

Area Map indicating property to be rezoned will be prepared by the Department of Zoning Administration

City and County of Denver
DEPARTMENT OF ZONING ADMINISTRATION
APPLICATION FOR ZONE MAP AMENDMENT

Application Number
3952
Date Submitted | Fee
1/25/91 | \$1000.00

1. Applicant Salvation Army Denver Residences Lantz-Boggio Partnership Attn: Gary Prager, AIA	2. Address 5200 DTC Parkway Suite 500 Englewood, CO 80111	3. Phone No. (303) 773-0436	4. Interest <input type="checkbox"/> Owner(s) <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Other
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5. Owners of Property or Properties (If not the Applicant) The Salvation Army A California Corporation	6. Address 30840 Hawthorne Blvd Rancho Palos Verdes, CA 90274	7. Phone No. (213) 541-4721
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8. Location of Proposed Change
4595 West Alameda Avenue, Denver, Colorado

9. Legal Description of Property: (If Legal Description is lengthy, please attach additional sheet.)
Lots: Block: Addition:

See attached additional sheet Page 1A

Effective 5/17/91 Ord # 325-91

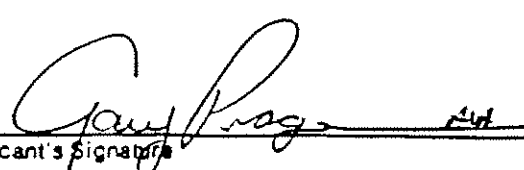
10. Area of Subject Property, Sq. Ft. or Acres 4.348 Acres 189,409 s.f.	11. Present Zone R-1 & R-2	12. Proposed Zone PUD #291
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13. Describe briefly the nature and expected effect of the proposed amendment. Be sure to include an explanation of the legal basis for the proposal: either (a) the error in the map as approved by city council, or (b) the changed or changing conditions making the proposed amendment necessary.

The Salvation Army currently owns the property which consists of a chapel with community space and 2 residential structures on the west side. The Salvation Army intends to use the western 3 lots to construct a 65 unit Residence for the elderly. In order to allow for the density required for this project, and to continue to use the existing chapel facility, we are requesting this PUD. The existing chapel community space is used to help the underprivileged by providing counseling and activities to encourage self preservation.

14. Use and development proposed for the property to be rezoned.

The uses permitted in this PUD are R-1 permitted uses, a residence for the elderly and the existing chapel use.

15. Exhibits Submitted, Number and Kind 3- Responses, Survey Plat, Existing Conditions Map	16. Applicant's Signature  Lantz-Boggio Partnership for The Salvation Army
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LEGAL DESCRIPTION

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE $N01^{\circ}11'04''W$ ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE FOR WEST ALAMEDA AVENUE; THENCE $S89^{\circ}58'54''W$ ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 351.95 FEET TO THE POINT OF BEGINNING; THENCE $S89^{\circ}58'54''W$ CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 528.58 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE FOR SOUTE WINONA COURT; THENCE $N01^{\circ}02'39''W$ ALONG SAID EASTERLY RIGHT-OF-WAY AND A PROLONGATION OF SAID LINE A DISTANCE OF 445.58 FEET TO A POINT ON THE SOUTH LINE OF ALAMEDA HILLS FILING NO. 1, SAID POINT ALSO BEING THE NORTHEAST CORNER OF ALAMEDA GARDENS; THENCE $N89^{\circ}57'49''E$ ALONG THE SOUTH LINE OF SAID ALAMEDA HILLS FILING NO. 1 A DISTANCE OF 351.76 FEET; THENCE $S01^{\circ}06'46''E$ A DISTANCE OF 55.00 FEET; THENCE $N89^{\circ}57'49''E$ A DISTANCE OF 38.00 FEET; THENCE $S01^{\circ}06'43''E$ A DISTANCE OF 58.92 FEET; THENCE $N89^{\circ}57'49''E$ A DISTANCE OF 5.23 FEET; THENCE $S01^{\circ}06'43''E$ A DISTANCE OF 211.68 FEET; THENCE $N89^{\circ}58'54''E$ A DISTANCE OF 132.91 FEET; THENCE $S01^{\circ}11'04''E$ A DISTANCE OF 120.12 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 4.348 ACRES OR 189,409 SQUARE FEET MORE OR LESS.

1. Schedule
 - a. Date of pre-application conference January 2, 1991
 - b. Submittal date of preliminary application January 21, 1991
 - c. Submittal date of completed application January 25, 1991
 - d. Planning Board or Planning Office hearing date March 12, 1991

Applicant requests a Planning Office hearing instead of the standard Planning Board hearing yes [X] no [].

Applicant has met with and discussed PUD proposal with neighborhood association(s) yes(X) no() and affected adjacent residents yes() no().

2. a. Maximum gross floor area* for each proposed use. Explain or define the uses. Terms like "retail" or "light industrial" must be defined in detail. To do this the applicant should refer to the various uses listed under specific zone districts in the Zoning Code, and should choose a title which accurately describes the proposed use. Residence for the elderly or any development authorized under the R-1 district

<u>use</u>			
Chapel & Community Space (RE: #13, page 1)	<u>51,466</u>	sq ft	maximum
<u>use</u>			
Community Space (See page 2A)	<u>7,650</u>	sq ft	maximum
<u>use</u>			
TOTAL F.A.R. <u>.312</u>	TOTAL	<u>59,116</u>	SQ FT MAXIMUM

(Floor Area Ratio, gross floor area divided by site area) **

For residential uses

Maximum number of dwelling units:	<u>65</u>
Density (ratio of dwelling units per acre):	<u>14.82</u>

For non-residential uses F.A.R. = (Chapel and Community Space)	<u>.043</u>
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*Note: Gross floor area does not include the floor area of parking garages or basement areas used for storage or utilities. The Zoning Code definition of gross floor area shall be used in determining floor areas in this project.

**Note: Land area to be dedicated for public streets should not be included in the site area.

Note: The use of the terms "Article" or "Section" refer to portions of the Revised Municipal Code of the City and County of Denver.

The space below may be used to provide additional information.

Definition of Community Spaces:

1. Community space in existing Chapel:

This use is to provide counseling and activities for the community in need of such services and unable to pay for them. Activities would include the collection and sorting of foods and goods to distribute to the homeless and/or the underprivileged.

2. Community space in proposed residence for elderly:

The use of this space is to provide a social setting for the elderly residents of the building. The purpose of this is to encourage them to not become reclusive and to offer them a place to gather for large or small groups.

P.U.D. at 4595 West Alameda Avenue
Address

- b. Land coverage by building and impervious surfaces:
 - Maximum building coverage
13,691 sq. ft. = 7.2 % of site area.
 - Maximum area of drives & parking
47,251 sq. ft. = 24.9 % of site area.
 - Approximate area of walks, patio and paved recreation areas
13,301 sq. ft. = 7.0 % of site area.
 - Approximate area of other impervious surfaces:
-0- sq. ft. = -0- % of site area.
 - Total impervious area
74,243 sq. ft. = 39.2 % of site area.

- c. Landscaped area and/or permeable areas
 - Lawn, planting beds and other landscaped areas with permeable surface (this area consists of organic materials)
minimum 109,657 sq. ft. = 57.9 % of site area.
 - Others (Gravelled or other areas with permeable surface)
approximate 5,509 sq. ft. = 2.9 % of site area.
 - Total area 115,166 sq. ft. = 60.8 % of site area.
(minimum)

- d. Project area totals: (totals of "b" and "c" above)

Landscaped areas (permeable surfaces)	<u>115,166</u> sq. ft.
Building and impervious surfaces	<u>74,243</u> sq. ft.
Total site area	<u>189,409</u> sq. ft.

(this total must equal the site area listed on page 1)

e. Setbacks: The minimum setbacks for buildings (excluding fences and walls) are shown on the District Plan. Encroachments are permitted in these setback areas as regulated by Sec. 59-179 (4) (R-3 zone). The minimum spacing between buildings and other important spacing requirements are shown on the District Plan. Official Parkway setback requirements for this street are -0- feet for structures and -0- for signs.

f. The maximum height of structures shall be 5 stories which shall not exceed a total of 70 feet. Rooftop features (solar collectors, antennas, chimneys, flues, vents, air conditioning equipment) may exceed this height limit by 10 feet. Flag poles may exceed these limits. The height of a building shall be determined by the vertical

P.U.D. at 4595 West Alameda Avenue
Address

distance from the highest point of a pitched roof or to the highest parapet around a flat roof to the average elevation of the corners of the proposed building at the finished grade.

If bulk plane restrictions are to be utilized, such restrictions shall conform to those of the R-3 zone district.

- g. Off-Street Parking: This project shall contain 78 parking spaces at the ratios shown in paragraph (4) below. The applicant shall abide by the requirements of Article V, Off-Street parking requirements: yes no.

If not, the following information must be provided.

- | | | |
|---|--------|-------------------------|
| (1) parking space dimensions: | | |
| handicap compact space | | <u>12' x 18'</u> |
| standard space | | <u>9' x 18'</u> |
| (2) Driving aisle minimum widths: | | <u>24' - 0"</u> |
| Angle of stalls: | | <u>90°</u> |
| (3) Ratio of compact spaces to standard spaces: | | <u>N/A</u> |
| (4) Ratio of parking spaces to building floor areas by use: | | |
| (a) Use: <u>Chapel</u> | Ratio: | <u>1 space/3 people</u> |
| (b) Use: <u>Residential</u> | Ratio: | <u>1 space/2 units</u> |
| (c) Use: _____ | Ratio: | _____ |
| (d) Spaces per dwelling unit | | <u>.49</u> |
| (5) Parking provisions for disabled persons: | | <u>8</u> |

- h. Off-Street Loading Spaces. The project will contain 0* off-street loading spaces. Applicant will provide such spaces in conformance with Article VI, Off-Street Loading Requirements: yes no. If not, list the dimensions of the spaces provided. *Drop off areas are provided at both residential building entrances and 1 at the chapel.

- i. Surface Drainage: The owner understands that the rules and regulations of the Wastewater Management Division will require certain design considerations and construction features to control surface water runoff. The site contains , does not contain a flood hazard area as identified by the Flood Insurance Rate maps as published by the Federal Emergency Management Agency. (For assistance, contact Wastewater Management at ~~286-0500~~ 964-0500)

- j. 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: See district plan

P.U.D. at 4595 West Alameda Avenue
Address

1. Landscaping and buffering: Areas to be landscaped are shown on the District Plan. However, a more detailed landscaping plan may be required by the Planning Office as a part of this application. (A detailed landscape plan is required as a part of the site plan review phase after the rezone is approved.) If no plan is required with this application the following information must be provided:

- (1) Minimum number of trees to be planted: 33
- (2) Minimum size of trees at time of planting: 2" cal.
- (3) Minimum percent of evergreen or coniferous trees: 40%
- (4) Minimum number of shrubs to be planted: 24
- (5) Minimum size of container for planted shrubs: 5 gal.

Please indicate if this information applies to the entire site including the parking area [], or if it applies to the site without the parking area []. If the answer to the 2nd part of the preceding question is affirmative, will the applicant comply with the parking lot landscaping requirements of Sec. 59-585(10) yes [x] no []. Existing trees at existing parking lot to remain.

All foliage shall be maintained in a healthy and growing condition. where street trees are proposed or required on the public right-of-way, such trees shall be installed in accordance with the requirements of the City Forester.

(698-4817)

~~(575-9553 or 575-2501)~~ Number of street trees proposed: 8. If street tree plantings are required along a state highway contact the Highway Department for approval. (Phone no. 757-9514)

Fences and/or walls: The maximum height of fences and/or walls which may be built on the P.U.D. district boundaries and within the building setback areas shall be 6 feet. Such fences and/or walls shall be solid, view-obscuring [X], or open, view-permitting [X]. To provide the minimum screening such fences and/or walls shall be installed as shown on the District Plan. If certain fences and walls are required by the City to protect adjoining residents, and such fences and walls are deemed undesirable by adjoining residents, such requirement may be waived by the Director of Planning. The maximum height of fences and/or walls within the interior area of the P.U.D. district shall be 6* feet.

Earthen berms or mounds for screening or decorative purposes shall be installed (where?) See District Plan
Such features will [X], will not [] be landscaped. The maximum height of such features shall be 4 feet. The minimum height shall be 0 feet.

m. Boat, camper, trailer and recreation vehicle storage will [] will not [X], be permitted on the property. If permitted, *Fences and walls shall conform to Section 59-38(11) over height fences and walls

P.U.D. at 4595 West Alameda Avenue
Address

the location of these storage areas will be shown on the District Plan. Solid fences or walls will [], will not [], be installed around such areas. The maximum height of such walls and fences shall be N/A feet and the minimum height shall be N/A feet.

- 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. If this proposal involves the vacation of certain public rights-of-ways for incorporation into the project area, such vacation must be approved prior to or at the public hearing on this proposal.
- o. External effects: (vibration, heat, glare, radiation, and fumes) These effects will be regulated by Sec. 59-178 (R-3 zone). Reflective glass will [], will not [X] be used.
- p. The natural terrain of the site will [], will not [X] be restored.
- q. Utilities (public and private) serving the property are located (where?) On West Alameda Avenue and South Winona Court.

For information contact the following:
 Denver Water Department 628-6100
~~Rocky Mountain~~ US WEST 896-6422
 Public Service Company 571-3526
 Wastewater Management 295-1451

- r. Sign controls. The project will be regulated by the following:
 Sec. 59-537, Signs permitted in all districts
 Sec. 59-538, Sign area measurement
 Sec. 59-549, regulations for the R-3 district. If no specific regulations are referenced here, please indicate the following:
 sign dimensions: _____
 number of signs: _____
 maximum sign area: _____
 Show ground sign locations on the District Plan Map.
- s. Outdoor Storage of products, materials or Solid Waste will [X], will not [], be permitted on the property. If permitted, such storage is shown on the District Plan. Screening will [X], will not [], be provided. If so, such screening will consist of a solid wall or fence 6'-0" feet high.
- t. Current traffic volumes on streets in the project area should be shown on the "Existing Conditions Map". these volumes are

P.U.D. at 4595 West Alameda Avenue
Address

available for major streets from the Traffic Engineering Division, or the Planning Office or may be estimated by the applicant based on a professional study. Streets for which no estimate is available should be noted.

Site generated traffic should be estimated and noted by applicant based on proposed project type, size, and other relevant factors. Ratios for estimating traffic are available from the Traffic Engineering (~~525-1734~~) (640-3958).

For projects with total daily site generated traffic of more than 200 vehicle trips, or for projects in areas with special problems, more detailed analysis may be required and the applicant should contact the Traffic Engineering Division at 289-5440 for further guidance.

Public Transportation. The nearest bus stop is located ~~XXXXXX~~ on site _____ feet from the property on West Alameda & South Winona Avenue or Street

- u. Future school sites will [], or will not [x] be dedicated as a part of this project.
- v. Home Occupations: If residential dwelling units are contained within the project, home occupations will [x], will not [], be permitted. If so permitted, they will be regulated by Sec. 59-177 (R-3 zone).
- w. Temporary Uses: Uses by temporary permit will be regulated by Sec. 59-177(2) (R-3 zone).
- x. Accessory Uses: Will be permitted and regulated by Sec. 59-177(3) (R-3 zone).
- y. Interim Uses: Prior to the development of this project, the property will be used on an interim basis for Existing use as a chapel and community space for the owner.

(describe in detail the following: size, height and location of all interim buildings, provision for parking, term of interim use, etc.) No new interim building.

- z. Phasing: Is the project expected to be developed in phases? [] yes. [X] no. If yes, specify the phasing and the improvements to be constructed in each phase. _____

Anticipated starting date November, 1991. Anticipated completion date November, 1992.

P.U.D. at 4595 West Alameda Avenue
Address

3. 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. Its relationship to the Comprehensive Plan; where the applicant's objectives are not in substantial conformance with the changing conditions that justify approval of the proposed P.U.D. District. (For help on this please contact Denver Planning Office).
 - c. How the proposed P.U.D. District is to relate to the character of the surrounding neighborhood.
4. The "Existing Conditions Map" is attached following the written statement described above.
5. The "District Plan" is attached following the "Existing Conditions Map". This plan includes the following listed and attached drawings or renderings which show the architectural concepts, building elevations, facade treatment, exterior building materials, and/or other elements.
6. ACKNOWLEDGEMENT: 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.


Applicant AIA

Lantz-Boggio Partnership
Gary Prager, AIA

(Form to be completed by the P.U.D. applicant
and attached to the back of form Z/A 8)

P.U.D. Application Number ...3592.....

Property Addressed as ...4595 West Alameda Avenue, Denver, Colorado...80219

This is to certify that the land owner or owners indicated in
block #5 of the application form (does) (~~does not~~) (circle one)
in fact own all the land area affected by this application.
Indicate as accurately as possible the form of interest in the
property held by the individual or company listed as "owner".

_____ - option holder of (all) (a portion) (circle one) of
the land under application.

_____ - contract holder of (all) (a portion) (circle one)
of the land under application.

X - fee title owner of (all) (a portion) (circle one)
of the land under application.

_____ - holder of a security interest in (all) (a por-
tion) (circle one) of the land under application.

2/22/91
date


signature of applicant or owner
Lantz-Boggio Partnership

If there are other owners of the land included in the P.U.D.
application, please list them below, and give the legal de-
scription of the property which they own.

Please attach a property card from the Assessor's Office which
describes the owner's property included in the P.U.D. applica-
tion.

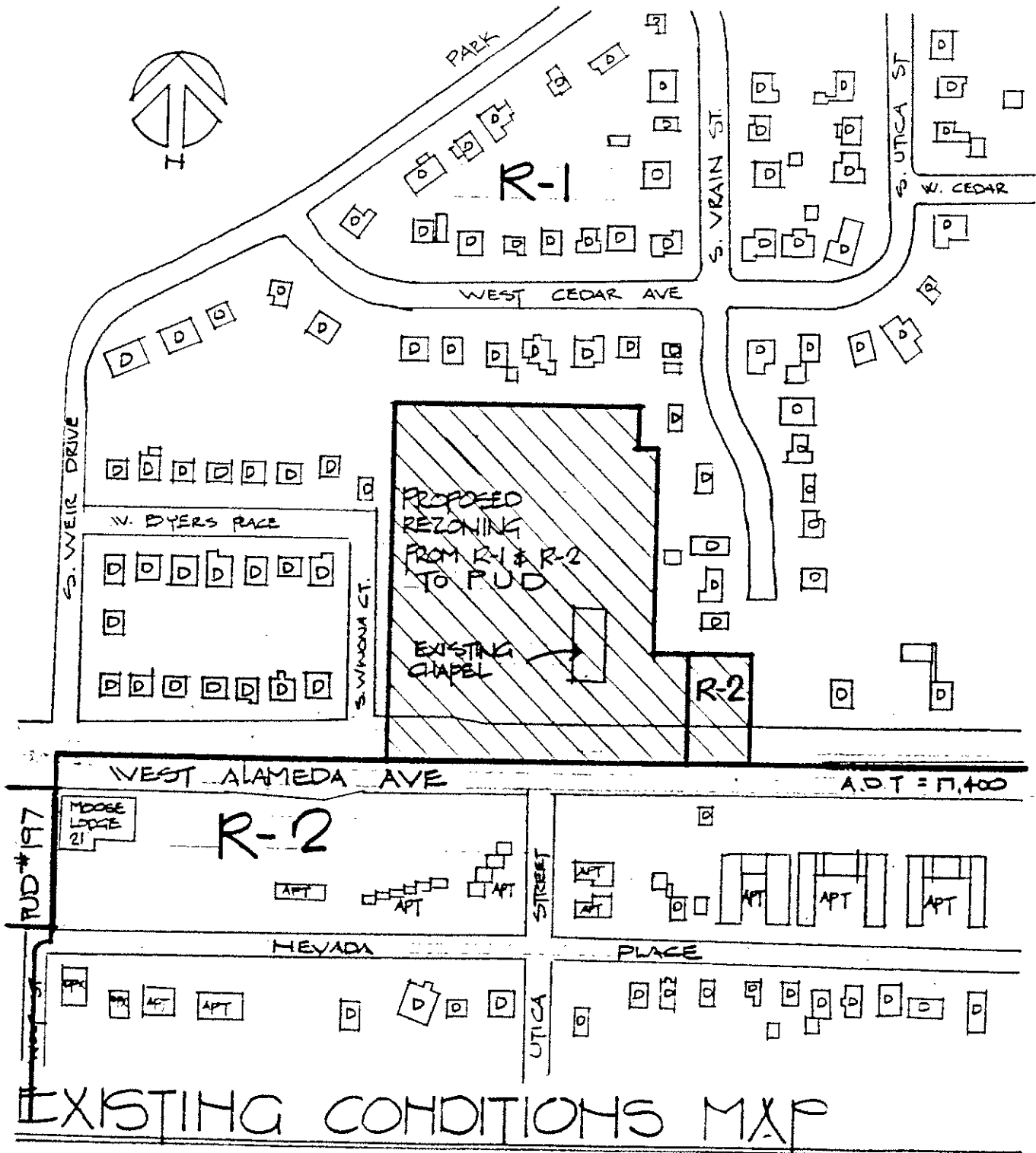
EXHIBIT A

PUD AT 4595 WEST ALAMEDA AVENUE

Statement in Response to Questions 3(a), (b) and (c)

- a) The proposed PUD is requested in order that the Salvation Army may construct a 5 story 65 unit elderly housing facility to provide subsidized housing for the senior citizens of this community. The current use for the property is a chapel with community space at the east side and single family homes at the west side. The PUD will allow for a higher density of living units.
- b) The proposed PUD conforms well with the 1989 Denver Comprehensive Plan Policy Numbers HO-P-8, HO-P-17, and NE-P-30. It provides additional residential development. Since the facility is located near a bus stop, those residents unable to drive may still use public transportation to get to the local shopping facilities of the community. A portion of the site will eventually be turned into a manicured landscape area which can be enjoyed by the entire neighborhood.
- One of the objectives of this facility is to provide subsidized housing for the senior citizens of this community without regard to their race, color, religion, marital status, sexual orientation, sex or nationality.
- c) The new facility will relate to the surrounding neighborhood by being residential in nature and being sensitive to the design of the facility with regard to the type of surroundings. The building will be a masonry and concrete structure and will not have an institutional appearance. The original plan will incorporate a "park like" setting at the west and south sides where residents and their guests shall be allowed to walk and relax.

EXHIBIT 'B'



- D SINGLE FAMILY DWELLING
- APT APARTMENT BUILDING
- DPX DUPLEX APARTMENT BUILDING

SCALE: 1"=200'

NOTE:

AVERAGE DAILY TRAFFIC AMOUNTS ARE NOT AVAILABLE EXCEPT AS NOTED

SALVATION ARMY - DENVER RESIDENCES, INC.