

SPONSORED BY: MAYOR DODGE

COUNCILMAN'S RESOLUTION

NO. CB-1916  
Series of 2018

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

A PUBLIC HEARING WILL BE HELD ON CB-1916, SERIES OF 2018, ENTITLED "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" ON DECEMBER 10, 2018 AT 7:00 P.M., CITY HALL COUNCIL CHAMBERS, 11701 COMMUNITY CENTER DRIVE, NORTHGLENN.

DATED this 26<sup>th</sup> day of November, 2018.

  
\_\_\_\_\_  
CAROL A. DODGE  
Mayor

ATTEST:

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

AFFIDAVIT OF POSTING:

I, Johanna Small, certify that CB-1916 was posted at the authorized posting places in the City of Northglenn this 28<sup>th</sup> day of November, 2018.

  
\_\_\_\_\_  
City Clerk's Office

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 26<sup>th</sup> 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 6<sup>th</sup> 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 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**

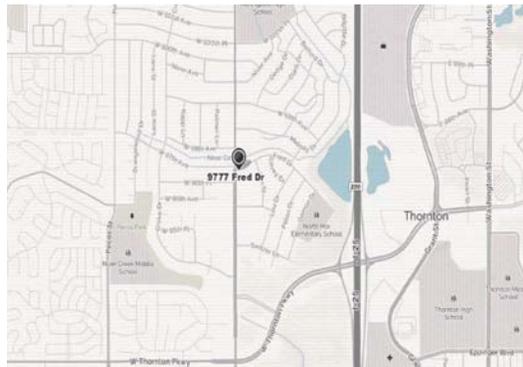
TOTAL EXISTING ACREAGE OF LOT = 2.84 ACRES  
TOTAL EXISTING SQUARE FOOTAGE OF LOT = 12,612 SQUARE FEET

**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. \_\_\_\_\_

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:



**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

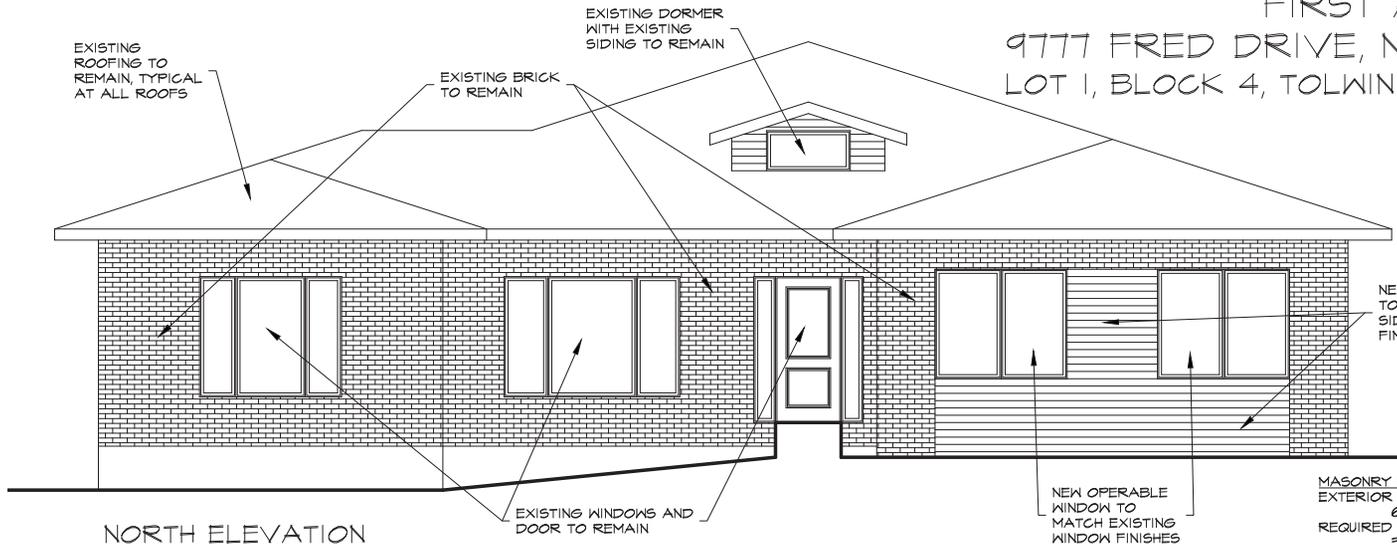
**LANDSCAPING**  
 EXISTING LANDSCAPING TO REMAIN  
 UNCHANGED

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

**SITE PLAN**  
 SCALE 1" = 10'-0"

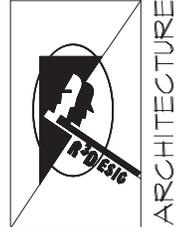


FRED DRIVE ASSISTED LIVING HOME PUD  
 FIRST AMENDMENT  
 9777 FRED DRIVE, NORTHGLENN, COLORADO  
 LOT 1, BLOCK 4, TOLWIN SUBDIVISION, ADAMS COUNTY



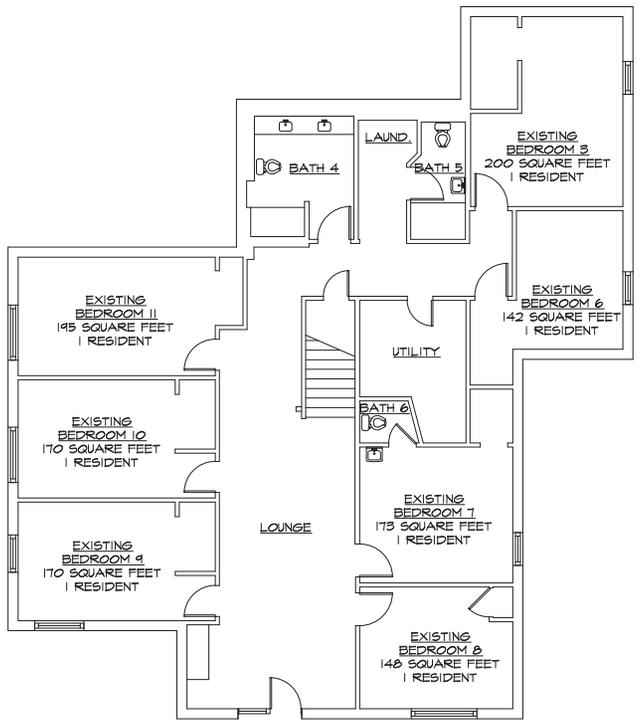
**NORTH ELEVATION**  
 SCALE 3/32" = 1'-0"

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

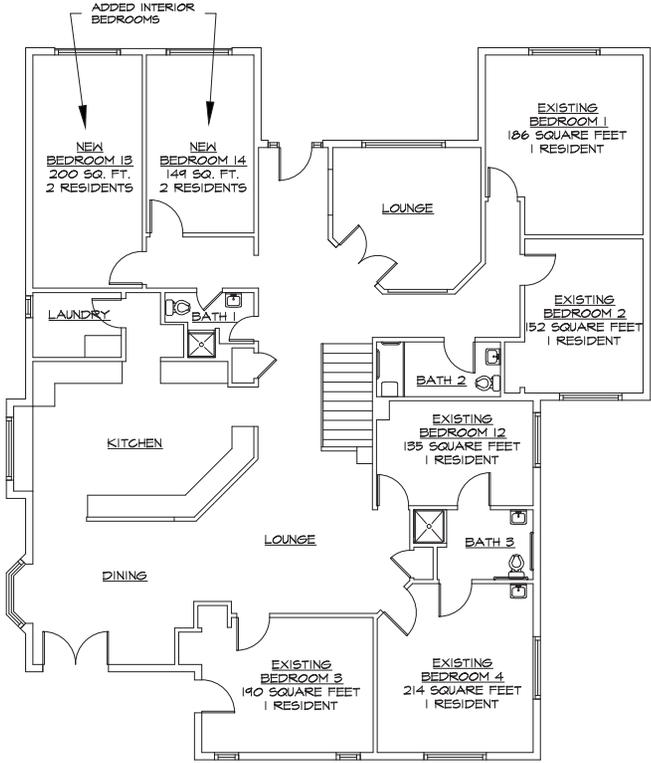


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**PRELIMINARY**  
 NOT FOR CONSTRUCTION



**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: 1 UNIT

**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:

