

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2011

COUNCIL BILL NO. 8
INTRODUCED BY COUNCIL
MEMBER _____

A BILL FOR

AN ORDINANCE AUTHORIZING THE ENGLEWOOD ESTATES PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT NO. 1, LOCATED AT 1210, 1230, 1250, 1255, 1270, 1275 AND 1290 WEST QUINCY CIRCLE IN THE CITY OF ENGLEWOOD, COLORADO.

WHEREAS, Distinctive Builders, L.L.C., owner of the property at 1296 West Quincy Avenue, Englewood, Colorado, submitted an application to rezone the property from R-1-C Single-Family Residence District to PUD and to subdivide the property contained within the PUD; and

WHEREAS, the Englewood Estates Subdivision divided the site commonly addressed at 1296 West Quincy Avenue into seven single-family building sites and establishes a private one-way street, known as West Quincy Circle, to provide access to the proposed development; and

WHEREAS, the Englewood City Council approved Englewood Estates Planned Unit Development (PUD) by the passage of Ordinance No. 47, Series of 2004; and

WHEREAS, in 2009 Habitat for Humanity of Metro Denver, Inc. discussed purchasing the property from Distinctive Builders, LLC contingent upon amending the existing PUD to permit a greater amount of dwelling units on the site; and

WHEREAS, Amendment No. 1, proposes the following changes to the original PUD:

- An increase in the number of residential units from 7 to 11 dwelling units.
- A change in the type of residential units from 7 one-unit detached dwellings, to 3 one-unit detached dwellings and 4 two-unit attached dwellings.
- A decrease in the average lot size from 5,784 square feet to 3,454 square feet.
- Minor changes to building setbacks including 0' side setbacks for the attached dwelling units.
- An increase in the height from which the bulk plane begins; from a 12' height in the original PUD, to an 18' height in the proposed amendment.
- A decrease in the amount of parking from 4.5 parking spaces per unit including guest parking to 3.0 parking spaces per unit including guest parking.
- A decrease in the minimum landscaped area from 40% to 30%.
- Minor changes in the private road (Tract A) configuration to accommodate additional parking and snow storage.
- The original PUD allowed storage sheds provided they were less than 9 feet in height. Amendment No. 1 prohibits all storage sheds.

WHEREAS, pursuant to E.M.C. 16-2-7(F)(2)(c), 16-2-7(H)(2) and 16-2-7(H)(3), amendments to Planned Unit Developments are reviewed under the same procedure and criteria as original PUD applications; and

WHEREAS, the Planning and Zoning Commission held a Public Hearing on January 5, 2011 and took testimony on the subject property which is currently zoned Englewood Estates PUD; and

WHEREAS, the Commission recommends approval of this Planned Unit Development Amendment No. 1;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ENGLEWOOD, COLORADO, AS FOLLOWS:

Section 1. The Englewood City Council has reviewed the Amendment No. 1 to the Englewood Estates Planned Unit Development and pursuant to 16-2-7(F)(2)(c); 16-2-7(H)(2) and 16-2-7(H)(3) E.M.C., finds that the P.U.D. amendment is in conformance with the approved Planned Unit Development requirements.

Section 2. The Englewood City Council finds that all required documents, drawings, referrals, recommendations and approvals have been received.

Section 3. The Englewood City Council finds that the amended P.U.D. site plan is consistent with adopted and generally accepted standards of development within the City.

Section 4. The amended P.U.D. site plan is substantially consistent with the goals, objectives and policies and/or any other ordinance, law or requirement of the City.

Section 5. The City Council of the City of Englewood, Colorado hereby approves Amendment No. 1 to the Planned Unit Development for Englewood Estates, attached hereto as Exhibit A.

Introduced, read in full, and passed on first reading on the 7th day of February, 2011.

Published by Title as a Bill for an Ordinance in the City's official newspaper on the 11th day of February, 2011.

Published as a Bill for an Ordinance on the City's official website beginning on the 9th day of February, 2011 for thirty (30) days.

James K. Woodward, Mayor

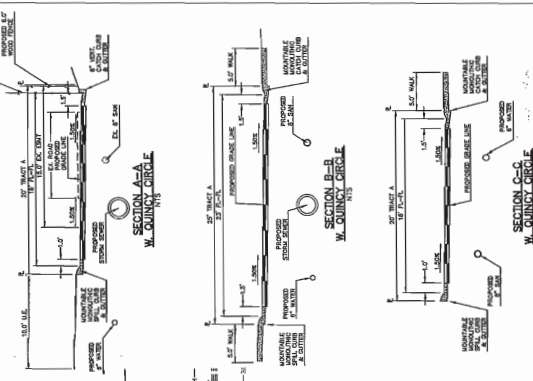
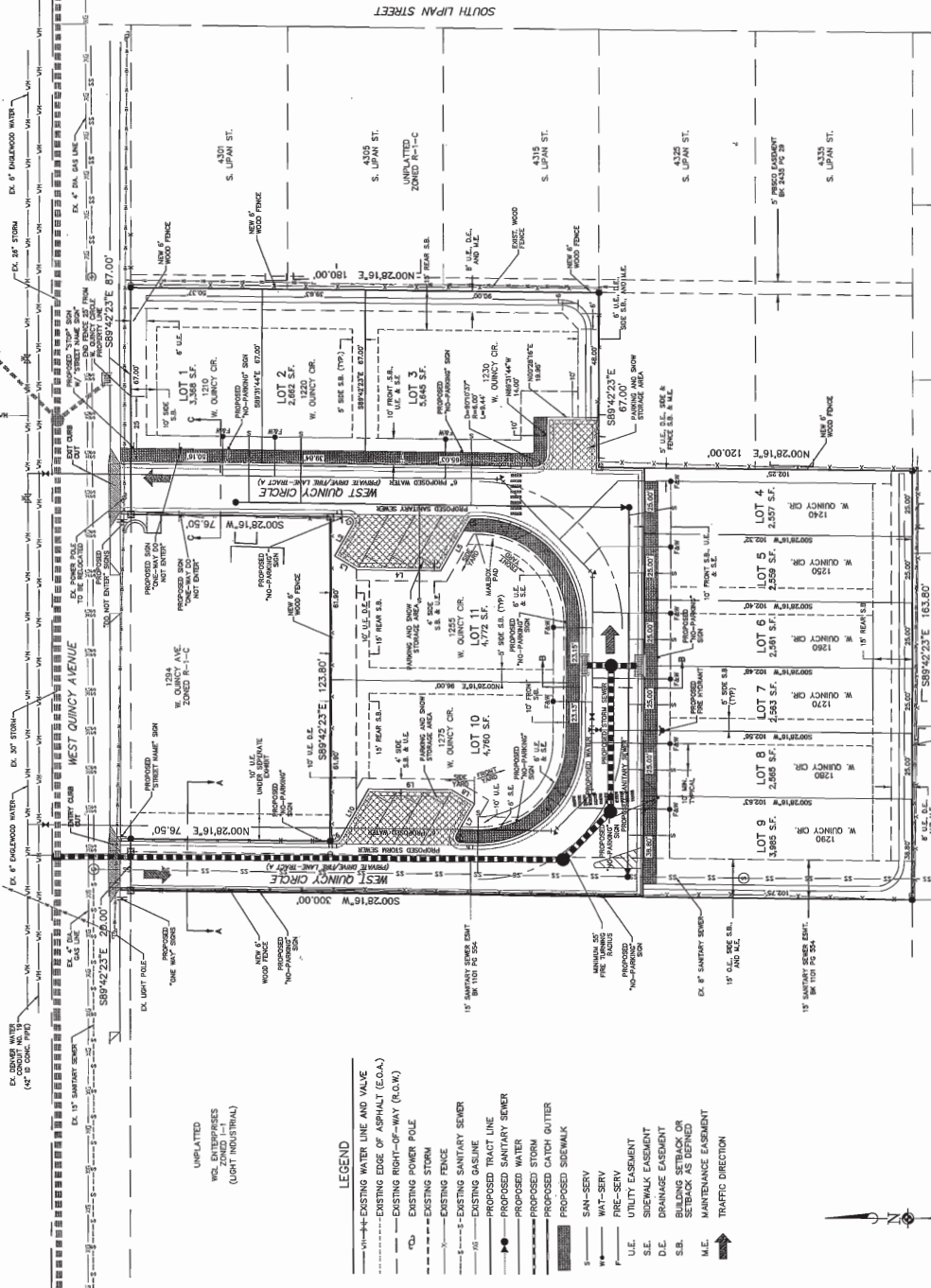
ATTEST:

Loucrishia A. Ellis, City Clerk

I, Loucrishia A. Ellis, City Clerk of the City of Englewood, Colorado, hereby certify that the above and foregoing is a true copy of a Bill for an Ordinance, introduced, read in full, and passed on first reading on the 7th day of February, 2011.

Loucrishia A. Ellis

ENGLEWOOD ESTATES AMENDMENT NO. 1 PLANNED UNIT DEVELOPMENT PUD SITE PLAN



Line #	LENGTH	DIRECTION
L1	6.85'	S0728'20"W
L2	13.80'	N6531'40"W
L3	10.27'	S3028'20"W
L4	32.02'	S0728'20"W
L5	22.14'	S5931'40"E
L6	6.88'	N027'40"E
L7	13.80'	S5931'40"E
L8	10.27'	N3028'20"E
L9	32.02'	N028'50"E
L10	22.14'	N6531'40"W
L11	2.00'	N029'30"E

CURVE #	LENGTH	RADIUS	DELTA
C1	4.18'	2.00'	120°00'00"
C2	2.09'	2.00'	60°00'00"
C3	60.87'	36.75'	90°00'00"
C4	60.87'	36.75'	90°00'00"
C5	4.18'	2.00'	120°00'00"
C6	2.09'	2.00'	60°00'00"

CARROLL & LANGE-MANHARD
A MANHARD CONSULTING COMPANY

7144 South Union Blvd, Suite 100, Englewood, CO 80112
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PUD SITE PLAN
ENGLEWOOD ESTATES AMENDMENT NO. 1

DATE: 11/15/11
 DRAWN BY: JMM
 CHECKED BY: JMM
 PROJECT NO: 11-000000-000

11-000-922-1987

