

REACH CENTER

PLANNED UNIT DEVELOPMENT (PUD)

CASE # Z-1-14

PRESENTED TO CITY COUNCIL

OCTOBER 13, 2014

APPLICANT REQUEST/PROCESS

- A Preliminary and Final PUD to allow an Assisted Living Residence (ALR).
 - ▣ 11285 Highline Drive
 - ▣ Rezone from C-0 & O-1 to PUD
 - ▣ Proposed Use of ALR to be Added to Current uses which were allowed under C-0 as a Use-by-Right.

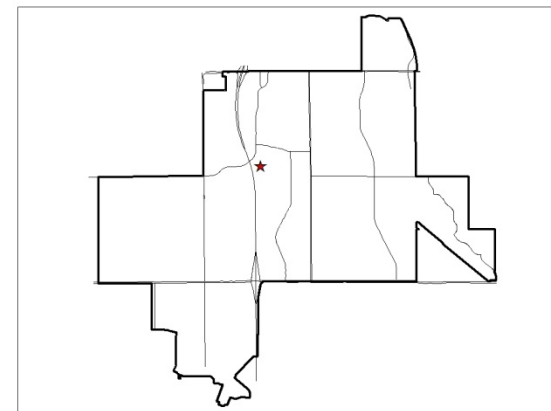
BACKGROUND



- ❑ CURRENT ZONING: C-0 and O-1
- ❑ CURRENT USE IS MENTAL HEALTH COMMUNITY CENTER
- ❑ ALL FUNCTIONS CURRENTLY ALLOWED AS A USE-BY-RIGHT
- ❑ PUD IS BEING PURSUED FOR THE NEW ALR AND UNIFY THE ZONING ON THE PROPERTY

PROPOSED PROJECT

- Preliminary and Final PUD
- Proposed uses to be combined with to current uses allowed under C-0
 - ▣ Assisted Living Residence
 - A twenty four (24) hour short-term care facility for persons who do not requires inpatient hospitalization
 - Capacity for sixteen patients
 - Proposed building is 15,000 Square Feet

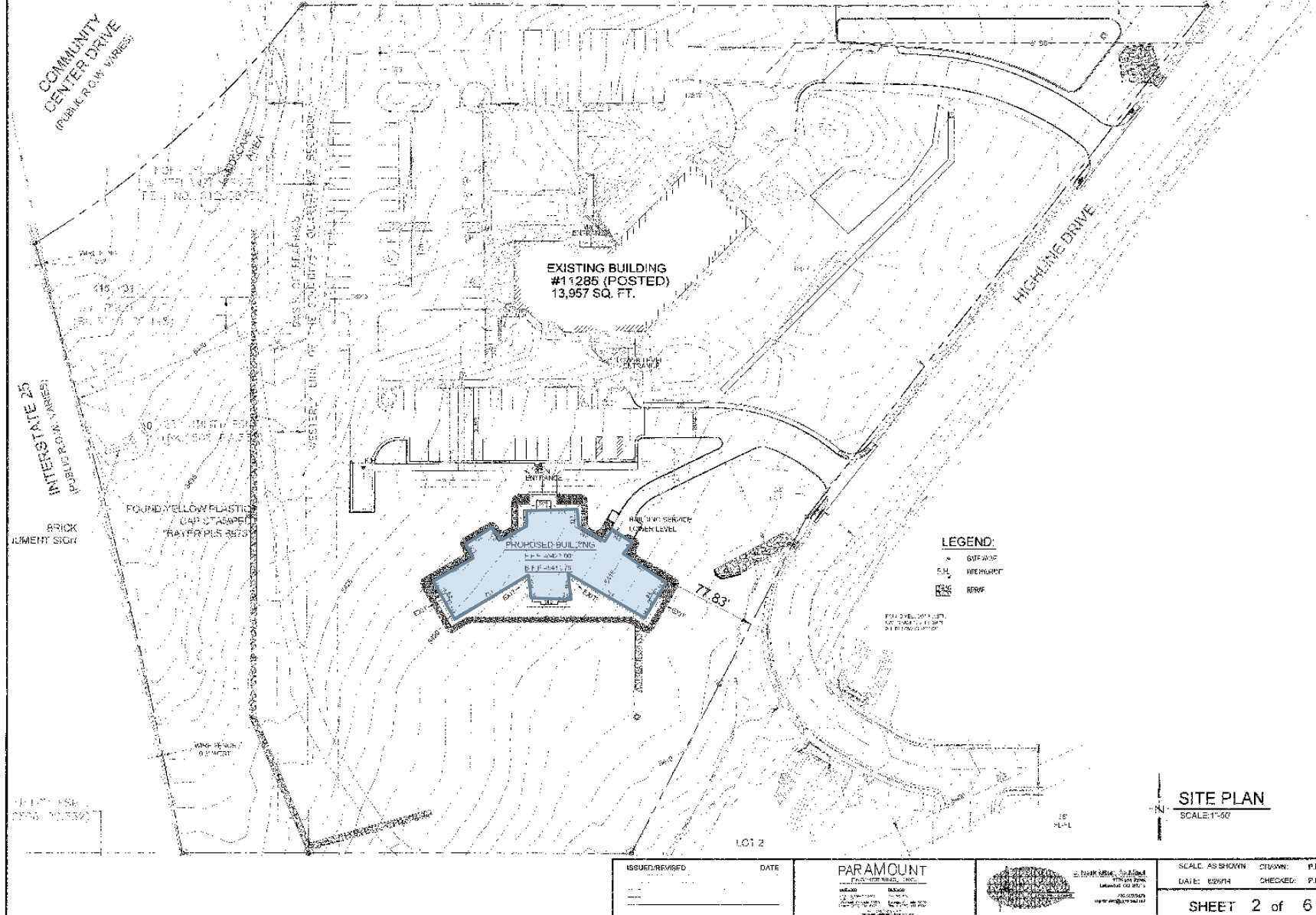


Vicinity Map

COMMUNITY REACH CENTER PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTH ONE-HALF OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST, 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 of 6



ISSUED/REVISED	DATE

PARAMOUNT
PLANNING & DESIGN, INC.
10000 E. 10TH AVE., SUITE 100
DENVER, CO 80231
TEL: 303.733.1111
WWW.PARAMOUNTPDI.COM

PREPARED BY: J. B. BROWN
DESIGNED BY: J. B. BROWN
CHECKED BY: J. B. BROWN
DATE: 8/25/14

SCALE: AS SHOWN
DATE: 8/25/14
SHEET 2 of 6



Land Use

IMPACT ANALYSIS - Zoning

- The following are the allowed uses under the proposed PUD:
 - ▣ *Mental Health Community Center: (Existing)*
 - General Offices
 - Counseling Services
 - Child and Adolescent Services
 - Adult Services
 - Integrated Substance Abuse and Mental Illness Treatment
 - Services for Families
 - Educational Programs
 - Healthcare Clinic
 - ▣ *Assisted Living Residence (ALR): (Added Use w/Language)*
 - The Facility is for short-term psychiatric care for not more than sixteen (16) patients which provide a total, twenty-four therapeutically planned and professionally staffed environment for persons who do not require inpatient hospitalization but need more intense and individual services than are available on an outpatient basis.

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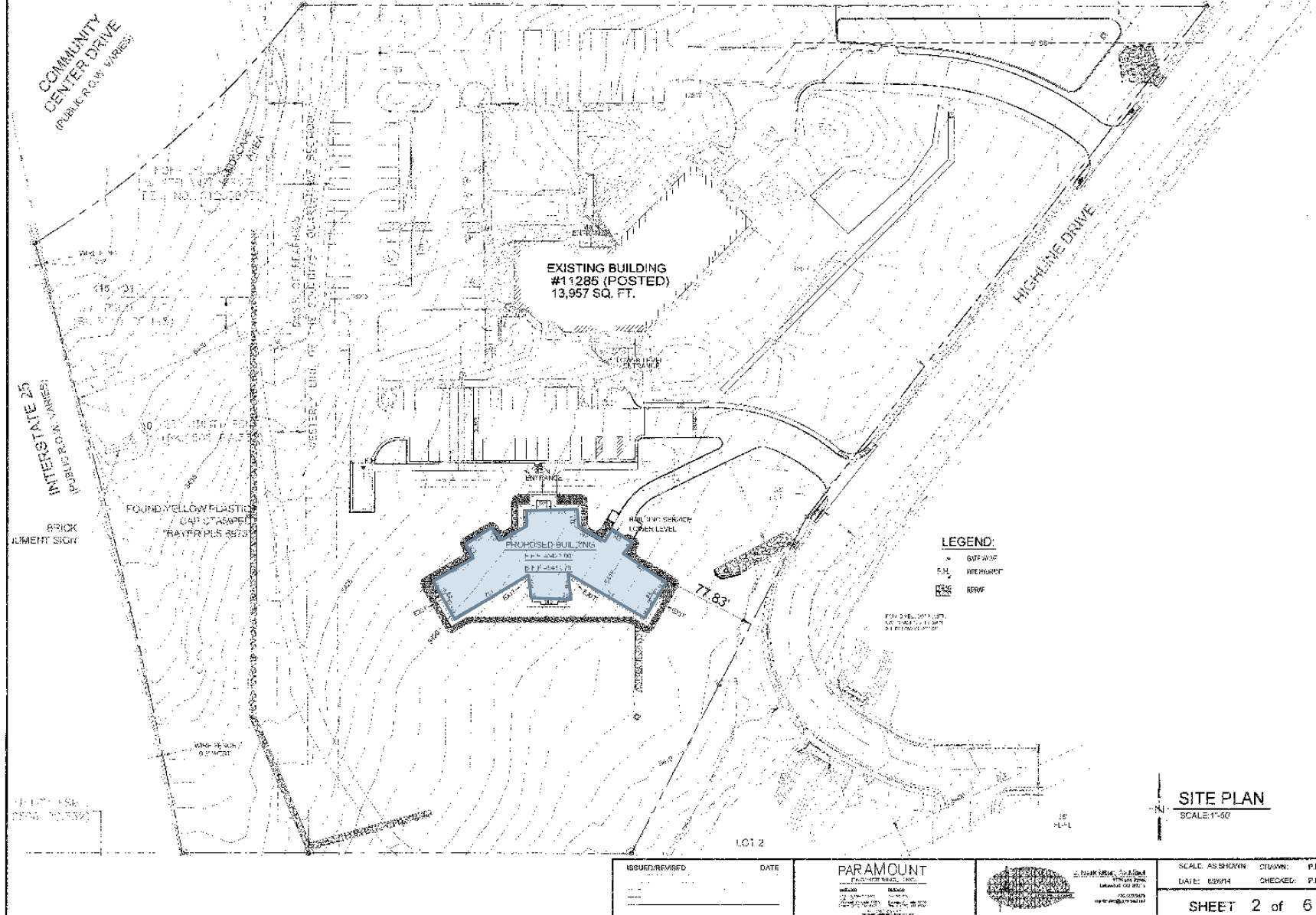
IMPACT ANALYSIS - Site Plan

- Final PUD depicts two (2) buildings on the site.
 - ▣ The site is 9.98 acres
 - ▣ This Final PUD application has a focus on the proposed building
 - Proposed building is 15,000 square feet
 - The building meets the height and setbacks prescribed in the PUD
 - ▣ 4.83 acres or 48% of the site will remain unaffected
 - ▣ The existing building is 27,914 square feet and will be unchanged
 - ▣ Police Department requiring exterior fencing around the building or the property (**Condition**) – **Update Condition has been waived by Police Department**

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IMPACT ANALYSIS – Parking

□ PARKING REQUIREMENTS

- Section 11-33-6 of the Zoning Ordinance does not contemplate this type of use. In these cases the zoning ordinance defers to the Planning and Development Department to determine if the proposed plan has sufficient parking based on the operations and proposed development.
 - Currently 134 spaces on site
 - 6 additional spaces are proposed
 - The Parking analysis assumes that a total of 96 spaces are needed for both buildings
 - This leaves an excess of 44 spaces on the site

IMPACT ANALYSIS – Drainage & Utilities

- The City's Public Works Department has reviewed the plans and accepted the overall civil package for entitlement purposes.
- The Applicant will continue to work with the Public Works Staff to complete the 100% Civil Construction submittal prior to the Public Works.

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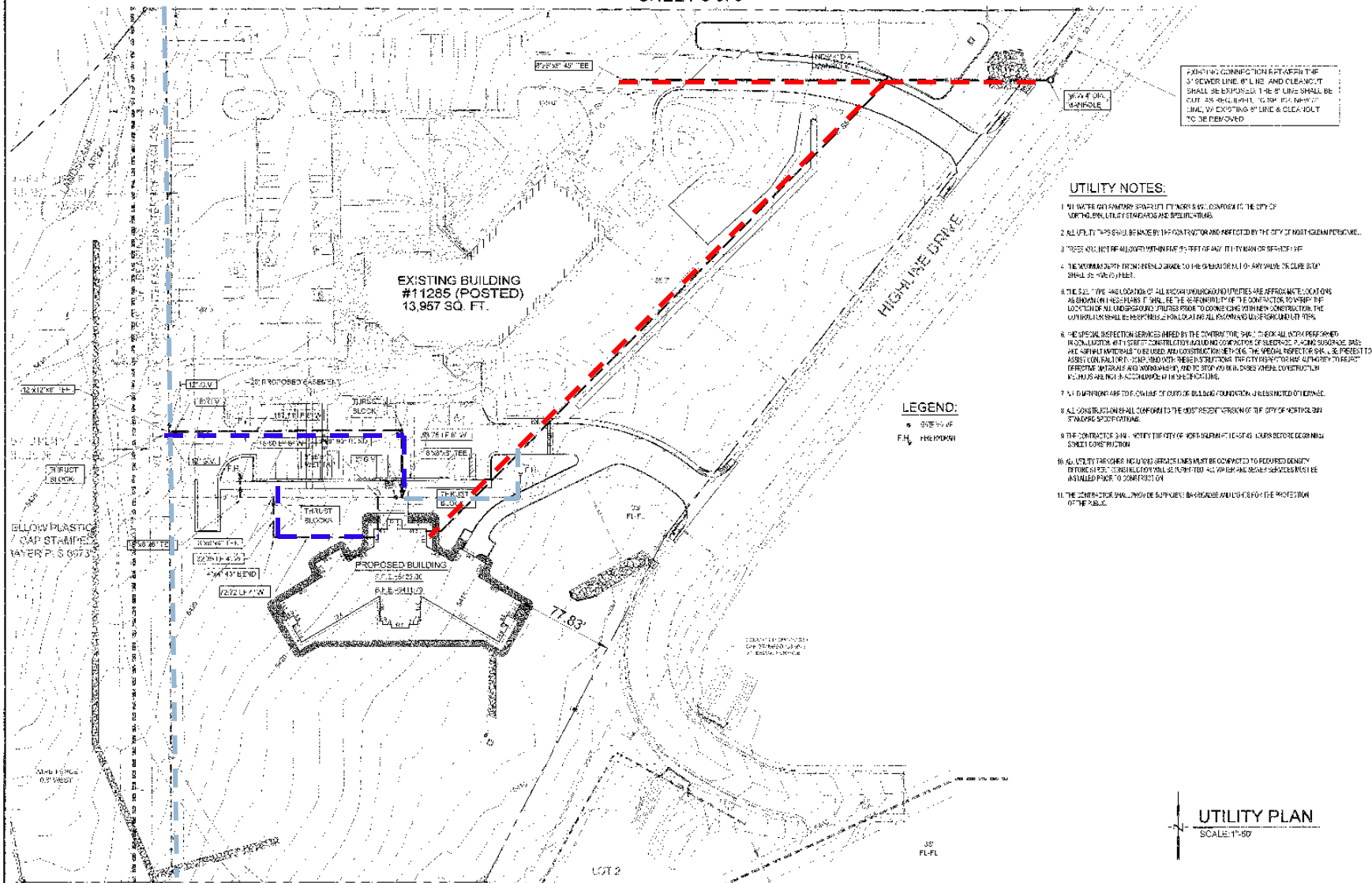
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DATE: 7/28/14 CHECKED: P.F.D.

SHEET 5 of 6

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SHEET 6 of 6

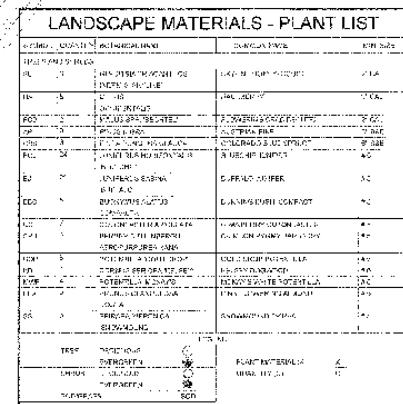


ISSUED/REVISED	DATE	PARAMOUNT ENGINEERING, INC.	 J. H. HARRIS, President 601 N. 1st St. Lakeland, FL 33801 813/525-1111 www.paramountinc.com	SCALE: AS SHOWN DRAWN: P.F.D. DATE: 8/20/14 CHECKED: P.F.D.
SHEET 6 of 6				

IMPACT ANALYSIS – Landscaping

- There will be new landscaping installed around the ALF facility.
- The proposal exceeds the City's standard of 12%.
- The landscape plan includes landscaping guidelines which provides for some flexibility to change the approved landscaping up to five (5%) percent without having to file a PUD amendment.

LOCATED IN THE SOUTH ONE-HALF OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST, 6TH P.M., CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO
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[illegible]

Natura' Landscape: Rongliopeng and Pian Jiaomishan

6. To ensure the management of the first network, a small, specialized team was designated to guide the network development and its evolution.
7. A pilot network was established in the first 6 months. Groups of five members of the team developed over a period of six months in the first 6 months of the 1992-93 academic year. Additional networks were established in the 1993-94 academic year. The network was initially composed of 100 members and 2000 students in the first 6 months of the 1992-93 academic year.
8. The creation of a management development center for the network was necessary to ensure the network's development and its evolution and to ensure the network's success.

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- [illegible]

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- LANDSCAPE PLAN

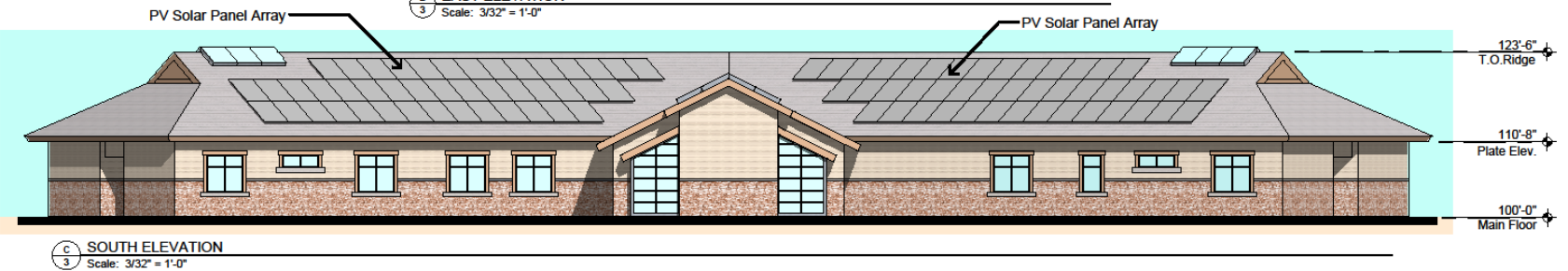
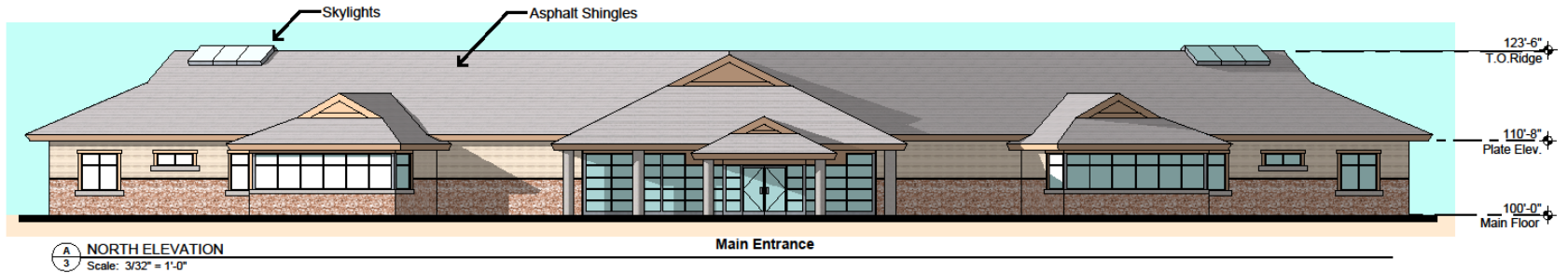
IMPACT ANALYSIS – Elevations

- Staff applied the architectural standards for multi-family residential.
 - ▣ Materials include:
 - Asphalt shingles
 - Face Brick
 - Stone Veneer
- The massing and materials adhere to the architectural standards for multi-family residential outlined in the zoning ordinance.

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SHEET 3 of 6



ISSUED/REVISED	DATE
PUD Submit	7/28/14

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SCALE: AS SHOWN
DATE: 7/28/14
DRAWN: J.M.M.
CHECKED: J.M.M.

SHEET 3 of 6

PUD APPROVAL CRITERIA

- Council required to give consideration to the following:
 - ▣ 11-37-2(h) – Basis for Approval (6 items)
 - That a need exists for the proposal;
 - That this particular parcel of ground is indeed the correct site for the proposed development;
 - That there has been an error in the original zoning; or
 - That there have been significant changes in the area to warrant a zone change;
 - That adequate circulation exists and traffic movement would not be impeded by development; and
 - That additional municipal service costs will not be incurred which the City is not prepared to meet.

PLANNING COMMISSION ACTION



- The Planning Commission APPROVED PC Resolution 14-5 with findings of fact and four conditions
- As of the Council Public Hearing, the four Planning Commission conditions have been satisfied and or waived.

CONCLUSION

Staff Recommendation:

- Staff recommends a recommendation of approval of with the following conditions and based on six recommended Findings of Fact per the criteria outlined above.
 - ▣ The Applicant will secure the buildings with fencing to satisfy the Northglenn Police Department's request. **Waived**
 - ▣ The Applicant will update the proposed use on the Cover Sheet to reflect an Assisted Living Residence (ALR) and remove Acute Treatment Unit (ATU) as a use. - **Addressed**
 - ▣ The Applicant will continue to work with the Public Works Department to resolve any outstanding comments regarding the final utility plan. An approved PUD will not be signed and recorded until the utility plan meets all the City requirements. **Addressed**
 - ▣ The Applicant will continue to work with the Public Works Department on resolving the outstanding comments for the final drainage report. An approved PUD will not be signed and recorded until the drainage report meets all City requirements. **Addressed**