

**ADMINISTRATION MEMORANDUM**  
**13-06**

**DATE:** April 15, 2013

**TO:** Honorable Mayor Joyce Downing and City Council Members

**FROM:** David Willett, Acting City Manager   
Debbie Tuttle, Economic Development Manager   
Brook Svoboda, Planning & Dev. Director 

**SUBJECT:** NURA Redevelopment Property – 11295 Washington Street

**REQUEST FOR DIRECTION**

The NURA Board has been preparing for future redevelopment at 11295 Washington Street. It is seeking input on determining the highest and best use(s) for this property.

**BACKGROUND**

- The property is owned by NURA and consists of approximately 2.17 acres, and currently has a two-story 1,335 square foot building on the site. As you will see on **Exhibit A**, the property is long and narrow.
- The existing property where the NURA building is located is zoned C-4. The back portion of the property is zoned C-3.
- The surrounding uses are as follows:
  - An Xcel sub-station located immediately South
  - Malley Heights shopping center to the North
  - Residential to the West
- Based on both the Building and Fire department's assessments, the existing building is not economically viable for adaptive reuse and should be demolished.
- NURA is evaluating demolition of the building, including building environmental issues, and has prepared an Invitation to Bid (IFP) for the removal of the building.
- NURA has retained a commercial appraiser to determine the potential value of the property – report pending.
- There have been two potential users that have approached NURA to purchase and construct facilities on the western portion of the site.
  - Non-Profit Association – Purchase approximately 1.63 acres to construct a 10,000 square foot facility.
  - Target Shooting Range/Club – Purchase approximately 1.8 acres to construct a 15,000 square foot facility.
- Both users are open to keeping the frontage of the property for future redevelopment opportunities (ex. retail, restaurant, etc.).
- Both potential users would need to be rezoned to C-4. **Exhibit B** lists the types of conforming uses that are allowed under both C-3 and C-4 zoning.

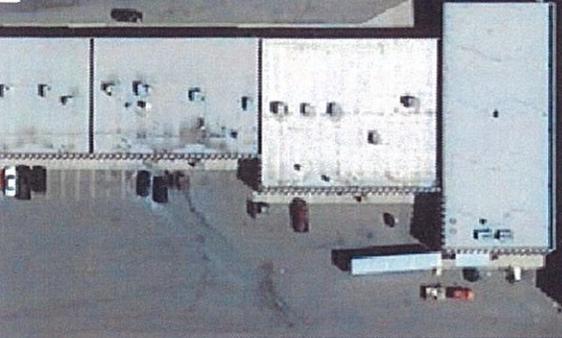
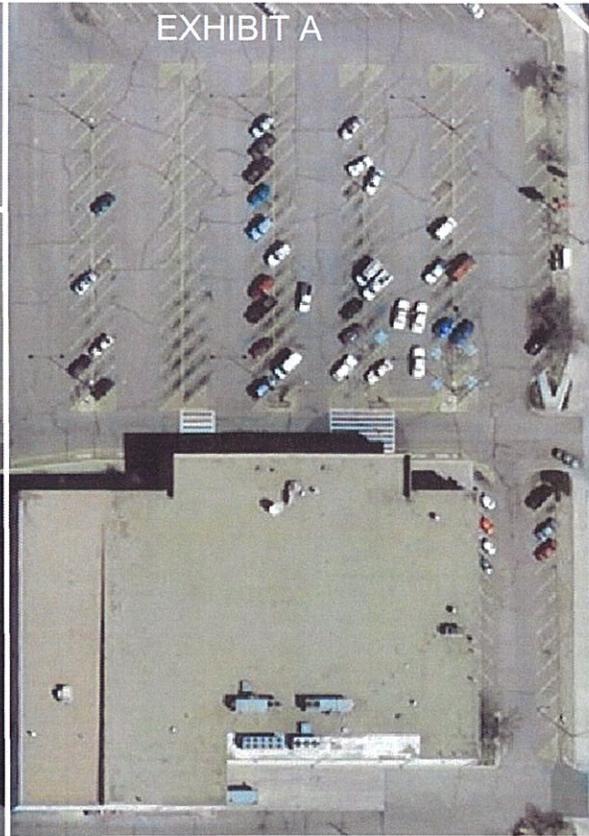
**ITEMS AND ISSUES FOR COUNCIL DISCUSSION**

- What does Council see as the vision for this property?
- What is an appropriate redevelopment project for the site?
- Would Council support a rezone for either of the proposed projects?
- Would a study/analysis be helpful to validate the potential uses for redevelopment of this site?

**STAFF REFERENCE:** If you have any comments or questions, please contact David Willett, Debbie Tuttle or Brook Svoboda.

EXHIBIT A

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## EXHIBIT B

### CHAPTER 11 CITY OF NORTHGLENN ZONING ORDINANCE ARTICLE 19 COMMERCIAL ZONES, GENERAL PROVISIONS

**General:** Section 11-19-1.

Commercial zones shall be zones classified C-0, C-1, C-3, C-4, C-4, and C-5. Every use, unless expressly exempted by this Ordinance, shall be so operated that the volume of sound inherently and recurrently generated does not exceed 65 decibels at any point of any boundary line of the property.

[Source: Ord. 179, 1973]

Section 11-19-3. **Uses-by-Right.**

- (a) General offices, excluding the sale of goods or products at wholesale or retail, directly or indirectly.
- (b) Medical offices, dental offices, and pharmacies.
- (c) Telephone exchanges.
- (d) Special sales and promotions, which could not otherwise be conducted in conformance with this Zoning Ordinance, when conducted in accordance with the following restrictions and limitations:
  - (1) Special sales and promotions may be conducted by any business permanently located in the City on the site permanently occupied by said business.
  - (2) The special sale or promotion may only include those goods and services normally sold or provided by the business.
  - (3) Special sales or promotions may be conducted from noon any Friday until noon the next following Monday.
  - (4) All necessary permits, licenses, and approvals shall be obtained from the City Building Department, the North Metro Fire Rescue District, the Tri-County Health Department, or other local or State agencies prior to start of the sale or promotion.
  - (5) During the conduct of the special sale or promotion, goods and merchandise may be displayed and services performed outside of totally enclosed buildings and structures.
  - (6) Temporary signs advertising special sales or promotion will be allowed, without a sign permit, during the sale period of time allowed for special sales and promotions, but limited to the type, size, and location requirements of Section 11-35-5(a)(4) of the Sign Code.
  - (7) No merchandise, promotional displays, or other obstructions or encroachments of any type are allowed in the following areas:
    - (a) In designated fire lanes.
    - (b) In entry drives from any public street.
    - (c) In any landscaped area if damage to trees, shrubbery, groundcovers, or other plant materials results.

(d) In any sidewalk, public or private, so as to reduce the usable width of the walk to less than three (3) feet.

(e) In any fifty (50) foot vision triangle at the intersection of two public streets or a public street and any private driveway.

(f) Attached to any public property, including signs, light poles, and trees in a public right-of-way.

(g) On any public right-of-way.

(h) Within ten (10) feet of any pedestrian access doorway.

(8) Special sales and promotions may include but not be limited to: the use of tents, semi-trailers and other vehicles, temporary stands or kiosks, food service, entertainment, performers, or displays.

(9) No lights shining into any public right-of-way, either moving, flashing, pulsating, creating changing light effects, or otherwise creating any hazard, are allowed.

(10) No special public address systems, music, amplified sound or sound-making devices are permitted other than in conformance with the City's Noise Ordinance.

(11) This Section 11-19-3(d) shall not be interpreted to regulate or preclude sales and promotions that may otherwise be conducted in conformance with applicable provisions of this Zoning Ordinance. Nor shall this Section 11-19-3(d) be interpreted to preclude special sales and promotions or temporary signs requiring a Temporary Use Permit or Temporary Sign Permit as provided in Articles 29 and 35, respectively, of this Zoning Ordinance.

(e) Fund raising activities conducted by non-profit groups or civic organizations with the permission of the owner of the property where such activity is to be conducted and in conformance with the restrictions and limitations specified in Subsections (d)(4) through (d)(11), above.

## **C-0 ZONE - ADMINISTRATIVE AND PROFESSIONAL ZONES -**

Section 11-20-1. Uses-by-Right. As set forth in Article 19.

**C-1 ZONE – RETAIL** Section 11-21-2. Uses-by-Right.

(a) The uses-by-right shall be subject to the following condition: Business establishments are restricted to a maximum gross floor area of 3,000 square feet each, excluding the basement and any floor area devoted to off-street parking, loading or unloading facilities.

(b) In addition to those set forth in Article 19, the following shall be uses-by-right:

(1) Art and school supply stores.

(2) Antique shops.

(3) Banks.

(4) Barber shops.

(5) Beauty shops.

(6) Camera and photographic supply stores.

(7) China and glassware stores.

- (8) Clothes pressing establishments.
- (9) Coin and philatelic stores.
- (10) Custom dressmaking and tailor shops.
- (11) Dry cleaning and laundry receiving stations, provided that the processing be done elsewhere.
- (12) Fabric shops.
- (13) Florist shops.
- (14) Food stores, grocery stores, meat markets, bakeries, creameries, and delicatessens.
- (15) Furniture stores with new merchandise, excluding repair or upholstering services on premises.
- (16) Furrier shops.
- (17) Garden supply and seed stores.
- (18) Gift and variety shops.
- (19) Hardware stores.
- (20) Hobby shops, for retail of items to be assembled or used away from the premises.
- (21) Home appliance stores.
- (22) Interior decorating shops, retail only.
- (23) Jewelry stores, including watch repair.
- (24) Launderettes, automatic self-service only.
- (25) Leather goods and luggage stores.
- (26) Millinery shops.
- (27) Musical instrument sales and repair.
- (28) Paint and wallpaper stores.
- (29) Pharmacies.
- (30) Photography studios.
- (31) Restaurants.
- (32) Restricted production and repair, limited to the following: art needlework; clothing (custom manufacturing and alterations) for retail only; jewelry (from precious metals); watches; dentures; and optical lenses.
- (33) Sewing machine sales and services, household machines only.
- (34) Schools (music, dance, or business).
- (35) Shoe and hat repair shops.

- (36) Shoe stores.
- (37) Sporting goods stores.
- (38) Toy shops.
- (39) Television and radio repair shops.
- (40) The above-mentioned uses are by way of example and not by way of limitation.

**C-3 ZONE:** Section 11-22-2. Uses-by-Right.

(a) The uses-by-right shall be subject to the following condition: Business establishments shall be restricted to a maximum gross floor area of 8,000 square feet each, excluding the basement and any floor area devoted to off-street parking or loading facilities.

(b) In addition to those set forth in Article 19, the following shall be uses-by-right:

- (1) All uses-by-right in C-1 Zones.
- (2) Art galleries, but not including art auctions.
- (3) Carpet and rug stores.
- (4) Department stores.
- (5) Frozen food stores, but not including locker rental businesses.
- (6) Furniture stores, including upholstering and repair businesses when conducted as part of the retail operations and secondary to the principal use.
- (7) Interior decorating shops, excluding manufacturing.
- (8) Liquor stores (packaged goods only).
- (9) Radio and television broadcasting stations.
- (10) Theaters.
- (11) Undertaking establishments, funeral parlors.
- (12) Wholesale establishments with storage or display of merchandise limited to samples only, but no manufacturing.
- (13) The above-mentioned uses are by way of example and not by way of limitation.

**C-4 Zone:** Section 11-23-2. Uses-by-Right.

(a) The uses-by-right shall be subject to the following condition: All goods produced on the premises shall be sold at retail on the premises where produced.

(b) In addition to those set forth in Article 19, the following shall be uses-by-right:

- (1) All uses-by-right in C-1 and C-3 Zones.
- (2) Amusement establishments, bowling alleys, pool halls, dance halls, gymnasiums, swimming pools, and skating rinks.

- (3) Auction rooms (indoor activities only).
- (4) Automobile accessory stores (new parts and supplies only).
- (5) Bicycle sales, rental and repair shops.
- (6) Blueprinting and photostating establishments.
- (7) Clubs and lodges (nonprofit and fraternal organizations).
- (8) Casket and casket supply sales.
- (9) Catering establishments.
- (10) Clothing and costume rental stores.
- (11) "Drive-in" type establishments offering goods and services primarily or directly to customers waiting or being served in parked motor vehicles.
- (12) Drug stores.
- (13) Dry cleaning establishments.
- (14) Exterminating shops.
- (15) Haberdasheries.
- (16) Motels.
- (17) Laundries.
- (18) Office supplies stores.
- (19) Orthopedic and medical appliance stores, but not including the assembly or manufacturing of such articles.
- (20) Pawn shops.
- (21) Pet shops and small animal hospitals, but not including the use of outdoor facilities.
- (22) Plumbing showrooms and shops.
- (23) Printing establishments.
- (24) Restaurants, lounges, and taverns.
- (25) Schools (commercial and trade).
- (26) Second-hand stores and rummage shops.
- (27) Taxidermists.
- (28) Typewriter and adding machine sales and repair shops.
- (29) The above-mentioned uses are by way of example and not by way of limitation.