

SPONSORED BY: MAYOR LEIGHTY


COUNCIL MEMBER'S RESOLUTION

NO. CB-1986
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-1986, SERIES OF 2022, ENTITLED "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 112TH AVENUE, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, AND AMENDING THE ZONING MAP OF THE CITY OF NORTHGLENN" ON JUNE 27, 2022 AT 7:00 P.M. AT CITY HALL COUNCIL CHAMBERS, 11701 COMMUNITY CENTER DRIVE, NORTHGLENN.

DATED this 13th day of June, 2022.



JENNY WILFORD
Mayor Pro Tem

ATTEST:



JOHANNA SMALL, CMC
City Clerk

AFFIDAVIT OF POSTING:

I, Johanna Small, certify that CB-1986 was posted at the authorized posting places in the City of Northglenn this 14th day of June, 2022.



City Clerk's Office

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 112TH 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:

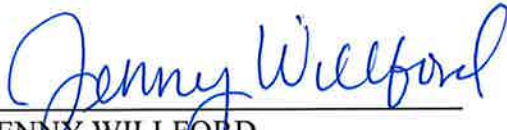
- (a) The proposed rezoning is consistent with the Comprehensive Plan and the purposes of the Unified Development Ordinance;
- (b) The rezoning is consistent with the purpose statement of the proposed zoning district;
- (c) There have been significant changes in the area to warrant a zoning change;
- (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 13th 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.

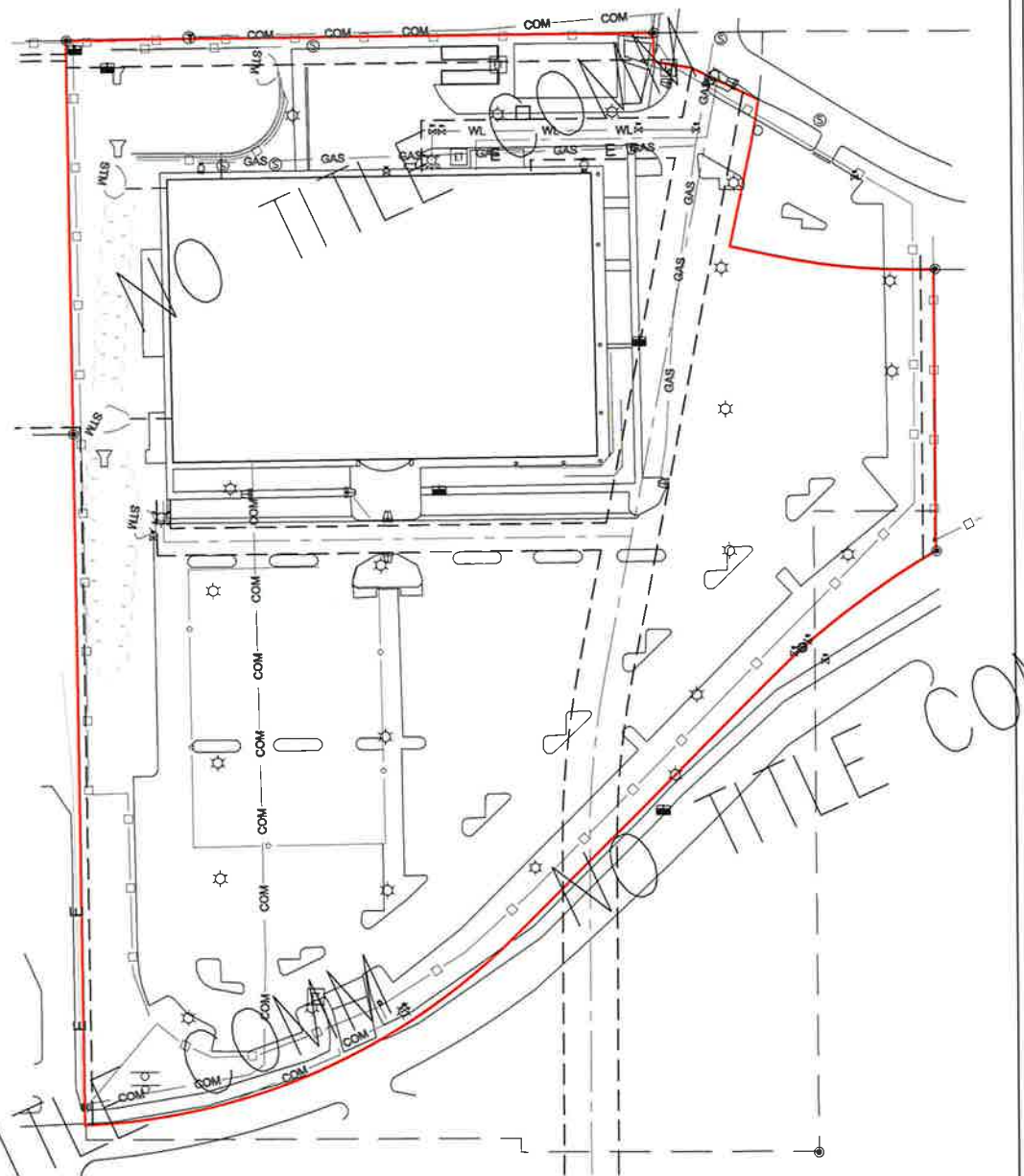
LOT 1, BLOCK 2, ALLIANCE DATA SUBDIVISION FILE 17 MAP 728 REC NO. C0315115
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

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



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 08059C0306F, EFFECTIVE 2/3/2014 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
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/2020/10/02/2020-21902/DEPRECATION-OF-THE-UNITED-STATES-US-SURVEY-FOOT](https://www.federalregister.gov/documents/2020/10/02/2020-21902/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 DEFACES 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.

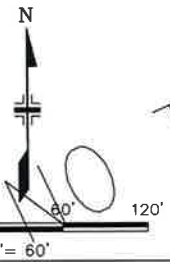
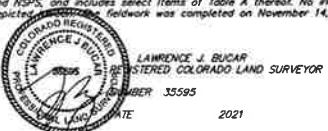
SCHEDULE B-2 EXCEPTIONS

- 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.		Sheet 1 of 2
Site Address: 555 W 112th Ave, Northglenn, CO 80234		Date: Nov 16, 2021
Drawn By: LJB		
Checked By: AME C:\C\3D Projects\555 W 112th Ave\dwg\555 W 112th Ave.dwg		

Colorado ILC is a registered provider of CEU's for ASCE, LEED, and other organizations.