

EXPLANATORY COVER SHEET

COUNCILMAN'S BILL NO. CB-1549

SPONSOR: COUNCIL MEMBER LINDSEY

TITLE:

A BILL FOR A SPECIAL ORDINANCE REZONING FROM COMMERCIAL C-O CONDITIONAL TO RESIDENTIAL R-1-C, CERTAIN REAL PROPERTY IN THE CITY OF NORTHGLENN LOCATED AT 1710 LEROY DRIVE, COUNTY OF ADAMS, STATE OF COLORADO, AMENDING THE ZONING MAP OF THE CITY OF NORTHGLENN, AND IMPOSING PENALTIES FOR VIOLATIONS OF THE ORDINANCE.

PURPOSE:

THE NORTHGLENN NEIGHBORHOOD DEVELOPMENT CORPORATION (NNDC) IS THE APPLICANT IN THIS CASE. THEIR PURPOSE IS TO RE-ZONE SAID PROPERTY FROM THE EXISTING C-O COMMERCIAL ZONE DISTRICT TO A R-1-C SINGLE-FAMILY ZONE DISTRICT. THE HOUSE WILL BE RENOVATED AND USED AS A REDEVELOPMENT MODEL SHOW HOME. REZONING IS NECESSARY BECAUSE THE C-O ZONE DISTRICT PROHIBITS SINGLE-FAMILY HOMES. AFTER RENOVATION AND USE AS A MODEL, THE HOME WILL BE SOLD TO A PRIVATE BUYER.

ADDITIONAL EXPLANATORY REMARKS:

ORDINANCE NO. 977, BY WHICH THIS PROPERTY WAS ZONED TO COMMERCIAL C-O IN 1989, WAS ADOPTED TO ACCOMMODATE CITY PARKS AND RECREATION OFFICES AND A SHOP. IN 2005, THE PROPERTY WAS DEEDED BY THE NORTHGLENN CITY COUNCIL TO THE NNDC. THEY WILL RENOVATE THE PROPERTY TO DEMONSTRATE POSSIBLE HOME REDEVELOPMENT OPPORTUNITIES.

THE PLANNING COMMISSION CONDUCTED A PUBLIC HEARING FOR THE REZONING REQUEST ON DECEMBER 13, 2005. NEIGHBORING PROPERTY OWNERS SPOKE IN OPPOSITION TO THE PROPOSED REZONING. EACH INDICATED THE CITY PARKS DEPARTMENT HELD COMMUNITY MEETINGS BETWEEN OCTOBER 2003 AND JANUARY 2004 TO DISCUSS WHAT MIGHT BE DONE WITH THE PROPERTY. THE PLANNING COMMISSION TABLED THE REZONING UNTIL ALL PAST INTERESTED PARTIES COULD BE NOTIFIED. THE HEARING WAS CONTINUED ON JANUARY 10, 2006. THE APPLICANT AND OTHERS SPOKE IN FAVOR AND SOME NEIGHBORS SPOKE AGAINST. THE PLANNING COMMISSION UNANIMOUSLY APPROVED THE REZONING REQUEST.

SPONSORED BY: COUNCIL MEMBER LINDSEY

COUNCILMAN'S BILL

ORDINANCE NO.

NO. CB-1549
Series of 2006

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A BILL FOR A SPECIAL ORDINANCE REZONING FROM COMMERCIAL C-O CONDITIONAL TO SINGLE-FAMILY RESIDENTIAL R-1-C, CERTAIN REAL PROPERTY IN THE CITY OF NORTHGLENN LOCATED AT 1710 LEROY DRIVE, 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. Change of Zoning District. Pursuant to the provisions of the Northglenn Zoning Ordinance, as amended, and upon the recommendation of the Northglenn Planning Commission (Case No. Z-1B-05), a change of zoning from Commercial C-O to Single-family residential R-1-C is hereby allowed and granted for the real property in the City of Northglenn, Colorado, described as follows, to-wit:

All that part of Tract 35, Northglenn Fourteenth Filing, Adams County Colorado, described as follows: Beginning at the NW corner of Tract 35; said corner being the True Point of beginning; Thence N 38° 24' 30" E along the northerly boarder of said Tract 35, a distance of 135 feet; Thence S 51° 35' 30" E a distance of 150 feet to a point; Thence S 38° 24' 30" W a distance of 135 feet to a point on the west line of said Tract a distance of 150 feet to the Point of Beginning.

Said parcel contains 20,250 square feet, more or less.

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 set in Section 1 of this Ordinance.

Section 3. Repeal of Existing Ordinance. Ordinance No. 360 by which this property was previously zoned to Commercial C-O Conditional, is hereby repealed.

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 _____,
2006.

KATHLEEN M. NOVAK
Mayor

ATTEST:

DIANA L. LENTZ, CMC
City Clerk

PASSED ON SECOND AND FINAL READING this _____, day of _____,
2006.

KATHLEEN M. NOVAK
Mayor

ATTEST:

DIANA L. LENTZ, CMC
City Clerk

APPROVED AS TO FORM:

HERBERT C. PHILLIPS
City Attorney