



**PLANNING AND DEVELOPMENT DEPARTMENT  
MEMORANDUM 15-36**

**DATE:** December 14, 2015  
**TO:** Honorable Mayor Joyce Downing and City Council Members  
**FROM:** David Willett, Acting City Manager   
Brook Svoboda, Director of Planning and Development   
**SUBJECT:** CB-1863 - Rezoning for Certain Real Properties at 550 W. 104th Avenue-  
Bellco Credit Union from C-4 with conditions to C-4.

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**BACKGROUND**

Attached to this memo is a proposed ordinance, which if approved, would rezone 550 W. 104th Avenue from C-4 (Commercial) with conditions to C-4 (Commercial) to prepare the property for future reuse or redevelopment. The existing structure and site has been in continuous use as an Bank Office operation since 1972. The most recent zoning actions occurred in 1985 when additional conditions were placed on the property due to an expansion of the facility. Many of these conditions were established to mitigate perceived impacts to the surrounding neighborhood. The most restrictive condition narrowly limited the uses of the property to "Savings and Loan facilities or general offices", an exception to the many uses afforded by the C-4 zone designation.

Since the time that the City applied conditional zoning to the property, the Colorado courts found that the use of conditional zoning to regulate property when the result of the violation of the conditions would be to effectively remove their zoning designation or assign them to a lower classification is a potential taking. The City has approximately 75 of these circumstances existing on properties within the municipality. As opportunities and development proposals present themselves, staff attempts to highlight these issues and establish the appropriate zoning classification through a rezoning process.

The site has physical size constraints (0.74 acres) that would render many of the more intensive uses allowed under C-4 zoning as unfeasible. Further, approximately three fourths of the uses "allowed by right" in the C-4 zone could be designated as neighborhood based commercial. The C-4 designation does afford the site "drive-thru" uses as was part of the previous operation of the Bellco Credit Union. The number of existing parking spaces would be sufficient for most uses proposed under the C-4 designation.

If the application for rezoning is granted, future use of the property may come in two forms:

**Re-Use:** Re-use of the property and the current structure would allow new users to operate the site in much the same manner as its current configuration. Adherence to the current adopted building codes, existing zoning standards, and other utility operational standards would be applicable. Any substantial changes to the existing landscape plan for the site would require an updated landscape plan approval by the Planning Commission.

**Redevelopment:** Redevelopment of the property that alters more than 50% of the existing structure or that "scrapes" the building entirely would be subject to the the full regulations of the City's development review process including the approval of a Final

Development Plan by the Planning Commission, provision of stormwater detention facilities, traffic impact analysis and access control.

## **PROCEDURE**

The Planning Commission hearing was held on December 1st, 2015. At that time, the Commission voted unanimously to recommend approval of the application as provided with this report and Planning Commission Resolution 2015-14. Attached is a copy of the staff report and exhibits for reference purposes (**Attachment A**).

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

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

The City Council's second reading of CB-1863 is scheduled for the January 11, 2015 meeting. If the rezoning is ultimately granted by the City Council, the property will be subject to the uses as outlined in Article 11-23 (C-4 Restricted Commercial) of the Zoning Ordinance and included in the Attachment A staff report.

## **BUDGET/TIME IMPLICATIONS:**

This ordinance amendment request has no budgetary impacts.

## **RECOMMENDATION**

Staff recommends Council approve CB-1863

## **STAFF REFERENCE**

Brook Svoboda, Director of Planning and Development [bsvoboda@northglenn.org](mailto:bsvoboda@northglenn.org) or 303.450.8937

## **ATTACHMENTS**

**Attachment A**      Planning Commission Staff Report w/ Exhibits

ATTACHMENT A

Case No. Z-2-15

Applicant: Firetree Investments, LLC  
Location: 550 W 104<sup>th</sup> Avenue  
Ordinance: 11-37-2

**BELLCO FIRST FEDERAL CREDIT UNION REZONING  
PROPERTY REZONING FROM C-4 CONDITIONAL TO C-4  
COMMERCIAL  
STAFF REPORT AND RECOMMENDATION**

**REQUEST:**

The applicant, Firetree Investments, LLC, requests the Planning Commission hear and recommend, to the City Council, an amendment to the existing zoning of the parcel located at 550 W 104<sup>th</sup> Avenue (Exhibit A).

**REASON FOR REQUEST:**

The applicant is requesting a rezoning from C-4 Conditional, which limits the use of the property to “Savings and Loan facilities and/or general offices”, to C-4 Commercial, which will allow for all traditional uses under C-4 zoning.

**BACKGROUND:**

Councilman’s Bill No. CB-815 (Exhibit B), approved in August of 1985, placed conditional zoning on the property located at 550 W 104<sup>th</sup> Avenue. The majority of the conditions in Section 2 of the Bill relate to the development of the site, such as landscaping, painting and striping, and directional signage, however, condition number 9 restricts the uses allowed on the site to Savings and Loan Facilities and/or general offices. The purpose of this rezoning is to remove the Conditional Zoning prescribed in CB-815 in order to allow all the traditional uses in a C-4 Zone. Firetree Investments, LLC intends to put in a drive thru coffee shop in the existing building, which would be allowed as a use by right under C-4 zoning.

**PROCESS:**

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

**SURROUNDING LAND USES:**

North: PUD and C-5 Commercial  
South: R-1-B Residential  
West: R-1-B Residential

East: C-0 Administrative and Professional Zones

**CASE ANALYSIS:**

Land Use

The existing structure and site was a Bellco Credit Union, but is currently vacant. In accordance with Bill CB-815, the uses allowed on the site are restricted to General Offices, despite the C-4 zoning. The requested Commercial zoning (C-4) would avail the property to a series of new commercial uses that are typically located on arterial roadways within the City. Exhibit C outlines the uses that would be allowed by right under a C-4 zoning. Staff feels that these would be appropriate provided the proximity to 104<sup>th</sup> Avenue.

Under a C-4 zoning classification, the property would generally have the following setbacks and height restrictions:

- Front Setback            25'
- Side Setback             0'
- Rear Setback             15'
  
- Height Limitation       60'

The site (0.74 acres) and the site will be required to conform to the standards required under Commercial zoning. It is staff's understanding that the applicant intends to reuse the existing building on the site. A Final Development Plan (FDP) will be required for Planning Commission review should the site ever be completely redeveloped or the building be expanded in excess of 50% of the existing gross floor area or 10,000 SF, whichever is less, pursuant to Section 11-6.5-1(c)(2)(b). According to Section 11-6-13(e) the Planning Commission will also review any substantial changes to the landscaping made under straight C-4 zoning.

The existing drive aisle travels through the right of way (ROW) based on the ROW expansion on 104<sup>th</sup>. The City will memorialize the current configuration with a license agreement with the City Council.

Administration

Property owners surrounding the proposed facility were notified via mail of the proposal, as required by Section 11-41-3(a) of the City's Zoning Ordinance. In addition, the property in question was posted as required by Section 11-41-3(b).

**APPROVAL CRITERIA:**

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

(h) Basis for Approval. The Commission and Council shall give consideration to and satisfy themselves to the following:

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

### **APPROVAL CRITERIA ANALYSIS**

- (1) That a need exists for the proposal

*Staff finds that the direct proximity to the 104<sup>th</sup> Avenue arterial is an appropriate location for uses allowed under C-4 zoning. The property, under a Commercial zoning designation, would still be clustered with other Commercial properties in the general vicinity.*

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

*Staff finds that the direct proximity to the 104<sup>th</sup> Ave arterial is an appropriate location for the proposed Commercial uses of the C-4 category. Other Commercial properties in the direct vicinity are zoned for similar commercial uses, through PUD and C-5 Commercial zoning.*

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

*Staff finds that the original zoning designation should not have restricted the uses with Conditional zoning based on the proximity to the 104<sup>th</sup> Avenue arterial.*

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

*Staff finds that increases of volume along the 104<sup>th</sup> Avenue corridor lend themselves to Commercial development such as that allowed in C-4 zoning.*

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

*Future development proposals will be augmented through staff review to maintain similar access to 104<sup>th</sup> Avenue that is currently there.*

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

*Staff finds that there will be no additional municipal service costs incurred.*

**COMMISSION OPTIONS:**

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

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

**STAFF RECOMMENDATION:**

Staff recommends approval of the rezoning based on the above six recommended Findings of Fact per the criteria of Section 11-37-2 of the Northglenn Zoning Ordinance and outlined in Planning Commission resolution 13-11.

RESPECTFULLY SUBMITTED:

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Travis Reynolds, AICP  
Senior Planner

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



EXHIBIT A



EXHIBIT B

27

2-8-85

Capital Federal

LDF 36I

SPONSORED BY McCARTHY

COUNCILMAN'S BILL

ORDINANCE NO.

NO. CB-815  
Series of 1985

798  
Series of 1985

supercedes Ord.# 568 of 1980 and  
Ord. # 158 of 1972

A BILL FOR A SPECIAL ORDINANCE REZONING FROM COMMERCIAL C-4 CONDITIONAL TO COMMERCIAL C-4 CONDITIONAL (change of conditions) CERTAIN REAL PROPERTY IN THE CITY OF NORTHGLENN LOCATED ON THE SOUTHWEST CORNER OF MELODY DRIVE AND 104TH AVENUE, COUNTY OF ADAMS, STATE OF COLORADO, AMENDING THE ZONING MAP OF THE CITY OF NORTHGLENN, AND IMPOSING PENALTIES FOR VIOLATIONS OF THE ORDINANCE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO:

Section 1. Change of zoning district. Pursuant to the provisions of the Northglenn Zoning Ordinance, as amended, and upon the recommendation of the Northglenn Planning Commission (Case No. Z-8-85), a change of zoning from Commercial C-4 Conditional to Commercial C-4 Conditional (change of conditions) is hereby allowed and granted for the real property in the City of Northglenn, Colorado, described as follows, to-wit:

- Lots 2, 3 and 4, Block 1, Northglenn Seventeenth Filing;
- Also known as 550 West 104th Avenue.

Section 2. Conditions. The conditions established and approved by the Planning Commission of the City of Northglenn for Commercial C-4 Conditional provided in Section 1 of this ordinance, are hereby established as the conditions of the change of zoning effected by this ordinance, as follows:

1. This site shall be developed in substantial conformity with "Exhibit No. 1, Case No. Z-8-85" on file in the Department of Community Development.
2. Prior to the issuance of any construction permits the owner shall submit six copies of a final landscape plan. Said plan shall include:
  - a. Total square feet of landscaped area, existing and proposed.
  - b. All existing landscape material to be removed, relocated and retained; and
  - c. All landscape material to be installed.
3. A landscaped strip no less than 12 feet wide shall be maintained on the west and south boundaries of the site including retention of the existing Pinon Pine buffer.



4. No plant material higher than 30 inches above the flow line shall be installed along the south property line between Melody Drive and the existing Pinon Pine trees nor any additional plant material over 30 inches above the flow line within a 50-foot vision triangle at 104th Avenue and Melody Drive.
5. Paint striping and pedestrian crossing signage shall be installed where the Greenway/Trail crosses the access drive from 104th Avenue.
6. The owner shall install all necessary traffic signs, including stop signs at driveway exits. All said signs to be in conformity with the "Manual on Uniform Traffic Control Devices" and shall be shown on the final site plan.
7. All one-way driveways shall be clearly marked and strictly enforced.
8. Prior to issuance of any construction permits, a revised drainage plan shall be submitted to the Director of Public Works for review and approval.
9. Allowable uses of this property shall be limited to Savings and Loan facilities and/or general offices.

Section 3. Change of zone maps. The official zoning map of the City of Northglenn, pursuant to the provisions of Section 11-3-1 of the Municipal Code of the City of Northglenn, as amended, and the Interim Comprehensive Master Plan of the City of Northglenn shall be and hereby are ordered amended to conform with the provisions of Section 1 of this ordinance.


Section 4. Enforcement of Conditions. The conditions established by Section 2 of this ordinance shall be construed and enforced pursuant to the provisions of Chapter 11 of the Municipal Code of the City of Northglenn, and a violation of any such condition or conditions shall be deemed a violation of this ordinance. Failure to comply with the conditions imposed in Section 2 shall constitute grounds for reversion to Commercial C-4 Conditional (change of conditions).

Section 5. Violations-penalty. Violations of the provisions of this ordinance shall be punishable by a fine of not more than three hundred (\$300.00) dollars.

INTRODUCED, READ AND ORDERED POSTED THIS 18th DAY OF July, 1985.


  
 CHARLES C. WINBURN  
 Mayor

ATTEST

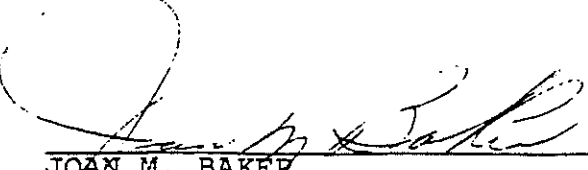
  
 JOHN M. BAKER  
 City Clerk

PASSED ON SECOND AND FINAL READING THIS 15<sup>th</sup> day of August

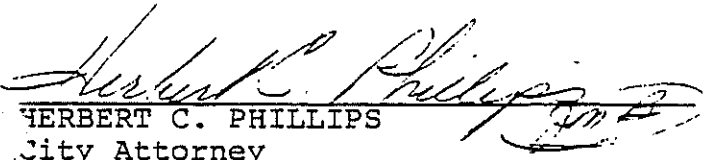
1985.

  
\_\_\_\_\_  
CHARLES C. WINBURN  
Mayor

ATTEST:

  
\_\_\_\_\_  
JOAN M. BAKER  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
HERBERT C. PHILLIPS  
City Attorney

## EXHIBIT C

### General Commercial

Section 11-19-3. Uses-by-Right.

(a) General offices, excluding the sale of goods or products at wholesale or retail, directly or indirectly.

(b) Medical offices, dental offices, and pharmacies.

(c) Telephone exchanges.

(d) Special sales and promotions, which could not otherwise be conducted in conformance with this Zoning Ordinance, when conducted in accordance with the following restrictions and limitations:

(1) Special sales and promotions may be conducted by any business permanently located in the City on the site permanently occupied by said business.

(2) The special sale or promotion may only include those goods and services normally sold or provided by the business.

(3) Special sales or promotions may be conducted from noon any Friday until noon the next following Monday.

(4) All necessary permits, licenses, and approvals shall be obtained from the City Building Department, the North Metro Fire Rescue District, the Tri-County Health Department, or other local or State agencies prior to start of the sale or promotion.

(5) During the conduct of the special sale or promotion, goods and merchandise may be displayed and services performed outside of totally enclosed buildings and structures.

(6) Temporary signs advertising special sales or promotion will be allowed, without a sign permit, during the sale period of time allowed for special sales and promotions, but limited to the type, size, and location requirements of Section 11-35-5(a)(4) of the Sign Code.

(7) No merchandise, promotional displays, or other obstructions or encroachments of any type are allowed in the following areas:

(a) In designated fire lanes.

(b) In entry drives from any public street.

(c) In any landscaped area if damage to trees, shrubbery, groundcovers, or other plant materials results.

(d) In any sidewalk, public or private, so as to reduce the usable width of the walk to less than three (3) feet.

(e) In any fifty (50) foot vision triangle at the intersection of two public streets or a public street and any private driveway.

(f) Attached to any public property, including signs, light poles, and trees in a public right-of-way.

(g) On any public right-of-way.

(h) Within ten (10) feet of any pedestrian access doorway.

(8) Special sales and promotions may include but not be limited to: the use of tents, semi-trailers and other vehicles, temporary stands or kiosks, food service, entertainment, performers, or displays.

(9) No lights shining into any public right-of-way, either moving, flashing, pulsating, creating changing light effects, or otherwise creating any hazard, are allowed.

(10) No special public address systems, music, amplified sound or sound-making devices are permitted other than in conformance with the City's Noise Ordinance.

(11) This Section 11-19-3(d) shall not be interpreted to regulate or preclude sales and promotions that may otherwise be conducted in conformance with applicable provisions of this Zoning Ordinance. Nor shall this Section 11-19-3(d) be interpreted to preclude special sales and promotions or temporary signs requiring a Temporary Use Permit or Temporary Sign Permit as provided in Articles 29 and 35, respectively, of this Zoning Ordinance.

(e) Fund raising activities conducted by non-profit groups or civic organizations with the permission of the owner of the property where such activity is to be conducted and in conformance with the restrictions and limitations specified in Subsections (d)(4) through (d)(11), above.

## **C-1 Commercial**

Section 11-21-2. Uses-by-Right.

(a) The uses-by-right shall be subject to the following condition: Business establishments are restricted to a maximum gross floor area of 3,000 square feet each, excluding the basement and any floor area devoted to off-street parking, loading or unloading facilities.

(b) In addition to those set forth in Article 19, the following shall be uses-by-right:

(1) Art and school supply stores.

(2) Antique shops.

(3) Banks.

(4) Barber shops.

(5) Beauty shops.

- (6) Camera and photographic supply stores.
- (7) China and glassware stores.
- (8) Clothes pressing establishments.
- (9) Coin and philatelic stores.
- (10) Custom dressmaking and tailor shops.
- (11) Dry cleaning and laundry receiving stations, provided that the processing be done elsewhere.
- (12) Fabric shops.
- (13) Florist shops.
- (14) Food stores, grocery stores, meat markets, bakeries, creameries, and delicatessens.
- (15) Furniture stores with new merchandise, excluding repair or upholstering services on premises.
- (16) Furrier shops.
- (17) Garden supply and seed stores.
- (18) Gift and variety shops.
- (19) Hardware stores.
- (20) Hobby shops, for retail of items to be assembled or used away from the premises.
- (21) Home appliance stores.
- (22) Interior decorating shops, retail only.
- (23) Jewelry stores, including watch repair.
- (24) Launderettes, automatic self-service only.
- (25) Leather goods and luggage stores.
- (26) Millinery shops.
- (27) Musical instrument sales and repair.
- (28) Paint and wallpaper stores.
- (29) Pharmacies.
- (30) Photography studios.
- (31) Restaurants.
- (32) Restricted production and repair, limited to the following: art needlework; clothing (custom manufacturing and alterations) for retail only; jewelry (from precious metals); watches; dentures; and optical lenses.

- (33) Sewing machine sales and services, household machines only.
- (34) Schools (music, dance, or business).
- (35) Shoe and hat repair shops.
- (36) Shoe stores.
- (37) Sporting goods stores.
- (38) Toy shops.
- (39) Television and radio repair shops.
- (40) The above-mentioned uses are by way of example and not by way of limitation.

### **C-3 Commercial**

#### Section 11-22-2. Uses-by-Right.

(a) The uses-by-right shall be subject to the following condition: Business establishments shall be restricted to a maximum gross floor area of 8,000 square feet each, excluding the basement and any floor area devoted to off-street parking or loading facilities.

(b) In addition to those set forth in Article 19, the following shall be uses-by-right:

- (1) All uses-by-right in C-1 Zones.
- (2) Art galleries, but not including art auctions.
- (3) Carpet and rug stores.
- (4) Department stores.
- (5) Frozen food stores, but not including locker rental businesses.
- (6) Furniture stores, including upholstery and repair businesses when conducted as part of the retail operations and secondary to the principal use.
- (7) Interior decorating shops, excluding manufacturing.
- (8) Liquor stores (packaged goods only).
- (9) Radio and television broadcasting stations.
- (10) Theaters.
- (11) Undertaking establishments, funeral parlors.
- (12) Wholesale establishments with storage or display of merchandise limited to samples only, but no manufacturing.
- (13) The above-mentioned uses are by way of example and not by way of limitation.

## C-4 Commercial

Section 11-23-2. Uses-by-Right.

(a) The uses-by-right shall be subject to the following condition: All goods produced on the premises shall be sold at retail on the premises where produced.

(b) In addition to those set forth in Article 19, the following shall be uses-by-right:

- (1) All uses-by-right in C-1 and C-3 Zones.
- (2) Amusement establishments, bowling alleys, pool halls, dance halls, gymnasiums, swimming pools, and skating rinks.
- (3) Auction rooms (indoor activities only).
- (4) Automobile accessory stores (new parts and supplies only).
- (5) Bicycle sales, rental and repair shops.
- (6) Blueprinting and photostating establishments.
- (7) Clubs and lodges (nonprofit and fraternal organizations).
- (8) Casket and casket supply sales.
- (9) Catering establishments.
- (10) Clothing and costume rental stores.
- (11) "Drive-in" type establishments offering goods and services primarily or directly to customers waiting or being served in parked motor vehicles.
- (12) Drug stores.
- (13) Dry cleaning establishments.
- (14) Exterminating shops.
- (15) Haberdasheries.
- (16) Motels.
- (17) Laundries.
- (18) Office supplies stores.
- (19) Orthopedic and medical appliance stores, but not including the assembly or manufacturing of such articles.
- (20) Pawn shops.
- (21) Pet shops and small animal hospitals, but not including the use of outdoor facilities.
- (22) Plumbing showrooms and shops.
- (23) Printing establishments.



- (24) Restaurants, lounges, and taverns.
- (25) Schools (commercial and trade).
- (26) Second-hand stores and rummage shops.
- (27) Taxidermists.
- (28) Typewriter and adding machine sales and repair shops.
- (29) The above-mentioned uses are by way of example and not by way of limitation.

SPONSORED BY: MAYOR DOWNING

COUNCILMAN'S BILL

ORDINANCE NO.

No. CB-1863  
Series of 2015

\_\_\_\_\_  
Series of 2015

A BILL FOR A SPECIAL ORDINANCE REZONING FROM C-4 COMMERCIAL RESTRICTED SERVICE WITH CONDITIONS TO C-4 COMMERCIAL RESTRICTED SERVICE, CERTAIN REAL PROPERTY IN THE CITY OF NORTHGLENN LOCATED AT 550 W. 104<sup>th</sup> AVENUE, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, AMENDING THE ZONING MAP OF THE CITY OF NORTHGLENN, AND IMPOSING PENALTIES FOR VIOLATIONS OF THE ORDINANCE

**WHEREAS**, all of the property described above is currently zoned C-4 Commercial Restricted Service with conditions with a legal description as follows:

*Northglenn Seventeenth Filing, Block 1, Lots 2 to 4.*

**WHEREAS**, the City Council desires to rezone the property described above to C-4 Commercial Restricted Service based on their finding of facts

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. Findings of Fact. The City Council hereby makes the following findings of fact:

- A. A need exists for the rezoning from C-4 (Commercial Restricted Service) with conditions to C-4 (Commercial Restricted Service);
- B. The property at 550 W. 104<sup>th</sup> Avenue is the correct location for the proposed development;
- C. The original applied conditional zoning is no longer a valid exercise of land use authority as found by the Colorado courts.
- D. Significant changes in the area have occurred to warrant the proposed zone change;
- E. Adequate circulation exists and traffic movement will not be impeded by the proposed development; and
- F. Additional municipal service costs will not be incurred which the City is not prepared to meet.

Section 2. Change of Zoning District. Pursuant to the provisions of the Northglenn Zoning Ordinance, as amended, and upon the recommendation of the Northglenn Planning

Commission, a change of zoning from C-4 Commercial Restricted Service with conditions to C-4 Commercial Restricted Service is hereby approved, pursuant to Section 11-37-2(h), and granted for the real property in the City of Northglenn, Colorado, described as 550 W. 104<sup>th</sup> Avenue, City of Northglenn, County of Adams, State of Colorado. The City Council determines that this change of zoning district is consistent with the Comprehensive Master Plan of the City of Northglenn.

Section 3. Change of Zone Maps. The official zoning map of the City of Northglenn, pursuant to the provisions of Section 11-3-1 of the Municipal Code of the City of Northglenn, as amended, shall be and hereby is ordered amended to conform with the provisions set in Section 1 of this Ordinance.

Section 4. Violations-Penalty. Violations of the provisions of this Ordinance shall be punishable under the provisions provided in Section 1-1-10 of the Northglenn Municipal Code.

INTRODUCED, READ AND ORDERED POSTED this \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
JOYCE DOWNING  
Mayor

ATTEST:

\_\_\_\_\_  
JOHANNA SMALL, CMC  
City Clerk

PASSED ON SECOND AND FINAL READING this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
JOYCE DOWNING  
Mayor

ATTEST:

\_\_\_\_\_  
JOHANNA SMALL, CMC  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
COREY Y. HOFFMANN  
City Attorney