



**PLANNING AND DEVELOPMENT DEPARTMENT MEMORANDUM
#20-2019**

DATE: April 8, 2019

TO: Honorable Mayor Carol Dodge and City Council Members

THROUGH: Heather Geyer, City Manager 

FROM: Brook Svoboda, Director of Planning and Development 
Becky Smith, AICP, Planning Manager
Alan Sielaff, AICP, Planner I

SUBJECT: CB-1925 – Civic Center property rezone to MC, Mixed-Use Corridor

PURPOSE

The applicant, the City of Northglenn, is seeking approval of a Rezone to Mixed-Use Corridor (MC) in preparation to redevelop the existing 20.59 acre Civic Center property generally located between Community Center Drive and Interstate 25, south of the Webster Lake Promenade development. CB-1925 is being presented on first reading. Any future development would be required to conform to the development standards within the Unified Development Ordinance (UDO) and the Civic Center Master Plan, adopted as an amendment to the Comprehensive Plan in 2017.

BACKGROUND

Attached to this memorandum is a proposed ordinance, which if approved, would rezone the existing Civic Center property to MC, Mixed-Use Corridor. The applicant for this case is the City of Northglenn, which is currently preparing development plans to begin implementation of Phase 1 of the Civic Center Master Plan to include construction of a new Recreation Center, Senior Center, and Theater west of the existing City Hall. The City is seeking this rezone in order to secure the zoning of the site for Phase 1 development and later phases. Site Plan and Subdivision applications will still need to be submitted and reviewed by the City's Development Review Committee (DRC) and Planning Commission prior to any development of the site.

The Planning Commission will review this rezoning request at its April 16, 2019 meeting. Attached to this memorandum is the draft Resolution the Planning Commission will consider as well as the Staff Report for the Planning Commission to be presented at the public hearing on this request. This information provides a thorough analysis of the proposed request.

Because this item is a request for a rezoning, it must be approved by ordinance, which requires two readings, the first to read the ordinance into the record and schedule the public hearing and the second for public hearing and consideration of the proposed ordinance.

STAFF RECOMMENDATION

Attached to this memorandum is a proposed CB-1925, which is being presented on first reading this evening. Staff is recommending that City Council approve this request on first reading and schedule the item for public hearing and seconding reading on April 22, 2019.

BUDGET/TIME IMPLICATIONS

The request to rezone to MC, Mixed-Use Corridor does not have any direct budgetary impacts.

STAFF REFERENCE

If Council members have any comments or questions they may contact Brook Svoboda, Director of Planning and Development, at 303.450.8937 or bsvoboda@northglenn.org.

ATTACHMENTS

1. Planning Commission Resolution #2019-04
2. Planning Commission Staff Report for the April 16, 2019 Meeting

CB-1925 – Civic Center property rezone to MC, Mixed-Use Corridor

ATTACHMENT 1

RESOLUTION 2019-04 NORTHGLENN PLANNING COMMISSION

A RESOLUTION PROVIDING A FAVORABLE RECOMMENDATION TO THE CITY COUNCIL FOR APPROVAL OF A REZONE TO MC, MIXED-USE CORRIDOR CERTAIN REAL PROPERTY KNOWN AS THE NORTHGLENN CIVIC CAMPUS PROPERTY, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, AND AMENDING THE ZONING MAP OF THE CITY OF NORTHGLENN

WHEREAS, Northglenn Ordinance 11-6-4(a) requires that the Northglenn Planning Commission review and make recommendation to Council any application for rezoning; and

WHEREAS, the Northglenn Planning Commission therefore desires to make its recommendations to the City Council as required by law; and

WHEREAS, the Planning Commission has found that the application satisfies the applicable criteria for rezoning under 11-6-4(a)(e)(iii) for purposes of approving the rezoning to Mixed-Use Corridor respectively.

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

Section 1. The City of Northglenn Planning Commission hereby provides a favorable recommendation to the City Council to rezone the Civic Campus property to MC, Mixed-Use Corridor, in accordance with the proposed Ordinance for adoption as prepared by the City Attorney.

DATED this _____ day of _____, 2019

Sonia Di Carlo
Planning Commission Chair

ATTEST:

Rebecca Smith, AICP
Secretary

ATTACHMENT 2



Planning & Development

11701 Community Center Drive

Northglenn, CO 80233

P: 303-450-8739

F: 303-450-8708

northglenn.org

PLANNING AND DEVELOPMENT DEPARTMENT *MEMORANDUM*

DATE: April 16, 2019
TO: Planning Commission
FROM: Becky Smith, Planning Manager
Alan Sielaff, Planner I
THROUGH: Brook Svoboda, Director of Planning and Development
SUBJECT: Civic Center property – *Rezone to Mixed-Use Corridor (MC)*

REQUEST

The applicant, the City of Northglenn, is seeking approval of a Rezone to Mixed-Use Corridor (MC) in preparation to redevelop the 20.59 acre Civic Center property generally located between Community Center Drive and Interstate 25, south of the Webster Lake Promenade development. Any future development would be required to conform to the development standards within the Unified Development Ordinance (UDO) and the Civic Center Master Plan, adopted as an amendment to the Comprehensive Plan in 2017.

RECOMMENDATION

Staff Recommendation:

Staff recommends the Planning Commission recommend approval of a rezoning to Mixed-Use Corridor (MC) so that the zoning is conducive for the eventual redevelopment of the property with uses that are consistent with those identified in the Civic Center Master Plan.

Recommended Motion:

The following is a recommended motion for the proposed Rezone:

“I move to approve Resolution 2019-04, for case number 19-02, recommending approval of a rezoning of the Civic Center property to Mixed-Use Corridor (MC).”

DISCUSSION

Background.

Site Data.

Location	Northglenn Civic Center Campus 11701 & 11801 Community Center Drive
Subdivision	Webster Lake Promenade Subdivision, Block 1, Lot 8
Zoning	Planned Development (PD)
Existing Land Use	Civic uses; City Hall, Recreation Center, Senior Center, Theater
Acreage	20.59 acres

Characteristics of the Site (see Exhibit A for an Aerial Vicinity Map).

- There are two different structures currently on the property, the City Hall and former Police Station building at 11701 Community Center Drive, and the Recreation Center, Senior Center, and Theater at 11801 Community Center Drive. Associated parking areas serve each of the existing uses.
- Access to the site is currently from Community Center Drive at four separate points, two for each building.
- The site is south of the Ramada Hotel and Webster Lake Promenade development, west of E.B. Rains Park, north of the Stone Mountain Apartments, and east of I-25.
- Vacant and unimproved land exists west of the west parking lot of City Hall.

Zoning and Surrounding Land Uses (see Exhibit B for a Zoning Map of the Vicinity).

The following table summarizes the zoning and land uses for the properties surrounding this site:

	Zoning	Land Use
North	CA (Commercial Auto-Oriented) and PD (Planned Development)	Commercial uses (Ramada Hotel and Webster Lake Promenade)
South	PD (Planned Development)	Multifamily Residential (Stone Mountain Apartments)
East	OS (Open Space)	E.B. Rains Park and Webster Lake
West	CDOT Right-of-Way	Interstate 25

Notification Requirements.

Notification for this application was conducted in accordance with the requirements of Section 11-6-3(e) Scheduling and Notice of Public Hearings of the UDO. Notice of the public hearing was published in the Northglenn-Thornton Sentinel at least 15 days prior to the public hearing.

Additionally, mailed notice was sent to all property owners within the City of Northglenn within 300 feet of the property, and a sign was posted at least 15 days prior to the public hearing.

Analysis.

The following section includes a discussion and analysis of various topics related to the development application package being presented to the Commission.

Comprehensive Plan Consistency.

The following are a list of policies outlined in the city's Comprehensive Plan that are consistent with the proposed rezoning:

- 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. *Staff finds that the proposed rezoning will allow a range of residential uses on land previously not zoned for residential.*
- 5B5. Policy: Where applicable, encourage the mixing of housing with commercial uses to provide greater proximal access to goods, services, and transportation access. *Staff finds that the proposed rezoning to a mixed-use zone will implement this policy. Additionally, the site has access to the RTD Wagon Road Park and Ride via a pedestrian tunnel underneath I-25.*
- 5B6. Policy: Recognize the transportation/land use connection with regard to new housing developments and redevelopments within the city. *Same as above.*
- 6B1. Policy: Create a more diversified and well-balanced economic base. *Staff finds that the proposed rezoning to a mixed-use zone will allow new commercial uses on land previously not zoned for commercial.*
- 6B2. Policy: Further enhance and solidify the retail sales tax base for the city. *Same as above.*
- 6B4. Policy: Enhance the appearance and image of the city to attract new businesses. *Staff finds that the proposed rezoning will facilitate redevelopment of aging City infrastructure and open additional land to private development.*
- 6B5. Policy: Encourage the redevelopment of underutilized and vacant properties. *Same as above.*
- 9B1. Policy: Continue to provide citizens of Northglenn with the highest level of public services and facilities the city can support. *Staff finds that rezoning this site to Mixed-Use Corridor will facilitate the future Major Site Plan for a new Recreation Center, Senior Center and Theater complex.*

In addition, the Civic Center Master Plan was adopted by City Council as an addendum to the City's Comprehensive Plan in 2017 and provides a more site-specific vision for the development of this site. The Civic Center Master Plan can be reviewed on the City's website at the following link https://www.northglenn.org/government/project_updates/civic_campus_master_plan.php.

This document is intended to guide future development through the following goals:

- Enhance stronger community identity.
- Integrate a vibrant mix of land use.
- Evaluate the best location for municipal facilities.
- Provide public gathering spaces.
- Leverage the success of adjacent developments.

- Strengthen connections to the community.

Zoning and Land Use.

The existing Civic Center property is zoned PD (Planned Development), but the focus of the PD document is the Webster Lake Promenade development to the north. The Civic Center property was included to facilitate potential placement of signage for the development along I-25 but has never been utilized. The City is requesting a rezoning of the City-owned property to the new MC Mixed-Use Corridor district, subject to the uses and development standards outlined in the UDO.

The purpose statement of the MC zone states:

The MC district is intended to accommodate mixed-use development with walkable active streetscapes. Uses in the MC district are typically lighter-intensity commercial with limited auto-oriented uses that are compatible with surrounding residential neighborhoods. Residential uses in the MC district are intended to offer a diversity of attached housing types at varying densities.

Rezoning to MC allows for flexibility of land uses within the zoning standards for future development while also being able to accommodate the civic, recreational, and administrative uses that currently exist on site. Future uses can either be vertically or horizontally integrated.

Below is a summary of development standards for the proposed zone:

MC, Mixed-Use Corridor Standards	
Minimum Lot Area	None
Minimum Lot Width	None
Maximum Height, Primary	60 ft.
Maximum Height, Accessory	20 ft.
Minimum Front Building Setback	5 ft.
Maximum Front Building Setback	25 ft.
Minimum Side Building Setback	5 ft.
Minimum Rear Building Setback	10 ft.
Minimum Rear Building Setback (w/Alley)	None
Maximum Building Coverage	60%
Maximum Impervious Surface Coverage	80%

APPROVAL CRITERIA

Applicable Approval Code Provisions.

The following sections of the code should be considered with review of this application.

- Section 11-6-4(a) of the UDO (Rezoning)

Rezoning Procedure.

Section 11-6-4(a) of the UDO outlines that Planning Commission review and provide a recommendation to City Council, followed by City Council review and adoption. Before any

future development can take place on this site, application and review of Site Plans, Subdivision of land, and any other applicable review processes will be required and will likely occur in a phased approach

Criteria Analysis.

Section 11-6-4(a)(3)(E)(iii) requires the proposed Rezone to comply with the following approval criteria along with a brief staff analysis of each:

Criteria:	Staff Analysis:
(1) The proposed rezoning is consistent with the Comprehensive Plan and the purposes of this UDO	The proposed rezoning is consistent with the City of Northglenn Comprehensive Plan and acts as an implementation step to advance the goals of the Civic Center Master Plan.
(2) The rezoning is consistent with the purpose statement of the proposed zoning district	The proposed rezoning is consistent with the purpose statement of the MC Mixed-Use Corridor district as the Civic Center Master Plan which will guide future development includes consistent goals of providing walkable, active streetscapes and a mix of commercial and residential land uses.
(3) There have been significant changes in the area to warrant a zoning change; The intensity of development in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood; and	Market studies associated with the Civic Center Master Plan have indicated that the changing commercial and residential markets and the overall growth of metropolitan Denver would support redevelopment of the excess land currently on-site. Further, the potential for future mixed-uses on site will accommodate the existing needs and future growth of the City's civic and cultural services while servicing as a transition from the multifamily uses to the south to the commercial uses to the north.
(4) Public facilities and services are available to adequately serve the subject property while maintaining adequate level of service to existing development; and/or	In general, the city is equipped to handle additional municipal services required from future development if consistent with the Civic Center Master Plan. Future development may result in an increase in tax revenues collected by the city to assist in funding of additional services. Specific utility studies(storm, water, sewer) will be included at the time applications are submitted for site plan review.
(5) There was an error in establishing the current zoning	This criteria is not applicable.

ADMINISTRATION

Possible Actions by the Planning Commission.

The Planning Commission is not the final approval authority for a request for a rezone to MC Mixed-Use Corridor. The Planning Commission shall review the application and provide a recommendation to the City Council. The Commission's options for recommendation are as follows:

1. Recommend approval of the request, with or without conditions or stipulations;
2. Recommend denial of the request for reasons stated; or

3. Table the request for further consideration or additional information.

Next Steps.

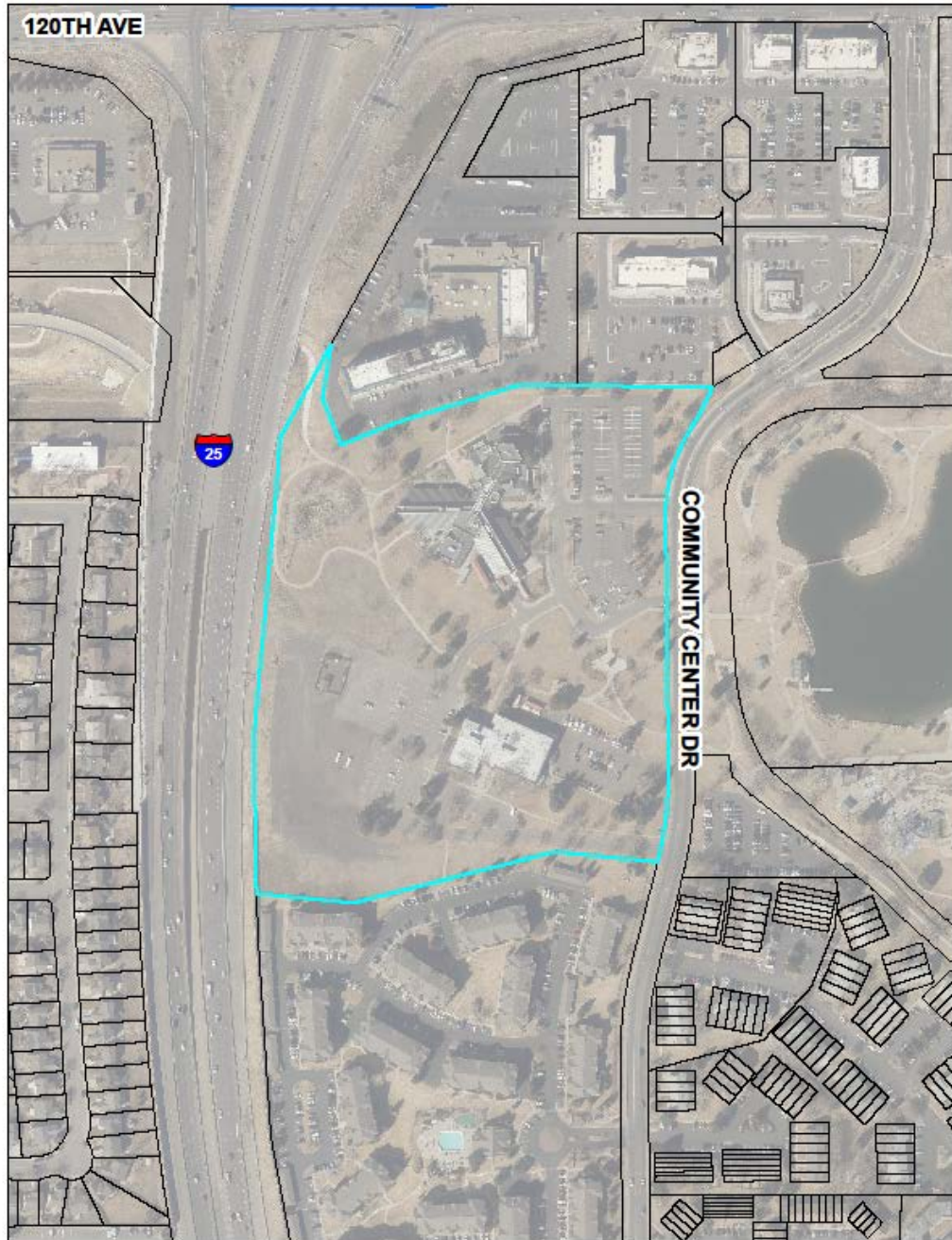
The Planning Commission's recommendation will be forward to City Council for consideration. Because the application is a request for a zone change, City Council would have to approve an ordinance rezoning the property following a public hearing. The application held first reading at the April 8, 2019 City Council meeting and second reading and public hearing is scheduled at the April 22, 2019 meeting. Future Subdivision of land, dedication of Right-of-Way, and Major Site Plans will be required to undergo staff review and require approval from Planning Commission before any development can take place.

ATTACHMENTS

- Attachment A – Aerial Vicinity Map
- Attachment B – Zoning Map
- Attachment C – Legal Description of the Property
- Attachment D – Project Narrative Letter

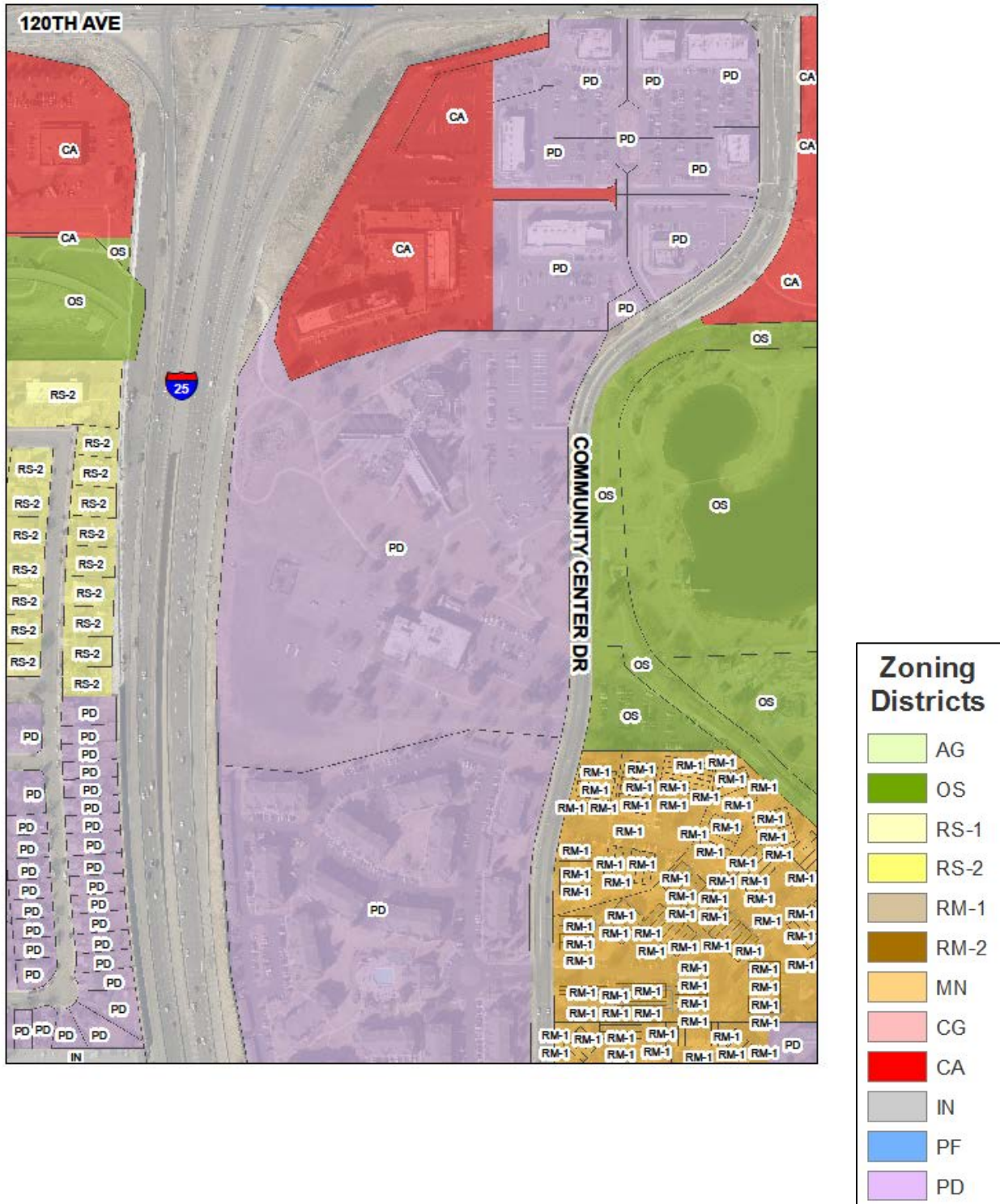
ATTACHMENT A

Aerial Map



ATTACHMENT B

Zoning Map



ATTACHMENT C

Legal Description of the Property

LOT 8, BLOCK 1, WEBSTER LAKE PROMENADE SUBDIVISION, EXCEPT THAT PORTION CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO IN SPECIAL WARRANTY DEED RECORDED JUNE 28, 2016 AT RECEPTION NO. 2016000051153, LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, STATE OF COLORADO.

ATTACHMENT D



Parks, Recreation & Culture
11701 Community Center Drive
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northglenn.org

Project Narrative

March 5, 2019

Brook Svoboda
Director of Planning and Development
City of Northglenn
11701 Community Center Drive
Northglenn, CO 80233

RE: NGCC Property Request for Rezoning to MC (Mixed Corridor)

Dear Mr. Svoboda,

On behalf of the Northglenn Civic Center (NGCC) project team and the City of Northglenn, please accept this application for zone change. The project team is requesting a rezoning of the entire 20.59 acre site that currently houses the Northglenn City Hall and Recreation Center, Senior Center and Performing Arts Theatre, from PD, Planned Development, to MC, Mixed-Use Corridor, zone district.

This rezoning request is the first step in the redevelopment of the site. Allowing for the rezoning would encourage flexibility in the development of the site and would allow for a mix of uses to encourage a vibrant and walkable development in the future. The vision of the site is to allow for civic uses, public gathering spaces and a variety of land uses ranging from residential to commercial.

The requested rezoning would be consistent with the Northglenn Civic Center Master Plan, which was approved by the City Council in April 2017 as an addendum to the city's Comprehensive Plan. The approved Master Plan identifies the following goals for the site:

- *Enhance stronger community identity.*
- *Integrate a vibrant mix of land use.*
- *Evaluate the best location for municipal facilities.*
- *Provide public gathering spaces.*
- *Leverage the success of adjacent developments.*
- *Strengthen connections to the community.*

The proposed rezoning to MC meets the Rezoning Approval Criteria outlined in Section 11-6-4 of the Unified Development Ordinance. One of those criteria addresses compatibility with the purpose statement of the proposed zoned district. The purpose statement for the MC district states that: "The MC district is intended to accommodate mixed use development with walkable active streetscapes." A rezone to MC would be the initial phase in implementing and creating the vibrant and walkable mixed use development contemplated in the Master Plan.

Mr. Brook Svoboda
March 5, 2019
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Additionally, the Rezoning Approval Criteria requires consistency with the city's Comprehensive Plan. The proposed rezoning would accommodate the goals and vision of the Northglenn Civic Center Master Plan, which is an addendum to the city's Comprehensive Plan. The Master Plan for the site identifies a new Recreation Center, Senior Center and Performing Arts Theatre as well as a future new City Hall along with a mixed-use development on the rest of the site.

And finally, the Rezoning Approval Criteria talks about changes in the area over time as well as compatibility to the surrounding area. The ever-changing Metro Denver market and location of the site along the I-25 corridor have allowed this site to be a prime candidate for redevelopment. With that being said, the proposed rezoning does meet the needs of the changing market and helps to facilitate the redevelopment of the site. The proposed uses allowed in the MC zone district are consistent with and compatible to the surrounding properties in the area, which range from a general commercial and retail center to the north, an apartment community to the south, and a city park to the east.

If you have any questions on any information provided please contact me at the information provided below.

Sincerely,

A handwritten signature in cursive script that reads "Amanda Pederson".

Amanda Pederson
Director of Parks, Recreation and Culture
City of Northglenn – Parks, Recreation and Culture Department
303-450-8950, apederson@northglenn.org

SPONSORED BY: MAYOR DODGE

COUNCILMAN'S BILL

ORDINANCE NO.

No. CB-1925
Series of 2019

Series of 2019

A BILL FOR A SPECIAL ORDINANCE REZONING FROM PD PLANNED DEVELOPMENT TO MC MIXED USE CORRIDOR CERTAIN REAL PROPERTY KNOWN AS THE NORTHGLENN CIVIC CAMPUS PROPERTY, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, AND AMENDING THE ZONING MAP OF THE CITY OF NORTHGLENN

WHEREAS, the property legally described in **Exhibit A**, attached hereto and incorporated herein by this reference, is currently zoned PD Planned Development; and

WHEREAS, the City Council desires to rezone the property described in **Exhibit A** to MC Mixed Use Corridor.

NOW, THEREFORE, 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) The proposed rezoning is consistent with the Comprehensive Plan and the purposes of the Unified Development Ordinance;
- (b) The rezoning is consistent with the purpose statement of the proposed zoning district;
- (c) There have been significant changes in the area to warrant a zoning change;
- (d) The intensity of development in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood;
- (e) Public facilities and services are available to adequately serve the subject property while maintaining adequate level of service to existing development; and/or
- (f) There was an error in establishing the current zoning.

Section 2. Rezoning. Pursuant to the provisions of the Unified Development Ordinance, and upon the recommendation of the Northglenn Planning Commission (Case No. 19-02), a zoning change to MC Mixed Use Corridor is hereby allowed and granted for the real property in the City of Northglenn, Colorado, described in the attached **Exhibit A**.

Section 3. Change of Zone Maps. The official zoning map of the City of Northglenn, as amended, and the Comprehensive Master Plan of the City of Northglenn shall be and hereby ordered amended to conform with the provisions 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 _____, 2019.

CAROL A. DODGE
Mayor

ATTEST:

JOHANNA SMALL, CMC
City Clerk

PASSED ON SECOND AND FINAL READING this ____ day of _____, 2019.

CAROL A. DODGE
Mayor

ATTEST:

JOHANNA SMALL, CMC
City Clerk

APPROVED AS TO FORM:

COREY Y. HOFFMANN
City Attorney

EXHIBIT A

LEGAL DESCRIPTION

LOT 8, BLOCK 1, WEBSTER LAKE PROMENADE SUBDIVISION, EXCEPT THAT PORTION CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO IN SPECIAL WARRANTY DEED RECORDED JUNE 28, 2016 AT RECEPTION NO. 2016000051153, LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, STATE OF COLORADO.