

ORDINANCE O-2022-

A BILL FOR AN ORDINANCE CONDITIONALLY APPROVING THE ZLATEN
COMMERCIAL CENTER REZONING FROM N-PE (NON-RESIDENTIAL PRIMARY
EMPLOYMENT) TO PUD (PLANNED UNIT DEVELOPMENT), GENERALLY LOCATED
AT THE NORTHEAST CORNER OF STATE HIGHWAY 119 AND ZLATEN DRIVE

WHEREAS, the City of Longmont has received an application for the Zlaten Commercial Center Rezoning from N-PE (Non-Residential Primary Employment) to PUD (Planned Unit Development), for the 11.5-acre property located at the northeast corner of State Highway 119 and Zlaten Drive, as described in the attached Exhibit “A;” and

WHEREAS, an accompanying Concept Plan for future development has been put forward in conjunction with this rezoning application, as described in the attached Exhibit “B;” and

WHEREAS, the rezoning is requested to provide the City of Longmont with a unique opportunity, at an appropriate location, to provide a mix of dedicated greenway trail, protected open space, and a commercial business which will help the City achieve a balanced mix of land uses and tax base, consistent with the City's overall planning and economic development goals.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF LONGMONT, COLORADO,
HEREBY ORDAINS:

Section 1

The rezoning complies with the Envision Longmont Comprehensive Plan, and satisfies the rezoning criteria of section 15.02.060.F of the Longmont Municipal Code.

1 Section 2

2 The rezoning from N-PE to PUD and accompanying Concept Plan is hereby approved,
3 subject to satisfaction of submittal requirements of Title 15 of the Longmont Municipal Code
4 (submittal of the rezoning map on mylar sheets, payment of recording fees) within one (1) year
5 of the date of passage of this ordinance by City Council.

After satisfaction of the requirements, as certified by the Director of Planning & Development Services of the City of Longmont, the City Clerk shall record this ordinance, and the rezoning map, with the County Clerk and Recorder.

9 Section 3

10 The effective date of this rezoning shall be the date this ordinance and rezoning map is
11 recorded with the County Clerk and Recorder.

2 Section 4

3 To the extent only that they conflict with this ordinance, the Council repeals any
4 conflicting ordinances or parts of ordinances.

15 Introduced this _____ day of _____, 2022.

16 Passed and adopted this _____ day of _____, 2022.

19 MAYOR

21 ATTEST:

25 CITY CLERK

27 NOTICE: THE COUNCIL WILL HOLD A PUBLIC HEARING ON THIS ORDINANCE AT
28 7:00 P.M ON THE 25th DAY OF JANUARY, 2022, AT THE LONGMONT CITY COUNCIL
29 MEETING.

1 APPROVED AS TO FORM:

2
3
4 _____
5 ASSISTANT CITY ATTORNEY

_____ DATE

6
7
8 _____
9 PROOFREAD

_____ DATE

10
11
12 APPROVED AS TO FORM AND SUBSTANCE:

13
14
15 _____
16 ORIGINATING DEPARTMENT

_____ DATE

17
18 CA File No. 21-001528
19

1 **EXHIBIT A**

2
3 **Zlaten Commercial Center Rezoning from N-PE to PUD**

4 **Legal Description**

5
6 PARCEL 3, HIGHWAY 119 HOLDINGS CONVEYANCE PLAT, SITUATE IN THE
7 SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 68 WEST OF
8 THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONGMONT, COUNTY OF WELD,
9 STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

10
11 COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 6, WITH
12 THE BEARINGS CONTAINED HEREIN BASED UPON THE WEST LINE OF SAID
13 SOUTHEAST QUARTER OF SECTION 6, WHICH BEARS N00°05'19"E AS SHOWN ON
14 THE RECORDED PLAT OF HIGHWAY 119 HOLDINGS CONVEYANCE PLAT, UNDER
15 RECEPTION NUMBER 3961132 AND IS MONUMENTED AT THE CENTER QUARTER
16 CORNER BY A STONE WITH A CUT CROSS AND A STONE WITH A CUT CROSS AND
17 AT THE SOUTH QUARTER CORNER BY A 3-1/4 INCH ALUMIUM CAP IN A
18 MONUMENT WELL LS UNREADABLE.

19
20 COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 6;
21 THENCE N00°05'19"E ALONG SAID WEST LINE, A DISTANCE OF 59.20 FEET TO THE
22 POINT OF BEGINNING;
23 THENCE ALONG THE BOUNDARY LINE OF SAID PARCEL 3 THE FOLLOWING
24 EIGHTEEN (18) COURSES

- 25 1. N00°05'19"E A DISTANCE OF 459.54 FEET;
26 2. THENCE S89°54'41"E A DISTANCE OF 200.00 FEET;
27 3. THENCE N00°05'19"E A DISTANCE OF 217.80 FEET;
28 4. THENCE N89°54'41"W A DISTANCE OF 200.00 FEET;
29 5. THENCE N00°05'19"E A DISTANCE OF 228.44 FEET;
30 6. THENCE S81°52'04"E A DISTANCE OF 400.00 FEET;
31 7. THENCE N00°05'19"E A DISTANCE OF 634.21 FEET;
32 8. THENCE S38°52'12"E A DISTANCE OF 238.33 FEET TO A POINT OF CURVATURE;
33 9. THENCE 250.11 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A
34 RADIUS OF 233.00 FEET, A CENTRAL ANGLE OF 61°30'09", SUBTENDING A CHORD
35 BEARING OF S08°07'08"E, A CHORD DISTANCE OF 238.27 FEET;
36 10. THENCE S22°37'57"W A DISTANCE OF 330.00 FEET TO A POINT OF CURVATURE;
37 11. THENCE 394.54 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A
38 RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 68°30'07", SUBTENDING A CHORD
39 BEARING OF S11°37'09"E, A CHORD DISTANCE OF 371.46 FEET;
40 12. THENCE S45°52'11"E A DISTANCE OF 254.14 FEET TO A POINT OF CURVATURE;
41 13. THENCE 58.02 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A
42 RADIUS OF 261.68 FEET, A CENTRAL ANGLE OF 12°42'12", SUBTENDING A CHORD
43 BEARING OF S39°31'05"E, A CHORD DISTANCE OF 57.90 FEET;
44 14. THENCE S33°10'00"E A DISTANCE OF 53.82 FEET;
45 15. THENCE S53°11'11"W A DISTANCE OF 73.97 FEET;

1 16. THENCE S87°30'10"W A DISTANCE OF 273.01 FEET;
2 17. THENCE S70°10'29"W A DISTANCE OF 168.68 FEET;
3 18. THENCE S87°19'32"W A DISTANCE OF 287.74 FEET TO THE POINT OF
4 BEGINNING.
5
6 CONTAINING 503,327 SQUARE FEET OR 11.555 ACRES MORE OR LESS.

ZLATEN COMMERCIAL CENTER REZONING CONCEPT PLAN



