

**PLANNING AND DEVELOPMENT MEMORANDUM**  
**#38-2018**

**DATE:** November 26, 2018

**TO:** Honorable Mayor Carol Dodge and City Council Members

**THROUGH:** Heather Geyer, City Manager *HG*

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

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

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**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, and the existing PUD document are included as Attachments.

**UPDATE**

None.

**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 is scheduled for City Council on December 10, 2018.

**STAFF REFERENCE**

Brook Svoboda, Director of Planning & Development, [bsvoboda@northglenn.org](mailto:bsvoboda@northglenn.org), 303.450.8937  
Alan Sielaff, Planner I, [asielaff@northglenn.org](mailto: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

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 6<sup>th</sup> 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*

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**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.*

<b>Address</b>	9777 Fred Drive
<b>Subdivision</b>	Tol-Win Subdivision
<b>General Location</b>	East side of Huron Street; south of Fred Drive
<b>Zoning</b>	Existing: PUD (Planned Unit Development) Proposed: PUD (Planned Unit Development), Amendment to previous PUD
<b>Acreage</b>	0.29 acres
<b>Building Square Footage (Existing/Proposed)</b>	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:

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

ATTACHMENT 2

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.

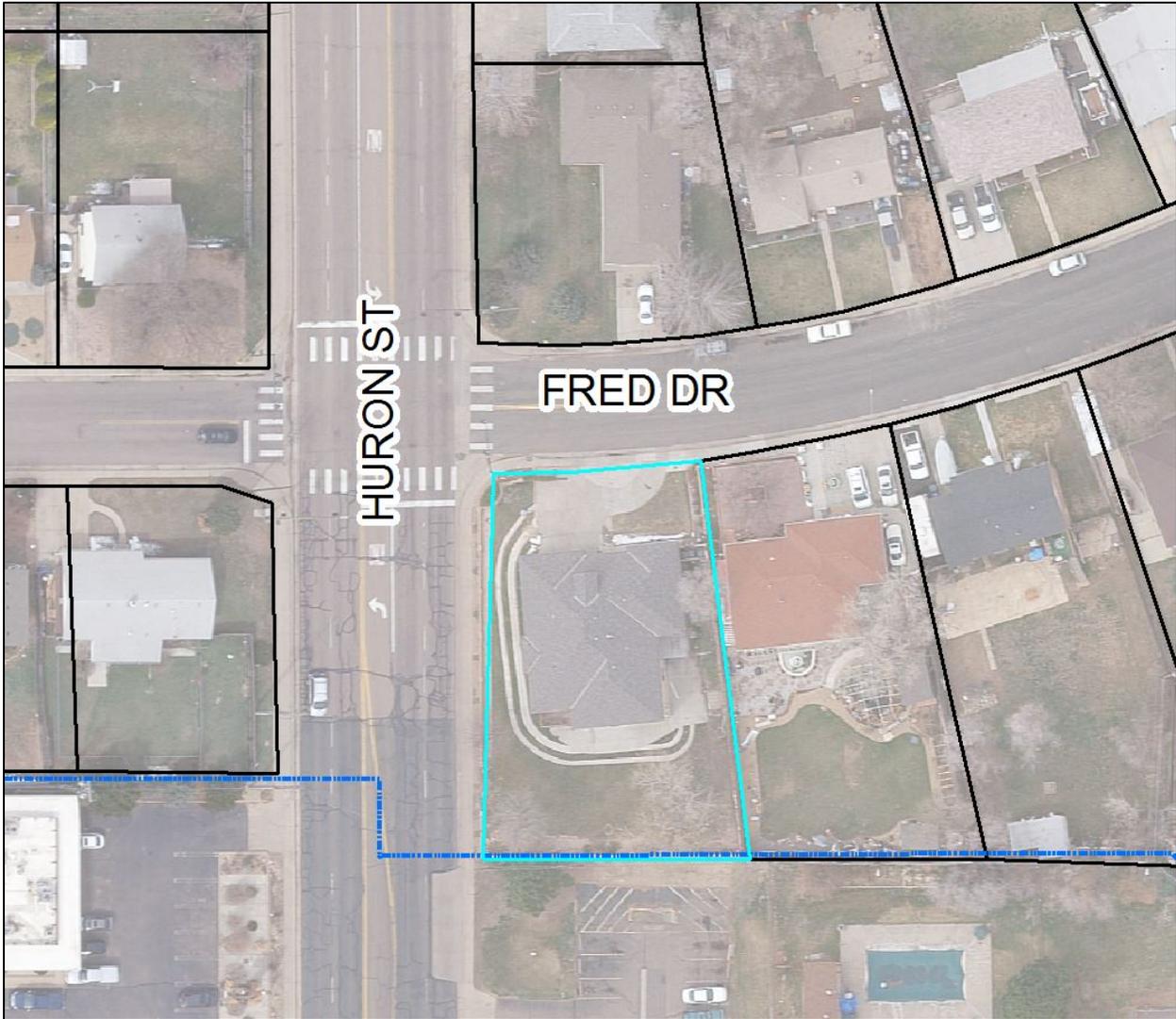
The ordinance for rezoning to PUD is scheduled for review by the City Council on first reading on November 26, 2018 and second reading on December 10, 2018. Additionally, all necessary building permits and North Metro Fire Rescue District approvals must be obtained prior to construction.

### ATTACHMENTS

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

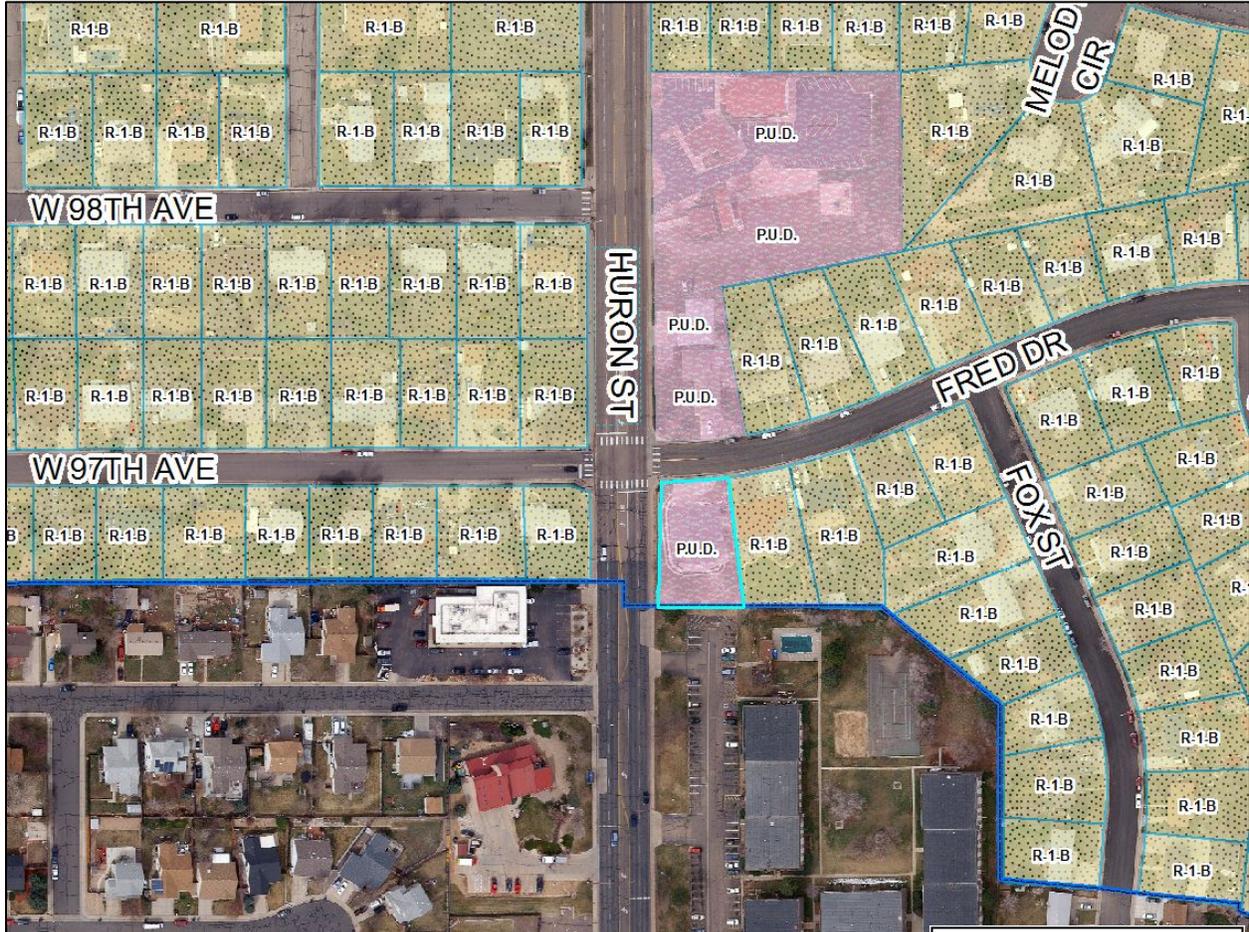
# EXHIBIT A

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 = 284 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

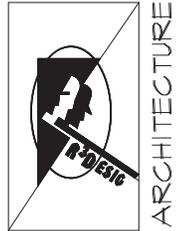
ASSISTED LIVING HOUSE  
 9777 FRED DRIVE  
 NORTHGLENN, COLORADO

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

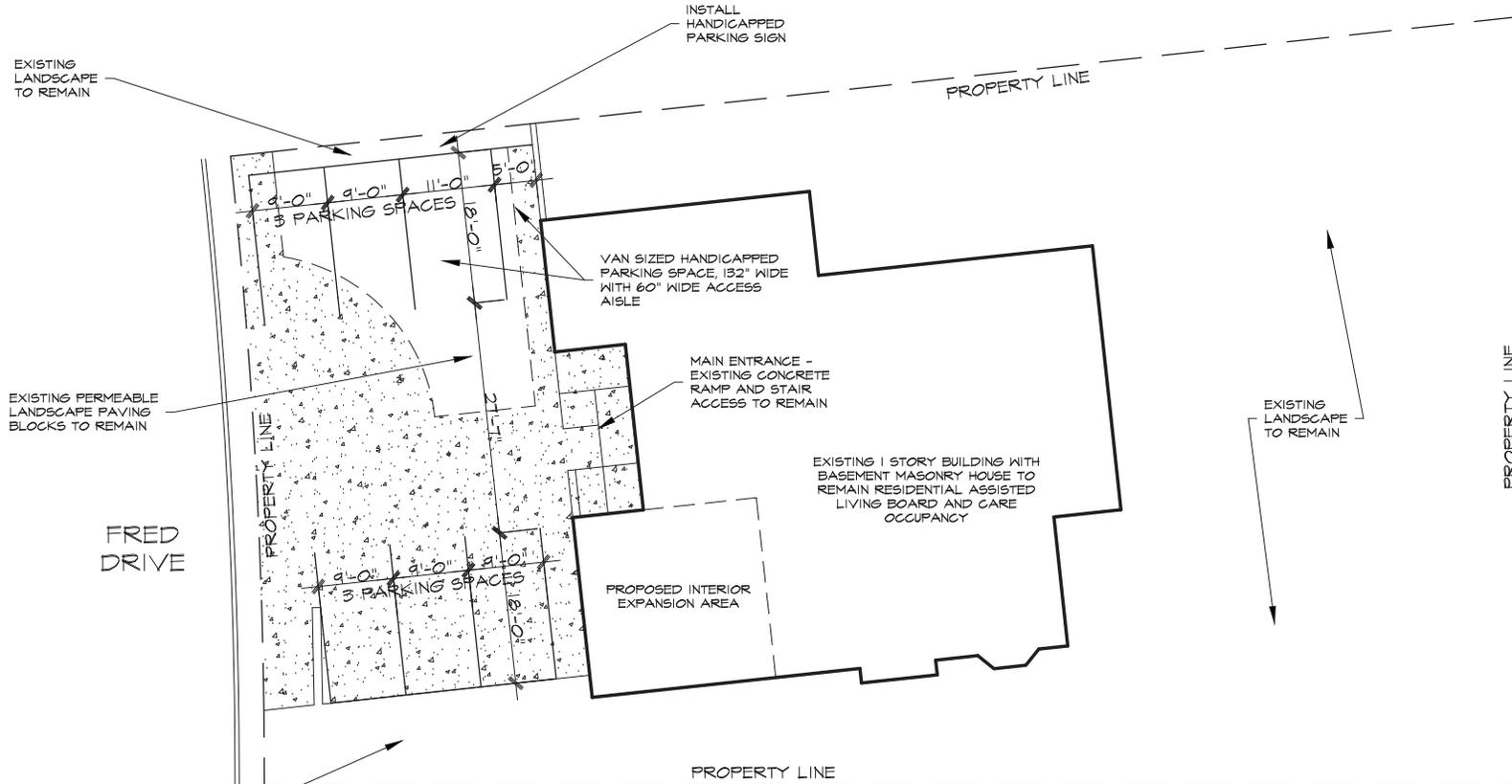


355 Bellaire Court  
 Broomfield, CO  
 80020  
 phone/fax  
 303-439-0822  
 howes@r3design.net

**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" 6'-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

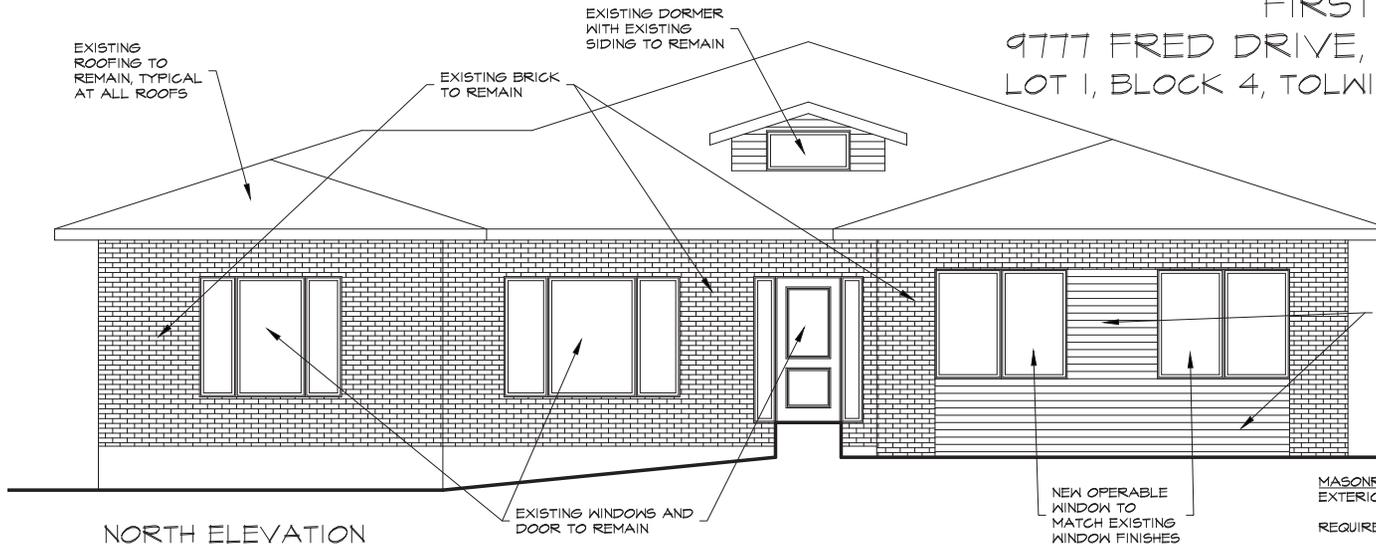
**LANDSCAPING**  
 EXISTING LANDSCAPING TO REMAIN  
 UNCHANGED

**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"

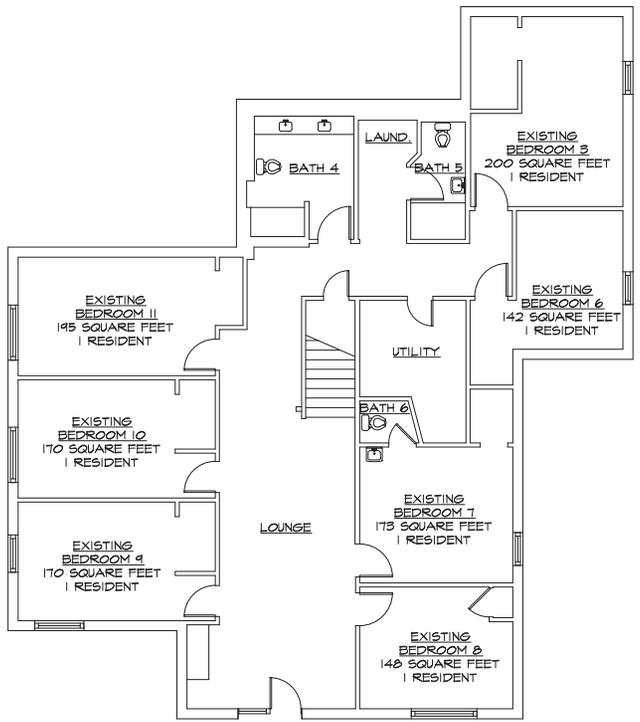
MASONRY REQUIREMENT:  
 EXTERIOR ELEVATION AREA = 611 SQ.FT.  
 REQUIRED MASONRY AREA = 30% OF ELEVATION = 184 SQ.FT.  
 PROPOSED MASONRY AREA = 243 SQ.FT. = 48% OF ELEVATION



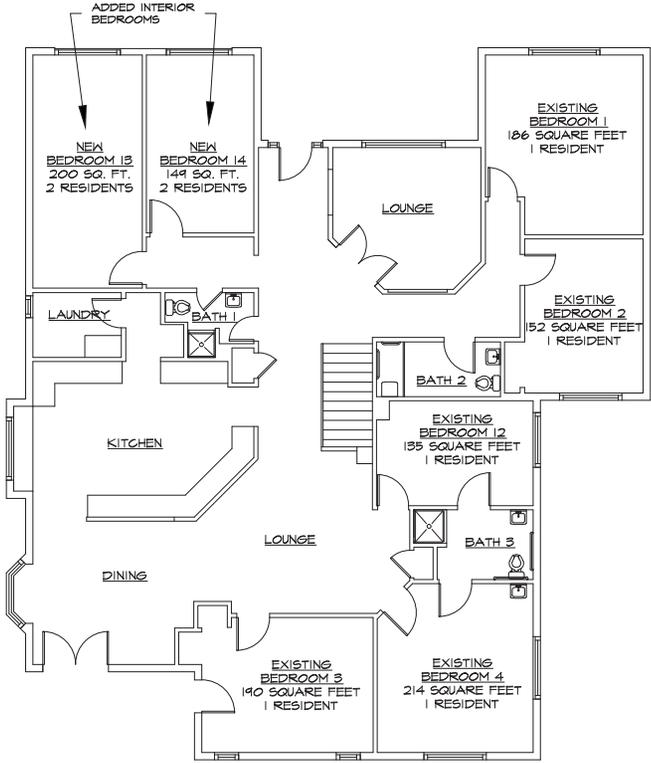
355 Bellaire Court  
 Broomfield, CO  
 80020  
 phone/fax  
 303-434-0822  
 howes@r3design.net

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

ASSISTED LIVING HOUSE  
 9777 FRED DRIVE  
 NORTHGLENN, COLORADO



**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



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

**Building Owner and Contractor:**  
 Oscar Salem  
 1895 Jip Road  
 Boulder CO 80501  
 ph: 303-444-5899  
 cell: 303-460-7294

**Assistant Urban Facility Design Coordinator:**  
 Stacy Gormann  
 1040 E. 49th Place  
 Thornton, CO 80229  
 720-552-0761  
 stacy@stacygormann.com

**Architect:**  
 Mark Cruz  
 504 Maple Design Assoc.  
 7259 S. Mevcot  
 Centennial CO  
 303-400-0769

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

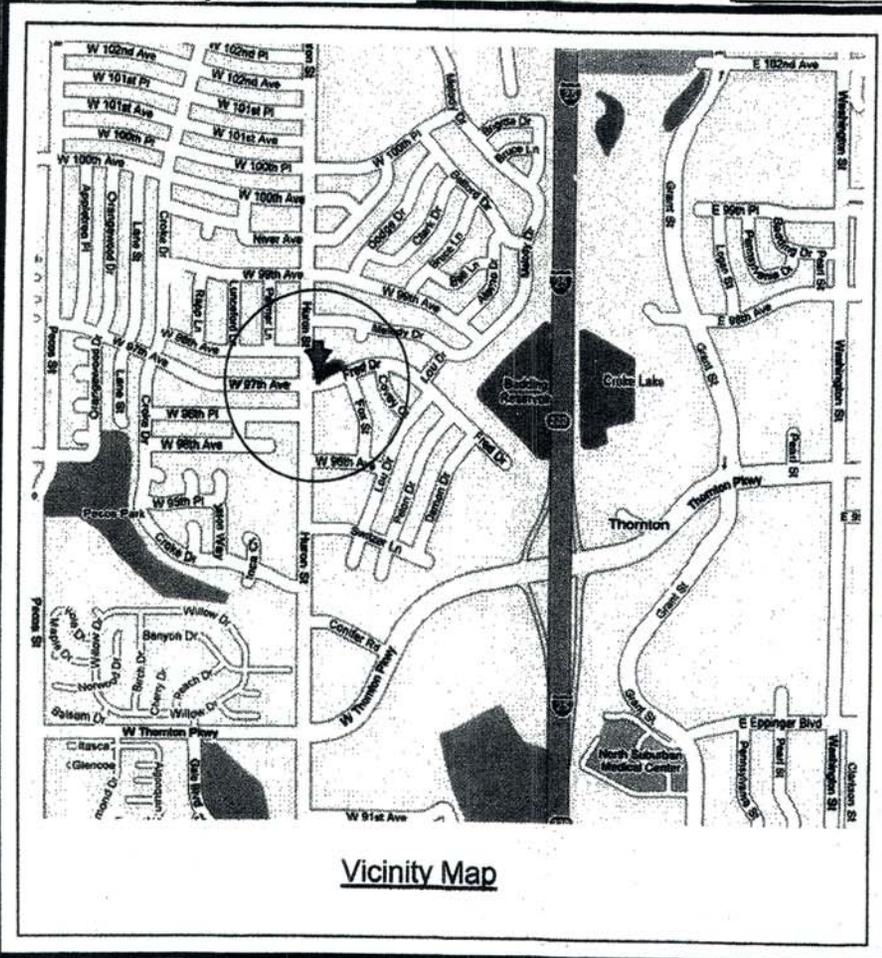
Document Prepared By \_\_\_\_\_ DATE \_\_\_\_\_

**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

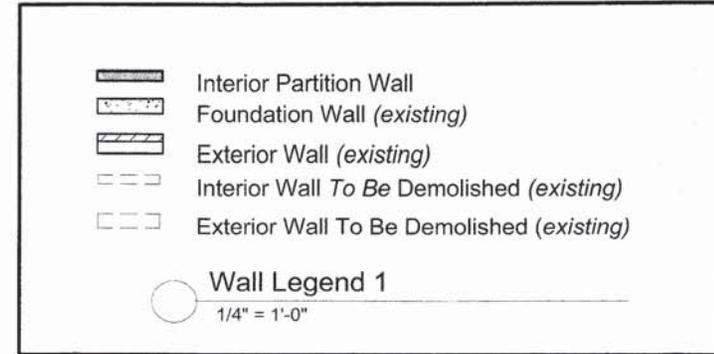
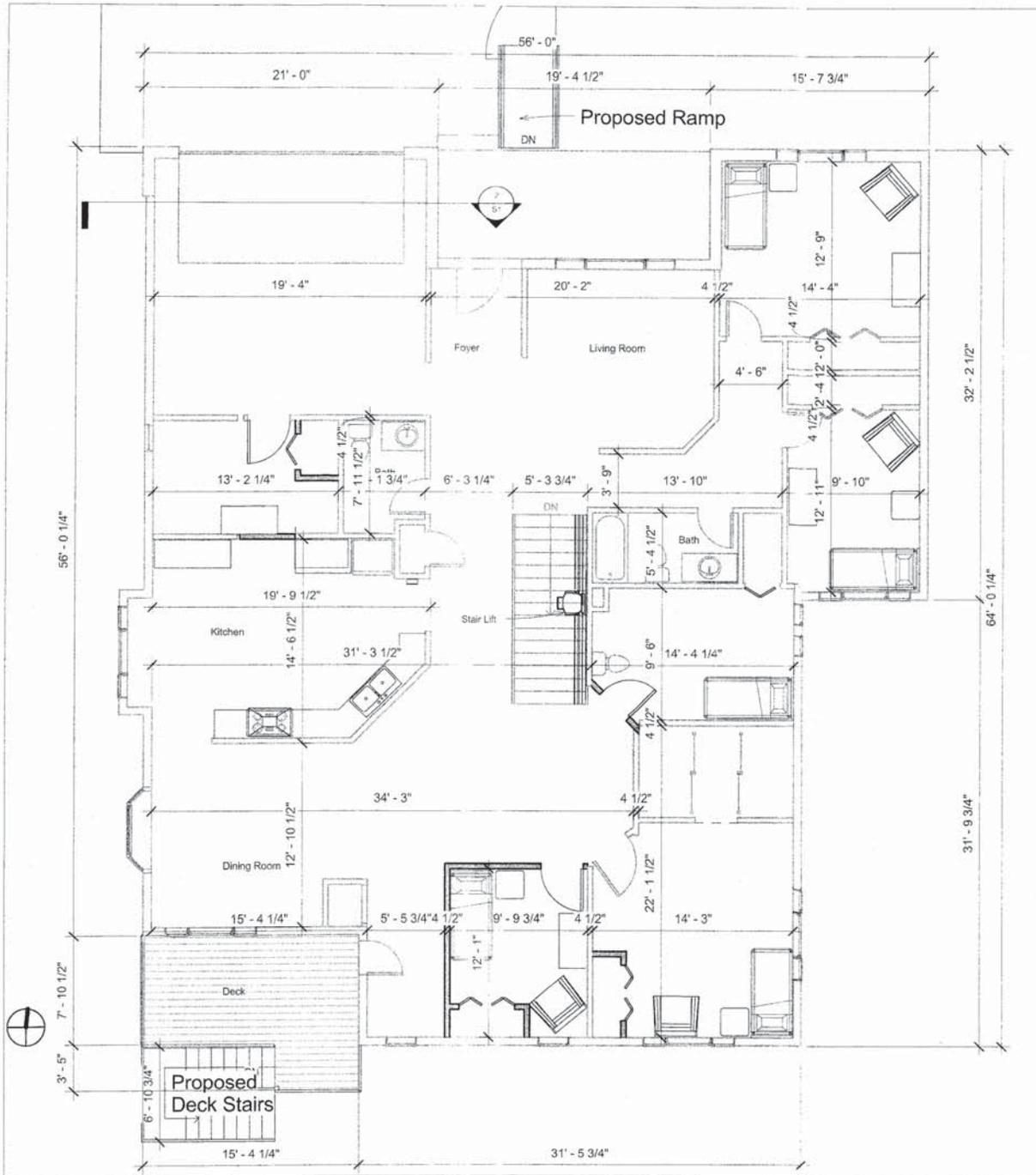
**PLANNING AND DEVELOPMENT APPROVAL:**  
 THIS PRELIMINARY & FINAL PLANNED UNIT DEVELOPMENT PLAN (PUD) FOR THE CARE GROUP OF NORTHGLENN HAS BEEN APPROVED ON THE 27 DAY OF NOV, 2010.  
 Director Alan G. H.  
 DIRECTOR OF PLANNING AND DEVELOPMENT

**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]  
 Mayor, City of Northglenn  
 Attest [Signature]  
 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 AT 9 O'CLOCK AM BY RECEPTION NUMBER 201000007113

CLERK AND RECORDER \_\_\_\_\_ BY \_\_\_\_\_



**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
BATHUBS/	
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.**

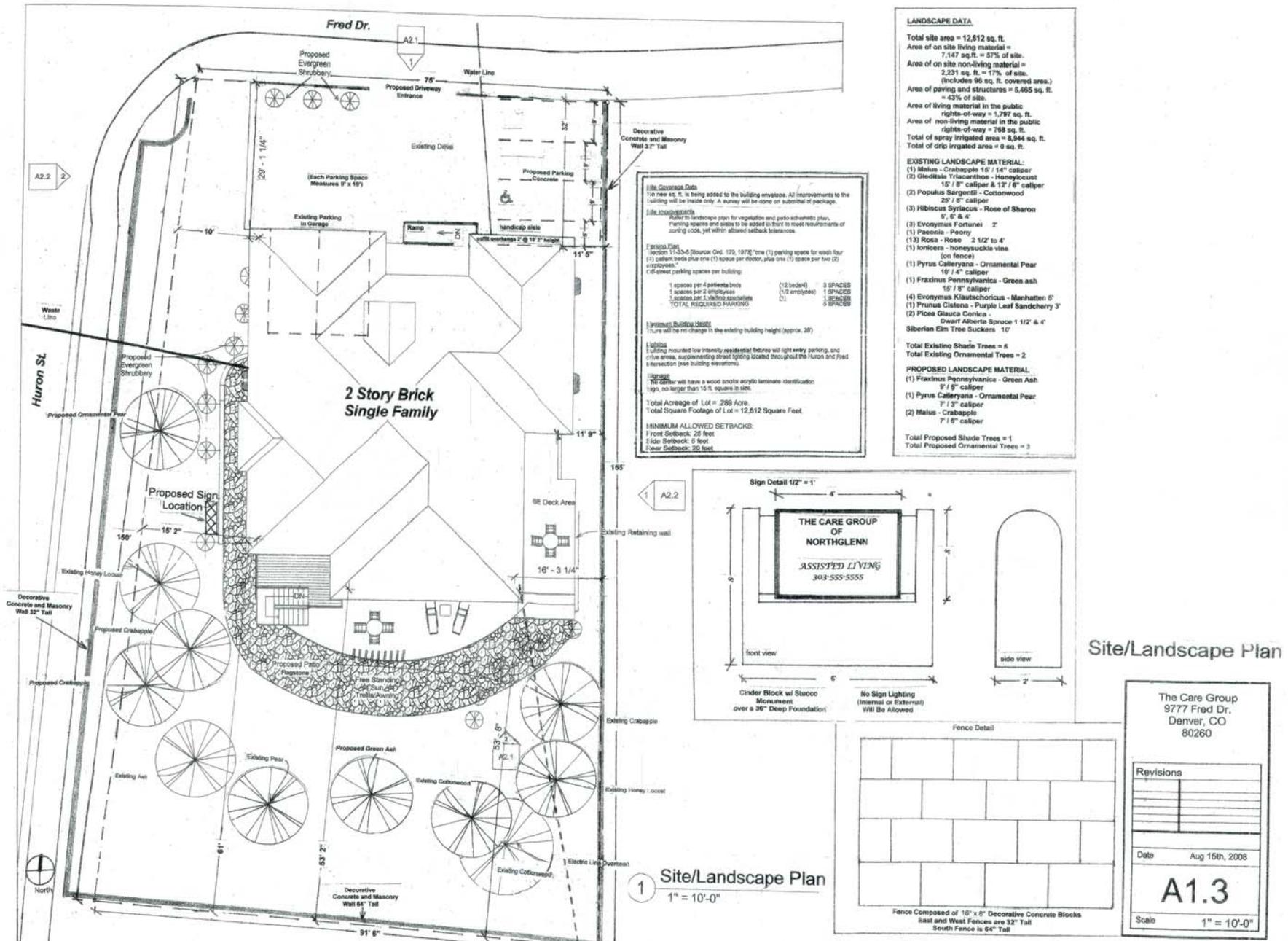
1 Main Level  
3/16" = 1'-0"

Main Level

The Care Group  
9777 Fred Dr.  
Denver, CO  
80260

Revisions	
Date	Aug 15th, 2008
<b>A1.1</b>	
Scale	As indicated







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



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

Elevations

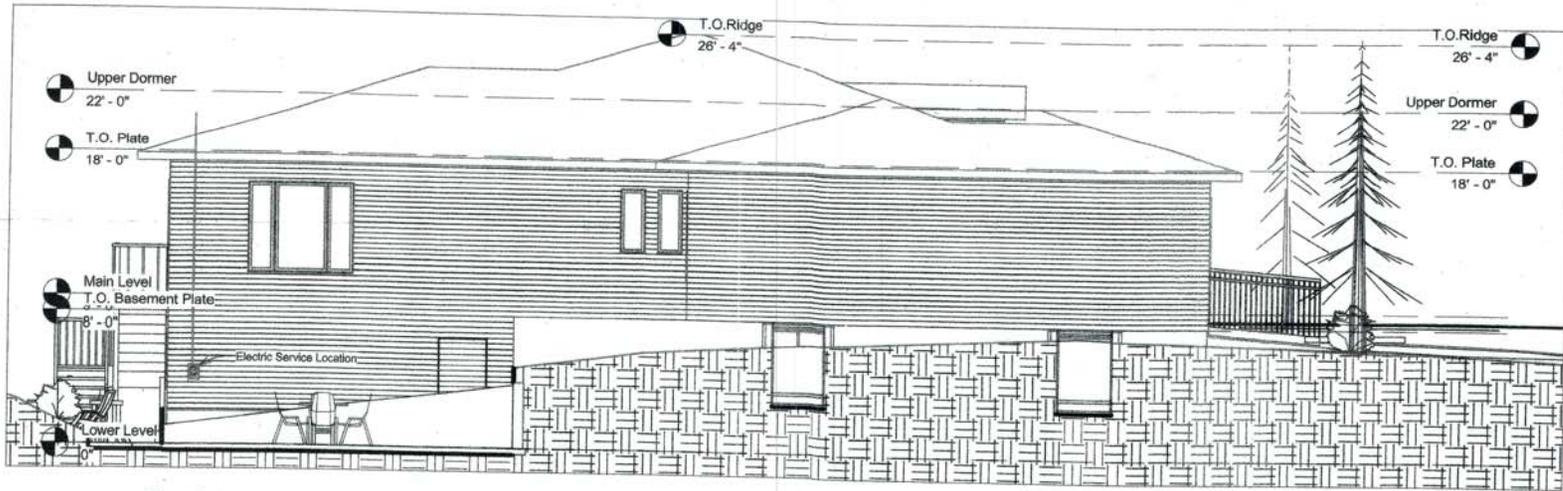
The Care Group  
9777 Fred Dr.  
Denver, CO  
80260

Revisions	

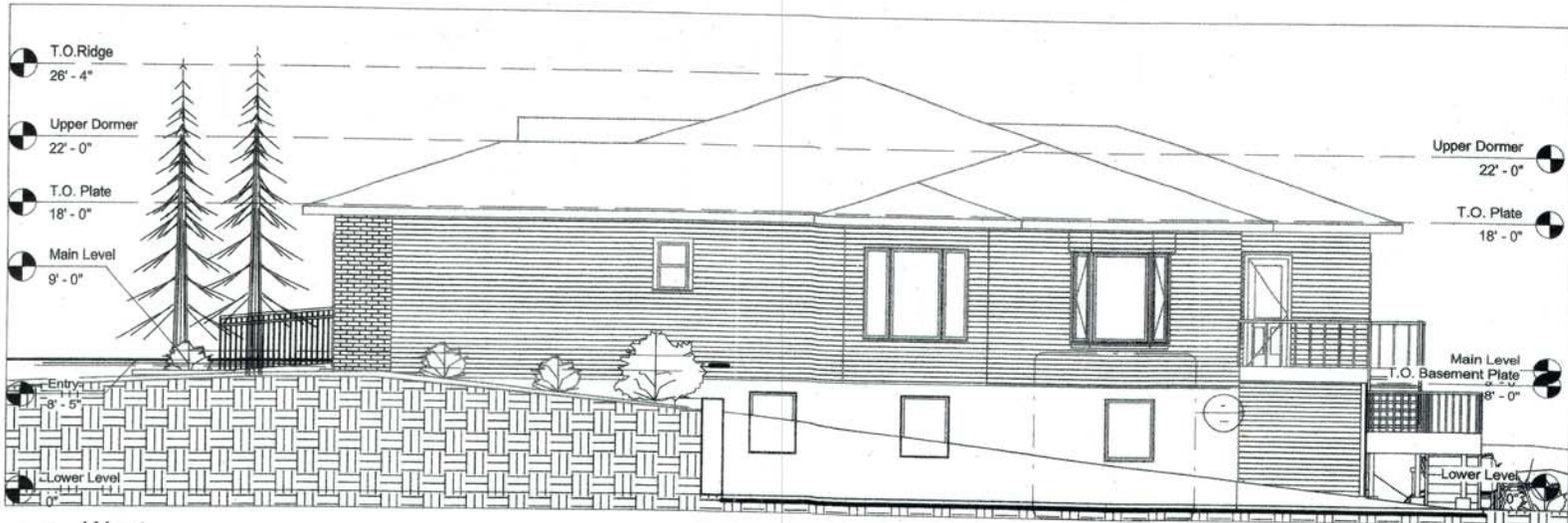
Date Aug 15th, 2008

**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

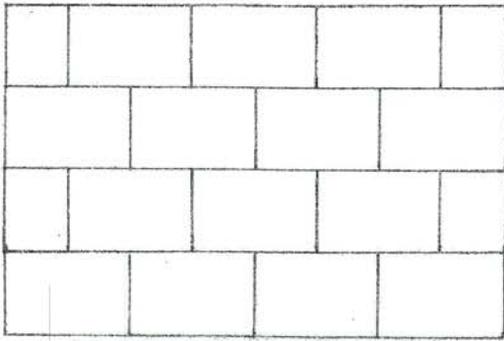
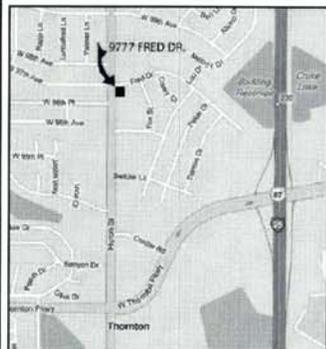
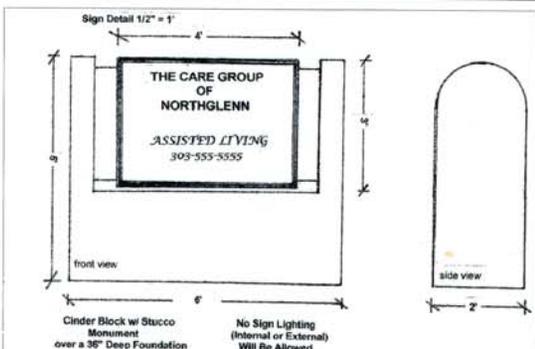
Revisions	

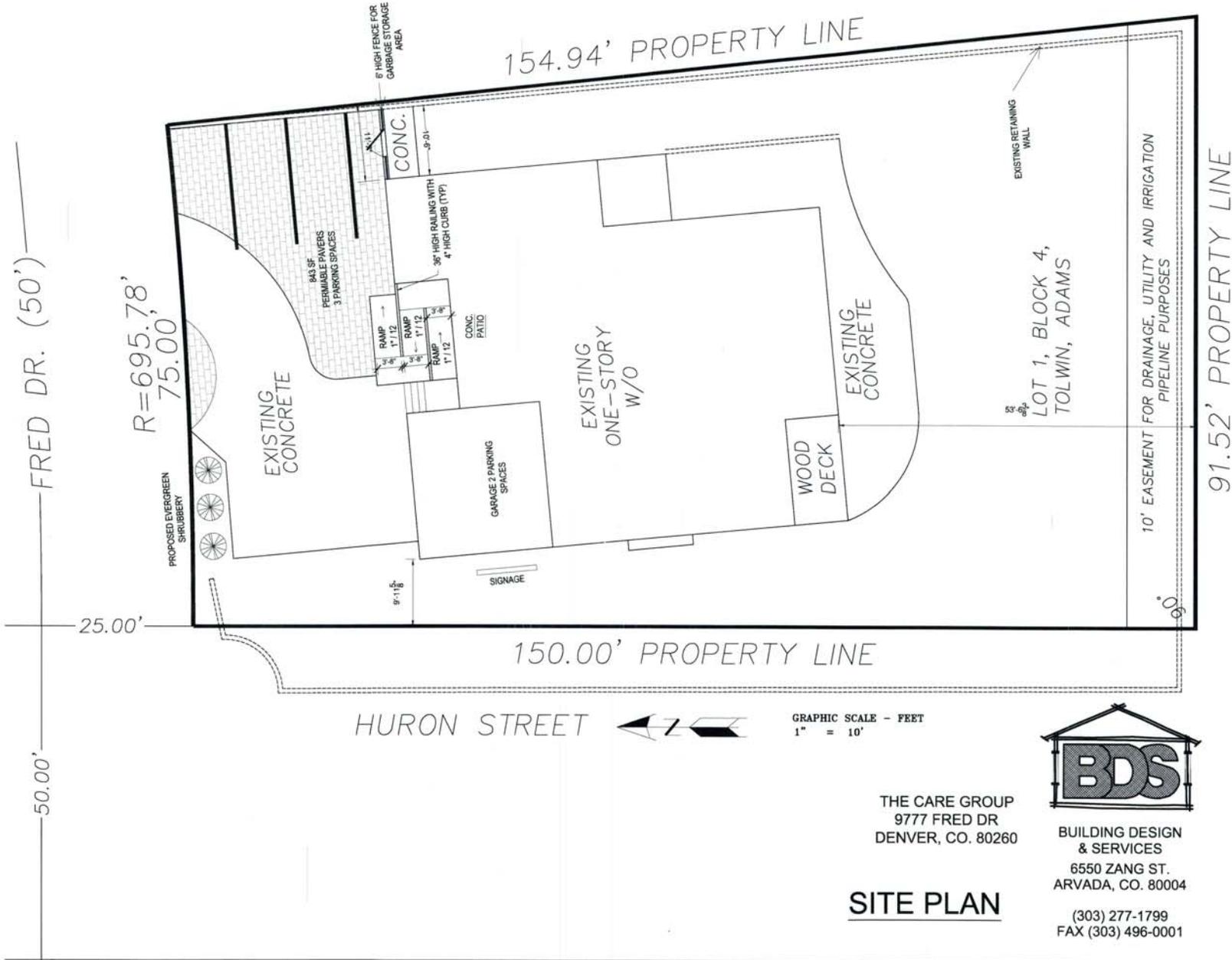
Date Aug 15th, 2008

**A2.2**

Scale 3/16" = 1'-0"

# 9777 FRED DRIVE-FINAL PUD

SITE DATA		APPROVAL LIST												
<p><b>LANDSCAPE DATA</b></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><b>EXISTING LANDSCAPE MATERIAL:</b></p> <p>(1) Melus - Crabapple 12' / 14" caliper                  25' / 8" caliper                  (2) Gleditsia Tricantrolis - Honeylocust 10' / 8" caliper &amp; 12' / 8" caliper                  (2) Populus Sargentii - Cottonwood 25' / 8" caliper                  (3) Hibiscus Syriacus - Rose of Sharon 6', 6' &amp; 4'                  (3) Eucryphia Forsterii 2'                  (1) Pisonia - Poney                  (1) Rosa - Rose 2 1/2' to 4'                  (1) Ionicia - Honeyuckle vine (on fence)                  (1) Pirus Calleryana - Ornamental Pear 10' / 4" caliper                  (1) Fraxinus Parryana - Green ash 12' / 8" caliper                  (4) Eucryphia Klautochoricus - Manhattan 5'                  (1) Prunus Chamaemorus - Plum Leaf Sandcherry 3'                  (2) Picea Glauca Conica - Dwarf Alberta Spruce 1 1/2' &amp; 4'                  Siberian Elm Tree Buckeye 10'</p> <p>Total Existing Shade Trees = 5                  Total Existing Ornamental Trees = 2</p> <p><b>PROPOSED LANDSCAPE MATERIAL:</b></p> <p>(1) Fraxinus Pennsylvanica - Green Ash 9' / 5" caliper                  (1) Pirus Calleryana - Ornamental Pear 7' / 3" caliper                  (2) Melus - Crabapple 7' / 8" caliper</p> <p>Total Proposed Shade Trees = 1                  Total Proposed Ornamental Trees = 3</p>	<p><b>Site Coverage Data</b>                  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><b>Site Improvements</b>                  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><b>Parking Plan</b>                  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-collapse: collapse;"> <tr> <td style="width: 33%;">1 spaces per 4 patients beds</td> <td style="width: 33%;">(12 beds/4)</td> <td style="width: 33%;">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 colspan="3"><b>TOTAL REQUIRED PARKING 5 SPACES</b></td> </tr> </table> <p><b>Maximum Building Height</b>                  There will be no change in the existing building height (approx. 28')</p> <p><b>Lighting</b>                  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><b>Signage</b>                  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><b>MINIMUM ALLOWED SETBACKS:</b>                  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	<b>TOTAL REQUIRED PARKING 5 SPACES</b>			<p style="text-align: center;"><b>Fence Detail</b></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												
<b>TOTAL REQUIRED PARKING 5 SPACES</b>														
<p style="text-align: center;"><b>VICINITY MAP</b></p> 	<p style="text-align: center;"><b>SIGNAGE</b></p> <p style="text-align: center;">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;"><b>APPROVAL LIST</b></p> <p><b>PLANNING AND DEVELOPMENT APPROVAL:</b>                  THIS PRELIMINARY &amp; FINAL PLANNED UNIT DEVELOPMENT PLAN (PUD) FOR THE CARE GROUP OF NORTHGLENN HAS BEEN APPROVED ON THE 27<sup>th</sup> DAY OF NOV, 2010.  <i>[Signature]</i>                  DIRECTOR OF PLANNING AND DEVELOPMENT</p> <p><b>PUBLIC WORKS APPROVAL:</b>                  THIS PRELIMINARY &amp; FINAL PLANNED UNIT DEVELOPMENT PLAN (PUD) FOR THE CARE GROUP OF NORTHGLENN HAS BEEN APPROVED ON THE 24<sup>th</sup> DAY OF NOV, 2010.                  _____                  DIRECTOR OF PUBLIC WORKS</p> <p><b>CITY COUNCIL APPROVAL:</b>                  THE MAYOR OF THE CITY OF NORTHGLENN HEREBY CERTIFIES THAT THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, DO BY ORDINANCE NO. _____ ON THE _____ DAY OF _____, 2010, ADOPT AND APPROVE THIS PRELIMINARY &amp; FINAL PLANNED UNIT DEVELOPMENT PLAN.  <i>[Signature]</i>                  MAYOR, CITY OF NORTHGLENN                  _____                  CITY CLERK, CITY OF NORTHGLENN</p> <p><b>RECORDER'S CERTIFICATE:</b>                  STATE OF COLORADO                  COUNTY OF ADAMS                  I HEREBY CERTIFY THAT THIS PRELIMINARY &amp; FINAL PLANNED UNIT DEVELOPMENT PLAN (PUD) WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ AT _____ FLOORS, BY RECEPTION NUMBER _____</p> <p>CLERK AND RECORDER _____ BY _____</p> <p><b>OWNER'S CERTIFICATE:</b>                  I, OSCAR SALER, 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 <i>[Signature]</i> DATE 11-27-2010</p> <p><b>NOTARY:</b>                  STATE OF COLORADO                  COUNTY OF ADAMS                  THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27<sup>th</sup> DAY OF NOVEMBER, 2010, BY <i>Marzena Bieniek</i>                  MY COMMISSION EXPIRES 12-3-2013                  _____                  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/WHEN APPROPRIATE, REZONE THIS PROPERTY TO A DIFFERENT ZONING CLASSIFICATION.</p> <p><i>[Signature]</i>                  PLANNING COMMISSION APPROVAL:                  THIS PRELIMINARY &amp; 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 27<sup>th</sup> DAY OF NOV, 2010.</p> <p>BUILDING DESIGN &amp; SERVICES (303) 277-1799                  6550 ZANG ST. FAX (303) 496-0001                  ARVADA, CO 80004</p>														



**SITE PLAN**

9777 FRED DR  
8-10-10

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 \_\_\_\_ 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**

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

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

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



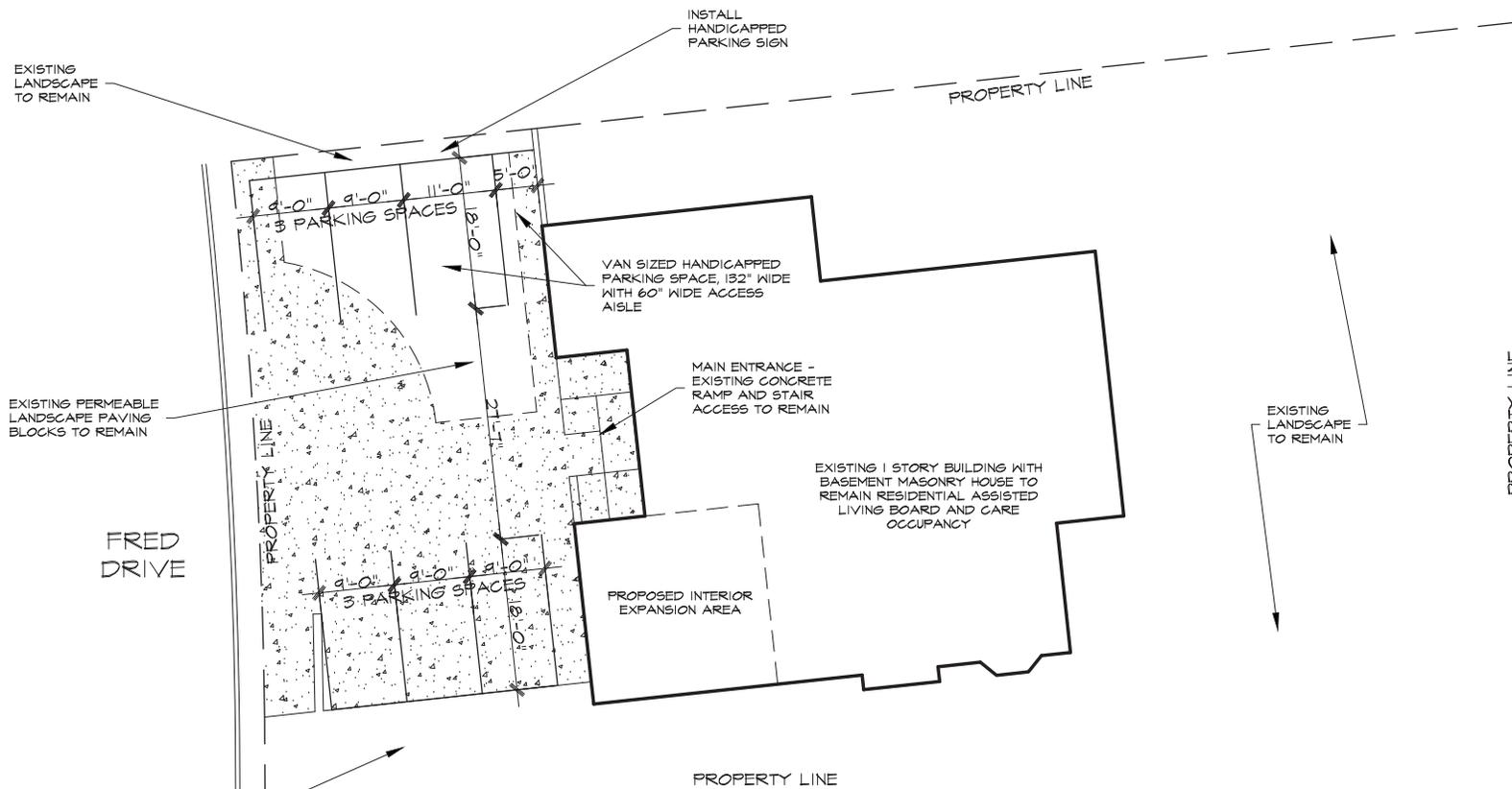
355 Bellaire Court  
 Broomfield, CO  
 80020  
 phone/fax  
 303-439-0822  
 howes@r3design.net

**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:

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

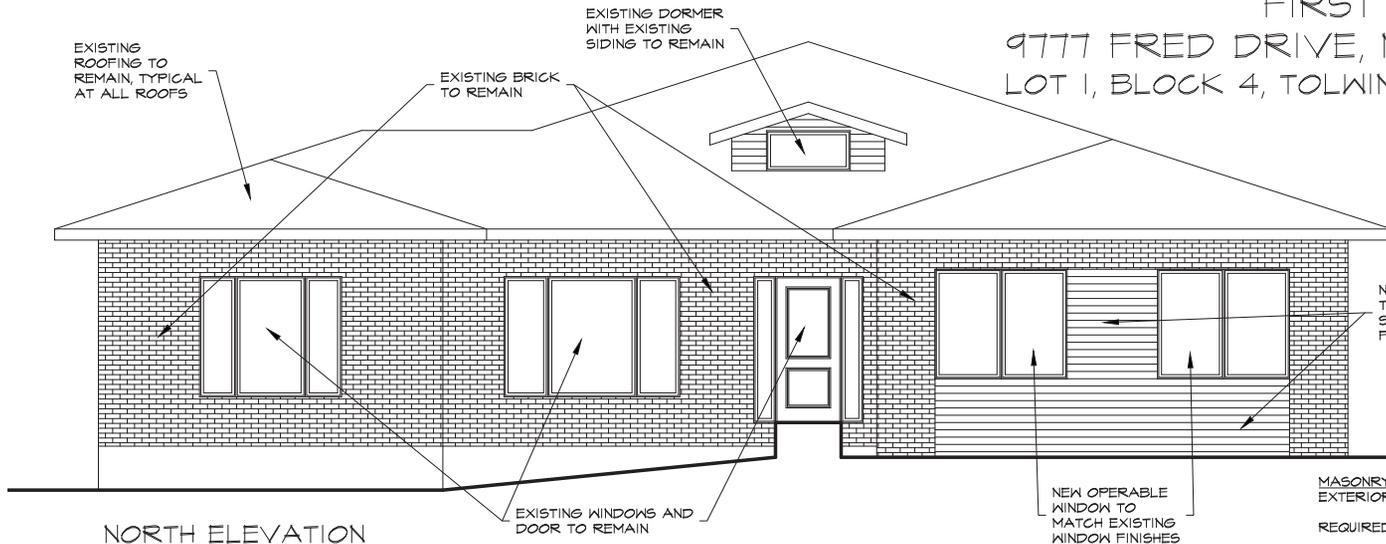
**LANDSCAPING**  
 EXISTING LANDSCAPING TO REMAIN  
 UNCHANGED

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

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

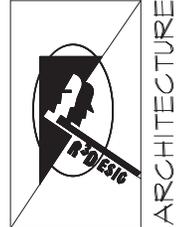


FRED DRIVE ASSISTED LIVING HOME PUD  
 FIRST AMENDMENT  
 9777 FRED DRIVE, NORTHGLENN, COLORADO  
 LOT 1, BLOCK 4, TOLWIN SUBDIVISION, ADAMS COUNTY



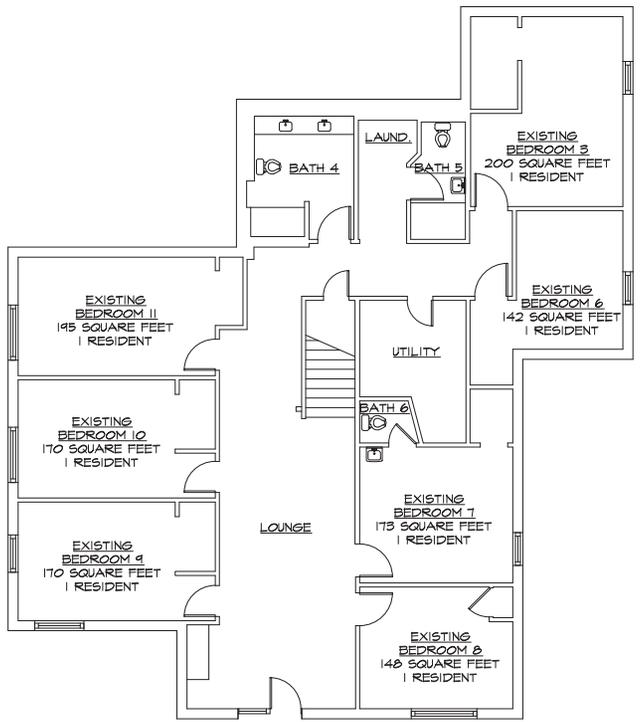
**NORTH ELEVATION**  
 SCALE 3/32" = 1'-0"

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

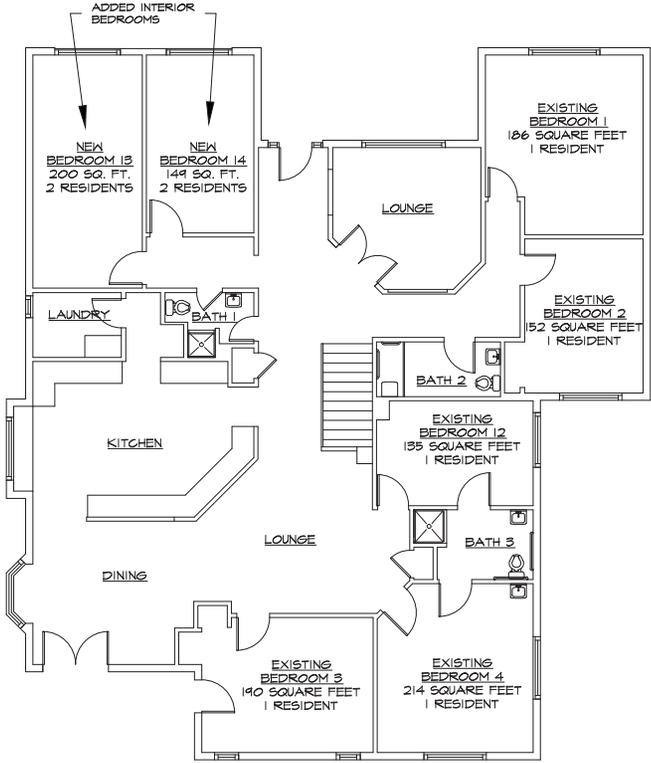


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**PRELIMINARY**  
 NOT FOR CONSTRUCTION



**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:**  
 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:  
 SHEET NUMBER:



**ELEVATION & FLOOR PLANS**  
 3 OF 3