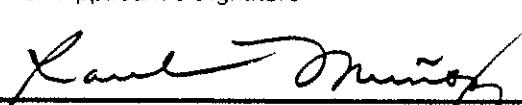


Area Map indicating property to be rezoned will be prepared by the Department of Zoning Administration		City and County of Denver DEPARTMENT OF ZONING ADMINISTRATION <b>APPLICATION FOR ZONE MAP AMENDMENT</b>		Application Number <b>3552</b>
		Date Submitted <b>3-2-84</b>	Fee <b>\$600.00</b>	
1. Applicant <b>Raul Munoz</b>	2. Address 2001 York Street Denver, CO 80205	3. Phone No. 388-4314	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) <b>Jerry Sanchez Phyllis Sanchez</b>	6. Address 4543 South Hoyt Street Littleton, CO 80123	7. Phone No. <b>296-8279</b>		
8. Location of Proposed Change <b>2717 East 40th Avenue and 4001 North Fillmore Street</b>				
9. Legal Description of Property: (If Legal Description is lengthy, please attach additional sheet.) Lots: <b>10, 11 and 16</b> Block: <b>58</b> Addition: <b>First Addition to Swansea City and County of Denver, 80205</b>				
10. Area of Subject Property, Sq. Ft. or Acres <b>8,785.53 sq. ft. more or less (0.2 acres)</b>		11. Present Zone <b>R-1</b>	12. Proposed Zone <b>P.U.D.</b>	
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.				
1. The property is currently zoned R-1 and is located on 40th Avenue between North Clayton Street and North Fillmore Street. 40th Avenue is a heavily used truck route in an increasingly expanding industrial area. At present there is a very large I-0 and I-1 to the west and south with an east-west railroad 2½ blocks north and I-70 just 6 blocks north. The site is not suitable for the construction of a new single family dwelling. Lots 10 and 11 have an existing building of 1000 sq. ft. originally built as a real estate office which is currently being used as a church. This building is not suitable for residential use. Lot 16 is vacant.				
2. See attached				
14. Use and development proposed for the property to be rezoned. <b>This P.U.D. is proposed to allow for a neighborhood serving grocery store.</b>				
15. Exhibits Submitted, Number and Kind <b>One Map, Existing Conditions; One Map, District Plan; P.U.D. Application</b>		16. Applicant's Signature 		

*Planning Board meeting date* JUN 20 1984

2. Rezoning the property to P.U.D. will allow a neighborhood-serving grocery store, which is not available within one mile of this location. The P.U.D. will provide for a better site design than if another zone district like I-0 or I-1 were to be used.

A. Floor Area: **No conflict**

Maximum gross floor area for retail B-2 use = 2,800 sq. ft., except for the following uses: adult book store, eating place with adult amusement or entertainment, adult photo studio and any other sexually-oriented commercial enterprise.

B. Height: **no conflict**

Maximum height of structure shall be 1 story and approximately the same height as the existing structure. (16 feet) Rooftop features (solar collectors, antennas, chimneys, flues, vents, air conditioning equipment) may exceed the height limit by 10 ft. Flagpoles may exceed these height limits.

C. Off-Street Parking: **no conflict**

The project shall contain a parking ratio of 1 car for every 200 sq. ft. of building area. Total stalls: 8 std. (9 ft x 19 ft.); 6 compact (7.5 ft. x 15 ft) this is a ratio of 3 compact to 4 standard stalls. The aisles are 20 ft. on Lots 10 & 11, and 25 ft. on Lot 16. (See attached district plan)

Off Street Loading: **no conflict**

The project shall contain an off-street loading space in compliance with the zoning requirements.

D. Setback: **no conflict**

The setback for Lots 10 and 11 will be 39.9 feet from Clayton Street to the face of a 45-foot addition to the west side of the existing building. The setback of the existing building is 7 ft. from the alley on the east, 6.4 ft. from the 40th Street property line on the south, and approximately 3.66 ft. from the adjacent property on the north.

E. Land Coverage and Impervious Surfaces: **no conflict**

Building	2800 sq. ft.	31.9%
Parking and Drives	4340 sq. ft.	49.4%
Walks	635 sq. ft.	7.2%
<b>TOTAL</b>	<b>7775 sq. ft.</b>	<b>88.5%</b>

F. Surface Drainage: **no conflict**

The site does not contain a flood hazard area as identified by Urban Drainage and Flood Control District. Surface drainage presently runs south to the 40th Ave. gutter which flows west.

G. Interior Streets and Drives: **no conflict**  
(Refer to district plan)

H. Easements: **no conflict**

An alley easement 16 ft. wide containing utilities separates the P.U.D. site. The east narrow site is primarily parking and the west site with the existing building contains the addition, loading and parking.

I. Buffer Area: **No conflict**



Within 12 months after approval of P.U.D., a future 6 ft. high solid wood or view-obscuring fence will be installed on the north property lines of both parcels as per Section 59-134(6)5. Within 12 months after construction, landscaping consisting of sod, 14-5 gallon shrubs and 5-2"-2½" gal. trees shall be placed on both parcels and on the street's right-of-way with the approval of the Denver Street and Forestry Departments.

J. Recreation Vehicle Storage: **No conflict**

None

K. Dedications and Improvements: **No conflict**

The owner will conform to all agency rules and regulations.

L. School Population: **No conflict**

None

M. Open Space: **No conflict**



1010.53 sq. ft.

N. External Effects: **No conflict**

Vibration, heat, glare, radiation and fumes will be regulated by Section 59-278, (2) to (4) which regulates uses in the B-2 zone.

O. Restoration of Natural Terrain: **No conflict**

N/A

P. Utilities: **No conflict**

Existing utilities are adequate to serve the requirements of this P.U.D. Electricity and sanitary sewer are in the alley. Gas and water are in 40th Ave. The existing building is presently supplied by these utilities.

Q. Sign: **No conflict**

Sign shall be regulated by Section 59-537- Signs Permitted in All Districts, and 59-550-Regulations for B-2 Districts, and Section 59.538-Sign Area Measurement.

R. Outdoor Storage: **No conflict**

A trash container on the east side of the existing building, off the alley, will be screened by a 6 ft. high solid wood fence.

S. Traffic Impact: **No conflict**

The 1981 Traffic Study done by the Division of Highways indicates the 40th Ave. volume to be approximately 9,450 vehicles per day past the site east and west. Clayton St. could be estimated at approximately 4,500 to 5,000 vehicles per day, primarily because of the 2 square block parking area due west of the site.

The increase in vehicular volume would be estimated at 168 on successful weekend shopping days. The Clayton St. volume would be 48 vehicles during the same period.

T. Public Transportation: **No conflict**

The nearest current bus stop is about 200 feet from the property on 40th Ave.

U. Public Facilities: **No conflict**

Public Facilities serving the district are as follows:

Schools: Swansea Elementary	4630 Columbine Street
Cole Jr. High	3240 Humboldt Street
Manual Sr. High	1700 East 28th Avenue
Fire Station: No. 9	4600 Franklin St.
Police: District 2	3555 Colorado Boulevard
Recreation Center: Johnson	4809 Race St.
Library: Ford-Warren	2825 High St.

V. Home Occupation: **No conflict**

N/A

W. Temporary Use: **No conflict**

Use by temporary permit will be regulated by Section 59-277(2). (B-2 Zone).

X. Interim Use: **No conflict**

Prior to the development of this project, the property will be used on an interim basis for a church, a grocery store and vacant land, using the existing previously described building and adjacent parking.

3. Written Statement: **No conflict**



- A. The proposed P.U.D., located on the south edge of Denver's north central neighborhood of Swansea, will serve the single-family residences which are mixed in with industrial and vacant industrially-zoned land. It will also serve many of the industrial non-residences.
- B. The proposed P.U.D. meets exceptionally well with the goals, objectives, and policies of the city's comprehensive plan for the neighborhood by providing an essential type of commercial service - a grocery store.

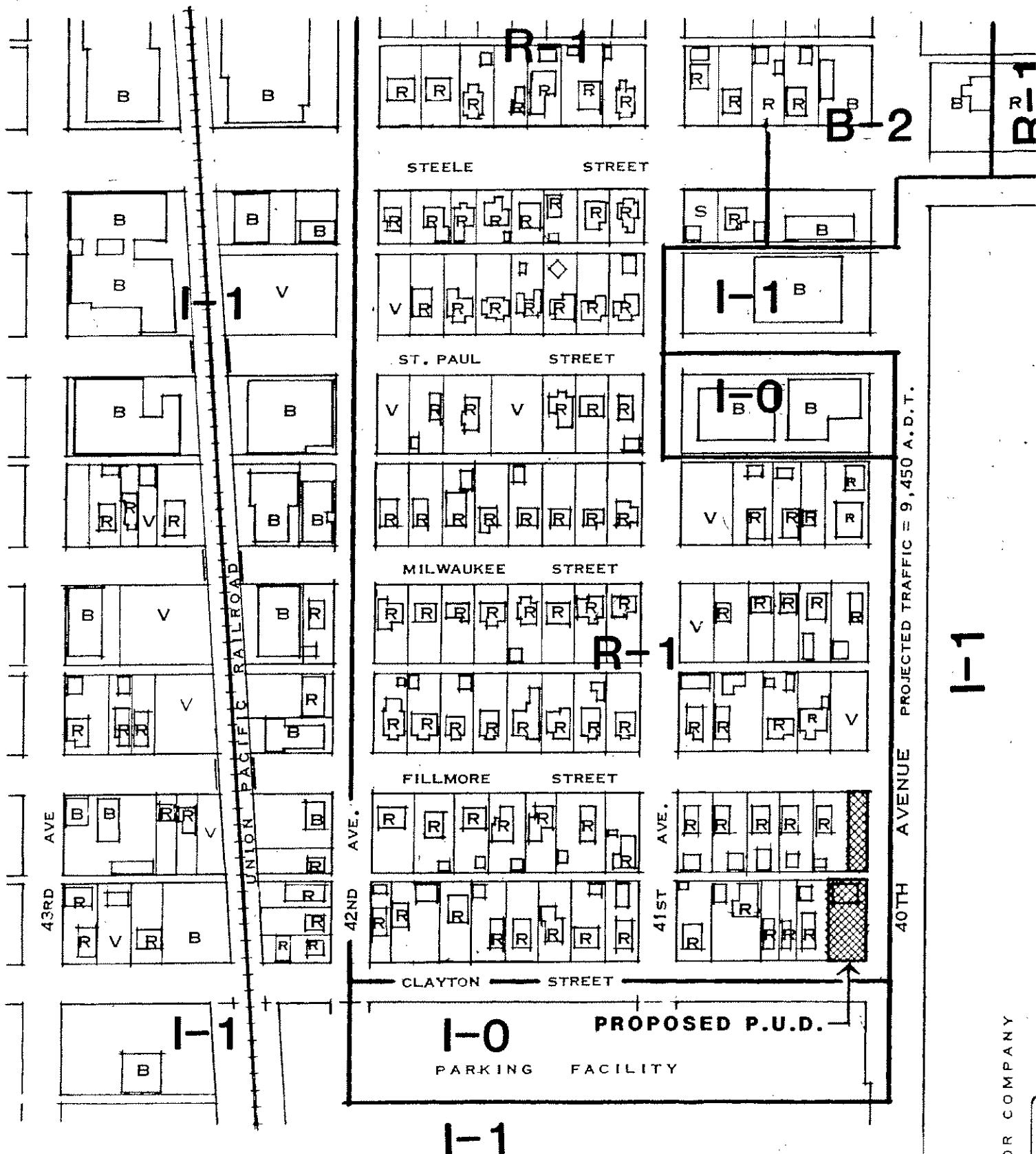
"A major need in Subarea D (Swansea) is the lack of desired neighborhood commercial and health services. Residents have to travel four miles to the nearest grocery store."

-From page 14 of Denver Planning Board's "Swansea/Elyria Neighborhood Plan" publication. Regarding "Commercial Services" - From page 16....

"This plan has repeatedly pointed to the lack of adequate neighborhood-serving commercial uses. There are no large grocery stores, hardware stores, or other neighborhood-serving businesses. This is an inconvenience to area residents and is an obvious negative aspect of the two neighborhoods."

The location is highly visible, which would contribute to its success and stability, an important aspect for a positive neighborhood.

- C. The land bordering 40th Ave. in the Swansea neighborhood is difficult to maintain as residential use because of the high volume of truck traffic. The proposed P.U.D. would serve as a buffer to the residences on the north and as a new development will enhance a presently deteriorating situation. The proposed P.U.D. could stimulate healthy preservation of the neighborhood.



R SINGLE FAMILY RESIDENCE

B BUSINESS OR INDUSTRY

V VACANT PROPERTY

S PUBLIC SERVICE UTILITY (GAS)

PROJECT AREA

LOTS 10, 11, AND 16, BLOCK 58 FIRST  
ADDITION TO SWANSEA, CITY AND  
COUNTY OF DENVER. 8,785.53 SQ. FT.

## EXISTING CONDITIONS

SCALE: 1"=200'

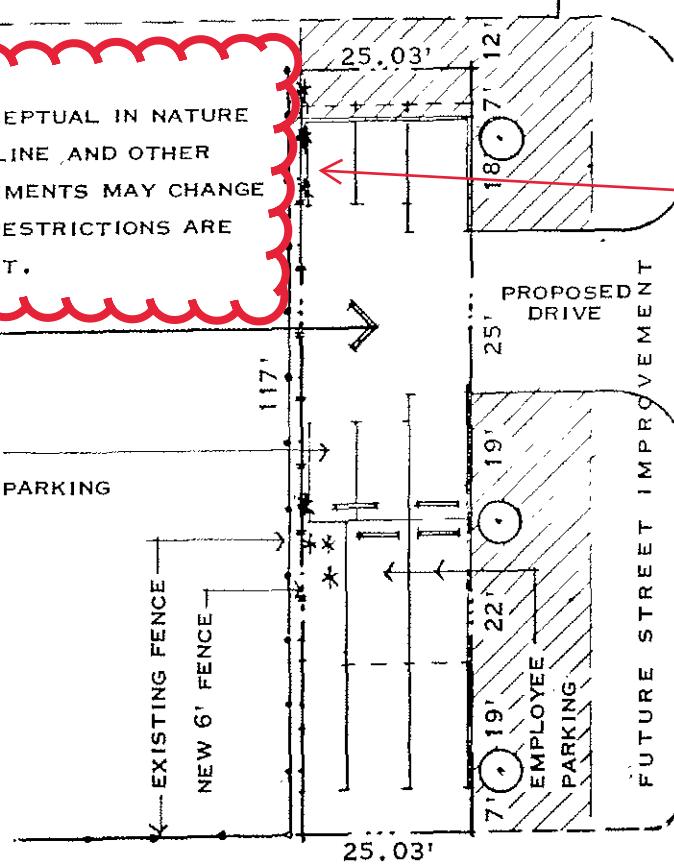


PROJECTED TRAFFIC NOT AVAILABLE

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE  
AND BUILDING OUTLINE AND OTHER  
PHYSICAL IMPROVEMENTS MAY CHANGE  
UNLESS SPECIFIC RESTRICTIONS ARE  
LISTED IN THE TEXT.

LOT 16

PARKING LOT  
MINIMUM 10 CARS PARKING

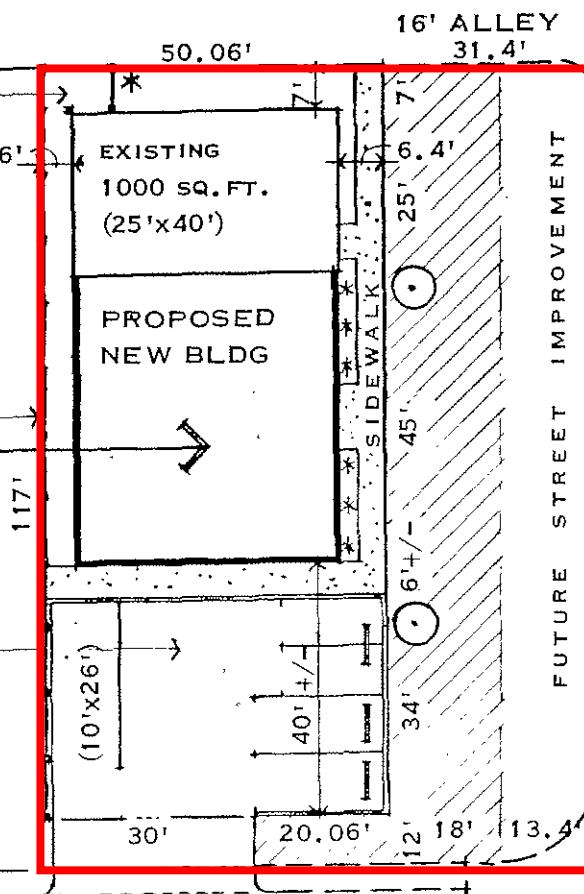


the conceptual nature of this plan alludes to it being non-binding. if the property remaining in the PUD were to be redeveloped, an SDP would be required to ensure the proposal meets the written requirements of the PUD

SCREENED TRASH  
ENCLOSURE

LOTS 10 & 11

PARKING AREA  
LOADING AND PARKING  
FOR 4 CARS MIN.



**E. 40TH AVE.**

85' +/- FT. R.O.W.

PROJECTED TRAFFIC = 9,450 A.D.T.

**N. CLAYTON ST.** 60 FT. R.O.W.

TRAFFIC PROJECTION ESTIMATED 4,500 - 5,000 A.D.T.

LEGEND

• TREES  
\* SHRUBS

SOD

CONC. WALK

**DISTRICT PLAN**

1" = 30'

