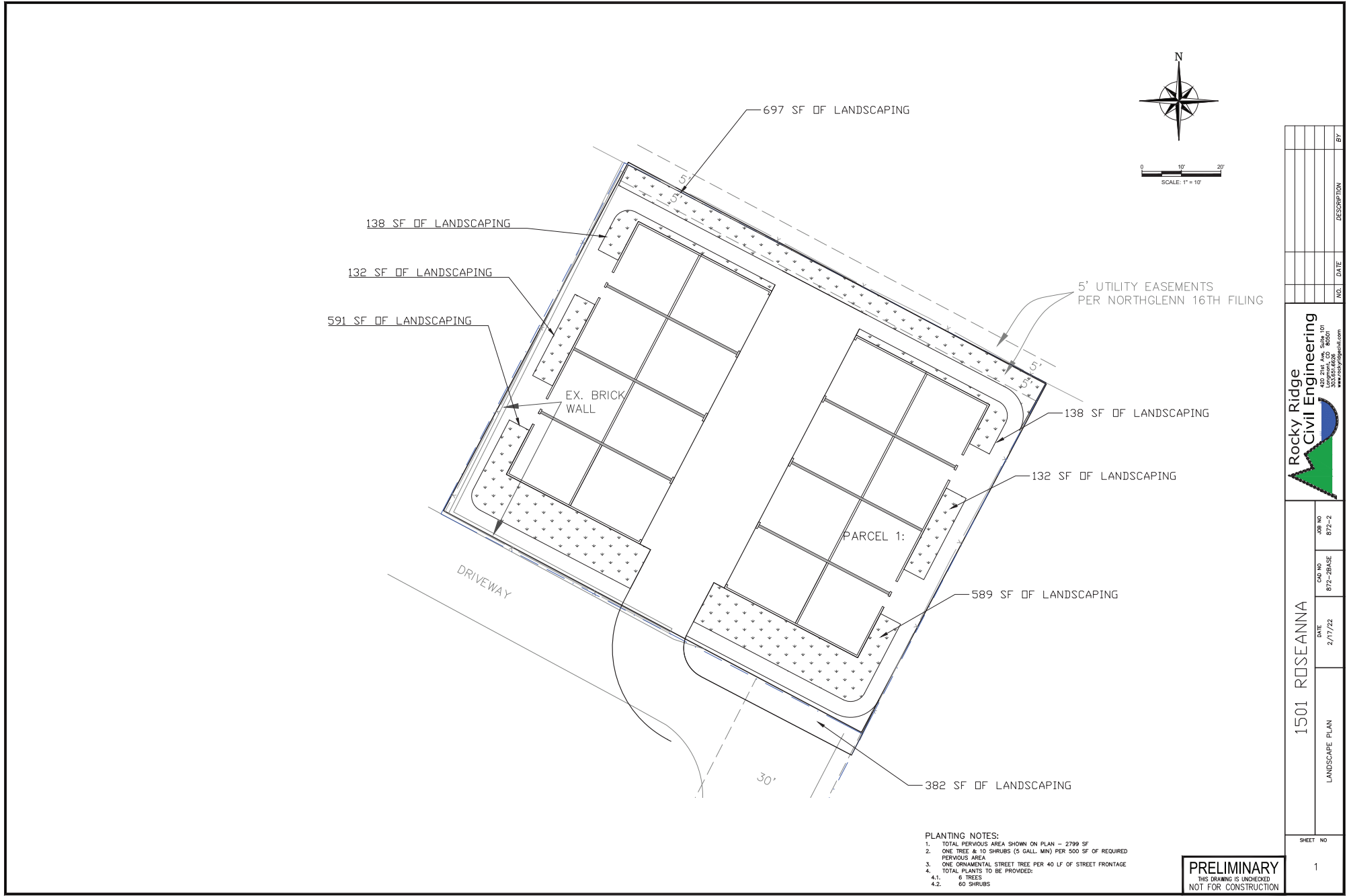


5. There was an error in establishing the current zoning, stating that this is a primarily residential neighborhood – single family housing, multifamily housing and parks space. The MN (existing) zone purpose is stated as “primarily residential” which makes this transition from MN to RM-1 as logical.

In summary, the purpose of this development is to remove the vacant, blighted car wash to replace it with townhomes.

Thank you for your time to review these documents

Joel Seamons, PE
Owner
Rocky Ridge Civil Engineering
joel@rockyridgecivil.com



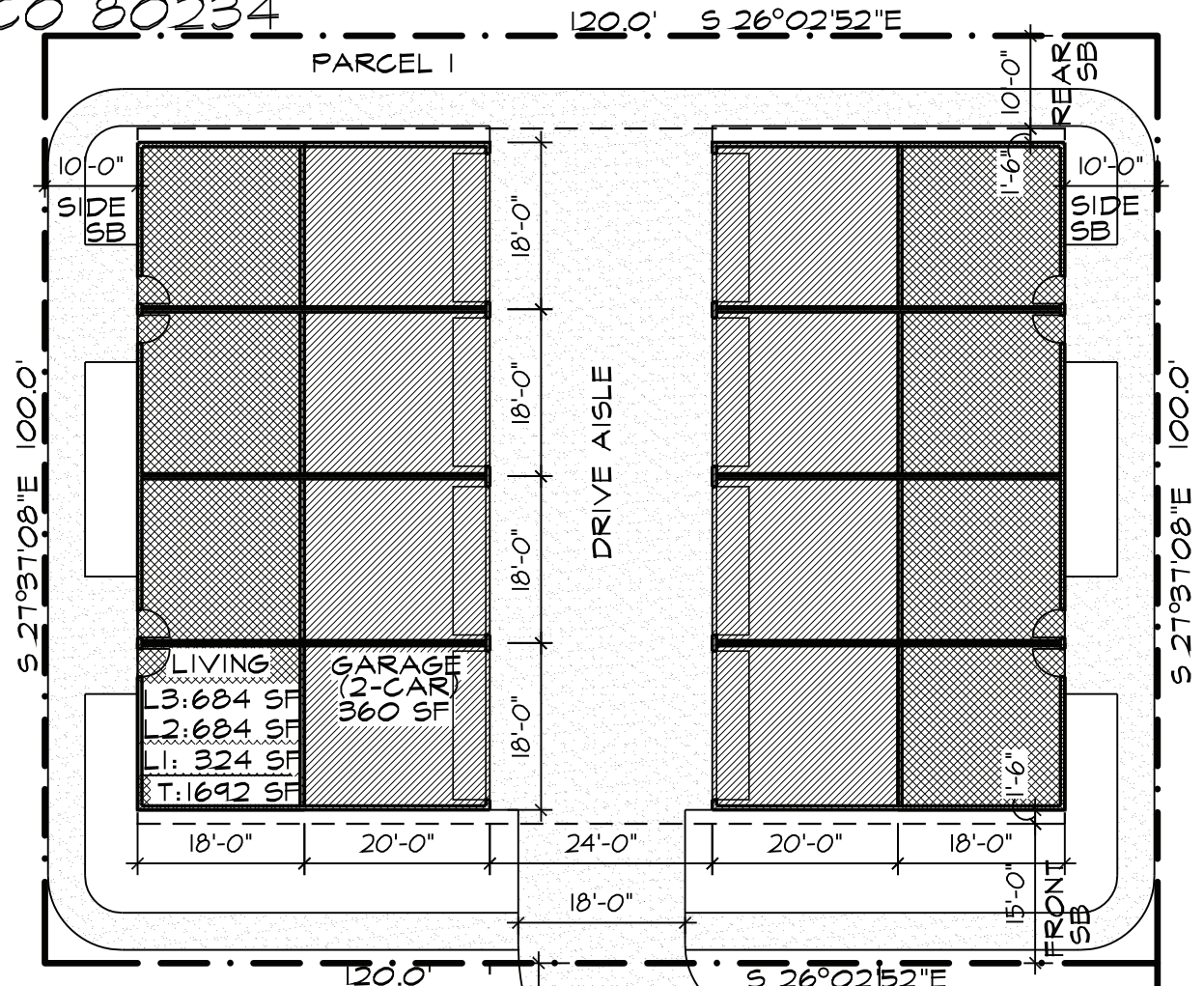
- PLANTING NOTES:**
- TOTAL PERVIOUS AREA SHOWN ON PLAN - 2799 SF
 - ONE TREE & 10 SHRUBS (5 GALL. MIN) PER 500 SF OF REQUIRED PERVIOUS AREA
 - ONE ORNAMENTAL STREET TREE PER 40 LF OF STREET FRONTAGE
 - TOTAL PLANTS TO BE PROVIDED:
 - 6 TREES
 - 60 SHRUBS

PRELIMINARY
THIS DRAWING IS UNCHECKED
NOT FOR CONSTRUCTION

1501 ROSEANNA		JOB NO. 872-2	
LANDSCAPE PLAN		JOB NO. 872-2BASE	
DATE 2/17/22		DATE 2/17/22	
SHEET NO. 1		SHEET NO. 1	
NO.	DATE	DESCRIPTION	BY



TOWNHOME PROJECT
 1501 ROSEANNA DRIVE
 NORTHGLENN, CO 80234

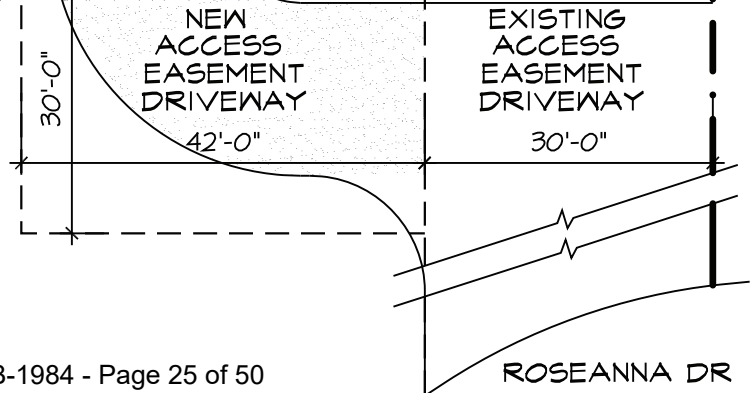


8 TOWNHOMES (2052 SF EA.)
 TOTAL AREA: 16,416 SF

① SITE PLAN
 AI SCALE: 1" = 20'-0"

PROJECT DATA

ZONING:	PUD
LOT AREA:	12,000 SF
ALLOWABLE COVERAGE:	7200 SF (60%)
PROPOSED COVERAGE:	7196 SF
PROPOSED DEVELOPMENT	(8) 3-BEDROOM CONDOS (8) 2-CAR GARAGES
TOTAL BUILDING AREA:	16,416 SF
STORIES:	3
HEIGHT	35 FEET



REZONE 1501 ROSEANNA DRIVE

Brook Svoboda

Director of Planning & Development

303.450.8937

bsvoboda@northglenn.org

Council Meeting

June 13, 2022



CITY OF
Northglenn

PURPOSE

To consider CB-1984, an ordinance on second reading, to rezone the property 1501 Roseanna Drive from Mixed-Use Neighborhood (MN) to Multifamily Limited (RM-1).

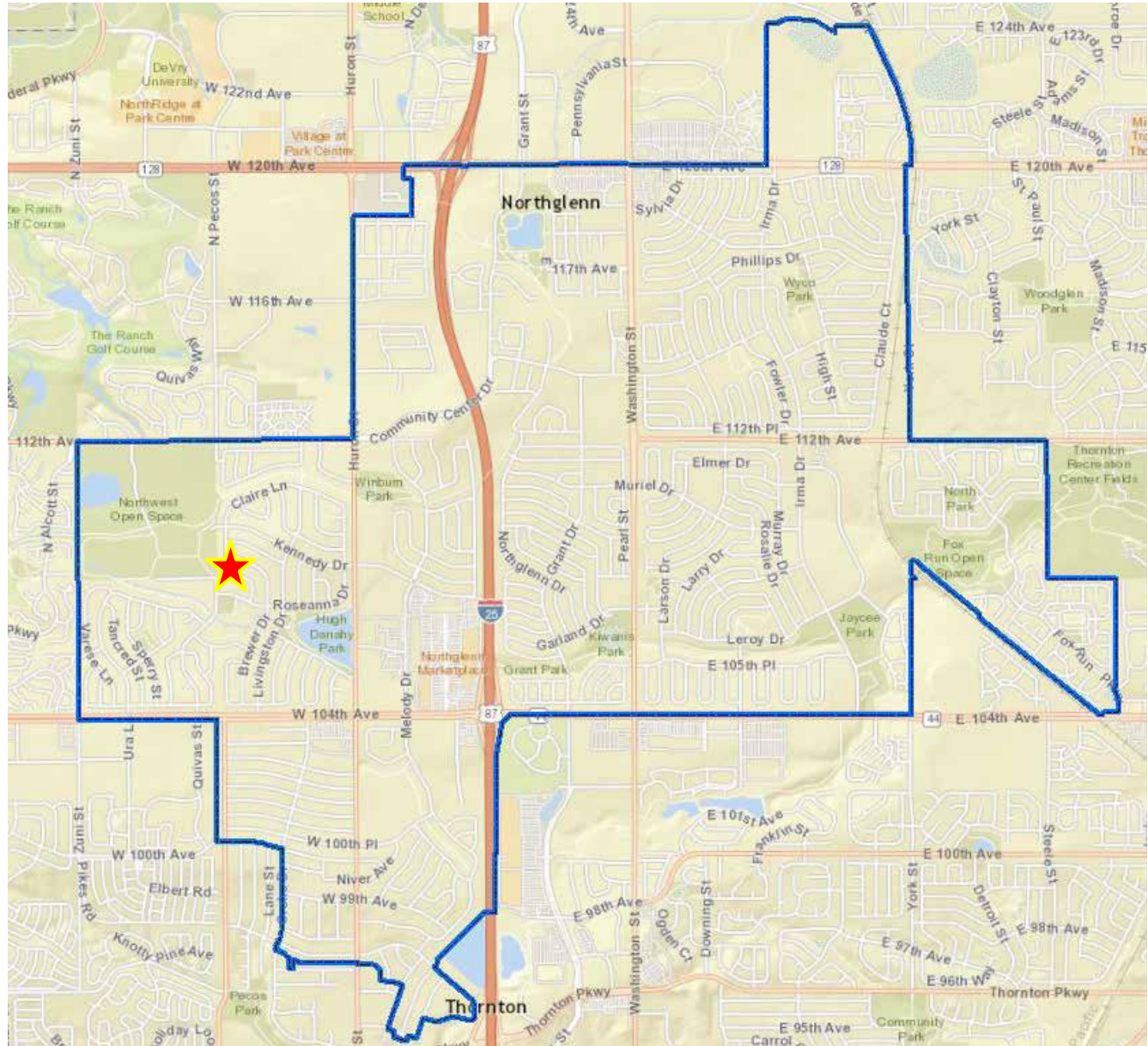


REQUEST

The applicant, Rocky Ridge Civil Engineering, on behalf of Flatiron Development and Custom Homes, is requesting a rezoning from Mixed Neighborhood (MN) to Multifamily Limited (RM-1) for the property located at 1501 Roseanna Drive.

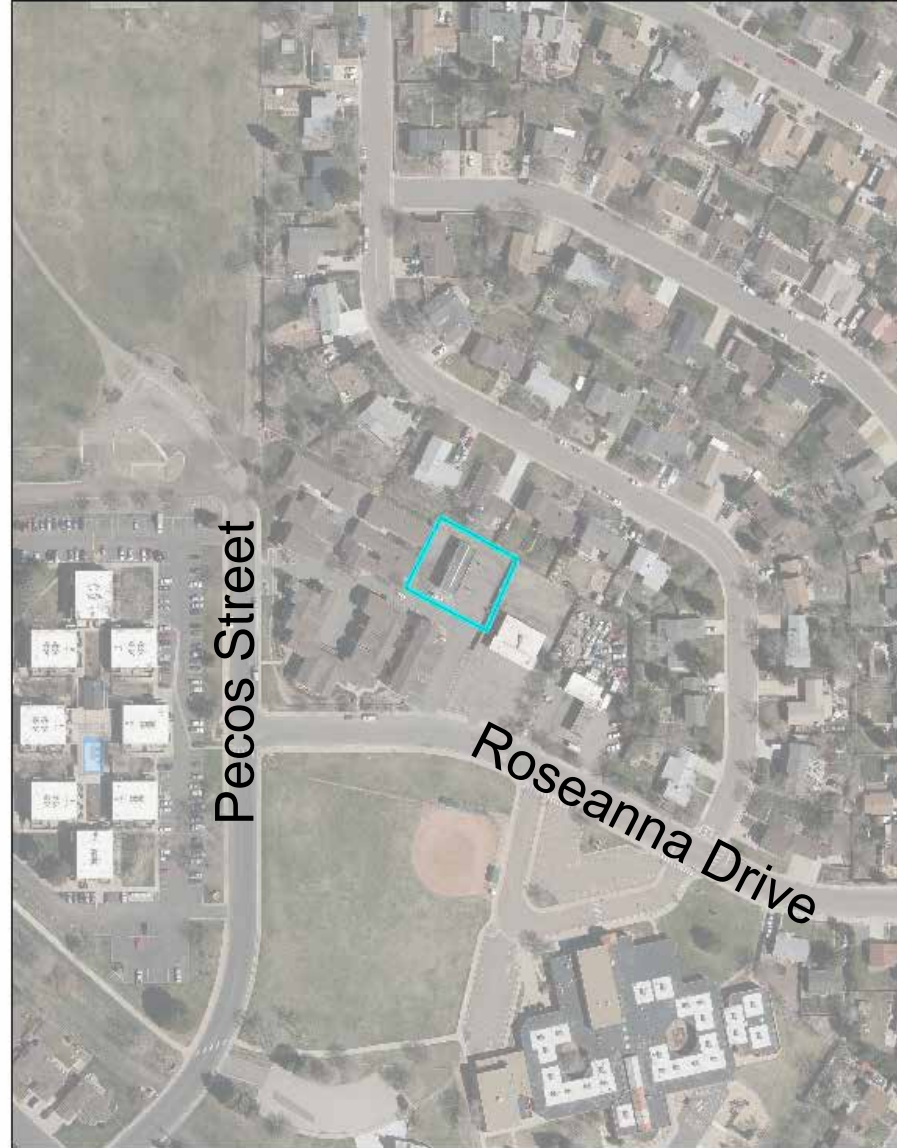


VICINITY MAP





AERIAL MAP



SITE DATA

Address	1501 Roseanna Drive
General Location	Northeast corner of Roseanna Drive and Pecos Street
Zoning	MN – Mixed-Neighborhood
Acreage	0.28 acre
Building Square Footage (Existing/proposed)	Existing: 1,632-square-foot commercial auto wash



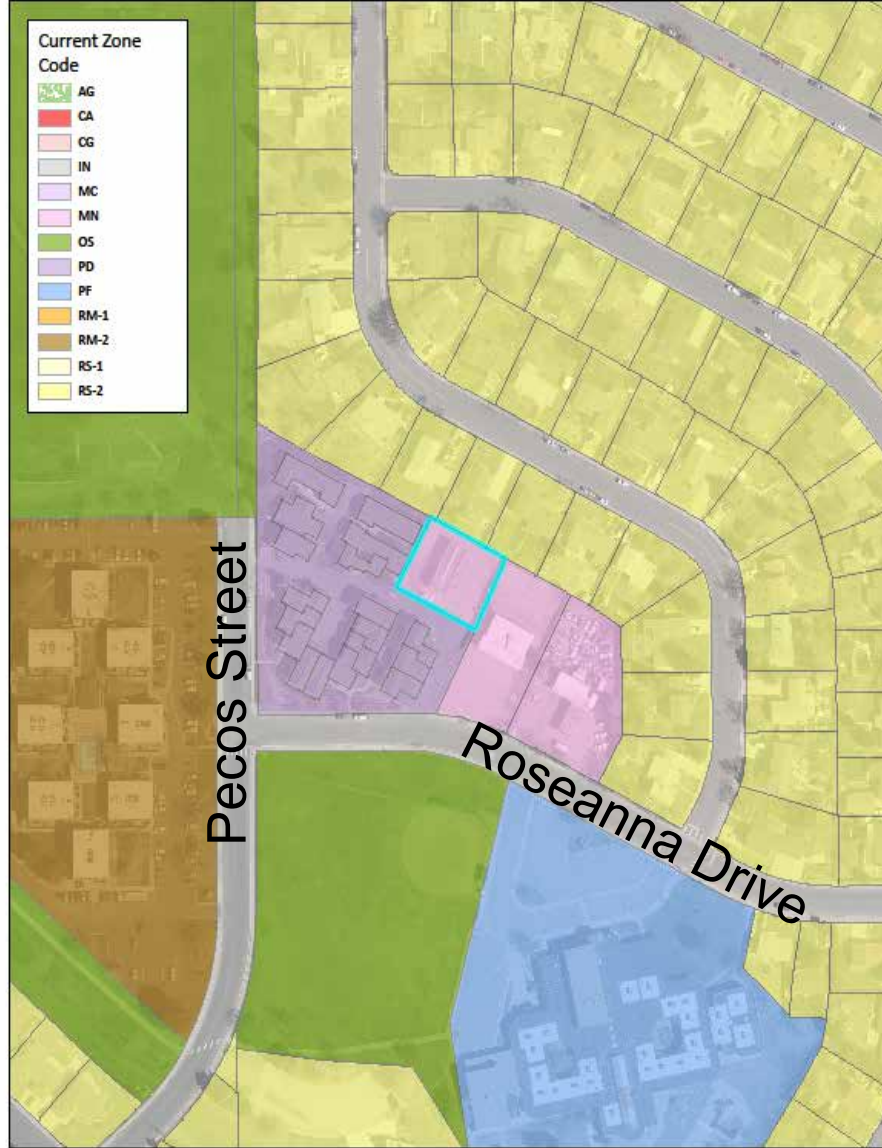
SITE CHARACTERISTICS

- Single-story, four-stall auto wash
- Property zoned Mixed-Neighborhood (MN)
- Single-family homes adjacent to the north, North Peak Townhomes (Planned Development - PD) adjacent to the west, and commercial uses to the east
- Existing recorded access easement





ZONING



NOTIFICATION

Notification was given in accordance with the requirements of Unified Development Ordinance (UDO) Section 11-6-5(b):

- A. Mailed notice sent to all property owners within 300 feet of the property
- B. Publication in the Northglenn Sentinel
- C. Public hearing notice sign was posted on the property



LEGAL NOTICE

CASE NUMBER 22-03
To Whom It May Concern:

You are hereby notified that on **Monday, June 13, 2022, at 7:00 P.M.** a public hearing will be held by the Northglenn City Council at the City Council Chambers of the City of Northglenn at 11701 Community Center Drive. The City Council will review a request by the applicant, Flatiron Development and Custom Homes, for consideration of a **rezone from Mixed-Use Neighborhood (MN) to Multifamily Limited (RM-1)**. City Council will review the application in accordance with Section 11-6-4(a) of the Northglenn Unified Development Ordinance, concerning rezoning applications. The request is to rezone a 0.28-acre parcel of land located north and east of corner of Roseanna Drive and North Pecos Street for future development of up to eight dwelling units.

This hearing is for property legally described as:

NORTHGLENN SIXTEENTH FILING BLK:18
DESC: BEG AT SE COR LOT 20 TH NELY
ALG ELY LN SD LOT 63/68 FT TH NLY ON
ANG OF 27D TO LEFT 147/07 FT TH WLY ON
ANG OF 62D TO LEFT AND ALG NLY LN SD
LOT 179/78 FT TO TRUE POB TH ON ANG TO
LEFT OF 90D 100 FT TH ON ANG TO RT OF
90D 120 FT TH ON ANG TO RT OF 90D 100
FT TH ON ANG TO RT OF 90D AND ALG NLY
LN SD LOT 120 FT TO POB

All interested parties may appear and be heard.

Legal Notice No. NTS 1014
First Publication: May 26, 2022
Last Publication: May 26, 2022
Publisher: Northglenn-Thornton Sentinel



CASE ANALYSIS

Rezone 1501 Roseanna Drive



CITY OF
Northglenn

ANALYSIS

Comprehensive Plan Consistency

- Within Area of Change
- Future Land Use Map shows property as Institutional. Staff believes this to be an error in the Comprehensive Plan.
- Rezone to RM-1 (residential land use) would be considered a less intense land use.
- Rezone would ensure compatibility with surrounding properties.



ANALYSIS

CONT'D

Planning Commission and City Staff Analysis

- Area of Change: Blighted existing use no longer compatible with the neighborhood.
- Rezoning would encourage redevelopment of the site.
- The area saw change in 2003, with a large multifamily Planned Development (North Peak Townhomes).
- Public facilities and services are available to adequately service the property.
- The RM-1 zone district is the less intense of the two multifamily zone district designations.



ANALYSIS

CONT'D

RM-1 Multifamily Limited Standards

Minimum Lot Area – Single-Family Attached and Duplex	2,500 square feet (s/f) per unit
Minimum Lot Area – Multifamily	2,000 (s/f) per unit
Minimum Lot Area – All other uses	10,500 s/f
Minimum Lot Width	35 feet (ft.)
Maximum Height, Primary Accessory	45 ft. 20 ft.
Minimum Front Building Setback	15 ft.
Minimum Side Building Setback Single-family and duplex All other uses Detached accessory	5 ft. 10 ft. 5 ft.
Minimum Rear Building Setback Detached Accessory	10 ft. None
Maximum Building Coverage	60%
Maximum Impervious Surface Coverage	80%



ANALYSIS

CONT'D

Mixed-Use Neighborhood (MN) vs. Multifamily Limited (RM-1)

- MN zoning designation promotes a mix of residential and commercial development.
- MN has a larger minimum lot area for both residential and commercial uses, with a building height maximum of 35 feet.
- RM-1 zoning designation allows for more residential density on a lot, with a building height maximum of 45 feet.
- The site's small acreage limits the potential for density.
- The site's location, tucked away from the right of way, limits the potential for successful commercial spaces.



RECOMMENDATION

Rezone 1501 Roseanna Drive



CITY OF
Northglenn

APPROVAL CRITERIA

Approval Criteria

- Section 11-4-6(a) of UDO – Rezoning
- Staff provided a thorough analysis of the criteria on page 4 of the Planning Commission staff report.
- The purpose of a rezoning is to make amendments to the Zoning Map of the City to reflect changes in public policy, changed conditions, or to advance the welfare of Northglenn.



RECOMMENDATION

Planning Commission:

- Reviewed the request and conducted a public hearing on April 19, 2022
- Voted 6-0 to recommend approval of the request to rezone to Multifamily Limited (RM-1)

Staff recommends City Council approval of CB-1984, an ordinance rezoning 1501 Roseanna Drive to Multifamily Limited (RM-1).



ADMINISTRATION

Rezone 1501 Roseanna Drive



CITY OF
Northglenn

COUNCIL OPTIONS

1. Approve the requests with or without conditions or stipulations;
2. Deny the request for reasons stated and by identifying where the request does not meet the approval criteria; or
3. Table the request for further consideration.



NEXT STEPS

Future site plan and subdivision platting will be required before development can take place.

- Planning Commission is the final reviewing body for development plans.
- Minor Site Plans are approved administratively. However, based on public comment during the April 19 Planning Commission hearing, any future development application submitted will be referred up to the commission for final approval.
- City Council is the final approval for final plats that require public infrastructure or subdivision improvement agreements.



QUESTIONS?

Brook Svoboda

Director of Planning & Development

303.450.8937

bsvoboda@northglenn.org

Council Meeting

June 13, 2022



CITY OF
Northglenn

CB-1984 - Page 46 of 50

SPONSORED BY: MAYOR LEIGHTY

COUNCILMEMBER'S BILL

ORDINANCE NO.

No. CB-1984
Series of 2022

Series of 2022

A BILL FOR A SPECIAL ORDINANCE REZONING FROM MIXED-NEIGHBORHOOD (MN) TO MULTIFAMILY LIMITED (RM-1) CERTAIN REAL PROPERTY WITH AN ADDRESS OF 1501 ROSEANNA DRIVE, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, AND AMENDING THE ZONING MAP OF THE CITY OF NORTHGLENN

WHEREAS, the property legally described in **Exhibit A**, attached hereto and incorporated herein by this reference, is currently zoned Mixed-Neighborhood (MN); and

WHEREAS, the City Council desires to rezone the property described in **Exhibit A** to Multifamily Limited (RM-1).

NOW, THEREFORE, 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:

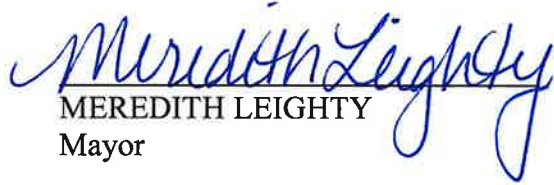
- (a) The proposed rezoning is consistent with the Comprehensive Plan and the purposes of the Unified Development Ordinance;
- (b) The rezoning is consistent with the purpose statement of the proposed zoning district;
- (c) There have been significant changes in the area to warrant a zoning change;
- (d) The intensity of development in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood;
- (e) Public facilities and services are available to adequately serve the subject property while maintaining adequate level of service to existing development; and/or
- (f) There was an error in establishing the current zoning.

Section 2. Rezoning. Pursuant to the provisions of the Unified Development Ordinance, and upon the recommendation of the Northglenn Planning Commission (Case No. Z-1-22), a zoning change to Multifamily Limited (RM-1) is hereby allowed and granted for the real property in the City of Northglenn, Colorado, described in the attached **Exhibit A**.

Section 3. Change of Zone Maps. The official zoning map of the City of Northglenn, as amended, and the Comprehensive Master Plan of the City of Northglenn shall be and hereby ordered amended to conform with the provisions of this Ordinance.

Section 4. Violations-Penalty. Violations of the provisions of this Ordinance shall be punishable under the provisions provided in Section 1-1-10 of the Northglenn Municipal Code.

INTRODUCED, READ AND ORDERED POSTED this 9th day of May, 2022.


MEREDITH LEIGHTY
Mayor

ATTEST:



JOHANNA SMALL, CMC
City Clerk

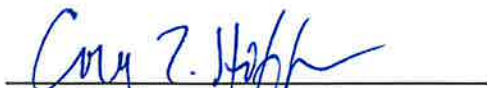
PASSED ON SECOND AND FINAL READING this ____ day of _____, 2022.

MEREDITH LEIGHTY
Mayor

ATTEST:

JOHANNA SMALL, CMC
City Clerk

APPROVED AS TO FORM:



COREY Y. HOFFMANN
City Attorney

**EXHIBIT A
LEGAL DESCRIPTION**

IMPROVEMENT/TOPOGRAPHIC SURVEY PLAT

PART OF LOT 20, BLOCK 18, NORTHGLENN 16TH FILING, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

SURVEYOR'S CERTIFICATION

TO: FLATIRON AUTO SPA LLC;

I, PATRICK L. DOHERTY, A LICENSED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT A FIELD SURVEY OF THE PROPERTY DESCRIBED HEREON WAS CONDUCTED UNDER MY DIRECTION AND SUPERVISION AND COMPLETED ON MAY 9, 2021 THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, THE ATTACHED LAND SURVEY PLAT CORRECTLY SHOWS ALL BOUNDARIES, THE LOCATION OF ALL PINS AND MONUMENTS, THE LOCATION OF ALL STRUCTURES SITUATED ON THE DESCRIBED PARCEL, EASEMENTS, VISIBLE ENCROACHMENTS, AND ANY FENCES, HEDGES OR WALLS ON OR WITHIN FIVE FEET OF BOTH SIDES OF ALL BOUNDARIES OF SAID PARCEL, THE LOCATION OF ALL VISIBLE UTILITIES LOCATED ON SAID PARCEL AND ALL UNDERGROUND UTILITIES FOR WHICH THERE IS VISIBLE SURFACE EVIDENCE, AND THE LOCATION OF ALL EASEMENTS, UNDERGROUND UTILITIES, TUNNELS FOR WHICH RECORD EVIDENCE IS AVAILABLE FROM THE COUNTY CLERK AND RECORDER.

FOR AND ON BEHALF OF DOHERTY LAND SURVEYING, INC.

PATRICK L. DOHERTY, P.L.S. 27927



Legal Description

PARCEL 1:

A TRACT OF LAND LOCATED IN LOT 20, BLOCK 18, NORTH GLENN-SIXTEENTH FILING, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE SOUTHEAST CORNER OF LOT 20, SAID POINT BEING ON THE NORTHERLY LINE OF ROSEANNA DRIVE; THENCE NORTHEASTERLY AND PERPENDICULAR TO THE NORTHERLY LINE OF ROSEANNA DRIVE AND ALONG THE EASTERLY LINE OF SAID LOT 20, A DISTANCE OF 63.68 FEET; THENCE NORTHERLY ON AN ANGLE OF 27 DEGREES TO THE LEFT AND ALONG THE EASTERLY LINE OF SAID LOT 20, A DISTANCE OF 147.07 FEET; THENCE WESTERLY ON AN ANGLE OF 62 DEGREES TO THE LEFT AND ALONG THE NORTHERLY LINE OF SAID LOT 20, A DISTANCE OF 179.78 FEET TO THE TRUE POINT OF BEGINNING; THENCE ON AN ANGLE TO THE LEFT OF 90 DEGREES A DISTANCE OF 100 FEET; THENCE ON AN ANGLE TO THE RIGHT OF 90 DEGREES A DISTANCE OF 120 FEET; THENCE ON AN ANGLE TO THE RIGHT OF 90 DEGREES A DISTANCE OF 100 FEET; THENCE ON AN ANGLE TO THE RIGHT OF 90 DEGREES AND ALONG THE NORTHERLY LINE OF SAID LOT 20, A DISTANCE OF 120 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY: A TRACT OF LAND LOCATED IN LOT 20; BLOCK 18, NORTH GLENN-SIXTEENTH FILING, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF ROSEANNA DRIVE, SAID POINT BEING 252.66 FEET WESTERLY FROM THE SOUTHEAST CORNER OF SAID LOT 20; THENCE NORTHEASTERLY AND PERPENDICULAR TO THE NORTHERLY LINE OF SAID LOT 20, A DISTANCE OF 118.99 FEET; THENCE ON AN ANGLE TO THE LEFT OF 90 DEGREES A DISTANCE OF 30 FEET; THENCE ON AN ANGLE TO THE LEFT OF 90 DEGREES A DISTANCE OF 130.70 FEET TO A POINT ON THE NORTH LINE OF ROSEANNA DRIVE; THENCE SOUTHEASTERLY ON THE NORTH LINE OF ROSEANNA DRIVE A DISTANCE OF 31.20 FEET TO THE POINT OF BEGINNING.

Basis of Bearings

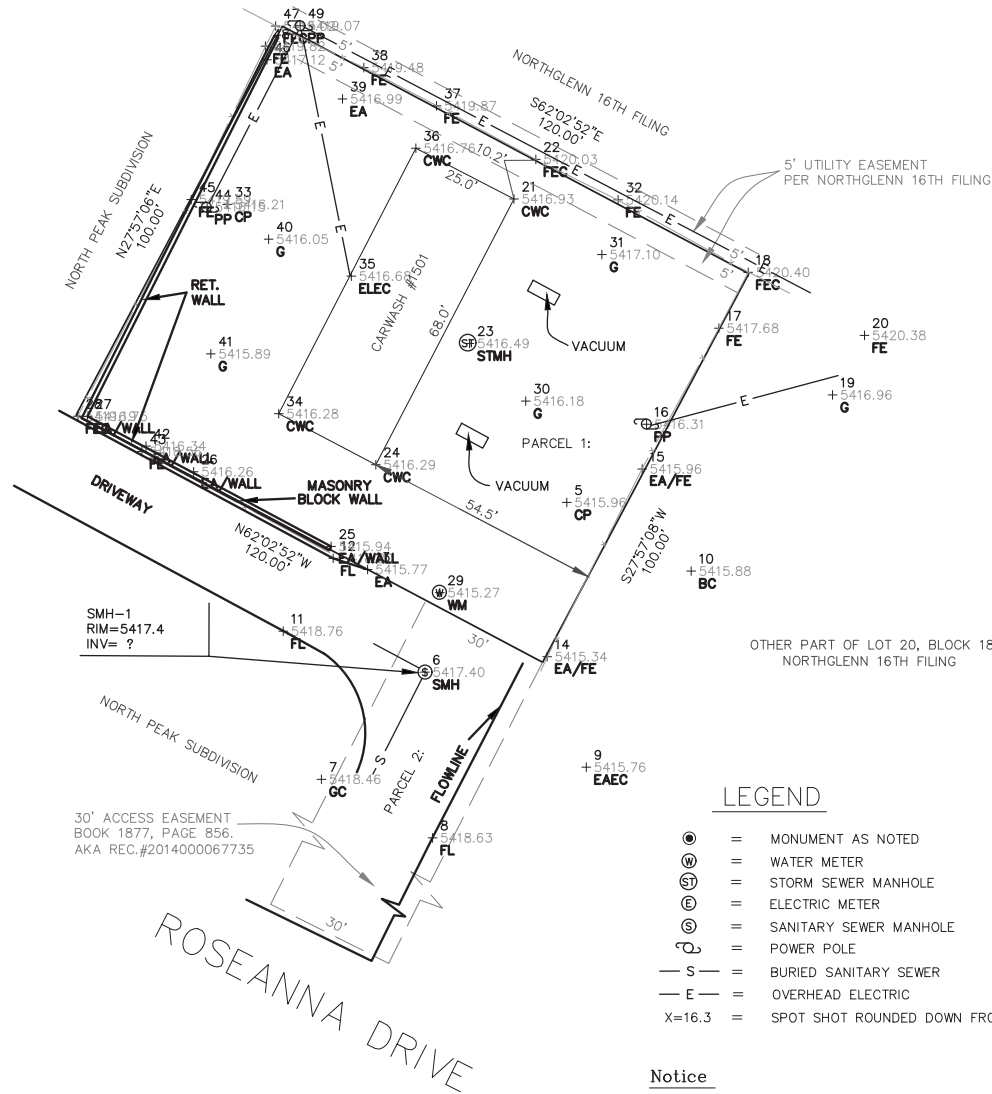
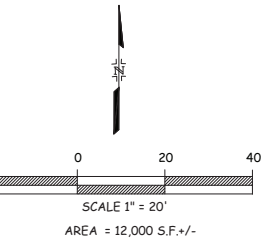
BEARINGS ARE BASED ON THE EAST LINE OF SAID PART OF LOT 20, BEING S27°57'08"W.

LEGEND

- Monument symbols and their meanings: MONUMENT AS NOTED, WATER METER, STORM SEWER MANHOLE, ELECTRIC METER, SANITARY SEWER MANHOLE, POWER POLE, BURIED SANITARY SEWER, OVERHEAD ELECTRIC, SPOT SHOT ROUNDED DOWN FROM STORM SEWER MANHOLE ELEV = 5416.49.

Notice

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT, OR ACCESSORY, COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.



Notice

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

Part of the SE 1/4 of Sec 9, T.2S., R68W. of the 6th P.M.

Table with columns for REVISION and DATE. Includes project details: Land Survey Plat, 1501 Roseanna Drive Northglenn, Colorado, Doherty Land Surveying, 4640 S. Kalamath Street Englewood, Colorado 80110, PH (303) 981-4222. Date 5-9-2021.