

PUBLIC HEARING CONTINUED TO JUNE 13, 2022

SPONSORED BY: MAYOR LEIGHTY

COUNCIL MEMBER'S RESOLUTION

NO. CB-1984
Series of 2022

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

A PUBLIC HEARING WILL BE HELD ON CB-1984, SERIES OF 2022, ENTITLED "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" ON MAY 23, 2022 AT 7:00 P.M. AT CITY HALL COUNCIL CHAMBERS, 11701 COMMUNITY CENTER DRIVE, NORTHGLENN.

DATED this 9th day of May, 2022.


MEREDITH LEIGHTY
Mayor

ATTEST:



JOHANNA SMALL, CMC
City Clerk

AFFIDAVIT OF POSTING:

I, Johanna Small, certify that CB-1984 was posted at the authorized posting places in the City of Northglenn this 10th day of May, 2022.



City Clerk's Office

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:

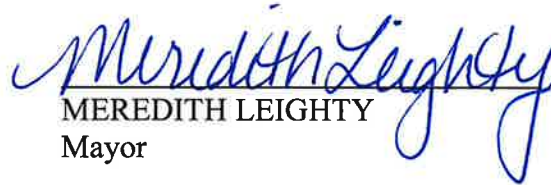
- (a) The proposed rezoning is consistent with the Comprehensive Plan and the purposes of the Unified Development Ordinance;
- (b) The rezoning is consistent with the purpose statement of the proposed zoning district;
- (c) There have been significant changes in the area to warrant a zoning change;
- (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:

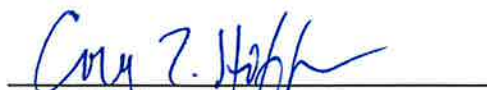
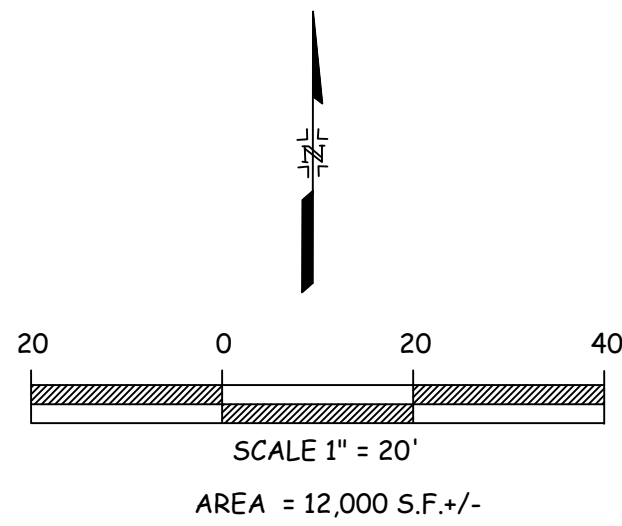

COREY Y. HOFFMANN
City Attorney

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



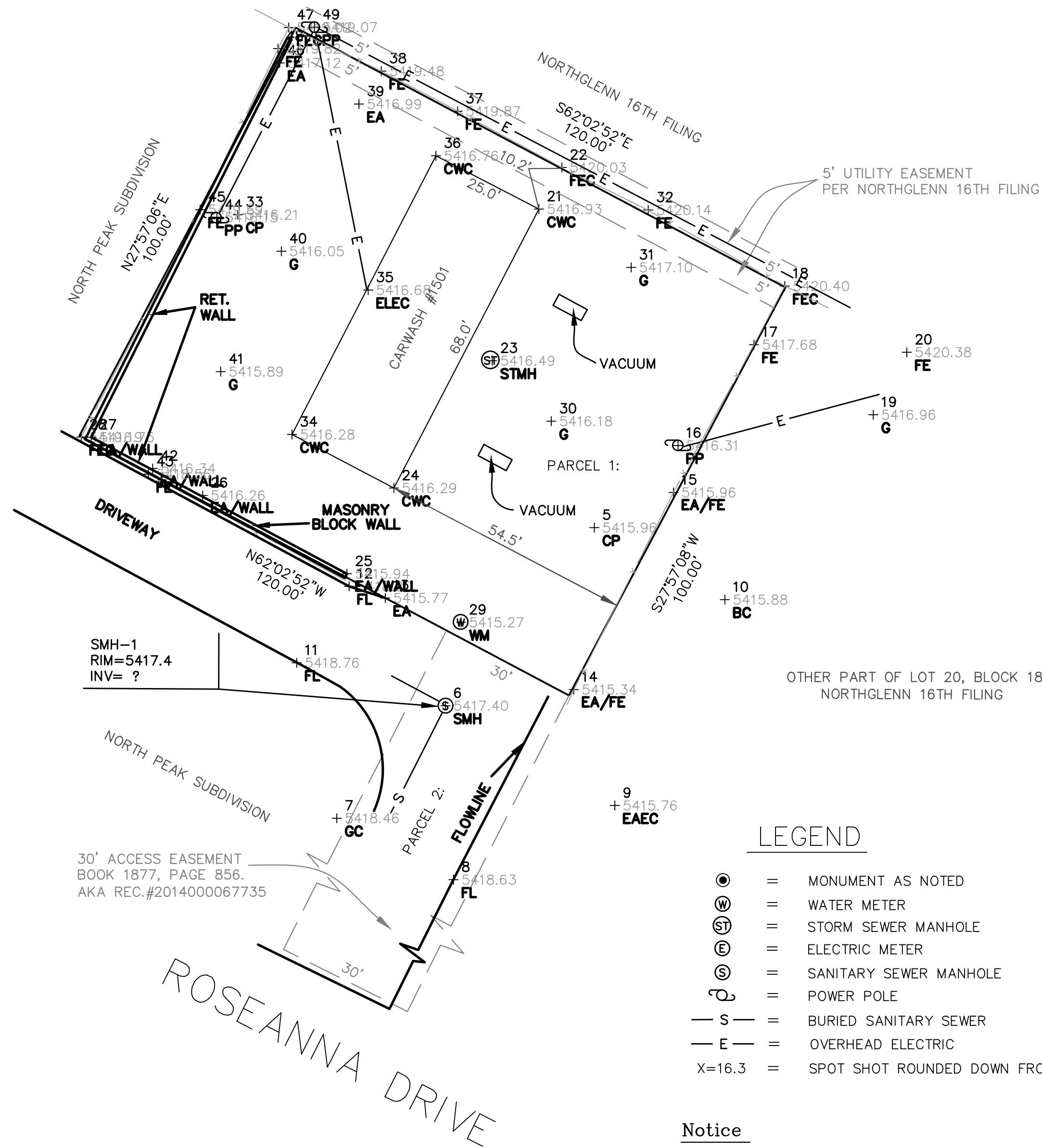
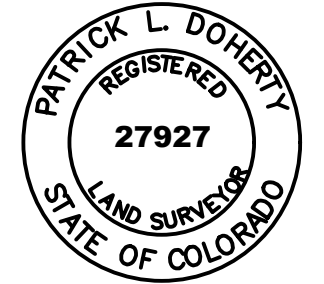
SURVEYOR'S CERTIFICATION

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

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.

Notice

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS 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.

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