

**PLANNING AND DEVELOPMENT DEPARTMENT
MEMORANDUM 15-02**

DATE: January 12th, 2015
TO: Honorable Mayor Joyce Downing and City Council Members
FROM: John Pick, City Manager *JP*
Brook Svoboda, Director of Planning and Development *BS*
SUBJECT: CB-1844 - Rezoning for Certain Real Properties at 301 Malley Drive –
Glenn Arms Preliminary and Final PUD Amendment

BACKGROUND

Attached to this memo is a proposed ordinance, which if approved, would establish an Amendment to Planned Unit Development (PUD) of the parcel located at 301 Malley Drive. The applicant is requesting an amendment to the PUD to reduce the number of parking spaces from 776 to 676. The purpose of the PUD Amendment is to bring the property into compliance because the approved PUD from 1972 required 776 parking spaces, but the property was constructed with 676 parking spaces. The applicant has also requested to repeal the specific landscape requirements in favor of landscape guidelines that will provide some flexibility in the future. Staff presented the Preliminary and Final PUD Amendment application to the Planning Commission through a Public Hearing at the December 2, 2014 Meeting. A copy of the Planning Commission Recommendation, Staff Report, supporting documents and PUD Application are included as Attachments 1-5.

PROCEDURE

The Planning Commission unanimously recommended approval, via Planning Commission Resolution 2014-6, the Glenn Arms Preliminary and Final PUD based on five findings of fact:

- 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.

BUDGET/TIME IMPLICATIONS:

This ordinance amendment request has no budgetary impacts.

POTENTIAL OBJECTIONS:

No objections from the public were heard at the Planning Commission meeting

RECOMMENDATION

Staff recommends Council approve CB-1844

STAFF REFERENCE

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

ATTACHMENTS

ATTACHMENT 1	Planning Commission Resolution 2014-06
ATTACHMENT 2	Planning Commission Staff Report
ATTACHMENT 3	Letter from the Applicant
ATTACHMENT 4	Parking Study
ATTACHMENT 5	PUD Documents

SPONSORED BY: MAYOR DOWNING

COUNCILMAN'S BILL

ORDINANCE NO.

No. CB-1844
Series of 2015

Series of 2015

A BILL FOR A SPECIAL ORDINANCE AMENDING THE GLENN ARMS PLANNED UNIT DEVELOPMENT IN THE CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, AND AMENDING THE ZONING MAP OF THE CITY OF NORTHGLENN

WHEREAS, Glenn Arms Planned Unit Development (the "Existing PUD"), located at 301 Malley Drive (the "Property"), was originally approved in December of 1972, and the original and now existing zoning approval contains seven hundred and seventy six (776) parking spaces, although only six hundred and seventy six (676) spaces were actually constructed;

WHEREAS, a parking study was provided with the request to amend the Existing PUD, and the parking study confirms that the existing number of actually constructed parking spaces is adequate and functional for the Property; and

WHEREAS, the City Council therefore desires to amend the Existing PUD to conform to the existing conditions regarding the number of parking spaces, and further to amend the existing landscaping requirements to provide additional flexibility.

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) The proposed amendment to the Existing PUD is compatible with the surrounding area;
- (b) The proposed amendment to the Existing PUD is not inconsistent with the City's Master Plan;
- (c) The proposed amendment to the Existing PUD does not adversely affect the health, safety, and welfare of the inhabitants of the area and the City of Northglenn;
- (d) Adequate circulation exists and traffic movement will not be impeded by the proposed amendment to the Existing PUD; and
- (e) Additional municipal service costs will not be incurred.

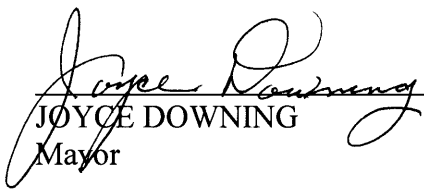
Section 2. Amendment to Existing PUD. Pursuant to the provisions of the Northglenn Zoning Ordinance, as amended, and upon the recommendation of the Northglenn Planning

Commission (Case No. Z-2-14), an amendment to the Glenn Arms Planned Unit Development (PUD) is hereby approved for the real property in the City of Northglenn, Colorado described in the attached **Exhibit A**, pursuant to the 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 by a fine of not more than two thousand six hundred and fifty dollars (\$2,650.00), or by imprisonment for a period of not more than one (1) year, or both such fine and imprisonment.

INTRODUCED, READ AND ORDERED POSTED this 12th day of January, 2015.


JOYCE DOWNING
Mayor

ATTEST:


JOHANNA SMALL, CMC
City Clerk

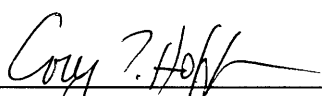
PASSED ON SECOND AND FINAL READING this ____ day of _____, 2015.

JOYCE DOWNING
Mayor

ATTEST:

JOHANNA SMALL, CMC
City Clerk

APPROVED AS TO FORM:



COREY Y. HOFFMANN
City Attorney

EXHIBIT A

LEGAL DESCRIPTION

Glenn Arms Subdivision, in SE 1/4, Section 3, T 2 S, R 68 W of the 6th P.M., City of Northglenn, Adams County, Colorado.

EXHIBIT B

PRELIMINARY AND FINAL SECOND AMENDED PUD GLENN ARMS APARTMENTS SITUATED IN THE SOUTHEAST ¼ OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M. SHEET 1 OF 2

SHEET INDEX:
1 - COVER SHEET
2 - PARKING PLAN

LEGAL DESCRIPTION:

PARCEL ONE:
GLENN ARMS SUBDIVISION, ACCORDING TO THE PLAT FILED FOR RECORD MARCH 15, 1972, IN FILE 13 AT MAP NO. 18, AND AS RECEPTION NO. 953408.

EXCEPT THAT PART KNOWN AS GLENN ARMS CLUB CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP RECORDED AUGUST 15, 1979, AT RECEPTION NO. 216972, AS P.U.D. 254,

COUNTY OF ADAMS,
STATE OF COLORADO.

PARCEL TWO:

ALL CONDOMINIUM UNITS IN ALL CONDOMINIUM BUILDINGS IN GLENN ARMS CLUB CONDOMINIUMS ACCORDING TO THE CONDOMINIUM MAP FOR GLENN ARMS CLUB CONDOMINIUMS RECORDED AUGUST 15, 1979, AT RECEPTION NO. 216972, AS P.U.D. 254, IN THE RECORDS OF THE CLERK AND RECORDER OF THE COUNTY OF ADAMS, STATE OF COLORADO, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION FOR GLENN ARMS CLUB CONDOMINIUMS, PHASE ONE, RECORDED AUGUST 15, 1979, IN BOOK 2376 AT PAGE 871 IN SAID RECORDS.

COUNTY OF ADAMS,
STATE OF COLORADO.

PURPOSE STATEMENT:

THE PURPOSE OF THIS PRELIMINARY AND FINAL SECOND AMENDED PUD GLENN ARMS APARTMENTS ("PUD AMENDMENT") IS TO (A) MODIFY THE NUMBER OF REQUIRED PARKING SPACES AND THE REQUIRED PARKING SPACES PER UNIT THAT ARE SHOWN ON THE AMENDED PUD GLENN ARMS APARTMENTS, RECORDED JANUARY 16, 1973 AT RECEPTION NO. 987003, ADAMS COUNTY RECORDS ("ORIGINAL PUD"), AND (B) TO MODIFY THE EXISTING LANDSCAPING REQUIREMENTS IN THE ORIGINAL PUD. OTHER THAN AS SET FORTH IN THIS PUD AMENDMENT, ALL OTHER STANDARDS AND REQUIREMENTS IN THE ORIGINAL PUD APPLY TO THE PROPERTY IN ACCORDANCE WITH THEIR TERMS.

PARKING:

THIS PUD AMENDMENT HEREBY DELETES ANY REFERENCE IN THE ORIGINAL PUD TO: (A) REQUIRED MINIMUM PARKING SPACES EQUAL TO 776, AND (B) REQUIRED MINIMUM PARKING SPACES PER UNIT EQUAL TO 2.0 PARKING SPACES PER UNIT, INCLUDING AS NOTED ON THE COVER SHEET AND SHEET 1 OF THE ORIGINAL PUD, AND REPLACES SUCH REFERENCE WITH THE FOLLOWING REQUIREMENTS:

TOTAL REQUIRED PARKING SPACES: 676
NUMBER OF PARKING SPACES PER UNIT: 1.74

IN THE EVENT OF ANY CONFLICT BETWEEN THE ORIGINAL PUD AND THIS PUD AMENDMENT WITH RESPECT TO THE MINIMUM NUMBER OF REQUIRED PARKING SPACES AND MINIMUM REQUIRED PARKING SPACES PER UNIT, THIS PUD AMENDMENT SHALL CONTROL.

SHEET 2 OF THIS PUD AMENDMENT IS A PARKING PLAN FOR THE PROPERTY AND IS NOT INTENDED TO AMEND THE ORIGINAL PUD, BUT SHOULD BE TREATED AS SUPPLEMENTAL INFORMATION.

LANDSCAPING:

THIS PUD AMENDMENT HEREBY DELETES IN ITS ENTIRETY THAT CERTAIN NOTE ON COVER SHEET OF THE ORIGINAL PUD THAT READS: "LANDSCAPING: PLANTING SHALL PROVIDE FUNCTIONAL SHADE AND SCREENING WITH MAJOR TREE GROUPING AT PERIMETER OF DEVELOPMENT AND IN COMMONS AREAS. SHRUB AND TREE SPECIES SHALL BE SELECTED TO CREATE MAXIMUM CONTRAST IN COLOR AND TEXTURE. SHRUB AND TREES SHALL BE PLANTED IN NUMBER AND LOCATION APPROXIMATELY THOSE INDICATED ON THE SITE PLAN."

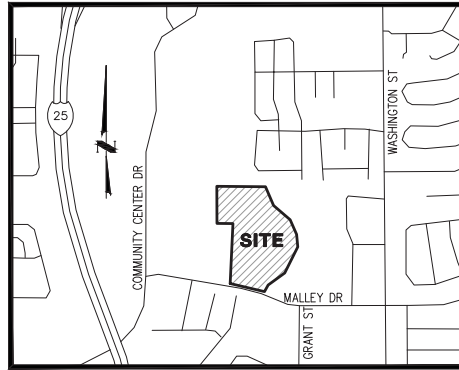
THIS PUD AMENDMENT ALSO DELETES THE TABLE LABELED "PLANT MATERIALS" LOCATED ON THE UPPER RIGHT HAND CORNER OF SHEET 2 OF THE ORIGINAL PUD AND DELETES ALL REFERENCE TO THE LOCATIONS OF VARIOUS PLANT MATERIALS ON SHEET 2 OF THE ORIGINAL PUD.

THIS PUD AMENDMENT HEREBY REPLACES THE FOREGOING DELETIONS WITH THE FOLLOWING:

ALL EXISTING LANDSCAPED AREAS SHALL REMAIN. PLANTS PROHIBITED BY THE CITY OF NORTHGLENN SHALL NOT BE UTILIZED OR PLANTED ON THE PROPERTY. PLANT MATERIALS MAY BE REPLACED BY THE OWNER OF THE PROPERTY FROM TIME TO TIME. AS OF THE DATE OF THIS PUD AMENDMENT, A TOTAL OF 33.92 PERCENT (6.18 ACRES) OF THE PROPERTY IS LANDSCAPED ("TOTAL LANDSCAPED AREA"), AND THE TOTAL LANDSCAPED AREA CONSISTS OF APPROXIMATELY 49.75 PERCENT OF ORGANIC MATERIAL AND 50.25 PERCENT OF INORGANIC MATERIAL (AS DETERMINED BY SCALING FROM AERIAL PHOTOGRAPH OBTAINED FROM GOOGLE EARTH - IMAGE DATED 6-2014). A CHANGE IN PLANT MATERIALS OVER MORE THAN FIVE PERCENT (5%) OF THE TOTAL LANDSCAPED AREA SHALL REQUIRE SUBMISSION OF AN AMENDED LANDSCAPE PLAN TO THE CITY OF NORTHGLENN PLANNING AND DEVELOPMENT DEPARTMENT, AND SUCH AMENDED LANDSCAPE PLAN MAY BE ADMINISTRATIVELY APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT.

SURVEYOR:

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303-623-6300 F: 303-623-6311
HarrisKocherSmith.com



VICINITY MAP
SCALE: 1"=1000'

PURPOSE STATEMENT (CONT.):

THE FOLLOWING GENERAL PERFORMANCE STANDARDS SHALL APPLY:

- ANY TREES PLANTED FROM AND AFTER THE DATE OF THIS PUD AMENDMENT SHALL BE A MINIMUM OF TWO (2) INCHES IN CALIPER.
- ANY PLANT MATERIAL REPLACED SHALL BE PEST AND DISEASE FREE AND IN OVERALL GOOD HEALTH.
- ALL EXISTING DECIDUOUS AND CONIFER TREE COUNTS AND SHRUB COUNTS SHALL REMAIN AS-IS (ON THE DATE OF THIS PUD AMENDMENT) UNLESS REMOVAL IS REQUIRED DUE TO NON-REMEDIAL HEALTH/PEST/DISEASE/DECLINE OR DEATH. ALL REMOVED TREES SHALL HAVE STUMPS GRINDED. THEREAFTER, REPLACEMENT TREES SHALL BE THE SAME AS THE REMOVED DECIDUOUS OR CONIFER TREE. REPLACEMENT SHRUBS MAY BE CHANGED FROM THE ORIGINAL SPECIES. TREE AND SHRUB REPLACEMENT CAN BE WITH DIFFERENT SPECIES AND VARIETY FOR DIVERSIFICATION AND PLANT HEALTH. TREE AND SHRUB REPLACEMENT SHALL BE WITHIN TWENTY FEET (20') OF PREVIOUS TREE LOCATION UNLESS OTHERWISE APPROVED. ALL NEW TREES ARE TO BE STAKED AND GUYED ACCORDING TO CURRENT ARBORIST SPECIFICATIONS FOR A PERIOD OF ONE YEAR FROM THE TIME OF PLANTING. ALL SHRUBS TO BE PLANTED FROM AND AFTER THE DATE OF THIS PUD AMENDMENT SHALL BE IN A MINIMUM 5 GALLON CONTAINER.
- FROM AND AFTER THE DATE OF THIS PUD AMENDMENT, AIR AND WATER PERMEABLE FABRIC SHALL BE USED FOR WEED BARRIER.
- USE OF ROCK AS TREE AND SHRUB LANDSCAPING ELEMENT SHALL BE LIMITED.
- NO ARTIFICIAL TREES, SHRUBS OR PLANTS SHALL BE USED TO FULFILL THESE GENERAL PERFORMANCE STANDARDS.
- ALL TREES AND CONIFERS ARE TO BE COVERED WITH 3" WOOLLY MULCH OR ROCK MULCH. ALL SHRUB BEDS SHALL BE COVERED WITH 3" WOOLLY MULCH, 3/4" PEA GRAVEL OR ROCK MULCH.
- FROM AND AFTER THE DATE OF THIS PUD AMENDMENT, FEMALE COTTONWOOD TREES (POPULUS DELTOIDES SPECIES), BOX ELDER (ACER NEGUNDO), SIBERIAN ELM (ULMUS PUMILA) AND RUSSIAN OLIVE TREES SHALL NOT BE PLANTED ON THE REAL PROPERTY ENCUMBERED BY THIS PUD AMENDMENT.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PRELIMINARY AND FINAL SECOND AMENDED PUD GLENN ARMS APARTMENTS WAS PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE CITY OF NORTHGLENN DESIGN AND CONSTRUCTION STANDARDS.

AARON MURPHY, PLS
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR PLS No. 38162

FOR AND ON BEHALF OF
HARRIS KOCHER SMITH

APPROVALS:

APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT

DIRECTOR OF PLANNING AND DEVELOPMENT

APPROVED BY THE DIRECTOR OF PUBLIC WORKS & UTILITIES

DIRECTOR OF PUBLIC WORKS AND UTILITIES

THIS PLANNED UNIT DEVELOPMENT PLAN (P.U.D.) FOR THE PRELIMINARY AND FINAL SECOND AMENDED PUD GLENN ARMS APARTMENTS HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NORTHGLENN, COLORADO ON THE _____ DAY OF _____, 2014.

CHAIRMAN
PLANNING COMMISSION

THE MAYOR OF THE CITY OF NORTHGLENN HEREBY CERTIFIES THAT THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, DID BY ORDINANCE NO. _____ ON THE _____ DAY OF _____, 2014, ADOPT AND APPROVE THIS PRELIMINARY AND FINAL SECOND AMENDED PLANNED UNIT DEVELOPMENT PLAN.

MAYOR, CITY OF NORTHGLENN

ATTESTED BY THE CITY CLERK

CITY CLERK

OWNER'S CERTIFICATE:

EXECUTED THIS _____ DAY OF _____, 2014.

OWNER: MALLEY WASHINGTON, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

STATE OF _____ S.S.

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2014 BY _____ AS _____ OF MALLEY WASHINGTON, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

ADDRESS

ADAMS COUNTY CLERK AND RECORDERS CERTIFICATE:

STATE OF _____ S.S.

COUNTY OF _____

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, _____ AT _____ O'CLOCK _____ IN BOOK _____ PAGE _____ P.U.D. _____ RECEPTION NUMBER _____

ADAMS COUNTY CLERK AND RECORDER

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303-623-6300 F: 303-623-6311
HarrisKocherSmith.com

No.	Description of Revisions	Date	By
2	FEED COMMENTS	11-6-14	
1	ADD LANDSCAPE NOTES AND CALCUS	10-6-14	

Checked By: AWM
Designed By: RLE

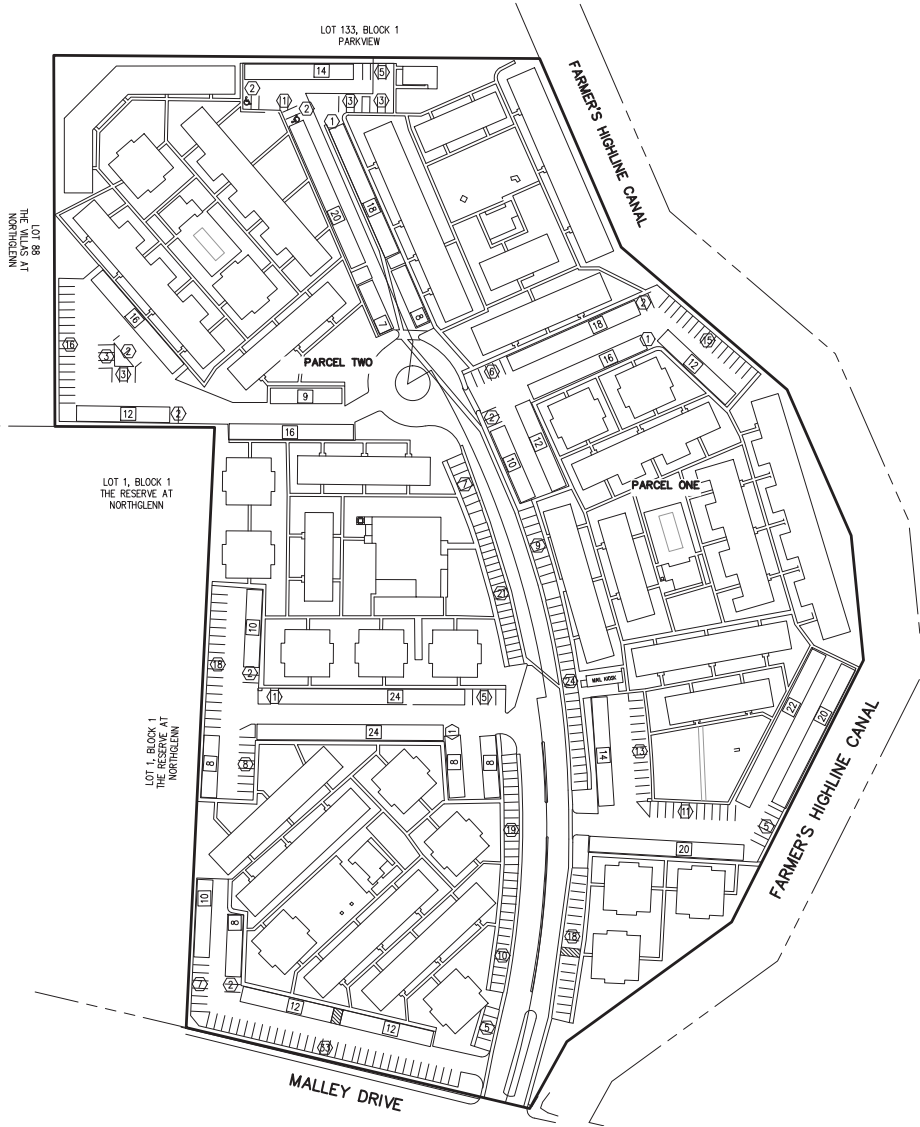
OWNER:
MALLEY WASHINGTON, LLC
3003 E. 3rd AVE.,
SUITE 201
DENVER, CO 80206
508.344.2557

**GLENN ARMS APARTMENTS
PRELIMINARY AND FINAL
SECOND AMENDED PUD
COVER SHEET**

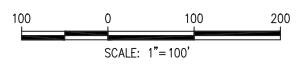
Date: 09-02-14
Job No.: 140813

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NO XREFS
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PRELIMINARY AND FINAL SECOND AMENDED PUD
GLENN ARMS APARTMENTS
 SITUATED IN THE SOUTHEAST ¼ OF SECTION 3,
 TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
 SHEET 2 OF 2



- LEGEND**
- & HANDICAP PARKING
 - (X) NUMBER OF STRIPED PARKING SPACES
 - (X) NUMBER OF COVERED PARKING SPACES
- PARKING COUNT**
- HANDICAP SPACES - 2
 - STRIPED SPACES - 286
 - COVERED SPACES - 388
 - TOTAL - 676



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HARRIS KOCHER SMITH
AKS
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303-623-6300 F: 303-623-6311
 HarrisKocherSmith.com

No.	Description of Revisions	Date	By
2	PRE COMMENTS	11/6/14	
1	ADD LANDSCAPE NOTES AND CALC'S	10/6/14	

Designed By: RJE Checked By: AWM

OWNER:
 MALLEY WASHINGTON, LLC
 3003 E. 3rd AVE.,
 SUITE 201
 DENVER, CO 80206
 508.344.2557

**GLENN ARMS APARTMENTS
 PRELIMINARY AND FINAL
 SECOND AMENDED PUD
 PARKING PLAN**

Date: 09-02-14
 Job No.: 140813

**RESOLUTION 2014-06
NORTHGLENN PLANNING COMMISSION**

**A RESOLUTION PROVIDING A FAVORABLE
RECOMMENDATION TO THE CITY COUNCIL FOR
APPROVAL TO THE GLENN ARMS PRELIMINARY AND FINAL
PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT**

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.

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 the Glenn Arms PUD Amendment in accordance with the proposed Ordinance for adoption.

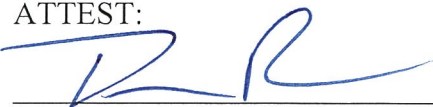
Section 2. The City of Northglenn Planning Commission hereby recommends that City Council approve the Preliminary and Final PUD Amendment to be recorded with the Adams County Clerk and Recorder, as required by law.

DATED this 2nd day of December, 2014



Sonia Di Carlo
Planning Commission Chair

ATTEST:



Travis Reynolds
Secretary

ATTACHMENT 2

Case No. Z-2-14

Applicant: Malley Washington LLC
Location: 301 Malley Drive
Ordinance: 11-16 and 11-37-2

GLENN ARMS PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT STAFF REPORT AND RECOMMENDATION

REQUEST:

The applicant, Malley Washington LLC, requests the Planning Commission hear and recommend, to the City Council, an amendment to the Planned Unit Development (PUD) located at 301 Malley Drive (**Exhibit A**) to reduce the number of parking spaces on the PUD plans to match the number of spaces that were constructed on the site. The applicant is also requesting to repeal the references to specific landscape standards in the original PUD and enact a set of landscape design guidelines.

REASON FOR REQUEST:

The applicant is requesting an amendment to the PUD to reduce the number of parking spaces from 776 to 675. The site was constructed with 675 spaces even though the approved PUD had required 775 spaces. The request also includes repealing the specific landscape standards in the current PUD to enact a set of design guidelines so that they will have the flexibility to make some revisions to landscaped areas without having to amend the PUD.

BACKGROUND:

The Glenn Arms PUD provided for the development of 388 units in a multifamily use development. The PUD was approved in December 1972 and recorded in January 1973. The recorded PUD required 776 parking spaces, which equates to two (2) parking spaces per unit.

The applicant purchased the property in June 2014. During the due diligence and inspection of the property, it was determined that only 675 parking spaces existed – 287 striped/uncovered and 388 covered surface parking, which equates to 1.74 parking spaces per unit. The applicant discussed the discrepancy in parking spaces with staff and it was determined that to bring the property into compliance, the remaining parking spaces would need to be constructed or the PUD amended to reflect the parking on site.

After speaking with tenants of the building and conducting a parking analysis, the applicant has

found the existing parking to be sufficient, and is therefore moving forward with a PUD Amendment request. Staff suggested that during this process the applicant also amend the landscaping requirements to provide some flexibility for future revisions.

The Planning Commission must recommend approval of the Amendment to the PUD based on the criteria from Sections 11-16-2, 11-16-8 and 11-37-2 of the Northglenn Zoning Ordinance, outlined in the Approval Criteria Section below.

SURROUNDING LAND USES:

North:	R-3 Multi-family Residential
South:	R-1-C Single Family Residential
East:	R-3, R-4 and PUD Multi-family Residential & Assisted Living Residential
West:	R-3 & R-4 Residential

CASE ANALYSIS:

The analysis of the case was completed with the review of submitted materials for the Amendment to the PUD.

Parking

The applicant is requesting a reduced, on-site parking ratio as compared to the standard provided by the approved PUD and the City’s zoning ordinance. The site was constructed with 101 spaces less than the 775 approved in 1972. The city has not been made aware of any conflicts or issues that have come up at the site from the reduced parking ratio.

In support of this request the applicant submitted a parking study outlining contemporary standards adopted by other regional jurisdictions and standards supported by national urban planning resources (**Exhibit B**). Staff concurs with the recommendations of the study and supports the proposed ratio of 1.74 per unit as adequate and functional for the development. The staff bases their findings on the following:

- A generic 2.0 standard spaces per unit does not adequately account for the mix of unit-types and associated parking demand. Almost half (48%) of the proposed units are classified as one bedroom, often requiring fewer parking spaces.
- The parking analysis used two leading industry parking resources to conduct the review and found that in both cases Glenn Arms (Aspen Park) exceeds recommended ratio for the land use.
- A peer review was also conducted comparing the parking ratio to nearby communities and found that most would require fewer parking spaces for this development.

Landscaping

The PUD Amendment revises the landscaping approved in the original PUD for general landscaping guidelines. The performance standards are reflective of the actual landscaping located on the property. The plan notes that all the landscaped areas shall remain. Plants prohibited by the City of Northglenn will not be used on the property.

With the references to specific landscape standards repealed, any proposed changes to the landscaping within the development would need to meet the landscape design guidelines. The PUD Amendment allows for a change in plant materials up to five (5%). Anything beyond five (5%) requires that a submission of the amended landscape plan be submitted to the City of Northglenn. Administrative approval may be granted by the Director of Planning and Development or his designee.

The provision allows for planting areas to be redesigned, plant choices to be updated and irrigation modifications made through a simple administrative process, while still ensuring standards are met. This will allow the flexibility to comply with modern landscaping practices without having to amend the PUD every time revisions are desired.

Administration

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

Property owners surrounding the proposed facility were notified via mail of the proposal, as required by Section 11-41-3(a) of the City's Zoning Ordinance. In addition, notice was provided in the legal section of the Northglenn Sentinel as well as posted on the property.

APPROVAL CRITERIA:

Section 11-16-8 – Amendments

(a) Except as provided below for minor amendments, an approved final PUD plan may only be amended by submission of an amended final PUD plan which shall require the same review and approval of any final PUD.

(b) Minor amendments to an approved final PUD plan may be approved by the Director of Community Development provided that none of the following shall be allowed by way of a minor amendment.

6. The number of required parking spaces may not be reduced excepting in accordance with an overall reduction in the total square feet of non-residential

space to be constructed or in accordance with a reduction in the total number of residential unites to be constructed.

Section 11-16-6-Approval Criteria:

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

Section 11-16-2 reads as follows:

“Section 11-16-2. Purpose and Intent.

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

- (1) To ensure that zoning decisions are directed toward achievement of community goals and objectives, as embodied in the adopted Master Development Plan, rather than satisfying arbitrary minimum standards.
- (2) To recognize the unique nature of each parcel of land and allow flexibility in the planning and design response.
- (3) To encourage and promote innovation in land development by allowing more variety in type, design, layout, and architectural design of buildings and site amenities.
- (4) To ensure that proposed rezonings and specific proposals presented to staff and the Planning Commission are constructed as presented and not used merely as a tool to facilitate property sale or some other transfer of real estate to make it more marketable.
- (5) To encourage economic development to expand the City's tax base and provide employment opportunities.
- (6) To create a PUD ordinance that streamlines, consolidates and simplifies zoning and subdivision, an ordinance that expedites rather than hinders the development process.
- (7) To allow for the preservation of natural site amenities such as mature trees, water bodies and channels, exceptional views, etc.
- (8) To promote the judicious use of open space and landscaped areas with regard to utility and visual impact.

(9) To encourage a harmonious and integrated mix of land uses and require compatibility between new and existing development.

(10) To provide for the efficient and safe movement of vehicular and pedestrian traffic on both public and private roadways.

Section 11-37-2. Zone Changes.

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

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

APPROVAL CRITERIA ANALYSIS

- (1) That a need exists for the proposal;

Staff finds that the proposal brings the property into compliance making it legal conforming. The application demonstrates that the existing parking is sufficient to serve the needs of the residents.

Creating landscape guidelines provides the opportunity for the development to make revisions to the landscaping without having to complete an overly burdensome PUD amendment procedure each time.

- (2) That this particular parcel of ground is indeed the correct site for the proposed development;

Staff finds that the proposed amendments are appropriate for this site. The applicant has initiated a parking study that depicts that the existing spaces are sufficient for the site. The total landscaped area has not been changed.

- (3) That there has been an error in the original zoning; or

Staff finds that this criteria is not applicable as this proposal is an amendment to the existing approved PUD.

- (4) That there have been significant changes in the area to warrant a zone change;
The site has been entitled for multi-family development since 1972. No changes have occurred in the area that would warrant deviation from the planned use in that location. The applicant is bringing the PUD requirements into compliance with the existing conditions on the site.

- (5) That adequate circulation exists and traffic movement would not be impeded by development; and
Staff finds that the amendment will not result in changes existing traffic movements.

- (6) That additional municipal service costs will not be incurred which the City is not prepared to meet.
Staff finds that there will be no additional municipal service costs incurred.

COMMISSION OPTIONS:

The Planning Commission is making a recommendation for a PUD Amendment to the City Council. The Commissions options are as follows:

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

STAFF RECOMMENDATION:

Staff recommends a recommendation of approval of the PUD Amendment to the City Council based on the recommended Findings of Fact per the criteria of Sections 11-16-2 and 11-37-2 of the Northglenn Zoning Ordinance.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff has no recommended conditions of approval

RECOMMENDED FINDINGS OF FACT:

The application is in compliance with the criteria outlined in sections 11-16-2 and 11-37-2.

RESPECTFULLY SUBMITTED:

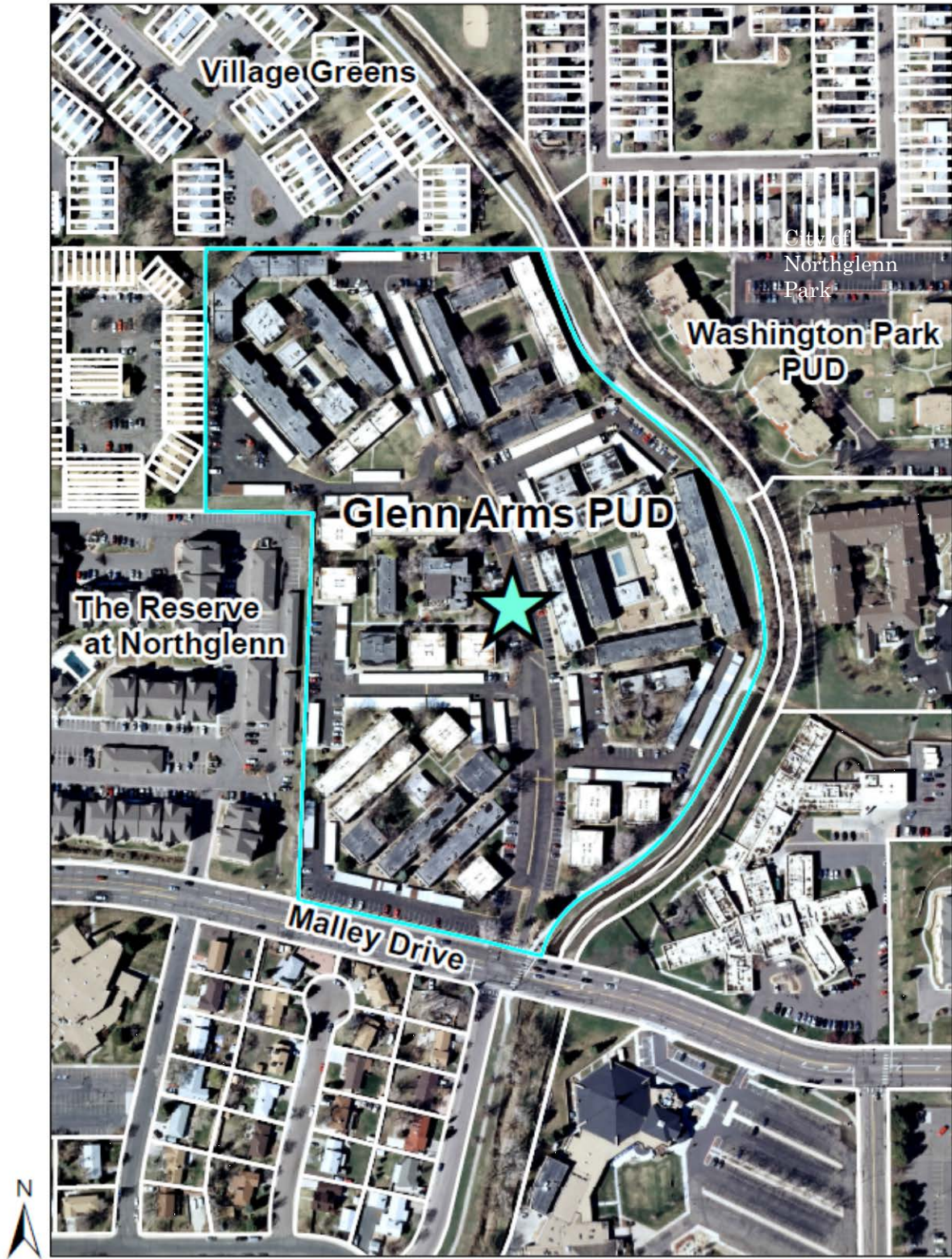
Rebecca Smith, AICP
City Planner

WHAT'S NEXT: The City Council will next hear the case for final approval

FUTURE APPLICATIONS:

- 1. PUD Amendment for consideration by City Council***

EXHIBIT A



October 21, 2014

Blair E. Lichtenfels
Attorney at Law
303.223.1190 tel
303.223.0990 fax
blichtenfels@bhfs.com

VIA HAND DELIVERY

Brook Svoboda
Director, Planning and Development Department
City of Northglenn
11701 Community Center Drive
Northglenn, Colorado 80233

RE: Amendment of Amended PUD for Glenn Arms Apartments, recorded on January 16, 1973 at Reception No. 987003 in the real property records of the Adams County Clerk and Recorder ("PUD"), encumbering real property located at 301 Malley Drive, City of Northglenn ("City"), Colorado and commonly referred to as the Aspen Park Apartments (the "Property")

Dear Ms. Svoboda:

This letter supplements Malley Washington LLC's, a Colorado limited liability company ("**BMC**" or the "**Applicant**") application for an amendment to the PUD: (A) to reduce (1) the total number of parking spaces required at the Property from 776 to 675, and (2) the required number of parking spaces per multi-family dwelling unit at the Property (each, a "**Unit**") from 2.0 parking spaces per Unit to 1.74 parking spaces per Unit, and (B) to modify the landscaping requirements and standards in the PUD to reflect modern best practices and the existing landscaping located on the Property (collectively, (A) and (B) shall be referred to herein as the "**PUD Amendment**"). The Property is located on Malley Drive, west of the Farmer's Highline Canal.

BMC requests a recommendation of approval for the PUD Amendment from the City's Planning and Development Department and approval of the PUD Amendment from the City's Planning Commission and City Council.

Section 11-16-8 of the City's Zoning Ordinance ("**Ordinance**") states that "an approved final PUD plan may only be amended by submission of an amended final PUD plan which shall require the same review and approval of any final PUD." Ordinance, §11-16-8. Initial requests for planned unit development zoning shall normally be processed in two phases: (1) Preliminary PUD, and (2) Final PUD. Ordinance, §11-16-4(a). At the option of the applicant, the PUD process may be completed in one phase, provided that the application contains all of the information required of any final PUD and is reviewed in accordance with any preliminary PUD requirements, and in such event, the PUD shall be titled "Preliminary and Final." Ordinance, §11-16-4(b). Prior to granting approval for any preliminary or final planned unit development plan, the Planning Commission and City Council shall give consideration to the purpose and intent of Article 16 of the Ordinance, as listed in Section 11-16-2, and criteria for any rezoning request as listed in Section 11-37-2(h) of the Ordinance. In addition, prior to approval of any final planned unit development plans, the Planning Commission shall find them to be in conformity with the approved preliminary planned unit development plans. Ordinance, §11-16-6(a).

410 Seventeenth Street, Suite 2200
Denver, CO 80202-4432
main 303.223.1100

As detailed in Section II below, the PUD Amendment satisfies all of the approval criteria set forth in the Ordinance. Thus, BMC respectfully requests that the City's Planning and Development Department recommend approval of the PUD Amendment and that the City's Planning Commission and City Council approve the PUD Amendment.

I. **Summary of the PUD Amendment**

The PUD was approved by the Mayor of Northglenn in December 1972 and recorded against the Property in January 1973. The PUD provides for, among other things, development of 388 Units for multiple family use. Maintenance of the parking lots is the responsibility of the Property owner. The PUD includes landscaping requirements setting forth the location and amount of plant materials.

Based in Denver, BMC is a real estate investment company specializing in the development, acquisition and redevelopment of property throughout the United States. Based on Northglenn's strong demographics and BMC's ability to rapidly incorporate subtle but necessary improvements to the Property, BMC acquired the Property in June 2014. BMC strongly believes it is important for their properties to benefit not only their residents, but also the surrounding community. In fact, BMC, through its affiliated management company, has instituted community outreach and sustainability initiatives at many of its properties. These initiatives motivate residents and employees to make their communities better which, in turn, creates long lasting value for BMC, its employees and its residents. It is this commitment to its residents and the community that has compelled BMC to request this PUD Amendment.

During BMC's due diligence and inspection of the Property, it was determined that there were only 675 parking spaces – 287 striped/uncovered spaces and 388 covered surface spaces – located at the Property, which equates to 1.74 parking spaces per Unit. The PUD requires 776 parking spaces, which equates to 2.0 parking spaces per Unit.

After conducting its own diligence with respect to the actual parking conditions at the Property, speaking to tenants and commissioning that certain Parking Analysis dated September 4, 2014 from Fox Tuttle Transportation Group ("**Parking Study**") (enclosed with the Applicant's submittal materials), BMC concluded that the actual parking spaces (675) and actual parking ratio (1.74 parking spaces per Unit) were adequate for the Property and elected to pursue a recommendation for approval of the PUD Amendment from the City's Planning and Development Department and approval of the PUD Amendment from the City's Planning Commission and City Council.

Concurrently with reviewing the parking requirements in the original PUD, BMC consulted with the City's Planning and Development Department ("**PD Department**") staff and discussed the need to amend the landscaping requirements in the PUD to comply with modern practices and include performance standards reflective of the actual landscaping located on the Property.

II. **The PUD Amendment Satisfies the Amendment Criteria in the Ordinance**

Section 11-16-2 of the Ordinance requires any new or amended PUD to satisfy the following criteria: (A) to ensure that zoning decisions are directed towards achievement of community goals and objectives, as embodied in the Master Development Plan; (B) to recognize the unique nature of each parcel of land and allow flexibility in the planning and design response; (C) to encourage and promote innovation in land development by allowing more variety in type, design, layout and architectural design of buildings and site amenities; (D) to ensure that proposed rezonings and specific proposals to staff and the Planning Commission are constructed as presented and not used merely as a tool to facilitate property sale or some other transfer of real estate to make it more marketable; (E) to encourage economic development to expand the City's tax base and provide employment opportunities; (F) to create a PUD ordinance that

streamlines, consolidates and simplifies zoning and subdivision, an ordinance that expedites rather than hinders the development process; (G) to allow for the preservation of natural site amenities such as mature trees, water bodies and channels, exceptional views, etc.; (H) to promote the judicious use of open space and landscaped areas with regard to utility and visual impact; (I) to encourage a harmonious and integrated mix of land uses and require compatibility between new and existing development; and (J) to provide for the efficient and safe movement of vehicular and pedestrian traffic on both public and private roadways. Ordinance, §11-16-2.

Further, Planning Commission and City Council shall give consideration to the following criteria in connection with any amendments: (K) that a need for any such amendment exists, or that the particular parcel of ground is the correct site for the proposed development, or that there was an error in the original zoning; and (L) 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 that additional municipal services will not be incurred which the City is not prepared to meet. Ordinance, §11-37-2(h). Sections II.A through II.L of this letter demonstrate that the PUD Amendment satisfies all of the applicable criteria in the Ordinance.

A. *The PUD Amendment Achieves Goals and Objectives in The Northglenn Comprehensive Plan*

The PUD Amendment is consistent with the following policies and strategies of The Northglenn Comprehensive Plan ("**Comp Plan**"):

1. Policy 5B3: Encourage reinvestment in and maintenance of the existing housing stock

BMC is a new owner of the Property and focused on performing necessary maintenance and other upgrades to enhance the quality of life for existing and new residents at the Property. To that end, BMC is voluntarily amending the PUD to insure that the parking and landscaping requirements in the PUD are satisfied, and the Property is not inadvertently noncompliant.

2. Policy 6B4: Enhance the appearance and image of the City to attract new business

The PUD Amendment adopts landscaping requirements that reflect contemporary practices and will facilitate ongoing landscaping improvements at the Property. This permits the Property to contribute positively to the image and appearance of the City.

3. Policy 10B2: Promote a cohesive community aesthetic to help shape, enhance and improve the character of Northglenn's neighborhoods.

See Sections II.A.1 and II.A.2 of this letter.

B. *The PUD Amendment Recognizes the Unique Nature of the Property and Allows Flexibility With Respect to Parking and Landscaping Requirements*

The Property has been governed by the PUD for over forty (40) years. During that period of time, the existing 675 parking spaces have been sufficient to serve the needs of the residents at the Property, and the Parking Study confirms that the existing parking ratio of 1.74 parking spaces per Unit is adequate. The revisions to the landscaping requirements permit BMC to utilize flexibility in determining the type of landscaping to be installed on the Property, while maintaining existing landscaping and views.

C. *The PUD Amendment Encourages Variety in Landscaping*

The PUD Amendment expressly permits the owner of the Property to make minor modifications to the plant materials without first obtaining the approval of the PD Department, as long as such modifications comply with the specifically stated landscaping performance standards in the PUD Amendment. The original PUD did not permit any modifications to landscaping at the Property and proscribed very narrow and specific requirements, rather than standards designed to permit flexibility.

D. *The PUD Amendment is Not Being Utilized Merely as a Tool to Facilitate Sale of the Property*

Since BMC has already acquired the Property, the PUD Amendment is being processed in an effort to be a good owner and citizen, and to rectify existing inconsistencies in the original PUD and provide for more flexibility with respect to future landscaping enhancements. BMC's request for approval of the PUD Amendment is not intended to facilitate a sale of the Property.

E. *The PUD Amendment Encourages Economic Development to Expand the City's Tax Base and Provide Employment Opportunities*

While the PUD Amendment is unlikely to be the proximate cause of any expansion in the City's tax base or directly create employment opportunities, BMC's ability to utilize more flexibility in making future landscaping decisions permits BMC to create more desirable residential living options in the City of Northglenn, and will bring new residents to existing retail and commercial development in the City.

F. *Create a PUD Ordinance that Streamlines, Consolidates and Simplifies Zoning and Subdivision*

This criterion is not applicable to the PUD Amendment.

G. *The PUD Amendment Allows for Preservation of Natural Site Amenities Such as Mature Trees and Existing Views*

The PUD Amendment specifically provides that existing trees shall remain on the Property, and requires that replacement trees shall be the same as any tree replaced. This performance standard insures that mature trees will be preserved (and replaced to the extent any mature trees are removed due to health, pest, disease or decline). Preservation of mature trees will maintain existing views from the Property.

H. *The PUD Amendment Promotes Judicious Use of Open Space and Landscaped Areas with Regard to Utility and Visual Impact*

The PUD Amendment requires the Property owner to obtain the prior written approval of the PD Department for any change in plant materials in excess of five percent of the total landscaped area on the Property. Further, it requires the Property owner to maintain existing tree and shrub placement. These two requirements promote judicious use of existing landscaped areas to maintain the existing utility and visual impacts present on the Property.

I. *The PUD Encourages a Harmonious and Integrated Mix of Land Uses and Require Compatibility between New and Existing Development*

The PUD Amendment does not modify the existing permitted land uses for the Property, so this criterion is not applicable.

J. *The PUD Provides for the Efficient and Safe Movement of Vehicular and Pedestrian Traffic on both Public and Private Roadways*

The PUD Amendment does not modify any public or private roadways, so this criterion is not applicable.

K. *The PUD Amendment Corrects Parking Requirements that are in Excess of What is Needed by the Site and Updates the Landscaping Requirements to Reflect Modern Practices*

The Parking Study indicates that the required number of parking spaces and required parking ratio is in excess of what is required based on the use of the Property; the PUD Amendment corrects this excessive parking requirement by reducing the number of required spaces from 776 to 675 and the required parking ratio from 2.0 to 1.74.

The PUD Amendment also implements landscaping performance standards for the Property which permit greater flexibility by the Property owner to implement landscaping that best serves the interests of the residents and the City.

L. *The PUD Amendment is not a Zoning Change, Adequate Circulation Exists on the Property, Traffic Movement will not be Impeded by the PUD Amendment, and the PUD Amendment will not Result in Any Additional Municipal Services Incurred by the City*

As discussed herein, the PUD Amendment represents BMC's desire, as the new owner of the Property, to correct the PUD to reflect the actual number of parking spaces at the Property, which is consistent with other properties in the area and the Parking Study, and to implement more flexible landscaping requirements that reflect modern practices.

III. **Conclusion**

In conclusion, as evidenced by this letter and the enclosures, the PUD Amendment meets or exceeds all of the criteria for approval set forth in the Ordinance. Accordingly, BMC respectfully requests that the City's Planning and Development Department recommend approval of the PUD Amendment and that the City's Planning Commission and City Council approve the PUD Amendment.

If you have any questions or require additional information, please do not hesitate to contact me at the number above.

Sincerely,



Blair E. Lichtenfels

Enclosures:

Exhibit A	BMC Application
Exhibit B	Evidence of Payment of Application Fee
Exhibit C	Form of PUD Amendment (seven 11x17 copies; four 18x24 copies)
Exhibit D	Parking Study

Brook Svoboda
October 21, 2014
Page 6

Exhibit E	Title Policy
Exhibit F	Survey (two copies)

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MEMORANDUM

To: City of Northglenn, Planning and Development
From: Steve Tuttle, P.E., PTOE
Date: September 4, 2014
Project: Aspen Park Apartments
Subject: Parking Analysis

The Fox Tuttle Transportation Group has completed an analysis of the existing parking inventory for the existing Aspen Park Apartments use. The Aspen Park development includes 388 multi-family dwelling units with 675 parking spaces provided for residents and guests. This corresponds to a ratio of 1.74 parking spaces per dwelling unit. This represents a reduction from the existing P.U.D. for Aspen Park Apartments which calls for 2.0 parking spaces per residential unit within the relevant P.U.D. zoning designation. Fox Tuttle reviewed current industry practices with regards to the provision of parking and concluded that the existing parking supply at the Aspen Park Apartments is well within the parking ratio ranges supported by industry parking practices. This memorandum summarizes our findings and recommendations.

Background

The Aspen Park Apartments development consists of 388 apartment units located north of Malley Drive at Highline Drive. The existing unit breakdown is as follows:

- 188 one-bedroom units
- 164 two-bedroom units
- 36 three-bedroom units

There exist 287 striped/uncovered and 388 covered surface parking spaces within the development (675 total parking spaces on site). The 675 parking spaces correspond to an effective parking rate of 1.74 parking spaces per dwelling unit for 388 units. **Table 1** provides a comparison of the existing parking provisions to industry and peer rates, to be discussed in subsequent sections of this memorandum.

Industry Recommendations

Two leading industry parking resources were reviewed within the context of this development and are discussed in this memorandum:

- Institute of Transportation Engineers (ITE), Parking Generation, 4th Edition (2010)
- Urban Land Institute (ULI), Shared Parking, 2nd Edition (2005)

ITE publishes parking generation data for various land uses based on numerous studies and empirical data calculating average peak parking demand. For apartment land use, ITE provides both urban and suburban parking formulas to predict peak parking demand. The ITE suburban formulas were utilized for this analysis to provide the most conservative recommendations.

The ITE suburban apartment peak parking data is based on 19 studies at developments with an average of 320 dwelling units. The average size of the dwelling units for developments included in the study was 1.7 bedrooms per unit. In comparison, Aspen Park has 388 units with a total of 624 bedrooms, or 1.6 bedrooms per unit. Thus, the ITE data is very similar in unit count average and bedroom average. Though, the ITE data may even be considered slightly conservative given that the project has a lower bedroom ratio and would be expected to generate less peak parking demand.

The ITE methodology provides the following formula to calculate peak parking demand:

$$\text{Peak Parking Demand} = 1.42x - 38$$

where x equals the number of dwelling units

Using the ITE formula, the peak parking demand is anticipated to be 513 parking spaces. This corresponds to a rate of 1.32 spaces per unit and is 162 spaces (24%) less than what exists at Aspen Park.

The ULI book provides recommended parking calculations for various land uses based on a widely accepted methodology. The rates reviewed for this analysis and discussed in this section are the "base case" parking recommendations from which reductions are then applied to account for the effects of shared use. For multi-family residential rental use, ULI recommends a "base parking ratio" of 1.5 spaces per unit and a 15% guest parking ratio. These base rates are based on peak parking spaces required with "virtually 100% auto use and typical ridesharing for suburban conditions" and do not take into account any effect/reduction of shared parking for mixed use development. The ULI book further defines this rate as being applicable for a "cornfield project" that is a "free-standing land use in an area with little or no transit and only weak pedestrian connections with other uses". The Aspen Park project is located within an urban area with nearby mixed use, transit services, and pedestrian connections. Thus, the base rates can be considered conservative as applied to this project.

As shown on Table 1, the recommended ULI rates correspond to a provision of 640 parking spaces for the project and an effective rate of 1.65 spaces per unit. The ULI data is attached, for reference. The existing Aspen Park project parking provisions exceed (by 35 spaces, or 5%) the recommended ULI provisions for high-auto-use conditions, as noted above.

Peer Review

Fox Tuttle conducted a peer review of nearby communities similar to Northglenn conditions to determine typical multi-family parking requirements.

The results of the peer review for the communities of Broomfield, Denver, and Boulder are summarized on Table 1. All three communities include guest parking provisions in their base rates. As shown on Table 1, using these communities' rates would result in project requirements of 485 to 700 parking spaces (1.25 to 1.8 spaces per unit). Most represent lower parking totals than are provided for this use. The only community rates that would exceed what is provided for is Broomfield. However, the Broomfield rates were applied assuming that all Aspen Park one-bedroom units would apply to Broomfield's higher one-bedroom rate vs. "studio" rate, which is lower (1.0 spaces per unit vs. 1.5). Given the smaller unit size (640 square feet) of most of the Aspen Park single-bedroom units, these may be similar to studio units and would thus require less parking than estimated for Broomfield's rates. However, in order to provide a conservative analysis, one-bedroom rates for Broomfield were assumed.

Summary and Recommendations

The Aspen Park Apartments use provides 675 parking spaces for 388 dwelling units. Based on the review of industry standard parking practices and a peer review of other Front Range cities, it was determined that existing parking provisions for the project are more than sufficient to service peak parking demands.

I hope that the contents of this memorandum are helpful to you. If you have any questions or would like to discuss our findings, please let me know.

/SGT

Attachments:

- Table 1 - Multi-Family Parking Rate Comparison
- ULI Summary of Recommended Base Parking Ratios (Table 2-2)
- ITE Parking Generation for Apartment Land Use for Suburban Conditions



Multi-Family Parking Rate Comparison

Table 1a. Parking Ratios

	Existing Units		Broomfield Code*	Denver Code**	Boulder Code***	ULI****	Aspen Park
Studio			1.0	1.25	1.0	1.5	Average 1.74 spaces per unit
1-bed	188 units		1.5	1.25	1.0	1.5	
2-bed	164 units		2.0	1.25	1.5	1.5	
3-bed	36 units		2.5	1.25	2.0	1.5	
Guest Parking			Included in resident rate	Included in resident rate	Included in resident rate	15% x # of units	Included in resident rate

*Based on standard parking code for multi-family

**Requirement based on new zoning code and Suburban Neighborhood Context Group with Multi-unit Dwelling only on site (Suburban near Commercial Corridor up to 5 stories)

*** Assumes RM district (residential medium) for a stand alone multi-family project. This is the same as the MXD code (RMX)

**** Urban Land Institute, Shared Parking 2nd Edition, 2005.

Table 1b. Parking Spaces

	Existing Units	ITE Suburban ⁽¹⁾	Broomfield	Denver	Boulder	ULI	Aspen Park
Studio		Based on Peak Demand Studies Peak Parking Demand = 1.42 x Units - 38	0 spaces	0 spaces	0 spaces	0 spaces	Average 1.74 spaces per unit
1-bed	188 units		282 spaces	235 spaces	188 spaces	282 spaces	
2-bed	164 units		328 spaces	205 spaces	246 spaces	246 spaces	
3-bed	36 units		90 spaces	45 spaces	72 spaces	54 spaces	
Total Resident Parking	675 spaces		700 spaces	485 spaces	506 spaces	582 spaces	
Total Guest Parking	Included in resident total	Included in resident total	Included in resident total	Included in resident total	58 spaces	Included in resident total	
Total	675 spaces	513 spaces	700 spaces	485 spaces	506 spaces	640 spaces	675 spaces

Parking Rates		1.32	1.80	1.25	1.30	1.65	1.74
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(1) Institute of Transportation Engineers, Parking Generation, 4th Edition, 2010.

Table 2-2 Summary of Recommended Base Parking Ratios (Spaces per Unit Land Use)

Land Use	Weekday		Weekend		Unit	Source
	Visitor	Employee	Visitor	Employee		
Community Shopping Center (<400,000 sq. ft.)	2.9	0.7	3.2	0.8	/ksf ¹ GLA	1
Regional Shopping Center (400,000 to 600,000 sq. ft.)	Sliding scale between 400,000 and 600,000 sq. ft.				/ksf GLA	1
Super Regional Shopping Center (>600,000 sq. ft.)	3.2	0.8	3.6	0.9	/ksf GLA	1
Fine/Casual Dining	15.25	2.75	17.0	3.0	/ksf GLA	2, 3
Family Restaurant	9.0	1.5	12.75	2.25	/ksf GLA	3
Fast-Food Restaurant	12.75	2.25	12.0	2.0	/ksf GLA	2
Nightclub	15.25	1.25	17.5	1.5	/ksf GLA	3
Active Entertainment	Custom to each tenant					
Cineplex	0.19	0.01	0.26	0.01	/seat	3, 2
Performing Arts Theater	0.3	0.07	0.33	0.07	/seat	2
Arena	0.27	0.03	0.3	0.03	/seat	3
Pro Football Stadium	0.3	0.01	0.3	0.01	/seat	3
Pro Baseball Stadium	0.31	0.01	0.34	0.01	/seat	3
Health Club	6.6	0.4	5.5	0.25	/ksf GFA	3, 4
Convention Center	5.5	0.5	5.5	0.5	/ksf GLA	3
Hotel—Business	1.0	0.25	0.9	0.18	/room	2, 3
Hotel—Leisure	0.9	0.25	1.0	0.18	/room	2, 3
Restaurant/Lounge	10.0	—	10.0	—	/ksf GLA	2, 3, 5
Conference Center/Banquet (20 to 50 sq. ft./guest room)	30.0	—	30.0	—	/ksf GLA	2, 3, 5
Convention Space (>50 sq. ft./guest room)	20.0	—	10.0	—	/ksf GLA	2, 3, 5
Residential, Rental	0.15	1.5 ²	0.15	1.5 ²	/unit	2
Residential, Owned	0.15	1.7 ²	0.15	1.7 ²	/unit	2
Office (<25,000 sq. ft.)	0.3	3.5	0.03	0.35	/ksf GFA	2
Office (25,000 to 100,000 sq. ft.) Sliding scale between					/ksf GFA	2
25,000 sq. ft.:	0.3	3.5	0.03	0.35		
100,000 sq. ft.:	0.25	3.15	0.03	0.32		
Office (100,000 to 500,000 sq. ft.) Sliding scale between					/ksf GFA	2
100,000 sq. ft.:	0.25	3.15	0.03	0.32		
500,000 sq. ft.:	0.2	2.6	0.02	0.26		
Office >500,000 sq. ft.	0.2	2.6	0.02	0.26	/ksf GFA	2
Data Processing Office	0.25	5.75	0.03	0.58	/ksf GFA	2, 3
Medical/Dental Office	3.0	1.5	3.0	1.5	/ksf GFA	2, 3
Bank, Branch with Drive-in	3.0	1.6	3.0	1.6	/ksf GFA	2

Notes

Ratios based on peak parking spaces required with virtually 100% auto use and typical ridesharing for suburban conditions.
¹/ksf = per thousand sq. ft.
²1.0 spaces reserved for residents' sole use, 24 hours a day, remainder shared with visitors and other uses

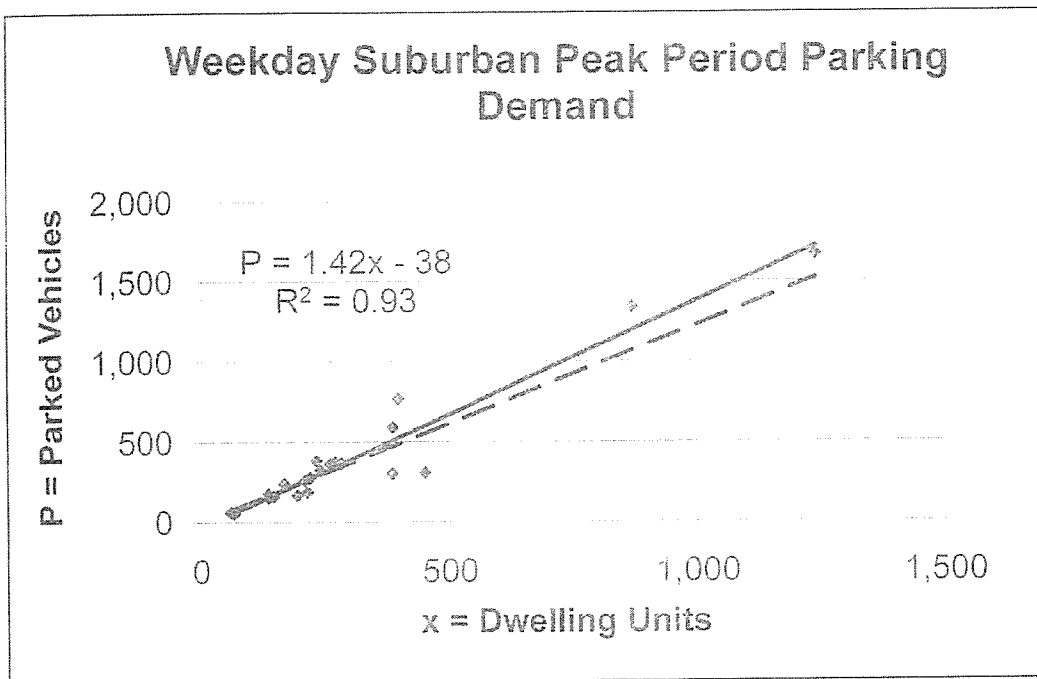
Sources:

1. *Parking Requirements for Shopping Centers*, 2nd ed. (Washington, D.C.: ULI—the Urban Land Institute, 1999).
2. *Parking Generation*, 3rd ed. (Washington, D.C.: Institute of Transportation Engineers, 2004).
3. Data collected by team members.
4. John W. Dorsett, "Parking Requirements for Health Clubs," *The Parking Professional*, April 2004.
5. Gerald Salzman, "Hotel Parking: How Much Is Enough?" *Urban Land*, January 1988.

Land Use: 221 Low/Mid-Rise Apartment

Average Peak Period Parking Demand vs. Dwelling Units
On a: Weekday
Location: Suburban

Statistic	Peak Period Demand
Peak Period	12:00–5:00 a.m.
Number of Study Sites	21
Average Size of Study Sites	311 dwelling units
Average Peak Period Parking Demand	1.23 vehicles per dwelling unit
Standard Deviation	0.32
Coefficient of Variation	21%
95% Confidence Interval	1.10–1.37 vehicles per dwelling unit
Range	0.59–1.94 vehicles per dwelling unit
85th Percentile	1.94 vehicles per dwelling unit
33rd Percentile	0.66 vehicles per dwelling unit



◆ Actual Data Points — Fitted Curve - - - Average Rate

As detailed in Section II below, the PUD Amendment satisfies all of the approval criteria set forth in the Ordinance. Thus, BMC respectfully requests that the City's Planning and Development Department recommend approval of the PUD Amendment and that the City's Planning Commission and City Council approve the PUD Amendment.

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Based in Denver, BMC is a real estate investment company specializing in the development, acquisition and redevelopment of property throughout the United States. Based on Northglenn's strong demographics and BMC's ability to rapidly incorporate subtle but necessary improvements to the Property, BMC acquired the Property in June 2014. BMC strongly believes it is important for their properties to benefit not only their residents, but also the surrounding community. In fact, BMC, through its affiliated management company, has instituted community outreach and sustainability initiatives at many of its properties. These initiatives motivate residents and employees to make their communities better which, in turn, creates long lasting value for BMC, its employees and its residents. It is this commitment to its residents and the community that has compelled BMC to request this PUD Amendment.

During BMC's due diligence and inspection of the Property, it was determined that there were only 675 parking spaces – 287 striped/uncovered spaces and 388 covered surface spaces – located at the Property, which equates to 1.74 parking spaces per Unit. The PUD requires 776 parking spaces, which equates to 2.0 parking spaces per Unit.

After conducting its own diligence with respect to the actual parking conditions at the Property, speaking to tenants and commissioning that certain Parking Analysis dated September 4, 2014 from Fox Tuttle Transportation Group ("**Parking Study**") (enclosed with the Applicant's submittal materials), BMC concluded that the actual parking spaces (675) and actual parking ratio (1.74 parking spaces per Unit) were adequate for the Property and elected to pursue a recommendation for approval of the PUD Amendment from the City's Planning and Development Department and approval of the PUD Amendment from the City's Planning Commission and City Council.

Concurrently with reviewing the parking requirements in the original PUD, BMC consulted with the City's Planning and Development Department ("**PD Department**") staff and discussed the need to amend the landscaping requirements in the PUD to comply with modern practices and include performance standards reflective of the actual landscaping located on the Property.

II. **The PUD Amendment Satisfies the Amendment Criteria in the Ordinance**

Section 11-16-2 of the Ordinance requires any new or amended PUD to satisfy the following criteria: (A) to ensure that zoning decisions are directed towards achievement of community goals and objectives, as embodied in the Master Development Plan; (B) to recognize the unique nature of each parcel of land and allow flexibility in the planning and design response; (C) to encourage and promote innovation in land development by allowing more variety in type, design, layout and architectural design of buildings and site amenities; (D) to ensure that proposed rezonings and specific proposals to staff and the Planning Commission are constructed as presented and not used merely as a tool to facilitate property sale or some other transfer of real estate to make it more marketable; (E) to encourage economic development to expand the City's tax base and provide employment opportunities; (F) to create a PUD ordinance that

streamlines, consolidates and simplifies zoning and subdivision, an ordinance that expedites rather than hinders the development process; (G) to allow for the preservation of natural site amenities such as mature trees, water bodies and channels, exceptional views, etc.; (H) to promote the judicious use of open space and landscaped areas with regard to utility and visual impact; (I) to encourage a harmonious and integrated mix of land uses and require compatibility between new and existing development; and (J) to provide for the efficient and safe movement of vehicular and pedestrian traffic on both public and private roadways. Ordinance, §11-16-2.

Further, Planning Commission and City Council shall give consideration to the following criteria in connection with any amendments: (K) that a need for any such amendment exists, or that the particular parcel of ground is the correct site for the proposed development, or that there was an error in the original zoning; and (L) 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 that additional municipal services will not be incurred which the City is not prepared to meet. Ordinance, §11-37-2(h). Sections II.A through II.L of this letter demonstrate that the PUD Amendment satisfies all of the applicable criteria in the Ordinance.

A. *The PUD Amendment Achieves Goals and Objectives in The Northglenn Comprehensive Plan*

The PUD Amendment is consistent with the following policies and strategies of The Northglenn Comprehensive Plan ("**Comp Plan**"):

1. Policy 5B3: Encourage reinvestment in and maintenance of the existing housing stock

BMC is a new owner of the Property and focused on performing necessary maintenance and other upgrades to enhance the quality of life for existing and new residents at the Property. To that end, BMC is voluntarily amending the PUD to insure that the parking and landscaping requirements in the PUD are satisfied, and the Property is not inadvertently noncompliant.

2. Policy 6B4: Enhance the appearance and image of the City to attract new business

The PUD Amendment adopts landscaping requirements that reflect contemporary practices and will facilitate ongoing landscaping improvements at the Property. This permits the Property to contribute positively to the image and appearance of the City.

3. Policy 10B2: Promote a cohesive community aesthetic to help shape, enhance and improve the character of Northglenn's neighborhoods.

See Sections II.A.1 and II.A.2 of this letter.

B. *The PUD Amendment Recognizes the Unique Nature of the Property and Allows Flexibility With Respect to Parking and Landscaping Requirements*

The Property has been governed by the PUD for over forty (40) years. During that period of time, the existing 675 parking spaces have been sufficient to serve the needs of the residents at the Property, and the Parking Study confirms that the existing parking ratio of 1.74 parking spaces per Unit is adequate. The revisions to the landscaping requirements permit BMC to utilize flexibility in determining the type of landscaping to be installed on the Property, while maintaining existing landscaping and views.

C. *The PUD Amendment Encourages Variety in Landscaping*

The PUD Amendment expressly permits the owner of the Property to make minor modifications to the plant materials without first obtaining the approval of the PD Department, as long as such modifications comply with the specifically stated landscaping performance standards in the PUD Amendment. The original PUD did not permit any modifications to landscaping at the Property and proscribed very narrow and specific requirements, rather than standards designed to permit flexibility.

D. *The PUD Amendment is Not Being Utilized Merely as a Tool to Facilitate Sale of the Property*

Since BMC has already acquired the Property, the PUD Amendment is being processed in an effort to be a good owner and citizen, and to rectify existing inconsistencies in the original PUD and provide for more flexibility with respect to future landscaping enhancements. BMC's request for approval of the PUD Amendment is not intended to facilitate a sale of the Property.

E. *The PUD Amendment Encourages Economic Development to Expand the City's Tax Base and Provide Employment Opportunities*

While the PUD Amendment is unlikely to be the proximate cause of any expansion in the City's tax base or directly create employment opportunities, BMC's ability to utilize more flexibility in making future landscaping decisions permits BMC to create more desirable residential living options in the City of Northglenn, and will bring new residents to existing retail and commercial development in the City.

F. *Create a PUD Ordinance that Streamlines, Consolidates and Simplifies Zoning and Subdivision*

This criterion is not applicable to the PUD Amendment.

G. *The PUD Amendment Allows for Preservation of Natural Site Amenities Such as Mature Trees and Existing Views*

The PUD Amendment specifically provides that existing trees shall remain on the Property, and requires that replacement trees shall be the same as any tree replaced. This performance standard insures that mature trees will be preserved (and replaced to the extent any mature trees are removed due to health, pest, disease or decline). Preservation of mature trees will maintain existing views from the Property.

H. *The PUD Amendment Promotes Judicious Use of Open Space and Landscaped Areas with Regard to Utility and Visual Impact*

The PUD Amendment requires the Property owner to obtain the prior written approval of the PD Department for any change in plant materials in excess of five percent of the total landscaped area on the Property. Further, it requires the Property owner to maintain existing tree and shrub placement. These two requirements promote judicious use of existing landscaped areas to maintain the existing utility and visual impacts present on the Property.

I. *The PUD Encourages a Harmonious and Integrated Mix of Land Uses and Require Compatibility between New and Existing Development*

The PUD Amendment does not modify the existing permitted land uses for the Property, so this criterion is not applicable.

J. *The PUD Provides for the Efficient and Safe Movement of Vehicular and Pedestrian Traffic on both Public and Private Roadways*

The PUD Amendment does not modify any public or private roadways, so this criterion is not applicable.

K. *The PUD Amendment Corrects Parking Requirements that are in Excess of What is Needed by the Site and Updates the Landscaping Requirements to Reflect Modern Practices*

The Parking Study indicates that the required number of parking spaces and required parking ratio is in excess of what is required based on the use of the Property; the PUD Amendment corrects this excessive parking requirement by reducing the number of required spaces from 776 to 675 and the required parking ratio from 2.0 to 1.74.

The PUD Amendment also implements landscaping performance standards for the Property which permit greater flexibility by the Property owner to implement landscaping that best serves the interests of the residents and the City.

L. *The PUD Amendment is not a Zoning Change, Adequate Circulation Exists on the Property, Traffic Movement will not be Impeded by the PUD Amendment, and the PUD Amendment will not Result in Any Additional Municipal Services Incurred by the City*

As discussed herein, the PUD Amendment represents BMC's desire, as the new owner of the Property, to correct the PUD to reflect the actual number of parking spaces at the Property, which is consistent with other properties in the area and the Parking Study, and to implement more flexible landscaping requirements that reflect modern practices.

III. **Conclusion**

In conclusion, as evidenced by this letter and the enclosures, the PUD Amendment meets or exceeds all of the criteria for approval set forth in the Ordinance. Accordingly, BMC respectfully requests that the City's Planning and Development Department recommend approval of the PUD Amendment and that the City's Planning Commission and City Council approve the PUD Amendment.

If you have any questions or require additional information, please do not hesitate to contact me at the number above.

Sincerely,



Blair E. Lichtenfels

Enclosures:

Exhibit A	BMC Application
Exhibit B	Evidence of Payment of Application Fee
Exhibit C	Form of PUD Amendment (seven 11x17 copies; four 18x24 copies)
Exhibit D	Parking Study

Brook Svoboda
October 21, 2014
Page 6

Exhibit E	Title Policy
Exhibit F	Survey (two copies)

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**PRELIMINARY AND FINAL SECOND AMENDED PUD
GLENN ARMS APARTMENTS**
SITUATED IN THE SOUTHEAST ¼ OF SECTION 3,
TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
SHEET 1 OF 2

SHEET INDEX:
1 - COVER SHEET
2 - PARKING PLAN

LEGAL DESCRIPTION:

PARCEL ONE:
GLENN ARMS SUBDIVISION, ACCORDING TO THE PLAT FILED FOR RECORD MARCH 15, 1972, IN FILE 13 AT MAP NO. 18, AND AS RECEPTION NO. 953408,

EXCEPT THAT PART KNOWN AS GLENN ARMS CLUB CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP RECORDED AUGUST 15, 1979, AT RECEPTION NO. 216972, AS P.U.D. 254,

COUNTY OF ADAMS,
STATE OF COLORADO.

PARCEL TWO:

ALL CONDOMINIUM UNITS IN ALL CONDOMINIUM BUILDINGS IN GLENN ARMS CLUB CONDOMINIUMS ACCORDING TO THE CONDOMINIUM MAP FOR GLENN ARMS CLUB CONDOMINIUMS RECORDED AUGUST 15, 1979, AT RECEPTION NO. 216972, AS P.U.D. 254, IN THE RECORDS OF THE CLERK AND RECORDER OF THE COUNTY OF ADAMS, STATE OF COLORADO, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION FOR GLENN ARMS CLUB CONDOMINIUMS, PHASE ONE, RECORDED AUGUST 15, 1979, IN BOOK 2376 AT PAGE 871 IN SAID RECORDS.

COUNTY OF ADAMS,
STATE OF COLORADO.

PURPOSE STATEMENT:

THE PURPOSE OF THIS PRELIMINARY AND FINAL SECOND AMENDED PUD GLENN ARMS APARTMENTS ("PUD AMENDMENT") IS TO (A) MODIFY THE NUMBER OF REQUIRED PARKING SPACES AND THE REQUIRED PARKING SPACES PER UNIT THAT ARE SHOWN ON THE AMENDED PUD GLENN ARMS APARTMENTS, RECORDED JANUARY 16, 1973 AT RECEPTION NO. 987003, ADAMS COUNTY RECORDS ("ORIGINAL PUD"), AND (B) TO MODIFY THE EXISTING LANDSCAPING REQUIREMENTS IN THE ORIGINAL PUD. OTHER THAN AS SET FORTH IN THIS PUD AMENDMENT, ALL OTHER STANDARDS AND REQUIREMENTS IN THE ORIGINAL PUD APPLY TO THE PROPERTY IN ACCORDANCE WITH THEIR TERMS.

PARKING:

THIS PUD AMENDMENT HEREBY DELETES ANY REFERENCE IN THE ORIGINAL PUD TO: (A) REQUIRED MINIMUM PARKING SPACES EQUAL TO 776, AND (B) REQUIRED MINIMUM PARKING SPACES PER UNIT EQUAL TO 2.0 PARKING SPACES PER UNIT, INCLUDING AS NOTED ON THE COVER SHEET AND SHEET 1 OF THE ORIGINAL PUD, AND REPLACES SUCH REFERENCE WITH THE FOLLOWING REQUIREMENTS:

TOTAL REQUIRED PARKING SPACES: 676
NUMBER OF PARKING SPACES PER UNIT: 1.74

IN THE EVENT OF ANY CONFLICT BETWEEN THE ORIGINAL PUD AND THIS PUD AMENDMENT WITH RESPECT TO THE MINIMUM NUMBER OF REQUIRED PARKING SPACES AND MINIMUM REQUIRED PARKING SPACES PER UNIT, THIS PUD AMENDMENT SHALL CONTROL.

SHEET 2 OF THIS PUD AMENDMENT IS A PARKING PLAN FOR THE PROPERTY AND IS NOT INTENDED TO AMEND THE ORIGINAL PUD, BUT SHOULD BE TREATED AS SUPPLEMENTAL INFORMATION.

LANDSCAPING:

THIS PUD AMENDMENT HEREBY DELETES IN ITS ENTIRETY THAT CERTAIN NOTE ON COVER SHEET OF THE ORIGINAL PUD THAT READS: "LANDSCAPING: PLANTING SHALL PROVIDE FUNCTIONAL SHADE AND SCREENING WITH MAJOR TREE GROUPING AT PERIMETER OF DEVELOPMENT AND IN COMMONS AREAS. SHRUB AND TREE SPECIES SHALL BE SELECTED TO CREATE MAXIMUM CONTRAST IN COLOR AND TEXTURE. SHRUB AND TREES SHALL BE PLANTED IN NUMBER AND LOCATION APPROXIMATELY THOSE INDICATED ON THE SITE PLAN."

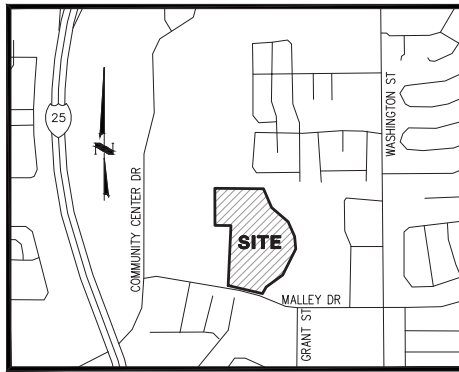
THIS PUD AMENDMENT ALSO DELETES THE TABLE LABELED "PLANT MATERIALS" LOCATED ON THE UPPER RIGHT HAND CORNER OF SHEET 2 OF THE ORIGINAL PUD AND DELETES ALL REFERENCE TO THE LOCATIONS OF VARIOUS PLANT MATERIALS ON SHEET 2 OF THE ORIGINAL PUD.

THIS PUD AMENDMENT HEREBY REPLACES THE FOREGOING DELETIONS WITH THE FOLLOWING:

ALL EXISTING LANDSCAPED AREAS SHALL REMAIN. PLANTS PROHIBITED BY THE CITY OF NORTHGLENN SHALL NOT BE UTILIZED OR PLANTED ON THE PROPERTY. PLANT MATERIALS MAY BE REPLACED BY THE OWNER OF THE PROPERTY FROM TIME TO TIME, AS OF THE DATE OF THIS PUD AMENDMENT. A TOTAL OF 33.92 PERCENT (6.18 ACRES) OF THE PROPERTY IS LANDSCAPED ("TOTAL LANDSCAPED AREA"), AND THE TOTAL LANDSCAPED AREA CONSISTS OF APPROXIMATELY 49.75 PERCENT OF ORGANIC MATERIAL AND 50.25 PERCENT OF INORGANIC MATERIAL (AS DETERMINED BY SCALING FROM AERIAL PHOTOGRAPH OBTAINED FROM GOOGLE EARTH - IMAGE DATED 6-2014). A CHANGE IN PLANT MATERIALS OVER MORE THAN FIVE PERCENT (5%) OF THE TOTAL LANDSCAPED AREA SHALL REQUIRE SUBMISSION OF AN AMENDED LANDSCAPE PLAN TO THE CITY OF NORTHGLENN PLANNING AND DEVELOPMENT DEPARTMENT, AND SUCH AMENDED LANDSCAPE PLAN MAY BE ADMINISTRATIVELY APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT.

SURVEYOR:

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303-623-6300 F: 303-623-6311
HarrisKocherSmith.com



VICINITY MAP
SCALE: 1"=1000'

PURPOSE STATEMENT (CONT.):

THE FOLLOWING GENERAL PERFORMANCE STANDARDS SHALL APPLY:

- (1) ANY TREES PLANTED FROM AND AFTER THE DATE OF THIS PUD AMENDMENT SHALL BE A MINIMUM OF TWO (2) INCHES IN CALIPER.
- (2) ANY PLANT MATERIAL REPLACED SHALL BE PEST AND DISEASE FREE AND IN OVERALL GOOD HEALTH.
- (3) ALL EXISTING DECIDUOUS AND CONIFER TREE COUNTS AND SHRUB COUNTS SHALL REMAIN AS-IS (ON THE DATE OF THIS PUD AMENDMENT) UNLESS REMOVAL IS REQUIRED DUE TO NON-REMEDIAL HEALTH/PEST/DISEASE/DECLINE OR DEATH. ALL REMOVED TREES SHALL HAVE STUMPS GRINDED. THEREAFTER, REPLACEMENT TREES SHALL BE THE SAME AS THE REMOVED DECIDUOUS OR CONIFER TREE. REPLACEMENT SHRUBS MAY BE CHANGED FROM THE ORIGINAL SPECIES. TREE AND SHRUB REPLACEMENT CAN BE WITH DIFFERENT SPECIES AND VARIETY FOR DIVERSIFICATION AND PLANT HEALTH. TREE AND SHRUB REPLACEMENT SHALL BE WITHIN TWENTY FEET (20') OF PREVIOUS TREE LOCATION UNLESS OTHERWISE APPROVED. ALL NEW TREES ARE TO BE STAKED AND GUYED ACCORDING TO CURRENT ARBORIST SPECIFICATIONS FOR A PERIOD OF ONE YEAR FROM THE TIME OF PLANTING. ALL SHRUBS TO BE PLANTED FROM AND AFTER THE DATE OF THIS PUD AMENDMENT SHALL BE IN A MINIMUM 5 GALLON CONTAINER.
- (4) FROM AND AFTER THE DATE OF THIS PUD AMENDMENT, AIR AND WATER PERMEABLE FABRIC SHALL BE USED FOR WEED BARRIER.
- (5) USE OF ROCK AS TREE AND SHRUB LANDSCAPING ELEMENT SHALL BE LIMITED.
- (6) NO ARTIFICIAL TREES, SHRUBS OR PLANTS SHALL BE USED TO FULFILL THESE GENERAL PERFORMANCE STANDARDS.
- (7) ALL TREES AND CONIFERS ARE TO BE COVERED WITH 3" WOOLLY MULCH OR ROCK MULCH. ALL SHRUB BEDS SHALL BE COVERED WITH 3" WOOLLY MULCH, 3/4" PEA GRAVEL OR ROCK MULCH.
- (8) FROM AND AFTER THE DATE OF THIS PUD AMENDMENT, FEMALE COTTONWOOD TREES (POPULUS DELTOIDES SPECIES), BOX ELDER (ACER NEGUNDO), SIBERIAN ELM (ULMUS PUMILA) AND RUSSIAN OLIVE TREES SHALL NOT BE PLANTED ON THE REAL PROPERTY ENCUMBERED BY THIS PUD AMENDMENT.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PRELIMINARY AND FINAL SECOND AMENDED PUD GLENN ARMS APARTMENTS WAS PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE CITY OF NORTHGLENN DESIGN AND CONSTRUCTION STANDARDS.

AARON MURPHY, PLS
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR PLS No. 38162

FOR AND ON BEHALF OF
HARRIS KOCHER SMITH

APPROVALS:

APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT

DIRECTOR OF PLANNING AND DEVELOPMENT

APPROVED BY THE DIRECTOR OF PUBLIC WORKS & UTILITIES

DIRECTOR OF PUBLIC WORKS AND UTILITIES

THIS PLANNED UNIT DEVELOPMENT PLAN (P.U.D.) FOR THE PRELIMINARY AND FINAL SECOND AMENDED PUD GLENN ARMS APARTMENTS HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NORTHGLENN, COLORADO ON THE _____ DAY OF _____, 2014.

CHAIRMAN
PLANNING COMMISSION

THE MAYOR OF THE CITY OF NORTHGLENN HEREBY CERTIFIES THAT THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, DID BY ORDINANCE NO. _____ ON THE _____ DAY OF _____, 2014, ADOPT AND APPROVE THIS PRELIMINARY AND FINAL SECOND AMENDED PLANNED UNIT DEVELOPMENT PLAN.

MAYOR, CITY OF NORTHGLENN

ATTESTED BY THE CITY CLERK

CITY CLERK

OWNER'S CERTIFICATE:

EXECUTED THIS _____ DAY OF _____, 2014.

OWNER: MALLEY WASHINGTON, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

STATE OF _____ S.S.

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2014 BY _____ AS _____ OF MALLEY WASHINGTON, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

ADDRESS

ADAMS COUNTY CLERK AND RECORDERS CERTIFICATE:

STATE OF _____ S.S.

COUNTY OF _____

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, _____ AT _____ O'CLOCK _____ IN BOOK _____ PAGE _____ P.U.D. _____ RECEPTION NUMBER _____

ADAMS COUNTY CLERK AND RECORDER

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303-623-6300 F: 303-623-6311
HarrisKocherSmith.com

No.	Description of Revisions	Date	By
2	FEED COMMENTS	11-6-14	
1	ADD LANDSCAPE NOTES AND CALC'S	10-6-14	

Checked By: AWM
Designed By: RLE

OWNER:
MALLEY WASHINGTON, LLC
3003 E. 3rd AVE.,
SUITE 201
DENVER, CO 80206
508.344.2557

**GLENN ARMS APARTMENTS
PRELIMINARY AND FINAL
SECOND AMENDED PUD
COVER SHEET**

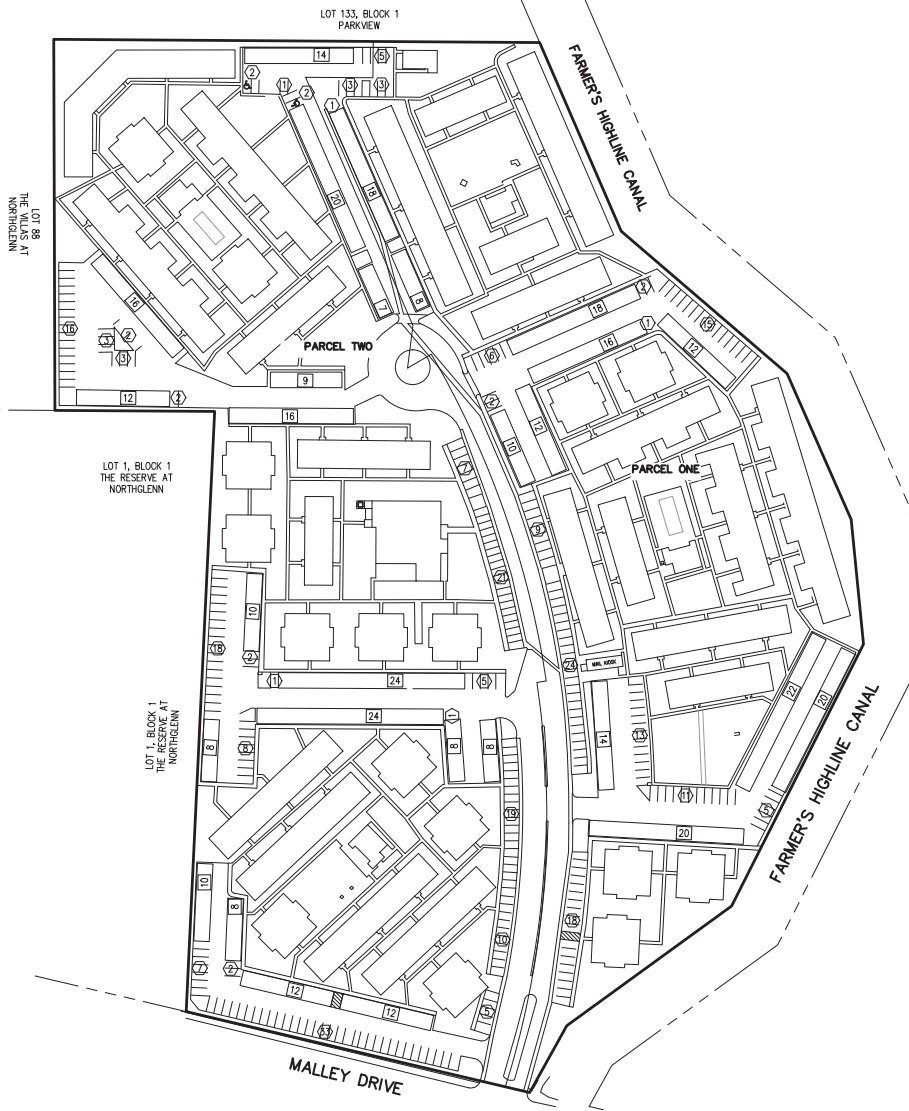
Date: 09-02-14

Job No.: 140813

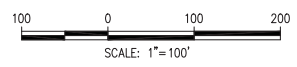
1

SHEET 1 OF 2

PRELIMINARY AND FINAL SECOND AMENDED PUD
GLENN ARMS APARTMENTS
 SITUATED IN THE SOUTHEAST ¼ OF SECTION 3,
 TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
 SHEET 2 OF 2



- LEGEND**
- & HANDICAP PARKING
 - (X) NUMBER OF STRIPED PARKING SPACES
 - (X) NUMBER OF COVERED PARKING SPACES
- PARKING COUNT**
- HANDICAP SPACES - 2
 - STRIPED SPACES - 286
 - COVERED SPACES - 388
 - TOTAL - 676



FILEPATH: P:\HARRIS\SURVEY\POD AMENDMENT.DWG LAYOUT PLAN
 NO XREFS
 PLOTTED: THU 11/06/14 2:41:11 PM BY: ANAND.MURPHY

HARRIS KOCHER SMITH
AKS
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303-623-6300 F: 303-623-6311
 HarrisKocherSmith.com

No.	Description of Revisions	Date	By
2	PRE COMMENTS	11/6/14	
1	ADD LANDSCAPE NOTES AND CALCUS	10/6/14	

Designed By: RJE Checked By: AWM

OWNER:
 MALLEY WASHINGTON, LLC
 3003 E. 3rd AVE.,
 SUITE 201
 DENVER, CO 80206
 508.344.2557

**GLENN ARMS APARTMENTS
 PRELIMINARY AND FINAL
 SECOND AMENDED PUD
 PARKING PLAN**

Date: 09-02-14
 Job No.: 140813