

EASTLAKE REZONE

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Planning Commission

October 17, 2023



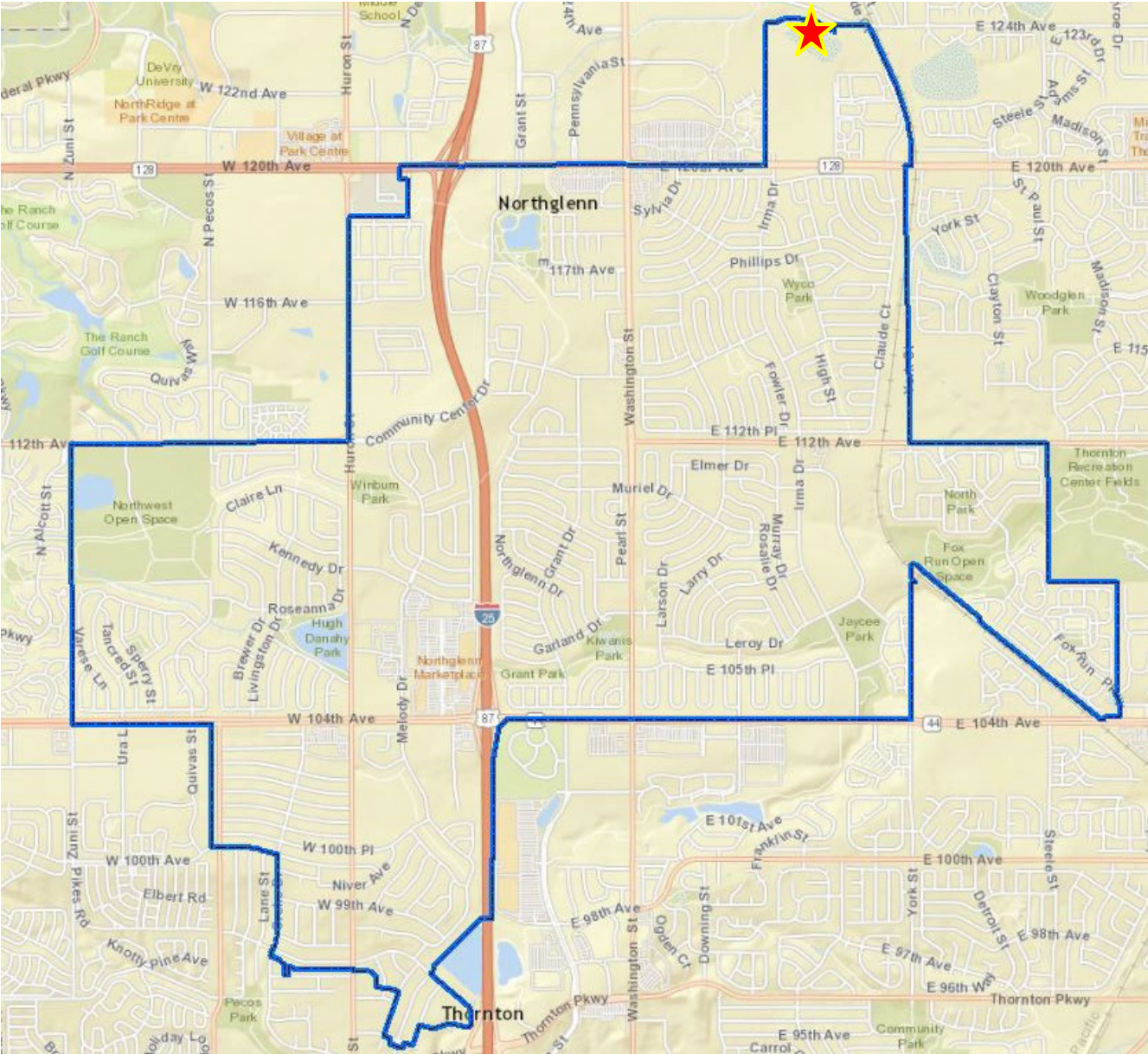
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REQUEST

The applicant, Eastlake Holdings LLC, is requesting consideration of a rezoning of the property located along the south side of Eastlake Avenue and west of Claude Court from Agriculture (AG) to Multifamily (RM-2).



VICINITY MAP



AERIAL MAP



SITE DATA

General Location	South side of Eastlake Avenue and west of Claude Court
Zoning	Agriculture
Acreage	16.7 acres
Building Square Footage (Existing/proposed)	Vacant green space with a couple of abandoned and dilapidated structures



SITE CHARACTERISTICS

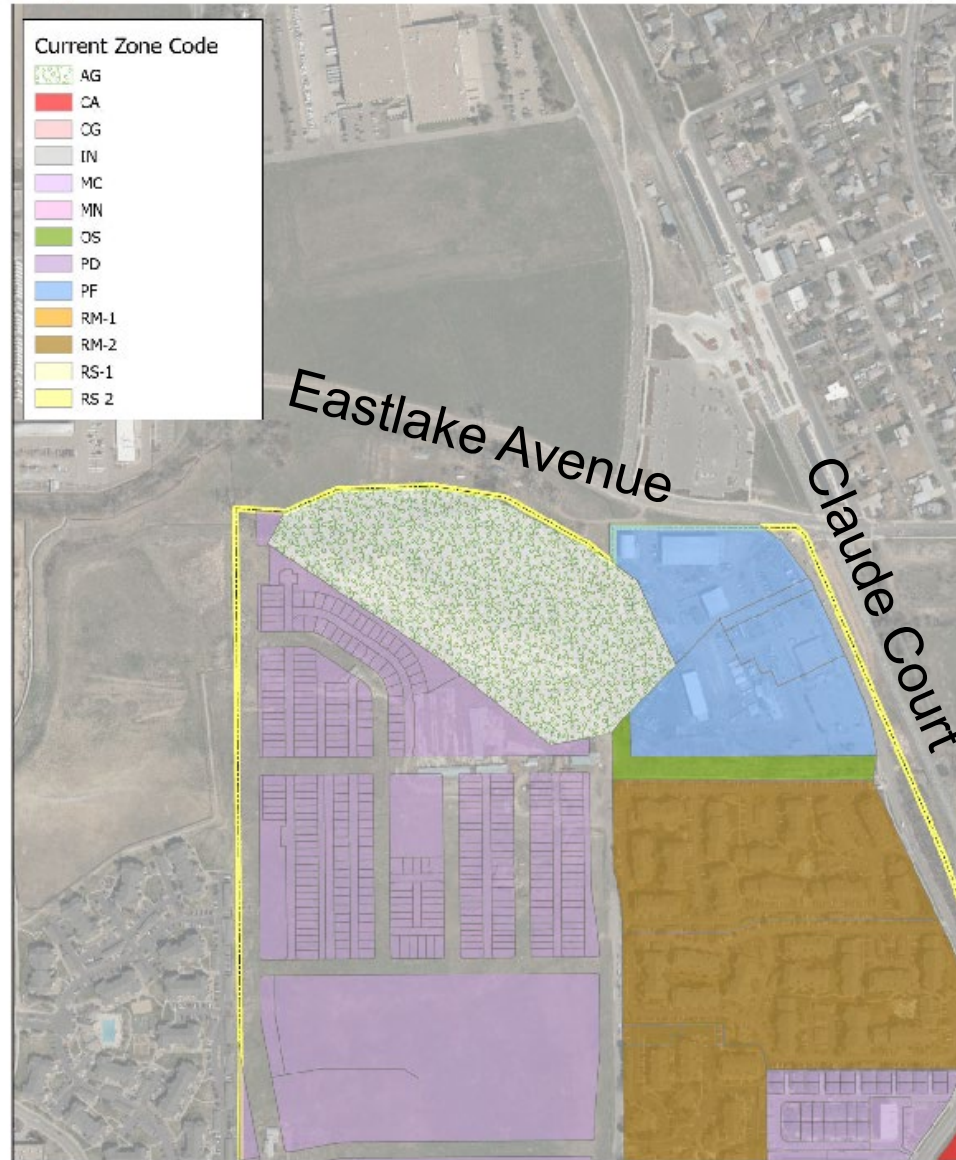
- The property is vacant green space with a couple of abandoned and dilapidated structures remaining.
- The property is zoned AG – Agriculture.
- The area to the south has undergone significant change. Previously vacant farmland, the property has since been redeveloped as the Karl's Farm Planned Development.
- The property (formerly Eastlake Reservoir No. 1) has been decommissioned.



ZONING



ZONING MAP EASTLAKE



NOTIFICATION

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

- A. Mailed notice sent to all property owners within 300 feet of the property
- B. Publication in the Northglenn-Thornton Sentinel
- C. Public hearing notice sign was posted on the property



Public Notice
LEGAL NOTICE
CASE NUMBER: Z-2-23

To Whom It May Concern:

You are hereby notified that on Tuesday, October 17, 2023, at 6:00 P.M. a public hearing will be held by the Northglenn Planning Commission at the City Council Chambers of the City of Northglenn at 11701 Community Center Drive. The Commission will review a request by the applicant, Eastlake Land Holdings LLC, for consideration of a rezone from Agriculture (AG) to Multifamily (RM-2), which requires the Planning Commission to provide a recommendation to City Council for consideration in accordance with Section 11-6-4(e) Rezoning of the Northglenn Unified Development Ordinance. The request is to allow for the rezoning of a 18.7-acre property located along the south side of Eastlake Avenue and west of Claude Court for future development that is generally consistent with the Northglenn Comprehensive Plan and Karl's Farm Dairy Master Plan.

This hearing is for a property that can be legally described as:

LOCATED IN THE EAST HALF OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M. CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO.

All interested parties may appear and be heard.

Rebecca Smith, Secretary
Northglenn Planning Commission
11701 Community Center Drive
Northglenn, CO 80233

Legal Notice No. NTS25930
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Last Publication: September 21, 2023
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CASE ANALYSIS

Eastlake Rezone



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ANALYSIS

Comprehensive Plan Consistency

- Identified as Transit-Oriented-Development (TOD) high density (30-60 dwelling units per acre) due to proximity to Eastlake RTD N-Line Station.
- Rezone to RM-2 would encourage redevelopment that promotes active streetscapes, walkability, and diversification of housing.
- Rezone would encourage the objective outlined in the Karl's Farm Master Plan.



ANALYSIS

CONT'D

Planning Commission and City Staff Analysis

- Large, underutilized property that lacks street activation and walkability.
- Rezoning is consistent with the significant changes that have undergone in the area.
- Rezoning would provide a diversification of uses in the area.
- Transition from TOD station and the single-family attached and detached properties to the south.
- Current land use no longer desired.
- Public facilities and services are available to service the property.



ANALYSIS

RM-2 Multifamily Building Standards

CONT'D

Minimum Lot Area, Single-Family Attached and Duplex	2,000 sq. ft. per unit
Minimum Lot Area, Multifamily	1,000 sq. ft. per unit
Minimum Lot Area, all other uses	10,500 sq. ft. per unit
Minimum Lot Width	70 ft.
Maximum Height, Primary	60 ft.
Maximum Height, Accessory	20 ft.
Minimum Front Building Setback	15 ft.
Side, Single-Family Attached and Duplex	5 ft.
Side, all other uses/Side, (detached accessory)	10 ft./5 ft.
Minimum Rear/Rear (detached accessory)	10 ft./None
Maximum Building Coverage	60%
Maximum Impervious Surface Coverage	80%



RECOMMENDATION

Eastlake Rezone



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APPROVAL CRITERIA

- Section 11-6-4(a) of UDO – Rezoning
- Staff provided a thorough analysis of the criteria on pages 2 and 3 of the Planning Commission staff memorandum.
- The purpose of a rezoning is to make amendments to the Zoning Map of the City to reflect changes in public policy, changed conditions or to advance the welfare of Northglenn.



RECOMMENDATION

Staff is recommending the Planning Commission consider approval of the following:

- Resolution 23-13, approving case number Z-2-23 to rezone the Eastlake property to Multifamily (RM-2).



ADMINISTRATION

Eastlake Rezone



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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; or
3. Table the request for further consideration.



NEXT STEPS

- Approval should be based on the criteria outlined in 11-6-4(a)(3)(E)(iii).
- The Planning Commission's recommendation will be forwarded to City Council for consideration. The application request would require City Council to approve an ordinance rezoning the property following a public hearing.
- Future site development will be required to undergo staff review for compliance.



QUESTIONS?



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