PLANNING AND DEVEOPMENT DEPARTMENT MEMORANDUM
#28-2019

DATE: April 22, 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-1926 – Station Village Property Rezone to MC, Mixed-Use Corridor

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PURPOSE

The applicant, Station Village, LLC, is seeking approval of a Rezone to Mixed-Use Corridor (MC) in preparation to develop the existing 5.4 acre property located on the northwest corner of 112th Avenue and York Street, just to the south of the future Northglenn & 112th N-Line commuter rail stop. Any future development would be required to conform to the development standards within the Unified Development Ordinance (UDO) and the Northglenn 112th Station Area 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 property to MC, Mixed-Use Corridor. The applicant, Station Village, LLC, plans to return to Planning Commission in the future with a development plan for Major Site Plan review. The applicant is seeking this rezone in order to secure the zoning of the site for their future development plans. 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 have reviewed this rezoning request at its April 16, 2019 meeting. Staff will provide a verbal update on the Planning Commission recommendation during the presentation of second reading. 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. City Council previously approved first reading at the April 8 meeting.

STAFF RECOMMENDATION

Attached to this memorandum is a proposed CB-1926, which is being presented for public hearing and second reading. Staff is recommending that City Council approve the proposed ordinance to rezone the vacant property to MC, Mixed-Use Corridor.

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 #2019-05
2. Planning Commission Staff Report for the April 16, 2019 Meeting
3. Staff Presentation
4. Presentation Prepared by the Applicant

CB-1926 – Station Village property to MC, Mixed-Use Corridor

ATTACHMENT 1

RESOLUTION 2019-05
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 STATION VILLAGE 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 Station Village 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: Station Village – *Rezone to Mixed-Use Corridor (MC)*

REQUEST

The applicant, Station Village LLC, is seeking approval of a Rezone to Mixed-Use Corridor (MC) in preparation to develop the 5.4 acre property generally located just south of the Northglenn 112th Station, west of York Street, east of the North Line commuter rail tracks, and north of 112th Ave. Any future development would be required to conform to the development standards within the Unified Development Ordinance (UDO) and the 112th Avenue Station Area 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 112th Avenue Station Area Master Plan.

Recommended Motion:

The following is a recommended motion for the proposed Rezone:

"I move to approve Resolution 2019-05, for case number 19-03, recommending approval of a rezoning of the Station Village property to Mixed-Use Corridor (MC)."

DISCUSSION

Background.

Site Data.

Location	Northwest corner of 112th Ave and York Street
Subdivision	NA – The property will need to be platted at the time of Site Plan review application.
Zoning	Agriculture
Existing Land Use	NA – the site is currently vacant
Acreage	5.4 acres

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

- The site is currently vacant and located directly to the south of the RTD Northglenn 112th Street Station stop for the N Line commuter rail.
- A portion of the property is located in the floodway and will require a CLOMR and LOMR prior to development of the site.

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	PD (Planned Development)	Northglenn & 112th Station
South	PD (Planned Development	Residential (Fox Run)
East	NA	City of Thornton – Undeveloped land
West	RTD Right-of-Way	North Commuter Rail Line

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 is 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 Northglenn 112th Ave. Station located directly to the north of this property.*
- 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 for the possibility of some commercial 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 development of vacant land adjacent to a future commuter rail stop.*
- 7B4. Policy: Leverage RTD's regional investment in the FasTracks project to provide greater transportation choice to citizens of the city and greater access to other parts of the region. *Staff finds that rezoning the property to Mixed-Use Corridor is consistent with the Comprehensive Plans future land use designation of this site at Transit Oriented Development.*

In addition, the Northglenn 112th Avenue Station Area 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 Northglenn 112th Station Area Master Plan can be reviewed on the City's website at the following link https://www.northglenn.org/Departments/Planning%20&%20Development/Planning/112th%20Avenue/112th%20STAMP%20Final%20Report-Content_web.pdf . This document is intended to guide future development through the following guiding principles and key goals:

Guiding Principles:

- Diversity housing
- Retail
- Build transit supportive mixed-use development
- Create a place

Key Goals:

- Provide good access to the station from the surrounding established neighborhoods and ridershed.

- Ensure a good transition of existing industrial properties along 112th Ave. to better uses.
- Develop a strategy for the opportunity property closest to the station (5.4 acres).
- Focus on the creation of a “place.”
- Examine and promote land use policies, urban design standards, and development strategies that will assist the cities of Northglenn and Thornton in fostering high-quality development and active and vital neighborhoods.
- Understand the future market demands for development and conditions that may foster Transit Oriented Development.
- Build community consensus around a long-term vision for the station area that leverages RTD’s investment and promotes transit-supportive uses.
- Promote a mix of housing types, with higher densities located closer to the station.

Zoning and Land Use.

The existing property is zoned AG (Agriculture), which would not allow the development of a high density residential with the possibility of commercial as identified in both the City’s Comprehensive Plan and Northglenn 112th Avenue Station Area Master Plan. The Applicant, Station Village, LLC, is requesting a rezoning of the 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. 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 Northglenn 112th Avenue Station Area Master Plan.
(2) The rezoning is consistent with the purpose statement of the proposed zoning district	The Northglenn 112th Avenue Station Area Master Plan, which will guide future development, includes goals of providing higher density residential next to the future N-Line RTD commuter stop with the possibility of some commercial use on the site. The proposed rezoning is consistent with the purpose statement of the MC Mixed-Use Corridor district as a means to achieve the goals of the Master Plan.
(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 112th Avenue Station Area Master Plan have indicated the market supports development of 40 dwelling units per acre within close proximity of the station. Further, the potential for a limited amount of future commercial on site could accommodate the desire for neighborhood serving commercial identified in the plan.
(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 Northglenn 112th Avenue Station Area 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 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.

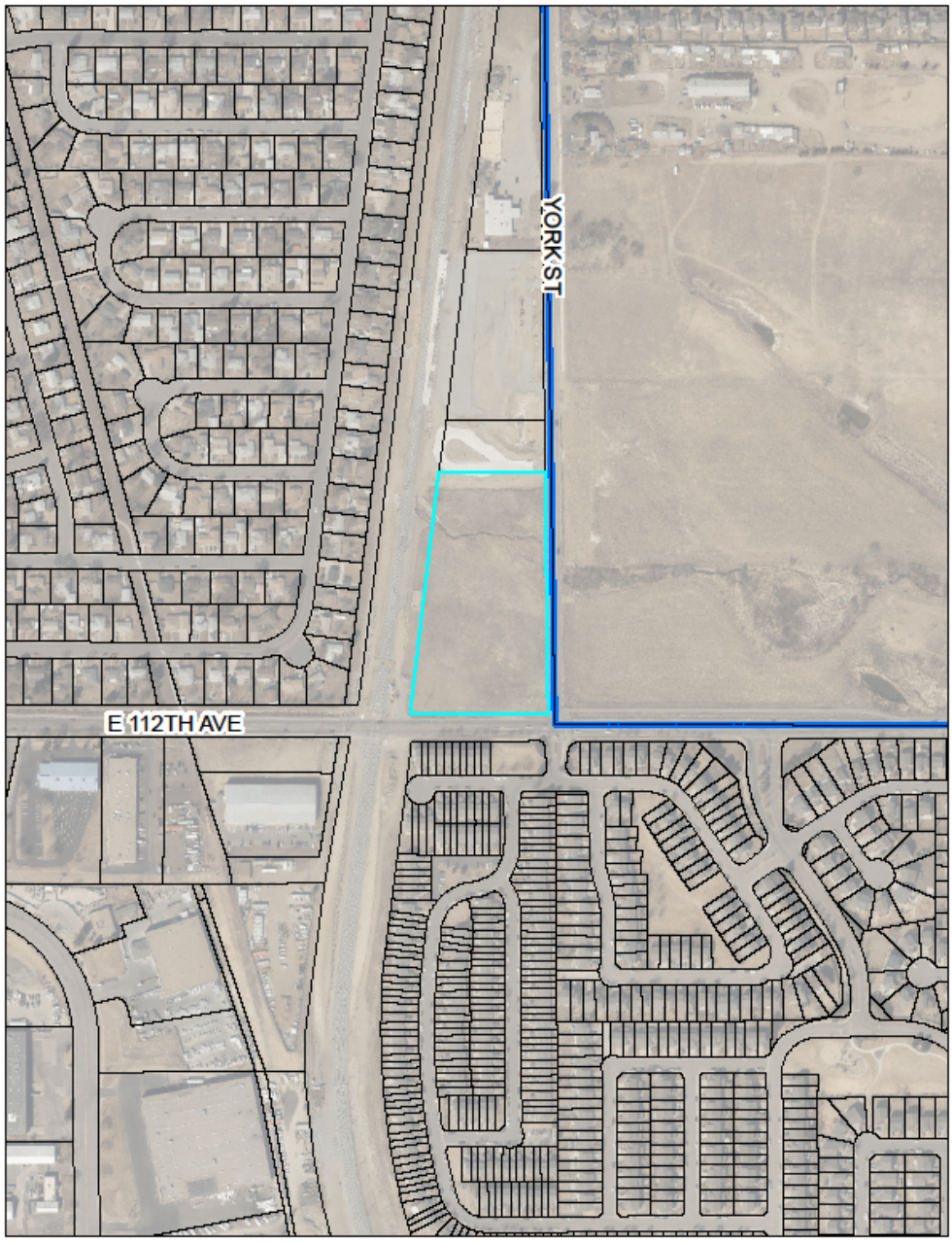
The Planning Commission's recommendation will be forward to City Council for consideration. Because the application is a request for a zone change, City Council would have to approve an ordinance rezoning the property following a public hearing. The application held first reading at the April 8, 2019 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

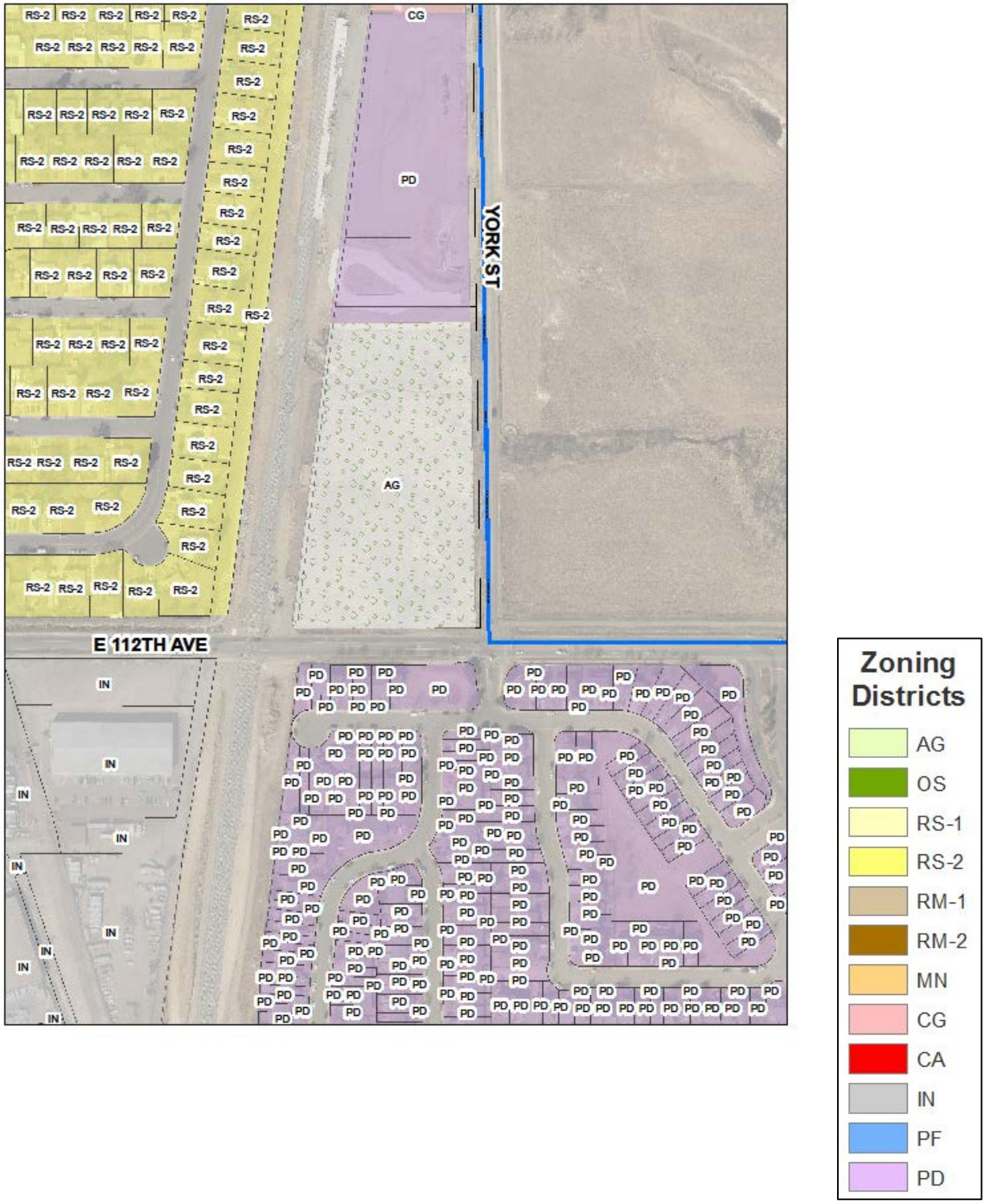
ATTACHMENT A

Aerial Map



ATTACHMENT B

Zoning Map



ATTACHMENT C

Legal Description of the Property

SECT,TWN,RNG:2-2-68 DESC: PT OF THE SE4 OF SEC 2 DESC AS FOLS BEG AT A PT WHICH IS 30 FT W OF E LN SD SEC 2 AND 30 FT N OF S LN SD SEC 2 TH NLY AND // WITH E LN SD SEC A DIST OF 670/40 FT TH WLY 306/09 FT TO A PT ON ELY LN OF U P RR TH SLY ON ANG TO LEFT OF 81D 56M AND ON SD ELY RR LN A DIST OF 668/76 FT TO A PT WHICH IS 30 FT N OF S LN SD SEC 2 TH ELY AND // WITH THE S LN SD SEC 2 A DIST OF 400/01 FT TO THE POB 5/404A.

Also referred to as:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 30.00 FEET WEST OF THE EAST LINE OF SAID SECTION 2 AND 30.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 2; THENCE NORTHERLY AND PARALLEL WITH THE EAST LINE OF SAID SECTION 2 A DISTANCE OF 670.40 FEET;

THENCE WESTERLY AND PERPENDICULAR TO THE EAST LINE OF SAID SECTION 2 A DISTANCE OF 306.09 FEET TO A POINT ON THE EASTERLY LINE OF THE UNION PACIFIC RAILROAD;

THENCE SOUTHERLY ON AN ANGLE TO THE LEFT OF 81° 56' 01", AND ON SAID EASTERLY RAILROAD LINE A DISTANCE OF 668.76 FEET TO A POINT WHICH IS 30.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 2;

THENCE EASTERLY AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 2 A DISTANCE OF 400.01 FEET TO THE POINT OF BEGINNING.

COUNTY OF ADAMS
STATE OF COLORADO

ATTACHMENT D

6990 W 38th Avenue, Suite 205 ♦ Wheat Ridge, Colorado ♦ 80033
303.840.4742
www.tjconsultant.com

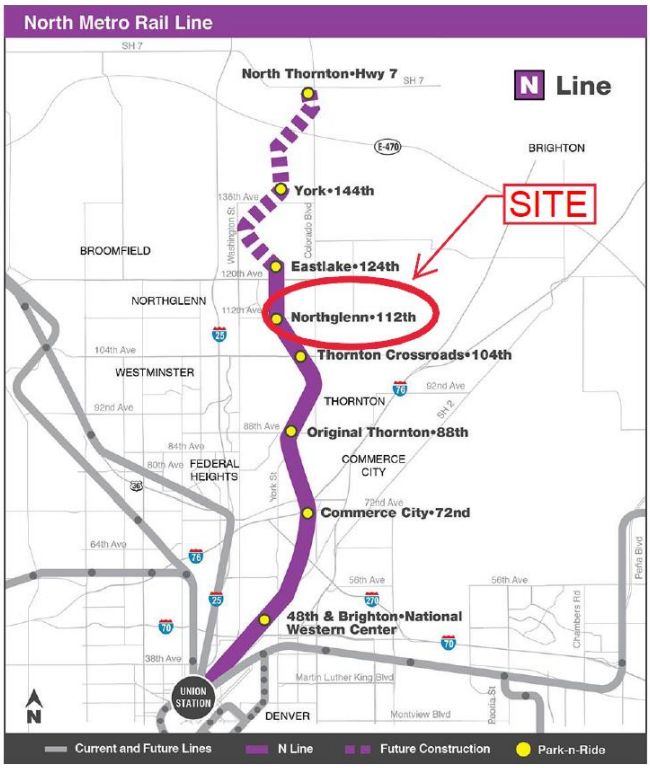
March 29, 2019

Mr. Alan Sielaff, AICP
City of Northglenn
Planning & Development Department
11701 Community Center Drive
Northglenn, CO 80233

Subject: Station Village Rezone Application
112th Avenue and York Street, Northglenn, Colorado

Dear Mr. Sielaff:

We are pleased to submit our application to rezone our parcel located in the northwest corner of 112th Avenue and York Street in Northglenn, Colorado. The site is immediately south of RTD's 112th Station on the N Line as shown in the N Line's corridor map below:



Site Description

The site is 5.404 acres bounded on the west by the RTD light rail corridor, 112th Avenue on the south, York Street on the east, and the RTD 112th Station on the north. The site is vacant land and is transected by the Northeast Tributary of Grange Hall Creek along the north portion of the parcel.

Current zoning is AG – Agricultural.

Proposed Rezoning

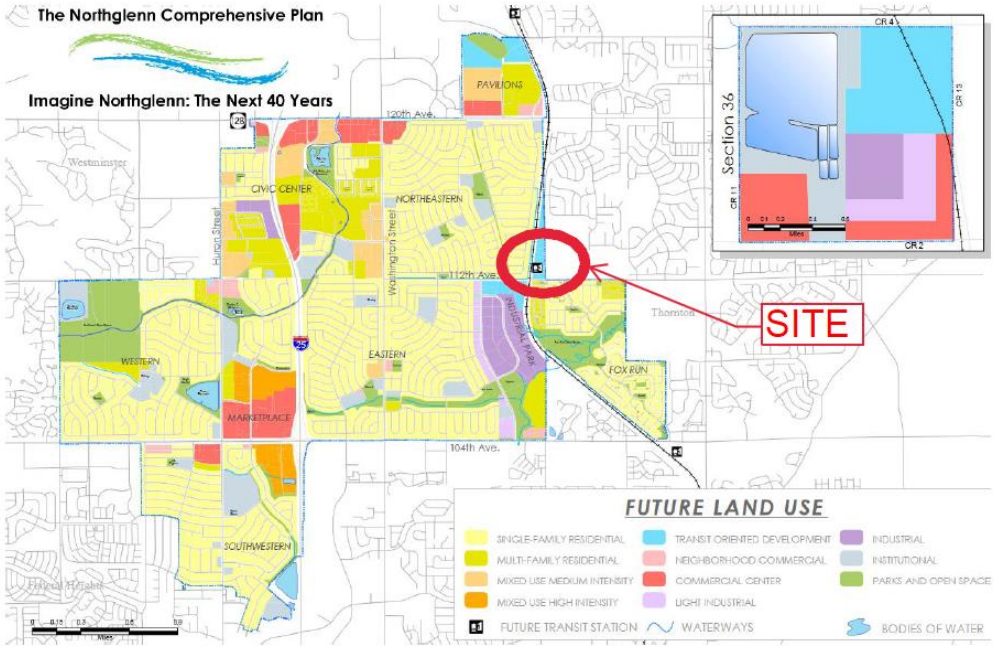
Rezoning from AG, Agricultural to MC, Mixed-Use Corridor.

Appropriateness of the Proposed Rezoning

Based on the Rezoning Approval Criteria as outlined in the UDO the proposed MC district is relevant as follows:

1. *The proposed rezoning is consistent with the Comprehensive Plan and the purposes of this UDO*

   The 2009 Northglenn Comprehensive Plan's Future Land Use Map identifies the site as a Transit Oriented Development land use. As shown below:



   The Plan describes Transit Oriented Development as "A mixed-use residential or commercial area designed to maximize access to public transportation." The Comprehensive Plan states that this land use should be supportive of transit ridership and encourages higher density residential development.

   The proposed rezoning is compliant with the Comprehensive Plan by providing a mixed-use, higher density residential development that supports public transportation ridership and is within ¼ mile of the existing transit station.

The proposed rezoning complies with the 2017 – 112th Avenue Station Area Master Plan's (STAMP) guiding principles as follows:

- **Diversify housing** – the proposed rezoning will provide an emerging style of housing not currently found in Northglenn as well as leverage the advantage of the transit infrastructure and provide contemporary components of mixed-use placemaking

- **Retail** – the proposed rezoning will provide an opportunity to create neighborhood-serving retail.

- **Build transit-supportive mixed-use development** – the proposed rezoning will comply with this guiding principal by creating a "sense of place" and maximize sustainable transit-supportive development.

- **Create a place** – the proposed rezoning endeavors to create a unique place with sufficient amenities including leveraging the Northeast Tributary of Grange Hall Creek into an active open space for the community.

The STAMP's Preferred Alternative land use map is shown below. The proposed rezoning conforms with the STAMP through providing higher density residential housing and neighborhood serving retail land uses.

2. The rezoning is consistent with the purpose statement of the proposed zoning district

The proposed mixed-use development intends to provide attached housing and neighborhood-serving retail consistent with the purpose of the MC district as stated in the UDO including a mixed-use development with walkable active streetscapes with residential uses intended to offer a diversity of attached housing types.

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*

   The construction of RTD's 112th Station significantly changes and alters the area to warrant a zoning change. The site is isolated from surrounding properties in that it is separated from an existing single-family development to the west via the light rail corridor. East of the site along York Street is transit-oriented land use within the city of Thornton. North of the site is the transit station. And south of the site is medium density residential which offers reasonable transitional land use to a higher density development that is proposed via this rezoning.

4. *Public facilities and services are available to adequately serve the subject property while maintaining adequate level of service to existing development.*

   Water and sanitary services as well as electrical, cable, and telephone are adjacent to the site and do not require upgrading or extensions. 112th Avenue and York Street currently have capacity and the proposed rezoning will not impact available services.

5. *There was an error in establishing the current zoning*

   Although the current agricultural zoning is historically not an error the advent of the adjacent transit station makes the current zoning irrelevant and not fitting with the nature of a transit-oriented development.

We are excited about proceeding with the redevelopment of this vacant parcel into a vibrant, dynamic transit-oriented neighborhood that reflects Northglenn's values and interests. Please feel free to reach out to myself or a member of our development team to further discuss this exciting project.

Sincerely,

Tim Masters, PE
Principal

ATTACHMENT 3

CITY OF Northglenn

Station Village
Rezone to Mixed-Use Corridor (MC)
Case # 19-03

Presented to:

The Northglenn City Council:

April 22, 2019

REQUEST

APPLICANT:

Station Village, LLC

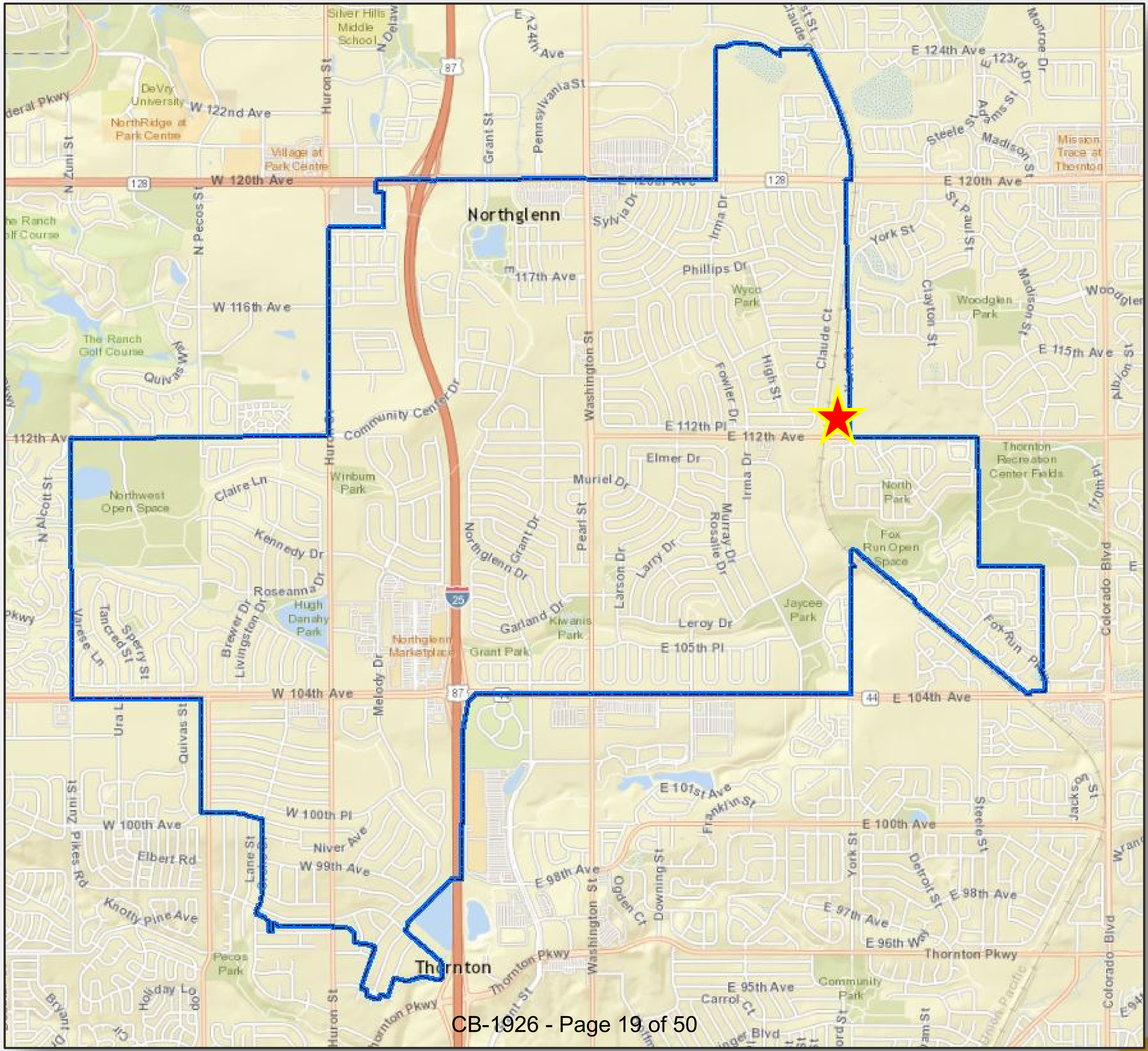
REQUEST:

Rezone from AG (Agriculture) to MC (Mixed-Use Corridor) to facilitate future development of an existing 5.4 acre vacant property.

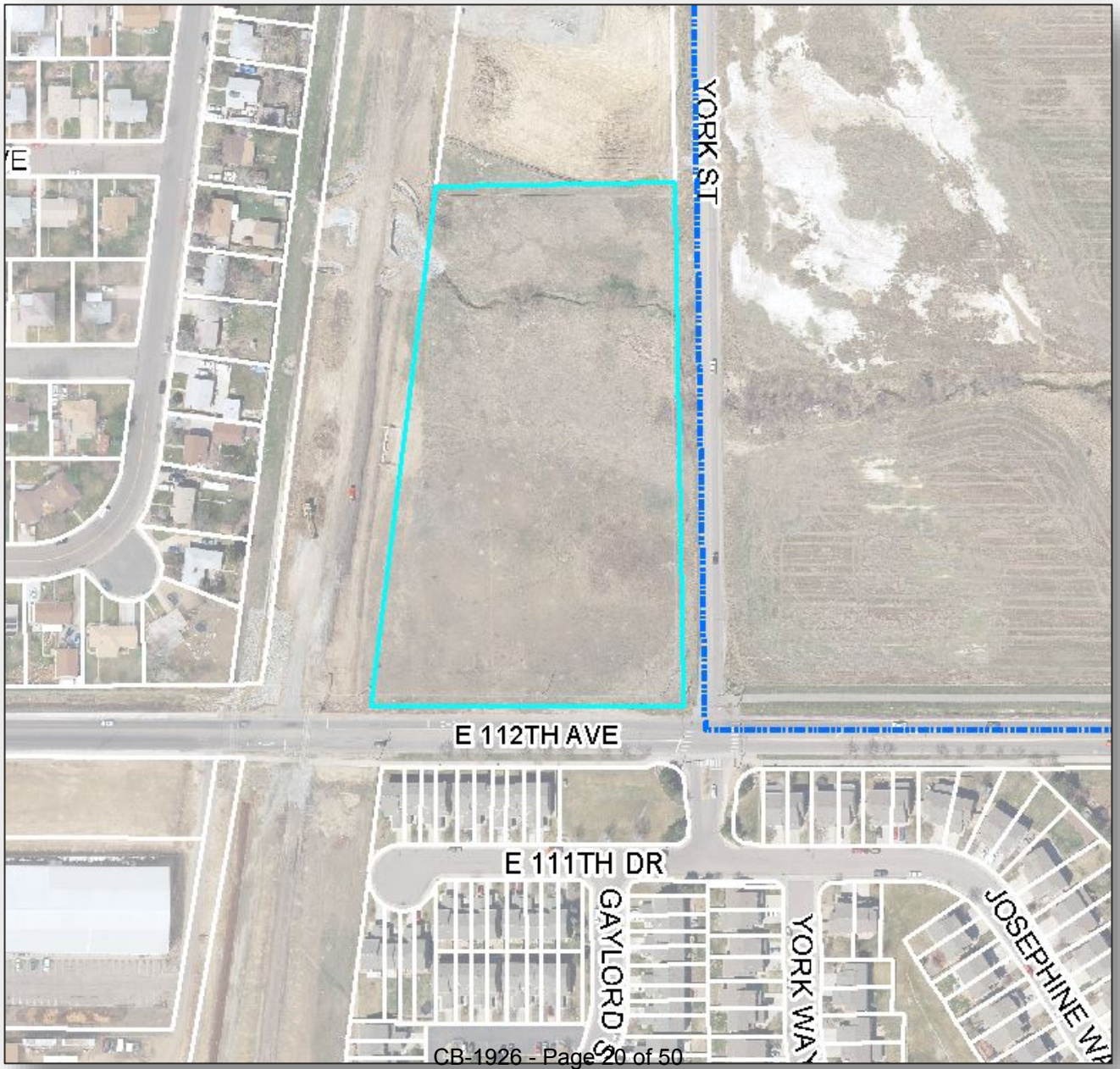
LOCATION:

North of 112th Avenue and west of York Street. South of the future RTD N-Line Station

VICINITY MAP



VICINITY MAP



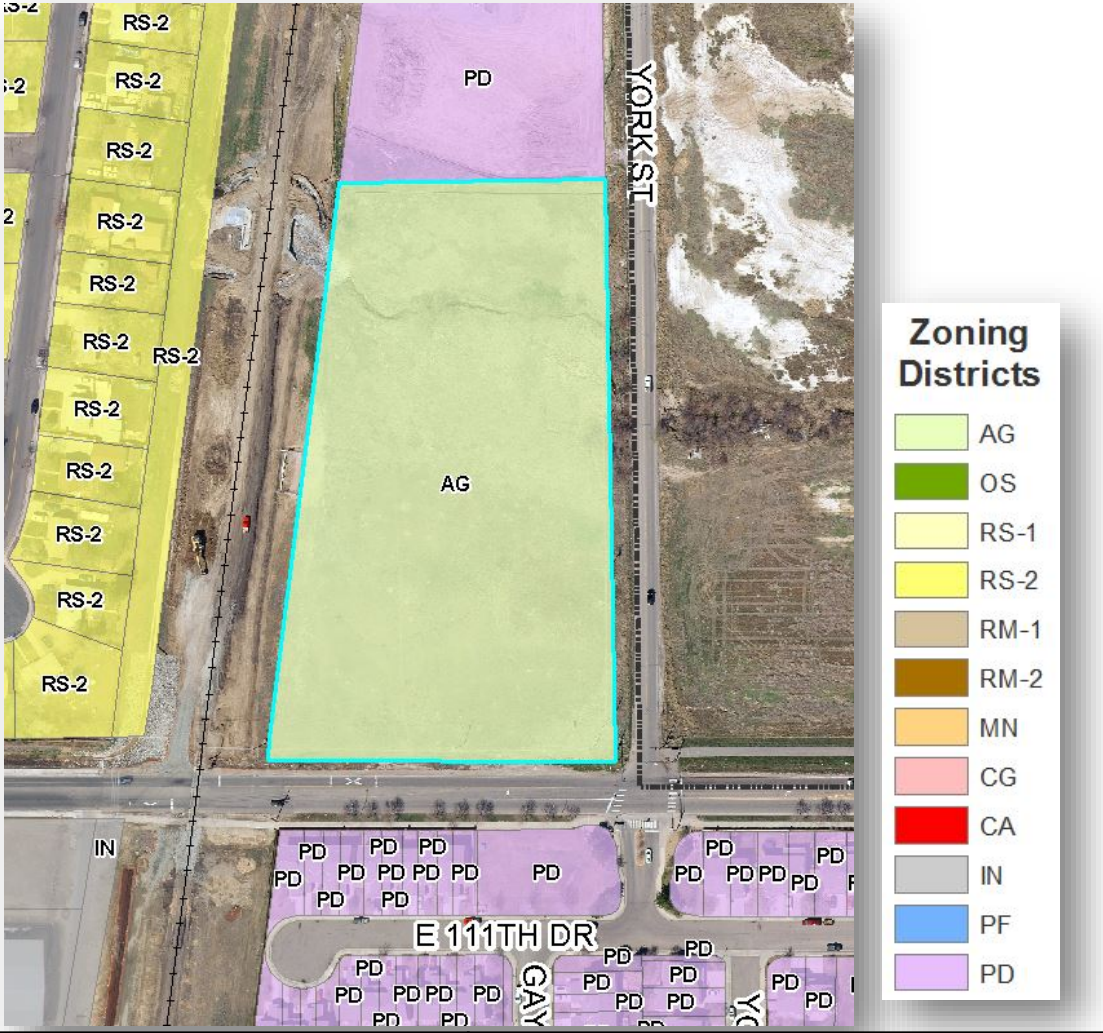
SITE DATA

Location	Northwest corner of 112th Ave and York Street
Subdivision	NA – The property will need to be platted at the time of Site Plan review application.
Zoning	Agriculture
Existing Land Use	NA – the site is currently vacant
Acreage	5.4 acres

SITE CHARACTERISTICS

- The site is currently vacant and located directly to the south of the RTD Northglenn 112th Street Station stop for the N Line commuter rail.
- A portion of the property is located in the Grange Hall Creek floodway and will require a Conditional Letter of Map Revision (CLOMR) prior to development of the site.

ZONING



	Zoning	Land Use
North	PD (Planned Development)	Northglenn & 112th Station
South	PD (Planned Development	Residential (Fox Run)
East	NA	City of Thornton – Undeveloped land
West	RTD Right-of-Way	North Commuter Rail Line

NOTIFICATION

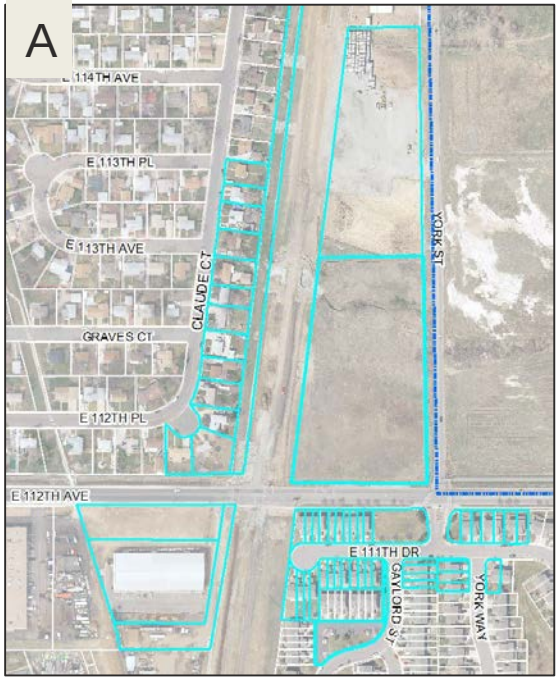
Notification was performed in accordance with the requirements of Section 11-6-3(e) of the Unified Development Ordinance (UDO):

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: 19-03

It May Concern:

You are hereby notified that on Tuesday, April 16, 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, Station Village, LLC, for consideration of a rezone from Agriculture (AG) to Mixed-Use Corridor (MC), 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 a 5.4 acre property located at the northwest corner of the intersection of 112th Ave. and York St. to MC for future development that is generally consistent with the adopted Northglenn 112th Station Area Master Plan.

This hearing is for property located on the northwest corner of 112th Ave. and York St.:

SECT,TWN,RNG:2-2-68 DESC: PT OF THE SE4 OF SEC 2 DESC AS FOLS BEG AT A PT WHICH IS 30 FT W OF E LN SD SEC 2 AND 30 FT N OF S LN SD SEC 2 TH NLY AND // WITH E LN SD SEC A DIST OF 670/40 FT TH WLY 306/09 FT TO A PT ON ELY LN OF U P RR TH SLY ON ANG TO LEFT OF 81D 56M AND ON SD ELY RR LN A DIST OF 668/76 FT TO A PT WHICH IS 30 FT N OF S LN SD SEC 2 TH ELY AND // WITH THE S LN SD SEC 2 A DIST OF 400/01 FT TO THE POB 5/404A.

All interested parties may appear and be heard.

Legal Notice No.: 703717
First Publication: March 28, 2019
Last Publication: March 28, 2019
Publication: Northglenn-Thornton Sentinel

C

CITY OF Northglenn

Station Village
Rezone to Mixed-Use Corridor (MC)
Case # 19-03

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:

- 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.
- 5B5. Policy: Where applicable, encourage the mixing of housing with commercial uses to provide greater proximal access to goods, services, and transportation access.
- 5B6. Policy: Recognize the transportation/land use connection with regard to new housing developments and redevelopments within the city.

COMPREHENSIVE PLAN

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

- 6B1. Policy: Create a more diversified and well-balanced economic base.
- 6B2. Policy: Further enhance and solidify the retail sales tax base for the city.
- 6B4. Policy: Enhance the appearance and image of the city to attract new businesses.
- 7B4. Policy: Leverage RTD's regional investment in the FasTracks project to provide greater transportation choice to citizens of the city and greater access to other parts of the region.

112TH AVENUE STATION AREA 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.
- Guiding Principles:
  - Diversity of housing
  - Retail
  - Build transit supportive mixed-use development
  - Create a place
- Key Goals:
  - Provide good access to the station from the surrounding established neighborhoods and ridershed.
  - Ensure a good transition of existing industrial properties along 112th Avenue.

112TH AVENUE STATION AREA MASTER PLAN

- Key Goals (continued):
  - Develop a strategy for the opportunity property closest to the station (5.4 acres).
  - Focus on the creation of a “place.”
  - Examine and promote land use policies, urban design standards, and development strategies that will assist the cities of Northglenn and Thornton in fostering high-quality development and active and vital neighborhoods.
  - Understand the future market demands for development and conditions that may foster Transit Oriented Development.
  - Build community consensus around a long-term vision for the station area that leverages RTD’s investment and promotes transit-supportive uses.
  - Promote a mix of housing types, with higher densities located closer to the station.

ZONING AND LAND USE

- Existing vacant property zoned AG (Agriculture).
- Rezoning to MC (Mixed-Use Corridor) allows flexibility of land uses within the zoning standards for future development and would facilitate higher density residential with the possibility of commercial uses.
- Future uses can either be vertically or horizontally integrated.

ZONING AND LAND USE

Purpose statement of the MC zone:

- 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.

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%

CITY OF Northglenn

Station Village
Rezone to Mixed-Use Corridor (MC)
Case # 19-03

RECOMMENDATION

COMPREHENSIVE PLAN

- Staff has included in the Planning Commission staff report 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 "112th Avenue Station Area 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 112th Avenue Station Area Master Plan.
- A complete analysis of these plans can be found on Pages 3-4 of the PC staff report.

RECOMMENDATION

Planning Commission:

- Reviewed the request and conducted a public hearing at their April 16, 2019 meeting.
- The PC voted unanimously to recommend approval of the request to rezone to MC (Mixed-Use Corridor).

Staff recommends City Council approval of CB-1925 which is an ordinance rezoning the property to MC (Mixed-Use Corridor) to facilitate future development of the existing 5.4 acre vacant property.

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 staff memorandum (Page 5 of the PC Staff Report).
- Staff finds that the proposed rezoning to MC (Mixed-Use Corridor) is consistent with the approval criteria outlined in the code and the Comprehensive Plan.

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

- Future Site Plan and Subdivision Platting will be required before development can take place.
  - Planning Commission is the final reviewing body for development plans and minor subdivisions.
  - Council is the final approval for preliminary and final platting or any requests that require public infrastructure or subdivision improvement agreements.

ATTACHMENT 4

New Development
Station Village

Proposed Rezone from Agriculture to MC Mixed-Use Corridor

Presented to:
The Northglenn City Council
April 22, 2019

Presented by David Stroeve | Station Village, LLC

APPLICANT: Station Village, LLC

PARTNERS: Jules DeVigne, David Stroeve, Jacob Gram

DEVELOPMENT DESIGN TEAM:

Civil Engineers – TJC
Architect – Neo Studio
Landscape Architect – JB Fieldworks
Contractor – Devigne Developing, Inc.

REQUEST:

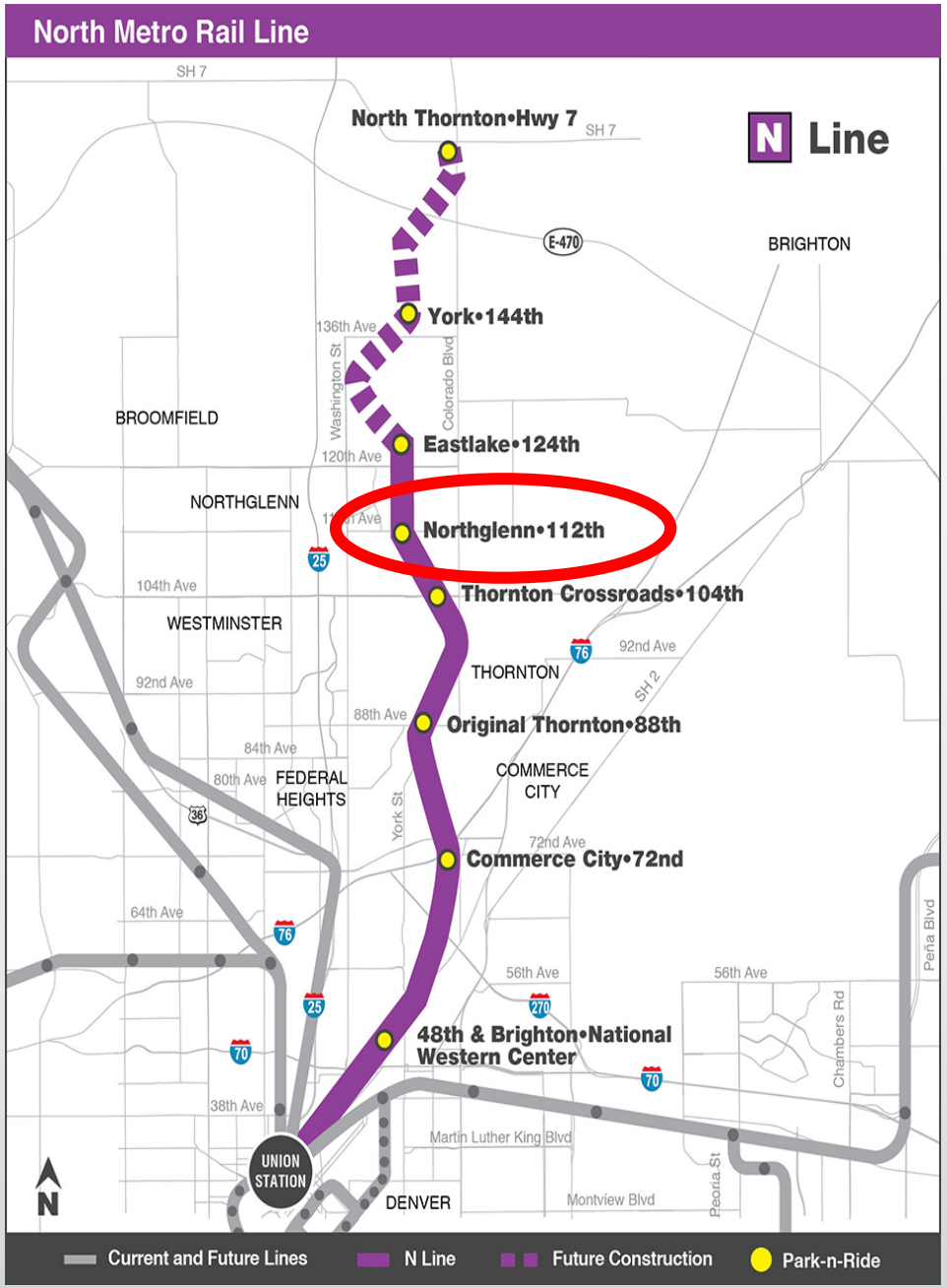
Rezone 5.4 acre parcel located on the Northwest corner of 112th Avenue and York Street
Site is immediately south of RTD's 112th Station on the N Line

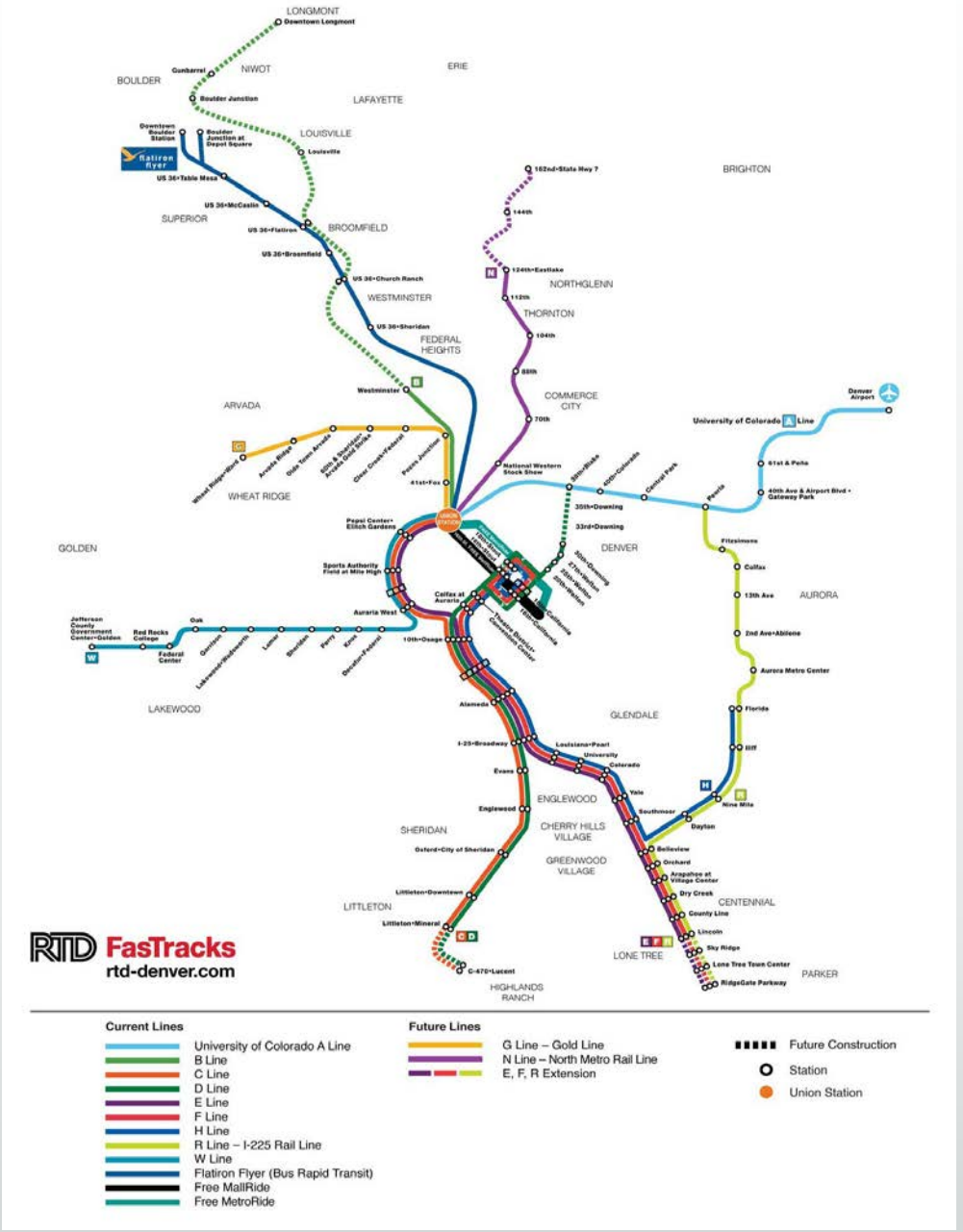
The 18.5 mile commuter rail line will provide service from Union Station through Denver

- Commerce City
- Thornton
- Northglenn
- Future - North Adams County

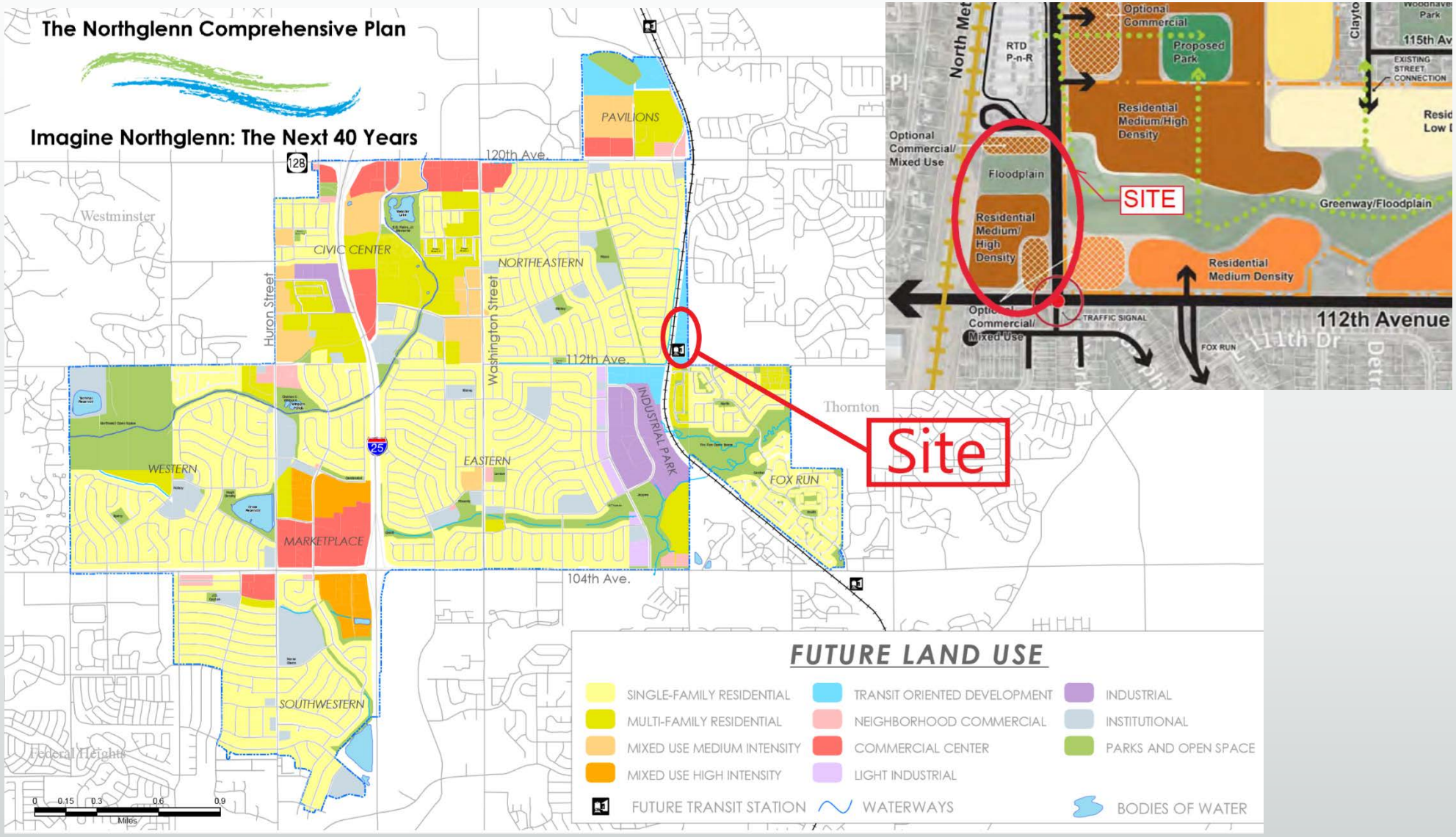
Currently 13 miles complete

- 7 stations
- 6 Park-n-Rides





Northglenn Comprehensive Plan's Land Use Map



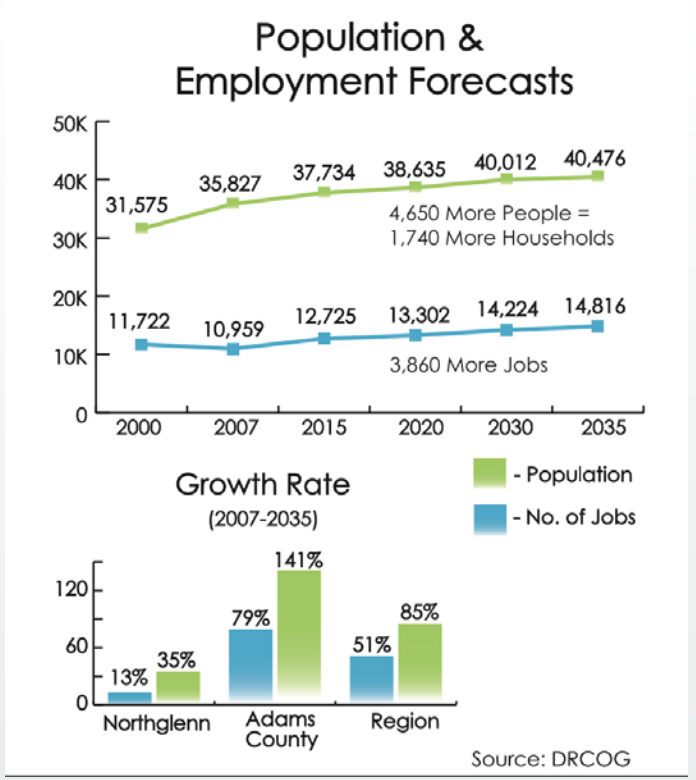
Project Vision

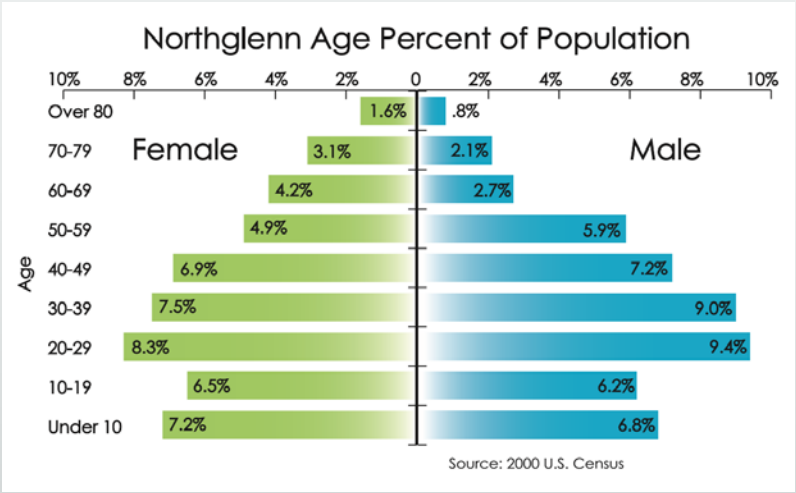
Station Village is a high-density residential community designed to align with the vision of the City of Northglenn's Station Area Master Plan (STAMP).

The Village concept currently consists of 7 buildings with varying residential units ranging from Studio suites, 1-Bedrooom and 2-Bedroom. The Village will also consist of a commercial building .

The demographics of our target market will consist of consumers between the age of 20-49, first time home buyers, simplified lifestyle buyers, with a median annual income of $62K per year.

The product will be either, for purchase, for rent or a mix of both.





COMPREHENSIVE PLAN – Housing

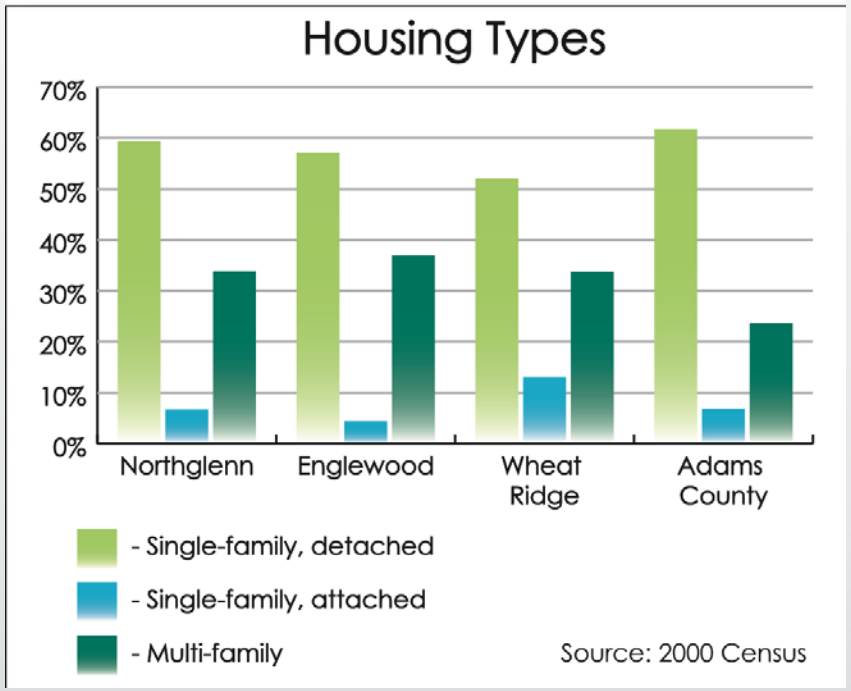
Station Village

Supports the long term goals for Northglenn's future housing needs. According to the comprehensive plan it states;

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.

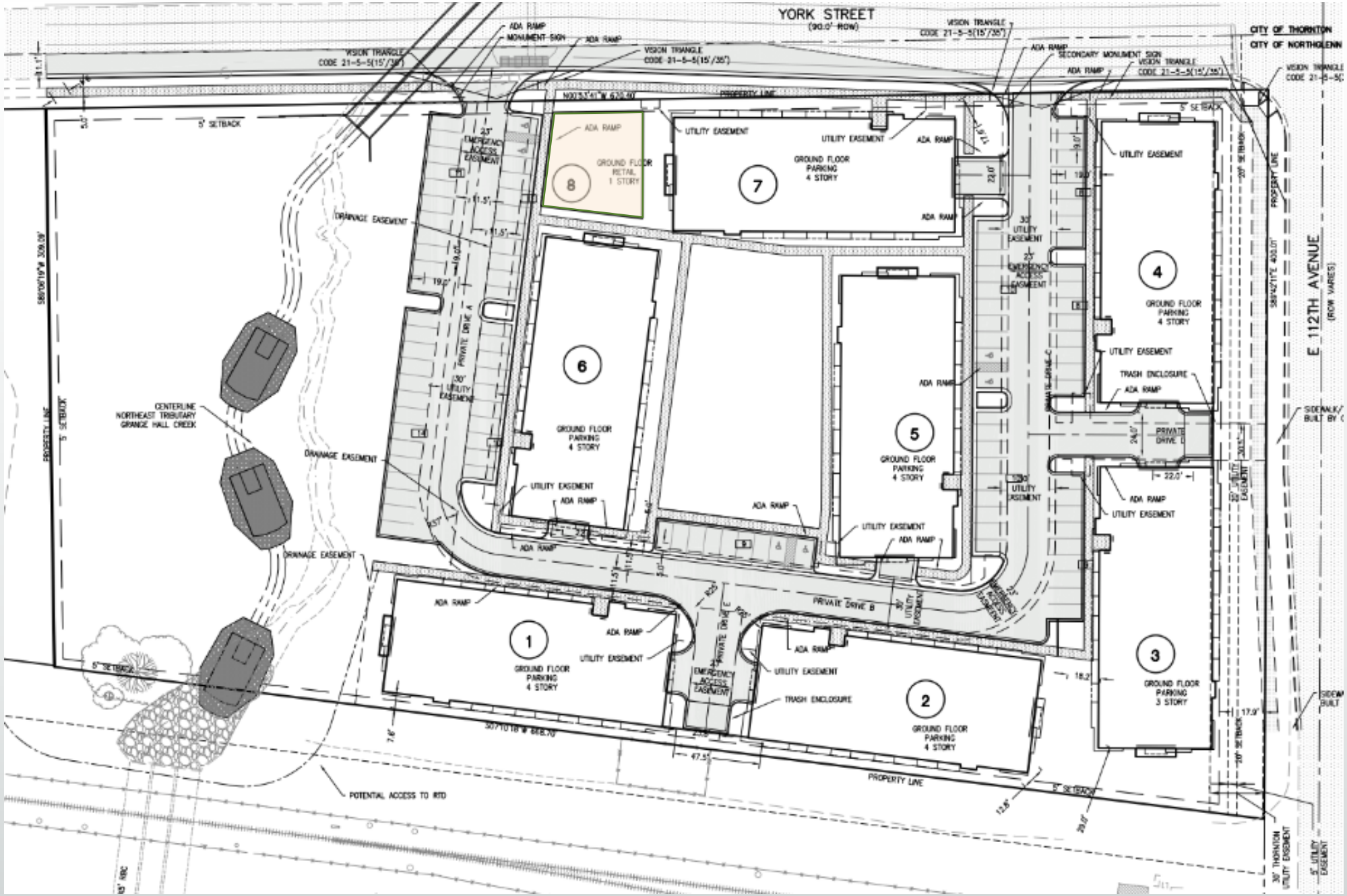
One of the key advantage in Northglenn is lifestyle within the community for many current and potential future residents, including young families, singles and retirees.

It is likely that future residential development will be predominantly multi-family construction.



Building 8 is a commercial space. Services will include a combination of retail and flex space.

The channel improvements will mitigate the potential flooding of York Street.



Conceptual Renderings

Conceptual Renderings

Thank You

SPONSORED BY: MAYOR DODGE

COUNCILMAN'S BILL

No. CB-1926
Series of 2019

ORDINANCE NO.

Series of 2019

A BILL FOR A SPECIAL ORDINANCE REZONING FROM AG AGRICULTURAL TO MC MIXED USE CORRIDOR CERTAIN REAL PROPERTY KNOWN AS THE STATION VILLAGE 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 AG Agriculture; 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. 19-03), 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 8th day of April, 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

SECT,TWN,RNG:2-2-68 DESC: PT OF THE SE4 OF SEC 2 DESC AS FOLS BEG AT A PT WHICH IS 30 FT W OF E LN SD SEC 2 AND 30 FT N OF S LN SD SEC 2 TH NLY AND // WITH E LN SD SEC A DIST OF 670/40 FT TH WLY 306/09 FT TO A PT ON ELY LN OF U P RR TH SLY ON ANG TO LEFT OF 81D 56M AND ON SD ELY RR LN A DIST OF 668/76 FT TO A PT WHICH IS 30 FT N OF S LN SD SEC 2 TH ELY AND // WITH THE S LN SD SEC 2 A DIST OF 400/01 FT TO THE POB 5/404A.

Also referred to as:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 30.00 FEET WEST OF THE EAST LINE OF SAID SECTION 2 AND 30.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 2; THENCE NORTHERLY AND PARALLEL WITH THE EAST LINE OF SAID SECTION 2 A DISTANCE OF 670.40 FEET;

THENCE WESTERLY AND PERPENDICULAR TO THE EAST LINE OF SAID SECTION 2 A DISTANCE OF 306.09 FEET TO A POINT ON THE EASTERLY LINE OF THE UNION PACIFIC RAILROAD;

THENCE SOUTHERLY ON AN ANGLE TO THE LEFT OF 81° 56' 01", AND ON SAID EASTERLY RAILROAD LINE A DISTANCE OF 668.76 FEET TO A POINT WHICH IS 30.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 2;

THENCE EASTERLY AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 2 A DISTANCE OF 400.01 FEET TO THE POINT OF BEGINNING.

COUNTY OF ADAMS
STATE OF COLORADO