

PLANNING & DEVELOPMENT MEMORANDUM
#18-2024

DATE: April 8, 2024

TO: Honorable Mayor Meredith Leighty and City Council Members

THROUGH: Heather Geyer, City Manager *hmg*
Jason Loveland, Deputy City Manager *AL2*

FROM: Brook Svoboda, Director of Planning & Development *BS*

SUBJECT: CB-2019 – Unified Development Ordinance Amendment

PURPOSE

To consider CB-2019, an ordinance on first reading amending Section 11-3-3(e)(1) of the Municipal Code regarding commercial uses.

BACKGROUND

The policy addresses commercial uses under the Unified Development Ordinance (UDO) by limiting commercial sales on public and private property to those with permission of the landowner or the landowner's designee. The intent of the regulations is to prevent unsolicited vendors on public and private property, where in certain cases those sales may pose a life-safety concern of nuisance to the vendor or the public.

The proposed amendment was presented to the Planning Commission on April 2, 2024. The Commission unanimously approved a resolution recommending City Council approval of the UDO amendment.

BUDGET/TIME IMPLICATIONS

There are no financial impacts.

If CB-2019 is approved on first reading, a public hearing and second reading of the proposed ordinance will be scheduled for April 20, 2024.

STAFF RECOMMENDATION

Staff recommends the approval of CB-2019 on first reading.

STAFF REFERENCE

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

CB-2019 – Unified Development Ordinance Amendment

SPONSORED BY: MAYOR LEIGHTY

COUNCIL MEMBER'S BILL

ORDINANCE NO.

No. CB-2019
Series of 2024

Series of 2024

A BILL FOR AN ORDINANCE AMENDING SECTION 11-3-3(e)(1) ADDRESSING COMMERCIAL USES UNDER THE CITY OF NORTHGLENN UNIFIED DEVELOPMENT ORDINANCE

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

Section 1. Section 11-3-3(e)(1) of the City of Northglenn Municipal Code is amended to read as follows:

(1) Commercial Uses, Generally. ~~Commercial uses shall take place entirely within enclosed buildings and all merchandise, either for sale or display, shall be kept or stored entirely within completely enclosed structures, unless otherwise indicated.~~

(A) Commercial uses shall take place entirely within enclosed buildings and all merchandise, either for sale or display, shall be kept or stored entirely within completely enclosed structures, unless otherwise indicated; AND

(B) NO COMMERCIAL USE, INCLUDING THE STORAGE OF GOODS, MAY BE CONDUCTED ON PUBLIC OR PRIVATE PROPERTY IN A COMMERCIAL ZONED DISTRICT WITHOUT THE PERMISSION OF THE LANDOWNER OR THE LANDOWNER'S AUTHORIZED DESIGNEE.

INTRODUCED, READ AND ORDERED POSTED this ____ day of _____, 2024.

SHANNON LUKEMAN-HIROMASA
Mayor Pro Tem

ATTEST:

JOHANNA SMALL, MMC
City Clerk

PASSED ON SECOND AND FINAL READING this ____ day of _____,
2024.

MEREDITH LEIGHTY
Mayor

ATTEST:

JOHANNA SMALL, MMC
City Clerk

APPROVED AS TO FORM:

COREY Y. HOFFMANN
City Attorney