



**PLANNING & DEVELOPMENT MEMORANDUM**  
**#20-2022**

**DATE:** June 27, 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-1986 – Rezone of 555 W. 112<sup>th</sup> Avenue to Mixed-Use Corridor

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**PURPOSE**

To consider CB-1986, an ordinance on second reading and following a public hearing, to rezone the property 555 W. 112<sup>th</sup> Avenue from Commercial General to Mixed-Use Corridor.

**BACKGROUND**

The proposed rezoning request was applied for by Trammell Crow Residential. The applicant is currently under contract to purchase the property from North Express LLC. Their request is to rezone the property at 555 W. 112<sup>th</sup> Ave. from Commercial General (CG) to Mixed-Use Corridor (MC). The 8.6-acre lot is located north of Community Center Drive and east of Huron Street and contains a 65,000-square-foot educational facility – Global Village Academy. Although no formal site plan application has been submitted, the applicant states their intent to develop multifamily housing and townhomes/live-work homes with various amenity spaces for future tenants. 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 Major Site Plan for review of applicable development standards and engineering requirements.

The Planning Commission reviewed the proposed rezone at a public hearing on May 17, 2022, and voted 7-0 to recommend approval of CB-1986 to City Council. Attachment 1 includes the staff report and exhibits presented to the Planning Commission and has additional background information on the rezoning request.

Following public testimony on the requested rezone, the Planning Commission determined that the proposed MC zone district was the most appropriate zoning designation for this property and was consistent with the Comprehensive Plan and the zoning criteria outlined in the UDO for rezoning requests. An analysis of those criteria is included in the Planning Commission staff memorandum in Attachment 1. Rezoning this site to the MC district provides a transition from commercial uses to the west and multifamily residential housing to the east and north. Additionally, the MC district would promote street activity and walkability along a main community corridor within the City. Further, they concluded that the Mixed-Use Corridor zoning district designation aligns with recent development in the area as well as the Northglenn Civic Center site, which was recently rezoned to MC. Therefore, applying the same zoning district designation would continue the consistent zoning along the identified Community Center Drive corridor.

It is important to note that any future development would need to comply with all applicable development standards in the UDO pertaining to the MC zone district. Compatibility of these standards would be addressed through review of future development site plans. Any future development would be considered a Major Site Plan and require review and approval from the Planning Commission.

The City Council reviewed the proposed application at the June 13, 2022 meeting and scheduled the item for public hearing and second reading at the June 27, 2022 City Council meeting.

**BUDGET/TIME IMPLICATIONS**

There are no financial or time impacts to the City.

If City Council approves the proposed rezoning, the applicant would be required to submit any necessary site plan and subdivision plat required for entitling the property. These applications would be reviewed by staff and forwarded to the appropriate approval body (either Planning Commission and/or City Council) as required by the UDO.

**STAFF RECOMMENDATION**

Staff recommends approval of CB-1986 on second reading.

**STAFF REFERENCE**

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

**ATTACHMENTS**

1. Planning Commission staff memorandum (May 17, 2022)
2. Presentation



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**PLANNING AND DEVELOPMENT DEPARTMENT**  
**MEMORANDUM**

**DATE:** May 17, 2022  
**TO:** Planning Commission  
**FROM:** Ashley McFarland, Planner II  
**THROUGH:** Becky Smith, Planning Manager  
 Brook Svoboda, Director of Planning and Development  
**SUBJECT:** Z-2-22, Rezone of 555 W. 112<sup>th</sup> Avenue

**REQUEST**

The applicant, Kimley Horn and Associates, on behalf of North Express, LLC, is requesting consideration for a rezoning of the property located at 555 W. 112<sup>th</sup> Avenue from Commercial General to Mixed-Use Corridor.

**RECOMMENDATION**

Staff Recommendation:

Staff recommends the Planning Commission forward a recommendation for approval of a rezone from Commercial General (CG) to Mixed-Use Corridor (MC) for the property 555 W 112<sup>th</sup> Avenue, based on the recommended findings of fact outlined in the Resolution attached.

Recommended Motion:

*“Move to approve Planning Commission Resolution 22-04 approving case number Z-2-22, for the rezoning of 555 W 112<sup>th</sup> Avenue to Mixed-Use Corridor.*

**DISCUSSION**

Site Data

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

<b>Address/General Location</b>	555 W 112 <sup>th</sup> Avenue
<b>Zoning</b>	Commercial General
<b>Acreage</b>	8.6 acres

<b>Building Square Footage (Existing/Proposed)</b>	Existing: 65,000 sq. ft. Educational Facility – Global Village Academy
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Characteristics of the Site (see Exhibit A for an Aerial Vicinity Map)

- One single story, 65,000 sq. ft. educational facility, playground, and parking lot.
- The property is zoned CG – Commercial General.
- Various commercial uses adjacent to the West, multifamily residential housing (PD) – Highland Way Apartments to the North, multifamily residential housing (RM-1) Greens of Northglenn Apartments to the East, and City of Northglenn public facilities – Justice Center Park West to the South.
- The area has undergone signification change in the past years, including commercial development to the West along Huron Street.
- City of Northglenn owned open space property to the South has plans to develop a new park/playground.

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):

	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	PD – Planned Development	Residential – Highland Way Apartments
<b>South</b>	OS – Open Space	Parks and Open Space – Proposed Justice Center Park West (across Community Center Drive)
<b>East</b>	RM-1 – Multifamily Limited	Residential – Greens of Northglenn Apartments
<b>West</b>	CA – Commercial Auto	Various commercial uses – 7-Eleven, PNC Bank, Patriot Car Wash.

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 555 W. 112<sup>th</sup> Avenue 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 redevelopment of the commercial properties to the West, and the proposed redevelopment of the open space to the South, along Community Center Drive. The existing educational facility use of the property underutilizes that properties potential.

The Comprehensive Plan Future Land Use Maps designated the applicant’s property as Mixed-Use Medium Intensity. City Staff believe by rezoning the property to MC Mixed-Use Corridor, this rezone would encourage the future land use maps objective for mixed-use medium intensity. The rezone would remain compatible with current and future land uses in the area and provide street

activation to a community corridor within the City. Future development would provide a blend of both the current commercial and residential uses that are adjacent to the property, while also promoting walkability and open space connections across Community Center Drive.

The purpose statement of the MC zone district states: The MC district is intended to accommodate mixed-use development with walkable active streetscapes. Uses in the MC district are typically lighter-intensity commercial with limited auto-oriented uses that are intended to be more compatible with surrounding residential neighborhoods. Residential uses in the MC district are intended to offer a diversity of attached housing types at varying densities.

Table 3-2-A lists all uses allowed within the MC 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 MC allows the property flexibility in the type of residential and commercial development that could occur as future development on the site. Rezoning would ensure that the future use would be compatible with the surrounding residential and commercial uses adjacent to the site. Rezoning the property would also encourage redevelopment that includes diversity of housing, walkability, and activation of Community Center Drive.

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:

<b>MC – Mixed-Use Corridor Standards</b>	
Minimum Lot Area	None
Minimum Lot Width	None
Maximum Height, Primary	60 ft.
Maximum Height, Accessory	20 ft.
Minimum Front Building Setback	5 ft.
Maximum Front Building Setback	25 ft.
Minimum Side Building Setback	5 ft.
Minimum Rear Building Setback – with alley	None
Minimum Rear Building Setback – without alley	10 ft.
Minimum Rear Building Setback – detached accessory	5 ft.
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 large, underutilized property that lacks street activation and walkability. Additionally, the proposed rezoning will encourage mixed-use development including residential and commercial uses that will better blend into the changing area.
(2) The rezoning is consistent with the purpose statement of the proposed zoning district;	The proposed rezoning is consistent with the purpose statement of MC that would allow development of both diverse housing types and commercial spaces. Rezoning to mixed-use would encourage walkability and activate a main community corridor within the City. The MC district is compatible with the surrounding land uses and provides a transition zone from the multifamily and commercial uses surrounding the property.
(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 both commercial lots adjacent to the West (7-Eleven and PNC Bank) in 2021. These commercial spaces front along Huron Street. To the South, a proposed city park development site. This park will active Community Center Drive. Rezoning to a mixed-use zone district would be more consistent with the mix of commercial and residential properties surrounding. Rezoning would lead to redevelopment of the site that underutilized and lacks walkability and street activation.
(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 educational facility use is not desired in the neighborhood.
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**ADMINISTRATION**

Possible Actions by the Planning Commission:

The Planning Commission is not the final approval authority for a rezone to Mixed-Use Corridor (MC). 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:

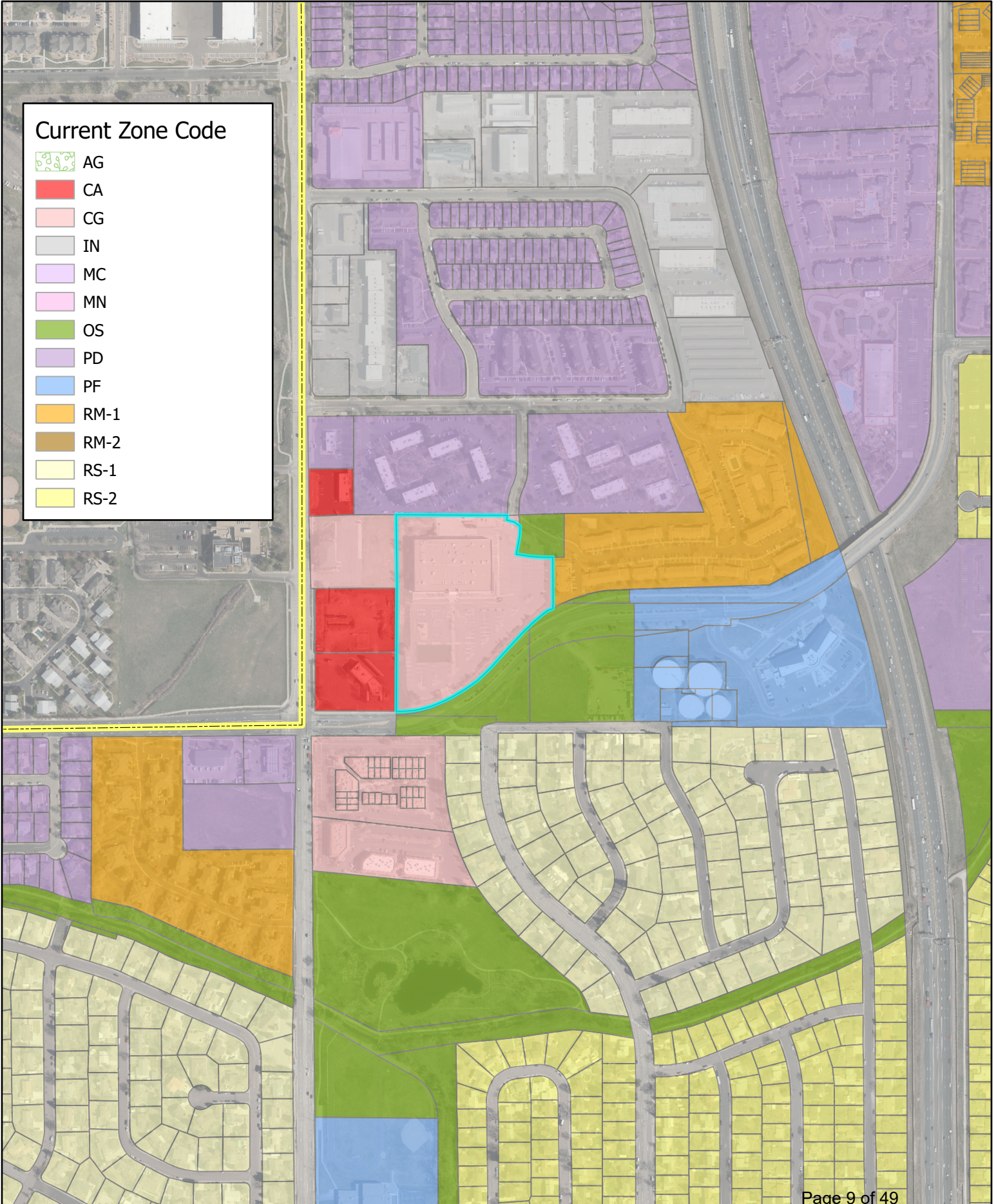
The Planning Commission's recommendation will be forward to City Council for consideration. The application request would require City Council to approve an ordinance rezoning the property following a public hearing. At this time, the rezone is not scheduled with City Council. Future site development 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**

<b>Table 3-2-A: Table of Allowed Uses</b>																
√ = 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
<b>Residential</b>																
<b>Household Living</b>																
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)	
<b>Group Living</b>																
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				√	√		√									
<b>Public, Institutional, and Civic Uses</b>																
<b>Community and Cultural Facilities</b>																
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													√	√	√	
<b>Educational Facilities</b>																
School, Public or Private	S	S	S	S	S	S	√	√	√	√	√	√	√	√		
School, Vocational or Trade								√	√	√	√	√				
<b>Healthcare Facilities</b>																
Hospital								√	√	√	√	√	√			
Medical or Dental Clinic							S	√	√	√	√	√	√			
<b>Commercial Uses</b>																
<b>Agricultural and Animal Uses</b>																
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)

**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		
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)	
<b>Recreation and Entertainment</b>																	
Indoor Recreation Facility							S	√	√	√	√	√			S		
Outdoor Recreation Facility									S	S	S	S		S	√		
<b>Food and Beverage Services</b>																	
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)	
<b>Office, Business, and Professional Services</b>																	
Administrative, Professional, and Government Office							√+	√	√	√	√	√	√			11-3-3(e)(10)	
Financial Institution							√+	√	√	√	√	√				11-3-3(e)(11)	
Research and Development								√	√	√	√	√	√				
<b>Personal Services</b>																	
Laundry Facility, Commercial										√	√	√					
Laundry Facility, Self-Service				A+	A+	A+	√+	√	√	√	√	√				11-3-3(e)(12)	
Personal Services, General							√+	√	√	√	√	√	A			11-3-3(e)(13)	
<b>Retail Sales</b>																	
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)	
<b>Lodging Facilities</b>																	
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	
<b>Transportation</b>															
Rail Yard												S			
Transit Terminal or Station				S	S		√	√	√	√	√	√	√	√	√
<b>Vehicles and Equipment</b>															
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								√+	√+	√	√	√	√		√
<b>Sexually Oriented Businesses</b>															
Sexually Oriented Business												√+			11-3-3(e)(27)
<b>Industrial Uses</b>															
<b>Manufacturing and Processing</b>															
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)
<b>Storage and Warehousing</b>															
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											√				
<b>Public and Semi-Public Utility Uses</b>															
<b>Utilities</b>															
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)
<b>Wireless Service Facilities</b>															
Wireless Service Facilities	<i>See Section 11-3-3(g)(3)</i>														
<b>Accessory Uses</b>															
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)
<b>Temporary Uses</b>																
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](http://northglenn.org)

## OVERVIEW

The purpose of the rezoning procedure is to make amendments to the Official Zoning Map of the City of Northglenn to reflect changes in public policy, changed conditions, or to advance the welfare of the City. The zoning classification of any parcel in the City may be amended using this procedure. The purpose is neither to relieve particular hardships nor to confer special privileges or rights on any person. Rezoning shall not be used when a special use permit, variance, or administrative adjustment could be used to achieve the same result. An application to rezone a property is also reviewed for compliance with the City of Northglenn Comprehensive Plan and any applicable subarea or topical Master Plans. A complete description of the procedures for a Rezoning review can be found in Section 11-6-4(a) of the Unified Development Ordinance (UDO).

## SUBMITTAL REQUIREMENTS

The following application package must be submitted to the Planning and Development Department to commence review. Submittals should be electronic, or one (1) paper copy will also be accepted. Any missing information may cause the application to be incomplete and, therefore, rejected.

- Completed **Application Form**.
- Application Fee** of \$500.
- Proof of Ownership**
- ALTA Survey** that includes the legal boundary description of the property
- Project Description/Justification Letter** that summarizes the rezoning request, includes written justification in response to the required criteria detailed below, discussion of surrounding zoning, conformance with the Comprehensive Plan, and any applicable subarea or topical Master Plans. Refer to your Pre-Application Meeting notes for guidance.
- Additional Information**, as may be required by the Planning staff or if applicable to the proposed site plan request.

## PROCESS

- Prior to submittal of a Rezoning application, you are required to schedule a Pre-Application Meeting in accordance with Section 11-6-4(a) of the UDO. Contact the Planning and Development Department at 303-450-8739 to schedule a Pre-Application Meeting.
- Applications can be submitted electronically to [development@northglenn.org](mailto:development@northglenn.org) or directly to Planning and Development Department staff at City Hall (11701 Community Center Drive).
- Upon receipt of an application, the Planning staff will review the application package for completeness. If the application is deemed complete, it will be referred out to the city's Development Review Committee, which consists of various city departments, including Planning, Building, Engineering, Public Works, North Metro Fire Rescue, and any other agency/department that might have an interest in the application.
- The Planning and Development Department will compile all comments from the various city departments and other agencies and provide a written review letter within 15 business days of submittal. If a resubmittal is required, it will be requested in the review letter. Any resubmittals will follow this same procedure.



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**REZONING**  
Application Guide

- Once an application has completed the staff review, it can be scheduled for public hearing before the Planning Commission to provide recommendation to City Council for final approval.
- In order for a Rezoning to be approved, it must meet the approval criteria outlined in Section 11-6-4(a)(3)(E)(iii) of the code, which is further described later in this guide.
- Planning Commission meetings are scheduled the first and third Tuesdays of the month at 7:00 p.m. in the City Council Chambers at City Hall (11701 Community Center Drive). The exact date and time for your meeting will be coordinated with you upon receipt of a complete application and full staff review.
- City Council meetings are scheduled the second and fourth Mondays of the month at 7:00 p.m. in the City Council Chambers at City Hall (11701 Community Center Drive). City Council includes two required dates, 1<sup>st</sup> Reading to schedule the item, and 2<sup>nd</sup> reading to conduct the public hearing. Attendance is only required at the public hearing during 2<sup>nd</sup> reading. The exact date and time for your meeting will be coordinated with you upon receipt of a complete application and full staff review.
- The Planning and Development Department will notice the public hearing in accordance with code requirements, meaning that a sign will be posted on the property at least 15 days before the public hearing date. Additionally, staff will publish notice of the public hearing in the local Northglenn-Thornton newspaper and send mailed notices to all property owners within 300 feet of the Rezoning request. Please note that the public hearing sign shall remain on the property until after the public hearing date. If a replacement sign is required, please contact the Planning and Development Department.
- No building permit may be issued until a Rezoning has been approved if proposed site work requires rezoning for the use. Rezonings may also be required in conjunction with development permits or approvals.

**CODE REQUIREMENTS**

Section 11-6-4(a) of the Unified Development Ordinance (UDO) addresses the requirements for a Rezoning application. The following references are excerpts from the UDO pertaining to the Rezoning review process. Additionally, Rezoning applications shall be in compliance with all applicable development standards and zoning district regulations identified in the UDO. Please refer to the city’s Municipal Code for a complete listing of all requirements outlined in the UDO.

***Section 11-6-4(a)(3)(E)(iii). Rezoning Approval Criteria***

In reviewing a proposed Rezoning, the Planning Commission and City Council shall review the rezoning application and recommend approval, approval with conditions, or denial in accordance with Subsection 11-6-3(f) and the criteria below:

1. The proposed rezoning is consistent with the Comprehensive Plan and the purposes of this UDO;
2. The rezoning is consistent with the purpose statement of the proposed zoning district;
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
4. Public facilities and services are available to adequately serve the subject property while maintaining adequate level of service to existing development. And/or:
5. There was an error in establishing the current zoning;

***Please note that a Rezoning must comply with all applicable requirements outlined in the Northglenn UDO.***



**City of Northglenn**

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Northglenn, CO 80233

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*northglenn.org*

**REZONING**  
Application Guide

*The city's UDO can be found at [www.northglenn.org/municode](http://www.northglenn.org/municode).*





**City of Northglenn**  
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 P: 303-451-8326  
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 northglenn.org

**REZONING**  
 Application Guide

**PROJECT INFORMATION**

General Description of Request: \_\_\_\_\_

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

Property Address or Location: \_\_\_\_\_

Legal Description: \_\_\_\_\_

Current Zoning District: \_\_\_\_\_ Proposed Zoning District: \_\_\_\_\_

Lot area: \_\_\_\_\_

**PROPERTY OWNER(S) INFORMATION**

Name: \_\_\_\_\_

Company (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**AUTHORIZED AGENT (If other than owner)**

Name: \_\_\_\_\_

Company (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**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: \_\_\_\_\_ Date: \_\_\_\_\_

Owner(s)' Signature(s):  \_\_\_\_\_ Date: 3-29-22

**STAFF USE ONLY:**

Case Number:  
 \_\_\_\_\_

Date Application Received:  
 \_\_\_\_\_

First Amendment to the  
**OPERATING AGREEMENT**  
OF  
**NORTH EXPRESS, LLC**

a Colorado limited liability company

**THIS AMENDMENT** is signed on the date indicated below, to be effective on February 8, 2011, by its sole member- ONE  
GREEN EYE, LLC

RECITALS:

- A. **NORTH EXPRESS, LLC** is a Colorado Limited Liability Company operated pursuant to its OPERATING AGREEMENT, and
- B. Pursuant to **Article 5.2 Election of Managers** on February 8, 2011, the Company has appointed Andrew M. Feinstein (of Denver CO) an additional manager and Andrew M. Feinstein has, on the same day, accepted this appoint.
- C. Amend **Article 5.9** concerning succession to managers. Such amendment language is contained in the Amended Operating Agreement and shall read as follows, **NOW, THEREFORE, ARTICLE 5.9 Vacancies-** is hereby amended in its entirety as follows:

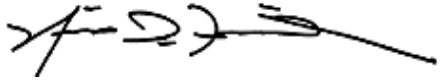
Number. The number of Managers as of the effective date shall be three, and the Managers shall be Neil J. Feinstein, Martin Chernoff and Andrew M. Feinstein, however, in the event that Martin Chernoff shall die or become incapacitated at a time when Messrs. Neil J. Feinstein and Andrew M. Feinstein are then acting as the Managers, the number of Managers shall be reduced to two, those two being Neil Feinstein and Andrew M. Feinstein. Additionally, in the event Neil J. Feinstein shall die or become incapacitated at a time when Messrs. Martin Chernoff and Andrew M. Feinstein are then acting as the Managers, the number of Managers shall be reduced to two, those two being Martin Chernoff and Andrew M. Feinstein.. Further, in the event Andrew M. Feinstein shall die or become incapacitated at a time when Messrs. Martin Chernoff and Neil J. Feinstein are then acting as the Managers, the number of Managers shall be reduced to two, those being Martin Chernoff and Neil J. Feinstein. Finally, in the event any one of the two remaining managers as acting managers dies or becomes incapacitated, the remaining person shall then become the sole manager. Should a circumstance develop where none of the above named three managers can serve as acting manager(s), any successor manager(s) may only be approved by a majority vote of member. Except for any decrease of the number of Managers as described in the previous sentence, the number of Managers may only be increased and/or decreased by the approval of the Majority Approval of the Member.

**NOW, THEREFORE, Exhibit 1 shall be amended in its entirety and Article 5.9 shall be amended as stated in this Amended Operating Agreement**

**IN WITNESS WHEREOF**, the Member have signed this First Amendment to the AMENDED AND

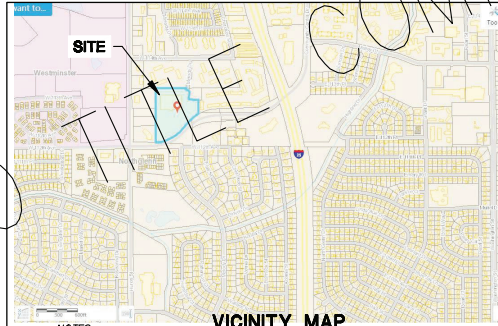
RESTATED **NORTH EXPRESS, LLC** OPERATING AGREEMENT as of the 8th day of February 2011

ONE GREEN EYE, LLC - Member

A handwritten signature in black ink, appearing to read 'N. Feinstein', written over a horizontal line.

---

Neil J. Feinstein  
Manager



VICINITY MAP

NOTES

PREPARED FOR COLORADO ILC SERVICES, INC.  
SITE ADDRESS: 555 W 112TH AVE, NORTHGLEN, CO 80234

THE INFORMATION OF RECORD SHOWN HEREON IS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO: NCS-1087894-CO, COMMITMENT DATE: SEPTEMBER 13, 2021 AT 5:00 PM, DOCUMENTING 11 SCHEDULE B - PART 2 EXCEPTIONS

SURVEY FIELD DATE: NOV 12, 14, 2021

BASIS OF BEARINGS:  
BEARINGS CONTAINED HEREIN ARE BASED UPON THE RECORD BEARING OF N00°37'57"W, ALLIANCE DATA SUBMISSION APPLIED TO THE FOUND AND DESCRIBED MONUMENTS AS SHOWN HEREON.

AZIMUTH CLOSURE ERROR OF LAND DESCRIPTION: 0'

BASIS OF ELEVATION:  
M 411 KKKKDS NAVD 88 ORTHO HEIGHT 5372.92  
INTERSECTION OF INTERSTATE HIGHWAY 25 AND EAST 104TH AVENUE,  
FIRST PIER WEST OF THE EAST BRIDGE ABUTMENT CONTROL DISK 1.4M ABOVE GROUND

FLOOD CERTIFICATE: SUBJECT PROPERTY FEMA FLOOD ZONE DESIGNATION IS ZONE X, AREA OF MINIMAL HAZARD, PANEL 08059C0306F, EFFECTIVE 2/5/2014 [msc.fema.gov/portal/search](http://msc.fema.gov/portal/search)

ZONE DISTRICT: MIXED USE - CORE - TRANSIT  
[WWW.LAKEWOOD.ORG/FILES/ASSETS/PUBLIC/PLANNING/DEVELOPMENT-ASSISTANCE/PDFs/ZONE-DISTRICT-PDFs/MCT.PDF](http://WWW.LAKEWOOD.ORG/FILES/ASSETS/PUBLIC/PLANNING/DEVELOPMENT-ASSISTANCE/PDFs/ZONE-DISTRICT-PDFs/MCT.PDF)  
MAXIMUM SETBACK PRIMARY ST 20', SIDE ST 5', REAR 5', MAXIMUM HEIGHT 3 STORIES

HORIZONTAL UNITS:  
DISTANCES CONTAINED HEREIN ARE BASED UPON THE U.S. BUREAU OF STANDARDS DEFINITION OF ONE SURVEY FOOT = 1200/3937 METER. USE OF THE U.S. SURVEY FOOT WILL BE DEPRECATED ON DECEMBER 31, 2022.  
[HTTPS://WWW.FEDERALREGISTER.GOV/DOCUMENTS/2020/10/05/2020-21902/DEPRECATION-OF-THE-UNITED-STATES-US-SURVEY-FOOT](https://www.federalregister.gov/documents/2020/10/05/2020-21902/deprecation-of-the-united-states-us-survey-foot)

SELECT TABLE A ITEMS:  
01 MONUMENTED LAND SURVEY 03 FLOOD ZONE CLASS 04 GROSS LAND AREA 05 VERTICAL BENCHMARK  
11 UTILITY LOCATION COORDINATION

UNDERGROUND UTILITIES:  
COLORADO ILC SERVICES MAKES NO REPRESENTATION REGARDING THE UNDERGROUND UTILITIES (IF ANY) SHOWN HEREON. ANY UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON ACTUAL FIELD LOCATES. STANDARD UTILITY NOTIFICATION PROTOCOL SHOULD BE USED PRIOR TO EXCAVATION.

ACCORDING TO COLORADO REVISED STATUTES, SECTION 18-4-508, A CLASS 2 MISDEMEANOR IS COMMITTED BY ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT, BOUNDARY MONUMENT, OR ACCESSORY THEREOF.

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 CERTIFICATION SHOWN HEREON.

SCHEDULE B-2 EXCEPTIONS

- 1 - 8 STANDARD EXCEPTIONS AND THOSE NOT OF PUBLIC RECORD
- 9 RIGHTS CONCERNING WATER PURCHASE: APPLIES, NOT PLOTTED
- 10 STOCKHOLDER WATER TAP SERVICE AGREEMENT: APPLIES, NOT PLOTTED
- 11 EAST LAKEWOOD SANITATION DISTRICT BOUNDARY: APPLIES, NOT PLOTTED

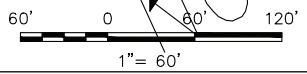
SURVEYOR'S CERTIFICATE

TO: ONE GREEN EYE LLC LENDER TO BE DETERMINED,  
FIRST AMERICAN TITLE INSURANCE COMPANY:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes select items of Table A thereof. No irregularities of said items are observed except those depicted on this map. Fieldwork was completed on November 14, 2021AD.



LAWRENCE J. BUCAR  
REGISTERED COLORADO LAND SURVEYOR  
NUMBER 35395  
DATE 2021



DEPOSITED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_, AT \_\_\_\_M., IN BOOK \_\_\_\_\_

\_\_\_\_\_ OF LAND SURVEY PLATS AT PAGE \_\_\_\_\_ OF THE RECORDS OF ADAMS COUNTY, CO.

SIGNED: \_\_\_\_\_

TITLE: \_\_\_\_\_

BY: \_\_\_\_\_

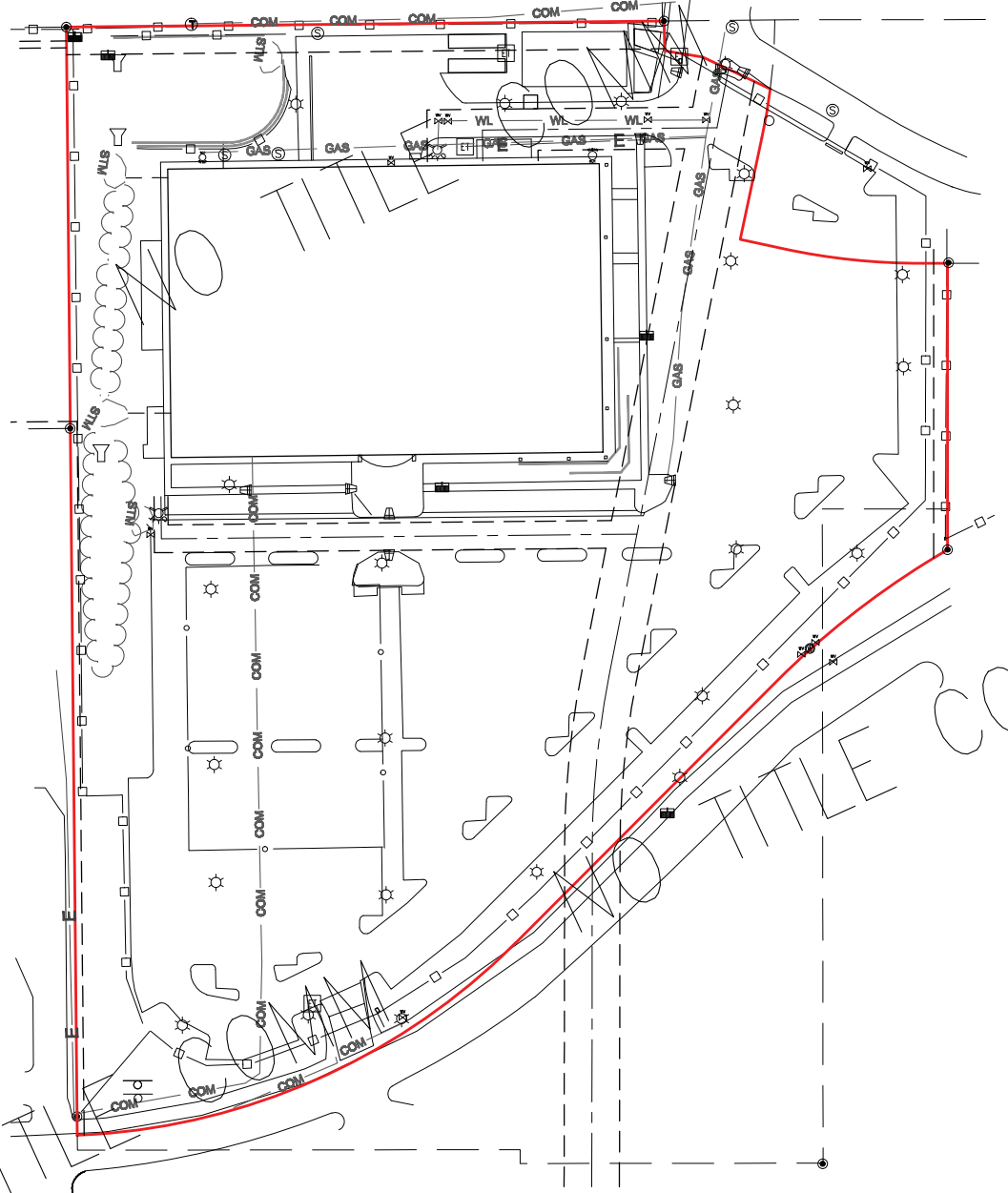
LAND DESCRIPTION  
SPECIAL WARRANTY DEED 2005001269080:

Lot 1, Block 2, ALLIANCE DATA SUBDIVISION, a Replat of Blocks 2 & 3, Huron Heights-Second Filing; LESS AND EXCEPT that portion conveyed to the City of Northglenn, a Municipal corporation, in Quitclaim Deed recorded January 7, 2003 at Reception Number 01077085, County of Adams State of Colorado

NOTE: LAND AREA= 377,640 SQ FT OR 8.669± ACRE

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SW 1/4 OF SECTION 3, T. 2 S., R. 68 W., 6TH P.M.  
LOT 1, BLOCK 2, ALLIANCE DATA SUBDIVISION FILE 17 MAP 728 REC NO. C0315115  
CITY OF NORTHGLEN, COUNTY OF ADAMS, STATE OF COLORADO



BASIS OF BEARINGS

PROJECT number: 21-11-1166



Title: A PORTION OF THE SW 1/4 OF SECTION 3, T. 2 S., R. 68 W., 6TH P.M.	
Site Address: 555 W 112th Ave, Northglenn, CO 80234	
Drawn By: LJB	Date: Nov 16, 2021
Checked By: AME CNDVR 3D Projects\555 W 112th Ave\dwg\555 W 112th Avedwg	

11/16/2021 10:58:00 AM 11/16/2021 10:58:00 AM 11/16/2021 10:58:00 AM 11/16/2021 10:58:00 AM



April 21, 2022

Ashley McFarland  
Planner II  
**City of Northglenn**  
11701 Community Center Drive  
Northglenn, Colorado 80233

RE: **555 W. 112<sup>th</sup> Avenue**  
**Northglenn, Colorado 80234**  
***Project Description/Justification Letter***

Dear Ms. McFarland,

We appreciate the City's input thus far through the Pre-Application process. We are pleased to be working with Trammell Crow Residential for the development of the noted Site to support a Project consistent with the City and development team's goals alike. This document will serve as supporting documentation for the rezone application for 555 112<sup>th</sup> Community Center Drive (8.6 acres) which is currently zoned as community general (CG). The zone lot is to undergo rezoning for Mixed-Use Corridor (MC) as outlined in Section 11-2-9 of the Northglenn Unified Development Ordinance.

The project Site is currently the location of the Global Village Charter School with associated parking and playground facilities. The rezoning will support a future development at the Site anticipated to provide varying housing types consisting of two buildings for residential uses with associated parking, and amenity spaces. Building one will be a five-story structure containing approximately 335 multifamily residential units and apartment community amenities including a pool, fitness center, clubhouse, and leasing office. Building two will be a town-home structure with tuck-under garage parking. Three green space park areas and a trail connection will be provided as part of the site development as well. The building architecture will be designed to be consistent with the proposed zoning requirements and the quality design and implementation for which the developer is well respected in the community.

The proposed new zoning is consistent with the City of Northglenn future land use map. The future land use map associated with the "Northglenn Comprehensive Plan Imagine Northglenn: The Next 40 Years," the property noted is described as an area of change and calls for Mixed-Use Medium Intensity. The surrounding zoning is currently planned development (PD) at the north, commercial (CA/CG) on the west, multifamily (RM-1) on the east, and open space (OS) on the south. The City of Northglenn future land use map as adopted in the comprehensive plan indicates the property surrounded primarily by mixed use and multi-family residential uses. The residential and community components of this project make it compatible with the property's surrounding uses as well as the proposed future use.

**REVIEW OF REQUEST PER CRITERIA**

Based on the design intent for the Project, the team requests approval of the proposed rezone to a MC district per the approval criteria noted in Section 11-6-4(a)(3)(E)(iii).

We have reviewed the Project in accordance with Subsection 11-6-3(f) and the criteria below:

- 1) *The proposed rezoning is consistent with the Comprehensive Plan and the purposes of this UDO;*
- 2) *The rezoning is consistent with the purpose statement of the proposed zoning district;*
- 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*
- 4) *Public facilities and services are available to adequately serve the subject property while maintaining adequate level of service to existing development.*

*And/or:*

- 5) *There was an error in establishing the current zoning.*

We feel that the Project meets #1-4 noted above and will comply with all applicable requirements outlined in the Northglenn UDO. Please reference the below specific Project Background and Criteria Evaluation for this support.

**PROJECT BACKGROUND & CRITERIA EVALUATION**

A summary of supporting documentation for review criteria complying with the City of Northglenn approval criteria noted in Section 11-6-4(a)(3)(E)(iii):

**Criteria 1: *The proposed rezoning is consistent with the Comprehensive Plan and the purposes of this UDO.***

Housing

The development would generate approximately 340 opportunities for housing and foster creation of a compatible mix of uses with multi-family, home occupation units, and tuck-under townhomes.

Economic Development

The rezoning of this parcel will bring the development goals in line with the adopted plans for the area. The full development of this property will help to build a strong and authentic neighborhood and improve the economic viability and neighborhood culture through new housing opportunities. The proposed zone district would also provide an opportunity for residents that would look to work and live in the neighborhood.

Transportation and Corridor Plans

The project will provide circulation for vehicles throughout the site by proposing three separate access

points into the development. The Project also proposes various attached and detached sidewalks that provide mobility for pedestrians throughout the site. The Project will enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city's neighborhoods. The Project is also proposing a dedicated trail within the development that will provide supplementary infrastructure allowing alternative transportation modes for residents, visitors, and community-members, alike.

Parks, Recreation, and Open Space

The project will provide plentiful, well maintained parks and recreation facilities through a combination of its three outdoor parks, community pool, and fitness center. These facilities will provide recreational and fitness opportunities for its residents and guests.

Community Character

The current site is primarily an asphalt parking with a playground area. It has minimal landscaping and open green space. The proposed project will beautify the area by creating additional landscaping, park space, and enhanced architectural features which will contribute positively to the community aesthetic.

***Criteria 2: The rezoning is consistent with the purpose statement of the proposed zoning district.***

The MC district is intended to accommodate mixed-use development with walkable active streetscapes. Uses in the MC district are typically lighter-intensity commercial with limited auto-oriented uses that are compatible with surrounding residential neighborhoods. Residential uses in the MC district are intended to offer a diversity of attached housing types at varying densities.

This Property meets the criteria of diversity of attached housing types by proposing a multi-level residential building, home occupation units, and a separate building with townhome units. The units will provide for diversity of unit types and bedroom counts to allow for a variety of users to thrive within the Development. The development encourages walkability with significant pedestrian connections providing sidewalks throughout the Site and a publicly accessible trail will provide mobility for its residents, visitors, and community members through the Site from Community Center Drive to Melody Drive as well, providing further benefit to the City.

***Criteria 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.***

The Property is being developed is in area that has been steadily changing. Multifamily developments have been built to the north and east of the project. Additionally, retail stores have been constructed in the area as well. The most recent being a 7-Eleven convenience store and a PNC Bank constructed adjacent to the Site on the west. The MC district is compatible with the multifamily, single family, and commercial/retail uses that surround the property by further activating the new and existing retail uses in the area while also providing additional diverse housing options for residents. The rezone will further

encourage a growing, mixed-use community.

**Criteria 4: Public facilities and services are available to adequately serve the subject property while maintaining adequate level of service to existing development.**

It is understood that the Project will be adequately served by and not provide detriment to the existing available public infrastructure. Additionally, the development and design team will work closely with City staff to ensure that the Project will be in compliance with Northglenn UDO, Public Works Standards and Specifications including traffic, utility, and drainage studies.

**SUMMARY OF REQUEST**

As presented within this letter, the re-zoning of the specified parcel is beneficial in that it allows for the unencumbered development of a diverse residential product that will both serve and improve the surrounding neighborhood community. We appreciate your review of this exciting Project and look forward to working with staff to support the rezoning application and have the Planning Commission recommend approval to the City Council and approval by such City Council.

Please contact me at (303) 228-2322 or [meaghan.mcgee@kimley-horn.com](mailto:meaghan.mcgee@kimley-horn.com) should you have any questions.






Sincerely,  
KIMLEY-HORN AND ASSOCIATES, INC.



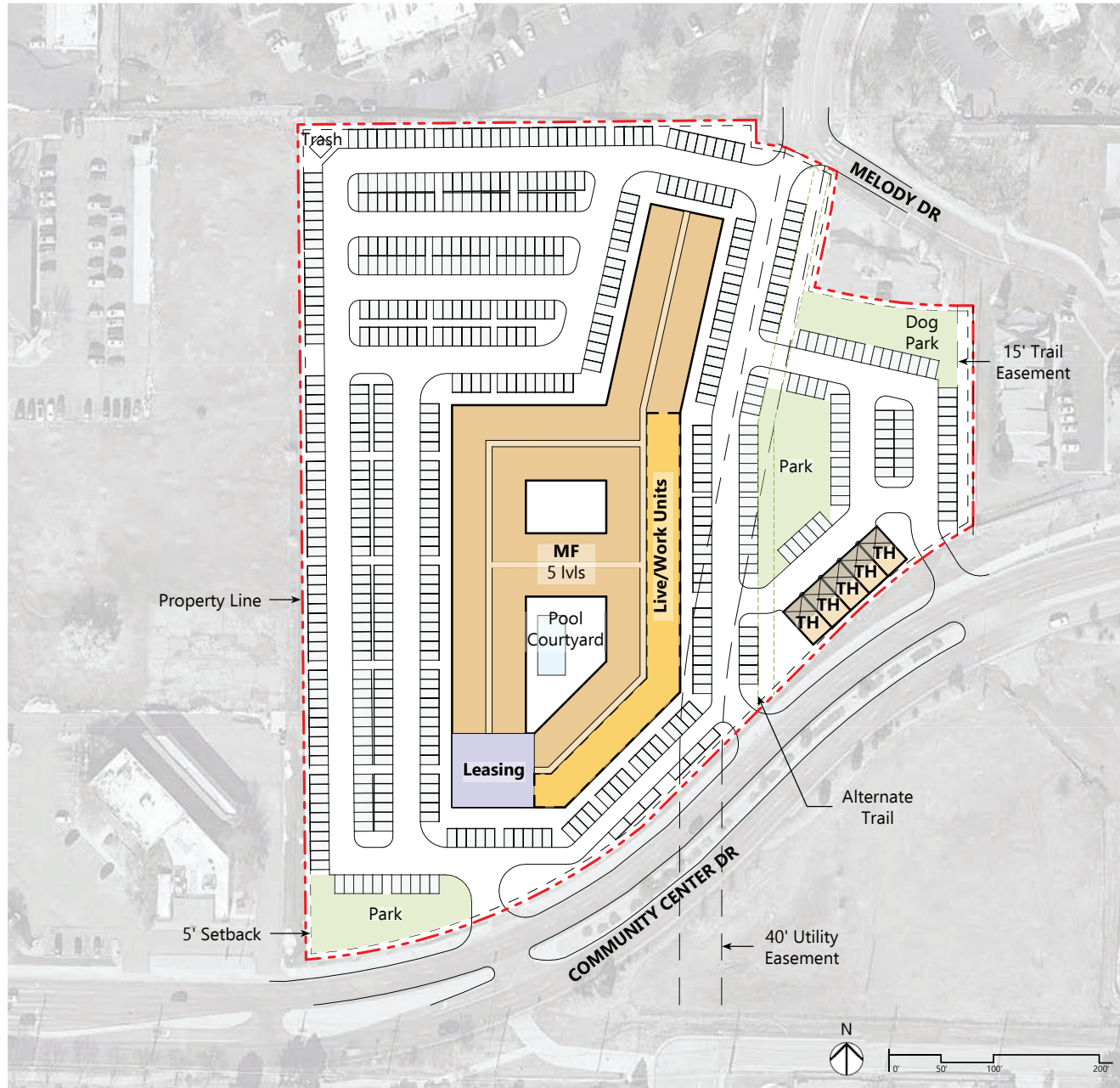
Meaghan McGee, PE  
Project Manager



PROJECT DATA		
<b>Residential</b> (900 sf avg) <small>(Unit Mix: 25% studio, 50% 1 BR, 25% 2 BR)</small>	MF:	335 units
	TH (Rental):	5 units
	<b>Total:</b>	<b>340 units</b>
<b>Leasing/Amenity</b>		7,500 s.f.
<b>Parking Required</b>	MF(1.5 sps/unit):	503 sps
	TH(1.5 sps/unit):	8 sps
	Guest (10% of total req parking):	51 sps
	<b>Total:</b>	<b>562 sps</b>
<b>Parking Provided</b>	Surface(1.5 sps/unit):	503 sps
	TH Garages (2 sps/unit):	10 sps
	Guest:	60 sps
	<b>Total:</b>	<b>573 sps</b>
<b>Site Area</b>		8.6 acres
<b>Density</b>		39.5 units/acre

SITE CONDITIONS		
	<b>Current zoning:</b>	CG
	<b>Proposed zoning:</b>	MC
<b>Zoning District</b>		
		Primary: 60' (max) Accessory: 20' (max)
<b>Height</b>		
		Front yard: 5'min, 25' max Side yard: 5' Rear yard: with alley: 10' min without alley: 10'/5'min
<b>Setback</b>		
	<b>Per zoning:</b>	1 sp/Studio; 1.25 sp/1 BR; 1.5 sps/2 BRs; 2 sps/3 BRs; 1 sp per BR/4+ BR Guest: 10% of total required Retail less than 10,000 sf: 1 sp/300 sf
<b>Required Parking</b>		
		Building Coverage: 50% Impervious Coverage: 80%
<b>Lot Coverage</b>		

Zoning Reviewed By: BK



# REZONE 555 W. 112<sup>TH</sup> AVENUE

**Brook Svoboda**

*Director of Planning & Development*

*303.450.8937*

*[bsvoboda@northglenn.org](mailto:bsvoboda@northglenn.org)*

**City Council**  
*June 27, 2022*



CITY OF  
**Northglenn**

# ***PURPOSE***

**To consider CB-1986, an ordinance on second reading and following a public hearing, to rezone the property 555 W. 112<sup>th</sup> Avenue from Commercial General (CG) to Mixed-Use Corridor (MC).**

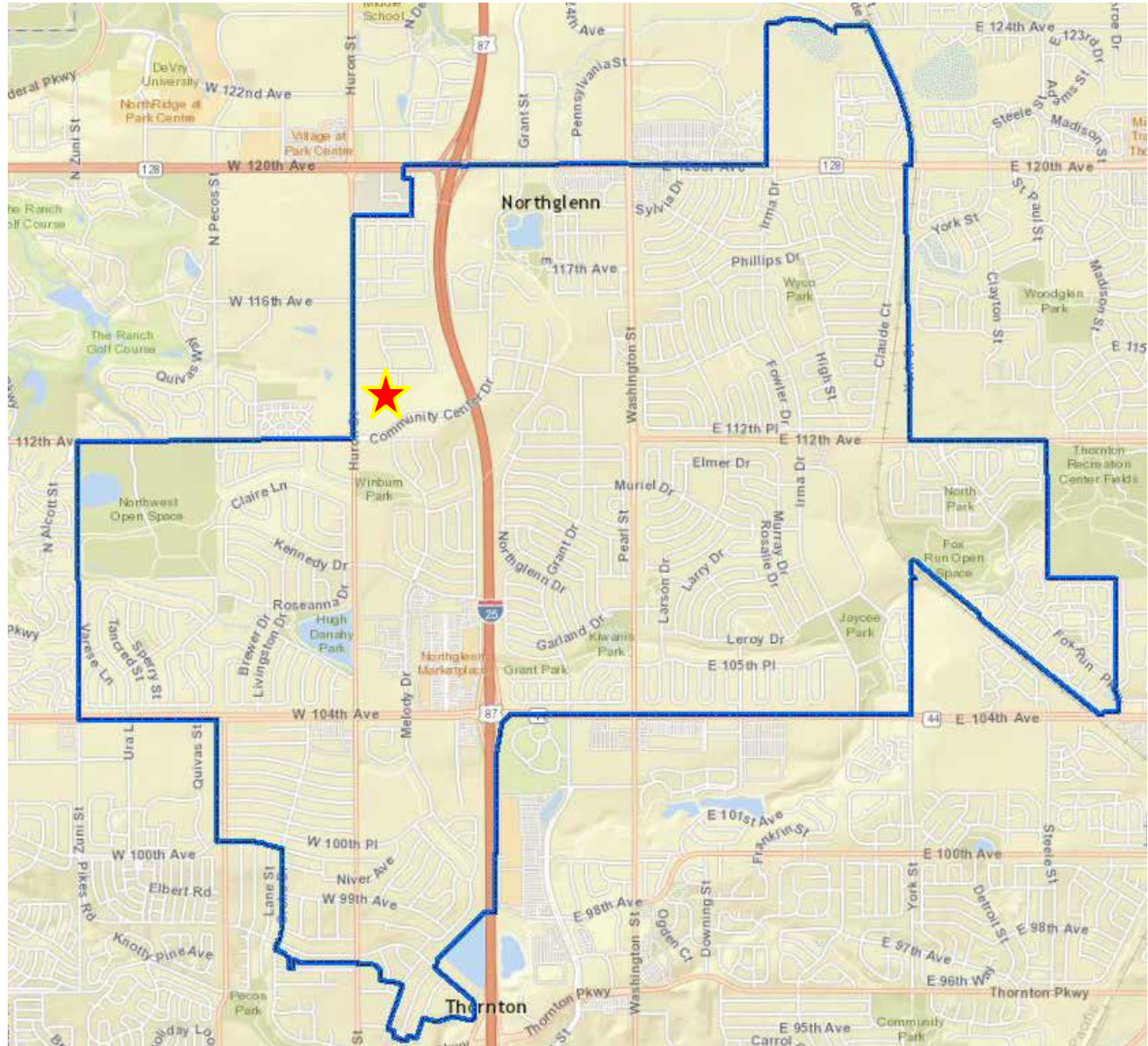


# ***REQUEST***

**The applicant Trammell Crow Residential (TCR) is currently under contract to purchase the property and is making the request.**



# ***VICINITY MAP***



# ***AERIAL MAP***



# ***SITE DATA***

<b>Address</b>	555 W. 112 <sup>th</sup> Avenue
<b>General Location</b>	North of Community Center Drive and east of Huron Street
<b>Zoning</b>	CG – Commercial General
<b>Acreage</b>	8.6 acres
<b>Building Square Footage (Existing/proposed)</b>	Existing: 65,000-square-foot educational facility – Global Village Academy



# ***SITE CHARACTERISTICS***

- One single story, 65,000-square-foot educational facility, playground and parking lot
- Property zoned Commercial General (CG)
- Various commercial uses to the west
- Multifamily Planned Development (PD) residential housing to the north
- Multifamily residential housing to the east
- City of Northglenn open space to the south
- Significant changes including commercial development to the west
- City of Northglenn open space property posed for redevelopment – Odell Barry Park





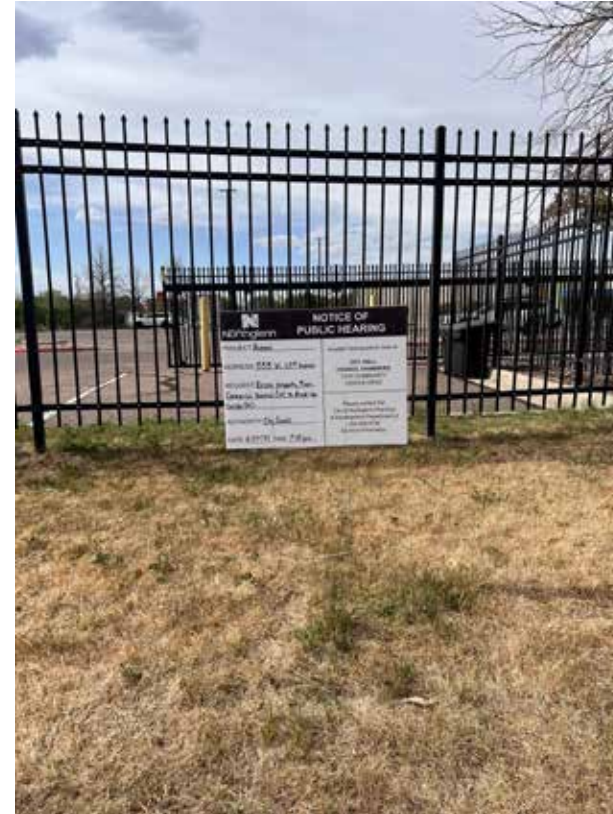
# ZONING



# 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: 22-04**  
**To Whom It May Concern:**

You are hereby notified that on **Monday, June 27, 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, North Express LLC, for consideration of a **rezone from Commercial General (CG) to Mixed-Use Corridor (MC)**. 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 8.6-acre parcel of land located on Community Center Drive just to the north and east of Huron Street for future development.

This hearing is for property legally described as:  
**ALLIANCE DATA BLK:2 LOT:1.**

All interested parties may appear and be heard.

Legal Notice No. NTS 1016  
First Publication: June 2, 2022  
Last Publication: June 2, 2022  
Publisher: Northglenn-Thornton Sentinel



# *CASE ANALYSIS*

## Rezone 555 W. 112<sup>th</sup> Avenue



CITY OF  
**Northglenn**

# ANALYSIS

## Comprehensive Plan Consistency

- Within Area of Change
- Future Land Use Map shows property as Mixed-Use Medium Intensity.
- Rezone to MC would encourage redevelopment that promotes active streetscapes and walkability.
- Rezone would ensure compatibility with surrounding commercial and residential properties.



# ANALYSIS

## Planning Commission and City Staff Analysis

- Area of Change: Large, underutilized property that lacks street activation and walkability
- Recent changes in the area have already occurred, including development of the commercial properties along Huron Street and a proposed City park development site to the south.
- Rezoning would encourage development of both diverse housing types and commercial spaces.
- MC district would be consistent with the recent rezoning of the Civic Center site, also along Community Center Drive.
- Public facilities and services are available to service the property.



# ANALYSIS

CONT'D

## MC – Mixed-Use Corridor Standards

Minimum Lot Area	None
Minimum Lot Width	None
Maximum Height, Primary	60 feet
Maximum Height, Accessory	20 feet
Minimum Front Building Setback	5 feet
Maximum Front Building Setback	25 feet
Minimum Rear Building Setback With Alley   Without Alley   Detached Accessory	None   10 feet   5 feet
Minimum Side Building Setback	5 feet
Maximum Building Coverage	60%
Maximum Impervious Surface Coverage	80%



# ***RECOMMENDATION***

**Rezone 555 W. 112<sup>th</sup> Avenue**



**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 and 5 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 May 17, 2022
- Voted 7-0 to recommend approval of the request to rezone to Mixed-Use Corridor

Staff recommends City Council approval of CB-1986, an ordinance rezoning 555 W. 112<sup>th</sup> Avenue to Mixed-Use Corridor on second reading.



# *ADMINISTRATION*

## Rezone 555 W. 112<sup>th</sup> Avenue



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.
  - Major Site Plans and Final Plats are to be reviewed and approved by the Planning Commission.
- 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](mailto:bsvoboda@northglenn.org)*

**City Council**  
*June 27, 2022*



**CITY OF**  
**Northglenn**

SPONSORED BY: MAYOR LEIGHTY

COUNCIL MEMBER'S BILL

ORDINANCE NO.

No. CB-1986  
Series of 2022

\_\_\_\_\_  
Series of 2022

A BILL FOR A SPECIAL ORDINANCE REZONING FROM COMMERCIAL GENERAL (CG) TO MIXED USE CORRIDOR (MC) CERTAIN REAL PROPERTY WITH AN ADDRESS OF 555 WEST 112<sup>TH</sup> AVENUE, 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 Commercial General (CG); and

**WHEREAS**, the City Council desires to rezone the property described in **Exhibit A** to Mixed Use Corridor (MC).

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:

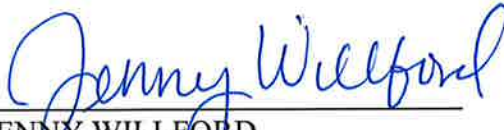
- (a) The proposed rezoning is consistent with the Comprehensive Plan and the purposes of the Unified Development Ordinance;
- (b) The rezoning is consistent with the purpose statement of the proposed zoning district;
- (c) There have been significant changes in the area to warrant a zoning change;
- (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) Although there was an error in establishing the current zoning, the City's Comprehensive Plan identifies this area as an area of change.

Section 2.     Rezoning. Pursuant to the provisions of the Unified Development Ordinance, and upon the recommendation of the Northglenn Planning Commission (Case No. Z-2-22), a zoning change to Mixed Use Corridor (MC) 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 13<sup>th</sup> day of June, 2022.

  
\_\_\_\_\_  
JENNY WILLFORD  
Mayor Pro Tem

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**



ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SW 1/4 OF SECTION 3, T. 2 S., R. 68 W., 6TH P.M.

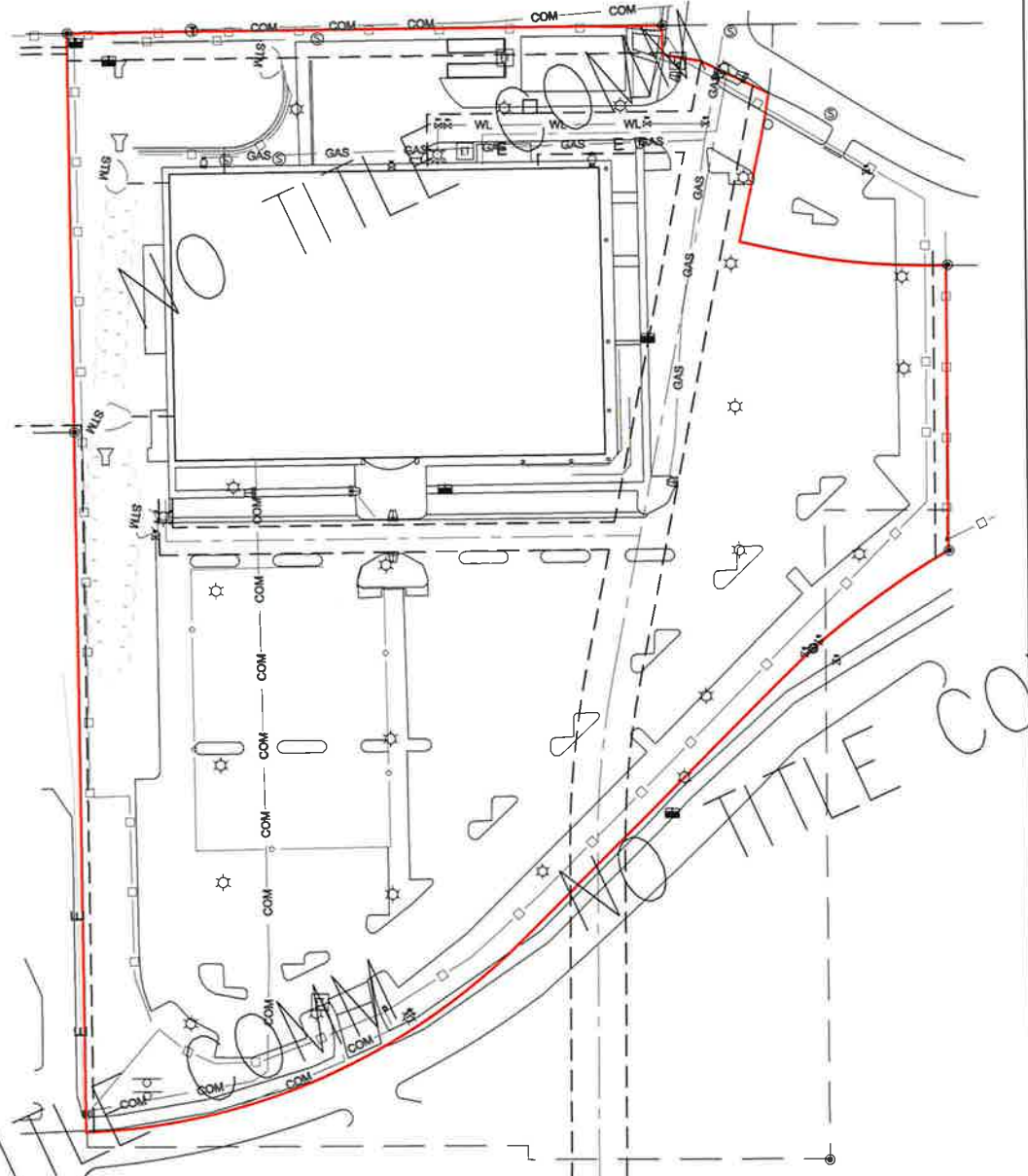
LOT 1, BLOCK 2, ALLIANCE DATA SUBDIVISION FILE 17 MAP 728 REC NO. C0315115  
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

LAND DESCRIPTION

SPECIAL WARRANTY DEED 2005001269080:

Lot 1, Block 2, ALLIANCE DATA SUBDIVISION, a Replat of Blocks 2 & 3, Huron Heights-Second Filing; LESS AND EXCEPT that portion conveyed to the City of Northglenn, a Municipal corporation, in Outclaim Deed recorded January 7, 2003 at Reception Number C077065, County of Adams, State of Colorado

NOTE: LAND AREA= 377,640 SQ FT OR 8.689± ACRES



BASIS OF BEARINGS



VICINITY MAP

NOTES

PREPARED FOR COLORADO ILC SERVICES, INC.

SITE ADDRESS: 555 W 112TH AVE, NORTHGLENN, CO 80234

THE INFORMATION OF RECORD SHOWN HEREON IS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO: NCS-1087594-CO, COMMITMENT DATE: SEPTEMBER 13, 2021 AT 5:00 PM, DOCUMENTING 11 SCHEDULE B - PART 2 EXCEPTIONS

SURVEY FIELD DATE: NOV 12, 14, 2021

BASIS OF BEARINGS:

BEARINGS CONTAINED HEREIN ARE BASED UPON THE RECORD BEARING OF N00°37'57"W, ALLIANCE DATA SUBDIVISION APPLIED TO THE FOUND AND DESCRIBED MONUMENTS AS SHOWN HEREON.

AZIMUTH CLOSURE ERROR OF LAND DESCRIPTION: 0'

BASIS OF ELEVATION:

M 411 K11405 NAVD 88 ORTHO HEIGHT 5372.92  
INTERSECTION OF INTERSTATE HIGHWAY 25 AND EAST 104TH AVENUE,  
FIRST PIER WEST OF THE EAST BRIDGE ABUTMENT CONTROL DISK 1.4M ABOVE GROUND

FLOOD CERTIFICATE: SUBJECT PROPERTY FEMA FLOOD ZONE DESIGNATION IS ZONE X, AREA OF MINIMAL HAZARD, PANEL 0805900306F, EFFECTIVE 2/3/2014 [msc.fema.gov/portal/search](http://msc.fema.gov/portal/search)

ZONE DISTRICT: MIXED USE - CORE - TRANSIT

[WWW.LAKEWOOD.ORG/FILES/ASSETS/PUBLIC/PLANNING/DEVELOPMENT-ASSISTANCE/POV/ZONE-DISTRICT-POFS.ACT.PDF](http://WWW.LAKEWOOD.ORG/FILES/ASSETS/PUBLIC/PLANNING/DEVELOPMENT-ASSISTANCE/POV/ZONE-DISTRICT-POFS.ACT.PDF)  
MAXIMUM SETBACK PRIMARY ST 20', SIDE ST 5', REAR 5', MAXIMUM HEIGHT 3 STORES

HORIZONTAL UNITS:

DISTANCES CONTAINED HEREIN ARE BASED UPON THE U.S. BUREAU OF STANDARDS DEFINITION OF ONE SURVEY FOOT = 1200/3937 METER. USE OF THE U.S. SURVEY FOOT WILL BE DEPRECATED ON DECEMBER 31, 2022. [HTTPS://WWW.FEDERALREGISTER.GOV/DOCUMENTS/2020/10/05/2020-21902/DEPRECATION-OF-THE-UNITED-STATES-US-SURVEY-FOOT](https://www.federalregister.gov/documents/2020/10/05/2020-21902/deprecation-of-the-united-states-us-survey-foot)

SELECT TABLE A ITEMS:

01 MONUMENTED LAND SURVEY 03 FLOOD ZONE CLASS 04 GROSS LAND AREA 05 VERTICAL BENCHMARK  
11 UTILITY LOCATION COORDINATION

UNDERGROUND UTILITIES:

COLORADO ILC SERVICES MAKES NO REPRESENTATION REGARDING THE UNDERGROUND UTILITIES (IF ANY) SHOWN HEREON. ANY UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON ACTUAL FIELD LOCATES. STANDARD UTILITY NOTIFICATION PROTOCOL SHOULD BE USED PRIOR TO EXCAVATION.

ACCORDING TO COLORADO REVISED STATUTES, SECTION 18-4-508, A CLASS 2 MISDEMEANOR IS COMMITTED BY ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT, BOUNDARY MONUMENT, OR ACCESSORY THEREOF.

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 CERTIFICATION SHOWN HEREON.

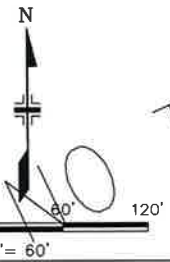
SCHEDULE B-2 EXCEPTIONS

- 1 - 8 STANDARD EXCEPTIONS AND THOSE NOT OF PUBLIC RECORD
- 9 RIGHTS CONCERNING WATER PURCHASE: APPLIES, NOT PLOTTED
- 10 STOCKHOLDER WATER TAP SERVICE AGREEMENT: APPLIES, NOT PLOTTED
- 11 EAST LAKEWOOD SANITATION DISTRICT BOUNDARY: APPLIES, NOT PLOTTED

SURVEYOR'S CERTIFICATE

TO: ONE GREEN EYE LLC LENDER TO BE DETERMINED,  
FIRST AMERICAN TITLE INSURANCE COMPANY:

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes select items of Table A, thereof. No irregularities of said items are observed except those depicted on this map. Forework was completed on November 14, 2021/10.



DEPOSITED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021, AT \_\_\_\_ M., IN BOOK \_\_\_\_\_ OF LAND SURVEY PLATS AT PAGE \_\_\_\_\_ OF THE RECORDS OF ADAMS COUNTY, CO.  
SIGNED: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
BY: \_\_\_\_\_

PROJECT number: 21-11-1156



Title: A PORTION OF THE SW 1/4 OF SECTION 3, T. 2 S., R. 68 W., 6TH P.M.	
Site Address: 555 W 112th Ave, Northglenn, CO 80234	Sheet 1 of 2
Drawn By: LJB	Date: Nov 16, 2021
Checked By: AME C:\C\3D Projects\555 W 112th Ave\dwg\555 W 112th Ave.dwg	