

SCIENTIFIC MARTIAL ARTS  
440 GARLAND DRIVE

PLANNED UNIT DEVELOPMENT (PUD)

CASE # Z-2-12

PRESENTED TO CITY COUNCIL

SEPTEMBER 10<sup>TH</sup> 2012

# PUD APPROVAL CRITERIA



- 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.

# BACKGROUND



- ❑ CURRENT ZONING: R-1-C
- ❑ ORIGINALLY BUILT AS TWO (2) SINGLE FAMILY DWELLING UNITS
- ❑ TURNED INTO A DAYCARE FACILITY IN THE 80'S
- ❑ DAYCARE EXPANDED IN 2000 – PERMITTED USE PERMIT
- ❑ FORECLOSED IN 2006
- ❑ 2011 ONE RESIDENCE IS BEING RENTED

# PROPOSED PROJECT

- Rezone from R-1-C to PUD
- Proposed Uses
  - ▣ 4 Rental Apartments
    - Unit 1 – 2,264 SF
    - Unit 2 – 2,288 SF
    - Unit 3 – 1,342 SF
    - Unit 4 – 610 SF
  - ▣ Martial Arts Studio 3,295 SF
  - ▣ Total sq ft 10,424 SF

# SCIENTIFIC MARTIAL ARTS & FITNESS

## PRELIMINARY & FINAL PUD

**Parking**

TOTAL AREA PARCEL A & B = 17,823 S.F. = 0.41 ACRES +  
 REAR BACK YARD = 7,815 S.F.  
 REAR YARD BUILDING ADDITION = 1942 S.F.  
 $\frac{1942}{7975} = 0.244 = 24.4\% < 30\%$   
 NEW REAR WOOD DECK = 1075 S.F.  
 $\frac{1075}{7975} = 0.135 = 13.5\%$

TOTAL % = 24.4 + 13.5 = 0.381 = 38.1% > 30%

DECK AREA IS 8% OVER THE MAXIMUM 30%  
 (OR 638 S.F. OVER)

### PARKING:

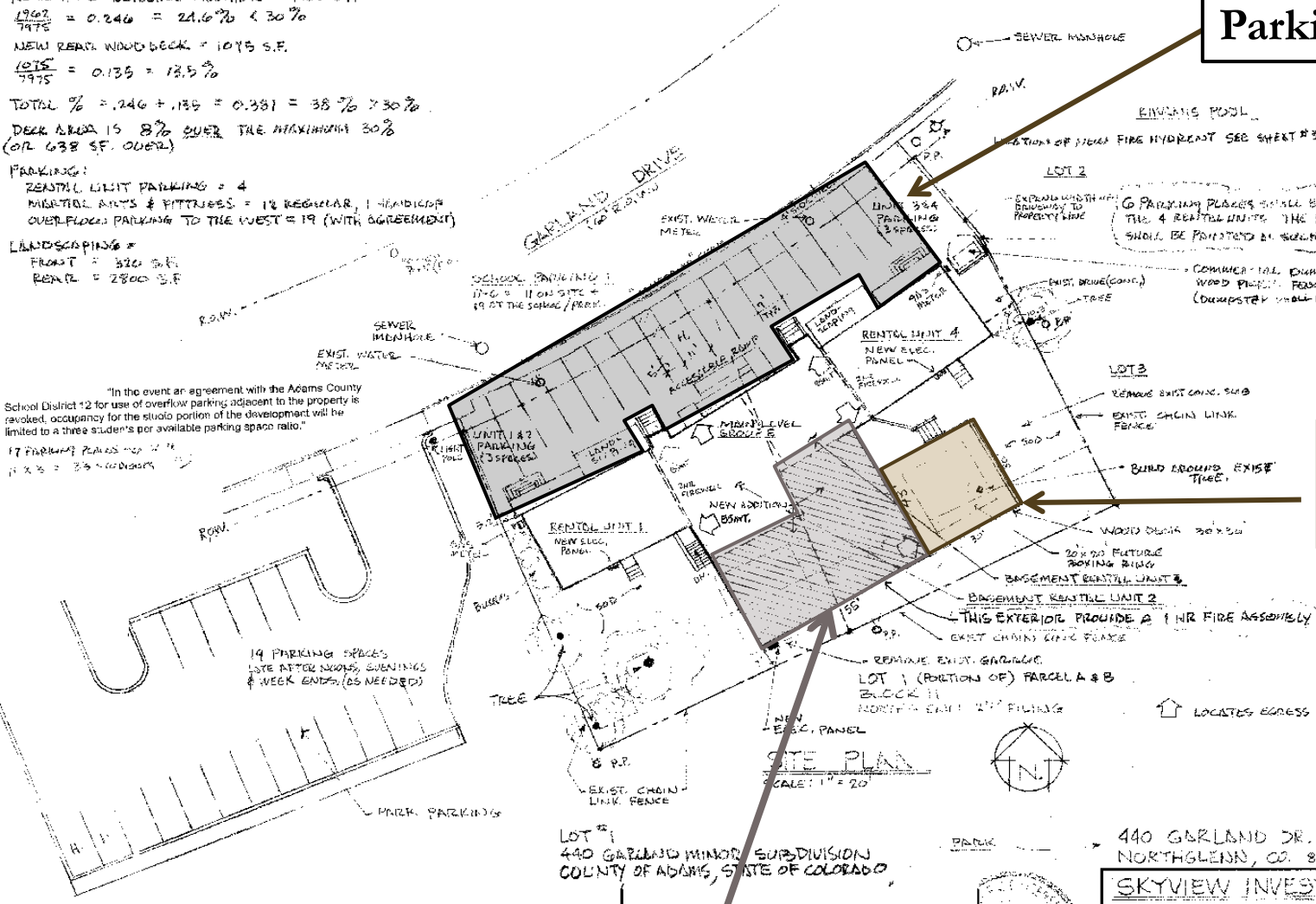
RENTAL UNIT PARKING = 4  
 MARTIAL ARTS & FITNESS = 12 REGULAR, 1 HANDICAP  
 OVERFLOW PARKING TO THE WEST = 19 (WITH AGREEMENT)

### LANDSCAPING:

FRONT = 320 S.F.  
 REAR = 2800 S.F.

"In the event an agreement with the Adams County School District 12 for use of overflow parking adjacent to the property is revoked, occupancy for the studio portion of the development will be limited to a three student's per available parking space ratio."

17 PARKING SPACES MAX 12' x 20' = 3360 S.F.



**New Deck**

**New Addition to the rear**

440 GARLAND DR.  
 NORTHGLENN, CO. 80233

**SKYVIEW INVESTMENTS**

SCALE: 1" = 20' APPROVED BY: \_\_\_\_\_ DRAWN BY: JMW  
 DATE: 10-26-11 REVISED: 3-6-12

# SURROUNDING LAND USES

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- North: R-1-C Residential
- South: O-1 Open Space and R-1-C  
(Adams 12 Elementary School)
- West: R-1-C (Adams 12 Elementary School)
- East: O-1 Open Space (Kiwanis Park)





City of Northglenn  
Kiwanis Park

PUD  
Property

Adams 12  
Elementary School

Garland Drive

0 62.5 125 250 Feet







Front elevation of building  
and front parking.

Overflow parking lot at  
Adams 12 Elementary  
School



Site Photos



Back yard – view from  
elementary school.



Back yard – view from  
Kiwanis Park

## Site Photos



# IMPACT ANALYSIS

- TRAFFIC IMPACTS - The table below compares the trip (traffic) generation of the former Daycare vs. the proposed Uses - Martial Arts Studio & 4 Apartments

Former Land Use	Trip Generation (PM Peak)	Total Trips (PM peak)
Daycare Center	5.39/ employee	123.97
<b>Proposed Land Use</b>		
4 Residential Units	0.6/per unit	2.4
~4,000 sq. ft. Studio	4.3/1000 sq. ft.	17.2

- The proposed uses result in approximately an 83% reduction in traffic generation.

# IMPACT ANALYSIS

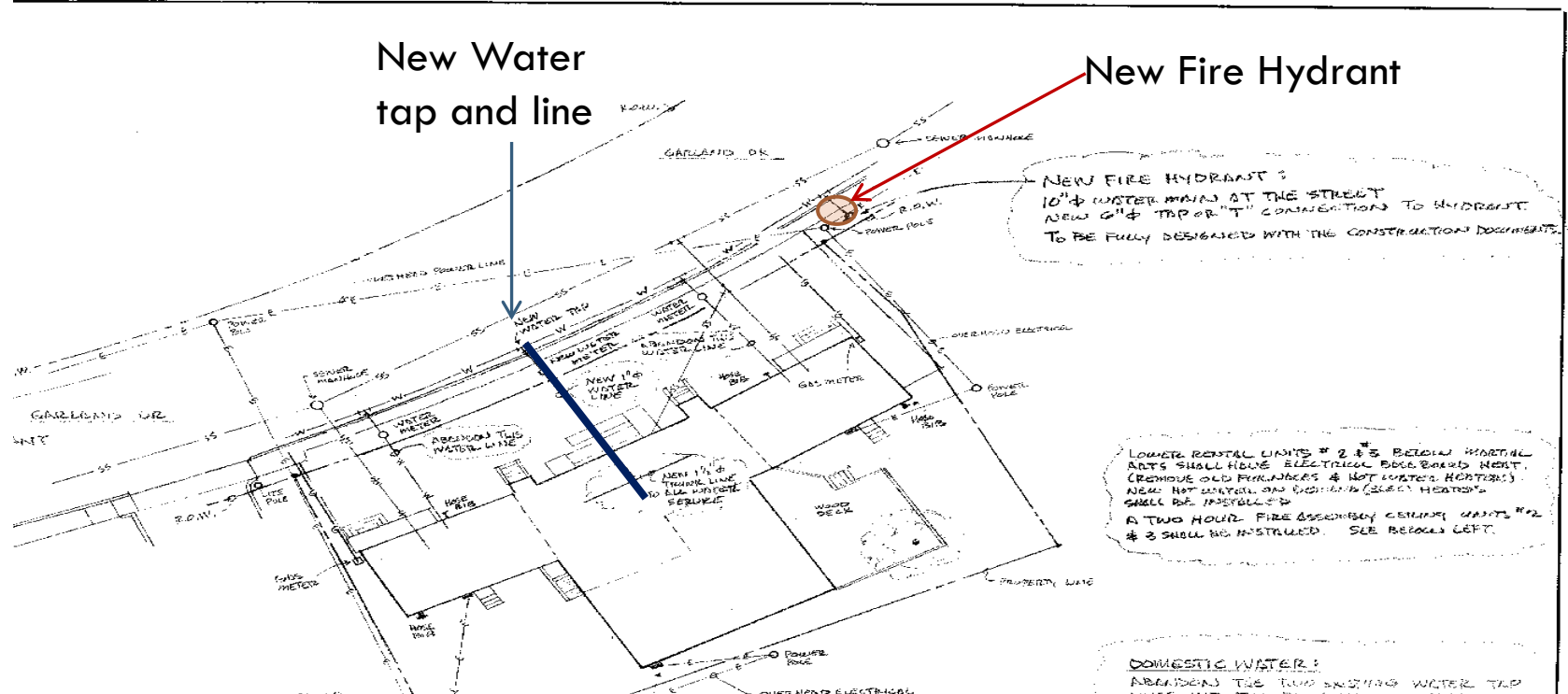
## □ PARKING REQUIREMENTS

- The 16 parking spaces meets the City's off-street parking requirements for the proposed uses
- Martial Arts Studio – limited to a maximum capacity of 30 students & 2 instructors – per PUD
  - The calculation under the gymnasium use would require 10 parking spaces. A martial arts studio most closely translates to a gymnasium use in the Zoning Ordinance.
- 4 Apartments - 1 space X per unit = 4 spaces, providing 6 spaces

# IMPACT ANALYSIS

## UTILITY REQUIREMENTS

- A NEW WATER AND SEWER TAP – vacate existing
- ADDITIONAL FIRE HYDRANT





# CRITERIA ANALYSIS

1. THAT A NEED EXISTS FOR THE PROPOSAL
  - ***Staff finds that the derelict nature of the site creates a need for the property to be used, regardless of the specific use.***
2. THAT THIS PARTICULAR PARCEL OF GROUND IS INDEED THE CORRECT SITE FOR THE PROPOSED DEVELOPMENT;
  - ***Staff finds the site offers sufficient space for the development of four apartment units and an exercise studio.***
3. THAT THERE HAS BEEN AN ERROR IN THE ORIGINAL ZONING; OR
  - ***N/A***

# CRITERIA ANALYSIS

4. THAT THERE HAVE BEEN SIGNIFICANT CHANGES IN THE AREA TO WARRANT A ZONE CHANGE;
  - **Staff finds that the foreclosure constitutes a significant change that warrants the zone change to a PUD**
5. THAT ADEQUATE CIRCULATION EXISTS AND TRAFFIC MOVEMENT WOULD NOT BE IMPEDED BY DEVELOPMENT; AND
  - **Staff finds that the traffic and circulation impacts will not be impeded by this development.**
6. THAT ADDITIONAL MUNICIPAL SERVICE COSTS WILL NOT BE INCURRED WHICH THE CITY IS NOT PREPARED TO MEET.
  - **Staff finds that there will be no additional municipal service costs incurred.**

# STAFF RECOMMENDATION

- MOTION TO APPROVE CB-1779 AS PRESENTED with the following findings of fact:
  - ▣ A need exists for the rezoning from Planned Unit Development (PUD) to Planned Unit Development (PUD);
  - ▣ The property at 440 Garland Drive is the correct location for the proposed development;
  - ▣ Significant changes in the area have occurred to warrant the proposed zone change;
  - ▣ Adequate circulation exists and traffic movement will not be impeded by the proposed development; and
  - ▣ Additional municipal service costs will not be incurred which the City is not prepared to meet.