

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

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

Application Number

4069

Date Submitted

2/2/93

Fee

600.00

1. Applicant E.R. Sieber, Ltd.	2. Address 6268 Reed Ct. Arvada, Colorado	3. Phone No. 423-5619	4. Interest <input checked="" type="checkbox"/> Owner(s) <input type="checkbox"/> Agent <input type="checkbox"/> Other
5. Owners of Property or Properties (If not the Applicant) Baki Ates	6. Address 4631 N. Josephine St., Denver, Co.	7. Phone No. ..	295-1966

8. Location of Proposed Change

4631 Josephine St., Denver, Colo.

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

Lots: 20, 21, 22, 23, 24, Block: 3 Addition: Mouat's addition to Swansea
& south $\frac{1}{2}$ of 25

Ord #344-93 EFF 5/14

10. Area of Subject Property, Sq. Ft. or Acres 16,500	11. Present Zone Pud #244	12. Proposed Zone PUD #335
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13. Describe briefly the nature and expected effect of the proposed amendment. Be sure to include an explanation of the legal basis for the proposal: either (a) the error in the map as approved by city council, or (b) the changed or changing conditions making the proposed amendment necessary.

The existing business has been in operation for over twenty years; the sale and repair of damaged autos. We wish to add on to existing work area to better our operation and move the damaged autos inside of the building. We have improved landscaping and fencing to meet zoning specifications.



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

The proposed PUD would allow all B-2 use in addition to the current use; the sale and repair of damaged autos.

15. Exhibits Submitted, Number and Kind
District Plan existing
conditions map

16. Applicant's Signature

E.R. Sieber

* Sale of damaged automobiles shall be a permitted use on this property and need not be operated within an enclosed structure. Such sales shall be limited to completed autos. No more than 40 autos shall be stored on the property at any given time. It is agreed that there shall be no parting out, no vehicle exceeding 6000 pounds empty weight, and that the automobiles will be stored and displayed in such a manner that those with the least amount of damage shall be exposed to view from the public right-of-way on Steavenson Place and Josephine Street.

B-2 uses shall be permitted except for the following:

59-277(1) L. Bookstore adult

aa. Eating place with adult amusement or entertainment
mmm. Photo studio, adult

Any new B-2 use shall be reviewed by the zoning administration and the planning office to determine if the proposed use will generate any traffic problems or will be incompatible with adjoining uses. The administrator may approve the new use and subject the property to specific conditions which, based upon the above mentioned review, are necessary to mitigate any adverse affects.

PUD at 4631 N. Josephine St., Denver, Colo
Address

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Application Status: Preliminary Complete Final

1. SCHEDULE

- a. Date of pre-application conference 09-21-92
- b. Submittal date of preliminary application 02-02-93
- c. Submittal date of completed application 02-17-93
- d. Planning Board or Planning Office hearing date _____

Applicant requests: Planning Office Hearing (x)
Planning Board Hearing ()

The applicant has met with and discussed the proposed PUD with:

Neighborhood Associations ? Yes (x) No ()
Affected Adjacent Residents And Property Owners ?
Yes (x) No ()

2. DESCRIPTION OF PLANNED UNIT DEVELOPMENT (PUD)

- a. MAXIMUM GROSS FLOOR AREA FOR EACH PROPOSED USE: (The zoning ordinance definition of gross floor area shall apply to all PUD proposals. Define terms like "Retail and Light Industrial". It is required that terms and uses already defined in the Zoning Ordinance be used. Gross floor area shall include interior balconies and mezzanines, but shall not include parking garages or basement areas used for storage or utilities.)

Attach additional sheets if necessary

<u>Auto Sales & B-2 minus adult uses</u>	<u>3000</u>	<u>sq.ft.</u>
Use A.	maximum	
_____	_____	<u>sq.ft.</u>
Use B.	maximum	
_____	_____	<u>sq.ft.</u>
Use C.	maximum	
_____	_____	<u>3000</u> <u>sq.ft.</u>
		TOTAL

TOTAL F.A.R. .18:1
(Floor Area Ratio = gross floor
area divided by site area) LAND
TO BE DEDICATED FOR PUBLIC STREETS
SHOULD NOT BE INCLUDED IN THE SITE AREA.

For residential uses:

Maximum number of dwelling units
Density (ratio of dwelling units
per acre)

N.A.

N.A.

b. LAND COVERAGE BY BUILDINGS AND IMPERVIOUS SURFACES:

Maximum building coverage:

3000 sq.ft. 18.18 % of site area

Maximum area of drives and parking:

12,300 sq.ft. 74.54 % of site area

Approximate area of other impervious surfaces:

-0- sq.ft. 0 % of site area

Total impervious surface:

15,300 sq.ft. 92.72 % of site area

c. LANDSCAPED AREAS AND/OR PERMEABLE AREAS:

Live or Organic landscaped lot coverage:

minimum 1200 sq.ft. 7 % of site area

Non-live lot coverage (gravelled and other permeable surfaces)

approximate: 0 sq.ft. 0 % of site area

Total minimum area: 1200 sq.ft. 7.28 % of site area

d. PROJECT AREA TOTALS: (totals of "b" and "c")

Landscaped areas (permeable surfaces): 1200 sq.ft.

Building and impervious surfaces: 15,300 sq.ft.

Total site area: 16,500 sq.ft.

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

e. SETBACKS: (The minimum setbacks must be shown on the District Plan. A building envelope may be used to graphically depict the minimum setbacks required.)

North:	12	ft.
South:	50	ft.
East:	40	ft.
West:	32	ft.

OR Front: _____ ft.
 Rear: _____ ft.
 Side: _____ ft.

Minimum spacing between structures

Encroachments into setback space will conform to Section 59- 279 of the (B-2) zone district.

Official Parkway setback requirements for this P.U.D. are:
-0- ft. for buildings and _____ ft. for signs.

f. MAXIMUM HEIGHT OF STRUCTURES:

Maximum height: (2) stories 35 ft.

Rooftop features (such as solar collectors, antennas, chimneys, flues, vents, and air conditioning equipment.) may exceed these heights by: _____ 4 _____ ft.

The height of a building shall be determined by the vertical distance from the highest point of a pitched roof or to the highest parapet around a flat roof to the average elevation of the corners of the proposed building at the finished grade.

If bulk plane restrictions are to be utilized, these restrictions will conform to those of the B-2 zone district. (solar collectors and mechanical equipment are not excepted from bulk plane restrictions!!!)

g. OFF-STREET PARKING:

This project shall contain 6 off-street parking spaces at the ratios shown below.

Use (a): Auto Sales & repair Ratio: 1:500
Use (b): B-2 uses Ratio: 1:200
Use (c): _____ Ratio: _____

Spaces per dwelling unit:

Number of parking spaces for persons with disabilities:

Will this PUD conform to the requirements of Article V, Off-Street Parking ? Yes (x), Yes, except as noted below () or No ().

* Landscaping (see district plan)
If not, or if there are any exceptions, please provide the following information:

(1) Parking space dimensions:

Universal spaces:

Small car spaces:

(2) Driving aisle widths:

Angle of stalls:

(3) Ratio of small car spaces to large car spaces:

h. OFF-STREET LOADING SPACES:

This PUD will contain 1 off-street loading spaces. These spaces will conform with all of the requirements of Article VI, Off-Street Loading. If not, please provide the following information:

Off-street loading space dimensions:

i. SURFACE DRAINAGE: The rules and regulations of the Wastewater Management Division will require certain design and construction considerations to control surface water runoff. Does the site contain a flood hazard area as identified by the Federal Emergency Management Agency ? Yes () No (x) Does the site contain wetland areas ? Yes () No (x) (For assistance, contact WMD at 964-0500.)

j. Interior streets, drives, parking areas and pedestrian walkways within the PUD district, if any, are shown on the District Plan.

k. EASEMENTS: Existing and/or proposed utility and/or access easements are shown on the District Plan or are located as follows: _____

l. LANDSCAPING AND BUFFERING: Areas to be landscaped are shown on the District Plan. However, a more detailed landscaping plan may be required by the Planning Office. (A detailed landscape plan is required as a part of the site plan review phase after the rezone is approved.) existing with no new proposed

(1) Minimum number of trees to be planted:	0
(2) Minimum size of trees at time of planting:	0
(3) Minimum % of evergreen or coniferous trees:	0 %
(4) Minimum number of shrubs to be planted:	0
(5) Minimum size of container for planted shrubs:	0

Will the proposed PUD comply with the parking lot landscaping requirements of Sec. 59-585(10) ? Yes () No (X).

All foliage shall be maintained in a healthy, growing and safe condition. Where street trees are proposed or required on the public-right-of-way, such trees shall be installed in accordance with the requirements of the City Forester.
(964-2580)

Number of street trees proposed: 0

If street tree plantings are required within the right-of-way of a state highway contact the Colorado Department of Transportation for approval (757-9930).

Fences and/or Walls:

The maximum height of fences and/or walls that may be built in the PUD district, except for front setback spaces: 8 ft.

The maximum height of fences and/or walls that may be built within the PUD district front setback spaces: 8 ft.

Such fences and/or walls shall be either solid and view-obscuring, or open and view-permitting as required by the District Plan and shall be shown (include the size and types of materials permitted) on the District Plan. Fences and/or walls shall be subject to Sec. 59-38(11) "Overheight Fences And Walls".

Earthen berms or mounds used for screening shall be landscaped and, if utilized, shall be shown on the District Plan. Maximum height: N.A. ft.
Minimum height: N.A. ft.

m. BOAT, CAMPER, TRAILER AND RECREATION VEHICLE STORAGE:

Permitted () Not Permitted (X)

If permitted, screening fences will () will not () be provided. Such fences shall be not less than ft. nor exceed ft. in height.

Maximum length of trailer and/or recreational vehicles permitted: ft.

All such storage facilities shall be shown on the District Plan.

n. DEDICATIONS AND IMPROVEMENTS:

The owner understands that City ordinances and agency rules and regulations may require the dedication of additional right-of-way and the construction of certain public improvements. If this proposal involves the vacation of certain public rights-of-way for incorporation into the project area, such vacation must be approved prior to or at the public hearing on this proposal.

o. EXTERNAL EFFECTS: (vibration, heat, glare, radiation, and fumes)

These effects will be regulated by Sec. 59-278 (B-2 zone district). Reflective glass will () will not (X) be used.

p. The existing grade of the site will (), will not (x) be altered.

q. Utilities (public and private) serving the property are located (where?) overhead electric in alley, water & sewer in Street.

For information contact the following:

Denver Water Department 628-6100
U.S. West 896-5325
Public Service Company 571-3527
Wastewater Management 964-0500

r. SIGN CONTROLS: The project will be regulated by the following:

Sec. 59-537, Signs permitted in all districts
Sec. 59-538, Sign area measurement
Sec. 59-550, regulations for the B-2 district

If no specific regulations are referenced here, complete the following:

Maximum number of signs: _____

Permitted sizes of signs: _____

Maximum sign area allowed: _____

Number of ground signs allowed: _____

Number of joint ID signs allowed: _____

Maximum size of joint ID sign(s): _____

Temporary signs allowed: _____

Number of canopies and awnings: _____ Backlit ? Yes () No ()

All ground, monument, and joint ID sign locations and setbacks must be shown on the District Plan.

s. OUTDOOR STORAGE OF PRODUCTS, MATERIALS, OR SOLID WASTE:

Permitted (x) Not Permitted ()
Screened () Not Screened ()
Height of solid fence or screening wall: 8 ft.

t. CURRENT TRAFFIC VOLUMES:

The current traffic volumes on streets in or adjacent to the project must be shown on the Existing Conditions Map. These volumes are available for major streets from the Transportation Engineering Division, or the Planning Office or may be estimated by the applicant based on a professional traffic study. Streets for which no estimate is available should be noted.

Site generated traffic should be estimated and noted by the applicant based on proposed project type, size, and other relevant factors. Ratios for estimating traffic are available in Institute of Transportation Engineers reference books at the library.

For projects with total daily site generated traffic of more than 200 vehicle trips, or for projects in areas with special problems, more detailed analysis may be required, and the applicant should contact the Transportation Engineering Division at 640-3958 for further guidance.

Public Transportation: The nearest bus stop is located:
(Where ?) 300' south on Josephine St.

- u. **FUTURE SCHOOL SITES:** (Applicable to large residential PUD'S; contact Denver Public Schools for more information.)
Will be dedicated. Will not be dedicated.
- v. **HOME OCCUPATIONS:** (Residential PUD'S only)
Permitted Not Permitted
Shall conform to Sec. 59- N/A of the _____ district.
- w. **TEMPORARY USES:** Uses by temporary permit will be regulated by Sec. 59- 277(2) (B-2 zone).
- x. **ACCESSORY USES:** Will be permitted and regulated by Sec. 59- 277(3) (B-2 zone)
- y. **INTERIM USES:** Prior to the development of this project, the property may be used on an interim basis for the following uses within existing buildings: existing use

- z. **PHASING:** Developed in phases ? Yes No
If yes, specify the phasing and the improvements to be constructed in each phase:

Anticipated starting date ASAP Completion date 3 months

A SEPARATE SITE PLAN REVIEW IS REQUIRED FOR ALL PUD'S PRIOR TO OBTAINING ZONING OR BUILDING PERMITS FOR CONSTRUCTION. CONTACT THE ZONING ADMINISTRATION FOR MORE DETAILS. THIS PROCESS, IF REQUIRED, MAY BE STARTED AFTER THE PLANNING BOARD HEARINGS ARE COMPLETED.

3. On an attached page a written statement is given generally describing:
 - a. The proposed PUD and the market it is intended to serve.
 - b. Its relationship to the Comprehensive Plan: where the applicant's objectives are not in substantial conformance with the changing conditions that justify approval of the proposed PUD District. (For help with this contact the Denver Planning Office.)
 - c. How the proposed PUD District is to relate to the character of the surrounding neighborhood.
4. The "Existing Conditions Map" is attached following the written statement described above.
5. The "District Plan" is attached following the "Existing Conditions Map".
This plan includes the following listed and attached drawings or renderings:

<input type="checkbox"/> Architectural concepts	<input type="checkbox"/> Building elevations
<input type="checkbox"/> Facade treatments	<input type="checkbox"/> Exterior building materials
<input type="checkbox"/> Other important features (Please list)	<hr/>

6. **ACKNOWLEDGEMENT:**

- a. The applicant for this PUD is the owner or owners of all of the property contained within the proposed PUD District or is the agent for the owner or owners of all the property contained within the proposed PUD District. (Agents must supply proof of agency from the owner or owners of the property at time of application.)
- b. The applicant understands that vested property rights shall be created ninety (90) days after the approval of this district plan by the Denver City Council. These vested property rights shall remain vested for a period of three (3) years in accordance with Sec. 59-29.

EP Sirbex LTD
Print or type applicant's name
Lincol P. Seiter
Applicant's signature

P. U. D. at 4631 N. Josephine St., Denver, Co.

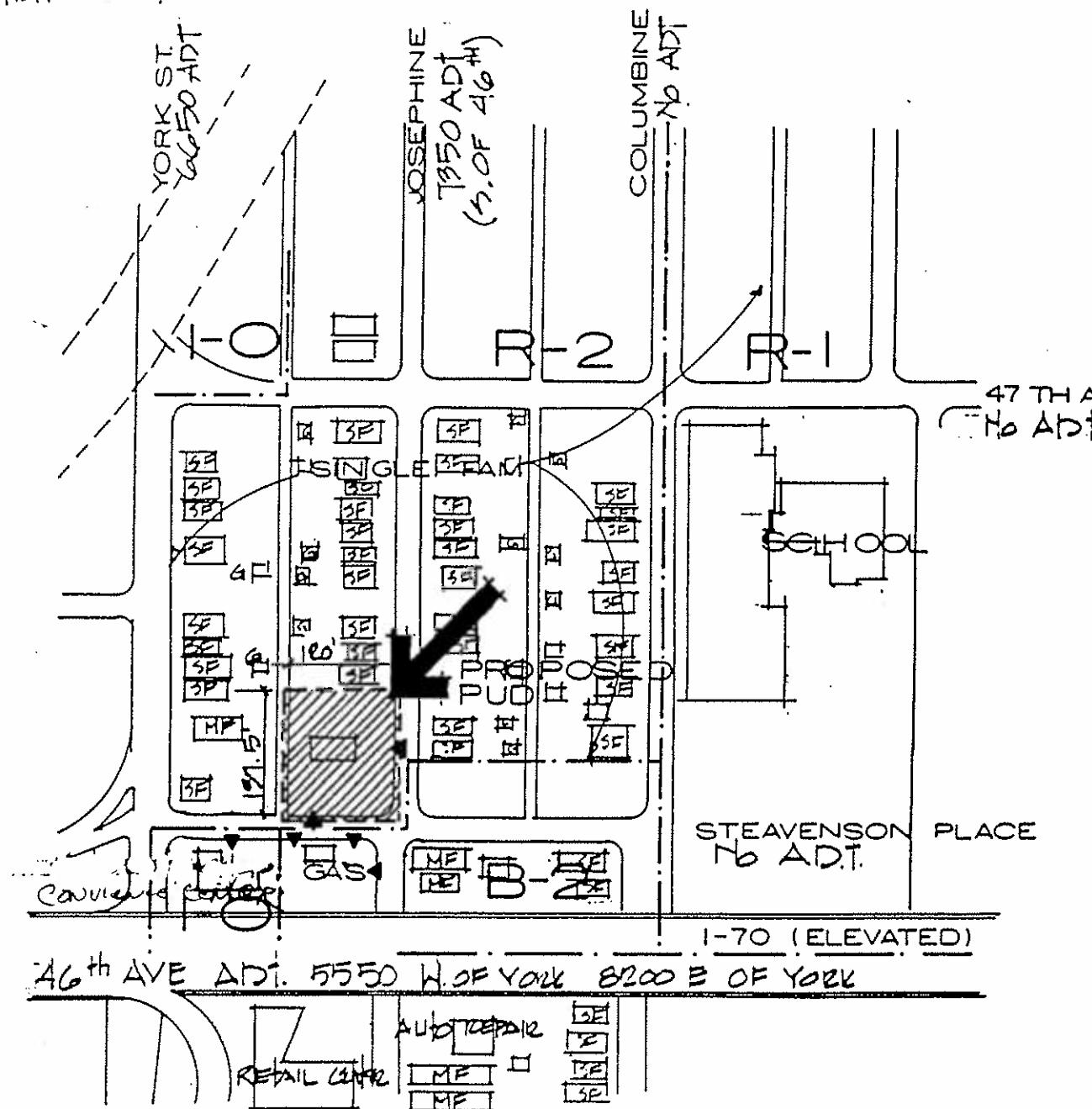
3. a. The proposed PUD would provide for the continued operation of an existing small business that specializes in selling damaged automobiles. This business encompasses a large market area which includes the Denver Metro area and other major front-range cities.
- b. The District's objectives are in substantial conformance with the comprehensive plan. Although the property is currently located in an R-2 Zone District, it is surrounded on two sides by B-2 Districts and is across the street from an I-0 District. The R-2 District to the west is currently screened from the subject property by a six foot solid wood fence. As part of the PUD, R-2 Districts to the North and East would be screened with fence and landscaping.*
- c. The only building on this site is a one-story with landscaping that blends well with the residential character of the neighborhood.
The proposed building shall utilize materials that are consistent with the character of both the existing structure and the surrounding residential buildings.

* Comp/plan policy numbers: RS-P-4
RS-P-1
RS-P-3
RS-P-41

EXISTING CONDITIONS MAP

APPLICATION # 4069

SCALE 1" = 200



4631 N. JOSEPHINE
DENVER COLORADO

NORTH