

# PUD-G 16

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3325 - 3327 Tejon Street

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## PUD-G 16

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## CHAPTER 1. ESTABLISHMENT AND INTENT

### SECTION 1.1 PUD-G 16 ESTABLISHED

The provisions of this PUD-G 16 zone district apply to the subject area depicted on the Official Zoning Map with the label PUD-G 16, and legally described as the North 75 feet of Lot 1, Block 9, H. Witter’s North Denver Addition, City and County of Denver, State of Colorado and containing 14241.8 square feet more or less.

#### 1.1.1 Subareas Established

The following subareas are hereby established within PUD-G 16 for the purpose of applying the zoning standards contained herein. All subareas established are shown generally on Figure 1-1 below and described legally as follows:

**A. Subarea A Legal Description**

The East 78.22 feet of the North 75 feet of Lot 1, Block 9, H. Witter’s North Denver Addition, City and County of Denver, State of Colorado and containing 5870.5 square feet more or less.

**B. Subarea B Legal Description**

The West 111.54 Feet of the North 75 feet of Lot 1, Block 9, H. Witter’s North Denver Addition, City and County of Denver, State of Colorado and containing 8371.3 square feet more or less.

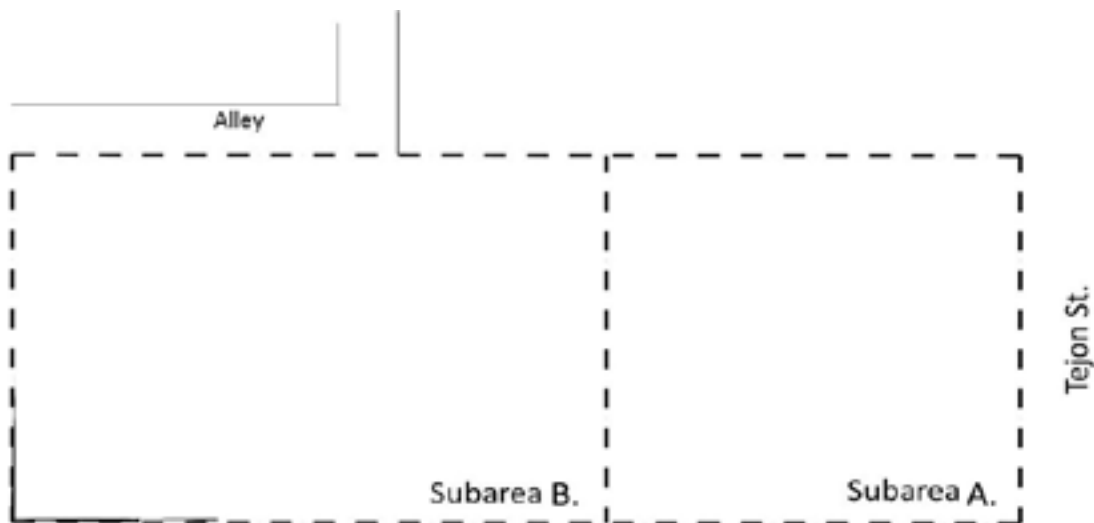


Figure 1-1. Subareas Established within PUD-G 16

#### 1.1.2 Remaining Building Established

The 2.5-story structure abutting Tejon Street in Subarea A, as of April 3, 2017, is hereby defined as the Remaining Building within PUD-G 16. The Remaining Building is shown specifically in the Survey in Appendix A and generally on Figure 1.2 below.

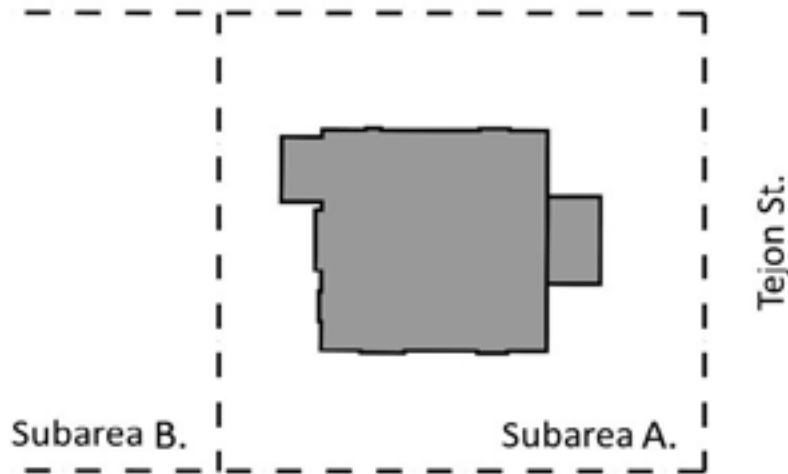


Figure 1-2. The Remaining Building Defined within PUD-G 16

## SECTION 1.2 PUD-G 16 GENERAL PURPOSE

The general purpose of PUD-G 16 is to:

- 1.2.1 Promote maintenance of the traditional 1-2.5 story, residential mixed-use context along the 3300-3400 block of Tejon Street;
- 1.2.2 Accommodate the conservation and reuse of the Remaining Building; and
- 1.2.3 Accommodate residential infill development in Subarea B.

## SECTION 1.3 PUD-G 16 SPECIFIC INTENT

The specific intent of PUD-G 16 is to:

- 1.3.1 Conserve key features of the Remaining Building, while accommodating potential building additions to the rear (west) of the Remaining Building;
- 1.3.2 Define the appropriate height and bulk for the surrounding context;
- 1.3.3 Facilitate residential infill development within Subarea B; and
- 1.3.4 Allow continued use of the existing 2-way Internal Drive from Tejon Street to provide access to the rear of the Remaining Building and to Subarea B.

## **CHAPTER 2. URBAN NEIGHBORHOOD CONTEXT DESCRIPTION**

All development within PUD-G 16 shall conform to the Denver Zoning Code, Division 5.1, Urban Neighborhood Context Description, as amended from time to time, except as modified in this PUD-G 16.

## **CHAPTER 3. DISTRICTS**

All development in this PUD-G 16 shall conform to the Denver Zoning Code, Division 5.2, Districts, as specifically applicable to the U-MX-2x Zone District, as amended from time to time, and except as modified in this PUD-G 16.

## CHAPTER 4. DESIGN STANDARDS

Development in this PUD-G 16 shall comply with the design standards in the Denver Zoning Code (“DZC”), Division 5.3 as specifically applicable to the U-MX-2x Zone District, as amended from time to time, with the following modifications and exceptions.

### SECTION 4.1 PRIMARY BUILDING FORM STANDARDS

Development in this PUD-G 16 shall comply with the General Building form standards in Section 5.3.3 of Denver Zoning Code, as amended from time to time, with the exceptions and modifications set forth below.

#### 4.1.1 Specific Building Form Intent

- A. Allow for an appropriate building addition to the rear (west) of the Remaining Building as a compliant structure under the General building form in Subarea A; and
- B. To retain the architectural form and visibility of the Remaining Building elevations visible from Tejon Street.

#### 4.1.2 Maximum Height

- A. Maximum heights and height exceptions for each subarea shall not exceed the heights applicable to the U-MX-2x Zone District, except as set forth in Table 4-1.
- B. A single base plane shall be established at an elevation of 5,288 feet above sea level for the purpose of measuring maximum height in all subareas, as shown in Figure 4-1.

#### 4.1.3 Siting

Required build-to and setbacks shall conform to the standards in the U-MX-2x Zone District, except as set forth in Table 4-1.

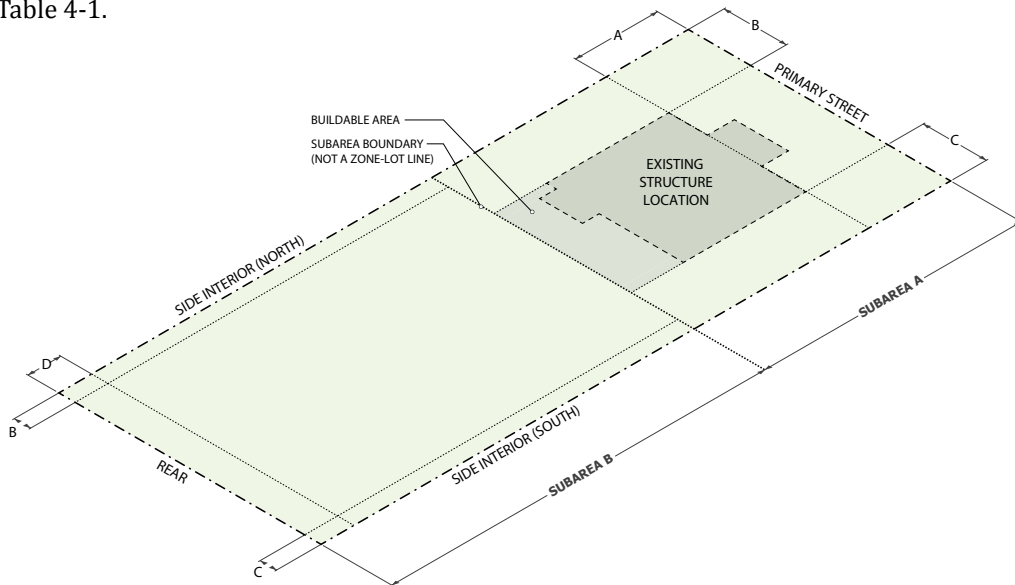


TABLE 4-1	SUBAREA A	SUBAREA B
MAXIMUM HEIGHT (FEET)	38'	In accordance with U-MX-2x zone district
SETBACKS		
A. PRIMARY STREET (FRONT)	24'	N/A
B. SIDE INTERIOR (NORTH)	19'	5'
C. SIDE INTERIOR (SOUTH)	19'	5'
D. REAR	N/A	10'

## SECTION 4.2 DESIGN STANDARD EXCEPTIONS

### 4.2.1 Limitations on Height Exceptions

#### A. Intent

To retain the architectural form and quality of the visible hipped roof area from Tejon Street, including hipped dormers and chimneys of the Remaining Building in Subarea A.

#### B. Applicability and Standards

Height exceptions shall not be allowed within the hipped roof area above the masonry facades on the east, south and north elevations, as depicted in the as-built drawings in Appendix B.

### 4.2.2 Setback Encroachments

#### A. Intent

1. To provide vehicle and pedestrian access from Tejon Street while retaining the Remaining Building.
2. To allow an outdoor patio seating use that is attached to the Remaining Building on the Tejon Street Primary Street frontage.

#### B. Off-Street Parking Area for General Building Form

An Internal Drive may encroach any width into the side interior setback on the north boundary of Subarea A and Subarea B.

#### C. Setback Permitted Encroachments

The Setback Permitted Encroachments in Section 5.3.7.4 shall apply to this PUD-G 16, except as follows.

1. Porches (1 story), Decks, Patios, Exterior Balconies, Stoops, and above-grade stairways at the ground story connected to a porch:
  - a. May encroach any distance into the Primary Street (front) setback
  - b. May encroach into the Side Interior (south) setback up to 5' from the Side Interior (south) zone lot line only in Subarea A.

## SECTION 4.3 CONSERVATION OF REMAINING BUILDING

### 4.3.1 Intent

To maintain and conserve the Key Features of the Remaining Building defined within PUD-G 16, Subarea A, and Appendix B: Remaining as Built Elevations.

### 4.3.2 Key Features of Remaining Building

The following features shall be either conserved or matched with any façade modifications on the north, east, and south elevations of the Remaining Building (see Appendix B).

- A. Existing hipped roof above the masonry facade, including hipped dormers and chimneys.
- B. Existing brick masonry facade (no new door or window openings shall be added).
- C. Existing front porch hipped roof, four square wood posts and two pilasters.
- D. Where required to accommodate public accessibility, additions or new detached accessory structures (e.g., ramps), are allowed, but shall be the minimum square footage required to provide reasonable accessibility.

### 4.3.3 Building Addition Area

Building additions are only allowed in the area defined in Figure 4-2 extending west from the Remaining Building's west façade from a line 2' inward from the roof line and corners of the brick walls to the boundary between Subareas A and B.

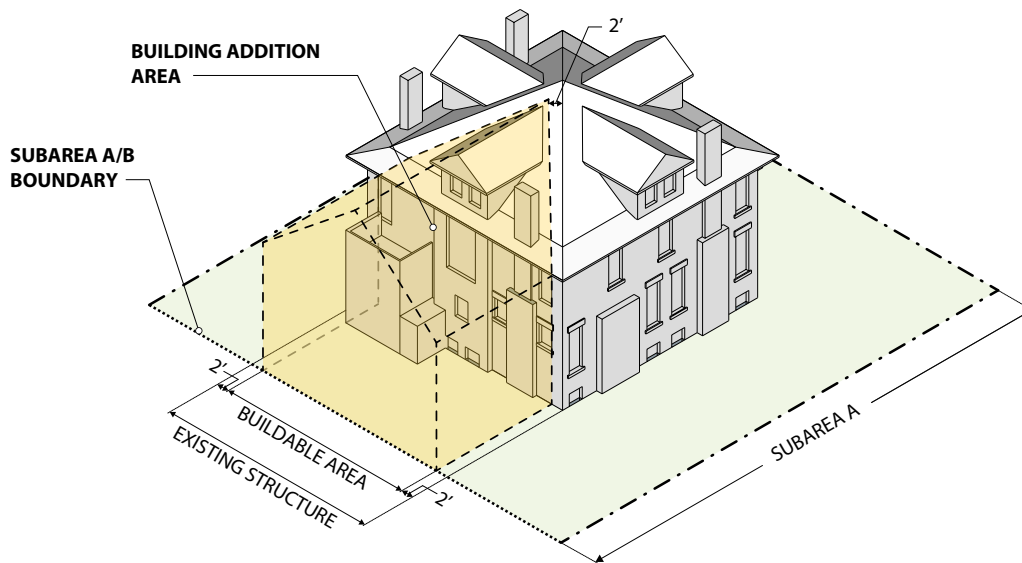


Figure 4-2: Building Addition Area

## CHAPTER 5. USES AND REQUIRED MINIMUM PARKING

### SECTION 5.1 INTENT

To support reuse and conservation of the Remaining Building in Subarea A by allowing for mixed uses in the structure, and to ensure compatibility with the surrounding residential context by limiting the uses in Subarea B consistent with a residential context.

### SECTION 5.2 SUBAREA A USES AND REQUIRED MINIMUM PARKING

Primary, accessory, and temporary uses allowed and required minimum parking in Subarea A of this PUD-G 16 shall be those same uses allowed and required minimum parking in the U-MX-2x zone district, as stated in the Denver Zoning Code, Division 5.4, Uses and Required Minimum Parking, as amended from time to time, with the following exceptions:

- A. In Subarea A, Outdoor Eating and Serving Areas Accessory to Eating/Drinking Establishment Use shall be a use permitted by zoning permit with limitations (L-ZP), subject to limitations in Section 11.10.12.1. However, Section 11.10.12.1.C, Specific Limitations When Located Less than 50 feet from a Protected District, shall not apply. Section 11.10.12.1.D, Specific Limitations When Located Between 50 feet and less than 100 feet from Protected District, shall apply to the entirety of this PUD-G 16

### SECTION 5.3 SUBAREA B USES

Primary, accessory, and temporary uses allowed and required minimum parking in Subarea B PUD-G 16 shall be those same uses allowed and required minimum parking in the U-RH-2.5 zone district, as stated in the Denver Zoning Code, Division 5.4, Uses and Required Minimum Parking, as amended from time to time, with the following exceptions:

- A. The Specific Use Type of Nonresidential Uses in Existing Business Structures In Residential Zones shall not be permitted in Subarea B.



## **CHAPTER 6. ADDITIONAL STANDARDS**

### **SECTION 6.1 ARTICLE 1 OF THE DENVER ZONING CODE**

#### **6.1.1 Applicability**

Development in this PUD-G 16 shall conform to Article 1, General Provisions of the Denver Zoning Code, as amended from time to time, except as follows.

- A. The land area described in this PUD-G 16, exclusive of the area of any adjacent right-of-way, shall be deemed the Zone Lot, and the boundaries shall not be amended under Section 12.4.4, Zone Lot Amendments.

### **SECTION 6.2 ARTICLE 10 OF THE DENVER ZONING CODE**

#### **6.2.1 Applicability**

Development in this PUD-G 16 shall conform to Article 10, General Design Standards, of the Denver Zoning Code, as amended from time to time, except as follows.

- A. The existing Off Street Parking Areas depicted in Appendix A on the south property line shall not be required to provide a planting strip or planting in accordance with Denver Zoning Code Section 10.5.4.4.C, Perimeter Surface Parking Lot Landscaping Standards Adjacent to Residential Use or Zone District.
- B. The Internal Drive along the north boundary of Subareas A and B from Tejon Street shall be a minimum width of 19 feet (see Appendix A, Survey).

### **SECTION 6.3 ARTICLE 11 OF THE DENVER ZONING CODE**

#### **6.3.1 Applicability**

Development in this PUD-G 16 shall conform to Article 11, Use Limitations and Definitions, of the Denver Zoning Code, as amended from time to time.

### **SECTION 6.4 ARTICLE 12 OF THE DENVER ZONING CODE**

#### **6.4.1 Applicability**

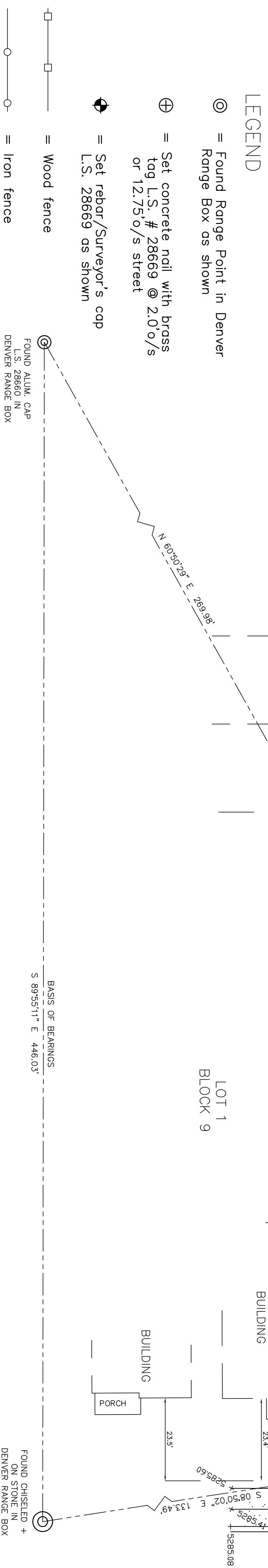
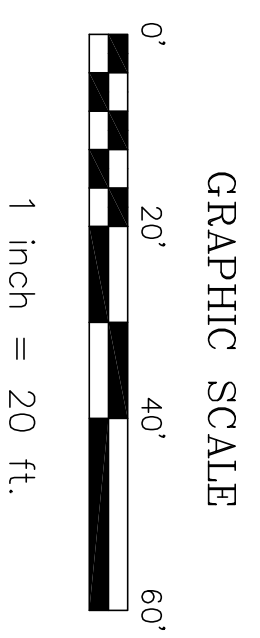
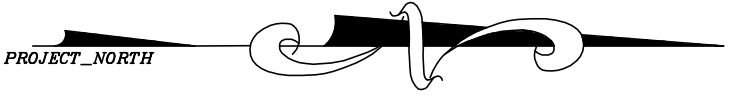
Development in this PUD-G 16 shall conform to Article 12, Zoning Procedures and Enforcement, of the Denver Zoning Code, as amended from time to time.

### **SECTION 6.5 ARTICLE 13 OF THE DENVER ZONING CODE**

#### **6.5.1 Applicability**

Development in this PUD-G 16 shall conform to Article 13, Rules of Measurement and Definitions, of the Denver Zoning Code, as amended from time to time.

**IMPROVEMENT SURVEY PLAT**  
 THE NORTH 75' OF LOT 1, BLOCK 9, H. WITTER'S NORTH DENVER ADDITION,  
 A PORTION OF THE NW 1/4 SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,  
 CITY OF DENVER, COUNTY OF DENVER, STATE OF COLORADO  
 (AKA 3325 & 3327 TEJON STREET)



- LEGEND**
- ⊙ = Found Range Point in Denver Range Box as shown
  - ⊕ = Set concrete nail with brass tag L.S. # 28669 @ 2.0'o/s or 12.75'o/s street
  - ⊕ = Set rebar/Surveyor's cap L.S. 28669 as shown
  - = Wood fence
  - = Iron fence
  - ⊕ = Power pole
  - ⊕ = Sanitary sewer manhole
  - ⊕ = Water meter



**CROSSROADS SURVEYING, INC.**  
 10250 W. MISSISSIPPI AVE. #1106  
 LAKEWOOD, COLORADO 80226  
 PHONE: 720-974-6088  
 FAX: 720-974-6089

A PORTION OF THE NW 1/4 OF SEC. 28, T. 3 S., R. 68 W. OF THE 6TH P.M.

**PROPERTY DESCRIPTION:**

THE NORTH 75 FEET OF LOT 1, BLOCK 9, H. WITTER'S NORTH DENVER ADDITION, ORIGINALLY RECORDED IN BOOK 1 AT PAGE 32 OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, NOW CITY OF DENVER, COUNTY OF DENVER, STATE OF COLORADO AND CONTAINING 14241.8 SQUARE FEET MORE OR LESS.

**SUBAREA A DESCRIPTION:**

THE EAST 78.22 FEET OF THE NORTH 75 FEET OF LOT 1, BLOCK 9, H. WITTER'S NORTH DENVER ADDITION, ORIGINALLY RECORDED IN BOOK 1 AT PAGE 32 OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, NOW CITY AND COUNTY OF DENVER, STATE OF COLORADO AND CONTAINING 5870.5 SQUARE FEET MORE OR LESS.

**SUBAREA B DESCRIPTION:**

THE WEST 111.54 FEET OF THE NORTH 75 FEET OF LOT 1, BLOCK 9, H. WITTER'S NORTH DENVER ADDITION, ORIGINALLY RECORDED IN BOOK 1 AT PAGE 32 OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, NOW CITY AND COUNTY OF DENVER, STATE OF COLORADO AND CONTAINING 8371.3 SQUARE FEET MORE OR LESS.

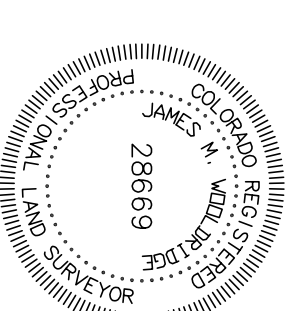
**NOTES:**

1. Notice: According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, shall any legal action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
2. All underground utilities shown hereon are approximated as located by a field survey from existing surface evidence. Other underground utility lines and service lines may exist for which there is no evidence and this survey should not be relied upon for construction without first contacting the appropriate agencies or authorities.
3. This survey does not constitute a title search by Crossroads Surveying, Inc. or any of its agents, to determine ownership or easements of record and was prepared without the benefit of a Title Commitment or Title Policy.
4. Basis of bearings is assumed between the found rebar with L.S. 28660 Aluminum cap in Denver Range Box at the intersection of Valdelejo Street and W. 33rd Avenue and the found chiseled + on stone in Denver Range Box at the intersection of Tejon Street and W. 33rd Avenue as shown. Assumed Bearing = S89°35'11"E.
5. BENCHMARK: City and County of Denver Brass disc at the Southeast corner of the intersection of Zuni Street and W. 32nd Avenue in top of curb 10' south of curb return and 3' east of east flowline. Stamped 706 Elevation = 5310.77 (1988 Vertical Datum)

**CERTIFICATION:**

I, James M. Wooldridge, a Professional Land Surveyor registered in the State of Colorado hereby certify to Charles Moore that on September 14, 2015 a survey was performed under my direct supervision and checking of the above described property, and to the best of my knowledge and belief this drawing is a true representation of said survey.

James M. Wooldridge, P.L.S. No. 28669  
 For and on the behalf of Crossroads Surveying, Inc.



**FILING CERTIFICATE:**

Deposited this \_\_\_\_\_ Day of \_\_\_\_\_, 2016 at \_\_\_\_\_ M., in Book \_\_\_\_\_ of the County Surveyor's Land Survey Plat/Right-of-Way Surveys at Page \_\_\_\_\_, Reception No. \_\_\_\_\_

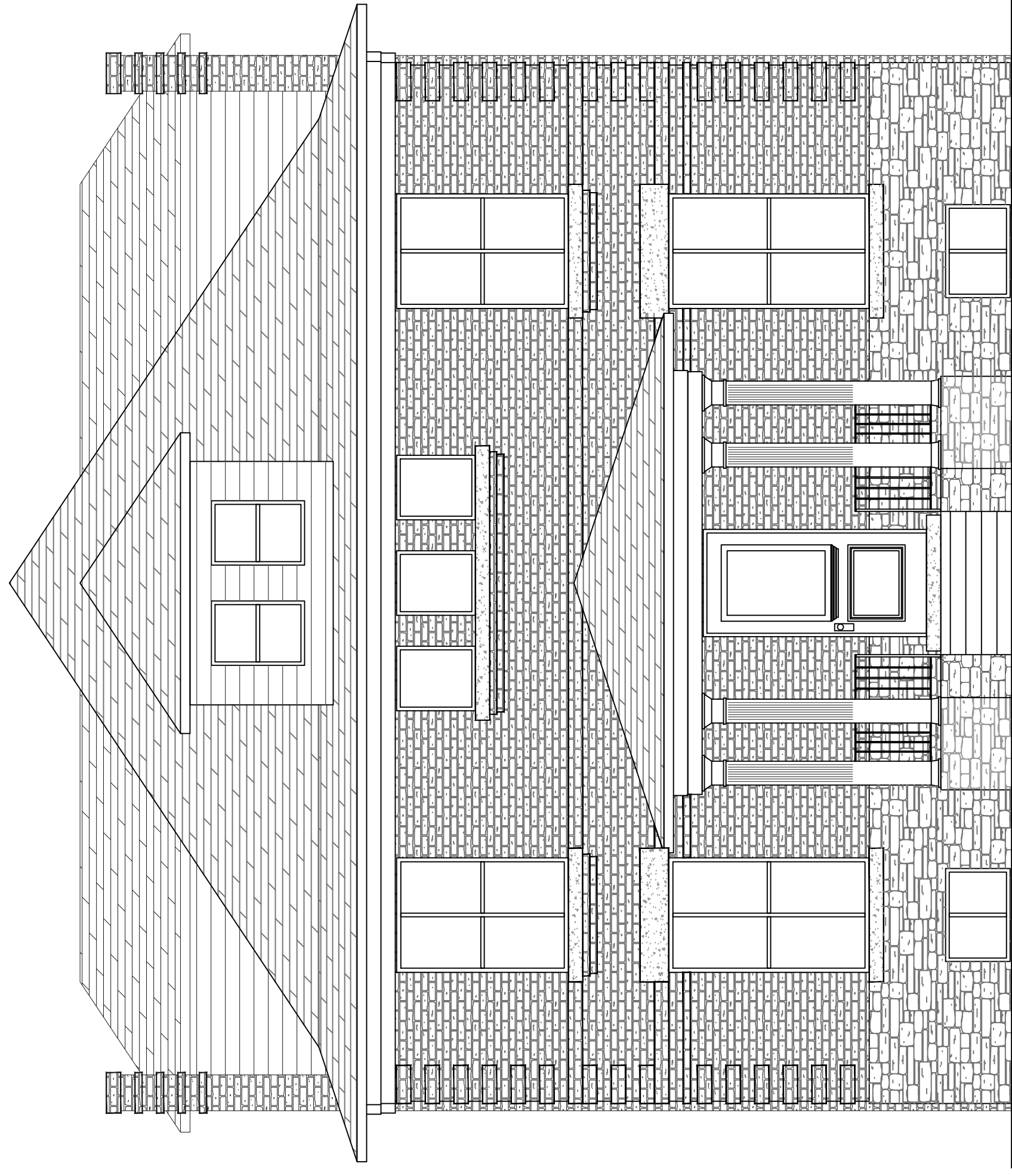
County Surveyor \_\_\_\_\_

# Appendix B – As-Built Drawings

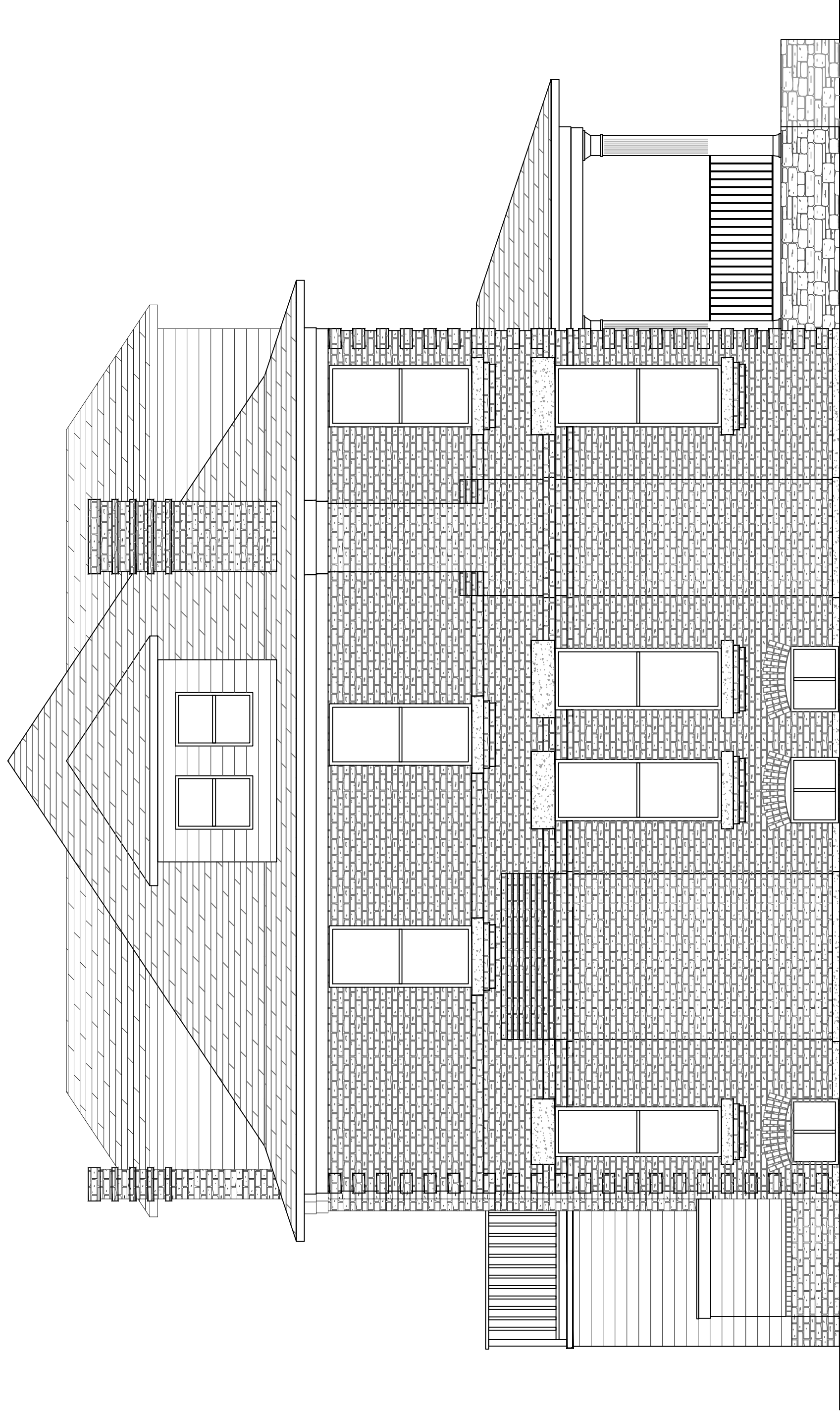
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SHEET #

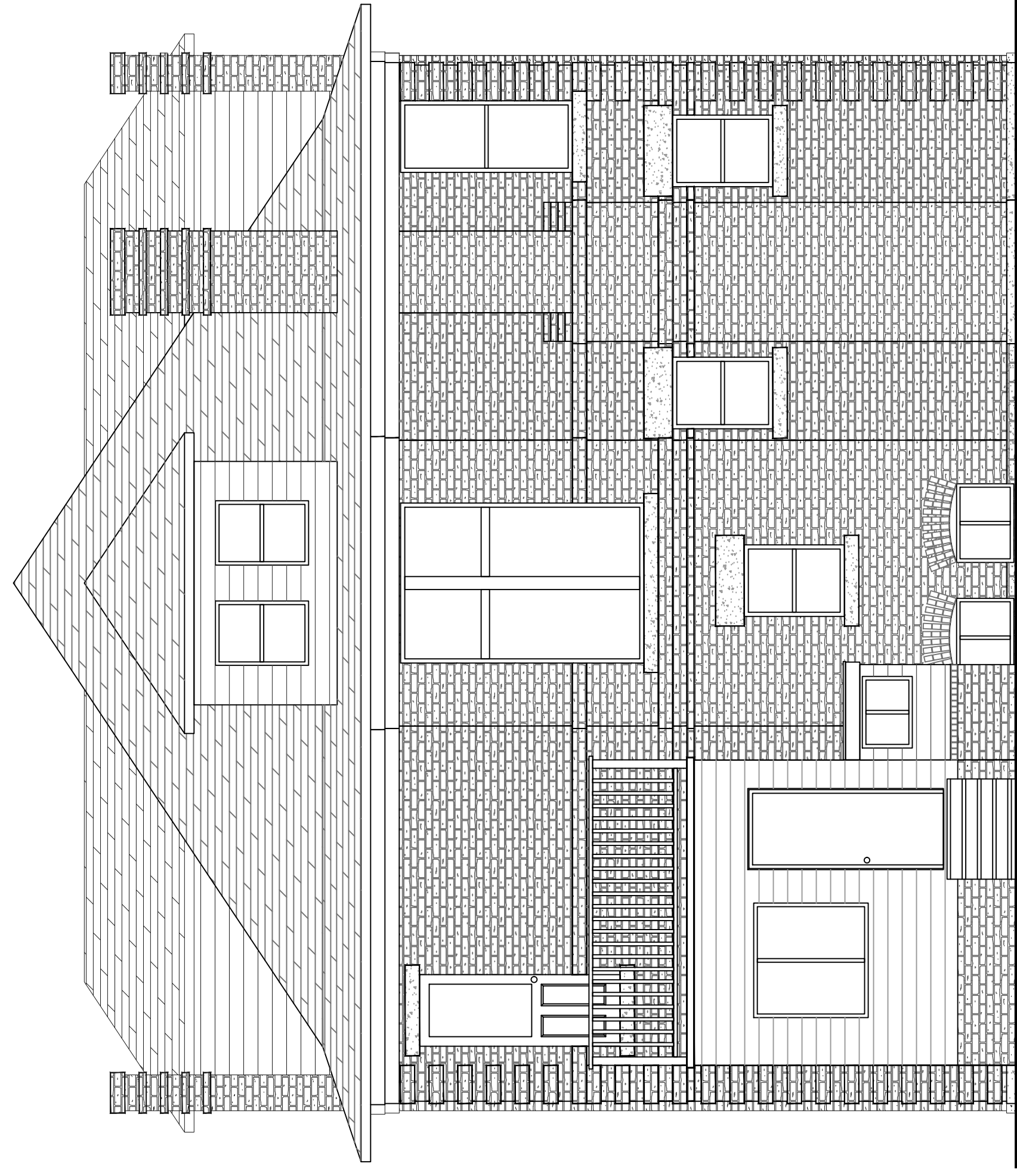
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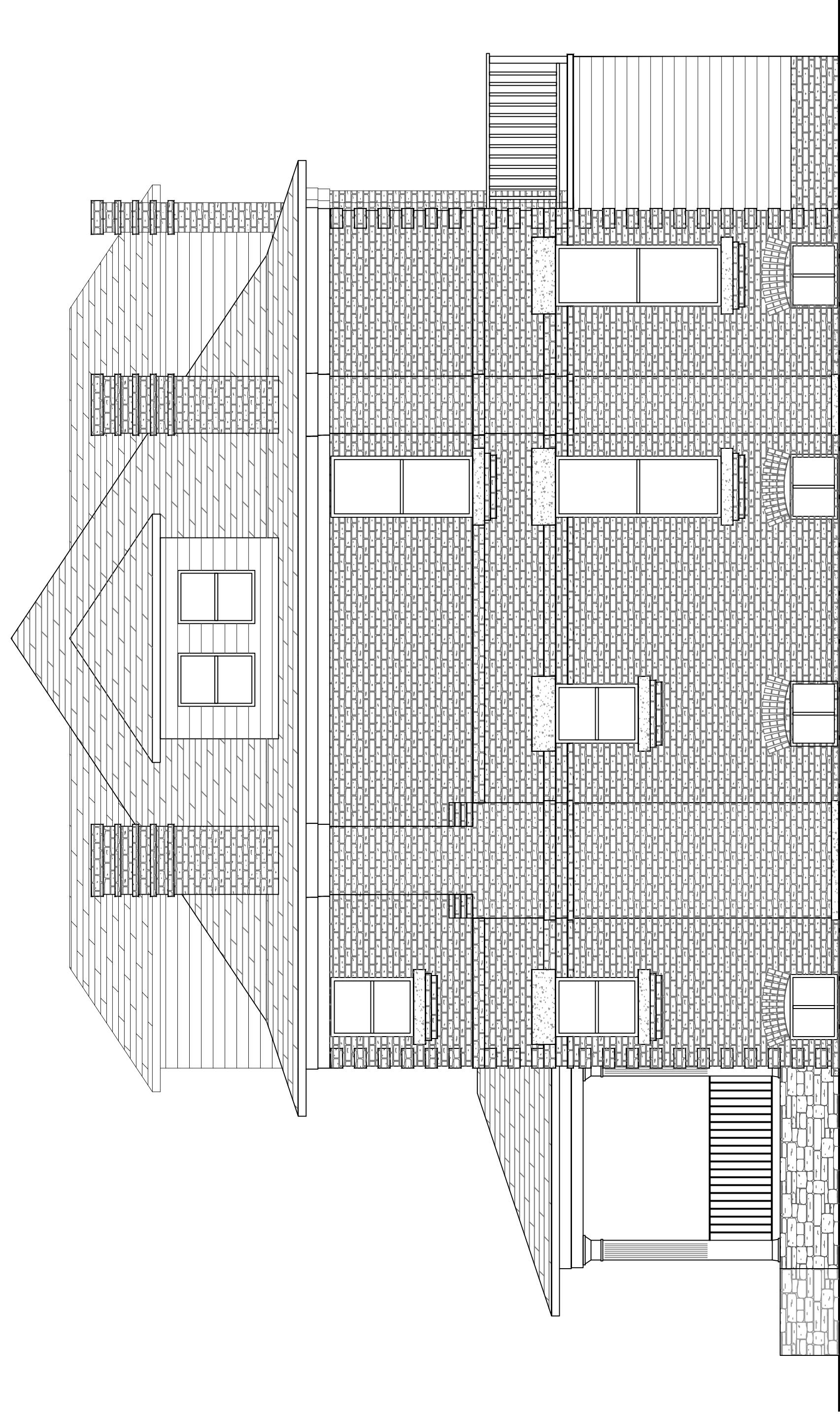
EXISTING EAST (FRONT) ELEVATION  
1/4"=1'-0"



EXISTING SOUTH (LEFT SIDE) ELEVATION  
1/4"=1'-0"



EXISTING WEST (REAR) ELEVATION  
1/4"=1'-0"



EXISTING NORTH (RIGHT SIDE) ELEVATION  
1/4"=1'-0"