

**PLANNING AND DEVELOPMENT DEPARTMENT
MEMORANDUM 12-27**

DATE: August 27th, 2012
TO: Honorable Mayor Joyce Downing and City Council Members
FROM: William A. Simmons, City Manager *WAS*
Brook Svoboda, Director of Planning and Development *BS*
SUBJECT: CB-1779 - Rezoning for Certain Real Properties at 440 Garland Drive –
Scientific Martial Arts, Preliminary and Final PUD

UPDATE

Due to an oversight with the public hearing noticing procedures, the property was not posted with the required public hearing notice within the prescribed timeframe of ten days prior to the public hearing. Notices to surrounding residents were sent in accordance with the public hearing notice requirements.

As a result, Council may choose to take public comment at the August 27th Council Meeting and then continue the Public Hearing to the September 10th Council meeting.

BACKGROUND

Attached to this memo is a proposed ordinance, which if approved, would rezone 440 Garland Drive to a Preliminary PUD (Planned Unit Development) to create a mixed-use development consisting of four (4) apartment units and a commercial martial arts studio. Most recently, the property operated as the Brother Bear Daycare Center. The property recently fell into foreclosure and was purchased by the applicant from a financial institution.

PROCEDURE

The current zoning ordinance allows an applicant to consolidate both Preliminary and Final PUD public hearings into one public hearing before the Planning Commission (11-16-4(b)). Staff presented the Preliminary and Final PUD application to the Planning Commission for consideration at a public hearing on July 17th, 2012. The Planning Commission provided a recommendation for approval of the change in zoning to the Council. Additionally they approved the “Final” portion of the PUD process contingent upon the Council’s approval to rezone the property. A copy of the staff report is included for the Council’s review (**Attachment A**).

The City Council is to consider the proposal based on the following five criteria for rezoning (11-37-2(h)):

- (1) That a need exists for the proposal;
- (2) That this particular parcel of ground is indeed the correct site for the proposed development;
- (3) That there has been an error in the original zoning; or
- (4) That there have been significant changes in the area to warrant a zone change;
- (5) That adequate circulation exists and traffic movement would not be impeded by development; and
- (6) That additional municipal service costs will not be incurred which the City is not prepared to meet.

As stated the Planning Commission has previously provided a recommendation for approval to the City Council and the Commission has approved the “Final” portion of the Process. If the rezoning to PUD is granted by the City Council, the applicant will begin the process of applying for building permits.

BUDGET/TIME IMPLICATIONS:

This ordinance amendment request has no budgetary impacts.

If forwarded, second reading of the ordinance for rezoning to PUD will occur at the August 27, 2012 City Council meeting.

RECOMMENDATION

Staff recommends Council approve CB-1779

STAFF REFERENCE

Brook Svoboda, Director of Planning and Development bsvoboda@northglenn.org or 303.450.8937

ATTACHMENTS

Attachment A Planning Commission Staff Report w/ Exhibits

ATTACHMENT A

Case No. Z-2-12

Applicant: Jordan Gutierrez, SkyView Investors Group
Location: 440 Garland Drive
Ordinance: 11-16 and 11-37-2

440 GARLAND DRIVE FINAL PLANNED UNIT DEVELOPMENT (PUD) STAFF REPORT AND RECOMMENDATION

REQUEST:

The applicant, Jordan Gutierrez (owner), requests the Planning Commission hear and recommend, to the City Council, a change of zoning of the parcels located at 440 and 460 Garland Drive (Exhibit A) from R-1-C residential to Planned Unit Development (PUD).

REASON FOR REQUEST:

The applicant proposes to merge the two (2) existing parcels into one (1) parcel and remodel the existing structure that currently covers both parcels. The existing structure has been vacant since 2006. The owner is proposing to rehabilitate the structure and in the process create four (4) rental apartment units and a space that will be used as a commercial martial arts studio within the building.

BACKGROUND:

The two parcels have always been zoned R-1-C Residential. The properties are owned by SkyView Investments, LLC, (Jordan Gutierrez) who acquired these parcels in February, 2012. As mentioned above, the two parcels have a structure that spans the lot line (**Attachment A**). Along with the PUD application, the applicant has requested a Minor Subdivision to combine the two parcels into one. The minor subdivision will be handled administratively. The existing structure is one story and has a combination of brick and frame construction. The structure is 4,246 square feet on the first floor and a partially finished walkout basement that constitutes 3,874 square feet. There is also a garage on the property that is approximately 624 square feet.

The structure was used as a daycare facility from the 1980's until May 2006, when the property lost to foreclosure. The building has been unoccupied since that time, until this past February when it was bought by the applicant. SkyView requests the re-zoning of the property to allow for four (4) residential apartment units and a commercially operated exercise studio, which is intended for instruction in Martial Arts. As part of the PUD the applicant proposes to rehabilitate and add an addition to the existing structure to allow for these uses. The detached garage will be removed.

The total square footage of the rehabilitated structure will be 10,424, with 3,925 dedicated to the martial arts studio; the remaining square footage will be divided among the apartment units as follows:

- Unit 1 – 2,264 SF
- Unit 2 – 2,288 SF
- Unit 3 – 1,342 SF
- Unit 4 – 610 SF

The applicant has requested that the Planning Commission hear and make recommendation on the Preliminary PUD and also hear and approve the Final PUD (contingent upon City Council approving the Preliminary PUD) during this hearing. If the Planning Commission makes a recommendation on the Preliminary PUD and approves the Final PUD, the recommendation will be forwarded to the City Council for approval. If City Council approves the rezoning, the PUD will be approved to obtain a development permit. Under this scenario the last step for this application will be City Council approval.

The Planning Commission must recommend approval of the Preliminary and Final PUD based on the findings of fact from Sections 11-16-2 and 11-37-2 of the Northglenn Zoning Ordinance, outlined in the Approval Criteria Section below.

SURROUNDING LAND USES:

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

CASE ANALYSIS:

The analysis of the case was completed with the review of submitted materials for the Preliminary PUD and Final PUD.

Building Footprint / Site Plan

Information submitted for the Preliminary and Final PUD depicts a 10,424 square foot building on the site. The required front setback in an R-1-C zone is 25', and the existing structure meets this setback requirement. It also meets the side setback requirements. The entire addition is to the rear of the structure and will be built in the 20' rear setback (as required in an R-1-C zone). Staff finds little adverse impact from the rear encroachment in the setback, as parcel adjacent to the rear of the building is a school field.

The parking area is depicted to the front of the building. The parking area provides for sixteen (16) spaces, including six (6) that are dedicated for the four (4) apartment units and one (1) that

is a designated handicapped space. The applicant has obtained a letter from the Head Custodian of Adams 12 Five Star Schools, Paul Bath, stating that the school parking lot directly to the west is open to the public and overflow vehicles from the exercise studio can park in this lot (**Attachment B**). The applicant has noted on the PUD that "In the event an agreement with the Adams County School District 12 for the use of overflow parking adjacent to the property is revoked, occupancy for the studio portion of the development will be limited to a three students per available parking space ratio." The applicant has also noted on the cover sheet that the actual occupancy of the studio will be 32, which includes 30 students and 2 staff.

The North Metro Fire Rescue District (NMFRD) has reviewed the plans and commented that the location of the trash as depicted on the site plan is a problem because it is required to be at least 5 feet from the building. The requirement states:

Dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings, or combustible roof eave lines.

NMFRD recommended that the applicant could potentially turn the dumpster enclosure 90 degrees to get it 5 feet away from the structure. Staff has informed the applicant of this and recommended that they work with both the waste service provider and NMFRD to come up with a solution. Prior to the issuance of a Development Permit, the applicant must find a suitable solution for the trash enclosure that meets the NMFRD requirements.

Drainage

The structure related impervious surface will remain largely the same as the property's previous use. The small net gain in impervious surface from the demolition of the garage and construction of the addition is not significant enough to require further stormwater detention at this location.

Landscaping

Total landscape area equates to 17.5 % of the site. The site has four (4) existing trees that are to remain. This exceeds the City's standard of 12% required on-site landscaping. No prohibited species are proposed.

Elevations

Elevations are included with the Final PUD. Architectural standards and requirements in the ordinance are limited. The structure was originally built to the standards for Single Family Detached Home because it was originally two (2) Single Family units and then combined to create one daycare structure. Based on the proximity to other R-1-C zoned properties and the

reuse of the structure, staff will apply the architectural standards for single family detached homes. The addition will be required to comply with the architectural standards outlined in Section 11-7-10. The construction drawings will be reviewed in the context of architectural standards for compliance.

Administration

In accordance with 11-16-6 Approval Criteria, staff has found that the proposal for the Preliminary and Final PUD is in conformity with the Northglenn Zoning Ordinance and Comprehensive Plan.

The North Metro Fire Rescue District has reviewed the submitted plans and has no objections to the proposal with the exception of the trash location as mentioned above. At time of construction the applicant will be required to meet all code requirements of the North Metro Fire Rescue District and the City of Northglenn’s Chief Building Official.

Property owners surrounding the proposed facility were notified via mail of the proposal, as required by Section 11-41-3(a) of the City’s Zoning Ordinance. In addition, the property in question was posted as required by Section 11-41-3(b).

APPROVAL CRITERIA:

Section 11-16-6-Approval Criteria:

- (a) Prior to granting approval for any preliminary or final planned unit development plan, the Planning Commission and City Council shall give consideration to the purpose and intent of this Article 16 as listed in Section 11-16-2, above, and those criteria for any rezoning request as listed in Section 11-37-2(h) of this Chapter 11 of the Municipal Code. In addition, prior to approval of any final planned unit development plans, the Planning Commission shall find them to be in conformity with the approved preliminary planned unit development plans.

Section 11-16-2 reads as follows:

“Section 11-16-2. Purpose and Intent.

(a) The purpose and intent of this Article is to create a Planned Unit Development regulation which will maximize the land resources available within the City of Northglenn. More specifically, the purposes are as follows:

- (1) To ensure that zoning decisions are directed toward achievement of community goals and objectives, as embodied in the adopted Master Development Plan, rather than satisfying arbitrary minimum standards.

- (2) To recognize the unique nature of each parcel of land and allow flexibility in the planning and design response.
- (3) To encourage and promote innovation in land development by allowing more variety in type, design, layout, and architectural design of buildings and site amenities.
- (4) To ensure that proposed rezonings and specific proposals presented to staff and the Planning Commission are constructed as presented and not used merely as a tool to facilitate property sale or some other transfer of real estate to make it more marketable.
- (5) To encourage economic development to expand the City's tax base and provide employment opportunities.
- (6) To create a PUD ordinance that streamlines, consolidates and simplifies zoning and subdivision, an ordinance that expedites rather than hinders the development process.
- (7) To allow for the preservation of natural site amenities such as mature trees, water bodies and channels, exceptional views, etc.
- (8) To promote the judicious use of open space and landscaped areas with regard to utility and visual impact.
- (9) To encourage a harmonious and integrated mix of land uses and require compatibility between new and existing development.
- (10) To provide for the efficient and safe movement of vehicular and pedestrian traffic on both public and private roadways. "

Additionally;

Section 11-37-2-Zone Changes

(h) Basis for Approval. The Commission and Council shall give consideration to and satisfy themselves to the following:

- (1) That a need exists for the proposal;
- (2) That this particular parcel of ground is indeed the correct site for the proposed development;
- (3) That there has been an error in the original zoning; or
- (4) That there have been significant changes in the area to warrant a zone change;
- (5) That adequate circulation exists and traffic movement would not be impeded by development; and

- (6) That additional municipal service costs will not be incurred which the City is not prepared to meet.

APPROVAL 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

- (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.

COMMISSION OPTIONS:

The Planning Commission is making a recommendation for Preliminary PUD to the City Council and a final decision regarding the Final PUD. The Commissions options are as follows:

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

STAFF RECOMMENDATION:

Staff recommends a recommendation of the Preliminary PUD to the City Council and approval of the Final PUD with the following conditions and based on six recommended Findings of Fact.

RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant work with NMFRD on a suitable location for the trash, prior to the issuance of a Development Permit.

RECOMMENDED FINDINGS OF FACT:

- (1) There is a need to activate this site, which had been vacant and derelict for several years.
- (2) The combined site offers sufficient space for the development of four apartment units and an exercise studio.
- (3) The new PUD zoning may prevent future foreclosures by diversifying the site and uses.
- (4) There will be no negative impacts to traffic or circulation caused by the development.
- (5) There will be no additional municipal service costs incurred.

RESPECTFULLY SUBMITTED:



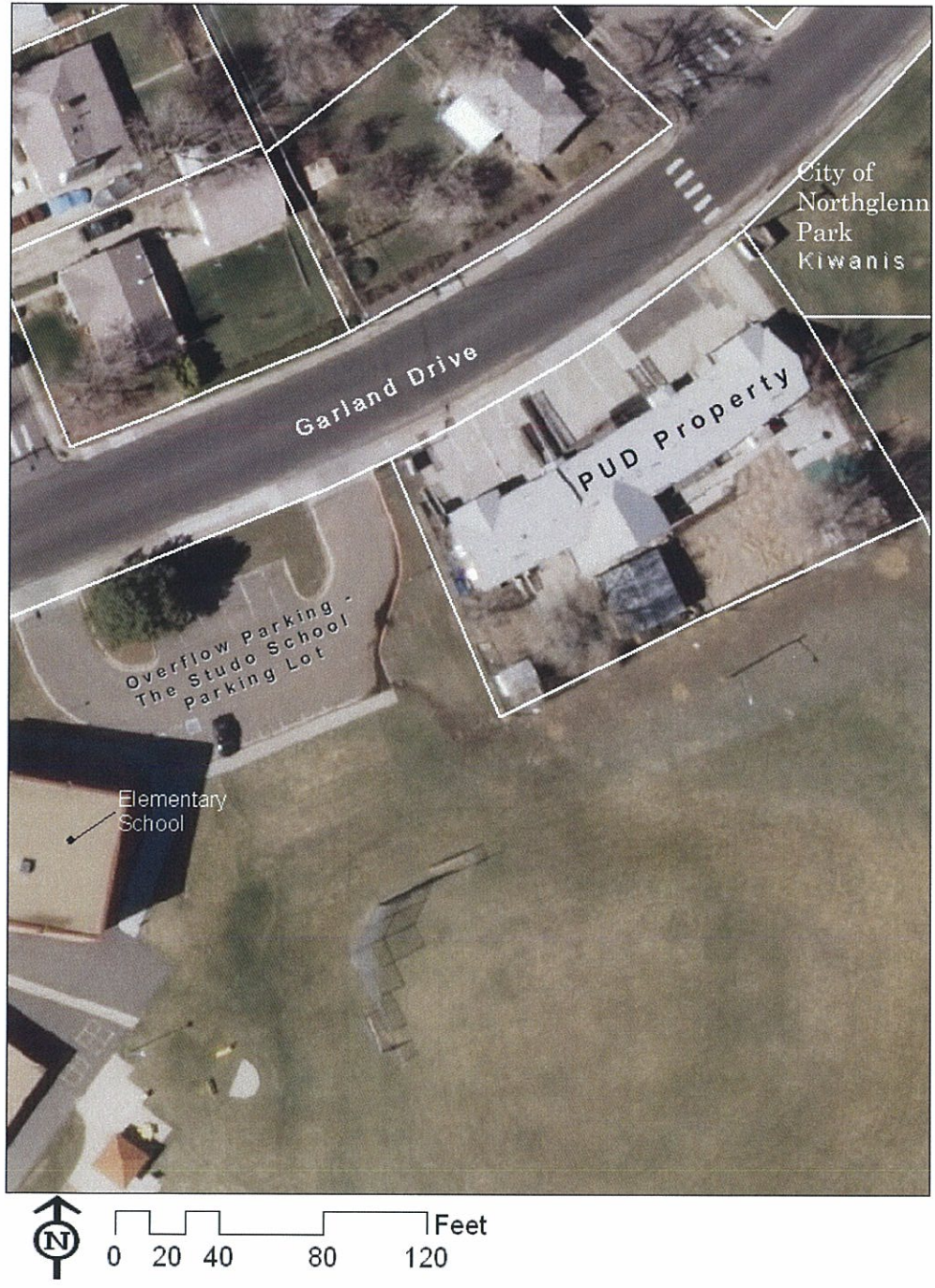
Travis Reynolds, AICP
Senior Planner

WHAT'S NEXT: *This is the final step in the entitlement process for the rezoning of the property.*

FUTURE APPLICATIONS:

- | | |
|------------------------------------|--|
| <i>1. Minor Subdivision</i> | <i>approved administratively by staff</i> |
| <i>2. Preliminary PUD</i> | <i>approved by City Council</i> |
| <i>3. Building Permits</i> | <i>approved administratively by staff</i> |

EXHIBIT A



SCIENTIFIC MARTIAL ARTS & FITNESS

PRELIMINARY & FINAL PUD



SKYVIEW INVESTMENTS		
SCALE: ---	APPROVED BY: _____	DRAWN BY: JMW
DATE: 10-26-11		REVISED: 3-5-12
PRELIMINARY PUD		5-8-12
COVER SHEET		6-12-11
		DRAWING NUMBER: 1

LEGAL DESCRIPTION:
 SKYVIEW INVESTMENTS LLC, BEING THE OWNER OF THE REAL PROPERTY OF 0.41 ACRES DESCRIBED AS FOLLOWS:
 LOT 1,
 440 GARLAND MINOR SUBDIVISION,
 COUNTY OF ADAMS,
 STATE OF COLORADO,
 MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 A PORTION OF LOT 1, BLOCK 11, NORTH GLENN-SECOND FILING, LOCATED WITHIN THE SOUTHEAST QUARTER SECTION 10, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M. BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 11 BEING A FOUND #4 REBAR WITH A RED PLASTIC CAP MARKED "LS 26958", THENCE SOUTH 38°52'27" EAST, A DISTANCE OF 31.33 FEET MORE OR LESS TO AN ANGLE POINT ALONG SAID EASTERLY LINE OF LOT 1 BEING A FOUND #4 REBAR WITH A RED PLASTIC CAP MARKED "LS 26958", THENCE SOUTH 29°47'44" EAST ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 89.58 FEET MORE OR LESS TO THE SOUTHEAST CORNER BEING A FOUND #4 REBAR WITH A RED PLASTIC CAP MARKED "LS 26958", THENCE SOUTH 62°54'41" WEST, A DISTANCE OF 86.41 FEET MORE OR LESS TO AN ANGLE POINT ALONG THE SOUTHERLY LINE BEING A FOUND #4 REBAR WITH A RED PLASTIC CAP MARKED "LS 26958", THENCE SOUTH 63°45'43" WEST, A DISTANCE OF 80.89 FEET MORE OR LESS TO THE SOUTHWEST CORNER BEING A FOUND #4 REBAR WITH A 1/2" ALUMINUM CAP MARKED "785 LS 11434", THENCE NORTH 82°10'57" WEST, A DISTANCE OF 104.24 FEET MORE OR LESS TO A FOUND #4 REBAR WITH A 1/2" ALUMINUM CAP MARKED "785 LS 11434" TO THE NORTHERLY LINE OF SAID LOT 1, BLOCK 11, NORTH GLENN-SECOND FILING AND A POINT ALONG THE SOUTHERLY LINE OF THE GARLAND DRIVE RIGHT OF WAY, THENCE NORTHEASTERLY ALONG SAID NORTH LINE OF LOT 1, ALONG A CURVE TO THE LEFT, HAVING A CHORD BEARING NORTH 37°50'41" EAST, A DISTANCE OF 154.59 FEET, A RADIUS OF 865.00 FEET, AN ARC LENGTH OF 154.84 FEET MORE OR LESS, TO SAID NORTHEAST CORNER OF LOT 1, BLOCK 11, NORTH GLENN-SECOND FILING AND THE POINT OF BEGINNING.

CODES:
 2009 IRC
 2009 IBC
 2009 IECC

SITE DATA:

JURISDICTION: CITY OF NORTHGLENN
 PROPERTY ADDRESS: 440 GARLAND DR., LOT 1, BLOCK 11, 7th FILING

PROPERTY AREA (TOTAL):	58 FT.	ACREAGE	0%
TOTAL SITE AREA:	17,823	S.F.	100
EXISTING BUILDING (FOOTPRINT):	4,212	0.09	23.6
BUILDING ADDITION (FOOTPRINT):	1,962	0.04	11.0
PAVED PARKING:	5,945	0.17	28.2
LANDSCAPING:	372	0.01	17.5

BUILDING GROSS SQ. FT.:	MIN	BSMT.	TOTAL	S.F.
RENTAL UNIT #1	1,132	1,732	2,764	10,424
RENTAL UNIT #2	1,144	1,342	2,286	
RENTAL UNIT #3	1,144	1,342	2,286	
MARTIAL ARTS & FITNESS	3,925	3,925	3,925	
REAL DECK			1075	

PROJECT TEAM

OWNER:
 JORDAN GUTIERREZ
 SKYVIEW INVESTMENTS
 3645 COUNTY RD. G
 SILVERTON, COLORADO 80403

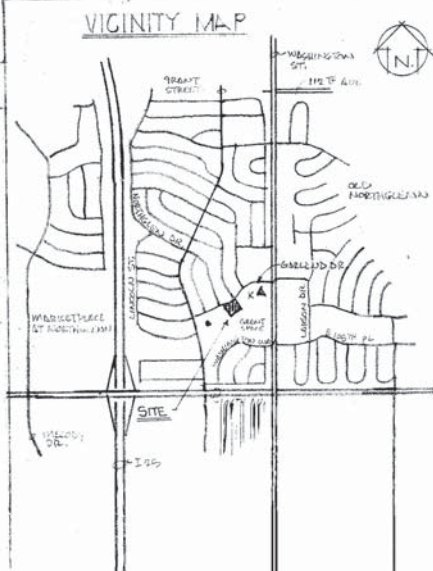
ENGINEER:
 JACK H. WHITE, P.E.
 1081 BROWN ST.
 NORTHGLENN, CO. 80334
 303-457-4918

SURVEYOR:
 SURETTE R. PORTER, R.S.
 S. E. PORTER & ASSOCIATES, INC.
 1440 WIND SAND ROAD
 WARRANA, COLORADO 80052

PLUMBING & HVAC:
 BOONE-BRAND, P.E.
 2750 SULLIVAN Pkwy. B.D.
 EVERGREEN, CO. 80439
 303-210-7755

STANDARD NOTES:

- THE CITY OF NORTHGLENN RESERVES THE RIGHT TO PERIODICALLY REVIEW THIS PUD FOR CONFORMANCE WITH ITS PROPOSED CONSTRUCTION SCHEDULE AND, WHEN APPROPRIATE, REZONE THIS PROPERTY TO A DIFFERENT ZONING CLASSIFICATION.
- ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL CONFORM TO CITY OF NORTHGLENN UTILITY STANDARDS AND SPECIFICATIONS.
- ALL UTILITY TAPS SHALL BE SUPERVISED AND INSPECTED BY CITY OF NORTHGLENN PERSONNEL.
- ALL CONSTRUCTION IN THE PUBLIC RIGHT OF WAY SHALL BE IN CONFORMANCE WITH CITY OF NORTHGLENN STREET AND DRAINAGE STANDARDS AND SPECIFICATIONS.
- ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.
- PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE CITY MUST REVIEW AND APPROVE THE FOLLOWING:
 - GRADING AND DRAINAGE PLAN AND REPORT
 - EROSION CONTROL PLAN
 - LANDSCAPE PLAN
 - WATER AND SANITARY SEWER UTILITY CONSTRUCTION PLAN
 - COMPLETE CONSTRUCTION PLANS FOR ALL REQUIRED PUBLIC IMPROVEMENTS
- ALL EXISTING METER UNITS, UTILITY SERVICE LINE APPURTENANCES, STREET CURBS, GUTTERS, SIDEWALK AND TRAIL OR ADJACENT TO THIS SITE SHALL BE REAGED AS NECESSARY AND BROUGHT TO CURRENT CITY STANDARDS.



BUILDING SET BACKS: WEST SIDE 5.7 FT., EAST SIDE 10.3 FT., FRONT 70.1 FT., REAR 7 FT. MAXIMUM BLDGS. HEIGHT: 24 FT.

PROPOSED PARKING SPACES:
 MARTIAL ARTS & FITNESS 18
 HEADERS 17 x 18' x 15'
 6 PARKING SPACES DEDICATED TO THIS 4 RESIDENTIAL UNITS TO THE WEST SCHOOL/PARK 19 (SEPARATED PARKING)

OCCUPANCY CLASSIFICATION AND TYPES OF CONSTRUCTION:
 RESIDENTIAL UNITS 1, 2, 3, 4 2-3 TYP V-B
 MARTIAL ARTS AND FITNESS 5 TYP V-B

OCCUPANCY LOAD: MARTIAL ARTS & FITNESS:
 LOCATION: 58 FT. OCCUPANCY LOAD (PER CODE)
 OFFICE 74 (110%)
 ACTIVITY AREA 1700 /30 86 92
 BOXING RINGS (2) 1,650 0 = 92

(ACTUAL OCCUPANCY: STAFF = 2, STUDENTS = 30 TOTAL MAX. 32)

FIRE PROTECTION:
 FIRE SEPARATION BETWEEN:
 RESIDENTIAL UNIT 1 & MARTIAL ARTS 2 HR
 RESIDENTIAL UNIT 2 & MARTIAL ARTS 2 HR
 RESIDENTIAL UNIT SEPARATION 243 INR
 MARTIAL ARTS & UNITS 2 & 3 2 HR.

BUILDING USES FOR THIS PUD:
 RESIDENTIAL UNITS 1 THRU 4 = RESIDENTIAL
 CENTER COMMERCIAL AREA = MARTIAL ARTS & FITNESS

APPROVAL LIST

PLANNING COMMISSION CHAIRPERSON	DATE
DIRECTOR OF PLANNING AND DEVELOPMENT	DATE
DIRECTOR OF PUBLIC WORKS AND UTILITIES	DATE
JORDAN GUTIERREZ, OWNER	DATE
NOTARY PUBLIC	DATE
MAYOR	DATE
CITY CLERK	DATE

SHEET INDEX:

- COVER SHEET
- SITE PLANS
- UTILITY PLANS
- ELEVATIONS

ENGINEER'S CERTIFICATE:

I, JACK H. WHITE, P.E., A REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THE PLANS FOR THE SCIENTIFIC MARTIAL ARTS & FITNESS PRELIMINARY PUD ARE ACCORDING TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

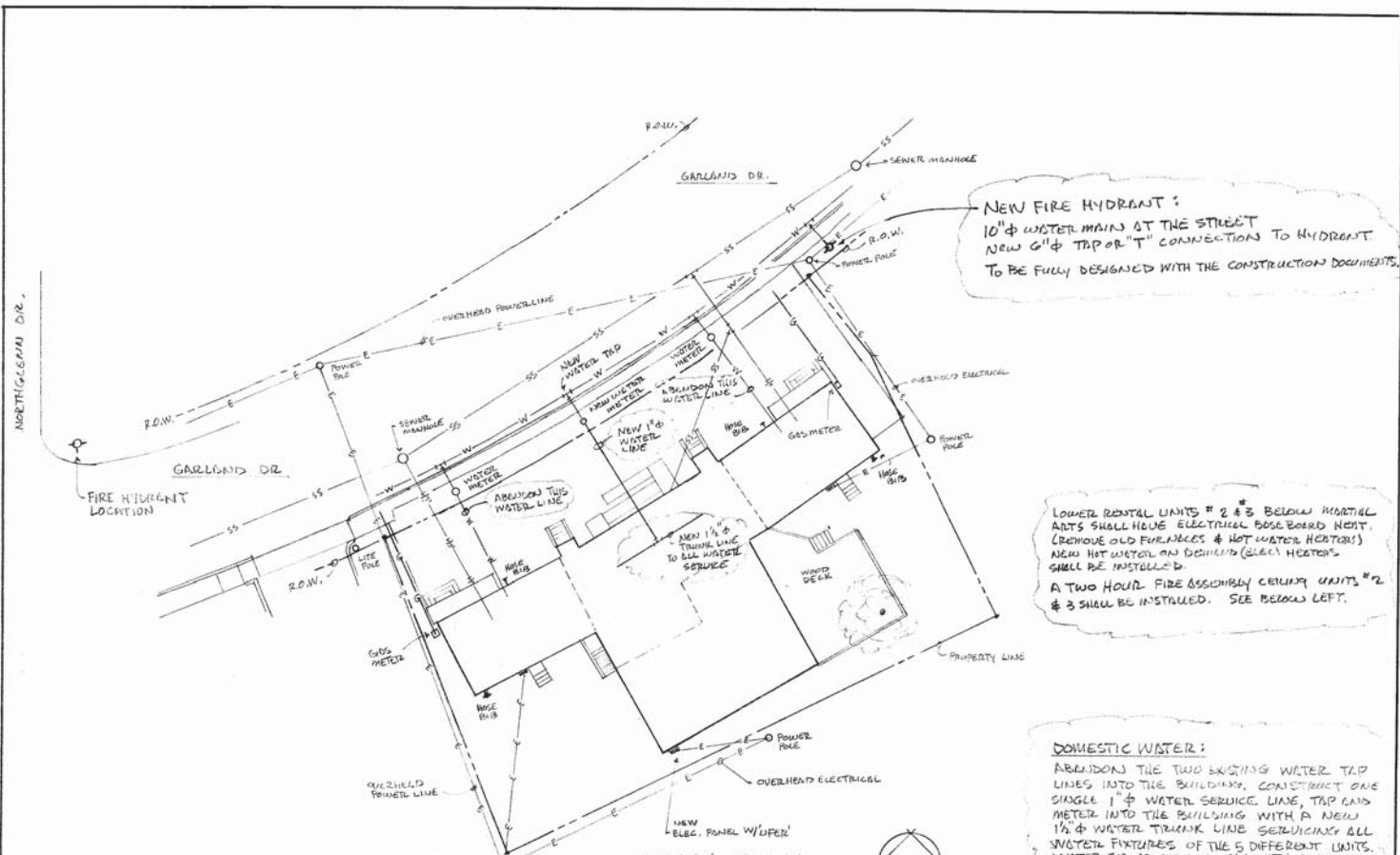
CERTIFICATE OF CLERK AND RECORDER

THIS PLAT WAS FILED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER IN THE COUNTY OF ADAMS, STATE OF COLORADO, THIS _____ DAY OF _____, 20____, AND ENTERED IN PLAT BOOK _____ AT PAGE _____, RECEPTION NO. _____

BY: _____ DEPUTY

COUNTY CLERK AND RECORDER

BY: _____ COUNTY COMMISSION EXPRES



NEW FIRE HYDRANT:
 10" ϕ WATER MAIN AT THE STREET
 NEW 6" ϕ TAP OR "T" CONNECTIONS TO HYDRANT
 TO BE FULLY DESIGNED WITH THE CONSTRUCTION DOCUMENTS.

LOWER RENTAL UNITS # 2 & 3 BELOW MECHANICAL
 UNITS SHALL HAVE ELECTRICAL BOSE BOARD HEATS.
 (REMOVE OLD FURNACES & HOT WATER HEATERS)
 NEW HOT WATER ON BOSEBOARDS (ELECT. HEATERS)
 SHALL BE INSTALLED.
 A TWO HOUR FIRE ASSEMBLY CEILING UNITS # 2
 & 3 SHALL BE INSTALLED. SEE BELOW LEFT.

DOMESTIC WATER:
 ABANDON THE TWO EXISTING WATER TAP
 LINES INTO THE BUILDING. CONSTRUCT ONE
 SINGLE 1" ϕ WATER SERVICE LINE, TAP AND
 METER INTO THE BUILDING WITH A NEW
 1/2" ϕ WATER TRUNK LINE SERVING ALL
 WATER FIXTURES OF THE 5 DIFFERENT UNITS.
 WATER SIZING SHALL COMPLY WITH AWWA-M22

UTILITY PLAN
 SCALE: 1" = 20'



ALIGNED WITH

Note that the utility services are tied to rental and commercial uses only;
 "Future condominiumization will constitute an
 amendment to the PUD and the utility plan".

440 GARLAND DR.
 NORTHGLENN, CO. 80233

SKYVIEW INVESTMENTS

SCALE: 1"=10'	APPROVED BY:	DRAWN BY: J.M.W.
DATE: 3-5-12		REVISED: 3-8-12

GA-800-2009 FIRE RESISTANCE DESIGN MANUAL

FLOOR-CEILING SYSTEMS, WOOD FRAMED		
GA FILE NO. FC 5725	GENERIC	2 HOUR FIRE
WOOD FLOOR, WOOD JOISTS, GYPSUM WALLBOARD, RIGID FURRING CHANNELS		
<p>Base layer 1/2" type X gypsum wallboard applied at right angles to 2 x 8 wood joists 24" o.c. with 1 1/2" Type W drywall screws 12" o.c. Second layer 1/2" type X gypsum wallboard applied at right angles to joists with 2" Type W drywall screws 12" o.c. Second layer joints offset 24" from base layer joints. Third layer 1/2" type X gypsum wallboard applied at right angles to joists with 2 1/2" Type W drywall screws 12" o.c. Third layer joints offset 12" from second layer joints. Metal-pannel rigid furring channels 24" o.c. applied at right angles to joists over third layer with two 2 1/2" long Type W drywall screws at each joint.</p> <p>Furr layer 1/2" type X gypsum wallboard applied at right angles to furring channels with 1 1/2" Type W drywall screws 12" o.c. Wood joists supporting 1/2" 1 & 2 slope dry-wood floor applied at right angles to joists with 8" o.c. at joints and 12" at intermediate joints. Ceiling provides two-hour fire-resistance protection for wood framing.</p>		
		<p>Approx. Ceiling Weight: 12 psf</p> <p>UL R: 475</p> <p>UL S: 12.5</p>

SPONSORED BY: MAYOR DOWNING

COUNCILMAN'S BILL

ORDINANCE NO.

No. CB-1779
Series of 2012

Series of 2012

A BILL FOR A SPECIAL ORDINANCE REZONING FROM RESIDENTIAL R-1-C TO PLANNED UNIT DEVELOPMENT, CERTAIN REAL PROPERTY IN THE CITY OF NORTHGLENN LOCATED AT 440 GARLAND DRIVE, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, AMENDING THE ZONING MAP OF THE CITY OF NORTHGLENN, AND IMPOSING PENALTIES FOR VIOLATIONS OF THE ORDINANCE

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:

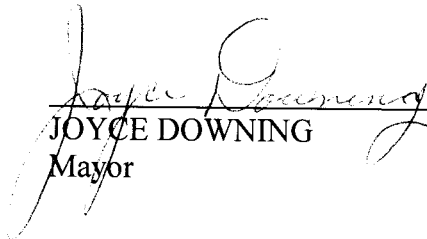
- A. A need exists for the rezoning from Planned Unit Development (PUD) to Planned Unit Development (PUD);
- B. The property at 440 Garland Drive is the correct location for the proposed development;
- C. Significant changes in the area have occurred to warrant the proposed zone change;
- D. Adequate circulation exists and traffic movement will not be impeded by the proposed development; and
- E. Additional municipal service costs will not be incurred which the City is not prepared to meet.

Section 2. Change of Zoning District. Pursuant to the provisions of the Northglenn Zoning Ordinance, as amended, and upon the recommendation of the Northglenn Planning Commission, a change of zoning from Residential R-1-C to Planned Unit Development PUD is hereby approved pursuant to Section 11-37-2(h) and granted for the real property in the City of Northglenn, Colorado, described as 440 Garland Drive, City of Northglenn, County of Adams, State of Colorado. The City Council determines that this change of zoning district is consistent with the Comprehensive Master Plan of the City of Northglenn.

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, shall be and hereby is ordered amended to conform with the provisions set in Section 1 of this Ordinance.

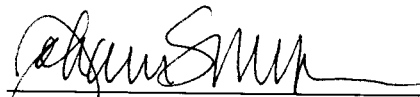
Section 4. Violations – Penalty. Violations of the provisions of this Ordinance shall be punishable by a fine of not more than one thousand dollars (\$1,000.00), or by imprisonment for a period of not more than one (1) year, or both such fine and imprisonment.

INTRODUCED, READ AND ORDERED POSTED this 13th day of August, 2012.



JOYCE DOWNING
Mayor

ATTEST:



JOHANNA SMALL, CMC
City Clerk


PASSED ON SECOND AND FINAL READING this ____ day of _____, 2012.

JOYCE DOWNING
Mayor

ATTEST:

JOHANNA SMALL, CMC
City Clerk

APPROVED AS TO FORM:



COREY Y. HOFFMANN
City Attorney