COUNCILMAN'S RESOLUTION

NO. __CB-1636__

Series of 2007

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

A PUBLIC HEARING WILL BE HELD ON CB-1636, SERIES OF 2007, ENTITLED "A BILL FOR A SPECIAL ORDINANCE REZONING FROM C-5 AND C-4 TO PLANNED UNIT DEVELOPMENT (PUD) CERTAIN REAL PROPERTY IN THE CITY OF NORTHGLENN COMMONLY KNOWN AS THE "120TH AVENUE AND GRANT STREET RETAIL DISTRICT" IN THE COUNTY OF ADAMS, STATE OF COLORADO, AND AMENDING THE ZONING MAP OF THE CITY OF NORTHGLENN" ON NOVEMBER 8, 2007 AT 7:30 P.M., CITY HALL COUNCIL CHAMBERS, 11701 COMMUNITY CENTER DRIVE, NORTHGLENN.

DATED this 25th day of October, 2007.

/s/
KATHLEEN M. NOVAK
ATTEST:

/s/
DIANA L. LENTZ, CMC
City Clerk

AFFIDAVIT OF POSTING:

I, ______________________, certify that CB-1636 was posted at the authorized posting places in the City of Northglenn this _____ day of ____________________, 2007.

Deputy City Clerk
PLANNING AND DEVELOPMENT MEMORANDUM

#07-08

October 17, 2007

TO: Honorable Mayor Kathleen Novak and City Council Members

FROM: A.J. Krieger, City Manager
Jim Hayes, Planning and Development Director
Travis Reynolds, Senior Planner

SUBJECT: Preliminary Planned Unit Development (PUD) for 120th Avenue and Grant Street Retail District – CB-1636

RECOMMENDATION:
Attached to this memorandum is a proposed ordinance, which, if approved, would rezone the certain properties collectively known as the 120th and Grant Street Retail District from a combination of C-4 & C-5 Commercial to Planned Unit Development. Staff recommends approval of this proposed ordinance.

BACKGROUND:
The City and the Northglenn Urban Renewal Authority (NURA) are requesting rezoning of a collection of parcels located between the southeast corner of the I-25 interchange and Grant Street. The request aims to rezone the properties from their current C-5 & C-4 Commercial designation to PUD via the City’s process. The proposed PUD designation will provide for the maximization of land resources in that location with the construction of approximately a 95,000 square foot retail development and a 37,000 square foot public plaza on 10.72 acres (Attachment A). This proposal is the first phase of future redevelopment of the larger area adjacent to Webster Lake and E.B. Rains Jr. Park. Future phases will include a residential/mixed use area to the east and a redevelopment of the recreation center/city hall area to the south, pending a November ballot initiative (Attachment B).

The City and NURA began assembly of the various parcels that comprise the site in 2004. Over time, they have assembled approximately 11 acres for redevelopment. The area under consideration is the former site of a Days Inn hotel, a Sinclair gas station, and a small tenant space shopping center. The City has undertaken demolition of the hotel, the shopping center, and the gas station. Reclamation and clean-up of the gas station began in the spring of 2007 and is ongoing. A structure that operates as a deli/restaurant remains on the site at the corner of Grant Street and 120th Avenue. The structure will be demolished, at a future date, to make way for the construction of new in-line tenant space. All parcels included in the proposed development are currently zoned C-5 Commercial with the exception of the former Sinclair gas station that is zoned C-4 Commercial.

The City's current ownership of the land and subsequent relationship with the subdeveloper (Zing! & Prime West) lends itself to a unique set of circumstances. As owners of the land, the City, through the preliminary PUD, is petitioning to rezone the property from its current C-4 & C-5 zoning to PUD. Upon rezoning per the Preliminary PUD process, the City will then transfer land ownership to the subdeveloper in accordance with the development agreement executed in
late summer 2007. The subdeveloper will, in turn, file Final PUD documents at a later date which will communicate the finer details of the development and final design considerations.

The PUD designation allows for additional controls regarding such things as land uses and a customized set of zoning parameters that most appropriately fit the site. By maintaining control of the property through the Preliminary PUD/rezoning stage the City protects itself from certain uses-by-right that are allowed under the current C-4 & C-5 zoning and establishes a set of preliminary land use controls that are most advantageous to the City's interests. In addition to the standard set of Preliminary PUD documents, the City is also incorporating a set of design guidelines that will place an additional set of controls on the property. These guidelines help direct the elements of the public realm (architecture, landscaping, parking, etc.) and certain design considerations. The application of these guidelines at this stage of the PUD process will again aid the City in controlling certain design aspects of the development to their advantage.

Current zoning ordinance requirements for Preliminary PUD’s, as stated in chapter/article/section 11-16-5 (a), call for an abbreviated set of plans that depict site design considerations in a general nature. Final action for this phase of the process rests with City Council and their adoption of a special zoning ordinance for rezoning to PUD.

Future requirements for the Final PUD designation demand a finer set of detail. Per the development agreement, responsibility for the Final PUD falls on the subdeveloper. They understand this distinction and will be providing information accordingly at the time of Final PUD action and designation by the Planning Commission.

Planning Commission reviewed the application at a public hearing on October 9th, 2007. The subdeveloper provided a presentation to the Commission and entertained questions. The Commission unanimously recommended approval of the rezoning to PUD. A similar presentation is planned for the ordinance’s second reading and public hearing on November 8th, 2007.

**BUDGET/TIME IMPLICATIONS:**
A development agreement between the City and the subdeveloper was executed in late summer 2007. The City’s requirements, prior to property transfer, of the development agreement include the rezoning of the property through the PUD process and the creation of design guidelines. Per the development agreement, these required actions must take place within a six month feasibility period. The adoption of the special ordinance to rezone to PUD will satisfy a large portion of the development agreement.

**STAFF REFERENCE:**
If Council members have any comments or questions, they may contact Jim Hayes, jhayes@northglenn.org or Travis Reynolds, treynolds@northglenn.org
SPONSORED BY: COUNCIL MEMBER GARNER

COUNCILMAN'S BILL

No. _______ CB-1636
Series of 2007

ORDINANCE NO.

Series of 2007

A BILL FOR A SPECIAL ORDINANCE REZONING FROM C-5 AND C-4 TO PLANNED UNIT DEVELOPMENT (PUD) CERTAIN REAL PROPERTY IN THE CITY OF NORTHGLENN COMMONLY KNOWN AS THE “120TH AVENUE AND GRANT STREET RETAIL DISTRICT” IN THE COUNTY OF ADAMS, STATE OF COLORADO, AND AMENDING THE ZONING MAP OF THE CITY OF NORTHGLENN

WHEREAS, all of the property described in Exhibit A is currently zoned C-5, except for the parcel formerly known as the Sinclair Gas Station with an address of 20 East 120th Avenue, Northglenn, Colorado 80233 and with a legal description as follows:

That part of the N.E. ¼ of Section 3 T 2 S R 68W of the Sixth Principal Meridian, County of Adams, State of Colorado, described as follows:

Beginning at a point 10 feet East, and 50 feet South of the N.W. corner of said N.E. ¼; thence Easterly and parallel to the N. Line of said N.E. ¼ a distance of 170.00 feet, thence on an angle to the right of 89°54'33" and parallel to the West line of said N.E. ¼ a distance of 180.00 feet; thence on an angle to the right of 90°05'27" and parallel to the North line of said N.E. ¼ a distance of 170.00 feet to a point 10 feet East of the West line of said N.E. ¼ thence on an angle to the right of 89°54'33" and parallel to the West line of said N.E. ¼ a distance of 180.00 feet to the Point of Beginning;

which is zoned C-4; and

WHEREAS, the City Council desires to rezone the property described in Exhibit A to PUD, pursuant to the Preliminary PUD attached hereto as Exhibit B.

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

Section 1. Rezoning. Pursuant to the provisions of the Northglenn Zoning Ordinance, as amended, and upon the recommendation of the Northglenn Planning Commission (Case No. Z-4-07), a zoning change to Planned Unit Development (PUD) is hereby allowed and granted for the real property in the City of Northglenn, Colorado described in the attached Exhibit A, pursuant to the Preliminary PUD attached as Exhibit B.

Section 2. 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, and the Comprehensive Master Plan of the City of Northglenn shall be and hereby are ordered amended to conform with the provisions of this Ordinance.
INTRODUCED, READ AND ORDERED POSTED this 25th day of October, 2007.

/s/
KATHLEEN M. NOVAK
Mayor

ATTEST:

/s/
DIANA L. LENTZ, CMC
City Clerk

PASSED ON SECOND AND FINAL READING this ____ day of _________________, 2007.

__________________________
KATHLEEN M. NOVAK
Mayor

ATTEST:

__________________________
DIANA L. LENTZ, CMC
City Clerk

APPROVED AS TO FORM:

__________________________
COREY Y. HOFFMANN
City Attorney
EXHIBIT A

LEGAL DESCRIPTION

PART OF McELWAIN TRACT, A SUBDIVISION RECORDED IN FILE 12 AT MAP 40, ADAMS COUNTY RECORDS, PART OF McELWAIN TRACT 2, A SUBDIVISION RECORDED IN FILE 12 AT MAP 153, ADAMS COUNTY RECORDS, PART OF LOT 1 AND LOT 2, BLOCK 1, HOLIDAY PARK, A SUBDIVISION RECORDED IN FILE 16 AT MAP 427, ADAMS COUNTY RECORDS, PART OF COMMUNITY CENTER DRIVE AND A PART OF THE NORTH ONE HALF OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 3, THENCE SOUTH 00 DEGREES 41 MINUTES 21 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER, A DISTANCE OF 58.00 FEET, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 490.16 FEET; THENCE SOUTH 50 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 72.80 FEET; THENCE SOUTH 06 DEGREES 08 MINUTES 31 SECONDS EAST, A DISTANCE OF 72.80 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 302.17 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, THE RADIUS OF SAID CURVE IS 289.67 FEET, THE DELTA OF SAID CURVE IS 50 DEGREES 03 MINUTES 25 SECONDS, THE CHORD OF SAID CURVE BEARS SOUTH 28 DEGREES 39 MINUTES 09 SECONDS WEST, 245.10 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 253.07 FEET TO THE END OF SAID CURVE; THENCE SOUTH 53 DEGREES 35 MINUTES 23 SECONDS WEST NON-TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, A DISTANCE OF 70.33 FEET; THENCE SOUTH 58 DEGREES 24 MINUTES 21 SECONDS WEST A DISTANCE OF 243.58 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 290.48 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 682.31 FEET; THENCE NORTH 76 DEGREES 28 MINUTES 11 SECONDS EAST, A DISTANCE OF 143.76 FEET; THENCE NORTH 00 DEGREES 41 MINUTES 21 SECONDS WEST PARALLEL WITH THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 72.63 FEET TO THE POINT OF BEGINNING.

BASIS FOR BEARINGS:

THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, IS ASSUMED TO BEAR NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST.
PRELIMINARY PUD
120TH AVENUE AND GRANT STREET RETAIL DISTRICT
NORTHGLENN, COLORADO

LEGAL DESCRIPTION

PART OF MELDAH TRACT 2, A SUBDIVISION RECORDED IN FILE 12 AT MAP 40, ADAMS COUNTY RECORDS; PART OF MELDAH TRACT 2, A SUBDIVISION RECORDED IN FILE 12 AT MAP 153, ADAMS COUNTY RECORDS; PART OF LOT 1 AND LOT 2, BLOCK 1, HOLIDAY PARK, A SUBDIVISION RECORDED IN FILE 18 AT MAP 425, ADAMS COUNTY RECORDS; PARCEL 6, A PARCEL OF THE NORTH ONE-HALF OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH Principal Meridian, County of Adams, State of Colorado, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 3, THENCE 500'01"E ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER, A DISTANCE OF 50.00 FEET, THENCE 90°00'00"E PARALLEL WITH THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE 90°00'00"E, A DISTANCE OF 49.99 FEET; THENCE 500'00"E, A DISTANCE OF 72.80 FEET; THENCE 500'00"W, A DISTANCE OF 302.17 FEET TO THE BEGINNING OF A 90°00'00"E NON-TANGENT CURVE TO THE RIGHT, THE RADIUS OF SAID CURVE IS 289.67 FEET, THE DELTA OF SAID CURVE BEARS 89°35'09"W, 245.10 FEET, THENCE ALONG THE ARC OF A 90°00'00"E NON-TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, A DISTANCE OF 70.33 FEET; THENCE 90°33'14"W A DISTANCE OF 245.58 FEET; THENCE 90°00'00"E, A DISTANCE OF 290.45 FEET; THENCE 90°00'00"E, A DISTANCE OF 682.32 FEET; THENCE 90°00'00"E, A DISTANCE OF 289.01 FEET TO THE POINT OF BEGINNING.

CONTAINS 10.716 ACRES MORE OR LESS.

BASIS FOR Bearings:

THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH Principal Meridian, County of Adams, State of Colorado, IS ASSUMED TO BE N90°00'00"E.

NOTE:

ACCORDING TO COLORADO LAW YOU MUST RECORD ANY LEGAL ACTION BASED UPON ANY DEED IN THIS SURVEY WITHIN TEN YEARS OF THE DATE OF THE CERTIFICATION SHOWN HEREIN.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREIN TO DETERMINE OWNERSHIP, COMPATIBILITY OF THE DESCRIPTION WITH THAT OF ADJACENT TRACTS OF LAND ON RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND. THIS MAP & LEGAL DESCRIPTION DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS ONLY INTENDED TO DESCRIBE THE ATTACHED LEGAL DESCRIPTION.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE DRAWN SHEET HERETO WAS MADE BY ME OR UNDER MY DIRECT AND IS ACCURATELY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RAYMOND W. BAYER, REG. P.L.S. 8973

DATE:

ALLOWED AND PROHIBITED USES

SEE SHEET 3 OF 6

THIS PRELIMINARY PUD IS BEING SUBMITTED FOR DESIGNATION AS A SITE SPECIFIC DEVELOPMENT PLAN.

LANDSCAPE ARCHITECTS CERTIFICATE:

I, A.L. BRUNDIGE, A REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT WITH THE LANDSCAPE ARCHITECTURE FIRM OF DUGGIN, DO HEREBY CERTIFY THAT ALL PLANS WITH THE EXCLUSION OF THE PRELIMINARY GRADE AND DRAINAGE PLAN(S), THE PRELIMINARY MASTER UTILITY PLAN(S), AND THE PRELIMINARY WATER AND ENVIRONMENTAL SERVICES PLAN(S) FOR THE 120TH AVENUE AND GRANT STREET RETAIL DISTRICT, PRELIMINARY PUD WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

DATE:

ENGINEERS CERTIFICATE:

I, A REGISTERED PROFESSIONAL ENGINEER WITH MARTIN AND MARTIN CONSULTING ENGINEERS, DO HEREBY CERTIFY THAT THE PRELIMINARY GRADE AND DRAINAGE PLAN(S) AND PRELIMINARY MASTER UTILITY PLAN(S) FOR THE 120TH AVENUE AND GRANT STREET RETAIL DISTRICT, PRELIMINARY PUD WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

DATE:

OWNER'S CERTIFICATE:

I, J.J. JONES, HEREBY AFFIRM THAT I AM CITY MANAGER OF THE CITY OF NORTHEMAINE, OWNER OF THE PROPERTY DESCRIBED HERETO, KNOWN AS THE 120TH AVENUE AND GRANT STREET RETAIL DISTRICT.

DATE:

REPRESENTATIVE:

NOTARY:

STATE OF COLORADO
COUNTY OF ADAMS

THE FOREGOING DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF _________ 20__ BY

BY

MY COMMISSION EXPIRES

NOTARY PUBLIC

IT IS ANTICIPATED THAT CONSTRUCTION IN CONFORMANCE WITH THIS PUD PLAN WILL BEGIN IN 20__ AND WILL BE COMPLETED IN 20__. THE CITY OF NORTHEMAINE RESERVES THE RIGHT TO PERIODICALLY REVIEW THIS PUD FOR CONFORMANCE WITH THE PROPOSED CONSTRUCTION SCHEDULE AND WHEN APPROPRIATE, REZONE THIS PROPERTY TO A DIFFERENT ZONING CLASSIFICATION.

CITY COUNCIL APPROVAL:

THE MAYOR OF THE CITY OF NORTHEMAINE HEREBY CERTIFIES THAT THE CITY COUNCIL OF THE CITY OF NORTHEMAINE, COLORADO, BY ORDAINMENT NO. _________ ON THE DAY OF _________ 20__ ADOPT AND APPROVE THIS PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN.

DATE:

MAYOR, CITY OF NORTHEMAINE

CITY CLERK, CITY OF NORTHEMAINE

RECORDERS CERTIFICATE:

STATE OF COLORADO
COUNTY OF ADAMS

I HEREBY CERTIFY THAT THIS PRELIMINARY PLANNED UNIT (PUD) PLAN WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF _________ 20__ AT ____ O'CLOCK ______ IN PUD ______ RECEIPT NUMBER ______.

CLERK AND RECORDER

DATE:
PRELIMINARY PUD
120TH AVENUE AND GRANT STREET RETAIL DISTRICT
NORTHGLENN, COLORADO

PROJECT DATA:
TOTAL SITE AREA: 10.72 Ac. (605,963.2 S.F.)
RETAIL SALES AND SERVICE: 4.07 Ac. (192,937.2 S.F.)
PUBLIC PLAZA: 0.06 Ac. (37,461.6 S.F.)
OPEN SPACE: (Includes hardscape, plaza areas, & patio space as well as planted landscape areas)
PRIVATE (RETAIL AREA): 2.94 Ac. (129,965 S.F.) = 27.46% of TOTAL SITE
PUBLIC PLAZA: 0.05 Ac. (27,461.6 S.F.) = 7.96% of TOTAL SITE
TOTAL OPEN SPACE = 3.79 Ac. (165,356 S.F.) = 34.2% of TOTAL SITE

GROSS SF-NONRESIDENTIAL FLOOR SPACE: 2.15 Ac. (94,300 S.F.) = 25.21% of TOTAL SITE

ESTIMATED COST OF PUBLIC IMPROVEMENTS:
WATER: $302,094.40
SANITARY: $152,094.32
STORM: $256,608.00

DEVELOPMENT STANDARDS:
1. All retail, maximum height 25' (to top of parapet, mechanical equipment may extend above)
2. Public plaza features, maximum height 25'
3. Building setbacks to streets minimum 25' (to curb line)
4. Building setbacks to interior parking area 10' as per guidelines
5. Building separation minimum of 5'
6. Parking - minimum 0 cars / 1000 SF of lease area including restaurants

NOTES FOR PROPERTY SUBMISSION:
1. This site will be made subject to one or more subdivision
2. Existing community center drive to be vacated between 120th Avenue and Grant Street
3. Access to the private property to the west of this site will be provided by an irrevocable access easement to Grant Street located on the subdivision plat
4. The proposed subdivision will create at least two lots; one for the retail sales and service portion and one for the public plaza

SCALE 1"=60'0"
Preliminary PUD
120th Avenue and Grant Street Retail District
Northglenn, Colorado

NOTE: THE FOLLOWING RETAIL DISTRICT DESIGN GUIDELINES ARE PRESENTED HERE IN TEXT FORMAT. ONE PAGE PER SUB-SECTION WITH DESIGN GUIDELINES SEPARATELY PRINTED AND IN CLUSTERS TO THE 120TH AVENUE AND GRANT STREET MIXED USE DISTRICT DESIGN GUIDELINES AND ARE INCLUDED WITH THE PRELIMINARY PUD AS A COMPLIMENTARY DOCUMENT.

Retail District

The Retail District serves as the landmark or memory point identifying arrival at the 120th Avenue and Grant Street Mixed Use District. The Retail District will need to coordinate their landscape design as well as any entryway elements, with the design intent of the 120th Avenue and Grant Street Mixed Use District.

The Public Realm

City Streets

It is the intent of the City of Northglenn to landscape the medians in Grant Street. These medians may also incorporate landscaped medians on landlocked structures. The north edge of the Retail District will need to coordinate their landscape design as well as any entryway elements, with the design intent of the 120th Avenue and Grant Street Mixed Use District.

Exterior Edges

North and East Edges

The north and east edges of the Retail District are contiguous with 120th Avenue and Grant Street. Both these travel routes need to be made more attractive to pedestrians to encourage pedestrian activity.

Drainage and Detention

To prevent flooding, the retail district should be designed to provide a aesthetically pleasing landscape buffer around the parking lot to ensure that the spaces are designed to be within the landscape and architectural theme. The retail district may also incorporate new edges in an attempt to provide a landscape buffer between the retail district and any adjacent residential development.

Movement and Gateway Elements

Move the Pedestrian Realm into the Retail District on 120th Avenue and Grant Street.

Lighting

To animate the space, lighting is an important element to consider. In addition to providing adequate illumination, lighting can be used to create a sense of scale and atmosphere.

Parking and Vehicular Circulation

Vehicular circulation within the Retail District must address several issues simultaneously. It must blend the functional needs of safety and access with pedestrian comfort and compatibility to provide a balanced design.

The Preliminary PUD was developed to provide guidance and direction for the future development of the Retail District. The Preliminary PUD is intended to be used as a guide for future development and to facilitate effective and efficient coordination among all parties involved.

The Preliminary PUD includes a number of design guidelines and standards that are intended to provide a framework for the development of the Retail District. These guidelines and standards are intended to be flexible and can be adapted to meet the specific needs of each development project.

The Preliminary PUD is intended to be used as a guide for future development and to facilitate effective and efficient coordination among all parties involved. The Preliminary PUD is intended to be a living document and is subject to revision as necessary to reflect new information or changing conditions.

The Preliminary PUD is not intended to be a substitute for professional advice or legal opinions. The Preliminary PUD is not intended to be a substitute for professional advice or legal opinions. The Preliminary PUD is not intended to be a substitute for professional advice or legal opinions.

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1. Canopy, portico, archway, arcade, or similar projection that provides architectural interest and
15-18) All light sources shall be screened from view of adjacent properties and public rights-of-way.
Four-sided design shall be achieved by meeting the Horizontal Articulation requirements below.
D. Exterior Building Wall Materials
F. Screening - Mechanical
buildings, berming and or dense landscaping. (See Figure No. 19)
protection for pedestrians;
5. A majority or predominance of windows or glazing
3. Sloped roof;
6. Outdoor features, such as seat walls, landscaping with seasonal color, permanent landscape
4. Wood is prohibited as the primary building material excepting stand alone tenants that use wood
2. Changes in wall plane of 8" or more;
4. Recognizable changes in texture, surface colors, or finish materials
Distinguished from one another by two or more of the following.
The following materials are prohibited for use on exterior building walls:
49. Orthopedic and medical appliance stores, but not including the assembly or manufacturing of
48. Office supplies stores.
47. Musical instrument sales and repair.
46. Trader Joe's.
45. Liquor and wine stores (packaged goods only).
44. Leather goods and luggage stores.
43. Jewelry stores, including watch repair.
40. Home appliance stores.
39. Hobby shops, for retail of items to be assembled or used away from the premises.
38. Interior design shops, retail only.
37. Hardware stores.
35. Gift and variety shops.
34. Haunted houses.
33. Grocery Stores.
32. Furniture stores, including upholstering and repair businesses when conducted as part of the
31. Furniture stores with new merchandise, excluding repair or upholstering services on premises.
29. Florist shops.
28. Skating rink (Indoor).
27. Repair or service center (excluding repair or service work incidental to the
26. Public or private nuisances (premises emitting or resulting in strong, unusual or
25. Electronics stores.
24. Dry cleaning and laundry receiving stations, provided that the processing be done elsewhere.
23. Drug stores.
22. "Drive-In" type establishments offering goods and services primarily or directly to customers
waiting or being served in parked motor vehicles.
20. Theaters.
17. Head shop (drug paraphernalia).
15. Flea market.
13. Carpet and rug stores.
12. Shipping, Packaging, mailing/office services supplies (i.e. Fedex Kinko)
11. Bicycle sales, rental and repair shops.
9. Body piercing shops
8. Beauty shops/spas, nails and tanning.
7. Barber shops.
6. Banquet hall (unless part of a sit-down restaurant).
5. Banks and financial services (not to include check cashing or quick loan facilities).
4. Art Galleries, but not including art auctions.
3. Antique shops.
2. Art and school supply stores.
1. Art and craft goods.
PRELIMINARY PUD
120TH AVENUE AND GRANT STREET RETAIL DISTRICT
NORTHGLENN, COLORADO

UTILITY NOTES:

1. This Preliminary PUD Utility Plan provides conceptual level information only. The final utility plan will be filed with the final PUD and will conform to the City of Northglenn Standards and Specifications.

2. This drawing depicts proposed and abandonment/removal of wet utilities only (water, sanitary sewer, storm sewer).

3. Proposed restaurants will be required to have an oil/grease separator. Adequate space for S/O separators shall be accommodated in the design.

4. Individual building services are not shown herein.

SCALE 1'-60"