



**DENVER**  
THE MILE HIGH CITY

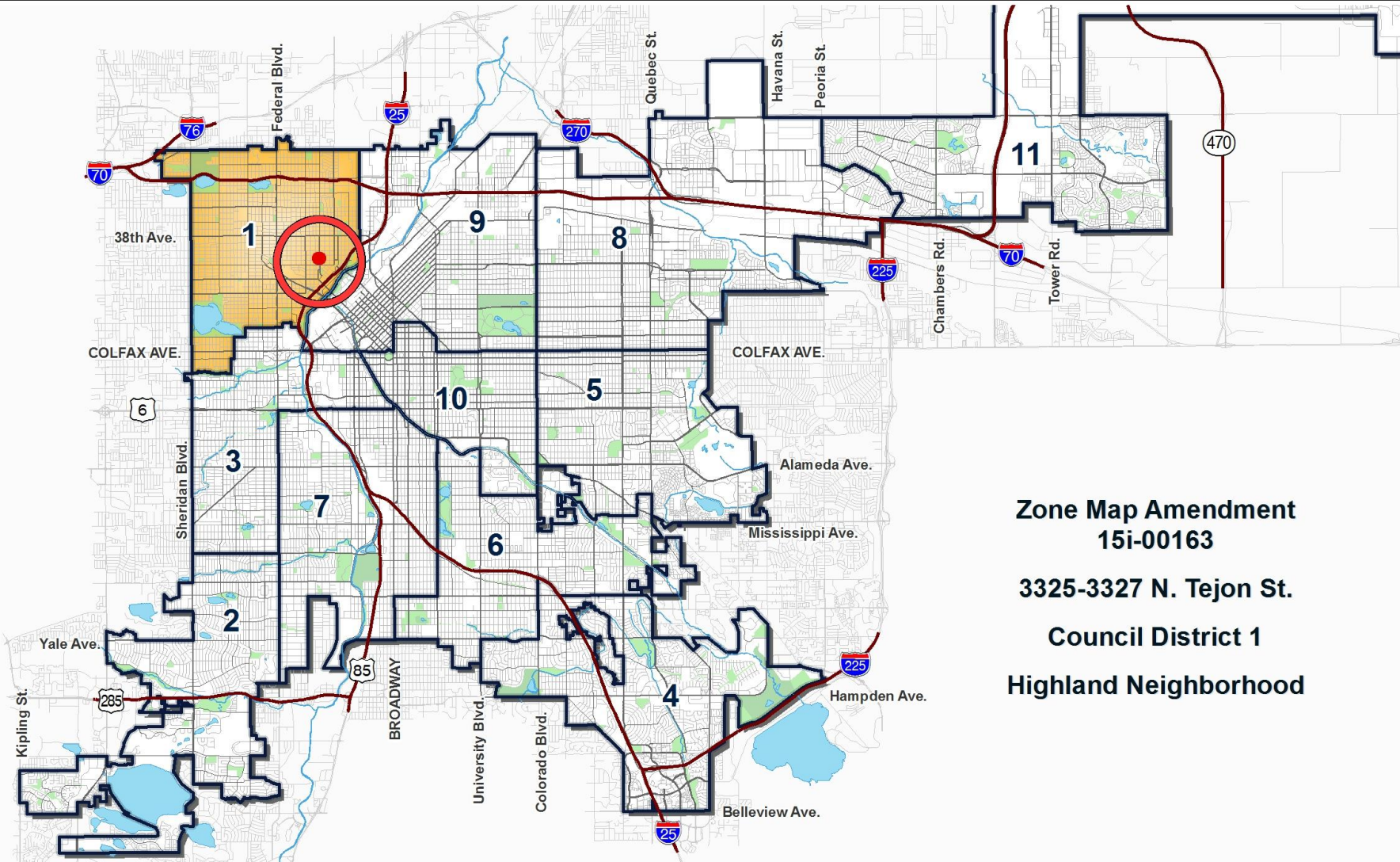
# **3325 & 3327 Tejon**

## **2015I-00163**

U-TU-B, DO-4 to PUD-G 16

FOR CITY SERVICES VISIT | CALL  
**DenverGov.org** | **311**

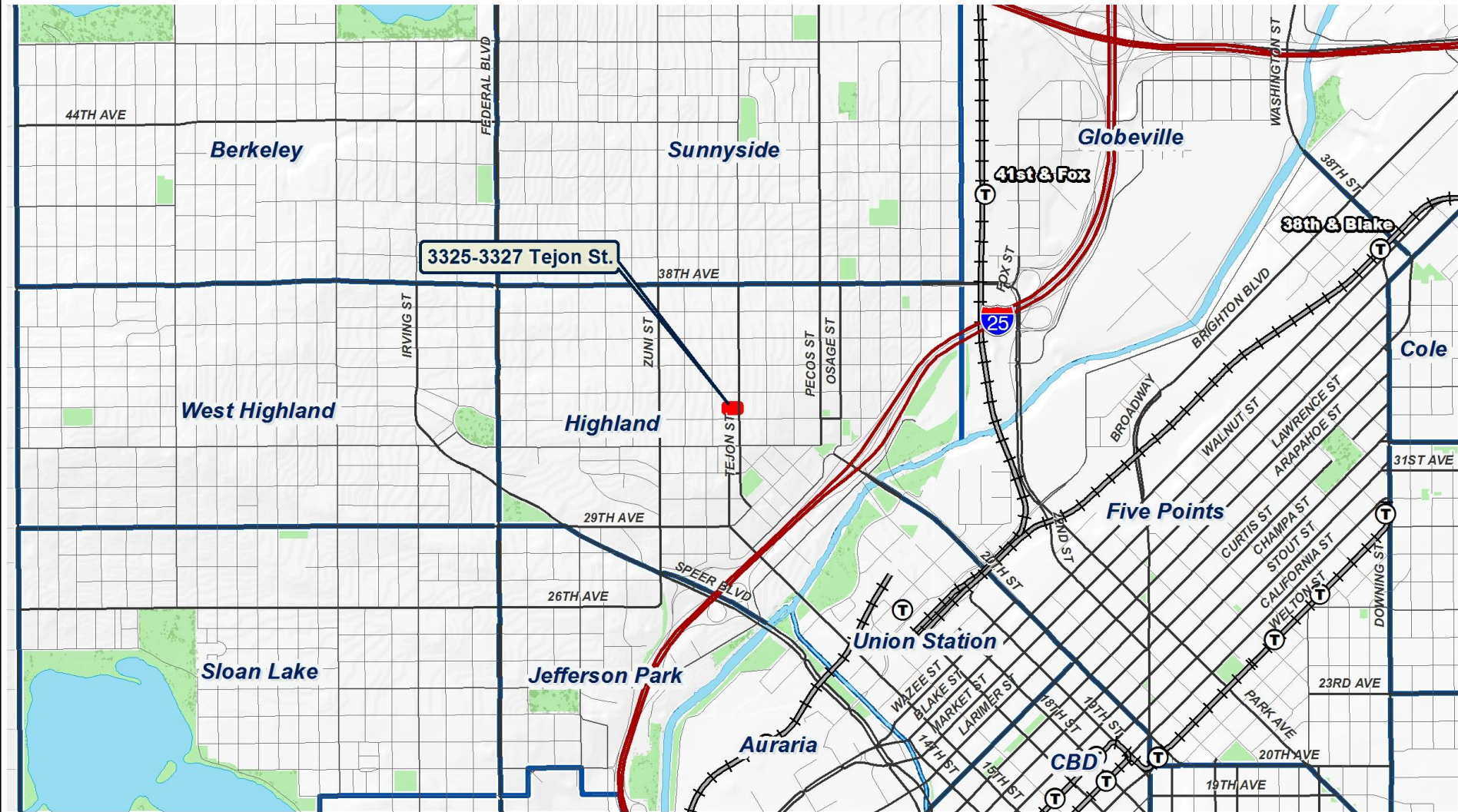
City Council  
April 3, 2017

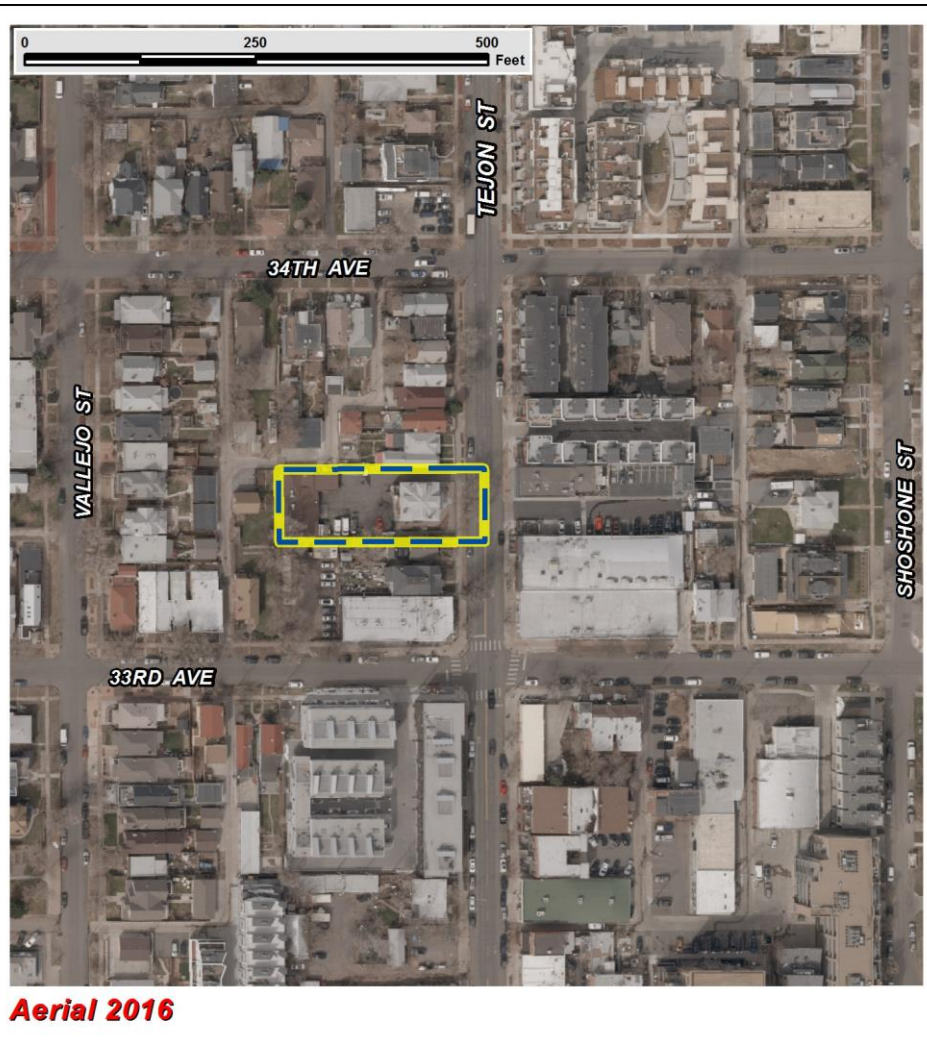


**Zone Map Amendment  
15i-00163  
3325-3327 N. Tejon St.  
Council District 1  
Highland Neighborhood**



# Highlands Neighborhood





## 3325 & 3327 Tejon

- 14,424 SF (0.33 acres)
- One 1895 residential building (front), one 1962 warehouse building (rear) most recently used as Polidori Sausage facility

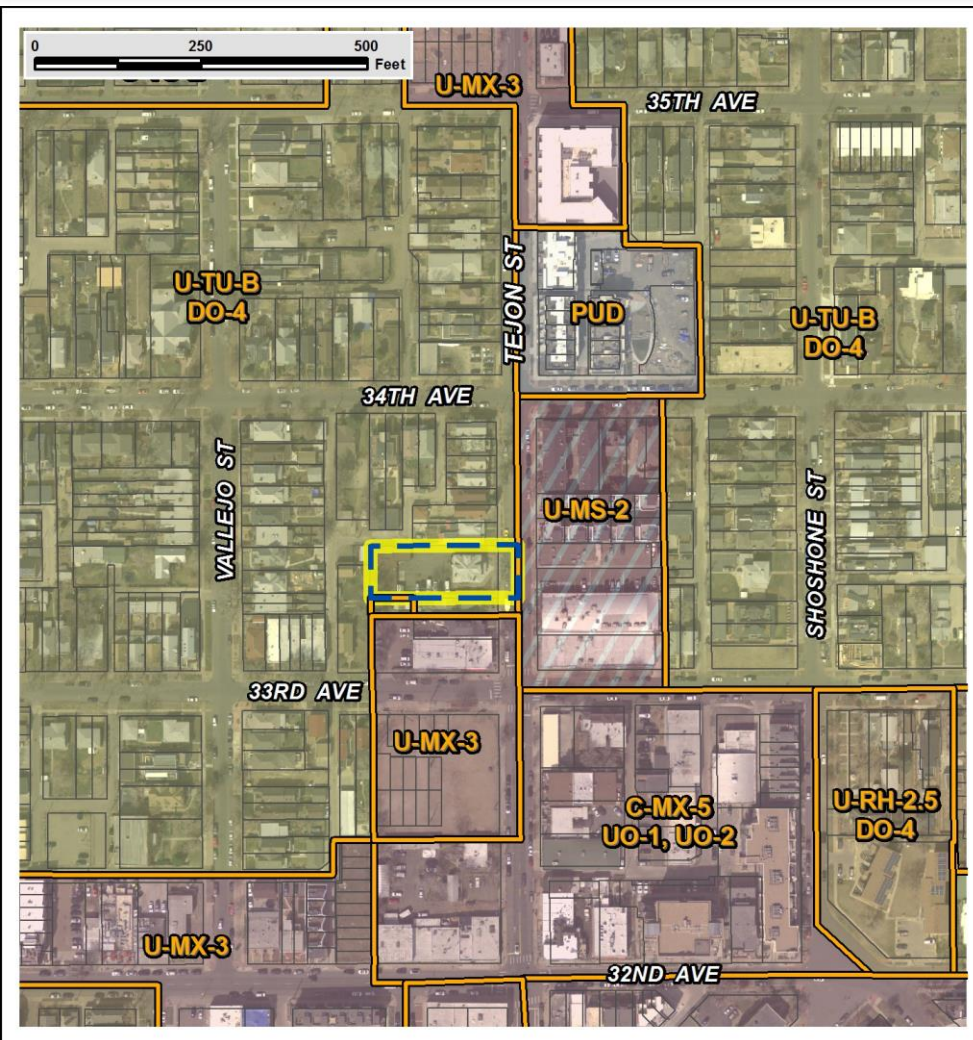
## Property Owner:

- Requesting rezoning to accommodate reuse of existing residential building in front and residential infill in rear

Rezone from U-TU-B, DO-4 to PUD-G 16

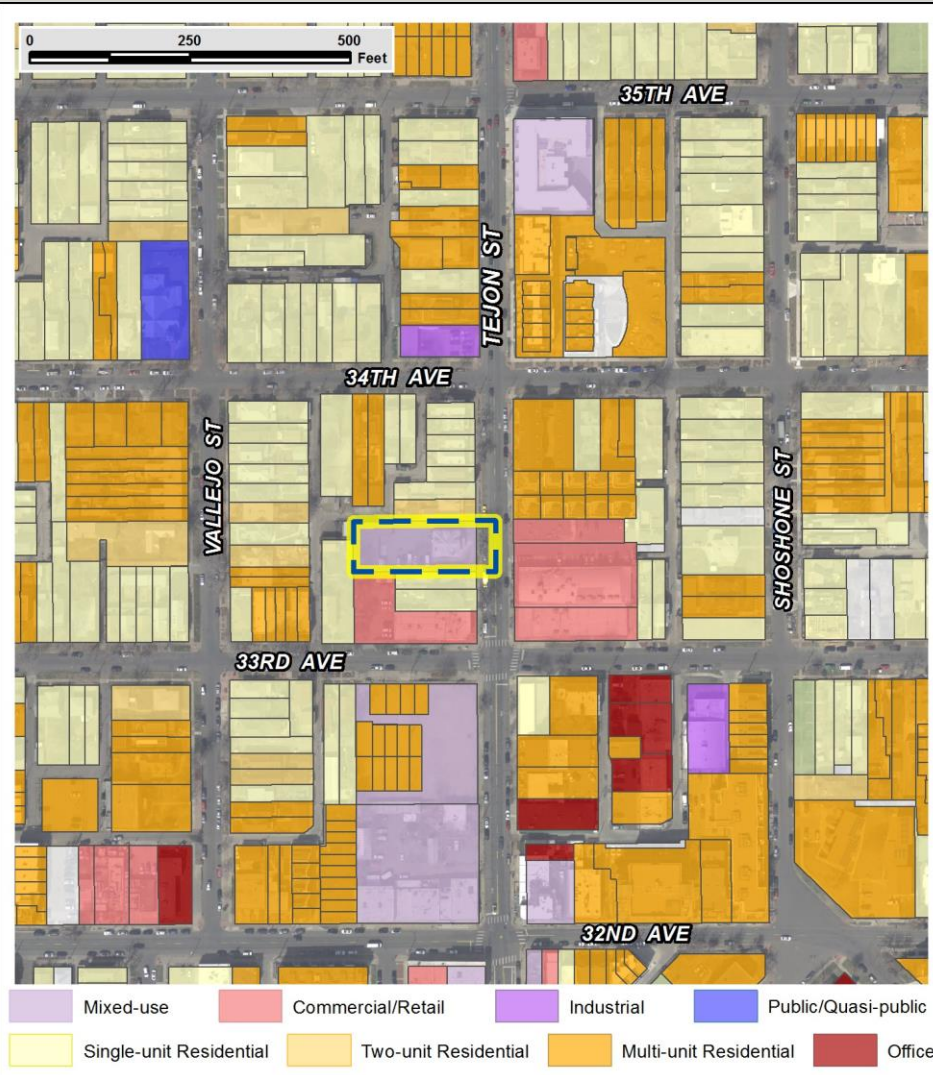


# Existing Context – Zoning



- Subject site: U-TU-B, DO-4
- Surrounding sites:
  - U-TU-B, DO-4
  - U-MX-3
  - U-MS-2
  - C-MX-5

# Existing Context – Land Use



- Subject property is Mixed Use
- 3300-3400 Block of Tejon:
  - East side is commercial/retail and multifamily; recent demolition of early 1900s buildings
  - West side is mostly residential fronting Tejon Street, with commercial/retail on the NW corner of 33<sup>rd</sup> and Tejon



# Existing Context – Form/Scale





# Existing Context – Form/Scale





# Existing Context – Form/Scale



**PUD-G 16**



3325 - 3327 Tejon Street  
Draft Date: January 24, 2017

**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.

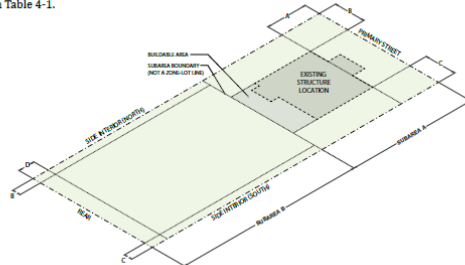


TABLE 4-1	SUBAREA A	SUBAREA B
MAXIMUM HEIGHT (FEET)	38'	In accordance with U-MX-2x zone district
SETBACKS		
A. PRIMARY STREET (FRONT)	24'	N/A
B. SIDE INTERIOR (NORTH)	19'	5'
C. SIDE INTERIOR (SOUTH)	19'	5'
D. REAR	N/A	10'

## Purpose and Intent

- Promote traditional 1-2.5 story context along Tejon
- Accommodate conservation of Remaining Building
- Accommodate residential infill in rear of lot



## Subarea B

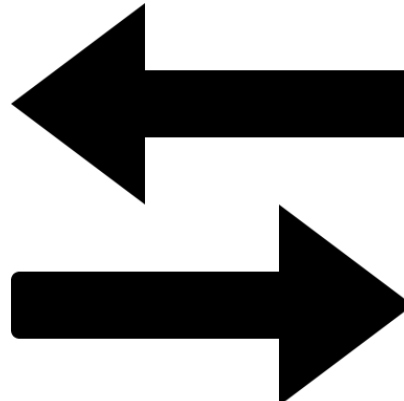
- Existing Conditions: Industrial, Warehouse
- PUD-G 16:
  - Uses: Residential only (U-RH-2.5)
  - Design Standards: U-MX-2x

## Subarea A

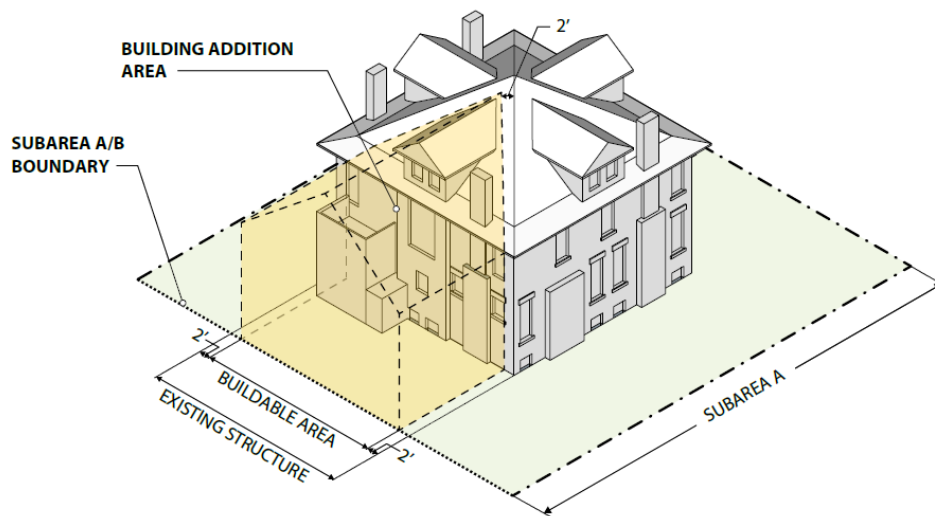
- Existing Conditions: Residential structure
- PUD-G 16:
  - Uses: per U-MX-2x
  - Design Standards: per U-MX-2x

Tejon Street

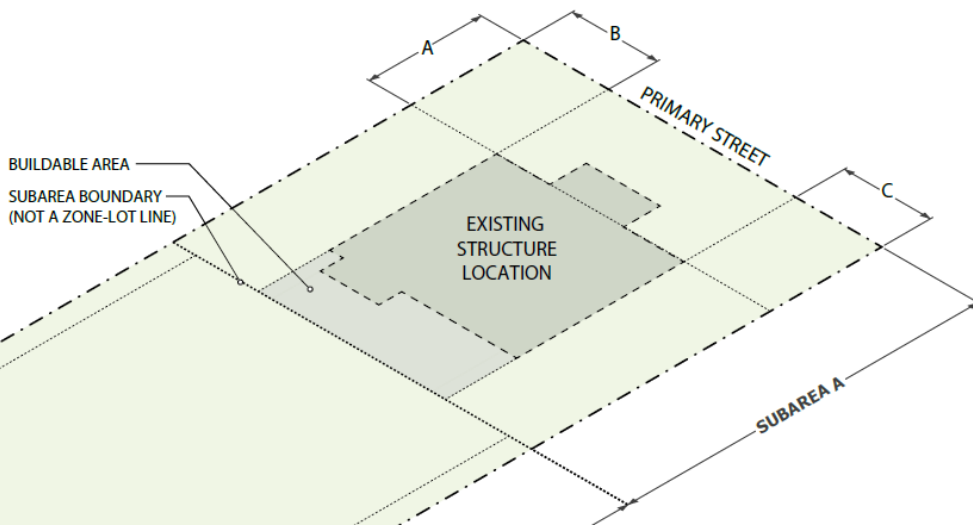
Zone Lot  
Line



- Conserve Remaining Building by:
  - Restricting setbacks, height in Subarea A
  - Requiring conservation of elements of north, east, and south facades
  - Allowing limited additions to rear







- Key differences between PUD-G 16 and U-MX-2x and other DZC Design Standards, Subarea A
  - 38' height only in Subarea A (U-MX-2x=35')
  - Larger setbacks
  - 19' northern drive aisle (DZC requires 20')

## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent



## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
  - Comprehensive Plan 2000
  - Blueprint Denver: A Land Use and Transportation Plan
  - Highlands Neighborhood Plan (1986)
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
6. Additional PUD Criteria

# Review Criteria: Justifying Circumstances

- Polidori Sausage vacated nonresidential building in May 2016
- Various adopted plans prioritize conservation of neighborhood character, while on the 3300-3400 block of Tejon numerous early 1900s buildings have recently been razed for redevelopment

## Denver Zoning Code Review Criteria

### 5. Consistency with Neighborhood Context, Zone District Purpose and Intent

- PUD-G 16 promotes a pedestrian active street front on Tejon
- PUD-G 16 is limited to low scale building forms and promotes residential uses consistent with neighborhood context



## Consistency with Intent of PUD Districts (Sec. 9.6)

- PUD-G 16 is unique because of the existing, historic conditions on the site
- No standard zone district accommodates the current and future use of the property without significant waivers, conditions, and/or variances

CPD recommends **Approval**, based on finding all review criteria have been met

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
6. Additional Review Criteria: PUD District