

**Agenda for the
Regular Meeting of the
Englewood City Council
Monday, December 16, 2013
7:30 pm**

Englewood Civic Center – Council Chambers
1000 Englewood Parkway
Englewood, CO 80110

1. Call to Order.
2. Invocation.
3. Pledge of Allegiance.
4. Roll Call.
5. Consideration of Minutes of Previous Session.
 - a. Minutes from the Regular City Council Meeting of December 2, 2013.
6. Recognition of Scheduled Public Comment. (This is an opportunity for the public to address City Council. Council may ask questions for clarification, but there will not be any dialogue. Please limit your presentation to five minutes.)
 - a. Keep Englewood Beautiful will present the 2013 Holiday Lighting Awards.
 - b. Scott Neff, Englewood High school student and member of the Future Business Leaders of America, will be present to address Council regarding opportunities for involvement with the City.
 - c. Colleen Burke, an Englewood resident, will be present to address Council regarding the recreational marijuana ban.
 - d. Bev Cummins will be present to address Council.
 - e. Elaine Hults, a member of Save Englewood Parks, will be present to recognize staff for their efforts during a recent pool rescue at the Englewood Recreation Center.

Please note: If you have a disability and need auxiliary aids or services, please notify the City of Englewood (303-762-2405) at least 48 hours in advance of when services are needed.

7. Recognition of Unscheduled Public Comment. (This is an opportunity for the public to address City Council. Council may ask questions for clarification, but there will not be any dialogue. Please limit your presentation to three minutes. Time for unscheduled public comment may be limited to 45 minutes, and if limited, shall be continued to General Discussion.)

Council Response to Public Comment.
8. Communications, Proclamations, and Appointments.
9. Consent Agenda Items.
 - a. Approval of Ordinances on First Reading.
 - b. Approval of Ordinances on Second Reading.
 - i. Council Bill No. 62, reducing the number of NonEmergency Employees Retirement Board Members necessary for a quorum and correcting dates in sections 3-4 of the Englewood Municipal Code related to the NonEmergency Employees Retirement Plan.
 - c. Resolutions and Motions.
10. Public Hearing Items.
 - a. A public hearing to gather input on Council Bill No. 63, approving the proposed Chick-fil-A Speer's Broadway Planned Unit Development.
 - b. A public hearing to gather input on Council Bill No. 64, approving the Speer's Broadway Addition Filing No. 2, First Amendment Major Subdivision.
11. Ordinances, Resolutions and Motions
 - a. Approval of Ordinances on First Reading.
 - b. Approval of Ordinances on Second Reading.
 - i. Council Bill No. 63, approving the proposed Chick-fil-A Speer's Broadway Planned Unit Development.
 - ii. Council Bill No. 64, approving the Speer's Broadway Addition Filing No. 2, First Amendment Major Subdivision.

- c. Resolutions and Motions.
 - i. Recommendation from the Community Development Department to approve, by motion, authorization for the Housing Rehabilitation Fund to commence eviction proceedings on the property located at 3685 South Fox Street. **Staff Sources: Harold Stitt, Senior Planner and Janet Grimmatt, Housing Finance Specialist.**
- 12. General Discussion.
 - a. Mayor's Choice.
 - b. Council Members' Choice.
 - i. Resolution approving the City of Englewood's "Aid to Other Agencies" contributions for 2014.
- 13. City Manager's Report.
- 14. City Attorney's Report.
- 15. Adjournment.

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2013

COUNCIL BILL NO. 62
INTRODUCED BY COUNCIL
MEMBER GILLIT

AN ORDINANCE AMENDING TITLE 3, CHAPTER 4, SECTIONS 1, 11(1) AND 17(3), OF THE ENGLEWOOD MUNICIPAL CODE 2000 AMENDING THE NONEMERGENCY EMPLOYEES RETIREMENT BOARD PLAN AND AMENDING AND RESTATING THE EFFECTIVE DATE OF THE PLAN DESCRIBED IN SECTION 3-4-1 TO DECEMBER 1, 2013.

WHEREAS, the Englewood Municipal Code (E.M.C.) established a Retirement Board for nonemergency City employees called the Nonemergency Employees Retirement Board (NEERB) 2-7-1 E.M.C.; and

WHEREAS, the NEERB is the Trustee of the Retirement Plan Fund to hold, manage and control the Fund in accordance with the Englewood Municipal Code (3-4-11 and 3-4-12 E.M.C.); and

WHEREAS, the Plan may be amended, or altered by the City (13-4-14 E.M.C.); and

WHEREAS, long-time members of the NonEmergency Employees Retirement Board are term limited and qualified replacements are more difficult to recruit; and

WHEREAS, reducing the number of Board members necessary for a quorum will help the NonEmergency Employees Retirement Board conduct business when fewer Board members are available; and

WHEREAS, the date for distributions has been changed from December 31, 2007 to December 31, 2006 to correct a typographical error; and

WHEREAS, with the passage of this Ordinance the NonEmergency Employees Retirement Plan shall be restated and effective December 1, 2013, to incorporate these amendments; and

WHEREAS, the NonEmergency Employees Retirement Board approved these modifications at their meeting on August 20, 2013.

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

Section 1. The City Council of the City of Englewood, Colorado hereby authorizes amending Title 3, Chapter 4, Section 1, "Purpose" of the Englewood Municipal Code 2000, to read as follows:

3-4-1: Purpose

Effective as of December 3 ~~1, 2012~~ 2013, the City Council of the City adopted the amended and restated Plan, as set forth herein, to continue and replace the Plan previously in effect. The Plan and Retirement Fund are intended to meet the requirements of Sections 401(a) and 501(a) of the Internal Revenue Code of 1986, as amended. The Plan, previously known as the "City of Englewood Retirement Plan," is known as the "City of Englewood Nonemergency Employees Retirement Plan."

The Plan and the Retirement Fund forming a part hereof, were established and shall be maintained for the exclusive benefit of the eligible Employees of the City and their Beneficiaries.

No part of the Retirement Fund can ever revert to the City except as hereinafter provided, or be used for or diverted to purposes other than the exclusive benefit of the Employees of the City and their Beneficiaries.

This amendment and restatement of the Plan shall not, in any way, affect the rights of former Employees who participated in said Plan and who either retired or otherwise terminated their employment prior to December 3 ~~1, 2012~~ 2013. The rights, if any, of such former Employees and of their Beneficiaries and the amounts of their benefits, if any, shall continue to be governed by the provisions of the Plan as it was in effect on ~~December~~ November 30, 2012 2013, or the date, if earlier, of their retirement or termination of employment, unless specifically provided for otherwise herein.

Section 2. The City Council of the City of Englewood, Colorado hereby authorizes amending Title 3, Chapter 4, Section 11, Subsection 1, "*Retirement Board*" of the Englewood Municipal Code 2000, to read as follows:

3-4-11-1: Retirement Board.

There is hereby created a board to be known as the NonEmergency Employees Retirement Board of the City of Englewood ("Retirement Board") which shall be composed of seven (7) members. One (1) member shall be an elected member of the City Council who shall be selected by a majority of the members of City Council. One (1) member shall be the City Treasurer. Two (2) members shall be employees of the City who are Members of the Plan, who shall be selected by a vote of all such Members in accordance with such procedures as the City Manager may adopt, from time to time. Three (3) members shall be electors of the City who shall be selected by a majority of the members of the City Council. In addition, the City Manager, or his designee, shall serve in an advisory capacity, as an ex official, nonvoting member.

Members of the Retirement Board shall be appointed for four (4) year terms, provided the said member continues to possess the qualifications provided herein during the member's term and, further provided that:

- A. The Council member shall serve during his term of office as a Council member; and
- B. The City Treasurer shall serve during his tenure in office as City Treasurer.

Should a vacancy occur in the membership of the Retirement Board, the same shall be filled for the duration of the unexpired term only, in the same manner as provided herein. Prior to entering upon the performance of the duties of a member of the Retirement Board, each member thereof shall take and subscribe an oath that he accepts the obligations imposed upon him by the provisions of this Plan and that he shall faithfully perform the duties of such office.

~~Five~~ Four (§ 4) members of the Retirement Board shall constitute a quorum. All actions taken by the Board shall be approved by a majority vote of a quorum of the Retirement Board members. All actions, decisions and determinations of the Board shall be recorded in the minutes of the Retirement Board and, unless inconsistent with the provisions of the Plan, shall be binding and conclusive upon all interested parties.

No member of the Board shall receive compensation for his service on the Board but a member may be reimbursed for reasonable expenses incurred in connection with his duties as a member of the Board.

Section 3. The City Council of the City of Englewood, Colorado hereby authorizes amending Title 3, Chapter 4, Section 17, Subsection 3(B)(1), "Definitions", of the Englewood Municipal Code 2000 to read as follows:

3-4-17-3: Direct Rollovers.

B. Definitions:

1. *Eligible Rollover Distribution.* An eligible rollover distribution is any distribution of all or any portion of the balance to the credit of the distributee, except that an eligible rollover distribution does not include: any distribution that is one of a series of substantially equal periodic payments (not less frequently than annually) made for the life (or life expectancy) of the distributee or the joint lives (or joint life expectancies) of the distributee and the distributee's designated beneficiary, or for a specified period of ten (10) years or more; any distribution to the extent such distribution is required under Code Section 401(a)(9); and the portion of any distribution that is not includable in gross income (determined without regard to the exclusion for net unrealized appreciation with respect to employer securities). For distributions made after December 31, ~~2007~~ 2006, a portion of a distribution shall not fail to be an eligible rollover distribution merely because the portion consists of after-tax Employee contributions which are not includible in gross income. However, such portion may be transferred only to an individual retirement account or annuity described in Section 408(a) or (b) of the Code, or in a direct trustee-to-trustee transfer to a qualified trust described in Section 401(a) of the Code which is exempt from tax under Section 501(a) of the Code or to an annuity contract described in Section 403(b) of the Code, provided such trust or contract provides for separate accounting for amounts so transferred (and earnings thereon) including separate accounting for the portion of such distribution which is includible in gross income and the portion of such distribution which is not so includible.

[**EDITOR'S NOTE:** 3-4-17-3(B) 2 through 5 contains no changes and are therefore not included here]

Section 4. Safety Clauses. The City Council hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the City of Englewood, that it is

promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The City Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained.

Section 5. Severability. If any clause, sentence, paragraph, or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance or its application to other persons or circumstances.

Section 6. Inconsistent Ordinances. All other Ordinances or portions thereof inconsistent or conflicting with this Ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

Section 7. Effect of repeal or modification. The repeal or modification of any provision of the Code of the City of Englewood by this Ordinance shall not release, extinguish, alter, modify, or change in whole or in part any penalty, forfeiture, or liability, either civil or criminal, which shall have been incurred under such provision, and each provision shall be treated and held as still remaining in force for the purposes of sustaining any and all proper actions, suits, proceedings, and prosecutions for the enforcement of the penalty, forfeiture, or liability, as well as for the purpose of sustaining any judgment, decree, or order which can or may be rendered, entered, or made in such actions, suits, proceedings, or prosecutions.

Section 8. Penalty. The Penalty Provision of Section 1-4-1 EMC shall apply to each and every violation of this Ordinance.

Introduced, read in full, and passed on first reading on the 2nd day of December, 2013.

Published by Title as a Bill for an Ordinance in the City's official newspaper on the 6th day of December, 2013.

Published as a Bill for an Ordinance on the City's official website beginning on the 4th day of December, 2013 for thirty (30) days.

Read by title and passed on final reading on the 16th day of December, 2013.

Published by title in the City's official newspaper as Ordinance No. ____, Series of 2013, on the 20th day of December, 2013.

Published by title on the City's official website beginning on the 18th day of December, 2013 for thirty (30) days.

This Ordinance shall take effect thirty (30) days after publication following final passage.

Randy P. Penn, 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 the Ordinance passed on final reading and published by title as Ordinance No. ____, Series of 2013.

Loucrishia A. Ellis

COUNCIL COMMUNICATION

DATE: December 16, 2013	AGENDA ITEM: 10 a	SUBJECT: Chick-fil-A Planned Unit Development (PUD) Public Hearing
INITIATED BY: Community Development		STAFF SOURCE: Audra L. Kirk, Planner I

COUNCIL GOAL AND PREVIOUS COUNCIL ACTION

Council approved the Chick-fil-A Planned Unit Development (PUD) on first reading December 2, 2013 and scheduled a Public Hearing for December 16, 2013 to gather public input on the proposed PUD.

RECOMMENDED ACTION

Staff recommends that Council consider testimony during the Public Hearing on Council Bill No. 63, approving the Chick-fil-A PUD. Staff further recommends approval of Council Bill No. 63 on second reading.

BACKGROUND

The building located at 3085 South Broadway was used as an indoor amusement establishment from 1994 – 2011 and has been vacant since then. Prior to 1994 the building was used as the Englewood Press building. All five properties were sold to the current owner on January 7, 2011.

Currently there are two single family homes located on two properties that front Acoma Street. These single family homes were built in 1907 and 1912 and have been single family residences since that time. Both single family homes will be demolished in order to provide access and parking for the proposed Chick-fil-A.

Two of the lots facing Acoma Street were used as parking lots for the indoor amusement establishment. A variance was granted for 3066 South Acoma in July 1973 to permit the installation of a parking lot on an undersized site and without the required 25 foot setback in an R-4 (previous zone district). There was a single family residence that was demolished in 1972 in order to construct the parking lot.

The structures at 3090 South Acoma were demolished in 1974 to be used as additional parking for Englewood Press. In 1994, Funtastic Nathan's applied for a conditional use permit to operate an indoor amusement establishment. A condition of the conditional use was that the use must comply with parking requirements. The lot at 3090 South Acoma was included in total parking calculations, and at that time, became part of the conditional use that was granted to 3085 South Broadway.

The property's existing zoning designations would not accommodate the proposed development; therefore, ZC3, LLC began the process of requesting a rezoning to a PUD.

PUD OVERVIEW

A Planned Unit Development establishes specific zoning and site planning criteria to meet the needs of a specific development proposal that may not be accommodated within existing zoning development regulations. PUDs provide the opportunity for unified development control for multiple properties or multiple uses.

The proposed Chick-fil-A at Speer's Broadway PUD would allow for a drive through restaurant and associated parking. Access to the site would be off of Broadway, Acoma and through the alley between Acoma and Broadway. The restaurant will be situated on the east side of the vacated alley. The parking lot near Acoma Street will be screened by a four foot solid wall.

Permitted Uses: The proposed Chick-fil-A at Speer's Broadway PUD will allow a drive-through restaurant in addition to many other commercial uses already allowed in the MU-B-2 zone district.

Dimensional Standards: The proposed dimensional standards (setbacks, lot size, etc.) for the Chick-fil-A Speer's Broadway PUD are very close to the existing underlying MU-B-2 zone district, and are outlined on page one of the PUD drawings.

Setbacks: A setback is the minimum distance a structure must be located from a property line. The proposed PUD's setbacks are as follows:

- From (East) Broadway - 0 or 5 feet maximum
- From (South) Dartmouth - 0 or 5 feet maximum
- From (North) - 0 feet
- From (West) Acoma - 0 feet

The Chick-fil-A Speer's Broadway PUD shall comply with all applicable design standards set forth in the Unified Development Code unless otherwise modified by the PUD. Relief from front setback requirements may be provided for drive-through uses provided a strong development edge is provided. The Chick-fil-A Speer's Broadway PUD does provide a strong development edge, and will be using the exception to the setback requirement.

Building Height: The proposed maximum building height in the PUD is 60 feet.

Parking: The proposed Chick-fil-A Speer's Broadway PUD will follow the parking regulations outlined in 16-6-4 of the Unified Development Code (UDC) for a drive through restaurant. These requirements are 1 space per 100 s.f. of building; based on the proposed building size this equals 46 spaces, with 3 accessible parking spaces. Chick-fil-A will be providing an additional parking space for a total of 47 spaces. Bicycle parking will be required at a rate of one bicycle space each for 10 required parking spaces. Chick-fil-A will be providing a total of 6 bicycle parking spaces.

Traffic: The Traffic Impact Study looked into potential traffic related impacts on the street network connected with the proposed development. The analysis was completed for the period ending 2015, as well as for 2035 long-term twenty year horizon, with intersections of Dartmouth and Broadway, Dartmouth and Acoma, and Acoma and Cornell included in this traffic study. The following is a brief summary of findings and recommendations:

- There are two access points to the Chick-fil-A site; right-in/right-out access located on Broadway, and full movement access from Acoma Street. It is believed that up to 70% of Chick-fil-A patrons will use the Acoma driveway

- The daily traffic volume on Acoma Street will notably increase; however, the level of traffic volume will stay in the range that could be found on some other local streets
- Increased travel demands could be expected at the Dartmouth and Broadway, and Dartmouth and Acoma intersections. To minimize these impacts, the study provides the following recommendations for consideration to implement with the proposed construction:
 - Lengthen the northbound left turn lane on Broadway at Dartmouth
 - Lengthen both eastbound and westbound left turn lanes on Dartmouth at Broadway
 - Establish new left turn lanes for the eastbound and westbound directions on Dartmouth at Acoma
 - Restrict parking along the east side of Acoma adjacent to the Chick-fil-A site.

Staff agrees with the study conclusion that the proposed eastbound and westbound left turn lane modifications at Dartmouth and Broadway, and the installation of new left turn lanes at Dartmouth and Acoma would require on-street parking restrictions on Dartmouth Avenue. Furthermore, it is noted in the study, that lengthening left turns on Dartmouth at Broadway may impact business and alley accesses along Dartmouth on both sides of Broadway. However, the existing vehicle queues from the Dartmouth and Broadway intersection already extend past these driveways/alleys during the afternoon peak hours. Staff closely reviewed this Traffic Impact Study and is in agreement with the study's recommendations.

Signage: The proposed PUD will follow the signage regulations outlined in 16-6-13 of the UDC as amended.

Landscaping: The UDC requires that a minimum of 10% of the property be landscaped for commercial uses in the MU-B-2 zone districts. The Chick-fil-A Speer's Broadway PUD proposes a minimum of 22% of the property be landscaped. The PUD will meet the requirements of the UDC in terms of plant quantities and sizes; additionally, 50% of the required trees must be located between the building and street which will result in street trees for the project.

Screening and Fencing: The PUD proposes a 4 foot high fence/wall between the parking lot and existing residential uses at the western boundary along South Acoma. The fence/wall must be consistent with the overall building design. All other screening or fencing must comply with the requirements of the UDC.

Drainage: The proposed Drainage Plan and Preliminary Drainage Report were reviewed and approved by the City's Public Works Department.

PLANNED UNIT DEVELOPMENT CONSIDERATIONS

City Council is to review the Chick-fil-A Speer's Broadway PUD request, and following the public hearing, may approve, deny, or approve the rezoning with conditions. In its review of the application, City Council recommendations should include findings on each of the following points:

1. *The application is or is not in conformance with the Comprehensive Plan and this Title (UDC).*

The Chick-fil-A Speer's Broadway PUD conforms to the Comprehensive Plan strategy of redevelopment. The Business and Employment Strategic Plan Objective 1-2 states, "Actively engage in expanding existing Englewood businesses and attracting new businesses to the city". A typical

Chick-fil-A store will generate approximately \$3.0 million in sales, which would equate to approximately \$105,000 in tax revenue to the City of Englewood.

- 2. The application is or is not consistent with adopted and generally accepted standards of development in the City.*

The Chick-fil-A Speer's Broadway PUD is consistent with adopted and generally accepted development standards established by the City of Englewood. The application was reviewed by the City's Development Review Team (DRT) and the appropriate outside agencies. All comments were addressed by the applicant.

- 3. The application is or is not substantially consistent with the goals, objectives, design guidelines, policies and any other ordinance, law, or requirement of the City.*

The Chick-fil-A Speer's Broadway PUD is substantially consistent with the goals, objectives, design guidelines, policies, and other ordinances, laws and requirements of the City.

FINANCIAL IMPACT

The proposed Chick-fil-A Speer's Broadway redevelopment will generate approximately \$105,000 in tax revenue annually.

LIST OF ATTACHMENTS

Planning Commission Staff Report including:
Exhibit C - Neighborhood Meeting Notes
Exhibit D - Xcel Energy Letter
Exhibit E - Century Link Letter
Planning Commission Minutes (November 5, 2013)
Planning Commission Findings of Fact
Proposed Bill for an Ordinance



CITY OF ENGLEWOOD
COMMUNITY DEVELOPMENT

TO: Planning and Zoning Commission
THRU: Chris Neubecker, Senior Planner ✓
FROM: Audra L. Kirk, Planner I ✓
DATE: November 5, 2013

SUBJECT: Case ZON2013-002 - Public Hearing
Chick-fil-A at Speer's Broadway PUD

Case SUB2013-008 - Public Hearing
Speer's Broadway Addition Filing 2, 1st Amendment Major Subdivision

APPLICANT:

ZC3, LLC
8757 Mallard Place
Littleton, CO 80126

PROPERTY OWNER:

3085 South Broadway Partners, LLC
1873 South Bellaire Street #825
Denver, CO 80222

PROPERTY ADDRESSES:

3085 South Broadway	PIN# 1971-34-2-18-030
3066 South Acoma Street	PIN# 1971-34-2-18-011
3072 South Acoma Street	PIN# 1971-34-2-18-012
3086 South Acoma Street	PIN# 1971-34-2-18-013
3090 South Acoma Street	PIN# 1971-34-2-18-014

REQUEST:

The applicant has submitted an application to rezone the parcels above from MU-R-3-A, and MU-B-2 zone districts to Planned Unit Development (PUD). The proposed PUD would allow a drive through restaurant. The applicant has also submitted an application for a Major Subdivision for the property contained in the PUD.

RECOMMENDATION:

Case ZON2013-002: The Department of Community Development recommends that the Planning and Zoning Commission review the Chick-fil-A at Speer's Broadway PUD request and forward a favorable recommendation for approval to City Council.

Case SUB2013-008: The Community Development Department recommends approval of the Speer's Broadway Addition Filing 2, 1st Amendment Major Subdivision. Staff recommends that the final plat be forwarded to Council with a recommendation for approval.

LEGAL DESCRIPTIONS:

PIN#: 1971-34-2-18-030 LOTS 25-32 BLK 24 SPEERS BDWY ADD TOG WITH THAT PART OF VACATED S BROADWAY ST ADJ ON THE EAST

PIN#: 1971-34-2-18-011 S 1/2 OF 17 ALL OF 18 BLK 24 SPEERS BDWY ADD

PIN#: 1971-34-2-18-012 LOTS 19-20 BLK 24 SPEERS BDWY ADD

PIN#: 1971-34-2-18-013 LOTS 21-22 BLK 24 SPEERS BDWY ADD

PIN#: 1971-34-2-18-014 LOTS 23-24 BLK 24 SPEERS BDWY ADD 3090 S ACOMA

EXISTING ZONE DISTRICTS:

MU-R-3-A Low Density Residential and Limited Office Zone District, and MU-B-2 General Arterial Business Zone District.

PROPERTY LOCATION AND SURROUNDING LAND USE:

The subject property of this PUD is located on five parcels.

Parcel fronting Broadway is located at the northwest corner of South Broadway and West Dartmouth Avenue. Land to the north, east and south of this parcel is zoned MU-B-2 Mixed-Use General Arterial Business District and contains commercial uses.

Parcels fronting Acoma are located at the northeast corner of South Acoma Street and West Dartmouth Avenue. Land to the north of these parcels are zoned MU-R-3-A Low Density Residential and Limited Office Zone District. Land to the west of these parcels are zoned MU-R-3-B Medium to High Density Residential and Limited Office Zone District. Land south of these parcels (south of Dartmouth Avenue) is zoned R-2-B Medium Density one and Multi-Dwelling unit Residential Zone District.

PUD AND SUBDIVISION PROCEDURE:

Rezoning to a PUD requires the applicant to have a pre-application meeting with staff, and a neighborhood meeting with owners and tenants located within 1,000 feet of the proposed PUD. After the neighborhood meeting a formal application is made to the City and reviewed by City departments and other affected outside agencies. A public hearing is held before the Planning and Zoning Commission and City Council. If the PUD is approved there is a 30 day referendum time period before becoming effective.

Since the information required and testimony necessary for both the PUD and Subdivision cases are parallel, the requests are being considered within a single hearing; however, each case will require a separate motion from the Planning Commission.

BACKGROUND:

The Planned Unit Development is a rezoning process that establishes specific zoning and site planning criteria to meet the needs of a specific development proposal that may not be accommodated within existing zoning development regulations. A PUD rezoning provides the opportunity for unified development control for multiple properties or multiple uses.

The building located at 3085 South Broadway has been used as an indoor amusement establishment from 1994 - 2011 and has been vacant since then. Prior to 1994 the building was used as the Englewood Press building. All five properties were sold to the current owner on January 7, 2011.

Currently there are two single family homes located on two properties that front Acoma Street. These single family homes were built in 1907 and 1912 and have been single family residences since that time. Both single family homes will be demolished in order to provide access and parking for the proposed Chick-fil-A.

Two of the lots facing Acoma Street were used as parking lots for the indoor amusement establishment. A variance was granted for 3066 South Acoma in July 1973 to permit the installation of a parking lot on an undersized site and without the required 25 foot setback in an R-4 (previous zone district). There was a single family residence that was demolished in 1972 in order to construct the parking lot.

The structures at 3090 South Acoma were demolished in 1974 to be used as additional parking for Englewood Press. In 1994, Funtastic Nathan's applied for a conditional use permit to operate an indoor amusement establishment. A condition of the conditional use was that the use must comply with parking requirements. The lot at 3090 South Acoma was included in total parking calculations, and at that time, became part of the conditional use that was granted to 3085 South Broadway.

NEIGHBORHOOD MEETING SUMMARY:

The applicant conducted a neighborhood meeting on July 31, 2013. Notice of the meeting was mailed to property owners and occupants of property within 1000 feet of the site. Neighborhood meeting notes are attached to this report (See Exhibit C).

CITY DEPARTMENT AND DIVISION REVIEW:

The Chick-fil-A at Speer's Broadway PUD, Speer's Broadway Addition Filing 2 Major Subdivision, and subsequent revisions were reviewed by the City's Development Review Team (DRT) on July 30th, September 9th, and September 24th of 2013. Identified issues were addressed by the applicant and the final Chick-fil-A at Speer's Broadway PUD and Speer's Broadway Addition Filing 2, 1st Amendment Major Subdivision were submitted on October 23, 2013.

OUTSIDE AGENCY COMMENTS:

Preliminary plans of the proposed Chick-fil-A at Speer’s Broadway PUD and Speer’s Broadway Addition Filing 2, 1st Amendment Major Subdivision were referred to RTD, Xcel Energy, Century Link, and Comcast. Xcel Energy and Century Link provided written comments that are attached as Exhibits D-E. There were no objections in the comments received provided an easement is retained for existing facilities, and that the applicant continues working with the agencies’ individual processes. If any other formal comments are received before the public hearing, Staff will present them during the hearing. RTD did not provide comments.

PUD OVERVIEW:

The proposed Chick-fil-A at Speer’s Broadway PUD would include a drive-through Chick-fil-A restaurant and associated parking. Access to the site would be off of Broadway, Acoma and through the alley between Acoma and Broadway. The restaurant will be situated on the east side of the vacated alley with parking and access to the drive through on the west side of the vacated alley. Residences on Acoma Street that face east will be screened by a four foot solid wall.

Permitted Uses: The Chick-fil-A at Speer’s Broadway PUD will allow a drive-through restaurant in addition to many other commercial uses as outlined on page one of the PUD.

Dimensional Standards: The following table provides a comparison between the property’s existing zone classifications and the proposed PUD.

	Min Lot Area (sq ft)	Max FAR	Max Lot Coverage (%)	Min Lot Width (ft)	Max Height (ft)	Minimum Setbacks (ft)		
						Front	Each Side	Rear
MU-R-3-A District (west side of proposed PUD)								
One-Unit Dwelling	6,000	None	40	50	32	25	5	20
One-Unit Dwelling on a Small Lot	4,000	None	35	40	32	25	3	20
Multi-Unit Dwelling (Maximum Units Based on Lot Area & Width)	3,000 per unit	None	60	25 per unit	32	25	5	25
Private Off-Street Parking	12,000	None	70	None	n/a	25	15	15

	Min Lot Area (sq ft)	Max FAR	Max Lot Coverage (%)	Min Lot Width (ft)	Max Height (ft)	Minimum Setbacks (ft)		
						Front	Each Side	Rear
Office, Limited	15,000	1.5 (Excluding the gross floor area of parking structures)	50	None	32	25	15	25
All Other Allowed Uses	24,000	None	60	200	32	25	25	25
MU-B-2 District (east side of proposed PUD)								
Multi-Unit Dwelling	None	None	None	None	60	0 and no more than 5 feet	0	5
All Other Allowed Uses	None	None	None	None	60	0 and no more than 5 feet	0	5
Proposed Chick-fil-A at Speer's Broadway PUD								
All Allowed Uses	None	None	None	None	60	Varies depending on street frontage; 0 to 5 feet, see PUD		

Setbacks: A setback is the minimum distance a structure must be located from a property line. The proposed PUD's setbacks are as follows:

- From (East) Broadway – 0 or 5 feet maximum
- From (South) Dartmouth – 0 or 5 feet maximum
- From (North) – 0 feet
- From (West) Acoma - 0 feet

Building Height: The proposed maximum building height in the PUD is 60 feet.

Parking: The proposed Chick-fil-A Speer's Broadway PUD will follow the parking regulations outlined in 16-6-4 of the Unified Development Code (UDC) for a drive through restaurant. These requirements are 1 space per 100 s.f. of building, based on the proposed building size this equals 46 spaces, with 3 accessible parking spaces. Chick-fil-A will be providing an additional parking space for a total of 47 spaces. Bicycle parking will be required at a rate of one bicycle space each for 10 required parking spaces. Chick-fil-A will be providing a total of 6 bicycle parking spaces.

Traffic: The Traffic Impact Study looked into potential traffic related impacts on the street network connected with the proposed development. The analysis was completed for the period ending 2015, as well as for 2035 long-term twenty year horizon; with intersections

of Dartmouth and Broadway, Dartmouth and Acoma, and Acoma and Cornell included in this traffic study. The following is a brief summary of findings and recommendations:

- There are two access points to the Chick-fil-A site; right-in/right-out access located on Broadway, and full movement access from Acoma Street. It is believed that up to 70% of Chick-fil-A patrons will use the Acoma driveway
- The daily traffic volume on Acoma Street will notably increase; however, the level of traffic volume will stay in the range that could be found on some other local streets
- Increased travel demands could be expected at the Dartmouth and Broadway, and Dartmouth and Acoma intersections. To minimize these impacts, the study provides the following recommendations for consideration to implement with the proposed construction:
 - Lengthen the northbound left turn lane on Broadway at Dartmouth
 - Lengthen both eastbound and westbound left turn lanes on Dartmouth at Broadway
 - Establish new left turn lanes for the eastbound and westbound directions on Dartmouth at Acoma
 - Restrict parking along the east side of Acoma adjacent to the Chick-fil-A site

Staff agrees with the study conclusion that the proposed eastbound and westbound left turn lane modifications at Dartmouth and Broadway, and the installation of new left turn lanes at Dartmouth and Acoma, would require on-street parking restrictions on Dartmouth Avenue. Furthermore, it is noted in the study, that lengthening left turns on Dartmouth at Broadway may impact business and alley accesses along Dartmouth on both sides of Broadway. However, it is fair to say that the existing vehicle queues from the Dartmouth and Broadway intersection already extend past these driveways/alleys during the afternoon peak hours.

In summary, please note that staff closely reviewed this Traffic Impact Study and is in agreement with the study findings.

Signage: The proposed PUD will follow the signage regulations outlined in 16-6-13 of the UDC as amended.

Landscaping: The UDC requires that a minimum of 10% of the property be landscaped for commercial uses in the MU-B-2 zone districts. The Chick-fil-A Speer's Broadway PUD proposes a minimum of 22% of the property be landscaped. The PUD will meet the requirements of the UDC in terms of plant quantities and sizes; additionally, 50% of the required trees must be located between the building and street which will result in street trees for the project.

Screening and Fencing: The PUD proposes a 4 foot high fence/wall between the parking lot and existing residential uses at the western boundary along South Acoma. The fence/wall must be consistent with the overall building design. All other screening or fencing must comply with the requirements of the UDC.

Drainage: The preliminary Drainage Report and Plan were reviewed and approved by the City's Public Works Department.

PUD SUMMARY:

The proposed Chick-fil-A Speer's Broadway PUD has been reviewed by the City's Development Review Team (DRT) and the appropriate outside agencies. Issues identified by the DRT were addressed by the applicant and there were no objections from the outside agencies provided that the applicant continues working with the agencies' individual processes. The PUD documents are complete and no additional conditions of approval are recommended at this time. Therefore, the Community Development Department recommends that the Planning and Zoning Commission review the Chick-fil-A Speer's Broadway PUD request and forward a favorable recommendation for approval to City Council.

PLANNED UNIT DEVELOPMENT CONSIDERATIONS:

The Planning and Zoning Commission is to review the Chick-fil-A Speer's Broadway PUD request, and following the public hearing, may recommend that the Council approve, deny, or approve the rezoning with conditions. In its review of the application, the Commission's recommendations should include findings on each of the following points:

1. *The application is or is not in conformance with the Comprehensive Plan and this Title (UDC).*

The Chick-fil-A Speer's Broadway PUD conforms to the Comprehensive Plan strategy of redevelopment. The Business and Employment Strategic Plan Objective 1-2 states, "Actively engage in expanding existing Englewood businesses and attracting new businesses to the city". A typical Chick-fil-A store will generate approximately \$3.0 million in sales, which would equate to approximately \$105,000 in tax revenue to the City of Englewood.

2. *The application is or is not consistent with adopted and generally accepted standards of development in the City.*

The Chick-fil-A Speer's Broadway PUD is consistent with adopted and generally accepted development standards established by the City of Englewood. The application was reviewed by the City's Development Review Team (DRT) and the appropriate outside agencies. All comments were addressed by the applicant.

3. *The application is or is not substantially consistent with the goals, objectives, design guidelines, policies and any other ordinance, law, or requirement of the City.*

The Chick-fil-A Speer's Broadway PUD is substantially consistent with the goals, objectives, design guidelines, policies, and other ordinances, laws and requirements of the City.

SUBDIVISION SUMMARY:

The proposed Preliminary Plat for Speer's Broadway Addition, Filing No. 2, 1st Amendment has been reviewed by the City's Development Review Team (DRT) and the appropriate outside agencies. The Speer's Broadway Addition, Filing No. 2, 1st Amendment includes:

- The vacation of alley on Lots 18 through 24 on the Acoma side and Lots 25 through 31 Broadway side.
- The vacation of platted lot lines.
- The relocation/dedication of a portion of the alley on portions of Lot 17 and Lot 18.
- The dedication of public access on Lot 32 and Lot 31.

Issues identified by the DRT were addressed by the applicant and there were no objections from the outside agencies provided that the applicant continues working with the agencies' individual processes. Therefore, the Community Development Department recommends approval of the Speer's Broadway Addition, Filing No.2 1st Amendment. If the Commission requires no changes from the Preliminary Plat to the Final Plat, staff recommends that the Final Plat be forwarded to Council with a recommendation for approval.

SUBDIVISION CONSIDERATIONS:

When considering a subdivision plat, the Commission must consider the following:

1. *The zoning of the property proposed for subdivision, together with the zoning of the areas immediately adjacent thereto.*

The proposed Chick-fil-A Speer's Broadway PUD use is quick serve restaurant with a drive-through. The drive-through will be located on the Broadway side of the property; this is compatible with other uses in the MU-B-2 zone district. The parking will be located on the Acoma fronting properties. Parking is an allowed use in the MU-R-3-B district when approved through the conditional use process.

2. *The proposed layout of lots and blocks and the proposed dimensions thereof to demonstrate compliance with yard area requirements.*

The proposed lots are compatible with dimensions established by the Chick-fil-A Speer's Broadway PUD.

3. *The availability of all utilities, and the proximity thereof to the area proposed for subdivision.*

Public water and sewer along with electric, gas, and communication utilities are available to the subject property.

4. *Topography and natural features of the land with special reference to flood plains.*

The subject property is not located within an identified flood plain zone. There are no other special topography or natural features on the property.

5. *The continuity of streets and alleys within the area proposed for subdivision, and the design and location of such streets and alleys, with relation to existing streets and alleys, both within and without the area proposed for subdivision, and the Master Street Plan.*

The relocation of a portion of the public alley proposed within this subdivision provides the necessary access to the lots adjacent to the subdivision.

6. *All rights-of-way to be designated and located to facilitate the safe movement of pedestrians and bicyclists.*

Existing sidewalks will remain.

7. *All bicycle and pedestrian facilities shall be selected, located and designed in accordance with current City standards.*

Six bicycle parking facilities are required for this proposed subdivision. Sidewalks are provided.

8. *The location of utility and other easements.*

All required easements have been included on the plat. See Preliminary Plat.

9. *The location of, and provision for, public areas, including land reserved for parks, schools and other public uses.*

The easements necessary for public uses and utilities are dedicated on the subdivision plat.

10. *The method of handling drainage and surface water.*

A drainage study has been completed as part of the proposed Planned Unit Development application. Drainage issues have been addressed and will be monitored in the development permit process.

ATTACHMENTS:

Exhibit A: Chick-fil-A at Speer's Broadway PUD

Exhibit B: Speer's Broadway Addition Filing 2, 1st Amendment Major Subdivision

Exhibit C: Neighborhood Meeting Summary – July 31, 2013

Exhibit D: Xcel Energy – Letter dated August 6, 2013

Exhibit E: CenturyLink – Letter dated June 27, 2013

Chick-fil-A Neighborhood Meeting 7/31/13
6:00 p.m.
Mayflower Congregational Church
3001 South Acoma Street

29 people attended the meeting

Zell Cantrell from ZC3 gave a brief presentation of the proposed project. He explained that ZC3 and Merrick & Company have submitted for a Planned Unit Development, to rezone the properties at 3085 South Broadway to allow for a drive through restaurant, and to allow for the properties along Acoma to be used as a parking lot. Mr. Cantrell explained that the alley would be re-routed to exit onto either Acoma or to Broadway. He also explained that the building and the drive through are designed so that pedestrians will never have to cross the drive through as they do at other drive through restaurants.

Following are some questions from the public, and answers provided by the applicants:

Q: What is the timing? I live in one of the houses that will be torn down.

We would like to be open spring of next year, but it may be more like summer of next year. 2014.

Q: Do you know how close you are to a school zone?

I believe that we are only 1 to 2 blocks from the nearest school.

Q: How close is the nearest Chick-fil-A?

The nearest one is at Riverpoint in Sheridan.

Q: Will this new restaurant affect my water pressure?

No.

Q: Do you still use Styrofoam cups?

Yes, but we are looking for other solutions.

Q: Don't you own the Styrofoam cup company?

No.

Q: Was a traffic study done on Dartmouth?

Yes, it is available at the City of Englewood.

Q: Traffic flow is difficult now, how are you going to handle increased traffic?

We will increase the left hand turns at Broadway and Dartmouth to extend queuing.

Q: Will you be taking property along Dartmouth?

No, that is not our intention.

Q: Walking along Broadway and Dartmouth is already very dangerous, and I have complained to the city already, how will this be addressed?

EXHIBIT C

Q: Acoma is already narrow, and I need to back into my drive to avoid hitting people as I pull out, added parking on Acoma could make this even more dangerous.

We can restrict parking on Acoma.

Q: Right now, there is too much green light time on Broadway and not enough on Dartmouth, how will this be addressed?

We can change the timing on Dartmouth to increase green light time.

Q: Is there any way to get permit parking for Acoma?

(JJ) Sure.... Just go to the city. You will need to get a majority approval from residents of the block.

Q: Can you reduce the speed limit on Acoma?

(JJ) Yes, if that is the desire of the block.

Q: Can you add a stop sign at Yale and one at Dartmouth?

That is something that we can discuss with the City.

Q: I am a new business with 3 parking spots, most of my customers park on the street. The traffic that is being created will piss my customers off.

We are currently over parked. The city requires us to have 46 spots and we are at 54. Parking on the street should not be an issue.

Q: What are the hours?

6:00 a.m. to 10:00 p.m.

Q: How will the PUD affect our property values?

(JJ) This will be better than a vacant lot.

Q: How many jobs will this produce?

There will be temporary construction jobs. Once the store is open there will be approximately 100 employees.

Q: I would rather have a Chick-fil-A than a Gothic or a Felt. Chick-fil-A maintains their property.

Q: What would the delivery times be?

That has not been determined, but they are location specific, and never very early.

Q: Will you still provide spirit nights, college scholarships, community involvement? I'm younger and I wouldn't have gone to college without Chick-fil-A. CFA changed my life.

Yes! CFA is very involved in the community! We only have franchise owners that are willing to be connected to the community. We do not allow absentee franchise owners. We have 1700 franchise owners, the maximum number of stores is 2, and there are only a handful of those. We typically get 20,000 applications for franchises a year and only pick 50.

Q: Have you purchased the building yet?

No, we are under contract.

Q: Where is the trash enclosure? Is it possible to put it closer to the alley?

Yes, that is a possibility, and a good idea.

Q: I don't like you tearing down two houses.

Q: Will this CFA have a playground?

Yes.

Q: Is anything about the design bothering you? (to cfa rep)

Yes, it's not often that we are not well received, and it doesn't make me comfortable. This is probably only the second meeting in eight years that I've had this many concerns. We will listen to your concerns and try to accommodate them whenever possible.

Q: What's in place for the smell of fried food?

There is a hood vent that will help to eliminate odors. To be honest, we have never had a complaint of food smelling.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.571.3306
Facsimile: 303. 571.3660

August 6, 2013

City of Englewood Community Development
1000 Englewood Parkway
Englewood, Colorado 80110

Attn: Audra Kirk

Re: 3085 South Broadway – Chick-fil-A – 2nd referral, Case # ZON2013-002

Public Service Company of Colorado (PSCo) has reviewed the plans for **3085 South Broadway – Chick-fil- A – 2nd referral**. Please be aware PSCo owns and operates existing gas and electric facilities within the proposed project area, including the alley proposed to be vacated. PSCo acknowledges the planned sixteen-foot (16') easement to be retained within this alley vacation area.

If the property owner/developer/contractor has not already done so, they must contact the **Builder's Call Line at 1-800-628-2121 to re-apply** for any new gas or electric service, or modification to existing facilities. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

Pertaining to the previous plans, the developer is reminded to refer to the attached planting guidelines with specific reference to the planned trees in the two islands in the alignment with the current alley, and the planned third tree from the left along West Dartmouth Street, and their proximity to the existing overhead electric lines.

As a safety precaution, PSCo would also like to remind the developer to call the **Utility Notification Center at 1-800-922-1987** to have all utilities located prior to any construction. If you have any questions about this referral response, please contact me at (303) 571-3306.

Sincerely,

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado

EXHIBIT D

Guidelines for Planting In or Near Rights-of-Way and Utility Facilities (Including Approved Species List)

OVERHEAD TRANSMISSION & DISTRIBUTION LINES

- Trees growing taller than 20 feet should *not* be planted within transmission line rights-of-way.
- Trees growing taller than 20 feet should *not* be planted within distribution line rights-of-way. However, they may be planted *at least* 20 feet (horizontally) from overhead electric distribution lines.
- Trees with a maximum mature height of less than 20 feet may be planted beneath overhead electric transmission and distribution lines except when near structures. Please see list of compatible tree species listed below.

OVERHEAD TRANSMISSION & DISTRIBUTION LINE STRUCTURES

- Trees should be planted *at least* 15 feet from transmission and distribution poles and structures.
- Shrubs, ground covers, and flowerbeds can be planted up to the base of poles and structures. However, plant material may be destroyed during groundline inspection of wood structures for underground decay. Damaged or destroyed plant material will not be replaced.

UNDERGROUND ELECTRIC OR GAS LINES

- Avoid placement of shrubs and trees over underground facilities and in front of the access doors of pad-mounted underground equipment. This will help avoid having to move and possibly destroy plants during maintenance and repair operations. Damaged or destroyed plant material will not be replaced.
- If planting above underground facilities cannot be avoided, plant materials with roots that extend *less than* 18 inches below grade at maturity should be used.
- **Please call UNCC for locates before you dig! (800) 922-1987.**

The following tree and shrub species have been approved by PSCo's Vegetation Management Department for planting near overhead lines:

DECIDUOUS

Adams Flowering Crabapple
Amur Maple
Assorted Fruit Trees
Autumn Brilliance Serviceberry
Camperdown Elm
Canada Red Cherry
Centurion Flowering Crabapple
Cockspur Thornless Hawthorn
Cumulus Serviceberry
European Mountain Ash
Goldenrain tree
Nannyberry
Newport Plum
Princess Kay Plum
Radiant Flowering Crabapple
Robin Hill Serviceberry
Rocky Mountain Birch
Spring Snow Flowering Crabapple
Toba Hawthorne
Washington Hawthorne

Malus 'Adams'
Acer ginnala
Apple, Sour Cherry, Peach, Plum
Amelanchier grandiflora
Ulmus glabra 'Camperdownii'
Prunus virginiana 'Shubert'
Malus 'Centurion'
Crataegus crus-galli inermis
Amelanchier laevis 'Cumulus'
Sorbus aucuparia
Koelreuteria paniculata
Viburnum lentago
Prunus x cerasifera 'Newport'
Prunus nigra 'Princess Kay'
Malus 'Radiant'
Amelanchier x grandiflora 'Robin Hill'
Betula fontinalis
Malus 'Spring Snow'
Crataegus x mordenensis 'Toba'
Crataegus phaenopyrum cordatum

EVERGREENS

Dwarf Austrian Pine
Fat Albert Blue Spruce
Mugo Pine
Piñon Pine

Pinus nigra 'Hornbrookiana'
Picea glauca albertiana conica
Pinus mugo
Pinus edulis



July 27, 2013

City of Englewood
Community Development Department
Ms. Audra L. Kirk, Planner I
1000 Englewood Parkway
Englewood, CO 80110

RE: Case No.: ZON2013-002
Chick-Fil-A
3085 S. Broadway, Englewood, Colorado

Dear Ms. Kirk,

Qwest Corporation d/b/a CenturyLink QC has reviewed the materials provided by this proposal.

CenturyLink has no objection to the proposal.

The Developer is encouraged to contact CenturyLink Field Engineer Ron Hickman at 720.578.5139, or at _____ to discuss removal of any existing CenturyLink facilities serving the existing site and for conduit recommendations for extending telecommunications services to the new building.

Sincerely,

Charles Place
Right of Way Manager
CenturyLink
7759 S. Wheeling Ct.
Englewood, CO 80112

720.578.5132

EXHIBIT E

**CITY OF ENGLEWOOD PLANNING AND ZONING COMMISSION
REGULAR MEETING
November 5, 2013**



I. CALL TO ORDER

The regular meeting of the City Planning and Zoning Commission was called to order at 7:00 p.m. in the City Council Chambers of the Englewood Civic Center, Chair Brick presiding.

Present: King, Bleile, Townley, Knoth, Fish, Roth, Welker, Kinton, Brick, Freemire (alternate)

It was determined that a quorum was present.

Absent: None

Staff: Alan White, Director
Chris Neubecker, Senior Planner
Audra Kirk, Planner I
Nancy Reid, Assistant City Attorney



**II. APPROVAL OF MINUTES
October 22, 2013**

Welker moved;

Fish seconded: TO APPROVE THE OCTOBER 22, 2013 MINUTES

Chair Brick asked if there were any modifications or corrections. There were no changes to the minutes.

AYES: King, Bleile, Townley, Knoth, Fish, Roth, Welker, Kinton, Brick

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.



III. PUBLIC HEARING

ZON2013-002 Chick-fil-A at Speer's Broadway PUD

Roth moved;

Bleile seconded: To open the Public Hearing for SUB2013-008 Speer's Broadway Addition Filing 2, 1st Amendment Major Subdivision

AYES: King, Bleile, Townley, Knoth, Fish, Roth, Welker, Kinton, Chair Brick

NAYS: None

Audra Kirk, Planner I, was sworn in. Ms. Kirk presented the Staff Report outlining the proposed PUD and Subdivision at the northwest corner of Broadway and Dartmouth Avenue. The proposed development is a Chick-fil-A restaurant.

Members of the Planning and Zoning Commission were given the opportunity to ask questions of Ms. Kirk regarding the information presented. Mr. Knoth inquired about the timing of the traffic light at the intersection and Ms. Kirk deferred the question to the Public Works Department.



Zell Cantrell, applicant for the proposed PUD, was sworn in. Mr. Cantrell presented the details of the development and provided slides with illustrations of the site plan and elevations of the proposed Chick-fil-A restaurant.



Mr. Cantrell answered questions from the Commissioners regarding the development. He fielded questions regarding the design of the development with regard to the building, landscaping, parking and traffic management.



Mr. Steve Lewis, Director of Restaurant Development, Chick-fil-A corporate office, Atlanta Georgia, was sworn in. Mr. Lewis described the corporate culture and history of Chick-fil-A including information regarding Chick-fil-A's involvement in the community. He explained the Chick-fil-A urban strategy and their approach to infill development and standalone stores in the absence of vacant land for building stores.



Mr. Fish inquired about the purchase of the two residential properties in addition to the commercial property; Mr. Cantrell stated that they are under contract with one seller, contingent on entitlements and discretionary approvals of the development.



Mr. Roth asked about the volume of traffic that can be expected with the development. According to the traffic study, approximately 111 additional vehicles would be using the property during peak daytime hours and 75 during evening hours. According to the traffic study, 60% of the traffic is anticipated to use the Acoma access point.



Mr. Welker continued the questioning regarding the topic of traffic congestion and impact on pedestrian access to the site.



Curtis Rowe, Traffic Engineer, Kimley Horn and Associates, 990 S. Broadway, was sworn in. He provided details regarding the anticipated traffic patterns surrounding the restaurant.



Signage and lighting were also discussed; the signage will be a pole sign conforming to City Code. Parking on Acoma will not be impacted. The sight triangle will be intact as the wall on the west side of the property will be inside the detached sidewalk.



Bev Cummins, 3048 South Acoma, was sworn in. Ms. Cummins expressed that she is not in favor of the development plan.



Patrick Madrid, 3369 South Grant Street, was sworn in. Mr. Madrid is opposed to the development, being of the opinion that another type of business would be preferable. You can't build a community on fast food. People want to live near S. Pearl Street. Old South Gaylord and Littleton downtown. How do we want Englewood to develop? People won't move here for Chick-fil-A.

Jill Gustine, 3168 South Acoma Street, was sworn in. Ms. Gustine is opposed to the development because of potential traffic issues. We need to support small businesses. Pedestrian areas are needed to attract local investors. Need to focus on pedestrians and walkability, not more traffic. People vie to get into those walkable neighborhoods. Not fast food and car lots. Its terrifying to walk near here with kids.

Breridy Rice, 3167 South Acoma Street, was sworn in. Ms. Rice is opposed to the development because of potential traffic issues. Lots of young families around this area. Can't imagine kids on bikes on Acoma Street. Concern with property values. Chick-fil-A will not help.



Kevin Clark, 3167 South Acoma Street, was sworn in. Mr. Clark is opposed to the development and expressed concern about the type of business.



Danielle Nougier, 3084 South Bannock Street, was sworn in. Ms. Nougier is opposed to the development because of traffic issues.



Erica Bond, 3133 South Acoma Street, was sworn in. Ms. Bond is opposed to the development because of traffic issues.

Chris Diedrich, 2946 South Bannock Street, was sworn in. Mr. Diedrich is opposed to the development because of the type of business.



Bob Hurt, 2956 South Sherman Street, was sworn in. Mr. Hurt is in favor of the development.



Linda Orloski, 9088 West Flamingo Way, was sworn in. Ms. Orloski is in favor of the development.



Chair Brick stated that the Public portion of the hearing ended.



Staff Rebuttal

Audra Kirk, Planner I, addressed the issue of the sight triangles and commented that the plan would be reviewed when the construction drawings are submitted for permit. A photometric lighting plan is included in the plans provided and the lighting does not encroach into the adjacent property. Economic benefits from the restaurant are estimated to be \$105,000 per year in tax revenue.

Chair Brick requested that Director White be sworn in.



Alan White, Community Development Director, was sworn in. Mr. White responded to Chair Brick's question as to whether or not other entities had shown interest in the property. In the last 8-1/2 years, there have been other proposals but none that advanced beyond the initial inquiry.



Mr. Fish inquired about traffic generated by different types of businesses. Director White responded that the traffic from this particular use would fall into the medium to high trip generation category, but that many customers are already travelling on these roads.



Ms. Townley asked how the development would fit with the Master Plan for bicycle traffic and bike lane on Dartmouth. Director White responded that the current plan does not impact the plan for a bike lane.



Mr. Welker asked if there was a possibility of increasing the width of the right of way on Broadway or Dartmouth. Planner Kirk responded that was not previously discussed. Mr. Welker asked if there were plans to mitigate the conflict between parking on Acoma and the turn into the property. Planner Kirk stated that there is accommodation in the current plan, which removes a few parking spaces on Acoma directly behind this site.



Rebuttal by Applicant

Job generation would be 75 people when the store opens and would most likely be 50-65 people once the store has operated for a while.

This store is projected to generate approximately \$3 million in annual sales.

Businesses adjacent to other Chick-fil-A stores historically benefit from increased traffic.

Chick-fil-A stores are typically one owner operations, i.e. owners only own one location. It is a family oriented corporate culture and supports the local community.

The traffic study was conducted twice, once prior to the proposal submission in July and a second time, in September, after the report was submitted at the suggestion of the Traffic Department.



Chair Brick requested a motion to close the Public Hearing.

Fish moved;

Knoth seconded: TO CLOSE THE PUBLIC HEARING REGARDING ZON2013-002 CHICK-FIL-A AT SPEER'S BROADWAY PUD

AYES: King, Bleile, Townley, Knoth, Fish, Roth, Welker, Kinton, Brick

NAYS: None
ABSTAIN: None
ABSENT: None



MOTION TO ACCEPT STAFF RECOMMENDATION TO APPROVE ZON2013-002
CHICK-FIL-A AT SPEER'S BROADWAY PUD

Knoth moved;

Welker seconded: TO ACCEPT STAFF RECOMMENDATION TO APPROVE
ZON2013-002 CHICK-FIL-A AT SPEER'S BROADWAY PUD



Discussion by the Commissioners regarding the acceptance of the Staff's
recommendation.



AYES: King, Townley, Knoth, Fish, Roth, Welker, Brick
NAYS: Bleile, Kinton
ABSTAIN: None
ABSENT: None

Knoth moved;

King seconded: TO ACCEPT STAFF RECOMMENDATION TO APPROVE SUB2013-
008 CHICK-FIL-A AT SPEER'S BROADWAY ADDITION FILING 2, 1ST AMEMDMT
MAJOR SUBDIVISION

No discussion regarding motion.

AYES: King, Townley, Knoth, Fish, Roth, Welker, Kinton, Brick
NAYS: Bleile
ABSTAIN: None
ABSENT: None



IV. PUBLIC FORUM

Mr. Kevin Clark (previously sworn in) asked what the appropriate avenue would
be to pursue placement of a stop sign at Eastman and Acoma. Attorney Nancy Reid
directed him to Public Works in order to bring the topic to the Traffic Division.



V. ATTORNEY'S CHOICE

City Attorney did not have any comments.

VI. STAFF'S CHOICE

Chris Neubecker, Senior Planner, suggested that the rules of Public Forum with regard to Planning and Zoning Commission meetings be reviewed. It was agreed that this would be addressed at a future meeting.

VII. COMMISSIONER'S CHOICE

There were no additional comments from the Commissioners.

The meeting adjourned at 10:00 p.m.

Julie Bailey, Recording Secretary

CITY OF ENGLEWOOD PLANNING AND ZONING COMMISSION

IN THE MATTER OF CASE #SUB2013-008)
SPEER'S BROADWAY ADDITION FILING 2,)
1ST AMENDMENT MAJOR SUBDIVISION)
FINDINGS OF FACT, CONCLUSIONS)
AND RECOMMENDATIONS RELATING) FINDINGS OF FACT AND
TO THE UNIFIED DEVELOPMENT CODE.) CONCLUSIONS OF THE
) CITY PLANNING AND
) ZONING COMMISSION
)
INITIATED BY:)
Community Development Department)
1000 Englewood Parkway)
Englewood, CO 80110)

Commission Members Present: Bleile; Brick, King, Knoth, Roth, Fish,
Welker, Townley, Kinton

Commission Members Absent: None

This matter was heard before the City Planning and Zoning Commission on November 5, 2013 in the City Council Chambers of the Englewood Civic Center.

Testimony was received from staff. The Commission received notice of Public Hearing, the Staff Report, and a copy of the proposed Speer's Broadway Addition Filing 2, 1st Amendment Major Subdivision which were incorporated into and made a part of the record of the Public Hearing.

After considering the statements of the witness and reviewing the pertinent documents, the members of the City Planning and Zoning Commission made the following Findings and Conclusions.

FINDINGS OF FACT

1. **THAT** the applicant conducted a neighborhood meeting on July 31, 2013. Notice of the meeting was mailed to property owners and occupants of property within 1000 feet of the site.
2. **THAT** notice of the Public Hearing was on the City of Englewood website from October 23, 2013 through November 5, 2013 and was published in the Englewood Herald October 25, 2013.

3. **THAT** Speer's Broadway Addition Filing 2 1st Amendment Major Subdivision, and subsequent revisions were reviewed by the City's Development Review Team (DRT) on July 30th, September 9th, and September 24th of 2013. Identified issues were addressed by the applicant and the final Speer's Broadway Addition Filing 2, 1st Amendment Major Subdivision were submitted on October 23, 2013.
4. **THAT** on November 5, 2013 the Public Hearing on Case SUB2013-008 Speer's Broadway Addition Filing 2 1st Amendment Major Subdivision was brought before the Planning Commission by the Department of Community Development, a department of the City of Englewood.
5. **THAT** the Speer's Broadway Addition, Filing No. 2, 1st Amendment includes The vacation of alley on Lots 18 through 24 on the Acoma side and Lots 25 through 31 Broadway side.
6. **THAT** the Speer's Broadway Addition, Filing No. 2, 1st Amendment includes The vacation of platted lot lines.
7. **THAT** the Speer's Broadway Addition, Filing No. 2, 1st Amendment includes The relocation/dedication of a portion of the alley on portions of Lot 17 and Lot 18.
8. **THAT** the Speer's Broadway Addition, Filing No. 2, 1st Amendment includes The dedication of public access on Lot 32 and Lot 31.
9. **THAT** the Speer's Broadway Addition, Filing No. 2, 1st Amendment includes reservation of an easement for utilities in the vacated portion of the alley.
10. **THAT** the Speer's Broadway Addition Filing 2 1st Amendment Major Subdivision is substantially consistent with the goals, objectives, design guidelines, policies, and other ordinances, laws and requirements of the City.

CONCLUSIONS

1. **THAT** the applicant conducted a neighborhood meeting on July 31, 2013. Notice of the meeting was mailed to property owners and occupants of property within 1000 feet of the site.
2. **THAT** notice of the Public Hearing was on the City of Englewood website from October 23, 2013 through November 5, 2013 and was published in the Englewood Herald October 25, 2013.

3. **THAT** all testimony received from staff members, applicant team members, and the general public has been made part of the record of the Public Hearing.
4. **THAT** the Speer's Broadway Addition, Filing No. 2, 1st Amendment includes The vacation of alley on Lots 18 through 24 on the Acoma side and Lots 25 through 31 Broadway side.
5. **THAT** the Speer's Broadway Addition, Filing No. 2, 1st Amendment includes The vacation of platted lot lines.
6. **THAT** the Speer's Broadway Addition, Filing No. 2, 1st Amendment includes The relocation/dedication of a portion of the alley on portions of Lot 17 and Lot 18.
7. **THAT** the Speer's Broadway Addition, Filing No. 2, 1st Amendment includes The dedication of public access on Lot 32 and Lot 31.
8. **THAT** the Speer's Broadway Addition, Filing No. 2, 1st Amendment includes reservation of an easement for utilities in the vacated portion of the alley.
9. **THAT** the discussed Subdivision plan be forwarded to City Council.

DECISION

THEREFORE, it is the decision of the City Planning and Zoning Commission that Case #SUB2013-008 Speer's Broadway Addition Filing 2 1st Amendment Major Subdivision should be referred to the City Council with a favorable recommendation.

This decision was reached upon a vote on a motion made at the meeting of the City Planning and Zoning Commission on November 5, 2013 by Mr. Knoth, which motion states:

Knoth moved;

Welker seconded: TO ACCEPT STAFF RECOMMENDATION TO APPROVE
SUB2013-008 SPEER'S BROADWAY ADDITION FILING 2
1ST AMENDMENT MAJOR SUBDIVISION

AYES: Fish, Townley, Knoth, Welker, Roth, Kinton, Brick

NAYS: Bleile
ABSTAIN: None
ABSENT: None

Motion carried.

These Findings and Conclusions are effective as of the meeting on November 5, 2013.

BY ORDER OF THE CITY PLANNING & ZONING COMMISSION

John Brick, Chair

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2013

COUNCIL BILL NO. 63
INTRODUCED BY COUNCIL
MEMBER WILSON

AN ORDINANCE APPROVING THE REZONING OF 3085 SOUTH BROADWAY AND 3066 – 3090 SOUTH ACOMA STREET FROM A MU-B-2 AND MU-R-3-A ZONE DISTRICTS TO A PLANNED UNIT DEVELOPMENT (PUD).

WHEREAS, a Planned Unit Development (PUD) rezoning results in the creation of a unique zone district that offers the City additional forms or qualities of development or amenities not possible through other zone districts; and

WHEREAS, the minimum size for a PUD rezoning is one-half (1/2) acre in area; and

WHEREAS, Zell Cantrell submitted an application for the proposed PUD for a Chick-fil-A restaurant; and

WHEREAS, the site consists of a former indoor amusement establishment located at 3085 South Broadway (formerly Funtastic Nathan's); two single family homes built in 1907 and 1912 and two additional lots facing Acoma Street which were used as parking lots for the indoor amusement establishment; and

WHEREAS, all of these properties were sold to the current owner in January 2011 for the development of Chick-fil-A restaurant; and

WHEREAS, the rezoning of the properties to a Planned Unit Development (PUD) creates opportunities for redevelopment of the entire site; and

WHEREAS, the proposed "Chick-fil-A At Speer's Broadway PUD" conforms to the City's Comprehensive Plan strategy of redevelopment; and

WHEREAS, the proposed "Chick-fil-A At Speer's Broadway PUD" would allow for a drive through restaurant and associated parking in addition to many other commercial uses already allowed in the MU-B-2 zone district. Access to the site would be off of Broadway, Acoma and through the alley between Acoma and Broadway. The restaurant will be situated on the east side of the vacated alley. The parking lot near Acoma Street will be screened by a four foot solid wall consistent with the requirements; and

WHEREAS, the proposed dimensional standards (setbacks, lot size, etc.) for the "Chick-fil-A At Speer's Broadway PUD" are very close to the existing underlying MU-B-2 zone district, and are outlined on page one of the PUD drawings; and

WHEREAS, a setback is the minimum distance a structure must be located from a property line. The proposed PUD's setbacks are as follows:

- From (East) Broadway – 0 or 5 feet maximum
- From (South) Dartmouth – 0 or 5 feet maximum
- From (North) – 0 feet
- From (West) Acoma – 0 feet

WHEREAS, the “Chick-fil-A At Speer’s Broadway PUD” shall comply with all applicable design standards set forth in the Unified Development Code unless otherwise modified by the PUD. Relief from front setback requirements may be provided for drive-through uses provided a strong development edge is provided. The Chick-fil-A Speer’s Broadway PUD does provide a strong development edge, and will be using the exception to the setback requirement; and

WHEREAS, the proposed maximum building height in the PUD is 60 feet; and

WHEREAS, the proposed PUD will follow the parking regulations outlined in 16-6-4 of the Unified Development Code (UDC) for a drive through restaurant. These requirements are 1 space per 100 s.f. of building; based on the proposed building size this equals 46 spaces, with 3 accessible parking spaces. Chick-fil-A will be providing an additional parking space for a total of 47 spaces. Bicycle parking will be required at a rate of one bicycle space each for 10 required parking spaces. This will be a total of 6 bicycle parking spaces; and

WHEREAS, the Traffic Impact Study looked into potential traffic related impacts on the street network connected with the proposed development. The analysis was completed for the period ending 2015, as well as for 2035 long-term twenty year horizon, with intersections of Dartmouth and Broadway, Dartmouth and Acoma, and Acoma and Cornell included in this traffic study. The following is a brief summary of findings and recommendations:

- There are two access points to the site; right-in/right-out access located on Broadway, and full movement access from Acoma Street. It is believed that up to 70% of Chick-fil-A patrons will use the Acoma driveway
- The daily traffic volume on Acoma Street will notably increase; however, the level of traffic volume will stay in the range that could be found on some other local streets
- Increased travel demands could be expected at the Dartmouth and Broadway, and Dartmouth and Acoma intersections. To minimize these impacts, the study provides the following recommendations for consideration to implement with the proposed construction:
 - Lengthen the northbound left turn lane on Broadway at Dartmouth
 - Lengthen both eastbound and westbound left turn lanes on Dartmouth at Broadway
 - Establish new left turn lanes for the eastbound and westbound directions on Dartmouth at Acoma
 - Restrict parking along the east side of Acoma adjacent to the Chick-fil-A site.

Public Works and Community Development agree with the study conclusion that the proposed eastbound and westbound left turn lane modifications at Dartmouth and Broadway, and the installation of new left turn lanes at Dartmouth and Acoma would

require on-street parking restrictions on Dartmouth Avenue. Furthermore, it is noted in the study, that lengthening left turns on Dartmouth at Broadway may impact business and alley accesses along Dartmouth on both sides of Broadway. However, the existing vehicle queues from the Dartmouth and Broadway intersection already extend past these driveways/alleys during the afternoon peak hours. Staff closely reviewed this Traffic Impact Study and is in agreement with the study's recommendations; and

WHEREAS, the proposed PUD will follow the signage regulations outlined in 16-6-13 of the UDC as amended; and

WHEREAS, the UDC requires that a minimum of 10% of the property be landscaped for commercial uses in the MU-B-2 zone districts. The PUD proposes a minimum of 22% of the property be landscaped. The PUD will meet the requirements of the UDC in terms of plan quantities and sizes; additionally, 50% of the required trees must be located between the building and street which will result in street trees for the project; and

WHEREAS, the proposed Drainage Plan and Preliminary Drainage Report were reviewed and approved by the City's Public Works Department; and

WHEREAS, the Englewood Planning and Zoning Commission held a Public Hearing November 5, 2013, reviewed and recommended the rezoning of this property as a PUD without additional conditions to the Englewood City Council.

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

Section 1. The City Council of the City of Englewood, Colorado hereby approves the rezoning of 3085 South Broadway and 3066 – 3090 South Acoma Street from a MU-B-2 and MR-R-3-A zone districts to a Planned Unit Development (PUD), attached hereto as Exhibit A.

Section 2. The Englewood City Council finds that:

- The Chick-fil-A Speer's Broadway PUD conforms to the Comprehensive Plan Strategy of redevelopment. The Business and Employment Strategic Plan Objective 1-2 states, "Actively engage in expanding existing Englewood businesses and attracting new businesses to the City". A typical Chic-fil-A store will generate approximately \$3.0 million in sales, which would equate to approximately \$105,000 in tax revenue to the City of Englewood.
- The Chick-fil-A Speer's Broadway PUD is consistent with adopted and generally accepted development standards established by the City of Englewood. The application was reviewed by the City's Development Review Team (DRT) and the appropriate outside agencies. All comments were addressed by the applicant.
- The "Chick-fil-A At Speer's Broadway PUD" is substantially consistent with the goals, objectives, design guidelines, policies, and other ordinances, laws and requirements of the City.

Introduced, read in full, and passed on first reading on the 2nd day of December, 2013.

Published by Title as a Bill for an Ordinance in the City's official newspaper on the 6th day of December, 2013.

Published as a Bill for an Ordinance on the City's official website beginning on the 4th day of December, 2013 for thirty (30) days.

A Public Hearing was held on December 16, 2013.

Read by title and passed on final reading on the 16th day of December, 2013.

Published by title in the City's official newspaper as Ordinance No. ____, Series of 2013, on the 20th day of December, 2013.

Published by title on the City's official website beginning on the 18th day of December, 2013 for thirty (30) days.

Randy P. Penn, 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 the Ordinance passed on final reading and published by title as Ordinance No. ____, Series of 2013.

Loucrishia A. Ellis

CHICK-FIL-A AT SPEER'S BROADWAY PUD

SOUTH 1/2 OF LOT 17 AND ALL OF LOTS 18 THROUGH 32 INCLUSIVE, BLOCK 24, SPEER'S BROADWAY ADDITION
 LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34,
 TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO

PROPERTY DESCRIPTION:

THE SOUTH 1/2 OF LOT 17, AND ALL OF LOTS 18 THROUGH 32 INCLUSIVE, BLOCK 24, TOGETHER WITH THAT PORTION OF VACATED SOUTH BROADWAY STREET ADJOINING LOTS 25 TO 32 AS VACATED BY ORDINANCE NO. 4, SERIES OF 1923, AS RECORDED AUGUST 11, 1977 IN BOOK 2632 AT PAGE 393, SPEER'S BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE ADDITIONALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, WHENCE THE CENTER NORTH SIXTEENTH CORNER OF SAID SECTION 34 BEARS N00°10'22"W A DISTANCE OF 1314.25 FEET;

THENCE N89°39'58"W A DISTANCE OF 58.07 FEET TO THE POINT OF BEGINNING, POINT ALSO BEING 4.50 FEET EAST OF THE SOUTHEAST CORNER OF LOT 25 IN SAID BLOCK 24;

THENCE S89°17'51"W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WEST DARTMOUTH AVENUE A DISTANCE OF 270.36 FEET;

THENCE N00°10'43"W ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH ACOMA STREET A DISTANCE OF 187.50 FEET;

THENCE N89°19'55"E ALONG THE NORTHERLY LINE OF THE SOUTH HALF OF SAID LOT 17 AND THROUGH THE PLATTED 16 FEET WIDE ALLEY IN SAID BLOCK 24 A DISTANCE OF 140.94 FEET;

THENCE N00°10'33"W ALONG THE EASTERLY LINE OF A PLATTED 16.0 FOOT WIDE ALLEY IN SAID BLOCK 24 A DISTANCE OF 12.49 FEET;

THENCE N89°18'54"E ALONG THE NORTHERLY LINE OF SAID LOT 32 IN BLOCK 24 A DISTANCE OF 129.44 FEET;

THENCE S00°10'22"E ALONG A LINE 4.50 FEET EASTERLY OF AND PARALLEL WITH THE PLATTED WESTERLY RIGHT-OF-WAY LINE OF SOUTH BROADWAY STREET A DISTANCE OF 199.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 52,272 SQUARE FEET, (1,200 ACRES) MORE OR LESS.

BASIS OF BEARINGS

BEARINGS ARE ASSUMED AND ARE BASED UPON THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH. PRINCIPAL MERIDIAN, BEARING BEING N00°10'22"W A DISTANCE OF 1314.25 FEET BETWEEN THE MONUMENTS SHOWN HEREON.

BENCHMARK

CITY OF ENGLEWOOD BENCHMARK NGS-V409, A 3-5/8" DIA. BRASS DISK SET FLUSH IN NE CORNER OF CONCRETE BRIDGE ABUTMENT AT THE NE CORNER OF S. BROADWAY ST. AND HAMPDEN AVENUE (HIGHWAY NO. 285) INTERSECTION, BRASS DISK STAMPED "VERTICAL CONTROL MARK, V409, 1984 NATIONAL GEODETIC SURVEY". ELEVATION= 5334.82 DATUM = NGVD 88.

RELATIONSHIP TO THE CITY OF ENGLEWOOD'S UNIFIED DEVELOPMENT CODE

THE PROVISIONS OF THIS CHICK-FIL-A SHALL GENERALLY COMPLY WITH ALL APPLICABLE USE, DEVELOPMENT AND DESIGN STANDARDS SET FORTH IN THE UNDEFINED DEVELOPMENT CODE OF THE CITY OF ENGLEWOOD THAT ARE NOT OTHERWISE MODIFIED OR WAIVED ACCORDING TO THIS REZONING APPROVAL.

WHERE ITEMS IN THIS PUD CONFLICT WITH THE UDC, THE CONDITIONS OF THE PUD SHALL PREVAIL.

THE PROPOSED REZONING MEETS THE FOLLOWING CRITERIA: THE PROPOSED DEVELOPMENT WILL MEET OR EXCEED THE DEVELOPMENT QUALITY STANDARDS, LEVEL OF PUBLIC AMENITIES, OR LEVELS OF DESIGN INNOVATION OTHERWISE APPLICABLE UNDER THE UNDEFINED DEVELOPMENT CODE OF THE CITY OF ENGLEWOOD, AND WOULD NOT BE POSSIBLE OR PRACTICABLE UNDER A STANDARD ZONE DISTRICT WITH CONDITIONAL USES OR WITH A REASONABLE NUMBER OF ZONING VARIANCES OR ADMINISTRATIVE ADJUSTMENTS.

THE APPROVED PUD ZONING SHALL NOT LAPSE, BUT SHALL REMAIN IN AFFECT UNTIL SUPERSEDED BY A SUBSEQUENT REVISION OF THE APPROVAL PUD DOCUMENT.

SHOULD ANY PART OF THESE REGULATIONS AND STIPULATIONS BE DECLARED INVALID OR UNENFORCEABLE BY COURT OR COMPETENT JURISDICTION, SUCH DECISION SHALL NOT AFFECT THE VALIDITY OF ENFORCEMENT OF THE REMAINING PROVISIONS OF THESE REGULATIONS.

RELATIONSHIP OF THE PUD TO THE PUD SITE PLAN

THE PROVISIONS OF THIS PUD WILL ESTABLISH ZONE DISTRICT STANDARDS WHOSE DETAILS OF DEVELOPMENT WILL BE DELINEATED IN THE PUD SITE PLAN APPLICATION.

MODIFICATION AND AMENDMENT OF THE PUD SITE PLAN

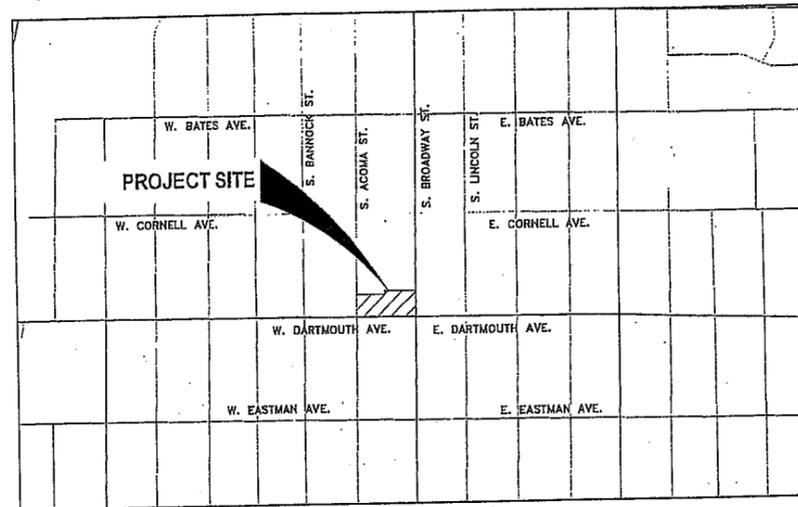
THE PUD SITE PLAN MAY BE MODIFIED OR AMENDED AS PROVIDED IN THE SUBSECTION OR ENTIRELY WITHDRAWN BY THE LANDOWNER.

THE CITY MANAGER OR DESIGNEE MAY APPROVE, OR APPROVE WITH CONDITIONS, AN ADMINISTRATIVE MODIFICATION TO THIS APPROVED PUD SITE PLAN WITHOUT NOTICE TO THE PUBLIC, IF THE PROPOSED CHANGE DOES NOT PRODUCE ANY OF THE FOLLOWING CONDITIONS:

1. AN INCREASE IN GROUND COVERAGE OF STRUCTURES OF TWENTY PERCENT (20%);
2. AN INCREASE IN EXTERNAL EFFECT CONCERNING TRAFFIC, SAFETY, NOISE, OR PROVISION OF UTILITIES WHICH HAVE A SIGNIFICANTLY ADVERSE IMPACT ON THE SURROUNDING RESIDENTIAL NEIGHBORHOODS;
3. A REDUCTION OR INCREASE IN BUILDING SETBACKS THAT WOULD VIOLATE THE REQUIREMENTS OF THE PUD STANDARDS BY MORE THAN TWENTY PERCENT (20%);
4. A REDUCTION IN THE AMOUNT OF OFF THE STREET PARKING BY MORE THAN 10%.

ANY PROPOSED AMENDMENT THAT DOES NOT QUALIFY FOR REVIEW AND APPROVAL AS AN ADMINISTRATIVE MODIFICATION TO THE PUD SITE PLAN SHALL BE REVIEWED AND APPROVED AS AN ADMINISTRATIVE APPLICATION FOR A NEW PUD SITE PLAN, AND SHALL BE SUBJECT TO THE SAME APPROVAL AS A NEW APPLICATION FOR A PUD SITE PLAN.

AN APPLICATION FOR ADMINISTRATIVE MODIFICATIONS TO THIS PUD SITE PLAN SHALL BE SUBJECT TO THE ADMINISTRATIVE RULES AND REGULATIONS ESTABLISHED BY THE MANAGER DESIGNEE. ANY PROPOSED AMENDMENT SHALL COMPLY WITH THE CURRENT REGULATION AND STANDARDS SET FORTH IN THE APPROVED PUD ZONE DISTRICT.



VICINITY MAP
 NTS

PROJECT CONTACT

OWNER/APPLICANT
 CHICK-FIL-A, INC.
 5200 BUFFINGTON ROAD
 ATLANTA, GA 30349-2732
 (404)765-8000
 CONTACT: MR. STEVE LEWIS
 EMAIL: STEVE.LEWIS@CHICK-FIL-A.COM

CIVIL ENGINEER
 MERRICK & COMPANY
 2450 SOUTH PEORIA STREET
 AURORA, CO 80014
 (303) 751-0741
 CONTACT: MR. TROY KELTS
 EMAIL: TROY.KELTS@MERRICK.COM

LANDSCAPE ARCHITECT
 NATURAL DESIGN SOLUTIONS, INC
 1470 MILLBROOK CT.
 CASTLE ROCK, CO 80109
 (303) 863-1654
 CONTACT: NEIL MCLEANE

SITE ARCHITECT
 MAYSE & ASSOCIATES, INC.
 14850 QUORUM DRIVE, SUITE 201
 DALLAS, TX 75254
 (972) 386-0338
 CONTACT: MR. GREG GUERIN

SHEET INDEX

- | | |
|------------|-----------------------------|
| 1. C-0.0 | COVER SHEET |
| 2. C-2.0 | SITE PLAN |
| 3. PS-1.0 | UTILITY PLAN |
| 4. C-3.0 | GRADING PLAN |
| 5. C-4.0 | SITE DETAILS |
| 6. L-1.0 | LANDSCAPE PLAN |
| 7. L-2.0 | LANDSCAPE DETAIL |
| 8. ES-2.1 | PHOTOMETRIC PLAN |
| 9. ES-2.2 | FIXTURE CUT SHEETS |
| 10. ES-2.3 | FIXTURE CUT SHEETS |
| 11. A-2.1 | EXTERIOR ELEVATIONS |
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| 13. ALTA-1 | ALTA/ACSM LAND TITLE SURVEY |
| 14. ALTA-2 | ALTA/ACSM LAND TITLE SURVEY |

TABLE OF ALLOWED USES

RESIDENTIAL USES
 GROUP LIVING FACILITY, LARGE/SPECIAL
 GROUP LIVING FACILITY, SMALL
 SMALL TREATMENT CENTER
 MULTI-UNIT DWELLING

PUBLIC/INSTITUTIONAL USES
 GOVERNMENT AND CITY
 LIBRARY
 MUSEUM/CULTURAL
 PARK AND OPEN SPACE
 SCHOOL
 TELECOMMUNICATIONS-ALTERNATE TOWER
 TELECOMMUNICATIONS-ANTENNA
 TELECOMMUNICATIONS-TOWER STRUCTURE

COMMERCIAL USES
 PET STORE-LIVE ANIMAL STORE
 SMALL VET. HOSPITAL/CLINIC
 ASSEMBLY HALL/AUDITORIUM
 MEMBERSHIP ORGANIZATION
 DEPENDENT CARE CENTER - LESS THAN 24 HOURS
 FITNESS CENTER/YM
 THEATRE/PERFORMANCE VENUE
 CHECK CASHING FACILITY
 FINANCIAL INSTITUTION W/ DRIVE THRU
 FINANCIAL INSTITUTION W/O DRIVE THRU
 BREW/PUB
 CATERER
 RESTAURANT/BAR/Tavern
 RESTAURANT W/ DRIVE THRU
 TAKE OUT AND DELIVERY ONLY
 MEDICAL/SCIENTIFIC-CLINIC
 MEDICAL/SCIENTIFIC-HOSPITAL
 MEDICAL/SCIENTIFIC-LABORATORY

OFFICE, TYPE 1
OFFICE, TYPE 2
 DRY CLEANER, DROP OFF ONLY
 RETAIL SALES - INSTRUCTIONAL SERVICE
 MASSAGE THERAPY
 MORTUARY
 PERSONAL CARE
 SERVICE-PHOTO STUDIO/LAB, PRINTER, TAILOR
 EQUIPMENT RENTAL - LIMITED
 REPAIR SHOP-NOT INCLUDING AUTO
 FURNITURE STORE
 ART GALLERY
 AUCTION HOUSE
 BUY-BACK/SECOND-HAND/THRIFT STORE-LARGE
 BUY-BACK/SECOND-HAND/THRIFT STORE-SMALL
 CONVENIENCE STORE
 GROCERY/SPECIAL FOOD STORE
 INTERNET SALES LOCATION
 LIQUOR STORE
 RETAIL SALES-GENERAL MERCHANDISE
 TRADE OR BUSINESS SCHOOL
 RADIO/TELEVISION BROADCASTING STUDIO
 AUTOMOBILE PARKING/REPAIR
 AUTOMOBILE SERVICE/REPAIR-W/O BODY/PENETRATOR - LIMITED
 AUTOMOBILE SERVICE STATION - LIMITED
 CAR WASH/AUTO DETAILING - LIMITED
 FUEL DISPENSING - LIMITED
 PARKING FACILITY-STRUCTURE - LIMITED
 HOTEL

** LIMITED USES ARE ALLOWED ONLY IF REVIEWED AND APPROVED AS A LIMITED USE, IN ACCORDANCE TO THE LIMITED USE REVIEW PROCEDURES OF SECTION 16-2-13 EMC.

TABLE OF SETBACK REQUIREMENTS	
BUILDING SETBACK REQUIREMENTS	LANDSCAPE SETBACK REQUIREMENTS
FRONT: 0' OR 5' MAXIMUM (SOUTH BROADWAY)	FRONT: 6' (SOUTH BROADWAY)
LEFT SIDE: 0' OR 5' MAXIMUM (WEST DARTMOUTH AVENUE)	LEFT SIDE: 5' (WEST DARTMOUTH AVENUE)
RIGHT SIDE: 0' (RETAIL & RESIDENTIAL)	RIGHT SIDE: 6' (RETAIL & RESIDENTIAL)
REAR: 0' (SOUTH ACOMA STREET)	REAR: 5' (SOUTH ACOMA STREET)

PROJECT OWNER/APPLICANT SIGNATURE

I HAVE REVIEWED THE INFORMATION CONTAINED WITHIN THESE PLANS AND ACCEPT RESPONSIBILITY FOR THE REQUIREMENTS SET FORTH.

PERMITTEE/AFFILIATION _____ DATE _____

NOTARY CERTIFICATE
 STATE OF COLORADO
 COUNTY OF ARAPAHOE
 THE ABOVE SIGNATURE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2013, BY _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

 NOTARY PUBLIC

APPROVAL FOR THE CITY OF ENGLEWOOD

PLANNING AND ZONING COMMISSION CHAIRPERSON _____

PLANNING AND ZONING COMMISSION RECORDING SECRETARY _____

MAYOR OF ENGLEWOOD _____

ATTESTED
 THE FOREGOING APPROVALS WERE ACKNOWLEDGED BEFORE ME THIS _____

DAY OF _____ A.D., 20____ BY _____ AS

_____ OF _____

CITY CLERK _____

CLERK AND RECORD OFFICE

THIS PLANNED UNIT DEVELOPMENT IS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO AT _____ M

THIS _____ DAY OF _____ 20____

RECEPTION NUMBER _____ BLOCK NUMBER _____

PAGE NUMBER _____

CLERK AND RECORDER _____ BY: DEPUTY _____



5200 Buffington Rd.
 Atlanta, Georgia
 30349-2998

Revisions:
 Mark Date By
 08/27/2013 EF

Mark Date By
 10/15/2013 EF

Mark Date By
 10/30/2013 EF

Seal

For and on Behalf of
 Merrick & Company

MERRICK & COMPANY

5970 GREENWOOD PLAZA BLVD, GREENWOOD VILLAGE, CO 80111
 PH: 303-751-0741

STORE
 CHICK-FIL-A
 FSU #03336-V09-NS
 ENGLEWOOD

3085 S. BROADWAY
 ENGLEWOOD, CO 80113

SHEET TITLE
 COVER SHEET

DWG EDITION

Job No. : 05117974
 Store : 03336
 Date : 7/9/13
 Drawn By : JD
 Checked By : IDK

C-0.0



CALL UNCC
 1-800-922-1987

CHICK-FIL-A AT SPEER'S BROADWAY PUD

SOUTH 1/2 OF LOT 17 AND ALL OF LOTS 18 THROUGH 32 INCLUSIVE, BLOCK 24, SPEER'S BROADWAY ADDITION
 LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34,
 TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO

SITE DATA CHART

LEGAL DESCRIPTION OF LEASE AREA: SOUTH 1/2 OF LOT 17 AND ALL OF LOTS 18 THROUGH 32 INCLUSIVE, BLOCK 24, SPEER'S BROADWAY ADDITION LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO.

ZONE DISTRICT: MU-R-3-A, MU-B-2
 MAXIMUM BUILDING HEIGHT: 60'

PROPOSED USE: QUICK SERVICE RESTAURANT

	SQ. FT.	ACRES	PERCENTAGE
TOTAL AREA OF PROPERTY:	52,272	1.20	100%
LANDSCAPE AREA:	10,940	0.25	21%
HARDSCAPE AREA:	3,002	0.09	7%
TOTAL PARKING AND DRIVE AREA:	32,850	0.75	63%
TOTAL BUILDING AREA:	4,500	0.10	9%

REQUIRED PARKING CALCULATION - RESTAURANT WITH DRIVE-THRU AT LEAST 1 PARKING SPACE PER 100 SQ/FT OF BLDG = 46 SPACES

REQUIRED HANDICAP ACCESSIBLE PARKING SPACES = 3

STANDARD PARKING SPACES:	44
ACCESSIBLE PARKING SPACES:	3
TOTAL AUTO PARKING SPACES PROVIDED:	47

BIKE RACK SPACES: 6

SITE PLAN DESIGN NOTES & KEY PLAN

- 1 DIRECTIONAL ARROW
- 2 DRIVE-THRU GRAPHICS
- 3 STOP LINE GRAPHIC
- 4 PAINTED ACCESSIBLE PARKING SYMBOL
- 5 STANDARD PARKING STALL
- 6 DIRECTIONAL SIGNAGE

ALL SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE U.S. DEPARTMENT OF TRANSPORTATION.

- 6A STOP SIGN
- 6B ACCESSIBLE SIGN
- 6E "ONE-WAY" SIGN
- 6G "CAUTION - WATCH FOR PEDESTRIANS" SIGN
- 6H "EXIT ONLY" SIGN
- 6J "NO PARKING ANYTIME" SIGN

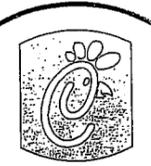
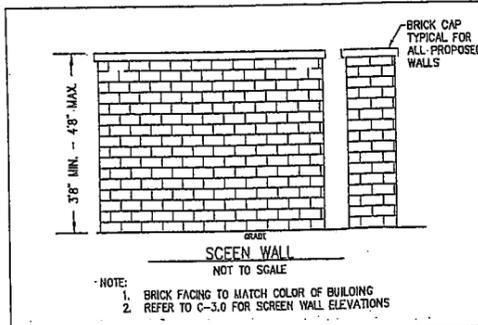
- 7 SIDEWALK HANDICAP RAMP
- 8 HANDICAP RAMP WITH FLARED SIDES
- 10 TRUNCATED DOMES
- 11 TYPICAL CONCRETE SIDEWALK
- 12 SIDEWALK w/ CURB & GUTTER
- 13 DRIVE THRU PLAN
- 14 DRIVE-THRU ISOMETRIC
- 17 24" CONCRETE CURB & GUTTER
- 17A SPILLING SECTION
- 17B CATCHING SECTION
- 19 REFUSE ENCLOSURE FOUNDATION PLAN (ALT)
- 20 PICK UP WINDOW BOLLARD
- 21 TYPICAL PAVEMENT SECTION
- 24 CONCRETE APRON @ TRASH ENCLOSURE
- 25 CONCRETE PAVING @ DRIVE THRU LANE
- 27 ALUMINUM HANDRAIL
- 28 ELECTRIC TRANSFORMER
- 29 ROOF DOWNSPOUT
- 30 GREASE INTERCEPTOR
- 32 DRIVE THRU DIRECTIONAL GRAPHICS
- 33 DRIVE THRU ORDER POINT BOLLARD
- 34 DRIVE THRU ORDER POINT ISLAND CURB
- 35 MENU BOARD LODP DETECTION SYSTEM
- 36 CANOPY ORDERING STATION
- 38 4" THICK CONCRETE STRIP BETWEEN BUILDING AND BACK OF CURB
- 40 OUTDOOR TABLES
- 41 LANDSCAPED AREA
- 42 50' FLAG POLE
- 43 4" MAX 3/4" MIN. SCREEN WALL
- 44 BIKE RACKS
- 45 6" CURB HEAD,
- 46 4' PAN
- 47 TYPICAL CONCRETE SECTION, PER CITY OF ENGLEWOOD STANDARDS
- 48 SECURITY CAMERA ATTACHED TO PROPOSED LIGHT POLE
- 49 PYLON SIGN

LEGEND:

- EXISTING FIRE HYDRANT
- EX LIGHT POLE
- EX TRAFFIC SIGN
- EX BOLLARD
- PAVEMENT STRIPING
- OUTDOOR SEATING TABLE
- PARKING STALL COUNT
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED GREASE TRAP
- PROPOSED TRAFFIC SIGN
- PROPOSED LIGHT POLE
- PEDESTRIAN CIRCULATION PATH

NOTES:

1. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED CONCRETE SHALL BE INSTALLED TO CITY OF ENGLEWOOD STANDARDS.
3. PUBLIC SIDEWALKS SURROUNDING THE SITE SHALL BE INSPECTED PRIOR TO FINAL CONSTRUCTION DOCUMENT APPROVAL TO DEEM LIMITS OR EXTENT OF SIDEWALK REPLACEMENT.
4. AS PER NOTE 2 OF TABLE 16-6-4.2: "MINIMUM DIMENSIONAL AREAS INDICATED ON THE DRAWING BELOW" (FIGURE 16-6-4.2: PARKING DIMENSIONS) OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ENGLEWOOD, IF CONTINUOUS CURBING IS PROVIDED, THE LENGTH OF EACH FULL-SIZE STALL ADJUTING SUCH CONTINUOUS CURBING MAY BE REDUCED BY 2.5 FEET.



5200 Buffington Rd.
 Atlanta, Georgia
 30349-2995

Revisions:
 Mark Date By
 △ 08/27/2013 EF

Mark Date By
 △ 10/15/2013 EF

Mark Date By
 △ 10/30/2013 EF

Seal

For and on Behalf of
 Merrick & Company

MERRICK & COMPANY
 5875 GREENWOOD PLAZA, SUITE 200, GREENWOOD VILLAGE, CO 80111
 303-751-0774

STORE
 CHICK-FIL-A
 FSU #03336-V09-NS
 ENGLEWOOD

3085 S. BROADWAY
 ENGLEWOOD, CO 80113

SHEET TITLE
 SITE PLAN

DWG EDITION

Job No. : 65117974

Store : 03336

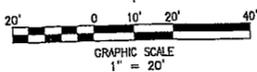
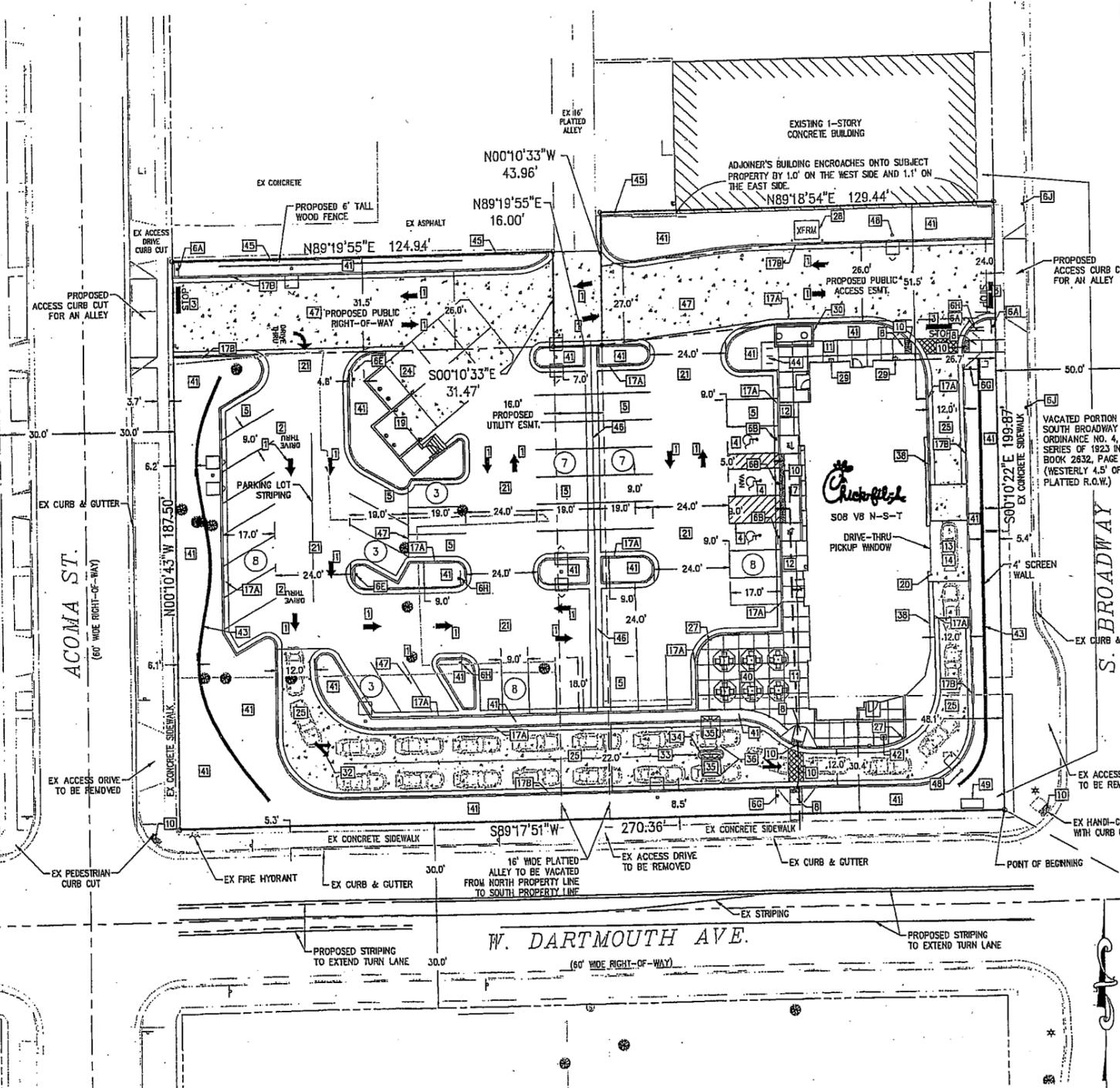
Date : 7/9/13

Drawn By : JD

Checked By : TDK

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C-2.0



CHICK-FIL-A AT SPEER'S BROADWAY PUD

SOUTH 1/2 OF LOT 17 AND ALL OF LOTS 18 THROUGH 32 INCLUSIVE, BLOCK 24, SPEER'S BROADWAY ADDITION
 LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34,
 TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO



Chick-fil-A

5200 Buffington Rd.
 Atlanta, Georgia
 30349-2998

Revisions:
 Mark Date By
 △ 08/27/2013 EF

Mark Date By
 △ 10/15/2013 EF

Mark Date By
 △ 10/30/2013 EF

Seal

For and on Behalf of
 Merrick & Company

MERRICK & COMPANY
 PLAZA BLVD, GREENWOOD VILLAGE, CO 80111
 5970 GREENWOOD PLAZA BLVD, GREENWOOD VILLAGE, CO 80111
 PH: 303-751-0741

STORE
 CHICK-FIL-A
 FSU #03336-V09-NS
 ENGLEWOOD

3085 S. BROADWAY
 ENGLEWOOD, CO 80113

SHEET TITLE
 UTILITY PLAN

DWG EDITION

Job No. 65117974
 Store : 03336
 Date : 7/9/13
 Drawn By : JD
 Checked By : TDK

Sheet

PS-10

PLUMBING SITE PLAN DESIGN NOTES & KEY PLAN

- 1 2" DOMESTIC WATER LINE (TYPE K COPPER)
- 2 2" WATER METER
- 3 4" FIRE LINE (DIP)
- 4 4" WASTEWATER SERVICE LINE
- 5 GREASE INTERCEPTOR
- 6 3" VENT LINE TO GREASE INTERCEPTOR
- 7 4" KITCHEN WASTE LINE
- 8 4" ONE-WAY CLEANOUT (TRAFFIC RATED) (PRIVATE)
- 9 4" TWO-WAY CLEANOUT (TRAFFIC RATED) (PRIVATE)
- 10 6" PVC ROOF DRAIN PIPE
- 11 ELECTRIC TRANSFORMER
- 12 ELECTRIC METER PAINTED TO MATCH BUILDING
- 13 ELECTRIC SERVICE LINE
- 14 GAS METER PAINTED TO MATCH BUILDING
- 15 GAS SERVICE LINE
- 16 FIRE DEPARTMENT CONNECTION
- 17 KNOX BOX
- 18 12" PVC STORM PIPE
- 19 60" HDPE STORM PIPE
- 20 TYPE 13 STORM INLET
- 21 TYPE 16 OPEN THROAT STORM INLET
- 22 5' DIAMETER STORM MANHOLE
- 23 CONNECT IRRIGATION SYSTEM TO 2" DOMESTIC WATER SERVICE AFTER METER

LEGEND:

- F PROPOSED FIRE SERVICE
- IR PROPOSED IRRIGATION LINE
- WTR PROPOSED WATER MAIN
- SAN PROPOSED SANITARY SEWER
- G PROPOSED GAS
- E PROPOSED ELECTRIC
- SL PROPOSED STORM LINE
- RD PROPOSED ROOF DRAIN
- SMH PROPOSED STORM MANHOLE
- WI PROPOSED WATER INLET
- WM WATER METER
- ET ELECTRIC TRANSFORMER
- GT GREASE TRAP
- CN CLEANOUT
- LPO PROPOSED LIGHT POLE
- EX-PR EXISTING PHONE
- EX-E EXISTING ELECTRIC
- EX-S EXISTING SANITARY SEWER
- EX-W EXISTING WATER
- EX-UE EXISTING UTILITY/ELECTRIC
- EX-SS EXISTING STORM SEWER
- EX-LP EX LIGHT POLE

- NOTES:
1. ALL DIMENSIONS REFERENCE FLOWLINE, BUILDING FOUNDATION OR PROPERTY LINE UNLESS SPECIFIED OTHERWISE.
 2. ELEVATIONS SHOW ARE 53XX.XX
 3. ADA PARKING STALLS SHALL HAVE A MAX. 2.0% SLOPE IN ANY DIRECTION.
 4. CONTRACTOR TO FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

PROJECT CONTACTS

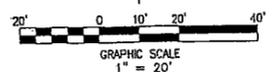
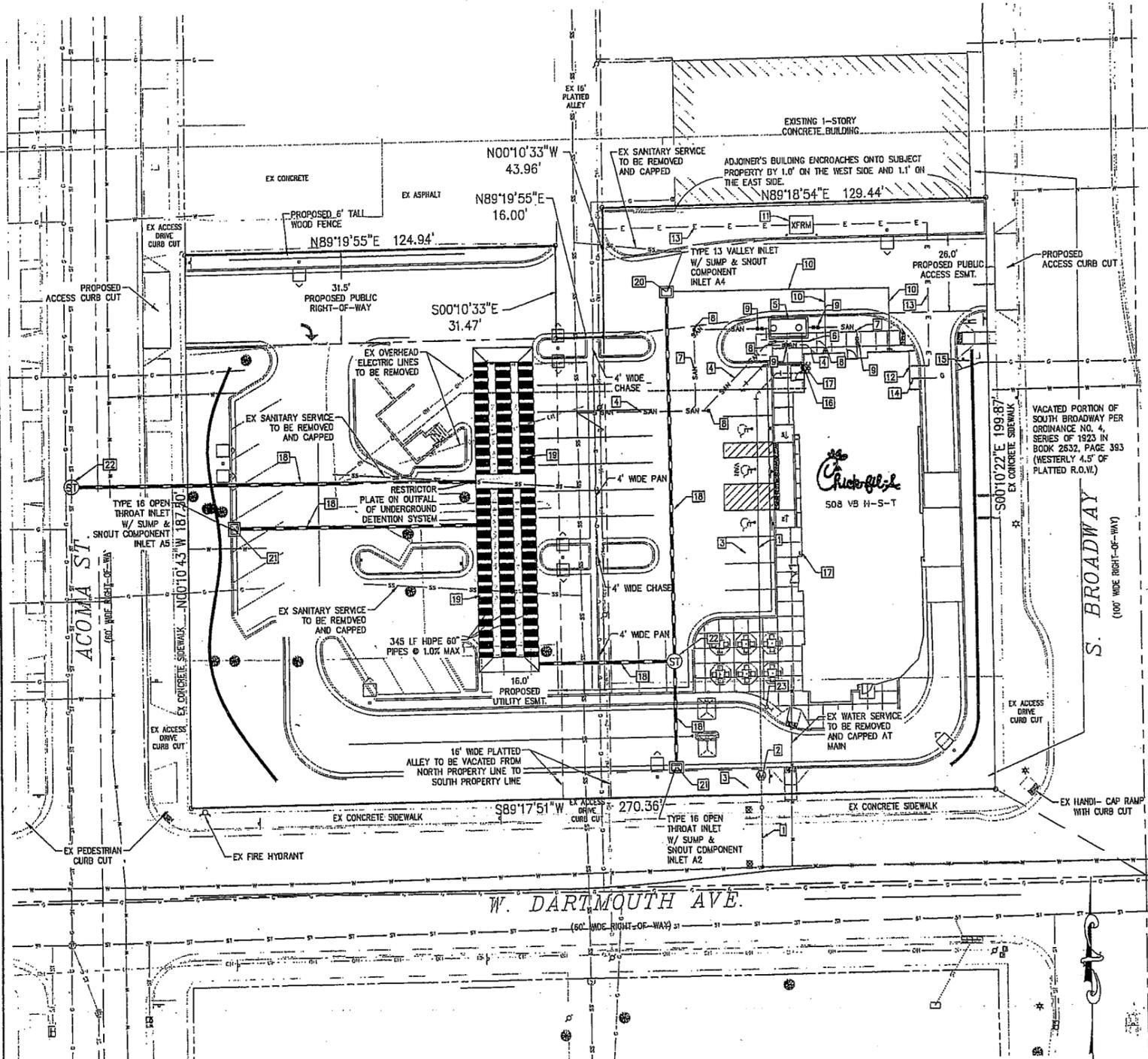
SANITARY SEWER
 CITY OF ENGLEWOOD WASTEWATER
 TREATMENT PLANT DEPARTMENT
 1000 ENGLEWOOD PARKWAY,
 ENGLEWOOD, CO 80110
 CONTACT: MR. JIM VERYSER
 (303) 762-2646 FAX: (303) 783-6894
 EMAIL: jveryser@englewoodgov.org

GAS AND ELECTRIC
 XCEL ENERGY
 ADDRESS: 2070 SOUTH VALENTIA STREET,
 DENVER CO 80231
 CONTACT: MS. KAROLYN LANGLEY
 (303) 716-2034
 BUILDER'S CALL LINE: (800) 628-2121
 EMAIL: karolyn.langley@xcelenergy.com

WATER
 CITY OF ENGLEWOOD UTILITIES DEPARTMENT
 1000 ENGLEWOOD PARKWAY,
 ENGLEWOOD, CO 80110
 CONTACT: MR. JIM VERYSER
 (303) 762-2646 FAX: (303) 783-6894
 EMAIL: jveryser@englewoodgov.org

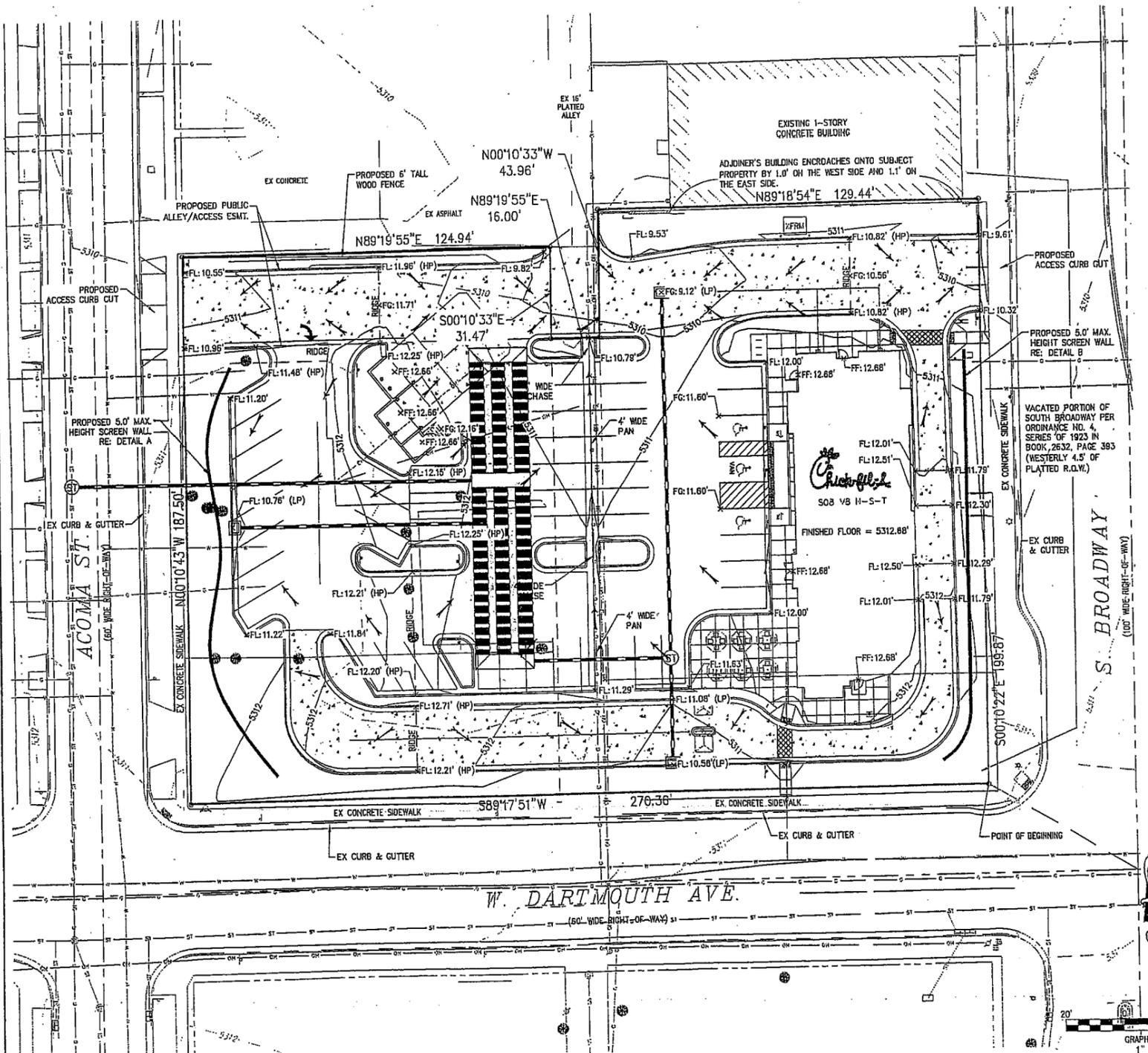
TELEPHONE
 CENTURY LINK
 5325 ZUMI ST, ROOM 728,
 DENVER, CO 80221
 CONTACT: MR. RONALD HICKMAN
 (720) 578-5139
 EMAIL: Ronald.hickman@centurylink.com

STORM GRABAGE
 CITY OF ENGLEWOOD PUBLIC
 WORKS DEPARTMENT/ENGINEERING DIVISION
 1000 ENGLEWOOD PARKWAY,
 ENGLEWOOD, CO 80110
 CONTACT: MR. LARRY C. NIMMO
 (303) 762-2504 FAX: (303) 783-6893
 EMAIL: lnimmo@englewoodgov.org



CHICK-FIL-A AT SPEER'S BROADWAY PUD

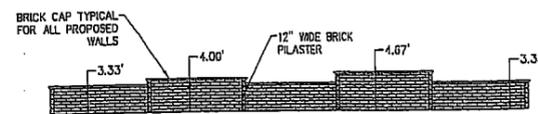
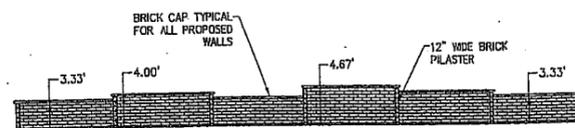
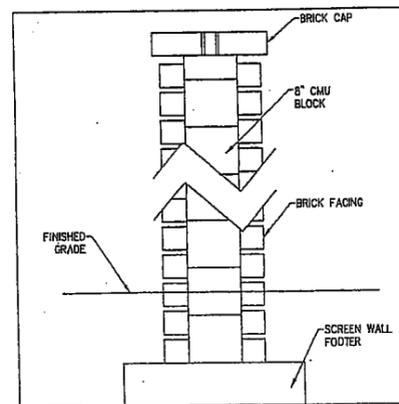
SOUTH 1/2 OF LOT 17 AND ALL OF LOTS 18 THROUGH 32 INCLUSIVE, BLOCK 24, SPEER'S BROADWAY ADDITION
 LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34,
 TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO



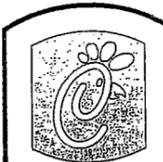
LEGEND:

- PROPERTY LINE
- - - - - PROPOSED MAJOR CONTOUR
- - - - - PROPOSED MINOR CONTOUR
- - - - - EXISTING MAJOR CONTOUR
- - - - - EXISTING MINOR CONTOUR
- DRAINAGE FLOW DIRECTION
- - - - - PROPOSED STORM LINE
- - - - - PROPOSED ROOF DRAIN
- ⊙ PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- FL XX.XX'x FLOWLINE SPOT ELEVATION
- FF XX.XX'x FINISHED FLOOR SPOT ELEVATION
- FG XX.XX'x TOP OF CURB SPOT ELEVATION
- FL XX.XX' (HP) x HIGH POINT FLOWLINE SPOT ELEVATION
- FL XX.XX' (LP) x LOW POINT FLOWLINE SPOT ELEVATION

NOTES:
 1. ALL DIMENSIONS REFERENCE FLOWLINE, BUILDING FOUNDATION OR PROPERTY LINE UNLESS SPECIFIED OTHERWISE.
 2. ELEVATIONS SHOW ARE 53XX.XX
 3. ADA PARKING STALLS SHALL HAVE A MAX. 2.0% SLOPE IN ANY DIRECTION.



NOTES:
 1. THE MINIMUM HEIGHT OF THE SCREEN WALL WILL BE 3'-4" AND THE MAXIMUM HEIGHT OF THE SCREEN WALL WILL BE 4'-8".
 2. SCREEN WALL BRICK COLOR TO MATCH BUILDING



Chick-fil-A

5200 Buffington Rd.
 Atlanta, Georgia
 30349-2998

Revisions:
 Mark Date By
 △ 08/27/2013 EF

Mark Date By
 △ 10/15/2013 EF

Mark Date By
 △ 10/30/2013 EF

Seal

For and on Behalf of
 Merrick & Company

MERRICK & COMPANY
 8970 GREENWOOD PLAZA BLVD., GREENWOOD VILLAGE, CO 80111
 PH: 303-751-0741

STORE
 CHICK-FIL-A
 FSU #03336-V09-NS
 ENGLEWOOD

3085 S. BROADWAY
 ENGLEWOOD, CO 80113

SHEET TITLE
 GRADING PLAN

DWG EDITION

Job No. : 65117974

Store : 03336

Date : 7/9/13

Drawn By : JD

Checked By : TDK

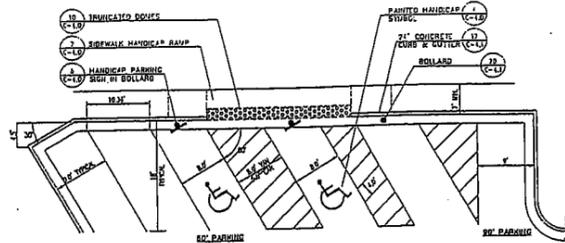
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CHICK-FIL-A AT SPEER'S BROADWAY PUD

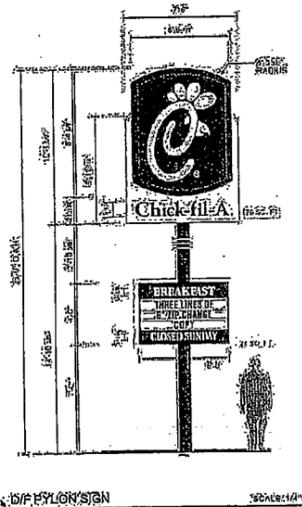
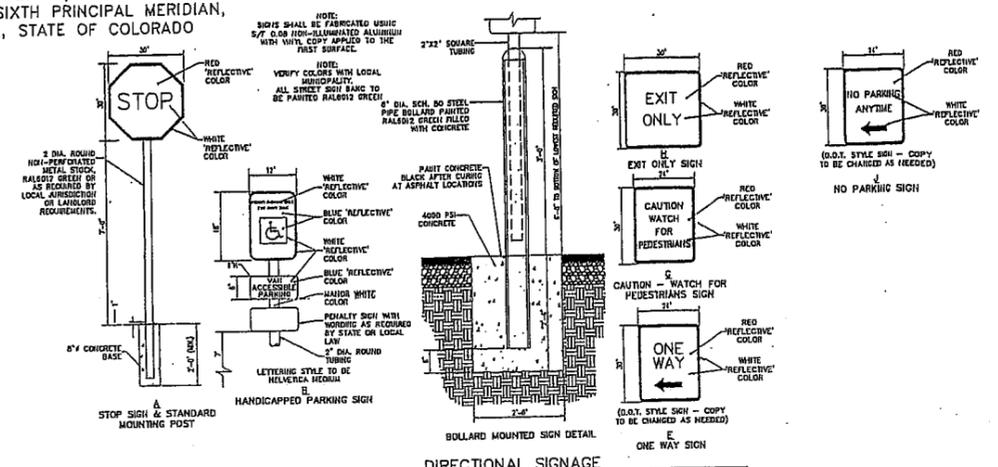
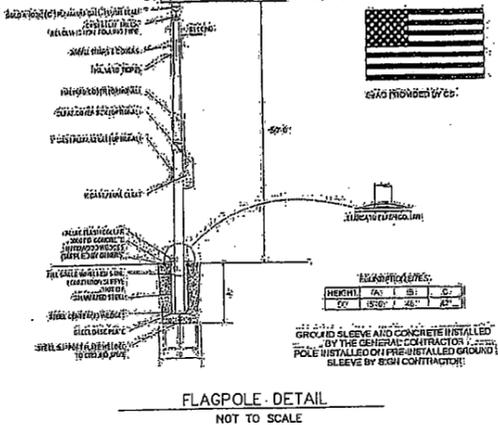
SOUTH 1/2 OF LOT 17 AND ALL OF LOTS 18 THROUGH 32 INCLUSIVE, BLOCK 24, SPEER'S BROADWAY ADDITION
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 TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO



- NOTES:**
- HANDICAP PARKING AND ACCESSIBLE ANGLES SHALL NOT EXCEED 10% IN SLOPE IN ANY DIRECTION. IF ONLY ONE ACCESSIBLE SPACE IS INSTALLED, IT IS TO BE A VAN ACCESSIBLE SPACE AND IF MORE THAN ONE IS INSTALLED, ALL SHALL BE THE DIMENSIONS SHOWN ON THE SITE LAYOUT PLAN.
 - GENERAL CONTRACTOR SHALL REFER TO COLORADO PARKING LOT STRIPING SPECIFICATIONS.
 - CONTRACTOR SHALL USE 4" HIGH WHITE REFLECTIVE PAINT FOR STRIPING ON ASPHALT PARKING LOTS.
 - CONTRACTOR SHALL USE 4" HIGH YELLOW REFLECTIVE PAINT FOR STRIPING ON CONCRETE PARKING LOTS.
 - NO ANGLES TO BE INSTALLED WHICH PARKING IS ADJACENT TO SIDEWALK.
 - ADA SIGNS BY BOLLARDS AND BOLLARDS SHALL BE INSTALLED WHEN PARKING IS ADJACENT TO FLUSH CURB OR A RAMP.
- PARKING LOT STRIPING SPECIFICATIONS:**
- STANDARDS:**
- ALWAYS FOLLOW ALL APPLICABLE GOVERNING AGENCY'S STANDARDS.
 - SURFACES SHOULD BE CLEAN, DRY, AND FREE FROM LOOSE OR FRESH PAINT. REMOVE ALL OIL, GREASE, DIRT, AND OTHER FOREIGN MATERIAL TO ENSURE ADEQUATE ADHESION. DO NOT APPLY SIGN AGE ON SURFACE TEMPERATURES ARE BELOW 40°F.
 - APPLY SHERWIN-WILLIAMS SEASTAR PREMIUM ALKID ZONE MARKING PAINT 4500 WHITE ON ASPHALT AND YELLOW CONCRETE MARKING PAINT 4500 YELLOW ON CONCRETE. USE THE FOLLOWING SETTINGS AS A GUIDE. ACTUAL SETTINGS DEPEND ON AMBIENT CONDITIONS AT THE TIME OF APPLICATION.
- AIRLAYS:**
- PRESSURE: 1800-2200 PSI
 - NOSE: 1/2" - 1" DIA
 - WHEEL: 40-50 PSI
 - FLYER: 80 MESH
 - REDUCTION: ONLY IF NECESSARY, UP TO 10%/CAL
- CONVEYORS:**
- WAMP: HAPTHA RIKS
 - BLINKS: 21 (BLEEDER) OR
 - CONVEYOR: J&S
 - INTERNAL MIX: #700
 - ATMOSPHERIC PRESSURE: 40-70 PSI
 - FLUID PRESSURE: 40-70 PSI
 - REDUCTION: ONLY IF NECESSARY, UP TO 10%/CAL
- DO NOT PAINT THOROUGHLY BY BRUSHING, STAMPING, OR POWER APPLICATION. APPLY AT 15 MESH NET TO ACHIEVE A SPREAD RATE OF 400-500 LBS PER 1000 SQ FT OF STANDARD 4" STRIPE PER GALLON. APPLY AT THIS RATE AT 90 DEGREES F AND HOLD RELATIVE HUMIDITY. PAINT WILL DRY WITH NO TRAFFIC PICKUP AFTER 30 MINUTES.**

STANDARD SIGNAGE SCHEDULE
NOT TO SCALE

SIGNAGE	QTY	SQ FT OF SIGNAGE AREA
PYLON SIGN	1	75
LARGE CFA BUILDING SIGN	2	34
MEDIUM CFA BUILDING SIGN	1	21
SMALL CFA BUILDING SIGN	1	13
TOTAL	4	143



SPECIFICATIONS:

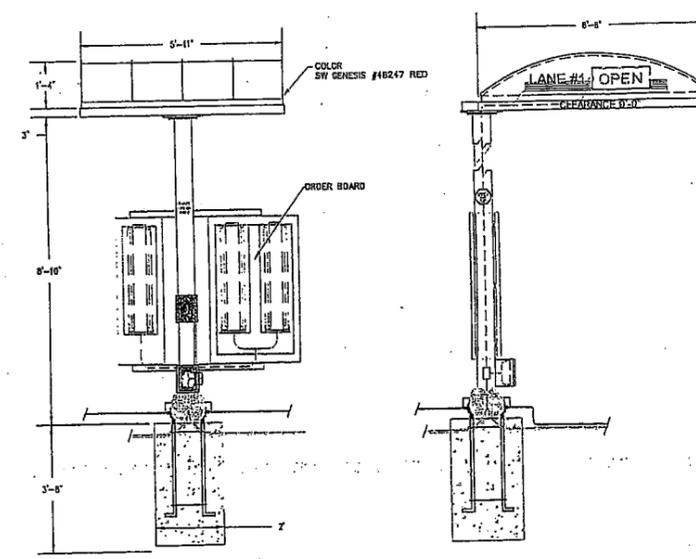
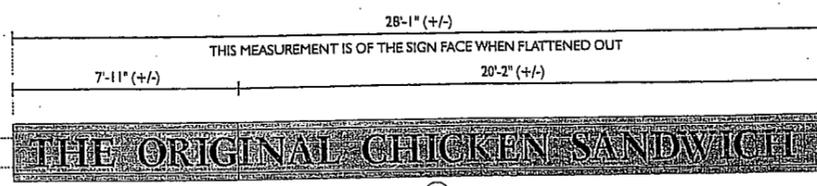
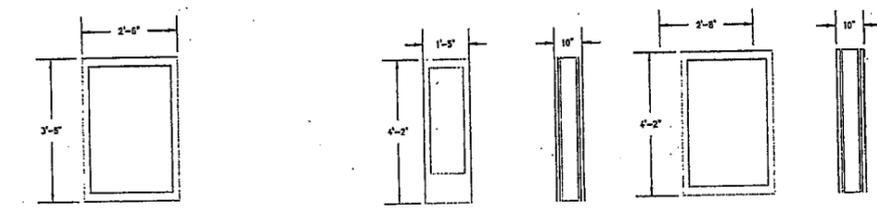
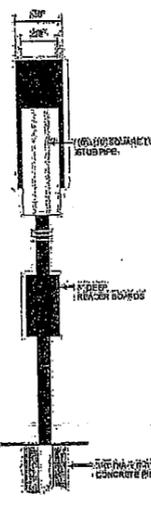
POST: GALVANNEAL STEEL WITH POLYURETHANE FINISH. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

LOGO: LOGO SHALL BE MOUNTED TO THE SIGN FACE WITH A MINIMUM CLEARANCE OF 1/2" FROM THE SIGN FACE TO THE SIGN FACE. THE LOGO SHALL BE MOUNTED TO THE SIGN FACE WITH A MINIMUM CLEARANCE OF 1/2" FROM THE SIGN FACE TO THE SIGN FACE.

LETTERING: LETTERING SHALL BE MOUNTED TO THE SIGN FACE WITH A MINIMUM CLEARANCE OF 1/2" FROM THE SIGN FACE TO THE SIGN FACE. THE LETTERING SHALL BE MOUNTED TO THE SIGN FACE WITH A MINIMUM CLEARANCE OF 1/2" FROM THE SIGN FACE TO THE SIGN FACE.

BACKGROUND: BACKGROUND SHALL BE MOUNTED TO THE SIGN FACE WITH A MINIMUM CLEARANCE OF 1/2" FROM THE SIGN FACE TO THE SIGN FACE. THE BACKGROUND SHALL BE MOUNTED TO THE SIGN FACE WITH A MINIMUM CLEARANCE OF 1/2" FROM THE SIGN FACE TO THE SIGN FACE.

INSTALLATION: INSTALLATION SHALL BE MOUNTED TO THE SIGN FACE WITH A MINIMUM CLEARANCE OF 1/2" FROM THE SIGN FACE TO THE SIGN FACE. THE INSTALLATION SHALL BE MOUNTED TO THE SIGN FACE WITH A MINIMUM CLEARANCE OF 1/2" FROM THE SIGN FACE TO THE SIGN FACE.



5200 Buffington Rd.
Atlanta, Georgia
30349-2998

Revisions:
Mark Date By
△ 08/27/2013 EF

Mark Date By
△ 10/15/2013 EF

Mark Date By
△ 10/30/2013 EF

Seal

For and on Behalf of
Merrick & Company

MERRICK & COMPANY
5070 GREENWOOD PLAZA BLVD, GREENWOOD VILLAGE, CO 80111
PH: 303-751-0741

STORE
CHICK-FIL-A
FSU #03336-V09-NS
ENGLEWOOD

3085 S. BROADWAY
ENGLEWOOD, CO 80113

SHEET TITLE
SITE DETAILS

DWG EDITION ---

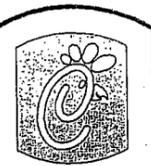
Job No. : 65117974
Store : 03336
Date : 7/9/13
Drawn By : JD
Checked By : TDK

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CALL UNCC
TWO WEEKS IN ADVANCE
BEFORE YOU DIG
1-800-922-1987
UNCC PERMITS CENTER OF COLORADO

CHICK-FIL-A AT SPEER'S BROADWAY PUD

SOUTH 1/2 OF LOT 17 AND ALL OF LOTS 18 THROUGH 32 INCLUSIVE, BLOCK 24, SPEER'S BROADWAY ADDITION
 LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34,
 TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO



5200 Buffington Rd.
 Atlanta, Georgia
 30349-2998

Revisions:
 Mark Date By
 - 08.27.13 JRO
 - 10.17.13 JRO

Mark Date By
 △

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For and on Behalf of
 Merrick & Company

MERRICK & COMPANY
 5970 GREENWOOD PLAZA BLVD., GREENWOOD VILLAGE, CO 80111
 PH: 303-751-0741

STORE
 CHICK-FIL-A
 FSU #03336-V09-NS
 ENGLEWOOD

ENGLEWOOD, CO 80113

SHEET TITLE
 LANDSCAPE PLAN

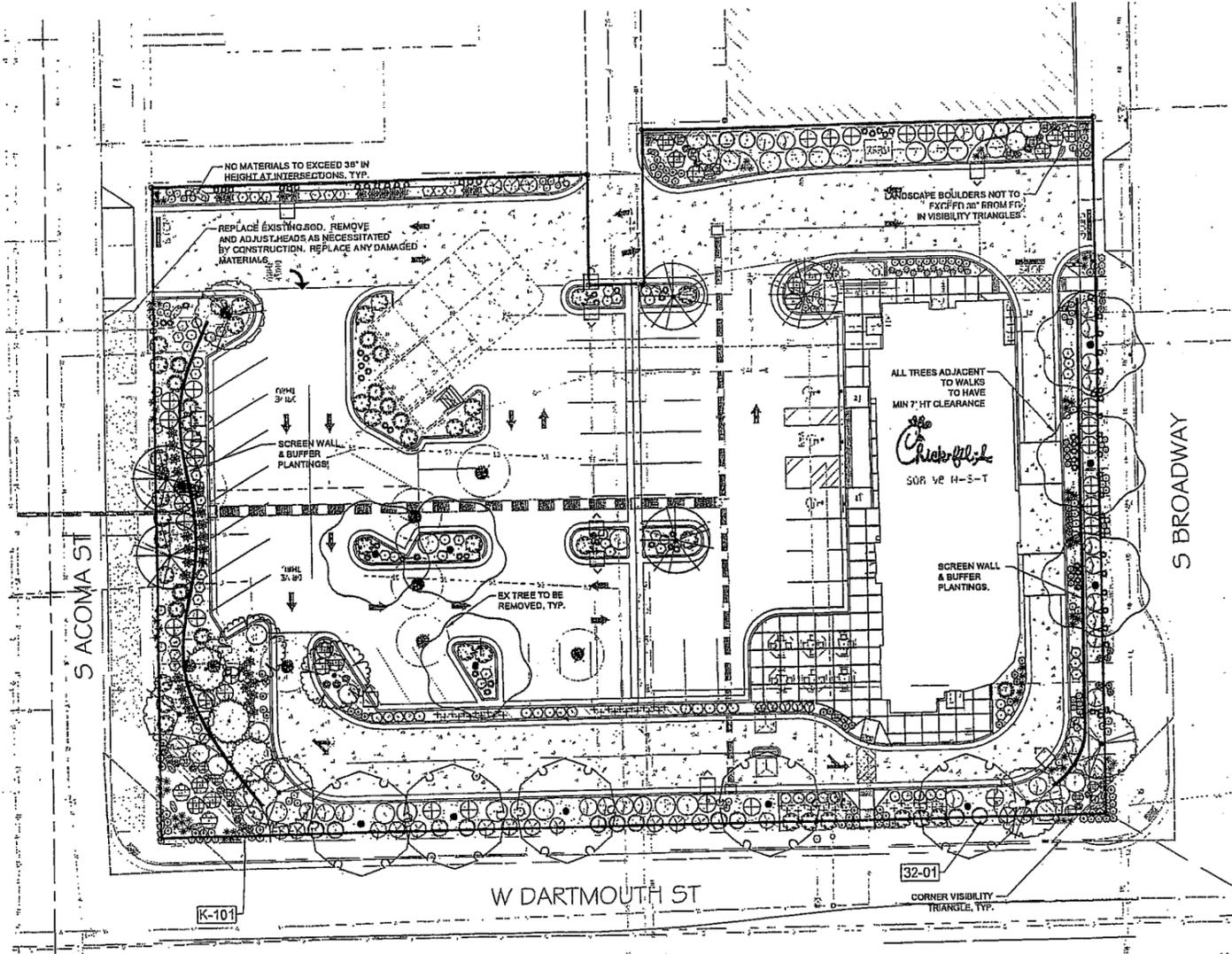
DWG EDITION

Job No. : 65117974
 Store : 03336
 Date : 7/9/13
 Drawn By : JRO
 Checked By : NM

Sheet
 L-10



CHICK-FIL-A AT ENGLEWOOD 2013



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	GAL	QTY
AT		ACER TATARICUM 'HOT WINGS' / HOT WINGS TATARIAN MAPLE	B & B	2.0' GAL	6
CO		CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.0' GAL	6
FM2		FRAXINUS MANSHURICA 'MANGANA' / MANGANA ASH	B & B	2.0' GAL	2
GD		GYMNOCLADUS DIDICA 'ESPRESSO' / KENTUCKY COFFEETREE	B & B	2.0' GAL	8
KP		KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	B & B	2.0' GAL	6
PP		PINUS EDULIS / PINON PINE	B & B	0' HT	3 <u>2C</u>
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY	
AL		AMORPHA CANESCENS / LEADPLANT	6 GAL	24	
AI		ARONIA MELANOCARPA 'ROCOUIS BEAUTY' TM / BLACK CHOKEBERRY	6 GAL	26	
CF		CHAMAEBATIARIA MILLEFOLIUM 'FERNBUSH' / FERNBUSH	6 GAL	24	
CNN		CHRYSOTHAMNUS NAUSEOSUS NAUCEOSUS / DWARF BLUE RABBITBRUSH	6 GAL	37	
FP		FALLUGIA PARADOXA / APACHE PLUME	6 GAL	20	
RR		FRANGULA ALNUS 'FINE LINE' / FINE LINE BUCHTHORN	6 GAL	6	
JH		JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP JUNIPER	6 GAL	14	
JM		JUNIPERUS SCOPULORUM 'GRAY GLEAM' / UPRIGHT JUNIPER	16 GAL	13	
POD		PHYSCOCARPUS OPULIFOLIUS 'DIABLO' / DIABLO NINEBARK	6 GAL	17	
PBP		PRUNUS BESSEYI 'PAWNEE BUTTES' / SAND CHERRY	6 GAL	36	
RO		RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	6 GAL	20 <u>23C</u>	
GRASSES	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY	
BGB		BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLUE GRAMA	1 GAL	32	
PH		PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS	1 GAL	23	
PVS		PANICUM VIRGATUM 'SHENENDOAH' / BURGUNDY SWITCH GRASS	1 GAL	63	
SB		SCHIZACHYRIUM SCOPARIUM 'BLAZE' / BLAZE LITTLE BLUESTEM	1 GAL	64	
SS		SORGHASTRUM NUTANS 'SIOUX BLUE' / BLUE INDIAN GRASS	1 GAL	38	
SH		SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	1 GAL	36	
PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY	
ACR		AGASTACHE RUPESTRIS / SUNSET HYSSOP	1 GAL	32	
ACC		ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN' / MANZANITA	1 GAL	18	
ACP		ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO' / PANCHITO MANZANITA	1 GAL	17	
APC		ARTEMISIA X 'POWIS CASTLE' / POWIS CASTLE ARTEMISIA	1 GAL	10	
CW		CAMPANULA ROTUNDIFOLIA 'WHITE GEM' / WHITE HAREBELL	1 GAL	14	
CP		CERATOSTIGMA PLUMBAGINOIDES / DWARF PLUMBAGO	1 GAL	12	
EK		ERIDOGONUM UMBELLATUM 'KANNAH CREEK' / KANNAH CREEK SULPHUR FLOWER	1 GAL	32	
GA		GALLARDA ARISTATA 'ARIZONA SUN' / ARIZONA SUN BLANKET FLOWER	1 GAL	19	
OI		OENOTHERA MACROCARPA 'INCANA' / SILVER EVENING PRIMROSE	1 GAL	36	
PM		PENSTEMON MEXICALI 'PIKE'S PEAK PURPLE' / PENSTEMON	1 GAL	38	
PPM		PENSTEMON PINIFOLIUS 'MERSEA YELLOW' / YELLOW THREADLEAF BEARTOUQUE	1 GAL	14	
MULCHES	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
ROC		AGGREGATE MIXTURE / 60% 3/4" AND 40% 2-4 COBBLE WASHED ROCK, 3" DEPTH OVER PERMEABLE WEED FABRIC	MULCH		6,175 SF
WM		MULCH WOOD CEDAR / SHREDDED CEDAR MULCH	MULCH		3,287 SF
SOD/SEED	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
SEG		SOD / TEXAS HYBRID BLUEGRASS	SOD		1,851 SF

1 LANDSCAPE PLAN

SCALE: 1" = 20'

EXISTING TREES ARE NOT VIABLE AND ARE NOT BEING RETAINED ON THIS SITE. PLEASE SEE PLAN FOR LOCATIONS.

REFERENCE NOTES SCHEDULE

SYMBOL	32 EXTERIOR IMPROVEMENTS DESCRIPTION	QTY	DETAIL
32-01	14 G ROLL TOP STEEL EDGING, STAKED 30" OC MAX	124 LF	
SYMBOL	ROCK DESCRIPTION	QTY	DETAIL
K-101	GRANITE/MOSS ROCK BOULDER-DECORATIVE, 1/2 TON AVG SIZE	7	

ALL NATIVE AND XERIC PLANTING AREAS TO BE AMENDED FOR DRAINAGE AS NECESSARY AND IN ACCORDANCE WITH CURRENT LANDSCAPE BMP'S. ALL SUBSTITUTIONS TO BE APPROVED BY LANDSCAPE ARCHITECT OF RECORD PRIOR TO INSTALLATION.

Licensure Notes:

THIS DOCUMENT IS FOR CITY REVIEW AND APPROVAL ONLY.
 THIS DOCUMENT IS NOT A CONSTRUCTION DRAWING UNLESS STAMPED BY THE LANDSCAPE ARCHITECT OF RECORD. PROJECTS REQUIRE A STAMPED SET OF CONSTRUCTION DOCUMENTS FOR LANDSCAPE IMPROVEMENT INSTALLATION.

SITE CATEGORY REQUIREMENTS

OVERALL REQUIRED LANDSCAPING (RLAP) 88,238 SF SITE ± 19% = 5521			
Trees (1/2) 176 SPT	Shrubs (1/2) 576 SPT	Grasses (1/2) 576 SPT	Perennials (1/2) 576 SPT
16 / 17 Includes perimeter (per code)	111 / 111	5521 / 5521	5521 / 5521
PERIMETER LANDSCAPING			
Frontage / Int. (East / West)	LF of Perimeter	Tree Req / Prov.	Shrub Req / Prov.
164 / 164	164	8 / 8	8 / 8
164 / 164	164	8 / 8	8 / 8
164 / 164	164	8 / 8	8 / 8
PARKING LOT PLANTINGS 1220 sq ft			
Tree Req / Prov (1 per island)	Shrubs	Perennials	Grasses
16 / 16	40	40	40
UTILITIES LIMIT TREE PLANTING IN SOME ISLANDS. ADDITIONAL PLANTS PROVIDED.			
BUFFER PLANTINGS			
Frontage and LF (Acorns - Residential Trash Enclosure)	Type	Tree Req / Prov	Shrub Req / Prov
164 / 164	Evergreen trees & plants - trees	8 / 8	8 / 8

GENERAL NOTES

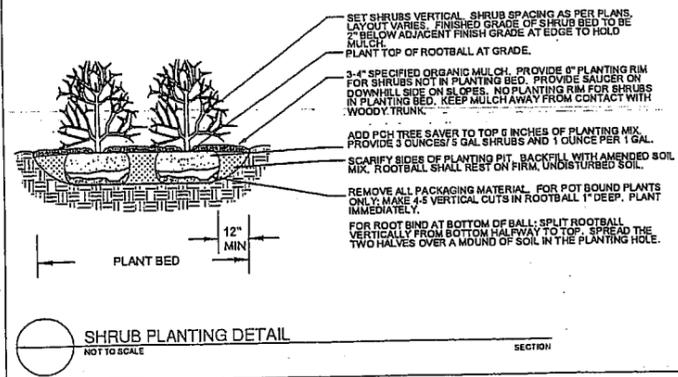
(Note: All references to "Contractor" are specific to "Landscape Contractor" unless notified as "General or other type of Contractor")

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. GRAPHIC CITY'S PREVAL OVER WRITTEN QTY'S. PRIOR TO COMMENCEMENT OF WORK THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING AND SCOPE OF WORK.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OR COUNTY PLANNING DEPARTMENTS.
- LANDSCAPE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO FURNISH SCOPE OF WORK AS SHOWN PER PLAN.
- EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL STOCKPILED SOIL MUST BE CLEAR OF WEEDS, ROCKS AND DEBRIS BEFORE REUSE. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL.
- GENERAL CONTRACTOR TO RE-SPREAD STOCKPILED SOIL AND ESTABLISH HIGHLY GRADE CONDITIONS TO THE FOLLOWING SPECIFICATIONS:
 - 1" BELOW CURB FOR ALL SODDED AREAS.
 - 2" BELOW CURB FOR ALL PLANTING, ROCK AND MULCH BEDS.
 - 4" BELOW CURB FOR ALL PLANTING, ROCK AND MULCH BEDS.
- CONTRACTOR TO TILL PARKING LOT ISLANDS TO A DEPTH OF 30".
- AMEND ALL PLANTING BEDS WITH CLASS 1 COMPOST. APPLY AT RATE OF 3 CYDS. PER 1000 SQUARE FEET TO ALL PLANTING BEDS AND MANICURED LAWN AREAS, AND 2 CYDS. PER 1000 SQUARE FEET FOR SEEDED AREAS. TILL, MIXING THOROUGHLY, INTO THE UPPER 8" OF SOIL.
- FINE GRADE TO BE ESTABLISHED BY LANDSCAPE CONTRACTOR. FINE GRADE SHALL BE FREE OF ROCKS AND DEBRIS. FINE GRADE IN SEED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/2" AND GREATER. FINE GRADE IN SODDED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/2" AND GREATER. CONTRACTOR TO REPORT ANY POOR DRAINAGE CONDITIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SOD IS OF THE SPECIES SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE ALLOWED. SOD TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION. SEEDED AREAS CANNOT BE SUBSTITUTED WITH SOD.
- MULCHES: ALL PLANTING BEDS THAT CALL FOR WOOD/ORGANIC MULCH TO RECEIVE 4" ORGANIC SHREDDED BARK MULCH. SHREDDED MULCH IS TO BE OF FIBROUS MATERIAL, NOT CHIPS OR CHUNKS, NO FABRIC IS TO BE PLACED UNDER WOOD/ORGANIC MULCH. TREES IN TURF AND NATIVE GRASS AREAS TO RECEIVE 4" DIAMETER OF WOOD MULCH, 3" DEPTH. ALL MULCHED BEDS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO HELP MULCH TO MAT DOWN.

USE PERMEABLE FABRIC UNDERLAYMENT FOR ALL COBBLE/AGGREGATE AREAS WITH SLOPES 3:1 AND LESS. USE QUICK RELEASE ORGANIC PRE-EMERGENT HERBICIDE FOR ALL MULCHED AND PERENNIAL PLANTING BEDS (AND FOR COBBLE/AGGREGATE AREAS WITH SLOPES EXCEEDING 3:1 GRADE.

SHRUBS AND GROUNDCOVERS IN NATIVE GRASS AREAS TO RECEIVE 3" DIAMETER OF WOOD MULCH, 3" DEEP. TREES IN COBBLE/ROCK MULCH TO RECEIVE 4" DIAMETER OF WOOD MULCH, 3" DEEP. SHRUBS AND GROUNDCOVERS IN COBBLE/ROCK MULCH AREAS TO RECEIVE 3" DIAMETER OF WOOD MULCH, 3" DEEP. NO FABRIC UNDERLAYMENT IN WOOD MULCH AREAS.

- NOTES:
- PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
 - ALL SHRUBS IN ROCK AREAS TO RECEIVE SHREDDED MULCH RINGS.
 - DEEP WATER ALL PLANTS AT TIME OF PLANTING.

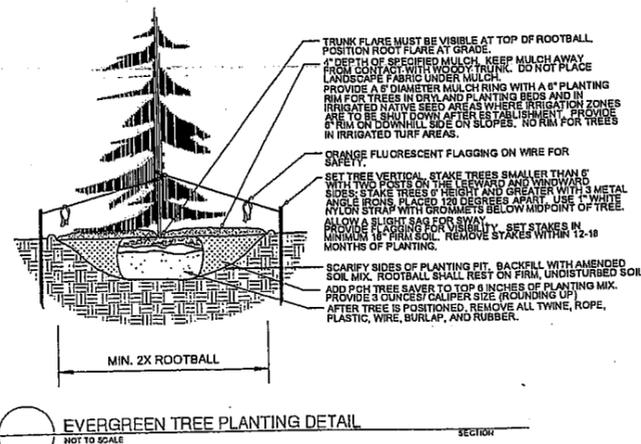


CHICK-FIL-A AT SPEER'S BROADWAY PUD

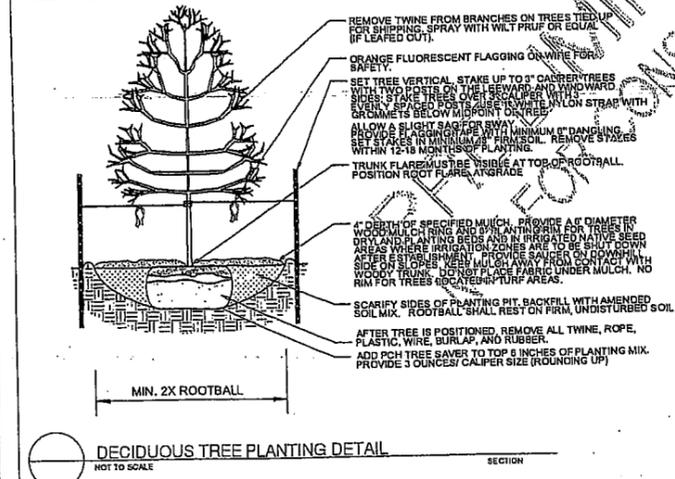
SOUTH 1/2 OF LOT 17 AND ALL OF LOTS 18 THROUGH 32 INCLUSIVE, BLOCK 24, SPEER'S BROADWAY ADDITION LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO

- SEED MIX INSTALLATION: CONTRACTOR TO DRILL SEED WITH BRILLION TYPE APPLICATOR AND APPLY 'SOIL GUARD' BONDED FIBER MATRIX (BFM), WHERE INDICATED PER PLAN AND SCHEDULES. APPLY SEED IN TWO DIRECTIONS (PERPENDICULAR OF THE OTHER). ADD SOIL GUARD BFM FOR DRILL SEEDING WHERE NOTED PER PLAN AND ON ALL SLOPES 3:1 TO 3:1. FOR AREAS WITH 3:1 SLOPES OR GREATER CONTRACTOR TO USE SOIL GUARD APPLICATION ONLY (IN LIEU OF HYDROMULCH). CONTRACTOR TO SPOT SEED NON-GERMINATING AREAS (3) MONTHS AFTER INITIAL SEED APPLICATION. CONTRACTOR TO RE-SEED ALL BARE AREAS (6"x6") AND GREATER AFTER (6) MONTHS FROM SEED GERMINATION OR AT THE BEGINNING OF THE FOLLOWING GROWING SEASON. PRIOR TO THE 11-MONTH WARRANTY INSPECTION RE-APPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6"x6" OR GREATER) AND TO ALL BARE AREAS (4"x4" OR GREATER) ON ALL SLOPES 3:1 AND GREATER.
- REMOVED DEAD TWIGS AND BRANCHES FROM ALL NEW AND EXISTING PLANT MATERIAL IN A MANNER THAT DOES NOT CHANGE THE NATURAL HABIT OF THE PLANT MATERIAL. SCARES OF 1" OR MORE SHALL BE PAINTED WITH ORGANIC TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED AT ANY TIME. NEWLY PLANTED TREES WITHOUT CENTRAL LEADERS WILL BE REJECTED.
- CONTRACTOR TO APPLY FERTILIZER IN SPRING & LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
- ALL SEEDED AND SODDED AREAS TO HAVE RECOMMEND FERTILIZER APPLICATIONS ADDED 2 TO 3 WEEKS AFTER SEEDLING EMERGENCE, AND ONCE IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND ONCE IN LATE SEPTEMBER. SEEDED AND SODDED AREAS ARE ALSO TO RECEIVE .5 LB. OF ELEMENTAL SULFUR (OR EQUIVALENT MATERIAL) PER 1,000 S.F. APPLIED IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
- ALL PLANT MATERIALS AND UTILITIES ARE SHOWN AT AN APPROXIMATE LOCATIONS. THE CONTRACTOR MAY NEED TO ADJUST LOCATIONS OF PLANT MATERIAL TO ADHERE TO SPECIFIC ON-SITE CONDITIONS AND CODE REQUIREMENTS. ALL TREES AND SHRUBS TO BE PLACED AT 2' MINIMUM BACK OF CURB. CONTRACTOR TO CALL FOR UTILITY LOCATES BEFORE PLANTING (TYP.) 1-800-822-1987, OR CALL 811 BEFORE YOU DIG!
- STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER.
- CONTRACTOR TO PROVIDE COBBLE & UNDERLAYMENT FOR BUILDING DRAINS AND SWALES THROUGH LANDSCAPED AREAS.
- ALL REQUIRED LANDSCAPING TO BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- NEW PLANT MATERIAL MUST COMPLY WITH CURRENT COLORADO NURSERY ACT STANDARDS.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE AN INSPECTION. REQUIRED INSPECTIONS INCLUDE A LANDSCAPE LAYOUT AND PLANT MATERIAL VERIFICATION AND PLACEMENT INSPECTION, IRRIGATION MAIN LINE INSPECTION, LANDSCAPE AND IRRIGATION PUNCH LIST INSPECTION, AND A LANDSCAPE AND IRRIGATION FINAL INSPECTION.
- CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP. REPLACEMENT PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL. WARRANTY IS VOID IF PLANT MATERIAL ARE UNDER OR OVER-WEATHERED, DAMAGED BY VANDALISM OR NEGLECTED BY OWNER AFTER FINAL MAINTENANCE PERIOD AND FINAL ACCEPTANCE IS PROVIDED.
- REMOVE ALL TREE STAKING MATERIALS AT END OF WARRANTY, PRIOR TO FINAL ACCEPTANCE.
- MAINTENANCE: THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE AND ANY RIGHT OF WAY AREAS BETWEEN THE CURB AND PROPERTY LINES OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT (INCLUDING ANNUAL BEDS). ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION-1998. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.

- NOTES:
- DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
 - MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
 - PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
 - ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.



- NOTES:
- MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
 - AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES. CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED, HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
 - STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
 - WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
 - COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
 - DEEP WATER ALL PLANTS AT TIME OF PLANTING.



CHICK-FIL-A AT ENGLEWOOD 2013

5200 Buffington Rd.
Atlanta, Georgia
30349-2998

Revisions:
Mark Date By
- 08.27.13 JRO
- 10.17.13 JRO

Mark Date By
△

Seal

For and on Behalf of
Merrick & Company

MERRICK & COMPANY
9070 GREENWOOD PLAZA BLVD, GREENWOOD VILLAGE, CO 80111
PH: 303-751-0741

STORE
CHICK-FIL-A
FSU #03336-V09-NS
ENGLEWOOD

ENGLEWOOD, CO 80113

SHEET TITLE
LANDSCAPE
PLAN
DETAILS

DWG EDITION

Job No. : 55117974
Store : 03336
Date : 7/9/13
Drawn By : JRO
Checked By : NM

Sheet
L-2.0

SITE LIGHTING FIXTURE (LUMINAIRE) SCHEDULE - CHICK-FIL-A											
MARK	QTY	SYMBOL	MANUFACTURER	CATALOG NUMBER	NO. LAMPS/TYPE	STL LAMP NO.	LUMENS	WATTS	VOLTS	MOUNT HEIGHT	LLF
* OG1	1	◻	LITHONIA	KSF2-250M-R4W-TB-SCWA-SPO9-DDB-LPI	1-M250/PS/U	64320	22500 EA	288 EA	120	27'	1
* OG2	4	◻	LITHONIA	KSF2-250M-R3-TB-SCWA-SPO9-HS-DDB-LP	1-M250/PS/U	64320	22500 EA	288 EA	120	27'	1
* OG3	2	◻	LITHONIA	KSF2-250M-R3-TB-SCWA-SPO9-DDB-LPI	1-M250/PS/U	64320	22500 EA	288 EA	120	27'	1
* OG4	1	◻	LITHONIA	KSF2-250M-R4SC-TB-SCWA-SPO9-DDB-LPI	1-M250/PS/U	64320	22500 EA	288 EA	120	27'	1
G	15	≡	LITHONIA	C-132-AL-MVOLT-DS10IS	1-F028/835/XP/SS/ECC	22178	3050	25	120	11'	1
OB	6	○	LUMUX	SL563SS-PL26-120	1-CFTR26W/GX240/827	20767	1800	31	120	9.4'	1
* OG	3	○	KIM LIGHTING	LTV71-SP/1BL3KUV/SS50/RG50	INTERGRAL	N/A	N/A	24	120	0	1
OH	2	○	LITHONIA	APV-26TRT-4ARLD-MVOLT	1-CFTR26W/GX240/827	20767	1800	31	120	9'	1
OJ	9	≡	SECURITY	RWSC-SOPMH-UD-DB-120 (DARK BRONZE)	1-MP50/U/MEO	64587	3200	72	120	17'4"	1
OL	2	≡	SPI/ADVENT	TWA-50M-120-LPI	1-MP50/U/MED	64587	3400	72	120	17'4"	1
OM	2	◻	RAB LIGHTING	PROVIDED BY CANOPY MANUFACTURER	INTERGRAL	N/A	N/A	60	120	9'/11'	1

POLE FIXTURE SCHEDULE						
MARK	QTY	MANUFACTURER	CATALOG NUMBER	ANCHOR BOLT SET	POLE BASE HEIGHT	OPTIONS
OG1/2	5	LITHONIA	SSS-25-5C-DM19-BC-NACF-DDB	ABSSS-5	2'	
OG3/4	3	LITHONIA	SSS-25-5C-DM28-BC-NACF-DDB	ABSSS-5	2'	

- NOTES:
- DRILL MOUNT THE ARMS/BRAKETS FOR THE LUMINAIRES TO THE POLES.
 - POLE LIGHTING LUMINAIRES, BRACKETS, AND POLES TO HAVE DARK BRONZE FINISH
 - THE ASTERISK (*) BESIDE THE FIXTURE MARK IN THE ABOVE SCHEDULE INDICATES THE FIXTURE IS A NON-PROTOTYPICAL LIGHT FIXTURE PER THE CFA NATIONAL PROTOTYPE.
 - EXTERIOR BUILDING FIXTURE MODEL NUMBERS ARE FOR PHOTOMETRIC PURPOSES ONLY. SEE SHEET E1.1 TO VERIFY MAKE AND MODEL.

CHICK-FIL-A AT SPEER'S BROADWAY PUD

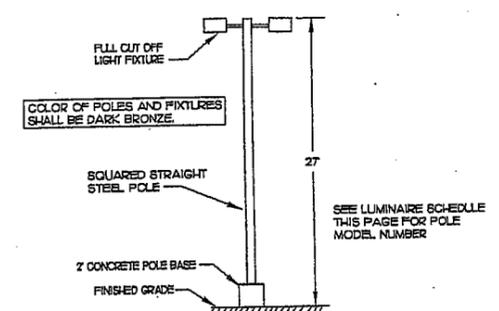
SOUTH 1/2 OF LOT 17 AND ALL OF LOTS 18 THROUGH 32 INCLUSIVE, BLOCK 24, SPEER'S BROADWAY ADDITION
 LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34,
 TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO

STATISTICS

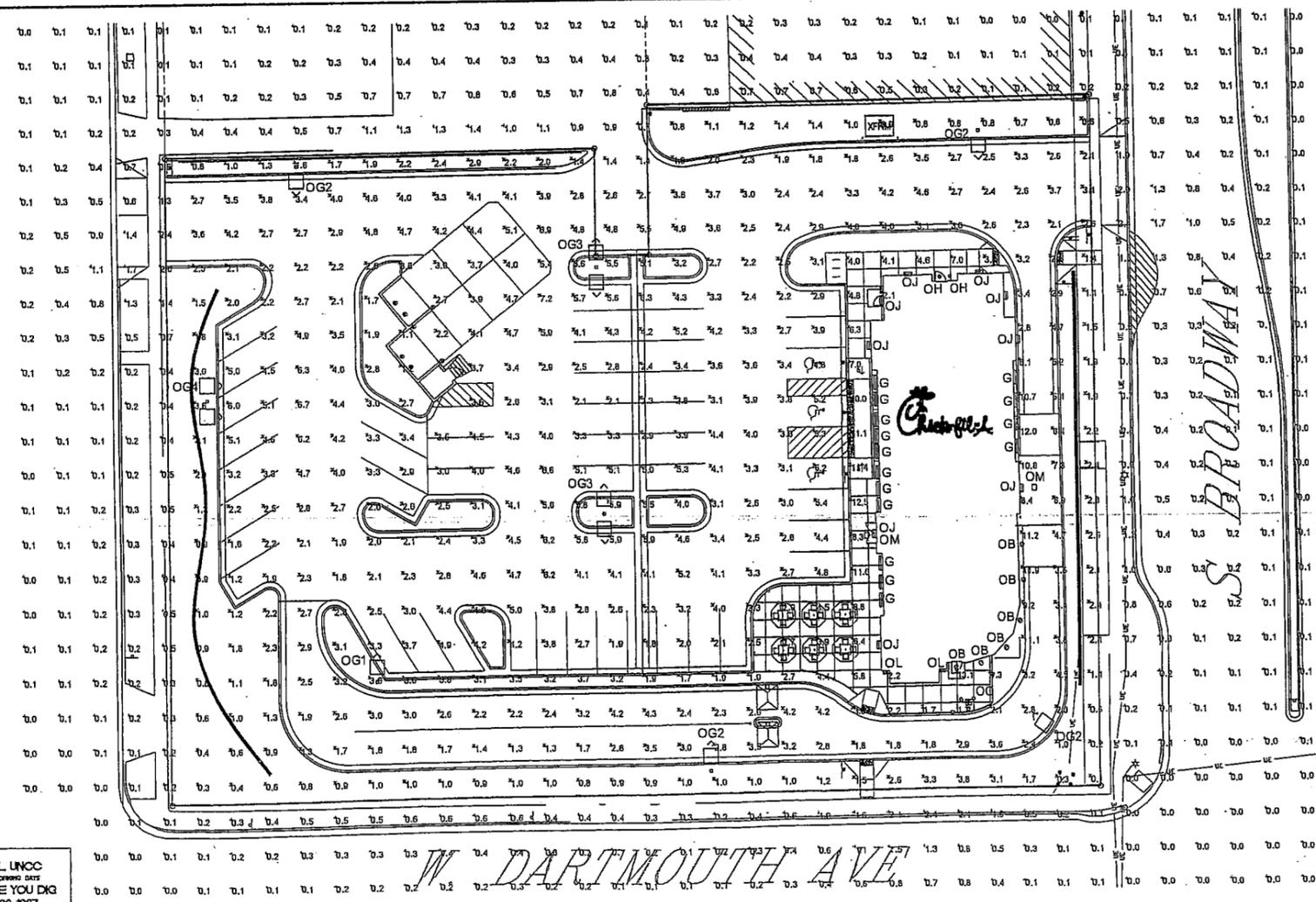
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone	+	0.8 fc	13.1 fc	0.0 fc	N/A	N/A
Lot Summary	✕	3.3 fc	13.1 fc	0.1 fc	131.0:1	33.0:1
Parking Lot Summary	✕	3.8 fc	13.1 fc	1.1 fc	11.9:1	3.5:1

NOTES

- REFER TO LUMINAIRE SCHEDULE FOR TOTAL LLF.
- ALL FIXTURES SHALL HAVE FLAT LENSES.
- ALL LIGHTING (EXCEPT THAT NEEDED FOR SECURITY PURPOSES) SHALL BE TURNED OFF ONE HOUR AFTER CLOSING AND SHALL REMAIN OFF AT LEAST UNTIL ONE HOUR BEFORE OPENING THE FOLLOWING DAY.



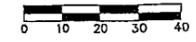
2 SITE LIGHTING POLE DETAIL
NOT TO SCALE



PRELIMINARY
NOT FOR CONSTRUCTION

1 PHOTOMETRIC PLAN

SCALE: 1"=20'-0"



CHICK-FIL-A AT ENGLEWOOD 2013



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:
Mark Date By
- 08.27.13 BTS

Mark Date By
△

Mark Date By
△

Kurzynski & Associates
CONSULTING ENGINEERS
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Nashville, Tennessee 37210
Telephone: (615) 255-5203
Fax: (615) 255-5207
Email:

STORE
CHICK-FIL-A
FSU #03336-V08-NS
ENGLEWOOD

ENGLEWOOD, CO 80113

SHEET TITLE
Photometric
Plan

ISSUE DATE: ---

Job No. : CF1351
Store : 03336
Date : 7/9/13
Drawn By : BTS
Checked By : MTK

Sheet

ES2.1



CHICK-FIL-A AT SPEER'S BROADWAY PUD

SOUTH 1/2 OF LOT 17 AND ALL OF LOTS 18 THROUGH 32 INCLUSIVE, BLOCK 24, SPEER'S BROADWAY ADDITION
 LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34,
 TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO



5200 Buffington Rd.
 Atlanta, Georgia
 30349-2998

Revisions:
 Mark Date By
 08/27/2013 EF

Mark Date By
 Seal

MERRICK & COMPANY
 5076 GREENWOOD PLAZA BLVD, GREENWOOD VILLAGE, CO 80111
 PH: 303-751-0741

STORE
 CHICK-FIL-A
 FSU #03336-V09-NS
 ENGLEWOOD

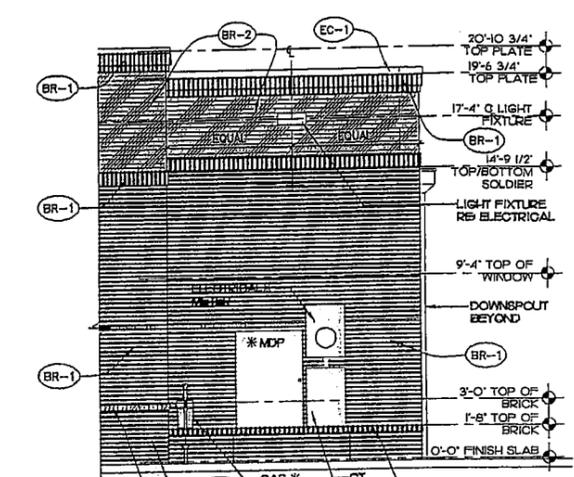
3085 S. BROADWAY
 ENGLEWOOD, CO 80113

SHEET TITLE
 EXTERIOR
 ELEVATIONS

DWG EDITION

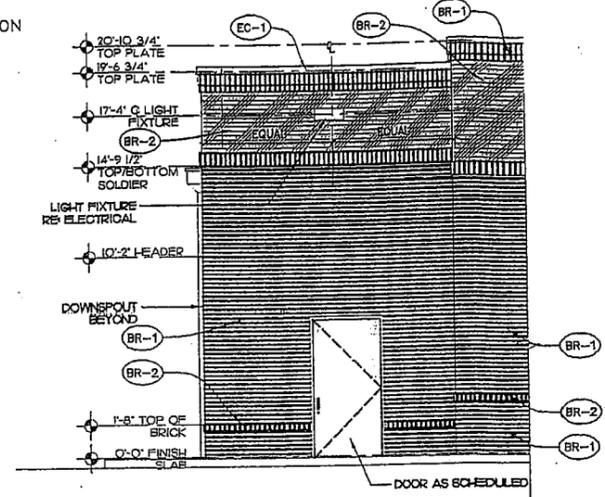
Job No. : 55117974
 Store : 03336
 Date : 7/9/13
 Drawn By : JD
 Checked By : TDK

Sheet
A-2.1



1 SIDE ELEVATION - SERVICE YARD
 1/4" = 1'-0"

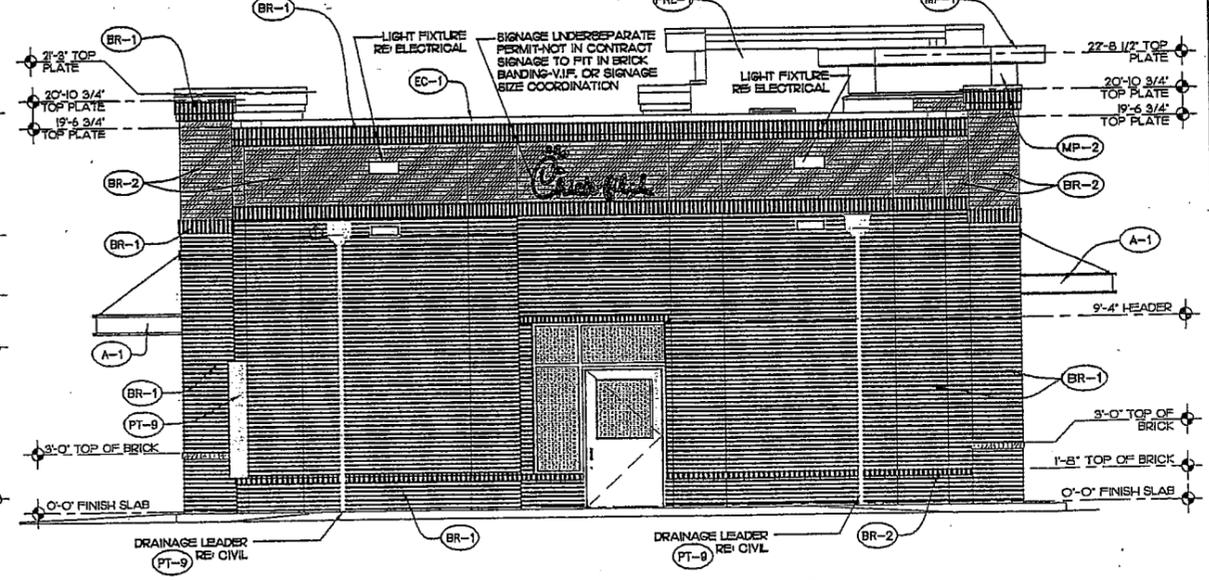
EXTERIOR FINISHES - FOR STOREFRONT GLAZING - SEE GLASS SCHEDULE & INTERIOR ELEVATIONS		
BR-1	BRICK # 1 (MODULAR SIZE) CUNNINGHAM BRICK - RED VELOUR ACME EQUIVALENT - CRIMSON	MP-1 ALUMINUM FASCIA & SOFFIT DUROLAST/ EXCEPTIONAL METALS - DARK BRONZE (ALTERNATE: REGAL RED)
BR-2	BRICK # 2 (MODULAR SIZE) CUNNINGHAM BRICK - SILVERSTONE ACME EQUIVALENT - MISSION BLEND I	MP-2 ALUMINUM FASCIA DUROLAST/ EXCEPTIONAL METALS - COLOR - SIERRA TAN
EC-1	PARAPET WALL COPING DUROLAST/ EXCEPTIONAL METALS - DARK BRONZE (MATTE)	A-1 ALUMINUM AWNING - COVERED PREFINISHED COLOR - DARK BRONZE SIZE - 8'-0" LENGTH x 4'-6" DEPTH
EC-2	PARAPET WALL COPING DUROLAST/ EXCEPTIONAL METALS - REGAL RED (MATTE)	A-2 STANDING SEAM METAL AWNING PREFINISHED COLOR TO MATCH R-1
PT-5	PAINT #5 SHERWIN WILLIAMS, #SW7031 "MEGA GREIGE" SEMI-GLOSS FINISH ON DOOR FRAMES, SATIN ON WALLS	R-1 STANDING SEAM METAL ROOF (INCLUDES MISC. METAL FASCIA AND TRIM COMPONENTS) DUROLAST/ EXCEPTIONAL METALS COLOR - MEDIUM BRONZE (MATTE)
PT-7	PAINT #7 SHERWIN WILLIAMS, #SW2807 "ROCKWOOD (MEDIUM BROWN)" SEMI-GLOSS FINISH ON DOOR FRAMES, SATIN FINISH ON WALLS	ST-1 STOREFRONT YKK - YES 45 COLOR - DARK BRONZE (MATTE)
PT-9	PAINT #9 SHERWIN WILLIAMS - SHER-CRYL HIGH PERFORMANCE ACRYLIC #866-350 COLOR - DARK BRONZE (SEMI-GLOSS)	PNL-1 FIBER-CEMENT PANELS HARDIE BOARD - SMOOTH FINISH COLOR - PAINT #5



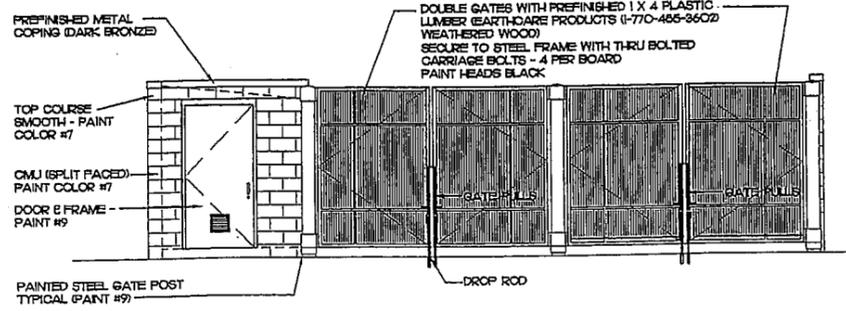
4 SIDE ELEVATION - SERVICE YARD
 1/4" = 1'-0"



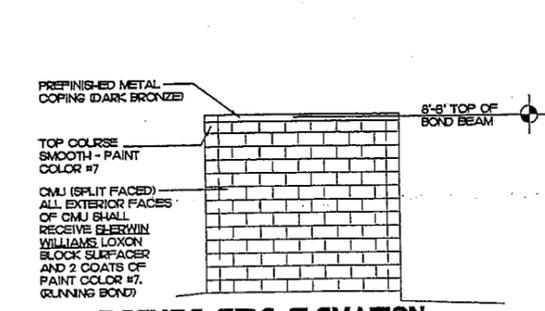
2 FRONT SOUTH ELEVATION
 1/4" = 1'-0"



3 REAR NORTH ELEVATION - SERVICE YARD
 1/4" = 1'-0"



5 REFUSE FRONT ELEVATION
 1/4" = 1'-0"



6 REFUSE SIDE ELEVATION
 1/4" = 1'-0"

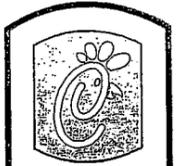


EXTERIOR FINISHES - FOR STOREFRONT GLAZING - SEE GLASS SCHEDULE & INTERIOR ELEVATIONS			
BR-1	BRICK # 1 (MODULAR SIZE) CUNNINGHAM BRICK - RED VELOUR ACME EQUIVALENT - CRIMSON	MP-1	ALUMINUM FASCIA & SOFFIT DUROLAST/ EXCEPTIONAL METALS - DARK BRONZE (ALTERNATE: REGAL RED)
BR-2	BRICK # 2 (MODULAR SIZE) CUNNINGHAM BRICK - SILVERSTONE ACME EQUIVALENT - MISSION BLEND 1	MP-2	ALUMINUM FASCIA DUROLAST/ EXCEPTIONAL METALS - COLOR - SIERRA TAH
ST-1	STOREFRONT YKI - YES 45 COLOR - DARK BRONZE (MATTE)	A-1	ALUMINUM AWNING - COVERED PREFINISHED COLOR - DARK BRONZE SIZE - 8'-0" LENGTH x 4'-6" DEPTH
EC-1	PARAPET WALL COPING DUROLAST/ EXCEPTIONAL METALS - DARK BRONZE (MATTE)	A-2	STANDING SEAM METAL AWNING PREFINISHED COLOR TO MATCH R-1
EC-2	PARAPET WALL COPING DUROLAST/ EXCEPTIONAL METALS - REGAL RED (MATTE)	R-1	STANDING SEAM METAL ROOF (INCLUDES MISC. METAL FASCIA AND TRIM COMPONENTS) DUROLAST/ EXCEPTIONAL METALS COLOR - MEDIUM BRONZE (MATTE)
PT-5	PAINT #5 SHERWIN WILLIAMS, #SW7031 COLOR - MEGA GREIGE (SATIN)		
PT-9	PAINT #9 SHERWIN WILLIAMS - SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350 COLOR - DARK BRONZE (SEMI-GLOSS)	PNL-1	FIBER-CEMENT PANELS HARDIE BOARD - SMOOTH FINISH COLOR - PAINT #5

NOTE:
ALTERNATE COLOR FOR ALL AWNINGS - REGAL RED (COLOR TO MATCH MP-1).

CHICK-FIL-A AT SPEER'S BROADWAY PUD

SOUTH 1/2 OF LOT 17 AND ALL OF LOTS 18 THROUGH 32 INCLUSIVE, BLOCK 24, SPEER'S BROADWAY ADDITION
LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34,
TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO



Chick-fil-A

5200 Buffington Rd.
Atlanta, Georgia
30349-2998

Revisions:
Mark Date By
△ 08/27/2013 EF

Mark Date By
△

Seal

MERRICK & COMPANY
5970 GREENWOOD PLAZA BLVD. GREENWOOD VILLAGE, CO 80111
PH: 303-751-0744

STORE
CHICK-FIL-A
FSU #03336-V09-NS
ENGLEWOOD

3085 S. BROADWAY
ENGLEWOOD, CO 80113

SHEET TITLE
EXTERIOR
ELEVATIONS

DWG EDITION

Job No. : 65117974

Store : 03336

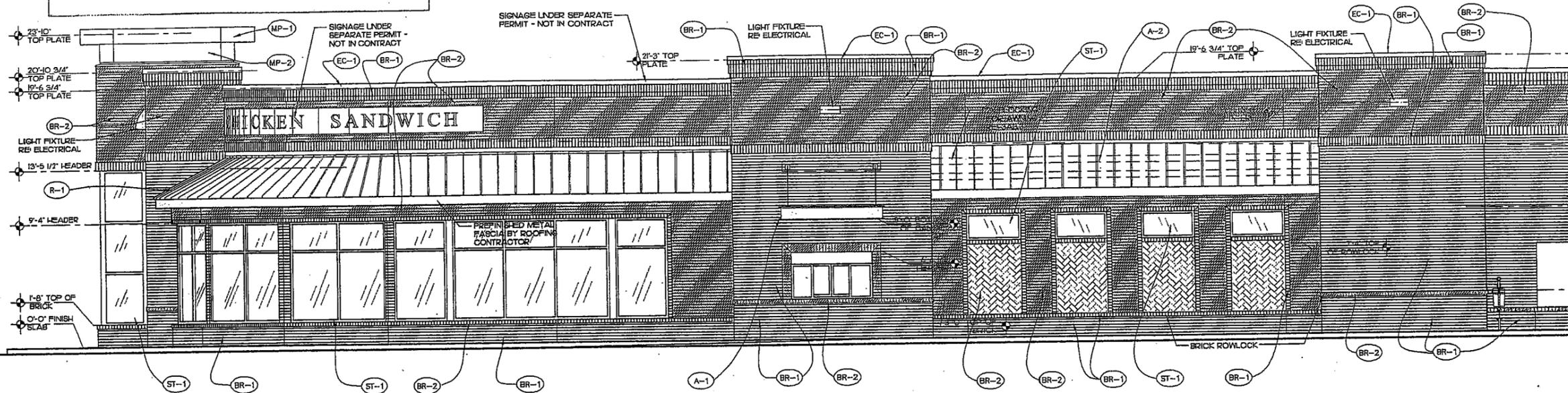
Date : 7/9/13

Drawn By : JD

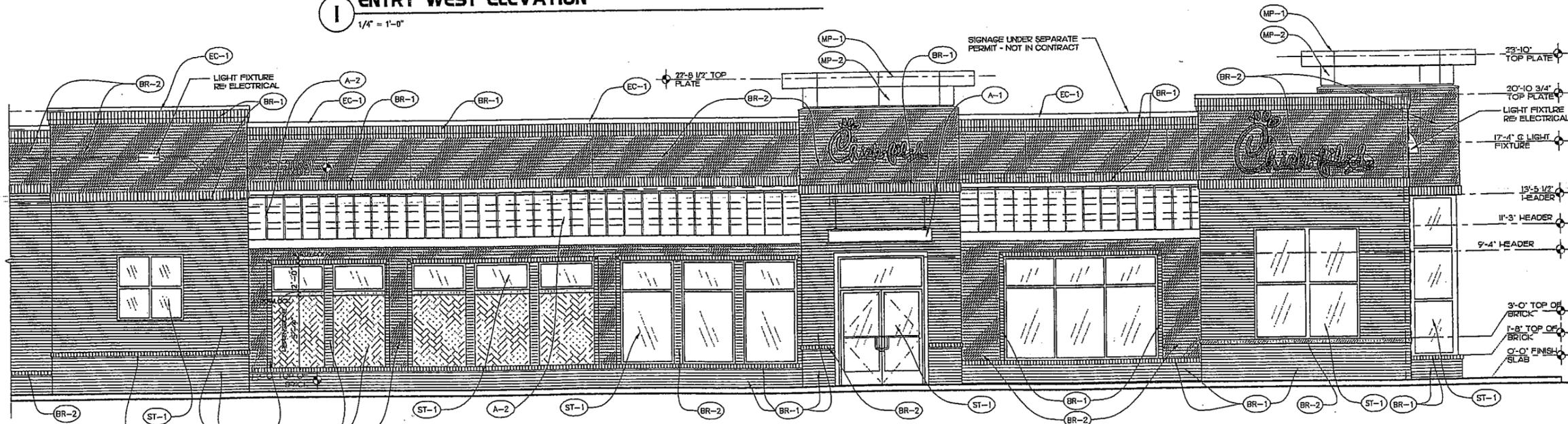
Checked By : TDK

Sheet

A-22



1 ENTRY WEST ELEVATION
1/4" = 1'-0"



2 D/T EAST ELEVATION
1/4" = 1'-0"



COUNCIL COMMUNICATION

DATE: December 16, 2013	AGENDA ITEM: 10 b	SUBJECT: Speer's Broadway Addition Filing 2, 1 st Amendment Major Subdivision Public Hearing
INITIATED BY: Community Development		STAFF SOURCE: Audra L. Kirk, Planner I

COUNCIL GOAL AND PREVIOUS COUNCIL ACTION

Council approved the Speer's Broadway Addition Filing 2, 1st Amendment Major Subdivision on first reading on December 2, 2013 and scheduled a Public Hearing for December 16, 2013 to gather public input on the proposed Major Subdivision.

RECOMMENDED ACTION

Staff recommends that Council consider testimony during the Public Hearing on Council Bill No. 64, approving the Speer's Broadway Addition Filing 2, 1st Amendment Major Subdivision. Staff further recommends approval of Council Bill No. 64 on second reading. If Council delays the second reading on the Chick-fil-A PUD (Council Bill No. 63), staff recommends that the Speer's Broadway Addition Filing 2, 1st Amendment Major Subdivision (Council Bill No. 64) be delayed as well.

BACKGROUND

The building located at 3085 South Broadway was used as an indoor amusement establishment from 1994 – 2011 and has been vacant since then. Prior to 1994 the building was used as the Englewood Press building. All five properties were sold to the current owner on January 7, 2011.

Currently there are two single family homes located on two properties that front Acoma Street. These single family homes were built in 1907 and 1912 and have been single family residences since that time. Both single family homes will be demolished in order to provide access and parking for the proposed Chick-fil-A.

Two of the lots facing Acoma Street were used as parking lots for the indoor amusement establishment. A variance was granted for 3066 South Acoma in July 1973 to permit the installation of a parking lot on an undersized site and without the required 25 foot setback in an R-4 (previous zone district). There was a single family residence that was demolished in 1972 in order to construct the parking lot.

The structures at 3090 South Acoma were demolished in 1974 to be used as additional parking for Englewood Press. In 1994, Funtastic Nathan's applied for a conditional use permit to operate an indoor amusement establishment. A condition of the conditional use was that the use must comply with parking requirements. The lot at 3090 South Acoma was included in total parking calculations, and at that time, became part of the conditional use that was granted to 3085 South Broadway.

The property's existing zoning designations would not accommodate the proposed development; therefore, ZC3, LLC began the process of requesting a rezoning to a PUD and amending the current subdivision.

MAJOR SUBDIVISION OVERVIEW

The proposed Preliminary Plat for Speer's Broadway Addition, Filing No. 2, 1st Amendment has been reviewed by the City's Development Review Team (DRT) and the appropriate outside agencies. The Speer's Broadway Addition, Filing No. 2, 1st Amendment includes:

- The vacation of alley on Lots 18 through 24 on the Acoma side and Lots 25 through 31 Broadway side.
- The vacation of platted lot lines.
- The relocation/dedication of a portion of the alley on portions of Lot 17 and Lot 18.
- The dedication of public access on Lot 32 and Lot 31.
- Reservation of an easement for utilities in the vacated portion of the alley.

SUBDIVISION CONSIDERATIONS:

When considering a subdivision plat, City Council must consider the following:

1. *The zoning of the property proposed for subdivision, together with the zoning of the areas immediately adjacent thereto.*

The proposed Chick-fil-A Speer's Broadway PUD use is quick serve restaurant with a drive-through. The drive-through will be located on the Broadway side of the property; this is compatible with other uses in the MU-B-2 zone district. The parking will be located on the Acoma fronting properties. Parking is an allowed use in the MU-R-3-B district when approved through the conditional use process.

2. *The proposed layout of lots and blocks and the proposed dimensions thereof to demonstrate compliance with yard area requirements.*

The proposed lots are compatible with dimensions established by the Chick-fil-A Speer's Broadway PUD.

3. *The availability of all utilities, and the proximity thereof to the area proposed for subdivision.*

Public water and sewer along with electric, gas, and communication utilities are available to the subject property.

4. *Topography and natural features of the land with special reference to flood plains.*

The subject property is not located within an identified flood plain zone. There are no other special topography or natural features on the property.

5. *The continuity of streets and alleys within the area proposed for subdivision, and the design and location of such streets and alleys, with relation to existing streets and alleys, both within and without the area proposed for subdivision, and the Master Street Plan.*

The relocation of a portion of the public alley proposed within this subdivision provides the necessary access to the lots adjacent to the subdivision.

6. *All rights-of-way to be designated and located to facilitate the safe movement of pedestrians and bicyclists.*

Existing sidewalks will remain.

7. *All bicycle and pedestrian facilities shall be selected, located and designed in accordance with current City standards.*

Six bicycle parking facilities are required for this proposed subdivision. Sidewalks are provided.

8. *The location of utility and other easements.*

All required easements have been included on the plat. See Preliminary Plat.

9. *The location of, and provision for, public areas, including land reserved for parks, schools and other public uses.*

The easements necessary for public uses and utilities are dedicated on the subdivision plat.

10. *The method of handling drainage and surface water.*

A drainage study has been completed as part of the proposed Planned Unit Development application. Drainage issues have been addressed and will be monitored in the development permit process.

FINANCIAL IMPACT

The proposed Chick-fil-A Speer's Broadway redevelopment will generate approximately \$105,000 in tax revenue annually.

LIST OF ATTACHMENTS

Planning Commission Staff Report including:
Exhibit C - Neighborhood Meeting Notes
Exhibit D - Xcel Energy Letter'
Exhibit E - Century Link Letter
Planning Commission Minutes (November 5, 2013)
Planning Commission Findings of Fact
Proposed Bill for an Ordinance



CITY OF ENGLEWOOD
COMMUNITY DEVELOPMENT

TO: Planning and Zoning Commission
THRU: Chris Neubecker, Senior Planner ✓
FROM: Audra L. Kirk, Planner I ✓
DATE: November 5, 2013

SUBJECT: Case ZON2013-002 - Public Hearing
Chick-fil-A at Speer's Broadway PUD

Case SUB2013-008 - Public Hearing
Speer's Broadway Addition Filing 2, 1st Amendment Major Subdivision

APPLICANT:

ZC3, LLC
8757 Mallard Place
Littleton, CO 80126

PROPERTY OWNER:

3085 South Broadway Partners, LLC
1873 South Bellaire Street #825
Denver, CO 80222

PROPERTY ADDRESSES:

3085 South Broadway	PIN# 1971-34-2-18-030
3066 South Acoma Street	PIN# 1971-34-2-18-011
3072 South Acoma Street	PIN# 1971-34-2-18-012
3086 South Acoma Street	PIN# 1971-34-2-18-013
3090 South Acoma Street	PIN# 1971-34-2-18-014

REQUEST:

The applicant has submitted an application to rezone the parcels above from MU-R-3-A, and MU-B-2 zone districts to Planned Unit Development (PUD). The proposed PUD would allow a drive through restaurant. The applicant has also submitted an application for a Major Subdivision for the property contained in the PUD.

RECOMMENDATION:

Case ZON2013-002: The Department of Community Development recommends that the Planning and Zoning Commission review the Chick-fil-A at Speer's Broadway PUD request and forward a favorable recommendation for approval to City Council.

Case SUB2013-008: The Community Development Department recommends approval of the Speer's Broadway Addition Filing 2, 1st Amendment Major Subdivision. Staff recommends that the final plat be forwarded to Council with a recommendation for approval.

LEGAL DESCRIPTIONS:

PIN#: 1971-34-2-18-030 LOTS 25-32 BLK 24 SPEERS BDWY ADD TOG WITH THAT PART OF VACATED S BROADWAY ST ADJ ON THE EAST

PIN#: 1971-34-2-18-011 S 1/2 OF 17 ALL OF 18 BLK 24 SPEERS BDWY ADD

PIN#: 1971-34-2-18-012 LOTS 19-20 BLK 24 SPEERS BDWY ADD

PIN#: 1971-34-2-18-013 LOTS 21-22 BLK 24 SPEERS BDWY ADD

PIN#: 1971-34-2-18-014 LOTS 23-24 BLK 24 SPEERS BDWY ADD 3090 S ACOMA

EXISTING ZONE DISTRICTS:

MU-R-3-A Low Density Residential and Limited Office Zone District, and MU-B-2 General Arterial Business Zone District.

PROPERTY LOCATION AND SURROUNDING LAND USE:

The subject property of this PUD is located on five parcels.

Parcel fronting Broadway is located at the northwest corner of South Broadway and West Dartmouth Avenue. Land to the north, east and south of this parcel is zoned MU-B-2 Mixed-Use General Arterial Business District and contains commercial uses.

Parcels fronting Acoma are located at the northeast corner of South Acoma Street and West Dartmouth Avenue. Land to the north of these parcels are zoned MU-R-3-A Low Density Residential and Limited Office Zone District. Land to the west of these parcels are zoned MU-R-3-B Medium to High Density Residential and Limited Office Zone District. Land south of these parcels (south of Dartmouth Avenue) is zoned R-2-B Medium Density one and Multi-Dwelling unit Residential Zone District.

PUD AND SUBDIVISION PROCEDURE:

Rezoning to a PUD requires the applicant to have a pre-application meeting with staff, and a neighborhood meeting with owners and tenants located within 1,000 feet of the proposed PUD. After the neighborhood meeting a formal application is made to the City and reviewed by City departments and other affected outside agencies. A public hearing is held before the Planning and Zoning Commission and City Council. If the PUD is approved there is a 30 day referendum time period before becoming effective.

Since the information required and testimony necessary for both the PUD and Subdivision cases are parallel, the requests are being considered within a single hearing; however, each case will require a separate motion from the Planning Commission.

BACKGROUND:

The Planned Unit Development is a rezoning process that establishes specific zoning and site planning criteria to meet the needs of a specific development proposal that may not be accommodated within existing zoning development regulations. A PUD rezoning provides the opportunity for unified development control for multiple properties or multiple uses.

The building located at 3085 South Broadway has been used as an indoor amusement establishment from 1994 – 2011 and has been vacant since then. Prior to 1994 the building was used as the Englewood Press building. All five properties were sold to the current owner on January 7, 2011.

Currently there are two single family homes located on two properties that front Acoma Street. These single family homes were built in 1907 and 1912 and have been single family residences since that time. Both single family homes will be demolished in order to provide access and parking for the proposed Chick-fil-A.

Two of the lots facing Acoma Street were used as parking lots for the indoor amusement establishment. A variance was granted for 3066 South Acoma in July 1973 to permit the installation of a parking lot on an undersized site and without the required 25 foot setback in an R-4 (previous zone district). There was a single family residence that was demolished in 1972 in order to construct the parking lot.

The structures at 3090 South Acoma were demolished in 1974 to be used as additional parking for Englewood Press. In 1994, Funtastic Nathan's applied for a conditional use permit to operate an indoor amusement establishment. A condition of the conditional use was that the use must comply with parking requirements. The lot at 3090 South Acoma was included in total parking calculations, and at that time, became part of the conditional use that was granted to 3085 South Broadway.

NEIGHBORHOOD MEETING SUMMARY:

The applicant conducted a neighborhood meeting on July 31, 2013. Notice of the meeting was mailed to property owners and occupants of property within 1000 feet of the site. Neighborhood meeting notes are attached to this report (See Exhibit C).

CITY DEPARTMENT AND DIVISION REVIEW:

The Chick-fil-A at Speer's Broadway PUD, Speer's Broadway Addition Filing 2 Major Subdivision, and subsequent revisions were reviewed by the City's Development Review Team (DRT) on July 30th, September 9th, and September 24th of 2013. Identified issues were addressed by the applicant and the final Chick-fil-A at Speer's Broadway PUD and Speer's Broadway Addition Filing 2, 1st Amendment Major Subdivision were submitted on October 23, 2013.

OUTSIDE AGENCY COMMENTS:

Preliminary plans of the proposed Chick-fil-A at Speer's Broadway PUD and Speer's Broadway Addition Filing 2, 1st Amendment Major Subdivision were referred to RTD, Xcel Energy, Century Link, and Comcast. Xcel Energy and Century Link provided written comments that are attached as Exhibits D-E. There were no objections in the comments received provided an easement is retained for existing facilities, and that the applicant continues working with the agencies' individual processes. If any other formal comments are received before the public hearing, Staff will present them during the hearing. RTD did not provide comments.

PUD OVERVIEW:

The proposed Chick-fil-A at Speer's Broadway PUD would include a drive-through Chick-fil-A restaurant and associated parking. Access to the site would be off of Broadway, Acoma and through the alley between Acoma and Broadway. The restaurant will be situated on the east side of the vacated alley with parking and access to the drive through on the west side of the vacated alley. Residences on Acoma Street that face east will be screened by a four foot solid wall.

Permitted Uses: The Chick-fil-A at Speer's Broadway PUD will allow a drive-through restaurant in addition to many other commercial uses as outlined on page one of the PUD.

Dimensional Standards: The following table provides a comparison between the property's existing zone classifications and the proposed PUD.

	Min Lot Area (sq ft)	Max FAR	Max Lot Coverage (%)	Min Lot Width (ft)	Max Height (ft)	Minimum Setbacks (ft)		
						Front	Each Side	Rear
MU-R-3-A District (west side of proposed PUD)								
One-Unit Dwelling	6,000	None	40	50	32	25	5	20
One-Unit Dwelling on a Small Lot	4,000	None	35	40	32	25	3	20
Multi-Unit Dwelling (Maximum Units Based on Lot Area & Width)	3,000 per unit	None	60	25 per unit	32	25	5	25
Private Off-Street Parking	12,000	None	70	None	n/a	25	15	15

	Min Lot Area (sq ft)	Max FAR	Max Lot Coverage (%)	Min Lot Width (ft)	Max Height (ft)	Minimum Setbacks (ft)		
						Front	Each Side	Rear
Office, Limited	15,000	1.5 (Excluding the gross floor area of parking structures)	50	None	32	25	15	25
All Other Allowed Uses	24,000	None	60	200	32	25	25	25
MU-B-2 District (east side of proposed PUD)								
Multi-Unit Dwelling	None	None	None	None	60	0 and no more than 5 feet	0	5
All Other Allowed Uses	None	None	None	None	60	0 and no more than 5 feet	0	5
Proposed Chick-fil-A at Speer's Broadway PUD								
All Allowed Uses	None	None	None	None	60	Varies depending on street frontage: 0 to 5 feet, see PUD		

Setbacks: A setback is the minimum distance a structure must be located from a property line. The proposed PUD's setbacks are as follows:
 From (East) Broadway – 0 or 5 feet maximum
 From (South) Dartmouth – 0 or 5 feet maximum
 From (North) – 0 feet
 From (West) Acoma - 0 feet

Building Height: The proposed maximum building height in the PUD is 60 feet.

Parking: The proposed Chick-fil-A Speer's Broadway PUD will follow the parking regulations outlined in 16-6-4 of the Unified Development Code (UDC) for a drive through restaurant. These requirements are 1 space per 100 s.f. of building, based on the proposed building size this equals 46 spaces, with 3 accessible parking spaces. Chick-fil-A will be providing an additional parking space for a total of 47 spaces. Bicycle parking will be required at a rate of one bicycle space each for 10 required parking spaces. Chick-fil-A will be providing a total of 6 bicycle parking spaces.

Traffic: The Traffic Impact Study looked into potential traffic related impacts on the street network connected with the proposed development. The analysis was completed for the period ending 2015, as well as for 2035 long-term twenty year horizon; with intersections

of Dartmouth and Broadway, Dartmouth and Acoma, and Acoma and Cornell included in this traffic study. The following is a brief summary of findings and recommendations:

- There are two access points to the Chick-fil-A site; right-in/right-out access located on Broadway, and full movement access from Acoma Street. It is believed that up to 70% of Chick-fil-A patrons will use the Acoma driveway
- The daily traffic volume on Acoma Street will notably increase; however, the level of traffic volume will stay in the range that could be found on some other local streets
- Increased travel demands could be expected at the Dartmouth and Broadway, and Dartmouth and Acoma intersections. To minimize these impacts, the study provides the following recommendations for consideration to implement with the proposed construction:
 - Lengthen the northbound left turn lane on Broadway at Dartmouth
 - Lengthen both eastbound and westbound left turn lanes on Dartmouth at Broadway
 - Establish new left turn lanes for the eastbound and westbound directions on Dartmouth at Acoma
 - Restrict parking along the east side of Acoma adjacent to the Chick-fil-A site

Staff agrees with the study conclusion that the proposed eastbound and westbound left turn lane modifications at Dartmouth and Broadway, and the installation of new left turn lanes at Dartmouth and Acoma, would require on-street parking restrictions on Dartmouth Avenue. Furthermore, it is noted in the study, that lengthening left turns on Dartmouth at Broadway may impact business and alley accesses along Dartmouth on both sides of Broadway. However, it is fair to say that the existing vehicle queues from the Dartmouth and Broadway intersection already extend past these driveways/alleys during the afternoon peak hours.

In summary, please note that staff closely reviewed this Traffic Impact Study and is in agreement with the study findings.

Signage: The proposed PUD will follow the signage regulations outlined in 16-6-13 of the UDC as amended.

Landscaping: The UDC requires that a minimum of 10% of the property be landscaped for commercial uses in the MU-B-2 zone districts. The Chick-fil-A Speer's Broadway PUD proposes a minimum of 22% of the property be landscaped. The PUD will meet the requirements of the UDC in terms of plant quantities and sizes; additionally, 50% of the required trees must be located between the building and street which will result in street trees for the project.

Screening and Fencing: The PUD proposes a 4 foot high fence/wall between the parking lot and existing residential uses at the western boundary along South Acoma. The fence/wall must be consistent with the overall building design. All other screening or fencing must comply with the requirements of the UDC.

Drainage: The preliminary Drainage Report and Plan were reviewed and approved by the City's Public Works Department.

PUD SUMMARY:

The proposed Chick-fil-A Speer's Broadway PUD has been reviewed by the City's Development Review Team (DRT) and the appropriate outside agencies. Issues identified by the DRT were addressed by the applicant and there were no objections from the outside agencies provided that the applicant continues working with the agencies' individual processes. The PUD documents are complete and no additional conditions of approval are recommended at this time. Therefore, the Community Development Department recommends that the Planning and Zoning Commission review the Chick-fil-A Speer's Broadway PUD request and forward a favorable recommendation for approval to City Council.

PLANNED UNIT DEVELOPMENT CONSIDERATIONS:

The Planning and Zoning Commission is to review the Chick-fil-A Speer's Broadway PUD request, and following the public hearing, may recommend that the Council approve, deny, or approve the rezoning with conditions. In its review of the application, the Commission's recommendations should include findings on each of the following points:

1. *The application is or is not in conformance with the Comprehensive Plan and this Title (UDC).*

The Chick-fil-A Speer's Broadway PUD conforms to the Comprehensive Plan strategy of redevelopment. The Business and Employment Strategic Plan Objective 1-2 states, "Actively engage in expanding existing Englewood businesses and attracting new businesses to the city". A typical Chick-fil-A store will generate approximately \$3.0 million in sales, which would equate to approximately \$105,000 in tax revenue to the City of Englewood.

2. *The application is or is not consistent with adopted and generally accepted standards of development in the City.*

The Chick-fil-A Speer's Broadway PUD is consistent with adopted and generally accepted development standards established by the City of Englewood. The application was reviewed by the City's Development Review Team (DRT) and the appropriate outside agencies. All comments were addressed by the applicant.

3. *The application is or is not substantially consistent with the goals, objectives, design guidelines, policies and any other ordinance, law, or requirement of the City.*

The Chick-fil-A Speer's Broadway PUD is substantially consistent with the goals, objectives, design guidelines, policies, and other ordinances, laws and requirements of the City.

SUBDIVISION SUMMARY:

The proposed Preliminary Plat for Speer's Broadway Addition, Filing No. 2, 1st Amendment has been reviewed by the City's Development Review Team (DRT) and the appropriate outside agencies. The Speer's Broadway Addition, Filing No. 2, 1st Amendment includes:

- The vacation of alley on Lots 18 through 24 on the Acoma side and Lots 25 through 31 Broadway side.
- The vacation of platted lot lines.
- The relocation/dedication of a portion of the alley on portions of Lot 17 and Lot 18.
- The dedication of public access on Lot 32 and Lot 31.

Issues identified by the DRT were addressed by the applicant and there were no objections from the outside agencies provided that the applicant continues working with the agencies' individual processes. Therefore, the Community Development Department recommends approval of the Speer's Broadway Addition, Filing No.2 1st Amendment. If the Commission requires no changes from the Preliminary Plat to the Final Plat, staff recommends that the Final Plat be forwarded to Council with a recommendation for approval.

SUBDIVISION CONSIDERATIONS:

When considering a subdivision plat, the Commission must consider the following:

1. *The zoning of the property proposed for subdivision, together with the zoning of the areas immediately adjacent thereto.*

The proposed Chick-fil-A Speer's Broadway PUD use is quick serve restaurant with a drive-through. The drive-through will be located on the Broadway side of the property; this is compatible with other uses in the MU-B-2 zone district. The parking will be located on the Acoma fronting properties. Parking is an allowed use in the MU-R-3-B district when approved through the conditional use process.

2. *The proposed layout of lots and blocks and the proposed dimensions thereof to demonstrate compliance with yard area requirements.*

The proposed lots are compatible with dimensions established by the Chick-fil-A Speer's Broadway PUD.

3. *The availability of all utilities, and the proximity thereof to the area proposed for subdivision.*

Public water and sewer along with electric, gas, and communication utilities are available to the subject property.

4. *Topography and natural features of the land with special reference to flood plains.*

The subject property is not located within an identified flood plain zone. There are no other special topography or natural features on the property.

5. *The continuity of streets and alleys within the area proposed for subdivision, and the design and location of such streets and alleys, with relation to existing streets and alleys, both within and without the area proposed for subdivision, and the Master Street Plan.*

The relocation of a portion of the public alley proposed within this subdivision provides the necessary access to the lots adjacent to the subdivision.

6. *All rights-of-way to be designated and located to facilitate the safe movement of pedestrians and bicyclists.*

Existing sidewalks will remain.

7. *All bicycle and pedestrian facilities shall be selected, located and designed in accordance with current City standards.*

Six bicycle parking facilities are required for this proposed subdivision. Sidewalks are provided.

8. *The location of utility and other easements.*

All required easements have been included on the plat. See Preliminary Plat.

9. *The location of, and provision for, public areas, including land reserved for parks, schools and other public uses.*

The easements necessary for public uses and utilities are dedicated on the subdivision plat.

10. *The method of handling drainage and surface water.*

A drainage study has been completed as part of the proposed Planned Unit Development application. Drainage issues have been addressed and will be monitored in the development permit process.

ATTACHMENTS:

Exhibit A: Chick-fil-A at Speer's Broadway PUD

Exhibit B: Speer's Broadway Addition Filing 2, 1st Amendment Major Subdivision

Exhibit C: Neighborhood Meeting Summary – July 31, 2013

Exhibit D: Xcel Energy – Letter dated August 6, 2013

Exhibit E: CenturyLink – Letter dated June 27, 2013

Chick-fil-A Neighborhood Meeting 7/31/13
6:00 p.m.
Mayflower Congregational Church
3001 South Acoma Street

29 people attended the meeting

Zell Cantrell from ZC3 gave a brief presentation of the proposed project. He explained that ZC3 and Merrick & Company have submitted for a Planned Unit Development, to rezone the properties at 3085 South Broadway to allow for a drive through restaurant, and to allow for the properties along Acoma to be used as a parking lot. Mr. Cantrell explained that the alley would be re-routed to exit onto either Acoma or to Broadway. He also explained that the building and the drive through are designed so that pedestrians will never have to cross the drive through as they do at other drive through restaurants.

Following are some questions from the public, and answers provided by the applicants:

Q: What is the timing? I live in one of the houses that will be torn down.

We would like to be open spring of next year, but it may be more like summer of next year. 2014.

Q: Do you know how close you are to a school zone?

I believe that we are only 1 to 2 blocks from the nearest school.

Q: How close is the nearest Chick-fil-A?

The nearest one is at Riverpoint in Sheridan.

Q: Will this new restaurant affect my water pressure?

No.

Q: Do you still use Styrofoam cups?

Yes, but we are looking for other solutions.

Q: Don't you own the Styrofoam cup company?

No.

Q: Was a traffic study done on Dartmouth?

Yes, it is available at the City of Englewood.

Q: Traffic flow is difficult now, how are you going to handle increased traffic?

We will increase the left hand turns at Broadway and Dartmouth to extend queuing.

Q: Will you be taking property along Dartmouth?

No, that is not our intention.

Q: Walking along Broadway and Dartmouth is already very dangerous, and I have complained to the city already, how will this be addressed?

EXHIBIT C

Q: Acoma is already narrow, and I need to back into my drive to avoid hitting people as I pull out, added parking on Acoma could make this even more dangerous.

We can restrict parking on Acoma.

Q: Right now, there is too much green light time on Broadway and not enough on Dartmouth, how will this be addressed?

We can change the timing on Dartmouth to increase green light time.

Q: Is there any way to get permit parking for Acoma?

(JJ) Sure.... Just go to the city. You will need to get a majority approval from residents of the block.

Q: Can you reduce the speed limit on Acoma?

(JJ) Yes, if that is the desire of the block.

Q: Can you add a stop sign at Yale and one at Dartmouth?

That is something that we can discuss with the City.

Q: I am a new business with 3 parking spots, most of my customers park on the street. The traffic that is being created will piss my customers off.

We are currently over parked. The city requires us to have 46 spots and we are at 54. Parking on the street should not be an issue.

Q: What are the hours?

6:00 a.m. to 10:00 p.m.

Q: How will the PUD affect our property values?

(JJ) This will be better than a vacant lot.

Q: How many jobs will this produce?

There will be temporary construction jobs. Once the store is open there will be approximately 100 employees.

Q: I would rather have a Chick-fil-A than a Gothic or a Felt. Chick-fil-A maintains their property.

Q: What would the delivery times be?

That has not been determined, but they are location specific, and never very early.

Q: Will you still provide spirit nights, college scholarships, community involvement? I'm younger and I wouldn't have gone to college without Chick-fil-A. CFA changed my life.

Yes! CFA is very involved in the community! We only have franchise owners that are willing to be connected to the community. We do not allow absentee franchise owners. We have 1700 franchise owners, the maximum number of stores is 2, and there are only a handful of those. We typically get 20,000 applications for franchises a year and only pick 50.

Q: Have you purchased the building yet?

No, we are under contract.

Q: Where is the trash enclosure? Is it possible to put it closer to the alley?

Yes, that is a possibility, and a good idea.

Q: I don't like you tearing down two houses.

Q: Will this CFA have a playground?

Yes.

Q: Is anything about the design bothering you? (to cfa rep)

Yes, it's not often that we are not well received, and it doesn't make me comfortable. This is probably only the second meeting in eight years that I've had this many concerns. We will listen to your concerns and try to accommodate them whenever possible.

Q: What's in place for the smell of fried food?

There is a hood vent that will help to eliminate odors. To be honest, we have never had a complaint of food smelling.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.571.3306
Facsimile: 303.571.3300

August 6, 2013

City of Englewood Community Development
1000 Englewood Parkway
Englewood, Colorado 80110

Attn: Audra Kirk

Re: 3085 South Broadway – Chick-fil-A – 2nd referral, Case # ZON2013-002

Public Service Company of Colorado (PSCo) has reviewed the plans for **3085 South Broadway – Chick-fil-A – 2nd referral**. Please be aware PSCo owns and operates existing gas and electric facilities within the proposed project area, including the alley proposed to be vacated. PSCo acknowledges the planned sixteen-foot (16') easement to be retained within this alley vacation area.

If the property owner/developer/contractor has not already done so, they must contact the **Builder's Call Line at 1-800-628-2121 to re-apply** for any new gas or electric service, or modification to existing facilities. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

Pertaining to the previous plans, the developer is reminded to refer to the attached planting guidelines with specific reference to the planned trees in the two islands in the alignment with the current alley, and the planned third tree from the left along West Dartmouth Street, and their proximity to the existing overhead electric lines.

As a safety precaution, PSCo would also like to remind the developer to call the **Utility Notification Center at 1-800-922-1987** to have all utilities located prior to any construction. If you have any questions about this referral response, please contact me at (303) 571-3306.

Sincerely,

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado

EXHIBIT D

Guidelines for Planting In or Near Rights-of-Way and Utility Facilities (Including Approved Species List)

OVERHEAD TRANSMISSION & DISTRIBUTION LINES

- Trees growing taller than 20 feet should **not** be planted within transmission line rights-of-way.
- Trees growing taller than 20 feet should **not** be planted within distribution line rights-of-way. However, they may be planted **at least** 20 feet (horizontally) from overhead electric distribution lines.
- Trees with a maximum mature height of less than 20 feet may be planted beneath overhead electric transmission and distribution lines except when near structures. Please see list of compatible tree species listed below.

OVERHEAD TRANSMISSION & DISTRIBUTION LINE STRUCTURES

- Trees should be planted **at least** 15 feet from transmission and distribution poles and structures.
- Shrubs, ground covers, and flowerbeds can be planted up to the base of poles and structures. However, plant material may be destroyed during groundline inspection of wood structures for underground decay. Damaged or destroyed plant material will not be replaced.

UNDERGROUND ELECTRIC OR GAS LINES

- Avoid placement of shrubs and trees over underground facilities and in front of the access doors of pad-mounted underground equipment. This will help avoid having to move and possibly destroy plants during maintenance and repair operations. Damaged or destroyed plant material will not be replaced.
- If planting above underground facilities cannot be avoided, plant materials with roots that extend **less than** 18 inches below grade at maturity should be used.
- **Please call UNCC for locates before you dig! (800) 922-1987.**

The following tree and shrub species have been approved by PSCo's Vegetation Management Department for planting near overhead lines:

DECIDUOUS

Adams Flowering Crabapple
Amur Maple
Assorted Fruit Trees
Autumn Brilliance Serviceberry
Camperdown Elm
Canada Red Cherry
Centurion Flowering Crabapple
Cockspur Thornless Hawthorn
Cumulus Serviceberry
European Mountain Ash
Goldenrain tree
Nannyberry
Newport Plum
Princess Kay Plum
Radiant Flowering Crabapple
Robin Hill Serviceberry
Rocky Mountain Birch
Spring Snow Flowering Crabapple
Toba Hawthorne
Washington Hawthorne

Malus 'Adams'
Acer ginnala
Apple, Sour Cherry, Peach, Plum
Amelanchier grandiflora
Ulmus glabra 'Camperdownii'
Prunus virginiana 'Shubert'
Malus 'Centurion'
Crataegus crus-galli inermis
Amelanchier laevis 'Cumulus'
Sorbus aucuparia
Koelreuteria paniculata
Viburnum lentago
Prunus x cerasifera 'Newport'
Prunus nigra 'Princess Kay'
Malus 'Radiant'
Amelanchier x grandiflora 'Robin Hill'
Betula fontinalis
Malus 'Spring Snow'
Crataegus x mordenensis 'Toba'
Crataegus phaenopyrum cordatum

EVERGREENS

Dwarf Austrian Pine
Fat Albert Blue Spruce
Mugo Pine
Piñon Pine

Pinus nigra 'Hornbrookiana'
Picea glauca albertiana conica
Pinus mugo
Pinus edulis



July 27, 2013

City of Englewood
Community Development Department
Ms. Audra L. Kirk, Planner I
1000 Englewood Parkway
Englewood, CO 80110

RE: Case No.: ZON2013-002
Chick-Fil-A
3085 S. Broadway, Englewood, Colorado

Dear Ms. Kirk,

Qwest Corporation d/b/a CenturyLink QC has reviewed the materials provided by this proposal.

CenturyLink has no objection to the proposal.

The Developer is encouraged to contact CenturyLink Field Engineer Ron Hickman at 720.578.5139, or at _____ to discuss removal of any existing CenturyLink facilities serving the existing site and for conduit recommendations for extending telecommunications services to the new building.

Sincerely,

Charles Place
Right of Way Manager
CenturyLink
7759 S. Wheeling Ct.
Englewood, CO 80112

720.578.5132

EXHIBIT E

**CITY OF ENGLEWOOD PLANNING AND ZONING COMMISSION
REGULAR MEETING
November 5, 2013**



I. CALL TO ORDER

The regular meeting of the City Planning and Zoning Commission was called to order at 7:00 p.m. in the City Council Chambers of the Englewood Civic Center, Chair Brick presiding.

Present: King, Bleile, Townley, Knoth, Fish, Roth, Welker, Kinton, Brick, Freemire
(alternate)

It was determined that a quorum was present.

Absent: None

Staff: Alan White, Director
Chris Neubecker, Senior Planner
Audra Kirk, Planner I
Nancy Reid, Assistant City Attorney



II. APPROVAL OF MINUTES

October 22, 2013

Welker moved;

Fish seconded: TO APPROVE THE OCTOBER 22, 2013 MINUTES

Chair Brick asked if there were any modifications or corrections. There were no changes to the minutes.

AYES: King, Bleile, Townley, Knoth, Fish, Roth, Welker, Kinton, Brick

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.



III. PUBLIC HEARING

ZON2013-002 Chick-fil-A at Speer's Broadway PUD

Roth moved;

Bleile seconded: To open the Public Hearing for SUB2013-008 Speer's Broadway Addition Filing 2, 1st Amendment Major Subdivision

AYES: King, Bleile, Townley, Knoth, Fish, Roth, Welker, Kinton, Chair Brick

NAYS: None

Audra Kirk, Planner I, was sworn in. Ms. Kirk presented the Staff Report outlining the proposed PUD and Subdivision at the northwest corner of Broadway and Dartmouth Avenue. The proposed development is a Chick-fil-A restaurant.

Members of the Planning and Zoning Commission were given the opportunity to ask questions of Ms. Kirk regarding the information presented. Mr. Knoth inquired about the timing of the traffic light at the intersection and Ms. Kirk deferred the question to the Public Works Department.



Zell Cantrell, applicant for the proposed PUD, was sworn in. Mr. Cantrell presented the details of the development and provided slides with illustrations of the site plan and elevations of the proposed Chick-fil-A restaurant.



Mr. Cantrell answered questions from the Commissioners regarding the development. He fielded questions regarding the design of the development with regard to the building, landscaping, parking and traffic management.



Mr. Steve Lewis, Director of Restaurant Development, Chick-fil-A corporate office, Atlanta Georgia, was sworn in. Mr. Lewis described the corporate culture and history of Chick-fil-A including information regarding Chick-fil-A's involvement in the community. He explained the Chick-fil-A urban strategy and their approach to infill development and standalone stores in the absence of vacant land for building stores.



Mr. Fish inquired about the purchase of the two residential properties in addition to the commercial property; Mr. Cantrell stated that they are under contract with one seller, contingent on entitlements and discretionary approvals of the development.



Mr. Roth asked about the volume of traffic that can be expected with the development. According to the traffic study, approximately 111 additional vehicles would be using the property during peak daytime hours and 75 during evening hours. According to the traffic study, 60% of the traffic is anticipated to use the Acoma access point.



Mr. Welker continued the questioning regarding the topic of traffic congestion and impact on pedestrian access to the site.



Curtis Rowe, Traffic Engineer, Kimley Horn and Associates, 990 S. Broadway, was sworn in. He provided details regarding the anticipated traffic patterns surrounding the restaurant.



Signage and lighting were also discussed; the signage will be a pole sign conforming to City Code. Parking on Acoma will not be impacted. The sight triangle will be intact as the wall on the west side of the property will be inside the detached sidewalk.



Bev Cummins, 3048 South Acoma, was sworn in. Ms. Cummins expressed that she is not in favor of the development plan.



Patrick Madrid, 3369 South Grant Street, was sworn in. Mr. Madrid is opposed to the development, being of the opinion that another type of business would be preferable. You can't build a community on fast food. People want to live near S. Pearl Street. Old South Gaylord and Littleton downtown. How do we want Englewood to develop? People won't move here for Chick-fil-A.

Jill Gustine, 3168 South Acoma Street, was sworn in. Ms. Gustine is opposed to the development because of potential traffic issues. We need to support small businesses. Pedestrian areas are needed to attract local investors. Need to focus on pedestrians and walkability, not more traffic. People vie to get into those walkable neighborhoods. Not fast food and car lots. Its terrifying to walk near here with kids.

Breridy Rice, 3167 South Acoma Street, was sworn in. Ms. Rice is opposed to the development because of potential traffic issues. Lots of young families around this area. Can't imagine kids on bikes on Acoma Street. Concern with property values. Chick-fil-A will not help.



Kevin Clark, 3167 South Acoma Street, was sworn in. Mr. Clark is opposed to the development and expressed concern about the type of business.



Danielle Nougier, 3084 South Bannock Street, was sworn in. Ms. Nougier is opposed to the development because of traffic issues.



Erica Bond, 3133 South Acoma Street, was sworn in. Ms. Bond is opposed to the development because of traffic issues.

Chris Diedrich, 2946 South Bannock Street, was sworn in. Mr. Diedrich is opposed to the development because of the type of business.



Bob Hurt, 2956 South Sherman Street, was sworn in. Mr. Hurt is in favor of the development.



Linda Orloski, 9088 West Flamingo Way, was sworn in. Ms. Orloski is in favor of the development.



Chair Brick stated that the Public portion of the hearing ended.



Staff Rebuttal

Audra Kirk, Planner I, addressed the issue of the sight triangles and commented that the plan would be reviewed when the construction drawings are submitted for permit. A photometric lighting plan is included in the plans provided and the lighting does not encroach into the adjacent property. Economic benefits from the restaurant are estimated to be \$105,000 per year in tax revenue.

Chair Brick requested that Director White be sworn in.



Alan White, Community Development Director, was sworn in. Mr. White responded to Chair Brick's question as to whether or not other entities had shown interest in the property. In the last 6-1/2 years, there have been other proposals but none that advanced beyond the initial inquiry.



Mr. Fish inquired about traffic generated by different types of businesses. Director White responded that the traffic from this particular use would fall into the medium to high trip generation category, but that many customers are already travelling on these roads.



Ms. Townley asked how the development would fit with the Master Plan for bicycle traffic and bike lane on Dartmouth. Director White responded that the current plan does not impact the plan for a bike lane.



Mr. Welker asked if there was a possibility of increasing the width of the right of way on Broadway or Dartmouth. Planner Kirk responded that was not previously discussed. Mr. Welker asked if there were plans to mitigate the conflict between parking on Acoma and the turn into the property. Planner Kirk stated that there is accommodation in the current plan, which removes a few parking spaces on Acoma directly behind this site.



Rebuttal by Applicant

Job generation would be 75 people when the store opens and would most likely be 50-65 people once the store has operated for a while.

This store is projected to generate approximately \$3 million in annual sales.

Businesses adjacent to other Chick-fil-A stores historically benefit from increased traffic.

Chick-fil-A stores are typically one owner operations, i.e. owners only own one location. It is a family oriented corporate culture and supports the local community.

The traffic study was conducted twice, once prior to the proposal submission in July and a second time, in September, after the report was submitted at the suggestion of the Traffic Department.



Chair Brick requested a motion to close the Public Hearing.

Fish moved;

Knoth seconded: TO CLOSE THE PUBLIC HEARING REGARDING ZON2013-002 CHICK-FIL-A AT SPEER'S BROADWAY PUD

AYES: King, Bleile, Townley, Knoth, Fish, Roth, Welker, Kinton, Brick

NAYS: None
ABSTAIN: None
ABSENT: None



MOTION TO ACCEPT STAFF RECOMMENDATION TO APPROVE ZON2013-002 CHICK-FIL-A AT SPEER'S BROADWAY PUD

Knoth moved;

Welker seconded: TO ACCEPT STAFF RECOMMENDATION TO APPROVE ZON2013-002 CHICK-FIL-A AT SPEER'S BROADWAY PUD



Discussion by the Commissioners regarding the acceptance of the Staff's recommendation.



AYES: King, Townley, Knoth, Fish, Roth, Welker, Brick
NAYS: Bleile, Kinton
ABSTAIN: None
ABSENT: None

Knoth moved;

King seconded: TO ACCEPT STAFF RECOMMENDATION TO APPROVE SUB2013-008 CHICK-FIL-A AT SPEER'S BROADWAY ADDITION FILING 2, 1ST AMEMDMENT MAJOR SUBDIVISION

No discussion regarding motion.

AYES: King, Townley, Knoth, Fish, Roth, Welker, Kinton, Brick
NAYS: Bleile
ABSTAIN: None
ABSENT: None



IV. PUBLIC FORUM

Mr. Kevin Clark (previously sworn in) asked what the appropriate avenue would be to pursue placement of a stop sign at Eastman and Acoma. Attorney Nancy Reid directed him to Public Works in order to bring the topic to the Traffic Division.



V. ATTORNEY'S CHOICE

City Attorney did not have any comments.

VI. STAFF'S CHOICE

Chris Neubecker, Senior Planner, suggested that the rules of Public Forum with regard to Planning and Zoning Commission meetings be reviewed. It was agreed that this would be addressed at a future meeting.

VII. COMMISSIONER'S CHOICE

There were no additional comments from the Commissioners.

The meeting adjourned at 10:00 p.m.

Julie Bailey, Recording Secretary _____

3. **THAT** Speer's Broadway Addition Filing 2 1st Amendment Major Subdivision, and subsequent revisions were reviewed by the City's Development Review Team (DRT) on July 30th, September 9th, and September 24th of 2013. Identified issues were addressed by the applicant and the final Speer's Broadway Addition Filing 2, 1st Amendment Major Subdivision were submitted on October 23, 2013.
4. **THAT** on November 5, 2013 the Public Hearing on Case SUB2013-008 Speer's Broadway Addition Filing 2 1st Amendment Major Subdivision was brought before the Planning Commission by the Department of Community Development, a department of the City of Englewood.
5. **THAT** the Speer's Broadway Addition, Filing No. 2, 1st Amendment includes The vacation of alley on Lots 18 through 24 on the Acoma side and Lots 25 through 31 Broadway side.
6. **THAT** the Speer's Broadway Addition, Filing No. 2, 1st Amendment includes The vacation of platted lot lines.
7. **THAT** the Speer's Broadway Addition, Filing No. 2, 1st Amendment includes The relocation/dedication of a portion of the alley on portions of Lot 17 and Lot 18.
8. **THAT** the Speer's Broadway Addition, Filing No. 2, 1st Amendment includes The dedication of public access on Lot 32 and Lot 31.
9. **THAT** the Speer's Broadway Addition, Filing No. 2, 1st Amendment includes reservation of an easement for utilities in the vacated portion of the alley.
10. **THAT** the Speer's Broadway Addition Filing 2 1st Amendment Major Subdivision is substantially consistent with the goals, objectives, design guidelines, policies, and other ordinances, laws and requirements of the City.

CONCLUSIONS

1. **THAT** the applicant conducted a neighborhood meeting on July 31, 2013. Notice of the meeting was mailed to property owners and occupants of property within 1000 feet of the site.
2. **THAT** notice of the Public Hearing was on the City of Englewood website from October 23, 2013 through November 5, 2013 and was published in the Englewood Herald October 25, 2013.

3. **THAT** all testimony received from staff members, applicant team members, and the general public has been made part of the record of the Public Hearing.
4. **THAT** the Speer's Broadway Addition, Filing No. 2, 1st Amendment includes The vacation of alley on Lots 18 through 24 on the Acoma side and Lots 25 through 31 Broadway side.
5. **THAT** the Speer's Broadway Addition, Filing No. 2, 1st Amendment includes The vacation of platted lot lines.
6. **THAT** the Speer's Broadway Addition, Filing No. 2, 1st Amendment includes The relocation/dedication of a portion of the alley on portions of Lot 17 and Lot 18.
7. **THAT** the Speer's Broadway Addition, Filing No. 2, 1st Amendment includes The dedication of public access on Lot 32 and Lot 31.
8. **THAT** the Speer's Broadway Addition, Filing No. 2, 1st Amendment includes reservation of an easement for utilities in the vacated portion of the alley.
9. **THAT** the discussed Subdivision plan be forwarded to City Council.

DECISION

THEREFORE, it is the decision of the City Planning and Zoning Commission that Case #SUB2013-008 Speer's Broadway Addition Filing 2 1st Amendment Major Subdivision should be referred to the City Council with a favorable recommendation.

This decision was reached upon a vote on a motion made at the meeting of the City Planning and Zoning Commission on November 5, 2013 by Mr. Knoth, which motion states:

Knoth moved;

Welker seconded: TO ACCEPT STAFF RECOMMENDATION TO APPROVE
SUB2013-008 SPEER'S BROADWAY ADDITION FILING 2
1ST AMENDMENT MAJOR SUBDIVISION

AYES: Fish, Townley, Knoth, Welker, Roth, Kinton, Brick

NAYS: Bleile
ABSTAIN: None
ABSENT: None

Motion carried.

These Findings and Conclusions are effective as of the meeting on November 5, 2013.

BY ORDER OF THE CITY PLANNING & ZONING COMMISSION

John Brick, Chair

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2013

COUNCIL BILL NO. 64
INTRODUCED BY COUNCIL
MEMBER WILSON

AN ORDINANCE APPROVING THE SPEER'S BROADWAY ADDITION, FILING NO. 2, FIRST AMENDMENT, MAJOR SUBDIVISION LOCATED AT 3085 SOUTH BROADWAY AND 3066 – 3090 SOUTH ACOMA STREET IN THE CITY OF ENGLEWOOD, COLORADO.

WHEREAS, the City is authorized by ordinance to regulate the subdivision or consolidation of property including the establishment of new subdivisions and has the right to accept or reject the dedication or vacation of any streets, alleys or public ways; and

WHEREAS, under the Englewood Municipal Code a "major subdivision plat" is required whenever there is a proposed dedication of land for public rights-of-way or public areas; and

WHEREAS, the building located at 3085 South Broadway was used as the former Funtastic Nathan's site and then an indoor amusement establishment from 1994 – 2011 and has been vacant since then; and

WHEREAS, the "Speer's Broadway Addition, Filing No. 2, 1st Amendment" owners purchased additional properties in January 2011; and

WHEREAS, those properties consist of two single family homes located on two properties that front Acoma Street which were built in 1907 and 1912; and

WHEREAS, the lot at 3090 South Acoma was included in total parking calculations for the amusement establishment, and at that time, became part of the conditional use that was granted to 3085 South Broadway; and

WHEREAS, the property's existing zoning designations would not accommodate the proposed development; therefore, ZC3, LLC began the process of requesting a rezoning to a PUD and amending the current subdivision; and

WHEREAS, the Plat for "Speer's Broadway Addition, Filing No. 2, 1st Amendment" has been reviewed by the City's Development Review Team (DRT) and the appropriate outside agencies; and

WHEREAS, the "Speer's Broadway Addition, Filing No. 2, 1st Amendment" includes:

- The vacation of alley on Lots 18 through 24 on the Acoma side and Lots 25 through 31 Broadway side.
- The vacation of platted lot lines.

- The relocation/dedication of a portion of the alley on portions of Lot 17 and Lot 18.
- The dedication of public access on Lot 32 and Lot 31.
- Reservation of an easement for utilities in the vacated portion of the alley.

WHEREAS, the Planning and Zoning Commission held a Public Hearing on November 5, 2013 and recommended approval of the “Speer’s Broadway Addition Filing 2, 1st Amendment,” Major Subdivision.

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

Section 1. The City Council of the City of Englewood hereby approves the “Speer’s Broadway Addition Filing 2, 1st Amendment,” Major Subdivision for the property located at 3085 South Broadway and 3066 – 3090 South Acoma Street, in the City of Englewood, Colorado, attached hereto as Attachment 1.

Section 2. The City Council of the City of Englewood, Colorado finds:

1. The proposed Chick-fil-A At Speer’s Broadway PUD use is a quick serve restaurant with a drive-through. The drive-through will be located on the Broadway side of the property; this is compatible with other uses in the MU-B-2 zone district. The parking will be located on the Acoma fronting properties. Parking is an allowed use in the MU-R-3-B district when approved through the conditional use process.
2. The proposed lots are compatible with dimensions established by the Chick-fil-A At Speer’s Broadway PUD.
3. Public water and sewer along with electric, gas, and communication utilities are available to the subject property.
4. The subject property is not located within an identified flood plain zone. There are no other special topography or natural features on the property.
5. The relocation of a portion of the public alley proposed within this subdivision provides the necessary access to the lots adjacent to the subdivision.
6. Existing sidewalks will remain.
7. Six bicycle parking facilities are required for this proposed subdivision and additional sidewalks are provided.
8. All required easements have been included on the plat. See Preliminary Plat.
9. The easements necessary for public uses and utilities are dedicated on the subdivision plat.
10. A drainage study has been completed as part of the proposed Planned Unit Development application. Drainage issues have been addressed and will be monitored in the development permit process.

Introduced, read in full, and passed on first reading on the 2nd day of December, 2013.

Published by Title as a Bill for an Ordinance in the City's official newspaper on the 6th day of December, 2013.

Published as a Bill for an Ordinance on the City's official website beginning on the 4th day of December, 2013 for thirty (30) days.

A Public Hearing was held on December 16, 2013,

Read by title and passed on final reading on the 16th day of December, 2013.

Published by title in the City's official newspaper as Ordinance No. ____, Series of 2013, on the 20th day of December, 2013.

Published by title on the City's official website beginning on the 18th day of December, 2013 for thirty (30) days.

Randy P. Penn, 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 the Ordinance passed on final reading and published by title as Ordinance No. ____, Series of 2013.

Loucrishia A. Ellis

Please see agenda item 10 a for support materials and proposed Council Bill No. 63.

Please see agenda item 10 b for support materials and proposed Council Bill No. 64.

COUNCIL COMMUNICATION

Date December 16, 2013	Agenda Item 11 ci	Subject: Authorization to commence eviction proceedings
INITIATED BY: Community Development Dept.		STAFF SOURCE: Harold Stitt, Senior Planner Janet Grimmett, Housing Finance Specialist

COUNCIL GOAL AND PREVIOUS COUNCIL ACTION

On September 3, 2013, Council approved Ordinance 44, Series of 2013, authorizing the redemption and sale of 3685 South Fox Street acquired through the foreclosure process by the Housing Rehabilitation Program.

RECOMMENDED ACTION

Staff recommends Council approve, by Motion, authorization for the City Attorney to have outside counsel commence eviction proceedings against the owner of personal property located within the Fund's property at 3685 South Fox Street.

BACKGROUND, ANALYSIS, AND ALTERNATIVES IDENTIFIED

The initial foreclosure notification for 3685 South Fox Street was received in April 2013. The Public Trustee's Sale was set for June 12, 2013, but was continued until June 26, 2013. The property was sold to Colorado Housing and Finance Authority, the first mortgagee who had initiated the foreclosure. The Rehabilitation Loan Committee was consulted via email on July 2, 2013 and they voted to file the Intent with the Public Trustee's Office. The Intent was filed on July 8, 2013. As the only junior lien holder to file the Intent, the City of Englewood was notified on July 17 of the redemption amount to be submitted no later than noon on July 24, 2013. A wire transfer from the Housing Rehabilitation Fund 46 was sent on July 23, 2013 to the Public Trustee's Office. An email requesting that a Public Trustee's deed be issued in the name of the City of Englewood-Housing Rehabilitation Fund was sent on July 29 2013. A Public Trustee's Confirmation Deed was electronically filed and was recorded on July 30, 2013 at Reception #D3095828.

The antecedents of this foreclosure were the hospitalization and subsequent confinement to a long-term care facility of the former owner and resulting foreclosure proceeding initiated by the first mortgagor. Ultimately, through the foreclosure process, the Housing Rehabilitation Fund gained ownership of the property and improvements but not the personal property within the structures. Over the past six months Staff has worked with family members of the former owner to assist in the removal of all personal property. Unfortunately, we have not met with any success in assisting the former owner to remove personal property nor signing over control of the personal property to the Housing Rehabilitation Fund for removal or disposal. The only option available now is the eviction process.

FINANCIAL IMPACT

Fund 46 will cover all costs of the eviction. There are no other financial impacts to the City.

LIST OF ATTACHMENTS

None

RESOLUTION NO. _____
 SERIES OF 2013

A RESOLUTION SPECIFYING AID TO OTHER AGENCIES FOR 2014 BY THE CITY OF ENGLEWOOD, COLORADO.

WHEREAS, Council has determined that it is more beneficial and cost effective to provide services, it could otherwise provide to the public, through the non-profit agencies listed below; and

WHEREAS, Council used an open and competitive process to make difficult decisions with limited funding; and

WHEREAS, City Council of the City of Englewood, Colorado discussed the appropriations for aid to other agencies for the year 2014 at the Study Session on November 4th and December 2nd, 2013; and

WHEREAS, the Greater Englewood Chamber in-kind appropriation is not addressed in this Resolution and will be addressed at a later date.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ENGLEWOOD, COLORADO, THAT:

Section 1. The following designations are hereby made to the appropriations in the 2014 Budget of the City of Englewood, Colorado for aid to other agencies;

SOURCE OF FUNDS:

Total 2014 Budget for Aid to other Agencies	\$20,000
General Fund from Departmental Budgets for In-Kind Services	\$ 8,553

DESIGNATIONS FOR USE:

<u>AGENCY</u>	<u>PAYMENT</u>	<u>MAXIMUM IN-KIND</u>	<u>TOTAL</u>
Metropolitan Mayors and Commissioners Youth Award	\$ 175		\$ 175
Arapahoe Philharmonic	\$ 150		\$ 150
Arapahoe Santa Claus Shop	\$ 250		\$ 250
Brothers Redevelopment	\$ 100		\$ 100
Cornerstone Food Bank	\$ 1,000		\$ 1,000
Doctor's Care	\$ 200		\$ 200
Englewood Cultural Arts Center Asso. Center Association	\$ 300		\$ 300
EHS After Prom	\$ 250	\$ 3,128	\$ 3,378
EHS Homecoming Parade	\$ 250	\$ 1,500	\$ 1,750
EHS Military Memorial	\$ 1,000		\$ 1,000
Englewood Education Foundation		\$ 1,300	\$ 1,300
Englewood Historic Preservation Society		\$ 600	\$ 600

Englewood Live!		\$ 750	\$ 750
Freedom Service Dogs		\$ 600	\$ 600
Gateway Battered Women's Shelter	\$ 900		\$ 900
Hospice of Metro Denver	\$ 350		\$ 350
Inter-Faith Task Force	\$ 7,500		\$ 7,500
Living Branch Community Fellowship	\$ 500		\$ 500
Meals on Wheels	\$ 3,000		\$ 3,000
Holy Cow Food Bank – Mosaic	\$ 1,000		\$ 1,000
Rocky Mtn. RR Heritage Foundation		\$ 675	\$ 675
Special Olympics Program	\$ 500		\$ 500
Up Close and Musical	\$ 1,500		\$ 1,500
Discretionary	\$ 1,075		\$ 1,075
Total	\$20,000	\$8,553	\$28,553

ADOPTED AND APPROVED this 16th day of December, 2013.

ATTEST:

Randy P. Penn, Mayor

Loucrishia A. Ellis, City Clerk

I, Loucrishia A. Ellis, City Clerk for the City of Englewood, Colorado, hereby certify the above is a true copy of Resolution No. _____, Series of 2013.

Loucrishia A. Ellis, City Clerk