

**PLANNING AND DEVELOPMENT DEPARTMENT
MEMORANDUM 16-20**

DATE: August 22, 2016
TO: Honorable Mayor Joyce Downing and City Council Members
FROM: Jim Hayes, City Manager *JH*
 Brook Svoboda, Director of Planning and Development *BS*
SUBJECT: CB-1871 - Rezoning for Certain Real Properties at 363 Melody Drive - from R-1-B to R-2.

BACKGROUND

Attached to this memo is a proposed ordinance, which if approved, would rezone 363 Melody Drive from R-1-B (Single Family Residential) to R-2 (Two Family Residential) to allow two-family dwellings in addition to all uses currently allowed. The existing structure and site is an approximately 1,500 SF single-family home on a 9,600 SF lot built in 1964. The home is currently occupied as a rental property. In accordance with 11-7-6, the uses allowed on the site are restricted to single-family dwellings, gardening and other cultivation of land, foster family care, daycare homes, care homes for elderly persons, occasional care of children, home occupations, and yard or garage sales. Additional uses are allowed as accessory, temporary, special, or permitted uses, but none of which enable two-family dwellings. The requested R-2 zoning would allow the property no other additional uses except for two-family dwellings, and would maintain the allowance of single-family dwellings.

Under an R-2 zoning classification, the property would generally have the same setbacks and height restrictions as the existing R-1-B zone:

Regulation	R-1-B	R-2	Existing Site
Front Setback	25'	25'	
Side Setback	5'	5'	
Rear Setback	20'	20'	
Height Limitation	35'	35'	
Floor Area (min.)	1,000 SF	1,100 SF per residential structure 550 SF per dwelling 800 SF per single-family dwelling	1,500 SF
Lot Area (min.)	9,000 SF	9,000 SF	9,600 SF
Lot Width (min.)	75'	75'	80'

Additionally, the current lot area and width exceed the minimums established for R-2 zones. Any structure built to replace the existing single-family dwelling would match what would be allowed if the property were to remain as R-1-B.

Prior to receiving the rezone application staff met with the applicants to discuss any additional development considerations. They were informed by Northglenn Public Works that a two-family dwelling will be required to install an additional water tap and meter and subject to the tap fees. If the owner constructs a new single family instead of a duplex they can replace the existing tap with no additional fee. North Metro Fire also informed the applicants no additional requirements

would be needed unless the new home exceeded 3,600 SF.

If this rezoning is approved, the existing single-family dwelling will be allowed to remain until the owner of the property chooses to construct a two-family dwelling. If new construction is proposed on the site, the project will be subject to administrative planning review, as part of the permitting process.

PROCEDURE

The Planning Commission hearing was held on July 19th, 2016. The Commission voted 3-1 to recommend approval of the application as provided with this report and Planning Commission Resolution 2016-05. Attached is a copy of the staff report and exhibits for reference purposes (**Attachment A**).

The City Council is to consider the proposal based on the following five criteria for rezoning (11-37-2(h)):

- (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.

The City Council's second reading of CB-1871 is scheduled for the September 12, 2016 meeting. If the rezoning is ultimately granted by the City Council, the property will be subject to the uses as outlined in Article 11-12 (R-2 Two-Family Residential) of the Zoning Ordinance and included in the Attachment A staff report.

BUDGET/TIME IMPLICATIONS

This ordinance amendment request has no budgetary impacts.

RECOMMENDATION

Staff recommends Council approve CB-1871

STAFF REFERENCE

Brook Svoboda, Director of Planning and Development bsvoboda@northglenn.org or 303.450.8937

ATTACHMENTS

Attachment A Planning Commission Staff Report w/ Exhibits

Case No. Z-1-16

Applicant: Maria Hajiaghaee
Location: 363 Melody Drive
Ordinance: 11-37-2

**363 MELODY DRIVE
PROPERTY REZONING FROM R-1-B SINGLE FAMILY
RESIDENTIAL TO R-2 TWO FAMILY RESIDENTIAL
STAFF REPORT AND RECOMMENDATION**

REQUEST:

The applicant, Maria Hajiaghaee, requests the Planning Commission hear and recommend, to the City Council, an amendment to the existing zoning of the parcel located at 363 Melody Drive (Exhibit A).

REASON FOR REQUEST:

The applicant is requesting to rezone from R-1-B Single Family, which limits the use of the property to single family dwellings, to R-2 Two Family Residential, which will allow for two-family dwellings in addition to all uses as currently allowed under R-1-B Single Family zoning.

BACKGROUND:

The applicant approached the City about her and her husband's desire construct a home in Northglenn that will allow them to live on the same property as, but independently from, her son. The existing single-family home is currently operated as a rental property, and requires extensive foundation repairs and other work. The current owner has described the purpose of this rezoning to allow a duplex style two-family dwelling that will allow them to "age in place" alongside other family members. They have described their intention is to replace the existing single family home with new construction duplex.

PROCESS:

In accordance with the City's Ordinance regarding rezoning (11-37-2), the Planning Commission must provide a recommendation for the rezoning of property to the City Council for consideration and action.

SURROUNDING LAND USES:

North:	R-1-B Residential
South:	R-1-B Residential
West:	R-1-B Residential
East:	R-1-B Residential

CASE ANALYSIS:

Land Use

The existing structure and site is an approximately 1,500 SF single-family home on a 9,600 SF lot built in 1964. The home is currently occupied as a rental property. In accordance with 11-7-6, the uses allowed on the site are restricted to single-family dwellings, gardening and other cultivation of land, foster family care, daycare homes, care homes for elderly persons, occasional care of children, home occupations, and yard or garage sales. Additional uses are allowed as accessory, temporary, special, or permitted uses, but none of which enable two-family dwellings. The requested R-2 zoning would allow the property no other additional uses except for two-family dwellings, and would maintain the allowance of single-family dwellings. Exhibit B outlines the uses that are allowed by right under existing R-1-B zoning and the proposed R-2 zoning.

Under an R-2 zoning classification, the property would generally have the same setbacks and height restrictions as the existing R-1-B zone:

Regulation	R-1-B	R-2	Existing Site
Front Setback	25'	25'	
Side Setback	5'	5'	
Rear Setback	20'	20'	
Height Limitation	35'	35'	
Floor Area (min.)	1,000 SF	1,100 SF per residential structure 550 SF per dwelling 800 SF per single-family dwelling	1,500 SF
Lot Area (min.)	9,000 SF	9,000 SF	9,600 SF
Lot Width (min.)	75'	75'	80'

Additionally, the current lot area and width exceed the minimums established for R-2 zones. Any structure built to replace the existing single-family dwelling would match what would be allowed if the property were to remain as R-1-B. Exhibit C outlines in full the existing and the proposed zoning lot size, height, and setback regulations for R-1-B and R-2 zones.

Prior to receiving the rezone application staff met with the applicants to discuss any additional development considerations. They were informed by Northglenn Public Works that a two-family dwelling will be required to install an additional water tap and meter and subject to the tap fees. If the owner constructs a new single family instead of a duplex they can replace the existing tap with no additional fee. North Metro Fire also informed the applicants no additional requirements would be needed unless the new home exceeded 3,600 SF.

If this rezoning is approved, the existing single-family dwelling will be allowed to remain until the owner of the property chooses to construct a two-family dwelling. If new construction is proposed on the site, the project will be subject to administrative planning review, as part of the permitting process.

Administration

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).

APPROVAL CRITERIA:

Section 11-37-2-Zone Changes requires that the following be satisfied prior to approval of a rezoning:

(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.

APPROVAL CRITERIA ANALYSIS

- (1) That a need exists for the proposal

Staff finds that the Comprehensive Plan discusses housing policy as needing to revitalize and diversify the existing supply. Policy 5B2 states "Diversify housing stock and encourage the development of new housing products in Northglenn. A diverse, high-quality housing stock may help Northglenn attract and retain residents." And Policy 5B4 states "where applicable, encourage the redevelopment of existing housing to revitalize neighborhoods and provide housing stock diversity." Staff finds inclusion of some R-2 zoning in existing single-family neighborhoods meets this goal without significantly impacting the existing single-family neighborhood. For more on these policies please see Exhibit D.

- (2) That this particular parcel of ground is indeed the correct site for the proposed development;

Staff finds that this lot is an appropriate location for the proposed Residential uses of the R-2 category. It meets all R-2 zone minimums, and the allowable building envelope matches that of the existing zoning.

- (3) That there has been an error in the original zoning; or

Staff does not find that there has been an error in the original zoning in this particular location, but does note the only difference between R-1-B zoning and R-2 zoning is that R-2 zoning allows for two family units. The performance standards between the zones are the same besides the added density.

- (4) That there have been significant changes in the area to warrant a zone change;

The area's housing stock is aging and the population it serves continues to evolve and change. The proposed zoning request reflects emerging needs for diversified housing types. Staff finds that the request meets the intent of this criteria

- (5) That adequate circulation exists and traffic movement would not be impeded by development; and

Staff finds that the direct proximity Melody Drive is an appropriate location for uses allowed under R-2 zoning. The property, under a Residential Two-Family Dwelling zoning designation, would still be among other residential properties in the general vicinity and would at most add one dwelling unit to the area. The proposed additional dwelling unit will not have an adverse impact on traffic demand or operations.

- (6) That additional municipal service costs will not be incurred which the City is not prepared to meet.

Staff finds that if there are any additional municipal service costs the obligation for those costs will be borne by property owner. The additional dwelling unit will be required to pay a tap fee for water and sewer.

COMMISSION OPTIONS:

The Planning Commission is making a recommendation for rezoning to the City Council. The Commissions options are as follows:

- 1) Approve the request, with or without conditions or stipulations;
- 2) Deny the request for reasons stated; or
- 3) Table the request for further consideration.

STAFF RECOMMENDATION:

Staff recommends approval of the rezoning based on the above six recommended Findings of Fact per the criteria of Section 11-37-2 of the Northglenn Zoning Ordinance and outlined in

Planning Commission resolution 2016-05.

RESPECTFULLY SUBMITTED:

Alan Sielaff, Planning Technician

WHAT'S NEXT: The recommendation will be carried forward to the City Council for action at a future meeting.

EXHIBIT A



363 Melody Drive

EXHIBIT B

RESIDENTIAL ZONES

Section 11-7-6. Uses-by-Right. The following uses shall be uses-by-right in all residential zones:

- (a) Single-family dwellings.
- (b) Gardening and other cultivation of land.
- (c) Foster family care.
- (d) Daycare homes as defined in Section 11-5-2(b)(43.1) of the Municipal Code of the City of Northglenn, and family care homes as defined in Section 11-5-2(b)(58.2) of the Municipal Code of the City of Northglenn, provided such homes are licensed according to State regulations or statutes as now in effect or hereafter amended.
- (e) Care homes for elderly persons, as defined in Section 11-5-2(b)(24) of this Chapter.
- (f) Occasional care of children, with or without compensation.
- (g) Home occupations as defined in Section 11-5-2(b)(69) of the Municipal Code of the City of Northglenn.
- (h) Yard or garage sales as defined in Section 11-5-2(b)(192) of the Municipal Code of the City of Northglenn.

[Source: Ord. 817, 1986; 1244, 1999]

SINGLE FAMILY ZONE, R-1-B

Section 11-10-1. Single-Family Zone R-1-B. The provisions of this Article shall regulate and restrict the erection, construction, reconstruction, alteration, repair and use of buildings, structures and land in zoning districts of the City of Northglenn established as single-family zones R-1-B.

[Source: Ord. 296, 1974]

Section 11-10-2. Uses-by-Right, R-1-B Zone. Uses-by-right in R-1-B zones shall be the uses-by-right set forth in Section 11-7-6 of the Municipal Code.

TWO-FAMILY ZONE, R-2

Section 11-12-1. Two-Family Zone, R-2. The provisions of this Article shall regulate and restrict the erection, construction, reconstruction, alteration, repair and use of buildings, structures, and land in zoning districts of the City of Northglenn established as Two-Family Zones, R-2.

[Source: Ord. 299, 1974]

Section 11-12-2. Uses-by-Right, R-2 Zone. In addition to the uses-by-right set forth in Section 11-7-6 of the Municipal Code, the following shall be uses-by-right in R-2 zones:

(a) Two-family dwellings.

(b) Single-family dwellings, which are in compliance with minimum requirements for R-1-C Zones.

EXHIBIT C

SINGLE FAMILY ZONE, R-1-B

Section 11-10-4. Floor Area, R-1-B Zone. A minimum floor area of 1,000 square feet per dwelling shall be required in R-1-B zones.

[Source: Ord. 296, 1974]

Section 11-10-5. Lot Area, R-1-B Zone. A minimum lot area of 9,000 square feet per dwelling shall be required in R-1-B zones.

[Source: Ord. 296, 1974]

Section 11-10-6. Lot Width, R-1-B Zone.

(a) The minimum width of any lot, except a corner lot, in a R-1-B zone shall be seventy-five (75) feet, measured at the front building line.

(b) The minimum width of any corner lot in a R-1-B zone shall be eighty (80) feet, measured at the front building line.

[Source: Ord. 296, 1974]

Section 11-10-7. Height Limitation, R-1-B Zone. The maximum height of buildings in R-1-B zones shall be:

(a) Thirty-Five (35) feet for principal buildings.

(b) Sixteen (16) feet for accessory buildings.

[Source: Ord. 296, 1974; 1435, 2006]

Section 11-10-8. Front Setback, R-1-B Zone.

(a) The minimum front setback in R-1-B zones shall be twenty-five (25) feet, except as otherwise provided in this Section.

(b) The minimum front setback when property in a R-1-B zone fronts on a state or federal highway shall be fifty (50) feet.

(c) An entry vestibule, as defined in Section 11-5-2(b)(56.1) of this Zoning Ordinance, may encroach into the minimum front setback a maximum of seven (7) feet, provided also that the total area of such encroachment shall not exceed seventy (70) square feet.

Said vestibule shall be constructed of matching materials or compatible with the exterior finish materials and colors of the residence. Eaves on said vestibule may extend into the front setback area an additional distance equal to the width of the existing eaves on the front of the residence, or two (2) feet, whichever is greater.

[Source: Ord. 934, 1988]

Section 11-10-9. Front Setback, Accessory Building, R-1-B Zone. Front setback for accessory buildings shall be the same as for principal buildings

[Source: Ord. 1195, 1998]

Section 11-10-10. Side Setback, R-1-B Zone. The following minimum side setback requirements shall apply in R-1-B zones:

(a) All buildings, including accessory buildings, on corner lots: Twenty-five (25) feet on the side street.

(b) Principal buildings with garage or carport: Five (5) feet, except as otherwise required by Section 11-10-10(a).

(c) Principal buildings without garage or carport: Five (5) feet on one side and seventeen (17) feet on the other side, except as otherwise required by Section 11-10-10(a).

(d) Accessory buildings: Five (5) feet, except as otherwise required by Section 11-10-10(a), and except that:

(1) If the accessory building is totally located not less than five (5) feet to the rear of the principal building, no side setback is required.

[Source: Ord. 296, 1974; 1195, 1998]

Section 11-10-11. Rear Setback, R-1-B Zone. The following minimum rear setback requirements shall apply in R-1-B zones:

(a) Principal buildings: Twenty (20) feet.

(b) Accessory buildings: No requirement.

TWO-FAMILY ZONE, R-2

Section 11-12-4. Floor Area, R-2 Zone. The minimum floor areas required in R-2 Zones are the following:

(a) Two-family dwellings: 1,100 square feet per dwelling structure and 550 square feet per dwelling unit.

(b) Single-family dwellings: 800 square feet per dwelling.

[Source: Ord. 299, 1974]

Section 11-12-5. Lot Area, R-2 Zone. The minimum lot areas required in R-2 Zones shall be:

(a) Two-family dwellings: 9,000 square feet.

(b) Single-family dwellings: As set forth in Section 11-11-5 of the Municipal Code.

[Source: Ord. 299, 1974]

Section 11-12-6. Lot Width, R-2 Zone.

(a) The minimum width of any lot, except as provided in Sections 11-12-6(b) and (c), in a R-2 Zone shall be 75 feet, measured at the front building line.

(b) The minimum width of any corner lot in a R-2 Zone shall be 80 feet, measured at the front building line.

(c) The minimum width of a lot, except a corner lot, used for a single-family dwelling shall be 70 feet, measured at the front building line.

[Source: Ord. 299, 1974]

Section 11-12-7. Height Limitation, R-2 Zone. The maximum height of buildings in R-2 Zones shall be:

(a) Thirty-Five (35) feet for principal buildings.

(b) Sixteen (16) feet for accessory buildings.

[Source: Ord. 299, 1974; 1435, 2006]

Section 11-12-8. Front Setback, R-2 Zone.

(a) The minimum front setback in R-2 Zones shall be 25 feet, except as otherwise provided in this Section.

(b) The minimum front setback when property in a R-2 Zone fronts on a State or Federal highway shall be 50 feet.

[Source: Ord. 299, 1974]

Section 11-12-9. Front Setback, Accessory Building, R-2 Zone. Accessory buildings in R-2 Zones, other than private garages or carports, shall be totally located not less than five (5) feet to the rear of the principal building.

[Source: Ord. 299, 1974]

Section 11-12-10. Side Setback, R-2 Zone. The following minimum side setback requirements shall apply in R-2 Zones:

(a) All buildings on corner lots: 25 feet on the side street.

(b) Principal buildings with garage or carport: Five (5) feet, except as otherwise required by Section 11-12-10(a).

(c) Principal buildings without garage or carport: Five (5) feet on one side and 17 feet on the other side, except as otherwise required by Section 11-12-10(a).

(d) Accessory buildings: Five (5) feet, except as otherwise required by Section 11-13-10(a), and except that:

- (1) If the accessory building is totally located within 40 feet of the rear lot line, no side setback is required.

[Source: Ord. 299, 1974]

Section 11-12-11. Rear Setback, R-2 Zone. The following minimum rear setback requirements shall apply in R-2 Zones:

- (a) Principal buildings: 20 feet.
- (b) Accessory buildings: No requirement.

EXHIBIT D

(see next page for the Northglenn Comprehensive Plan Ch.5 – Housing)

The Northglenn Comprehensive Plan



Imagine Northglenn: The Next 40 Years



5A. Housing Introduction

Housing is one of the most significant land uses for any community. In Northglenn, nearly 65 percent of all of the city's land is used for housing the city's residents. The quality, availability, variety and price of housing within a community help to define the community's character and provide a glimpse of the prevailing socio-economic conditions of the area.

The city currently has an adequate supply of moderately priced housing in comparison to the general metro area sales and rental market. This is a key advantage in Northglenn, as it is an affordable community for many current and potential residents, including young families, singles and retirees. However, there are not many large single-family homes and executive style housing at the upper end of the range of housing prices. While the number of moderately priced single-family homes is probably sufficient for current and near-term needs, the quality and condition vary.

As is typical in older neighborhoods, some homes in Northglenn show signs of deterioration and deferred maintenance. Unlike commercial buildings that often only last 20 to 30 years or less, residential structures have a much longer lifespan. This

extended lifespan, however, depends on continual upgrades and replacement of deteriorating systems by homeowners. Reinvestment in these older homes, which are generally of good construction quality, will be a key component in sustaining and revitalizing Northglenn's neighborhoods.

Throughout the comprehensive planning process, there were no significant proposals to change land use for single-family neighborhoods. Once land is subdivided into small, individually owned parcels, it is virtually a permanent land use designation. Assembly of multiple residential parcels is very difficult. In some cases, redevelopment of aging multi-family housing was considered. Additionally, the plan considers the possibilities for infill multi-family development on vacant land or land that is currently underutilized.

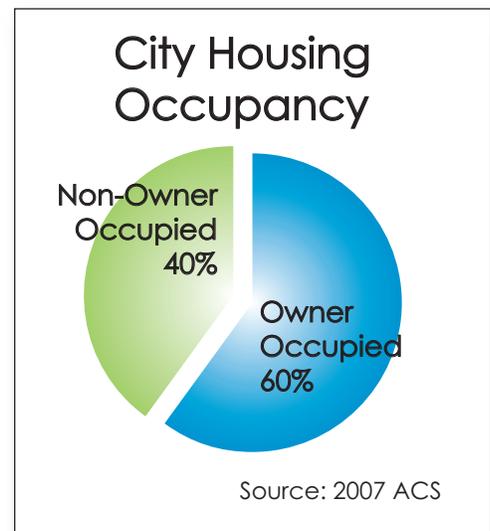
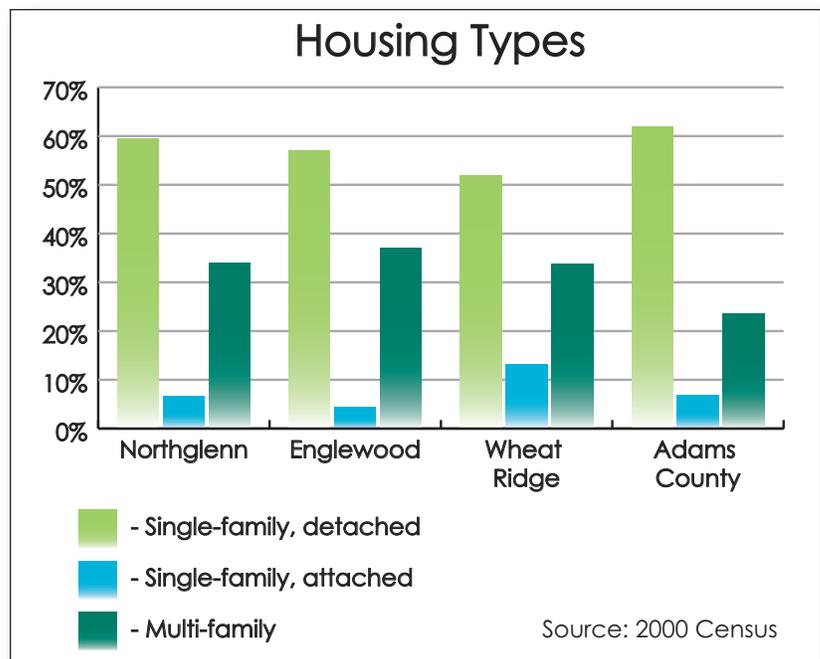
Recent housing development in Northglenn has been either higher density, single-family development, such as the Fox Run development on the eastern edge of Northglenn, or multi-family structures, such as the Stone Mountain Apartments along the east side of Interstate 25. It is likely that future residential development will be predominantly multi-family construction. There are a variety of forces that drive this trend, one of which is the higher profits that high-density development creates.

5A1. Housing Statistics

The bulk of Northglenn's housing is made up of single family lots that account for 85 percent of the housing land use in the city. Multi-family housing accounts for the remaining 15 percent of land devoted to housing.

In 2007, Northglenn had a total of about 14,900 housing units, and approximately 900 of these units were vacant. Of the total housing units in Northglenn, 66 percent are single-unit structures, and 34 percent are multi-unit structures. Nearly 64 percent of the housing units in Northglenn were built between 1950 and 1980. Thirty percent of the housing units were built between 1990 and today.

Of the approximately 14,000 occupied housing units, 60



percent (8,100) are owner occupied and 40 percent (5,500) are occupied by renters. It is estimated that approximately 1,200 single family homes are used as rental properties.



Reinvestment in these older homes, which are generally of good construction quality, will be a key component in sustaining and revitalizing Northglenn's neighborhoods.



5B. Housing Policies and Strategies

5B1. Policy: Manage the issue of housing in the city through an approach to individual residential neighborhoods defined as unique geographic areas.

Strategies:

- 5B1.1 Define logical neighborhood boundaries for the residential portions of the city.
- 5B1.2 Foster and encourage neighborhood group involvement.
- 5B1.3 Investigate the need for sub-area/neighborhood housing plans.

Relevant City Council Goal: Livable Neighborhoods and Homes

5B2. Policy: Diversify housing stock and encourage the development of new housing products in Northglenn. A diverse, high-quality housing stock may help Northglenn attract and retain residents.

Strategies:

- 5B2.1 Create partnerships with agencies, developers and non-profits to redevelop aging multi-family housing developments.
- 5B2.2 Consider the creation of a city-wide housing authority should the need arise, to aid low and moderate income households.
- 5B2.3 Provide zoning on critical vacant parcels that encourages the development of a variety of housing types.
- 5B2.4 Investigate "gaps" in the housing market and determine locational opportunities for varying housing products that would diversify the overall housing stock.

Relevant City Council Goal: Livable Neighborhoods and Homes

5B3. Policy: Encourage reinvestment in and maintenance of the existing housing stock.

Strategies:

- 5B3.1 Support and assist neighborhood organizations to promote well-maintained, high-quality neighborhoods.
- 5B3.2 Continue to enforce the Zoning Code as it applies to residential properties in order to keep neighborhoods in good condition.
- 5B3.3 Consider continued adoption of applicable International Building and Residential Codes (IBC and IRC) as they are released.
- 5B3.4 Consider continued adoption of applicable codes.
- 5B3.5 Continue to invest Community Development Block Grant (CDBG) monies in appropriately designated neighborhoods.

Relevant City Council Goal: Livable Neighborhoods and Homes

5B4. Policy: Where applicable, encourage the redevelopment of existing housing to revitalize neighborhoods and provide housing stock diversity.

Strategies:

- 5B4.1 Coordinate with Adams County Housing Authority to help identify areas of need. Use Balanced Housing Plan as a starting point.
- 5B4.2 Modify the existing zoning ordinance to foster redevelopment of and reinvestment in existing properties.
- 5B4.3 Outreach to the real estate community to promote reinvestment in the residential neighborhoods.
- 5B4.4 Investigate partnerships with the Adams County Housing Authority for specific projects in areas of need.

Relevant City Council Goal: Livable Neighborhoods and Homes

5B5. Policy: Where applicable, encourage the mixing of housing with commercial uses to provide greater proximal access to goods, services, and transportation access.

- 5B5.1 Examine appropriate areas for mixed use zone changes.
- 5B5.2 Rewrite the existing mixed-use zoning ordinance.
- 5B3 Consider city-sponsored rezoning to provide development flexibility in targeted areas while maintaining existing property rights.

- 5B4 Investigate sub-area transit plans and strategic Transit Oriented Development zoning where applicable.

Relevant City Council Goal: Livable Neighborhoods and Homes

5B6. Recognize the transportation/land use connection with regard to new housing developments and redevelopments within the city.

- 5B6.1 Complete and adopt a draft corridor master plan.
- 5B6.2 Examine city ordinances regarding parking standards to maximize developable land and development flexibility.
- 5B6.3 Consider the development of special studies regarding transit within the city.
- 5B6.4 Consider the development of a pedestrian master plan.
- 5B6.5 Consider augmenting current policies for impact fees to ensure proper transportation improvements.

Relevant City Council Goal: Livable Neighborhoods and Homes

5C. Housing Implementation

The public and/or private redevelopment of existing structures is a critical concept for the future of the city. New construction through redevelopment of existing structures is a means to inject new investment and capital into neglected areas of the community.

The Northglenn Urban Renewal Authority (NURA) was created to strategically foster the redevelopment of specific areas of the city. Its involvement can help close the gap between what the private market can tolerate and the costs of difficult redevelopment projects.

As Northglenn has few greenfield development opportunities, strategies involving redevelopment of existing housing will be critical to achieve a vision where there is safe, adequate housing for the spectrum of residents' needs within the city.

Each redevelopment project is different and has its own unique challenges. Typical tasks involved in this process include:

- Contact with property owner for determination of long-term plans for the property

- Financial analysis of incentive feasibility
- Consultation with private development community
- Conceptual site/land use plans
- Traffic/density/environmental studies
- Zoning approvals and entitlements
- Demolition of existing structures
- Construction



(NURA's)

involvement can help close the gap between what the private market can tolerate and the costs of difficult redevelopment projects.



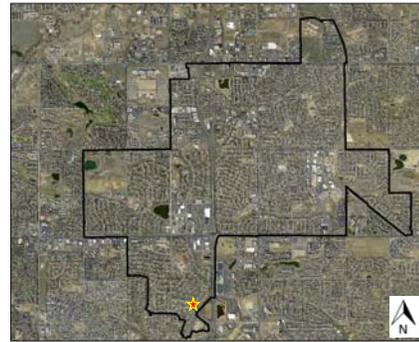


363 Melody Drive

Residential Rezone from R-1-B to R-2

Rezoning Case # Z-1-16

Presented to:
The Northglenn City Council: September 12, 2016



Vicinity Map



Site Orientation



Street View - Front



Street View - West



Street View - East



Land Use – Surrounding Area



Notification



PUBLIC NOTICE
CASE NUMBER: Z-1-16
To Whom It May Concern:

You are hereby notified that on Tuesday, July 19, 2016 at 7:00pm in the Council Chambers of the City of Northglenn, a public hearing will be held, with the Planning Commission, on rezoning the property located at 563 Marody Drive, Northglenn, CO - from B-1-B Single Family Residential to R-2 Two-Family Zone Residential.

All interested parties may appear and be heard.

Becky Smith, Secretary
 Northglenn Planning Commission
 11705 Century Center Drive
 Northglenn, CO 80233

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 Publisher: Northglenn Thomson Sentinel

Rezoning

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

Approval Criteria

- Currently – Single-family residential
- Built in 1964
- Current owner since 2004
- The parcel measures 0.18 acres - 9,600 SF.
- Applicant proposes rezoning to enable replacement of existing structure with duplex

Overview

- Current R-1-B zoning uses-by-right:
 - Single-family dwellings
 - Gardening and other cultivation
 - Foster family care
 - Care homes for elderly
 - Occasional care of children
 - Home occupations
 - Yard or garage sales
- Other uses allowed as accessory, temporary, special, or permitted uses.
- R-2 zoning uses by right would match all of above, and add two-family dwellings

Staff Analysis – Zoning

R-1-B and R-2 Site Requirements

Regulation	R-1-B	R-2	Existing Site
Front Setback	25'	25'	
Side Setback	5'	5'	
Rear Setback	20'	20'	
Height (max.)	35'	35'	
Floor Area (min.)	1,000 SF	1,100 SF (total) 550 SF per unit 800 SF per single-family dwelling	1,500 SF
Lot Area (min.)	9,000 SF	9,000 SF	9,600 SF
Lot Width (min.)	75'	75'	80'

Staff Analysis – Site Requirements

- If approved, existing single-family dwelling can remain as a use-by-right
- If replaced, two-family dwelling would require an additional water tap
- Additional fire code considerations may come in to play for structures larger than 3,600 SF (but would for single-family homes as well).

Staff Analysis – Other Considerations

1. That a need exists for the proposal

Staff finds that the Comprehensive Plan discusses housing policy as needing to revitalize and diversify the existing supply. Policy 5B2 states “Diversify housing stock and encourage the development of new housing products in Northglenn. A diverse, high-quality housing stock may help Northglenn attract and retain residents.” And Policy 5B4 states “where applicable, encourage the redevelopment of existing housing to revitalize neighborhoods and provide housing stock diversity.” Staff finds inclusion of some R-2 zoning in existing single-family neighborhoods meets this goal without significantly impacting the existing single-family neighborhood. For more on these policies please see Exhibit D.

Criteria Analysis – Staff Comments

2. That this particular parcel of ground is indeed the correct site for the proposed development;

Staff finds that this lot is an appropriate location for the proposed Residential uses of the R-2 category. It meets all R-2 zone minimums, and the allowable building envelope matches that of the existing zoning.

3. That there has been an error in the original zoning; or

Staff does not find that there has been an error in the original zoning in this particular location, but does note the only difference between R-1-B zoning and R-2 zoning is that R-2 zoning allows for two-family units. The performance standards between the zones are the same besides the added density.

Criteria Analysis – Staff Comments

4. That there have been significant changes in the area to warrant a zone change;

The area’s housing stock is aging and the population it serves continues to evolve and change. The proposed zoning request reflects emerging needs for diversified housing types. Staff finds that the request meets the intent of this criteria

5. That adequate circulation exists and traffic movement would not be impeded by development; and

Staff finds that the direct proximity Melody Drive is an appropriate location for uses allowed under R-2 zoning. The property, under a Residential Two-Family Dwelling zoning designation, would still be among other residential properties in the general vicinity and would at most add one dwelling unit to the area. The proposed additional dwelling unit will not have an adverse impact on traffic demand or operations.

Criteria Analysis – Staff Comments

6. That additional municipal service costs will not be incurred which the City is not prepared to meet.

Staff finds that if there are any additional municipal service costs the obligation for those costs will be borne by property owner. The additional dwelling unit will be required to pay a tap fee for water and sewer.

Criteria Analysis – Staff Comments

- Options:
 1. Approve this request as submitted;
 2. Deny this request for reasons stated;
 3. Table the request for further consideration.

- Staff Recommendation:

Staff recommends approval of the rezoning to R-2 Two Family Residential

Conclusion

SPONSORED BY: MAYOR DOWNING

COUNCILMAN'S BILL

ORDINANCE NO.

No. CB-1871
Series of 2016

Series of 2016

A BILL FOR A SPECIAL ORDINANCE REZONING FROM R-1-B SINGLE-FAMILY RESIDENTIAL TO R-2 TWO-FAMILY RESIDENTIAL, CERTAIN REAL PROPERTY IN THE CITY OF NORTHGLENN LOCATED AT 363 MELODY 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

WHEREAS, all of the property described above is currently zoned R-1-B Single-Family Residential with a legal description as follows:

Northglenn Nineteenth Filing, Block 3, Lot 24.

WHEREAS, the City Council desires to rezone the property described above to R-2 Two-Family Residential based on their finding of facts.

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 R-1-B (Single-Family Residential) to R-2 (Two-Family Residential);
- B. The property at 363 Melody Drive is the correct location for the proposed development;
- C. The proposed zoning request reflects needs established in the Comprehensive Plan for diversified housing types based on aging housing stock and that the population it serves continues to evolve and 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 R-1-B Single-Family Residential to R-2 Two-Family Residential is hereby approved, pursuant to Section 11-37-2(h), and granted for the real property

in the City of Northglenn, Colorado, described as 363 Melody 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 under the provisions provided in Section 1-1-10 of the Northglenn Municipal Code.

INTRODUCED, READ AND ORDERED POSTED this ____ day of _____, 2016.

JOYCE DOWNING
Mayor

ATTEST:

JOHANNA SMALL, CMC
City Clerk

PASSED ON SECOND AND FINAL READING this ____ day of _____, 2016.

JOYCE DOWNING
Mayor

ATTEST:

JOHANNA SMALL, CMC
City Clerk

APPROVED AS TO FORM:

COREY Y. HOFFMANN
City Attorney