

Case Numbers P-1-15, FDP-1-15, SUB-1-15,

Applicant: SCL Community Health Hospital
Location: 11900 N. Grant St.
Ordinance: Chapter 11-6.5-1 through 11-6.5-5,
11-30.6.E. and 11-33-1(b); Chapter
12-6-3(b)

**SCL COMMUNITY HOSPITAL
PERMITTED USE PERMIT, MINOR SUBDIVISION,
FINAL DEVELOPMENT PLAN, AND COMPREHENSIVE SIGN PLAN
STAFF REPORT AND RECOMMENDATION**

REQUEST:

The applicant, Sam Neves, agent for SCL (Sisters of Charity of Leavenworth) Community Hospital, requests the Planning Commission hear and approve a request for a Permitted Use Permit, a Minor Subdivision, and a Final Development Plan.

BACKGROUND:

SCL Community Hospital is seeking Planning Commission approval for four concurrent land use applications to construct a building for hospital and medical office uses. The four applications—Permitted Use Permit, Minor Subdivision, Final Development Plan, and Comprehensive Sign Plan—are required for the Applicant to develop this project. The four applications are being processed simultaneously to expedite this land use process. This site, currently owned by the City of Northglenn, is in the process of being sold to SCL Community Hospital.

PROPOSAL: (See Attachment A)

SCL Community Hospital proposes to construct an approximately 60,000 square foot building.

- The ground floor and approximately 8,000 SF of the second floor will be used for the hospital utilizing approximately 28,000 SF.
- The remainder of the second floor and the third floor will be used for medical offices utilizing approximately 33,000 SF.
- The hospital will have a maximum of twenty two (22) employees with twenty four (24) hour a day operation seven (7) days a week.
- The Applicant stated approximately twenty (20) patients will utilize the hospital use of this building on a daily basis.
- The Applicant did not provide information on the number of employees and patients and the hours of operation for the future medical office uses stating it is unknown at this time.
- The Applicant has designed this building's parking to meet the requirements as set for the in City code to construct one hundred and twenty five (125) parking spaces. In addition, the Applicant is providing five (5) additional parking spaces for a total of one hundred and thirty (130) parking spaces.

OPERATIONS: - (see Attachment B)

Noise and Odor:

- The Applicant indicated that an emergency natural gas generator will be installed due to the hospitals [sic] needs for uninterrupted operation. When the generator is in use it may cause some noise during operation. The operation of the emergency natural gas generator is expected to be infrequent and necessary only during power outages. The generator is tested on a monthly basis but required testing is conducted during normal daytime working hours.
- The Applicant indicated that this building will not generate noises or odors on a regular, day-to-day basis, under regular operations.

Delivery and Waste Removal:

- The Applicant indicated that this building will be served on a weekly basis for services such as linens, medical supplies, dietary supplies, and medical gas bottles.
- The Applicant stated that forty five (45) foot delivery trucks are anticipated to provide delivery service to the facility. The applicant has demonstrated that the proposed internal roadway layout will accommodate turn movements for this size vehicle and has provided the appropriate loading area
- Commercial services for solid waste removal and biomedical waste removal are anticipated.

Ambulance Service:

- The SCL Hospital is not designated as a trauma facility and most patients will arrive via their own vehicles. The Applicant indicated that ambulances are only anticipated for transporting patients from this facility. As stated, the facility will see approximately 20 patients per day and most will not be transported via ambulance. The Applicant has indicated they will discuss siren operation (control of when the siren is used) with their third party ambulance providers.

SURROUNDING LAND USES:

North: C-5 Commercial – Metro North Building
South: O-1 Open – E.B. Rains Jr. Memorial Park and P.U.D. for Single Family Residential
West: C-5 Commercial – Webster Lake Promenade
East: C-4 Commercial – Washington Point Shopping Center

REGULATORY CRITERIA, CASE ANALYSIS, AND STAFF

RECOMMENDATION:

I. Permitted Use Permit

A. Regulatory Criteria

Section 11-30-1 of the Zoning Ordinance provides the Planning Commission with six (6) criteria for Permitted Use Permit approval. The criteria are as follows:

- (1) Compatibility with the surrounding area;
- (2) Harmony with the character of the neighborhood;
- (3) Need for the proposed use;
- (4) Effect of the use on the immediate area;
- (5) Effect of the use on future development of the area; and
- (6) The health, safety, and welfare of the inhabitants of the area and the City of Northglenn.

B. Case Analysis

The site is currently vacant. The property is zoned C-4 Commercial Restricted Service Zone. Hospital and Medical Office land uses are allowed in this Zone with the approval of a Permitted Use Permit. As part of the C-4 Zone, all required Permitted Uses from the C-0 Zone may also be considered in the C-4 Zone.

Per the application, this proposal's hospital use will have a maximum staff of twenty-two (22) and its hours of operation will be twenty-four (24) hours, seven (7) days per week. Further, the anticipated average of customers for the hospital is approximately 20 patients per day. The hospital use will utilize 28,000 SF of the 61,000 SF building. The number of employees, staff, and hours of operation for the medical office space are currently unknown as stated in the application. According to the application, the medical office use of this building will utilize approximately 33,000 SF of the 61,000 SF building. Please note that Staff's review quantified medical office space as professional office use for the purposes of quantifying the parking, water, and sewer demand impacts to the City.

The Comprehensive Plan Future Land Use Map designates this site as Mixed Use Medium Intensity. Per the Comprehensive Plan, Mixed Use Medium Density *"includes an overall mixture of uses in one general area utilizing traditional one- and two-story construction models. Uses can include low to medium residential densities, office uses, and most likely neighborhood serving commercial. Development design should include pedestrian amenities that foster access to the multiple uses in the area.*

Appropriate external access for cars, bicycles, and pedestrians should be provided. Adequate transit facilities should be found in close proximity to the development areas. Parking for automobiles should be adequate, but not dominate the development area."

This facility contains two separate land uses—hospital and medical office—that are complementary in nature. As an advisory, broad-based policy document, the Comprehensive Plan allows for flexibility in its application in the City's land use process. As part of a larger commercial district including neighborhood serving commercial uses at the Webster Lake Promenade and a primary jobs facility at the Metro North Building, the addition of a primary jobs facility in this application meets the goals of a Mixed Use Medium Intensity district.

This parcel is also undergoing a minor subdivision process for the first time. Therefore in the future, if the property owner elected to do so, the remaining land could provide opportunities for future mixed use development opportunities.

The existing Farmers High Line Trail that connects this parcel to the City's pedestrian network will be integrated with this site's pedestrian facilities. As such, the Applicant will construct sidewalk facilities to connect this site to the Trail.

Access to transit facilities is achieved through nearby Regional Transportation District (RTD) facilities. Transit facilities are located on 120th Avenue and the Wagon Road Park and Ride facility approximately 0.5 miles to the west of this site. This application's parking lot is adequate for the proposed land uses, and its parking lot does not dominate the development area.

While this site will generate traffic for Grant Street/Community Center Drive, and 120th Avenue, the Applicant's traffic study indicated that this project is not anticipated to add significant traffic burdens to these roadways. A third party review by the City's traffic engineering consultant confirmed this conclusion.

The City's traffic engineering consultant is currently conducting a traffic warrant investigation to determine if signalization is needed at this site's primary access - as aligned with the Webster Lake Promenade access. The City has not determined whether signalization is warranted at this time; however, preliminary analysis suggests that if a signal is warranted, it will likely be triggered by the traffic generated by the uses in Webster Lake Promenade, rather than the proposed medical facility. One of the factors influencing whether signalization is required, is due to the change in end users at Webster Lake Promenade from what was identified in the project's traffic study and what has actually gone - higher traffic generator end users.. When a final determination is made regarding appropriate traffic control, any traffic mitigation to the roadway will be addressed by the City.

II. Minor Subdivision (See Attachment C)

A. Regulatory Criteria

Chapter 12 – Subdivision Regulations offers limited approval criteria for a minor subdivision. Staff has outlined a series of findings of fact at the end of this report that are in context with the intent of the Subdivision Ordinance and requirements of content and form. The parcel's legal description is:

Being part of the Northeast Quarter of Section 3, Township 2 North, Range 68 West of the Sixth Principal Meridian, City of Northglenn, County of Adams, State of Colorado

B. Case Analysis

(1) Lot Layout

To date, this parcel has not been formally subdivided through a City of Northglenn process. To facilitate this parcel's development, a minor subdivision is being performed to create a formal City subdivision. The lot size is 5.76 acres.

(2) Utility Easements

10' utility easements are being dedicated, through the plat, as part of this process. The first utility easement follows the main access drive to accommodate water infrastructure for the building. The second utility easement, along the south and east portion (back) of the site, accommodates electric and gas services. The Applicant is pursuing an offsite utility easement, which will be dedicated to the City, to connect with the water infrastructure on the Metro North property. This connection is required for appropriate infrastructure design and water flow rates.

Additionally, a drainage easement is dedicated around the proposed detention pond facility. This allows future access to the detention facility if City maintenance is required.

(3) Access

Two new access points are being created as a result of this minor subdivision. A full movement access point is being created for this site's northern access. A

restricted right in, right out movement access point is being created for this site's southern access. An additional twenty foot access easement is proposed for the northern access road that provides access between the Metro North Building and the hospital campus.

A Development Agreement (Public Infrastructure Improvement Agreement) to secure the required public infrastructure is being considered by the City Council as part of this development project.

III. Final Development Plan (See Attachment A)

A. Regulatory Criteria

Section 11-6.5-2(b) of the Zoning Ordinance contains Planning Commission criteria for Final Development Plan Approval. This criteria includes checks for master plan conformance and certain site specific characteristics.

B. Case Analysis

(1) Compliance with Master Plan

Staff finds that the proposed plan complies with the City’s adopted Comprehensive (Master) Plan. The Plan’s Future Land Use Map designates this site as Mixed Use Medium Density.

The Permitted Use Permit’s Case Analysis section provides detailed information about this Application’s compliance with the Comprehensive Plan’s definition of Mixed Use Medium Density. As proposed, this building contains two separate yet complementary land uses—hospital and medical office. The previous section’s subdivision process will, if approved, established a formal subdivision for this parcel. As such, this parcel will be eligible in the future for additional subdivision opportunities. If the property owner elects to pursue those opportunities, portions of this site could be subdivided and then used for Mixed Use Medium Density land uses as previously outlined.

(2) Building Footprint/Site Plan

The information submitted for the Final Development Plan depicts construction of an approximately 61,000 SF, three story building that will house hospital and medical office land uses. The building will have emergency and ambulance bays on its northeast and southwest sides.

The proposed application shows that there will be 130 parking spaces (ATTACHMENT A). Staff has conducted a parking analysis and determined that the proposed parking is adequate for the proposed land uses under the following scenario:

Use	Measure	Parking Requirement	Proposed Parking	Required Parking
Hospital: In Patient	9 Beds	1 per 2 Beds	5	5
ER Patient	8 Beds	1 per 2 Beds	4	4
Hospital Staff: Physician	2	1 per Physician	2	2
Employee	38	1 per 2 Employees	19	19
Medical Office	28,500 SF	1/300 SF	95	95
Total Parking			125	125
Additional Parking Provided			5	
Total			130	125

(3) Architectural Style

The elevations provided by the applicant depict exterior materials primarily consisting of thin veneer brick, thin veneer rough stone, thin veneer smooth stone, cast stone, and precast stone. The applicant used variation in height, colors, wall depth, and roof lines to prevent the appearance of featureless walls pursuant to the architectural standards detailed in Section 11-10-5 of the Zoning Ordinance. The applicant applied enhanced landscaping, above the specifications required by the Code, throughout the site to bring visual interest to the site and the elevations of the building.

(4) Drainage

The applicant is proposing to construct a storm water detention pond to mitigate the impacts of this project's impervious surfaces. Review of the stormwater study indicates the proposed detention pond is effectively sized to mitigate stormwater management in the context of the City's ordinance and Urban Drainage and Flood Control District standards.

(5) Landscaping

Provided landscaping will cover 56.1% of the SCI Community Hospital site, which is a standard well above the City's established landscaping regulations. Trees for the site are also in excess of the City's requirements. This site will have 128 trees of varying species. The sizes of these trees are either 2.0 inch caliper trunk or 6 feet in height at time of planting. This site will have 550 shrubs of varying sizes and species. This site will have 234 ornamental grasses and perennials of varying sizes and species. Staff finds the landscaping for this site will enhance its visual

presence to both vehicular traffic on Grant Street and pedestrian users of the Farmers High Line Trail.

(6) Administration

The Final Development Plans have been reviewed and approved by the Development Review Committee, the North Metro Fire Rescue District, and a City Planner in accordance with Section 11-6.5-5 of the City of Northglenn Zoning Ordinance. Proposed circulation and parking configurations were reviewed and approved by the City's Traffic Engineer.

Property owners surrounding the proposed facility were notified via mail about this proposal, as required by Section 11-41-3(a) of the City's Zoning Ordinance. In addition, this property was subject to a sign posting as required by Section 11-41-3(b).

IV. Commission Options and Staff Recommendations

For each of this Application’s components, the Commission’s options are as follows:

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

A. Permitted Use Permit (Section 11-30-2, Parts A-F)

In accordance with procedure, the Commission is making a final action regarding the approval or disapproval of the Permitted Use Permit.

Staff recommends approval of the Permitted Use Permit, as submitted, based on the following recommended findings of fact:

- (1) Compatibility with the surrounding area and;

Staff finds that the application meets the intent of this criteria.

- (2) Harmony with the character of the neighborhood;

Staff finds that the application meets the intent of this criteria based on the following:

- *Provided that the noise and odors will be minimal which should therefore limit this proposal’s impacts on the single family dwellings to the southeast of this site.*
- *The majority of surrounding land uses are high density commercial, single family, or recreational. An existing paved walkway provides enhanced interconnectivity for the City’s pedestrian network.*
- *The surrounding area is undergoing active redevelopment. The Webster Lake Promenade was recently redeveloped for restaurant and retail uses. The City is actively planning for the redevelopment of its civic campus. This site follows a continuing trend in the City where commercial sites are being actively redeveloped to meet the contemporary needs of City residents.*

(3) Need for the proposed use;

Staff finds that the application meets the intent of this criteria based on the following:

- *The City of Northglenn does not have a primary hospital facility.*
- *A hospital and medical offices provides residents with the opportunity to seek health care services closer to where they live rather than having to leave the City to access these services.*
- *The proposal fills a community need where previously residents had to leave the City to access primary hospital services.*

(4) Effect of the use on the immediate area;

Staff finds that the application meets the intent of this criteria based on the following:

- *As presented, the use of the immediate area will not be adversely impacted.*
- *The Final Development Plan has taken measures, through its site plan, parking, signage, landscaping plan, and building orientation to mitigate this proposal's impacts on the adjacent single family dwellings to the southeast of this site.*
- *The Applicant's noise and odor impacts, , will be minimal.*
- *The proposal's impacts are similar to surrounding commercial land uses on nearby single family dwelling uses.*
- *The City has committed to address any offsite traffic mitigation improvements to the existing transportation infrastructure.*

(5) Effect of the use on future development of the area; and

Staff finds that the application meets the intent of this criteria based on the following:

- *As proposed, this building matches existing conditions of adjacent commercial properties. If needed, this building could be converted to an office building.*
- *Through a traffic warrant process, the City is actively researching the signalization of this site's access point where it meets the primary eastern access of the Webster Lake Promenade. This site's individual redevelopment is not the cause for this warrant rather this area's aggregated redevelopment is the cause for this traffic warrant study. Should this*

intersection warrant signalization, the additional traffic generated by this area's active redevelopment will be better managed to accommodate future traffic demand. The City of Northglenn has committed to funding necessary transportation infrastructure improvements needed on the Grant Street corridor.

(6) The health, safety, and welfare of the inhabitants of the area and the City of Northglenn.

Staff finds that the application meets the intent of the criteria in conjunction with the City's further look at traffic mitigation for the surrounding area.

B. Minor Subdivision

In accordance with procedure, the Commission is making a final action regarding the approval or disapproval of the Subdivision Plat.

Staff recommends that the Planning Commission approve the Subdivision Plat as reviewed and designed based on the following findings of fact:

- (1) The request provides for the thoughtful, safe, and coordinated subdivision of land within the City; and

Staff finds that the proposed minor subdivision meet this criteria. This minor subdivision formalizes this site's physical design as it relates to this development.

- (2) The request is designed and reviewed in a manner to accommodate the health, safety, and welfare of residents of the City; and

Staff finds that this development accommodates the health, safety, and welfare of Northglenn residents. Vehicular and pedestrian improvements will be made to this site to meet these criteria. Staff has reviewed the Applicant's design and finds it meets these goals.

- (3) The request is filed in conjunction with an approved Final Development Plan establishing detailed design for development of the lot; and

Staff finds that this request has been filed with a Final Development Plan that is part of this broader application package. This Application's site plan establishes detailed design for the development of this lot.

- (4) Adequate easements are provided for proper functioning of the lot; and

Staff finds that the Applicant has provided for adequate easements for utility, access, and to the detention pond. These easements will ensure the lot functions properly within the larger framework of the City.

- (5) Adequate drainage/detention facilities and required easements are provided to accommodate stormwater runoff and flows; and

Staff finds that the Applicant has created a detention facility that is adequate to address this site's increased imperviousness. Further, the Applicant intends to grade this site to ensure that the site's stormwater runoff remains onsite instead of affecting neighboring properties or the Farmers High Line Canal.

C. Final Development Plan

In accordance with procedure, the Commission is making a final action regarding the approval or disapproval of the Final Development Plan.

Staff recommends approval of the Final Development Plan as submitted based on the following recommended findings of fact.

(1) The development substantially complies with the current Master Plan;

The applicant's proposal for a hospital and medical office building is supported by the Master Plan's long range goal of utilizing this area for Mixed Use Medium Intensity land uses. As part of a larger commercial district including the Promenade at Webster Lakes and the Metro North Building, this proposal's role as a primary employment center contributes to a Mixed Use Medium Intensity district. This proposal develops an existing green field parcel into an employment center, which enhances the commercial nature of this area of Northglenn.

(2) The development is integrated into the existing terrain and surrounding landscape, and is designed to protect abutting properties and community amenities. Building sites are, to the extent feasible:

- a. minimizing use of wetlands, steep slopes, floodplains, hilltops;
- b. minimizing obstruction of scenic views from publicly accessible locations;
- c. preserving unique natural or historical features;
- d. minimizing tree, vegetation and soil removal and grade changes;
- e. maximizing open space retention; and
- f. screening objectionable features from neighboring properties and roadways.

Minimal impacts on topography, scenic views, natural and historic features, vegetation, open space, and objectionable features are anticipated given the site plan and mitigation approach the applicant elected to pursue in the development of this project.

(3) The architectural style is designed in harmony with the prevailing character and scale of buildings in the neighborhood and the City through the use of appropriate building materials, screening, breaks in roof and wall lines, landscaping, and other architectural techniques. The development meets the architectural and site design standards set forth in Section 11-25-6 of the Northglenn Zoning Ordinance.

The applicant has used a variety of building materials, signs, and breaks in roof and wall lines, and landscaping to integrate this proposal with the surrounding commercial area. The applicant has employed both architectural and landscaping features for this project to be in harmony with its surroundings. Because of these factors, staff has determined that this development meets the architectural and site design standards set forth in Section 11-25-6 of the City of Northglenn Zoning Ordinance.

- (4) The development will be served with adequate water supply and waste disposal systems including storm water facilities.

The City of Northglenn Department of Public Works and Stormwater Coordinator have reviewed this Final Development Plan. Demand on City utility systems will not adversely affect City infrastructure. No adverse impacts are anticipated from this project.

- (5) The development maximizes the convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent public rights-of-way.

SCL Community Hospital will construct on-site vehicular and pedestrian infrastructure to City standards. The site will have two access roads to Grant Street that meet the City's standards for access control. The primary access point will allow for full movement through the intersection that is aligned with the Webster Lake Promenade. The secondary access at the south portion of the site will be access controlled via right-in, right-out movements safety and convenience of the vehicular traffic.

The Applicant's proposed parking exceeds the City's parking standards. This Application has been reviewed by staff and the City's third party consultant to determine its impacts on the City's transportation infrastructure. Staff's internal review, in conjunction with the Third Party consultant's review, will ensure that proposed improvements to the roadway corridor will mitigate safety and convenience for both vehicles and pedestrians.

- (6) The development plan shows adequate measures to prevent pollution of surface or groundwater, minimizes erosion and sedimentation, and prevents changes in groundwater levels, increased run-off and potential for flooding. Drainage has been designed so that run-off shall not be increased, groundwater recharge is maximized, and neighboring properties will not be

adversely affected.

This site will utilize the previously discussed detention pond so its runoff can be treated, for water quality and detained for the appropriate amount of time, on site. Further, the Applicant will grade the site to ensure that stormwater will only enter the proposed detention pond and not impact the High Line Farmers Canal to the immediate south and east of this proposal.

- (7) The development does not place excessive demands on City services and infrastructure.

The City of Northglenn Department of Public Works, Fire District, and Stormwater Coordinator have reviewed this Final Development Plan and have indicated that this project will not cause any excessive impacts on City services and infrastructure.

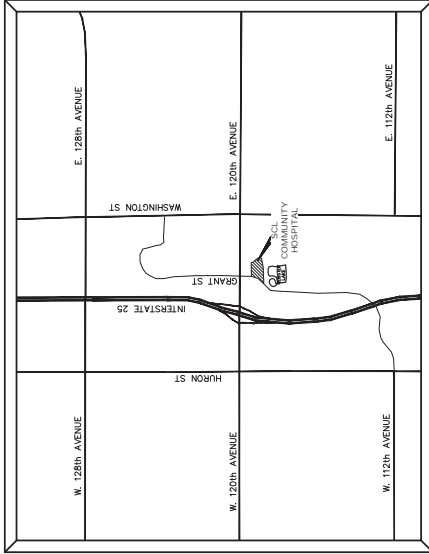
RESPECTFULLY SUBMITTED:

Steve Elkins, MCRP
City Planner, Planning and Development Department

FINAL DEVELOPMENT PLAN SCL HEALTH COMMUNITY HOSPITAL NORTHGLENN

PARCEL LOCATED IN THE NORTH ONE-HALF OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 9



SHEET INDEX:

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- 2 SITE PLAN
- 3 UTILITY PLAN
- 4 LANDSCAPE PLAN
- 5 LANDSCAPE PLAN
- 6 BUILDING ELEVATIONS
- 7 BUILDING ELEVATIONS
- 8 PROGRAMMING PLAN

ZONING & LAND USE:
CURRENT ZONING: C-5
CURRENT LAND USE: UNDEVELOPED

LAND COVERAGE TABLE:

USE	MEASURE	REQUIRED STANDARD	REQUIRED PARKING	PROVIDED PARKING
HOSPITAL	9 BEDS			
	1/2 BED		5	
	8 BEDS		4	
	1/2 BED			
HOSPITAL STAFF	1 EA	1 / PHYSICIAN	1	
EMPLOYEE	19 EA	1/2 EMPLOYEE	10	
HOSPITAL STAFF	1 EA	1 / PHYSICIAN	1	
EMPLOYEE	19 EA	1/2 EMPLOYEE	9	
MEICAL OFFICE	28,500 SF	1/200 SF	95	
	TOTAL		126	130

PARKING:

USE	MEASURE	REQUIRED STANDARD	REQUIRED PARKING	PROVIDED PARKING
BUILDING	SQUARE FEET	ACRES	% OF PROPERTY	
	20,909	0.48	8.3	
PAVING & DRIVES	92,783	2.13	37.0	
LANDSCAPE	137,214	3.15	54.7	
TOTAL	250,906	5.76	100.0	

NOTES:

1. ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL CONFORM TO CITY OF NORTHGLENN UTILITY STANDARDS AND SPECIFICATIONS.
2. INSTALLATION OF ALL UTILITY TAPS SHALL BE OBSERVED BY CITY OF NORTHGLENN PERSONNEL.
3. ALL CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY SHALL BE IN CONFORMANCE WITH CITY OF NORTHGLENN STREET AND DRAINAGE STANDARDS AND SPECIFICATION.
4. ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.
5. PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE CITY MUST REVIEW AND APPROVE THE FOLLOWING:
 1. CONSTRUCTION PLAN
 2. EROSION CONTROL PLAN AND REPORT
 3. WATER AND SANITARY SEWER UTILITY CONSTRUCTION PLAN
 4. IRRIGATION PLAN
 5. COMPLETE CONSTRUCTION PLANS FOR ALL REQUIRED PUBLIC IMPROVEMENTS
6. ALL EXISTING METER VALVES, UTILITY SERVICE LINES APPURTENANCES, STREET CURBS, GUTTER, SIDEWALK AND DRIVEWAYS SHALL REMAIN INTACT TO THIS SITE SHALL BE REPAIRED AS NECESSARY AND BROUGHT TO CURRENT CITY STANDARDS.
7. STREET LIGHTS ON PUBLIC STREETS ADJACENT TO THIS SITE, IF NECESSARY, SHALL BE DESIGNED AND INSTALLED BY AEL ENERGY ACCORDING TO CITY APPROVED STANDARDS AND PAID FOR BY THE DEVELOPER OR PROPERTY OWNER PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
8. GRANT STREET MEDIAN IMPROVEMENTS DEPICTED ON THIS FINAL DEVELOPMENT PLAN ARE CONCEPTUAL IMPROVEMENTS. NORTHGLENN WILL DESIGN, CONSTRUCT, AND FULLY FUND THE GRANT STREET MEDIAN IMPROVEMENTS.
9. THE CITY OF NORTHGLENN WILL DESIGN, CONSTRUCT, AND FULLY FUND A NEW TRAFFIC SIGNAL AT THE INTERSECTION OF GRANT STREET AND THE NORTH/FULL MOVEMENT ACCESS TO THE SCL HEALTH COMMUNITY HOSPITAL. THE CITY OF NORTHGLENN WILL DESIGN, CONSTRUCT, AND FULLY FUND THE GRANT STREET RIGHT-OF-WAY. THE OWNER/DEVELOPER OF SCL HEALTH SITE WILL COOPERATE WITH THE CITY TO ENSURE ADEQUATE RIGHTS AND PERMISSIONS ARE GRANTED TO THE CITY FOR THE PURPOSES OF THE INSTALLATION OF THE TRAFFIC SIGNAL, AND ITS APPURTENANCES.

LEGAL DESCRIPTION:

THE SCL HEALTH COMMUNITY HOSPITAL NORTHGLENN IS LOCATED IN THE NORTH ONE-HALF OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED BELOW:
 BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST ONE-QUARTER;
 THENCE SOUTH 100 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 633.88 FEET;
 THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 404.67 FEET TO THE TRUE
 THENCE ALONG SAID WESTERLY LINE AS FOLLOWS:
 SOUTH 10 DEGREES 26 MINUTES 38 SECONDS EAST, 631.14 FEET;
 SOUTH 17 DEGREES 09 MINUTES 56 SECONDS EAST, 76.05 FEET;
 SOUTH 74 DEGREES 44 MINUTES 32 SECONDS WEST, 296.91 FEET;
 SOUTH 85 DEGREES 34 MINUTES 00 SECONDS WEST, 274.90 FEET;
 SOUTH 17 DEGREES 09 MINUTES 56 SECONDS EAST, 76.05 FEET;
 SOUTH 74 DEGREES 44 MINUTES 32 SECONDS WEST, 296.91 FEET;
 TO THE SOUTHWEST CORNER OF PARCEL B
 IN DEED RECORDED APRIL 13, 1978 IN BOOK 2232 AT PAGE 437, ADAMS COUNTY RECORDS;
 A DISTANCE OF 18.88 FEET TO A POINT ON A CURVE TO THE LEFT AND ON THE SOUTHWESTERN PARCEL B,
 BOUNDARY OF GRANT STREET AS DESCRIBED IN PARCEL A IN DEED RECORDED APRIL 13, 1978 IN BOOK
 2232 AT PAGE 437, ADAMS COUNTY RECORDS;
 NORTH 34 DEGREES 30 MINUTES 42 SECONDS EAST, 428.08 FEET;
 NORTH 34 DEGREES 30 MINUTES 42 SECONDS EAST, 428.08 FEET;
 THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 58.74 FEET TO THE POINT OF BEGINNING,
 COUNTY OF ADAMS, STATE OF COLORADO.

SURVEYOR'S CERTIFICATE

I, DANIEL E. DAVIS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE LEGAL DESCRIPTION, THE GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION, AND THE PERCENTAGE OF THE ELEMENTS SHOWN HEREON ARE ACCURATE FOR THE FINAL DEVELOPMENT PLAN PROCESS.

DANIEL E. DAVIS
 COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR P.L.S. #38256
 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

CITY APPROVAL:

ACCEPTED BY:
 TRAVIS RENOUS, ACP
 CITY PLANNER

DATE:

CONTACTS:

DEVELOPER
 EMURIS DEVELOPMENT COMPANY, LLC
 10077 GREGAN'S HILL, SUITE 100
 HIGHLAND PARK, CO 80129
 PHONE: (303) 282-2450
 CONTACT: DUGLEY CARPENTER

ENGINEER / PLANNER

CALIBRE ENGINEERING, INC.
 9890 SOUTH RICHMOND BLVD, SUITE 105
 HIGHLAND PARK, CO 80129
 PHONE: (303) 730-0434
 CONTACT: TODD JOHNSON

ARCHITECT

THE LOWDICE PARTNERSHIP
 11111 W. WASHINGTON PARKWAY WEST,
 SUITE 200
 DENVER, CO 80231
 PHONE: (303) 554-1130
 CONTACT: KEVIN TENBROOK

LANDSCAPE ARCHITECT

MICHAEL L. STAHL, INC.
 8427 BRAMBLECROFT DR.
 DENVER, CO 80231
 PHONE: (303) 779-6601
 CONTACT: MICHAEL STAHL

TITLE: TITLE SHEET
 DATE: APRIL 24, 2015
 SHEET 1 OF 9

Calibre
 Construction Management
 5025 South Regent Boulevard, Suite 102
 Highlands Ranch, CO 80129 (303) 759-9434
 10000 E. Hampden Ave., Suite 100
 Centennial, CO 80110 (303) 779-6601
 Email: MLSTAHL@cal.com

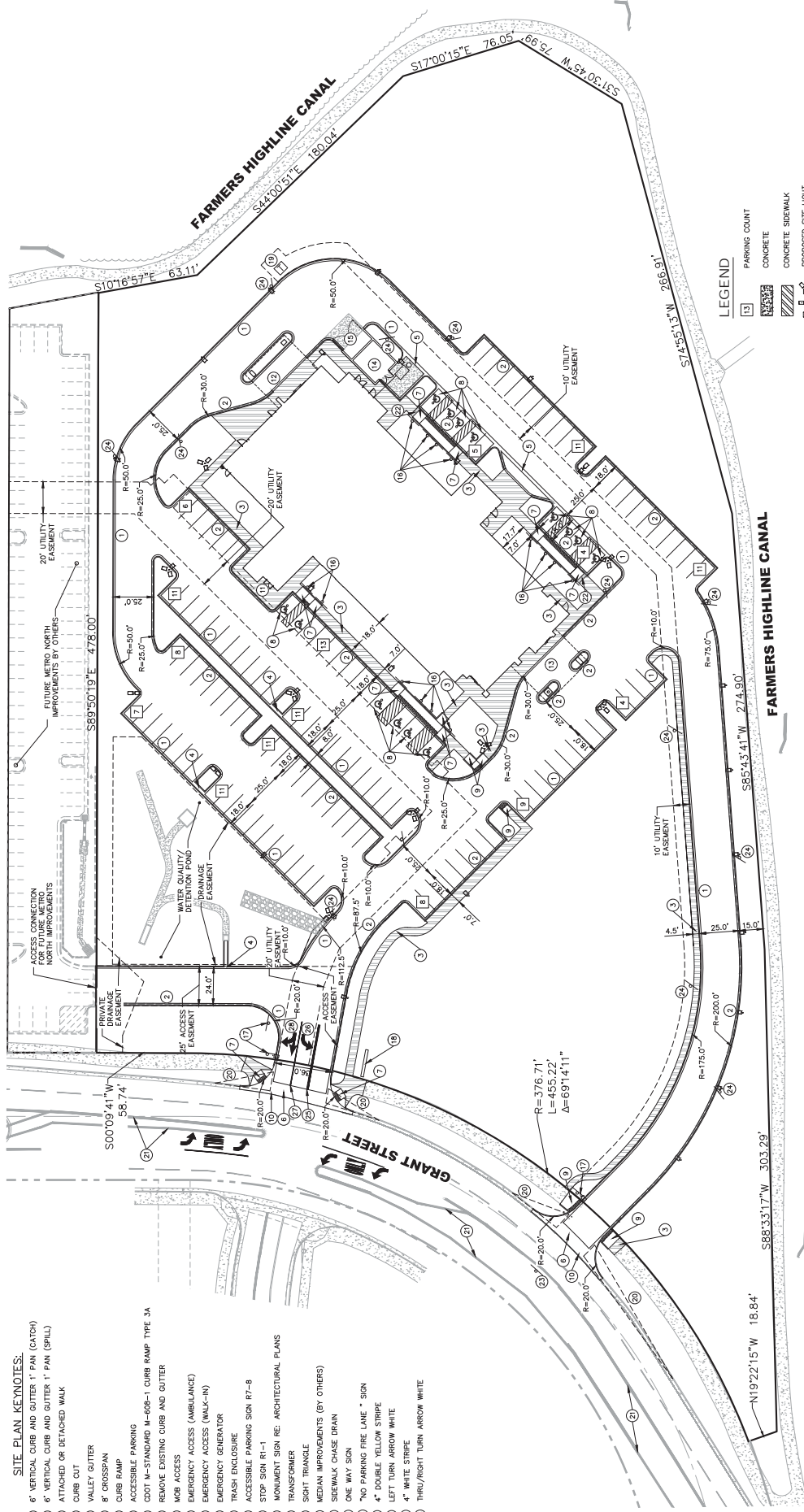
MICHAEL L. STAHL, INC.
 LANDSCAPE ARCHITECT
 10000 E. Hampden Ave., Suite 100
 Centennial, CO 80110
 Ph: 303-779-6601
 Email: MLSTAHL@cal.com

FINAL DEVELOPMENT PLAN

SCL HEALTH COMMUNITY HOSPITAL NORTHGLENN

PARCEL LOCATED IN THE NORTH ONE-HALF OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 9



SITE PLAN KEYNOTES:

- 1 6" VERTICAL CURB AND GUTTER 1' PAR (CATCH)
- 2 6" VERTICAL CURB AND GUTTER 1' PAR (SPILL)
- 3 ATTACHED OR DETACHED WALK CURB CUT
- 4 VALLEY GUTTER
- 5 CURB RAMP
- 6 ACCESSIBLE PARKING
- 7 DOT M-STANDARD M-608-1 CURB RAMP TYPE 3A
- 8 REMOVE EXISTING CURB AND GUTTER
- 9 MGR ACCESS
- 10 EMERGENCY ACCESS (AMBULANCE)
- 11 EMERGENCY ACCESS (WALK-IN)
- 12 EMERGENCY GENERATOR
- 13 TRASH ENCLOSURE
- 14 ACCESSIBLE PARKING SIGN R7-8
- 15 STOP SIGN R1-1
- 16 MONUMENT SIGN RE: ARCHITECTURAL PLANS TRANSFORMER
- 17 SIGN TRIANGLE
- 18 MEDIAN IMPROVEMENTS (BY OTHERS)
- 19 SIDEWALK CHASE DRAIN
- 20 ONE WAY SIGN
- 21 "NO PARKING FIRE LANE" SIGN
- 22 4" DOUBLE YELLOW STRIKE
- 23 LEFT TURN ARROW WHITE
- 24 4" WHITE STRIKE
- 25 thru/right TURN ARROW WHITE

LEGEND

- PARKING COUNT
- CONCRETE
- CONCRETE SIDEWALK
- PROPOSED SITE LIGHT
- CATCH BASIN
- CATCH CURB

SCALE
1 inch = 30 ft. Horizontal

ORIENT
NORTH

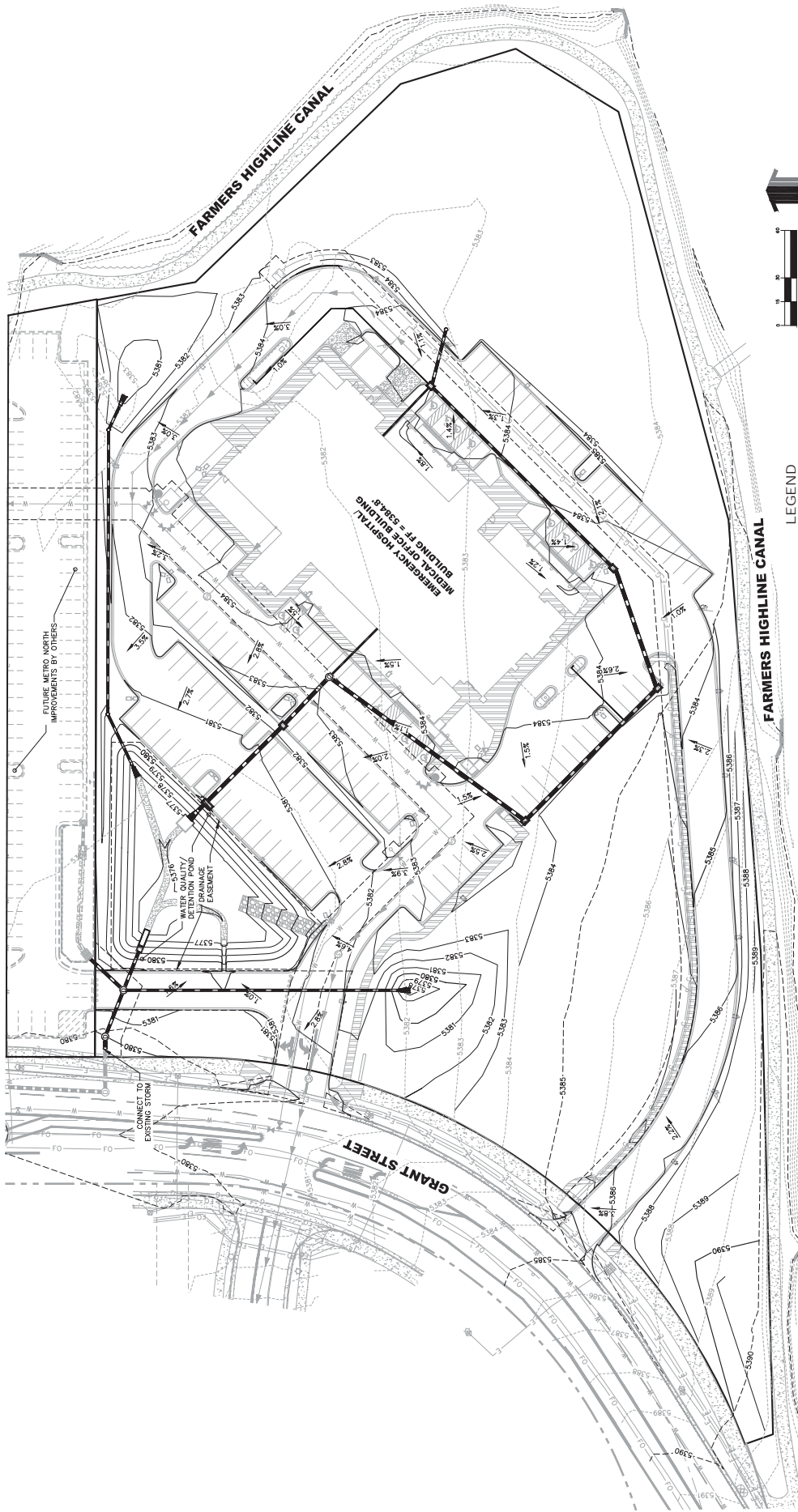
UNCC
CALL BEFORE YOU DIG
811
OR
1-800-922-1987
Utility Notification
Center of Colorado

Calibre
Civil Engineering
5005 South Regent Boulevard, Suite 102
Highlands Ranch, CO 80129
(303) 759-0434
Construction Management Civil Engineering Surveying

TITLE: SITE PLAN
DATE: APRIL 24, 2015
SHEET 2 OF 9

FINAL DEVELOPMENT PLAN
SCL HEALTH COMMUNITY HOSPITAL NORTHGLENN
 PARCEL LOCATED IN THE NORTH ONE-HALF OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 9



LEGEND

- ROW/PROPERTY LINE
- PROPERTY BOUNDARY
- EASEMENT
- PR. MAJOR CONTOUR
- PR. MINOR CONTOUR
- E.A. MAJOR CONTOUR
- E.A. MINOR CONTOUR
- PR. STORM SEWER
- PR. STORM ALETT
- FLOW ARROW



TITLE: GRADING PLAN
 DATE: APRIL 24, 2015
 SHEET 3 OF 9

Calibre
 Civil Engineering
 9005 Shaw Road, Suite 102
 Highlands Ranch, CO 80129 (303) 759-0434
 Construction Management Civil Engineering Surveying

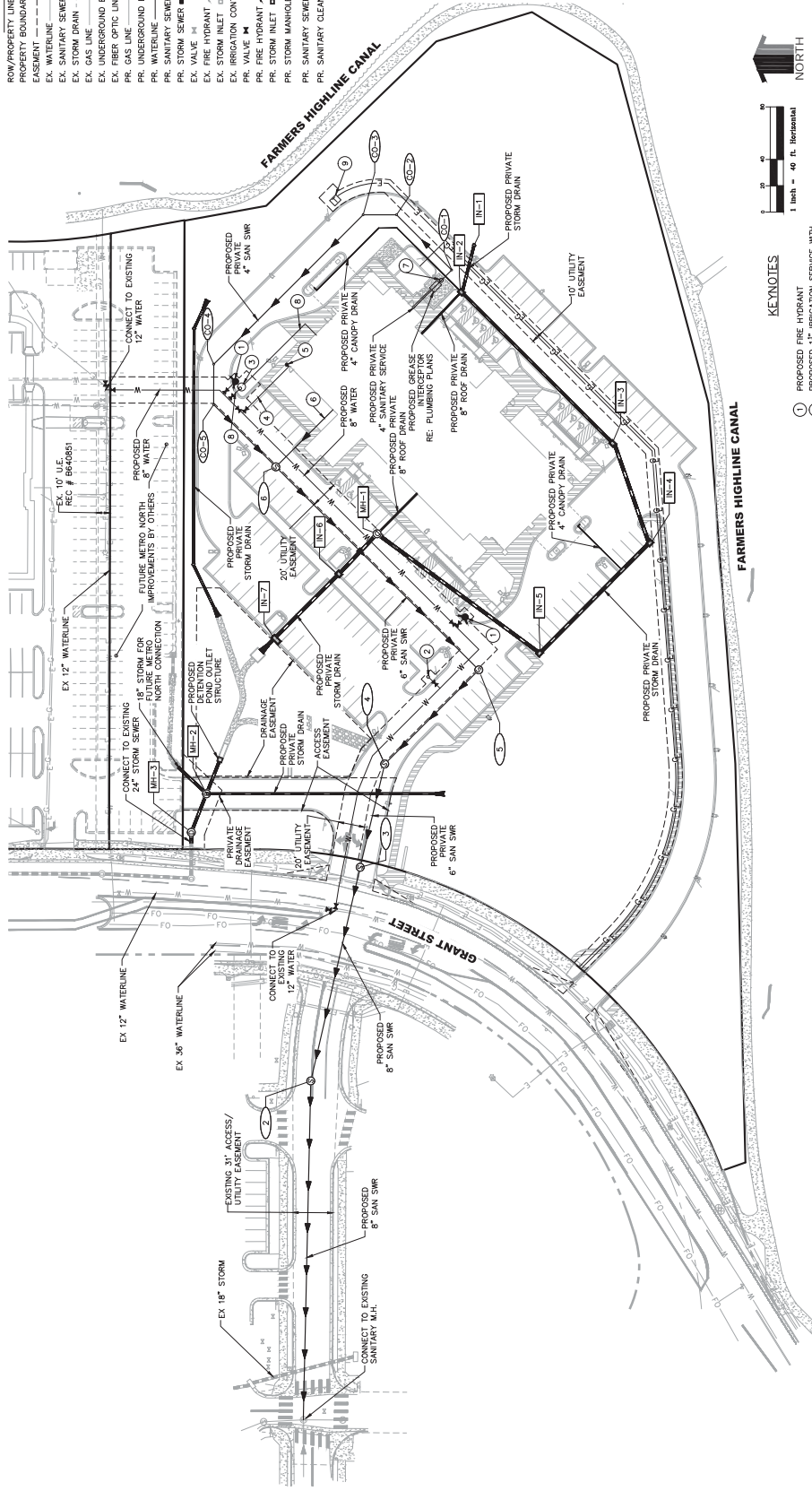
FINAL DEVELOPMENT PLAN

SCL HEALTH COMMUNITY HOSPITAL NORTHGLENN

PARCEL LOCATED IN THE NORTH ONE-HALF OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 4 OF 9

- LEGEND**
- ROW/PROPERTY LINE
 - PROPERTY BOUNDARY
 - EASEMENT
 - EX. WATERLINE
 - EX. SANITARY SEWER
 - EX. STORM DRAIN
 - EX. GAS LINE
 - EX. UNDERGROUND ELECTRIC LINE
 - EX. FIBER OPTIC LINE
 - PR. UNDERGROUND ELECTRIC LINE
 - PR. SANITARY SEWER
 - PR. STORM DRAIN
 - EX. VALVE
 - EX. FIRE HYDRANT
 - EX. STORM INLET
 - EX. IRRIGATION CONTROL BOX
 - PR. VALVE
 - PR. FIRE HYDRANT
 - PR. STORM MANHOLE
 - PR. SANITARY SEWER MANHOLE
 - PR. SANITARY CLEANOUT



KEYNOTES

- 1 PROPOSED FIRE HYDRANT
- 2 PROPOSED 1" IRRIGATION SERVICE WITH METER AND BACKFLOW DEVICE
- 3 PROPOSED 2" METER WITH VAULT
- 4 PROPOSED 8" FIRE SERVICE
- 5 PROPOSED FIRE DEPARTMENT CONNECTION
- 6 PROPOSED 6" SANITARY SERVICE
- 7 PROPOSED SANITARY SEWER SAMPLING MANHOLE
- 8 PROPOSED 2" DOMESTIC SERVICE
- 9 PROPOSED TRANSFORMER

TITLE: UTILITY PLAN
DATE: APRIL 24, 2015
SHEET 4 OF 9



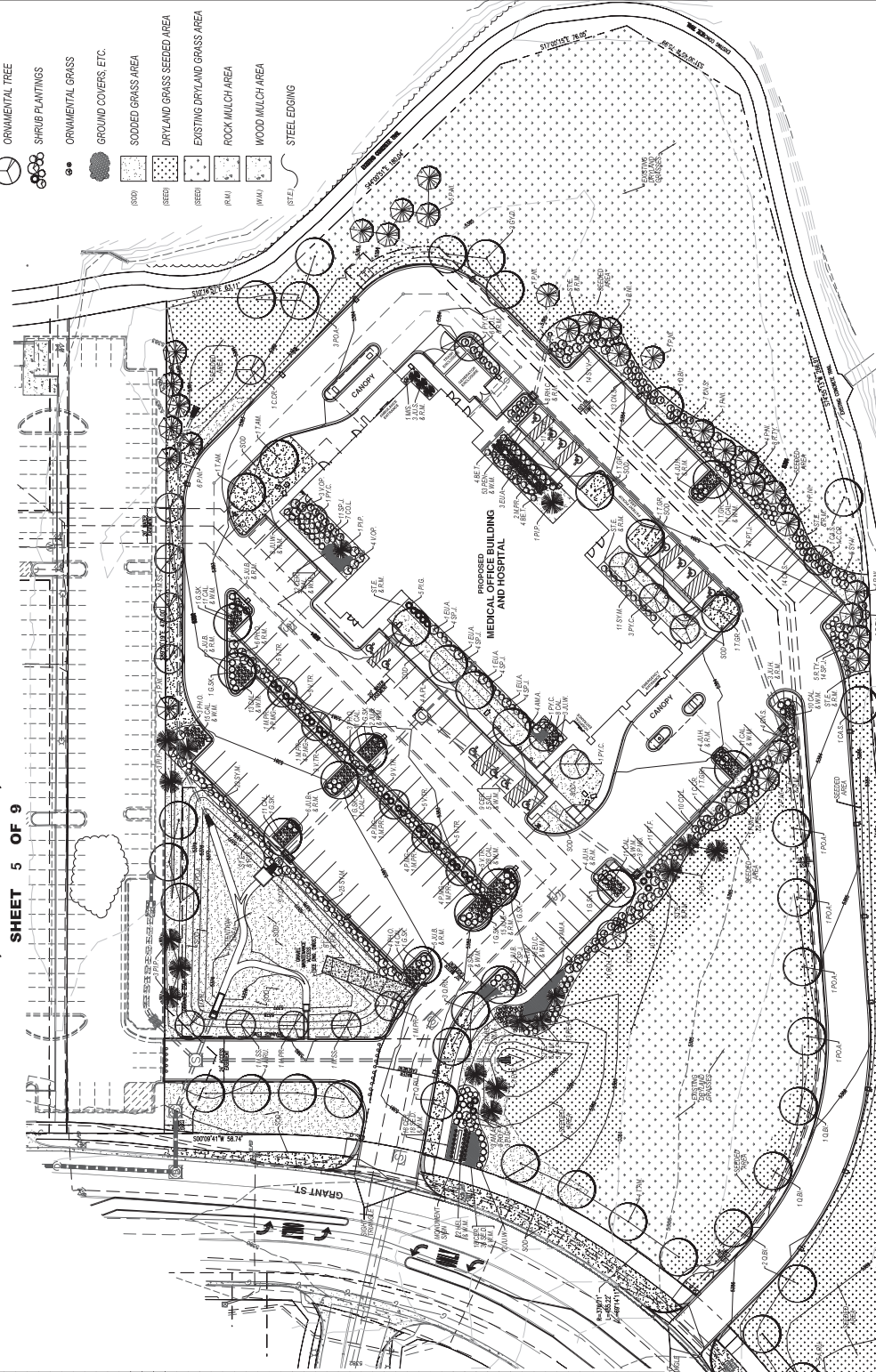
FINAL DEVELOPMENT PLAN

SCL HEALTH COMMUNITY HOSPITAL NORTHGLENN

PARCEL LOCATED IN THE NORTH ONE-HALF OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 5 OF 9

- LEGEND**
- EVERGREEN TREE
 - SHADE TREE
 - ORNAMENTAL TREE
 - SHRUB PLANTINGS
 - ORNAMENTAL GRASS
 - GROUND COVERS, ETC.
 - SODDED GRASS AREA
 - DRYLAND GRASS SEEDED AREA
 - EXISTING DRYLAND GRASS AREA
 - ROCK MULCH AREA
 - WOOD MULCH AREA
 - STEEL EDGING



PLANT LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS SHADE TREES					
4	A.P.	FRAXINUS VERBENA	RED BAY	2.0' CAL. B.B.B.	
3	B.S.	QUERCUS ROBUR	WHITE OAK	2.0' CAL. B.B.B.	
3	C.S.	QUERCUS ROBUR	WHITE OAK	2.0' CAL. B.B.B.	
9	G.S.K.	QUERCUS ROBUR	WHITE OAK	2.0' CAL. B.B.B.	
3	G.V.O.	QUERCUS ROBUR	WHITE OAK	2.0' CAL. B.B.B.	
10	P.O.A.	QUERCUS ROBUR	WHITE OAK	2.0' CAL. B.B.B.	
5	O.B.	QUERCUS ROBUR	WHITE OAK	2.0' CAL. B.B.B.	
6	L.A.M.	QUERCUS ROBUR	WHITE OAK	2.0' CAL. B.B.B.	
5	T.O.R.	QUERCUS ROBUR	WHITE OAK	2.0' CAL. B.B.B.	
DECIDUOUS ORNAMENTAL TREES					
4	C.C.R.	QUERCUS ROBUR	WHITE OAK	2.0' CAL. B.B.B.	
4	C.C.R.	QUERCUS ROBUR	WHITE OAK	2.0' CAL. B.B.B.	
6	A.C.S.S.	QUERCUS ROBUR	WHITE OAK	2.0' CAL. B.B.B.	
7	P.T.C.	QUERCUS ROBUR	WHITE OAK	2.0' CAL. B.B.B.	
EVERGREEN TREES					
17	P.P.	QUERCUS ROBUR	WHITE OAK	6' HT. B.B.B.	
17	P.P.	QUERCUS ROBUR	WHITE OAK	6' HT. B.B.B.	
132				6' HT. B.B.B.	
DECIDUOUS SHRUBS					
10	A.M.A.	QUERCUS ROBUR	WHITE OAK	2'-2' HT.	
8	B.E.T.	QUERCUS ROBUR	WHITE OAK	18'-24" HT.	
38	C.O.S.	QUERCUS ROBUR	WHITE OAK	18'-24" HT.	
38	C.O.S.	QUERCUS ROBUR	WHITE OAK	18'-24" HT.	
7	R.V.A.	QUERCUS ROBUR	WHITE OAK	18'-24" HT.	
35	A.F.A.	QUERCUS ROBUR	WHITE OAK	18'-24" HT.	
16	P.O.A.	QUERCUS ROBUR	WHITE OAK	18'-24" HT.	
47	P.T.C.	QUERCUS ROBUR	WHITE OAK	18'-24" HT.	
8	A.V.C.	QUERCUS ROBUR	WHITE OAK	18'-24" HT.	
16	R.T.Y.	QUERCUS ROBUR	WHITE OAK	18'-24" HT.	
8	R.O.P.	QUERCUS ROBUR	WHITE OAK	18'-24" HT.	
48	S.P.J.	QUERCUS ROBUR	WHITE OAK	18'-24" HT.	
20	S.V.A.	QUERCUS ROBUR	WHITE OAK	18'-24" HT.	
12	V.O.P.	QUERCUS ROBUR	WHITE OAK	18'-24" HT.	
43	V.T.R.	QUERCUS ROBUR	WHITE OAK	18'-24" HT.	
EVERGREEN SHRUBS					
15	A.J.V.A.	QUERCUS ROBUR	WHITE OAK	18'-24" SPR.	
15	A.J.V.A.	QUERCUS ROBUR	WHITE OAK	18'-24" SPR.	
34	J.W.V.	QUERCUS ROBUR	WHITE OAK	18'-24" SPR.	
3	J.U.S.	QUERCUS ROBUR	WHITE OAK	18'-24" SPR.	
8	P.F.G.	QUERCUS ROBUR	WHITE OAK	24"-30" SPR.	
533				14"-30" SPR.	
ORNAMENTAL GRASSES					
165	C.A.L.	QUERCUS ROBUR	WHITE OAK	12" HT.	
22	H.E.L.	QUERCUS ROBUR	WHITE OAK	12" HT.	
12	M.S.	QUERCUS ROBUR	WHITE OAK	12" HT.	
292				12" HT.	
GROUND COVERS, PERENNIALS, ORNAMENTAL GRASSES, VINES, ETC.					
57	C.E.R.	QUERCUS ROBUR	WHITE OAK	6" SPR.	
48	E.L.C.	QUERCUS ROBUR	WHITE OAK	12" SPR.	
12	M.S.	QUERCUS ROBUR	WHITE OAK	12" HT.	
54	S.E.S.	QUERCUS ROBUR	WHITE OAK	6" SPR.	
180				6" SPR.	

NOTE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE QUANTITIES LISTED IN THE PLANT LIST.

LANDSCAPE MATERIALS

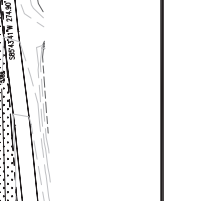
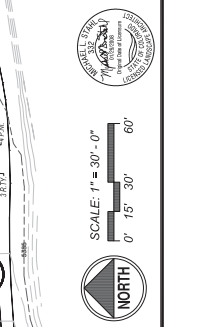
- 1" LAYER OF 1/2" DIA. GULCH, GRADED CANAL BED
- 2" LAYER OF 1/2" DIA. GULCH, GRADED CANAL BED
- SODDED GRASS AREA - BRIGGS, LOW GROW REGISTRATION GRASS SEED MIX
- SODDED GRASS AREA - KENTUCKY BLUEGRASS MIX, INCLUDING SOLE PREP AND FINE GRADING
- STEEL EDGING - 6"X6"X30" SEED STEEL SHEET PILES, BOLTED AT THE JOINTS
- 1"X4" WOOD MULCH AREA - 3" THICK LAYER OF SHREDDED CEDAR WOOD MULCH

TITLE: LANDSCAPE PLAN
DATE: APRIL 24, 2015
SHEET 5 OF 9

Calibre
MICHAEL J. STAHL, INC.
LANDSCAPE ARCHITECT
9005 South Baseline Boulevard, Suite 105
Highlands Ranch, CO 80129 (303) 770-4334
FAX: (303) 779-4601
E-mail: michael@calibre.com

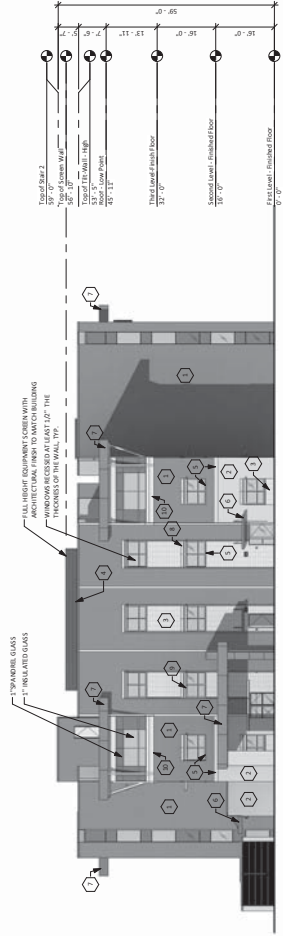
LANDSCAPE PLAN

MICHAEL J. STAHL, INC.
LANDSCAPE ARCHITECT
9005 South Baseline Boulevard, Suite 105
Highlands Ranch, CO 80129 (303) 770-4334
FAX: (303) 779-4601
E-mail: michael@calibre.com

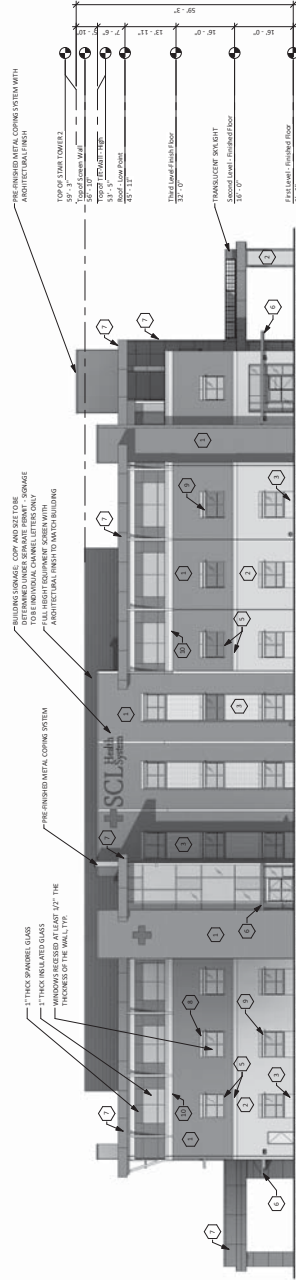
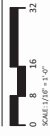


FINAL DEVELOPMENT PLAN
SCL HEALTH COMMUNITY HOSPITAL NORTHGLENN
 PARCEL LOCATED IN THE NORTH 1/2 OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPLE MERIDIAN
 CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 7 OF 9

- MATERIAL KEYNOTE LEGEND**
- 1 THIN VENEER BRICK, COLOR: CHERRY BUFF
 - 2 THIN VENEER ROUGH STONE, COLOR: PEACOCK BUFF
 - 3 THIN VENEER SMOOTH STONE, COLOR: SMOOTH OAKRIDGE
 - 4 CONCRETE VERTICAL HORIZONTAL METAL PANEL SYSTEM
 - 5 CAST STONE, COLOR: SMOOTH OAKRIDGE
 - 6 MANUFACTURED ALUMINUM FACA, COLOR: ANODIZED
 - 7 ALUMINUM WALL PANEL SYSTEM, COLOR: ANODIC CLEAR
 - 8 PRECAST STONE, LIGHT COLOR, SMOOTH OAKRIDGE
 - 9 INTEGRATED ALUMINUM SOLAR SHADE, COLOR: ANODIZED ALUMINUM
 - 10 EXTERIOR INSULATION FINISHING SYSTEM



NORTHEAST ELEVATION



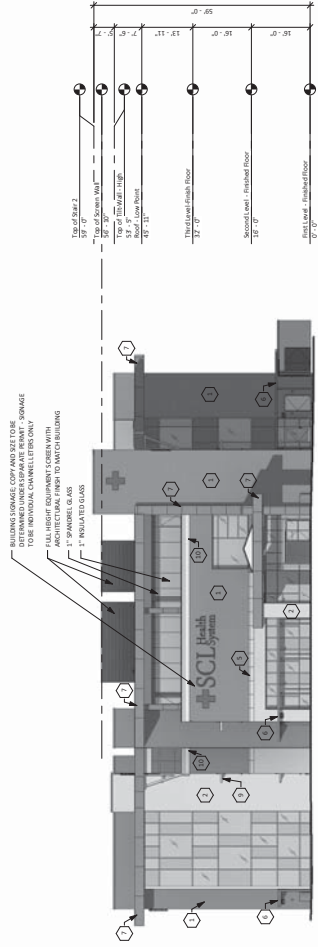
NORTHWEST ELEVATION



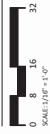
EXTERIOR ELEVATIONS - NORTHGLENN

TITLE - BUILDING ELEVATIONS
 DATE: APRIL 24, 2015
 SHEET 7 OF 9

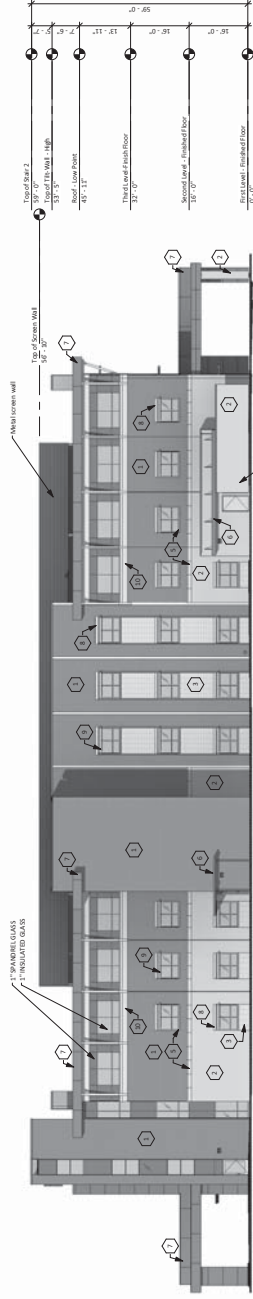
FINAL DEVELOPMENT PLAN
SCL HEALTH COMMUNITY HOSPITAL NORTHGLENN
 PARCEL LOCATED IN THE NORTH 1/2 OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPLE MERIDIAN
 CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 8 OF 9



SOUTHWEST ELEVATION



- MATERIAL & NOTE LEGEND**
- ① THIN VENEER BRICK, COLOR: CHINE BUFF
 - ② THIN VENEER ROUGH STONE, COLOR: PELOUS BUFF
 - ③ THIN VENEER SMOOTH STONE, COLOR: SMOOTH OAKSIDE
 - ④ CONCRETE VERTICAL PANEL SYSTEM, HORIZONTAL METAL PANEL SYSTEM
 - ⑤ CAST STONE, COLOR: SMOOTH OAK SIDE
 - ⑥ MANUFACTURED ALUMINUM FACA, COLOR: ANODIZED
 - ⑦ ALUMINUM WALL PANEL SYSTEM, COLOR: ANODIC CLEAR
 - ⑧ PREGRAF STONE, 105 COLOR: SMOOTH OAKSIDE
 - ⑨ INTEGRATED ALUMINUM SOLAR SHADE, COLOR: ANODIZED ALUMINUM
 - ⑩ EXTERIOR INSULATION FINISHING SYSTEM



SOUTHEAST ELEVATION

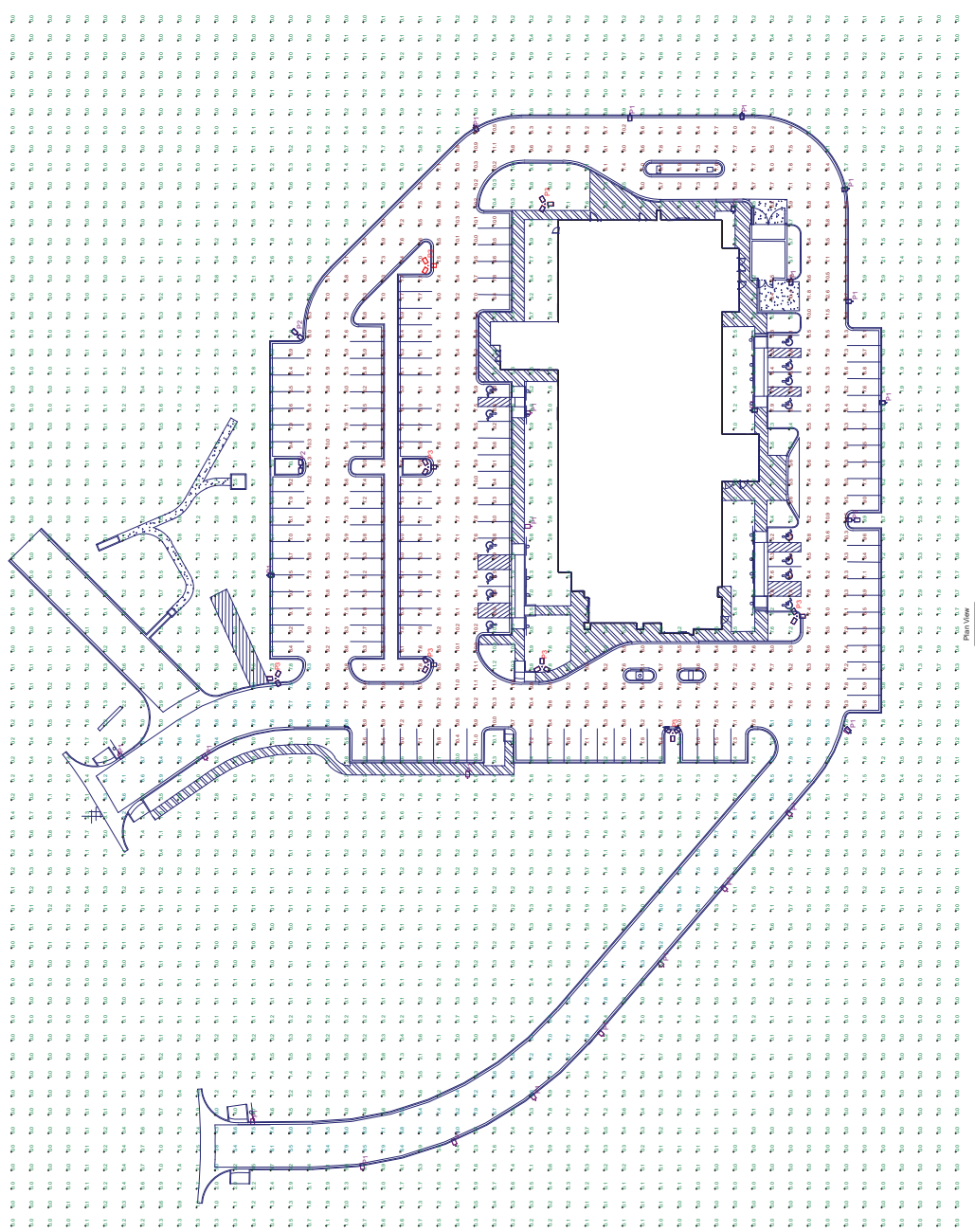


EXTERIOR ELEVATIONS - NORTHGLENN

TITLE - BUILDING ELEVATIONS
 DATE: APRIL 24, 2015
 SHEET 8 OF 9



FINAL DEVELOPMENT PLAN
SCL HEALTH COMMUNITY HOSPITAL NORTHGLENN
 PARCEL LOCATED IN THE NORTH 1/2 OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPLE MERIDIAN
 CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 9 OF 9

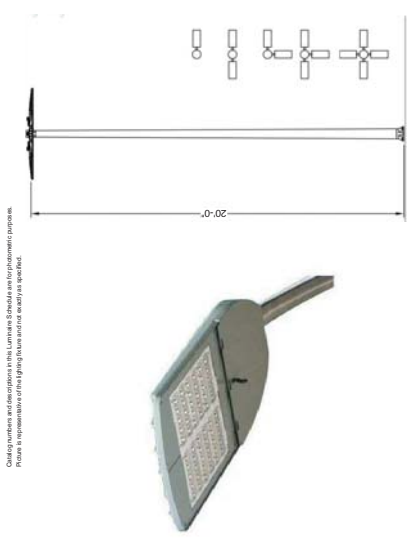


Statistic	Symbol	Avg	Max	Min	Max/Min	Avg/Min	CV
Entrance	✕	72.6	168.6	38.6	38.6	2.41	0.2
Overall Area	+	23.6	158.6	68.6	N/A	N/A	1.2
Parking Area	✕	77.6	128.6	51.6	25.1	1.51	0.2

NOTES

1. Minimum height for poles is 24 ft. (27 ft. for 2-3 ft. base + 2 ft. for mounting).
2. No combination luminaire fixture shall be used.
3. No combination luminaire fixture shall be used.
4. No combination luminaire fixture shall be used.
5. All lighting fixtures shall be mounted on the building.
6. Coefficient of Uniformity (CU) shall be 0.4 or greater.

Symbol	Label	City	Code Number	Description	Mount	Fixe	Luminaire	LF	Height
PS	8	EMERUS	8000000000	EMERUS 8000000000	EMERUS 8000000000	EMERUS 8000000000	EMERUS 8000000000	EMERUS 8000000000	EMERUS 8000000000
PS	3	EMERUS	8000000000	EMERUS 8000000000	EMERUS 8000000000	EMERUS 8000000000	EMERUS 8000000000	EMERUS 8000000000	EMERUS 8000000000
PS	24	EMERUS	8000000000	EMERUS 8000000000	EMERUS 8000000000	EMERUS 8000000000	EMERUS 8000000000	EMERUS 8000000000	EMERUS 8000000000



TITLE: LIGHTING PLAN
 DATE: APRIL 24, 2015
 SHEET 9 OF 9

LIGHTING PLAN - NORTHGLENN



ATTACHMENT B



Partnership

11275 S. Sam Houston Parkway W.
Suite 200
Houston, Texas 77031
832.554.1130 phone
832.554.1131 fax
www.pwarch.com

RECEIVED

FEB 06 2015

NAME

6 February 2015

Travis Reynolds, AICP
Planning Manager, City of Northglenn
11701 Community Center Drive
Northglenn, CO 80233

Re: SCL Community Hospital - Northglenn
PWP Project # 214-078R

Dear Mr. Reynolds:

The following is a description of the proposed operations (per the Permitted Use Permit - Application Requirements & Checklist - specifically checklist item number 5), for the SCL Community Hospital at Northglenn.

The ground floor and approximately 8,000 square feet of the second floor of this building will be occupied by a license medical hospital. The remainder of the second floor and the third floor of the building will be future medical offices. The hospital will have a maximum staff of twenty-two (22) and its hours of operation will be twenty-four (24) hours, seven (7) days per week. The anticipated average number of customers for the hospital is approximately 20 patients per day. The staff and customers for the future medical offices is unknown at this time, however parking has been designed according to the minimum requirements based on the City of Northglenn's Minimum Off-Street Parking Requirements per Ordinance 179, 1973. Therefore, the proposed site plan design accommodates one hundred and twenty-seven (127) parking spaces with ten (10) regular and four (4) van accessible ADA parking spaces.

This current design of this facility is intended to meet the requirements of the Americans with Disabilities Act.

There are no anticipated generated noises or odors anticipated from this facility on a regular, day-to-day basis. If there is a power outage, due to the hospitals needs for uninterrupted operation, a natural gas powered emergency generator will run and may cause some noise during operation. However, use of the emergency generator is expected to be very infrequent. Monthly testing of the generator is required however, but will be conducted during normal daytime working hours.

Deliveries on a weekly basis consist of linens, medical supplies, dietary supplies and medical gas bottles all of which are anticipated to be on medium-sized, 45-foot delivery trucks. Ambulances are only anticipated for transporting patients from this facility. Normal waste and biomedical waste services (for the hospital and potential doctor offices/clinics) are anticipated.

Currently, the hospital building design has provided the following storage space:

- one hundred and forty (140) square feet of storage for medical gasses
- one hundred and seventy-five (175) square feet of storage for clean linens
- ninety (90) square feet of storage for soiled linens
- two hundred and forty five (245) for general storage and materials management
- four hundred and ninety-five (495) square feet for equipment storage
- one hundred and thirty (130) for bulk supply
- one hundred and sixty-five (165) for sterile supply

It is not known at this time how much storage will be included in the medical offices portion of this building.

As for special equipment, a portion of this building being a hospital, a CT (X-ray computed tomography) and X-ray equipment will be used.

Please let us know if you have any questions or need any additional information.

Sincerely,



Sam Neves
Associate Partner

cc. Ryan Littleton, Dudley Carpenter

GRANT STREET PROFESSIONAL PARK

A PORTION OF THE NORTHEAST 1/4, SECTION 3,
TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF NORTHGLEN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2

LEGAL DESCRIPTION:
DR. NORTHEAST DEVELOPMENT, LLC, AN INDIANA LIMITED LIABILITY COMPANY WHOSE ADDRESS IS 510 EAST 96TH STREET, SUIT 250, INDIANAPOLIS, INDIANA 46240 BEING THE OWNER(S) OF THE REAL PROPERTY OF 5,264 ACRES DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED BELOW:
BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER, THENCE NORTH 90°00'00" E., ON AN ASSUMED BEARING ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 637.89 FEET, THENCE SOUTH 00°00'00" W. A DISTANCE OF 401.67 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 90°00'00" E., A DISTANCE OF 478.42 FEET TO A POINT ON THE WESTERLY LINE OF THE FARMERS HIGHLINE CANAL; THENCE ALONG SAID WESTERLY LINE AS FOLLOWS:
S 10°26'36" E., 63.11 FEET;
S 44°10'32" W., 180.04 FEET;
S 17°09'56" W., 76.05 FEET;
S 37°21'04" W., 75.99 FEET;
S 74°45'32" W., 266.91 FEET;
S 85°34'00" W., 274.90 FEET;
S 88°23'36" W., 303.29 FEET TO THE SOUTHEAST CORNER OF PARCEL B IN DEED RECORDED APRIL 13, 1978 IN BOOK 2229 AT PAGE 437, ADAMS COUNTY RECORDS.
THENCE N 20°45'11" W. ALONG THE EASTERLY LINE OF SAID PARCEL B, A DISTANCE OF 18.88 FEET TO A POINT ON A CURVE TO THE LEFT, AND ON THE SOUTHEASTERLY BOUNDARY OF GRANT STREET AS DESCRIBED IN PARCEL A IN DEED RECORDED APRIL 13, 1978 IN BOOK 2229 AT PAGE 437, ADAMS COUNTY RECORDS, SAID CURVE HAVING A CENTRAL ANGLE OF 69°14'49", A RADIUS OF 376.71 FEET, AND BEING SUB-TENDED BY A CHORD THAT BEARS N 34°37'25" E., 428.08 FEET; THENCE ALONG SAID CURVE OF PARCEL A, 455.29 FEET; THENCE N 00°00'00" E., 56.74 FEET TO THE POINT OF BEGINNING,
COUNTY OF ADAMS, STATE OF COLORADO

OWNERSHIP AND DEDICATION:
THE UNDERSIGNED CERTIFIES TO AND FOR THE BENEFIT OF THE CITY COUNCIL OF NORTHGLEN CITY, COLORADO, THAT AS OF THE DATE SET FORTH BELOW, WE DR. NORTHEAST DEVELOPMENT, LLC, AN INDIANA LIMITED LIABILITY COMPANY BEING THE OWNER(S) OF THE LAND DESCRIBED ABOVE HAVE GOOD RIGHT TO FULL POWER TO CONVEY, SUBDIVIDE AND SUBLEASE SAID LAND, AND THAT THE PROPERTY IS FREE AND CLEAR OF ALL LIENS, ENCUMBRANCES, EASEMENTS AND RIGHTS-OF-WAY EXCEPT THE EASEMENTS AND RIGHTS-OF-WAY DEPICTED ON THIS PLAT. IN THE EVENT OF A DEFECT IN SAID TITLE WHICH BREACHES THE WARRANTIES IN THIS CERTIFICATE, THE UNDERSIGNED, JOINTLY AND SEVERALLY, AGREE(S) TO REMEDY SUCH DEFECT UPON DEMAND BY NORTHGLEN CITY, WHICH REMEDY SHALL NOT BE DEEMED EXCLUSIVE.

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNERS, MORTGAGEES OR LIEN HOLDERS OF THE LAND DESCRIBED ABOVE, HAVE CAUSED THE LAND TO BE Laid OUT AND PLatted HEREON, THE NAME OF GRANT STREET PROFESSIONAL PARK AND DO HEREBY DEDICATE AND GRANT TO THE PUBLIC FOREVER, AND IN FEELING THAT THE PUBLIC INTERESTS WILL BE PROMOTED BY SAID DEDICATION, WE DO HEREBY DEDICATE TO NORTHGLEN CITY, AND APPROPRIATE UTILITY COMPANIES AND EMERGENCY ASSISTANCE ENTITIES, THE EASEMENTS AS SHOWN HEREON FOR THE PURPOSES STATED IN COMPLIANCE WITH THE CITY OF NORTHGLEN SUBDIVISION REGULATIONS AND THE LANDOWNERS SHALL BEAR ALL EXPENSE INVOLVED IN PLANNING, DESIGN, AND CONSTRUCTION OF ALL PUBLIC IMPROVEMENTS EXCEPT TO THE EXTENT EXPRESSLY STATED IN ANY CITY-APPROVED AND RECORDED SUBDIVISION IMPROVEMENT AGREEMENT. DEDICATION SHALL BE FINAL UPON ADOPTION BY THE CITY COUNCIL ACCEPTING THE PROPERTY DEDICATED BY THIS PLAT, EXCEPT AS OTHERWISE STATED ON THIS PLAT, THERE SHALL BE NO LIMITATION OR RESTRICTION UPON THE PURPOSE OR PUBLIC USE OF PROPERTY DEDICATED BY THIS PLAT.

IN WITNESS WHEREOF, WE DO HERETOIN SET OUR HANDS AND SEALS THIS _____ DAY OF _____,

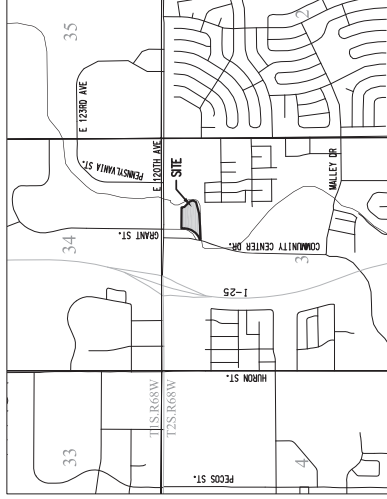
[PRINTED NAME OF OWNER]
STATE OF _____)
) SS.
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



STANDARD NOTES:

- STREET MAINTENANCE. IT IS MUTUALLY AGREED BY THE SUBDIVIDER AND THE CITY THAT THE DEDICATED PUBLIC WAYS, INCLUDING BUT NOT LIMITED TO, STREETS, ROADS, DRIVES AND ALLEYS, SHOWN ON THIS PLAT, WILL NOT BE ACCEPTED FINALLY FOR MAINTENANCE BY THE CITY UNTIL AND UNLESS THE SUBDIVIDER CONSTRUCTS THE SAME IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENT AGREEMENT AND SUBDIVISION REGULATIONS IN EFFECT AT THE DATE OF RECORDING THIS PLAT AND APPROVAL OF THE CITY HAS ISSUED TO THAT EFFECT.
- DRAINAGE MAINTENANCE. THE OWNER, ITS LEGAL REPRESENTATIVES, HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS IN INTEREST, AND ASSIGNS SHALL BE JOINTLY AND SEVERALLY LIABLE AND RESPONSIBLE FOR MAINTAINING THE STRUCTURAL INTEGRITY AND OPERATIONAL FUNCTIONS OF ALL DRAINAGE FACILITIES LOCATED ON THE PROPERTY SHOWN HEREON UNLESS OTHERWISE SPECIFIED HEREON, INCLUDING BUT NOT LIMITED TO, PRIVATE DRAINAGE FACILITIES AND PUBLIC AND PRIVATE DRAINAGE EASEMENTS. DRAINAGE IMPROVEMENTS ARE SUBJECT TO SECTION 16-17-13, POST-CONSTRUCTION REQUIREMENT OF PERMANENT BMPs, AS AMENDED.
- VEHICULAR ACCESS CONTROL. VEHICULAR ACCESS TO PUBLIC STREETS IN THIS SUBDIVISION SHALL BE SOLELY BY WAY OF DRIVEWAYS SPECIFICALLY APPROVED BY THE CITY OF NORTHGLEN.
- UNDERGROUND UTILITIES. ALL TELEPHONE LINES, ELECTRIC LINES, CABLE TELEVISION LINES AND OTHER UNDERGROUND UTILITIES SHALL BE PLACED UNDERGROUND TRANSFORMER SWITCHING BOXES, TERMINAL BOXES, METER CABINETS, PEDESTALS, JUNCTIONS AND OTHER FACILITIES NECESSARILY APPURTENANT TO SUCH UNDERGROUND UTILITIES MAY BE PLACED ABOVE GROUND.

GENERAL NOTES:

- BASIS OF BEARINGS. BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE (NAD 83, 1992), REFERENCED TO THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. C1061499 IN THE OFFICE OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO TAKEN TO BEAR S89°50'19"E BETWEEN THE FOUND MONUMENTS SHOWN HEREON.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND TITLE OF RECORDS AZTEC CONSULTANTS, INC. RELEASING THIS INSTRUMENT UNDER ORDER NO. 1469749353-23 WITH AN EFFECTIVE DATE OF 01-08-2015 AT 04:00 PM PREPARED BY LAND TITLE GUARANTEE COMPANY TO DELINEATE THE AFORESAID INFORMATION.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- THE LEGAL DESCRIPTION AS SHOWN HEREON IS TAKEN FROM THE LEGAL DESCRIPTION REFERENCED IN SAID TITLE COMMITMENT REFERENCED ABOVE AND NOT AUTHORIZED BY THIS OFFICE OR THE SURVEYOR OF RESPONSIBLE CHARGE LISTED HEREON.

PLANNING COMMISSION APPROVAL
THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE CITY OF NORTHGLEN, COLORADO, THIS _____ DAY OF _____, 2015
BY _____ CHAIRPERSON

CITY APPROVAL

THIS PLAT IS APPROVED FOR FILING AND THE CITY HEREBY ACCEPTS THE DEDICATION OF THE PUBLIC WAYS SHOWN HEREON, INCLUDING BUT NOT LIMITED TO, THE STREETS, ROADS, DRIVES AND ALLEYS FOR PUBLIC USE, SUBJECT TO THE PROVISIONS CONTAINED IN THE STREET MAINTENANCE NOTE HEREON, THE DEDICATION OF PUBLIC LANDS SHOWN HEREON, AND THE DEDICATION OF THE EASEMENTS SHOWN HEREON.
SIGNED THIS _____ DAY OF _____, 2015

BY _____ CITY CLERK
BY _____ MAYOR
ATTEST:

SURVEYOR'S CERTIFICATE

I, DANIEL E. DAVIS, DO HEREBY CERTIFY THAT THE SURVEY OF THE BOUNDARY OF GRANT STREET PROFESSIONAL PARK WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY REPRESENTS SAID SURVEY AND THAT MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF, AND OPINION.

FOR REVIEW

DANIEL E. DAVIS, PLS. NO. 38256
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVENUE, SUITE 1
LITTLETON, COLORADO 80122

CLERK AND RECORDER'S CERTIFICATE

THIS FINAL PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT _____ M. ON THE _____ DAY OF _____, A.D., 2015

RECEPTION NO. _____

COUNTY CLERK AND RECORDER _____

BY: DEPUTY _____

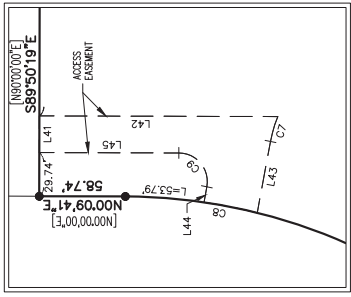
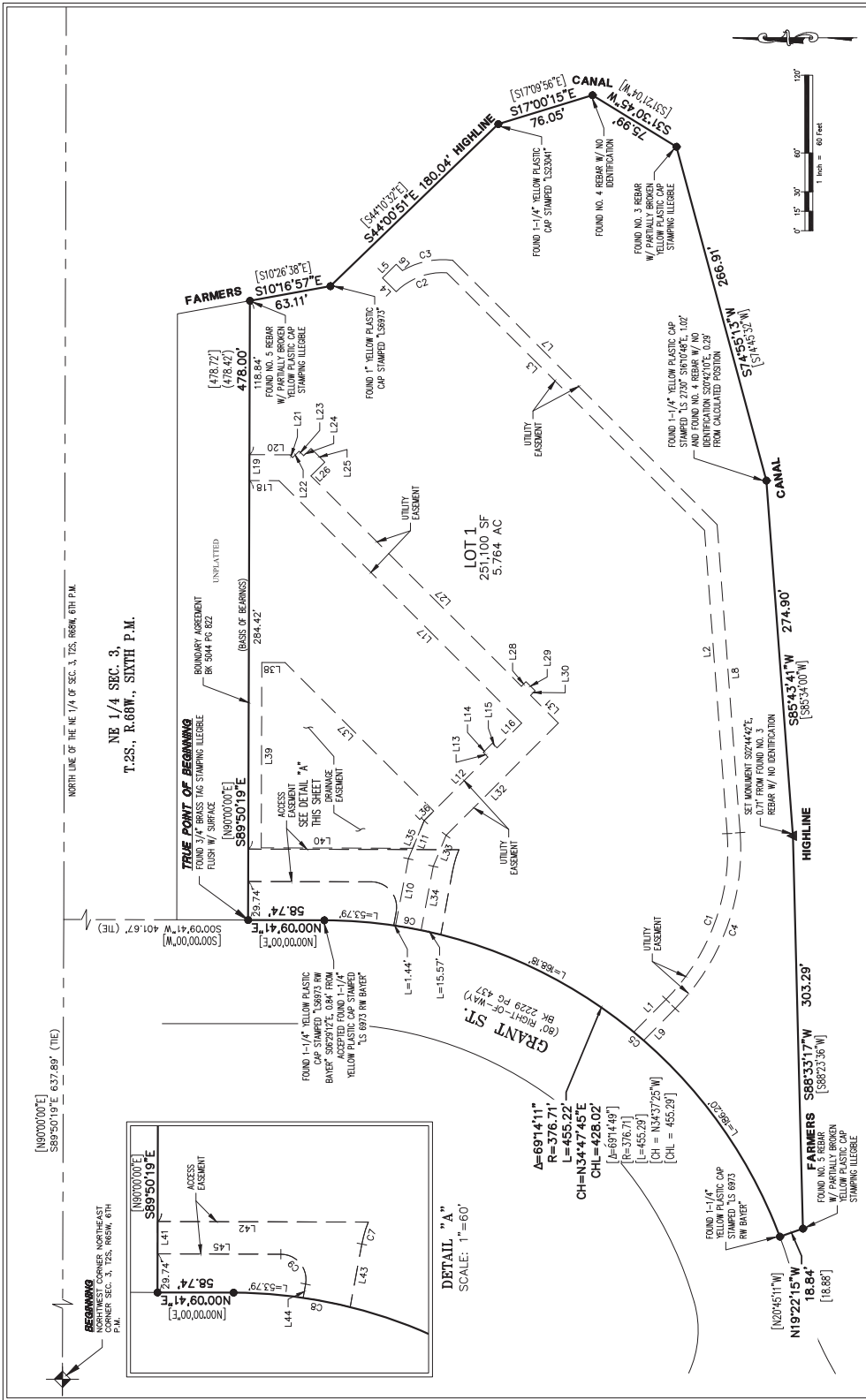
	DATE OF PREPARATION:	04-23-2015
	SCALE:	N.T.S.
AZTEC Proj. No.: 2344-B		SHEET 1 OF 2

300 East Mineral Ave., Suite 1
 Littleton, CO 80122
 Phone: (303) 713-1898
 Fax: (303) 713-1897
www.aztecconsultants.com

GRANT STREET PROFESSIONAL PARK

A PORTION OF THE NORTHEAST 1/4, SECTION 3
 TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 2 OF 2

LINE	BEARING	LENGTH
L1	S45°16'56"E	35.44'
L2	N85°43'41"E	234.67'
L3	N45°00'00"E	281.23'
L4	N45°00'00"E	15.00'
L5	S45°00'00"E	15.00'
L6	S45°00'00"W	6.89'
L7	S45°00'00"W	288.51'
L8	S65°43'41"W	238.38'
L9	N45°16'56"W	34.68'
L10	S79°10'37"E	52.58'
L11	S67°30'00"E	31.90'
L12	S45°00'00"E	69.43'
L13	N45°00'00"E	5.00'
L14	S45°00'00"E	10.00'
L15	S45°00'00"W	5.00'
L16	S45°00'00"E	26.94'
L17	N45°00'00"E	284.66'
L18	N00°09'41"E	22.96'
L19	S89°50'19"E	20.00'
L20	S00°09'41"W	31.21'
L21	S45°00'00"W	3.01'
L22	S44°48'50"E	7.00'
L23	S45°00'00"W	5.00'
L24	S44°48'50"E	8.00'
L25	S45°00'00"W	15.00'
L26	N44°48'50"W	15.00'
L27	S45°00'00"W	229.65'
L28	S46°01'57"E	5.00'
L29	S45°00'00"W	10.00'
L30	N46°01'57"W	5.00'
L31	S45°00'00"W	30.24'
L32	N45°00'00"W	122.39'
L33	N67°30'00"W	25.87'
L34	N79°10'37"W	50.28'
L35	S67°30'00"E	23.11'
L36	S45°00'00"E	10.37'
L37	N45°00'00"E	162.13'
L38	N00°09'41"E	17.97'
L39	N89°50'19"W	143.05'
L40	S00°09'41"W	116.84'
L41	S89°50'19"E	25.00'
L42	S00°09'41"W	162.47'
L43	N79°30'22"W	49.46'
L44	S79°30'22"E	10.77'
L45	N00°09'41"E	95.09'



BOUNDARY LEGEND

- ALLOTMENT MONUMENT AS NOTED
- SET 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256" ATOP NO. 5 X 18" REBAR, UNLESS OTHERWISE NOTED.
- FOUND MONUMENT AS NOTED
- [...] INDICATES RECORD DESCRIPTION INFORMATION PER REFERENCED TITLE COMMITMENT HEREIN
- (...) INDICATES RECORD DESCRIPTION INFORMATION PER BOUNDARY AGREEMENT RECORDED AT BOOK 5044 PAGE 822

CURVE	DELTA	RADIUS	LENGTH
C1	48°59'24"	164.50'	140.65'
C2	48°48'19"	50.50'	43.02'
C3	38°08'53"	60.50'	40.28'
C4	48°59'24"	174.50'	149.20'
C5	131°32'	376.71'	10.03'
C6	3702'33"	376.71'	20.00'
C7	1140'50"	87.00'	17.74'
C8	537'48"	376.71'	37.02'
C9	1007'956"	19.50'	34.15'

FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

AZTEC
 CONSULTANTS, INC.
 Aztec Proj. No: 2344-B

300 East Mineral Ave., Suite 1
 Northglenn, CO 80061
 Phone: (303) 713-1888
 Fax: (303) 713-1897
www.aztecconsultants.com

DATE OF PREPARATION: 04-23-2015
 SCALE: T-60'
 SHEET 2 OF 2

**RESOLUTION 2015-02
NORTHGLENN PLANNING COMMISSION**

**A RESOLUTION PROVIDING APPROVAL OF THE PERMITTED
USE PERMIT (PUP) FOR THE SCL HEALTH COMMUNITY
HOSPITAL**

WHEREAS, Northglenn Ordinance 11-30-1(a) requires that the Northglenn Planning Commission review and approve or deny any application for a Permitted Use Permit; and

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

WHEREAS, the Planning Commission has found that the application satisfies the applicable criteria for a Permitted Use Permit under 11-3-2 of the Northglenn Zoning Ordinance

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

Section 1. The City of Northglenn Planning Commission hereby provides approval of the SCL HEALTH COMMUNITY HOSPITAL PERMITTED USE PERMIT in accordance with the applicable Ordinance 11-30 of the Northglenn Zoning Ordinance.

DATED this _____ day of _____, 2015

Sonia Di Carlo
Planning Commission Chair

ATTEST:

Travis Reynolds
Secretary

**RESOLUTION 2015-03
NORTHGLENN PLANNING COMMISSION**

**A RESOLUTION PROVIDING APPROVAL OF THE GRANT STREET
PROFESSIONAL PARK SUBDIVISION PLAT**

WHEREAS, Northglenn Ordinance 12-6-3 requires that the Northglenn Planning Commission review and approve or deny any application for Minor Subdivision Plat; and

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

WHEREAS, the Planning Commission has found that the application satisfies the applicable criteria for approval of a Minor Subdivision plat;

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

Section 1. The City of Northglenn Planning Commission hereby provides approval of the GRANT STREET PROFESSIONAL PARK plat in accordance with the applicable Ordinance 12-2-2(a)(3).

DATED this _____ day of _____, 2015

Sonia Di Carlo
Planning Commission Chair

ATTEST:

Travis Reynolds
Secretary

**RESOLUTION 2015-04
NORTHGLENN PLANNING COMMISSION**

**A RESOLUTION PROVIDING APPROVAL OF THE FINAL
DEVELOPMENT PLAN (FDP) FOR THE SCL HEALTH
COMMUNITY HOSPITAL**

WHEREAS, Northglenn Ordinance 11-6.5-4 requires that the Northglenn Planning Commission review and approve or deny any application Final Development Plan; and

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

WHEREAS, the Planning Commission has found that the application satisfies the applicable criteria for a Final Development plan under 11-6.5-5 of the Northglenn Zoning Ordinance

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

Section 1. The City of Northglenn Planning Commission hereby provides approval of the SCL HEALTH COMMUNITY HOSPITAL in accordance with the applicable Ordinance 11-6.5-5

DATED this _____ day of _____, 2015

Sonia Di Carlo
Planning Commission Chair

ATTEST:

Travis Reynolds
Secretary

PLANNING AND DEVELOPMENT MEMORANDUM

To: Planning Commission
From: Travis Reynolds, Planning Manager, Planning and Development
Date: May 5, 2015
Subject: SCL Health Community Hospital Comprehensive Sign Plan Request

A. Background

As part of the Final Development Plan for SCL Health Community Hospital, the Applicant is proposing signage under a Comprehensive Sign Plan (CSP) (ATTACHMENT A). Pursuant to Section 21-1-6 of the City's Sign Ordinance, the Planning Commission is the governing body to review this proposal. More specifically, this request is subject to Section 21-1-6, part (a)(6) – *Any development whose signage requires, by City Council action, coordination with its surrounding area.*

Attached hereto the memo is Council Resolution CR-58, and supporting Council Staff report (Attachment B), which was approved unanimously by the City Council at their April 27th, 2015 meeting. The resolution outlines the Council's intention to have signage for the site addressed via a CSP. Staff reviewed the CSP in the context of the impacts on surrounding land uses and its compatibility with the performance standards outlined in the Sign Code (location, size, and quantity). Staff has prepared this memorandum to summarize the technical aspects of the sign proposal and to outline the requirements of a CSP.

B. Regulatory Criteria

According to Section 21-1-6(b)(3), signage which is proposed as part of a CSP may deviate from the standards and requirements of this Article including, but not limited to, the following and subject to compliance with the CSP standards set forth in this Section:

- (1) Types and numbers of signs allowed;
- (2) Maximum sign area;
- (3) Maximum height of signs;
- (4) Placement of signs;
- (5) Typefaces and fonts; and
- (6) Materials and illumination standards.

Additionally, signage proposed in a CSP may not exceed one hundred twenty-five percent (125%) of any performance standard, as defined by the appropriate sign type (Section 21-1-6(b)(4)).

C. Case Analysis

With the CSP, the applicant is proposing a total of twelve (12) new signs:

- 1 Freestanding Joint Identification Sign
- 2 Directional Freestanding Sign
- 1 Freestanding Monument Sign
- 8 Wall Signs Distributed On 4 Elevations

Per staff review, the freestanding monument sign, 2 directional signs and 8 wall signs comply, without deviation, with the performance standards as outlined in the Sign Code. The Freestanding Joint Identification sign, however, deviates slightly from the Sign Code, yet is still within the parameters outlined in Section 21-1-6(b)(3) and Section 21-1-6(b)(4). The following is an analysis summary of that deviation:

Freestanding Joint Identification Sign

The proposed Joint Identification sign will replace the existing Joint Identification sign located near the corner of 120th Avenue and Grant Street. According to the site plan submitted by the Applicant, the location of the sign will be installed on the property line, with a zero (0) setback. This is a deviation from the 10 feet setback requirement as outlined in Section 21-1-4(a)(1)(F) of the Sign Code, but is allowed per Section 21-1-6(b)(3)(D), which states that under a Comprehensive Sign Plan, signs may deviate in placement from the standards of the Sign Code.

Although the sign can be placed closer to the property line per the variances granted as part of a CSP, the placement must still adhere to the vision triangle regulations in Section 21-1-3(d)(7) and illustrated in Table 4-1. The vision triangle is calculated based on linear flow line distances in correspondence with the street classification system. For this intersection, 120th Avenue is classified as an arterial roadway and Grant Street is classified as a collector roadway. Therefore, the sight vision triangle is 50 feet along 120th Avenue (Leg A) and 35 feet along Grant Street (Leg B). Through the use of mapping software, staff verified that the proposed sign location is outside of the vision triangle.

In summary, with the location variance granted under the CSP provisions, the setback and vision triangle requirements are in compliance with the City's sight triangle standards. Additionally, staff finds the size (81.8 SF) and height (15 feet) of the sign complies, without deviation, with the allowances outlined in Section 21-1-4(a)(1)(F)

D. Commission Options

The Commission's options are as follows:

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

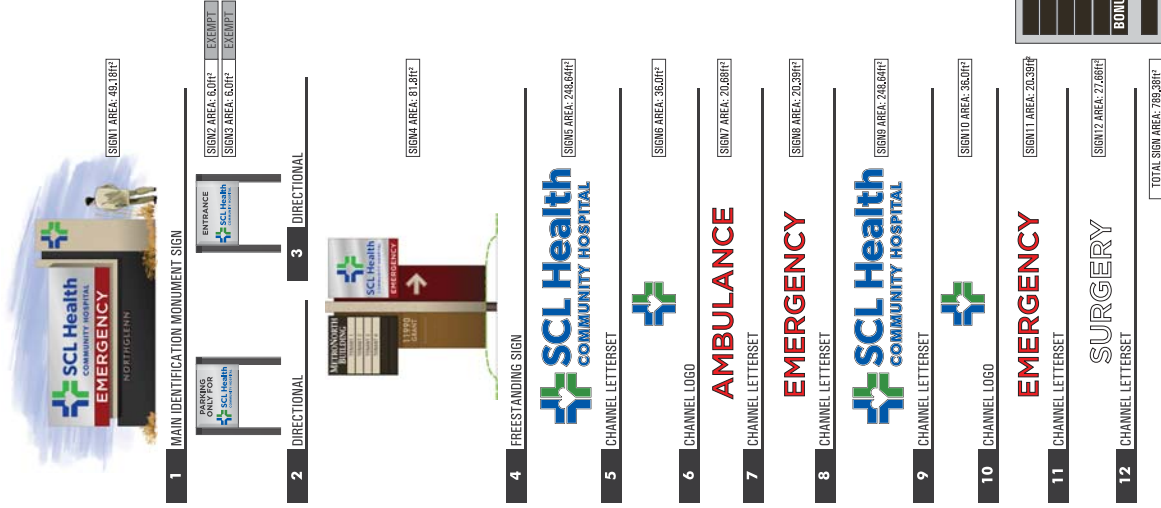
E. Staff Recommendations

Staff recommends approval of the Comprehensive Sign Plan, based on the following recommended finding of fact:

Section 21-1-6(a)(6) indicates that the Planning Commission may permit the utilization of a Comprehensive Sign Plan when the City Council deems that a development's signage requires coordination with the surrounding area. Council Resolution 58 of 2015 provided for the use of a Comprehensive Sign Plan and consideration by the Planning Commission for this development's schedule of signs.

Findings of Fact:

- *Staff finds that the application meets the intent of this criteria. Since this Development's signage deviates from the adopted standards as set forth in Section 21, a Comprehensive Sign Plan is required as part of this development.*
- *Staff finds that this Development's Comprehensive Sign Plan will facilitate coordination with the surrounding area.*
- *Staff finds this Development's signage meets the parameters set forth in Section 21-1-6 – Comprehensive Sign Plans.*



	DESCRIPTION	SIGN AREA	HEIGHT	SETBACK	COMMENTS
1	MAIN I.D. MONUMENT SIGN	SIGN1 AREA: 49.18ft²	10'-0"	10'-0"	MAXIMUM SIZE IS 75ft² UTILIZING THE 125% BONUS FOR COMPREHENSIVE SIGN PLAN)
2	DIRECTIONAL	SIGN2 AREA: 6.0ft²	4'-0"	19'-0"	EXEMPT SIGNAGE
3	DIRECTIONAL	SIGN3 AREA: 6.0ft²	4'-0"	10'-0"	EXEMPT SIGNAGE
4	FREESTANDING SIGN	SIGN4 AREA: 81.8ft²	15'-0"	0'-0"/15'-0"	
5	CHANNEL LETTERSET	SIGN5 AREA: 248.64ft²	N/A	N/A	
6	CHANNEL LOGO	SIGN6 AREA: 36.0ft²	N/A	N/A	
7	CHANNEL LETTERSET	SIGN7 AREA: 20.68ft²	N/A	N/A	
8	CHANNEL LETTERSET	SIGN8 AREA: 20.39ft²	N/A	N/A	
9	CHANNEL LETTERSET	SIGN9 AREA: 248.64ft²	N/A	N/A	
10	CHANNEL LOGO	SIGN10 AREA: 36.0ft²	N/A	N/A	
11	CHANNEL LETTERSET	SIGN11 AREA: 20.39ft²	N/A	N/A	
12	CHANNEL LETTERSET	SIGN12 AREA: 27.66ft²	N/A	N/A	

SOUTH ELEVATION	280 LINEAR FEET
NORTH ELEVATION	290 LINEAR FEET
EAST ELEVATION	164 LINEAR FEET
WEST ELEVATION	164 LINEAR FEET
TOTAL LINEAR FEET:	888 LINEAR FEET
BONUS (125% GRAND TOTAL:	1110 LINEAR FEET
TOTAL SIGN AREA USED:	789.38ft²

Presented By



Rocky Mountain Region

Denver Office

11220 East 53rd Avenue Unit 300
Denver, CO 80239
303-375-9933

Colorado Springs Office

5011 List Drive
Colorado Springs, CO 80919
719-395-0103

Version:

DSGN703597 RPM Management 12-15-2014
 DSGN703597R1 RPM Management 12-21-2014
 DSGN703597R2 SCL Health 2-23-2015
 DSGN703597R3 SCL Health 2-27-2015
 DSGN703597R4 SCL Health 2-27-2015
 DSGN703597R5 SCL Health 3-4-2015
 DSGN703597R6 SCL Health 3-9-2015
 DSGN703597R7 SCL Health 3-13-2015
 DSGN703597R8 SCL Health 3-13-2015
 DSGN703597R9 SCL Health 3-16-2015
 DSGN703597R10 SCL Health 3-20-2015
 DSGN703597R11 SCL Health 3-30-2015
 DSGN703597R12 SCL Health 4-16-2015
 DSGN703597R13 SCL Health 4-17-2015
 DSGN703597R14 SCL Health 4-21-2015



YESCO
Denver Region

Denver
11220 E. 53rd Avenue, Suite 300
Denver, CO 80231
303.375.8833

Colorado Springs
5011 List Drive
Colorado Springs, CO 80919
719.385-0103

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WWW.YESCO.COM

CLIENT: SCL HEALTH
ADDRESS:

CITY/STATE/ZIP: NORTHGLENN, COLORADO

ACCOUNT EXECUTIVE: RODNEY EATON

DESIGNER:

ISSUANCE DATE: 02.24.2015

CONTRACTOR:

Client Signature / Date
Leadwire Signature / Date

ELECTRICAL NOTE:
NOTE: UNLESS OTHERWISE NOTED, ELECTRICAL SYMBOLS AND NOTATIONS SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72). ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72). ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).

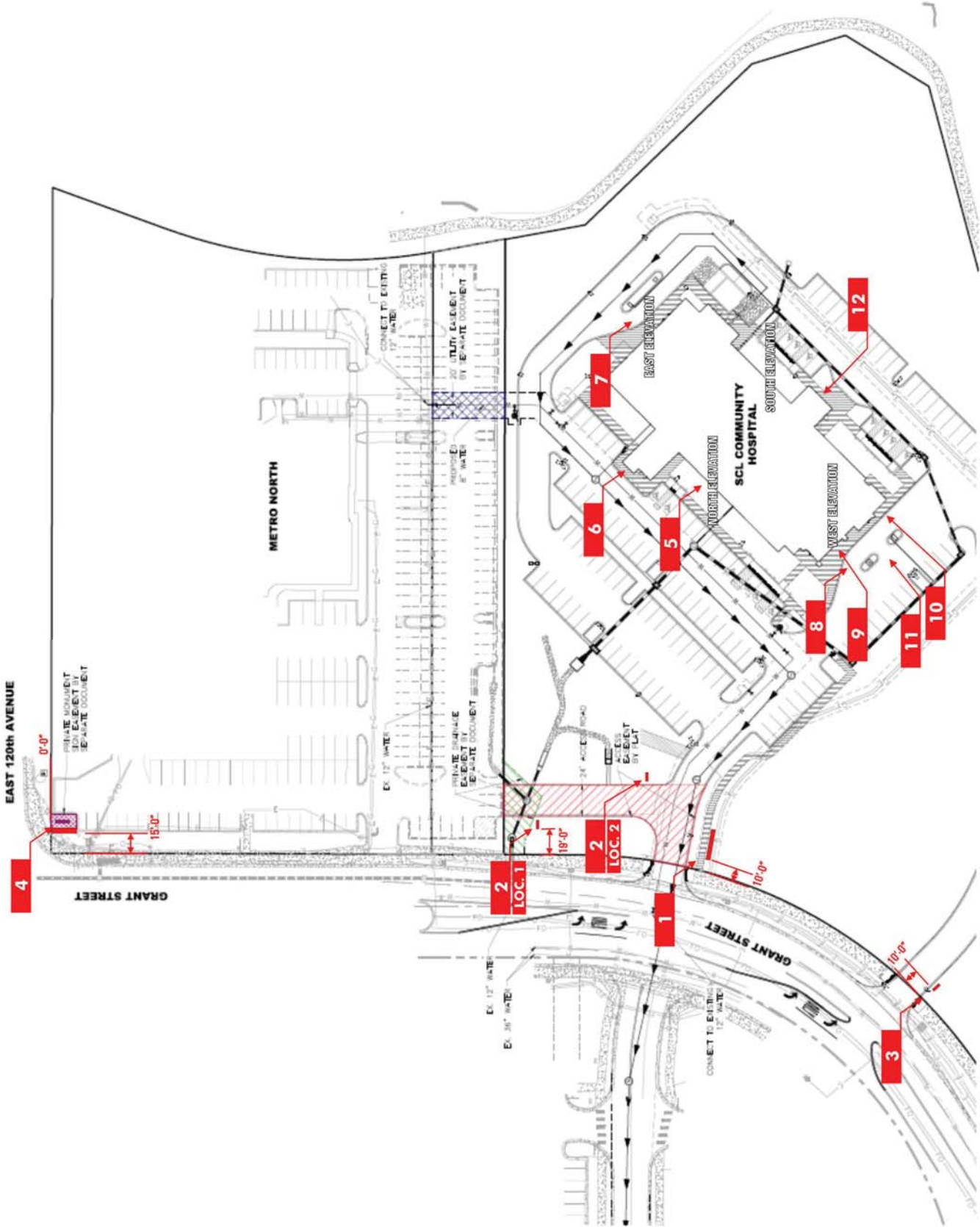
VOLTS: - - - - -
AMPS: - - - - -

TO SITE
SERVICES LISTED
THIS DRAWING IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72). THIS DRAWING DOES NOT INCLUDE POWER GRADING AND FOUNDATION WORK.

REVISION	DATE	DESCRIPTION
1	02.24.15	ISSUE FOR PERMIT
2	02.24.15	ISSUE FOR PERMIT
3	02.24.15	ISSUE FOR PERMIT
4	02.24.15	ISSUE FOR PERMIT
5	02.24.15	ISSUE FOR PERMIT
6	02.24.15	ISSUE FOR PERMIT
7	02.24.15	ISSUE FOR PERMIT
8	02.24.15	ISSUE FOR PERMIT
9	02.24.15	ISSUE FOR PERMIT
10	02.24.15	ISSUE FOR PERMIT
11	02.24.15	ISSUE FOR PERMIT
12	02.24.15	ISSUE FOR PERMIT

DESIGN NUMBER:
703597R14

PAGE: 1 OF 7



CLIENT: SCL HEALTH
ADDRESS:
CITY/STATE/ZIP: NORTHGLENN, COLORADO
ACCOUNT EXECUTIVE: RODNEY EATON
DESIGNER:
INSTALL DATE: 02.24.2015
CUSTOMER: PERMANAL

Customer Signature / Date
Installer Signature / Date
ELECTRICAL UNIT
NOTE: UNLESS OTHERWISE NOTED, ELECTRICAL WIRING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING PRACTICES.
VOLTS: - - - - -
AMPS: - - - - -

DESIGN NUMBER: 7036597R14
PAGE 4 OF 7

SCOPE OF WORK:

DOUBLE FACE INTERNALLY ILLUMINATED MONUMENT SIGN
PERMITTING SIGN AREA: 81.8ft²
FINAL ELECTRICAL CONNECTION BY:

FABRICATION SPECIFICATIONS

A	CABINET	MATERIAL: ALUMINUM W/ ROOT-OUT FACES
		LIGHTING: FLOURESCENT (H.O.)
		FINISH: SEE COLOR KEY
		GLASS: GLOSS
	BACKUP	MATERIAL: ACRYLIC
		BACKUP COLOR: #7328 WHITE ACRYLIC
B	POLE COVER	MATERIAL: ALUMINUM
		THICKNESS: 0.090"
		FINISH: SEE COLOR KEY
		SATIN
C	POLE COVER	MATERIAL: ALUMINUM
		THICKNESS: 0.090"
		FINISH: SEE COLOR KEY
		MATTE, TEXCOTE (MEDIUM)
D	ROUTED FACE	MATERIAL: ALUMINUM
		THICKNESS: 0.090"
		FINISH: SEE COLOR KEY
		SATIN
	BACKUP	#7328 WHITE ACRYLIC
	LAYER	1/4" SURFACE
	VINYL	COLOR: SEE COLOR KEY
E	REVERSE PAN	LIGHTING: LED
		FACE: WHITE LED
		TYPE: ALUMINUM
		DEPTH: 2"
	RETURN BACKS	MATERIAL: POLYCARBONATE
	STAND OFF TYPE	CLEAR
		SIZE: 1 1/2"
F	VINYL	LAYER: MILL FINISH
		COLOR: 1/4" SURFACE
		SEE COLOR KEY

COLOR KEY

1	PAIN	SHERWIN WILLIAMS #
2	VINYL	3M STANDARD COLOR
3	PAIN	SHERWIN WILLIAMS #
4	VINYL	3M STANDARD COLOR
5	PAIN	SHERWIN WILLIAMS #
6	VINYL	3M STANDARD COLOR

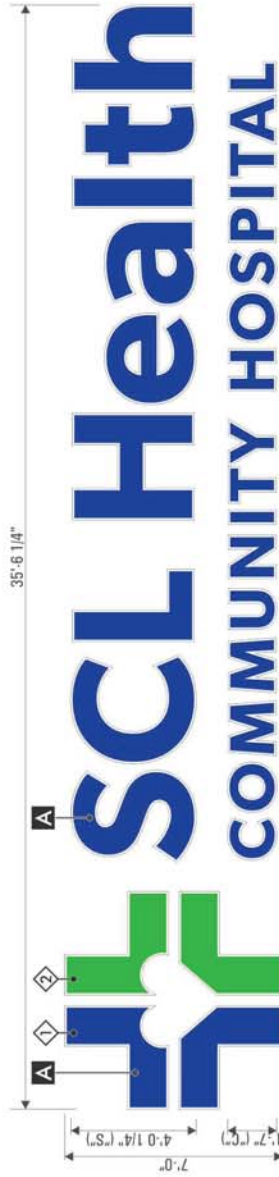
NOTE: UNLESS OTHERWISE NOTED, THE COLORS SHOWN ON THIS DRAWING MAY NOT MATCH THE ACTUAL COLORS OF THE MATERIALS AND FINISHES. APPROXIMATE COLORS SHOWN FOR APPROVED COLOR SPECIFICATIONS.



4.2 SIDE VIEW

SCALE: 1/8" = 1'-0"

4 DOUBLE FACE INTERNALLY ILLUMINATED FREESTANDING SIGN
QUANTITY: 1 MANUFACTURE & INSTALL



SCOPE OF WORK:

INTERNALLY ILLUMINATED CHANNEL LETTERSETS

PERMITTING SIGN 5 AREA- 248.64H²
 SIGN 6 AREA- 36.04H²
 SIGN 7 AREA- 20.69H²
 SIGN 8 AREA- 20.39H²

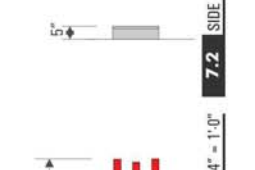
FINAL ELECTRICAL CONNECTION BY:

FABRICATION SPECIFICATIONS

A PAN CHANNEL LIGHT TYPE LED
 LIGHT COLOR WHITE LED
 FACE TYPE ACRYLIC
 COLOR WHITE #7328
 VINYL LAYER 1ST SURFACE
 COLOR SEE COLOR KEY
 RETAINER TYPE TRIM CAP
 SIZE 1"
 COLOR/PAIN SILVER
 RETURN DEPTH 5"
 PAINT PRE-PAINTED SILVER

B PAN CHANNEL LIGHT TYPE LED
 LIGHT COLOR RED LED
 FACE TYPE ACRYLIC
 COLOR RED #2793
 VINYL LAYER 1ST SURFACE
 COLOR SEE COLOR KEY
 RETAINER TYPE TRIM CAP
 SIZE 1"
 COLOR/PAIN SILVER
 RETURN DEPTH 5"
 PAINT PRE-PAINTED SILVER

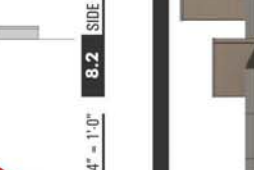
5 INTERNALLY ILLUMINATED PAN CHANNEL LETTERSET
 QUANTITY: 1 MANUFACTURE & INSTALL
 SCALE: 1/4" = 1'-0"
 SIDE VIEW



7 INTERNALLY ILLUMINATED PAN CHANNEL LETTERSET
 QUANTITY: 1 MANUFACTURE & INSTALL
 SCALE: 1/4" = 1'-0"
 SIDE VIEW



6 INTERNALLY ILLUMINATED PAN CHANNEL LETTERSET
 QUANTITY: 1 MANUFACTURE & INSTALL
 SCALE: 1/4" = 1'-0"
 SIDE VIEW



8 INTERNALLY ILLUMINATED PAN CHANNEL LETTERSET
 QUANTITY: 1 MANUFACTURE & INSTALL
 SCALE: 1/4" = 1'-0"
 SIDE VIEW



ART SUPERIMPOSED ON NORTH ELEVATION - SHOW AT APPROXIMATE RELATIVE SCALE

YESCO
 Denver Region
 Denver
 11220 E. 53rd Ave., Suite 300
 Aurora, CO 80019
 303.375.8833

Celadine Springs
 5011 List Drive
 Colorado Springs, CO 80919
 719.385.0103

This drawing was prepared by the undersigned professional engineer in accordance with the provisions of the Electrical Code of the State of Colorado, and the undersigned professional engineer is not responsible for any errors or omissions in this drawing.

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CLIENT: SCL HEALTH
 ADDRESS:
 CITY/STATE/ZIP: NORTHGLENN, COLORADO
 ACCOUNT EXECUTIVE: RODNEY EATON
 DESIGNER:
 ORIGINAL DATE: 02.24.2015
 CUSTOMER: PERMANENT

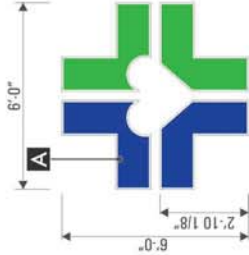
Client Signature / Date
 Designer Signature / Date

ELECTRICAL UNIT:
 VOLTS: - - - - -
 AMPS: - - - - -

THIS DRAWING IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AND ANY OTHER APPLICABLE LOCAL CODES. THIS DRAWING DOES NOT INCLUDE UNLIMITED LIABILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITIES.



9 INTERNALLY ILLUMINATED PAN CHANNEL LETTERSET
 QUANTITY: 1 MANUFACTURE & INSTALL
 SCALE: 1/4" = 1'-0"



10 INTERNALLY ILLUMINATED PAN CHANNEL LETTERSET
 QUANTITY: 1 MANUFACTURE & INSTALL
 SCALE: 1/4" = 1'-0"



11 INTERNALLY ILLUMINATED PAN CHANNEL LETTERSET
 QUANTITY: 1 MANUFACTURE & INSTALL
 SCALE: 1/4" = 1'-0"



9.2 SIDE VIEW



10.2 SIDE VIEW

11.2 SIDE VIEW

SCOPE OF WORK:
 INTERNALLY ILLUMINATED CHANNEL LETTERSETS
 PERMITTING SIGN 9 AREA: 248.64H²
 SIGN 10 AREA: 26.04H²
 SIGN 11 AREA: 20.58H²
FINAL ELECTRICAL CONNECTION BY:

FABRICATION SPECIFICATIONS

A PAN CHANNEL

FACE TYPE	WHITE LED ACRYLIC
COLOR	WRITE #7328
VINYL LAYER	1st SURFACE
RETAINER TYPE	SEE COLOR KEY
SIZE	1"
COLOR/PAIN	SILVER
RETURN DEPTH	5"
PAINT	PRE-PAINTED SILVER

B PAN CHANNEL

FACE TYPE	WHITE LED ACRYLIC
COLOR	RED #2793
RETAINER TYPE	TRIM CAP
SIZE	1"
COLOR/PAIN	SILVER
RETURN DEPTH	5"
PAINT	PRE-PAINTED SILVER

COLOR KEY

1 VINYL 3M "ALL COLORS T.B.D."

2 VINYL 3M STANDARD COLOR

NOTE: UNLESS OTHERWISE NOTED, THE COLORS SPECIFIED ON THESE DRAWINGS MUST MATCH APPROVALS FROM APPLICABLE LOCAL AGENCIES AND THEIR APPROVALS MUST BE OBTAINED PRIOR TO ANY FABRICATION.

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 Denver
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 Aurora, CO 80015
 303.375.6833
 Colorado Springs
 5011 List Drive
 Colorado Springs, CO 80919
 719.385.0103

The drawings are created by computer software and are not to scale. The original files are available for review. All files are saved in PDF format with a watermark.

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CLIENT: SCL HEALTH
 ADDRESS:
 CITY (STATE) ZIP: NORTHGLENN, COLORADO
 ACCOUNT EXECUTIVE: RODNEY EATON
 DESIGNER: [Signature]
 ORIGINAL DATE: 02.24.2015
 CUSTOMER APPROVAL: [Signature]

Contract Signature / Date
 Electrical Unit

NOTE: UNLESS OTHERWISE NOTED, ELECTRICAL CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING PRACTICES.

VOLTS **AMPS**

REVISIONS

NO.	DATE	DESCRIPTION
1	02.24.15	ISSUE FOR PERMIT
2	02.24.15	REVISED PERMIT
3	02.24.15	REVISED PERMIT
4	02.24.15	REVISED PERMIT
5	02.24.15	REVISED PERMIT
6	02.24.15	REVISED PERMIT
7	02.24.15	REVISED PERMIT
8	02.24.15	REVISED PERMIT
9	02.24.15	REVISED PERMIT
10	02.24.15	REVISED PERMIT

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING PRACTICES.



SCOPE OF WORK:

INTERNALLY ILLUMINATED CHANNEL LETTERSETS
 PERMITTING SIGN 12 AREA: 27.664'
 FINAL ELECTRICAL CONNECTION BY:

FABRICATION SPECIFICATIONS

A PAN CHANNEL	LIGHT TYPE	LED
	LIGHT COLOR	WHITE LED
	FACE TYPE	ACRYLIC
	COLOR	WHITE #7328
	RETAINER TYPE	TRIM CAP
	SIZE	1"
	COLOR/PAIN	SILVER
	DEPTH	5"
	PAINT	PREPAINTED SILVER

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CLIENT: SCL HEALTH
 ADDRESS:
 CITY (STATE) ZIP: NORTHGLENN, COLORADO
 ACCOUNT EXECUTIVE: RODNEY EATON
 DESIGNED BY: 

ISSUAL DATE: 02.24.2015
 CUSTOMER PROJECT:

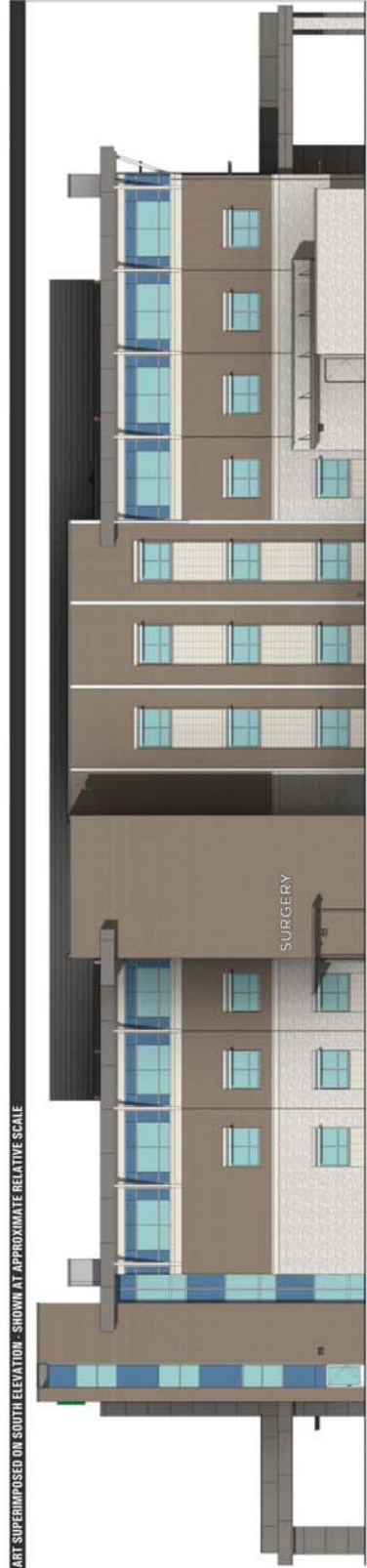
Client Signature / Date
 Designer Signature / Date

ELECTRICAL NOTE:
 NOTE: UNLESS OTHERWISE NOTED, ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL OTHER APPLICABLE LOCAL CODES. THIS EMPLOYER SHALL BE NOTIFIED FOR 120 VOLT POWER REQUIREMENTS.

VOLTS	AMPS
•	•
•	•
•	•
•	•

REVISIONS:
 1. 2.11.15 - REGION
 2. 2.11.15 - IN CHARGE: JIM JAMES
 3. 2.11.15 - IN CHARGE: JIM JAMES
 4. 2.11.15 - IN CHARGE: JIM JAMES
 5. 2.11.15 - IN CHARGE: JIM JAMES
 6. 2.11.15 - IN CHARGE: JIM JAMES
 7. 2.11.15 - IN CHARGE: JIM JAMES
 8. 2.11.15 - IN CHARGE: JIM JAMES

DESIGN NUMBER:	7035697R14
PAGE:	7
OF:	7



ART SUPERIMPOSED ON SOUTH ELEVATION - SHOWN AT APPROXIMATE RELATIVE SCALE

ATTACHMENT B

PLANNING AND DEVELOPMENT DEPARTMENT MEMORANDUM 15-09

DATE: April 27th, 2015
TO: Honorable Mayor Joyce Downing and City Council Members
FROM: John Pick, City Manager *JAP*
Brook Svoboda, Director of Planning and Development *BS*
SUBJECT CR-58 Comprehensive Sign Plan – Authorization for Eligibility for SCL Hospital

BACKGROUND

SCL Hospital is seeking to locate a sign on the Metro North property at the intersection of 120th & Grant with Metro North's consent. SCL has stated that the sign at this location is imperative for the project. To accommodate this request, Council would need to authorize the use of the Comprehensive Sign Plan, as provided for under Section 21-1-6, part (a)(6), to enable the Planning Commission to consider the request.

Section 21-1-6. Comprehensive Sign Plans (CSP)..

(a) The Planning Commission may permit the utilization of CSP's for properties that meet any of the following criteria:

- (1) Two (2) or more contiguous parcels, which are held in unified control and which comprise two (2) or more acres;
- (2) Commercial centers having a single tenant with fifty thousand (50,000) or more square feet;
- (3) Developments with six (6) or more nonresidential occupants;
- (4) Planned unit developments;
- (5) Apartment complexes; or
- (6) Any development whose signage requires, by City Council action, coordination with its surrounding area.**
- (7) For multiple building complexes which are located on one tract or parcel of real estate.

Since the ownership configuration does not meet the other stated eligible criteria, Council action is required to enable the placement of the joint identification sign at the corner. Included as Attachment 1 to this Staff report is the proposed sign and site plan from the CSP package, which depicts the location and appearance of the proposed sign on Metro North's property. Metro North has consented to the placement and configuration of the sign.

Approval of the proposed resolution will enable SCL to submit a CSP to the Planning Commission for consideration and approval. The Planning Commission is scheduled to take action on the entire Comprehensive Sign Plan at their May 5th 2015 meeting.

RECOMMENDATION

Staff recommends approval of CR-58

STAFF REFERENCE

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

ATTACHMENT

ATTACHMENT 1 SCL Comprehensive Sign Plan Excerpt

ATTACHMENT 1



4.2 SIDE VIEW

SCALE: 1/8" = 1'-0"

4 DOUBLE FACE INTERNALLY ILLUMINATED FREESTANDING SIGN
QUANTITY: 1 MANUFACTURE & INSTALL

SCOPE OF WORK:
DOUBLE FACE INTERNALLY ILLUMINATED MONUMENT SIGN
PERMITTING - SIGN AREA: 81.6ft²
FINAL ELECTRICAL CONNECTION BY:

FABRICATION SPECIFICATIONS

A CABINET	MATERIAL	ALUMINUM W/ ROOT-OUT FACES
	LIGHTING	FLOUORESCENT (H.O.)
	PAINT	SEE COLOR KEY
	FINISH	SEE COLOR KEY
BACKUP	MATERIAL	ACRYLIC
	BACKUP COLOR	#7528 WHITE ACRYLIC
B POLE COVER	MATERIAL	ALUMINUM
	THICKNESS	0.090"
	PAINT	SEE COLOR KEY
	FINISH	SATIN
C POLE COVER	MATERIAL	ALUMINUM
	THICKNESS	0.090"
	PAINT	SEE COLOR KEY
	FINISH	MATTE, TEXCOTE (MEDIUM)
D ROUTED FACE	TYPE	ALUMINUM
	THICKNESS	0.090"
	PAINT	SEE COLOR KEY
	FINISH	SATIN
BACKUP	MATERIAL	#7328 WHITE ACRYLIC
LAYER	VINYL	1 1/2" SURFACE
	COLOR	SEE COLOR KEY
E REVERSE PAN	LIGHTING	LED
	FACE	WHITE LED
	TYPE	ALUMINUM
	PAINT	SEE COLOR KEY
	DEPTH	2"
BACKS	MATERIAL	POLYCARBONATE
COLOR	COLOR	CLEAR
STAND-OFF TYPE	SIZE	1 1/2"
PAINT	LAYER	MILL FINISH
VINYL	LAYER	1 1/2" SURFACE
	COLOR	SEE COLOR KEY

COLOR KEY

1	PAINT	SHERWIN WILLIAMS #
2	VINYL	3M STANDARD COLOR
3	PAINT	SHERWIN WILLIAMS #
4	VINYL	3M STANDARD COLOR
5	PAINT	SHERWIN WILLIAMS #
6	VINYL	3M STANDARD COLOR
7	PAINT	SHERWIN WILLIAMS #
8	VINYL	3M STANDARD COLOR

NOTE: UNLESS OTHERWISE NOTED, ELECTRICAL WIRING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING PRACTICES.

TO SITE

YESCO SHALL VERIFY
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REGIONAL OFFICES

STATE	REGION	ADDRESS
CA	WEST	1120 E. 53rd Ave., Suite 300, Denver, CO 80231
IL	MIDWEST	303 S. 75th St., Suite 200, Chicago, IL 60629
TX	SOUTH	1120 E. 53rd Ave., Suite 300, Denver, CO 80231
VA	SOUTH	1120 E. 53rd Ave., Suite 300, Denver, CO 80231

CLIENT: SCL HEALTH
ADDRESS:
CITY/STATE/ZIP: NORTHGLENN, COLORADO
ACCOUNT MANAGER: RODNEY EATON
DESIGNER:

DESIGN NUMBER: 703597R10
PAGE: 4
OF: 7

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Denver, CO 80231
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Colorado Springs
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THE SIGNAGE MANUFACTURER SHALL VERIFY THAT THE SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING PRACTICES.

CLIENT: SCL HEALTH
ADDRESS:
CITY/STATE/ZIP: NORTHGLENN, COLORADO
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DESIGNER:

DESIGN NUMBER: 703597R10
PAGE: 4
OF: 7

YESCO SHALL VERIFY
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REGIONAL OFFICES

STATE	REGION	ADDRESS
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CLIENT: SCL HEALTH
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CITY/STATE/ZIP: NORTHGLENN, COLORADO
ACCOUNT MANAGER: RODNEY EATON
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OF: 7

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CLIENT: SCL HEALTH
ADDRESS:
CITY/STATE/ZIP: NORTHGLENN, COLORADO
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DESIGNER:

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OF: 7

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CLIENT: SCL HEALTH
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ACCOUNT MANAGER: RODNEY EATON
DESIGNER:

DESIGN NUMBER: 703597R10
PAGE: 4
OF: 7

SPONSORED BY: MAYOR DOWNING

COUNCILMAN'S RESOLUTION

RESOLUTION NO.

No. CR-58
Series of 2015

Series of 2015

A RESOLUTION FINDING THAT THE COMPREHENSIVE SIGN PLAN PROVISIONS OF THE NORTHGLENN MUNICIPAL CODE ARE REQUIRED TO APPLY TO THE PROPERTIES GENERALLY LOCATED AT 120TH AVENUE AND GRANT STREET

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

Section 1. Pursuant to Section 21-1-6(a)(6) of the Northglenn Municipal Code, the City Council hereby finds that a Comprehensive Sign Plan is required for coordination of the development of the proposed SCL Hospital property with the surrounding area, by allowing a sign as part of the City's Comprehensive Sign Plan program to be located on the adjacent "Metro North" property, located at the intersection of 120th Avenue and Grant Street.

DATED at Northglenn, Colorado, this ____ day of _____, 2015.

JOYCE DOWNING
Mayor

ATTEST:

JOHANNA SMALL, CMC
City Clerk

APPROVED AS TO FORM:

COREY Y. HOFFMANN
City Attorney

**RESOLUTION 2015-05
NORTHGLENN PLANNING COMMISSION**

**A RESOLUTION PROVIDING APPROVAL OF A COMPREHENSIVE
SIGN PLAN (CSP) FOR THE SCL HEALTH COMMUNITY HOSPITAL**

WHEREAS, Northglenn Ordinance 21-1-6 requires that the Northglenn Planning Commission review and approve or deny any application for a Comprehensive Sign Plan (CSP); and

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

WHEREAS, the Planning Commission has found that the application satisfies the applicable criteria for approval of a Comprehensive Sign Plan;

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

Section 1. The City of Northglenn Planning Commission hereby provides approval of the SCL HEALTH COMMUNITY HOSPITAL COMPREHENSIVE SIGN PLAN in accordance with the applicable Ordinance 21-1-6.

DATED this _____ day of _____, 2015

Sonia Di Carlo
Planning Commission Chair

ATTEST:

Travis Reynolds
Secretary