



DENVER
THE MILE HIGH CITY

Community Planning and Development
Planning Services
Plan Implementation

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TO: Land Use, Transportation and Infrastructure Committee
FROM: Chris Gleissner, Senior City Planner
DATE: April 17, 2012
RE: Zoning Map Amendment Application #2011I-00053
8th and Colorado Boulevard from PUD #614 to PUD-G

Staff Report and Recommendation

Based on the criteria for review including legal basis evaluation and compliance with adopted City plans, Staff recommends approval for application #2011I-00053 for a rezoning from **PUD #614 to PUD-G**.

I. Scope of Rezoning

Application:	#2011I-00053
Address:	8th and Colorado Boulevard
Neighborhood/Council District:	Council District #5
RNOs:	7 th Avenue Neighborhood Association, Bellevue-Hale Neighborhood Association, Capitol Hill United Neighborhoods, Inc., Congress park Neighbors, Inc., Cranmer Park-Hilltop Civic Association, Neighborhood Advisory Committee to the Botanic Gardens, Inter-Neighborhood Cooperation
Area of Property:	Approximately 66,960 SF/1.51 acres
Current Zoning:	PUD #614
Proposed Zoning:	PUD-G
Applicant/Owner:	Kentro Group/Friedman Investment
Contact Person:	Bob Gollick

II. Summary of Proposal

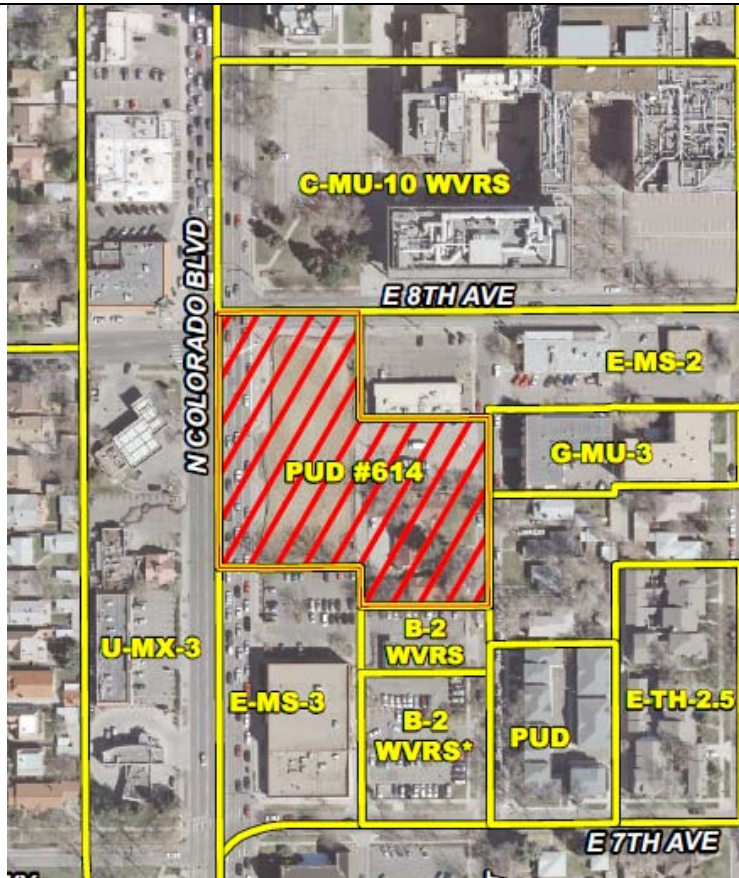
The applicant proposes changing the zoning to PUD-G in order to permit appropriate development of a one and one-half acre parcel of vacant land located at the southeast intersection of East 8th Avenue and Colorado Boulevard. This development will be more closely based on the updated Denver Zoning Code form standards while adhering to the previously agreed to height, mass and bulk restrictions from the old PUD.

III. Justifying Circumstances

Pursuant to Section 12.4.10.14, requiring justification for the amendment request, the land and the environs has changed or are changing to the degree that it is in the public interest to encourage redevelopment. The property was previously rezoned to allow for a hotel proposal which never materialized. This rezoning is necessary to allow the property a broader array of uses and forms in order to appropriately respond to market conditions.

GENERAL PUD Proposal	
Allowable land uses	All uses included within the E-MX-3 Zone District
Parking	Parking to be indicated by the E-MS Zone District due to the proximity of available transit
Form Standards, Setbacks	Proposed PUD includes a variety of forms appropriate for the four identified subareas

IV. Existing Context



	Existing Zoning	Existing Land Use	Blueprint Denver
Site	PUD #614	Vacant	Campus – Area of Stability
North	C-MU-10 w/waivers	Vacant	Town Center – Area of Change
South	E-MS-3 and B-2 w/waivers	Commercial	Campus – Area of Stability
West	U-MX-3	Commercial	Single Family Residential – Area of Stability
East	E-MS-2, G-MU-3 and E-TU-C	Residential and Commercial	Single Family Residential and Neighborhood Center – Area of Stability

VI. Notice, Public Process & Public Comment

The property has been posted for a period of 15 days announcing the Denver Planning Board public hearing, and written notification of the public hearing has been sent to all affected registered neighborhood organizations.

Cranmer Park-Hilltop has submitted a letter (attached) stating they have no objections to the proposed rezoning.

VII. Criteria for Review / Staff Evaluation

Pursuant to the Denver Zoning Code, Section 12.4.10.13 and 12.4.10.14, there are three criteria for review of all map amendments and two additional review criteria applied to non-legislative map amendments. The first three include:

1. Consistency with Adopted Plans
2. Uniformity of District Regulations and Restrictions
3. Public Health, Safety and General Welfare

In addition to the general review criteria stated above, the following criteria shall be reviewed for PUD rezoning applications:

Denver Zoning Code – Compliance with Map Amendment Criteria in Sec. 12.4.10.15 (Additional Criteria for PUD Rezoning)

1. The PUD District is consistent with the intent and purpose of such districts stated in Article 9, Division 9.6 (Planned Unit Development) of this Code
 - The development site is subject to an existing PUD and rezoning to a new PUD District will bring the site closer to conformance with current zoning regulations and adopted plans.

2. The PUD District and the PUD District Plan comply with all applicable standards and criteria stated in Division 9.6
 - The General PUD complies with all standards and criteria stated in Division 9.6.
3. The development proposed on the subject property is not feasible under any other zone district and would require an unreasonable number of variances or waivers and conditions
 - The General PUD District is necessary because the existing PUD was developed through a public process, resulting in agreements for building forms that cannot be accomplished with standard zone districts.
4. The PUD District, the PUD District Plan establish permitted uses that are compatible with existing land uses adjacent to the subject property
 - The General PUD District utilizes the E-MX zone district use list to ensure land use compatibility with the surrounding properties.
5. The PUD District, the PUD District Plan establish permitted building forms that are compatible with adjacent existing building forms or which are made compatible through appropriate transitions at the boundaries of the PUD District Plan
 - The General PUD District utilizes modified building forms and standards.

VIII. Consistency with Adopted Plans / Staff Evaluation

The proposal is consistent with adopted plans. Applicable plans for this site include:

- Denver Comprehensive Plan 2000
- Blueprint Denver
- Colorado Boulevard Healthcare District Plan

A. Consistency with the Denver Comprehensive Plan 2000

The proposal is consistent with and positively addresses many Denver Comprehensive Plan strategies, including:

Objective 1: Citywide Land Use and Transportation Plan

- **Strategy 1-B:** Ensure that the *Citywide Land Use and Transportation Plan* reinforces the cities character by building on a legacy of **high-quality urban design and stable, attractive neighborhoods**; encouraging preservation of historic buildings, districts and landscapes; and maintaining the integrity of the street grid, parks, parkways, and open space system.

Objective 3: Residential Neighborhoods and Business Centers

- **Strategy 3-B: Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density** and more amenities; and that broadens the variety of compatible uses.
- **Strategy 4-A:** Encourage mixed-use, transit-oriented development that makes effective use of existing transportation infrastructure, supports transit stations, increases transit patronage, reduces impact on the environment, and encourages vibrant urban centers and neighborhoods.

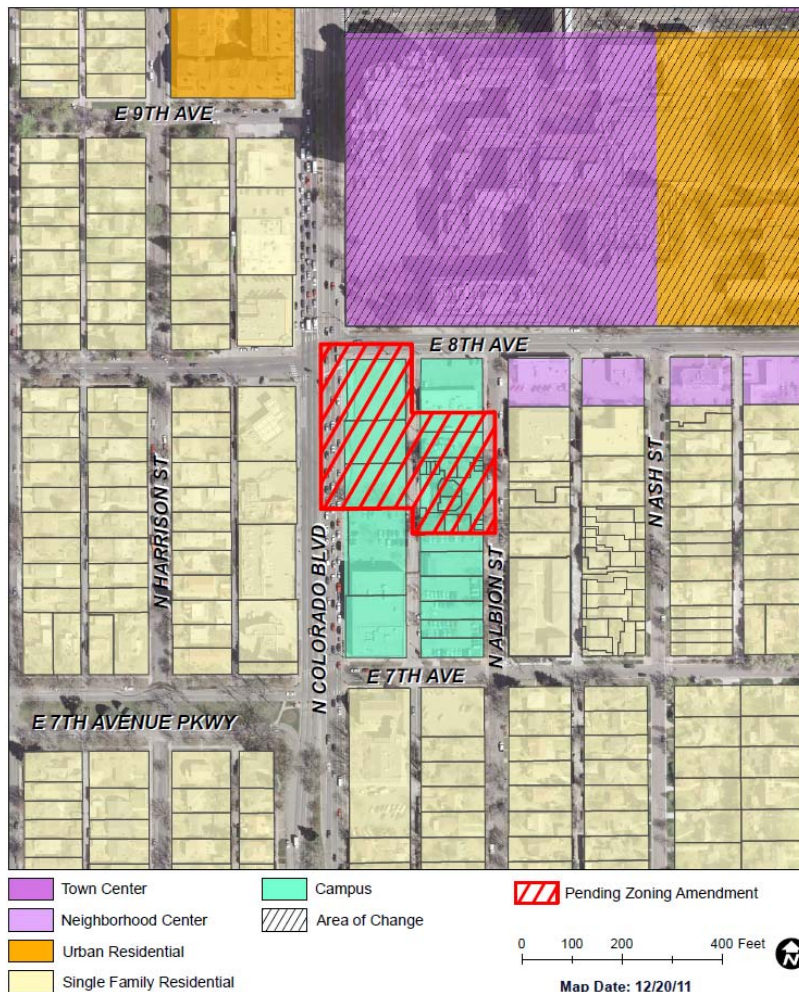
B. Consistency with Blueprint Denver

Blueprint Denver identifies this area as Campus within an Area of Stability.

Blueprint Denver identifies a campus as a special district typically dominated by a single large institutional user. Additional uses such as specialized retail will often be located on and adjacent to the campus.

The relocation of the University Health Science Center has resulted in consideration of redeveloping this site identified as Campus into a mixed use project. The proposed redevelopment of the Campus site consists of commercial uses along the Colorado Boulevard corridor and new residential uses on the remainder of the site. The proposed mixed-use redevelopment of the site at 8th and Colorado Boulevard is substantially consistent with the proposed land uses for the former campus.

According to Blueprint Denver, Colorado Boulevard is classified as a Mixed Use Collector street "Mixed-use streets are located in high-intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity" (p.57).



C. Neighborhood Plan: Colorado Boulevard Healthcare District Plan

The Colorado Boulevard Healthcare District Plan recognizes the district as an area in transition. The plan anticipates future development in the area and was created to direct land use

recommendations by providing a framework for securing a balance of appropriately placed uses. The Colorado Boulevard Healthcare District Plan intends to direct non-residential development away from the stable residential areas and toward properties along the identified Primary Routes within the district. The plan identifies Colorado Boulevard as a major arterial consisting of a mixture of office, retail and healthcare related uses. The proposed mixed-use development is consistent with this land use.

IX. Uniformity of District Regulations and Restrictions

The proposed rezoning to PUD-G will result in the uniform application of zone district building form, use and design regulations to all buildings within the subject area.

X. Public Health, Safety and General Welfare

The proposed rezoning will bring the property into conformance with adopted City plans and will allow for improved development enhancing activity along Colorado Boulevard, thus providing overall improvement for the general public.

XI. Planning Board Recommendation

Planning Board reviewed rezoning application #2011I-00007 at their regularly scheduled meeting on March 21, 2012. Planning Board recommended approval of this item unanimously.

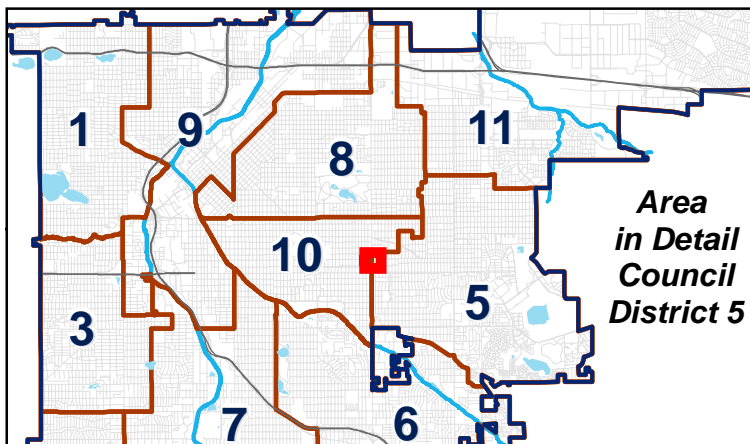
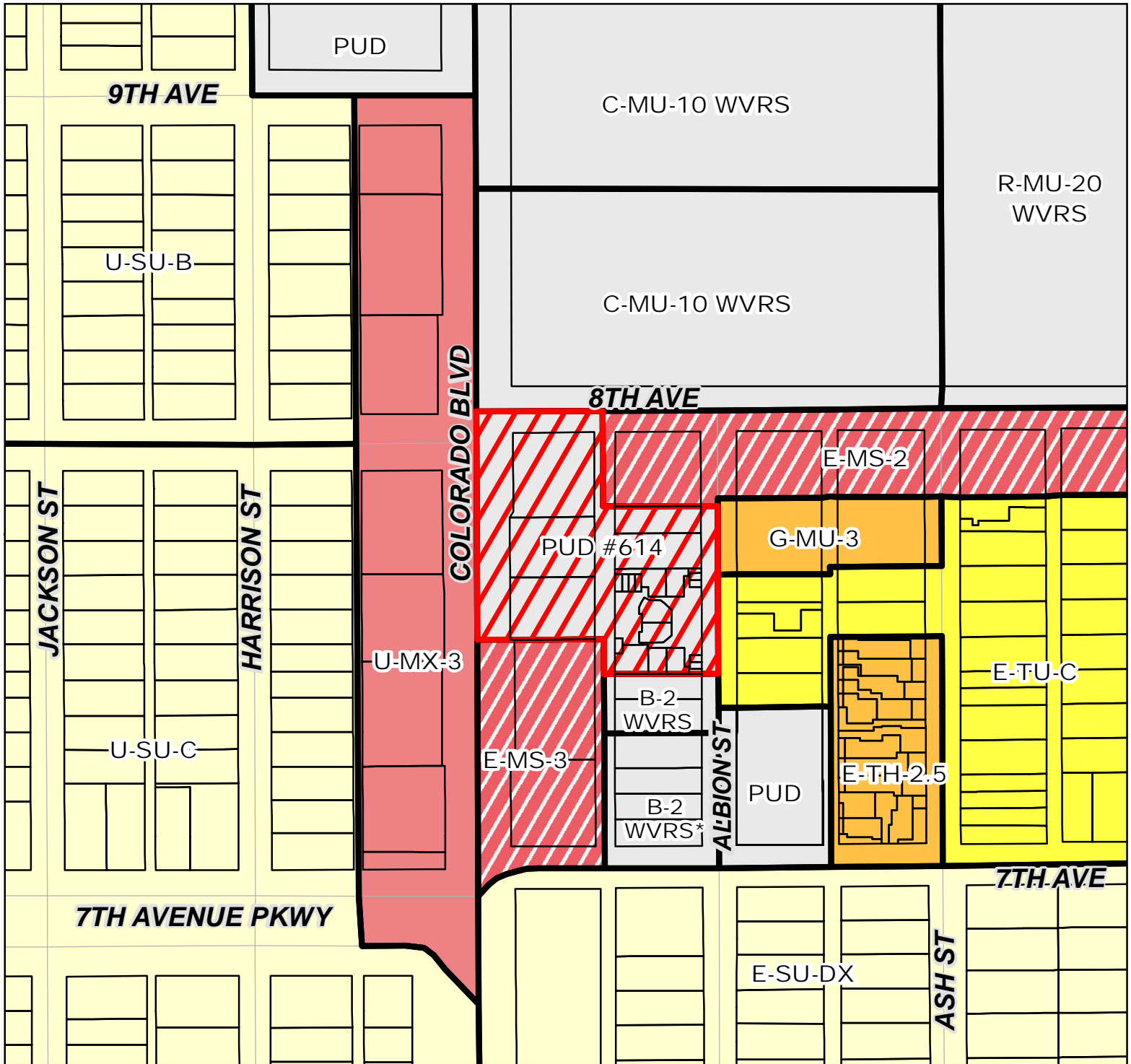
XI. Staff Recommendation

Based on the criteria for review as defined above, CPD Staff recommends **approval** for rezoning the property located at 8th and Colorado, Application #2011I-00053, to PUD-G, as defined on the attached application map.


Attachments:


1. **Official Zone Map Amendment Application**
2. **Map Series - Aerial, Zoning, Blueprint Map**

Pending Zone Map Amendment #2011I-00053



Application #2011I-00053
Location: 756, 768, 776 and 794 Colorado Blvd.
743-763, 767 and 773 Albion St.

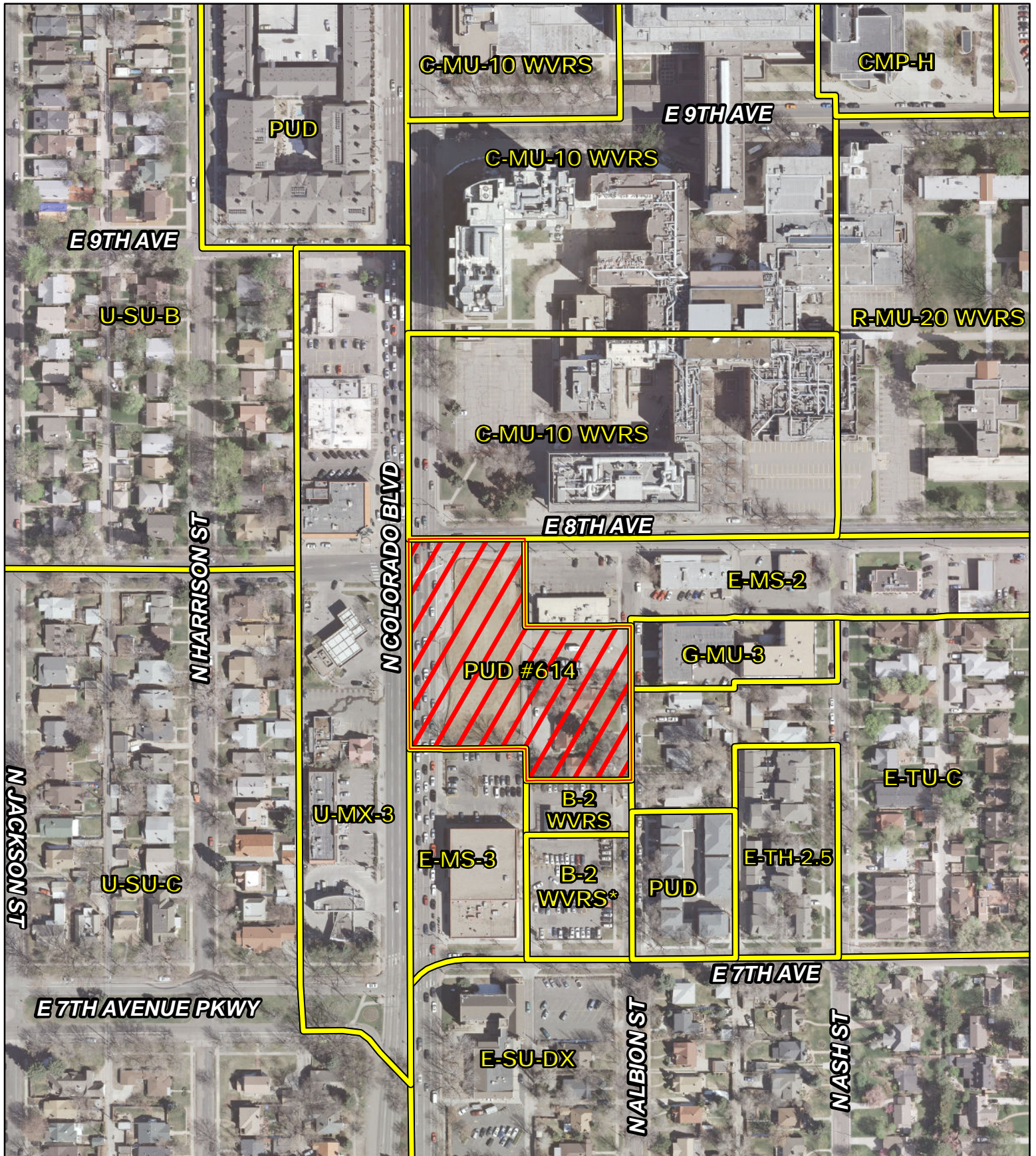
 **Proposed Rezoning**
From: PUD #614
To: PUD-G

 0 100 200 400
 Feet

Map Date: 12/20/11

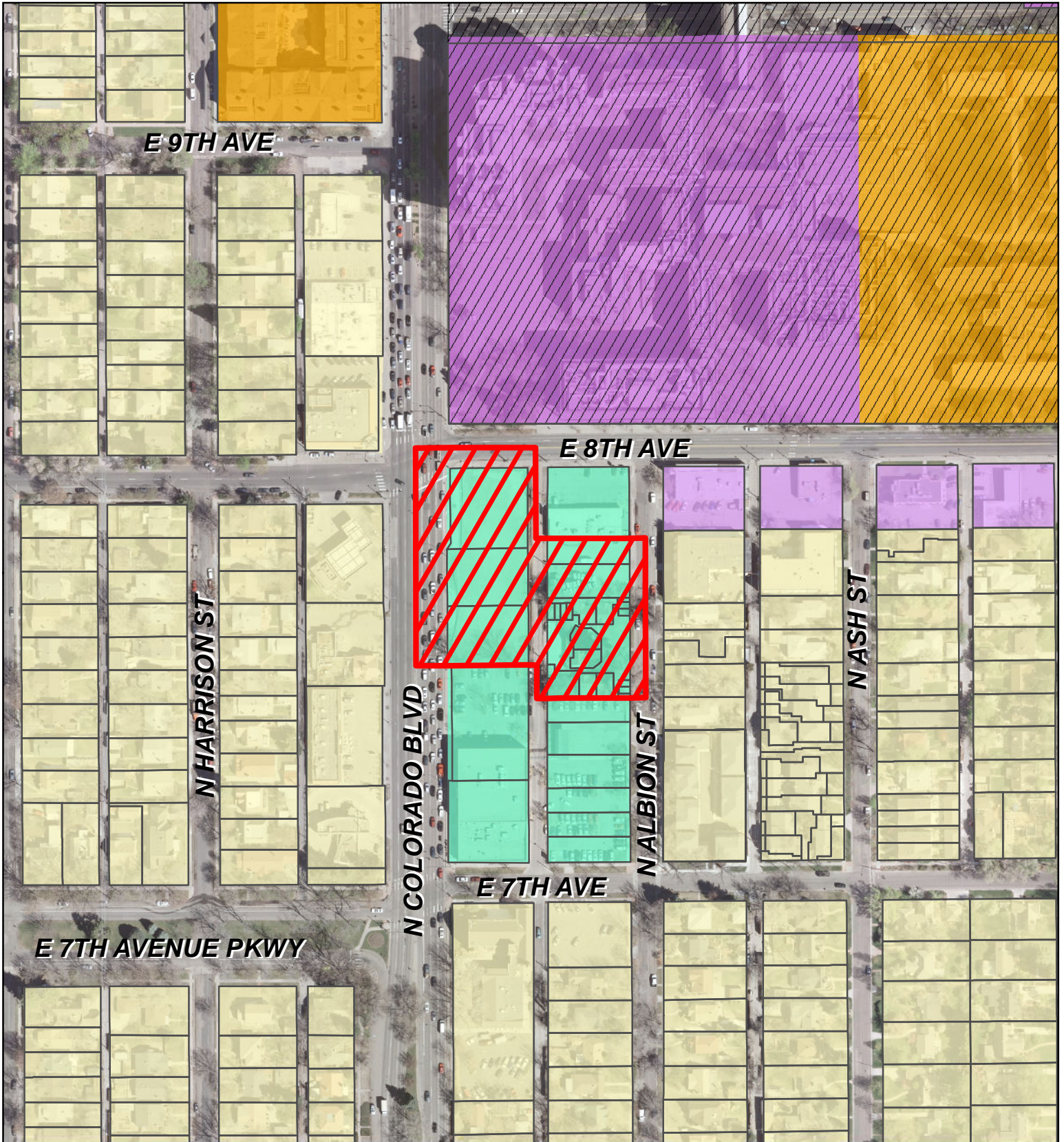
Pending Zone Map Amendment - Aerial & Zoning Overlay





 Application #2011-00053





Pending Zone Map Amendment - Blueprint Denver Overlay

 Application #2011I-00053



-  Town Center
-  Neighborhood Center
-  Urban Residential
-  Single Family Residential

-  Campus
-  Area of Change

 Pending Zoning Amendment

0 100 200 400 Feet



Map Date: 12/20/11

Gleissner, Chris R. - Community Planning and Development

From: marynell.j.wolff@ubs.com
Sent: Thursday, March 08, 2012 1:12 PM
To: Gleissner, Chris R. - Community Planning and Development
Cc: bgollick@comcast.net; akenney@kenneyarchitects.com; bspano@rothgerber.com; bwert9@gmail.com; jim.burghardt@moyewhite.com; transnetlarry@msn.com; marynell.j.wolff@ubs.com; merigorounds@msn.com; andreadikeou@comcast.net
Subject: Re: 8th and Colorado - former Annie's site
Attachments: Legal Disclaimer

Hi Chris,

Bob Gollick asked me to drop you a note regarding the site on the corner of 8th and Colorado. I am a member of the Cranmer Park Hilltop Zoning Committee and Chair of the Colorado Blvd. Healthcare District.

Bob Gollick and Brad Buchanan have met with the Hilltop Zoning Committee regarding the proposed PUD changes at 8th and Colorado. With the information we have to date, we have no opposition to proposed changes. We would however, like to remain actively involved in the process as interest and uses becomes more apparent – something Bob has assured us will occur.

This corner is one of the entry points to our neighborhood and extremely visible – particularly with the proposed development across the street. As you are well aware, it is currently an eyesore, so we are encouraged that there is heightened interest in redevelopment. We look forward to the next steps in the process.

Please let me know if you have any questions or if we might be of further help.

Best ... Mary Nell Wolff

Mary Nell Wolff
Senior Vice President-Investments
UBS Financial Services Inc.
370 17th St, Ste 4100
Denver, CO 80202
Tel: 800.444.3808 / 303.820.5761
Fax: 1-855-467-8381
marynell.j.wolff@ubs.com



Zone Map Amendment (Rezoning) for PUD - Application

1/26/12

PROPERTY OWNER INFORMATION*	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	
Address	
City, State, Zip	
Telephone	
Email	
*If More Than One Property Owner: All official map amendment applications for a PUD District shall be initiated by all the owners of the entire land area subject to the rezoning application, or their representatives authorized in writing to do so.	

PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Representative Name	
Address	
City, State, Zip	
Telephone	
Email	
**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.	

Please attach Proof of Ownership acceptable to the Manager for all property owners, such as (a) Assessor's Record, (b) Warranty deed or deed of trust, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.

SUBJECT PROPERTY INFORMATION	
Location (address and/or boundary description):	
Assessor's Parcel Numbers:	
Legal Description: (Can be submitted as an attachment. If metes & bounds, a map is required.)	
Area in Acres or Square Feet:	
Current Zone District(s):	

PROPOSAL		
Proposed Zone District	<input type="checkbox"/> General PUD	<input type="checkbox"/> Detailed PUD
Proposing SubAreas?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Intent of PUD:		
Standard Zone District: Please list the zone district(s) on which the PUD will be based.		
Deviations from Standard Zone District: Please provide a list of proposed deviations and an explanation of why the deviation is needed. Please provide as an attachment if necessary.	Deviation	Why deviation is necessary



REVIEW CRITERIA	
<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.13</p>	<p><input type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan</p> <p>Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.</p> <p><input type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</p> <p><input type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p>
<p>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.14</p>	<p>Justifying Circumstances - One of the following circumstances exists:</p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error.</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact.</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage.</p> <p><input type="checkbox"/> The land or its surroundings has changed or is changing to such a degree that rezoning that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area</p> <p><input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (Overlay Zone Districts), of this Code.</p> <p>Please provide an attachment describing the justifying circumstance.</p> <p><input type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</p> <p>Please provide an attachment describing how the above criterion is met.</p>
<p>Additional Review Criteria for Rezoning to PUD District: The proposal must comply with all of the additional review criteria DZC Sec. 12.4.10.15</p>	<p><input type="checkbox"/> The PUD District is consistent with the intent and purpose of such districts stated in Article 9, Division 9.6 (Planned Unit Development).</p> <p><input type="checkbox"/> The PUD District and the PUD District Plan comply with all applicable standards and criteria station in Division 9.6.</p> <p><input type="checkbox"/> The development proposed on the subject property is not feasible under any other Zone Districts, and would require an unreasonable number of variances or waivers and conditions.</p> <p><input type="checkbox"/> The PUD District, the PUD District Plan establish permitted uses that are compatible with existing land uses adjacent to the subject property.</p> <p><input type="checkbox"/> The PUD District, the PUD District Plan establish permitted building forms that are compatible with adjacent existing building forms, or which are made compatible through appropriate transitions at the boundaries of the PUD District Plan (e.g., through decreases in building height; through significant distance or separation by rights-of-way, landscaping or similar features; or through innovative building design).</p> <p>Please provide an attachment describing how the above criteria are met.</p>



ATTACHMENTS

Please check any attachments provided with this application:

- Authorization for Representative
- Proof of Ownership Document(s)
- Legal Description
- Deviations
- Review Criteria

Please list any additional attachments:

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owners of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area to Be Rezoned	Please sign below as an indication of your consent to the above certification statement (must sign in the exact same manner as title to the property is held)	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved	Property owner representative written authorization? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	NO



ATTACHMENTS

Please check any attachments provided with this application:

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- Proof of Ownership Document(s)
- Legal Description
- Deviations
- Review Criteria

Please list any additional attachments:

PUD Supplemental Document

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

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EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	NO
Kentro Group	1509 York Street, Suite 201 Denver, CO 80206				C	
Friedman Investment, LLC, a Colorado limited liability company By Paula G. Ward Authorized Member	C/O Matthew D. Gordon Leff Campbell Tucker & Gordon, LLP 7730 East Bellevue Avenue Suite A204 Greenwood Village, Colorado 80111-2618 Phone 303.740.7200 ext. 106	40%	<i>Paula Ward</i>	3/19/12	C	Yes
Dimitrios J. Balafas for Kentro Group		60%			C	Yes



ATTACHMENTS

Please check any attachments provided with this application:

- Authorization for Representative
- Proof of Ownership Document(s)
- Legal Description
- Deviations
- Review Criteria

Please list any additional attachments:

PUD Supplemental Document

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We, the undersigned represent that we are the owners of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area to Be Rezoned	Please sign below as an indication of your consent to the above certification statement (must sign in the exact same manner as title to the property is held)	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved	Property owner representative written authorization? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	NO
Kentro Group	1509 York Street, Suite 201 Denver, CO 80206				C	
Friedman Investment, LLC, a Colorado limited liability company By Paula G. Ward Authorized Member	C/O: Matthew D. Gordon Laff Campbell Tucker & Gordon, LLP 7730 East Belloview Avenue Suite A204 Greenwood Village, Colorado 80111-2618 Phone: 303.740.7200, ext 108	40%			C	Yes
Dimitrios J. Balafas for Kentro Group		60%	<i>Dimitrios Balafas</i>	3.19.12	C	Yes

www.denvergov.org/rezoning

Exhibit "B": Zoning Parcel Descriptions

THE FOLLOWING PARCELS ARE LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN.

SUBAREA 1:

LOTS 1 THROUGH 5 INCLUSIVE, EXCEPT THE WEST 5 FEET THEREOF, BLOCK 1, SKINNER BRO'S SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SUBAREA 2:

LOTS 6 THROUGH 12 INCLUSIVE, BLOCK 1 SKINNER BRO'S SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SUBAREA 3:

LOTS 41 THROUGH 43, TOGETHER WITH THE SOUTHERLY 15 FEET OF LOT 44, BLOCK 1, SKINNER BRO'S SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SUBAREA 4:

LOTS 35 THROUGH 40 INCLUSIVE, BLOCK 1, SINNER BRO'S SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Describe the nature and effect of the proposed Zone Map Amendment

The nature of the proposed PUD map amendment is to permit appropriate development of a one and one-half acre parcel of vacant land located at the southeast intersection of East 8th Avenue and Colorado Boulevard. The property was zoned in 2008 to permit development of a 160 room 6 story *Residence Inn Hotel*. The restrictions, guidelines and District Plan in the current zoning are all to support the development of that hotel. While the proposal for a hotel had good intentions, the market quickly changed and the possibility of obtaining financing for that development vanished. As a result, new zoning is necessary to be the mechanism for development of this very significant corner on one of Denver's busiest streets. The proposed zoning is modeled after the "form-based" zone districts that were approved by the City in 2010. Appropriate building forms are incorporated into this PUD to assure that the specific intent of the Zoning Code is fulfilled. The intent states that the E-MX districts applies to areas or intersections served primarily by collector and arterial streets (Colorado Boulevard and 8th Avenue). Design standards support a consistent pattern of buildings placed at the street to offer an active street front. This is exactly the intent of the proposed zoning.

The permitted use(s) are directly from the Urban Edge Mixed-Use (E-MX) zone district category. This list of uses is already permitted for the property adjacent to the subject site along the south. The proposed uses will allow development of a mixed-use project with one or more uses incorporated into a single or multiple structures. As mentioned, the current PUD was intended for a hotel. Of note is that the proposed zoning includes residential uses as uses by right. This, coupled with the hospital redevelopment plans, will be a catalyst for additional commercial services.

The necessity for another PUD is threefold; *first*, a condition of the current PUD zoning is that only parking will occur along the east, or Albion Street, frontage of the development. This was a very significant aspect of the development and important in obtaining the support of the area RNO and the Albion Street residents. The only way to assure that this development restriction will again be in place is through another PUD. Conventional zone districts would not only permit structure(s) to develop along Albion Street but would also preclude parking for the buildings across the alley on Colorado Boulevard. *Second*, A restriction of the zoning code is that parking occur on the same zone lot as the primary use. Thus conventional zone districts would not only permit structure(s) to develop along Albion Street but would also preclude parking for the buildings across the alley on Colorado Boulevard. Again, this is a critical point for the RNO and Albion Street residents. And *third*, in 2007 and 2008 an enormous amount of time was spent by the development team in their efforts to secure the support of the area residents and thus the success of the map amendment. The residents have an understanding of what the PUD will permit. Thus the proposed PUD is staying as close to the existing PUD in character, quality and scale of development the residents expect. Thus the proposed PUD is drafted to be very similar to the current PUD and is only changing uses and types of structure(s).

The effect of the proposed zoning, if approved, would be the development of one of Denver's most important intersections. The results of this would be positive for the neighborhoods as well as the City. Development under the guidelines of this PUD will result in employment opportunities as well as create a well designed and attractive structure(s) on a corner that is in need of development while protecting the Albion Street residents.

(Page Break Intentional)

Select Legal Basis for the Zone Map Amendment and Explain in Detail

The proposed map amendment is in response to the changed and changing conditions along the Colorado Boulevard corridor, and there are several and significant changes. Of direct relevance to the subject property, is that the anticipated hotel development is no longer viable and since the PUD zoning was drafted and approved for a hotel, that change is the catalyst for this proposed rezoning. As stated earlier, this corner is so significant, a PUD that will permit a mixed-use development is appropriate.

Additionally, the proposed redevelopment of the University of Colorado Hospital complex is one of the most important changed conditions in the area. The redevelopment plan has been on hold until recently when a new development team (Sembler) came forward. Their proposed mixed-use development includes residential and commercial uses that will compliment the subject property.

Over the past few years, there have also been several residential and commercial developments along Colorado Boulevard adding to the changed conditions. These have created an interest in the area that has been a stimulus for new development. Coupled with the anticipated Sembler development the subject site is even more viable for a mixed-use project.

The area is classified as "campus" land use in Blueprint Denver as an area of stability. However, the University of Colorado Hospital has left the area and the resulting vacated property is now undergoing a GDP revision for what appears to be imminent development. It is appropriate that the zoning for the subject site change as well. It is important to note that Blueprint Denver also acknowledges and supports the need for small redevelopment to occur within areas of stability, particularly along commercial corridors such as Colorado Boulevard. Blueprint Denver recognizes that "in stable residential neighborhoods there often are areas that would benefit from change, such as stagnant commercial development that would benefit from revitalization and possibly provide some neighborhood services. These areas, due to their lack of reinvestment, have a negative visual impact on the surrounding area." (page 126, *Relation to Areas of Change*) This is important in that the subject is, without rezoning, a stagnant commercial site and Blueprint Denver address that scenario.

Additionally, Blueprint Denver explains that "some neighborhoods are primarily concerned about the transitions or lack of transitions between commercial areas and residential areas". (Page 126 *Types of Areas of Stability*) The proposed District Plan addresses that concern by eliminating development potential along Albion Street thus providing a transition for the Albion Street residents.

The area conditions have changed significantly, providing the legal basis for this zone change request and make the proposed amendment reasonably necessary to the promotion of the public health, safety and general welfare. Specifically, the adoption of the Denver Comprehensive Plan 2000, and the desire to implement the applicable City policies on this property and its proposed development and providing additional legal basis for this proposed map amendment.

Further explanations of the changed conditions that justify this map amendment request are contained in Denver Comprehensive Plan 2000. Several of the objectives and resulting strategies that support the zoning request are listed as below. They are extracted from the Land Use, Housing, Mobility, Economic Activity, Legacies and Neighborhood Chapters of Denver Comprehensive Plan 2000.

Land Use Chapter

Objective 1: Citywide Land Use and Transportation Plan

Strategy 1-B: Ensure that the *Citywide Land Use and Transportation Plan* reinforces the cities character by building on a legacy of **high-quality urban design and stable, attractive neighborhoods**; encouraging preservation of historic buildings, districts and landscapes; and maintaining the integrity of the street grid, parks, parkways, and open space system.

Objective 3: Residential Neighborhoods and Business Centers

Strategy 3-B:

Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses.

Strategy 4-A: Encourage mixed-use, transit-oriented development that makes effective use of existing transportation infrastructure, supports transit stations, increases transit patronage, reduces impact on the environment, and encourages vibrant urban centers and neighborhoods.

Strategy 4-B: Ensure that land use policies and decisions support a variety of mobility choices, including light rail, buses, paratransit, walking and bicycling, as well as convenient access for people with disabilities.

Mobility Chapter

Objective 4 Changing Travel Behavior

Strategy 4-E

Continue to promote mixed-use development, which enables people to live near work, retail and services.

Legacies Chapter

Objective 3 Compact Urban Development

3-A Identify areas in which increased density and new uses are desirable and can be accommodated.

Economic Activity Chapter

Objective 3: Expand Economic Opportunity

Business Centers 4-B Enhance existing business centers and establishes new business centers in a manner that offers a variety of high-quality uses that support Denver's business environment, complements neighboring residential areas, generates public revenue, and creates jobs.

Environmental Sustainability Chapter

Strategy 2-F Conserve land by:

- Promoting infill development within Denver at sites where services and infrastructure are already in place.
- Designing mixed-use communities and reducing sprawl, so that residents can live, work and play within their own neighborhoods.

Strategy 4-A Promote the development of sustainable communities and centers of activity where shopping, jobs, recreation and schools are accessible by multiple forms of transportation, providing opportunities for people to live where they work.

State the land use and the development proposed for the subject property. Include the time schedule (if any) for development

The land use and development anticipated for the property is a development that may include any one or more of the permitted uses that may develop in one or more structures. The anticipated time schedule is contingent upon approval of this zoning request, site plan approval, market conditions and project financing

(Page Break Intentional)

Written Statement 3.a:

The proposed P.U.D. and the market which it is intended to serve.

The proposed PUD development will meet the needs of the area residents by providing commercial services that may include eating places, an urban grocery, shops and amenities. It is expected that many of the area's current residents as well as those to come to the Sembler development will enjoy these amenities. Additionally, the PUD will allow residential units to be developed separately or in conjunction with the commercial uses. The market for these units will be individuals looking to live where they will have employment opportunities, commercial services and desiring an urban lifestyle.

The location is ideal for those who enjoy walking to any of the nearby shops, restaurants, cafes or studios that are within a short distance.

Written Statement 3.b:

The proposed P.U.D. and its relationship to the Denver Comprehensive Plan.

LAND USE CHAPTER

Objective 1: Citywide Land Use and Transportation Plan

Strategy 1-B:

Ensure that the *Citywide Land Use and Transportation Plan* reinforces the city's character by building on a legacy of **high-quality urban design and stable, attractive neighborhoods**; encouraging preservation of historic buildings, districts and landscapes; and maintaining the integrity of the street grid, parks, parkways, and open space system.

Objective 3: Residential Neighborhoods and Business Centers

Accommodating New Development

Strategy 3-B:

Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses.

Strategy 4-A: Encourage mixed-use, transit-oriented development that makes effective use of existing transportation infrastructure, supports transit stations, increases transit patronage, reduces impact on the environment, and encourages vibrant urban centers and neighborhoods.

Strategy 4-B: Ensure that land use policies and decisions support a variety of mobility choices, including light rail, buses, paratransit, walking and bicycling, as well as convenient access for people with disabilities.

Mobility Chapter

Objective 4 Changing Travel Behavior

Strategy 4-E

Continue to promote mixed-use development, which enables people to live near work, retail and services.

Legacies Chapter

Objective 3 Compact Urban Development

3-A Identify areas in which increased density and new uses are desirable and can be accommodated.

Economic Activity Chapter

Objective 3: Expand Economic Opportunity

Business Centers 4-B Enhance existing business centers and establishes new business centers in a manner that offers a variety of high-quality uses that support Denver's business environment, complements neighboring residential areas, generates public revenue, and creates jobs. Consider the following key strategies as top priorities:

Environmental Sustainability Chapter

Strategy 2-F Conserve land by:

- Promoting infill development within Denver at sites where services and infrastructure are already in place.
- Designing mixed-use communities and reducing sprawl, so that residents can live, work and play within their own neighborhoods.

Strategy 4-A Promote the development of sustainable communities and centers of activity where shopping, jobs, recreation and schools are accessible by multiple forms of transportation, providing opportunities for people to live where they work.

Written Statement 3.c:

How, the proposed P.U.D. District is to relate to the character of the surrounding neighborhood.

Utilizing the selected building forms will assure that the development provides a strong urban edge along both Colorado Boulevard and East 8th Avenue that will respond to the commercial character of those streets. This will provide windows of activity along the Colorado Boulevard edge which is strongly supported by the City's "review Criteria for Development Along Commercial Corridors". Along the rear or east portion of the site, the bulk of the building(s) is pushed towards Colorado Boulevard allowing the Albion Street frontage to be utilized for parking and landscaping. This will not only create a buffer between the proposed buildings and the neighborhoods to the east but also provide a buffer between the neighborhoods and the Colorado Boulevard commercial corridor.

The effect of the proposed zoning will be immediate and very positive. All of the proposed uses are appropriate for this urban setting and will add to the vitality and life to this neighborhood.

Exhibit "A": Parcel Address, Ownership and Assessor Number

8th Avenue and Colorado Boulevard Address and Assessor's Number

Property Address	Assessor's Parcel Number	Parcel Size
756 Colorado Boulevard	606315004000	10,937± sq. ft.
768 Colorado Boulevard	606315003000	10,937± sq. ft.
776 - 794 Colorado Boulevard	606315002000	15,625± sq. ft.
743 Albion Street	606315019000	1,018± sq. ft.
743 Albion Street PRK 1	606315026000	172± sq. ft.
743 Albion Street PRK 2	606315027000	172± sq. ft.
743 Albion Street PRK 3	606315028000	169± sq. ft.
743 Albion Street PRK 4	606315029000	169± sq. ft.
743 Albion Street PRK 5	606315030000	227± sq. ft.
743 Albion Street GAR 1	606315031000	269± sq. ft.
743 Albion Street GAR 2	606315032000	224± sq. ft.
743 Albion Street GAR 3	606315033000	224± sq. ft.
743 Albion Street GAR 4	606315034000	227± sq. ft.
743 Albion Street MISC	606315035000	7,807± sq. ft.
745 Albion Street MISC	606315020000	1,001± sq. ft.
747 Albion Street MISC	606315021000	1,840± sq. ft.
751 Albion Street MISC	606315022000	1,226± sq. ft.
755 Albion Street MISC	606315023000	1,361± sq. ft.
761 Albion Street MISC	606315024000	1,554± sq. ft.
763 Albion Street	606315025000	1,090± sq. ft.
767 Albion MISC	606315014000	6,300± sq. ft.
773 Albion Street MISC	606315015000	5,000± sq. ft.

City and County of Denver Assessor Files 12.5.11

IN THE BOARD OF ADJUSTMENT FOR ZONING APPEALS, IN AND FOR THE CITY AND COUNTY OF DENVER, STATE OF COLORADO.

POWER OF ATTORNEY (Limited) (For an individual acting on behalf of another individual in accordance with the Board's Restated Rules of Procedure. NOTE! Unless very extenuating circumstances exist, the owner must be present.)

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ESTATE OF JAMES V. HAHN (OWNER) HEREBY MAKE, CONSTITUTE, AND APPOINT DIMITRIOS J. BALAFAS (INDIVIDUAL APPEARING) AS MY TRUE AND LAWFUL ATTORNEY, FOR AND IN

MY NAME, PLACE AND STEAD, TO APPEAR BEFORE THE BOARD OF ADJUSTMENT FOR ZONING APPEALS, IN THE CITY AND COUNTY OF DENVER, CONCERNING ONLY ZONE CASE NO. _____ FOR THE REAL PROPERTY KNOWN AS:

SEE "Exhibit A -> ESTATE OF JAMES V. HAHN Properties"
(ADDRESS OF SUBJECT PROPERTY)

GIVING AND GRANTING UNTO MY SAID ATTORNEY, FULL POWER AND AUTHORITY TO DO AND PERFORM ALL AND EVERY ACT AND THING WHATSOEVER REQUISITE, NECESSARY OR APPROPRIATE TO BE DONE IN AND ABOUT THE PREMISES IN THE HEARING BEFORE THE BOARD AS FULLY TO ALL INTENTS AND PURPOSES AS I MIGHT OR COULD DO IF PERSONALLY PRESENT, HEREBY RATIFYING ALL THAT MY SAID ATTORNEY SHALL LAWFULLY DO OR CAUSE TO BE DONE BY VIRTUE OF THESE PRESENTS.

EXECUTED THIS 8 DAY OF December, 2011.

Kam Adh P.O.A. for
(OWNER)
James V. Hahn

STATE OF: Colorado

COUNTY OF: Denver

ON 12-8-2011 (DATE), BEFORE ME, THE UNDERSIGNED NOTARY

PUBLIC, IN AND FOR SAID STATE, PERSONALLY APPEARED, Kevin Salsich (NAME)

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED HE/SHE EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL:

[Signature]
NOTARY PUBLIC

(SEAL)

My Commission Expires: 7-13-2013

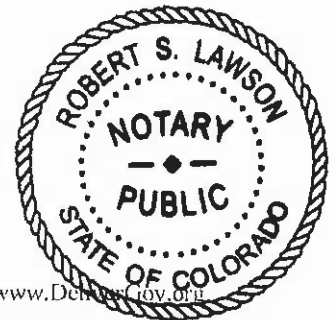


EXHIBIT A - ESTATE OF JAMES V. HAHN PROPERTIES

Property Address	City, State Zip	Ownership Entity	Parcel Number
743 Albion Street	Denver, CO 80220	James V. Hahn	606315019000
743 Albion Street PRK 1	Denver, CO 80220	James V. Hahn	606315026000
743 Albion Street PRK 2	Denver, CO 80220	James V. Hahn	606315027000
743 Albion Street PRK 3	Denver, CO 80220	James V. Hahn	606315028000
743 Albion Street PRK 4	Denver, CO 80220	James V. Hahn	606315029000
743 Albion Street PRK 5	Denver, CO 80220	James V. Hahn	606315030000
743 Albion Street GAR 1	Denver, CO 80220	James V. Hahn	606315031000
743 Albion Street GAR 2	Denver, CO 80220	James V. Hahn	606315032000
743 Albion Street GAR 3	Denver, CO 80220	James V. Hahn	606315033000
745 Albion Street MISC	Denver, CO 80220	James V. Hahn	606315020000
747 Albion Street MISC	Denver, CO 80220	James V. Hahn	606315021000
751 Albion Street MISC	Denver, CO 80220	James V. Hahn	606315022000
755 Albion Street MISC	Denver, CO 80220	James V. Hahn	606315023000
761 Albion Street MISC	Denver, CO 80220	James V. Hahn	606315024000
763 Albion Street	Denver, CO 80220	James V. Hahn	606315025000

IN THE BOARD OF ADJUSTMENT FOR ZONING APPEALS, IN AND FOR THE CITY AND COUNTY OF DENVER, STATE OF COLORADO.

POWER OF ATTORNEY (Limited) (For an individual acting on behalf of a Corporation, Company, Association, or Partnership in accordance with the Board's Restated Rules of Procedure.)

KNOW ALL MEN BY THESE PRESENTS:

THAT Albion Court Townhome Association Inc OF DENVER, AND COUNTY

OF DENVER, STATE OF COLORADO, HEREBY MAKES,

CONSTITUTES, AND APPOINTS Dimitrios J. BALAGAS AS ITS TRUE AND LAWFUL

ATTORNEY, FOR AND IN THE CORPORATE NAME, PLACE AND STEAD, TO ITS USE AND BENEFIT, TO APPEAR BEFORE THE BOARD OF ADJUSTMENT FOR ZONING APPEALS, IN THE CITY AND COUNTY OF DENVER, CONCERNING ONLY ZONE CASE NO. _____ FOR THE REAL PROPERTY KNOWN AS:

743 Albion Street MISC

(ADDRESS OF SUBJECT PROPERTY)

GIVING AND GRANTING UNTO ITS SAID ATTORNEY, FULL POWER AND AUTHORITY TO DO AND PERFORM ALL AND EVERY ACT AND THING WHATSOEVER REQUISITE, NECESSARY OR APPROPRIATE TO BE DONE IN AND ABOUT THE PREMISES IN THE HEARING BEFORE THE BOARD AS FULLY TO ALL INTENTS AND PURPOSES AS IT MIGHT OR COULD DO IF PERSONALLY PRESENT, HEREBY RATIFYING ALL THAT ITS SAID ATTORNEY SHALL LAWFULLY DO OR CAUSE TO BE DONE BY VIRTUE OF THESE PRESENTS.

EXECUTED THIS 8 DAY OF December, 19 2011.

Albion Court Townhome ASSN Inc
(COMPANY OR CORPORATE NAME)

Kevin Salsich
(PRINCIPAL OFFICER)

(TITLE)

STATE OF: Colorado

COUNTY OF: Denver

ON 12-8-2011, BEFORE ME, THE UNDERSIGNED NOTARY
(DATE)

PUBLIC, IN AND FOR SAID STATE, PERSONALLY APPEARED, Kevin Salsich
(NAME)

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED HE/SHE EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL:

Robert S. Lawson

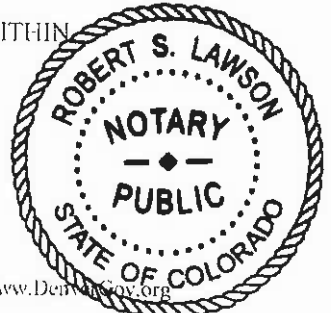
NOTARY PUBLIC

My Commission Expires: 7-13-2013

Rev. Jan-99

POAcorp

(SEAL)



STATEMENT OF AUTHORITY

- 1. This Statement of Authority relates to an entity named the: **Mainstay Properties, Inc.**
- 2. The type of entity is: Corporation
- 3. The entity is governed by the laws of the State of Colorado.
- 4. The mailing address for the entity is: 200 S. Monroe St., Denver, CO 80209, United States.
- 5. The name of each person (each with independent authority to act alone) authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity are: Kevin Salsich, Mark Guthrie, with either of such persons having the authority to act alone and without attestation.
- 6. The authority of the foregoing person(s) to bind the entity is not limited in any way whatsoever.
- 7. Other matters concerning the manner in which the entity deals with interests in real property:
None
- 8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

Mainstay Properties, Inc., a Colorado Corporation.

[Handwritten Signature]
By: KEVIN SALSICH
Its:

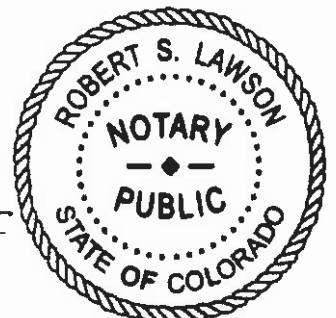
STATE OF CO)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 6th day of December, 2011 by Kevin Salsich, as _____ of Mainstay Properties Inc., a Colorado Corporation on behalf of such entity.

Witness my hand and official seal.

My commission expires: 7-13-2013

[Handwritten Signature]
Notary Public



IN THE BOARD OF ADJUSTMENT FOR ZONING APPEALS, IN AND FOR THE CITY AND COUNTY OF DENVER, STATE OF COLORADO.

POWER OF ATTORNEY (Limited) (For an individual acting on behalf of a Corporation, Company, Association, or Partnership in accordance with the Board's Restated Rules of Procedure.)

KNOW ALL MEN BY THESE PRESENTS:

THAT Mainstay Properties Inc OF DENVER, AND COUNTY OF DENVER, STATE OF COLORADO, HEREBY MAKES, CONSTITUTES, AND APPOINTS DEMIETRIOS J. BALAFAS AS ITS TRUE AND LAWFUL

ATTORNEY, FOR AND IN THE CORPORATE NAME, PLACE AND STEAD, TO ITS USE AND BENEFIT, TO APPEAR BEFORE THE BOARD OF ADJUSTMENT FOR ZONING APPEALS, IN THE CITY AND COUNTY OF DENVER, CONCERNING ONLY ZONE CASE NO. _____ FOR THE REAL PROPERTY KNOWN AS:

743 ALBION STREET GAR 4

(ADDRESS OF SUBJECT PROPERTY)

GIVING AND GRANTING UNTO ITS SAID ATTORNEY, FULL POWER AND AUTHORITY TO DO AND PERFORM ALL AND EVERY ACT AND THING WHATSOEVER REQUISITE, NECESSARY OR APPROPRIATE TO BE DONE IN AND ABOUT THE PREMISES IN THE HEARING BEFORE THE BOARD AS FULLY TO ALL INTENTS AND PURPOSES AS IT MIGHT OR COULD DO IF PERSONALLY PRESENT, HEREBY RATIFYING ALL THAT ITS SAID ATTORNEY SHALL LAWFULLY DO OR CAUSE TO BE DONE BY VIRTUE OF THESE PRESENTS.

EXECUTED THIS 8 DAY OF December, 2011.

Mainstay Properties Inc
(COMPANY OR CORPORATE NAME)

[Signature]
(PRINCIPAL OFFICER)

(TITLE)

STATE OF: Colorado

COUNTY OF: Denver

ON 12-8-2011, BEFORE ME, THE UNDERSIGNED NOTARY
(DATE)

PUBLIC, IN AND FOR SAID STATE, PERSONALLY APPEARED, Kevin Salsich
(NAME)

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED HE/SHE EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL:

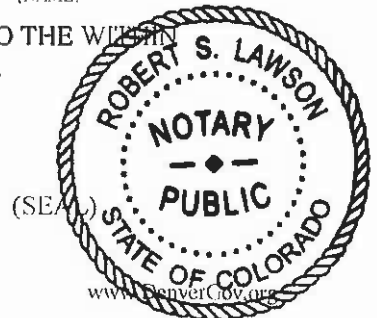
[Signature]

NOTARY PUBLIC

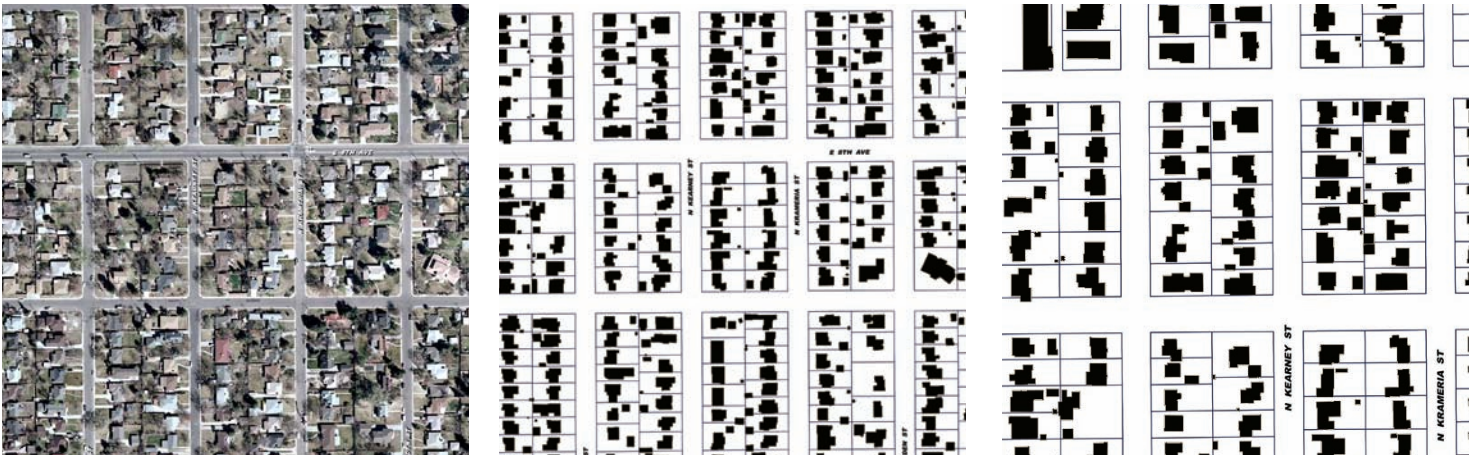
My Commission Expires: 7-13-2013

Rev. Jan-99

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PUD-G 2 - GENERAL



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PUD-G 2 - GENERAL

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CHAPTER 1 CHARACTER



SECTION 1.1 GENERAL CHARACTER

PUD-G # is intended to implement a mixed-use development at a significant corner along one of Denver's busiest streets, Colorado Boulevard. The 1 1/2 acre site, vacant at the time of this PUD adoption, is located at the intersection of 8th Avenue and a collector street, and Colorado Boulevard, an arterial street. Additionally, there are two parcels located along Albion, a local street. Albion is intended for landscaped surface parking to support the development along Colorado Boulevard, or to develop as low-scale residential, of no more than 3 stories.

SECTION 1.2 STREET, BLOCK AND ACCESS PATTERNS

PUD-G 2 consists of a regular pattern of block shapes surrounded by orthogonal streets within a grid or modified grid. Orthogonal streets provide connection and a mixed presence of alleys. Block sizes and shapes are consistent and include attached, detached and non-existent sidewalks, tree lawns where provided for by detached sidewalks, street and surface parking, and landscaping in the front setback.

SECTION 1.3 BUILDING PLACEMENT AND LOCATION

Building orientation along Colorado Boulevard shall be a consistent pattern of buildings placed at the street offering an active street front.

SECTION 1.4 BUILDING HEIGHT

The building height along Colorado Boulevard and 8th Avenue is intended to be mid-rise to provide an urban edge along those streets. The building height along Albion shall be low-rise, consistent with the lower scale zone districts to the east.

SECTION 1.5 MOBILITY

There is reliance on the automobile with some pedestrian and bicycle activity and low to medium level of access to the multi-modal transportation system.

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CHAPTER 2 ESTABLISHMENT AND INTENT

SECTION 2.1 PUD-G # ESTABLISHED

To carry out the provisions of this PUD-G, the following Subareas have been established and are applied to property as set forth on the Official Map.

PUD-G #

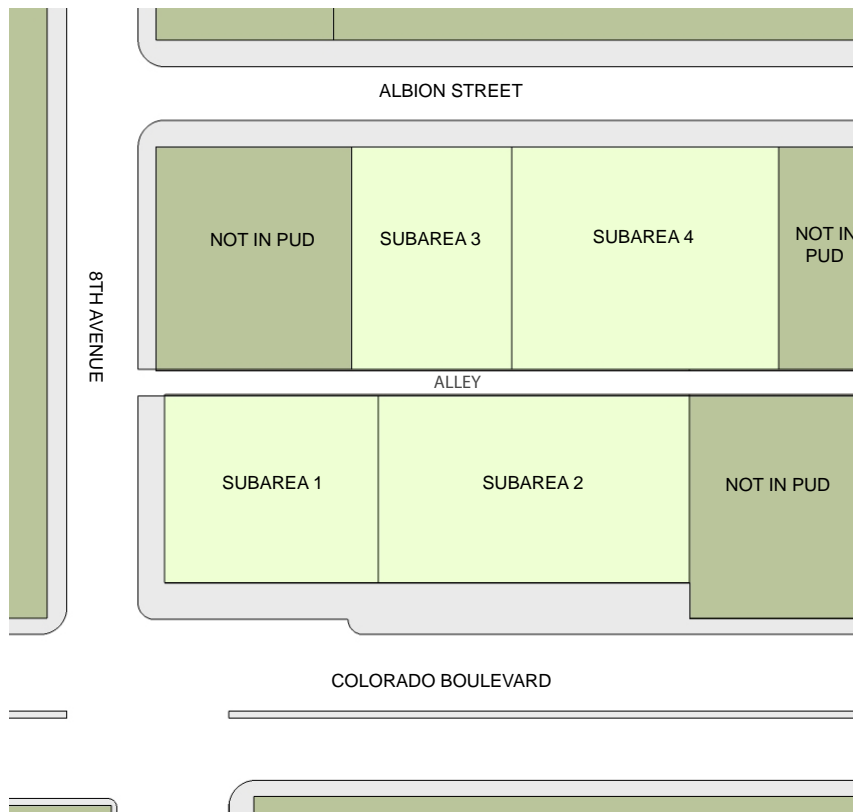
THE FOLLOWING PARCELS ARE LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN.

- PUD # - S1 Subarea 1
LOTS 1 THROUGH 5 INCLUSIVE, EXCEPT THE WEST 5 FEET THEREOF, BLOCK 1, SKINNER BRO'S SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
- PUD # - S2 Subarea 2
LOTS 6 THROUGH 12 INCLUSIVE, BLOCK 1 SKINNER BRO'S SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
- PUD # - S3 Subarea 3
LOTS 41 THROUGH 43, TOGETHER WITH THE SOUTHERLY 15 FEET OF LOT 44, BLOCK 1, SKINNER BRO'S SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
- PUD # - S4 Subarea 4
LOTS 35 THROUGH 40 INCLUSIVE, BLOCK 1, SINNER BRO'S SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

2.1.1 Subarea Map

Not to Scale. Illustrative Only.

Sub Area Designations



SECTION 2.2 PUD # INTENT

2.2.1 General Purpose

- A. This PUD-G is intended to promote safe, active, and pedestrian-scaled, diverse areas and enhance the convenience and ease of walking, shopping and public gathering within and around the city's neighborhoods.
- B. The building form standards balance the importance of street presence and provision of parking through build-to requirements, ground story activation and parking lot screening along the right-of-way. Predictable flexibility in building form options recognizes the varied development pattern within this PUD.
- C. This PUD-G is also intended to ensure new development contributes positively to an established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods.
- D. There are "unique and extraordinary circumstances that, in this case, justify requesting a PUD zone district. A few of which follow.
 - 1. The development along Colorado Boulevard will require parking to occur on the zone lots that front Albion Street. The Albion property is a separate zone lot(s) that are separated by an alley, which is public right of way. The MX zone districts as well as the MS zone districts are the appropriate tools for development to occur. However, both districts require that parking be on the same zone lot as the primary use. In this case that is not feasible.
 - 2. When the property was zoned 2 years ago, commitments were made to the area residents that the Albion Street parcels would be used as a landscaped parking area. This would buffer them from the proposed Colorado Boulevard development as well as existing traffic and development along Colorado Boulevard. Since waivers are no longer acceptable in a zoning application, a PUD is the only mechanism that provides that assurance. This PUD allows parking and/or row home development along Albion Street.
 - 3. The current zoning on the site is PUD 614. That is a PUD that was written and approved by Council with the understanding that a hotel would be the development scenario. The economy changed, financing a hotel is nearly impossible and thus the hotel "deal" is no longer an option. However, the PUD stays in place and is written and designed primarily for a hotel. For this vital corner to develop, new zoning, with broader uses and more design flexibility is required. The proposed PUD is similar to the existing PUD and thus will preserve the intent and character of the existing zoning. Additionally, the area residents and Hilltop RNO had several meetings to develop the zoning and are very familiar with the current PUD.

2.2.2 Specific Intent

A. Subarea 1 and 2

Subareas 1 and 2 are served by 8th Avenue, a residential collector, and Colorado Boulevard, a mixed-use arterial as well as the existing alley. They are intended for mixed-use development from 1-7 stories.

B. Subarea 3 and 4

Subarea 3 and 4 are served by Albion, a local residential street as well as the existing alley. These subareas are intended for landscaped parking area or the development of low-scale residential or a low-scale drive-thru service, such as a bank, in order to serve as a buffer for the development along Colorado Boulevard and the residential on the other side of Albion.

CHAPTER 3 DESIGN STANDARDS

The following Intent Statements are intended to provide further information regarding intent and performance expectations for the district, site and building design standards.

SECTION 3.1 GENERAL INTENT

3.1.1 Urban Design and Building Form Standards

The Intent of Urban Design and Building Form Standards in this PUD-G are to:

- A. Implement the Denver Comprehensive Plan.
- B. To continue Denver's physical character, including access to parks and parkways, tree lined streets, detached sidewalks, interconnected street networks, and convenient access to parks, open space, and transit.
- C. Improve compatibility with and respect for the existing character and context of Denver and its varied neighborhoods.
- D. Arrange building density, uses, heights, and scaling devices to reinforce the public transit centers and corridors, and to transition to adjoining areas.
- E. Give prominence to pedestrian realm as a defining element of neighborhood character.
- F. Spatially define public streets and their associated open space as positive, usable features around which to organize and orient buildings in a manner that promotes pedestrian activity, a sense of security and community.
- G. Provide human scale in buildings through use of detail, contrast, form, window and door placement, color and materials.

SECTION 3.2 BUILDING FORM INTENT

3.2.1 Height

- A. Encourage buildings whose forms are responsive to evolving nodes of mixed-use, pedestrian and transit activity as well as the surrounding context.
- B. Arrange building heights, and scaling devices to provide transitions to adjoining areas.

3.2.2 Siting

A. Required Build-To

1. Provide a more consistent street edge to enhance the character, quality and accessibility of the context.
2. Provide additional spatial definition to streets to promote pedestrian activity and sense of place.
3. Reinforce the character and quality of public streets with buildings that provide consistent siting, pedestrian orientation and access to the street.

B. Setbacks

1. Site buildings to be consistent with intended character and functional requirements of the context.
2. Improve connections between varied uses and the public street.

C. Parking Location

1. Minimize the visual impacts of parking areas on streets and adjoining property.

2. Minimize conflicts between pedestrian and vehicles.

3.2.3 Design Elements

A. Configuration

1. Promote variation in building form that enhances access to daylight, air and views from within and around new structures.
2. Encourage variation in building form that provides opportunities for architectural scale relationships in large building contexts.
3. Consider the proportional scale of new development necessary to establish a well defined edge to the public street.
4. Arrange building heights, and scaling devices to provide transitions to adjoining areas.

B. Transparency

1. To create rhythms and patterns on building facades that provide visual interest and reflect the uses within the building.
2. Maximize window area at street level to help activate the street.
3. Limit the use of highly reflective glass to avoid reflected glare onto neighboring streets and properties.

C. Entrances

1. Give prominence to pedestrian realm as a defining element of district and neighborhood character.
2. Provide convenient access to buildings and pedestrian active uses from the street.
3. Create a clearly articulated and varied visual hierarchy of building entrances as an aid in way-finding.
4. Provide a positive relationship to the street through access, orientation and placement consistent with the context.
5. Create visually interesting and human-scaled facades.

SECTION 3.3 PRIMARY BUILDING FORM STANDARDS

3.3.1 Applicability

All development within this PUD-G

3.3.2 General Standards

Combining standards from different building forms for the same structure is prohibited, except where expressly allowed.

3.3.3 District Specific Standards Summary

The maximum number of structures per zone lot and building forms allowed by zone district is described below:

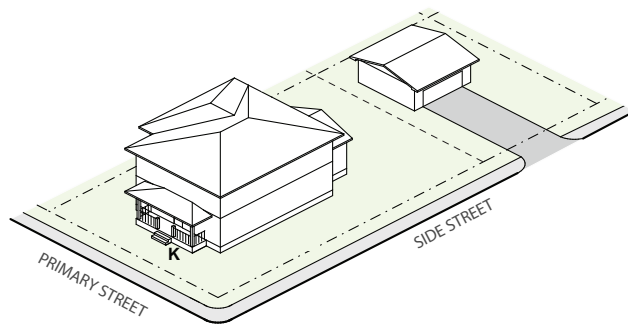
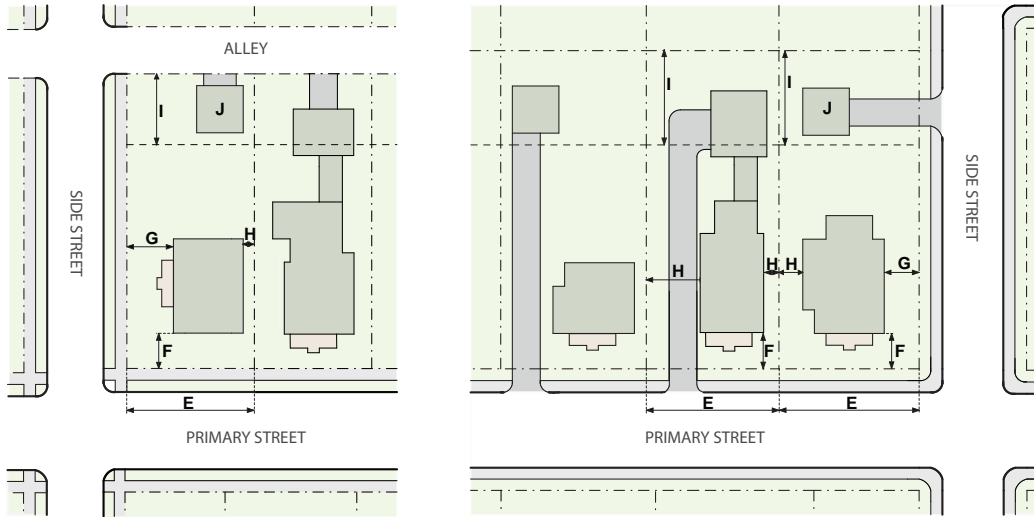
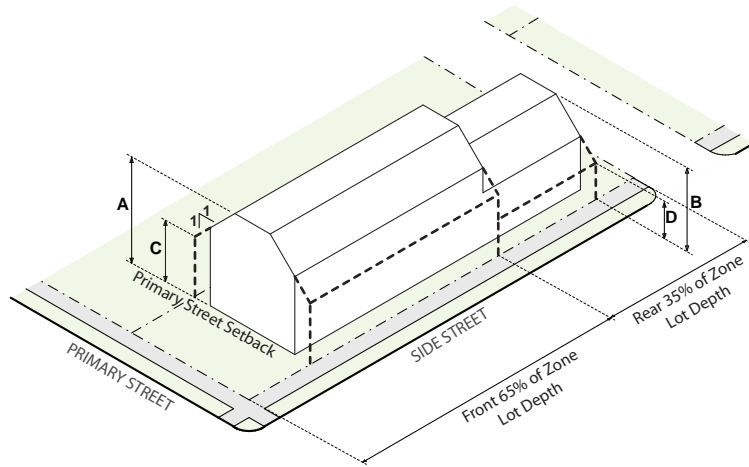
PUD-G	Max Number of Primary Structures per Zone Lot	Building Forms						
		Urban House	Duplex	Town House	Apartment	Drive Thru Services	General	Shopfront
Subarea 1	no max				■	■	■	■
Subarea 2	no max				■	■	■	■
Subarea 3	no max	■	■	■		■		
Subarea 4	no max	■	■	■		■		

■ = Allowed

3.3.4 District Specific Standards

A. Urban House

Not to Scale. Illustrative Only.



URBAN HOUSE

HEIGHT		Subarea 3	Subarea 4
	Stories, front 65% / rear 35% of zone lot depth (max)	2.5/1	
A/B	Feet, front 65% / rear 35% of zone lot depth (max)	30'/17'	
	Feet, front 65% of zone lot depth, allowable height increase	1' for every 5' increase in lot width over 50' up to a maximum height of 35'	
	Feet, rear 35% of zone lot depth, allowable height increase	1' for every 3' increase in side setback up to a maximum height of 19'	
C/D	Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot in front 65% / rear 35% of zone lot depth	17'/10'	
	Bulk Plane Slope from Side Interior and Side Street Zone Lot	45°	

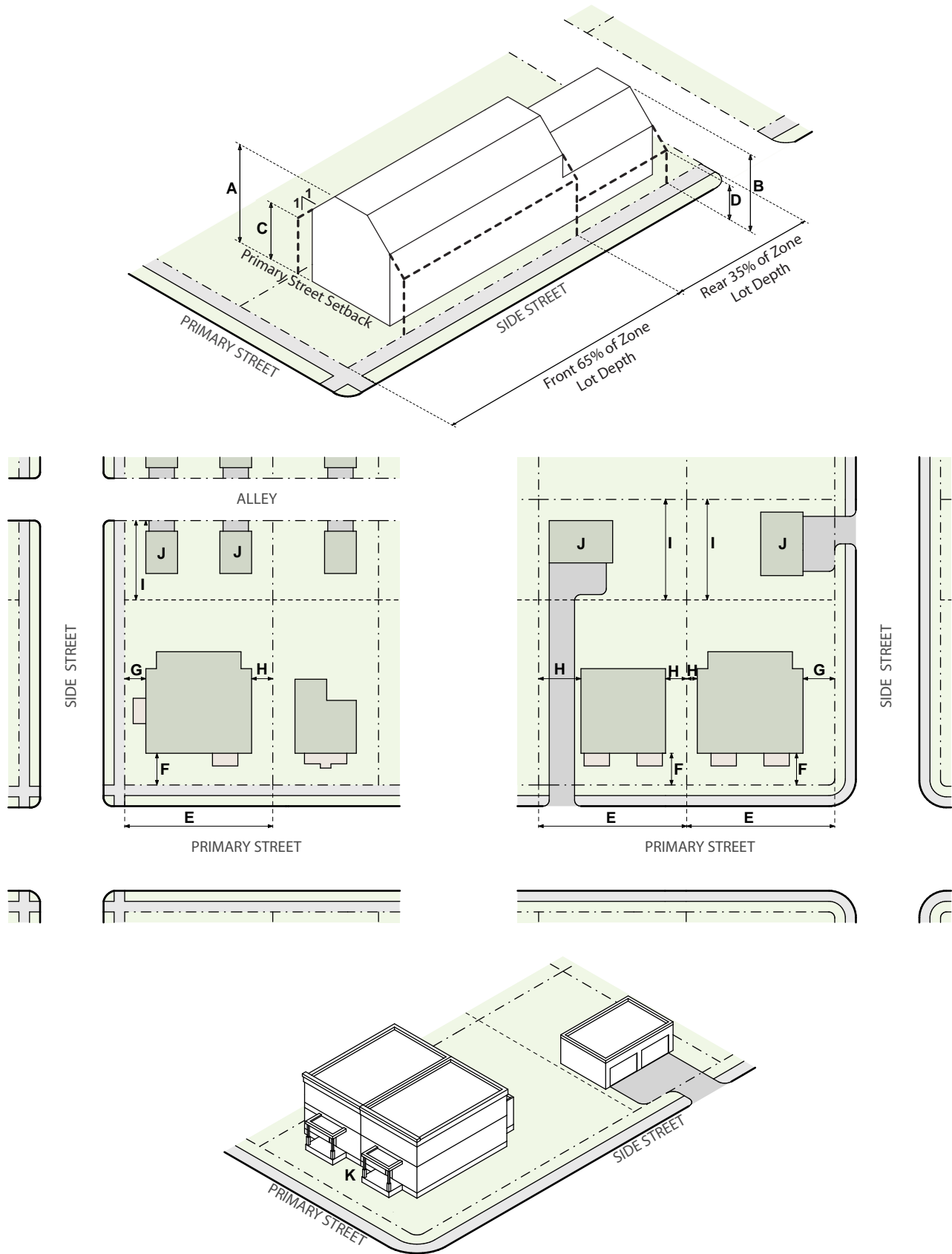
SITING		Subarea 3	Subarea 4
ZONE LOT			
	Use Restriction	Single Unit Dwelling only	
	Zone Lot Size (min)	3,000 ft ²	
E	Zone Lot Width (min)	25'	
	Dwelling Units per Primary Residential Structure (min/max)	1/1	

SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		Subarea 3 Subarea 4			
		30' or less	31' to 40'	41' to 74'	75' or Greater
F	Primary Street, block sensitive setback required	yes	yes	yes	yes
F	Primary Street, where block sensitive setback does not apply (min)	20'	20'	20'	20'
G	Side Street (min)	3'	5'	5'	7.5'
H	Side Interior (min)	3'	3'	5'	10'
I	Rear, alley/no alley (min)	12'/20'	12'/20'	12'/20'	12'/20'
	Building Coverage per Zone Lot, including all accessory structures (max)	50%	37.5%	37.5%	37.5%
PARKING BY ZONE LOT WIDTH					
	Parking and Drive Lot Coverage in Primary Street Setback (max)	2 Spaces and 320 ft ²	2 Spaces and 320 ft ²	33%	33%
	Vehicle Access	From alley			
ACCESSORY STRUCTURES					
J	Detached Accessory Structures Allowed	(see Sec. 3.4)			

DESIGN ELEMENTS		Subarea 3	Subarea 4
BUILDING CONFIGURATION			
	Attached Garage Allowed	(1) Shall not project forward of any part of a Primary Street facing facade of a primary structure (2) May follow the Detached Garage building form for Side Street, Side Interior and Rear setbacks	
	Primary Street-Facing Attached Garage Door Width in first 50% of lot depth(max)	35% of the entire width of the Primary Street facing facade of the primary structure or 16', whichever is greater	
GROUND STORY ACTIVATION			
K	Pedestrian Access, Primary Street	Entry Feature	
	See Sections 3.5 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions		

B. Duplex

Not to Scale. Illustrative Only.



DUPLEX

HEIGHT		Subarea 3	Subarea 4
	Stories, front 65% / rear 35% of zone lot depth (max)	2.5/1	
A/B	Feet, front 65% / rear 35% of zone lot depth (max)	30'/17'	
	Feet, front 65% of zone lot depth, allowable height increase	1' for every 5' increase in lot width over 50' up to a maximum height of 35'	
	Feet, rear 35% of zone lot depth, allowable height increase	1' for every 3' increase in side setback up to a maximum height of 19'	
C/D	Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Lines in front 65% / rear 35% of zone lot	17'/10'	
	Bulk Plane Slope from Side Interior and Side Street Zone Lot Lines	45°	

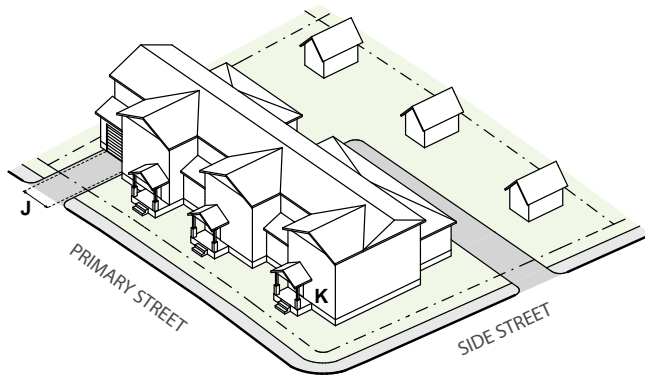
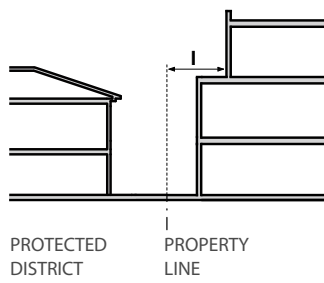
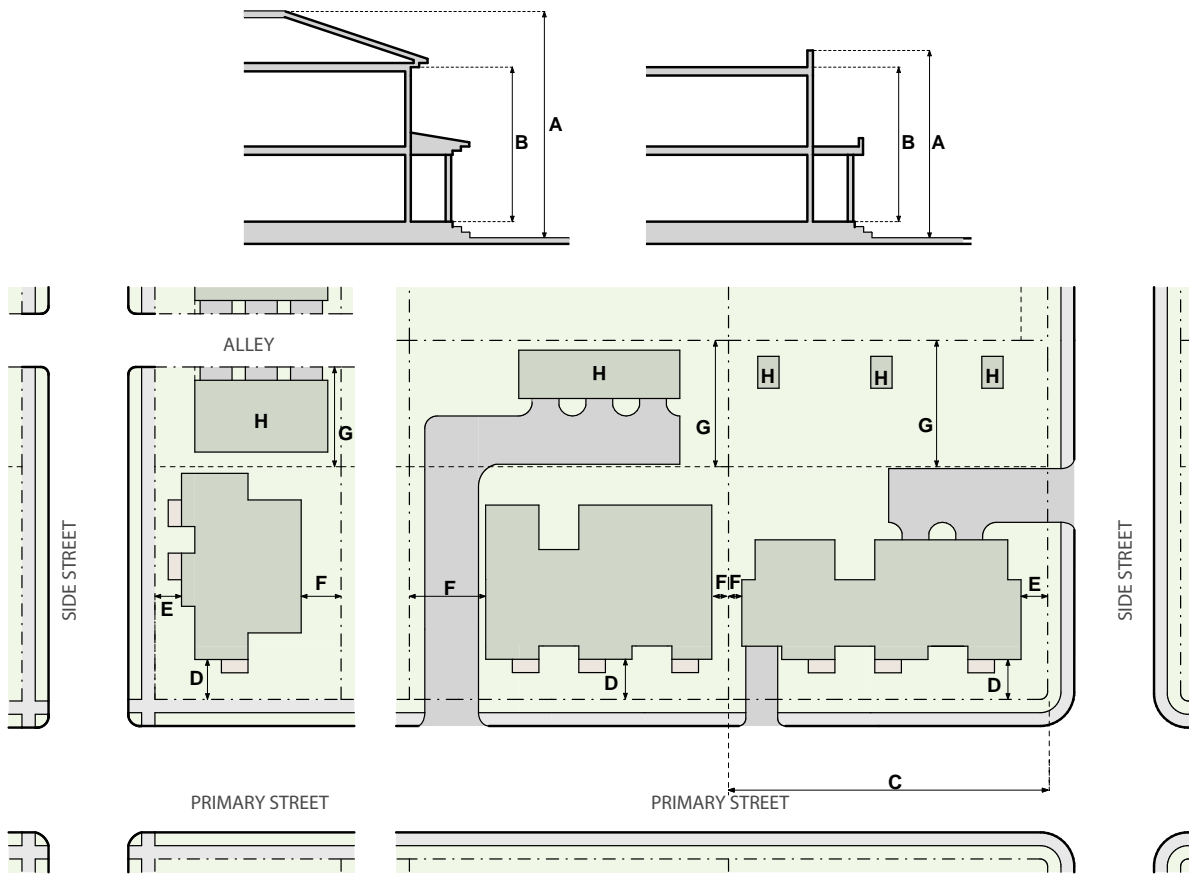
SITING		Subarea 3	Subarea 4
ZONE LOT			
	Use Restriction	Two Unit Dwelling only	
	Zone Lot Size (min)	4,500 ft ²	
E	Zone Lot Width (min)	35'	
	Dwelling Units per Primary Residential Structure (min/ max)	2/2	

		Subarea 3 Subarea 4			
		30' or less	31' to 40'	41' to 74'	75' or Greater
SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH					
F	Primary Street, block sensitive setback required	yes	yes	yes	yes
F	Primary Street, where block sensitive setback does not apply (min)	20'	20'	20'	20'
G	Side Street (min)	3'	5'	5'	7.5'
H	Side Interior (min)	3'	3'	5'	10'
I	Rear, alley/no alley (min)	12'/20'	12'/20'	12'/20'	12'/20'
	Building Coverage per Zone Lot, including all accessory structures (max)	50%	37.5%	37.5%	37.5%
PARKING BY ZONE LOT WIDTH					
	Parking and Drive Lot Coverage in Primary Street Setback (max)	50%	50%	50%	50%
	Vehicle Access	From alley			
ACCESSORY STRUCTURES					
J	Detached Accessory Structures Allowed	(see Sec. 3.4)			

DESIGN ELEMENTS		Subarea 3	Subarea 4
BUILDING CONFIGURATION			
	Attached Garage Allowed	(1) Shall not project forward of any part of a Primary Street facing facade of a primary structure (2) May follow the Detached Garage building form standards for Side Street, Side Interior and Rear setbacks	
	Primary Street Facing Attached Garage Door Width in first 50% of lot depth(max)	35% of the entire width of the front Primary Street facing facade of the dwelling primary structure or 16', whichever is greater	
GROUND STORY ACTIVATION			
K	Pedestrian Access, Primary Street	Entry Feature	
See Sections 3.5 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions			

C. Town House

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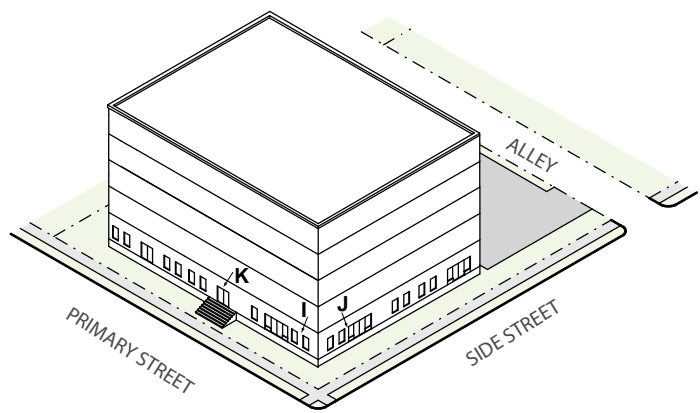
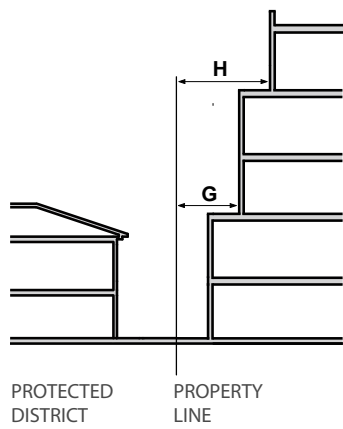
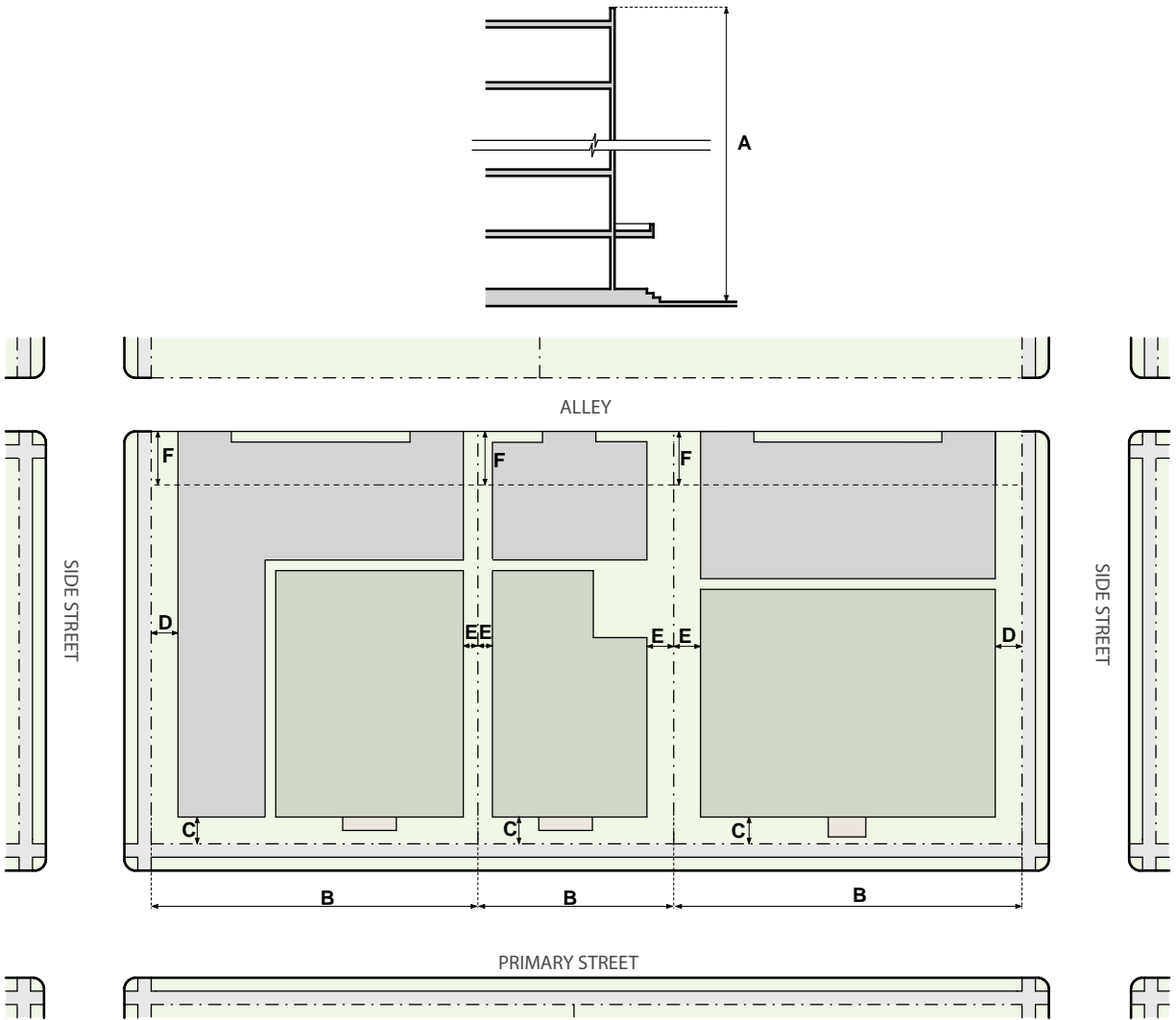


TOWN HOUSE

HEIGHT		Subarea 3 Subarea 4
A	Stories, front 65% / rear 35% of zone lot depth (max)	2.5/1
A	Feet, front 65% / rear 35% of zone lot depth (max)	30' / 19'
	Feet, front 65% of zone lot depth, allowable height increase	1' for every 5' increase in lot width over 50' up to a maximum height of 35'
B	Side Wall Height (max)	25'
SITING		Subarea 3 Subarea 4
ZONE LOT		
	Use Restriction	Multi Unit Dwelling only
	Zone Lot Size (min)	6,000 ft ²
	Zone Lot Width (min)	50'
	Dwelling Units per Primary Residential Structure (min/max)	3/10
REQUIRED BUILD-TO		
C	Primary Street (min % within min/max)	na
SETBACKS		
	Primary Street, block sensitive setback required	yes
D	Primary Street, where block sensitive setback does not apply (min)	20'
E	Side Street (min)	5'
F	Side Interior (min)	5'
	Side Interior, adjacent to Protected District (min)	na
G	Rear, alley/no alley (min)	12' / 20'
	Rear, adjacent to Protected District, alley/no alley (min)	na
PARKING		
	Surface Parking Setback	See Sec. 3.7
	Surface Parking between building and Primary Street/Side Street	Not Allowed/Allowed
	Vehicle Access	From alley
ACCESSORY STRUCTURES		
H	Detached Accessory Structures Allowed	see Sec. 3.4
DESIGN ELEMENTS		Subarea 3 Subarea 4
BUILDING CONFIGURATION		
	Upper Story Stepback, for Flat Roof, Above 25', Primary Street, Side Street and Side Interior	10'
J	Primary Street- Facing Attached Garage Door Width (max per unit)	10'
GROUND STORY ACTIVATION		
	Transparency, Primary Street (min)	na
	Transparency, Side Street (min)	na
K	Pedestrian Access	Each unit shall have a street-facing Entrance
See Sections 3.5 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions		

D. Apartment

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APARTMENT

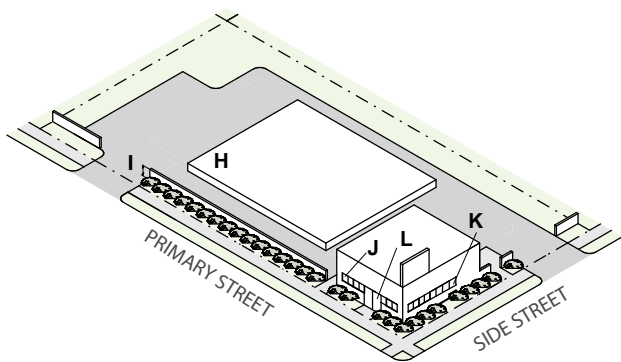
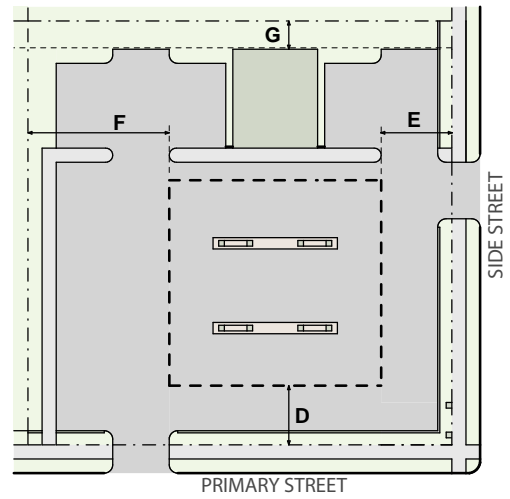
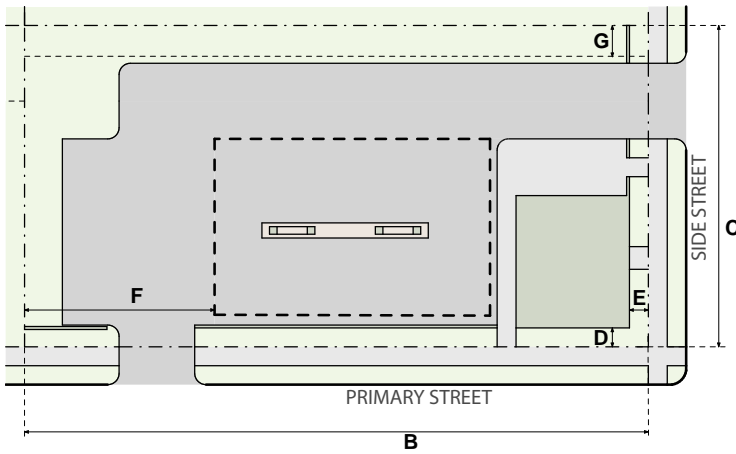
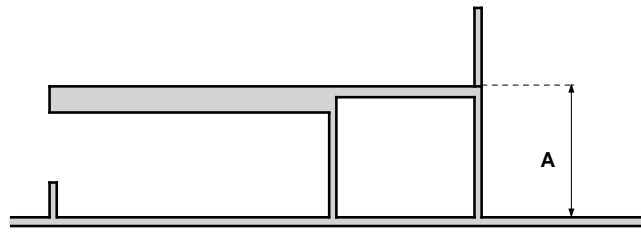
HEIGHT		Subarea 1 Subarea 2
A	Feet (min/max)	24'/90'

SITING		Subarea 1 Subarea 2
ZONE LOT		
Use Restrictions	Residential or Lodging Accommodations Uses Only	
REQUIRED BUILD-TO		
B	Primary Street (min % within min/max)	75% 0'/10'
	Side Street (min % within min/max)	25% 0'/10'
SETBACKS		
C	Primary Street (min)	0'
D	Side Street (min)	0'
E	Side Interior (min)	0'
F	Rear, alley and no alley (min)	0'
PARKING		
Surface Parking between building and Primary Street/Side Street	Not Allowed/Not Allowed	
Surface Parking Screening	See Article 10, Division 10.5 Denver Zoning Code	
Vehicle Access	Shall be determined as part of Site Development Plan Review	

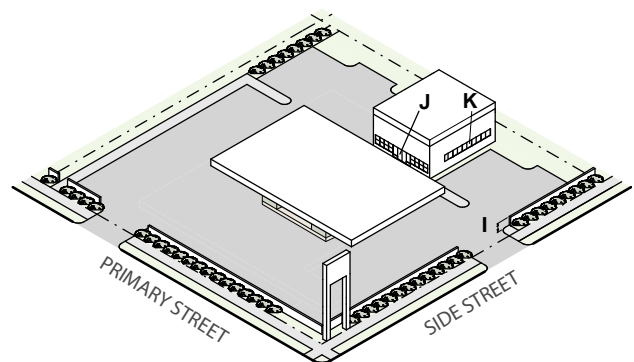
DESIGN ELEMENTS		Subarea 1 Subarea 2
BUILDING CONFIGURATION		
	Primary Street Upper Story Setback above 5 stories or 70' (min)	20'
G	Upper Story Setback Above 27', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	20'/25'
H	Upper Story Setback Above 51', adjacent to Protected District: Rear, alley/ Rear, no alley and Side Interior (min)	35'/40'
GROUND STORY ACTIVATION		
I	Transparency, Primary Street (min)	40%
J	Transparency, Side Street (min)	30%
K	Pedestrian Access, Primary Street	Entrance
See Sections 3.5 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions		

E. Drive Thru Services

Not to Scale. Illustrative Only.



OPTION - A



OPTION - B

DRIVE THRU SERVICES

	Subarea 1	Subarea 2	Subarea 3	Subarea 4
HEIGHT				
A	Stories (max)	2		
A	Feet (max)	35'		

	Subarea 1	Subarea 2	Subarea 3	Subarea 4
SITING				
ZONE LOT				

Use Restrictions	Subareas 3 and 4: Primary Use with Accessory Drive Thru Use, excluding Eating/Drinking Establishment Subareas 1 and 2: Automobile Services, Light and/or Primary Use with Accessory Drive Thru Use, excluding Eating/Drinking Establishments
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REQUIRED BUILD-TO	
B	Primary Street (min % within min/max)* Corner Lot: 50% 0'/15' All Other: 70% 0'/15'
C	Side Street (min % within min/max)* 50% 0'/15'

SETBACKS	
D	Primary Street (min) 0'
E	Side Street (min) 0'
F	Side Interior (min) 0'
G	Rear (min) 0'

PARKING	
Surface Parking between building and Primary Street/Side Street	Not Allowed/Not Allowed

	Subarea 1	Subarea 2	Subarea 3	Subarea 4
DESIGN ELEMENTS				
BUILDING CONFIGURATION				

H	*Canopy	Building shall be used to meet a portion of the Primary and Side Street Build-To. Canopy may be used to meet a portion of the Primary and Side Street Build-To.
I	Screening Required	Garden Wall required within 0'/15' for 100% of the zone lot's Primary and Side Street frontages, excluding access points and portions of building within 0'/15', following the standards of Denver Zoning Code Section 10.5.4.3

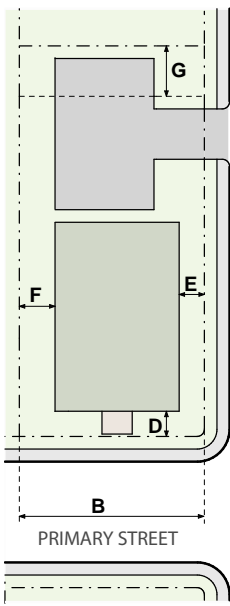
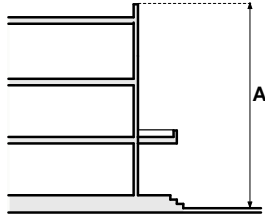
Upper Story Setback Above 27': Rear, alley/ Rear, no alley and Side interior (min)	15'/25'
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GROUND STORY ACTIVATION	
J	Transparency, Primary Street (min) 40%
K	Transparency, Side Street (min) 25%
L	Pedestrian Access, Primary Street Entrance

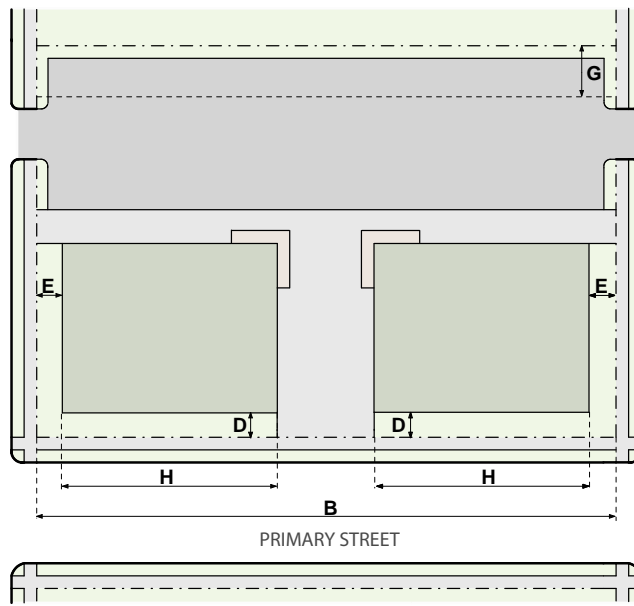
See Sections 3.5 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

F. General

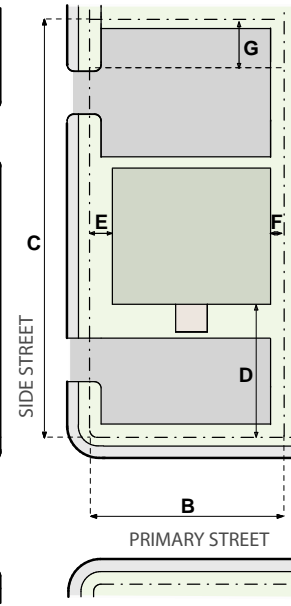
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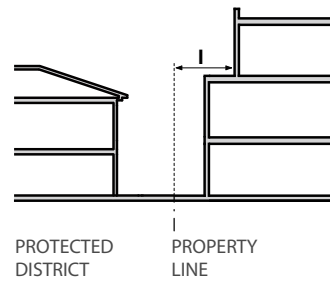
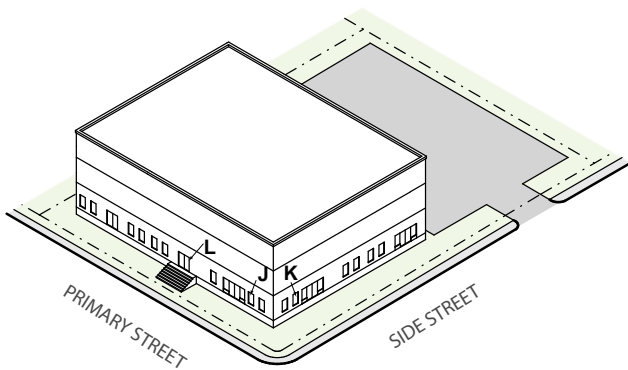
Option A



Option B



Option C

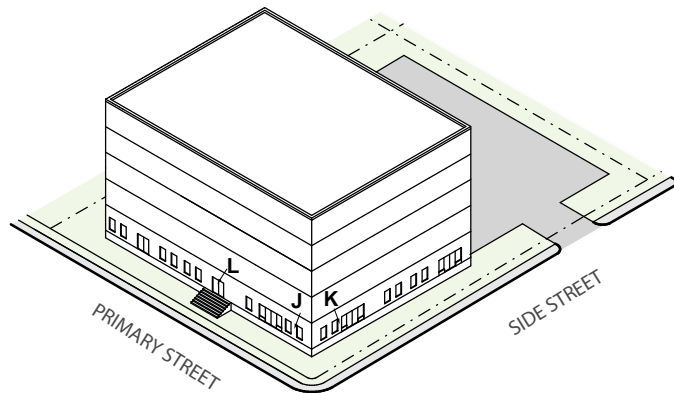
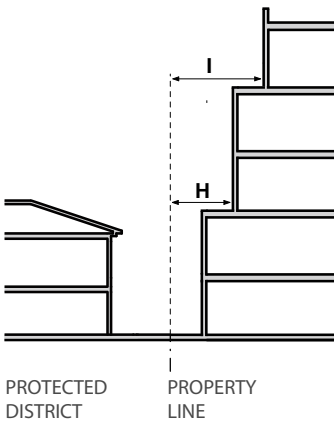
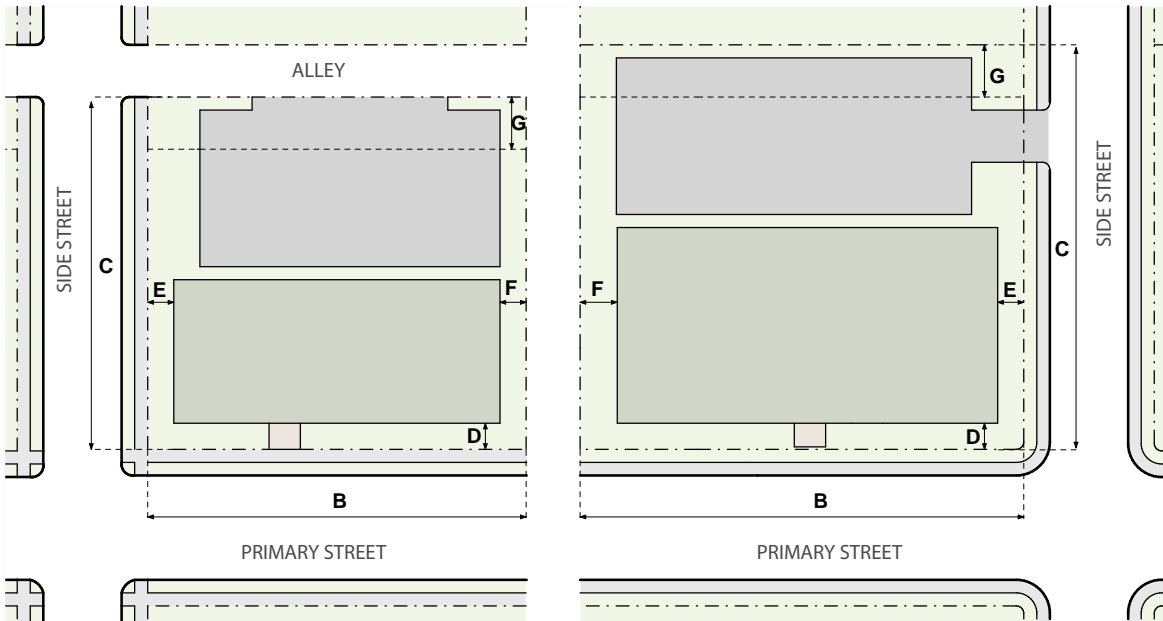
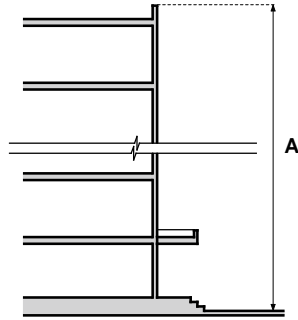


GENERAL

HEIGHT		Subarea 1 Subarea 2
A	Feet (max)	90'
SITING		Subarea 1 Subarea 2
REQUIRED BUILD-TO		
B	Primary Street (min % within min/max)	70% 0'/10'
SETBACKS		
D	Primary Street (min)	0'
E	Side Street (min)	0'
F	Side Interior (min)	0'
G	Rear, alley and no alley (min)	0'
PARKING		
	Surface Parking between building and Primary Street/Side Street	Not Allowed/Not Allowed
	Surface Parking Screening	See Article 10, Division 10.5 Denver Zoning Code
	Vehicle Access	Shall be determined as part of Site Development Plan Review
DESIGN ELEMENTS		Subarea 1 Subarea 2
BUILDING CONFIGURATION		
I	Upper Story Setback Above 27', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	20'/25'
	Upper Story Setback Above 51', adjacent to Protected District: Rear, alley/ Rear, no alley and Side Interior (min)	35'/40'
GROUND STORY ACTIVATION		
J	Transparency, Primary Street (min)	40%
K	Transparency, Side Street (min)	25%
L	Pedestrian Access, Primary Street	Entrance
See Sections 3.5 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions		

G. Shopfront

Not to Scale. Illustrative Only.



SHOPFRONT

HEIGHT		Subarea 1	Subarea 2
A	Feet (min/max)	24'/90'	
SITING		Subarea 1	Subarea 2
REQUIRED BUILD-TO			
B	Primary Street (min % within min/max)	70% 0'/5'	
C	Side Street (min % within min/max)	25% 0'/5'	
SETBACKS			
D	Primary Street (min)	0	
E	Side Street (min)	0'	
F	Side Interior (min)	0'	
G	Rear, alley and no alley (min)	0'	
PARKING			
	Surface Parking between building and Primary Street/Side Street	Not Allowed/Not Allowed	
	Surface Parking Screening	See Article 10, Division 10.5 Denver Zoning Code	
	Vehicle Access	Shall be determined as part of Site Development Plan Review	
DESIGN ELEMENTS		Subarea 1	Subarea 2
BUILDING CONFIGURATION			
	Primary Street Upper Story Setback above 5 stories or 70' (min)	20'	
H	Upper Story Setback Above 27', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	20'/25'	
I	Upper Story Setback Above 51', adjacent to Protected District: Rear, alley/ Rear, no alley and Side Interior (min)	35'/40'	
GROUND STORY ACTIVATION			
J	Transparency, Primary Street (min)	60%	
K	Transparency, Side Street (min)	30%	
L	Pedestrian Access, Primary Street	Entrance	
	See Sections 3.5 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions		

SECTION 3.4 DETACHED ACCESSORY BUILDING FORM STANDARDS

3.4.1 Applicability

All detached accessory structures in this PUD-G.

3.4.2 General Standards

A. Combining standards from different building forms for the same structure is prohibited.

B. Detached Accessory Structures Specifically Allowed

The following detached accessory structures are specifically allowed:

1. Buildings:

Sheds, utility buildings, playhouses, cabanas, pool houses, and guard houses

2. Underground Structures:

Swimming pools, storm and fallout shelters

3. Unenclosed Structures:

a. Carports

b. Decks, gazebos, arbor/trellis, swimming pools and other recreational and play facilities for the use of residents, non-commercial barbecues, outside fireplaces, and eating areas

c. Radio and Television Receiving Antennas and Support Structures

Permitted accessory radio and television receiving antennas and support structures shall include satellite dishes less than 32 inches in diameter, and one amateur radio sending and receiving antenna and support structures provided for same.

d. Solar and photo-voltaic energy systems

4. Fences, Walls and Retaining Walls

All accessory fences, walls and retaining walls shall comply with the fence and wall standards in Division 10.5, instead of this Section 4.3.4.

5. Detached Accessory Structures Not Specifically Listed

a. The Zoning Administrator shall determine and impose limitations on accessory structures not otherwise listed as allowed in an applicable Use Table in Articles 3 through 9 of the Denver Zoning Code, or not otherwise covered by the standards in this Section 3.4.

b. All such determinations shall be reviewed according to the procedures and review criteria stated in Section 12.4.6, Code Interpretations and Determination of Unlisted Uses of the Denver Zoning Code. In addition to the criteria stated in Section 12.4.6 of the Denver Zoning Code, the Zoning Administrator shall determine whether a proposed accessory structure is common and customary to the primary structure on the zone lot or to a specific use by right, and if the structure is incidental to the primary structure(s) on the zone lot or to a specific use by right.

c. The Zoning Administrator may impose limitations on the proposed accessory structure, which shall be uniform throughout the Zone District, and taking into consideration the size of the accessory structure, the total number of structures on the zone lot, and the effect on adjacent property.

d. Matters that may be regulated according to this Section shall include, but shall not be limited to, the size, area and number of structures accessory to a use by right, except as specifically permitted or excluded by Articles 3 through 9 of the Denver Zoning Code, or by this Section 3.4.

3.4.3 Supplemental Standards

A. Additional Standards for Detached Accessory Structures in All Zone Districts

1. Gross Floor Area

If an accessory use is operated partially or entirely in one or more detached accessory structures, the gross floor area of such detached accessory structures shall not exceed 10 percent of the area of the zone lot; provided, however, that this limitation shall not apply to detached accessory structures with vehicle access doors.

2. Building Coverage

All detached accessory structures on a zone lot, together with the primary structure(s) on such zone lot, shall not exceed any maximum building coverage standard (taking into account any permitted exemptions) applicable in the subject Zone District for a particular primary building form (e.g., the suburban house, urban house, and duplex building forms are all subject to a maximum building coverage standard).

B. Additional Standards for Detached Structures Accessory to Single Unit Dwellings

1. Required Building Materials

All detached structures accessory to primary single unit dwelling use shall be constructed of materials that are (1) compatible with the materials employed on the primary building, (2) durable, and (3) are not constructed from salvage doors, or other similar materials as designated by the Zoning Administrator.

2. Access and Contiguity

Except when used for a permitted accessory dwelling unit, any residential floor area contained within a second story located above an attached accessory structure shall be contiguous to and accessed only through other residential floor area contained within the principal residential structure.

3.4.4 District Specific Standards Summary

The maximum number of structures per zone lot and building forms allowed by zone district is summarized below:

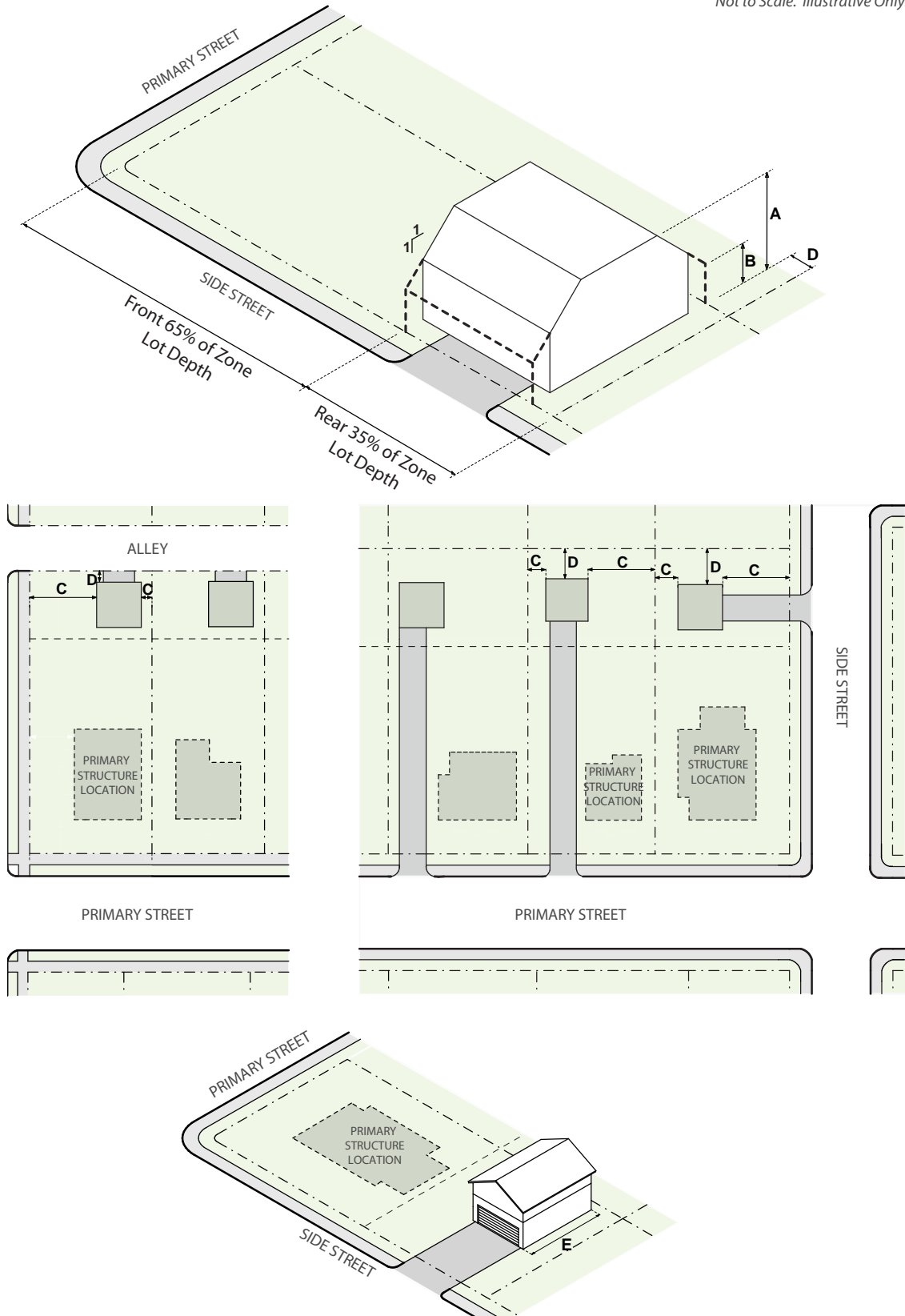
PUD-G	Max Number of Detached Accessory Structures per Zone Lot	Building Forms			
		Detached Accessory Dwelling Unit	Detached Garage	Other Detached Accessory Structures	Detached Accessory Structures
Subarea 1 and 2	no max*	■	■	■	
Subarea 3 and 4	no max*				■

■ = Allowed □ = Allowed subject to limitations *One per dwelling unit for structures with vehicle access doors, See Section 1.2.3.5

3.4.5 District Specific Standards

A. Detached Accessory Dwelling Unit

Not to Scale. Illustrative Only.



DETACHED ACCESSORY DWELLING UNIT

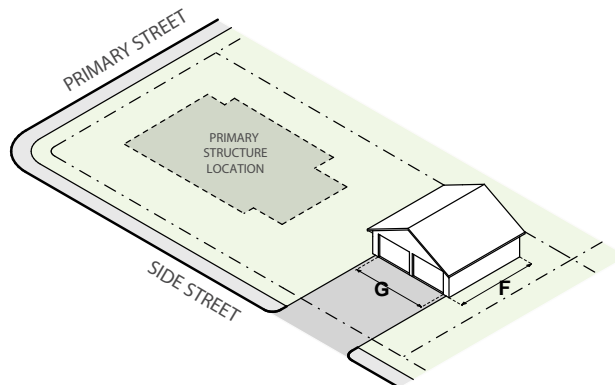
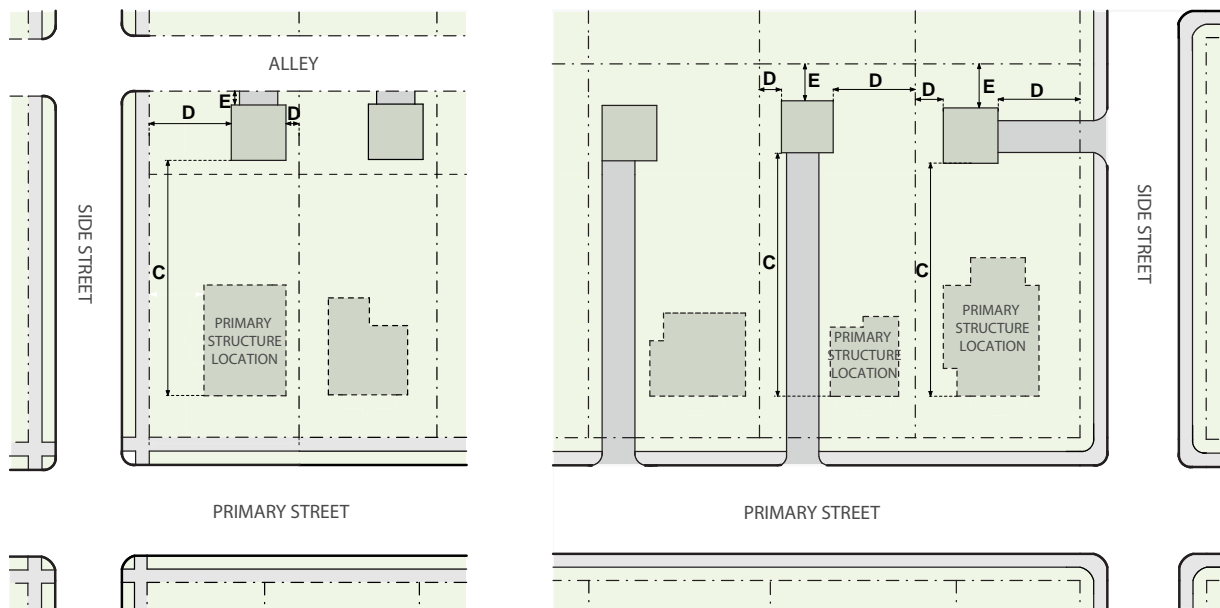
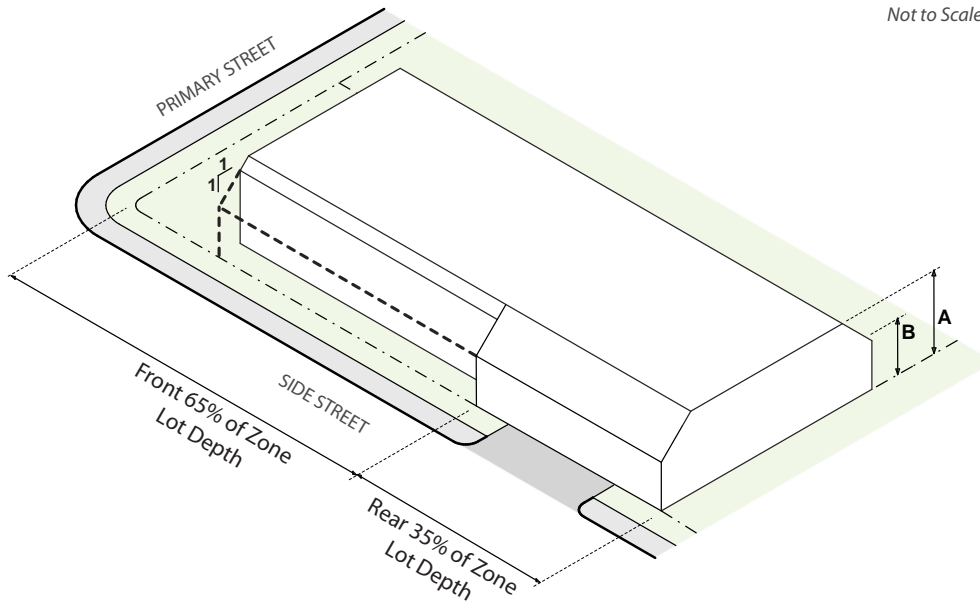
HEIGHT		Subarea 3	Subarea 4
A	Stories (max)	1.5	
A	Feet (max)	24'	
B	Bulk Plane Vertical Height at Side interior and side street zone lot line	10'	
	Bulk Plane Slope from Side interior and side street zone lot line	45°	

SITING		Subarea 3	Subarea 4
USE RESTRICTION		Accessory Uses Only, including accessory dwelling unit where permitted. See Section 4.1 for permitted Accessory Uses	
ZONE LOT			
	Zone Lot Size (min)	6,000 ft ²	
	Exemption from Maximum Building Coverage (Lesser of)	50%/500 ft ²	An exemption from the maximum building coverage shall be given for a portion of the zone lot area occupied by the detached ADU form. The exemption shall be in the amount of 50% of the area of the zone lot occupied by the detached ADU building, up to a maximum credit of 500 ft ² . To qualify, the ADU form shall be separated by at least 15' from the primary dwelling on the zone lot and at least 80% of the ground floor GFA of the ADU form shall be used for vehicle parking.
	Allowed Number of Dwelling Units (min/max)	0/1	
	Additional Standards	See Section 3.4.3	
SETBACKS			
	Location	Located in the rear 35% of the zone lot depth	
C	Side Interior and Side Street (min)	5'	If exceeding one story or 17' must be located adjoining the southern most side setback line
D	Rear (min)	5'	
PARKING			
	Vehicle Access	From alley; or Street access allowed when no alley present see Sec. 3.7 for exceptions	

DESIGN ELEMENTS		Subarea 3	Subarea 4
BUILDING CONFIGURATION			
	Building Footprint (max)	1000 ft ²	
	Habitable Space (max)	1000 ft ²	
E	Horizontal Dimension (max)	36'	
See Sections 3.5 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions			

B. Detached Garage

Not to Scale. Illustrative Only.



DETACHED GARAGE

HEIGHT

	Subarea 3	Subarea 4
A Stories (max)	1	
A Feet (max)	17'	
B Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line	10'	
Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45°	

SITING

	Subarea 3	Subarea 4
USE RESTRICTION	Accessory Uses Only, excluding accessory dwelling unit where permitted. See Section 4.1 for permitted Accessory Uses	
ZONE LOT		
Exemption from Maximum Building Coverage (Lesser of)	50%/ 500 ft ²	An exemption from the maximum building coverage shall be given for a portion of the zone lot area occupied by the detached garage form. The exemption shall be in the amount of 50% of the area of the zone lot occupied by the detached garage building, up to a maximum credit of 500 ft ² . To qualify, the detached garage form shall be separated by at least 15' from the primary dwelling on the zone lot and at least 80% of the ground floor GFA of the garage form shall be used for vehicle parking.
Allowed Number of Dwelling Units (min/max)	0/0	
Additional Standards	See Sections 3.4.3	
SETBACKS		
C Setback from Primary Street Facing Facade of Primary Structure (min)	10'	
D Side Street (min)	5'	
D Side Interior (min), for structure entirely in rear 35% of zone lot*	0'	
D Side Interior (min), for structure not entirely in rear 35% of zone lot	5'	
Side Interior (min), for structure not entirely in rear 35% of zone lot, where Zone Lot Width is 30' or less	3'	
E Rear, no alley (min)	5'	
E Rear, where garage doors face alley (min)	5'	
E Rear, where garage doors do not face alley (min)	0'	
Vehicle Access	From alley; or Street access allowed when no alley present see Sec. 3.7 for exceptions	

DESIGN ELEMENTS

	Subarea 3	Subarea 4
BUILDING CONFIGURATION		
Building Footprint (max)	1,000 ft ² 864 ft ² ** per unit432 ft ² per unit	
F Horizontal Dimension (max)	36'	
G Allowed Number of Primary Street Facing Vehicular Access Doors in the front 50% of the lot depth (max)	3	
G Cumulative Width of All Primary Street Facing Vehicular Access Doors in the front 50% of the lot depth (max)	28'	

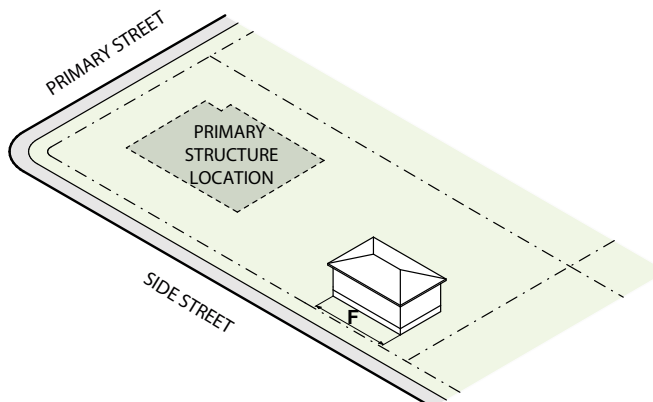
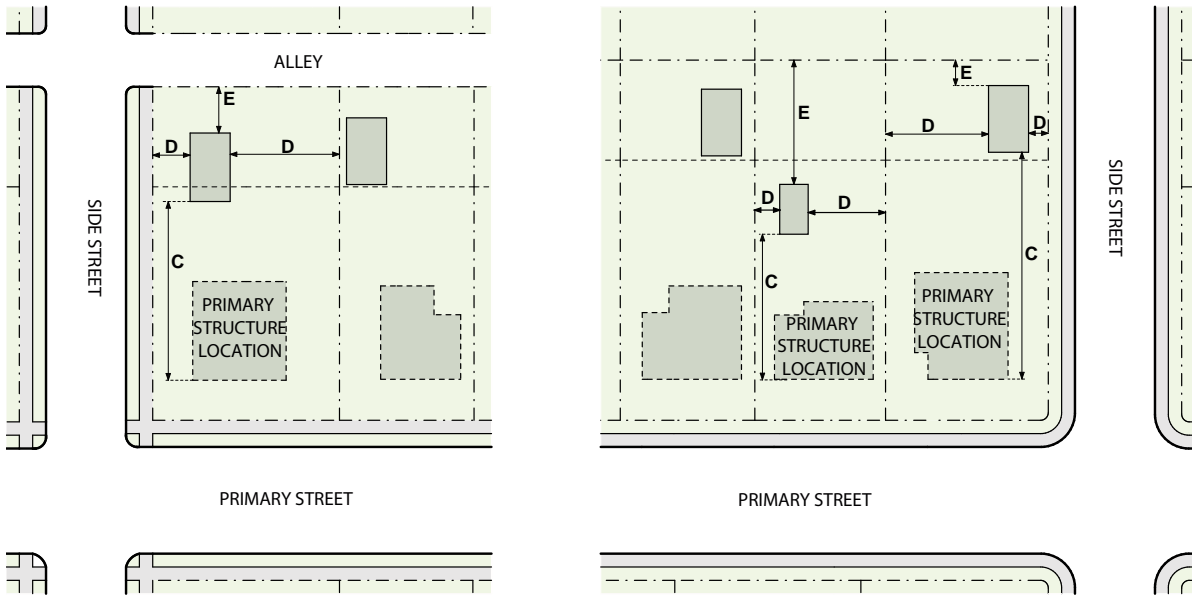
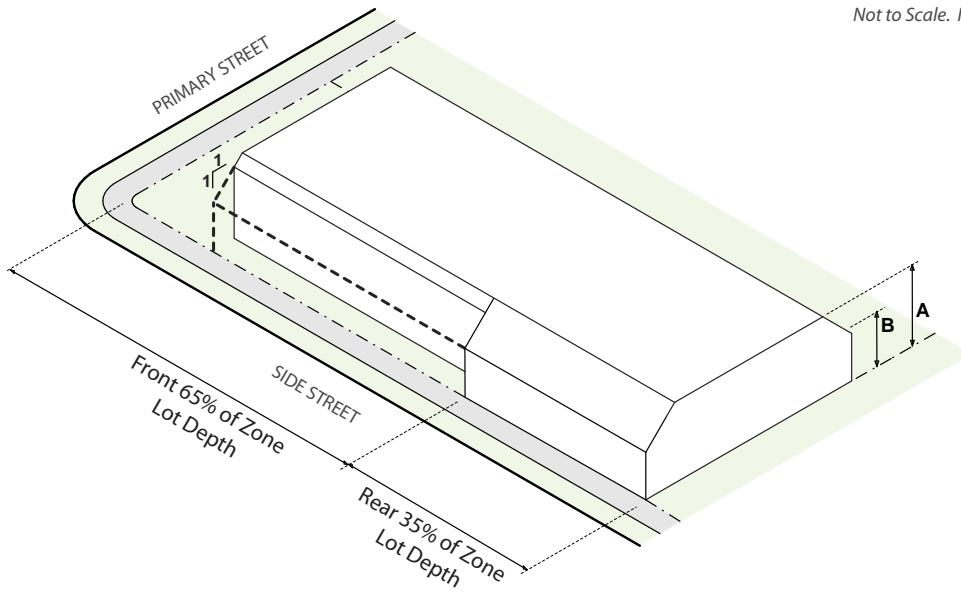
See Sections 3.5 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

*Setbacks less than 5' may be subject to more restrictive building and fire code review - Side facing gable roof ends are not permitted where setbacks are less than 5'

**When used with a Primary Single Unit Dwelling Use, the permitted building footprint for a detached garage may be increased to 1,000 ft²

C. Other Detached Accessory Structures

Not to Scale. Illustrative Only.



OTHER DETACHED ACCESSORY STRUCTURES

HEIGHT		Subarea 3 Subarea 4
A	Stories (max)	1
A	Feet (max)	15'
B	Bulk Plane Vertical Height at Side interior and side street zone lot line	10'
	Bulk Plane Slope from Side interior and side street zone lot line	45°

SITING		Subarea 3 Subarea 4
USE RESTRICTION		Accessory Uses Only, excluding accessory dwelling unit where permitted and parking of vehicles. See Section 4.1 for permitted Accessory Uses
ZONE LOT		
	Allowed Number of Dwelling Units (min/max)	0/0
	Additional Standards	See Section 3.4.3
SETBACKS		
C	Setback from Primary Street Facing Facade of Primary Structure (min)	10'
D	Side Street (min)	5'
D	Side Interior (min), for structure entirely in rear 35% of zone lot*	0'
	Side Interior (min), for structure not entirely in the rear 35% of zone lot	5'
	Side Interior (min), for structure not entirely in rear 35% of zone lot, where Zone Lot Width is 30' or less	3'
E	Rear, no alley (min)	5'
	Rear, alley, where doors face alley (min)	5'
	Rear, alley, where doors do not face alley (min)	0'

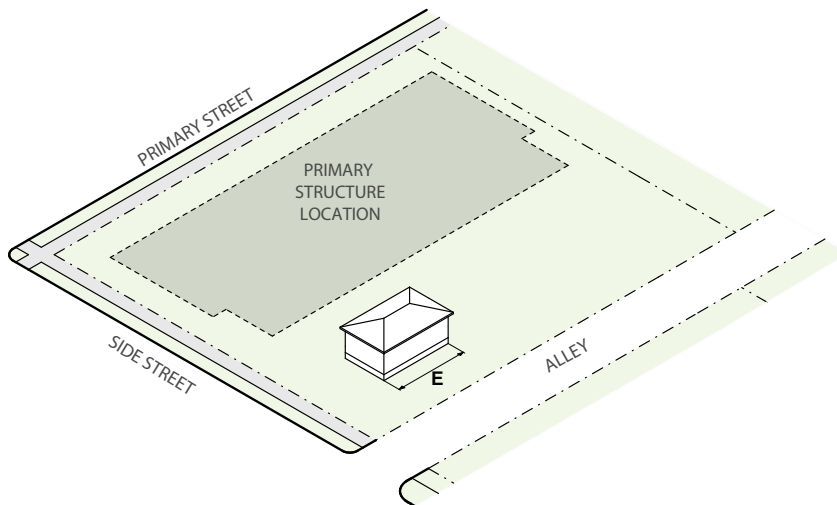
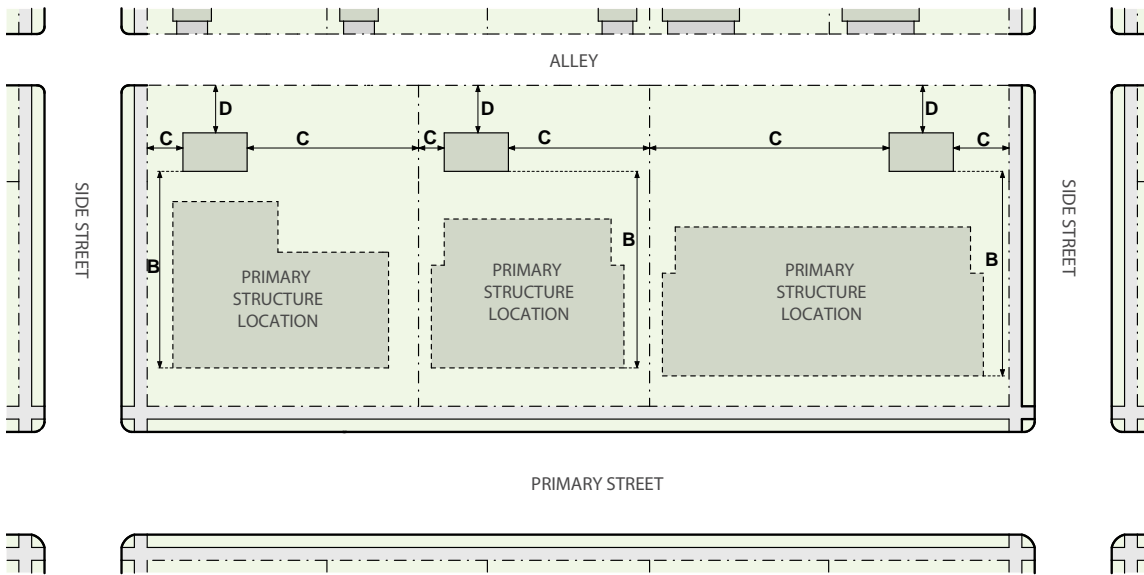
DESIGN ELEMENTS		Subarea 3 Subarea 4
BUILDING CONFIGURATION		
	Building Footprint (max)	1,000 ft ²
F	Horizontal Dimension (max)	36'

See Sections 3.5 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

*Setbacks less than 5' may be subject to more restrictive building and fire code review - Side facing gable roof ends are not permitted where setbacks are less than 5'

D. Detached Accessory Structures

Not to Scale. Illustrative Only.



DETACHED ACCESSORY STRUCTURES

HEIGHT		Subarea 1	Subarea 2
A	Stories (max)	1	
A	Feet (max)	17'	

SITING		Subarea 1	Subarea 2
ZONE LOT			
	Use Restrictions	Accessory Uses Only	
	Allowed Number of Dwelling Units (min/max)	0/0	
	Additional Standards	See Section 3.4.3	
SETBACKS			
B	Setback from Primary Street Facing Facade of Primary Structure (min)	10'	
C	Side Interior and Side Street (min)	5'	
D	Rear, where garage doors do not face alley (min)	0'	
	Rear, when garage doors face alley (min)	5'	

DESIGN ELEMENTS		Subarea 1	Subarea 2
BUILDING CONFIGURATION			
	Building Footprint (max)	1,000 ft ²	
E	Horizontal Dimension (max)	36'	
See Sections 3.5 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions			

SECTION 3.5 SUPPLEMENTAL DESIGN STANDARDS

3.5.1 Applicability

The following supplemental design standards shall be followed when required by a building form.

3.5.2 Pedestrian Access

A. Entrance

Where required in this PUD-G, an Entrance shall provide a clear, obvious, publicly accessible connection between the Primary Street and the primary uses within the building. An entrance shall be located either on the Primary Street facing facade or located on a facade other than a Primary Street facing facade but within 15 feet of the zone lot line abutting the Primary Street. An entrance shall be one of the following three types:

1. Door - An entrance on the same plane as the building facade.
2. Recessed Entrance - An entrance inset behind the plane of the building facade by no more than 15 feet.
3. Corner Entrance - An angled street-facing entrance located on the corner of a building at approximately 45 degrees to the intersecting streets.

B. Entry Feature

Where required in this PUD-G, an Entry Feature shall signal the connection between the Primary Street and the primary uses within the building. An entry feature shall be located either on the Primary Street facing facade or be visible from the Primary Street. An entry feature shall be one of the following:

1. Door
2. Gates
3. Front Porch
4. Front Stoop
5. Front Terrace
6. Canopy
7. Arcade

SECTION 3.6 DESIGN STANDARD ALTERNATIVES

3.6.1 Applicability

Design Standard Alternatives allowed in the E-MS-3 Zone District of the Denver Zoning Code, as amended from time to time, shall be allowed.

SECTION 3.7 DESIGN STANDARD EXCEPTIONS

3.7.1 Applicability

Design Standard Exceptions shall be allowed following E-MS-3 or E-SU for exceptions to the Urban House, Duplex, and Townhouse building forms, of the Denver Zoning Code, as amended from time to time.

CHAPTER 4 USES AND REQUIRED MINIMUM PARKING

SECTION 4.1 USES

- 4.1.1 This PUD-G shall follow Zone District E-MX-3 of the Denver Zoning Code, as amended from time to time, to set forth the land uses allowed, including all applicable limitations and the required zoning procedure, for all the Subareas within this PUD-G, with the following exceptions:
- A. Parking, Surface as a Primary Use shall be allowed in Subareas 3 and 4 only as a P-ZP with no Vehicle or Bicycle parking requirements.
 - B. Retail Sales, Service & Repari - Firearms Sales shall be allowed in Subareas 1 and 2 as a P-ZP
- 4.1.2 Any permitted use(s) may develop in a single structure or multiple structures within the parameters of the approved building forms and any other plan requirements of the PUD. Multiple structures or a single structure may develop on a single zone lot, across zone lot lines, on any parcel or any other delineated land area. Structure(s) may contain a single permitted use or any combination of permitted uses. Parking may occur anywhere within the boundaries of the PUD for any use located anywhere within the PUD. The site may develop using any one or multiple approved building forms.

SECTION 4.2 REQUIRED MINIMUM PARKING

- 4.2.1 The minimum number of required vehicle and bicycle parking spaces will be regulated by the E-MS-3 Zone District of the Denver Zoning Code, as amended from time to time. If there is a use allowed in E-MX-3 that is not allowed in E-MS-3, and therefore has no parking requirement listed, the Parking Category Table within Article 10, Division 10.4 Parking and Loading shall be used to determine the required minimum parking for that use. The actual number of parking spaces shall be determined at the Site Plan review phase of development. Historically, this property has been parked utilizing the parking lots across the alley right of way to the east. To maintain this parking arrangement, parking may occur anywhere within the boundaries of the PUD for any use located anywhere within the PUD even if separated by right of way or within one-thousand (1,000) feet of the PUD boundaries, again, even if separated by right of way. Parking may be shared between permitted uses.
- 4.2.2 **Parking Location**
Required parking for a use within one subarea may be located on any one or combination of another subarea(s) within this PUD-G.

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CHAPTER 5 ADDITIONAL STANDARDS

SECTION 5.1 ARTICLE 1 OF THE DENVER ZONING CODE

5.1.1 Applicability

Article 1: General Provisions of the Denver Zoning Code, as amended from time to time, shall apply to this PUD-G.

SECTION 5.2 ARTICLE 10 OF THE DENVER ZONING CODE

5.2.1 Applicability

Article 10: General Design Standards of the Denver Zoning Code, as amended from time to time, shall apply to this PUD-G, including standards specific to the E-MS-3 Zone District (e.g. Signage), with the following additions and/or exceptions:

- A. Required minimum parking allowance as described in Section 4.2.2 of this PUD-G shall be an allowance.
- B. Boat, camper, trailer and/or recreation vehicle parking and/or storage is permitted only within a parking structure.
- C. Minimum spacing between buildings located within this PUD-G may be 0'.

SECTION 5.3 ARTICLE 11 OF THE DENVER ZONING CODE

5.3.1 Applicability

Article 11: Use Limitations and Definitions of the Denver Zoning Code, as amended from time to time, shall apply to this PUD-G.

SECTION 5.4 ARTICLE 12 OF THE DENVER ZONING CODE

5.4.1 Applicability

Article 12: Procedures and Enforcement of the Denver Zoning Code, as amended from time to time, shall apply to this PUD-G, with the following exceptions/additions:

A. Official Map Amendment

This PUD-G may be amended as described in Denver Zoning Code Section 9.6.1.4 Amendment to Approved PUD District Plans.

B. Site Development Plan and Ownership

In the case of multiple ownerships (groups or individuals) of this PUD-G, any one ownership may develop independent of the other ownership(s) without the necessity for any type of approval from the other ownership(s) including a signature on the development plan. This includes future revisions to an existing development or development plan.

SECTION 5.5 ARTICLE 13 OF THE DENVER ZONING CODE

5.5.1 Applicability

Article 13: Rules of Measurement and Definitions of the Denver Zoning Code, as amended from time to time, shall apply to this PUD-G.

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