

STATEMENT OF INTENT

Lemke Assisted Living Center Development Plan

Brenda J. Lemke, owner of the subject property located at 857 Moraine Avenue (Lot 1 Pine View Subdivision (Lot 1)), is submitting a Development Plan (Plan) application for Staff Level Review. The development proposed for this property is an Assisted Living Facility that is a use by right in Commercial Outlying Zoning. Mrs. Lemke will use as much of the existing improvements as possible, while complying with the Estes Valley Development Code (EVDC) and with the State of Colorado Licensure Program for Assisted Living Residences. The existing building has been used as a Shower-house/Laundromat/Restaurant, Chiropractor's Office, and Retail Furniture Store. The proposed Assisted Living Center will house up to eight elderly in 6 bedrooms. Additions to the existing building are required to accommodate the desired number of elderly residents to make the business feasible. Additions (1,344 SF) to the north and south sides of the existing building will include an office, four bedrooms, baths, and kitchen. Rock outcroppings bound the north side of the building and will need to be blasted for the construction of the northern addition. The maximum amount of cut for the north addition is eight feet or less. A small second floor (605 SF) will be added to the north addition for future use as an office and potential employee room. The architectural character and size of the proposed building will blend into the landscaping and fit the character of the area. Mrs. Lemke is planning to build a residence in the northern portion of Lot 1 in the future. This residence will be accessed from Elm Road and the residents will be associated with the business in the building on the southern portion of Lot 1. The northern portion of Lot 1 will be used as construction staging. Once construction of the proposed facility is completed, the northern portion of Lot 1 will not be used for parking. The animal-proof dumpster will be located in this portion of the lot due to the limited space and lack of access on the south portion of the lot. The dumpster will be accessed by employees by vehicle from Elm Road and Waste Management will access the dumpster from Elm Road.

The existing driveway and parking lot are currently paved. The driveway/parking is relatively steep (10%-12%). Many grading scenarios have been explored to lessen the grade on the three parking stalls. The best solution, without significantly altering the existing/proposed building's finished floor, is as shown on the development plan. The handicap parking stall located on the west side of the building is 2% grade cross slope and will meet A.D.A. requirements. Both proposed exits are handicap accessible and are linked by a wood deck wrapping around the southwest corner of the building from the south exit to the handicap parking stall. The driveway slope within 20 feet of the intersection with Moraine Avenue is 6%. Maximum slope allowed by the EVDC is 4%. A waiver is requested due to pre-existing conditions and grading limitations of this property.

Most utilities will be replaced and relocated to accommodate the use of the Assisted Living Center. The current overhead electric line, currently crossing the property where the north addition is proposed, will be buried and located around the south side of the

proposed building. The communications line that currently serves Lot 2, Pine View Subdivision (Lot 2) will need to be relocated around the proposed building, within the 20' drainage and utility easement along the west property boundary. A new communications line will be routed from the existing pedestal near the southeast property corner, to the proposed building. Two water service lines are proposed off the 12" water main that runs along the east property boundary. One water line will be for domestic use and the second line will be for the proposed sprinkler system. ISO calculations (refer to attached calculation sheet) concluded that 750 gpm are required for this use and the nearest fire hydrant (300 feet away) is capable of providing 1000 gpm. Currently, a lift station pumps sewage into a sewer line that also serves Lot 2, then travels west, then south to a manhole located on Moraine Avenue. Upper Thompson Sanitation District (UTSD) requested that a new sewer service line be installed and connected to a UTSD sewer main. Unfortunately, due to elevation and grade limitations, the sewer service line could not be routed to the existing manhole to the west. Therefore, the new sewer line must connect to the existing UTSD manhole located east of Elm Road. This alignment crosses two Town properties (Lot 1, Elm Road Addition and Lot 4, Elm Road Second Addition). An easement request and sewer line details are being negotiated with Public Works and UTSD. The existing gas line is as shown on this Plan and will remain the same.

A Traffic Impact Report (Report) (refer to attached report) is being submitted as part of this Development Plan application. The Report states that this use generates 2.66 trips per bed. This trip amount is minimal compared to previous uses of this building and the peak hours do not coincide with the background peak traffic times of Moraine Avenue. Site distance entering and leaving Lot 1 is open and unrestricted, according to the Report. A full Traffic Impact Analysis was not conducted because this project does not generate an increase of 100 trips.

Landscaping around the southern portion of the property is limited by the property boundaries and existing asphalt and rock outcroppings. The landscaping mound located in the southeast property corner that encroaches on Town property will be removed and regraded to blend into the surrounding grade and parking area. Required landscaping due to impervious coverage is offset by the number of trees and shrubs that exist on the northern portion of the property. Arterial frontage landscaping requirements for Lot 1 are two trees and four shrubs. This Plan shows more than the required amount of landscaping. Businesses along the street frontage west of Lot 1 contain minimal, if any, landscaping. The additional landscaping on Lot 1 will enhance and soften this segment of the Moraine Avenue corridor, while screening the existing parking and existing/proposed building.

A porous landscape detention basin (PLD) is proposed for existing and additional drainage of this development. The PLD was verbally accepted by Mr. Scott Zurn, Public Works, in the Pre-Application meeting held on May 5, 2009. Mr. Zurn expressed concern of a future highway widening project (Moraine Avenue/HWY 36) that might threaten the PLD location in the future. The proposed location of the PLD is the most efficient location to detain and provide water quality treatment for the drainage on Lot 1

due to narrow property width, existing asphalt, foundation, rock outcroppings, and rock retaining wall. Mr. Zurn also stated that future detention features are being considered for Lot 1, Elm Road Addition (to the east) and will provide regional detention for Lot 1, Pine View Subdivision (Lot 1) as well. Therefore, the current drainage design (refer to attached drainage report) will be sufficient until Moraine Avenue is widened. During a field meeting with Ms. Alison Chilcott and Mr. Bob Joseph a drainage problem from Elm Road, north of Lot 1, that was not a result of drainage on Lot 1, was noted. This drainage appears to deposit sediment along the east property line of Lot 1 and onto Lot 1, Elm Road Addition.

Mrs. Lemke is trying to make use of her property (as permitted in CO zoning), utilizing as much of the existing improvements as possible, within the prescribed building setbacks. This property is limited by property line configuration, slope (average of 17%), rock outcroppings, and existing structures/facilities. Use of the existing structure and improvements is important to the viability of the project due to the economic climate and typical profitability of Assisted Living Centers (considering all beds are filled). The property has already been through many uses with the current structure and driveway/parking area. The proposed Assisted Living Center will be an asset to the community and will enhance (through architecture and landscaping) the aesthetics of this portion of the Moraine Avenue corridor; a gateway to Rocky Mountain National Park.

ESTES VALLEY DEVELOPMENT REVIEW APPLICATION

Submittal Date: 5/27/2009

Type of Application

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Development Plan | <input type="checkbox"/> Boundary Line Adjustment | <input type="checkbox"/> Condominium Map |
| <input type="checkbox"/> Special Review | <input type="checkbox"/> ROW or Easement Vacation | <input type="checkbox"/> Preliminary Map |
| <input type="checkbox"/> Rezoning Petition | <input type="checkbox"/> Street Name Change | <input type="checkbox"/> Final Map |
| <input type="checkbox"/> Preliminary Subdivision Plat | <input type="checkbox"/> Time Extension | <input type="checkbox"/> Supplemental Map |
| <input type="checkbox"/> Final Subdivision Plat | <input type="checkbox"/> Other: Please specify _____ | |
| <input type="checkbox"/> Minor Subdivision Plat | | |
| <input type="checkbox"/> Amended Plat | | |

General Information

Project Name Lemke Assisted Living Facility

Project Description Assisted Living Facility fo up to 8 elderly people

Project Address 857 Moraine Avenue, Estes Park, Colorado, 80517

Legal Description Lot 1, Pine View Subdivision

Parcel ID # 3526432001 Section 26 Township 5N Range 73W

Site Information

Total Development Area (e.g., lot size) in acres 0.92 acre

Existing Land Use None

Proposed Land Use Assisted Living Facility

Existing Water Service Town Well None Other (specify) _____

Proposed Water Service Town Well None Other (specify) _____

Existing Sanitary Sewer Service EPSD UTSD Septic None

Proposed Sanitary Sewer Service EPSD UTSD Septic

Is a sewer lift station required? Yes No

Existing Gas Service Xcel Other None

Existing Zoning CO Proposed Zoning CO

Site Access (if not on public street) off of Moraine Avenue (HWY 36)

Are there wetlands on the site? Yes No

Site staking must be completed at the time application is submitted. Complete? Yes No

Primary Contact Information

Name of Primary Contact Person Celine M. LeBeau

Complete Mailing Address 1043 Fish Creek Road, Estes Park, Colorado, 80517

Attachments

- Application fee
- Statement of intent
- 3 copies (folded) of plat or plan
- 11" X 17" reduced copy of plat or plan
- Names & mailing addresses of neighboring property owners (see attached handout)

Please review the Estes Valley Development Code Appendix B for additional submittal requirements, which may include ISO calculations, drainage report, traffic impact analysis, geologic hazard mitigation report, wildfire hazard mitigation report, wetlands report, and/or other additional information.