

# COUNCIL COMMUNICATION

<b>Meeting Date:</b> February 9, 2010	1 <sup>st</sup> Reading <u>  X  </u> 2 <sup>nd</sup> Reading <u>      </u>	<b>Legal Review:</b>	<b>Work Plan #</b>	<b>Agenda Location:</b> Public Hearing	<b>Agenda Item:</b> 9A 1-3
<p><b>Subject:</b> COMPREHENSIVE PLAN AMENDMENT, REZONING, AND CONCEPTUAL SITE PLAN APPLICATIONS FOR THE DEVELOPMENT OF A 227-UNIT APARTMENT PROJECT FOR PROPERTY LOCATED NORTHEAST OF E. 120<sup>TH</sup> AVENUE AND QUEBEC STREET (KING RANCH MULTIFAMILY)</p> <ol style="list-style-type: none"> <li>1) A RESOLUTION APPROVING A COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE DESIGNATION OF THE PROPERTY FROM COMMERCIAL TO RESIDENTIAL HIGH AND AMENDING THE FUTURE LAND USE MAP.</li> <li>2) AN ORDINANCE APPROVING THE REZONING OF APPROXIMATELY 15.23 ACRES FROM COMMUNITY RETAIL TO MULTIFAMILY AND AMENDING THE ZONING MAP.</li> <li>3) A RESOLUTION APPROVING A CONCEPTUAL SITE PLAN FOR APPROXIMATELY 12.63 ACRES.</li> </ol>					
<b>Prepared by:</b> Mike Mallon		<b>Approved by:</b> Jack Ethredge		<b>Ordinance previously introduced by:</b> _____	
<b>Reviewed by:</b> Chris Molison		<b>Presented by:</b> Greg Thompson Current Planning Manager			

**KEY CONSIDERATIONS:**

- The City placed a notice of tonight’s public hearing in the January 28, 2010 Northglenn-Thornton Sentinel as required by Code and the resident notices were mailed; however, the applicant did not post the property until Sunday, January 31, 2010, which is less than the ten days prior to the date of the public hearing as required by City Code.
- The applicant indicated that attempts to post the signs on Saturday, January 30, 2010 were unsuccessful due to the inability to secure the wooden stakes for the signs into the frozen ground.
- The Council should not take action on the application other than to continue the public hearing to the February 23, 2010 meeting date.

**BUDGET/STAFF IMPLICATIONS:**

- None.

**RECOMMENDATION:**

- Staffs recommends that Council open the public hearing and approve a motion to continue the public hearing until February 23, 2010. It will be necessary to post the property and send out resident notices ten days prior to the hearing on February 23, 2010.