### **REZONING: PD-I**

PROPOSED ZONE DISTRICT: PD-I, PLANNED DEVELOPMENT INDUSTRIAL LAND AREA FOR PROPOSED ZONE DISTRICT: 153,829 SF - 3.5 ACRES

### EXISTING SITE AREA DATA:

	SQUARE FEET	PERCENT OF SITE	ACRES
TOTAL AREA (INCL. R.O.W.) (AREA WITHIN WYANDOT STREET R.O.	153,829 .W. 4,800)	100	3.5134
TOTAL BUILDING AREA AND BUILDING FOOTPRINT FLOOR AREA COVE	26,548 RAGE	17%	0.6095
PARKING AND DRIVE AREA	13,722	9%	0.3149
PARKING LOT LANDSCAPING	820	6% OF PARKING & DRIVE AREA	0.0188
LANDSCAPING AREA	113,559	74%	2.6070
PROVIDED LOADING AREA	265		
MAXIMUM BUILDING HEIGHT=	20'		

OFF STREET PARKING SPACES: STANDARD SPACES HANDICAPPED DESIGNATED

### **LEGAL DESCRIPTION:**

PARCEL A:

THAT PART OF THE NORTHWEST 1/4 SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 SOUTHWEST 1/4; THENCE SOUTH 89°52' EAST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 SOUTHWEST 1/4, A DISTANCE OF 565.23 FEET; THENCE NORTH 00°08' EAST A DISTANCE OF 220.0 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°52' EAST PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST 1/4 SOUTHWEST 1/4 A DISTANCE OF 145.35 FEET; THENCE NORTH 00°08' EAST A DISTANCE OF 340.4 FEET TO A POINT ON THE NORTH LINE OF THE TRACT DESCRIBED IN BOOK 1911 AT PAGE 27; THENCE NORTH 85°00' WEST A DISTANCE OF 97.6 FEET TO THE NORTHWESTERLY CORNER OF THE TRACT DESCRIBED IN BOOK 1911 AT PAGE 27; THENCE SOUTH 27°22'58" WEST DISTANCE OF 145.35 FEET; THENCE SOUTH 00°22'06" WEST A DISTANCE OF 220.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL B:

THAT PART OF THE NORTHWEST 1/4 SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 SOUTHWEST 1/4; THENCE SOUTH 89°52' EAST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 SOUTHWEST 1/4 565.23 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00° 22'06" EAST 240.0 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED RECORDED JULY 07, 1971 IN BOOK 1939 AT PAGE 43; THENCE SOUTH 89°48'27" EAST 143.0 FEET ALONG THE SOUTH LINE OF SAID TRACT IN BOOK 1939 AT PAGE 43, TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 00°22'06" WEST 240.0 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 SOUTHWEST 1/4; THENCE NORTH 89°48'27" WEST ALONG SAID SOUTH LINE 143.0 FEET TO THE POINT OF BEGINNING.

PARCEL C:

THAT PART OF THE NORTHWEST 1/4 SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M., ARAPAHOE COUNTY COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 SOUTHWEST 1/4; THENCE SOUTH 89°52' EAST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 SOUTHWEST 1/4: A DISTANCE OF 728.23 FEET; THENCE NORTH 00°08' EAST, A DISTANCE OF 260.0 FEET TO THE TRUE POINT OF BEGINNING: THENCE NORTH 00°08' EAST. A DISTANCE OF 340.4 FEET; THENCE SOUTH 85°00' EAST A DISTANCE OF 213.4 FEET TO THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN BOOK 1798 AT PAGE 31; THENCE SOUTH 11°55'24" WEST, A DISTANCE OF 203.15 FEET; THENCE SOUTH 76°51'02" EAST A DISTANCE OF 23.0 FEET; THENCE SOUTH 14°27'42" WEST, A DISTANCE OF 121.74 FEET; THENCE NORTH 89°48'27" WEST A DISTANCE OF 165.0 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING, TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO AND FROM SAID LAND OVER THE IMMEDIATE 10 FEET OF LAND LYING SOUTH OF THE CENTER LINE AS DESCRIBED IN EASMENT AGREEMENT RECORDED FEBRUARY 07, 1969 IN BOOK 1798 AT PAGE 311.

ALL IN THE COUNTY OF ARAPAHOE. STATE OF COLORADO.

## LAND USE SUMMARY CHART:

	EXISTING I-1 ZONING	EXISTING LAND USE	PROPOSED ZONING	
ZONING	I-1	I-1	PD-I	
PERMITTED USE	USES PERMITTED PER CHAPTER 3, TITLE 10	COMMUNITY CORRECTIONS FACILITY (CONDITIONAL USE)	SEE NOTE BELOW *	
SITE AREA	153,829 SF- 3.51 ACRES	153,829 SF- 3.51 ACRES	153,829 SF- 3.51 ACRES	
MINIMUM UNOBSTRUCTED OPEN SPACE	NONE	74%	30%	
MAXIMUM BUILDING COVERAGE	3:1 FAR	17%	35%	
MAXIMUM PARKING & DRIVEWAY COVERAGE	NONE	9%	35%	
MAXIMUM BUILDING GROSS FLOOR AREA	3:1 FAR	26,548 SF	55,000 SF	
MAXIMUM BUILDING HEIGHT	NONE	20'	25'	
MINIMUM BUILDING SETBACKS	NONE	30',20',5' EXISTING PROPERTY LINE SETBACKS	50' ALONG BOUNDARY OF PUBLIC OPEN SPACE	

\* PERMITTED LAND USES:

- ALL USES PERMITTED IN THE I-1 DISTRICT

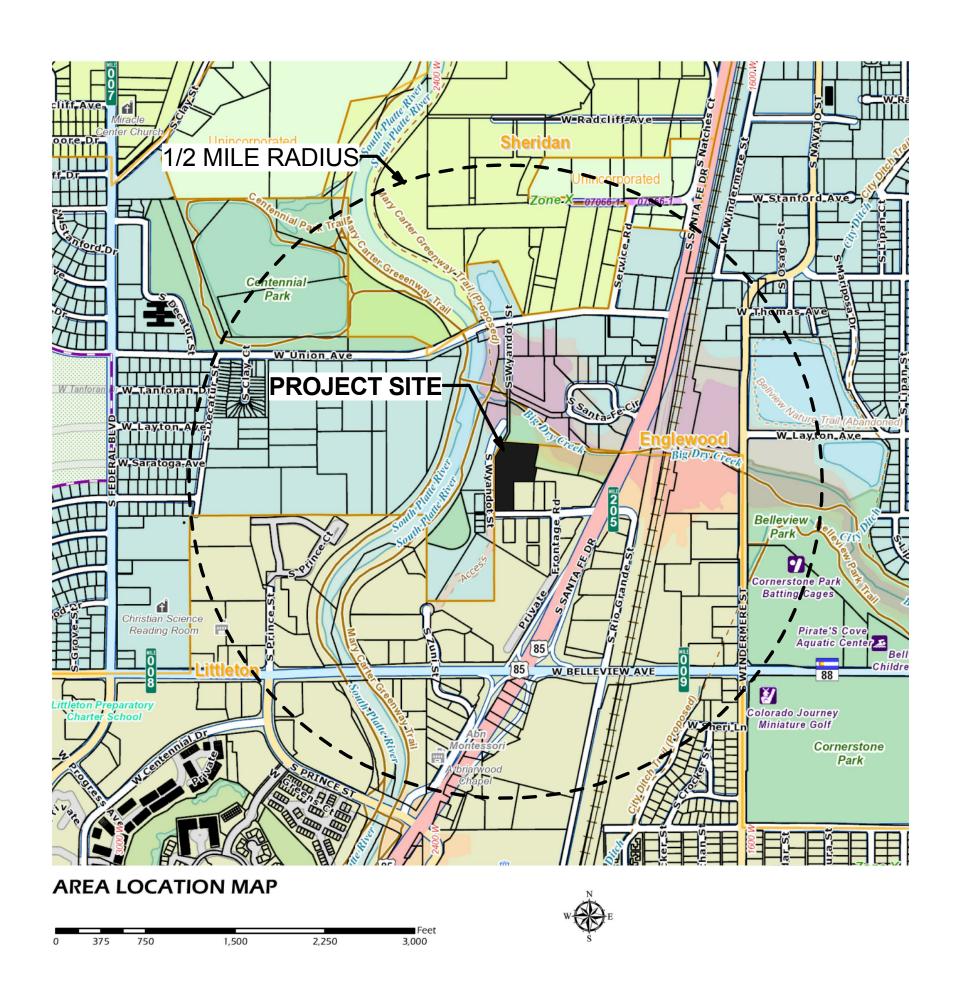
-COMMUNITY CORRECTIONS FACILITY COMPLIANT WITH THE FOLLOWING CONDITIONS:

- 1. The total number of residents shall not exceed 206.
- 2. The residents shall only be on work-release status and shall not be convicted sex offenders.
- 3. Full-time supervision of the residents housed must be provided on site.

4. A contract or agreement to provide services to a judicial district, a correctional department of unit of a local government, the State, or Federal Government shall be maintained. All state and county permits as required for operating such a facility shall be kept in full force and effect.

# ARAPAHOE COUNTY RESIDENTIAL CENTER

### 2135 WEST CHENANGO AVENUE CITY OF LITTLETON, STATE OF COLORADO GENERAL PLANNED DEVELOPMENT PLAN (REZONING) CASE NO. PD14-0004



### CONTACTS

2135 W. CHENANGO AVE. LITTLETON, CO 80120 TEL: (303) 795-6975 FAX: (303) 795-0362 ANGIE RIFFEL

ARCHITECT: INTERGROUP ARCHITECTS 2000 W. LITTLETON BLVD LITTLETON, CO 80120 TEL: (303) 738-8877 FAX: (303) 738-2294 CASEY ADRAGNA, AIA

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## ARAPAHOE COUNTY RESIDENTIAL CENTER

# **OWNER'S CERTIFICATION:**

### Signature and Certification Blocks

#### **Ownership Certification:**

, Owner, or designated agent thereof, do hereby agree that the above described property will be developed as a Planned Development in accordance with the uses, restrictions, and conditions contained in this plan. Further, the City of Littleton is hereby granted permission to enter onto said property for the purposes of conducting inspections to establish compliance of the development of the property with on-site improvements including, but not limited to, landscaping, drainage facilities, parking areas, and trash enclosures. If, upon inspection, the City finds deficiencies in the on-site improvements and, after proper notice, the developer shall take appropriate corrective action. Failure to take such corrective action specified by the City shall be grounds for the City to apply any or all of any required financial assurance to cause the deficiencies to be brought into compliance with this PD Plan, or with any subsequent amendments hereto.

Signature of Owner or Agent

Subscribed and sworn to before me this day of

Witness my hand and official seal.

My commission expires

Notary Public

City Attorney Approval:

APPROVED AS TO FORM.

City Attorney

#### **City Council Approval:**

, 20 , by the Littleton City Council. Approved this day of

Council President

ATTEST:

#### City Clerk

#### **Recording Certification:**

This document was filed for records in the office of the County Clerk and Recorder of County at M, on the day of A.D. 20\_\_\_\_, in Book\_\_\_\_\_, Page\_\_\_\_\_ , Reception Number Map

County Clerk and Recorder

#### BY:

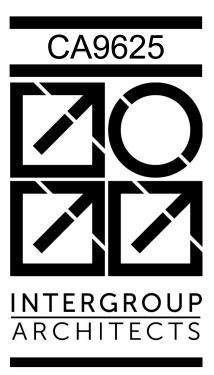
#### Deputy

#### **MINERAL ESTATE OWNERS:**

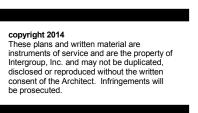
County Tax Assessor and the I have searched the records of the County Clerk and Recorder for the land that is subject of this application and have found that no mineral estate owner is identified therein pursuant to C.R.S. § 24-65.5-103.

Signature of owner and/or agent

Address

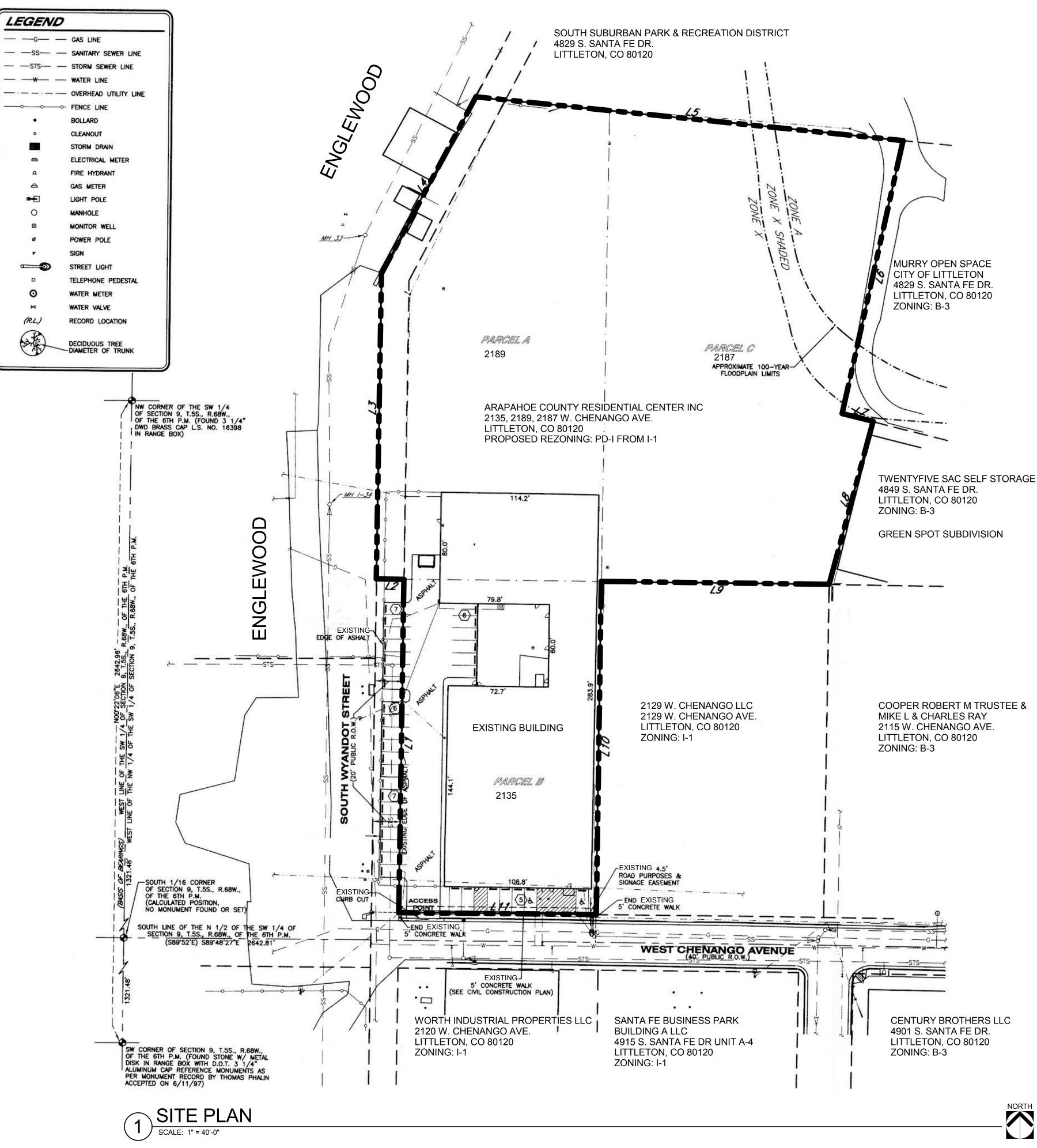






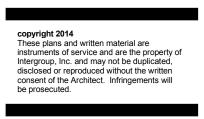


**A**0 **COVER SHEET &** PROJECT INFO









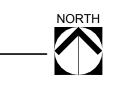


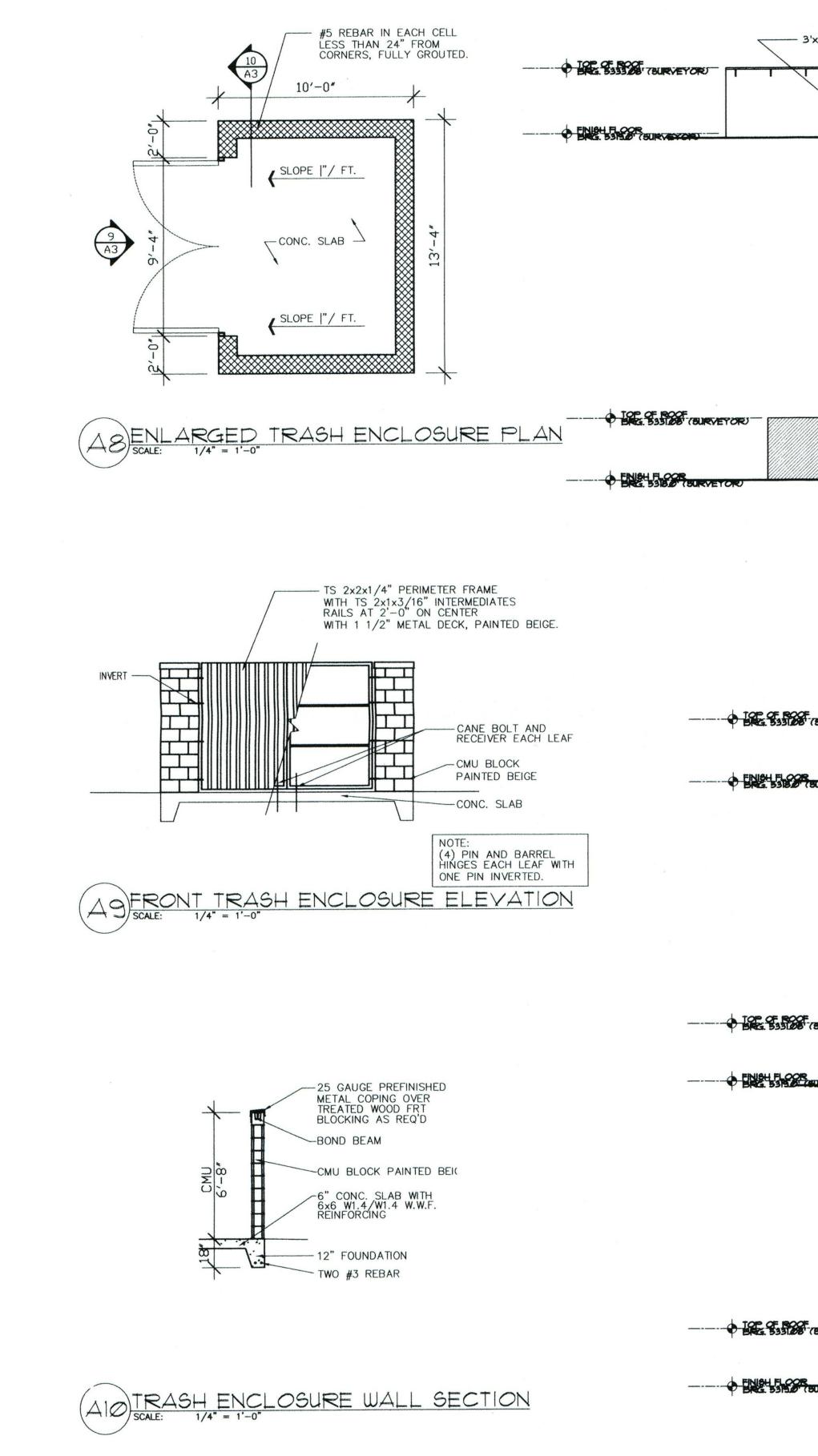


PROPERTY BOUNDAR

LINE DATA TABLE			
COURSE	BEARING	DISTANCE	
L1	N00'22'06"E	240.00'	
L2	N89'48'27 W	20.00'	
L3	N00'22'06"E	220.00'	
L <b>4</b>	N27'22'58"E	145.35'	
L5	S84'47'02"E	311.00'	
L6	S11'55'24"W	203.15'	
L7	S76"51'02"E	23.00'	
L8	S14'27'42"W	121.74'	
L9	N89'48'27"W	165.00'	
L10	S00'22'06"W	240.00'	
L11	N89'48'27"W	143.00'	

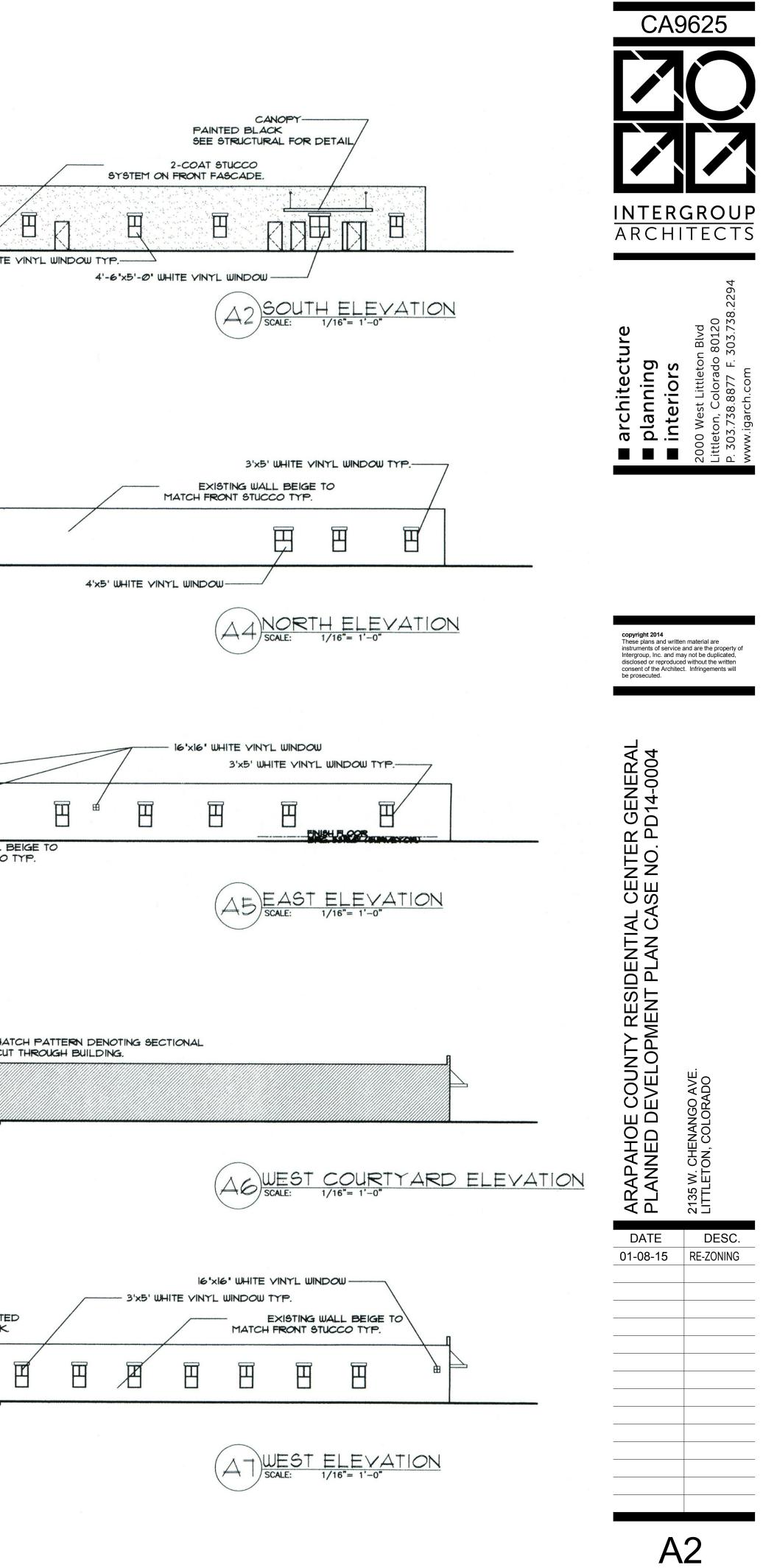
PARKING SPACES			
HANDICAPPED DESIGNATED	2		
STANDARD SPACES	31		
TOTAL	33		





/8/2015 10:52:02 AM

3'x5' WHITE VIN	NYL WINDOW TYP.	- EXISTING WALL BEIGE TO MATCH FRONT STUCCO TYP.			
				TOP OF PARAPET BRG 5333 DB (BURVEYOR) ENIGH FLOOR BRG 538 D (BURVEYOR)	
		AI SOUTH COURTYARE		, Brage Bards (Burkvetory)	3'x5' WHITE
		EXISTING WALL BEIGE TO MATCH FRONT STUCCO TYP.			
				CE BISIDE (BURVEYORU	
		A3 NORTH COURTYAR	D ELEVATION		
F (SURVEYOR)	4'-6'	HITE VINYL WINDOW. 1x5'-@' WHITE VINYL WINDOW.	4'-3'x5'-0" WHITE VINYL WINDO 4'x5' WHITE VINYL WIND	οω.	
SURVETOR)				E×IST	
				MATCH FROM	IT STUCCO
-	TOP OF ROOF BRG. 5333.08' (BURVEYO			- EXISTING WALL E MATCH FRONT STUCCO	EIGE TO TYP. HA1 CUT
(BURVEYOR)					
	<u> </u>		II		URVETOR
			/ 6'-Ø' H	IGH CMU COURTYARD WA	
(SURVEYOR)			BEIGE		
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ELEVATIONS