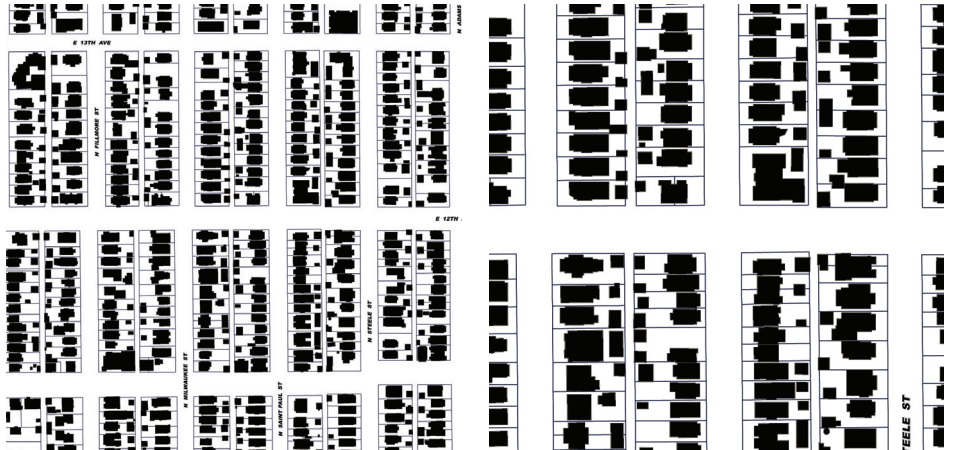


PUD-G 31



2501 N Gaylord St
2022I-00040
March, 2023

DRAFT

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CHAPTER 1. ESTABLISHMENT AND INTENT

SECTION 1.1 PUD-G 31 ESTABLISHED

The provisions of this PUD-G 31 apply to the land depicted on the Official Zoning Map with the label PUD-G 31, and legally described as a parcel of land being McCullough’s Addition, Lots 17 and 18, Block 8; and Lot 16, Block 8, City and County of Denver, State of Colorado, as further described in section 1.1.1, Subareas Established, below.

1.1.1 Subareas Established

The following subareas are hereby established within PUD-G 31 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:

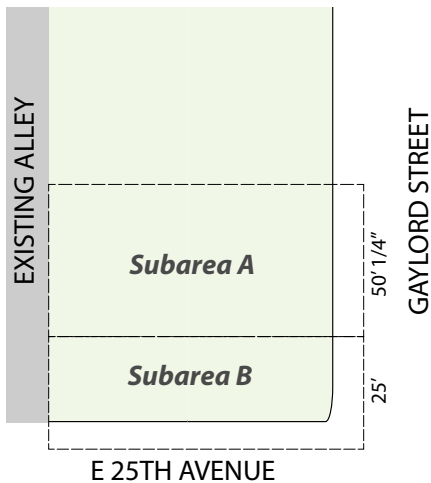
A. Subarea A Legal Description

LOTS 17 AND 18;
 BLOCK 8;
 MCCULLOUGH’S ADDITION TO DENVER SUBDIVISION
 CITY AND COUNTY OF DENVER;
 CONTAINING 6263.06 ± SQ. FT. (0.143 ± AC)

B. Subarea B Legal Description

LOT 16;
 BLOCK 8;
 MCCULLOUGH’S ADDITION TO DENVER SUBDIVISION
 CITY AND COUNTY OF DENVER;
 CONTAINING 3129.84 ± SQ. FT. (0.072 ± AC)

Fig 1-1 Subareas Established by PUD 31



Not to Scale. Illustrative Only.

1.1.2 Remaining Building Defined

As shown Appendix A: Remaining Building, the Remaining Building is hereby defined within PUD-G 31 for the purpose of applying the zoning standards provided in Chapter 4 of this PUD-G 31.

SECTION 1.2 PUD-G 31 GENERAL PURPOSE

The general purpose of this PUD-G 31 is to follow the Urban Neighborhood Context, which is primarily characterized by single-unit and two-unit residential uses and where commercial uses are primarily located along mixed-use arterial or main streets but may be located at or between intersections of local streets. This PUD-G 31 shall apply to the existing site development on Subarea A and new development on Subarea B.

SECTION 1.3 PUD-G 31 SPECIFIC INTENT

More specifically, PUD-G 31 is intended to:

- 1.3.1 Encourage preservation of an existing house built in 1924 that does not conform to Building Form Standards of the existing U-SU-B1 zone district, and
- 1.3.2 Allow for compatible redevelopment of Subarea B consistent with the U-SU-A1 zone district.
- 1.3.3 Facilitate the creation of significant public benefits not allowed or guaranteed by a traditional zone district, specifically, preservation of a specific building to provide continuity of character and scale with the existing context.

CHAPTER 2. NEIGHBORHOOD CONTEXT DESCRIPTION

SECTION 2.1 URBAN CONTEXT DESCRIPTION

All development in this PUD-G 31 shall comply with the Denver Zoning Code, Division 5.1, Urban Neighborhood Context Description, as amended from time to time, except as modified in this PUD-G 31.

CHAPTER 3. ZONE DISTRICTS

SECTION 3.1 SUBAREA A

All development in Subarea A of this PUD-G 31 shall comply with the Denver Zoning Code, Division 5.2, Districts, as specifically applicable to the U-SU-B1 zone district, as amended from time to time, except as modified in this PUD-G 31.

SECTION 3.2 SUBAREA B

All development in Subarea B of this PUD-G 31 shall comply with the Denver Zoning Code, Division 5.2, Districts, as specifically applicable to the U-SU-A1 zone district, as amended from time to time.

CHAPTER 4. DESIGN STANDARDS

SECTION 4.1 SUBAREA A

All development in Subarea A of this PUD-G 31 shall comply with the design standards in the Denver Zoning Code, Division 5.3, Design Standards, as specifically applicable to the U-SU-B1 Zone District, as amended from time to time, with the following modifications.

4.1.1 PRIMARY BUILDING FORM STANDARDS

The Urban House Building Form, defined by the Denver Zoning Code, Division 5.3, shall apply to the Existing Building, with modifications specified in the table below. Gaylord Street is the Primary Street.

4.1.2 District Specific Standards - PUD-G 31 Subarea A Modified Building Form Standards for Existing Building

HEIGHT	Existing Building
Feet, front 65% / rear 35% of zone lot depth (max)	42'/17'
Bulk Plane Vertical Height at Side Interior and Side Street zone lot line in front 65% / rear 35% of Zone Lot Depth	28'/10'
SITING	Existing Building
SETBACKS	
Side Interior, southern zone lot line (min)	2.5'
Side Interior, northern zone lot line (min)	5.9'
Primary Street	24'

SECTION 4.2 SUBAREA B

All development in Subarea B of this PUD-G 31 shall comply with the design standards in the Denver Zoning Code, Division 5.3, Design Standards, as specifically applicable to the U-SU-A1 Zone District, as amended from time to time, with the following modifications.

4.2.1 Primary Building Form Standards

The Urban House Building Form, defined by Denver Zoning Code Division 5.3, shall apply to new development in Subarea B of this PUD-G 31, with modifications specified in the table below. Gaylord Street is the Primary Street.

HEIGHT	New Development in Subarea B
Bulk Plane Vertical Height at Side Interior and Side Street zone lot line in front 65% / rear 35% of Zone Lot Depth for structures with a Pitched Roof	19'/10'
SITING	Existing Building
SETBACKS	
Primary Street	24'

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 31, 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 east elevation of the Remaining Building (see Appendix B).

- A. Hip and gable roof above the masonry facade.
- B. Dormer window with hipped roof
- C. Wood details in roof fascia and under gable
- D. Existing brick masonry facade (no new door or window openings shall be added).
- E. Existing front porch with three brick columns and brick walls.
- F. 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 Existing Building Footprint

The Existing Building's Building Footprint is approximately 2,330 square feet, as measured according to Denver Zoning Code, Section 13.1.5.13 Building Footprint, and as shown on the Site Plan in Appendix A. The Existing Building's Building Footprint shall not be increased. Accessory Structures are allowed pursuant to the requirements of the U-SU-B1 Zone District.

CHAPTER 5. USES AND PARKING

SECTION 5.1 SUBAREA A

All development in Subarea A of this PUD-G 31 shall comply with the Denver Zoning Code, Division 5.2, Districts, as specifically applicable to the U-SU-B1 zone district, as amended from time to time.

SECTION 5.2 SUBAREA B

All development in Subarea B of this PUD-G 31 shall comply with the Denver Zoning Code, Division 5.2, Districts, as specifically applicable to the U-SU-A1 zone district, as amended from time to time.

CHAPTER 6. ADDITIONAL STANDARDS

SECTION 6.1 ARTICLE 1 OF THE DENVER ZONING CODE

6.1.1 Applicability

Development in this PUD-G 31 shall comply with Article 1, General Provisions of the Denver Zoning Code, as amended from time to time.

SECTION 6.2 ARTICLE 9 OF THE DENVER ZONING CODE

6.2.1 Applicability

Development in this PUD-G 31 shall comply with Article 9, Special Districts of the Denver Zoning Code, as amended from time to time.

SECTION 6.3 ARTICLE 10 OF THE DENVER ZONING CODE

6.3.1 Applicability

Development in this PUD-G 31 shall comply with Article 10, General Design Standards, of the Denver Zoning Code, as amended from time to time.

SECTION 6.4 ARTICLE 11 OF THE DENVER ZONING CODE

6.4.1 Applicability

Development in this PUD-G 31 shall comply with Article 11, Use Limitations and Definitions of the Denver Zoning Code, as specifically applicable to the U-SU-B1 and U-SU-A1 zone districts, as amended from time to time.

SECTION 6.5 ARTICLE 12 OF THE DENVER ZONING CODE

6.5.1 Applicability

Development in this PUD-G 31 shall comply with the Denver Zoning Code, Article 12, Procedures and Enforcement, as amended from time to time.

SECTION 6.6 ARTICLE 13 OF THE DENVER ZONING CODE

6.6.1 Applicability

Development in this PUD-G 31 shall comply with the Denver Zoning Code, Article 13, Rules of Measurement and Definitions, as amended from time to time.

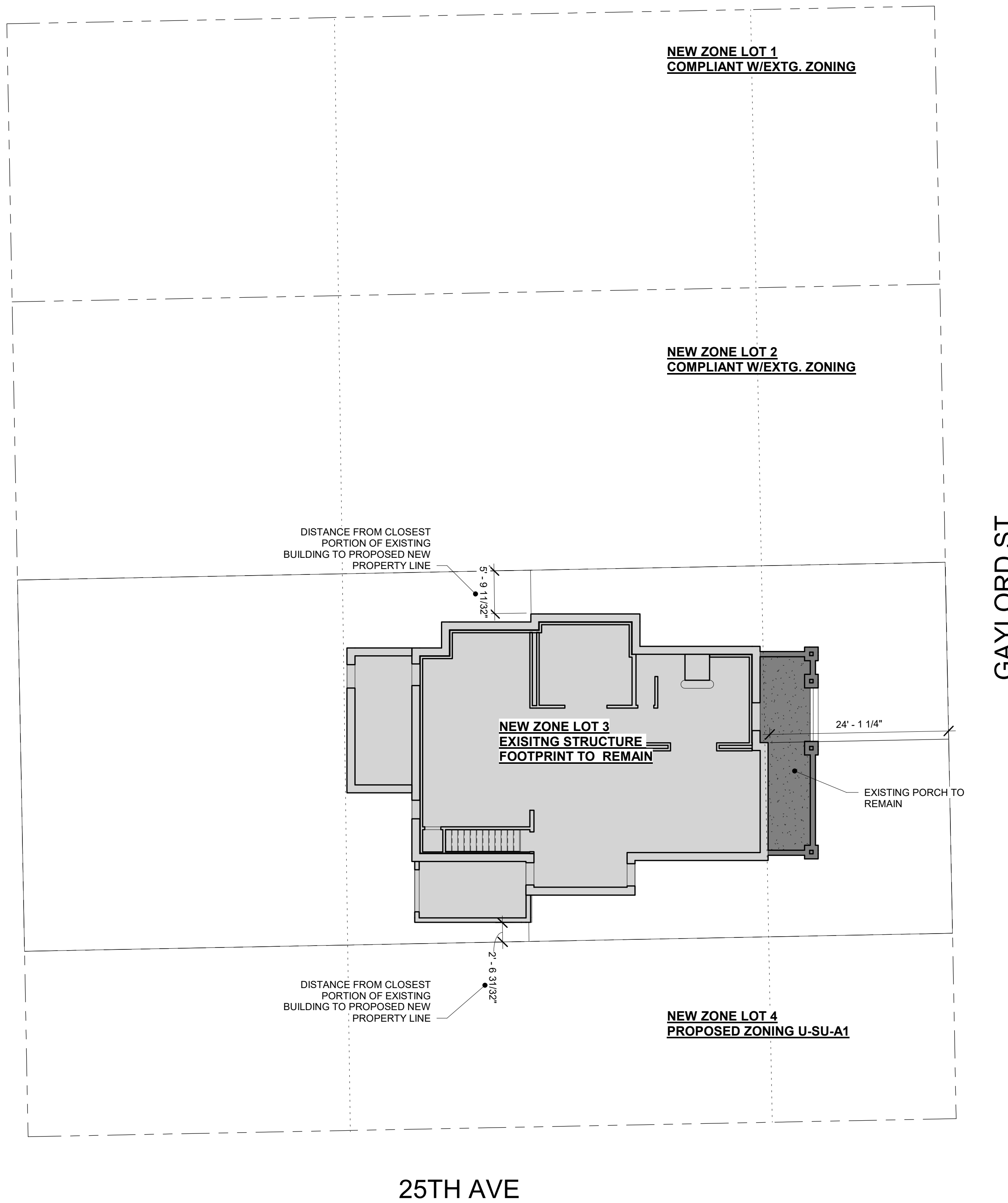
CHAPTER 7. RULES OF INTERPRETATION

Whenever a section of the Denver Zoning Code is referred to in this PUD-G 31, that reference shall extend and apply to the section referred to as subsequently amended, recodified, or renumbered; provided, however, if a section of the Denver Zoning Code, as subsequently amended, recodified, or renumbered, conflicts with a provision of this PUD-G 31, this PUD-G 31 shall control.

CHAPTER 8. VESTED RIGHTS

This PUD-G 31 shall be established in accordance with the Denver Zoning Code sections 9.6.1.2.C, Vested Rights, and 9.6.1.5, Vested Rights, and vested property rights shall be created 90 days after the effective date of the ordinance approving this PUD-G 31. The property rights vested through approval of this PUD-G 31 shall remain vested for a period of 3 years and shall include the right to commence and complete development of and the right to use the site in accordance with the intent, standards, and uses set forth in the Denver Zoning Code, as amended from time to time, except as expressly modified by this PUD-G 31.

Appendix A: Remining Building



① PUD SITE PLAN
1" = 10'-0"

2501 N GAYLORD
DENVER, CO 80205

No.	Desc.	Date

Drawn By: Author
Checked By: Checker

NOT FOR CONSTRUCTION
ISSUE DATE
08/04/22

EXTG FOOTPRINT

Appendix B: Existing Structure Elevation



④ EXTG. WEST ELEVATION
3/16" = 1'-0"



③ EXTG. SOUTH ELEVATION
3/16" = 1'-0"



② EXTG. NORTH ELEVATION
3/16" = 1'-0"



① EXTG. EAST ELEVATION
3/16" = 1'-0"



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DENVER, CO 80205

No.	Desc.	Date

Drawn By: Author
Checked By: Checker

NOT FOR CONSTRUCTION
ISSUE DATE
9-12-2022

BUILDING ELEVATIONS

PUD-1.1