PLANNING AND DEVELOPMENT DEPARTMENT

MEMORANDUM 18-24

DATE:	June 11, 2018
TO:	Honorable Mayor Carol Dodge and City Council Members
FROM:	James A. Hayes, AICP, City Manager JH Brook Svoboda, Director of Planning and Development BS Alan Sielaff, AICP, Planner I AS
SUBJECT:	CB-1909 – Rezoning for Certain Real Properties at 10700 Pecos Street

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PURPOSE

To schedule the public hearing at second reading to rezone the property located at 10700 Pecos Street. The property is on the east side of Pecos Street and south of the Roseanna Drive and Rotary Park. The request is to Rezone from O-1 Open Space Zone to R-1-B Single Family Zone in order to utilize an existing 4,493 square foot former child care building as a church. Approval is also required by Planning Commission of a Permitted Use Permit to operate as a church.

BACKGROUND

Attached to this memo is a proposed ordinance, which if approved, would rezone the existing property located at 10700 Pecos Street to R-1-B Single Family. A public hearing for recommendation to City Council of the Rezone and final decision on the required Permitted Use Permit for the church use is scheduled before the Planning Commission on June 5, 2018. The outcome of the Planning Commission vote will be included in writing as an update prior to the 2nd reading and verbally on June 11 of this item before Council.

The City Council and Planning Commission basis for decision is based on the following criteria outlined in Section 11-37-2(h):

- The proposed development is compatible with the surrounding area;
- The proposed development is not inconsistent with the City's Master Plan;
- The proposed development does not adversely affect the health, safety, and welfare of the inhabitants of the area and the City of Northglenn;
- Adequate circulation exists and traffic movement will not be impeded by the proposed development; and
- Additional municipal service costs will not be incurred.

Please refer to the Planning Commission recommendation resolution and staff report for full application information and analysis. These are included as **Attachments 1 & 2**.

Planning Commission Resolution 2018-05 includes the following conditions which are in part contingent on final adoption by the Council:

1. The Planning Commission's approval of the Permitted Use Permit is subject to approval

of the Rezone by the City Council. Should the City Council deny the Rezone, then the Planning Commission's approval of the Permitted Use Permit is rendered null and void.
2. All other necessary permits will be obtained prior to any renovation or construction on site.

BUDGET IMPLICATIONS
This ordinance amendment request has no budgetary impacts.

SCHEDULE/TIME IMPLICATIONS
If approved, second reading of the ordinance and public hearing will be scheduled for City Council on June 25, 2018.

CITY COUNCIL OPTIONS
The City Council makes the final decision regarding a Rezone. The City Council 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 approval of CB-1909 on first reading.

STAFF REFERENCE
Brook Svoboda, Director of Planning and Development
bsvoboda@northglenn.org
303.450.8937
Alan Sielaff, AICP, Planner I
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303.450.8738

ATTACHMENTS
Attachment 1 Planning Commission Resolutions 2018-04 and 2018-05
Attachment 2 Planning Commission Staff Report

ATTACHMENT 1

RESOLUTION 2018-04
NORTHGLENN PLANNING COMMISSION

A RESOLUTION PROVIDING A FAVORABLE RECOMMENDATION TO THE CITY COUNCIL FOR APPROVAL OF THE REZONING OF PROPERTY AT 10700 PECOS STREET FROM O-1 OPEN SPACE ZONE TO R-1-B SINGLE FAMILY ZONE

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 criteria under 11-37-2;

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 rezoning the property at 10700 Pecos Street in accordance with the proposed Ordinance for adoption.

DATED this _____ day of _____, 2018

_____
Sonia Di Carlo
Planning Commission Chair

ATTEST:

_____
Rebecca Smith, AICP
Secretary

ATTACHMENT 1

RESOLUTION 2018-05
NORTHGLENN PLANNING COMMISSION

A RESOLUTION PROVIDING APPROVAL OF A PERMITTED USE PERMIT FOR THE TEMPLO BETHEL ASSEMBLIES OF GOD CHURCH AT 10700 PECOS STREET.

WHEREAS, Northglenn Ordinance 11-30 requires that the Northglenn Planning Commission review and approve or deny any application for a Permitted Use Permit; and

WHEREAS, the Northglenn Planning Commission therefore desires to make its decision as required by law.

WHEREAS, the Planning Commission has found that the application satisfies the applicable criteria for approval of a Permitted Use Permit as outlined in Section 11-30-2 of the Northglenn Zoning Ordinance;

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

Section 1. The City of Northglenn Planning Commission hereby provides approval of the Permitted Use Permit to allow a church as proposed in case number PUP-1-18 on the property located at 10700 Pecos Street in accordance with the applicable Ordinance 11-30-1 with the following conditions:

1. The Planning Commission's approval of the Permitted Use Permit is subject to approval of the Rezone by the City Council. Should the City Council deny the Rezone, then the Planning Commission's approval of the Permitted Use Permit is rendered null and void.
2. All other necessary permits will be obtained prior to any renovation or construction on site.

DATED this _____ day of _____, 2018

_____
Sonia Di Carlo
Planning Commission Chair

ATTEST:

_____
Rebecca Smith, AICP
Secretary

ATTACHMENT 2

PLANNING AND DEVELOPMENT DEPARTMENT

MEMORANDUM

DATE: June 5, 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 – Templo Bethel Church at 10700 Pecos Street
Rezone to R-1-B Single Family Zone and Permitted Use Permit

REQUEST

The applicant, Templo Bethel Assemblies of God Church, is seeking approval of a Rezone from O-1 Open Space Zone to R-1-B Single Family Zone and approval of a Permitted Use Permit (PUP) to utilize an existing 4,493 square foot (SF) former child care building as a church on the property located at 10700 Pecos Street.

RECOMMENDATION

Staff Recommendation:

Staff recommends the Planning Commission recommend to the City Council approval of a rezone from O-1 Open Space Zone to R-1-B Single Family Zone, and approval of a Permitted Use Permit to operate as a church, based on the findings of fact outlined in the resolutions attached. The approval shall be subject to the following conditions:

1. The Planning Commission's approval of the Permitted Use Permit is subject to approval of the Rezone by the City Council. Should the City Council deny the Rezone, then the Planning Commission's approval of the Permitted Use Permit is rendered null and void.
2. All other necessary permits will be obtained prior to any renovation or construction on site.

ATTACHMENT 2

Recommended Motions:

The following are recommended motions for the proposed rezoning to R-1-B Single Family Zone and Permitted Use Permit:

Rezone:

"I move to approve Resolution 2018-04, recommending approval to the City Council of a rezone from O-1 Open Space Zone to R-1-B Single Family Zone for the proposed Templo Bethel Assemblies of God Church to be located at 10700 Pecos Street, subject to the conditions outlined therein."

Permitted Use Permit:

"I move to approve Resolution 2018-05, for Approval of a Permitted Use Permit for use as a church for the proposed Templo Bethel Assemblies of God Church to be located at 10700 Pecos Street, subject to the conditions outlined therein."

DISCUSSION

Background:

History
The property was originally constructed in 1970 by the City of Northglenn and records indicate it operated as a senior center prior to construction of the Northglenn Recreation Center in the late 1970s. Permit records show it as the Westview Neighborhood Center. The original open space zone would have been appropriate as a municipal recreation or community center use.

The City began renting the site to outside groups following the relocation of the senior center. A daycare and a church first leased the space, and in 1986 the Taylor Rainbow Learning Center, a child care use, moved into the space. The Taylors assumed ownership from the City in 1999. The most recent user of the building was the Buttercups Learning Center, also a child care use.

Zoning for the property was never updated to reflect it no longer serving as a public neighborhood community or senior center. With a new owner of the property and a clear zoning process requiring churches to apply for a Permitted Use Permit (PUP), rezoning to a zone district in which the church use is allowed with a PUP is necessary.

Site Data.

Address	10700 Pecos Street
Subdivision	North Glenn Sixteenth Filing
General Location	East of Pecos Street and south of Roseanna Drive (south of Rotary Park, between Westview Elementary and Northglenn United Methodist Church).
Zoning	O-1 Open Space Zone
Acreage	Site 1.62 acres
Building Square Footage (Existing/Proposed)	Existing – 4,493 SF (2,909 SF main floor, 1,584 SF basement) Proposed – no change

ATTACHMENT 2

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

- The existing structure is currently a vacant 1 story concrete building with basement.
- The site includes a 36 space parking area, front entry plaza area, and playground area in the back of the property.
- The building is set back approximately 250 feet from Pecos Street and 185' from the west property line. The majority of the site is landscaped with grass and trees along the access drive. There is also a 25' wide drainage easement running east-west across the property.

Comprehensive Plan Compliance.

- The City of Northglenn's Comprehensive Plan identifies the site as an "institutional" use.
- The proposed use is consistent with the use definition in Section 12 of the Comprehensive Plan as "religious centers/activities" and is proposed to be zoned and permitted consistent with other churches in Northglenn.

Zoning and Surrounding Land Uses.
The following table summarizes the zoning and land uses for the properties surrounding this site, see Exhibit B for a Zoning Map of the vicinity:

	Zoning	Land Use
North	O-1 (Open Space Zone)	Rotary Park
South	R-1-B (Single Family Residential)	Northglenn United Methodist Church
East	R-1-B (Single Family Residential)	Westview Elementary
West	R-1-B (Single Family Residential)	The View at North Park Apartments

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 Sentinel at least 15 days prior to the public hearing. Additionally, mailed notice was sent out to 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 O-1 Open Space Zone which allows "municipal recreation facilities" and "community centers", but not child care businesses or churches. Once the City began leasing the building as a child care center, it likely should have been rezoned at that time. Now with the proposal to utilize the building as a church, a rezone is required along with approval of a permitted use permit.

Staff has directed the applicant to apply to rezone the property to R-1-B Single Family and concurrently apply for a Permitted Use Permit in accordance with the allowed uses under Sections 11-30-3(b). This will zone the site to the same as the neighboring Northglenn United Methodist Church to the south and Westview Elementary to the east, as well as for consistency with other churches in single family neighborhoods in the City. The Permitted Use Permit will

allow the specific church use, and require any future expansions to update to the approved PUP. See Exhibit C for Permitted Use Permit operational details.

The proposed church use will also host bible study and youth educational programs on Tuesday and Thursday evenings. These uses are not to be concurrent to the main use of the church sanctuary and are considered as accessory to the primary church use.

Section 11-10 stipulates lot and setback requirements for R-1-B zones. The existing site is already consistent with the requirements for residential development outlined in the code. In this case, the following lot requirements and setbacks apply:

Property Line	Required Setbacks	Existing Setbacks
North (Side)	5'	95'
East (Rear)	20'	45'
South (Side)	5'	90'
West (Front)	25'	185'

Standard	Requirement	Existing
Lot Area	9,000 SF	70,567 SF
Lot Width	75' minimum	175'
Height	35' maximum	21' 3"

Parking and Circulation.
The existing site includes a total of 36 parking spaces and is not proposed to change or be reconfigured. The city's minimum off-street parking requirements contained in Section 11-33-6(j) stipulates the required off-street parking ratio for church uses as 1 space for every 3 seats. Based on this calculation, there is a maximum attendance of 108 for Sunday services.

According to the applicant, the existing congregation is only 40-50 people, and future growth will be capped based on the allowed parking of 108. Expansion beyond this may necessitate parking area expansion and review of an amended Permitted Use Permit depending on the code requirements at the time. See Exhibit D for the proposed site plan.

Landscaping.
The city's landscape requirements are found in Section 11-6-13 of the Zoning Ordinance. The code stipulates a minimum of 12% of the site to be landscaped as well as a minimum of 1 shade tree for every 40 feet of linear street frontage and 1 ornamental tree for every 50 feet of frontage. In this case, the site would be required a total of 4 shade trees and 4 ornamentals, or a total of 8 trees. The existing site includes well over 12% landscaping and a total of 9 trees. No changes are proposed to the existing landscaping beyond clean-up and maintenance.

ATTACHMENT 2

Architectural and Elevations.
Section 11-7-10 of the code stipulates architectural design standards for residential zones, but are specific to dwellings. Since the use is not a dwelling, staff generally applies commercial design standards found in 11-19-4 for commercial buildings to nonresidential uses such as a church.

The code has limited requirements for building massing and architectural design. The code encourages various massing techniques to prevent the appearance of massive and featureless walls. Additionally, the code encourages a variety of exterior finishing materials. The existing concrete building struggles to meet even these requirements, however, the proposed tenant finishes include the addition of a decorative metal screen parapet to screen rooftop mechanical equipment, and the addition of stone veneer to entry and window areas on the building, see attached Exhibit E for proposed elevations. Staff finds that the proposed building updates are consistent with the city's regulations for building architectural standards.

Signage.
Review of signage is not part of the Rezone or Permitted Use Permit review. A separate permit is required to be submitted for all signage in accordance with Chapter 21 of the Municipal Code (Sign Code).

Traffic.
The city's Public Works Department has reviewed and approved a traffic generation potential letter for the proposed use as a church. The letter details the proposed use is anticipated to reduce weekday trips and increase Sunday trips but the changes are of minimal impact to the existing network and further analysis was not required. The attached Exhibit F is the letter approved by Public Works.

Drainage.
The city's Public Works Department did not require a drainage study as no additions or redevelopment of the site was proposed.

Utilities.
The city's Public Works Department did not require a utility study as no additions or redevelopment of the site was proposed.

North Metro Fire Rescue Review.
Staff has referred this application to North Metro Fire Rescue District for their review. North Metro has reviewed the proposal and has no conceptual objections to the rezone but will need further information on the building prior to allowing occupancy as a church. This review is required prior to issuance of a building permit or occupation of the building.

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 30 of the Zoning Ordinance (Permitted Use Permit)
- Article 37 of the Zoning Ordinance (Amendments & Public Hearings)

ATTACHMENT 2

Criteria Analysis:

Rezone:
Approval criteria are provided in Section 11-37-2(h) for consideration of a rezone. The Planning Commission and City Council shall review the proposal and give consideration to each of the criteria if considering approval of the rezone to R-1-B. 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 proposed church will be a small Spanish language assembly that is facing development pressures in their existing location in Denver. The location represents an opportunity to serve Northglenn's Spanish-speaking community.
(2) That this particular parcel of ground is indeed the correct site for the proposed development.	The site currently is a vacant building that has previously been operating as a use inconsistent with the underlying zoning. The proposal will bring the zoning in conformance with the surrounding area and facilitate continued use by the larger Northglenn community.
(3) That there has been an error in the original zoning; or,	Potentially, as it is unclear if the original Westview Neighborhood Center was ever fully realized by the City. It has since operated as a daycare since at least 1986 and appears was never rezoned in error.
(4) That there have been significant changes in the area to warrant a zone change.	While it may be argued that larger demographic changes in the community have occurred since original construction and zoning of the site in the 70s to include a larger Hispanic population and an aging population i.e. less children, the physical development of the surrounding area has changed little in the previous decades as it has been a largely stable and largely single family neighborhood.
(5) That adequate circulation exists and traffic movement would not be impeded by development.	The city's Public Works Department has reviewed and approved the trip generation potential letter that determined the proposed use will not have a significant impact on the overall roadway network in the vicinity.
(6) That additional municipal service costs will not be incurred which the City is not prepared to meet.	The proposed development does not increase municipal service costs.

Permitted Use Permit (PUP).
Section 11-30-2 of the Zoning Ordinance outlines the criteria associated with approval of a Permitted Use Permit. The Planning Commission shall consider each criteria in reviewing the PUP. The following table is an analysis of each criteria along with staff's finding on each criteria:

Criteria:	**Staff Analysis:**
(a) Compatibility with the surrounding area.	The proposed church is compatible with the surrounding residential area as churches are common place in Northglenn

ATTACHMENT 2

	neighborhoods and there is already an existing church adjacent to the south.
(b) Harmony with the character of the neighborhood.	The proposed church building is in harmony with the character of the surrounding neighborhood as it is an existing building adjacent to a school and church.
(c) Need for the proposed use.	The proposed church will be a small Spanish language assembly that is facing development pressures in their existing location in Denver. The location represents an opportunity to serve Northglenn's Spanish-speaking community.
(d) Effect of the use on the immediate area.	The proposed use will have minimal impact on the immediate area as the trip generation potential letter detailed anticipated increased use Sundays and weeknights, and decreased use weekdays. Overall the impact should be negligible in comparison to the previous daycare use.
(e) Effect of the use on future development in the area.	The proposed use will not have a negative impact on future development in the area.
(f) Conformance with the Comprehensive Plan.	The proposed development is consistent with the city's Comprehensive Plan as a designated Institutional use.
(g) If the property is in an urban renewal area at the time of application, consistency with any adopted Urban Renewal Plan.	Not applicable.
(h) The health, safety, and welfare of the inhabitants of the area and the City of Northglenn.	The proposed church will not interfere with the health, safety, and welfare of the residents of the City of Northglenn.

ADMINISTRATION

Possible Actions by the Planning Commission.

The Planning Commission is tasked at providing a recommendation to the City Council on a Rezone and make the final decision on the Permitted Use Permit. 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 Planning Commission is the final approval authority for the Permitted Use Permit, while the request to Rezone requires approval by the City Council following a recommendation from Planning Commission. The ordinance for rezoning to R-1-B is scheduled for review by the City Council on first reading on June 11, 2018 and second reading on June 25, 2018. The Planning Commission's approval of the Permitted Use Permit is subject to approval of the Preliminary

ATTACHMENT 2

PUD by the City Council. Additionally, all necessary building permits and fire district approvals must be obtained prior to renovation or construction on site.

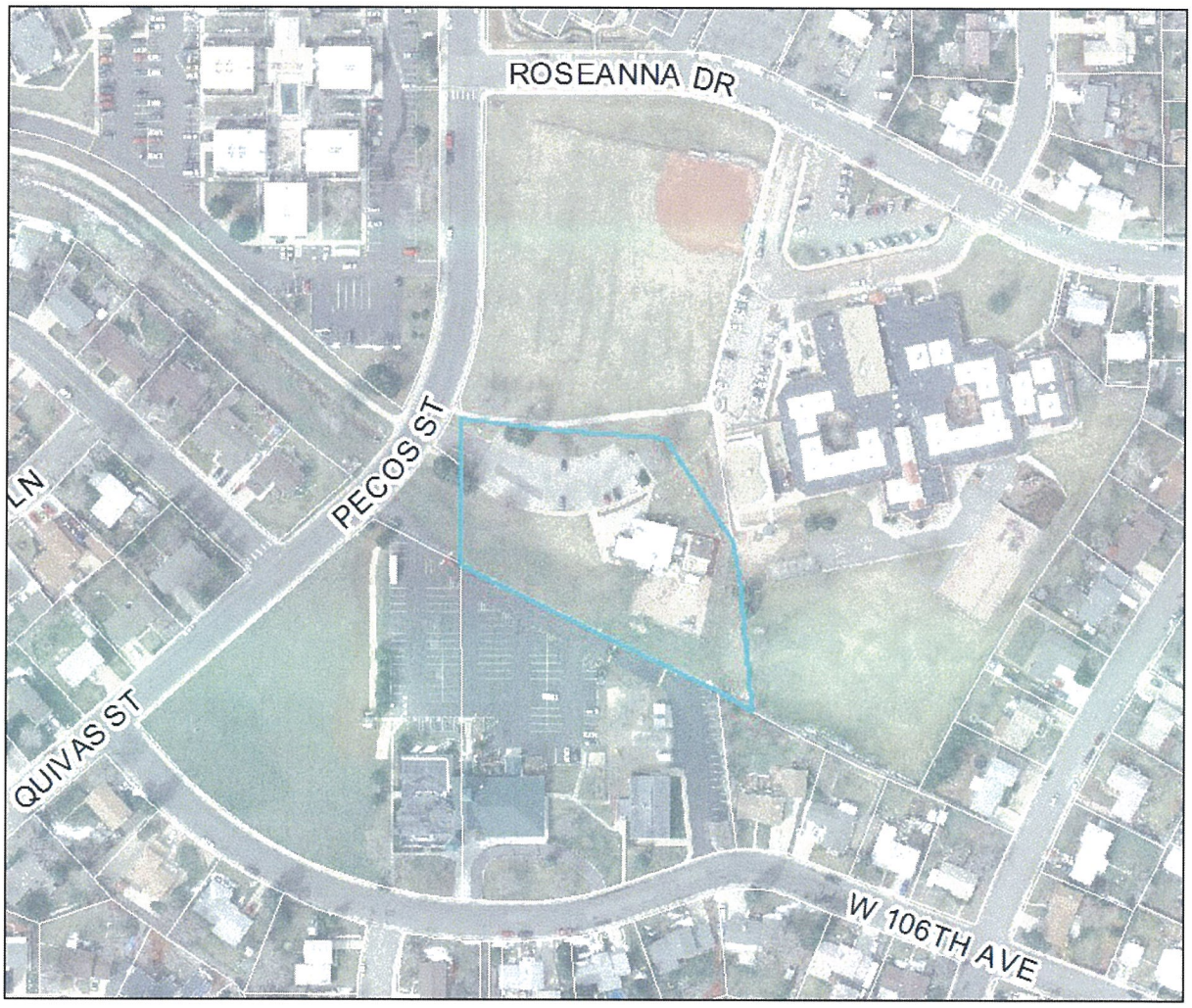
ATTACHMENTS

Exhibit A - Aerial Vicinity Map
Exhibit B - Zoning Map
Exhibit C - Permitted Use Permit Operational Details
Exhibit D - Site Plan
Exhibit E - Proposed Elevations
Exhibit F - Trip Generation Potential Letter

ATTACHMENT 2

EXHIBIT A

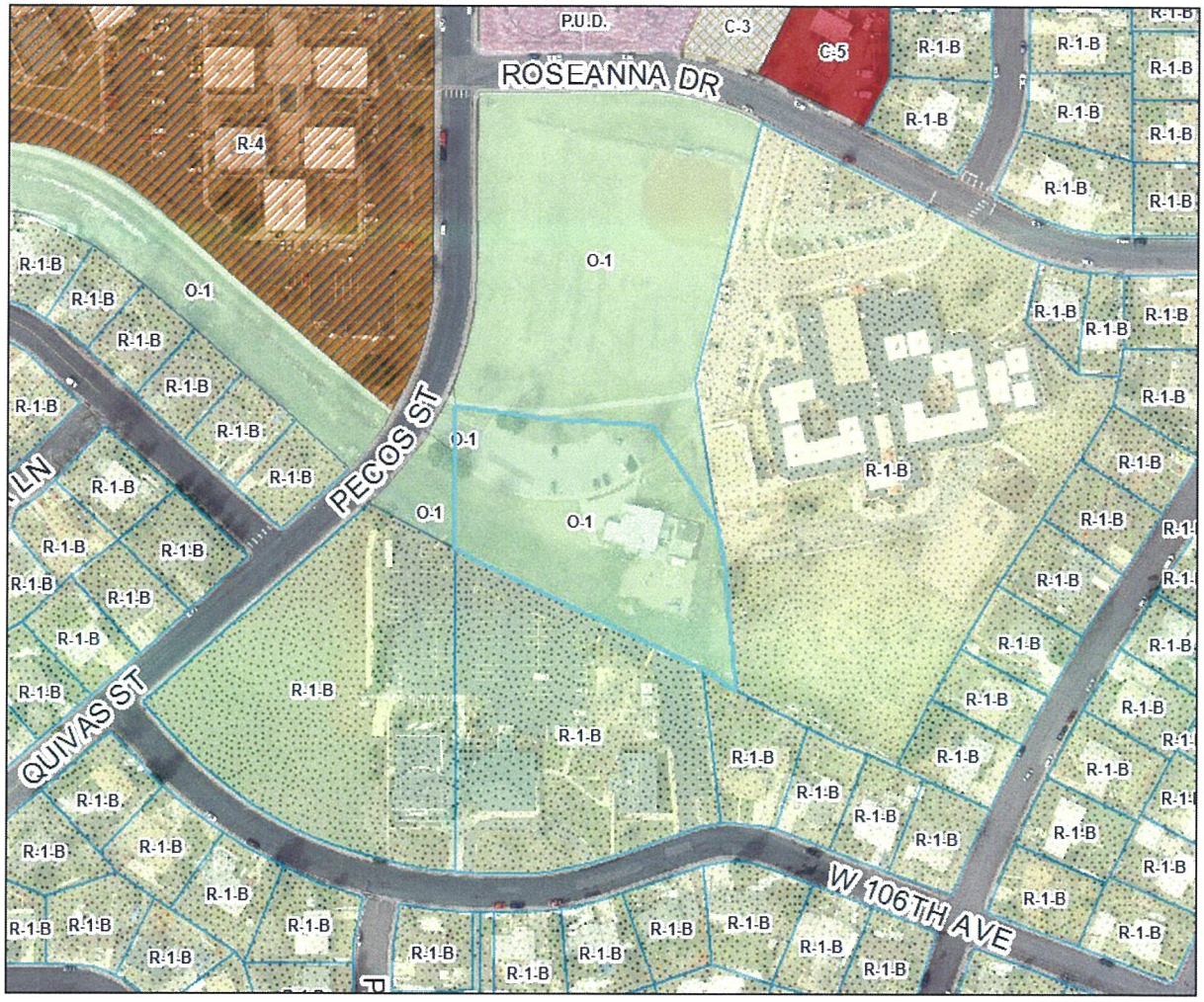
Aerial Map

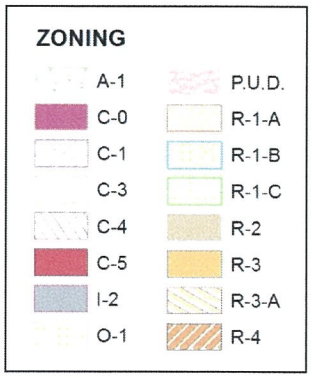


ATTACHMENT 2

EXHIBIT B

Zoning Map





ATTACHMENT 2

Use Permit and Zoning Change Request

Dated 3/26/2018

RE: 10700 N. Pecos Street Northglenn Colorado 80234

Parcel # 0171909408024

Acct# R0121119

1) Application and Fee: Attached
2) Boundary Survey: On Record
3) Site Plan: Attached

4) **Operational Description**

A) Number of Employees: 2
B) Hours of Operation: Tuesday and Thursday 7-9PM Bible Study/ Sunday 10AM Services
C) Available Parking: 36
D) ADA Requirements: Met
E) Type of Business/Use: Church
F) Number of Attendance: 40-108 (Sundays only)
G) Noise and Odors Generated: NONE
H) Deliveries: NONE
I) Amount of Storage: As currently available
J) Special Equipment Needed: None

5) Sewage and Water Disposal: As currently established
6) Water Supply: As currently established
7) Drainage Plan: As currently established
8) Architectural Elevations: Attached
9) Floor Plan: Attached
10) Landscape Plans: No Changes other than clean-up
11) Signs: To be Determined and submitted by separate permit request.
12) Agency Site Inspection Reports:
    a) Northglenn Building Division: TBD
    b) North Metro Fire: TBD
    c) Tri-County District Health Department: TBD
    d) State of Colorado: TBD
13) Proof of Ownership: Attached

Summary

Intended use is for a small Spanish Language Assembly of God congregation. This church has been in existence since 1986 and located at 4338 Lipan St. in Denver CO. The Lipan property like much of Denver has fallen to the gentrification wave. As such, the congregation feels that this location will provide a benefit to its members and the community in addition to providing comfort and solace knowing they have chosen a wonderful and established neighborhood.

ATTACHMENT 2

Review Letter Response

RE: Rezone & Permitted Use Permit- Submittal #1

TEPMLO BETHEL ASSEMBLIES OF GOD CHURCH

General Comments:

Item 1.) Please see attached Exhibit "B" for meet and bounds description.

Item 2.) Acknowledged

Permitted Use Permit -Narrative/ Details:

Item 3.) 36 Actual count

Item 4) Sanctuary seating will be maximum (anticipated growth) of 110, class room seating will be 20 at 5 per table per classroom. It should be noted that classroom use and sanctuary use in not concurrent as classrooms are used for bible study and youth educational programs on Tuesday and Thursday evenings.

Site Plan:

Item 5,6.) Parking light posts are in place.

Landscape:

Item 7.) No Changes

Building Elevations:

Item 8.) Screening design is inclusive of proposed remodel.

Parking and Site Circulation:

See item #4

Signage: Acknowledged

Dated 4/19/2018

Mark Hernandez-Project Coordinator

ATTACHMENT 2

Exhibit B

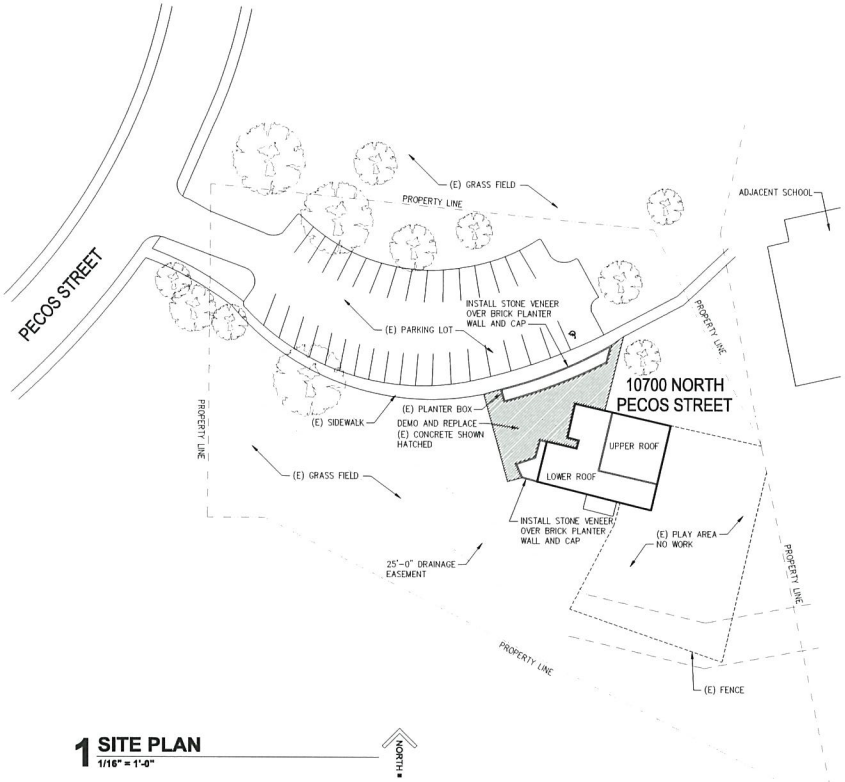
THAT PART OF LOT 14, BLOCK 9, NORTH GLENN - SIXTEENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 14; THENCE NORTH 90°00'00" EAST ON AN ASSUMED BEARING, ALONG THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 30.00 FEET; THENCE SOUTH 63°05'22" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 356.64 FEET; THENCE NORTH 11°36'14" WEST, A DISTANCE OF 204.70 FEET; THENCE NORTH 27°51'16" WEST, A DISTANCE OF 135.54 FEET; THENCE NORTH 86°03'42" WEST, A DISTANCE OF 129.50 FEET; THENCE NORTH 82°39'39" WEST, A DISTANCE OF 115.27 FEET TO A POINT ON THE WEST LINE OF SAID LOT 14; THENCE SOUTH 00°00'00" WEST ALONG SAID WEST LINE, A DISTANCE OF 182.56 FEET TO THE POINT OF COMMENCEMENT.

ATTACHMENT 2

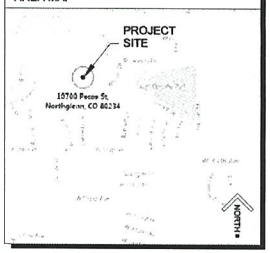
CODE ANALYSIS

CODES:	2009 IBC ; 2009 IECC, 2009 IMC, 2009 IPC, 2017 NEC 2003 ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
JURISDICTION:	CITY OF NORTHGLENN
PROPERTY ADDRESS:	10700 NORTH PECOS ST. NORTHGLENN, CO
PARCEL NUMBER:	171909408024
ZONING:	O-1
SCOPE OF WORK:	TENANT FINISH FOR A CHURCH (INTERIOR AND EXTERIOR MODIFICATIONS) PARKING LOT AND SITE IMPROVEMENTS
BUILDING SQUARE FOOTAGE:	2,909 SF (MAIN FLOOR), 1,584 SF (BASEMENT), 4,493 SF TOTAL
LAND AREA:	1.62 ACRES
NO. OF BUILDING STORIES:	1 + EXISTING BASEMENT
EXISTING OCCUPANCY:	CHILD DAY CARE FACILITY (I-4)
NEW OCCUPANCY TYPE:	RELIGIOUS WORSHIP, ASSEMBLY (A-3)
CONSTRUCTION TYPE:	---
FIRE ALARM:	YES
FIRE SPRINKLERS:	NO
ACCESSIBILITY:	ACCESIBLE ROUTE IS PROVIDED FROM ACCESSIBLE PARKING OR PUBLIC WAY TO PRIMARY FUNCTION PER 1104.1
NO. OF EXITS:	3 PROVIDED 1ST FLOOR, 2 EXITS FROM BASEMENT + 1 NEW EGRESS WINDOW
MAXIMUM TRAVEL DISTANCE:	200 FEET (TABLE 1016.1)



1 SITE PLAN
1/16" = 1'-0"

AREA MAP



PROJECT CONTACTS

ARCHITECT:

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CENTENNIAL, CO 80111
303-615-9123
EMAIL: DAN@DULANEYARCHITECTURE.COM

MECH/ELEC./PLUMB ENGINEER:

JULIE FUNAYAMA
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ARVADA, CO 80005
303-956-8811
EMAIL: DESENG1@COMCAST.NET

DRAWING INDEX

ARCHITECTURAL

T1.0	CODES / CONTACTS / SITE PLAN
A1.0	FLOOR PLAN / DEMO PLAN / DOOR SCHEDULE
A1.1	REFLECTED CEILING PLAN / SECTION
A2.0	ELEVATIONS / REST ROOM ELEV. / SECTIONS
A3.0	DETAILS / SECTIONS

MECHANICAL

M-0	MECHANICAL SPECIFICATIONS
M-1	MECHANICAL GAS PIPING PLAN
M-2	MECHANICAL DA. PLAN
M-3	MECHANICAL DA. PLAN

PLUMBING

P-0	PLUMBING SPECIFICATIONS
P-1	PLUMBING PLAN
P-2	PLUMBING PLAN

ELECTRICAL

E-0	ELECTRICAL SPECIFICATIONS
E-1	ELECTRICAL LEGEND, ONE-LINE AND SCHEDULES
E-2	ELECTRICAL POWER PLAN
E-3	ELECTRICAL LIGHTING PLAN
E-4	ELECTRICAL LOWER LEVEL PLANS

DULANEY architecture
5825 E. Maplewood Avenue
Centennial, Colorado 80111
PH: (303) 615-9123
web: dulaneyarchitecture.com

SEAL
3.20.18

REVISION DATE:

MARK	DATE	DESCRIPTION

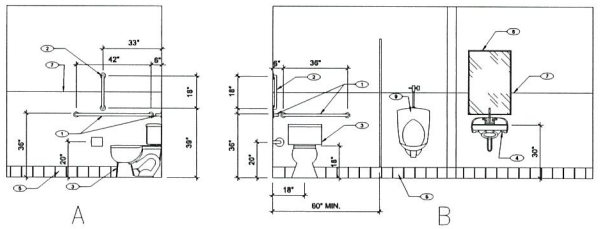
PROJECT TITLE
NORTHGLENN CHURCH
TENANT FINISH
10700 NORTH PECOS ST.
NORTHGLENN, CO

JOB NO.:	2017-88
DRAWN BY:	BJR
CHECKED BY:	DPD
ISSUED DATE:	03.20.18

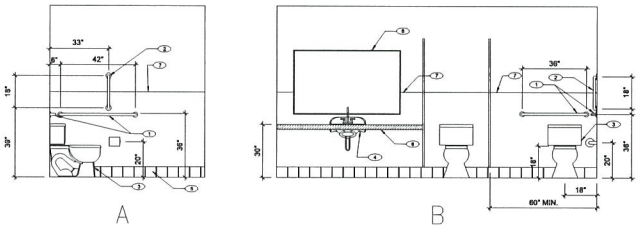
SHEET TITLE
CONTACTS / CODE / SITE PLAN

SHEET NUMBER
T1.0

ATTACHMENT 2



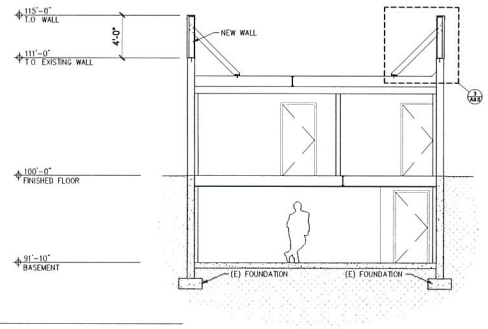
5 RESTROOM ELEVATIONS
3/8" = 1'-0"



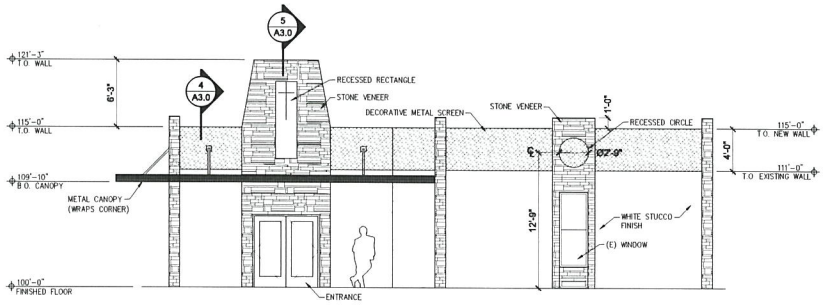
6 RESTROOM ELEVATIONS
3/8" = 1'-0"

RESTROOM KEYED NOTES

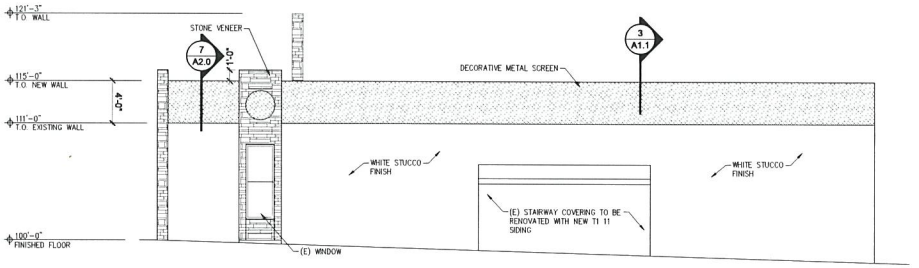
1. HORIZONTAL GRAB BAR
2. VERTICAL GRAB BAR
3. ADA COMPLIANT TOILET
4. ADA COMPLIANT LAVATORY
5. 6" HIGH COVE TILE BASE
6. ADA COMPLIANT MIRROR
7. 48" HIGH (MIN.) TILE/FRP
8. COUNTER
9. URINAL



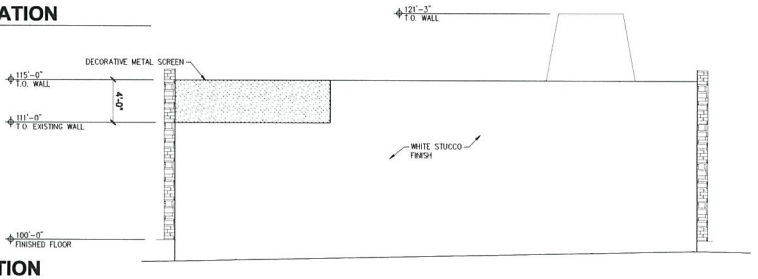
7 SECTION
3/16" = 1'-0"



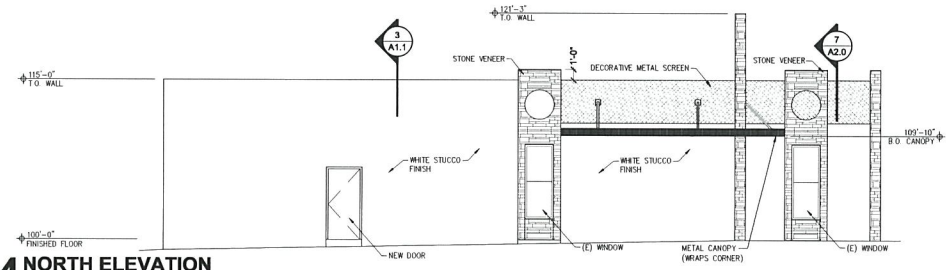
1 WEST ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"



3 EAST ELEVATION
3/16" = 1'-0"



4 NORTH ELEVATION
3/16" = 1'-0"

DULANEY architecture
5825 E. Maplewood Avenue
Centennial, Colorado 80111
PH: (303) 615-9123
web: dulaneyarchitecture.com

SEAL
3.20.18

REVISION DATE

MARK	DATE	DESCRIPTION

PROJECT TITLE
NORTHGLENN CHURCH
TENANT FINISH
10700 NORTH PECOS ST.
NORTHGLENN, CO

JOB NO.:	2017-88
DRAWN BY:	BJR
CHECKED BY:	DPD
ISSUED DATE:	03.20.18

SHEET TITLE
ELEVATIONS / RR ELEV. / SECTIONS

SHEET NUMBER
A2.0

ATTACHMENT 2

LSC TRANSPORTATION CONSULTANTS, INC.

1889 York Street
Denver, CO 80206
(303) 333-1105
FAX (303) 333-1107
E-mail: lsc@lscdenver.com

TRANSPORTATION CONSULTANTS, INC.

May 2, 2018

Mr. Mark Hernandez
Hernandez & Associates Brokerage, LLC
9175 E. Kenyon Avenue, Suite 201
Denver, CO 80237

Re: 10700 N Pecos Avenue
Trip Generation Potential Letter
Northglenn, CO
LSC #180490

Dear Mr. Hernandez:

In response to your request, we have completed this trip generation potential letter for the proposed 10700 N. Pecos Avenue redevelopment in Northglenn, Colorado. As shown in Figure 1, the site is located north of W. 106 Avenue and east of Pecos Street.

REPORT CONTENTS

The report contains the following: the existing daily traffic volumes in the vicinity of the site and the typical weekday and Sunday site-generated traffic volume projections for the prior and currently proposed uses for the site.

LAND USE AND ACCESS

The site was previously a daycare center and is currently proposed to include a 100-seat church. Access is from one existing access point on Pecos Street. The conceptual site plan is shown in Figure 2.

EXISTING TRAFFIC CONDITIONS

Figure 3 shows the existing daily traffic volumes on seven consecutive days in the vicinity of the site. The traffic volumes are from the attached traffic counts conducted by Counter Measures in April, 2018.

TRIP GENERATION POTENTIAL

Table 1 shows the estimated typical weekday, morning peak-hour, and afternoon peak-hour trip generation potential for the site based on the rates from *Trip Generation, 10th Edition,* 2017, by the Institute of Transportation Engineers (ITE) for the current and proposed land uses.

ATTACHMENT 2

The currently proposed land use is expected to generate about 170 fewer vehicle-trips on the average weekday, about 47 fewer morning peak-hour trips, and about 48 fewer afternoon peak-hour trips.

The currently proposed land use is expected to generate about 95 additional vehicle-trips on the average Sunday, about 23 additional entering Sunday peak-hour trips, and about 24 additional exiting Sunday peak-hour trips.

SUMMARY

The change in land use will reduce the trips generated by the site on a typical weekday and increase the trips generated by the site on a typical Sunday. The weekday reduction in trips will be greater than the expected increase in Sunday trips and will happen five days per week rather than one day. The proposed change in land use will be minimal to the overall roadway network so no additional analysis is recommended.

* * *

We trust this information will assist you in planning for the proposed 10700 N. Pecos Avenue redevelopment.

Respectfully submitted,

LSC Transportation Consultants, Inc.

By: _____
Christopher S. McGranahan, P.E., PTOE

COLORADO LICENSED
CHRISTOPHER S. MCGRANAHAN
39018
PROFESSIONAL ENGINEER
5-2-18

CSM/wc

Enclosure: Table 1
Figures 1 - 3

Z:\LSC\Projects\2018\180490-10700-N-Pecos\Report\10700-N-PecosAve-050218.wpd

We acknowledge that the City of Northglenn's review of this trip generation potential letter is only for general conformance with submittal requirements, current design criteria, and standard engineering principles and practices.

ATTACHMENT 2

Table 1
ESTIMATED TRAFFIC GENERATION
10700 N. Pecos Avenue
Northglenn, CO
LSC #180490; May, 2018

		Trip Generation Rates [1]								Vehicle - Trips Generated							
			AM Peak-Hour		PM Peak-Hour			Peak-Hour of Generator			AM Peak-Hour		PM Peak - Hour			Peak-Hour of Generator	
Trip Generating Category	Quantity	Average Weekday	In	Out	In	Out	Average Sunday	In	Out	Average Weekday	In	Out	In	Out	Average Sunday	In	Out
PRIOR LAND USE																	
Daycare [2]	4.5 KSF [3]	47.62	5.830	5.170	5.226	5.894	5.84	0.945	0.805	214	26	23	24	27	26	4	4
CURRENTLY PROPOSED LAND USE																	
Church [4]	100 Seats	0.44	0.005	0.005	0.012	0.018	1.21	0.265	0.275	44	1	1	1	2	121	27	28
		Estimated Change in Trip Generation Potential =								**-170**	**-25**	**-22**	**-23**	**-25**	**95**	**23**	**24**

Notes:
(1) Source: *Trip Generation*, Institute of Transportation Engineers, 10th Edition, 2017.
(2) ITE Land Use No. 565 - Day Care Center
(3) KSF = 1,000 square feet
(4) ITE Land Use No. 560 - Church

ATTACHMENT 2

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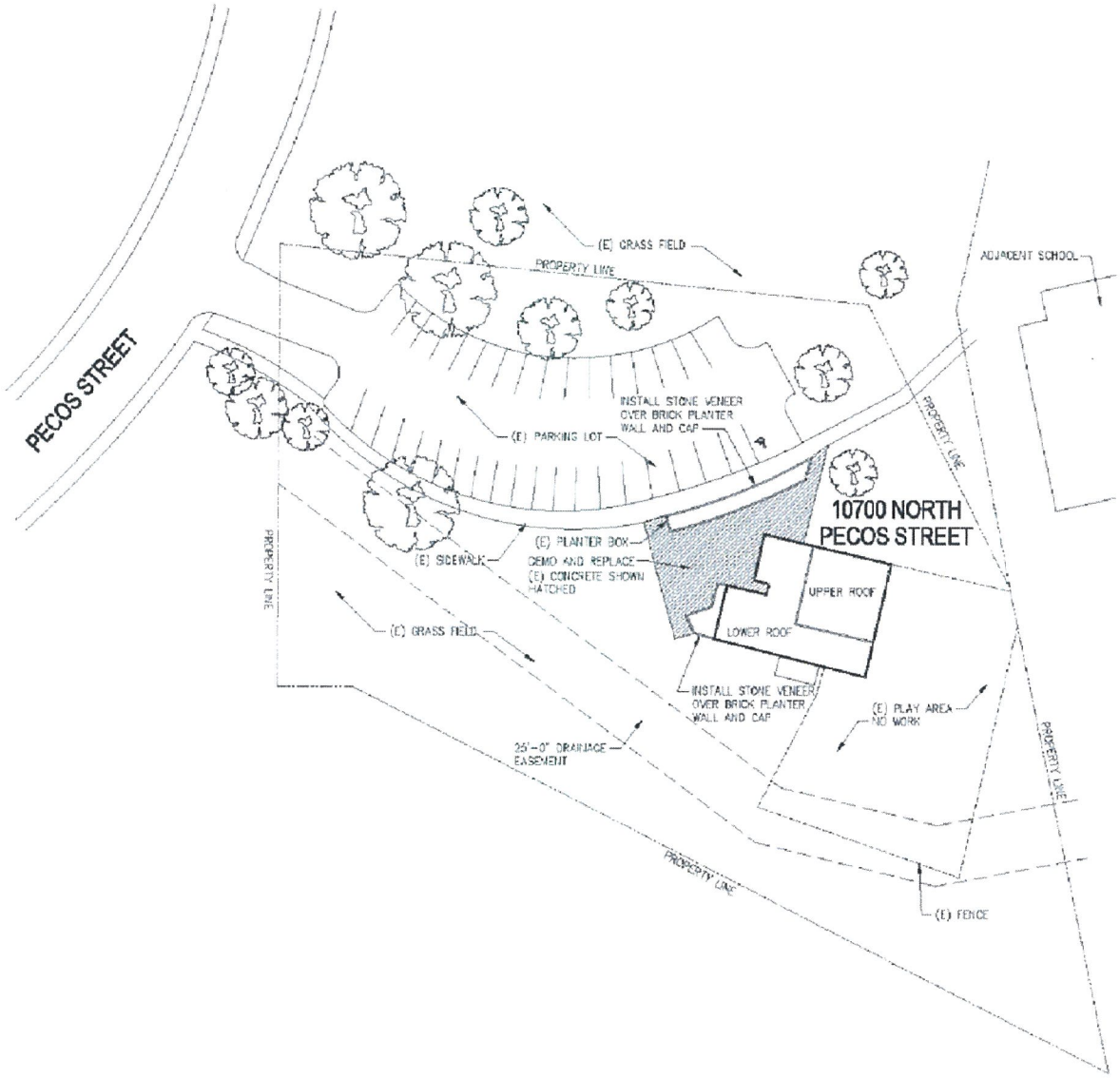

Approximate Scale
Scale: NTS

Figure 2

Site Plan

10700 N. Pecos Avenue (LSC #180490)

ATTACHMENT 2

N

Approximate Scale
Scale: 1"=600'

Summary of Daily Traffic Volumes

(1) Quivas Street north of 106th Avenue

Tuesday	04-10-18	2,591vpd	
Wednesday	04-11-18	2,777vpd	
Thursday	04-12-18	2,722vpd	
Friday	04-13-18	2,441vpd	Weekday Average = 2,663vpd
Saturday	04-14-18	2,395vpd	
Sunday	04-15-18	3,172vpd	
Monday	04-16-18	2,784vpd	

(2) Pecos Street south of Roseanna Drive

Tuesday	04-10-18	2,460vpd	
Wednesday	04-11-18	2,536vpd	
Thursday	04-12-18	2,567vpd	
Friday	04-13-18	2,371vpd	Weekday Average = 2,508vpd
Saturday	04-14-18	2,105vpd	
Sunday	04-15-18	2,983vpd	
Monday	04-16-18	2,608vpd	

Figure 3

Existing Daily Traffic

10700 N. Pecos Avenue (LSC #180490)

SPONSORED BY: MAYOR DODGE

COUNCILMAN'S BILL ORDINANCE NO.

No. CB-1909
Series of 2018 Series of 2018

A BILL FOR A SPECIAL ORDINANCE REZONING FROM O-1 OPEN SPACE TO R-1-B RESIDENTIAL, CERTAIN REAL PROPERTY IN THE CITY OF NORTHGLENN LOCATED AT 10700 PECOS STREET IN THE COUNTY OF ADAMS, STATE OF COLORADO, AND AMENDING THE ZONING MAP OF THE CITY OF NORTHGLENN

WHEREAS, all of the property described in **Exhibit A** is currently zoned O-1 Open Space; and

WHEREAS, the City Council desires to rezone the property described in **Exhibit A** to R-1-B Single Family Residential based on their finding of facts.

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-2-18), a zoning change to R-1-B Single Family Residential is hereby allowed and granted for the real property in the City of Northglenn, Colorado commonly known as 10700 Pecos Street and described in the attached **Exhibit A**.

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 ____ day of _____, 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

Part of Lot 14, Block 9, North Glenn – Sixteenth Filing, County of Adams, State of Colorado.

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 14; THENCE NORTH 90° 00’00” EAST ON AN ASSUMED BEARING ALONG THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 30.00 FEET; THENCE SOUTH 63° 05’22” EAST ALONG SAID SOUTH LINE, A DISTANCE OF 356.64 FEET; THENCE NORTH 11° 36’14” WEST, A DISTANCE OF 204.70 FEET; THENCE NORTH 27° 51’16” WEST, A DISTANCE OF 135.54 FEET; THENCE NORTH 86° 03’42” WEST, A DISTANCE OF 129.50 FEET; THENCE NORTH 82° 39’39” WEST, A DISTANCE OF 115.27 FEET TO A POINT ON THE WEST LINE OF SAID LOT 14; THENCE SOUTH 00° 00’00” WEST ALONG SAID WEST LINE, A DISTANCE OF 182.56 FEET TO THE POINT OF COMMENCEMENT.