PLANNING AND DEVEOPMENT DEPARTMENT MEMORANDUM
#46-2019

DATE: September 9, 2019

TO: Honorable Mayor Antonio B. Esquibel and City Council Members

THROUGH: Heather Geyer, City Manager

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

SUBJECT: CB-1932 – Northglenn Recreation Center Rezone to PF, Public Facilities

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PURPOSE
The applicant, the City of Northglenn, is seeking approval of a Rezone to Public Facilities (PF) of a seven acre portion of the Civic Center property in preparation of development of a new building for the Northglenn Recreation Center complex.

BACKGROUND
The site is generally located between Community Center Drive and Interstate 25, south of the Webster Lake Promenade development. The remainder of the property will remain zoned Mixed-Use Corridor (MC), and 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.

Attached to this memorandum is a proposed ordinance, which, if approved, would rezone an approximate seven acre portion of the Civic Center property to PF, Public Facilities. 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 Theatre west of the existing City Hall. The City is seeking this rezone because the performance standards in MC zone district were challenging to comply with for a building of this size and location within the larger Civic Center Master Plan. Site Plan and Subdivision applications are under review by the City's Development Review Committee (DRC) and will be considered by the Planning Commission prior to final approval of the Site Plan, and for recommendation on the Preliminary and Final Plat for final approval by City Council via resolution.

The Planning Commission reviewed this rezoning request at its August 20, 2019 meeting. Attached to this memorandum as Attachments 1 and 2 are Planning Commission Resolution 2019-06 providing a favorable recommendation as well as the Staff Report presented to the Planning Commission at the public hearing.

STAFF RECOMMENDATION
Attached to this memorandum is CB-1932, which is being presented on first reading. Staff is recommending that City Council approve this request on first reading and schedule the item for public hearing and second reading on September 23, 2019.

BUDGET/TIME IMPLICATIONS
The request to rezone to PF Public Facilities 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 #2019-06
2. Planning Commission Staff Report for the August 20, 2019 Meeting
3. Staff Presentation

CB-1932 – Northglenn Recreation Center Rezone to PF, Public Facilities

RESOLUTION 2019-06
NORTHGLENN PLANNING COMMISSION

A RESOLUTION PROVIDING A FAVORABLE RECOMMENDATION TO THE CITY COUNCIL FOR APPROVAL OF A REZONE TO PF, PUBLIC FACILITIES, OF AN APPROXIMATELY SEVEN ACRE PORTION OF 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 City of Northglenn is preparing to construct a new Recreation Center, Senior Center, and Theatre on the western portion of the Civic Center Campus property; and

WHEREAS, to accommodate this development, the City of Northglenn desires to rezone an approximately seven acre portion of the Northglenn Civic Center property to PF, Public Facilities; 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 Public Facilities 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 an approximately seven acre portion the Civic Campus property to PF, Public Facilities, 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

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: August 20, 2019

TO: Planning Commission

FROM: Becky Smith, Planning Manager
Alan Sielaff, Planner I

THROUGH: Brook Svoboda, Director of Planning and Development

SUBJECT: Northglenn Recreation Center property – *Rezone to Public Facility (PF)*

REQUEST

The applicant, the City of Northglenn, is seeking approval of a Rezone of a seven acre portion of the Civic Center property to the Public Facilities (PF) zone district in preparation of development of a new building for the Northglenn Recreation Center complex. This new building will sit west of the current Recreation Center and City Hall, and will include the Senior Center and Theatre as well; all key components of the overall Civic Center development. The area to be rezoned is generally located between Community Center Drive and Interstate 25, south of the Webster Lake Promenade development. A Subdivision and Site Plan will still need to be reviewed prior to any development and 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 Public Facilities (PF) to City Council so that the zoning is conducive for the development of the Northglenn Recreation Center site, which is identified in the Civic Center Master Plan.

Recommended Motion:

The following is a recommended motion for the proposed Rezone:

"I move to approve Resolution 2019-06, for case number 19-12, recommending approval of a rezoning of the Northglenn Recreation Center site to Public Facilities (PF)."

DISCUSSION

Background

Site Data

Location	The western portion Northglenn Civic Center Campus as legally described below in Attachment C.
Subdivision	Webster Lake Promenade Subdivision, Block 1, Lot 8
Existing Zoning	Mixed-Use Corridor (MC)
Existing Land Use	Civic uses; City Hall, Recreation Center, Senior Center, Theater
Acreage	7.002

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

- The site intended for development of the Northglenn Recreation Center complex is vacant and unimproved land that exists west of the west parking lot of City Hall.
- 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.

Zoning and Surrounding Land Uses (see Attachment 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	MC (Mixed-Use Corridor) and OS (Open Space)	The Remainder of the Civic Center property and 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 application 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:

- 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 Public Facility (PF) 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 MC (Mixed-Use Corridor). While the MC zoning would allow the development of the Northglenn Recreation Center from a use consideration, the performance standards in MC zone district were challenging to comply with for a building of this size and location within the larger Civic Center Master Plan. The MC district includes a maximum front setback of 25 feet (see Section 11-2-9(b). Because of the orientation of site to the western portion of the property, there will be no traditional dedicated street right-of-way immediately east of the building. That area will serve as a parking and drive access aisle connecting to the future Memorial Parkway which will run east-west. Another challenging

standard is the general architectural requirements of the MC district (see Section 11-4-8(e). These are heightened in terms of building massing reduction techniques and change in building materials. While these standards are generally adhered to, it was found that meeting the standards to the exact letter would interfere with internal operations and add significantly to the project cost.

Based on these challenges, staff recommended that the project team apply to zone the portion of the site intended for the Recreation Center to Public Facilities (PF). PF still achieves the purpose of facilitating the development of the Northglenn Recreation Center in conformance with the Civic Center Master Plan, but provides some relief from the standards outlined in the MC zone. The remainder of the Civic Center Property will remain zoned as MC. See Attachment D for the project narrative letter provided by Amanda Peterson, Director of Parks, Recreation, and Culture.

The purpose statement of the PF zone states:

> The PF district is intended to accommodate and preserve areas for public, quasi-public, and limited private facilities and uses. Uses in the PF district typically include essential City services and activities, with limited supporting uses and activities. The PF district is intended to incorporate flexibility to allow varying operational and site characteristics associated with essential City or community services.

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

PF, Public Facility Standards	
Minimum Lot Area	None
Minimum Lot Width	None
Maximum Height, Primary	65 ft.
Minimum Front Building Setback	15 ft.
Minimum Side Building Setback	5 ft.
Minimum Rear Building Setback	10 ft.
Minimum Rear/Rear Building Setback (detached accessory	10 feet/5 feet
Maximum Building Coverage	70%
Maximum Impervious Surface Coverage	None

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. A brief staff analysis is provided 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 PF Public Facilities district as the Civic Center Master Plan which calls for the development of a new Recreation Center, Senior Center and Preforming Arts Theatre.
(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	The PF Public Facility district will accommodate the existing needs and future development of Recreation Center, Senior Center and Performing Arts Theatre facility.
(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. 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 PF Public Facility. 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 will hold first reading at the September 9, 2019 City Council meeting and second reading and public hearing is tentatively scheduled for the September 23, 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

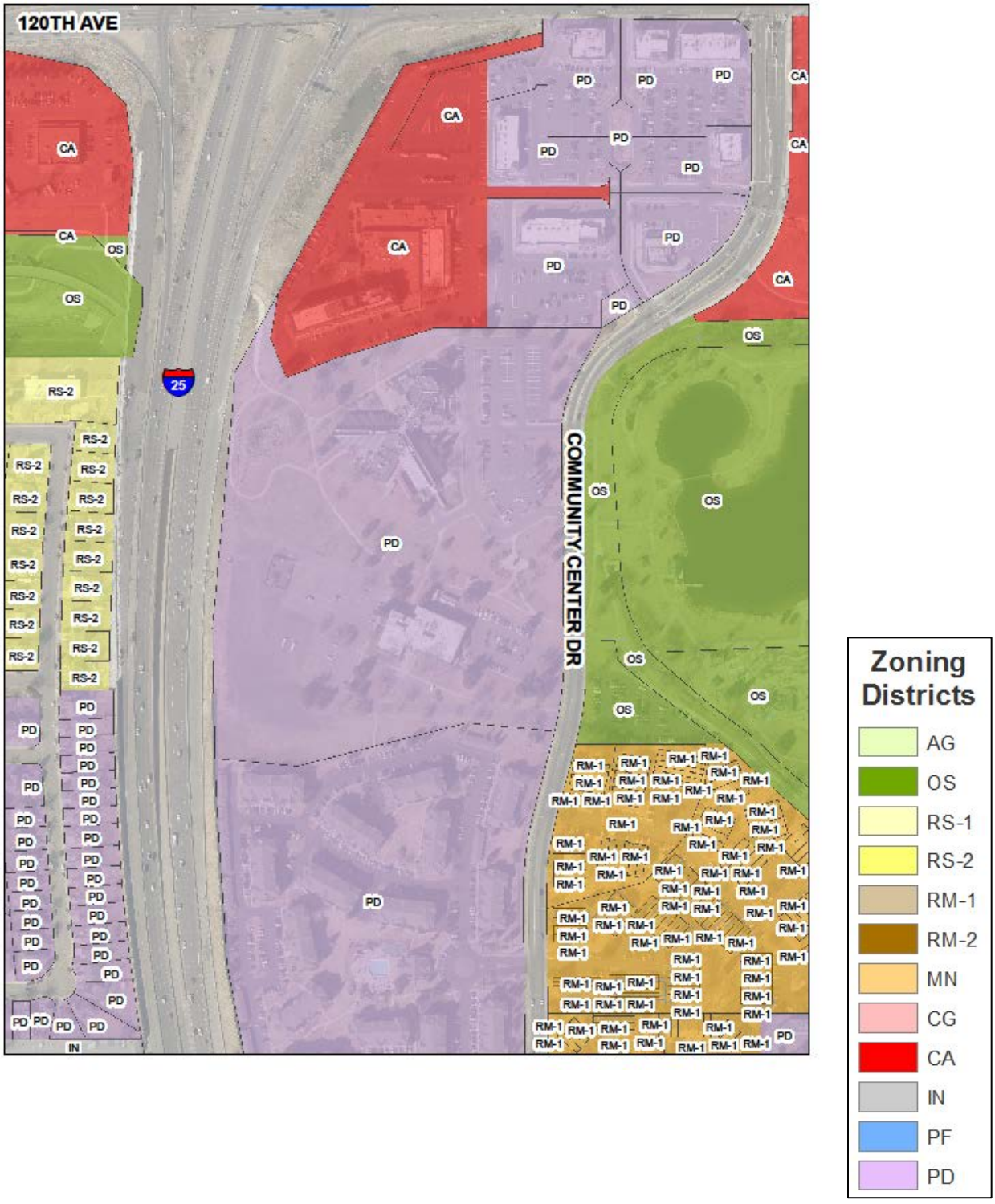
Attachment A – Aerial Vicinity Map
Attachment B – Zoning Map
Attachment C – Legal Description of the Property
Attachment D – Project Narrative Letter

ATTACHMENT A

Aerial Map

ATTACHMENT B

Zoning Map



ATTACHMENT C

Legal Description of the Property

A PARCEL OF LAND BEING A PORTION OF LOT 8, BLOCK 1, WEBSTER LAKE PROMENADE SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINICPAL MERIDIAN, CITY OF NORTHGLENN, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE S29°58’13”W A DISTANCE OF 1076.06 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 8, SAID POINT BEING THE POINT OF BEGINNING; THENCE S00°00’00”E A DISTANCE OF 234.50 FEET; THENCE S32°25’53”E A DISTANCE OF 68.12 FEET; THENCE S00°01’06”E A DISTANCE OF 303.56 FEET; THENCE N90°00’00”W A DISTANCE OF 5.80 FEET; THENCE S00°00’00”E A DISTANCE OF 238.70 FEET; THENCE N90°00’00”E A DISTANCE OF 9.76 FEET; THENCE S00°00’00”E A DISTANCE OF 164.56 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 8; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING TWO (2) CONSECUTIVE COURSES: 1) S75°46’07”W A DISTANCE OF 119.06 FEET; 2) THENCE N84°33’13”W A DISTANCE OF 210.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE ALONG THE WESTERLY LINE OF SAID LOT 8, N01°14'01”W A DISTANCE OF 330.41 FEET TO THE SOUTHERLY POINT OF SAID PARCEL RECORDED AT RECEPTION NO. 2016000051153; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL, N05°11'41”E A DISTANCE OF 573.72 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 8; THENCE ALONG THE WESTERLY LINE OF SAID LOT 8 THE FOLLOWING TWO (2) CONSECUTIVE COURSES: 1) N03°14'41”E A DISTANCE OF 79.80 FEET; 2) THENCE N28°48'43”E A DISTANCE OF 229.93 FEET TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 8 THE FOLLOWING THREE (3) CONSECUTIVE COURSES: 1) S09°15'04”W A DISTANCE OF 117.28 FEET; 2) THENCE S21°57'39”E A DISTANCE OF 107.97 FEET; 3) THENCE N68°02'21”E A DISTANCE OF 110.18 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 305,020 SF (7.002 ACRES), MORE OR LESS. ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

ATTACHMENT D

Parks, Recreation & Culture
11701 Community Center Drive
Northglenn, CO 80233
P: 303-280-7821
F: 303-450-8708
northglenn.org

August 8, 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 PF (Public Facility)

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 a 7.002 acre portion of the 20.59 acre NGCC site from MC, Mixed-Use Corridor, to PF, Public Facility, zone district.

As you may recall, the entire NGCC was rezoned to MC earlier this year. As design has progressed on the new Recreation Center, Senior Center and Performing Arts Theatre, it has become apparent that the PF zone district is more applicable for the proposed facility. As a result, the project team is requesting a rezoning to the PF district for the site where the proposed facility will be constructed. The remainder of the site will remain zoned MC, which is more appropriate for the mix of uses anticipated on the remainder of the site. The vision of the site is to allow for civic uses and public gathering spaces, all of which are expressly contemplated in the PF district.

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 PF 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 PF district states "The PF district is intended to accommodate and preserve areas for public, quasi-public, and limited private

facilities and uses. Uses in the PF district typically include essential city services and activities….” A rezone to PF allows for construction of a facility consistent with the goals and objectives outlined in the in the Master Plan.

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 facility for this site, which would be permitted in the PF district.

And finally, the Rezoning Approval Criteria references changes in the area over time, as well as compatibility to the surrounding area. The proposed civic use for this property will provide as a catalyst for redevelopment of the entire NGCC site. The ever-changing Metro Denver market and location of the site along the I-25 corridor allow this site to be a prime candidate for redevelopment. As such, the proposed rezoning meets the needs of the changing market and helps to facilitate the redevelopment of the site.

If you have any questions regarding any information provided please contact me by phone or email, as provided below.

Sincerely,

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

CITY OF Northglenn

Civic Center Property
Rezone to Public Facilities (PF)
Case # 19-12

Presented to:

The Northglenn City Council:

September 23, 2019

REQUEST

APPLICANT:

City of Northglenn

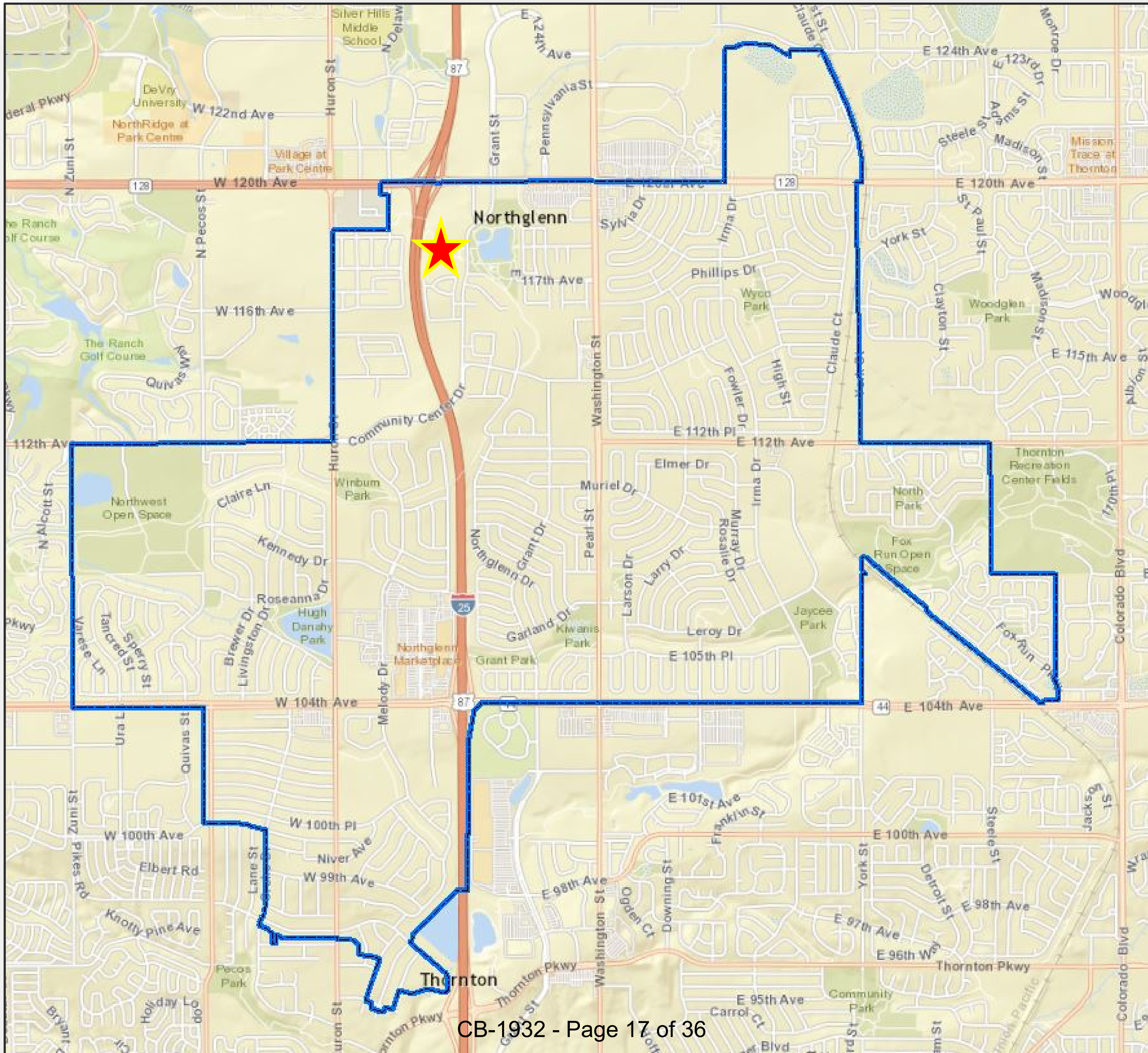
REQUEST:

Rezone from MC (Mixed-Use Corridor) to PF (Public Facilities) to facilitate development of approximate 7 acre western portion of the 20.59 acre Civic Center property.

LOCATION:

South of 120th Avenue and the Webster Lake Promenade development and west of Community Center Drive.

VICINITY MAP



VICINITY MAP

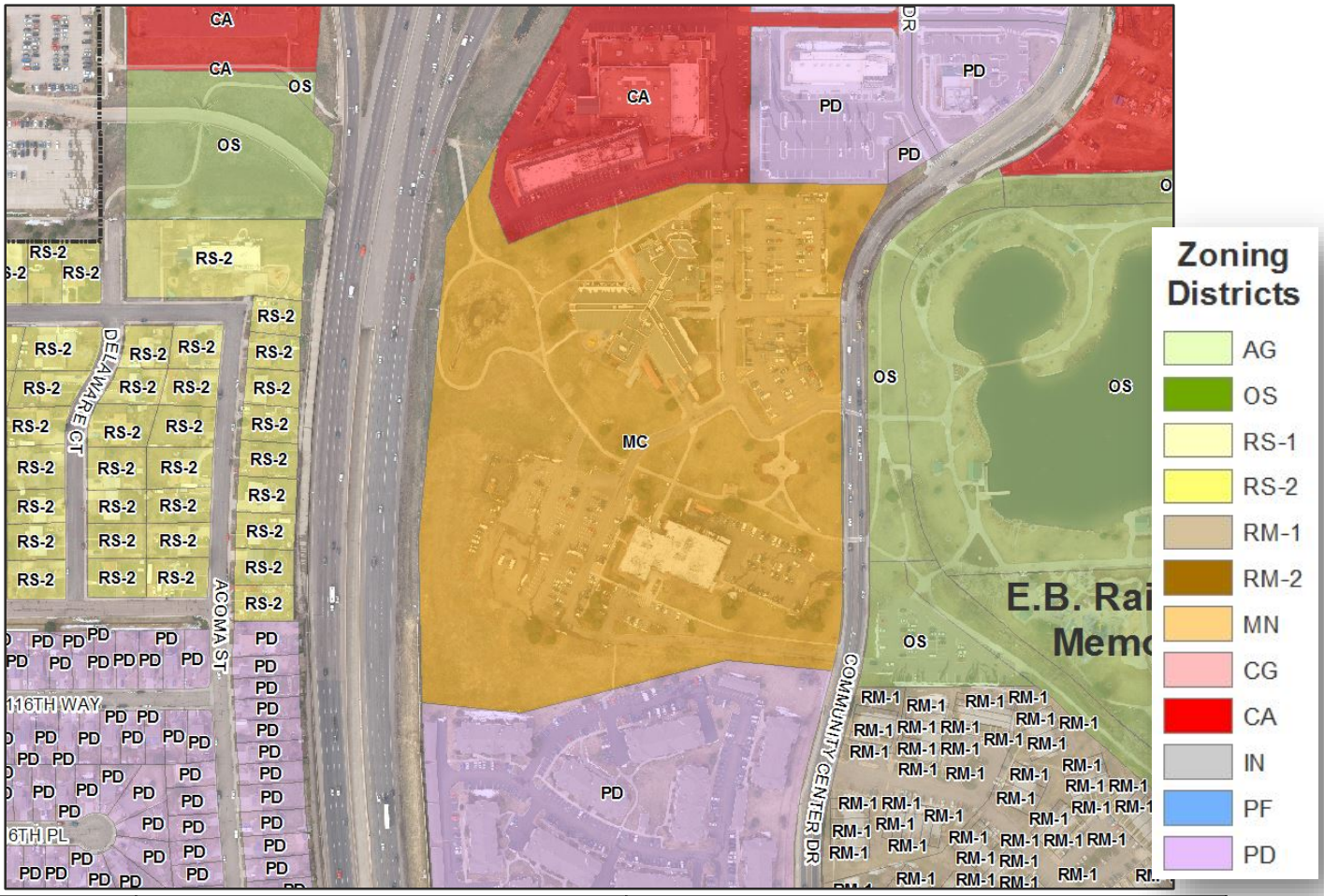
SITE DATA

Location	Western portion of Northglenn Civic Center Campus (11701 & 11801 Community Center Drive)
Subdivision	Webster Lake Promenade Subdivision, Block 1, Lot 8
Zoning	Mixed-Use Corridor (MC)
Existing Land Use	Civic uses; City Hall, Recreation Center, Senior Center, Theater
Acreage	7.002 acres

SITE CHARACTERISTICS

- Two structures on property:
  - City Hall and former Police Station building at 11701 Community Center Drive,
  - Recreation Center, Senior Center, and Theater at 11801 Community Center Drive.
  - Associated parking areas serve each of the existing uses.
- Access to site is from Community Center Drive at four separate points, two for each building.
- 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.
- The site intended for development of the Northglenn Recreation Center complex is vacant and unimproved land that exists west of the west parking lot of City Hall.

ZONING



	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

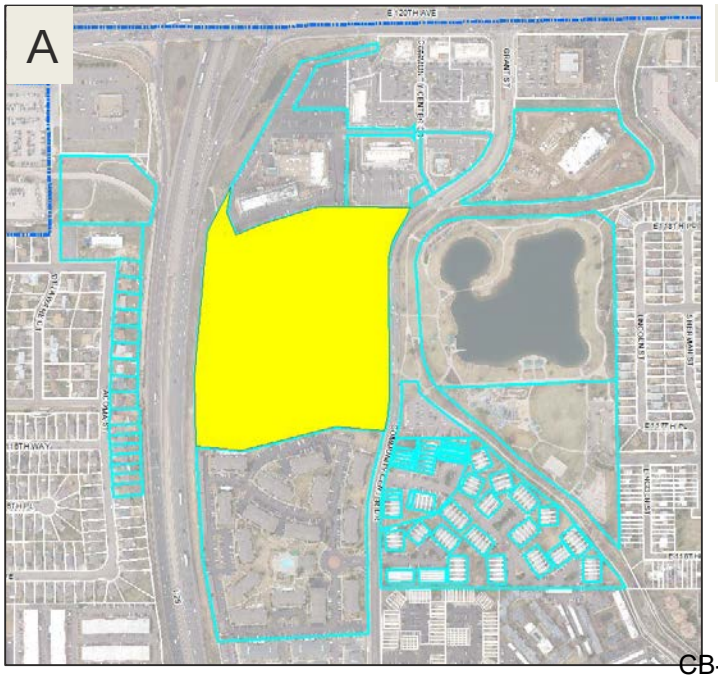
Notification was performed in accordance with the requirements of Section 11-6-3(e) of the Unified Development Ordinance (UDO):

A. Mailed notice sent to all property owners within 300 feet.

B. Publication in the Northglenn-Thornton Sentinel 15 days prior.

C. Public Hearing Notice signs were posted on the property 15 days prior.

A



B

LEGAL NOTICE

CASE NUMBER: 19-12

To Whom It May Concern:

You are hereby notified that on **Tuesday, August 20, 2019 at 7:00pm** in the Council Chambers of the City of Northglenn (11701 Community Center Dr.), a public hearing will be held with the Planning Commission on a request by the applicant, the City of Northglenn for consideration of a rezone from Mixed-Use Corridor (MC) to Public Facilities (PF), which requires the Planning Commission to provide a recommendation to City Council for consideration in accordance with Article 6, Chapter 11 of the Northglenn Municipal Code. The request is to allow for the rezoning of approximately 7 acres of the 20.56 acre City property to PF for development of a Recreation Center and Theatre generally consistent with the adopted Civic Center Master Plan.

This hearing is for property located on the west side of Community Center Drive south of 120th Avenue and contains Northglenn City Hall and the Northglenn Recreation Center. The site is legally described as the following:

A PARCEL OF LAND BEING A PORTION OF LOT 8, BLOCK 1, WEBSTER LAKE PROMENADE SUBDIVISION, 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, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE S29°58'13"W A DISTANCE OF 1076.06 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 8, SAID POINT BEING THE POINT OF BEGINNING; THENCE S00°00'00"E A DISTANCE OF 234.56 FEET; THENCE S32°25'53"E A DISTANCE OF 68.12 FEET; THENCE S00°01'06"E A DISTANCE OF 303.58 FEET; THENCE N90°00'00"W A DISTANCE OF 5.80 FEET; THENCE S00°00'00"E A DISTANCE OF 298.70 FEET; THENCE N90°00'00"E A DISTANCE OF 9.76 FEET; THENCE S00°00'00"E A DISTANCE OF 194.56 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 8; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING TWO (2) CONSECUTIVE COURSES: 1) S75°46'07"W A DISTANCE OF 119.06 FEET 2) THENCE N34°33'13"W A DISTANCE OF 210.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE ALONG THE WESTERLY LINE OF SAID LOT 8, N01°14'01"W A DISTANCE OF 330.41 FEET TO THE SOUTHERLY POINT OF SAID PARCEL RECORDED AT RECEPTION NO. 2019000051153; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL N05°11'41"E A DISTANCE OF 273.72 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 8; THENCE ALONG THE WESTERLY LINE OF SAID LOT 8 THE FOLLOWING TWO (2) CONSECUTIVE COURSES: 1) N03°14'41"E A DISTANCE OF 79.80 FEET 2) THENCE N28°48'43"E A DISTANCE OF 229.93 FEET TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 8 THE FOLLOWING THREE (3) CONSECUTIVE COURSES: 1) S09°15'04"W A DISTANCE OF 117.28 FEET; 2) THENCE S21°57'39"E A DISTANCE OF 107.97 FEET; 3) THENCE N89°02'21"E A DISTANCE OF 110.18 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 305,020 SF (7.002 ACRES), MORE OR LESS. ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

Legal Description Ends

First Publication: August 1, 2019

Last Publication: August 1, 2019

Publisher: Northglenn-Thornton Sentinel

C

CITY OF Northglenn

Civic Center Property
Rezone to Public Facilities (PF)
Case # 19-12

CASE ANALYSIS

COMPREHENSIVE PLAN

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

- 6B4. Policy: Enhance the appearance and image of the city to attract new businesses.
- 6B5. Policy: Encourage the redevelopment of underutilized and vacant properties.
- 9B1. Policy: Continue to provide citizens of Northglenn with the highest level of public services and facilities the city can support.

CIVIC CENTER MASTER PLAN

- 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.
- 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

- Existing Civic Center property zoned MC (Mixed-Use Corridor) in April 2019.
- Rezoning western portion only to PF (Public Facilities) accommodates the civic and recreational uses proposed for the Recreation Center, Theatre, and Senior Center, while easing some of the development standards.
- Identified issues in MC district included setbacks and architectural standards.

ZONING AND LAND USE

Purpose statement of the PF zone:

- The PF district is intended to accommodate and preserve areas for public, quasi-public, and limited private facilities and uses. Uses in the PF district typically include essential City services and activities, with limited supporting uses and activities. The PF district is intended to incorporate flexibility to allow varying operational and site characteristics associated with essential City or community services.

PF, Public Facilities Standards	
Minimum Lot Area	None
Minimum Lot Width	None
Maximum Height, Primary	65 ft.
Maximum Height, Accessory	20 ft.
Minimum Front Building Setback	15 ft.
Minimum Side Building Setback	5 ft.
Minimum Rear Building Setback	10 ft.
Minimum Rear Building Setback, Accessory	5 ft.
Maximum Building Coverage	70%
Maximum Impervious Surface Coverage	None

CITY OF Northglenn

Civic Center Property
Rezone to Public Facilities (PF)
Case # 19-12

RECOMMENDATION

COMPREHENSIVE PLAN

- Included in the Planning Commission staff report is analysis of the proposed rezoning in relation to the policy and strategies outlined in the city's Comprehensive Plan.
- Additionally, the city has previously adopted the "Civic Center Master Plan" as an amendment to the Comprehensive Plan.
- Staff finds that the proposal is consistent with both the city's Comprehensive Plan and the Civic Center Master Plan.
- Analysis of these plans is on page 3 of the Planning Commission staff report.

CRITERIA

Approval Criteria:

- Section 11-6-4(a) of the UDO requires the proposal to comply with approval criteria.
- Staff provided a thorough analysis of these criteria in the Planning Commission staff report (pages 4-5).
- Staff finds that the proposed rezoning to PF (Public Facilities) is consistent with the approval criteria outlined in the code and the Comprehensive Plan.

RECOMMENDATION

Planning Commission:

- Reviewed the request and conducted a public hearing at their August 20, 2019 meeting.
- The PC voted unanimously to recommend approval of the request to rezone to PF (Public Facilities).

Staff recommends City Council approval of CB-1932 which is an ordinance rezoning the western 7.002 acre portion of the property to PF (Public Facilities) to facilitate development of the Northglenn Recreation Center, Senior Center, and Theatre.

COUNCIL OPTIONS

1. Approve the request, with or without conditions or stipulations;
2. Deny the request for reasons stated and by identifying where the request does not meet the approval criteria outlined in the Municipal Code; or
3. Table the request for further consideration or additional information.

NEXT STEPS

- Site Plan and Subdivision Platting will be required before development can take place.
  - Planning Commission is the final reviewing body for site development plans and minor subdivisions.
  - Council is the final approval for preliminary and final platting that require public infrastructure or subdivision improvement agreements.
  - Planning Commission held a hearing on the Site Plan for final approval and the Preliminary and Final Plat for recommendation to City Council on September 17. Staff will provide a verbal update of the results of that hearing.

SPONSORED BY: MAYOR ESQUIBEL

COUNCILMAN'S BILL ORDINANCE NO.

No. CB-1932
Series of 2019 Series of 2019

A BILL FOR A SPECIAL ORDINANCE REZONING FROM MC MIXED USE CORRIDOR TO PF PUBLIC FACILITIES 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 MC Mixed Use Corridor; and

WHEREAS, the City Council desires to rezone the property described in **Exhibit A** to PF Public Facilities.

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. 19-12), a zoning change to PF Public Facilities 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.

_____
ANTONIO B. ESQUIBEL
Mayor

ATTEST:

_____
JOHANNA SMALL, CMC
City Clerk

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

_____
ANTONIO B. ESQUIBEL
Mayor

ATTEST:

_____
JOHANNA SMALL, CMC
City Clerk

APPROVED AS TO FORM:

_____
COREY Y. HOFFMANN
City Attorney

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 8, BLOCK 1, WEBSTER LAKE PROMENADE SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINICPAL MERIDIAN, CITY OF NORTHGLENN, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE S29°58’13”W A DISTANCE OF 1076.06 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 8, SAID POINT BEING THE POINT OF BEGINNING; THENCE S00°00’00”E A DISTANCE OF 234.50 FEET; THENCE S32°25’53”E A DISTANCE OF 68.12 FEET; THENCE S00°01’06”E A DISTANCE OF 303.56 FEET; THENCE N90°00’00”W A DISTANCE OF 5.80 FEET; THENCE S00°00’00”E A DISTANCE OF 238.70 FEET; THENCE N90°00’00”E A DISTANCE OF 9.76 FEET; THENCE S00°00’00”E A DISTANCE OF 164.56 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 8; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING TWO (2) CONSECUTIVE COURSES: 1) S75°46’07”W A DISTANCE OF 119.06 FEET; 2) THENCE N84°33’13”W A DISTANCE OF 210.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE ALONG THE WESTERLY LINE OF SAID LOT 8, N01°14'01”W A DISTANCE OF 330.41 FEET TO THE SOUTHERLY POINT OF SAID PARCEL RECORDED AT RECEPTION NO. 2016000051153; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL, N05°11'41”E A DISTANCE OF 573.72 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 8; THENCE ALONG THE WESTERLY LINE OF SAID LOT 8 THE FOLLOWING TWO (2) CONSECUTIVE COURSES: 1) N03°14'41”E A DISTANCE OF 79.80 FEET; 2) THENCE N28°48'43”E A DISTANCE OF 229.93 FEET TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 8 THE FOLLOWING THREE (3) CONSECUTIVE COURSES: 1) S09°15'04”W A DISTANCE OF 117.28 FEET; 2) THENCE S21°57'39”E A DISTANCE OF 107.97 FEET; 3) THENCE N68°02'21”E A DISTANCE OF 110.18 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 305,020 SF (7.002 ACRES), MORE OR LESS. ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.