

**PLANNING AND DEVELOPMENT MEMORANDUM
#39-2018**

DATE: December 10, 2018

TO: Honorable Mayor Carol Dodge and City Council Members

THROUGH: Heather Geyer, City Manager *HHG*

FROM: Brook Svoboda, Director of Planning and Development *BS*
Becky Smith, AICP, Planning Manager *BS*
Alan Sielaff, AICP, Planner I *AS*

SUBJECT: CB-1916 - Fred Drive Assisted Living PUD First Amendment

PURPOSE

To amend the Planned Unit Development (PUD) zoning for the existing assisted living facility on property located at 9777 Fred Drive to increase the resident capacity from 12 to 16.

BACKGROUND

Attached to this memo is a proposed ordinance, which if approved, would amend the PUD zoning for the property located at 9777 Fred Drive. A public hearing for the PUD Amendment was held before the Planning Commission on November 6, 2018, which voted unanimously to recommend approval of the proposed PUD Amendment. No public comment was made in favor or in opposition to the proposal, but the owner of the facility did submit 35 signatures from neighboring residents in support of the application.

The Planning Commission's basis for the decision for a PUD proposal is based on the following criteria:

- That there is a need for the proposed use;
- 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 the development; and
- Additional municipal service costs will not be incurred which the City is not prepared to meet.

Planning Commission Resolution 2018-08 also includes the following conditions for final adoption by the Council:

1. The Planning Commission's approval of the PUD Amendment is subject to approval of the City Council. Should the City Council deny the PUD Amendment, then the Planning Commission's approval is rendered null and void.
2. A backflow preventer shall be installed and tested prior to final Certificate of Occupancy.
3. All other necessary permits will be obtained prior to construction.

A copy of the Planning Commission Recommendation Resolution, Staff Report, the existing PUD document, and presentation are included as Attachments.

UPDATE

CB-1916 was approved on first reading at the November 26, 2018 meeting and the second reading and public hearing was scheduled for December 10, 2018.

STAFF RECOMMENDATION

Staff recommends approval of CB-1916, Fred Drive Assisted Living PUD Amendment.

BUDGET/TIME IMPLICATIONS

This ordinance amendment request has no budgetary impacts. Second reading of the ordinance and the public hearing will be the final item scheduled for this application.

STAFF REFERENCE

Brook Svoboda, Director of Planning & Development, bsvoboda@northglenn.org, 303.450.8937
Alan Sielaff, Planner I, asielaff@northglenn.org, 303.450.8738

ATTACHMENTS

1. Planning Commission Resolution 2018-08
2. Planning Commission Staff Report Z-5-18
3. Existing Fred Drive PUD
4. Presentation

CB-1916 - Fred Drive Assisted Living Home PUD First Amendment

RESOLUTION 2018-08
NORTHGLENN PLANNING COMMISSION

A RESOLUTION PROVIDING A FAVORABLE RECOMMENDATION TO THE CITY COUNCIL FOR APPROVAL OF THE FRED DRIVE ASSISTED LIVING HOME PLANNED UNIT DEVELOPMENT (PUD) FIRST AMENDMENT AND APPROVAL OF ANY FINAL PLANNED UNIT DEVELOPMENT ELEMENTS CONTAINED THEREIN

WHEREAS, Northglenn Ordinance 11-37-2 requires that the Northglenn Planning Commission review and make recommendation to Council any application for rezoning; and

WHEREAS, the Northglenn Planning Commission therefore desires to make its recommendations to the City Council as required by law; and

WHEREAS, the Planning Commission has found that the application satisfies the applicable criteria for rezoning and PUD criteria under 11-37-2 & 11-16-2 for purposes of approving the Final Planned Unit Development respectively.

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. The City of Northglenn Planning Commission hereby provides a favorable recommendation to the City Council for approval of FRED DRIVE ASSISTED LIVING HOME PUD FIRST AMENDMENT Preliminary and Final PUD in accordance with the proposed Ordinance for adoption.

Section 2. The City of Northglenn Planning Commission hereby recommends that in addition to the conditions spelled out in the proposed adopting ordinance, they shall be reflected, if necessary, on the Final PUD to be recorded with the Adams County Clerk and Recorder, as required by law. The Commission's approval shall be subject to the following conditions:

1. The Planning Commission's approval of the PUD Amendment is subject to approval of the City Council. Should the City Council deny the PUD Amendment, then the Planning Commission's approval is rendered null and void.
2. A backflow preventer shall be installed and tested prior to final Certificate of Occupancy.
3. All other necessary permits will be obtained prior to construction.

DATED this 6th day of NOVEMBER, 2018



Sonia Di Carlo
Planning Commission Chair

ATTEST:



Rebecca Smith, AICP
Secretary



Planning & Development
11701 Community Center Drive
Northglenn, CO 80233
P: 303-450-8739
F: 303-450-8708
northglenn.org

PLANNING AND DEVELOPMENT DEPARTMENT
MEMORANDUM

DATE: November 6, 2018
TO: Planning Commission
FROM: Alan Sielaff, Planner I
THROUGH: Becky Smith, Planning Manager
Brook Svoboda, Director of Planning and Development
SUBJECT: Staff Report and Analysis – Care Group of Northglenn Assisted Living, 9777 Fred Drive
Planned Unit Development (PUD) Amendment

REQUEST

The applicant, Care Group of Northglenn, is seeking approval of an Amendment to the existing Planned Unit Development (PUD) zoning to increase the resident capacity from 12 to 16 by converting the attached garage to additional living space on the property located at 9777 Fred Drive.

RECOMMENDATION

Staff Recommendation:

Staff recommends the Planning Commission recommend to the City Council for approval of an Amendment to the existing PUD based on the findings of fact outlined in the resolution attached. The approval shall be subject to the following conditions:

1. The Planning Commission's approval of the PUD Amendment is subject to approval of the City Council. Should the City Council deny the PUD Amendment, then the Planning Commission's approval is rendered null and void.
2. A backflow preventer shall be installed and tested prior to final Certificate of Occupancy.
3. All other necessary permits will be obtained prior to construction.

ATTACHMENT 2

Recommended Motions:

The following is a recommended motion for the proposed PUD Amendment:

“I move to approve Resolution 2018-08, recommending approval to the City Council of a PUD (Planned Unit Development) Amendment for an increase in resident capacity from 12 to 16 residents in the existing assisted living home located at 9777 Fred Drive, subject to the conditions outlined therein.”

DISCUSSION

Background:

Site Data.

Address	9777 Fred Drive
Subdivision	Tol-Win Subdivision
General Location	East side of Huron Street; south of Fred Drive
Zoning	Existing: PUD (Planned Unit Development) Proposed: PUD (Planned Unit Development), Amendment to previous PUD
Acreage	0.29 acres
Building Square Footage (Existing/Proposed)	Existing – Converted single-family home with 12 resident beds in 11 bedrooms, 2,630 square feet. Proposed – Remodel existing attached garage to accommodate 4 additional residents in 2 additional bedrooms. No expansion of the building footprint is proposed. Additional 460 square feet added for a total building size of 3,090 square feet.

History.

The site was originally zoned R-1-B Single Family and was a single family detached home. In 2010 the current owner applied to rezone the property to Planned Unit Development in order to operate as a group home with more than 8 residents (a Special Use Permit is required for 8 or less residents). Other building and site improvements were made at that time in order to meet building and fire code requirements for residential care facilities of such size.

Characteristics of the Site (See Exhibit A for vicinity aerial).

- The subject site is currently developed with a one story building with walk-out basement. The current building has 11 bedrooms, 4 full bathrooms, 2 half bathrooms, and 1 kitchen.
- The home has a majority masonry exterior.
- Parking requirements currently require 5 spaces accommodated both in the front of the building and inside the existing garage. The eastern portion of the driveway has a previously approved pervious paving surface with vegetation component that allows it to function as a parking surface when needed.
- A semi-paved driving path provides emergency access to the rear and basement of the building.

Comprehensive Plan Compliance.

- The City of Northglenn’s Comprehensive Plan identifies the site as a “single family residential” use. Section 12 of the Comprehensive Plan states these areas are primarily single family dwellings, but does not exclusively preclude other uses. The current structure still largely appears as a single family home, and single family areas can accommodate other group living and two family residential uses.
- The proposed development supports policy goals of the city identified in Section 5 of the Comprehensive Plan discussing housing, through diversifying housing products and encouragement for the reinvestment in existing housing stock.

Zoning and Surrounding Land Uses (see Exhibit B for a Zoning Map of the vicinity).

The following table summarizes the zoning and land uses for the properties surrounding this site:

	Zoning	Land Use
North	PUD (Planned Unit Development)	The Hepp Subdivision and Duplex PUD
South	City of Thornton (Multifamily Residential)	Prairie Green Condominiums
East	R-1-B (Single Family Residential)	Single Family Residential (Tol-Win Subdivision)
West	R-1-B (Single Family Residential)	Single Family Residential (Deza Estates 2 nd Filing Subdivision)

Notification Requirements:

Notification for this application was conducted in accordance with the requirements of Section 11-37-3(a). Notice of the public hearing was published in the Northglenn-Thornton Sentinel at least 15 days prior to the public hearing. Additionally, mailed notice was sent out to the nearest 35 surrounding properties and a sign was posted on the property at least 15 days prior to the public hearing.

Analysis:

The following section includes a discussion and analysis of various topics related to the development application package being presented to the Commission.

Zoning and Land Use.

The existing site is zoned as a Planned Unit Development (PUD) having been rezoned from R-1-B Single Family Residential in 2010 to accommodate the original conversion to a group home to accommodate 12 residents. This proposal is to increase resident capacity by 4 to 16 total residents. Section 11-16-8 outlines the procedure for review of PUD Amendments. Certain changes are allowed to be reviewed and approved administratively as a minor amendment if certain elements are not changed or increased. Among changes not eligible as a minor amendment is an increase in residential units. As such, this proposal qualifies as a major amendment and must undergo the same procedure as any Final PUD, which includes review and recommendation by the Planning Commission, and final approval by the City Council (for the “preliminary” aspect of the PUD).

Exhibit C & D includes the service and operations narrative and the proposed PUD Amendment plan set. Other planned building improvements to expand bathroom facilities can be accomplished within the existing PUD. Further, Section 11-10 stipulates lot and setback requirements for R-1-B zones, which the original PUD did not proposed to alter. This Amendment also does not proposed any changes.

All other lot and development regulations would remain consistent with R-1-B zones as well with the exceptions of the group living capacity, which is only allowed to be up to 8 residents with a Special Use Permit, and the front driveway parking area restriction to 40% of the front yard area. The original PUD included an approved pervious surface to allow required parking over a partially vegetated area. This proposed increase in residential capacity does not change the driveway area, it only removes the interior garage space and adds 3 parking spaces by striping the previous driveway access area in front of the existing garage. The increase in residents requires the addition of 1 off street parking space to bring the total required spaces to 6, which the proposal is able to accommodate on existing surfaces. The owner has stated that the site rarely, if ever, requires full parking utilization as the residents do not own or operate their own personal vehicles.

Landscaping.

There are no changes proposed to the PUD, the site currently conforms to residential landscaping requirements. See above section for discussion on front yard and driveway area.

Architectural and Elevations.

Section 11-7-10 of the code stipulates architectural design standards for existing single family homes. The existing home meets these requirements, and accommodates the conversion of the attached garage through replacing the garage door with siding to match existing siding on the home, and two windows. The overall front elevation includes 48% masonry coverage, which includes the area devoted to windows and doors, and so is well over the 30% requirement. No changes are proposed to the building roof or overall height of the structure.

Signage.

The existing PUD includes detail on allowed signage. No changes are proposed.

Traffic.

The city's Public Works Department has reviewed the proposal and determined no additional study was required due to anticipated negligible additional impact.

Drainage.

The city's Public Works Department has reviewed the proposal and determined no additional study was required due to no alteration to the building envelope or change to the driveway area. Any future changes to the driveway area will be referred to Public Works for review.

Utilities.

The city's Public Works Department has reviewed the proposal and determined no additional study was required due to anticipated negligible additional impact. A backflow preventer device will be required to be installed in order to remain in compliance with updated Health Department standards.

North Metro Fire Rescue District.

Staff has referred this application to North Metro Fire Rescue District for review. North Metro has reviewed and provided comments and requirements prior to final approval of a building permit.

APPROVAL CRITERIA

Applicable Approval Code Provisions:

The following sections of the code should be considered with review of the various components of this application.

- Article 16 of the Zoning Ordinance (Planned Unit Development, PUD)

Criteria Analysis:

Section 11-16-6 of the Zoning Ordinance refers to the approval criteria listed in Section 11-37-2(h) for consideration of a rezone to PUD. The Planning Commission shall review the proposal and give consideration to each of the criteria if considering approval of the rezone to PUD. The following table is an analysis of each criteria along with staff’s finding on each criteria:

Criteria:	Staff Analysis:
(1) That a need exists for the development.	The community has a need for elderly care, and this facility provides housing for members with limited housing options. This residence already operates as a home group care facility for older residents, providing a home-like environment for the elderly. This facility currently complies with the Federal Housing Act providing reasonable accommodation to serve people with age-related disabilities. The members served by this facility typically do not have extended families to help with their care and support, making this type of facility a critical safety net for the elderly.
(2) That this particular parcel of ground is indeed the correct site for the proposed development.	The site is on an arterial street, at the edge of a residential neighborhood and serves as a transition between the neighborhood and the more intense residential, commercial, and institutional uses along Huron Street. The location provides easy access for shared transportation, emergency care, and fire and rescue access if necessary. Traffic within the adjacent neighborhood is not affected by the location of this facility, and the increase in residents will have no additional impact on the surrounding area. The PUD zoning largely conforms to the Comprehensive Plan.
(3) That there has been an error in the original zoning; or	Not applicable.
(4) That there have been significant changes in the area to warrant a zone change.	The changing demographics of this general area, and of the larger nearby urban area, means a greater population of elderly people, and a greater demand for assisted living facilities in the community. Residential assisted living facilities

ATTACHMENT 2

	allow for elderly to live in residential settings rather than large institutional buildings.
(5) That adequate circulation exists and traffic movement would not be impeded by development.	The city's Public Works Department has determined that the development will not have a significant impact on the traffic flow pattern in the vicinity. Additional parking will be accommodated for the increase residential capacity.
(6) That additional municipal service costs will not be incurred which the City is not prepared to meet.	The proposed development is not anticipated to increase municipal service costs which the City is not prepared to meet as the amount of residential increase did not trigger any thresholds for further study.

ADMINISTRATION

Possible Actions by the Planning Commission.

The Planning Commission is tasked at providing a recommendation to the City Council on a proposed PUD Amendment. The Commission's options are as follows:

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

Next Steps.

The ordinance for rezoning to PUD is scheduled for review by the City Council on first reading on November 26, 2018 and second reading on December 10, 2018. Additionally, all necessary building permits and North Metro Fire Rescue District approvals must be obtained prior to construction.

ATTACHMENTS

- Exhibit A - Aerial Vicinity Map
- Exhibit B - Zoning Map
- Exhibit C - Application Narrative
- Exhibit D - Planned Unit Development Plan Set

EXHIBIT A

Aerial Map

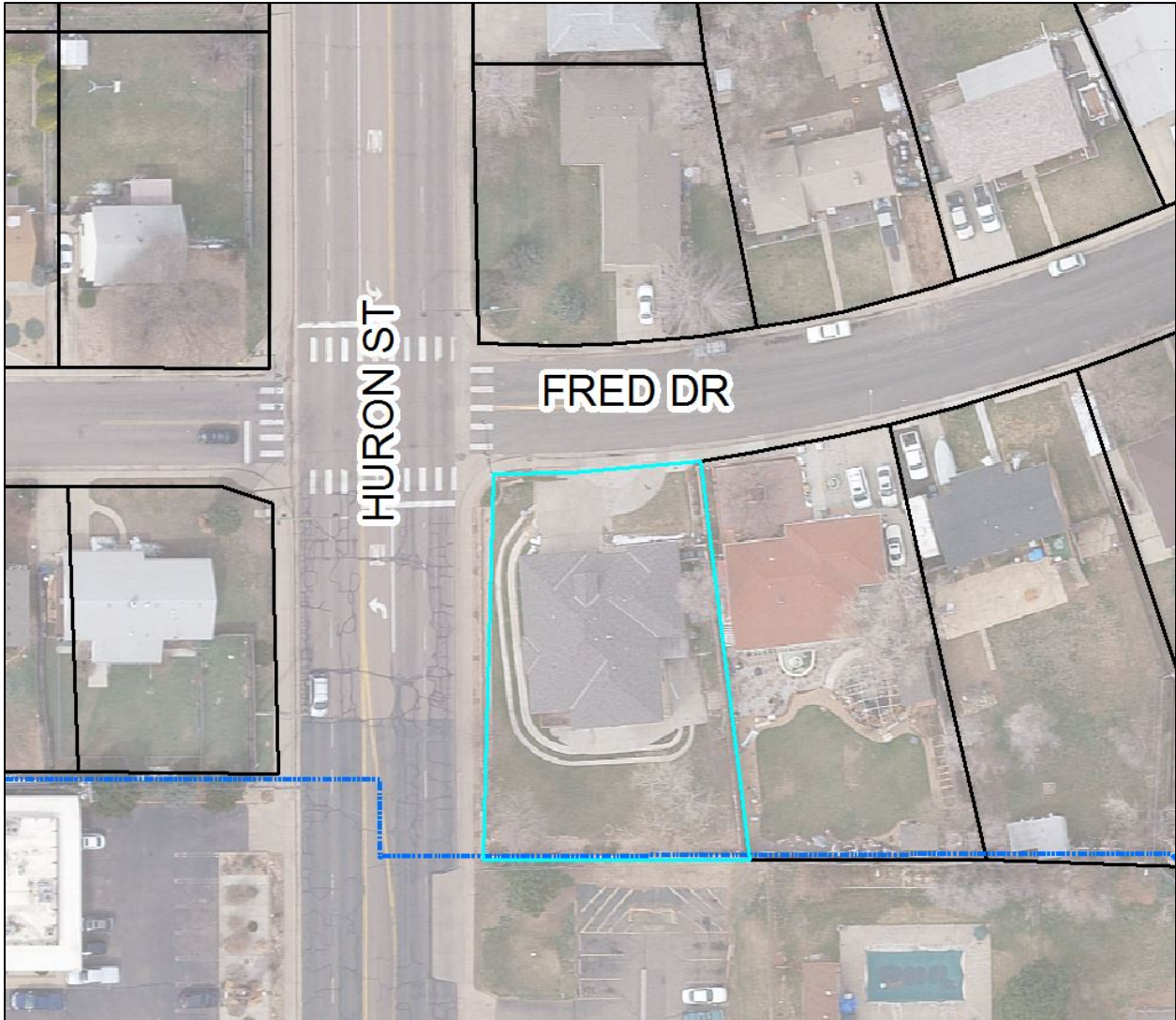
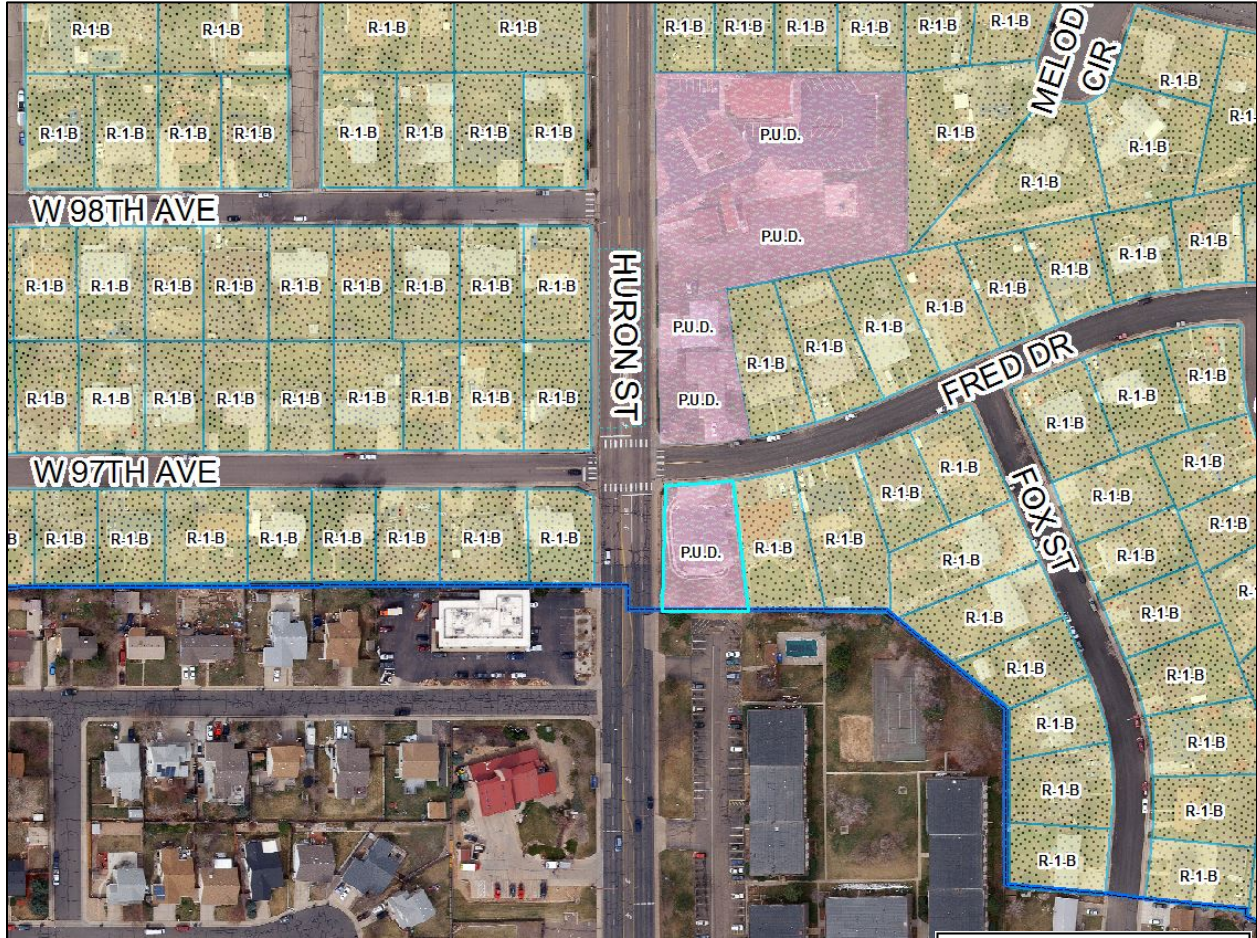


EXHIBIT B

Zoning Map



ZONING			
	A-1		P.U.D.
	C-0		R-1-A
	C-1		R-1-B
	C-3		R-1-C
	C-4		R-2
	C-5		R-3
	I-2		R-3-A
	O-1		R-4

ARCHITECTURE

October 22, 2018

Northglenn Planning Department
Northglenn, CO

RE: 9777 Fred Dr. PUD Submission #1 Amendment Application



355 BELLAIRE CT.
BROOMFIELD, CO
8 0 0 2 0

303-439-0822

howes@r3design.net

Request for PUD Amendment Project Statement

The existing property is a licensed 12 bed (12 resident) Assisted Living Facility providing full time care for the elderly. The current PUD zoning is required to be amended to accommodate any increase in residential density.

The changing demographics of this general area, and of the larger nearby urban area, means a greater population of elderly people, and a greater demand for assisted living facilities in the community. Residential assisted living facilities allow for elderly to live in residential settings rather than large institutional buildings. This community has a need for elderly care, and this facility provides housing for members with limited housing options. This residence already operates as a home group care facility for older residents, providing a home-like environment for the elderly. This facility currently complies with the Federal Housing Act providing reasonable accommodation to serve people with age-related disabilities. The members served by this facility typically do not have extended families to help with their care and support, making this type of facility a critical safety net for the elderly.

The site is on a major street, at the edge of a residential neighborhood. It is perfectly situated to serve as a bridge between the residential neighborhood, and the commercial areas where larger assisted living facilities are located. That location provides easy access for shared transportation, emergency care, and even fire and rescue access if necessary. Traffic within the adjacent neighborhood is unaffected by the location of this facility, and the increase in residents will have no additional impact on the surrounding area.

The facility has been operating comfortably in the area with no community complaints. The PUD Amendment proposal is an increase to a 16 bed (16 resident) facility, including the remodeling of existing interior space to create 2 additional bedrooms. Residential assisted living facilities may accommodate up to 16 beds with no required changes to the current zoning or the occupancy type. There will be no additional municipal service costs associated with this change.

The existing facility is licensed as a home for 12 elderly adults, providing meal preparation, medication preparation, transportation arrangement to doctor appointments or other appointments, and social activities that encourage personal improvement for the residents. There are 2 staff members

responsible for resident care during the day and 1 staff during the night. The increase to 16 residents will not require additional staff. The existing facility currently has adequate staff, equipment, and space for up to 16 residents without the additional bedrooms, but the Owner prefers to add additional bedrooms to maintain a higher quality of care and living experience.

Generally, the residents are elderly members who will not drive. Their transportation needs will be provided by transit companies, or other taxi companies. There are 6 required parking spaces based on 1 space for every 4 beds, plus an additional 3 spaces for guests and staff. No new paving will be required, and the off-street parking requirements can all be provided within the existing site. The proposed traffic load for the site will not increase.

The additional bedrooms will not increase the footprint of the building; the bedrooms will be constructed within the existing enclosed building space. Windows and matching siding will be installed in place of an existing garage door. No other exterior site changes, building additions, or exterior utility changes are proposed. The neighboring area will notice no change with the new residents.

The placement of this site is uniquely suited to its current use; serving the community without disturbing the community. The proposed modification fits with the goals of flexible residential density, by offering a variety of housing unit types within a neighborhood. Elderly housing is a service which is necessary to the function of residential neighborhoods. Finally, this use encourages a broad diversity of residential products proportionate to the needs and desires of community residents; it provides new housing products that are responsive to an evolving market of consumers - the elderly.

Sincerely,
Greg Howes, AIA
Representative for the Owner, Oscar Salem

FRED DRIVE ASSISTED LIVING HOME PUD
 FIRST AMENDMENT
 9777 FRED DRIVE, NORTHGLENN, COLORADO
 LOT 1, BLOCK 4, TOLWIN SUBDIVISION, ADAMS COUNTY

SITE SUMMARY

SITE COVERAGE DATA

NO NEW SQUARE FOOTAGE IS BEING ADDED TO THE BUILDING ENVELOPE FOOTPRINT. ALL IMPROVEMENTS WILL BE LIMITED TO THE EXISTING ENCLOSED SPACE OF THE EXISTING HOUSE AND GARAGE AREA. A TOTAL OF 460 GROSS SQUARE FEET OF NEW LIVING AREA WILL BE ADDED TO THE INTERIOR WITHIN THE EXISTING ATTACHED GARAGE.

SITE IMPROVEMENTS

NO NEW SITE IMPROVEMENTS ARE PLANNED. SEE SITE PLAN FOR REVISED PARKING LAYOUT USING EXISTING SURFACES AND LANDSCAPING.

LANDSCAPING

NO NEW LANDSCAPING IMPROVEMENTS ARE PLANNED. EXISTING LANDSCAPING TO REMAIN.

PARKING PLAN

PARKING REQUIREMENTS PER ARTICLE 33, CHAPTER 11.

OFF STREET PARKING:
 1 SPACE PER 4 RESIDENTS. 16 RESIDENTS = 4 SPACES
 1 SPACE PER 2 EMPLOYEES. 2 EMPLOYEES = 1 SPACE
 1 SPACE PER 1 VISITING SPECIALIST. 1 VISITOR = 1 SPACE
 TOTAL REQUIRED SPACES 6 SPACES

MAXIMUM BUILDING HEIGHT

NO CHANGES ARE PLANNED. EXISTING BUILDING HEIGHT TO REMAIN.

EXTERIOR LIGHTING

NO CHANGES ARE PLANNED. EXISTING BUILDING LIGHTING TO REMAIN.

SIGNAGE

NO CHANGES ARE PLANNED. EXISTING SIGNAGE TO REMAIN.

SITE DETAILS

TOTAL EXISTING ACREAGE OF LOT = 2.84 ACRES
 TOTAL EXISTING SQUARE FOOTAGE OF LOT = 12,612 SQUARE FEET

SETBACKS

FRONT SETBACK: 25 FEET (NO CHANGES)
 SIDE SETBACK: 5 FEET (NO CHANGES)
 REAR SETBACK: 20 FEET (NO CHANGES)

VICINITY MAP

NO SCALE



DRAWING INDEX

- 1 OF 3 COVER SHEET/PROJECT SUMMARY
- 2 OF 3 SITE PLAN
- 3 OF 3 EXTERIOR ELEVATION/FLOOR PLANS

PROJECT SUMMARY

PROJECT DESCRIPTION:

INTERIOR MODIFICATION OF EXISTING ATTACHED GARAGE ENCLOSED SPACE. INCREASE OCCUPANCY TO 16 RESIDENTS.

BUILDING SUMMARY

SITE DESCRIPTION:

EXISTING RESIDENTIAL ASSISTED LIVING BOARD AND CARE OCCUPANCY, 1 STORY WITH BASEMENT. LOT 1, BLOCK 4, TOLWIN SUBDIVISION, ADAMS COUNTY

CONSTRUCTION TYPE: (NO CHANGES)

TYPE V-B - FULLY SPRINKLERED.

BUILDING FLOOR AREA:

EXISTING 1 STORY STRUCTURE (WITH EXISTING BASEMENT);
 BASEMENT FLOOR = 2630 GROSS SQ. FT. (EXISTING, UNCHANGED)
 MAIN FLOOR = 2630 GROSS SQ. FT. (EXISTING)
 460 SQUARE FEET OF NEW FINISHED INTERIOR SPACE
 TOTAL: 3090 SQUARE FEET

OCCUPANCY TYPE: (NO CHANGES)

R-4 RESIDENTIAL BOARD AND CARE FACILITY. RESIDENTS WILL NOT BE HANDICAPPED. ALL MEALS SHALL BE PREPARED BY IN FULL TIME CARE GIVERS. AS PER DECA SECTION 310.3, THIS FACILITY IS AN R-4 PERSONAL CARE CENTER.

OCCUPANCY LOAD: (NO CHANGES)

11 BEDROOMS, 4 EXISTING FULL BATHS, 2 EXISTING HALF BATHS, MAXIMUM 12 RESIDENTS PER APPROVED PLANNING DOCUMENTS. SEE ACCESSIBILITY NOTES FOR REQUIREMENTS

BUILDING CODES:

THE FOLLOWING CODES HAVE BEEN USED WHERE APPLICABLE IN THE DESIGN AND PRODUCTION OF THESE DOCUMENTS. ALL CONTRACTORS SHALL FOLLOW THESE CODES, AND CODE RESTRICTIONS SHALL TAKE PRECEDENCE OVER DRAWING NOTES AND DETAILS:

- 2009 INTERNATIONAL BUILDING CODE
- 2009 INTERNATIONAL RESIDENTIAL CODE
- 2009 INTERNATIONAL EXISTING BUILDING CODE
- 2009 INTERNATIONAL FIRE CODE
- 2009 INTERNATIONAL MECHANICAL CODE
- 2009 INTERNATIONAL PLUMBING CODE
- 2009 INTERNATIONAL FUEL GAS CODE
- 2009 INTERNATIONAL ENERGY CONSERVATION CODE
- 2009 INTERNATIONAL PROPERTY MAINTENANCE CODE
- 2011 NATIONAL ELECTRICAL CODE
- ANSI A117.1-2003 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
- ALL NORTHGLENN AMENDMENTS TO CODES NOTED ABOVE

ZONING DESCRIPTION:

EXISTING RESIDENTIAL ZONING DISTRICT: PUD, PROPOSED AMENDMENT.
 USE CLASSIFICATION: (NO CHANGES)
 EXISTING RESIDENTIAL ASSISTED LIVING FACILITY.

PROPOSED CONSTRUCTION SCHEDULE:

CONSTRUCTION START: WINTER 2018
 OCCUPANCY OF PROJECT AREA: WINTER 2018

CONTACTS

TENANT/OWNER:

CARE GROUP OF NORTHGLENN
 ATTN: OSCAR SALEM
 7465 N. 69TH PLACE, ARVADA, CO 80003
 PH: 303-126-8447
 caregroupofnorthglenn@gmail.com

ARCHITECT:

R 3 DESIGN ARCHITECTURE
 ATTN: GREG HOWES
 355 BELLAIRE COURT, BROOMFIELD, CO 80020
 PH: 303-439-0822
 howes@r3design.net

OWNER

I, _____, HEREBY AFFIRM THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN: LOT 1, BLOCK 4, TOLWIN SUBDIVISION, ADAMS COUNTY, STATE OF COLORADO, ALSO KNOWN BY STREET AND NUMBER AS 9777 FRED DRIVE, NORTHGLENN, CO 80260.

OWNER _____ DATE _____
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018,
 BY _____
 WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES _____

APPROVAL LIST:

PLANNING COMMISSION CHAIRPERSON	DATE
DIRECTOR OF PLANNING & DEVELOPMENT	DATE
DIRECTOR OF PUBLIC WORKS AND UTILITIES	DATE
MAYOR	DATE
CITY CLERK	DATE

CERTIFICATE OF CLERK AND RECORDER:

THIS PUD WAS FILED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER IN THE COUNTY OF ADAMS, STATE OF COLORADO, THIS _____ DAY OF _____, 2018, AND ENTERED INTO PLAT BOOK _____ AT PAGE _____ RECEPTION NO. _____

BY: _____
 DEPUTY _____

CLERK AND RECORDER _____

MY COMMISSION EXPIRES _____

INSTRUMENT NO. _____



355 Bellaire Court
 Broomfield, CO
 80020
 phone/fax
 303-439-0822
 howes@r3design.net

PRELIMINARY
 NOT FOR CONSTRUCTION

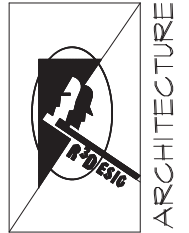
ASSISTED LIVING HOUSE
 9777 FRED DRIVE
 NORTHGLENN, COLORADO

SCALE: N/A
 PROJECT No: _____
 ISSUE DATE: 10/22/2018
 REVISIONS: _____
 SHEET TITLE: COVER SHEET

SHEET NUMBER:

1 OF 3

FRED DRIVE ASSISTED LIVING HOME PUD
 FIRST AMENDMENT
 9777 FRED DRIVE, NORTHGLENN, COLORADO
 LOT 1, BLOCK 4, TOLWIN SUBDIVISION, ADAMS COUNTY

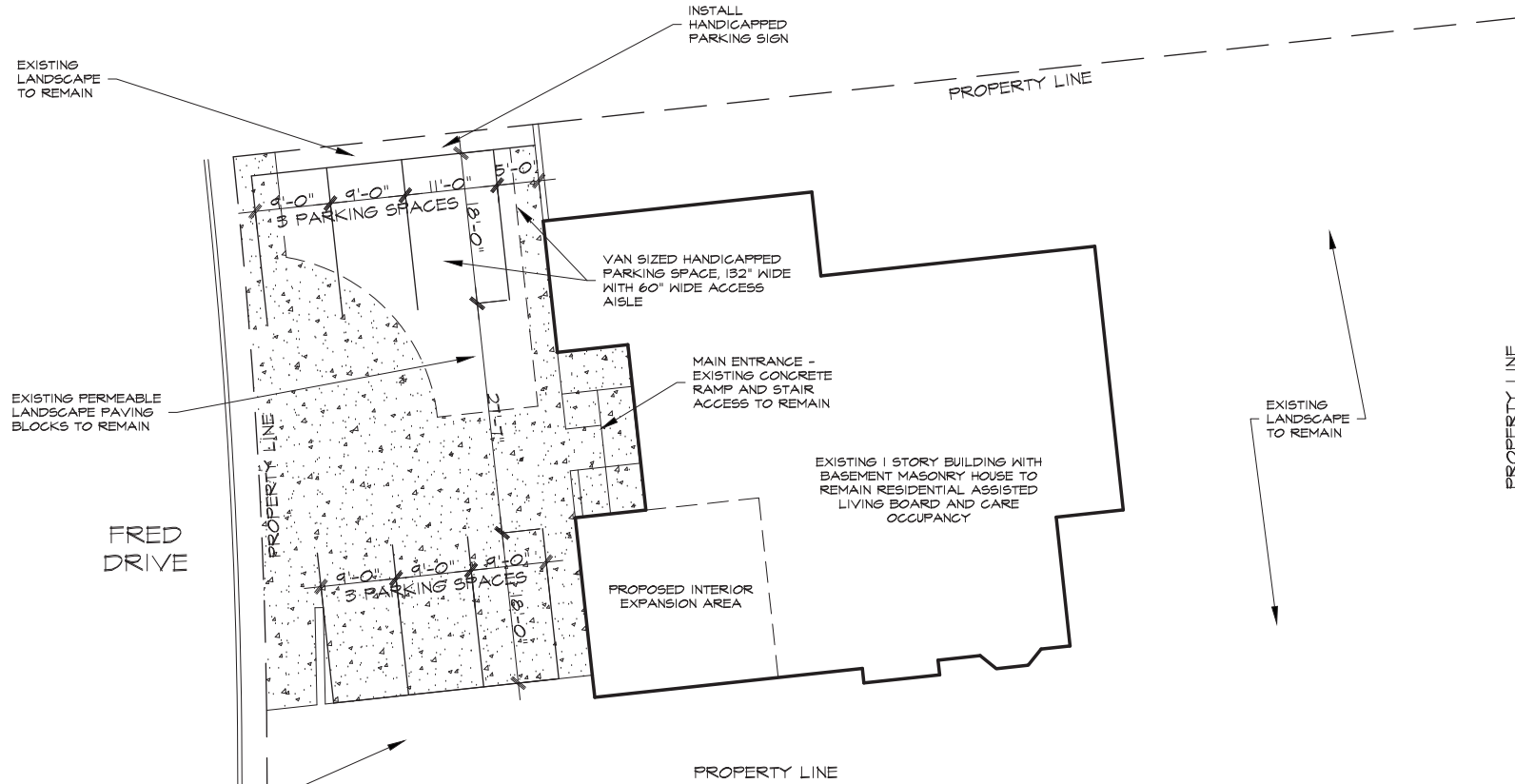


355 Bellaire Court
 Broomfield, CO
 80020
 phone/fax
 303-439-0822
 howes@r3design.net

**PRELIMINARY
 NOT FOR CONSTRUCTION**

ASSISTED LIVING HOUSE
 9777 FRED DRIVE
 NORTHGLENN, COLORADO

SCALE: N/A
 PROJECT No:
 ISSUE DATE: 10/22/2018
 REVISIONS:
 SHEET TITLE:
 SITE PLAN
 SHEET NUMBER:



INSTALL
 HANDICAPPED
 PARKING SIGN

EXISTING
 LANDSCAPE
 TO REMAIN

PROPERTY LINE

9'-0" 9'-0" 11'-0" 8'-0"
 3 PARKING SPACES

VAN SIZED HANDICAPPED
 PARKING SPACE, 132' WIDE
 WITH 60' WIDE ACCESS
 AISLE

MAIN ENTRANCE -
 EXISTING CONCRETE
 RAMP AND STAIR
 ACCESS TO REMAIN

EXISTING 1 STORY BUILDING WITH
 BASEMENT MASONRY HOUSE TO
 REMAIN RESIDENTIAL ASSISTED
 LIVING BOARD AND CARE
 OCCUPANCY

PROPOSED INTERIOR
 EXPANSION AREA

EXISTING
 LANDSCAPE
 TO REMAIN

EXISTING PERMEABLE
 LANDSCAPE PAVING
 BLOCKS TO REMAIN

FRED
 DRIVE

PROPERTY LINE

EXISTING
 LANDSCAPE
 TO REMAIN

PARKING PLAN
 PARKING REQUIREMENTS PER ARTICLE 33, CHAPTER
 OFF STREET PARKING:
 1 SPACE PER 4 RESIDENTS: 16 RESIDENTS = 4 SPACES
 1 SPACE PER 2 EMPLOYEES: 2 EMPLOYEES = 1 SPACE
 1 SPACE PER 1 VISITING SPECIALIST: 1 VISITOR = 1 SPACE
 TOTAL REQUIRED SPACES 6 SPACES

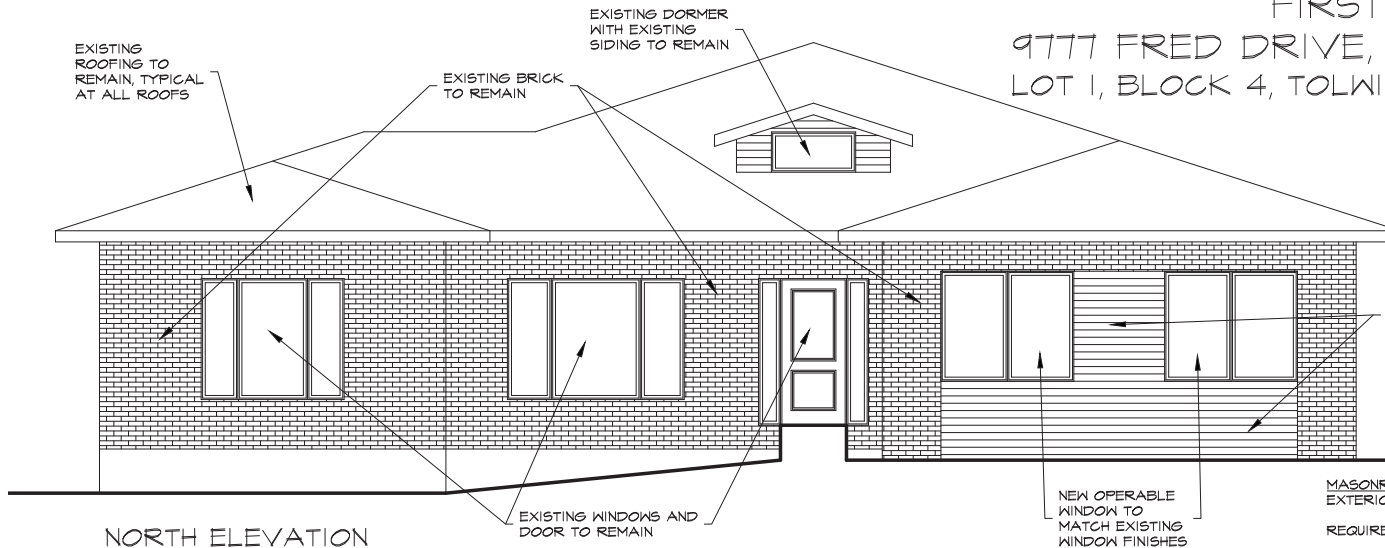
LANDSCAPING
 EXISTING LANDSCAPING TO REMAIN
 UNCHANGED

SITE IMPROVEMENTS/GRADING
 EXISTING SIDEWALKS, PAVING, GRADING,
 DRAINAGE, FENCES, SIGNS, AND LIGHTING
 TO REMAIN UNCHANGED

SITE PLAN
 SCALE 1" = 10'-0"

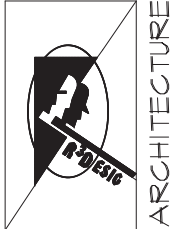


FRED DRIVE ASSISTED LIVING HOME PUD
 FIRST AMENDMENT
 9777 FRED DRIVE, NORTHGLENN, COLORADO
 LOT 1, BLOCK 4, TOLWIN SUBDIVISION, ADAMS COUNTY



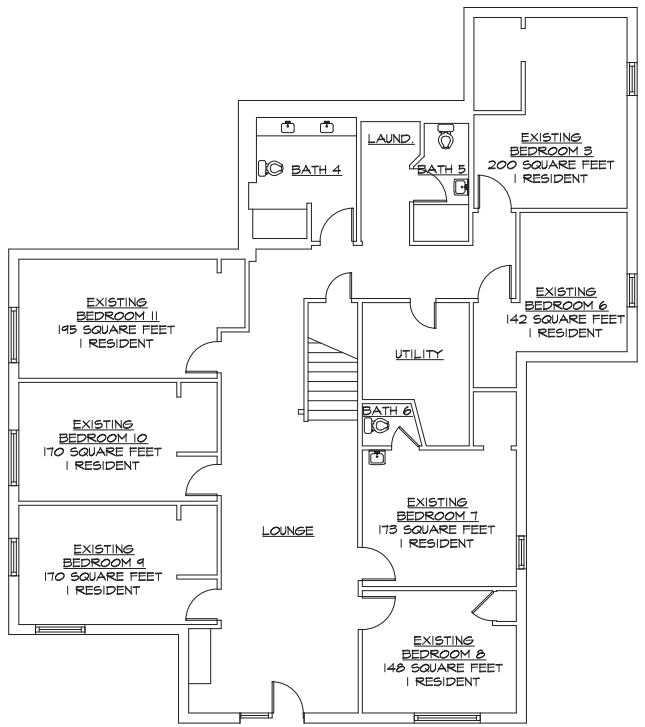
NORTH ELEVATION
 SCALE 3/32" = 1'-0"

MASONRY REQUIREMENT:
 EXTERIOR ELEVATION AREA = 611 SQ.FT.
 REQUIRED MASONRY AREA = 30% OF ELEVATION = 184 SQ.FT.
 PROPOSED MASONRY AREA = 243 SQ.FT. = 48% OF ELEVATION

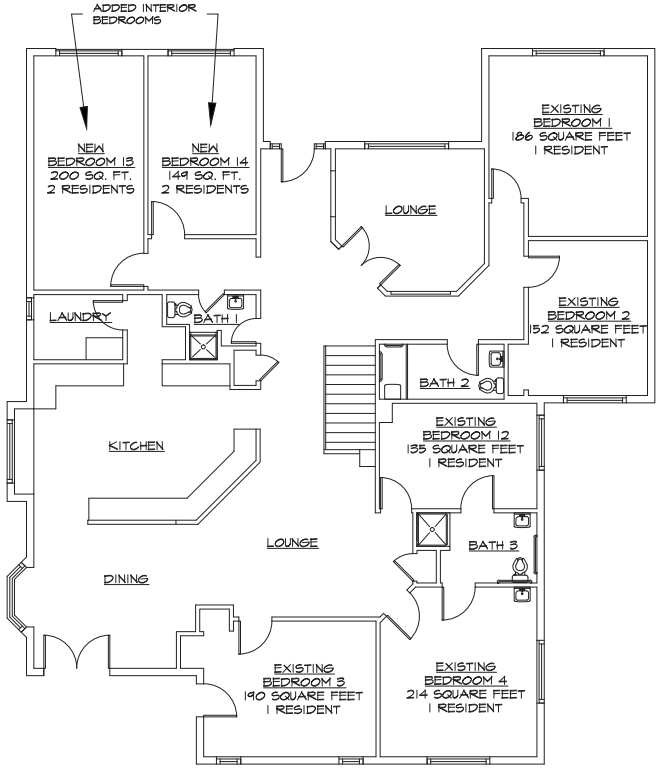


355 Bellaire Court
 Broomfield, CO
 80020
 phone/fax
 303-434-0822
 howes@r3design.net

PRELIMINARY
 NOT FOR CONSTRUCTION



BASEMENT PLAN - NO CHANGES
 SCALE 1/8" = 1'-0"



MAIN FLOOR PLAN
 SCALE 1/8" = 1'-0"

ASSISTED LIVING GUIDELINES:

SLEEPING UNITS: (PER IBC SECTION 107.6.4)
 REQUIRED: 1 UNIT
 PROVIDED: 2 UNITS

BEDROOM SIZE:
 1 RESIDENT BEDROOM - 110 SQUARE FEET MIN.
 2 RESIDENT BEDROOM - 125 SQUARE FEET MIN.

RESTROOM FIXTURES:
 OCCUPANCY:
 R-4 - TOTAL 16 RESIDENTS

STATE OF COLORADO REQUIREMENTS:
 RESTROOMS: 1 FULL BATH PER 6 RESIDENTS
 REQUIRED FACILITIES = 3 FULL BATHROOMS
 PROVIDED FACILITIES = 3 FULL BATHROOMS

ACCESSIBLE BATHROOMS:
 REQUIRED:
 1 FULLY ACCESSIBLE BATHROOM
 PROVIDED:
 1 FULLY ACCESSIBLE BATHROOM
 1 TYPE B ACCESSIBLE BATHROOM

ASSISTED LIVING HOUSE
 9777 FRED DRIVE
 NORTHGLENN, COLORADO

SCALE: N/A
 PROJECT No:
 ISSUE DATE: 10/22/2018
 REVISIONS:

SHEET TITLE:
ELEVATION & FLOOR PLANS

SHEET NUMBER:
3 OF 3



Fred Dr. PUD Assisted Living Home Preliminary and Final Planned Unit Development

Building Owner and Contractor:
 Oscar Salem
 1885 Jip Road
 Boulder CO 80501
 ph: 303-444-5899
 cell: 303-460-7294

Assistant Urban Facility Design Coordinator:
 Stacy Gormann
 1040 E. 4th Place
 Thornton, CO 80229
 720-562-0761
 stacy@stacygormann.com

Architect:
 Mark Cruz
 504 Maple Design Assoc.
 7255 S. Mevort
 Centennial CO
 303-400-0769

Professional Engineer:
 BILL WILKINSON
 Professional Engineer
 Office: 303-490-8755
 Cell: 303-818-8345
 bill@wilkinsonengineering.com

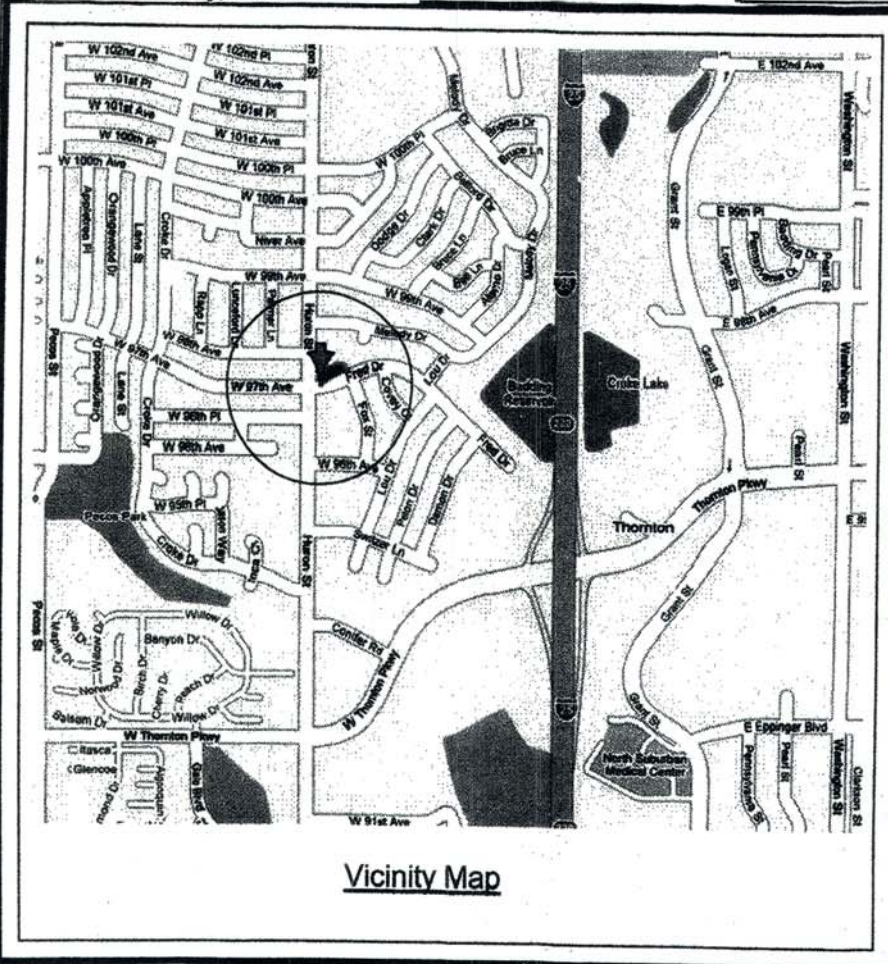
Document Prepared By _____ DATE _____

List of Allowed Uses:
 Conversion of 4 bedroom single family residence into a 12 unit assisted living facility. The home will be designated licensed for care of elderly and disabled people. The facility will serve residents ranging from those who are nearly independent to those who need assistance with daily activities and can benefit from the association of a group living environment.
 The intended use is a group home, licensed by the state for not more than 12 occupants.
 No addition or extension changes will be allowed without substantial and approval of an amended PUD.

**9777 Fred Dr
 Northglenn, CO 80260
 TOL WIN Subdivision: Blk4 Lot:1
 Adams County, Colorado**

Table of Contents

- Cover Sheet
- A1.1 Main Level
- A1.2 Lower Level
- A1.3 Site/Landscape Plan
- A2.1 North/South Elevations
- A2.2 East/West Elevations



Vicinity Map

Cover Sheet

OWNER'S CERTIFICATE:
 I, OSCAR SALEM, HEREBY AFFIRM THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN.
 Lot 1, Block 4, Tol-Win Subdivision, County of Adams, State of Colorado. Also known by street and number as: 9777 Fred Dr., Northglenn, CO 80260

REPRESENTATIVE O.S. DATE 11-24-2010

NOTARY:
 STATE OF COLORADO
 COUNTY OF ADAMS
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF NOVEMBER 2010 BY Oscar Salem
 MY COMMISSION EXPIRES 12-3-2013
 NOTARY PUBLIC



IT IS ANTICIPATED THAT CONSTRUCTION IN CONFORMANCE WITH THIS PUD PLAN WILL BEGIN IN 2010 AND WILL BE COMPLETED BY 2010. THE CITY OF NORTHGLENN RESERVES THE RIGHT TO PERIODICALLY REVIEW THIS PUD FOR CONFORMANCE WITH THE PROPOSED CONSTRUCTION SCHEDULE, AND WHEN APPROPRIATE, REZONE THIS PROPERTY TO A DIFFERENT ZONING CLASSIFICATION.

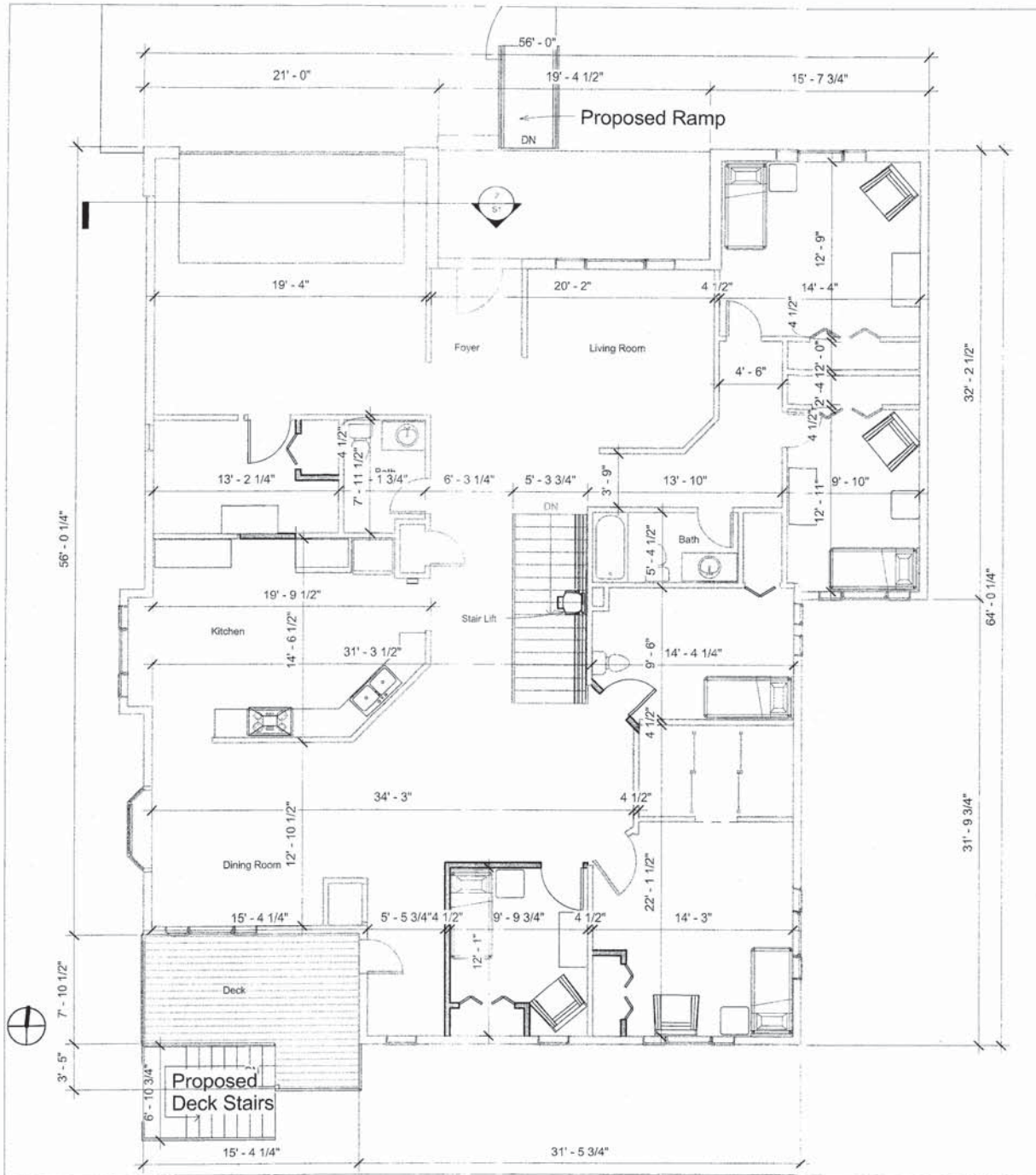
PLANNING COMMISSION APPROVAL:
 THIS PRELIMINARY & FINAL PLANNED UNIT DEVELOPMENT (PUD) PLAN FOR THE CARE GROUP OF NORTHGLENN HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NORTHGLENN, COLORADO ON THE 24 DAY OF NOV, 2010.
 Chairman: Scott Hale
 PLANNING COMMISSION

PLANNING AND DEVELOPMENT APPROVAL:
 THIS PRELIMINARY & FINAL PLANNED UNIT DEVELOPMENT PLAN (PUD) FOR THE CARE GROUP OF NORTHGLENN HAS BEEN APPROVED ON THE 27 DAY OF NOV, 2010.
 Director: Alan G. H.
 DIRECTOR OF PLANNING AND DEVELOPMENT

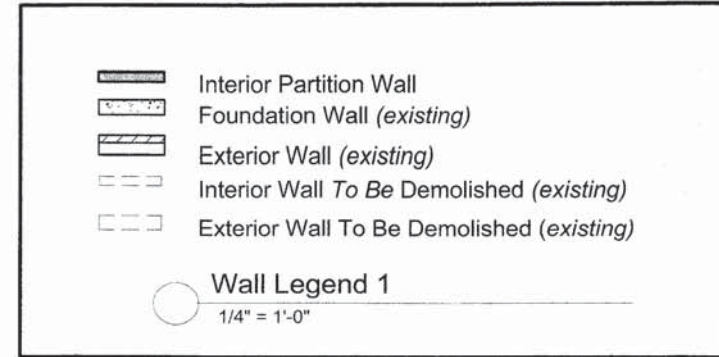
PUBLIC WORKS APPROVAL:
 THIS PRELIMINARY & FINAL PLANNED UNIT DEVELOPMENT PLAN (PUD) FOR THE CARE GROUP OF NORTHGLENN HAS BEEN APPROVED ON THE 20 DAY OF NOV, 2010.
 Director: [Signature]
 DIRECTOR OF PUBLIC WORKS

CITY COUNCIL APPROVAL:
 THE MAYOR OF THE CITY OF NORTHGLENN HEREBY CERTIFIES THAT THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, DID BY ORDINANCE NO. 1574 ON THE 23 DAY OF JULY, 2010, ADOPT AND APPROVE THIS PRELIMINARY & FINAL PLANNED UNIT DEVELOPMENT PLAN.
 Mayor: [Signature]
 City Clerk: [Signature]
 MAYOR, CITY OF NORTHGLENN
 CITY CLERK, CITY OF NORTHGLENN

RECORDER'S CERTIFICATE:
 STATE OF COLORADO
 COUNTY OF ADAMS
 I HEREBY CERTIFY THAT THIS PRELIMINARY & FINAL PLANNED UNIT DEVELOPMENT PLAN (PUD) WAS FILED FOR RECORD IN MY OFFICE ON THE 24 DAY OF NOV, 2010 AT 9 O'CLOCK AM BY RECEPTION NUMBER 201000007113
 CLERK AND RECORDER _____ BY _____



1 Main Level
3/16" = 1'-0"



Code Analysis
Applicable Design Codes and Editions:

- 2006 International Building Code (IBC)
- 2006 International Fire Code (IFC)
- 2006 International Residential Code (IRC)
- 2006 International Plumbing Code (IPC)
- 2006 International Mechanical Code (IMC)
- 2006 International Fuel Gas Code (IFGC)
- 2006 International Energy Conservation Code (IECC)
- 2006 National Electrical Code (NEC)
- ICC/ANSI A117.1 - 2003 (Handicapped/Accessibility Design Code)

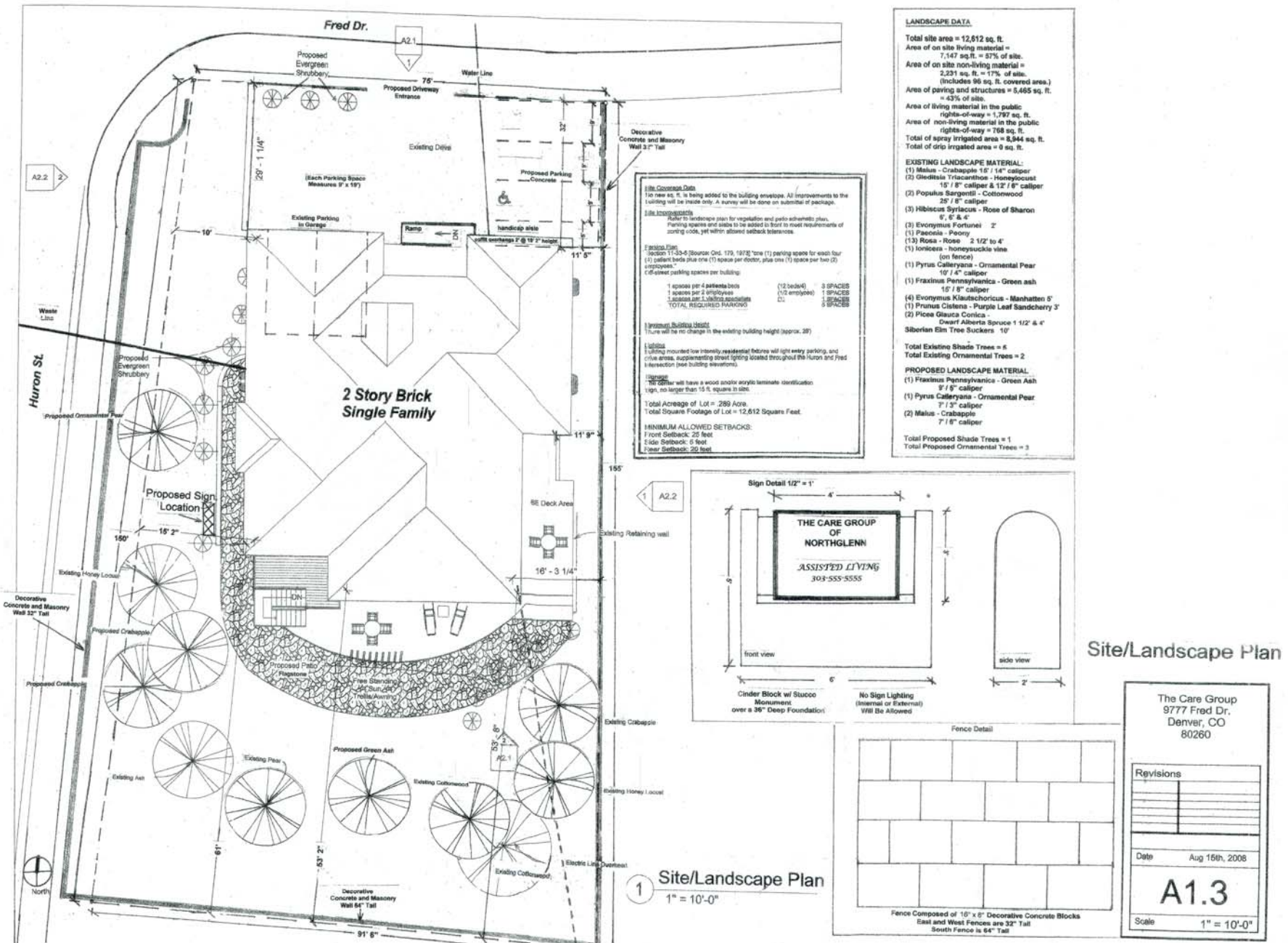
Existing Occupancy	R-3
Proposed Occupancy	R-4
Type of Construction	5b
Allowable total floor area	3024 sq. ft.
	2583 sq. ft.
	5607SF
Floor Area Increase	0 sq. ft.
Number of Exits	3
Exit Width	36"
Required Plumbing Fixtures	
WATER CLOSETS	1 per 10
LAVATORIES	1 per 10
BATHTUBS/	
SHOWERS	1 per 8
(per Section 403, IPC)	
Occupant Load	200 gross per resident
(per Table 1003.2.2.2, IBC)	

Valid as of Date of Approval. Any future modifications or change of use shall be governed by the applicable codes.

Main Level

The Care Group
9777 Fred Dr.
Denver, CO
80260

Revisions	
Date	Aug 15th, 2008
A1.1	
Scale	As indicated





1 North
1/4" = 1'-0"



2 South
1/4" = 1'-0"

Elevations

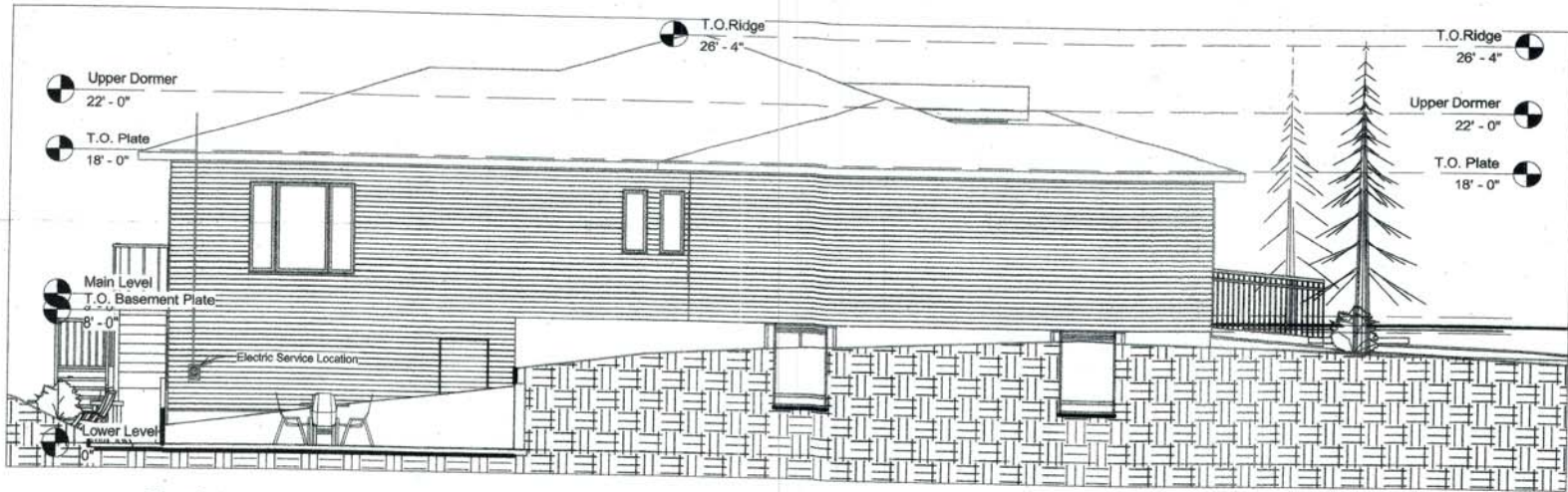
The Care Group
9777 Fred Dr.
Denver, CO
80260

Revisions	

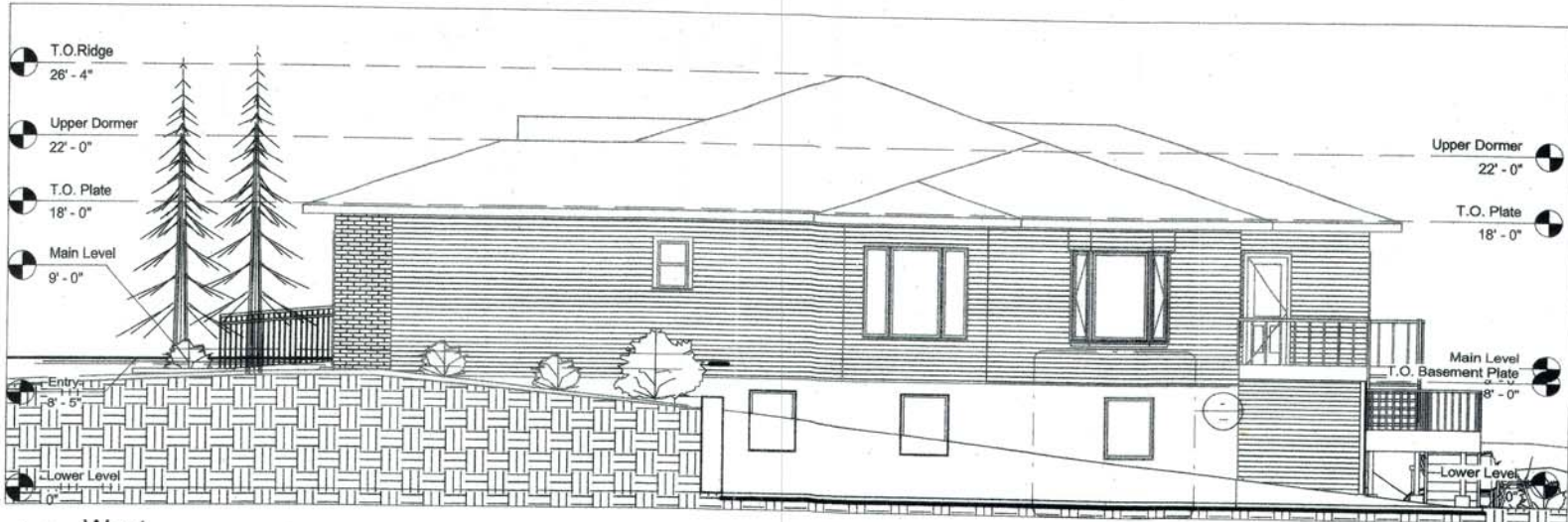
Date Aug 15th, 2008

A2.1

Scale 1/4" = 1'-0"



1 East
3/16" = 1'-0"



2 West
3/16" = 1'-0"

Elevations

The Care Group
9777 Fred Dr.
Denver, CO
80260

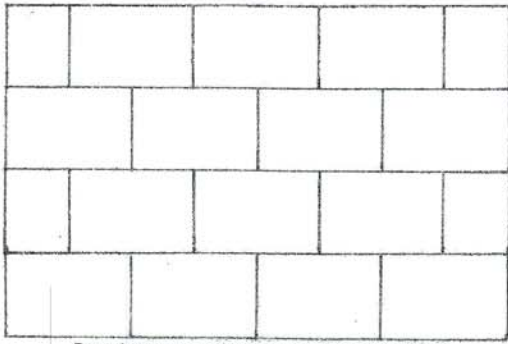
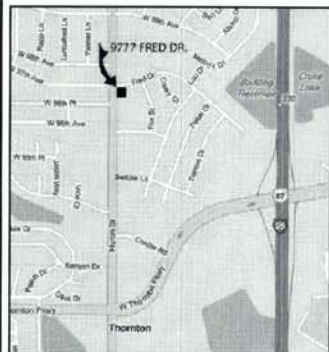
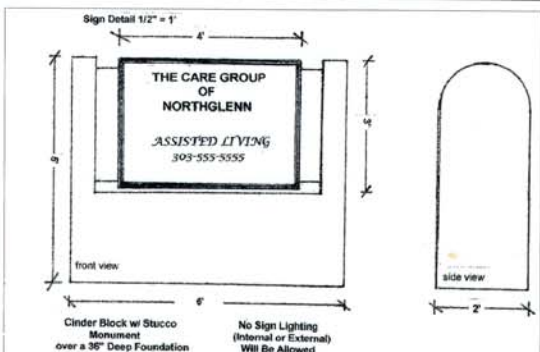
Revisions	

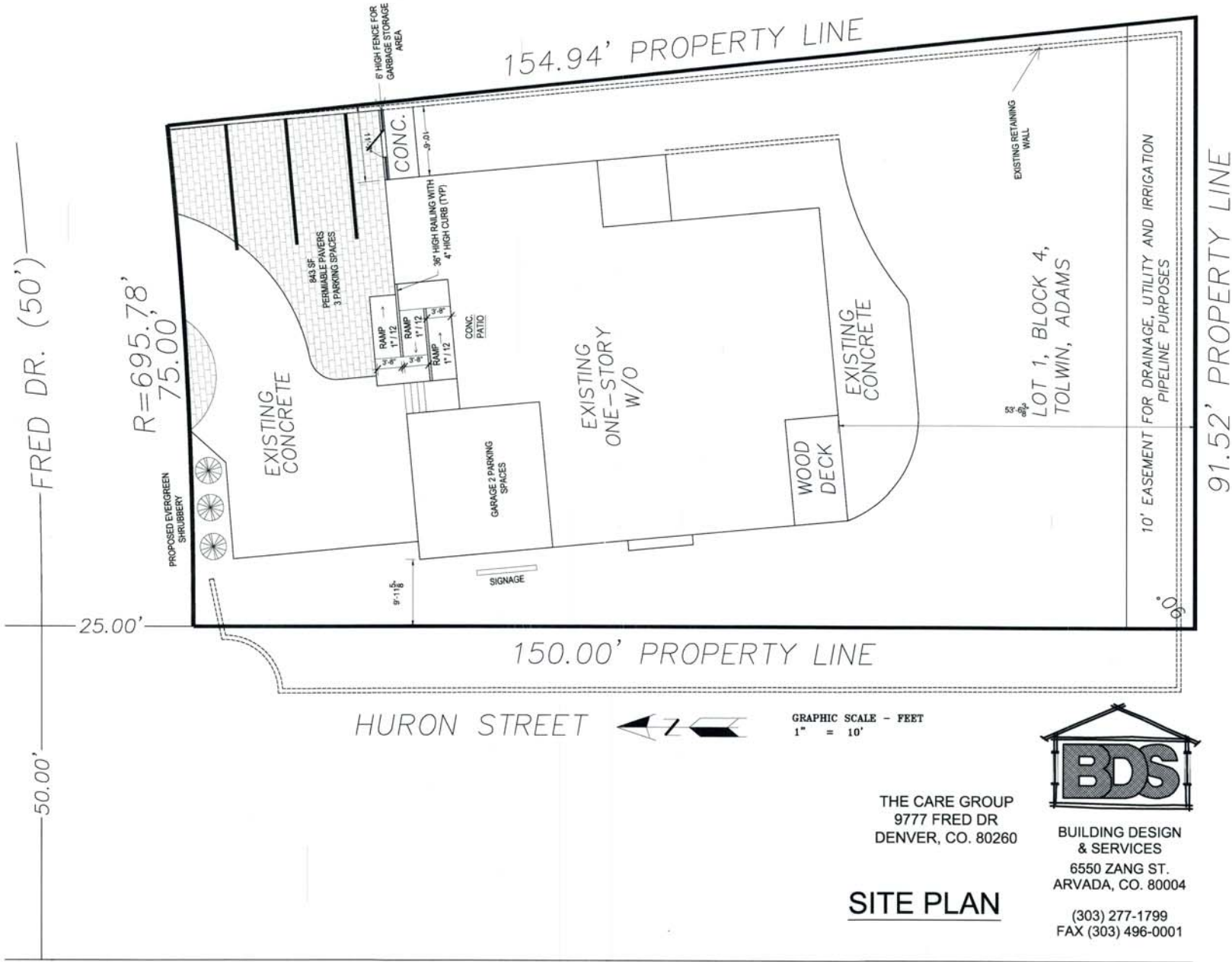
Date Aug 15th, 2008

A2.2

Scale 3/16" = 1'-0"

9777 FRED DRIVE-FINAL PUD

SITE DATA		APPROVAL LIST												
<p>LANDSCAPE DATA</p> <p>Total site area = 12,612 sq. ft. Area of on site living material = 7,147 sq. ft. = 57% of site. Area of on site non-living material = 2,231 sq. ft. = 17% of site. (includes 86 sq. ft. covered area.) Area of paving and structures = 5,465 sq. ft. = 43% of site. Area of living material in the public rights-of-way = 1,797 sq. ft. Area of non-living material in the public rights-of-way = 768 sq. ft. Total of spray irrigated area = 8,944 sq. ft. Total of drip irrigated area = 0 sq. ft.</p> <p>EXISTING LANDSCAPE MATERIAL:</p> <p>(1) Melus - Crabapple 12' / 14" caliper (2) Gleditsia Tricancifolia - Honeylocust 10' / 8" caliper & 12' / 8" caliper (2) Populus Sargentii - Cottonwood 25' / 8" caliper (3) Hibiscus Syriacus - Rose of Sharon 6', 6" & 4" (3) Evonymus Fortunei 2' (1) Parrotia - Parrot (1) Rose - Rose 2 1/2' to 4" (1) Ixora - Ixora (1) Pteris - Pteris (1) Freziera - Freziera (1) Prunus - Prunus (1) Prunus - Prunus (2) Picea - Picea Dwarf Alberta Spruce 1 1/2' & 4' Siberian Elm Tree Suckers 10'</p> <p>Total Existing Shade Trees = 5 Total Existing Ornamental Trees = 2</p> <p>PROPOSED LANDSCAPE MATERIAL:</p> <p>(1) Pteris - Pteris (1) Pteris - Pteris (2) Melus - Crabapple (2) Melus - Crabapple</p> <p>Total Proposed Shade Trees = 1 Total Proposed Ornamental Trees = 3</p>	<p>Site Coverage Data No new sq. ft. is being added to the building envelope. All improvements to the building will be inside only. A survey will be done on submittal of package.</p> <p>Site Improvements Refer to landscape plan for vegetation and patio schematic plan. Parking spaces and slabs to be added in front to meet requirements of zoning code, yet within allowed setback tolerances.</p> <p>Parking Plan Section 11-33-6 [Source: Ord. 179, 1973] one (1) parking space for each four (4) patient beds plus one (1) space per doctor, plus one (1) space per two (2) employees. Off-street parking spaces per building:</p> <table style="width: 100%; border: none;"> <tr> <td>1 spaces per 4 patients beds</td> <td>(12 beds/4)</td> <td>3 SPACES</td> </tr> <tr> <td>1 spaces per 2 employees</td> <td>(1/2 employees)</td> <td>1 SPACES</td> </tr> <tr> <td>1 spaces per 1 visiting specialist</td> <td>(1)</td> <td>1 SPACES</td> </tr> <tr> <td>TOTAL REQUIRED PARKING</td> <td></td> <td>5 SPACES</td> </tr> </table> <p>Maximum Building Height There will be no change in the existing building height (approx. 25')</p> <p>Lighting Building mounted low intensity residential fixtures will light entry, parking, and drive areas, supplementing street lighting located throughout the Huron and Fred intersection (see building elevations).</p> <p>Signage This center will have a wood and/or acrylic laminate identification sign no larger than 15 ft square in size.</p> <p>Total Acreage of Lot = 289 Acre. Total Square Footage of Lot = 12,612 Square Feet.</p> <p>MINIMUM ALLOWED SETBACKS: Front Setback: 25 feet Side Setback: 5 feet Rear Setback: 20 feet</p>	1 spaces per 4 patients beds	(12 beds/4)	3 SPACES	1 spaces per 2 employees	(1/2 employees)	1 SPACES	1 spaces per 1 visiting specialist	(1)	1 SPACES	TOTAL REQUIRED PARKING		5 SPACES	<p style="text-align: center;">Fence Detail</p>  <p style="text-align: center;">Fence Composed of 16" x 8" Decorative Concrete Blocks East and West Fences are 32" Tall South Fence is 64" Tall</p>
1 spaces per 4 patients beds	(12 beds/4)	3 SPACES												
1 spaces per 2 employees	(1/2 employees)	1 SPACES												
1 spaces per 1 visiting specialist	(1)	1 SPACES												
TOTAL REQUIRED PARKING		5 SPACES												
<p style="text-align: center;">VICINITY MAP</p> 	<p style="text-align: center;">SIGNAGE</p> <p>Sign Detail 1/2" = 1'</p>  <p style="text-align: center;">Cinder Block w/ Stucco Monument over a 36" Deep Foundation No Sign Lighting (Internal or External) Will Be Allowed</p>													
<p style="text-align: center;">APPROVAL LIST</p> <p>PLANNING AND DEVELOPMENT APPROVAL: THIS PRELIMINARY & FINAL PLANNED UNIT DEVELOPMENT PLAN (PUD) FOR THE CARE GROUP OF NORTHGLENN HAS BEEN APPROVED ON THE 27th DAY OF NOV, 2010. [Signature] DIRECTOR OF PLANNING AND DEVELOPMENT</p> <p>PUBLIC WORKS APPROVAL: THIS PRELIMINARY & FINAL PLANNED UNIT DEVELOPMENT PLAN (PUD) FOR THE CARE GROUP OF NORTHGLENN HAS BEEN APPROVED ON THE 24th DAY OF NOV, 2010. [Signature] DIRECTOR OF PUBLIC WORKS</p> <p>CITY COUNCIL APPROVAL: THE MAYOR OF THE CITY OF NORTHGLENN HEREBY CERTIFIES THAT THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, DO BY ORDINANCE NO. 1213 ON THE 30th DAY OF JULY, 2010, ADOPT AND APPROVE THIS PRELIMINARY & FINAL PLANNED UNIT DEVELOPMENT PLAN. [Signature] MAYOR, CITY OF NORTHGLENN [Signature] CITY CLERK, CITY OF NORTHGLENN</p> <p>RECORDER'S CERTIFICATE: STATE OF COLORADO COUNTY OF ADAMS I HEREBY CERTIFY THAT THIS PRELIMINARY & FINAL PLANNED UNIT DEVELOPMENT PLAN (PUD) WAS FILED FOR RECORD IN MY OFFICE ON THE 30th DAY OF JULY, 2010 AT _____ FLOORS BY RECEPTION NUMBER _____</p> <p>CLERK AND RECORDER BY _____</p> <p>OWNER'S CERTIFICATE: I, OSCAR SALAS, HEREBY AFFIRM THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN. Lot 1, Block C, 701-Block Subdivision, County of Adams, State of Colorado. Also known by street and number as: 9777 Fred Dr., Northglenn, CO 80802</p> <p>REPRESENTATIVE [Signature] DATE 11-27-2010</p> <p>NOTARY: STATE OF COLORADO COUNTY OF ADAMS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF NOVEMBER, 2010, BY <u>Marzena Bizenek</u> MY COMMISSION EXPIRES <u>12-3-2013</u> [Signature] NOTARY PUBLIC</p> <p>IT IS ANTICIPATED THAT CONSTRUCTION IN CONFORMANCE WITH THIS PUD PLAN WILL BEGIN IN 2008 AND WILL BE COMPLETED BY 2010. THE CITY OF NORTHGLENN RESERVES THE RIGHT TO PERIODICALLY REVIEW THIS PUD FOR CONFORMANCE WITH THE PROPOSED CONSTRUCTION SCHEDULE, AND IF NOT APPROPRIATE, REZONE THIS PROPERTY TO A DIFFERENT ZONING CLASSIFICATION.</p> <p>PLANNING COMMISSION APPROVAL: THIS PRELIMINARY & FINAL PLANNED UNIT DEVELOPMENT PLAN (PUD) FOR THE CARE GROUP OF NORTHGLENN HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NORTHGLENN, COLORADO ON THE 27th DAY OF NOV, 2010.</p> <p>BUILDING DESIGN & SERVICES 6550 ZANG ST. ARVADA, CO 80004 (303) 277-1799 FAX (303) 496-0001</p>														



SITE PLAN



THE CARE GROUP
9777 FRED DR
DENVER, CO. 80260

BUILDING DESIGN & SERVICES
6550 ZANG ST.
ARVADA, CO. 80004

(303) 277-1799
FAX (303) 496-0001

9777 FRED DR
8-10-10



Care Group of Northglenn Assisted Living
Planned Unit Development (PUD) Amendment
Case # Z-5-18

Presented to:
The Northglenn City Council:
December 10, 2018



REQUEST

APPLICANT:

Care Group of Northglenn

REQUEST:

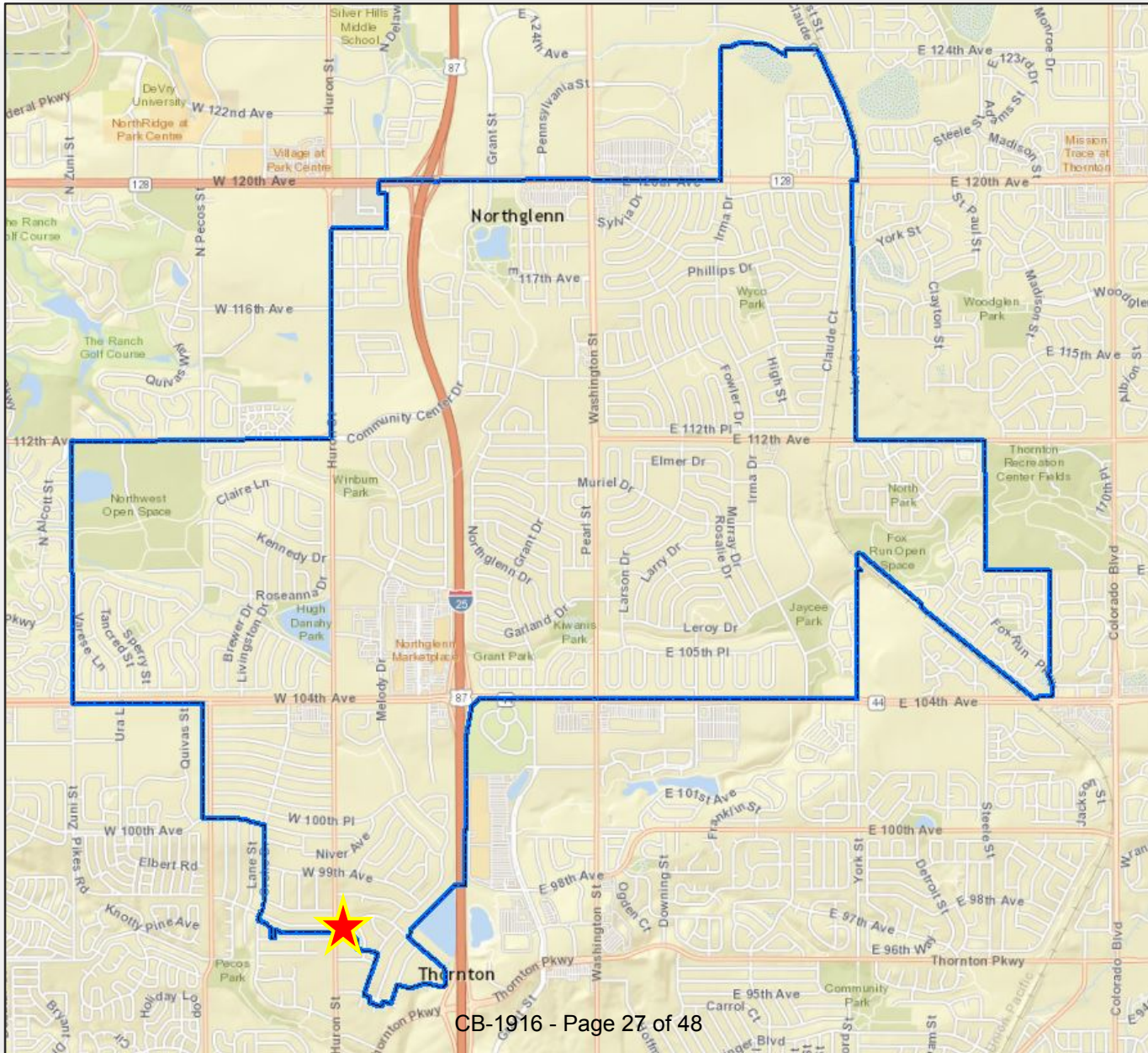
Amendment to existing Planned Unit Development (PUD) to increase the resident capacity from 12 to 16 by converting the attached garage to additional living space

LOCATION:

9777 Fred Drive

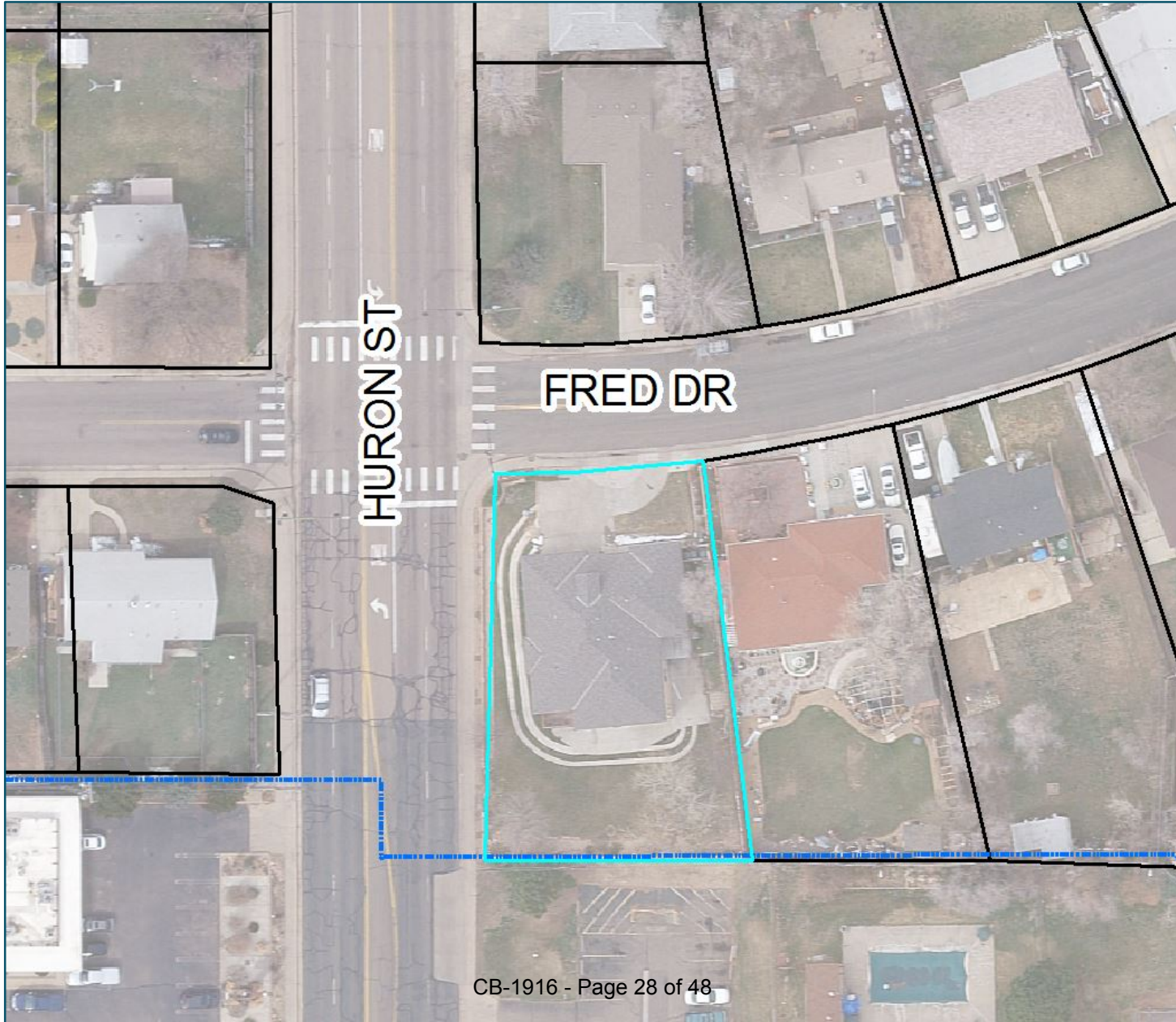


VICINITY MAP





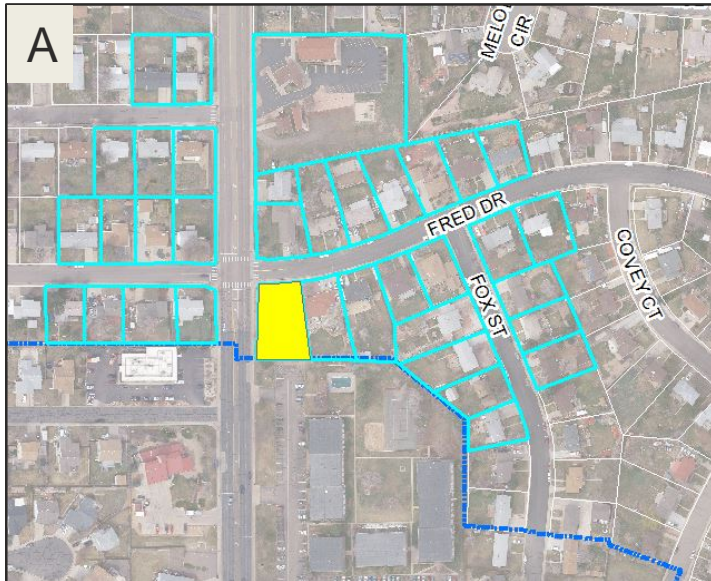
VICINITY MAP



NOTIFICATION

Notification was performed in accordance with the requirements of Section 11-37-3:

- A. Mailed notice sent to 35 surrounding properties.
- B. Publication in the Northglenn-Thornton Sentinel.
- C. Public Hearing Notice sign was posted on the property



B

LEGAL NOTICE
CASE NUMBER: Z-5-18
To Whom It May Concern:

You are hereby notified that on **Tuesday, November 6, 2018** at 7:00pm in the Council Chambers of the City of Northglenn, a public hearing will be held with the Planning Commission on a request by the applicant, Care Group of Northglenn, for consideration of approval of a Planned Unit Development Amendment for the addition of four new resident beds and total resident capacity from 12 to 16, by converting the existing attached garage into two additional bedrooms.

This hearing is for property located on the south side of Fred Drive and east of Huron Street at **9777 Fred Drive**, and is legally described as the following:

Lot 1, Block 4, Tolwin Subdivision. A portion of the southwest ¼ of Section 15, Township 2 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.

Legal Notice No.: 69906
 First Publication: October 18, 2018
 Last Publication: October 29, 2018
 Publisher: Northglenn-Thornton Sentinel





SITE HISTORY

- Originally zoned R-1-B Single Family and was a single family detached home.
- In 2010 property rezoned to PUD to operate as a group home with up to 12 residents (a Special Use Permit is required for 8 or less residents).
- Other building and site improvements made at that time to meet building and fire code.



COMPREHENSIVE PLAN

- Site shown as a “single family residential” use but definition does not exclusively preclude other uses. The current structure still largely appears as a single family home, and single family areas can accommodate group living uses.
- Supports policy goals of the city identified in Section 5 through diversifying housing products and encouragement for the reinvestment in existing housing stock.



SITE CHARACTERISTICS

- 12,600 square foot lot.
- 2,630 square foot assisted living home.
- One story building with walk-out basement, majority masonry exterior.
- Five parking (5) spaces accommodated both in the front of the building and inside the existing garage.
- Eastern portion of the driveway has a previously approved pervious paving surface with vegetation component that allows it to function as a parking surface when needed.

SITE CHARACTERISTICS



Front of existing assisted living home

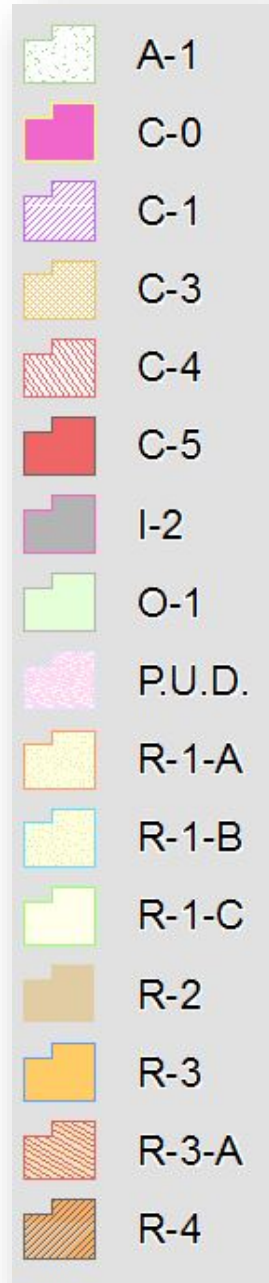
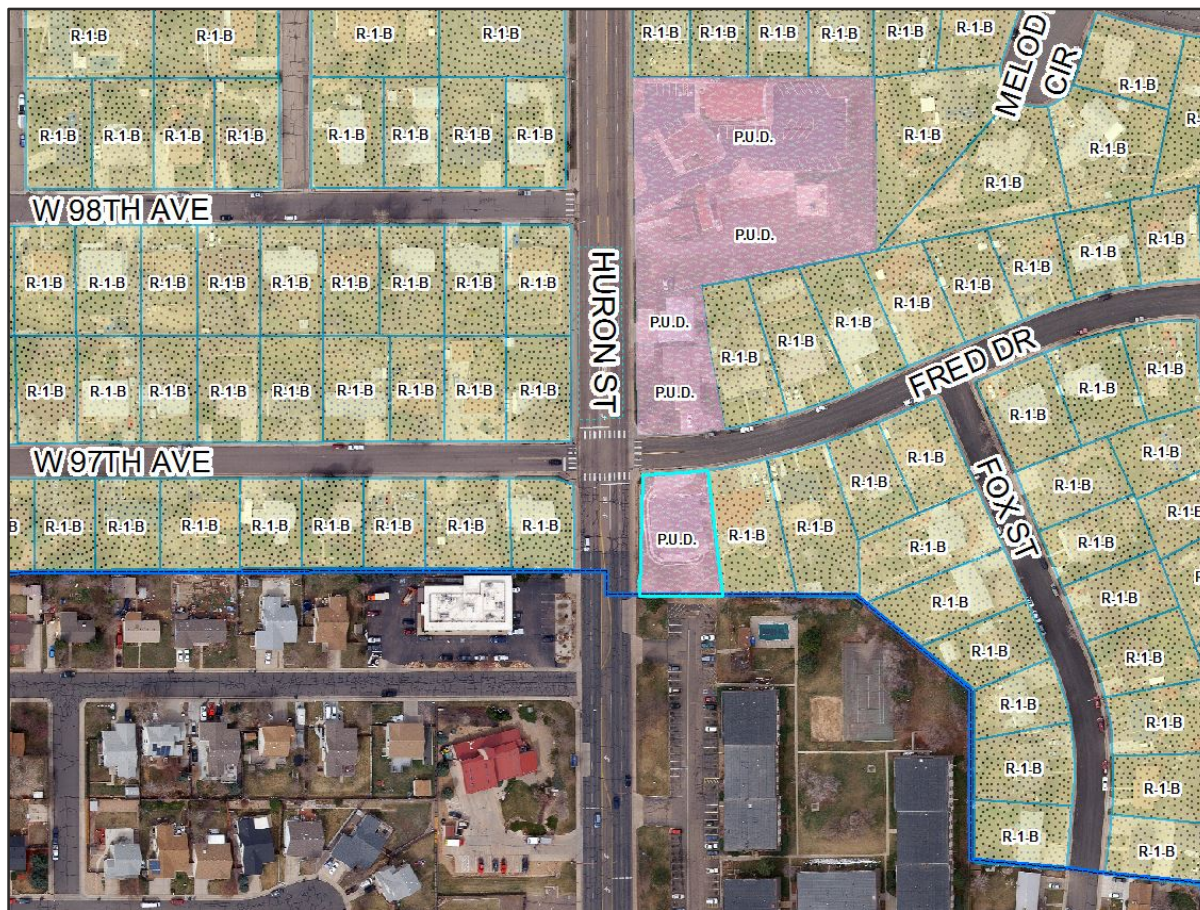


Rear access path on west side of property



ZONING

PUD – Planned Unit Development



	Zoning	Land Use
North	PUD (Planned Unit Development)	The Hepp Subdivision and Duplex PUD
South	City of Thornton (Multifamily Residential)	Prairie Green Condominiums
East	R-1-B (Single Family Residential)	Single Family Residential (Tol-Win Subdivision)
West	R-1-B (Single Family Residential)	Single Family Residential (Deza Estates 2 nd Filing Subdivision)

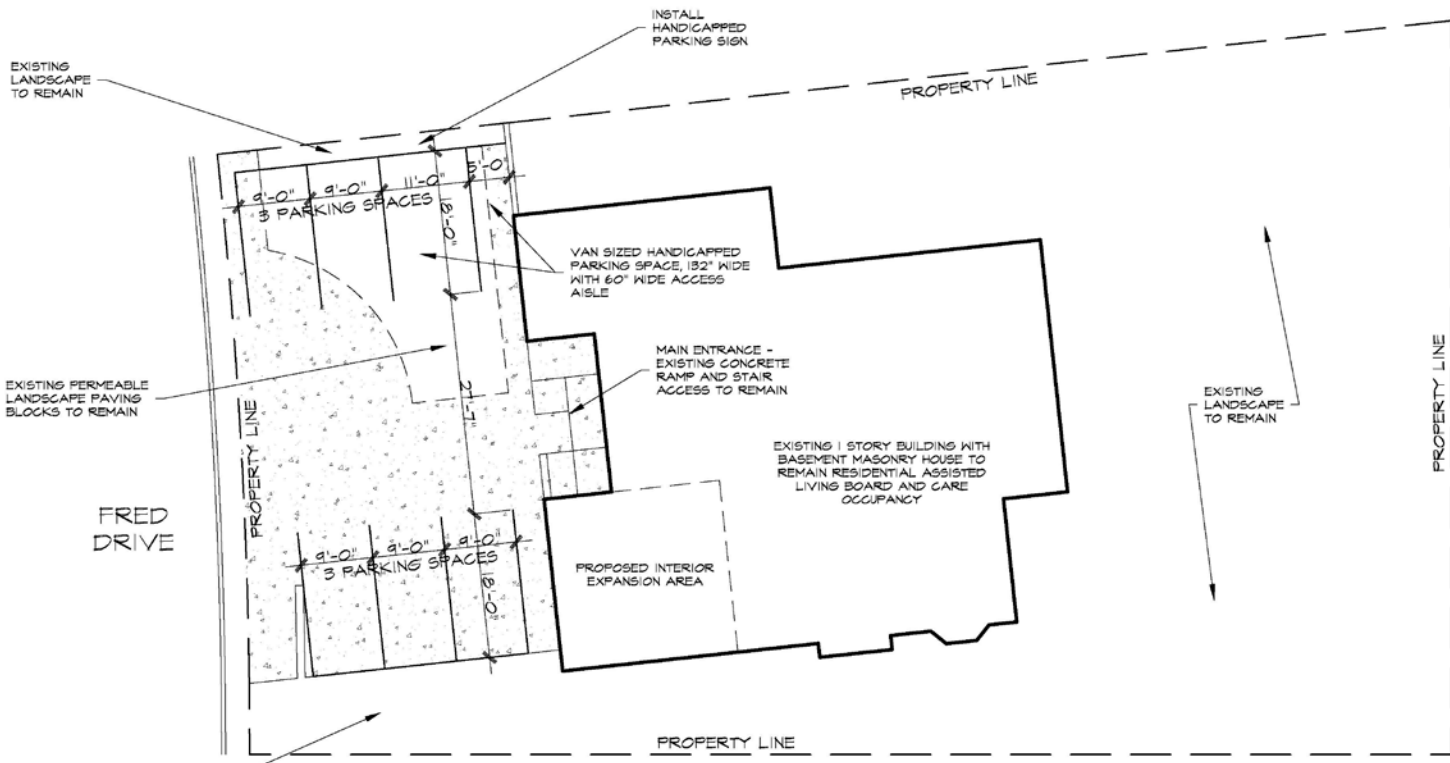


ANALYSIS

Zoning and Land Use: Section 11-7, 11-10 & 11-16

- Existing zoned PUD for 12 residential unit group care capacity.
- PUD Amendment will increase resident capacity by four (4) to 16.
- Existing attached garage will be converted to two (2) additional bedrooms, adding 460 square feet, for a total building living area of 3,090 square feet.
- Will require accommodation of six (6) total parking spaces, an increase of one (1) space to be provided by striping existing concrete driveway area.

FRED DRIVE ASSISTED LIVING HOME PUD
 FIRST AMENDMENT
 9777 FRED DRIVE, NORTHGLENN, COLORADO
 LOT 1, BLOCK 4, TOLWIN SUBDIVISION, ADAMS COUNTY



355 Bellaire Court
 Broomfield, CO
 80020
 phone/fax
 303-434-0822
 homes@r3design.net

PRELIMINARY
 NOT FOR CONSTRUCTION

ASSISTED LIVING HOUSE
 9777 FRED DRIVE
 NORTHGLENN, COLORADO

PARKING PLAN
 PARKING REQUIREMENTS PER ARTICLE 33, CHAPTER
 OFF STREET PARKING:
 1 SPACE PER 4 RESIDENTS: 16 RESIDENTS = 4 SPACES
 1 SPACE PER 2 EMPLOYEES: 2 EMPLOYEES = 1 SPACE
 1 SPACE PER 1 VISITING SPECIALIST: 1 VISITOR = 1 SPACE
 TOTAL REQUIRED SPACES 6 SPACES

LANDSCAPING
 EXISTING LANDSCAPING TO REMAIN
 UNCHANGED

SITE IMPROVEMENTS/GRADING
 EXISTING SIDEWALKS, PAVING, GRADING,
 DRAINAGE, FENCES, SIGNS, AND LIGHTING
 TO REMAIN UNCHANGED

SITE PLAN
 SCALE 1" = 10'-0"



SCALE: N/A
 PROJECT No:
 ISSUE DATE: 10/22/2018
 REVISIONS:
 SHEET TITLE:
 SITE PLAN
 SHEET NUMBER:

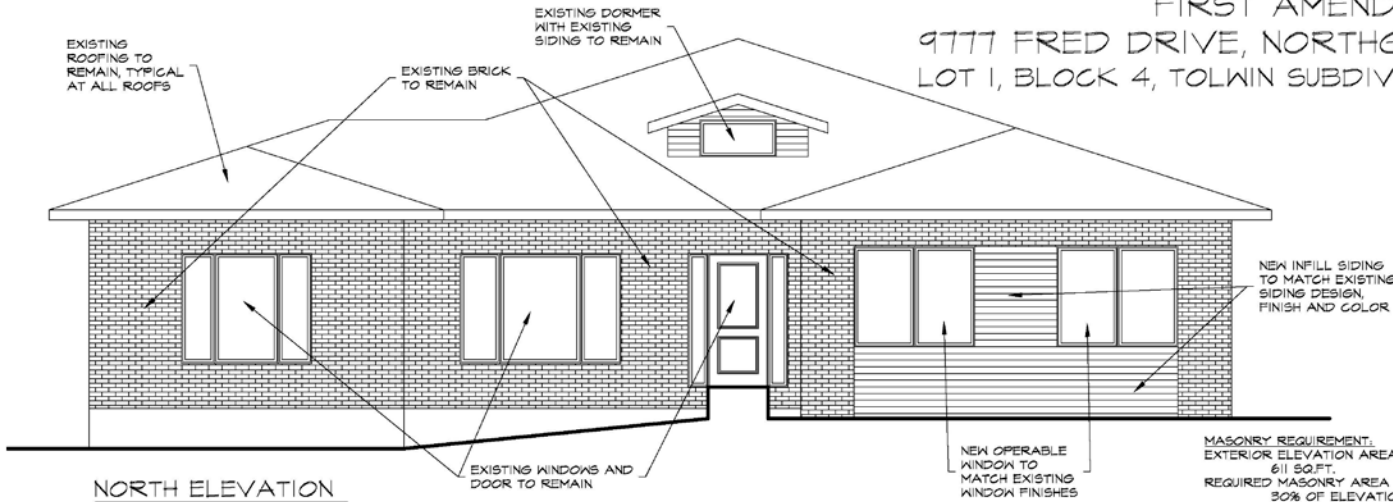


ANALYSIS

Architecture and Elevations: Section 11-7-10

- Proposed garage conversion replaces garage door with siding to match existing siding on the home, and two windows.
- The overall front elevation includes 48% masonry coverage, over the 30% requirement in single family zones.
- No changes are proposed to the building roof or overall height of the structure.

FRED DRIVE ASSISTED LIVING HOME PUD
 FIRST AMENDMENT
 9777 FRED DRIVE, NORTHGLENN, COLORADO
 LOT 1, BLOCK 4, TOLWIN SUBDIVISION, ADAMS COUNTY



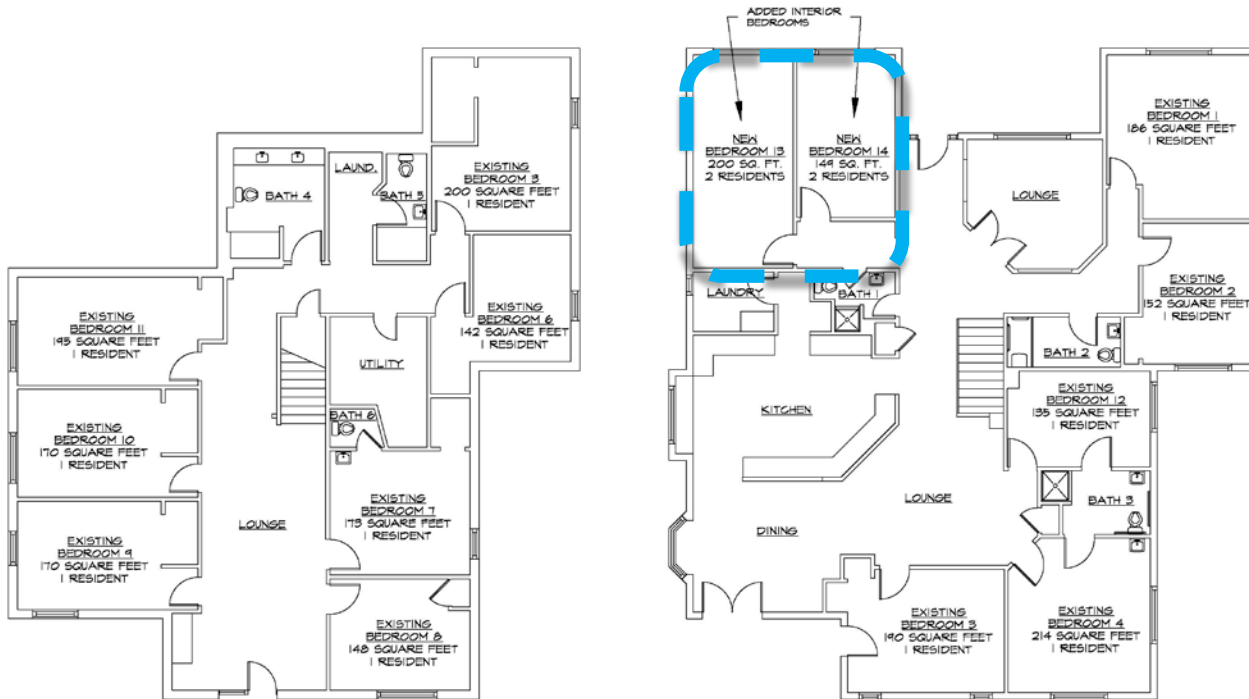
NORTH ELEVATION
 SCALE 3/32" = 1'-0"

MASONRY REQUIREMENT:
 EXTERIOR ELEVATION AREA = 611 SQ.FT.
 REQUIRED MASONRY AREA = 80% OF ELEVATION = 184 SQ.FT.
 PROPOSED MASONRY AREA = 243 SQ.FT. = 48% OF ELEVATION



355 Bellaire Court
 Broomfield, CO
 80020
 phone/tax
 303-434-0822
 homes@r3design.net

PRELIMINARY
 NOT FOR CONSTRUCTION



BASEMENT PLAN - NO CHANGES
 SCALE 1/8" = 1'-0"

MAIN FLOOR PLAN
 SCALE 1/8" = 1'-0"

ASSISTED LIVING GUIDELINES:

- SLEEPING UNITS:** (PER IBC SECTION 107.6.4)
REQUIRED:
 REQUIRED ACCESSIBLE UNITS = 1 UNIT
 REQUIRED TYPE B UNITS = ALL REMAINING UNITS ON MAIN FLOOR
PROVIDED:
 ACCESSIBLE UNITS = 2 UNITS
 TYPE B UNITS = ALL REMAINING UNITS ON MAIN FLOOR
- BEDROOM SIZE:**
 1 RESIDENT BEDROOM - 110 SQUARE FEET MIN.
 2 RESIDENT BEDROOM = 125 SQUARE FEET MIN.
- RESTROOM FIXTURES:**
 OCCUPANCY:
 R-4 - TOTAL 16 RESIDENTS
- STATE OF COLORADO REQUIREMENTS:**
 RESTROOMS: 1 FULL BATH PER 6 RESIDENTS
 REQUIRED FACILITIES = 3 FULL BATHROOMS
 PROVIDED FACILITIES = 3 FULL BATHROOMS
- ACCESSIBLE BATHROOMS:**
 REQUIRED:
 1 FULLY ACCESSIBLE BATHROOM
 PROVIDED:
 1 FULLY ACCESSIBLE BATHROOM
 REQUIRED:
 1 TYPE B ACCESSIBLE BATHROOM
 PROVIDED:
 1 TYPE B ACCESSIBLE BATHROOM

ASSISTED LIVING HOUSE
 9777 FRED DRIVE
 NORTHGLENN, COLORADO

SCALE: N/A
 PROJECT NO:
 ISSUE DATE: 10/22/2018
 REVISIONS:

SHEET TITLE:
ELEVATION & FLOOR PLANS
 SHEET NUMBER:





CRITERIA

Approval Criteria for PUD:

- Located in Section 11-16-6, which refers to 11-37-2(h) for general rezonings.
- Staff provided a thorough analysis of the criteria in the attached Planning Commission memorandum.



COUNCIL OPTIONS

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



RECOMMENDATION

Planning Commission reviewed this request at their November 6, 2018 meeting and voted to recommend approval of the PUD Amendment (*per Resolution 18-08*).

SPONSORED BY: MAYOR DODGE

COUNCILMAN'S BILL

ORDINANCE NO.

No. CB-1916
Series of 2018

Series of 2018

A BILL FOR A SPECIAL ORDINANCE REZONING FROM PLANNED UNIT DEVELOPMENT (PUD), TO PLANNED UNIT DEVELOPMENT, CERTAIN REAL PROPERTY AT 9777 FRED DRIVE IN THE CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, AND AMENDING THE ZONING MAP OF THE CITY OF NORTHGLENN

WHEREAS, all of the property as legally described in **Exhibit A** is currently zoned Planned Unit Development; and

WHEREAS, the City Council desires to rezone the property as legally described in **Exhibit A** to PUD, pursuant to the “Fred Drive Assisted Living PUD First Amendment” attached hereto as **Exhibit B**.

NOW, THEREFORE, 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) That there is a need for the proposed use;
- (b) That this particular parcel of ground is indeed the correct site for the proposed development
- (c) That there has been an error in the original zoning; or
- (d) That there have been significant changes in the area to warrant a zone change;
- (e) That adequate circulation exists and traffic movement would not be impeded by the development; and
- (f) Additional municipal service costs will not be incurred which the City is not prepared to meet.

Section 2. Rezoning. Pursuant to the provisions of the Northglenn Zoning Ordinance, as amended, and upon the recommendation of the Northglenn Planning Commission (Case No. Z-5-18), a zoning change to Planned Unit Development (PUD) is hereby allowed and granted for the real property in the City of Northglenn, Colorado described in the attached **Exhibit A**, pursuant to the “Preliminary & Final PUD” attached as **Exhibit B**.

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 Comprehensive Master Plan of the City of Northglenn shall be and hereby are ordered amended to conform with the provisions 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 26th day of November, 2018.



CAROL A. DODGE
Mayor

ATTEST:



JOHANNA SMALL, CMC
City Clerk

PASSED ON SECOND AND FINAL READING this ____ day of _____, 2018.

CAROL A. DODGE
Mayor

ATTEST:

JOHANNA SMALL, CMC
City Clerk

APPROVED AS TO FORM:



COREY Y. HOFFMANN
City Attorney

EXHIBIT A

LEGAL DESCRIPTION

Lot 1, Block 4, Tol-Win Subdivision. Located in a part of the Southwest $\frac{1}{4}$ of Section 15, Township 2 South, Range 68 West of the 6th P.M., City of Northglenn, County of Adams, State of Colorado.

EXHIBIT B

[ATTACH PUD]

FRED DRIVE ASSISTED LIVING HOME PUD
 FIRST AMENDMENT
 9777 FRED DRIVE, NORTHGLENN, COLORADO
 LOT 1, BLOCK 4, TOLWIN SUBDIVISION, ADAMS COUNTY



355 Bellaire Court
 Broomfield, CO
 80020
 phone/fax
 303-439-0822
 howes@r3design.net

PRELIMINARY
 NOT FOR CONSTRUCTION

ASSISTED LIVING HOUSE
 9777 FRED DRIVE
 NORTHGLENN, COLORADO

SCALE: N/A
 PROJECT No:
 ISSUE DATE: 10/22/2018
 REVISIONS:
 SHEET TITLE:
 COVER SHEET
 SHEET NUMBER:

SITE SUMMARY

SITE COVERAGE DATA

NO NEW SQUARE FOOTAGE IS BEING ADDED TO THE BUILDING ENVELOPE FOOTPRINT. ALL IMPROVEMENTS WILL BE LIMITED TO THE EXISTING ENCLOSED SPACE OF THE EXISTING HOUSE AND GARAGE AREA. A TOTAL OF 460 GROSS SQUARE FEET OF NEW LIVING AREA WILL BE ADDED TO THE INTERIOR WITHIN THE EXISTING ATTACHED GARAGE.

SITE IMPROVEMENTS

NO NEW SITE IMPROVEMENTS ARE PLANNED. SEE SITE PLAN FOR REVISED PARKING LAYOUT USING EXISTING SURFACES AND LANDSCAPING.

LANDSCAPING

NO NEW LANDSCAPING IMPROVEMENTS ARE PLANNED. EXISTING LANDSCAPING TO REMAIN.

PARKING PLAN

PARKING REQUIREMENTS PER ARTICLE 33, CHAPTER II.

OFF STREET PARKING:
 1 SPACE PER 4 RESIDENTS: 16 RESIDENTS = 4 SPACES
 1 SPACE PER 2 EMPLOYEES: 2 EMPLOYEES = 1 SPACE
 1 SPACE PER 1 VISITING SPECIALIST: 1 VISITOR = 1 SPACE
 TOTAL REQUIRED SPACES 6 SPACES

MAXIMUM BUILDING HEIGHT

NO CHANGES ARE PLANNED. EXISTING BUILDING HEIGHT TO REMAIN.

EXTERIOR LIGHTING

NO CHANGES ARE PLANNED. EXISTING BUILDING LIGHTING TO REMAIN.

SIGNAGE

NO CHANGES ARE PLANNED. EXISTING SIGNAGE TO REMAIN.

SITE DETAILS

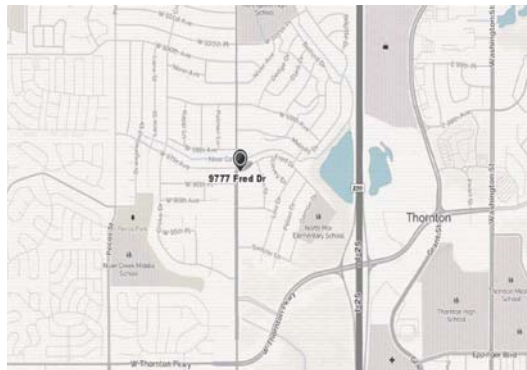
TOTAL EXISTING ACREAGE OF LOT = 2.84 ACRES
 TOTAL EXISTING SQUARE FOOTAGE OF LOT = 12,612 SQUARE FEET

SETBACKS

FRONT SETBACK: 25 FEET (NO CHANGES)
 SIDE SETBACK: 5 FEET (NO CHANGES)
 REAR SETBACK: 20 FEET (NO CHANGES)

VICINITY MAP

NO SCALE



DRAWING INDEX

- 1 OF 3 COVER SHEET/PROJECT SUMMARY
- 2 OF 3 SITE PLAN
- 3 OF 3 EXTERIOR ELEVATION/FLOOR PLANS

PROJECT SUMMARY

PROJECT DESCRIPTION:

INTERIOR MODIFICATION OF EXISTING ATTACHED GARAGE ENCLOSED SPACE. INCREASE OCCUPANCY TO 16 RESIDENTS.

BUILDING SUMMARY

SITE DESCRIPTION:

EXISTING RESIDENTIAL ASSISTED LIVING BOARD AND CARE OCCUPANCY, 1 STORY WITH BASEMENT. LOT 1, BLOCK 4, TOLWIN SUBDIVISION, ADAMS COUNTY

CONSTRUCTION TYPE: (NO CHANGES)

TYPE V-B - FULLY SPRINKLERED.

BUILDING FLOOR AREA:

EXISTING 1 STORY STRUCTURE (WITH EXISTING BASEMENT);
 BASEMENT FLOOR = 2630 GROSS SQ. FT. (EXISTING, UNCHANGED)
 MAIN FLOOR = 2630 GROSS SQ. FT. (EXISTING)
 460 SQUARE FEET OF NEW FINISHED INTERIOR SPACE
 TOTAL: 3090 SQUARE FEET

OCCUPANCY TYPE: (NO CHANGES)

R-4 RESIDENTIAL BOARD AND CARE FACILITY. RESIDENTS WILL NOT BE HANDICAPPED. ALL MEALS SHALL BE PREPARED BY IN FULL TIME CARE GIVERS. AS PER DECA SECTION 310.3, THIS FACILITY IS AN R-4 PERSONAL CARE CENTER.

OCCUPANCY LOAD: (NO CHANGES)

11 BEDROOMS, 4 EXISTING FULL BATHS, 2 EXISTING HALF BATHS, MAXIMUM 12 RESIDENTS PER APPROVED PLANNING DOCUMENTS. SEE ACCESSIBILITY NOTES FOR REQUIREMENTS

BUILDING CODES:

THE FOLLOWING CODES HAVE BEEN USED WHERE APPLICABLE IN THE DESIGN AND PRODUCTION OF THESE DOCUMENTS. ALL CONTRACTORS SHALL FOLLOW THESE CODES, AND CODE RESTRICTIONS SHALL TAKE PRECEDENCE OVER DRAWING NOTES AND DETAILS:

- 2009 INTERNATIONAL BUILDING CODE
- 2009 INTERNATIONAL RESIDENTIAL CODE
- 2009 INTERNATIONAL EXISTING BUILDING CODE
- 2009 INTERNATIONAL FIRE CODE
- 2009 INTERNATIONAL MECHANICAL CODE
- 2009 INTERNATIONAL PLUMBING CODE
- 2009 INTERNATIONAL FUEL GAS CODE
- 2009 INTERNATIONAL ENERGY CONSERVATION CODE
- 2009 INTERNATIONAL PROPERTY MAINTENANCE CODE
- 2011 NATIONAL ELECTRICAL CODE
- ANSI A117.1-2003 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
- ALL NORTHGLENN AMENDMENTS TO CODES NOTED ABOVE

ZONING DESCRIPTION:

EXISTING RESIDENTIAL ZONING DISTRICT: PUD, PROPOSED AMENDMENT.
 USE CLASSIFICATION: (NO CHANGES)
 EXISTING RESIDENTIAL ASSISTED LIVING FACILITY.

PROPOSED CONSTRUCTION SCHEDULE:

CONSTRUCTION START: WINTER 2018
 OCCUPANCY OF PROJECT AREA: WINTER 2018

CONTACTS

TENANT/OWNER:

CARE GROUP OF NORTHGLENN
 ATTN: OSCAR SALEM
 7465 N. 69TH PLACE, ARVADA, CO 80003
 PH: 303-126-8447
 caregroupofnorthglenn@gmail.com

ARCHITECT:

R 3 DESIGN ARCHITECTURE
 ATTN: GREG HOWES
 355 BELLAIRE COURT, BROOMFIELD, CO 80020
 PH: 303-439-0822
 howes@r3design.net

OWNER

I, _____, HEREBY AFFIRM THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN: LOT 1, BLOCK 4, TOLWIN SUBDIVISION, ADAMS COUNTY, STATE OF COLORADO, ALSO KNOWN BY STREET AND NUMBER AS 9777 FRED DRIVE, NORTHGLENN, CO 80260.

OWNER _____ DATE _____
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018,
 BY _____
 WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES _____

APPROVAL LIST:

PLANNING COMMISSION CHAIRPERSON	DATE
DIRECTOR OF PLANNING & DEVELOPMENT	DATE
DIRECTOR OF PUBLIC WORKS AND UTILITIES	DATE
MAYOR	DATE
CITY CLERK	DATE

CERTIFICATE OF CLERK AND RECORDER:

THIS PUD WAS FILED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER IN THE COUNTY OF ADAMS, STATE OF COLORADO, THIS _____ DAY OF _____, 2018, AND ENTERED INTO PLAT BOOK _____ AT PAGE _____ RECEPTION NO. _____

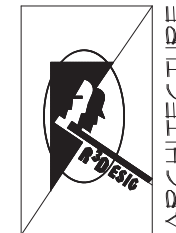
BY: _____
 DEPUTY _____

CLERK AND RECORDER _____

MY COMMISSION EXPIRES _____

INSTRUMENT NO. _____

FRED DRIVE ASSISTED LIVING HOME PUD
 FIRST AMENDMENT
 9777 FRED DRIVE, NORTHGLENN, COLORADO
 LOT 1, BLOCK 4, TOLWIN SUBDIVISION, ADAMS COUNTY



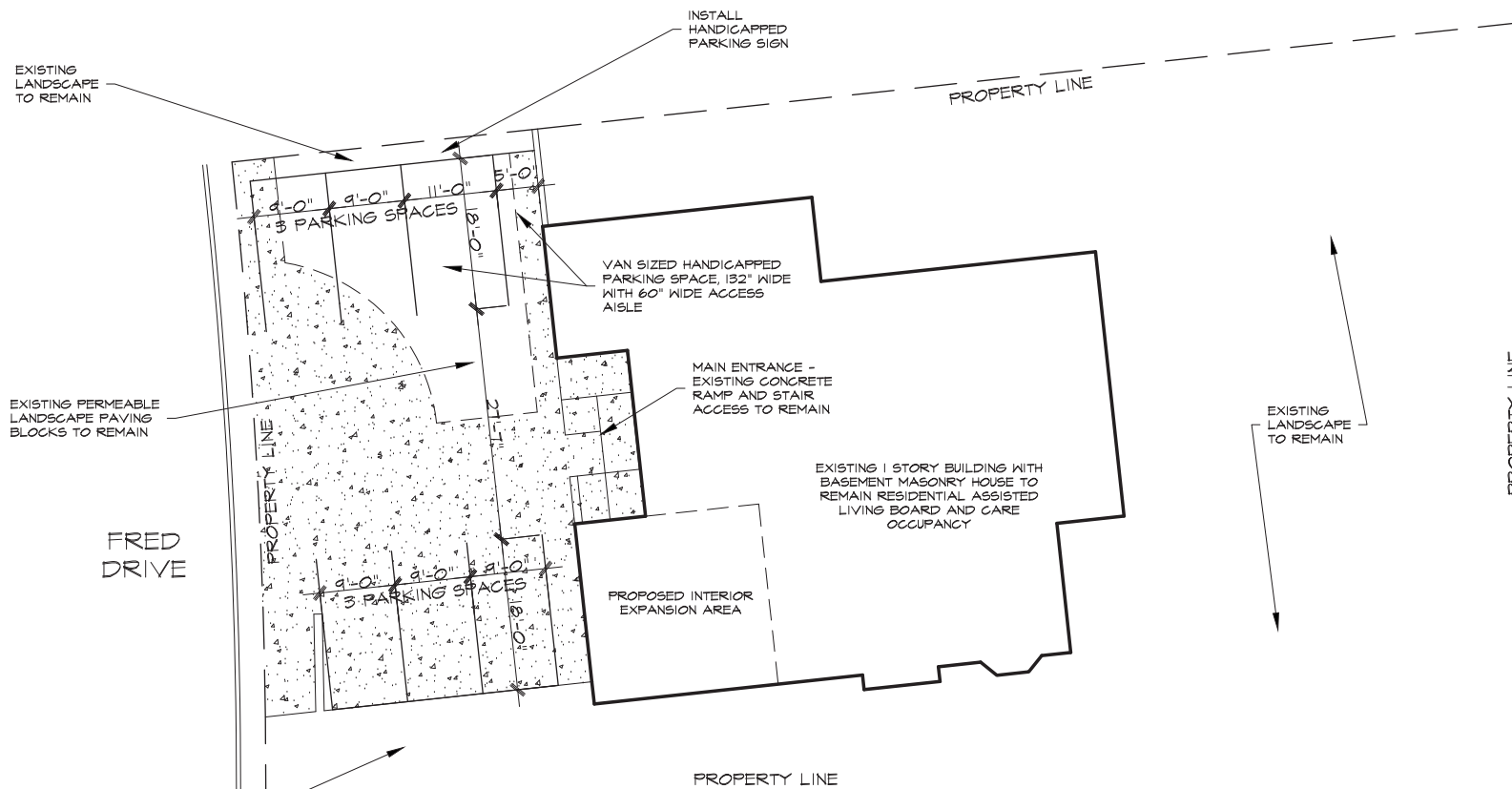
355 Bellaire Court
 Broomfield, CO
 80020
 phone/fax
 303-439-0822
 howes@r3design.net

**PRELIMINARY
 NOT FOR CONSTRUCTION**

ASSISTED LIVING HOUSE
 9777 FRED DRIVE
 NORTHGLENN, COLORADO

SCALE: N/A
 PROJECT No:
 ISSUE DATE: 10/22/2018
 REVISIONS:
 SHEET TITLE:
 SITE PLAN
 SHEET NUMBER:

2 OF 3



PARKING PLAN
 PARKING REQUIREMENTS PER ARTICLE 33, CHAPTER
 OFF STREET PARKING:
 1 SPACE PER 4 RESIDENTS: 16 RESIDENTS = 4 SPACES
 1 SPACE PER 2 EMPLOYEES: 2 EMPLOYEES = 1 SPACE
 1 SPACE PER 1 VISITING SPECIALIST: 1 VISITOR = 1 SPACE
 TOTAL REQUIRED SPACES 6 SPACES

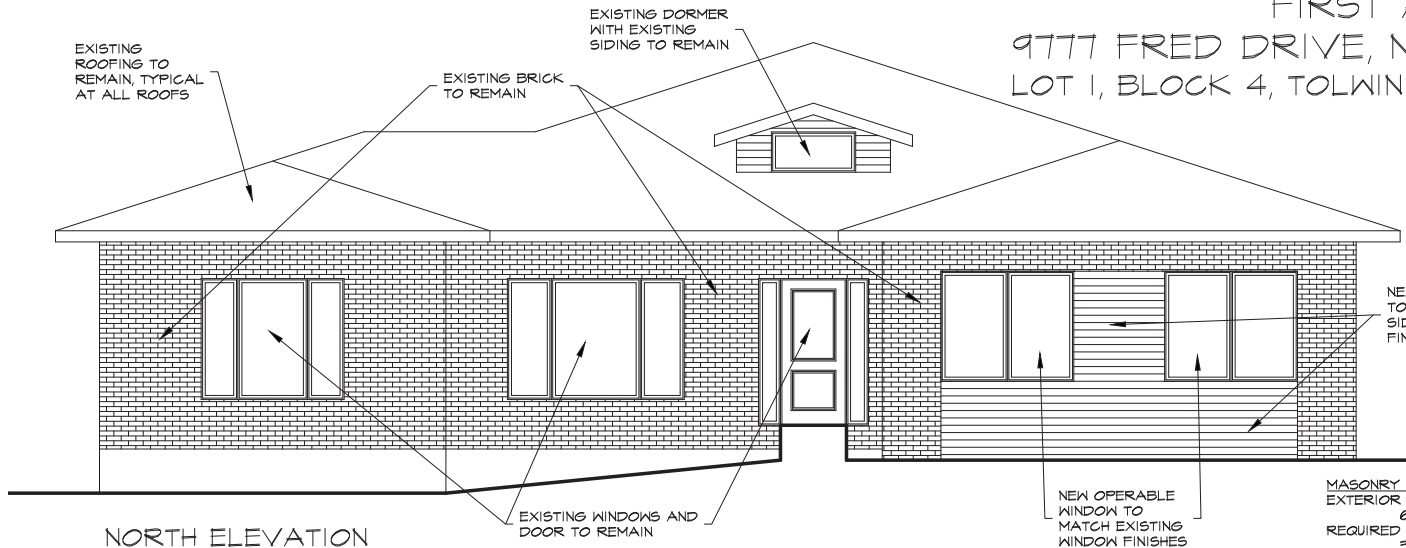
LANDSCAPING
 EXISTING LANDSCAPING TO REMAIN
 UNCHANGED

SITE IMPROVEMENTS/GRADING
 EXISTING SIDEWALKS, PAVING, GRADING,
 DRAINAGE, FENCES, SIGNS, AND LIGHTING
 TO REMAIN UNCHANGED

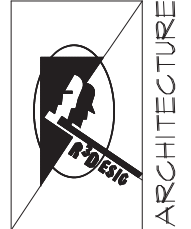
SITE PLAN
 SCALE 1" = 10'-0"



FRED DRIVE ASSISTED LIVING HOME PUD
 FIRST AMENDMENT
 9777 FRED DRIVE, NORTHGLENN, COLORADO
 LOT 1, BLOCK 4, TOLWIN SUBDIVISION, ADAMS COUNTY

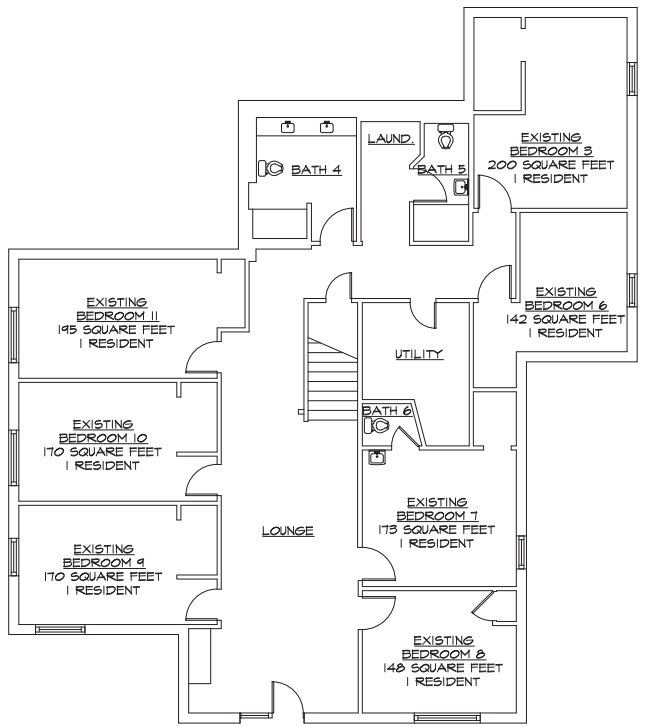


NORTH ELEVATION
 SCALE 3/32" = 1'-0"

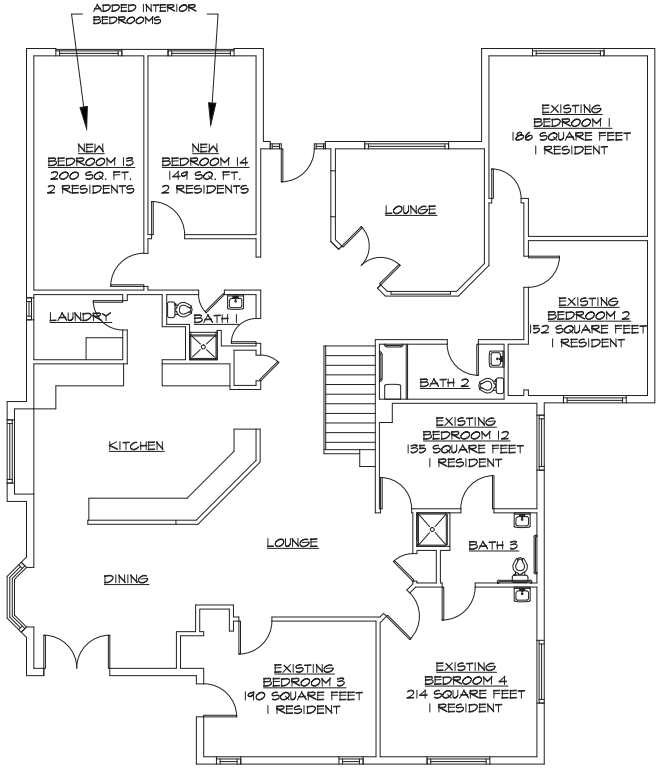


355 Bellaire Court
 Broomfield, CO
 80020
 phone/fax
 303-434-0822
 howes@r3design.net

PRELIMINARY
 NOT FOR CONSTRUCTION



BASEMENT PLAN - NO CHANGES
 SCALE 1/8" = 1'-0"



MAIN FLOOR PLAN
 SCALE 1/8" = 1'-0"

ASSISTED LIVING GUIDELINES:

SLEEPING UNITS: (PER IBC SECTION 107.6.4)

REQUIRED:
 REQUIRED ACCESSIBLE UNITS = 1 UNIT
 REQUIRED TYPE B UNITS = ALL REMAINING UNITS ON MAIN FLOOR

PROVIDED:
 ACCESSIBLE UNITS = 2 UNITS
 TYPE B UNITS = ALL REMAINING UNITS ON MAIN FLOOR

BEDROOM SIZE:
 1 RESIDENT BEDROOM = 110 SQUARE FEET MIN.
 2 RESIDENT BEDROOM = 125 SQUARE FEET MIN.

RESTROOM FIXTURES:
 OCCUPANCY:
 R-4 - TOTAL 16 RESIDENTS

STATE OF COLORADO REQUIREMENTS:
 RESTROOMS: 1 FULL BATH PER 6 RESIDENTS
 REQUIRED FACILITIES = 3 FULL BATHROOMS
 PROVIDED FACILITIES = 3 FULL BATHROOMS

ACCESSIBLE BATHROOMS:
 REQUIRED:
 1 FULLY ACCESSIBLE BATHROOM
 PROVIDED:
 1 FULLY ACCESSIBLE BATHROOM
 REQUIRED:
 1 TYPE B ACCESSIBLE BATHROOM
 PROVIDED:
 1 TYPE B ACCESSIBLE BATHROOM

ASSISTED LIVING HOUSE
 9777 FRED DRIVE
 NORTHGLENN, COLORADO

SCALE: N/A
 PROJECT No:
 ISSUE DATE: 10/22/2018
 REVISIONS:

SHEET TITLE:
ELEVATION & FLOOR PLANS
 SHEET NUMBER:



3 OF 3