



DENVER
THE MILE HIGH CITY

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Denver, CO 80202
p: 720-865-2915
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www.denvergov.org/planning

TO: Denver City Council Land Use, Transportation and Infrastructure Committee
FROM: Theresa Lucero, Senior City Planner
DATE: March 15, 2012
RE: Zoning Map Amendment Application #20111-00045
2765 South Federal Boulevard
Rezoning from PUD #620 to PUD

Staff Report and Recommendation

Based on the criteria for review including legal basis evaluation and compliance with adopted City plans, Staff recommends **approval** for application #20111-00045 for a rezoning from PUD #620 to PUD.

I. Scope of Rezoning

Application: #20111-00045
Address: 2765 South Federal Boulevard
Neighborhood/Council District: Harvey Park South / Council District #2
RNOs: College View Neighborhood Association and Inter-neighborhood Cooperation

Area of Property: 0.39 Acres / 17,027 SF
Current Zoning: PUD #620
Proposed Zoning: **PUD**
Applicant/Owner: Jose M. Rodriguez
Contact Person: Joe Starman

II. Summary of Proposal and Existing Conditions

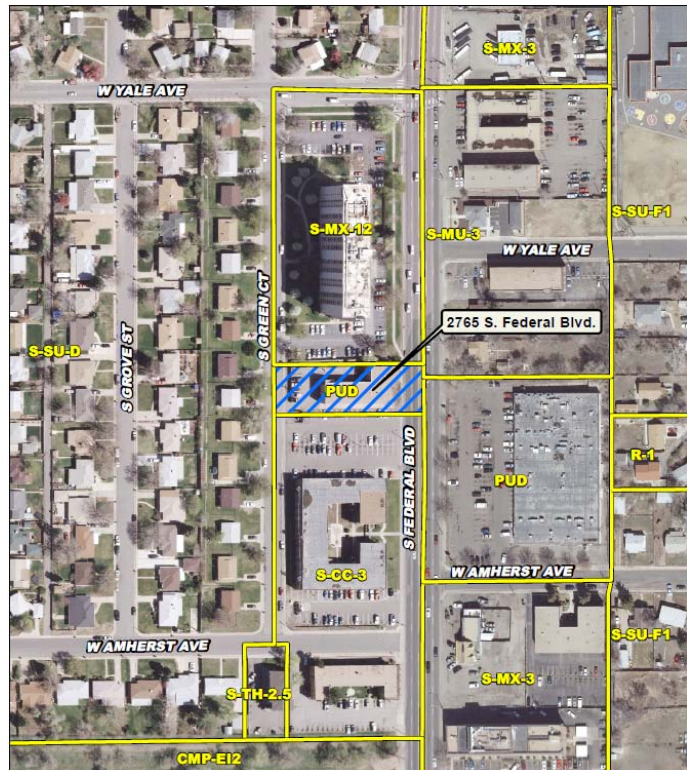
The property is a three-story apartment building currently being used as a Community Corrections Facility. This proposed rezoning will allow the facility to increase the number of allowed offender beds from 90 to 105. No change is proposed to the exterior of the structure or the property.

The subject property is located on the west side of South Federal Boulevard mid-block between West Yale Avenue and West Amherst Avenue. In the general vicinity are Teikyo Loretto Heights University, one block to the south, College View Elementary School, ½ block to the northeast, Knight Elementary School, four blocks to the west and Loretto Heights Park, six blocks to the southwest. Immediately adjacent to the site on the north is a twelve-story senior apartment tower, on the south, a three-story apartment building, on the east, across Federal Boulevard, a one-story commercial strip mall, and on the west, across South Green Court, one-story single family homes. The local block pattern consists primarily of traditional grid street patterns with alleys, detached sidewalks and tree lawns.

III. Legal Justification for Rezoning

Changed Conditions

The proposed rezoning to raise the number of allowed beds in the facility is in response to an increased need for additional beds to accommodate an increasing number of federal offenders.



IV. Existing Context

	Existing Zoning	Existing Land Use	Blueprint Denver
Site	PUD 620	Community Corrections Facility	Area of Stability Commercial Corridor
North	S-MX-12	High-rise Multi-unit Residential	Area of Stability Commercial Corridor
South	S-CC-3	Low-rise Multi-Unit Residential	Area of Stability Commercial Corridor
West	S-SU-D	Single Family Residential	Area of Stability Single Family Residential
East	PUD 94/S-MU-3	Commercial and Low-rise Residential	Area of Stability Commercial Corridor



Senior High-rise north of the subject property



Low-rise multi-unit south of the subject property



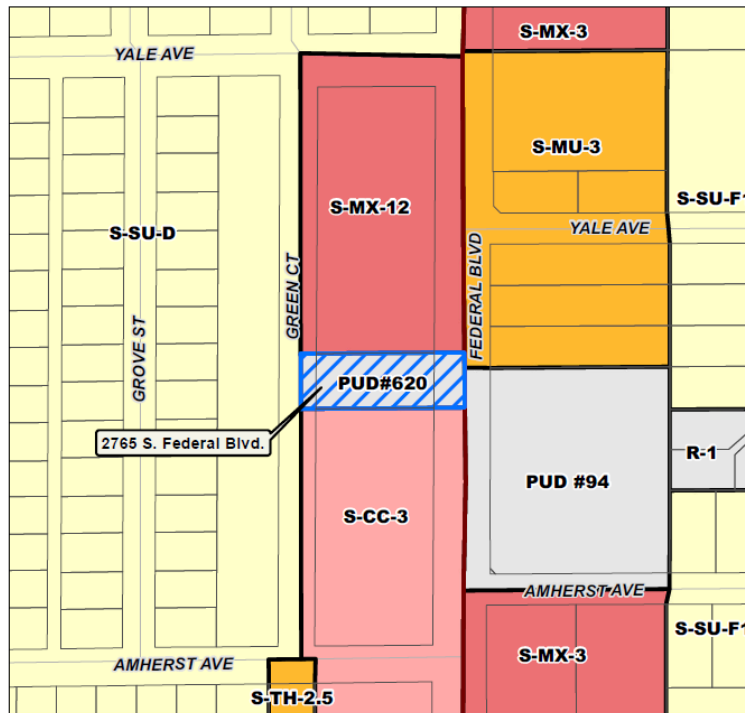
Subject Property



Low-rise commercial east of the subject property



Low-rise SF residential west of the subject property



V. Summary of Legal Notice and Public Process

Planning Board

The property was legally posted with signs and written notification of the Planning Board meeting was sent to all affected Registered Neighborhood Associations 15 days prior to the meeting. At their March 7, 2012, meeting the Planning Board unanimously recommended approval of this application.

Land Use, Transportation and Infrastructure Committee

Notification of the Land Use, Transportation and Infrastructure Committee meeting was electronically sent to all affected Registered Neighborhood Associations.

VI. 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 Comments
Denver Fire Department:	Approve Rezoning Only
Denver Parks:	No Comments Received.
Development Services- Project Coordination:	Approved.
Development Services-City Survey:	No Comments Received
Development Services-Transportation:	Approve Rezoning Only
Development Services-Wastewater:	No Comments Received

VII. Community Response

The applicant worked with the College View Neighborhood Association on this rezoning prior to submitting the application for rezoning. A letter of support from the College View Neighborhood Association is attached.

VIII. Criteria for Review

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

- *Denver Comprehensive Plan 2000*
- *Blueprint Denver*
- *Former Chapter 59*

A. Denver Comprehensive Plan 2000

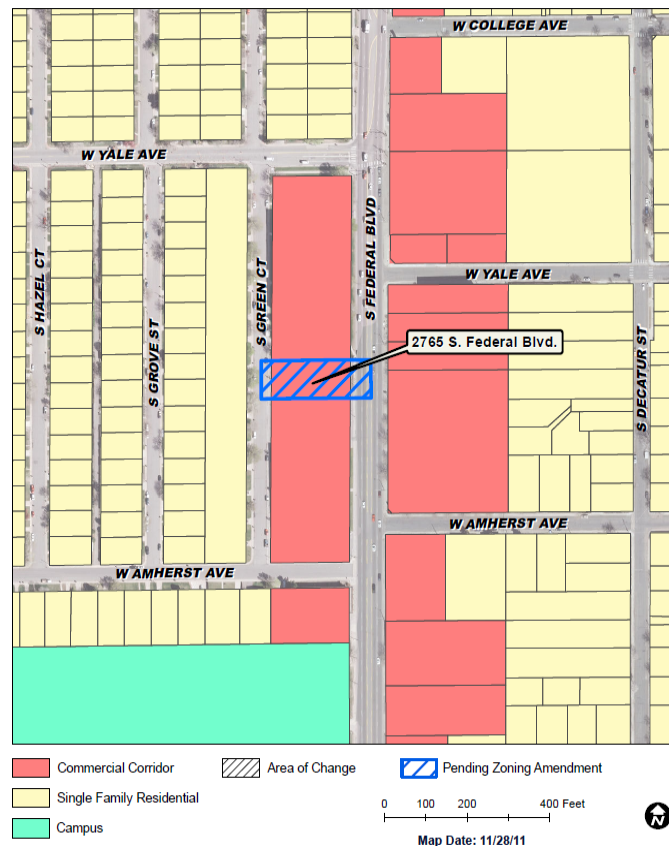
The proposal is consistent with and positively addresses many Denver Comprehensive Plan strategies, including:

- Environmental Sustainability Strategy 2-F, “*Conserve land by: Promoting infill development within Denver at sites where services and infrastructure are already in place...*” (p. 39).
- Land Use chapter, Strategy 3-B is to “*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.*” (p.60).

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 of *Commercial Corridor*. The Blueprint Denver street type for Federal Boulevard is *Commercial Arterial* and for Green Court is *Undesignated Local* Street.

The existing structure was built in 1974 and predates Blueprint Denver. However, the existing structure conforms to the Blueprint Denver Commercial Corridor land use concept. These linear business districts have primarily commercial land uses with a mix of residential land uses. They are primarily oriented to arterial streets and frequently have high frequency transit routes. In an *Area of Stability*, limited change is expected; the goal is to identify and maintain the character of an area while accommodating some new development and redevelopment (p. 120). The amended



PUD will allow the existing Community Corrections Facility to accommodate a slightly larger resident population with no change to the exterior of the existing structure.

C. Denver Zoning Code (Former Chapter 59)

The June, 2010 adoption ordinance of the Denver Zoning Code allows land retaining PUD zoning under Former Chapter 59 to be rezoned to a new PUD under Former Chapter 59. Thus PUD 620 is being amended under Former Chapter 59.

1. General Policies Applicable to All Zone Map Amendments (Section 59-646)

A. Justifying Circumstances

Former Chapter 59 public policy is that land may be rezoned in response to changed or changing conditions. The proposed map amendment is in response to the changed circumstance of increased need for correction facility beds to respond to increasing numbers of offenders. The proposed changes to the PUD will allow this facility to accommodate an additional 15 beds. In addition the facility structure remains compatible in mass, height and form with the surrounding neighborhood.

2. Additional Limitations for Non-legislative Rezoning (Section 59-647)

As proposed, rezoning #2011I-00045 is consistent with the general limitations outlined in this section of the Former Chapter 59 including:

A. Administrative Examination: The City's development review agencies have reviewed the proposed rezoning and recommend approval.

B. Uniformity of District Regulations and Restrictions: Rezoning the site to an amended PUD will have no effect on the uniformity of district regulations.

C. Minimum Area Requirement: There are no minimum area requirements for PUD applications in Former Chapter 59.

IX. Staff Recommendation

Based on the criteria for review as defined above, Staff recommends **approval** for rezoning the property located at 2765 South Federal Boulevard (Application #2011I-00045) to PUD.

Attachments:

1. **Application**
2. **Map Series – (Aerial, Zoning, Blueprint Map)**
3. **Letter of support from the College View Neighborhood Association**



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Community Planning and Development
Planning Services
Plan Implementation

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APPLICATION FOR ZONE MAP AMENDMENT

Application #	2011I-00045	Date Submitted	11/9/11	Fee Required	\$1,000	Fee Paid	\$1,000
APPLICANT INFORMATION				CONTACT INFORMATION (Same as Applicant? no)			
Applicant Name	Jose M. Rodriguez			Contact Name	Joe Starman		
Address	1435 Kokai Circle			Address	2765 S. Federal Blvd.		
City, State, Zip	Denver, Colorado, 80221			City, State, Zip	Denver, Co 80236		
Telephone / Fax	303-452-9624			Telephone / Fax	720-300-0618		
Email	Jmrod91850@aol.com			Email	Joe.starman@comcast.net		
Subject Property Location [Please Include Assessor's Parcel Number(s)]							
2765 South Federal Blvd. Parcel #0532201015000 Denver, Co 80236							
Legal Description of Subject Property							
T4 R68 S32 NW/4 FAIRHILLS B1 (see attached also) & SHARON PARK B11 DIF BOOK 2268-244							
Area of Subject Property (Acres/Sq Ft)		Present Zone District		Proposed Zone District (Waivers and Conditions Require Separate form)			
17,027 SQ. FT. 0.39 acres		PUD#620		PUD			
Describe the nature and effect of the proposed Zone Map Amendment							
The subject property is currently zoned P.U.D. The current P.U.D. limits the number of offender beds to 90. The beds are filled by offenders judicially placed by the Federal Bureau of Prisons (FBOP) and United States Probation Office (USPO). Due to an increase of 12-15% in Community Corrections beds needed by the FBOP and the USPO the facility must increase the number of offender beds to 105 to accommodate both jurisdictions. This will contribute to the offender's reentry into society in the most safe and effective manner.							
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"/>
The facility has functioned as a Community Corrections facility since 1988. In 1996 the property was rezoned as a P.U.D. from an R-4 due to an increase in the Federal offender population. This zone map amendment is necessary to allow for an additional 15 beds. The current P.U.D. limits the number of beds to 90. In order to adequately serve the needs of our contractors and the community a new zone map amendment must be completed to allow the Independence House located at 2765 South Federal Blvd. to provide a maximum of 105 beds.							
State the land use and the development proposed for the subject property. Include the time schedule (if any) for development							
The proposed zone map amendment will allow for an existing Adult Community Corrections facility currently zoned P.U.D. 620 to expand the current number of 90 beds to a new maximum number of 105 beds. There will be no changes to the exterior structure of the building to accommodate the additional beds.							
Required Exhibits				Additional Exhibits			
Applicant & Owner Information Sheet				x	Overview of Independence House, College view letter of support, Written statement, PUD District plan map, Existing conditions map, Floor plans.		
Maps – Required for Final Submissions				x			
Case Manager	Theresa Lucero						
Signature							Date
							1/24/12

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-00045	Jose M. Rodriguez

Property Address(es)

2765 S. Federal Blvd. Denver, Co 80236

Applicant's Address

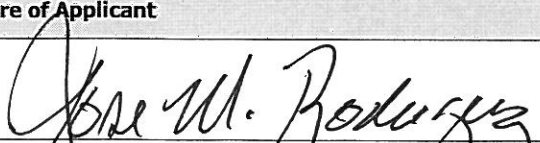
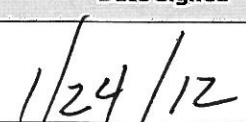
1435 Kokai Circle, Denver CO 80221

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	x
	A Portion	<input type="checkbox"/>
Contract Owner	All	x
	A Portion	<input type="checkbox"/>
Holder of a Security Interest	All	x
	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
	

1. SCHEDULE

- a. Date of pre-application conference
City representative(s) present 9/28/11.
- b. Submittal date of preliminary application 10/24/11.
- c. Submittal date of completed application 11/9/11.
- 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.	Community Corrections facility	15,302
B.	Permitted uses and development per the R-4 zone district	n/a
C.		
D.		
	Total Square Feet	15,302

MAXIMUM FLOOR AREA RATIO (F.A.R) 0.89 : 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: N/A.

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):	3,408	20.0%
Maximum area of drives and parking:	11,814	69.4%
Maximum area of other impervious surfaces:	166	1.00%
MAXIMUM TOTAL OF BUILDING AND IMPERVIOUS SURFACES	15508	91.1%

*

c. LANDSCAPED AND/OR PERMEABLE AREAS

	SQUARE FEET	% OF SITE AREA.
Minimum area of live or organic landscaped lot coverage:	1,113	6.5%
Approximate area of non-live material coverage (graveled or other areas with permeable surfaces):	406	2.4%
MINIMUM TOTAL OF LANDSCAPED AND/OR PERMEABLE AREAS:	1519	8.9%

*

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

	SQUARE FEET
Building and impervious surfaces:	15,508
Landscaped and/or permeable areas:	1,519
TOTAL SITE AREA: (This area must equal the site area listed on page 1)	17,027

*

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>6'5"</u> feet	OR	Front:	_____ feet
South:	<u>11'8"</u> feet		Rear:	_____ feet
East:	<u>10'0"</u> feet		Side:	_____ feet
West:	<u>52'</u> feet			

The minimum spacing between buildings shall be 5 feet

Permitted encroachments into the minimum setbacks for buildings shall conform to Section 59 – 136 of the R-4 zone district.

Official Parkway Setback requirements for this P.U.D. are: 0' feet for buildings and 5 feet for signs.

*

f. MAXIMUM HEIGHTS OF STRUCTURES

The maximum height of structures shall be 3 stories which shall not exceed a total of 30 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 6 feet.

Bulk plane restrictions shall **X shall not** be required. If required, bulk plane restrictions shall conform to Section 59 - _____ of the _____ 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 23 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.

Community Corrections facility

1:665 square feet

Use A

Parking Ratio

Permitted use per PUD in the R-4 zone

_____ square feet

Use B

Parking Ratio

_____ square feet

Use C

Parking Ratio

_____ square feet

Use D

Parking Ratio

NUMBER OF OFF-STREET PARKING SPACES PER DWELLING UNIT:

N/A

MINIMUM NUMBER OF OFF-STREET PARKING SPACES FOR PERSONS WITH DISABILITIES: 1.

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

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:

X PARKING SPACE

Universal space dimensions	<u>8'8"X18</u>
Compact space dimensions	<u>8'4X18</u>
Large space dimensions	<u>9'6"X18</u>
Ratio of compact spaces to large spaces	<u>12:7</u>

X DRIVING AISLES

Aisle widths	<u>34 feet west parking and 21 feet east parking)</u>
Angle of stalls	<u>90 degrees</u>

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 0 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: _____.

*

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

*

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: 3.

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: 0.

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 4 feet and a maximum of 8 feet

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 n/a feet and a maximum of n/a 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 _____ feet and a maximum of _____ feet.

*

m. BOAT, CAMPER, TRAILER AND RECREATIONAL VEHICLE STORAGE

Boat, camper, trailer and recreation vehicle storage is **x 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 n/a feet and a maximum of n/a feet in height.

MAXIMUM LENGTH OF BOAT, CAMPER, TRAILER AND/OR RECREATION VEHICLE PERMITTED: n/a.

*

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 59-92.

Reflective glass **may** 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 not** be altered.

*

q. UTILITIES

Describe where the utilities (public and private) serving the property are located: The main water line goes south along Federal Blvd. Tap is located 495 feet south of West Yale Ave. The telephone lines are located above ground on S. Federal Blvd. The sewer and gas are located in the public right-of-way along S. Federal Blvd. (gas tap is located on the East side of the building 25' west of Federal Blvd. and 505' south of Yale Ave.

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- 549, Sign regulations for the R-4 zone district.

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

MAXIMUM NUMBER OF SIGNS:	<u>0</u> .
MAXIMUM SIGN AREA:	<u>n/a</u> .
TOTAL MAXIMUM SIGN AREA:	<u>n/a</u> .
NUMBER OF GROUND SIGNS ALLOWED:	<u>n/a</u> .
NUMBER OF JOINT ID SIGNS ALLOWED:	<u>n/a</u> .
MAXIMUM SIGN AREA PER JOINT ID SIGN:	<u>n/a</u> .
TOTAL MAXIMUM JOINT ID SIGN AREA:	<u>n/a</u> .
TEMPORARY SIGNS ALLOWED:	<u>n/a</u> .
NUMBER OF CANOPIES AND AWNINGS:	<u>0</u> .
CANOPIES AND AWNINGS WILL BE BACKLIT?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 x is not permitted. If permitted, what products and/or materials are allowed? General household products, cleaning tools and paper goods. The storage shed on the District plan is labeled as Shed.

Fences for outdoor storage areas shall **not** be provided.

Outdoor storage of solid waste **is not** permitted. If permitted, fences for such outdoor storage areas shall be provided . Said fences shall be solid and shall be a minimum of 6 feet and a maximum of 8 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?): Yale and Federal.

*

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 59-89.

*

w. USES BY TEMPORARY PERMIT

Uses by temporary permit are regulated by Section 59-86.

*

x. ACCESSORY USES

Accessory uses are regulated by Section 59-87.

*

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: N/A.

*

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. n/a.

Anticipated starting date n/a.

Anticipated completion date n/a.

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.

The proposed P.U.D. is intended to provide additional beds to an existing Community Corrections facility. The current P.U.D. for this property limits the number of beds to 90. This zone map amendment will allow for an additional 15 beds to be located at this facility. This zone map amendment will allow for a maximum of 105 offender beds to be utilized.

The sector served is the Adult Criminal Justice system consisting of the Federal Bureau of Prisons and the United States Probation Department. This facility and what it represents is intended to improve upon the transition the clients make back into the community. The program also focuses on fostering community relations and giving back to the local programs/neighborhood. The Independence House provides quality programming to the residential clients that consist of drug and alcohol programs, mental health counseling, cognitive skills, family counseling, women's groups, interactive journaling and numerous employment and housing programs.

- b. In accordance with the Denver Comprehensive plan, the owner of the property is utilizing a planned unit development for the adaptive re-use of the existing structure. The structure will adequately house the additional 15 beds which will be a benefit to the targeted market (Bureau of Prisons, United States Probation Department).

In accordance with the Denver Comprehensive Plan, the city must facilitate collaboration among the public sector among the public sector, the business community and the educational resources to increase availability, accessibility and viability of the adult educational programs. In allowing for the additional beds, the City will be providing increases accessibility within the City and County of Denver.

Independence House will invest in the surrounding neighborhoods to help meet citywide goals and objectives for a range of housing types and prices, community facilities, human services and mobility. We will also continue to foster integrity and livability of the surrounding neighborhoods. We will continue and encourage multi-uses of existing and future community facilities to maximize service delivery and financial efficiency. This will enable us to expand access to needed health services in areas critical to well-being and self sufficiency as well as expand access to mental health and substance abuse services to the community. Additional jobs will also be created in the surrounding communities with the addition of beds.

- c. How, the proposed P.U.D. District is to relate to the character of the surrounding neighborhood.

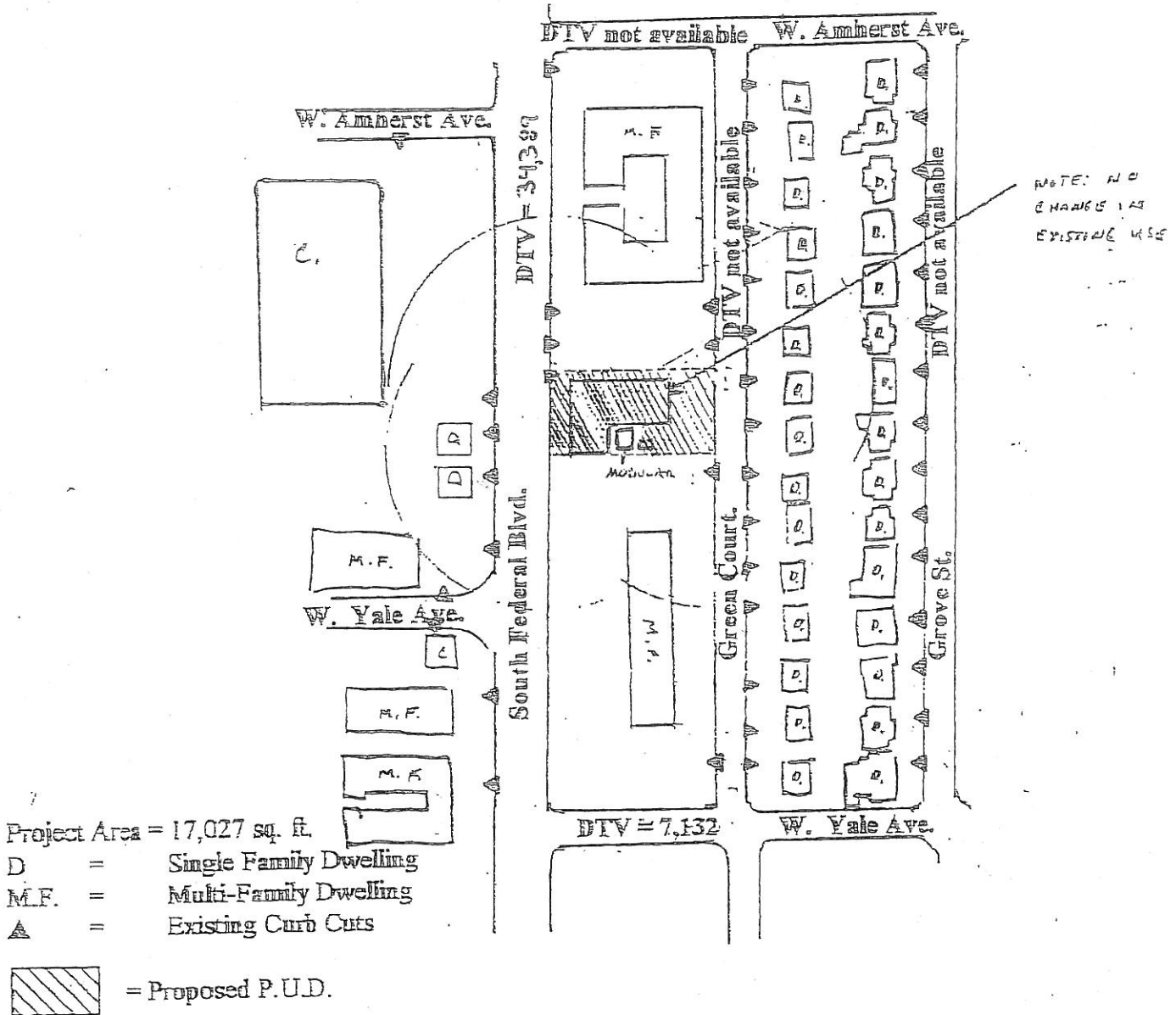
The Independence House has operated out of this location since 1988. It has continued to maintain an extremely strong relationship with the surrounding community. Both neighborhood associations impacted by the expansion approve this proposal and have supported two previous expansions in the past. Independence House remains committed to benefitting the community by participating in local projects. We pride ourselves in the strong community ties we have forged over the years and are excited to build on these relationships in the upcoming years.

The Independence House maintains the building and the property in order to exceed the standards of the surrounding community. In an area that can be somewhat unstable with high tenant turnover, the Independence House has proved to be a stable and responsible fixture in this community.

4. EXISTING CONDITIONS MAP

Existing Conditions

- 2765 S. Federal Blvd. -
Denver, CO 80236



DTV OBTAINED FROM T.E.S.

APPLICATION NO. 20111-00645
P.U.D. NO.





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): _____.

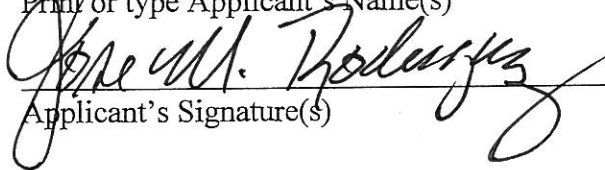
6. ACKNOWLEDGMENT

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.

Jose' M. Rodriguez

Print or type Applicant's Name(s)



Applicant's Signature(s)

PUD SUMMARY SHEET

Application # 2011I-00045
Address/Location 2765 S. Federal Blvd. Denver, Co 80236
Total Land Area 17,027

Permitted Uses	
Use A	Community Corrections Facility
Use B	Permitted uses and development per the R-4 zone district
Use C	

	Proposed Uses			
	Use A	Use B	Use C	Total
Maximum Gross Floor Area (sq. ft.)	15,302	Permitted use		
Floor Area Ratio (nonresidential uses)	0.89:1	R-4 district		
Maximum Number of Dwelling Units	n/a			
Density (dwelling units per acre)	n/a			
Land Coverage				
Buildings:	3,408			
Drives and Parking:	11,814			
Other	166			
Parking				
Number of Spaces	23			
Ratios (spaces:gross floor area):	1:665			
Landscaping				
Area of Live Landscaping (sq. ft.):	1,113			
Area of Non-Live Landscaping (sq.ft.):	406			

Building Setbacks					
North	6'5"	Feet	Front		feet
South	11'8"	Feet	Rear		feet
East	10'	Feet	Side		feet
West	52'	Feet			

Parkway Setbacks					
Buildings		Feet 0'	Signs	n/a	Feet 0'
Required Separation Between Buildings:					
				n/a	5 Feet

Parkway Setbacks					
Buildings		Feet 0'	Signs	n/a	Feet 0'
Required Separation Between Buildings:					
				n/a	5 Feet
Maximum Building Height					
Stories		Feet	30		

NOTE: FOR COMPLETE PUD REQUIREMENTS, REFER TO APPLICATION #

S. GREEN CT.

(60' R.O.W.)

CONC. CURB
& SIDEWALK

ASPHALT PAVEMENT
89.52'

SYMBOLS

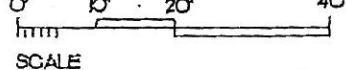
- ▲ VEHICLE ACCESS
- OVER HEAD ELECTRIC

NOTES:

THIS SITE PLAN IS SHOWN WITH ALL ITEMS BEING EXISTING EXCEPT THE HANDICAP PARKING STALL

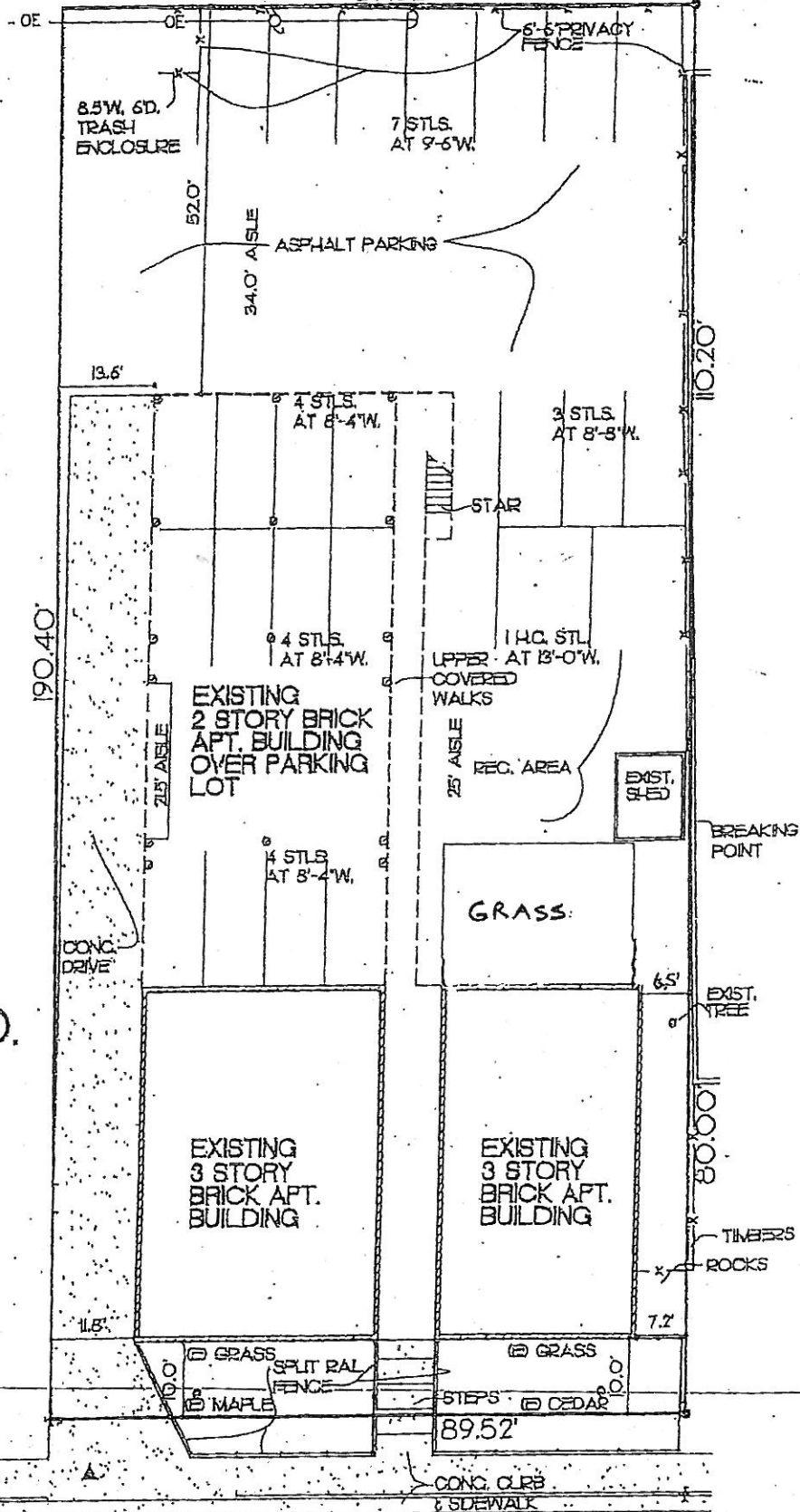
P.U.D. SITE PLAN IS BASED ON 2004 LC SURVEY BY MERIDIAN SURVEYORS

27 + 1 H.C. PARKING STALLS
ALL PARKING STALLS ARE 15' DEEP.



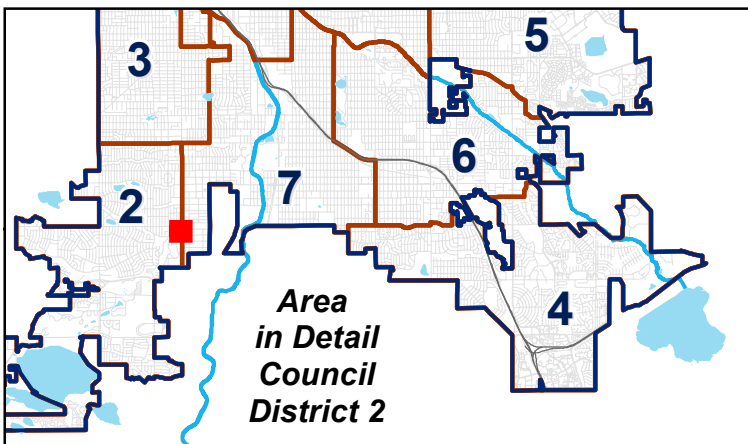
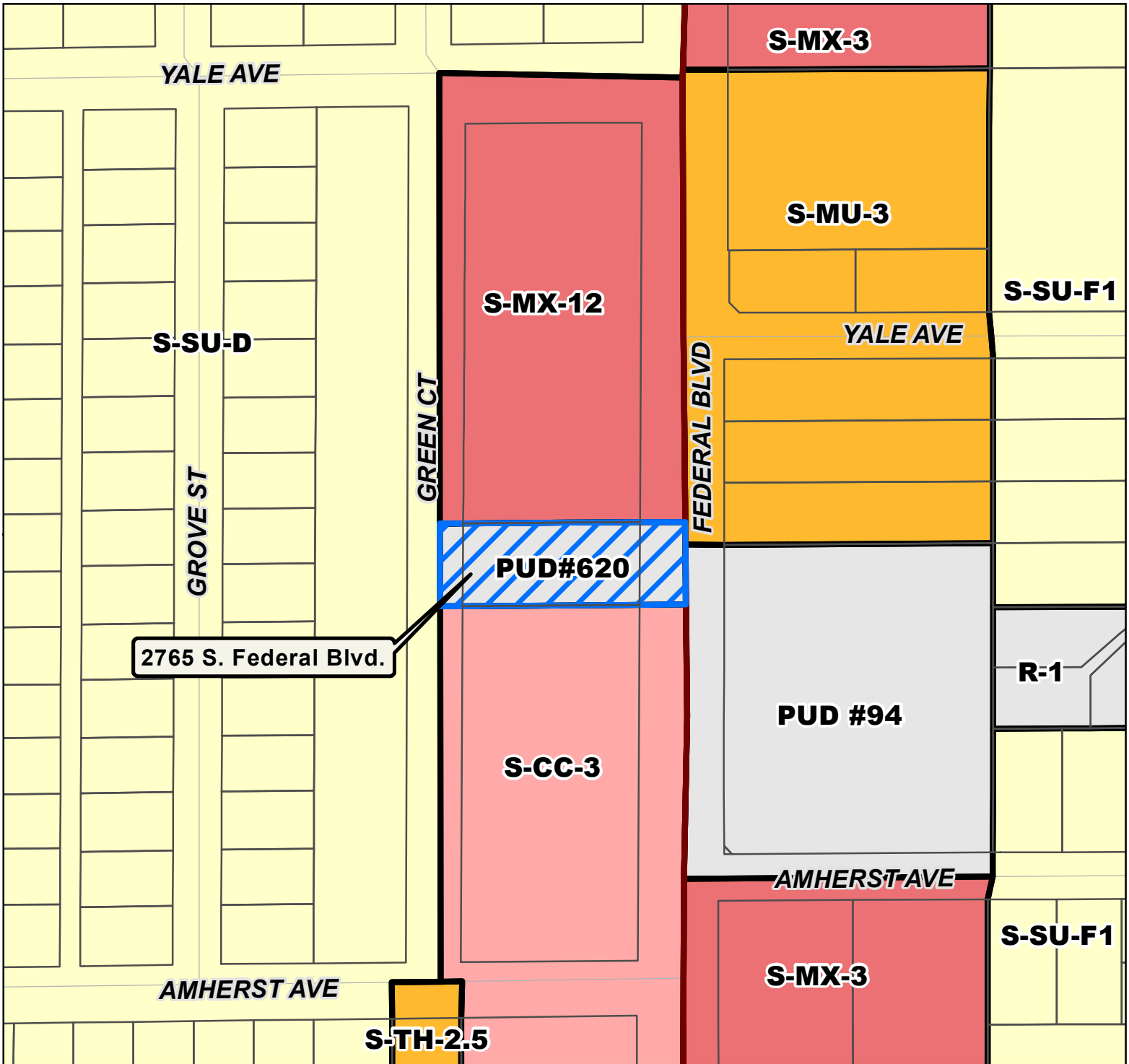
P.U.D. DISTRICT PLAN MAP FOR 2765 SOUTH FEDERAL BLVD. PROPERTY

APPLICATION NO. 20112-00045
P.U.D. NO.

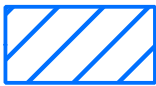



(90' R.O.W.)

Pending Zone Map Amendment #2011I-00045



Application #2011I-00045
 Location: 2765 S. Federal Blvd.

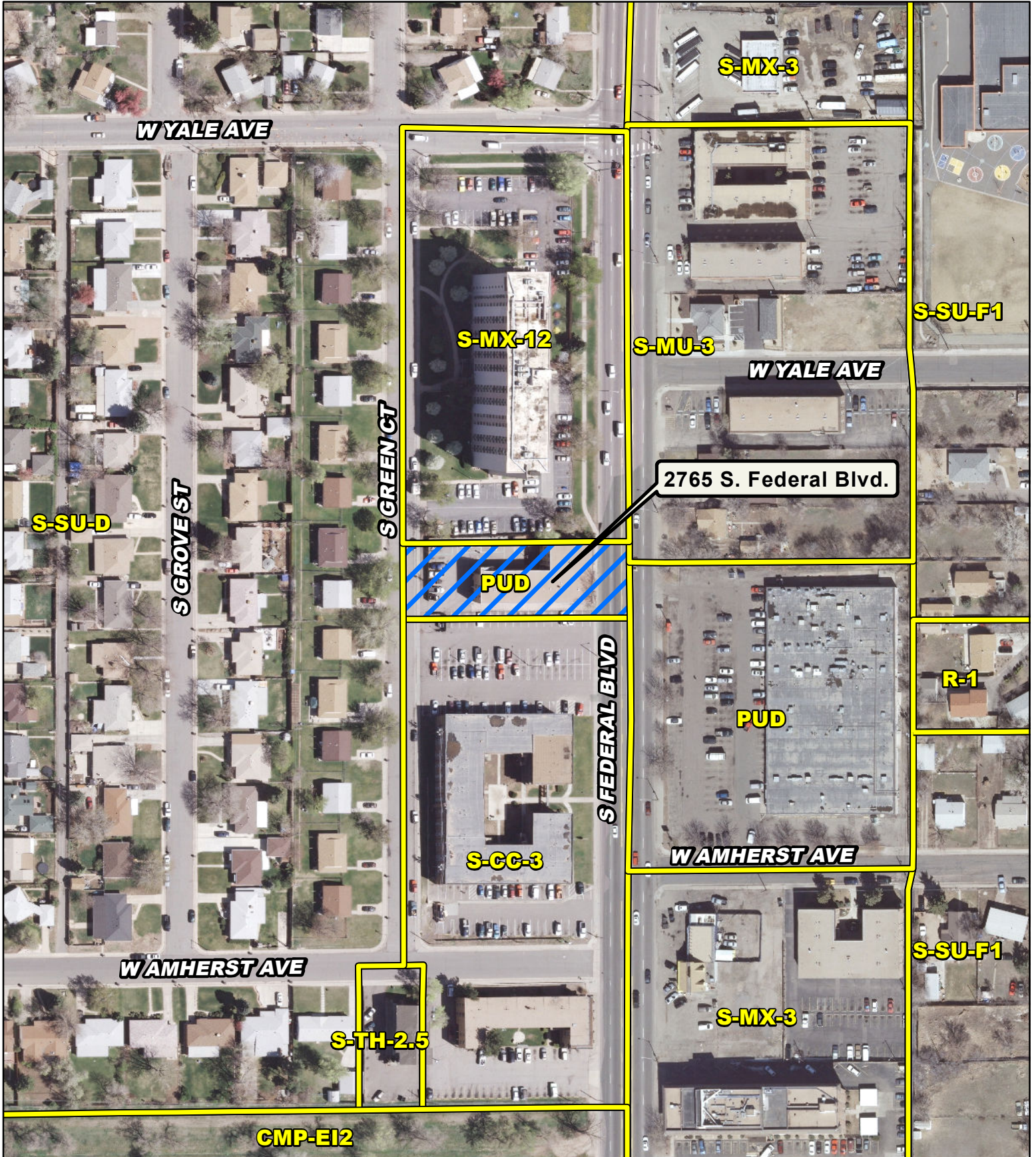
 From: PUD #620 To: PUD
 (Amends Chapter 59 PUD)

 0 100 200 400
 Feet

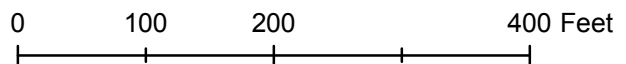
Map Date: 11/28/11

Pending Zone Map Amendment - Aerial & Zoning Overlay

 Application #2011-00045



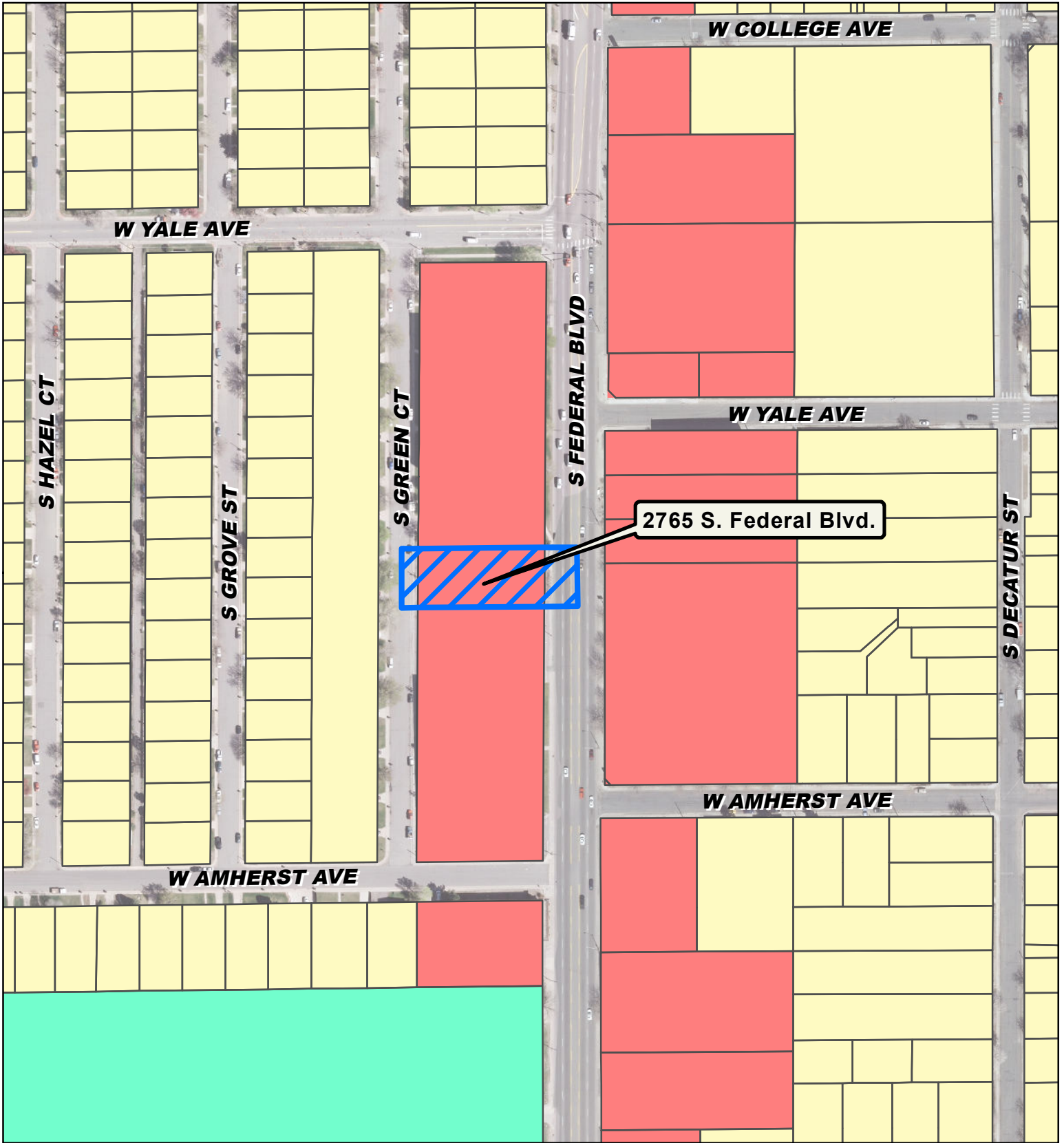
Aerial Photo: April 2010
Community Planning and Development








Map Date: 11/28/11

Pending Zone Map Amendment - Blueprint Denver Overlay


 Application #2011I-00045



 Commercial Corridor	 Area of Change	 Pending Zoning Amendment
 Single Family Residential		
 Campus		

0 100 200 400 Feet

Map Date: 11/28/11



October 20, 2011

To whom it may concern:

The College View Neighborhood Association voted unanimously at our October 18th meeting to support the application to expand the bed capacity at Independence House in SW Denver. This expansion will add 15 more beds to the current 90 at this facility, as allowed by current regulations.

We feel that Independence House is run in a responsible manner, such that the residents and staff are good neighbors in our area.

Sincerely,

A handwritten signature in cursive script, appearing to read "Clare Harris".

Clare Harris, secretary, CVNA