



DENVER
THE MILE HIGH CITY

Community Planning and Development
Planning Services
Plan Implementation

201 W Colfax Ave, Dept 205
Denver, CO 80202
p: 720-865-2915
f: 720-865-3056
www.denvergov.org/planning

TO: Denver City Council
FROM: Chris Gleissner, Senior City Planner
DATE: October 25, 2012
RE: Zoning Map Amendment Application #2011I-00028
290 S Monaco
Amend PUD #374

Staff Report and Recommendation

Based on the review criteria for rezonings under the Denver Zoning Code, Staff recommends approval for Application #2011I-00028 for a rezoning to amend PUD #374.

I. Scope of Rezoning

Application: **#2011I-00028**
Address: 290 S Monaco
Neighborhood/Council District: Hilltop / Council District #5
RNOs: South Hilltop Neighborhood Association, Crestmoor Park Neighborhood Association, Lowry Community Master Association, George Washington Homeowners' Association, INC, Lowry United Neighborhoods, Inter-Neighborhood Cooperation

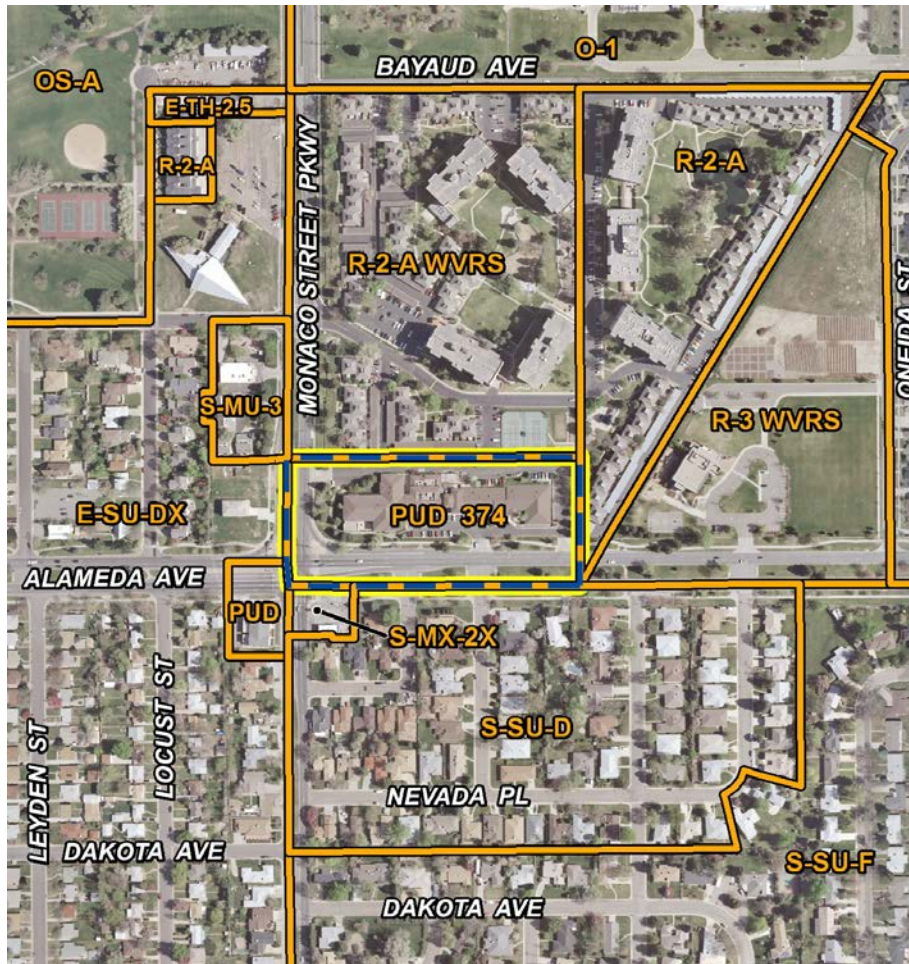
Area of Property: 3.18 acres / 138,600 square feet
Current Zoning: PUD #374
Proposed Zoning: Amended PUD
Applicant/Owner: LCP Properties, LP
Contact Person: Joe Coco

II. Summary of Proposal

The subject site is located at the northeast corner of the intersection of S Monaco and E Alameda. The site is surrounded by a mix of mid-rise residential, single and multi family residential and small scale commercial uses.

The applicant is proposing an amendment to the PUD to allow for additional parking (17 spaces) to be included on the site.

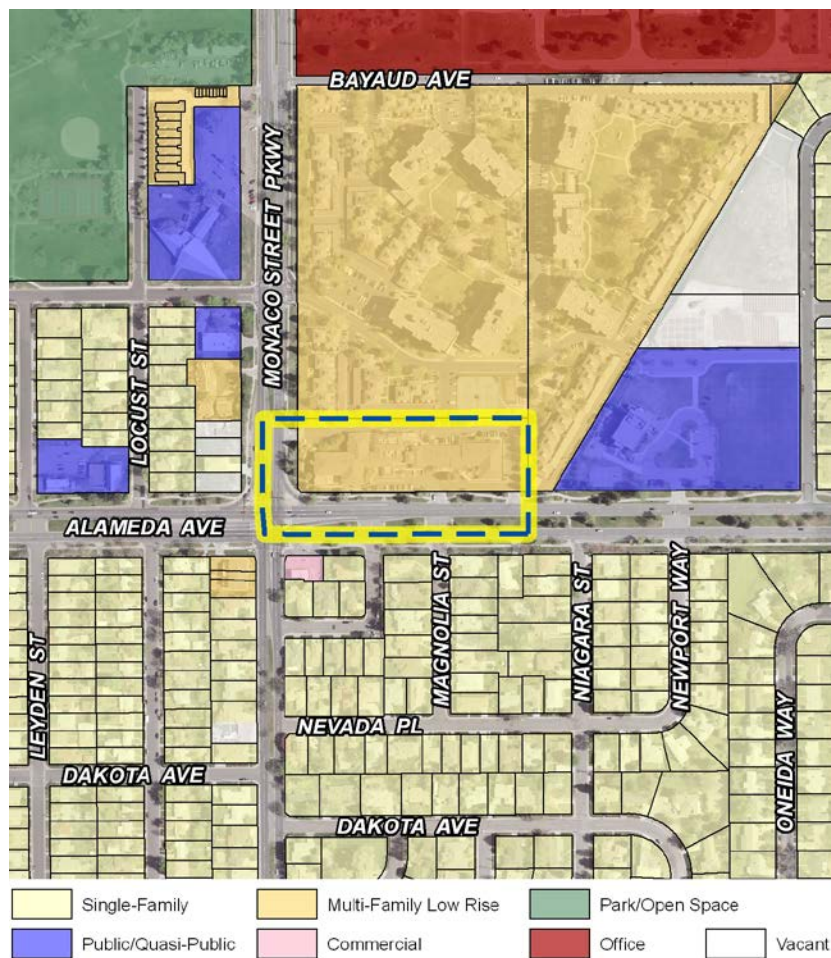




GENERAL PUD Proposal	
Allowable land uses	Nursing Home
Maximum Square Feet	61,236
Parking	Minimum 115 spaces
Form Standards, Setbacks	Maintain existing structure per District Plan 40' – North 20' – South (Alameda Avenue) 73' – East 50' – West (S Monaco St)

III. Existing Context

	Existing Zoning	Existing Land Use	Blueprint Denver
Site	PUD #374	Multi-Family	Area of Stability Single Family Residential
North	R-2-A w/waivers	Multi-Family	Area of Stability Single Family Residential
South	S-MX-2X, S-SU-D	Commercial, Single-Family	Area of Stability Single Family Residential
West	S-MU-3, S-SU-DX	Multi-Family, Single-Family	Area of Stability Single Family Residential
East	R-2-A, R-3 w/waivers	Multi-Family	Area of Stability/Change Single Family Residential



The building is located within the Hilltop Neighborhood at the intersection of S Monaco Street Parkway and E Alameda Parkway. The site is currently a nursing home and will continue as this use into the future.

IV. Summary of Agency Referral Responses

This rezoning has been reviewed concurrently within the context of the Denver Zoning Code and other applicable City Codes as utilized by the referral agencies listed below.

Asset Management:	Approve – No Comment
Denver Fire Department:	Approve – No Comment
Denver Parks:	Approve – No Comment
DES-Surveyor	Approve – No Comment
DES-Transportation:	Approve Rezoning Only - Will require additional information at Site Plan Review
DES-Wastewater:	Approve - The proposed development will be reviewed for compliance to specific wastewater criteria at the time of site plan and/or building permit submittal.

V. Public Comment

Community Planning and Development has received four letters from surrounding organizations (attached).

VI. Justifying Circumstances

Change of Conditions

The land or surrounding environment has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area. The nature of operation of the nursing home highlights a need to add additional parking to supplement the existing parking on site.

VII. Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application include compliance with adopted regulations, and with the Comprehensive Plan and applicable supplements. Applicable documents are as follows:

- *Denver Comprehensive Plan 2000*
- *Blueprint Denver*
- *Denver Zoning Code*

A. Denver Comprehensive Plan 2000

The proposal is consistent with and positively addresses many Denver Comprehensive Plan strategies, including:

Land Use Objective 3-B: Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses.

Neighborhoods Objective 1-A: Respect the intrinsic character and assets of individual neighborhoods.

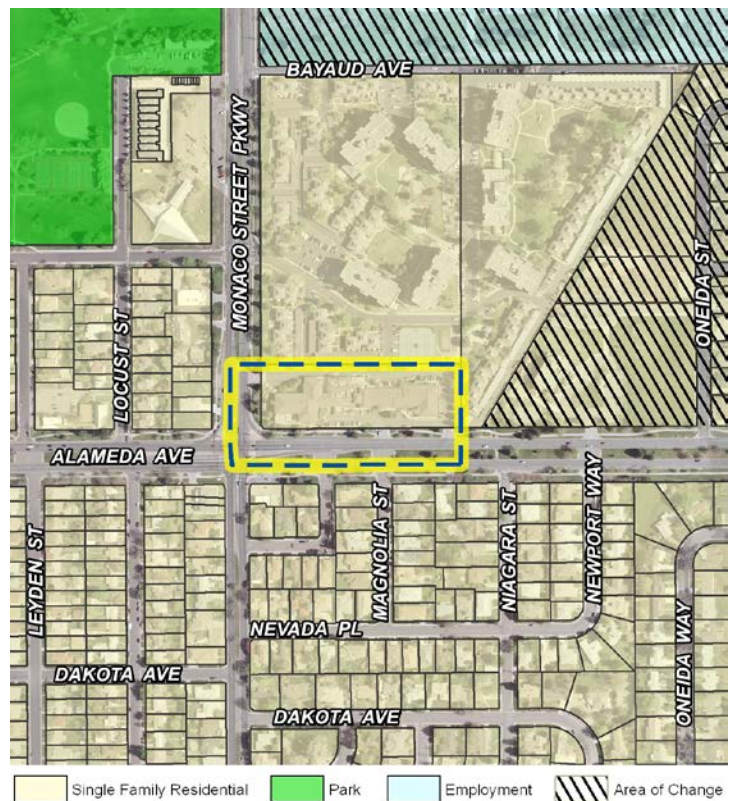
Neighborhoods Objective 1-E: Modify land-use regulations to ensure flexibility to accommodate changing demographics and lifestyles.

B. Blueprint Denver

Blueprint Denver, the City's Land Use and Transportation Plan, identifies the property as being within an Area of Stability with a land use recommendation for Single Family Residential.

Single Family residential areas represent of the majority of Denver's residential areas. These areas are typified by a predominance of single-family homes but also include a number of complementary land-use types.

The proposed rezoning application will continue a existing residential use within the neighborhood, promoting a variety of housing types and allowing people to remain in the neighborhood as they age.



C. Denver Zoning Code

The application meets minimum requirements for rezoning.

The use of the PUD zone district is an alternative to conventional land use regulations, combining use, maximum square footage and site plan considerations into a single process, and substituting procedural protections for the zoning requirements in the other standards zone districts.

In 1986, the original PUD replaced the previous R-1 zoning and was used to create the existing nursing home at S Monaco and Alameda. In 1995, the PUD was rezoned to allow 17 additional

parking spaces. The current rezoning proposal would allow for an additional 17 spaces to meet the current demand on the site.

Evaluation of Proposed PUD, Application Documents & District Plan:

Staff finds the proposed rezoning to be generally consistent with uses and densities indicated within the Blueprint Denver Land Use and Transportation Plan for the subject properties, for the following reasons:

- Rezoning the site maintains the current, long established use.
- Parking will continue to be handled onsite, with no impacts to adjacent properties.
- Mass and Scale of the proposed structures will be consistent with the existing PUD standards and with surrounding residential development.

VIII. Planning Board Recommendation

Planning Board reviewed rezoning application #2011I-00028 at their regularly scheduled meeting on September 5, 2012. Planning Board voted 10-0 to recommend approval of this item.

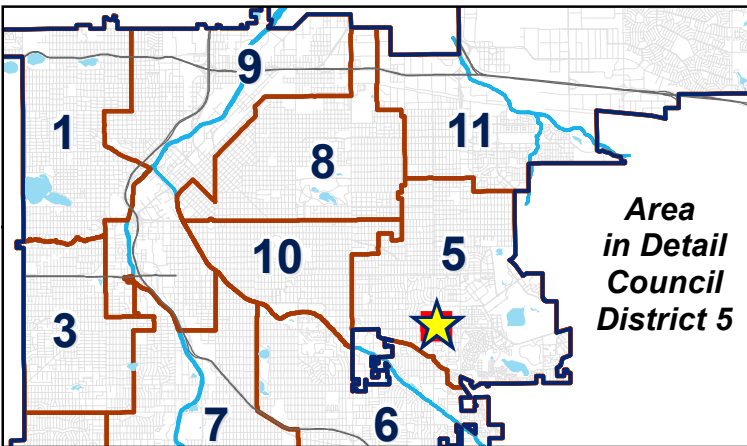
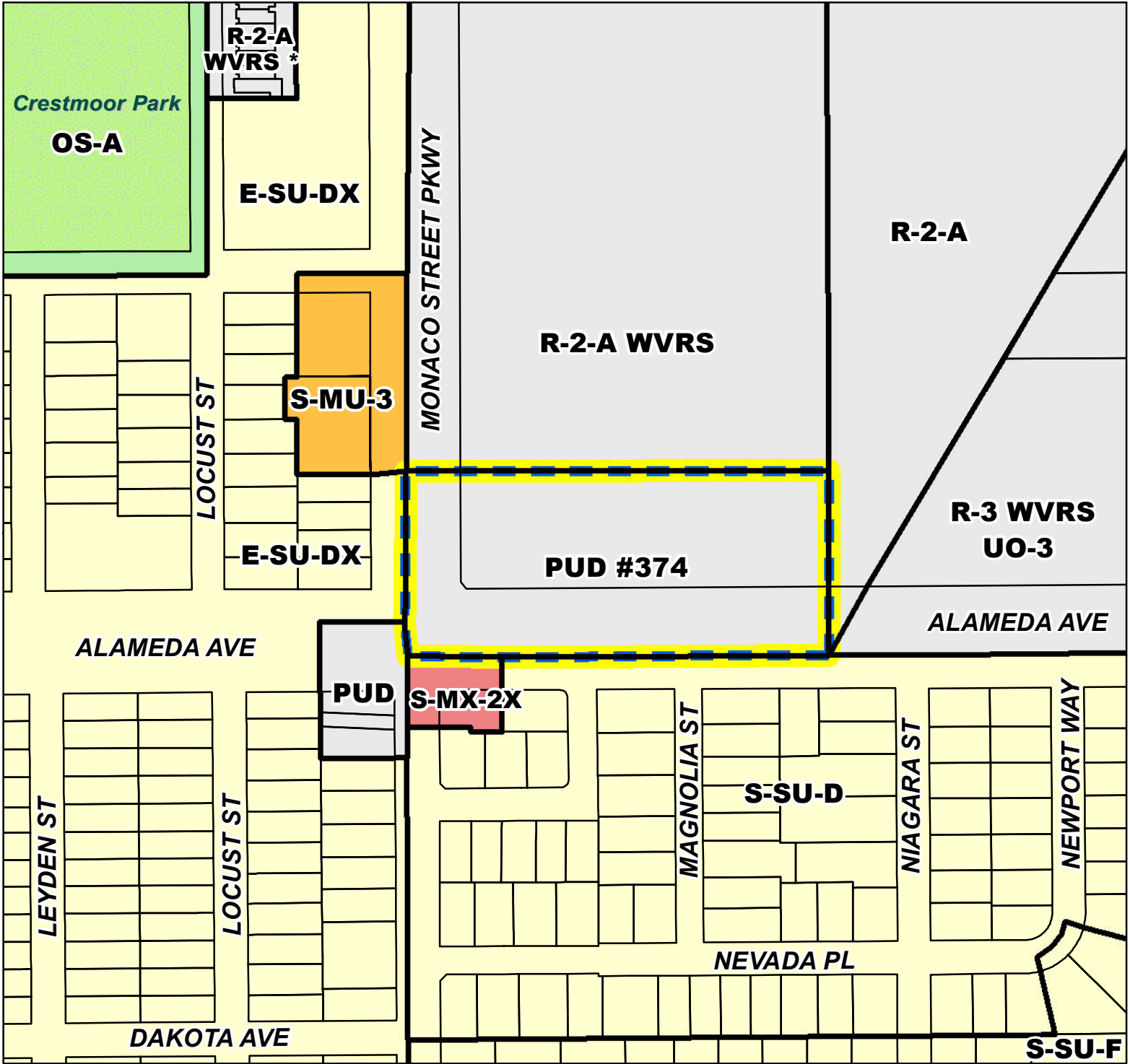
IX. Staff Recommendation

Based on the criteria for review as defined above, Staff recommends **approval** for rezoning the property located at 290 S Monaco Street Parkway (Application #2011I-00028) to amend PUD #374.

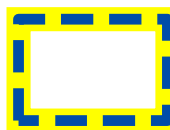
Attachments:

1. **Map Series - Aerial, Zoning, Blueprint Map**
2. **RNO and public comments**
3. **PUD Application**

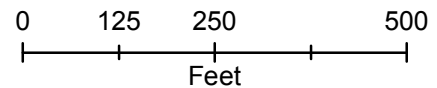
Zone Map Amendment #2011i-00028



Application #2011i-00028
 Location: 290 S. Monaco Street Pkwy.



Proposed Rezoning
 From: PUD #374
 To: Revised PUD (Amends Ch. 59 PUD)



Map Date: 7/17/2012

**George Washington Homeowners Association
Board of Directors**

September 15, 2011

**Mary Beth Susman
Councilwoman District 5
1437 Bannock Street, Rm 451
Denver, CO 80202**

The GWHOA Board of Directors has been notified of a proposed zoning change by HCR Manor Care at 290 South Monaco Parkway. It is our understanding that the proposed change to the existing PUD zone consists of the addition 24 parking spaces within the existing property.

During the time that Manor Care has been in existence, their employees have been observed parking on the streets south of Alameda within our HOA boundaries. While there is no restriction to this activity, it has become a major nuisance to the residents in the area when access to their homes is consistently hindered.

After review of the existing parking conditions at Manor Care and discussion in regard to Manor Care employees parking in our neighborhood, we have decided to support the proposed additional parking as presented to us by CKE Engineering, Inc. It is clear to us that the proposed re-zone plan would be a significant improvement to Manor Care and to the neighborhood south of Alameda Avenue.

The GWHOA hereby requests as part of the modification to the PUD that Manor Care require their employees to park on the Manor Care property.

It is our understanding that a zoning modification application typically requires 6 to 7 months to process and approve. As it appears that the implementation of this proposed project would provide an improvement to the parking at Manor Care and the adjacent neighborhood, we request that this zoning change be expedited as much as possible.

Your attention to this matter is appreciated,

Paul E. Hoskins, President

Cc: Melissa Stolhammer, Denver Zoning; Joe Coco, CKE Engineering, Inc.

From: Pennissen@cs.com [mailto:Pennissen@cs.com]
Sent: Thursday, September 08, 2011 8:41 PM
To: jcocowork@comcast.net
Subject: Re: HCR Manorcare Rezoning

Joe

Thanks for calling me regarding your planned Parking Improvements for 290 S. Monaco Pkwy.

As I said on the phone, INC is a citywide umbrella organization and we do not take positions on individual cases such as yours. We encourage all applicants to engage in dialogue with the immediate local RNOs and also with adjoining neighbors to inform etc.

Thanks again for contacting us.

Steve J. Nissen, Chair
Inter-Neighborhood Cooperation

Joe,
The LRA has no comments or objections.

Tom Berger
Director of Construction
Lowry Redevelopment Authority
office 303-326-9917
cell 720-971-1708
tom.berger@lowry.org

From: Joe Coco [<mailto:jcocowork@comcast.net>]
Sent: Monday, October 10, 2011 3:51 PM
To: Tom Berger
Subject: FW: LRA Contact - HCR ManorCare Rezoning

Hi Tom-

Following up from our correspondence about a month ago. Wondering if LRA has any comments or objections with respect to the HCR ManorCare rezoning proposal? The site is 290 S. Monaco Parkway. The proposal is to amend the existing PUD to allow for additional parking. Enclosed is a copy of the schematic site plan in case you need to see it again.

Please let me know either way so I can forward this information on with our application. Also, please call/ e-mail with any questions or concerns.

Thanks,

Joe

Joe Coco

CKE Engineering INC
14257 W. Evans Circle
Lakewood, Colorado 80228
Ph: (303) 917-1757
Fx: (303) 980-5962

From: Mary Carr [<mailto:mary.carr.lowry@gmail.com>]
Sent: Friday, September 09, 2011 4:30 PM
To: jcocowork@comcast.net
Subject: LRA Contact

Hi Joe,

The person at the Lowry Redevelopment Authority to contact would be Tom Berger. His email address is tom.berger@lowry.org.

Thanks!

Mary

--

Mary Carr

Executive Director

Lowry Community Master Association

[\(720\) 583-5262](tel:(720)583-5262)

mary.carr.lowry@gmail.com

www.lowry.org

September 15, 2011

Joe Coco
CKE Engineering INC
14257 W. Evans Circle
Lakewood, Colorado 80228

RE: HCR ManorCare Rezoning with City & County of Denver

Dear Joe,

Based upon your email of Sept. 8, the sketch provided, and the representation that HCR ManorCare is simply seeking to amend the PUD to add additional parking spaces to its property, Lowry United Neighborhoods has no objection to the amendment to the existing PUD. We are aware of the need for parking improvements at the site. We trust the drainage issues raised by adding to the impervious surface area are addressed in your plan.

Thank you for contacting Lowry United Neighborhoods in advance of your submittal to the City.

Yours truly,

Sally Kurtzman
President
Lowry United Neighborhoods

Good morning Mr. Coco,

Sorry to have taken so long. I was waiting for input from our board of directors.

The new parking spaces look ok for this site, but our concern is this zoning modification would be used down the road to throw out the parking rules for future projects, etc. With the limited information we have at this point in time, our vote would be against it.

Thank you for your asking for our thoughts'



Reuben Drebenstedt, President 303-377-0516

South Hilltop Neighborhood Association http://www.neighborhoodlink.com/S_Hilltop



DENVER
THE MILE HIGH CITY

201 W Colfax Ave, Dept 205
Denver, CO 80202
p: 720-865-2915
f: 720-865-3056
www.denvergov.org/planning

APPLICATION FOR ZONE MAP AMENDMENT

Application #	20111-00028	Date Submitted	11/10/11	Fee Required	\$3000	Fee Paid	\$3000
APPLICANT INFORMATION				CONTACT INFORMATION (Same as Applicant? <input type="checkbox"/>)			
Applicant Name	HCP Properties, LP			Contact Name	CKE Engineering Inc		
Address	3760 Kilroy Airport Way, Suite 300			Address	14257 W. Evans Circle		
City, State, Zip	Long Beach, CA 90806			City, State, Zip	Lakewood, CO 80228		
Telephone / Fax	562 / 733.5200			Telephone / Fax	(303) 917-1757 / (303) 980-5962		
Email	bmaas@hcpi.com			Email	jcocowork@comcast.net		
Subject Property Location [Please Include Assessor's Parcel Number(s)]							
290 S. Monaco Street Parkway Parcel No. 0608400021000							
Legal Description of Subject Property							
T4 R67 S8 SE/4 DIF RCP #63612 RCD 12-16-85 EXC PT TO CITY PER ORD #547-1987							
Area of Subject Property (Acres/Sq Ft)			Present Zone District		Proposed Zone District (Waivers and Conditions Require Separate form)		
3.181 Acres/ 138,600 Sf			PUD #374		PUD		
Describe the nature and effect of the proposed Zone Map Amendment							
The proposed amendment to the existing PUD will provide additional parking necessary for the current operations of the nursing home. Impervious areas have been updated accordingly based on proposed parking lot improvements.							
Select Legal Basis for the Zone Map Amendment and explain in detail				Error in the map as approved by City Council			
				<input type="checkbox"/>			
				Changed or Changing Conditions that make a Zone Map Amendment Necessary			
				<input checked="" type="checkbox"/>			
PUD Amendment for parking lot improvements.							
State the land use and the development proposed for the subject property. Include the time schedule (if any) for development							
No change in land use or proposed use of subject property.							
Required Exhibits				Additional Exhibits			
Applicant & Owner Information Sheet				<input checked="" type="checkbox"/>			
Maps – Required for Final Submissions				<input type="checkbox"/>			
Case Manager	Chris Gleissner						
Signature							Date
							3-27-12

APPLICANT & OWNER INFORMATION SHEET

[1] Section 59-648(c) of the Denver Revised Municipal Code requires that an applicant for rezoning provide the applicant's name, address, and respective ownership interest, if any, on the application. In addition, unless subject to paragraph [2] below, the applicant must provide, in the space provided on this form, a list of all the owners of the property and the holders of deeds of trust, identifying which owners and holders of deeds of trust are represented by the applicant.

[2] If the application is for designation of an area as B-2, B-3, R-X or PUD zone district, the applicant must submit the concurrence of the owners and holders of deeds of trust of the entire land area to be included in the proposed district (and any structures thereon). In such cases, this form must be completed for each individual owner, together with sufficient evidence of ownership for each owner and holder of a deed of trust. Documentation verifying ownership interest may include (but is not limited to): Copies of deeds, powers of attorney, and corporate/partnership registrations filed with the Secretary of State.

Application Number	Applicant's Name
2011I-00028	HCP Properties, LP

Property Address(es)

290 South Monaco Street Parkway

Applicant's Address

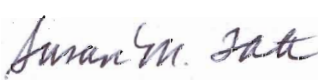
3760 Kilroy Airport Way, Suite 300, Long Beach, CA 90806

NOTE: If application is for rezoning to B-2, B-3, R-X or PUD, and the applicant is not the property owner, this form must be accompanied by a Power of Attorney statement from the property owner.

Indicate as accurately as possible the form of interest in the property, and the amount held by the individual or entity listed as "applicant" above.

Fee Title Owner (Has Deed of Ownership)	All	<input checked="" type="checkbox"/>
	A Portion	<input type="checkbox"/>
Contract Owner	All	<input type="checkbox"/>
	A Portion	<input type="checkbox"/>
Holder of a Security Interest	All	<input type="checkbox"/>
	A Portion	<input type="checkbox"/>

List the names and addresses of all owners and holders of Deeds of Trust for the property, if any, and indicate which owners or holders of deeds of trust are represented by the applicant in the space below (please add additional pages, if needed).

Signature of Applicant	Date Signed
HCP Properties, LP By: HCP I-B Properties, LLC, its general partner By: Susan M. Tate, EVP 	3/19/12

Please Read these instructions before filling out the Application

INSTRUCTIONS FOR USING THE PUD APPLICATION FORM WORD 7.0 FOR WINDOWS 95 and 98

Generally

This document is a protected form. The only portions that may be filled-in are the gray form blocks. Any amount of text may be placed into the boxes. The boxes can be accessed by going from box to box with the arrow keys, the tab and reverse tab keys, the enter key or your mouse and cursor. A form field marked with an asterisk is provided at the end of each section to add notes or by using the spacebar may be used to reformat the pages.

Address

To fill in the header on each page containing the address, save your file using the address as the file name. For example if your street address is 123 Numbers Street, go to "Save as" in the File section of the tool bar, type in "123 Numbers Street" in the "Filename" box. Close the file, then go into Windows Explorer and remove the file extension ".doc" that Word automatically adds. When you reopen your document in Word the address will appear in the P.U.D. address header correctly.

Saving Your Application Form

The file name of the original application form is pudappl7.doc. Save your individual application separately by using the Save As selection from the File Menu. Simply save your application as indicated in the Address section above and close the original pudappl.doc file without saving any changes and you will always have a blank form at your disposal. But remember to always save the file with the address as the file name first before closing the original file. **If you fail to rename the file and save it first you will lose all of your hard work!!!!**

Calculation of Tables

To get the form to do totals in the tables you must activate the "Update fields" option in your printer options menu. Select File from the pull down menu from the main toolbar and select Print. From the Print menu click on the options button, from the options menu select the Print folder and then click the " Update fields" check box to activate. An X should appear in the check box if this option is activated. Now the tables in the form will do the calculations when the form is printed.

Printing Your Form

Select the Print function from the File Menu. Select the All check box in Page Range and click the OK button. Your application will print out with all the necessary pages.

****This first page should not be part of the application**
** It will be replaced by the application form****

1. SCHEDULE

- a. Date of pre-application conference
City representative(s) present 7/19/11 Chris Gleissner.
- b. Submittal date of preliminary application _____
- c. Submittal date of completed application _____
- d. Application is scheduled for a:
 - Planning Board Hearing on _____
 - Planning Office Hearing on _____
 - Planning Staff Review.

2. DESCRIPTION OF PLANNED UNIT DEVELOPMENT (PUD)

The use of terms “Article” or “Section” refer to portions of the Revised Municipal Code of the City and County of Denver. It is required that the current terms and uses already defined in Section 59-2 of the Zoning Ordinance be used in describing this proposal. Terms like “retail” or “light industrial” require further definition. Gross floor area shall include interior balconies and mezzanines, but shall not include parking garages, any story of a building where at least seventy-five percent (75%) of that floor is occupied by mechanical equipment or any story where the ceiling is less than four (4) feet above grade. Attach additional sheets if necessary.

a. MAXIMUM GROSS FLOOR AREA FOR EACH PROPOSED USE

	Use	Maximum Square Feet
A.	Nursing Home	61,236
B.		
C.		
D.		
	Total Square Feet	61,236

MAXIMUM FLOOR AREA RATIO (F.A.R) 0.44 : 1.

The floor area ratio is the ratio between the gross floor area of a building to the area of the zone lot on which the building is constructed. NOTE: Land area dedicated for public streets is not included in the area of the zone lot.

MAXIMUM NUMBER OF DWELLING UNITS: 1.

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE n/a D.U./AC.

*

b. LAND COVERAGE BY BUILDINGS AND IMPERVIOUS SURFACES

	SQUARE FT	% OF SITE AREA
Maximum area of building coverage (including garage(s) and all other accessory structures):	41,150	29.7%
Maximum area of drives and parking:	54,680	39.5%
Maximum area of other impervious surfaces:	8,308	6.0%
MAXIMUM TOTAL OF BUILDING AND IMPERVIOUS SURFACES	104,138	75.2%

*

c. LANDSCAPED AND/OR PERMEABLE AREAS

	SQUARE FEET	% OF SITE AREA.
Minimum area of live or organic landscaped lot coverage:	27,183	19.5%
Approximate area of non-live material coverage (graveled or other areas with permeable surfaces):	7,279	5.3%
MINIMUM TOTAL OF LANDSCAPED AND/OR PERMEABLE AREAS:	34,462	24.8%

*

d. PROJECT AREA TOTALS (totals of “b” and “c” above)

	SQUARE FEET
Building and impervious surfaces:	104,138
Landscaped and/or permeable areas:	34,462
TOTAL SITE AREA: (This area must equal the site area listed on page 1)	138,600

*

e. SETBACKS

The minimum setbacks for buildings are shown on the District Plan. A building envelope may be used to graphically depict the minimum setbacks required.

North:	<u>40</u> feet	OR	Front:	_____ feet
South:	<u>20</u> feet		Rear:	_____ feet
East:	<u>73</u> feet		Side:	_____ feet
West:	<u>50</u> feet			

The minimum spacing between buildings shall be feet

Permitted encroachments into the minimum setbacks for buildings shall conform to Section 59 – 164(b) (4) of the R-2-A zone district.

Official Parkway Setback requirements for this P.U.D. are: feet for buildings and feet for signs.

*	Monaco	Alameda
Structure	25'	12'
Signs	25'	12' (Existing structure and signs)

f. MAXIMUM HEIGHTS OF STRUCTURES

The maximum height of structures shall be stories which shall not exceed a total of 34 feet NOTE: The height of a building shall be determined by the vertical distance from the highest point of a pitched roof or the top of parapet around a flat roof to the average elevation of the corners of the proposed building at the finished grade.

Rooftop features (such as solar collectors, antennas, chimneys, flues, vents and air conditioning equipment) may exceed the maximum height of structures by feet.

Bulk plane restrictions shall shall not be required. If required, bulk plane restrictions shall conform to Section 59 - _____ of the R-2-A zone district. NOTE: Solar collectors and mechanical equipment are not exempted from bulk plane regulations!!

*

g. OFF-STREET PARKING

This project shall contain off-street parking spaces at the ratios shown in the following chart. If completed to the maximum floor area, the project shall contain a minimum of 115 off-street parking spaces. Parking for residential uses should be expressed in number of spaces per dwelling unit. NOTE: Any floor area utilized by a permitted use listed under 2.a. in a story where the ceiling is less than four (4) feet above grade shall be calculated into the off-street parking requirement.

<u>Nursing Home</u>	<u>1:533</u> square feet
Use A	Parking Ratio
<u> </u>	<u> </u> square feet
Use B	Parking Ratio
<u> </u>	<u> </u> square feet
Use C	Parking Ratio
<u> </u>	<u> </u> square feet
Use D	Parking Ratio

NUMBER OF OFF-STREET PARKING SPACES PER

DWELLING UNIT: _____

MINIMUM NUMBER OF OFF-STREET PARKING SPACES FOR PERSONS WITH DISABILITIES: 3.

Does this P.U.D. comply with the use and maintenance requirements of Section 59-585(2)-(9)? Yes No

Do the parking spaces and/or aisles in this P.U.D. comply with the requirements of Section 59-588, Chart No. 1? Yes No. If **no** complete the following section:

PARKING SPACE

Universal space dimensions _____
Compact space dimensions _____
Large space dimensions _____
Ratio of compact spaces to large spaces _____

DRIVING AISLES

Aisle widths _____
Angle of stalls _____

Will this project contain parking for bicycles? Yes No If yes, bicycle parking requirements shall be _____. Will this (these) bicycle parking area(s) comply with the rules and regulations for dimensional and equipment standards of Section 59-582(e)? Yes No . If not, bicycle parking fixtures and locations shall be approved by the City Bicycle Planner (720-865-2453).

*

h. OFF-STREET LOADING

This project contains 1 off-street loading space(s). Will this (these) space(s) conform with dimensions required in Section 59-599? Yes No If not, off-street loading space dimension requirements shall be: 19'x40' (Existing).

*

i. SURFACE DRAINAGE

The rules and regulations of the Wastewater Management Division will require certain design and construction considerations to control surface water runoff. Does the site contain a flood hazard area as identified by the Federal Emergency Management Agency? Yes No Does the site contain wetland areas? Yes No For assistance in answering these questions, contact the Wastewater Management Division at 303-446-3400.

*

j. INTERIOR STREETS, DRIVES, PARKING AREAS AND PEDESTRIAN WALKWAYS

Interior streets, drives, parking areas and pedestrian walkways within the P.U.D. district, if any, are shown on the District Plan.

*

k. EASEMENTS

Existing and/or proposed utility and/or access easements are shown on the District Plan or are located as follows: None known at this time.

*

l. LANDSCAPING AND BUFFERING

Areas to be landscaped must be shown on the District Plan. However, a more detailed landscaping plan may be required by the Planning Office as a part of this application. All foliage shall be maintained in a healthy, growing and safe condition. NOTE: A detailed landscaped plan is required as a part of the site plan review phase after the rezoning is approved.

NUMBER OF EXISTING TREES: 45.

MINIMUM NUMBER OF TREES TO BE PLANTED:

On private property: 0.

On public right of way or in tree lawns: 0.

If street trees are proposed or required in the public right-of-way, such trees shall be installed in accordance with the requirements of the City Forester (303-964-2480). If street tree plantings are required within the right-of-way of a state highway, contact the Colorado Department of Transportation for approval (303-757-9930).

MINIMUM SIZE OF TREES AT TIME OF PLANTING:

Evergreens/Coniferous (height): n/a.

Deciduous (caliper): n/a.

Ornamental (caliper): n/a.

MINIMUM % OF EVERGREEN OR CONIFEROUS TREES: n/a.

MINIMUM NUMBER OF SHRUBS TO BE PLANTED ON PRIVATE PROPERTY: 0.

MINIMUM SIZE OF CONTAINER AND HEIGHT AND/OR

SPREAD REQUIREMENTS FOR PLANTED SHRUBS: n/a.

Does the proposed P.U.D. comply with parking lot parking lot landscaping requirements of Section 59-585(11) Yes No

All foliage shall be maintained in a healthy, growing and safe condition.

FENCES AND/OR WALLS

The height of fences and/or walls which may be built in the P.U.D. district, except for the front setback space, shall be a minimum of 6 feet and a maximum of 14 feet (Existing fence screening service area from Crestmoor Downs)

The height of fences and/or walls which may be built within the P.U.D. district front setback space shall be a minimum of 0 feet and a maximum of 6 feet

Size and types of materials permitted for such fences and/or walls are shown on the District Plan. Fences and/or walls shall be either solid and view obscuring or open and view permitting as required by the District Plan. NOTE: Any fence heights exceeding the preceding requirements shall be subject to Section 59-38(11), Overheight Fences and Walls.

Will earthen berms or mounds be installed? Yes No Such earthen berms or mounds shall be landscaped and shown on the District Plan. The height of earthen berms of mounds shall be a minimum of 0' feet and a maximum of 3' feet. (Existing Alameda Parkway Berms)

*

m. BOAT, CAMPER, TRAILER AND RECREATIONAL VEHICLE STORAGE

Boat, camper, trailer and recreation vehicle storage is is not permitted on the property. All such storage facilities shall be shown on the District Plan. If boat, camper, trailer and recreation vehicle storage areas are permitted, screening fences **are required**. Such fences shall be **solid and view obstructing**. Fences shall be a minimum of _____ feet and a maximum of _____ feet in height.

MAXIMUM LENGTH OF BOAT, CAMPER, TRAILER AND/OR RECREATION VEHICLE PERMITTED: _____

*

n. DEDICATIONS AND IMPROVEMENTS

The owner understands that City ordinances and agency rules and regulations may require the dedication of additional street right-of-way and the construction of certain public improvements. **VACATIONS AND/OR DEDICATIONS MUST BE APPROVED PRIOR TO OR AT THE PUBLIC HEARING ON THIS PROPOSAL.** If this proposal involves the vacation of certain public rights-of-way for incorporation into the project area, contact the Public Works Department at 720-865-3124.

*

o. EXTERNAL EFFECTS

Vibration, heat, glare, radiation and fumes shall be regulated by Section 59-163(2)-(3) of the R-2-A zone district.

Reflective glass **may not** be used.

Every use, unless expressly exempted, shall be operated within a completely enclosed structure. Yes No

*

p. NATURAL TERRAIN

The existing grade of the site **will** be altered.

*

q. UTILITIES

Describe where the utilities (public and private) serving the property are located In Monaco Street Parkway and Alameda Avenue.

For information contact the following:

Denver Water Board	303-628-6100
Qwest	303-451-2706
Excel Energy	303-571-7502
Wastewater Management	303-446-3590

*

r. SIGNS

The project is regulated by the following:

Section 59-537, Signs permitted in all districts
Section 59-538, Sign area measurement
Section 59- 548, Sign regulations for the R-2-A zone district.

If no specific regulations are referenced above, please indicate the following:

MAXIMUM NUMBER OF SIGNS: _____

MAXIMUM SIGN AREA: _____

TOTAL MAXIMUM SIGN AREA: _____

NUMBER OF GROUND SIGNS ALLOWED: _____

NUMBER OF JOINT ID SIGNS ALLOWED: _____

MAXIMUM SIGN AREA PER JOINT ID SIGN: _____

TOTAL MAXIMUM JOINT ID SIGN AREA: _____

TEMPORARY SIGNS ALLOWED: _____

NUMBER OF CANOPIES AND AWNINGS: _____

CANOPIES AND AWNINGS WILL BE BACKLIT? Yes No

NOTE: All ground, monument, and joint ID sign locations and setbacks must be shown on the District Plan.

*

s. OUTDOOR STORAGE OF PRODUCTS, MATERIALS OR SOLID WASTE

Outdoor storage of products and/or materials is is not permitted. If permitted, what products and/or materials are allowed? Materials and equipment typical of a nursing home facility.

Fences for outdoor storage areas shall be provided. Said fences are solid and shall be a minimum of 14 feet and a maximum of 14 feet in height.

Outdoor storage of solid waste **is** permitted. If permitted, fences for such outdoor storage areas shall be provided . Said fences shall be solid and shall be a minimum of 14 feet and a maximum of 14 feet in height.

NOTE:All outdoor storage areas must be shown on the District Plan.

*

t. TRANSPORTATION

The current traffic volumes on streets in or adjacent to the project must be shown on the Existing Conditions Map. These volumes are available for major streets from the Transportation Engineering Division (720-865-3150), the Community Planning & Development Agency Office (720-865-2915) or may be estimated by the applicant based on a professional traffic study. Streets for which no estimate is available should be so noted on the Existing Conditions Map.

The projected traffic volumes (current traffic volumes on streets in or adjacent to the project + site generated traffic) must be shown on the District Plan. Site generated traffic should be estimated based on the proposed project type, size, and other relevant factors. Ratios for estimating traffic are available in the Institute of Transportation Engineers reference books at the library.

For projects with total daily site generated traffic of more than 200 vehicle trips, or for projects in areas with special problems, a more detailed analysis may be required, and the applicant should contact the Transportation Engineering Division for further guidance.

PUBLIC TRANSPORTATION

The nearest bus stop is located (where?): Approximately 50' east of site on Alameda.

*

u. SCHOOLS

Future school sites **will not** be dedicated as a part of this project.

*

v. HOME OCCUPATIONS

Home occupations **are*** permitted. If so permitted, home occupations shall conform to Section 59-_____ of the _____ zone district.

*N/A

w. USES BY TEMPORARY PERMIT

Uses by temporary permit are regulated by Section 59-162(2) of the R-2-A zone district.

*

x. ACCESSORY USES

Accessory uses are regulated by Section 59-162(3) of the R-2-A zone district.

*

y. INTERIM USES

Prior to the development of this project, the property will be used on an interim basis for the following uses within the existing buildings:

*Nursing Home (existing use)

z. PHASING

Will the project be developed in phases? Yes No If yes, specify the phasing and the improvements to be constructed in each phase. _____

Anticipated starting date October 2012.

Anticipated completion date January 2013.

NOTE: A separate site plan review is required for all P.U.D.'s prior to obtaining zoning or building permits for construction. Contact the Zoning Administration (720-865-3000) for more details. This process may be started after the Planning Board hearing has been completed.

*

3. WRITTEN STATEMENT

On an attached page a written statement is given generally describing:

- a. The proposed P.U.D. and the market which it is intended to serve.
- b. The proposed P.U.D. and its relationship to the Denver Comprehensive Plan. Where the applicant's objectives are not in substantial conformance with the Denver Comprehensive Plan, the applicant should discuss the changing conditions that justify approval of the proposed P.U.D. District. For help on this contact the Community Planning & Development Agency Office (720-865-2915).
- c. How, the proposed P.U.D. District is to relate to the character of the surrounding neighborhood.

4. EXISTING CONDITIONS MAP

The Existing Conditions Map is attached following the written statement described above.

5. DISTRICT PLAN

The District Plan is attached following the Existing Conditions Map.

This application includes the following listed and attached drawings or renderings:

- architectural concepts
- building elevations
- facade treatments
- exterior building materials
- and/or other important features (list): _____

6. ACKNOWLEDGMENT

The applicant for this P.U.D. is the owner or owners of all the property contained within the proposed P.U.D. District or is the agent for the owner or owners of all the property contained within the proposed P.U.D. District. NOTE: Agents must supply proof of agency from the owner or owners of the property at the time of application.

The applicant understands that vested property rights shall be created ninety (90) days after the approval of this District Plan by the Denver City Council. These vested property rights shall remain vested for a period of three (3) years in accordance with Section 59-29.

SUSAN M. TATE

Print or type Applicant's Name(s)

Susan M. Tate

Applicant's Signature(s)

PUD SUMMARY SHEET

Application #
Address/Location 290 S. Monaco Street Parkway
Total Land Area 3.181 ac/ 138,600 sf

Permitted Uses	
Use A	Nursing Home
Use B	
Use C	

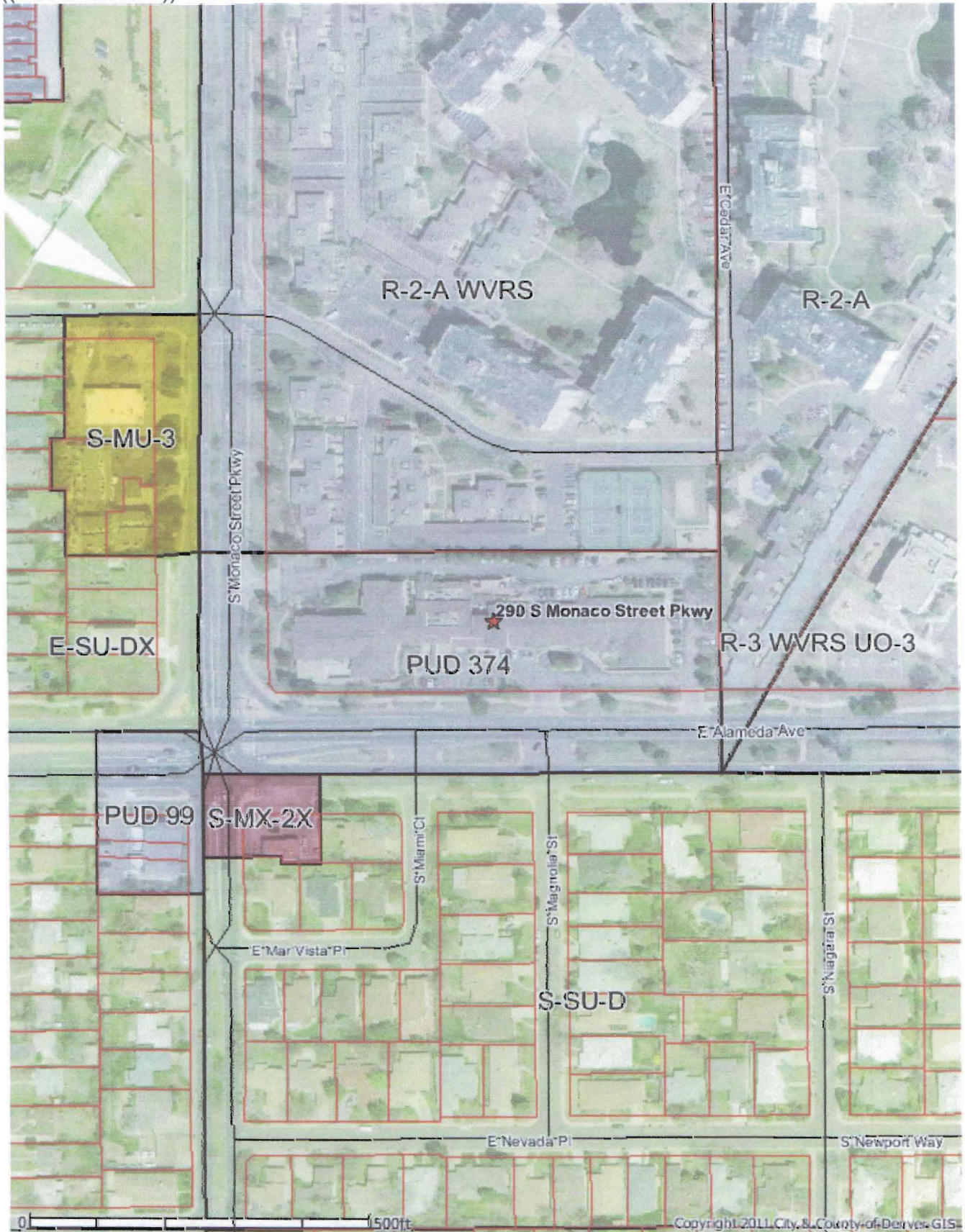
	Proposed Uses			
	Use A	Use B	Use C	Total
Maximum Gross Floor Area (sq. ft.)	61,236			
Floor Area Ratio (nonresidential uses)	0.44:1			
Maximum Number of Dwelling Units	-			
Density (dwelling units per acre)	-			
Land Coverage				
Buildings:	41,150			
Drives and Parking:	54,680			
Other	8,308			
Parking				
Number of Spaces	115			
Ratios (spaces:gross floor area):	1:533			
Landscaping				
Area of Live Landscaping (sq. ft.):	27,183			
Area of Non-Live Landscaping (sq.ft.):	7,279			

Building Setbacks					
North	40	Feet	Front		feet
South	20	Feet	Rear		feet
East	73	Feet	Side		feet
West	50	Feet			

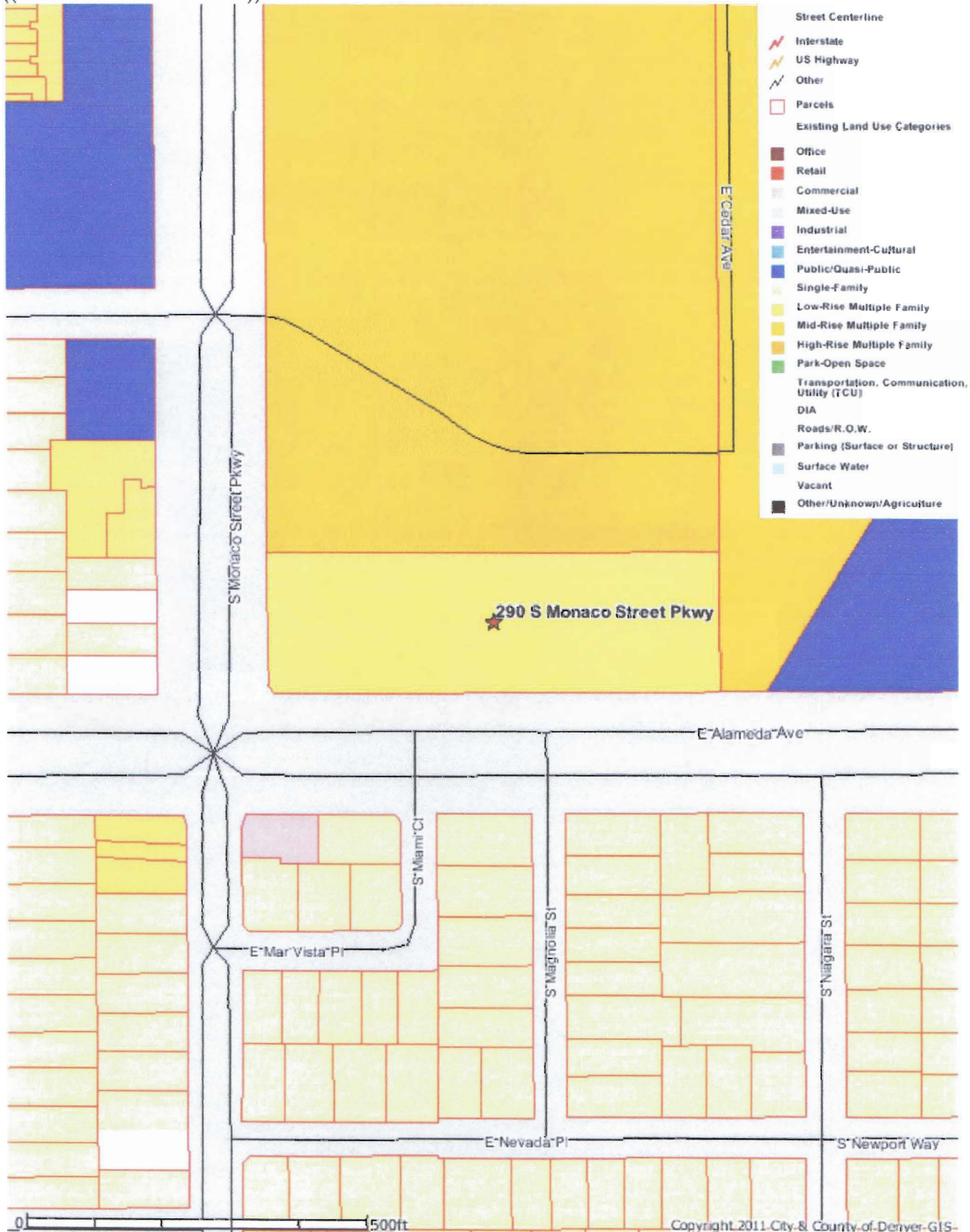
Parkway Setbacks					
Buildings	25' Monaco 12' Alameda	Feet Feet	Signs	25' Monaco 12' Alameda	Feet Feet
Required Separation Between Buildings:				n/a	feet
Maximum Building Height					
Stories	3		Feet	34	

NOTE: FOR COMPLETE PUD REQUIREMENTS, REFER TO APPLICATION #

((ZONING MAP))



((EXISTING LAND USE))



Item 3 – Written Statement

The existing PUD for this property established the use of the property as a nursing home and in accordance with the City's Comprehensive Plan. Specifically, it complies with the City's long-term objectives to effectively use undeveloped or underdeveloped land and to provide safe and attractive housing in a variety of types and styles for all residents of the city. The existing nursing home is designated to conform to the residential character of the surrounding neighborhood through residential style, architecture and landscaping.

The sole purpose of this PUD is to modify the existing PUD to allow for additional parking on-site to alleviate current parking conditions. There will not be any changes in use or an increase in the existing facility as part of the proposed PUD.

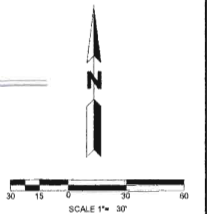
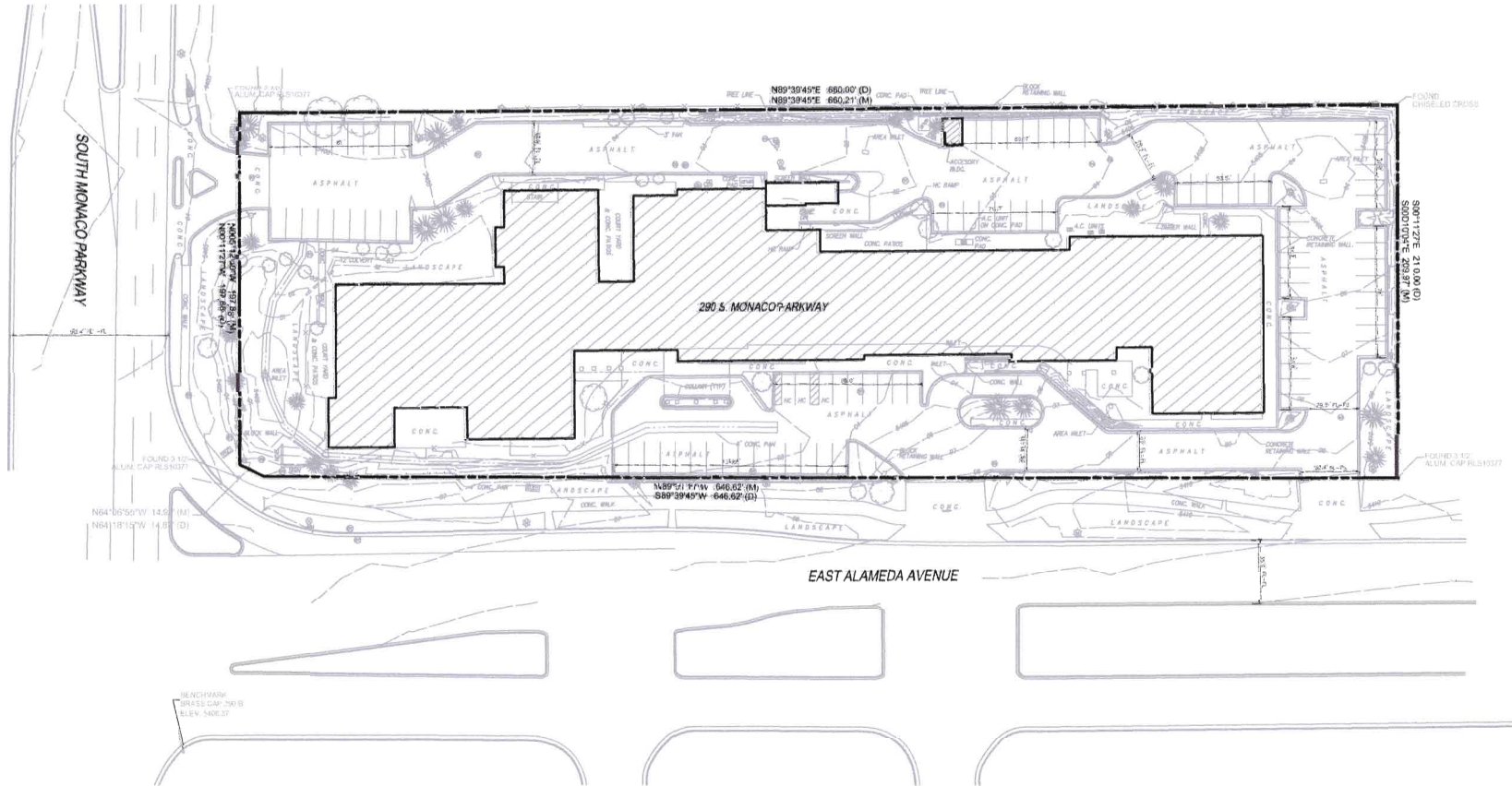
The existing PUD allows for 98 parking spaces on-site. The proposed PUD is modified to allow for 115 parking spaces, an increase 17 parking spaces. This would improve the existing parking ratio from 1 space per 625 sf to 1 space per 533 sf.

The proposed changes to the existing PUD and improvements to the site are small in nature such that they do not have a negative impact on the character of the surrounding neighborhood and the Denver Comprehensive Plan.

HCR MANORCARE DENVER

290 SOUTH MONACO PARKWAY

EXISTING CONDITIONS MAP



PREPARED 03/27/12

CKE ENGINEERING, INC.
 14257 W. EVANS CIRCLE
 LAKEWOOD, CO. 80228
 (303) 917-1757

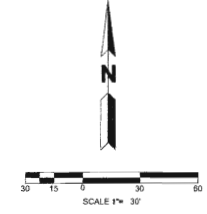
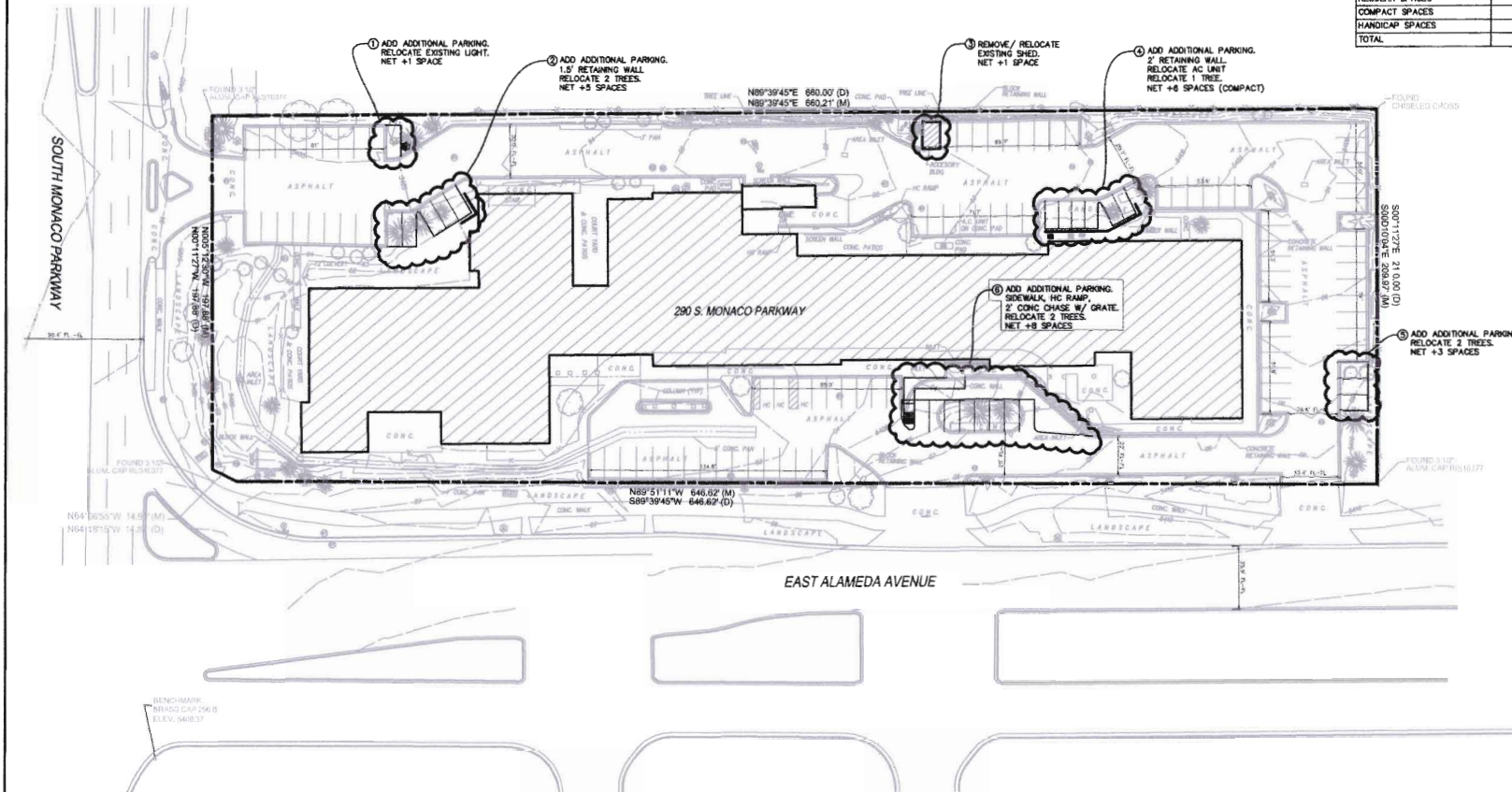
EXISTING CONDITIONS MAP

HCR MANORCARE DENVER

290 SOUTH MONACO PARKWAY

SITE PLAN

SITE DATA TABLE				
	EXISTING PUD (SF)	PROPOSED (SF)	CHANGE (SF)	% OF SITE
SITE AREA	7,528	138,600	NO CHANGE	100%
IMPERVIOUS AREAS:				
BUILDING COVERAGE	41,150	41,150	NO CHANGE	28.7%
PARKING/ DRIVES	52,747	54,313	1,566	38.1%
OTHER IMPERVIOUS AREAS	8,308	8,675	367	6.3%
TOTAL IMPERVIOUS AREA	102,205	104,138	1,933	75.1%
LANDSCAPE	36,385	34,462	-1,923	24.9%
PARKING:				
	EXISTING	PROPOSED	CHANGE	
REGULAR SPACES	88	106	18	
COMPACT SPACES	0	6	6	
HANDICAP SPACES	3	3	0	
TOTAL	91	115	24	



PREPARED 03/27/12

CKE ENGINEERING, INC.
 14257 W. EVANS CIRCLE
 LAKEWOOD, CO. 80228
 (303) 917-1757

SITE PLAN