

PLANNING AND DEVELOPMENT MEMORANDUM
#11-12

May 12, 2011

TO: Honorable Joyce Downing and City Council Members

FROM: William Simmons, City Manager *WAS*
James Hayes, Director of Planning and Development *JH*

SUBJECT: CB-1750 / TH Automotive Preliminary PUD

BACKGROUND INFORMATION

Attached to this memorandum is a proposed ordinance, which, if approved, would rezone 10551 Irma Drive from O-1, Open Space to Preliminary PUD (Planned Unit Development) to allow commercial and light industrial land uses. Staff presented the application to the Planning Commission for their consideration at a public hearing on April 19, 2011. A copy of the staff report and exhibits is attached for reference purposes (Attachment A).

PROCEDURE

On April 19, 2011, the Planning Commission considered the request for rezoning to Preliminary PUD for the subject site. The Planning Commission unanimously recommended approval of the Preliminary and Final PUD based on five findings of fact:

- The proposed development is compatible with the surrounding area;
- The proposed development is not inconsistent with the City's Master Plan;
- The proposed development does not adversely affect the health, safety, and welfare of the inhabitants of the area and the City of Northglenn;
- Adequate circulation exists and traffic movement will not be impeded by the proposed development; and
- Additional municipal service costs will not be incurred.

The Planning Commission did not take action on any conditional approval of a Final PUD upon any rezoning approval by the City Council. If the rezoning to PUD is ultimately granted by the City Council, a Final PUD hearing would be scheduled for the Planning Commission at a later date.

POTENTIAL OBJECTIONS:

No objections from the public were heard at the Planning Commission meeting. In addition, fourteen (14) people spoke in favor of the application for rezoning to PUD.

BUDGET/TIME IMPLICATIONS:

This rezoning request has no budgetary impacts.

STAFF REFERENCE:

If Council members have any comments or questions they may contact James Hayes, jhayes@northglenn.org or at 303-450-8937.

ATTACHMENTS

Attachment A – Planning Commission staff report and attachments

Case No. Z-1-11

Applicant: Tim Hawpe, TH Automotive &
Northglenn Youth Inc. (property
owners)
Location: 10551 Irma Drive
Ordinance: 11-16 and 11-37-2

10551 IRMA DRIVE REZONE TO PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) STAFF REPORT AND RECOMMENDATION

REQUEST:

The applicants, Northglenn Youth Inc. (NYI, property owner) and Tim Hawpe (prospective developer), request the Planning Commission hear and recommend, to the City Council, a change of zoning of the parcel located at 10551 Irma Drive (Exhibit A) from O-1 Open Space to Planned Unit Development (PUD).

REASON FOR REQUEST:

The applicant proposes to subdivide the existing parcel and construct two structures on the site, one in the near term and one at a later date to be determined. The near term structure would house the applicant's (Timothy Hawpe) automotive repair business that currently exists in the City of Northglenn and is outgrowing its current facility.

BACKGROUND:

The site has been zoned O-1 Open Space since the original adoption of zoning for the City in 1973. The property has been under the ownership of the Northglenn Youth Inc. since incorporation of the City. A deed restriction was held by Jordan Perlmutter that restricted use of the property to community use for the youth of Northglenn. The restriction was lifted by Mr. Perlmutter in March of 2010. In September of 2010, Mr. Hawpe applied for a Comprehensive Plan Amendment to change the future land use designation in the newly adopted Comprehensive Plan from Open Space to Light Industrial. The change was adopted by a majority vote of the Planning Commission in October 2010 and was ratified later that month by the City Council in accordance with the adopted procedure (Exhibit B).

SURROUNDING LAND USES:

North:	I-2 Industrial
South:	I-2 Industrial (Parking Lot)
West:	O-1 Open Space (Al Thomas Park)
East:	O-1 Open Space (Jaycee Park – across Irma)

CASE ANALYSIS:

The Planning and Development Department has been in close contact with the

applicant, regarding the proposed rezoning, since November of 2010. Through the formal application submittal on February 22, 2010, staff has reviewed the rezoning proposal and determined that it complies with all requirements for a Planned Unit Development zoning district. Development Review Committee comments were received on March 18, 2011.

The site is currently vacant with the exception of a recreational trail that runs through the southern end of the property adjacent to Grange Hall Creek. The property has been vacant since the development of Northglenn in the 1960s. Since that time, the City has developed a public park (Al Thomas Park) directly to the west and drainage and trail improvements along Grange Hall Creek to the south. Directly to the east, the City has developed Jaycee Park and the Goodspeed Happy Tails Dog Park. Property to the north and south are zoned I-2 with commercial/industrial development to the north and a church overflow parking lot to the south across Grange Hall Creek.

The proposal aims to create three parcels to be included in the development. The first two (34A & 34B) will be developed in a phased approach. 34A being developed for the auto repair business TH Automotive. 34B will be developed at a later date under the guidelines of all allowable uses under the C-5 Commercial zone. The third tract, Tract A, will be used primarily as a detention facility to accommodate drainage from both developed sites (Exhibit C – 4 page Preliminary PUD document). A subdivision will be recorded, to depict the new parcel layout, following the transfer of the property from NYI to Mr. Hawpe.

As part of the proposal, the applicant has agreed to reconfigure and reconstruct the existing, aforementioned recreational trail that runs through the southern portion of the property. The existing trail exists within an easement dedicated to the City. The newly configured trail will also exist within an easement that will be officially dedicated on the forthcoming subdivision plat. Additionally, the applicant has agreed to construct a sidewalk along the north edge of the property line, at a later date, to connect with a planned sidewalk along the north edge of Al Thomas Park. These improvements and completion milestones will be memorialized in a Subdivision Improvement Agreement executed between the City and the Applicant. Execution of this agreement will be a condition of the subdivision approval.

No additional city infrastructure is required to serve this proposal. User rates within the city are structured such that the proposal will be paying for any service costs incurred by increased usage (i.e. tap/connection charges).

The North Metro Fire Rescue District has reviewed the submitted plans and based on the preliminary stage of this part of the process, has no objections to the proposal. At time of construction and with subsequent stages of the rezoning process (Final PUD), the applicant will be required to meet all code requirements of the North Metro Fire Rescue District and the City of Northglenn's Chief Building Official.

Property owners surrounding the proposed facility were notified via mail of the proposal, as required by Section 11-41-3(a) of the City's Zoning Ordinance. In addition, the property in question was posted as required by Section 11-41-3(b). One phone call from Andy Prior, Pastor of the Northglenn Christian Church, was received. The inquiry was exploratory in nature and not in opposition to the proposal. No other comments were received as of the report date.

APPROVAL CRITERIA:

Section 11-16-6-Approval Criteria:

- (a) Prior to granting approval for any preliminary or final planned unit development plan, the Planning Commission and City Council shall give consideration to the purpose and intent of this Article 16 as listed in Section 11-16-2, above, and those criteria for any rezoning request as listed in Section 11-37-2(h) of this Chapter 11 of the Municipal Code. In addition, prior to approval of any final planned unit development plans, the Planning Commission shall find them to be in conformity with the approved preliminary planned unit development plans.

Section 11-16-2 reads as follows:

“Section 11-16-2. Purpose and Intent.

(a) The purpose and intent of this Article is to create a Planned Unit Development regulation which will maximize the land resources available within the City of Northglenn. More specifically, the purposes are as follows:

- (1) To ensure that zoning decisions are directed toward achievement of community goals and objectives, as embodied in the adopted Master Development Plan, rather than satisfying arbitrary minimum standards.
- (2) To recognize the unique nature of each parcel of land and allow flexibility in the planning and design response.
- (3) To encourage and promote innovation in land development by allowing more variety in type, design, layout, and architectural design of buildings and site amenities.
- (4) To ensure that proposed rezonings and specific proposals presented to staff and the Planning Commission are constructed as presented and not used merely as a tool to facilitate property sale or some other transfer of real estate to make it more marketable.
- (5) To encourage economic development to expand the City's tax base and provide employment opportunities.
- (6) To create a PUD ordinance that streamlines, consolidates and simplifies zoning and subdivision, an ordinance that expedites rather than hinders the development process.

- (7) To allow for the preservation of natural site amenities such as mature trees, water bodies and channels, exceptional views, etc.
- (8) To promote the judicious use of open space and landscaped areas with regard to utility and visual impact.
- (9) To encourage a harmonious and integrated mix of land uses and require compatibility between new and existing development.
- (10) To provide for the efficient and safe movement of vehicular and pedestrian traffic on both public and private roadways. “

Additionally;

Section 11-37-2-Zone Changes

(h) Basis for Approval. The Commission and Council shall give consideration to and satisfy themselves to the following:

- (1) That a need exists for the proposal;
- (2) That this particular parcel of ground is indeed the correct site for the proposed development;
- (3) That there has been an error in the original zoning; or
- (4) That there have been significant changes in the area to warrant a zone change;
- (5) That adequate circulation exists and traffic movement would not be impeded by development; and
- (6) That additional municipal service costs will not be incurred which the City is not prepared to meet.

COMMISSION OPTIONS:

In this case, the Planning Commission is making a final decision regarding the Final PUD. The Commissions options are as follows:

- 1) Recommend approval of the request, with or without conditions or stipulations;
- 2) Recommend denial of the request for reasons stated; or
- 3) Table the request for further consideration.

STAFF RECOMMENDATION:

Staff recommends a favorable recommendation for approval of the request for rezoning from its current status, O-1 Open Space to Preliminary PUD based on five recommended Findings of Fact.

RECOMMENDED FINDINGS OF FACT:

- 1) The proposed development is compatible with the surrounding area;
- 2) The proposed development is consistent with the City's Master Plan;

- 3) The proposed development does not adversely affect the health, safety, and welfare of the inhabitants of the area and the City of Northglenn;
- 4) Adequate circulation exists and traffic movement will not be impeded by the proposed development; and
- 5) Additional municipal service costs will not be incurred.

RESPECTFULLY SUBMITTED:



Travis Reynolds, AICP
Senior Planner

WHAT'S NEXT: Pending a decision to make a recommendation from the Planning Commission, the recommendation is forwarded to the City Council at the time of their hearing for the rezoning of the property to Preliminary PUD.

FUTURE APPLICATIONS:

- | | |
|------------------------------------|---|
| <i>1. Minor Subdivision</i> | <i>approved administratively by staff</i> |
| <i>2. Final PUD</i> | <i>approved by the Planning Commission</i> |
| <i>3. Building Permits</i> | <i>approved administratively by staff</i> |

EXHIBIT A



EXHIBIT B

SPONSORED BY: MAYOR DOWNING

COUNCILMAN'S RESOLUTION

RESOLUTION NO.

No. CR-141
Series of 2010

10-138
Series of 2010

A RESOLUTION APPROVING AN AMENDMENT TO THE NORTHGLENN COMPREHENSIVE PLAN

WHEREAS, the City of Northglenn is a home rule municipal corporation organized under and pursuant to Article XX of the Colorado Constitution and the City of Northglenn Home Rule Charter;

WHEREAS, by virtue of such authority, and as further authorized by State statutes, including but not limited to C.R.S. § 31-23-206 *et seq.* and Section 11-40-9 of the Northglenn Municipal Code, the City has authority to make, adopt, and amend the comprehensive plan for the physical development of the municipality;

WHEREAS, the Planning Commission conducted a public hearing on a proposed amendment to the Northglenn Comprehensive Plan on October 5, 2010 (the "Plan Amendment"), and following said hearing the Commission, by a majority vote recorded in its official minutes, approved the Plan Amendment attached hereto; and

WHEREAS, City Council has reviewed the Plan Amendment and has determined that it is in the public interest that the Plan Amendment be adopted for the purpose of guiding growth, redevelopment, and capital investment in the City of Northglenn.

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

Section 1. The City Council hereby ratifies the adoption by the City of Northglenn Planning Commission of the Plan Amendment, attached hereto as Exhibit A, and incorporated herein by this reference.

Section 2. The City Manager is directed to cause an attested copy of the attached Plan Amendment to be filed with the Offices of the Adams and Weld County Clerk and Recorder in accordance with C.R.S. § 31-23-208.

DATED, at Northglenn, Colorado, this 28th day of October, 2010.


JOYCE DOWNING
Mayor



Action Items

Development Review Committee TH Automotive Preliminary PUD Plan Review Summary #1 March 18, 2011

The following specific items have been noted in the plan review as needing corrective action. Please check each item as it is corrected on the plans to expedite your plan approval.

Sheet No.	City Staff Review Comments
1	Site Data item #10 – Please depict the realigned sidewalk as on Tract A as a public improvement. Please note that the City expects the realignment of the sidewalk to occur as part of the site development at the developers expense.
	Site Data item #10 – Please indicate driveway pans in the R.O.W. and sidewalk/trail repair/replacement as public improvements. Additionally , the City requests the construction of a sidewalk along the northern boundary of Tract 34A in the City R.O.W. These improvements and stipulations regarding the timing of their installation will be memorialized in a subdivision improvement agreement.
	Site Data item #12 – Please remove the note indicating “Tract A is for the detention facility”. This parcel will remain a private parcel and be required to be maintained by the landowner.
	Site Data Item #13 – Please remove the note indicating “The City of Northglenn reserves the right to periodically review this PUD.....” This note is redundant to item #1 under “Standard Notes” at the top of the page.
	Standard Note #4 - correct to read as follows " All construction in the public right-of-way shall be in conformance with the City of Northglenn Public Right-of-Way Standards and Specifications (latest edition)"
	Maintenance Requirement statement - the text is incomplete. Add "...protective devices. Should the applicant or any subsequent property..." after the word 'other' at the end of the 4th line.
	Maintenance Requirement statement - the 9th line should read "...for such maintenance <u>within</u> ten (10) calendar days, to ..."
2	Please remove all references to easements, established and proposed.

	These will be dedicated, vacated, and depicted on the forthcoming subdivision plat.
	Please depict the “relocated bike path” without a trail crossing at Irma Drive. Upon removal of the old path, please remove the crossing pan in the R.O.W. on the drawings as well. The aim is to remove any mid-block crossing on Irma Drive and require trail users to cross at Leroy and Irma. With removal of the original trail, please remove the pan in the R.O.W. Please depict these changes on all subsequent pages.
	There is an existing trail sign to the south of the existing trail. Please plan for relocation of the sign to the SE corner of Tract A on the interior of the new trail radius/turn. The new easement for the trail should accommodate the relocation of the sign.
	The floodplain limits for Grange Hall Creek need to be added.
3	If it will be drained to Grange Hall Creek, then the floodplain elevation needs to be considered. If the pond will drain to the storm sewer line in Irma (currently not shown on the map. Please depict) then the depths and utility crossings in Irma right-of-way should be considered.
4	There is a storm sewer inlet at the northeast corner of this property (southwest corner of the intersection). Please show the inlet and the pipe connecting the inlet to the main storm sewer line on the east side of Irma.

North Metro Fire Rescue District

Please reference the letter sent to the applicant by North Metro Fire Rescue District with conditions of approval.

City of Northglenn Development Review Committee

Responsible Party Acknowledgement

I have reviewed the Plan Review Action Item List provided by the City of Northglenn Development Review Committee, and confirm the corrections noted have been made to the plan sheets. I further understand that the omission of any particular item from the Plan Review Action Item List on the plan sets will result in resubmitting full plan sets to the DRC Committee for the standard review process.

Name

Signature

Date

Project Name

Project Location/Address

Please complete this form and return with the revised plans.

CITY STAFF USE

Received by: _____

Date Stamp: _____

Travis Reynolds - TH Automotive Preliminary PUD Comments

From: Amanda Peterson
To: Reynolds, Travis
Date: 3/16/2011 9:16 AM
Subject: TH Automotive Preliminary PUD Comments

Travis,

As per our discussion last week, Parks & Recreation has comments regarding the existing trail on the east and south side of the property. Staff is in agreement with the proposed re-alignment of the trail on the south side, with several minor modifications. There are two proposed curb cuts (one existing, one new) on Irma. Neither lead to an appropriate pedestrian crossing. I would recommend removal of both. Second, there is an existing trail sign just to the south of the existing trail. Space within the easement should be provided to allow the sign to be relocated just to the north of the proposed trail. If approved, it is anticipated that all work will be completed at the expense of the property owner.

Amanda

Amanda Peterson
Director of Parks, Recreation & Cultural Services
City of Northglenn
303.450.8950
11801 Community Center Drive
Northglenn, CO 80233

Travis Reynolds - TH Automotive Prelim PUD comments

From: Pam Acre
To: Reynolds, Travis
Date: 3/18/2011 11:10 AM
Subject: TH Automotive Prelim PUD comments

Travis,
Below are my comments on the Preliminary PUD submittal.

Title Sheet -

Standard Note #4 - correct to read as follows " All construction in the public right-of-way shall be in conformance with the City of Northglenn Public Right-of-Way Standards and Specifications (latest edition)"

Maintenance Requirement statement - the text is incomplete. Add "...protective devices. Should the applicant or any subsequent property..." after the word 'other' at the end of the 4th line.

Maintenance Requirement statement - the 9th line should read "...for such maintenance within ten (10) calendar days, to ..."

Site Plan sheet -

The floodplain limits for Grange Hall Creek need to be added.

Grading Plan or Utility Plan sheet -

Where will the proposed detention pond drain to? If it will be drained to Grange Hall Creek, then the floodplain elevation must be considered. If the pond will drain to the storm sewer line in Irma (not shown on the map and should be) then you must consider depths and utility crossings in Irma right-of-way.

Utility Plan sheet -

There is a storm sewer inlet at the northeast corner of this property (southwest corner of the intersection). Please show the inlet and the pipe connecting the inlet to the main storm sewer line on the east side of Irma.

Please let me know if you have any questions.

Thanks,
Pam

TH AUTOMOTIVE PRELIMINARY PUD

STANDARD NOTES

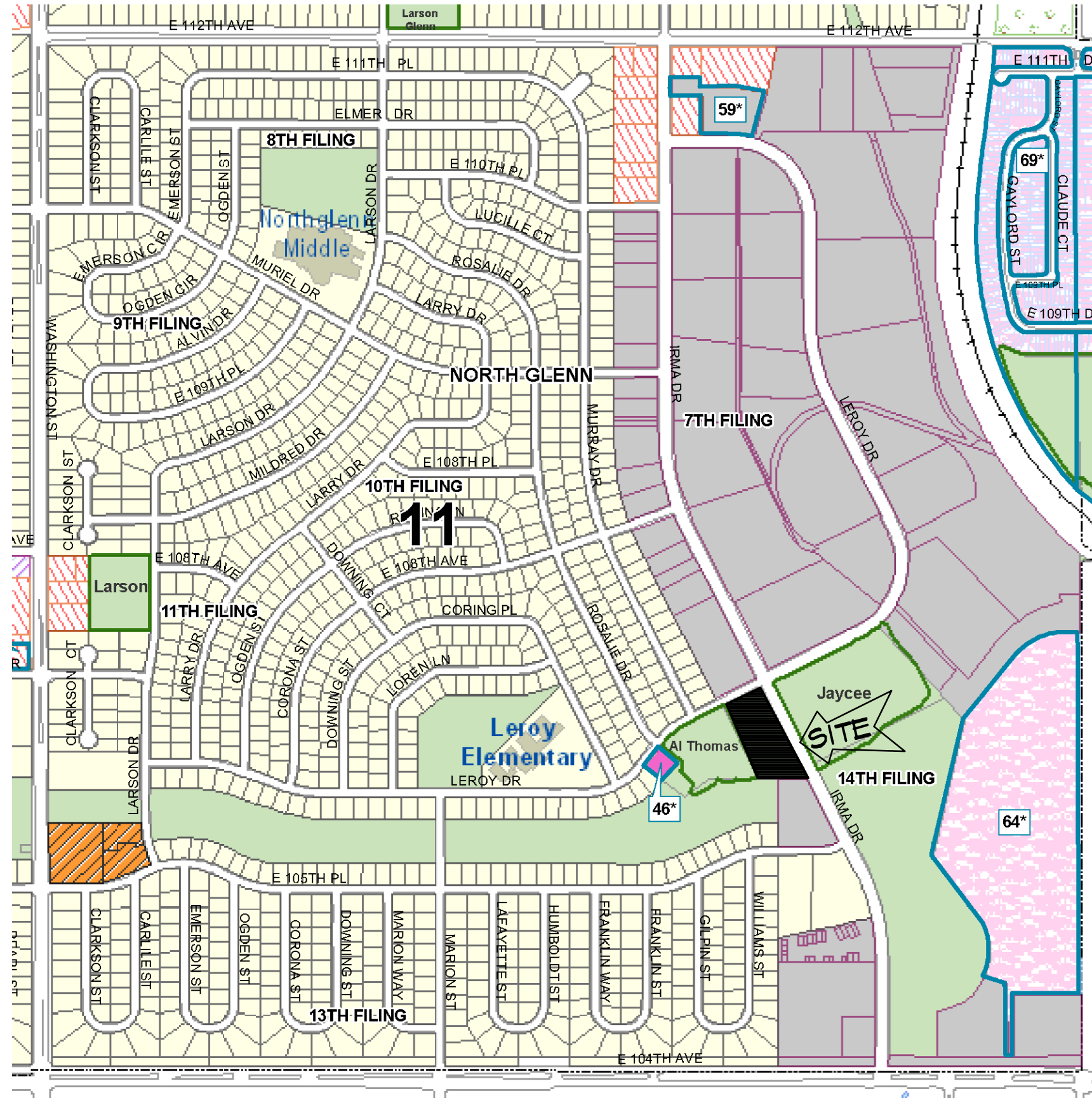
1. THE CITY OF NORTHGLENN RESERVES THE RIGHT TO PERIODICALLY REVIEW THIS PUD FOR CONFORMANCE WITH ITS PROPOSED CONSTRUCTION SCHEDULE AND WHEN APPROPRIATE, REZONE THIS PROPERTY TO A DIFFERENT ZONING CLASSIFICATION.
2. ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL CONFORM TO CITY OF NORTHGLENN UTILITY STANDARDS AND SPECIFICATIONS.
3. ALL UTILITY TAPS SHALL BE SUPERVISED AND INSPECTED BY CITY OF NORTHGLENN PERSONNEL.
4. ALL CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY SHALL BE IN CONFORMANCE WITH CITY OF NORTHGLENN PUBLIC RIGHT-OF-WAY STANDARDS AND SPECIFICATIONS (LATEST EDITION).
5. ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.
6. PRIOR TO ISSUANCES OF A BUILDING PERMIT, THE CITY MUST REVIEW AND APPROVE THE FOLLOWING:
 -GRADING AND DRAINAGE PLAN AND REPORT
 -EROSION CONTROL PLAN
 -WATER AND SANITARY SEWER UTILITY CONSTRUCTION PLAN
 -LANDSCAPE PLAN
 -COMPLETE CONSTRUCTION PLANS FOR ALL REQUIRED PUBLIC IMPROVEMENTS, GUTTER, SIDEWALK AND TRAIL ON AND ADJACENT TO THIS SITE SHALL BE REQUIRED AS NECESSARY AND BROUGHT TO CURRENT CITY STANDARDS.

SITE DATA

- 1) TOTAL SITE AREA:
 PROPOSED TRACT 34A 1.12 ACRES (48,946 SF)
 PROPOSED TRACT 34B 0.92 ACRES (40,192 SF)
 PROPOSED TRACT A 0.35 ACRES (15,324 SF)
 TOTAL(TRACT 34) 2.39 ACRES (104,462 SF)
- 2) EXISTING AND PROPOSED STREETS
 IRMA DRIVE ON EAST
 LEROY DRIVE ON NORTH
 NO PROPOSED STREETS
- 3) NO RESIDENTIAL UNITS
- 4) GROSS SQUARE FOOTAGE NON RESIDENTIAL FLOOR SPACE
 LOT 34A - 14,634 MAXIMUM
 LOT 34B - 12,058 MAXIMUM
- 5) MINIMUM BUILDING SETBACKS
 FRONT - 25'
 REAR - 20'
 SIDES - 10'
 BUILDINGS 20'
- 6) MAXIMUM BUILDING HEIGHTS
 COMMERCIAL - 30'
- 7) POINTS OF ACCESS
 ONE ACCESS FROM LEROY DRIVE - LOT 34A
 ONE ACCESS FROM IRMA DRIVE - JOINT ACCESS LOTS 34A & 34B
- 8) CONCEPTUAL LAND USE

TRACT A	DETECTION AREA	15,324SF	0.352AC	100%
LOT 34A	BUILDING	14,684SF	0.337AC	30.0%
	LANDSCAPING	7,342SF	0.168AC	15.0%
	DRIVEWAYS AND PARKING	26,740SF	0.614AC	55.0%
LOT 34B	BUILDING	12,058SF	0.277AC	30.0%
	LANDSCAPING	6,029SF	0.138AC	15.0%
	DRIVEWAYS AND PARKING	22,107SF	0.507AC	55.0%
- 9) PRELIMINARY LOT LINES SHOWN
- 10) PUBLIC IMPROVEMENTS
 REALIGNMENT OF SIDEWALK ON SOUTH PROPERTY LINE.
 INSTALLATION OF SIDEWALK ALONG LEROY DRIVE.
 INSTALLATION OF DRIVEWAY PANS
- 11) PARKING
 PARKING REQUIREMENTS SHALL BE PER SECTION 11-33-6 OF THE ZONING ORDINANCE EXCEPT AS FOLLOWS:
 MOTOR VEHICLE REPAIR SHALL PROVIDE ONE (1) SPACE PER TWO (2) EMPLOYEES ON THE LARGEST SHIFT AND ONE (1) SPACE PER REPAIR BAY.
- 12) PUBLIC LAND DEDICATIONS
 NONE
- 13) CONSTRUCTION SCHEDULE
 LOT 34A - SUMMER 2011
 LOT 34B - UNDETERMINED
 TRACT A - SUMMER 2011
- 14) ALLOWED USES
 THE USES ALLOWED IN THIS PUD WILL BE THE SAME AS IN ZONING C5.

TRACT 34, NORTH GLENN-FOURTEENTH FILING, SECTION 11, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO



SECTION 16-17-15. MAINTENANCE REQUIREMENTS

PERSONS CARRYING OUT SOIL EROSION AND SEDIMENT CONTROL MEASURES UNDER THIS ARTICLE, AND ALL SUBSEQUENT OWNERS OF PROPERTY CONCERNING WHICH SUCH MEASURES HAVE BEEN TAKEN, SHALL MAINTAIN ALL PERMANENT EROSION CONTROL FACILITIES, DETENTION PONDS, RETAINING WALLS, STRUCTURES, PLANTINGS AND OTHER PROTECTIVE DEVICES. SHOULD THE APPLICANT OR ANY SUBSEQUENT PROPERTY OWNERS FAIL TO ADEQUATELY MAINTAIN THE PERMANENT EROSION CONTROL FACILITIES, DETENTION PONDS, RETAINING WALLS, STRUCTURES, PLANTINGS, AND OTHER PROTECTIVE DEVICES, THE CITY RESERVES THE AUTHORITY, AFTER PROPERLY NOTIFYING THE OWNER OF NEEDED MAINTENANCE AND THE OWNER FAILING TO RESPOND TO THE CITY'S DEMAND FOR SUCH MAINTENANCE WITHIN TEN (10) CALENDAR DAYS, TO ENTER AFFECTED PROPERTY, PROVIDE NEEDED MAINTENANCE AND TO CHARGE THE OWNER FOR THE WORK PERFORMED BY THE CITY OR ITS CONTRACTORS, SUCH ASSESSMENT, PLUS A 15% ADMINISTRATIVE FEE FOR THE CITY'S ADMINISTRATIVE AND/OR LEGAL COSTS, SHALL BECOME A LIEN AGAINST THE PROPERTY, RECORDED AND COLLECTED IN ACCORDANCE WITH APPLICABLE LAW.

SHEET INDEX

1 of 4	COVER SHEET
2 of 4	SITE PLAN
3 of 4	GRADING PLAN
4 of 4	UTILITY PLAN

REVISIONS

DAVID E. ARCHER & ASSOCIATES, INC.
 LAND DEVELOPMENT CONSULTING
 SURVEYING & ENGINEERING
 PHONE (303) 688-4642
 105 WILCOX ST. CASTLE ROCK, COLORADO 80104

SCALE 1"=30'
 DATE 2-16-11
 DR'N. CKD.
 AP'VD.

COVER SHEET	
TRACT 34, NORTH GLENN FOURTEENTH FILING, ADAMS COUNTY, COLORADO	
TH AUTOMOTIVE	
Sheet 1 of 4	JOB NUMBER 10-0483

PROJECT TEAM

DEVELOPER:

MR. TIM HAWPE
 TH AUTOMOTIVE
 10750 IRMA DRIVE UNITS 5 & 6
 NORTHGLENN, CO 80233
 PH: 303-255-8487

SURVEYOR:

DAVID ARCHER, PLS
 DAVID E. ARCHER AND ASSOCIATES
 105 WILCOX STREET
 CASTLE ROCK, CO
 PH: 303-688-4642

ENGINEER:

KEVIN ARCHER, PE
 DAVID E. ARCHER AND ASSOCIATES
 105 WILCOX STREET
 CASTLE ROCK, CO
 PH: 303-688-4642

ARCHITECT:

DOUGLAS J. EICHELBERGER
 12345 SO. SPRING VALLEY ROAD
 LARKSPUR, CO 80118
 PH: 303-688-5211

ENGINEER'S CERTIFICATE

I, KEVIN ARCHER, P.E., A REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THE PLANS FOR TH AUTOMOTIVE PRELIMINARY PUD WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

KEVIN ARCHER _____ DATE _____

OWNER

I, _____, HEREBY AFFIRM THAT I AM _____ OF THE PROPERTY DESCRIBED HEREIN, KNOWN AS TH AUTOMOTIVE

OWNER _____ DATE _____

NOTARY PUBLIC _____ DATE _____

SEAL _____

APPROVAL LIST

PLANNING COMMISSION CHAIRPERSON _____ DATE _____

DIRECTOR OF PLANNING AND DEVELOPEMENT _____ DATE _____

DIRECTOR OF PUBLIC WORKS AND UTILITIES _____ DATE _____

MAYOR _____ DATE _____

CITY CLERK _____ DATE _____

CERTIFICATE OF CLERK AND RECORDER

THIS PRELIMINARY PUD WAS FILED FOR RECODING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER IN THE COUNTY OF ADAMS, STATE OF COLORADO, THIS _____ DAY OF _____, 2011, AND ENTERED IN PLAT BOOK _____

AT PAGE _____, RECEPTION NO. _____

BY: _____
 DEPUTY

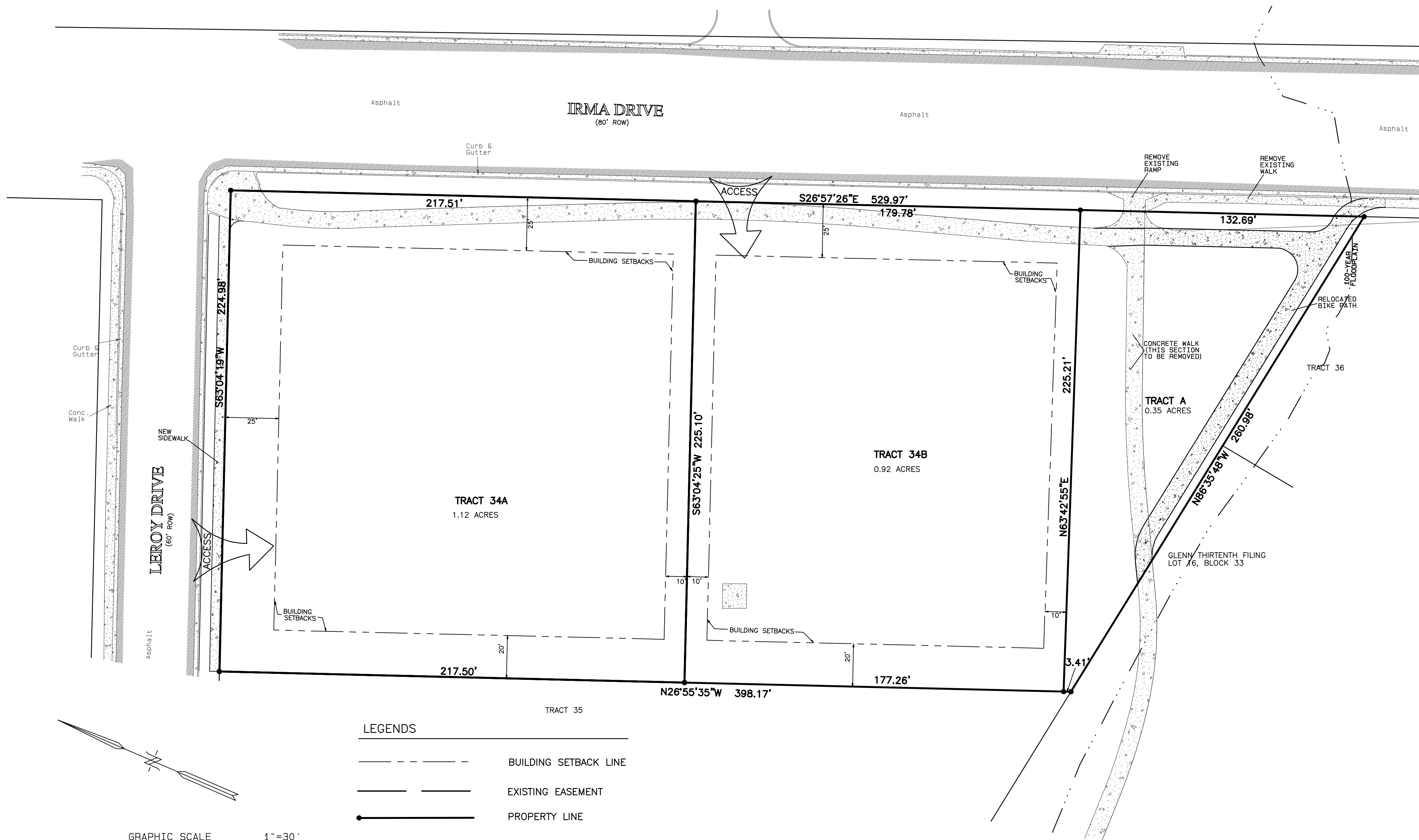
CLERK CLERK AND RECORDER _____

MY COMMISSION EXPIRES: _____




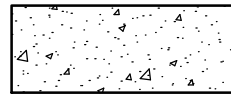
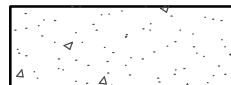
INSTRUMENT NO. _____

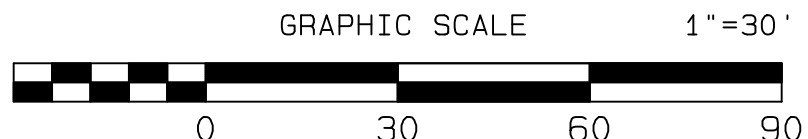
TH AUTOMOTIVE PRELIMINARY PUD

TRACT 34, NORTH GLENN-FOURTEENTH FILING, SECTION 11, TOWNSHIP 2 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO



LEGENDS

-  BUILDING SETBACK LINE
-  EXISTING EASEMENT
-  PROPERTY LINE
-  PROPOSED CONCRETE
-  EXISTING CONCRETE



REVISIONS	
SIDEWALKS	3-22-11

DAVID E. ARCHER & ASSOCIATES, INC.
 LAND DEVELOPMENT CONSULTING
 SURVEYING & ENGINEERING
 PHONE (303) 688-4642
 105 WILCOX ST. CASTLE ROCK, COLORADO 80104

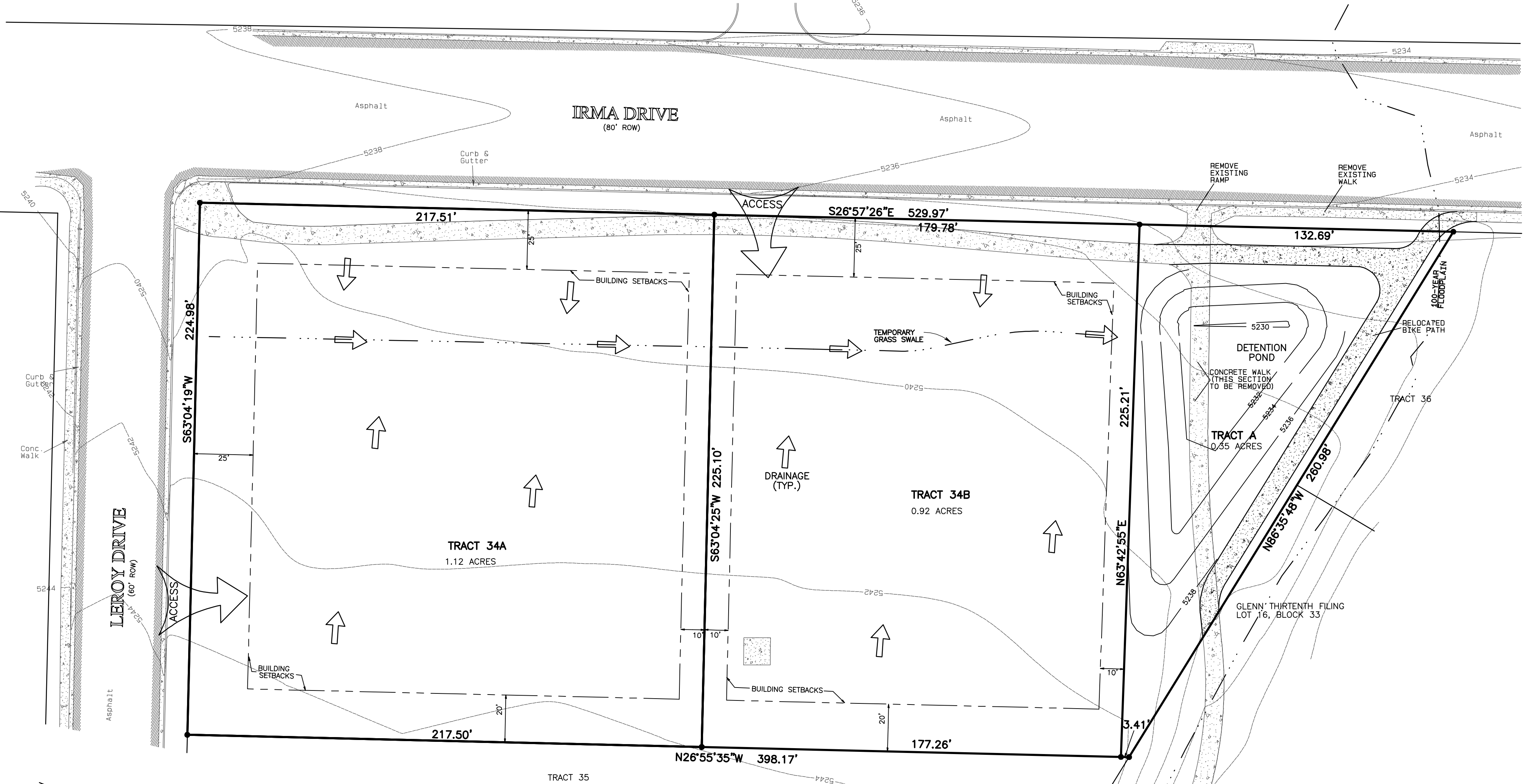


SCALE 1"=30'
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 AP'VD.

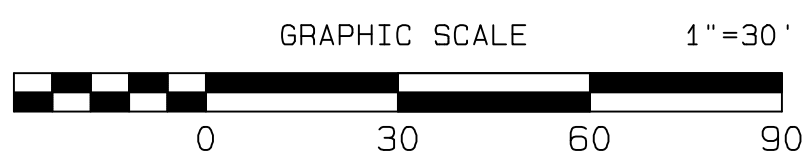
SITE PLAN	
TRACT 34, NORTH GLENN FOURTEENTH FILING, ADAMS COUNTY, COLORADO	
CLIENT	TH AUTOMOTIVE
Sheet 2 of 4	JOB NUMBER 10-0483

TH AUTOMOTIVE PRELIMINARY PUD

TRACT 34, NORTH GLENN-FOURTEENTH FILING, SECTION 11, TOWNSHIP 2 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO

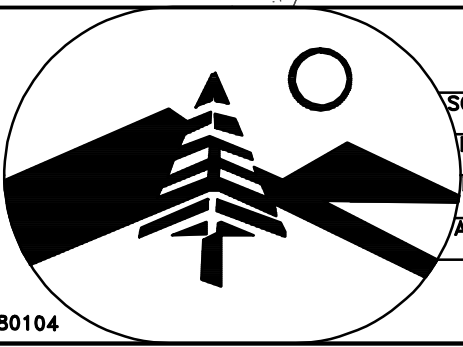


- LEGENDS**
- FLOW DIRECTION
 - EX CONTOURS (2' INTERVAL)
 - PROPOSED CONTOURS (2' INTERVAL)
 - EXISTING EASEMENT
 - PROPERTY LINE
 - PROPOSED CONCRETE
 - EXISTING CONCRETE



NO.	DESCRIPTION

DAVID E. ARCHER & ASSOCIATES, INC.
 LAND DEVELOPMENT CONSULTING
 SURVEYING & ENGINEERING
 PHONE (303) 688-4642
 105 WILCOX ST. CASTLE ROCK, COLORADO 80104



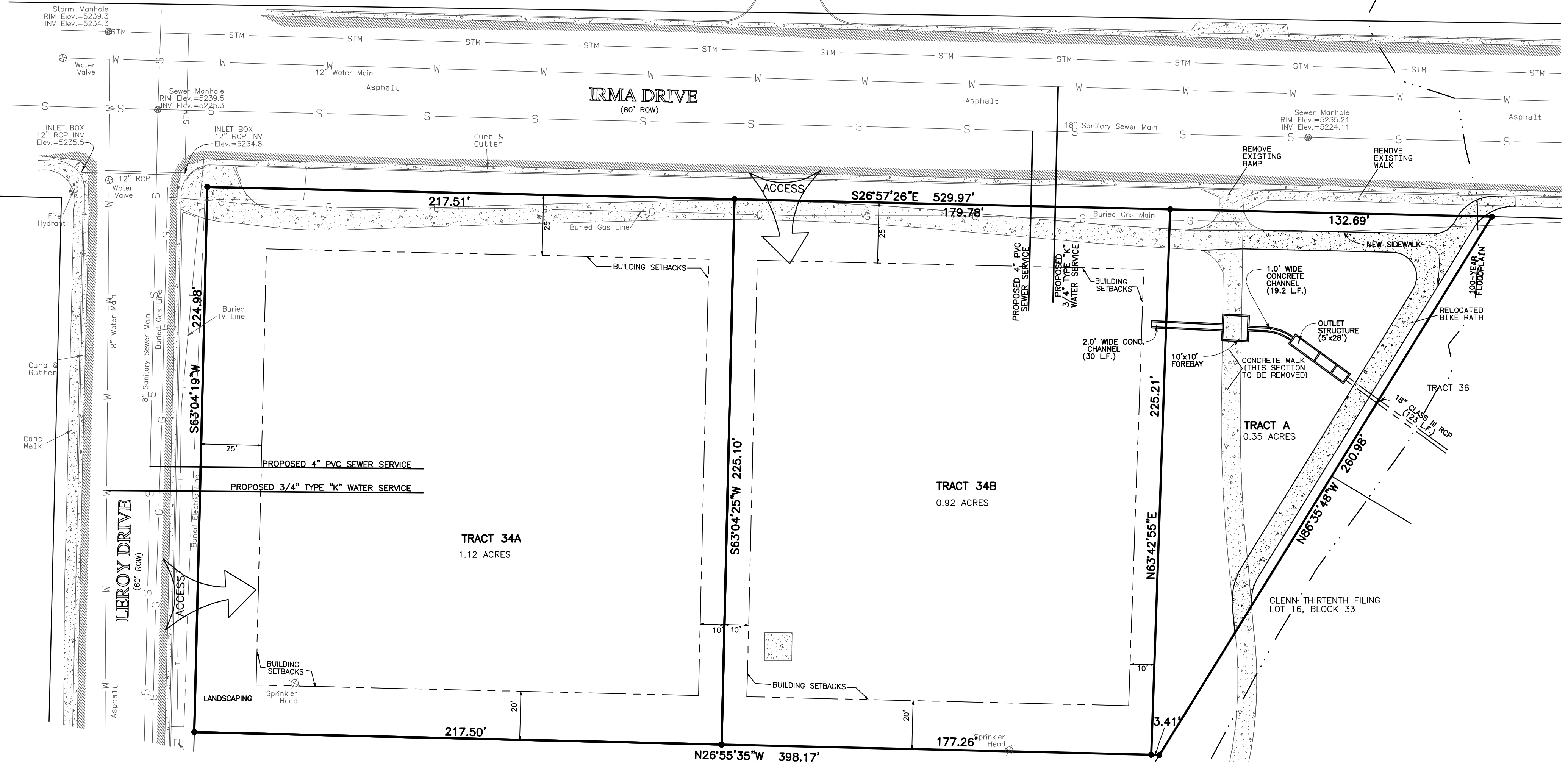
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DATE	2-16-11
DR'N.	CKD.
AP'VD.	

GRADING PLAN	
TRACT 34, NORTH GLENN FOURTEENTH FILING, ADAMS COUNTY, COLORADO	
CLIENT	TH AUTOMOTIVE
Sheet 3 of 4	JOB NUMBER 10-0483

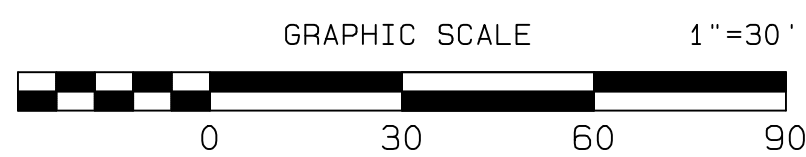
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TH AUTOMOTIVE PRELIMINARY PUD

TRACT 34, NORTH GLENN-FOURTEENTH FILING, SECTION 11, TOWNSHIP 2 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO

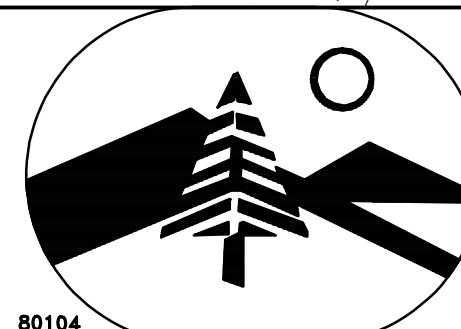


LEGENDS		TRACT 35
	EX GAS LINE	
	PROPOSED WATER SERVICE	
	EX WATER LINE	
	PROPOSED SEWER SERVICE	
	EX SANITARY SEWER LINE	
	BUILDING SETBACK LINE	
	EXISTING EASEMENT	
	PROPERTY LINE	
	PROPOSED CONCRETE	
	EXISTING CONCRETE	



REVISIONS
OUTLET 3-24-11

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 688-4642
105 WILCOX ST. CASTLE ROCK, COLORADO 80104



SCALE 1"=30'
DATE 2-16-11
DR'N. CKD.
AP'VD.

TITLE	UTILITY PLAN TRACT 34, NORTH GLENN FOURTEENTH FILING, ADAMS COUNTY, COLORADO
CLIENT	TH AUTOMOTIVE
SHEET	4 of 4
JOB NUMBER	10-0483

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SPONSORED BY: MAYOR DOWNING

COUNCILMAN'S BILL

ORDINANCE NO.

No. CB-1750
Series of 2011

Series of 2011

A BILL FOR A SPECIAL ORDINANCE REZONING FROM O-1 OPEN SPACE TO PLANNED UNIT DEVELOPMENT PUD, CERTAIN REAL PROPERTY IN THE CITY OF NORTHGLENN LOCATED AT 10551 IRMA DRIVE, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, AMENDING THE ZONING MAP OF THE CITY OF NORTHGLENN, AND IMPOSING PENALTIES FOR VIOLATIONS OF THE ORDINANCE

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. A need exists for the rezoning from O-1 Open Space to Planned Unit Development (PUD);
- B. The property at 10551 Irma Drive is the correct location for the proposed development;
- C. Significant changes in the area have occurred to warrant the proposed zone change;
- D. Adequate circulation exists and traffic movement will not be impeded by the proposed development; and
- E. Additional municipal service costs will not be incurred which the City is not prepared to meet.

Section 2. Change of Zoning District. Pursuant to the provisions of the Northglenn Zoning Ordinance, as amended, and upon the recommendation of the Northglenn Planning Commission, a change of zoning from O-1 Open Space to Planned Unit Development PUD is hereby approved pursuant to Section 11-37-2(h) and granted for the real property in the City of Northglenn, Colorado, described as 10551 Irma Drive, City of Northglenn, County of Adams, State of Colorado. The City Council determines that this change of zoning district is consistent with the Comprehensive Master Plan of the City of Northglenn.

Section 3. Change of Zone Maps. The official zoning map of the City of Northglenn, pursuant to the provisions of Section 11-3-1 of the Municipal Code of the City of Northglenn, as amended, shall be and hereby is ordered amended to conform with the provisions set in Section 1 of this Ordinance.

Section 4. Violations-Penalty. Violations of the provisions of this Ordinance shall be punishable by a fine of not more than one thousand dollars (\$1,000.00), or by imprisonment for a period of not more than one (1) year, or both such fine and imprisonment.

INTRODUCED, READ, AND ORDERED POSTED this _____ day of _____,
2011.

JOYCE DOWNING
Mayor

ATTEST:

JOHANNA SMALL, CMC
City Clerk

PASSED ON SECOND AND FINAL READING this _____, day of _____,
2011.

JOYCE DOWNING
Mayor

ATTEST:

JOHANNA SMALL, CMC
City Clerk

APPROVED AS TO FORM:

COREY Y. HOFFMANN
City Attorney