

SPONSORED BY: MAYOR LEIGHTY

COUNCIL MEMBER'S RESOLUTION

NO. CB-2007
Series of 2023

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

A PUBLIC HEARING WILL BE HELD ON CB-2007 SERIES OF 2023, ENTITLED "A BILL FOR A SPECIAL ORDINANCE REZONING FROM COMMERCIAL GENERAL (CG) AND COMMERCIAL AUTO-ORIENTED (CA) TO MULTIFAMILY (RM-2) CERTAIN REAL PROPERTY GENERALLY IDENTIFIED AS THAT PORTION OF TRACT "C", RESUBDIVISION OF LOT 1, BLOCK 47, LOTS 2-39, BLOCK 48, AND BLOCKS 49, 50, 51, 52 AND 53, NORTH GLENN – FIFTH FILING, PER THE PLAT RECORDED AT RECEPTION NO. 807546 IN THE RECORDS OF ADAMS COUNTY, LYING WITHIN THE WEST HALF OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, AND AMENDING THE ZONING MAP OF THE CITY OF NORTHGLENN" ON JULY 24, 2023 AT 6:00 P.M. AT CITY HALL COUNCIL CHAMBERS, 11701 COMMUNITY CENTER DRIVE, NORTHGLENN.

DATED this 10th day of July, 2023.


MEREDITH LEIGHTY
Mayor

ATTEST:



JOHANNA SMALL, CMC
City Clerk

AFFIDAVIT OF POSTING:

I, Johanna Small, certify that CB-2007 was posted at the authorized posting places in the City of Northglenn this 12th day of July, 2023.



City Clerk's Office

SPONSORED BY: MAYOR LEIGHTY

COUNCIL MEMBER'S BILL

ORDINANCE NO.

No. CB-2007
Series of 2023

Series of 2023

A BILL FOR A SPECIAL ORDINANCE REZONING FROM COMMERCIAL GENERAL (CG) AND COMMERCIAL AUTO-ORIENTED (CA) TO MULTIFAMILY (RM-2) CERTAIN REAL PROPERTY GENERALLY IDENTIFIED AS THAT PORTION OF TRACT "C", RESUBDIVISION OF LOT 1, BLOCK 47, LOTS 2-39, BLOCK 48, AND BLOCKS 49, 50, 51, 52 AND 53, NORTH GLENN – FIFTH FILING, PER THE PLAT RECORDED AT RECEPTION NO. 807546 IN THE RECORDS OF ADAMS COUNTY, LYING WITHIN THE WEST HALF OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE 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 Commercial Auto-Oriented (CA); and

WHEREAS, the City Council desires to rezone the property described in **Exhibit A** to Multifamily (RM-2).

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, a zoning change to Multifamily (RM-2) 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 10th day of July, 2023.


MEREDITH LEIGHTY
Mayor

ATTEST:


JOHANNA SMALL, CMC
City Clerk

PASSED ON SECOND AND FINAL READING this _____ day of _____, 2023.

MEREDITH LEIGHTY
Mayor

ATTEST:

JOHANNA SMALL, CMC
City Clerk

APPROVED AS TO FORM:


COREY Y. HOFFMANN
City Attorney

EXHIBIT A

PARCEL DESCRIPTION

THAT PORTION OF TRACT "C", RESUBDIVISION OF LOT 1, BLOCK 47, LOTS 2-39, BLOCK 48, AND BLOCKS 49, 50, 51, 52 AND 53, NORTH GLENN - FIFTH FILING, PER THE PLAT RECORDED AT RECEPTION NO. 807546 IN THE RECORDS OF ADAMS COUNTY, LYING WITHIN THE WEST HALF OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT C;
THENCE ALONG THE EAST LINE OF SAID TRACT C AND ALONG A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 10°31'18", A RADIUS OF 605.00 FEET, AN ARC LENGTH OF 111.10 FEET, AND A CHORD BEARING AND DISTANCE OF S17°09'44"W, 110.94 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG THE EAST LINE OF SAID TRACT C THE FOLLOWING TWO (2) COURSES):
1) ALONG A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 12°15'46", A RADIUS OF 605.00 FEET, AN ARC LENGTH OF 129.49 FEET, AND A CHORD BEARING AND DISTANCE OF S05°46'12"W, 129.24 FEET;
2) S 00°21'43" E, A DISTANCE OF 162.94 FEET;
THENCE DEPARTING SAID EAST LINE S89°38'17"W, A DISTANCE OF 229.94 FEET;
THENCE S00°09'52"E, A DISTANCE OF 52.92 FEET;
THENCE S89°30'43"W, A DISTANCE OF 39.82 FEET;
THENCE S00°21'42"E, A DISTANCE OF 80.00 FEET TO A POINT ON THE EASTERLY SOUTH LINE OF SAID TRACT C;
THENCE ALONG SAID EASTERLY SOUTH LINE THE FOLLOWING TWO (2) COURSES:
1) S89°38'17"W, A DISTANCE OF 160.06 FEET;
2) S41°16'17"W, A DISTANCE OF 120.42 FEET;
THENCE DEPARTING SAID EASTERLY SOUTH LINE N00°21'43"W, A DISTANCE OF 535.41 FEET;
THENCE N89°35'20"E, A DISTANCE OF 332.77 FEET;
THENCE N82°19'53"E, A DISTANCE OF 39.91 FEET;
THENCE S85°47'48"E, A DISTANCE OF 59.77 FEET;
THENCE S77°08'48"E, A DISTANCE OF 94.36 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 197,250 SQ. FT OR 4.528 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE NORTH LINE OF TRACT "C", RESUBDIVISION OF LOT 1, BLOCK 47, LOTS 2-39, BLOCK 48, AND BLOCKS 49, 50, 51, 52 AND 53, NORTH GLENN - FIFTH FILING, BEARING S 65°33'05" E, A DISTANCE OF 597.60 FEET, AS MONUMENTED AT THE NORTHWEST END BY A FOUND 1" ILLEGIBLE YELLOW PLASTIC CAP, AND AT THE SOUTHEAST END BY A FOUND HOLE IN CONCRETE WITH BROKEN REBAR.

I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

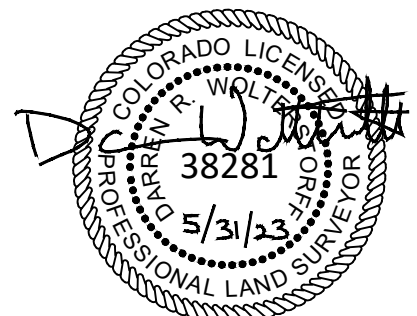
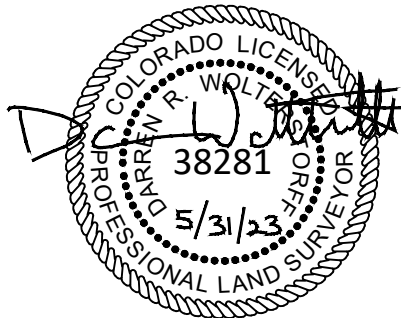
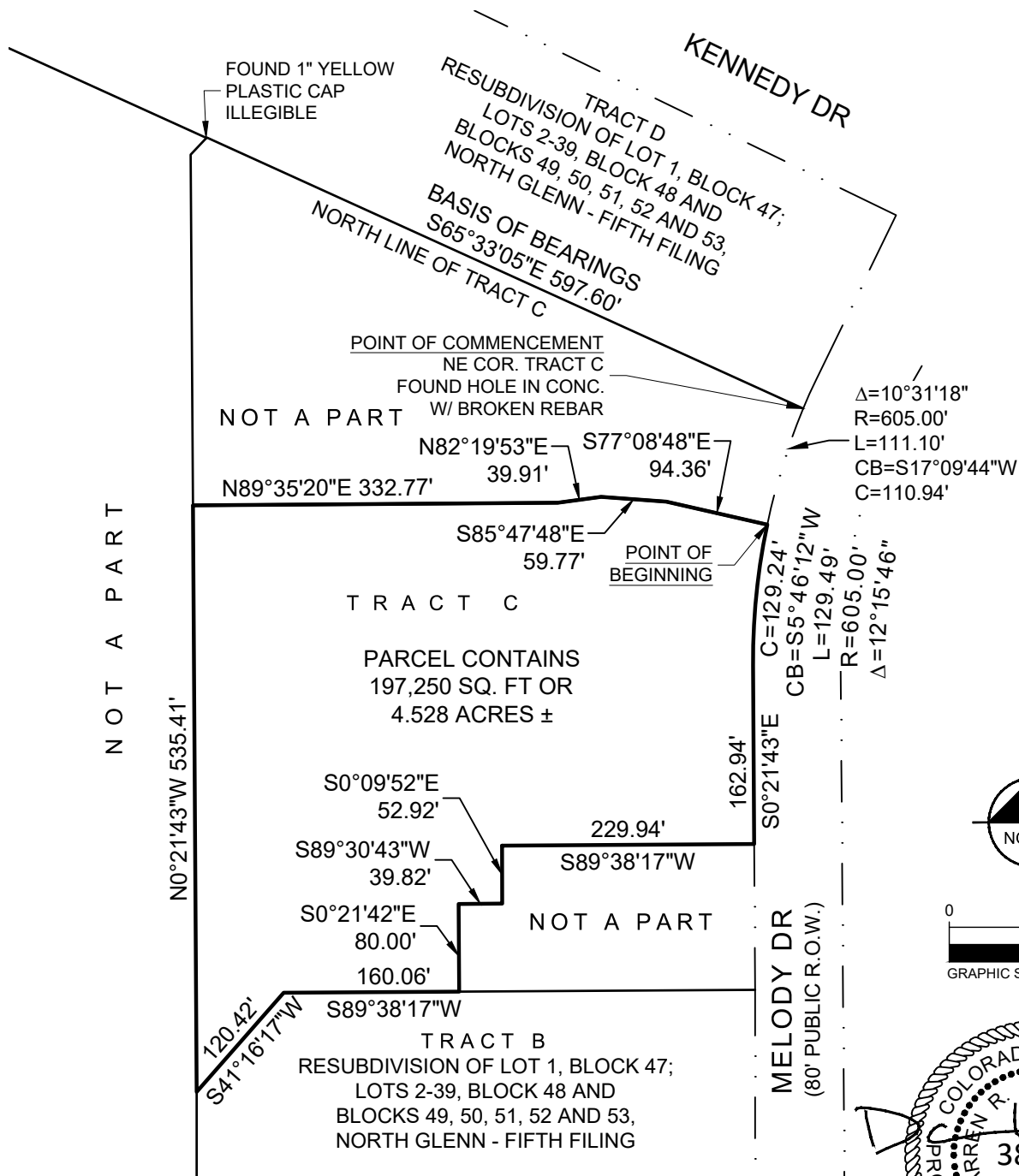


EXHIBIT A

A PORTION OF TRACT C, RESUBDIVISION OF LOT 1, BLOCK 47, LOTS 2-39, BLOCK 48, AND BLOCKS 49, 50, 51, 52 AND 53, NORTH GLENN - FIFTH FILING LYING WITHIN THE WEST HALF OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



NOTES:

1. 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.

2. THIS DOCUMENT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT THE ATTACHED PARCEL DESCRIPTION ONLY.

Kimley»Horn

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GREENWOOD VILLAGE, CO 80111

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	PTM	DRW	May, 2023	196502002	2 OF 2