



**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**

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

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

*Susan M. Tate*

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**

	<b>SQUARE FT</b>	<b>% OF SITE AREA</b>
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%
<b>MAXIMUM TOTAL OF BUILDING AND IMPERVIOUS SURFACES</b>	<b>104,138</b>	<b>75.2%</b>

\*

**c. LANDSCAPED AND/OR PERMEABLE AREAS**

	<b>SQUARE FEET</b>	<b>% OF SITE AREA.</b>
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%
<b>MINIMUM TOTAL OF LANDSCAPED AND/OR PERMEABLE AREAS:</b>	<b>34,462</b>	<b>24.8%</b>

\*

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

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

\*

**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>	1:533 square feet
Use A	Parking Ratio
<u>          </u>	_____ square feet
Use B	Parking Ratio
<u>          </u>	_____ square feet
Use C	Parking Ratio
<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 or 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			

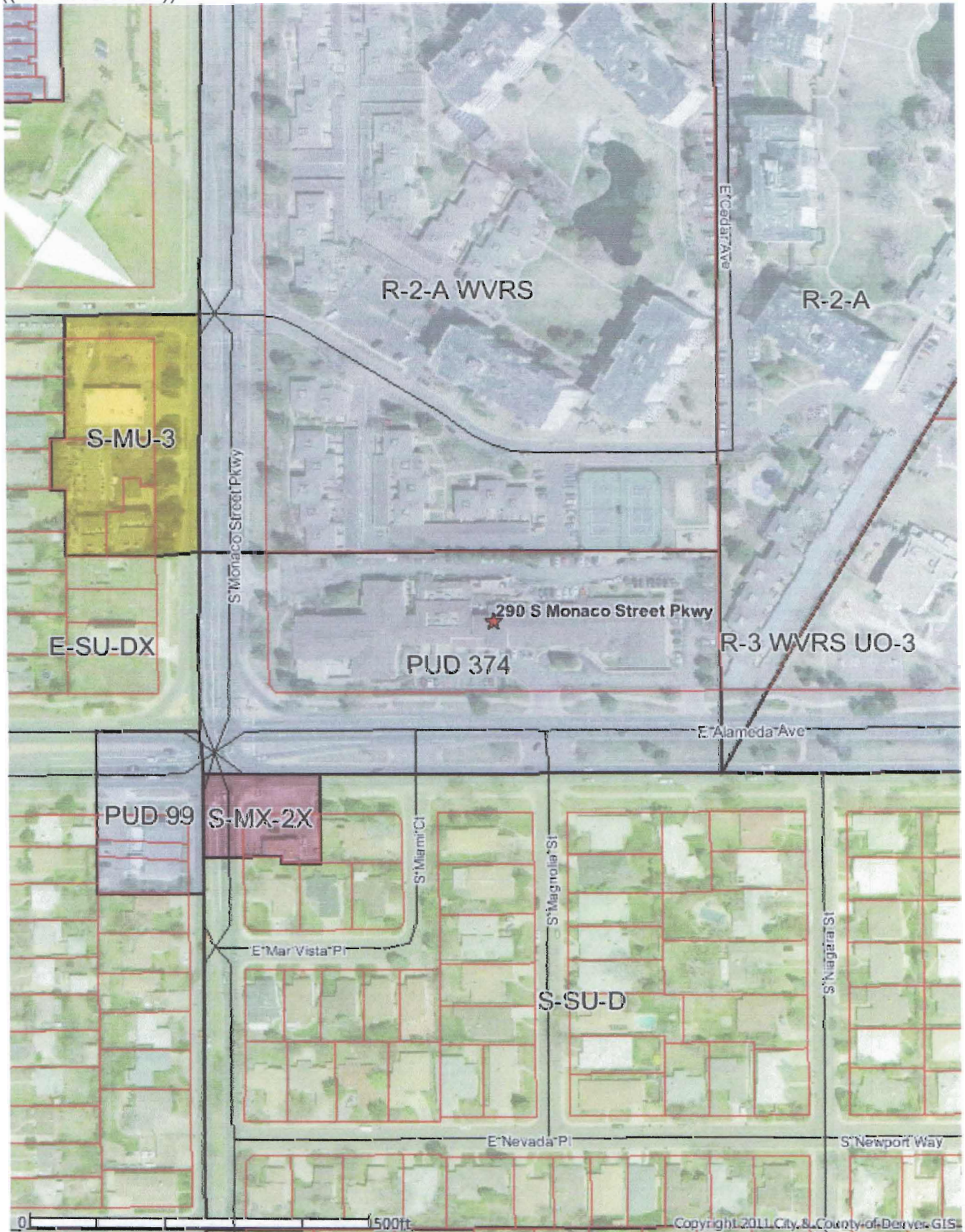
Building Setbacks					
North	40	Feet	Front		feet
South	20	Feet	Rear		feet
East	73	Feet	Side		feet
West	50	Feet			

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

NOTE: FOR COMPLETE PUD REQUIREMENTS, REFER TO APPLICATION #

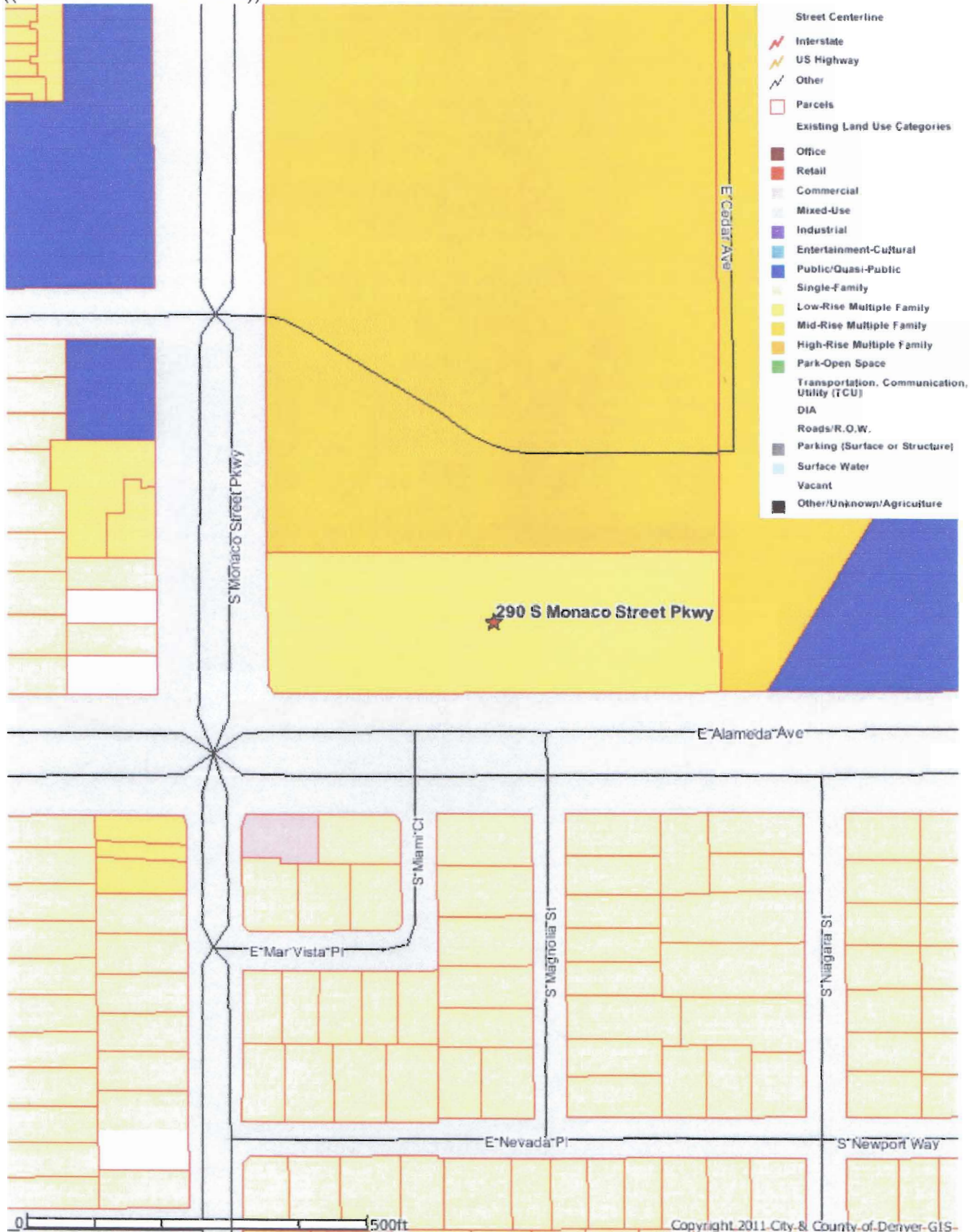


((ZONING MAP))





((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.

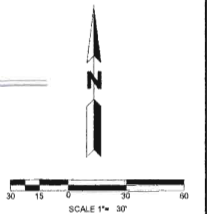
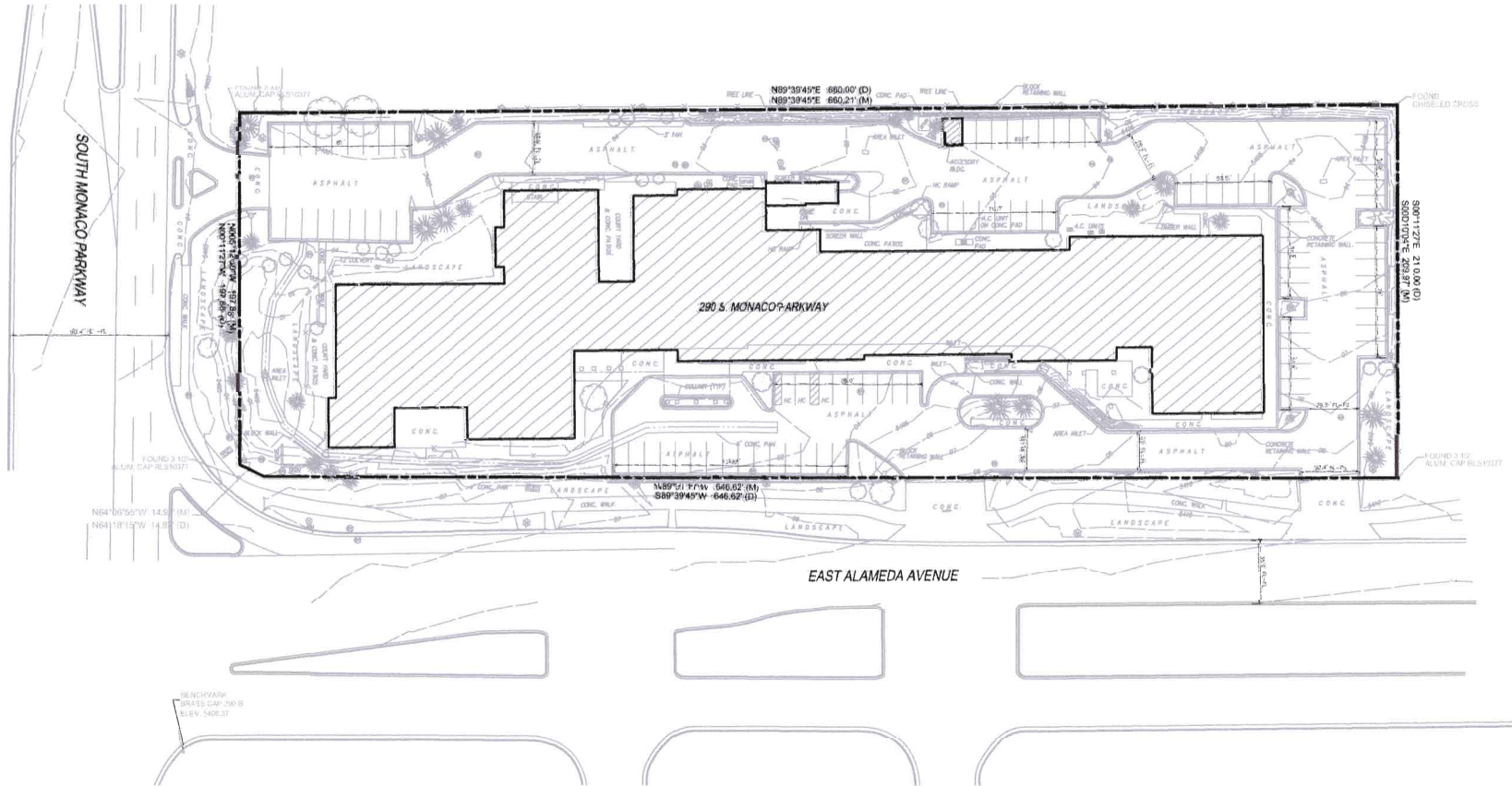
The proposed changes to the existing PUD and improvements to the site are small in nature such that they do not have a negative impact on the character of the surrounding neighborhood and the Denver Comprehensive Plan.



# 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

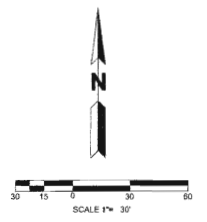
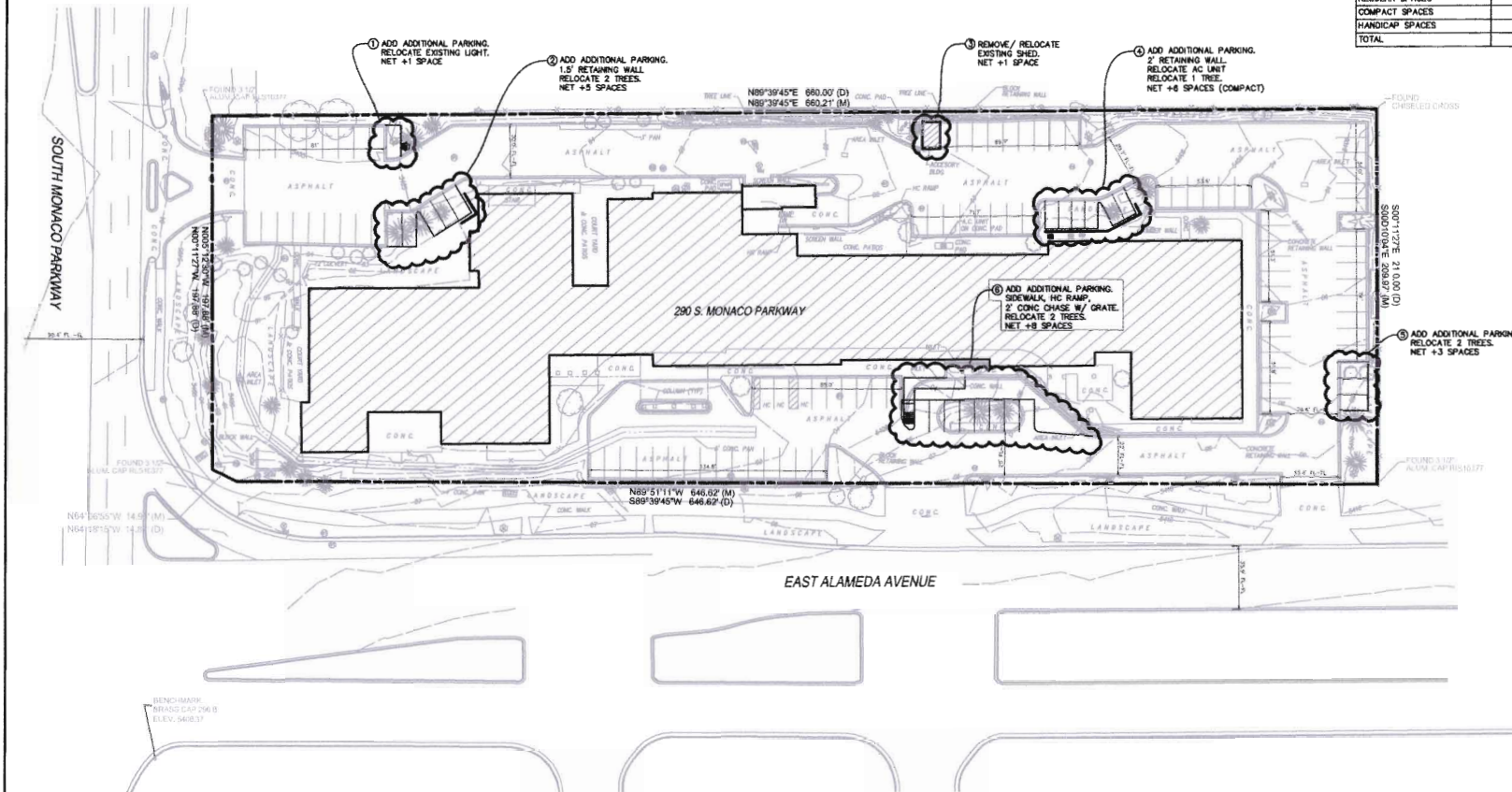
**EXISTING CONDITIONS MAP**

# HCR MANORCARE DENVER

290 SOUTH MONACO PARKWAY

## SITE PLAN

SITE DATA TABLE				
	EXISTING PLD (SF)	PROPOSED (SF)	CHANGE (SF)	% OF SITE
SITE AREA	7,528	138,600	NO CHANGE	100%
<b>IMPERVIOUS AREAS:</b>				
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%
<b>TOTAL IMPERVIOUS AREA</b>	<b>102,205</b>	<b>104,138</b>	<b>1,933</b>	<b>75.1%</b>
LANDSCAPE	36,385	34,462	-1,923	24.9%
<b>PARKING:</b>				
	EXISTING	PROPOSED	CHANGE	
REGULAR SPACES	88	106	18	
COMPACT SPACES	0	6	6	
HANDICAP SPACES	3	3	0	
<b>TOTAL</b>	<b>91</b>	<b>115</b>	<b>24</b>	



PREPARED 03/27/12

**CKE ENGINEERING, INC.**  
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SITE PLAN