



DENVER
THE MILE HIGH CITY

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TO: Denver City Council
Land Use, Transportation and Infrastructure Committee
Jeanne Robb, Chair
FROM: Tim Watkins, AICP, Senior City Planner
DATE: August 14, 2013
RE: Official Zoning Map Amendment Application #2013I-00011
1700 – 1718 East, 6th Avenue
P.U.D. 602 Text Amendment

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval of Application #2013I-00011 for minor text amendments to P.U.D. 602.

Request for Rezoning

Application: #2013I-00011
Address: 17000 – 1718 East, 6th Avenue
Neighborhood/Council District: Country Club / Council District 10

RNOs & other Interested Groups: Capitol Hill United Neighborhoods, Inc.
Denver Neighborhood Association, Inc.
Inter-Neighborhood Cooperation
Neighborhood Advisory Committee to the Botanic Gardens
7th Avenue Neighborhood Association
Denver Downtown Capitol Hill Alliance
Neighbors and Friends for Cheesman Park
Driving Park Historic District

Area of Property: 6,250 SF or 0.14 acres
Current Zoning: P.U.D. 602
Proposed Zoning: P.U.D. Amendment
Property Owner(s): Country Club Shoppette, LLC
Owner Representative: Bob Gollick

Summary of Rezoning Request

The purpose of this text amendment to P.U.D. 602 (adopted in 2007) is to allow outdoor eating (combined with eating place) as an exempted outdoor use, and to clarify that the addition of fences, walls, railings, planters, fixtures or furniture in the right-of-way may be pursued through application for public right-of-way occupancy permitting and review by Public Works.

P.U.D. 602 was adopted under Former Chapter 59 with the intent of defining appropriate uses for the property and assuring that the building remain intact. The P.U.D. precludes outdoor eating and necessary encroachment into the right-of-way for fencing and/or railings to delineate outdoor eating.

To address these restrictions, the proposed text amendment adds outdoor eating (combined with eating place) in Section o as an allowed accessory use with limitations for outdoor eating that were derived from Former Chapter 59-184. These limitations define the appropriate use area, general safety considerations and hours of operation.

The amendment also clarifies that encroachment into the public right-of-way for fencing and/or railings or other fixtures is not precluded by this P.U.D., and states the need to pursue a public right-of-way occupancy permit for encroachments into the right-of-way. Occupancy permits are reviewed by Public Works, and Landmark Design review according to D.R.M.C., Chapter 30, as applicable.

Existing Context

- The Country Club Shoppette is a century-old commercial building located in the Country Club neighborhood and Driving Historic District. The predominantly residential neighborhood lies between Downing Street and University Boulevard (west and east), adjacent Cheesman Park along 8th Avenue to the north, and along Cherry Creek and the Denver Country Club golf course to the south.
- Located in the heart of the neighborhood at 6th Avenue and Gilpin Street, the subject property has been operating as a neighborhood commercial center since 1912. Prior to adoption of P.U.D. 602 in 2007, it was operating as a legal non-conforming multi-tenant retail & commercial use. The P.U.D. was created to define appropriate uses for the building on the Denver Zone Map, and to eliminate the onerous requirement for owners to go through an adjustment for zoning appeals process when changing tenants and uses in the building.
- P.U.D. 602 was created with extensive input from the neighborhood. The public input process resulted in the adopted P.U.D. with a list of allowed uses (shown in Table 2a). The P.U.D. assures that the subject property remains as a functioning multi-tenant retail

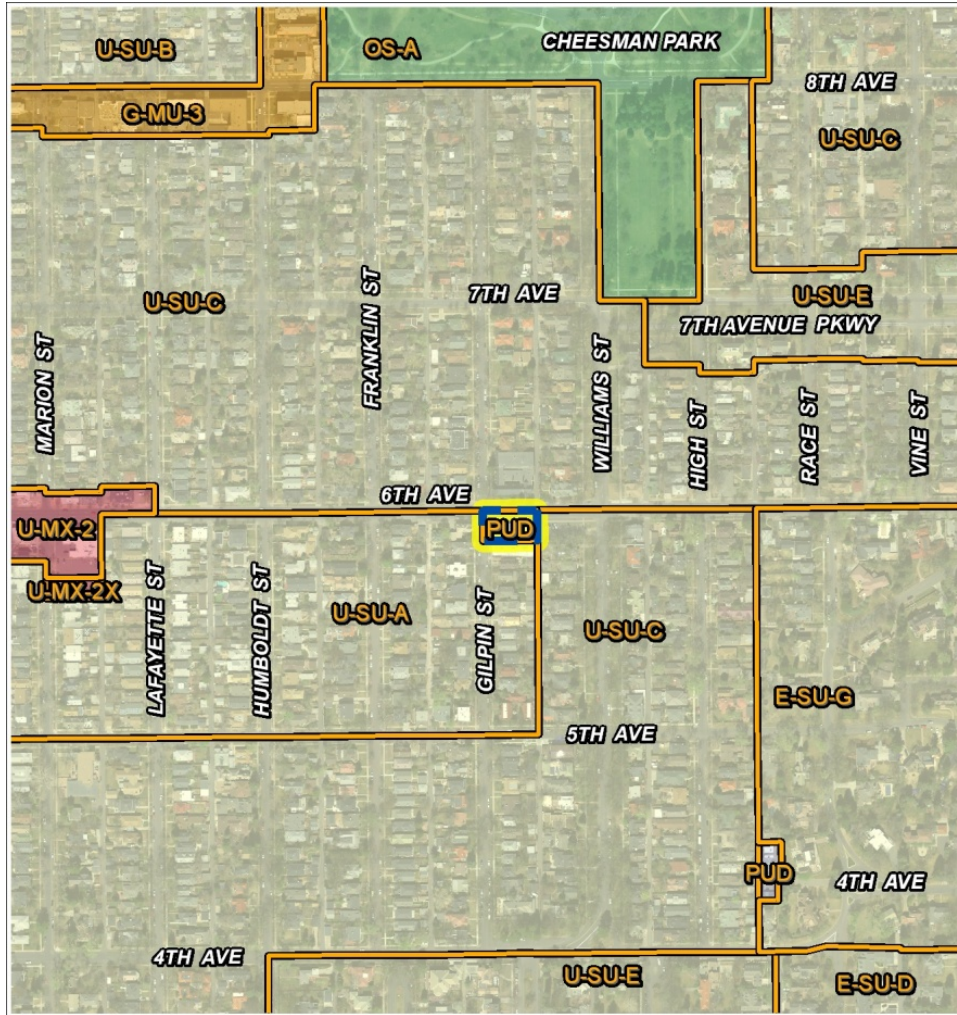
and commercial building, and that redevelopment will only take place if the building is destroyed and needs to be re-built.

- Eating place is included on Table 2a., but section o. External Effects states that “every use, unless expressly exempted, shall be operated within a completely enclosed structure.” Section o does not provide an exemption for outdoor eating or any other use. This P.U.D. amendment proposes an exemption in this section for outdoor eating (combined with eating place) with appropriate limitations.
- The existing building is built to property lines (0 ft setback) on all sides. Any outdoor eating or other permitted use would require use of the public right-of-way. However, P.U.D. 602 was written with prescriptive design guidelines that do not address encroachment of fencing and/or railings or other fixtures into the right-of-way that would be necessary to delineate and accommodate outdoor eating. The proposed text amendments clarify that owners are not precluded from applying for public right-of-way occupancy permit.
- The applicant sent a letter to RNO’s and other potentially interested organizations (included as a new exhibit in the P.U.D. application) to invite input regarding a possible amendment of P.U.D. 602 to allow outdoor eating, and to clarify that railing or other fixtures could encroach into the right-of-way to support outdoor eating. With no issues or concerns submitted to the applicant or to planning staff in response to this letter, the applicant initiated a rezoning request to amend the P.U.D.

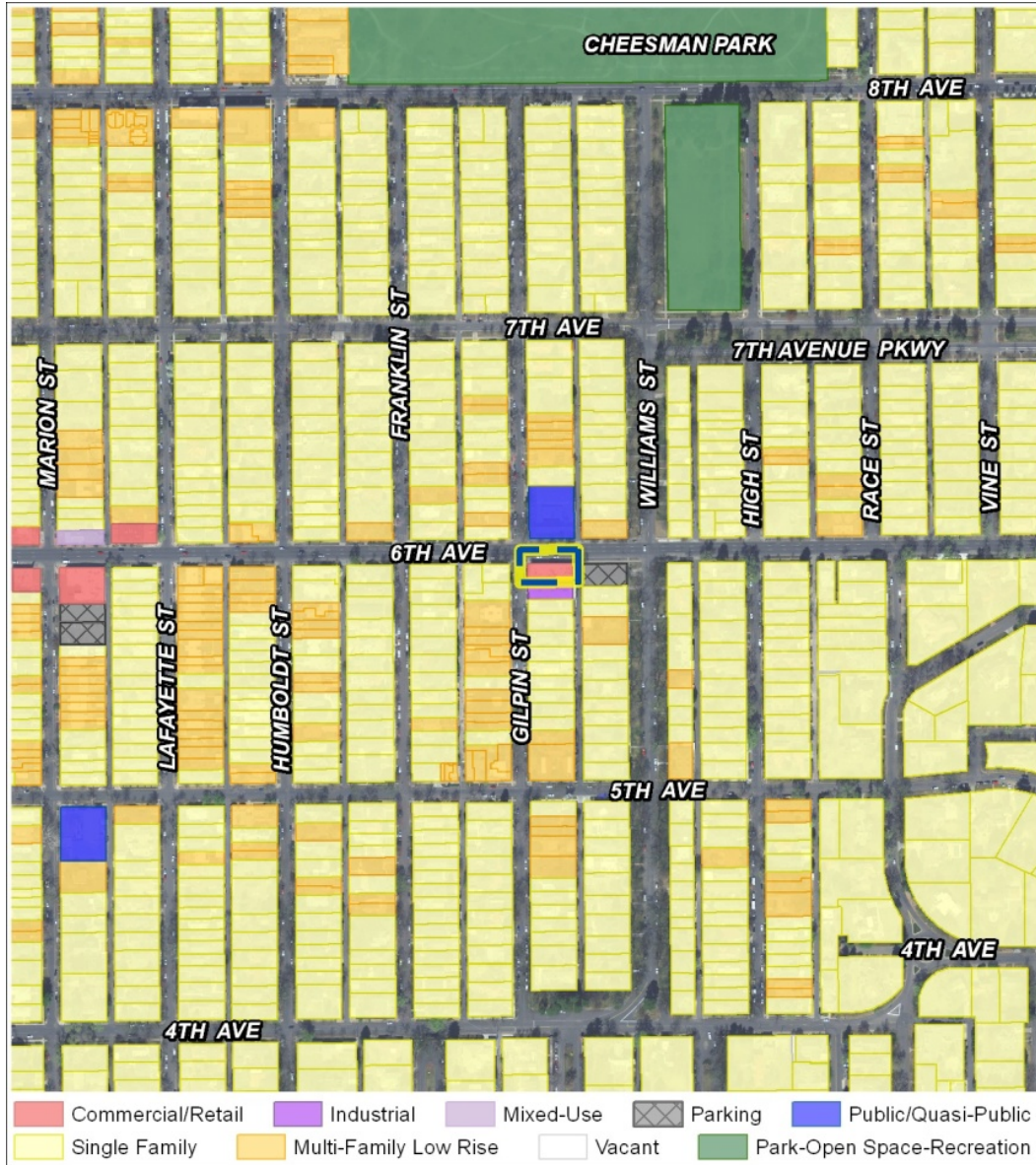
The following table summarizes the existing context proximate to the subject site:

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	P.U.D. 602	Retail / Commercial mixed use	1 story building built to each property line (0 ft setback).	The site is located on the corner of 6 th Avenue and Gilpin Street. The streets and block are part of a traditional lot and block laid out in an orthogonal grid pattern.
North	U-SU-C	Single unit residential, duplex and church / religious	1 – 2 story	
South	U-SU-B	Commercial warehouse, single unit residential	1 – 2 story	
East	U-SU-C	Parking, single unit residential	N/A, 1-2 story	
West	U-SU-B	Single unit residential, duplex	1 – 2 story	

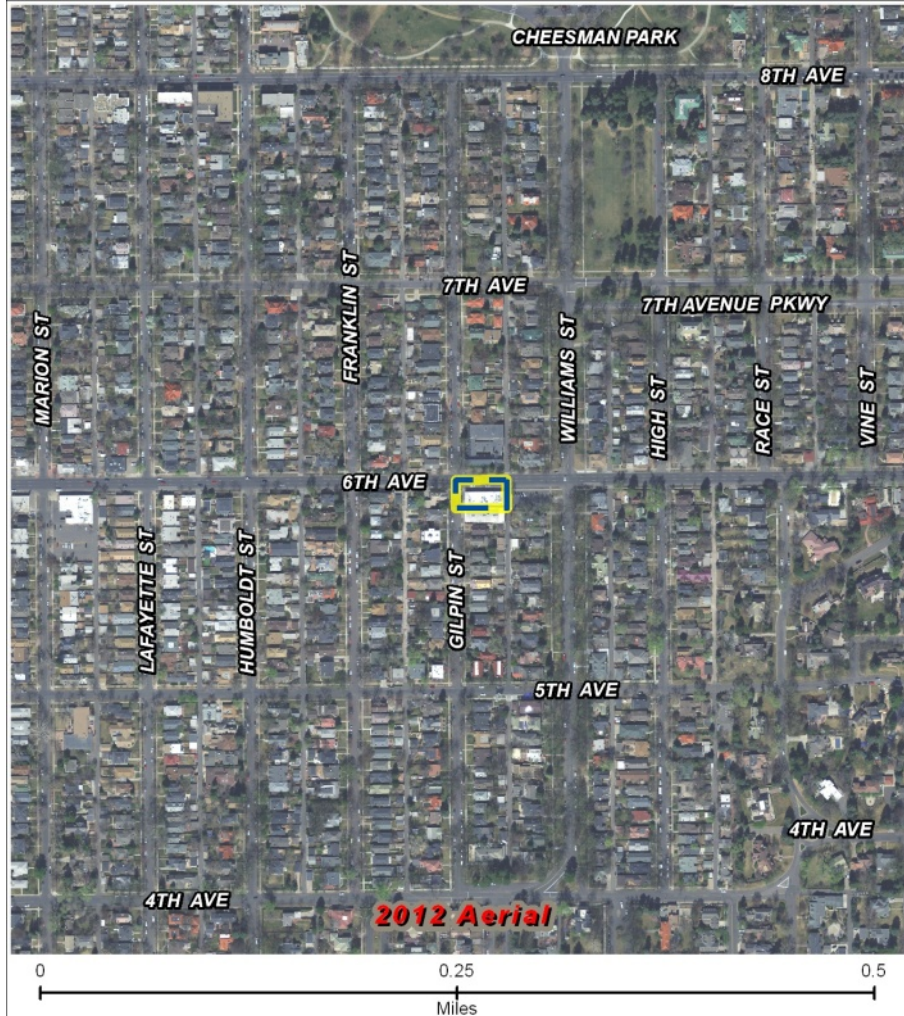
Existing Zoning



Existing Land Use Map



1. Existing Building Form and Scale



View looking southeast from 6th Avenue & Gilpin Street



View looking north on Gilpin Street

Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

Assessor: No comments

Asset Management: Approved – No Comments.

Denver Parks and Recreation: No comments

Denver Public Schools: No comments

Development Services – Project Coordinator: Approved – refer to Development Services Transportation regulations applicable to R-O-W

Development Services – Transportation: Outdoor eating in the right-of-way will be subject to minor encumbrance and major encumbrance regulations

Development Services – Wastewater: Approved: No adjacent public sewers, no objections

Denver Fire Prevention Bureau: Approves of the PUD amendment only – will require additional information at Site Plan Review

Public Works – DES – Surveyor: Approval of legal description

Public Review Process

Planning Board Notification Process

The property was legally posted for a period of 15 days announcing the August 7, 2013 Denver Planning Board public hearing, and written notification of the hearing has been sent to all affected registered neighborhood organizations and City Council members.

Registered Neighborhood Organizations (RNOs)

RNOs received a letter in early 2013 from the applicant (included as exhibit in P.U.D. amendment) prior to initiating the rezoning process. RNOs as listed at the top of this staff report have been advised of this application.

Public Comments

Capitol Hill United Neighborhoods, Inc. submitted a comment letter on August 6th summarizing the proceedings of a neighborhood assembly held on the previous day to discuss this proposed text amendment. Attended by 44 people, the meeting started with a presentation by the applicant followed by questions and comments from the attendees. Afterwards a vote was taken, with 16 people voting to support the application, 15 voting in opposition, and 5 who abstained. The CHUN board has not met to date to take an official opinion (see attached letter).

Two neighborhood residents contacted CPD on August 6th to provide comments. One resident expressed concern about outdoor eating on Gilpin Street closer to residential properties, but expressed support for outdoor eating on 6th Avenue. Another resident was concerned about the potential combination of an alcohol permit with a coffee shop, suggesting that a primary emphasis on outdoor drinking within the right-of-way seems to be undesirable for the nearby residents and the neighborhood.

Note: The serving of alcoholic beverages is licensed through Excise and Licensing and is beyond the purview of zoning and this proposed text amendment to P.U.D. 602.

Several residents spoke in opposition to the amendment at the Planning Board public hearing, some citing safety and privacy concerns for those who live within sight and sound on the Gilpin Street side, including 17 younger children who live on Gilpin Street. Others expressed concern that there may not be sufficient right-of-way width between the building and the curb to fit railing and furniture while maintaining adequate clearance for pedestrians.

Note: This concern is also beyond the purview of this proposed text amendment, given the regulation and management provided by Public Works Right-of-Way Services to review and permit activities proposed within the public right-of-way).

Two pedestrian / cyclist accidents that occurred on 6th Avenue in the past three years were also cited by the residents at the public hearing, including a fatal bike accident where the victim fell into the storefront window died from severe bleeding. The owner / applicant responded by stated that the cause of the accident was inconclusive and could not be attributed to unpermitted railing and furniture that was in the right-of-way at the time of the accident. The owner also stated that the older glass was replaced with double pane glass to prevent a similar tragedy from occurring in the future.

The owner / applicant also offered a compromise, stating that they would be open to limiting outdoor eating within the right-of-way on the Gilpin Street side to one half of the depth of the building, or 25 feet from the building corner.

Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.13 and 12.4.10.14, as follows:

DZC Section 12.4.10.13

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

DZC Section 12.4.10.14

1. Justifying Circumstances
2. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

1. Consistency with Adopted Plans

The applicable adopted plans for this site are Comprehensive Plan 2000 and Blueprint Denver.

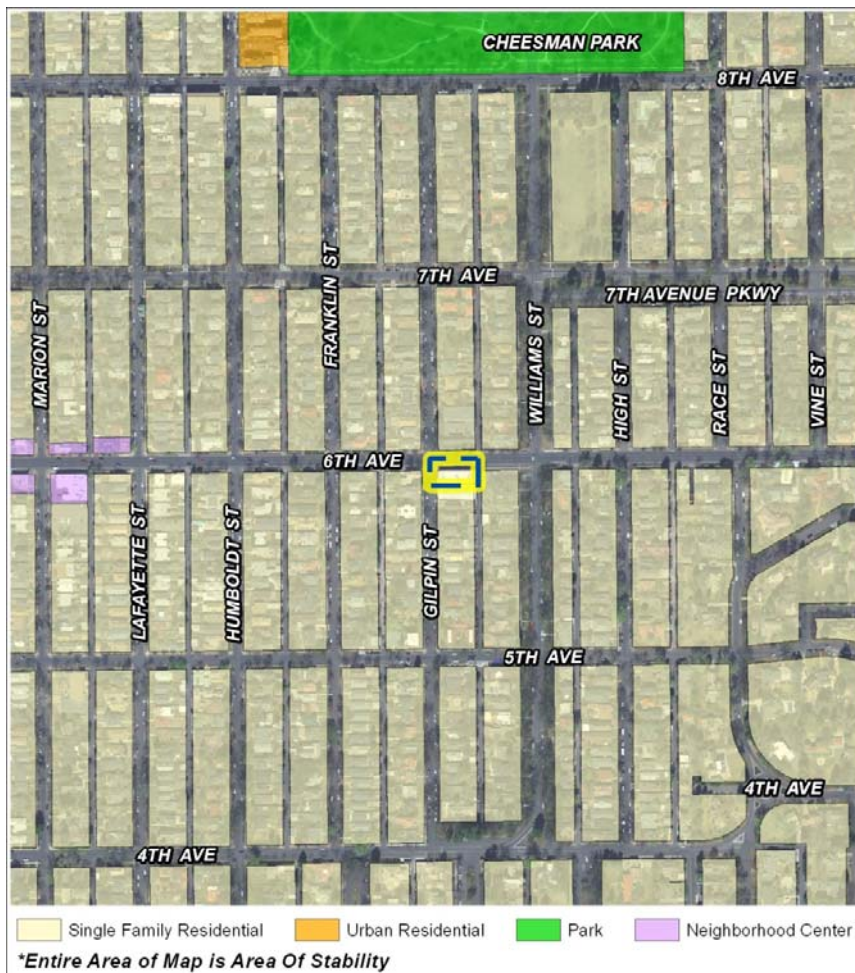
Comprehensive Plan 2000

- Supports expanding economic opportunity and the City's economic base with focused efforts to retain and expand existing businesses and to attract new businesses (Economic Activity, Objective 3, Strategy 3-B).
- Supports the creation and growth of neighborhood businesses that enhance the vitality and quality of life in their communities (Economic Activity, Objective 5).
- Promotes mixed-use development which enables people to live near work, retail and services (Changing Travel Behavior, Objective 4, Strategy 4-E).
- Promotes opportunities that bring people together to build connections between each other, family members, their peers, their neighbors and the greater community. Such endeavors could range from coffeehouses to community centers to cultural celebrations.

Blueprint Denver

- The Blueprint Denver map shows the Country Club Shoppette site within a Single Family Residential concept land use area, and is located in an Area of Stability. Blueprint Denver defines single family/duplex residential areas as primarily residential but with some complementary, small-scale commercial uses.

Future Land Use



Street Classifications

Blueprint Denver classifies 6th Avenue (the street fronting the site) as Residential – Arterial. This street typology is defined as providing a high degree of mobility and generally serves longer vehicle trips. These trips include travel to, from and within urban residential neighborhoods and commercial / employment centers.

The proposed text amendment further defines the appropriate uses of the existing neighborhood serving retail building that is primarily served by 6th Avenue. The multiple building entrances and signs face 6th Avenue, with the exception of a corner entrance on 6th Avenue and Gilpin Street (Gilpin Street is classified by Blueprint Denver as local street). On-street parking in the public right-of-way is provided on 6th Avenue (a three-lane, one-way street) and Gilpin Street (a two-way local street).

Adopted Plan Findings

The site has been operating as a small commercial center since 1912 and has provided the neighborhood with retail and commercial service during this time. The proposed text amendment is consistent with these historic uses and with the above referenced plan recommendations.

2. Uniformity of District Regulations and Restrictions

The proposed text amendment to P.U.D. 602 will result in the uniform application of zone district building form, use and design regulations.

3. Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety, and general welfare of the City primarily through implementation of the City's adopted land use plans.

4. Justifying Circumstance

The application identifies several changed or changing conditions as the Justifying Circumstance under DZC Section 12.4.10.14.A.2, "The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area."

By adding outdoor eating combined with eating place and allowing for appropriate right-of-way occupancy permitting to occur, neighborhood and market interest in neighborhood-serving retail and commercial activities at this site can be more fully realized.

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

Outdoor eating (combined with eating place) is a retail / commercial use that is consistent with the allowed uses listed on Table 2a in the existing P.U.D. Encroachment in the right-of-way related to adjacent commercial uses on the property is consistent with the historic use of the property and is also necessary to delineate outdoor eating areas. This text amendment is compatible with the original intent of P.U.D. 602 with the addition of a) outdoor eating as an allowed use (combined with eating place) and b) clarification that that application for a right-of-way occupancy permit is not precluded by the P.U.D.

Staff Recommendation

Based on the analysis set forth above, CPD staff finds that the application for amending P.U.D. 602 located at 1700 E to 1710 E, 6th Avenue to meets the requisite review criteria. Accordingly, staff recommends *approval of this application*.

Planning Board Recommendation

Denver Planning Board heard this application on August 7th 2013. Following the public hearing, the Board unanimously approved the application, with the added recommendation that the outdoor eating on Gilpin Street be limited to 25 feet from the building corner, as offered by the applicant.

Attachments

1. CHUN Letter to Planning Board
2. Application, including
 - a. Application Cover Sheet (See Items 16 and 19 for references to all text amendments and new attachments)
 - b. P.U.D. document containing proposed text amendments
 - c. Exhibits and Maps

Note: The attached application with PUD 602 proposed amendments does not include text that addresses the recommended 25-foot distance limitation on Gilpin Street. Staff and the applicant will be prepared to suggest specific language revisions at the LUTI meeting on August 20th.



August 6, 2013

Community Planning & Development
Denver Planning Board
c/o Tina Axelrad
201 West Colfax Avenue, Room 201
Denver CO 80202

CC. Councilwoman Jeanne Robb; Bob Gollick; Tim Watkins; Kyle Dalton

Re: PUD Application – 1700-1718 E. 6th Avenue

Dear Denver Planning Board :

Capitol Hill United Neighborhoods (CHUN) is a Registered Neighborhood Organization with a membership of over 1100 residents serving the Greater Capitol Hill neighborhood. CHUN's boundaries are from Broadway to Colorado Blvd. and from 1st Avenue to 22nd Avenue. The following meeting occurred on August 5th.

Capitol Hill United Neighborhoods passed out flyers on several of the surrounding blocks affected by the PUD application and emailed the CHUN membership in the same area. 44 people attended the Neighborhood Assembly. Owner Joe Vostrejs and consultant Bob Gollick attended the meeting and presented his desire to attain the PUD zoning. Following his presentation the attendees were given the opportunity to ask questions and make comments.

A vote was then taken. **16 people voted to support the PUD Application, 15 were opposed and 5 people abstained.**

While CHUN did not take an official opinion as our board did not meet, this correspondence is to convey the results of the meeting and inform you that board member and resident Kathleen Reilly will attend the hearing on Wednesday and share the results.

Please let me know if you have any questions or need additional information.

Respectfully,

Roger Armstrong
Executive Director

Back side of CHUN Letter to Planning Board



Application For Zone Map Amendment
 City and County of Denver
 Zoning Administration

201 W. Colfax Avenue, Dept 205
 Phone: 720-865-3000 Fax: 720-865-3057

1. Application Number
2013I-00011

2. Date Submitted
April 3, 2013
July 23, 2013

3. Fee
\$1,000

4. Application (attach completed ownership information sheet):
Country Club Shoppette, LLC.

5. Address
1430 Larimer Street
Suite 200
Denver, Colorado 80202

6. Phone Number
303-534-2367

7. Interest
Owner

8. Contact Person
Robert J. Gollick, Inc.
(Bob Gollick)

9. Contact Person's Address
609 South Gaylord Street
Denver, Colorado 80209

10. Contact's Phone Number
303-722-8771
Fax: 303-744-3243
Bgollick@comcast.net

11. Location of proposed change
1700 through 1718 East Avenue (Southeast Intersection of East 6th Avenue & Gilpin Street)

12. Legal Description of property: *(If Legal Description is lengthy, Please attach additional Sheet. If your text does not fit in the lot, block and addition form fields use the form field under the asterisk)*

Lots:
1 and 2

Block:
13

Addition:
Williams Driving Park Addition

13. Area of subject property.
6,250± sq. ft. 0.14± acres

14. Present Zone.
P.U.D. No. 602

15. Proposed Zone
 P.U.D. _____

16. Describe the nature and effect of the proposed amendment.

This is a text amendment to PUD 602 (adopted in 2007) to allow outdoor eating (combined with eating place) as an exempted outdoor use, and to clarify that the addition of fences, walls, railings, planters, fixtures or furniture in the right-of-way may be pursued through application and review by Public Works. See Item 16: Design Guidelines, 1. Schedule, Table 2(a) Allowable Uses, I. Landscaping and Buffering: Fences and/or Walls, 2.o. External Effects, and 6. Acknowledgment). Original PUD 602 intent language is under Item 16, page 1.

17. Explain in detail the legal basis for the proposal: either (a) the error in the map as approved by City Council, or (b) the changed or changing conditions that make the map amendment necessary.

The subject property has been operating as a commercial center since 1912. By creating and amending a P.U.D. zone district for the property, the accurate uses for the building can be reflected on the Denver Zone Map. The Denver Comprehensive Plan 2000 and Blueprint Denver support smaller scale neighborhood businesses in predominantly residential areas. These factors have provided the basis for rezoning this historically-significant property, including the existing structure and legal non-conforming uses.

18. State the land use and development proposed for the property to be rezoned. Include the time schedule (if any) for development.

PUD 602 assured that the subject property remains as a functioning multi-tenant retail and commercial building, and that redevelopment will only take place if the building is destroyed and needs to be re-built.

19. List all the attached exhibits

Refer to Item 19 (page 17) for original PUD 602 exhibits, as well as new exhibits supporting this text amendment.

20. Applicant's Signature

Back side of Application Cover Sheet

Item 16:

The proposed Zone Map Amendment is intended to accomplish two items:

1. To simplify the process when retail/commercial tenants move in and out of the subject property.
2. In the event the property is destroyed, to allow for the re-construction of a comparable retail/commercial building. This PUD shall establish design guidelines, signage, building areas and heights, etc.

Number 1 – Currently, if one tenant moves out and another tenant moves in with a different use the owner is required to go through a Adjustment for Zoning Appeals process which includes neighborhood meetings, posting the property and a public hearing. This is causing undue hardship to the owners compared to similar commercial buildings that do have appropriate zoning.

Number 2 – Currently, if the existing structure were to be destroyed it could only be replaced to conform to the R-2 zone district.

If the building gets destroyed the following design guidelines shall be used to re-construct the structure.

Design Guidelines:

1. Maximum Building Area 6,122 Square Feet
2. Maximum Building Height 22 Feet
3. Setbacks 0 feet on all sides
4. Landscape Area 0%
5. Parking Requirements On street parking only.
6. Projections into Right-of-Way (subject to revocation by Public Works Department)
 - a) Light fixtures shall be allowed to overhang R.O.W. up to a maximum of 36”.
 - b) Canopies and awnings shall be allowed to overhang R.O.W. up to a maximum of 60”. If lights are attached to the canopy or awning then they would be allowed to extend up to a maximum of 60” into the R.O.W.
 - c) Tenant signs are allowed to extend a maximum of 48” into the adjacent R.O.W.
 - d) The addition of fences, walls, railings, planters, fixtures or furniture in the right-of-way may be pursued through application and review by Public Works (See Outdoor Eating Exemption under Section o, Amended 2013).
7. Building Materials, the following building materials shall be allowed:
 - a) Brick, both painted and unpainted
 - b) Stucco, both synthetic and real

- c) Anodized bronze storefront frames.
 - d) Anodized bronze storefront or painted wood doors (facing the Right-of-Way) or hollow metal doors on the South side
8. Lighting
- a) Only Dark Sky compliant fixtures can be used.
9. Signage
- a) Maximum Height 30" (individual sign dimension)
 - b) Every tenant within the building is allowed one sign on the North side (6th Avenue) only (Maximum of 7 signs).
 - c) The maximum length for a tenant sign shall be 2/3 the width of their demised space facing 6th Avenue.
 - d) Internally illuminated signs are allowed.
 - e) Downcast lighting of non-internally illuminated signs is allowed.
 - f) Signs hung inside tenant space (show windows) is allowed (including neon). These signs do not count towards the exterior tenant signage allowance. These signs are limited to business identification and/or public information (OPEN/CLOSED or hours of operation).
10. Screening
- a) All dry utilities (gas, telephone and electric) shall be reasonably screened from the adjacent Right-of-Way.
11. Refer to the attached building elevations for specifics.
12. The above Design Guidelines shall be subject to review and approval by the Landmark Preservation Commission.
13. The above Design Guidelines apply to all new tenants or changes to existing tenants. Some existing conditions may not conform to these guidelines.

Allowed Uses

Refer to Table 2(a) for a detailed list of all of the allowed uses for this development. The list has been derived initially from the Main Street Zone District and amended through conversations with the adjacent neighborhoods, HOA Associations and the owners.

1. **SCHEDULE** (Amended 2013)

- a. Date of pre-application conference 2/12/13.
City representative(s) present Tim Watkins & Kyle Dalton.
- b. Submittal date of preliminary application 4/4/13.
- c. Submittal date of completed application 7/23/13
- d. Application is scheduled for a:
 - Planning Board Hearing on 8/7/13
 - Planning Office Hearing on _____
 - Planning Staff Review. _____

2. **DESCRIPTION OF PLANNED UNIT DEVELOPMENT (PUD)**

The use of terms “Article” or “Section” refer to portions of the Revised Municipal Code of the City and county of Denver. It is required that the current terms and uses already defined in Section 59-2 of the Zoning Ordinance be used in describing this proposal. Terms like “retail” or “light industrial” require further definition. Gross floor area shall include interior balconies and mezzanines, but shall not include parking garages, any story of a building where at least seventy-five percent (75%) of that floor is occupied by mechanical equipment or any story where the ceiling is less than four (4) feet above grade. Attach additional sheets if necessary.

a. **Maximum Gross Floor Area For Each Proposed Use**

	Use	Maximum Square Feet
A.	All uses listed in Table 2(a) – attached	6,122
	Total Square Feet	6,122

MAXIMUM FLOOR AREA RATIO (F.A.R) 0.98 : 1.

The floor area ratio is the ratio between the gross floor area of a building to the area of the zone lot on which the building is constructed. NOTE: Land area dedicated for public streets is not included in the area of the zone lot.

MAXIMUM NUMBER OF DWELLING UNITS: Seven (7)

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE: 48.8 D.U./AC

Table 2(a): Allowable Uses

RESIDENTIAL

Artist Studio
Dwelling, multiple unit
Dwelling, single unit
Nursing home, hospice
Residence for older adults
Residential, institutional / special

RETAIL, SERVICE, OFFICE

Animal sales, service, care household pets only
Banking and financial services
Bookstore
Communication service
Eating place (See Outdoor Eating Exemption under Section o, Amended 2013)
Food preparation and sales, commercial
Food sales or market, small
Garden supply store
Office: nondental or nonmedical
Printing service, publishing, business support
Retail, service, repair, consumer, small scale
Retail, service, repair, consumer, special
Service, repair, commercial

ARTS, ENTERTAINMENT, RECREATION, INSTITUTIONS

Child care center
Church, religious institution
Clinic, office, laboratory, dental or medical
Club or lodge
Community or senior center or recreational facility
Conference center, meeting hall
Library
Museums, other special purpose cultural institutions
Postal facility, neighborhood
School, elementary or secondary
School, vocations or professional
Studio, professional
Theater, indoor
University or college

b. LAND COVERAGE BY BUILDINGS AND IMPERVIOUS SURFACES

	SQUARE FT	% OF SITE AREA
Maximum area of building coverage (including garage(s) and all other accessory structures):	6,122	98%
Maximum area of drives and parking:		
Maximum area of other impervious surfaces:	128	2 %
MAXIMUM TOTAL OF BUILDING AND IMPERVIOUS SURFACES	6,250	100 %

c. LANDSCAPED AND/OR PERMEABLE AREAS

	SQUARE FT	% OF SITE AREA
Minimum area of live or organic landscaped lot coverage:	0	0 %
Approximate area of non-live material coverage (graveled or other areas with permeable surfaces):	0	0 %
MINIMUM TOTAL OF LANDSCAPED AND/OR PERMEABLE AREAS:	0	0 %

d. PROJECT AREA TOTALS (totals of “b” and “c” above)

	SQUARE FEET
Building and impervious surfaces:	6,250
Landscaped and/or permeable areas:	0
TOTAL SITE AREA: (This area must equal the site area listed on page 1)	6,250

e. SETBACKS

The minimum setbacks for buildings are shown on the District Plan. A building envelope may be used to graphically depict the minimum setbacks required.

North:	<u>0</u> feet	Front:	0 feet	
South:	<u>0</u> feet	OR	Rear:	<u>0</u> feet
East:	<u>0</u> feet.	Side:	<u>0</u> feet	
West:	<u>0</u> feet.			

The minimum spacing between structures shall be 0 ft.

Permitted encroachments into the minimum setbacks for buildings shall conform to Section 59 – N/A of the N/A district. *Provided, however, that signs may encroach into the Right-of-Way (subject to revocation) as described in the Design Guidelines summarized in Item 16 of this PUD narrative.

Official Parkway Setback minimum requirements for this PUD are: 0 feet for buildings and 0 feet for signs.

f. MAXIMUM HEIGHTS OF STRUCTURES

The maximum height of structures shall be 1 stories which shall not exceed a total of 22 feet NOTE: The height of a building shall be determined by the vertical distance from the highest point of a pitched roof or the top of parapet around a flat roof to the average elevation of the corners of the proposed building at the finished grade.

Rooftop features (such as solar collectors, stairways, antennas, chimneys, flues, vents and air conditioning equipment) may exceed the maximum height of structures by 2 feet.

Bulk plane restrictions shall **shall not** be required. If required, bulk plane restrictions shall conform to Section 59 - ____ of the ____ zone district.

NOTE: Solar collectors and mechanical equipment are not exempted from bulk plane regulations!!

g. OFF-STREET PARKING

This project shall contain off-street parking spaces at the ratios shown in the following chart. If completed to the maximum floor area, the project shall contain a minimum of 0 off-street parking spaces. Parking for residential uses should be expressed in number of spaces per dwelling unit. NOTE: Any floor area utilized by a permitted use listed under 2.a. in a story where the ceiling is less than four (4) feet above grade shall be calculated into the off-street parking requirement.

Parking Ratio

<u>Uses as listed in Table 2(a)</u>	<u>0 spaces per 1,000 square feet</u>
Use A	Parking Ratio

NUMBER OF OFF-STREET PARKING SPACES PER DWELLING UNIT: 0

MINIMUM NUMBER OF OFF-STREET PARKING SPACES FOR PERSONS WITH DISABILITIES: 0.

Does this P.U.D. comply with the use and maintenance requirements of Section 59-585(2)-(9)? Yes No

Do the parking spaces and/or aisles in this P.U.D. comply with the requirements of Section 59-586, Chart No. 1? Yes No . If **no** complete the following section:

N/A PARKING SPACES

Universal space dimensions _____
Compact space dimensions _____
Large space dimensions _____
Ratio of compact spaces to large spaces _____

N/A DRIVING AISLES

Aisle widths _____
Angle of stalls _____

Will this project contain parking for bicycles? Yes No If yes, bicycle-parking requirements shall be _____.

Will this (these) bicycle parking area(s) comply with the rules and regulations for dimensional and equipment standards of Section 59-582(e)? Yes No . If not, bicycle parking fixtures and locations shall be approved by the City Bicycle Planner (720 865-2453).

h. OFF-STREET LOADING

This project contains **0** off-street loading space(s). Will this (these) space(s) conform with dimensions required in Section 59-599? Yes No If not, off-street loading space dimension requirements shall be: **N/A.**

i. SURFACE DRAINAGE

The rules and regulations of the Wastewater Management Division will require certain design and construction considerations to control surface water runoff. Does the site contain a flood hazard area as identified by the Federal Emergency Management Agency? Yes No

Does the site contain wetland areas? Yes No For assistance in answering these questions, contact the Wastewater Management Division at 303-446-3400.

j. INTERIOR STREETS, DRIVES, PARKING AREAS AND PEDESTRIAN WALKWAYS

Interior streets, drives, parking areas and pedestrian walkways within the P.U.D. district, if any, are shown on the District Plan.

k. EASEMENTS

Existing and/or proposed utility and/or access easements are shown on the District Plan or are located as follows: **None**

I. LANDSCAPING AND BUFFERING

Areas to be landscaped must be shown on the District Plan. However, a more detailed landscaping plan may be required by the Planning Office as a part of this application. All foliage shall be maintained in a healthy, growing and safe condition. NOTE: A detailed landscaped plan is required as a part of the site plan review phase after the rezoning is approved.

NUMBER OF EXISTING TREES: 0

MINIMUM NUMBER OF TREES TO BE PLANTED:

On private property: 0

On public right of way or in tree lawns: 0

If street trees are proposed or required in the public right-of-way, such trees shall be installed in accordance with the requirements of the City Forester (303-964-2580). If street tree plantings are required within the right-of-way of a state highway, contact the Colorado Department of Transportation for approval (303-757-9930).

MINIMUM SIZE OF TREES AT TIME OF PLANTING:

Evergreens/Coniferous (height): N/A.
Deciduous (caliper): N/A.
Ornamental (caliper): N/A.

MINIMUM % OF EVERGREEN OR CONIFEROUS TREES: N/A.

MINIMUM NUMBER OF SHRUBS ON PRIVATE PROPERTY: N/A.

MINIMUM SIZE OF CONTAINER AND HEIGHT AND/OR SPREAD REQUIREMENTS FOR PLANTED SHRUBS: N/A.

Does the proposed P.U.D. comply with parking lot landscaping requirements of Section 59-585(11) Yes No

All foliage shall be maintained in a healthy, growing and safe condition.

FENCES AND/OR WALLS

NOTE: Fencing and/or wall heights are not applicable (N/A) as indicated below because the existing building is built up to the property line on all four sides (0 feet setbacks). This section does not preclude the addition of fences, walls, railings, planters, signage, fixtures or furniture in the right-of-way. Encumbrances in the public Right-of-Way will be reviewed by Public Works with heights and sizes to be determined at that time (See Outdoor Eating Exemption under Section o, Amended 2013).

The height of fences and/or walls which may be built in the P.U.D. district, except for the front setback space, shall be a minimum of N/A feet and a maximum of N/A feet

The height of fences and/or walls which may be built within the P.U.D. district front setback space shall be a minimum of N/A feet and a maximum of N/A feet

Size and types of materials permitted for such fences and/or walls are shown on the District Plan. Fences and/or walls shall be either solid and view obscuring or open and view permitting as required by the District Plan. NOTE: Any fence heights exceeding the preceding requirements shall be subject to Section 59-38(11), Overheight Fences and Walls.

Will earthen berms or mounds be installed? Yes No Such earthen berms or mounds shall be landscaped and shown on the District Plan. The height of earthen berms or mounds shall be a minimum of N/A feet and a maximum of N/A feet.

- m. **BOAT, CAMPER, TRAILER AND RECREATIONAL VEHICLE STORAGE**
Boat, camper, trailer and recreation vehicle storage is is not permitted on the property. All such storage facilities shall be shown on the District Plan. If boat, camper, trailer and recreation vehicle storage areas are permitted, screening fences **are required**. Such fences shall be **solid and view obstructing**. Fences shall be a minimum of ____ feet and a maximum of ____ feet in height.

MAXIMUM LENGTH OF BOAT, CAMPER, TRAILER AND/OR RECREATION VEHICLE PERMITTED: _____.

- n. **DEDICATIONS AND IMPROVEMENTS**
The owner understands that City ordinances and agency rules and regulations may require the dedication of additional street right-of-way and the construction of certain public improvements. **VACATIONS AND/OR DEDICATIONS MUST BE APPROVED PRIOR TO OR AT THE PUBLIC HEARING ON THIS PROPOSAL.** If this proposal involves the vacation of certain public rights-of-way for incorporation into the project area, contact the Public Works Department at 720-865-3124.

o. EXTERNAL EFFECTS

Vibration, heat, glare, radiation and fumes shall be regulated by Section 59-92 of the B-2 zone district.

Reflective glass **may** be used.

Every use, unless expressly exempted, shall be operated within a completely enclosed structure. Yes No

Exempt Uses: (Amended 2013)

Outdoor eating combined with eating place*

* The following limitations shall apply:

- a) The outdoor eating area shall be contiguous to the eating place to which is accessory;
- b) The outdoor eating area shall be clearly delimited by fences, walls or plant materials.
- c) No required off-street parking spaces shall be used for the outdoor eating area.
- d) The use of the outdoor eating area and all activities therein shall cease by 10:00 p.m. except on Friday and Saturday nights when the use of the outdoor eating area and all activities therein shall cease by 11:00 p.m.

* Delimiting the outdoor eating area in public right-of-way with fences, walls, railings, planters, fixtures or furniture requires a public right-of-way occupancy permit through Public Works, which includes Landmark Design review according to D.R.M.C., Chapter 30, as applicable.

p. NATURAL TERRAIN

The existing grade of the site will not be altered.

q. UTILITIES

Describe where the utilities (public and private) serving the property are located
All utilities are served from 6th Avenue

For information contact the following:

Denver Water Board	303-628-6100
Qwest	303-451-2706
Excel Energy	303-571-7502
Wastewater Management	303-446-3590

r. **SIGNS**

The project is regulated by the following:
Section 59-537, Signs permitted in all districts
Section 59-538, Sign area measurement
Section 59-_____, Sign regulations for the _____zone district.

If no specific regulations are referenced above, please indicate the following:

MAXIMUM NUMBER OF SIGNS: Seven (7).
MAXIMUM SIGN AREA: 2/3 the width of the tenant space (30" height max. sign dimensions)
TOTAL MAXIMUM SIGN AREA: 208 SF.
NUMBER OF GROUND SIGNS AREA: 0
NUMBER OF JOINT ID SIGNS ALLOWED: 0.
MAXIMUM SIGN AREA PER JOINT ID SIGN: 0.
TOTAL MAXIMUM JOINT ID SIGN AREA: 0.
TEMPORARY SIGNS ALLOWED: 0.
NUMBER OF CANOPIES AND AWNINGS: 0.
CANOPIES AND AWNINGS WILL BE BACKLIT? Yes No
PROJECTING SIGNS: Tenant signs are allowed to project into the Right-of-Way (6th Avenue only) a maximum of 48".

Any new signs or changes to existing signs shall be subject to review and approval by the Landmark Preservation Commission.

NOTE: All ground, monument, and joint ID sign locations and setbacks must be shown on the District Plan.

s. **OUTDOOR STORAGE OF PRODUCTS, MATERIALS OR SOLID WASTE**

Outdoor storage of products and/or materials is is not permitted. If permitted, what products and/or materials are allowed? _____.

Fences for outdoor storage areas shall be provided. Said fences are solid and shall be a minimum of _____feet and a maximum of _____feet in height.

Outdoor storage of solid waste **IS** permitted. If permitted, fences or walls for such outdoor storage areas shall be provided. Said fences or walls shall be solid and shall be a minimum of 6 feet and a maximum of 8 feet in height.

NOTE: All outdoor storage areas must be shown on the District Plan.

t. TRANSPORTATION

The current traffic volumes on streets in or adjacent to the project must be shown on the Existing Conditions Map. These volumes are available for major streets from the Transportation Engineering Division (720-865-3150) the Community Planning & Development Agency Office (720-865-3000) or may be estimated by the applicant based on a professional traffic study. Streets for which no estimate is available should be so noted on the Existing Conditions Map.

The projected traffic volumes (current traffic volumes on streets in or adjacent to the project + site generated traffic) must be shown on the District Plan. Site generated traffic should be estimated based on the proposed project type, size, and other relevant factors. Ratios for estimating traffic are available in the Institute of Transportation Engineers reference books at the library.

For projects with total daily site generated traffic of more than 200 vehicle trips, or for projects in areas with special problems, a more detailed analysis may be required, and the applicant should contact the Transportation Engineering Division for further guidance.

PUBLIC TRANSPORTATION

The nearest bus stop is located (where?): Just East of the adjacent alley on Eastbound 6th Avenue just West of Williams Street (approximately 75 feet East of the eastern edge of this lot).

u. SCHOOLS

Future school sites **will not** be dedicated as a part of this project.

v. HOME OCCUPATIONS

Home occupations **are** permitted. If so permitted, home occupations shall conform to Section 59-89 of the R-2 zone district.

w. USES BY TEMPORARY PERMIT

Uses by temporary permit are regulated by Section 59-86(c) of the B-2 zone district.

x. ACCESSORY USES

Accessory uses are regulated by Section 59-87(b) of the B-2 zone district.

y. INTERIM USES

Prior to the development of this project, the property will be used on an interim basis for the following uses within the existing buildings: N/A.

z. PHASING

Will the project be developed in phases? Yes No If yes, specify the phasing and the improvements to be constructed in each phase. _____

Anticipated starting date _____
Anticipated completion date _____

NOTE: A separate site plan review is required for all P.U.D.'s prior to obtaining zoning or building permits for construction. Contact the Zoning Administration (720-865-3000) for more details. This process may be started after the Planning Board hearing has been completed.

3. WRITTEN STATEMENT

On an attached page a written statement is given generally describing:

- a. The proposed P.U.D. and the market which it is intended to serve
- b. The proposed P.U.D. and its relationship to the Denver Comprehensive Plan. Where the applicant's objectives are not in substantial conformance with the Denver Comprehensive Plan, the applicant should discuss the changing conditions that justify approval of the proposed P.U.D. District. For help on this contact the Community Planning & Development Agency Office (720-865-2915).
- c. How, the proposed P.U.D. District is to relate to the character of the surrounding neighborhood.

4. EXISTING CONDITIONS MAP

The existing Conditions Map **IS NOT** attached following the written statement described above.

5. DISTRICT PLAN

The District Plan is attached following the Existing Conditions Map.

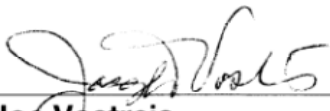
This application includes the following listed and attached drawings or renderings:

- architectural concepts
- building elevations
- façade treatments
- exterior building materials
- and/or other important features (list): _____

6. ACKNOWLEDGMENT (Signature updated 2013)

The applicant for this P.U.D. is the owner or owners of all the property contained within the proposed P.U.D. District or is the agent for the owner or owners of all the property contained within the proposed P.U.D. District. NOTE: Agents must supply proof of agency from the owner or owners of the property at the time of application.

The applicant understands that vested property rights shall be created ninety (90) days after the approval of this District Plan by the Denver City Council. These vested property rights shall remain vested for a period of three (3) years in accordance with Section 59-29.



Joe Vostrejs
Managing Partner
Country Club Shoppette, LLC

PUD SUMMARY SHEET

Application # 2013I-00011
 Address/Location 1700 – 1718 East 6th Avenue
 Total Land Area 6,250 SF

Permitted Uses	
Use A	Refer to Table 2(a) for all allowed uses
Use B	
Use C	

	Proposed Uses			
	Use A	Use B	Use C	Total
Maximum Gross Floor Area (sq. ft.)	6,250			
Floor Area Ratio (nonresidential uses)	0.98 : 1			
Maximum Number of Dwelling Units	7			
Density (dwelling units per acre)	48.8 / AC			
Land Coverage				
Buildings:	6,122			
Drives and Parking:				
Other	128			
Parking				
Number of Spaces	0			
Ratios (spaces: gross floor area):				
Landscaping				
Area of Live Landscaping (sq. ft.):	0			
Area of Non-Live Landscaping (sq. ft.):	0			

Building Setbacks					
North	0	Feet	Front	0	Feet
South	0	Feet	Rear	0	Feet
East	0	Feet	Side	0	Feet
West	0	Feet			

Parkway Setbacks					
Buildings	0	Feet	Signs	0	Feet
Required Separation Between Buildings				0	Feet
Maximum Building Height					
Stories	1	Feet	22 Feet		

NOTE: FOR COMPLETE PUD REQUIREMENTS, REFER TO APPLICATION # 2013I-00011

Back side of P.U.D. Summary Sheet

Item 19: List of Attached Exhibits

Exhibit A: Ownership Information Sheet (Replaced 2013)

Original Exhibits

Exhibit B: Item 3 – Written Statement

Exhibit C: Business Structures Exception Letter

Exhibit D: Memorandum to Councilwoman Jeanne Robb

Exhibit E: Sign in Sheet from Neighborhood (CHUN) Meeting 11/14/06

Exhibit F: District Plan Map

Exhibit G: Exterior Building Elevations

Map 1: Zone Map Amendment

Map 2: Pending Zone Map Amendment – Aerial & Zoning Overlay

Map 3: Pending Zone Map Amendment – Blueprint Denver Overlay

New Exhibit (2013)

Exhibit H: Rezoning Intent Letter to RNO's & other Organizations

Back side of Item 19

APPLICANT & OWNER INFORMATION SHEET EXHIBIT "A"		
<p>[1] Section 59-648(c) of the Denver Revised Municipal Code requires that an applicant for rezoning provide the applicant's name, address, and respective ownership interest, if any, on the application. In addition, unless subject to paragraph [2] below, the applicant must provide, in the space provided on this form, a list of all the owners of the property and the holders of deeds of trust, identifying which owners and holders of deeds of trust are represented by the applicant.</p>		
<p>[2] If the application is for designation of an area as B-2, B-3, R-X or PUD zone district, the applicant must submit the concurrence of the owners and holders of deeds of trust of the entire land area to be included in the proposed district (and any structures thereon). In such cases, this form must be completed for each individual owner, together with sufficient evidence of ownership for each owner and holder of a deed of trust. Documentation verifying ownership interest may include (but is not limited to): Copies of deeds, powers of attorney, and corporate/partnership registrations filed with the Secretary of State.</p>		
Application Number	2013I-00011	Applicants Name
		Country Club Shoppette, LLC Joe Vostrejs Managing Partner
Property Address(es)		
1700 through 1718 East 6th Avenue, Denver, Colorado 80218		
Applicant's Address		
1430 Larimer Street, Suite 200, Denver, Colorado 80202		
NOTE: If application is for rezoning to B-2, B-3, R-X or PUD, and the applicant is not the property owner, this form must be accompanied by a Power of Attorney statement from the property owner.		
Indicate as accurately as possible the form of interest in the property, and the amount held by the individual or entity listed as "applicant" above.		
Fee Title Owner (Has Deed of Ownership)	All X	X
	A Portion	<input type="checkbox"/>
Contract Owner	All	<input type="checkbox"/>
	A Portion	<input type="checkbox"/>
Holder of a Security Interest	All	<input type="checkbox"/>
	A Portion	<input type="checkbox"/>
List the names and addresses of all owners and holders of Deeds of Trust for the property, if any, and indicate which owners or holders of deeds of trust are represented by the applicant in the space below (please add additional pages, if needed).		
<div style="display: flex; align-items: center;"> <hr style="border: 0.5px solid black;"/> </div> <p>Joe Vostrejs Managing Partner Country Club Shoppette, LLC</p>		

Exhibit B

Section 3. Written Statement

a. The proposed PUD and the market which it is intended to serve.

The attached PUD application is intended to serve the surrounding adjacent neighborhoods. The building contains small one-of-a-kind shops and draws it's clientele from the adjacent residential community. The building is functioning as it always has since its construction in 1912.

b. The proposed PUD and its relationship to the Denver Comprehensive Plan.

In a time where the lifecycle of commercial/retail centers is getting shorter and shorter (i.e. Albertson's at Colorado and Evans) it is refreshing to see a building constructed almost 100 years ago still functioning as it was originally designed, and at 100% capacity. Per the Denver Comprehensive Plan one of the objectives is to "Reinforce successful retail centers in Denver..." Although small, it is clear that this building epitomizes a successful retail "center". With the recent addition of Oliver's Meat & Seafood Market, the building serves not only the adjacent residences but all of the Denver area as Oliver's has been a steadfast icon of Denver for generations.

c. How, the proposed PUD District is to relate to the character of the surrounding neighborhood.

By processing this PUD the character of the existing neighborhood is guaranteed to be maintained.

November 15, 2005

**To: City of Denver
Board of Adjustment**

**Re: Business Structures Exception
Country Club Shoppette
1700-1718 E. Sixth Avenue
Denver, Colorado 80218**

Tenant Address: 1712 E. Sixth Ave.

Condition to Address: "If the structure is located in a residential district, a registered architect or engineer must certify that it is impractical to remodel the structure to make the structure usable with the code for that district".

Previous tenant was an Art Gallery. Proposed new tenant to be business office for "Gourmet to Go"

Zone District of subject property: R-2.

In the opinion of Wyatt & Associates, Architects, it is impractical, both physically and economically to remodel the subject property for R-2 residential uses for the following reasons:

1. The subject structure, built in 1912, was originally designed for commercial & retail uses and has been operating with said commercial uses during most of the 93 year history of the building. The structure has always served the local community in a complimentary manner.
2. The building is built to a "zero" lot line and no exterior yard space is available for any R-2 residential uses.
3. The building is currently occupied by several commercial tenants with existing leases. An attempt to remodel the one vacant space noted above into an R-2 residential use would result in an uncomplimentary mix of uses. If the entire building were to be remodeled into residential type uses, the

terms of the existing leases would be violated resulting in economic losses to the owners.

4. Any residential use in the existing building would be extremely speculative given the fact that the building faces directly on busy 6th Avenue with little separation from the noise and activity of the street.
5. Plumbing, only sufficient for small commercial uses exists in the building. The cost to add the required plumbing for residential uses including kitchens, bathroom and laundry facilities would be extremely expensive and physically difficult to construct due to the age and condition of the structure.
6. Natural light occurs only from the existing windows on 6th Avenue. If the building were to be subdivided into residential type units, additional interior partitioning would severely limit natural light into the rooms.
7. Permanent off-street parking for residential uses is not available.
8. The electrical service costs to convert the building from the existing commercial uses to residential uses would be impractically expensive.

Respectfully submitted:
Wyatt & Associates, Architects

Dennis W. Wyatt, Architect



FOSTER GRAHAM CALISHER LLP

ATTORNEYS AT LAW

Application # 4914
1700-1718 E. 6th Avenue
Exhibit D

Daniel K. Calisher
Daniel S. Foster
David Wm. Foster
Robert G. Graham

Stacey S. Chapman
Randall M. Chin
Jennifer G. Feingold
Dudley W. Morton

Special Counsel
Susan B. Schneider
Shari L. Ulery

MEMORANDUM

TO: Councilwoman Jeanne Robb
FROM: David Wm. Foster
DATE: November 30, 2005
RE: Country Club Shoppette/1700-1718 E. 6th Ave

I. Introduction

Foster, Graham & Calisher represents Country Club Shoppette, Ltd, which owns and operates a small retail building at the corner of 6th Ave. and Gilpin St. Currently, the structure at this location houses several legal non-conforming commercial and retail uses in a residential district. Specifically, the building is occupied by the following tenants: an art gallery, an antique store, a salon and a meat market. Due to a variety of circumstances, it would be advantageous for both the owner and the city to rezone the property to enable a legal use structure at this location.

II. Background

The Country Club Shoppette is located in an R-2 district, and since its construction in 1912, has served commercial and retail purposes for the surrounding neighborhood. The building is built to a "zero" lot line, does not include off-street parking, and is currently occupied exclusively by commercial tenants. The property owner originally received approval to continue operations of the non-conforming uses of the property in 1984. Since that time, the property owner has been required several times to obtain Board of Adjustment approvals for other non-conforming uses for new tenants.

III. Issues with Current Zoning

The current uses of the property do not conform to the R-2 district restrictions. Because of this, in order to get a use for a new tenant approved, the property owner must apply for a use, be denied, and subsequently go through Board of Adjustment hearings. At these hearings, the property owner applies for a "Business Structures Exception," codified in Denver Municipal Code §59-38(a) 12. Under this exception, the owner must demonstrate that certain conditions exist:

- i. That the applicant is the owner of the subject structure;
- ii. That the structure was originally designed for a business use and not for residential occupancy;

- iii. That the structure involved was erected prior to November 8, 1956;
- iv. That the structure involved can be occupied by the proposed use without remodeling, changing or altering any load-bearing member of the structure;
- v. If the structure is located in a residential district, that a registered architect or engineer certifies that it is impractical to remodel the structure involved so that the structure could be occupied by a use by right enumerated for the district in which such structure is located.

Once these and other conditions are demonstrated, the Zoning Administrator may allow different uses at the property under the exception.

In April of this year, Country Club Shoppette, Ltd. undertook this process to alter a use in the building from a tuxedo rental shop to a delicatessen. Under the terms of the approval granted by the Board of Adjustment, the exception is subject to a yearly renewal, is personal to Country Club Shoppette, Ltd. and is non-transferable. The process of receiving the exception was inefficient, and created a mere temporary solution to the continuing issue of non-conformity.

Another problem arises in that if the structure was destroyed or damaged in an accident, the long-standing uses of the property may be prevented in the future. Under section 59-631(d)(4) of Denver's Municipal code, damage or destruction of the property destroys a property owner's right to operate the structure as a non-conforming use.

IV. Conclusion

The property in question is ill suited for uses consistent with an R-2 district. The structure is such that it would be impractical to alter or modify it for a use within the code for an R-2 district. Additionally, maintaining a legal non-conforming use status on the property has proved difficult and lengthy. Rezoning to enable a legal use structure would be more efficient for the city and the property owner, and would ensure that the services that the property provides will continue well into the future.

CHUN Meeting

Topic: COUNTRY CLUB SHOPPETTE

Date: 11/14/06

Application # 4914
1700-1718 E. 6th Avenue
Exhibit E

PLEASE PRINT!

NAME	ADDRESS	ZIP	TELEPHONE	EMAIL
Karry Graves	19563 E. Mainstreet #202	80138	3037565585	chipspl@aol.com
Jeff Anderson	1805 S. Pearl St. Denver	80210	3036981717	janderson@wyattarch.com
Pete Wells	19563 E. Mainstreet, Parker ^{#202}	80138	3037565585	chipspl@aol.com
Jim Waker	1708 E. 6 th Wk.	80218	303.331.0906	
Kathleen Reilly	725 Franklin St.	80218	303-333-2913	
Stephanie Johnson	740 Gilpin St.	80218	303-374-3852	stadiji@msn.com
Dennis Swain	790 Gilpin	80218	726-252-9554	THRESWAIN@MSH.COM
Nora Kimball	1232 E. Colfax	80218	31377-1807	nora.kimball@ci.denver.co.us
David Hurst	2244 E. Ash Ave	80200	31333-3322	CGHN
DAVID HURST	734 GILPIN ST	80218	3.399 3850	david@idcomm.com
Bill McAdams	576 Gilpin St	80218	3.333-6023	
Nedra SanFilippo	649 Milwaukee St	80206	3-355-4603	agira@Adv.net for 7th Ave. N. Blvd. Assn.
KEITH SWAIN	790 GILPIN	80218	7-252-9575	THRESWAIN@MSN.COM
Rory Seeber	LIFE ON CAPITOL HILL	218	3-831-6090	LifeEditor@msn.com

EAST 6TH AVENUE

125.00'

LOT 1

BUILDING AREA = 6,122 SF

LOT 2

TRASH STORAGE FULLY SCREENED

LOT 3

EXISTING BUILDING 0' SETBACK FROM PROPERTY LINE

LOT 4

BLOCK 13

GILPIN STREET

25.00'

25.00'

25.00'

25.00'

NOT A PART OF THIS PUD

NOT A PART OF THIS PUD

ALLEY

WOOD FENCE OR GATE



EXHIBIT F

APPLICATION # 4914

DISTRICT PLAN MAP

COUNTRY CLUB SHOPPETTE

1700 - 1718 EAST 6TH AVENUE



1865 s. pearl st., denver, colorado 80210
phone (303) 698-1717 fax (303) 778-6004
email wyattarch@uswest.net

ISSUE DATE: 02/28/07

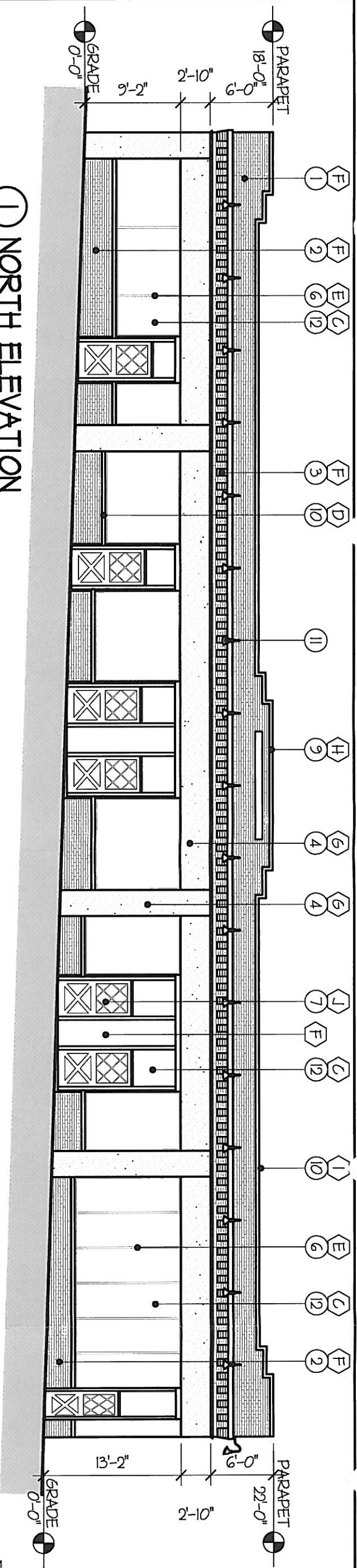
DRAWN BY: JEA SHEET NO.

CHECKED BY: JEA

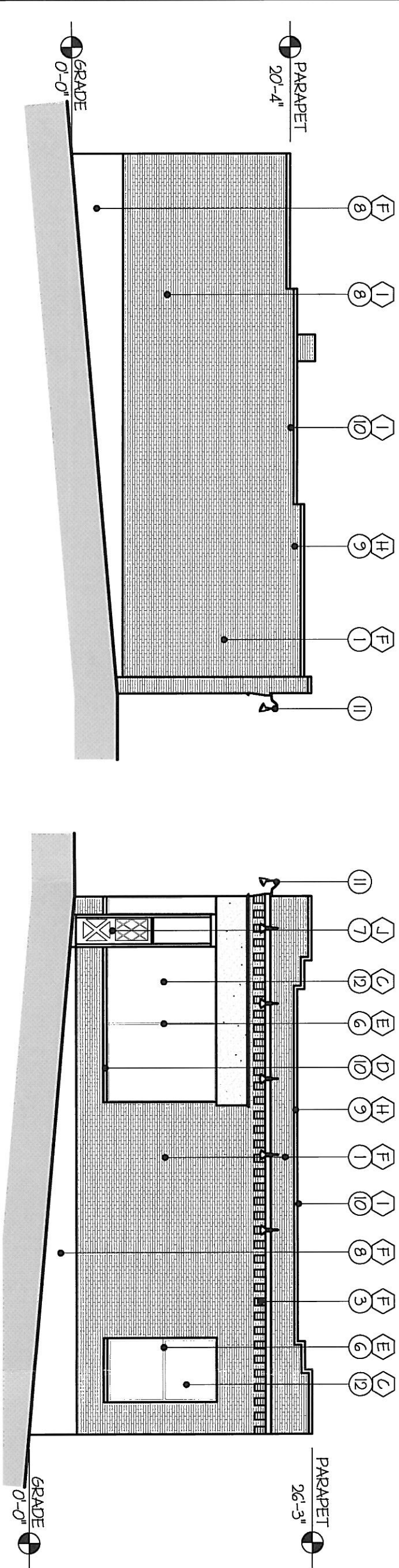
SCALE: 1" = 20'-0"

PROJECT NO. 245.12

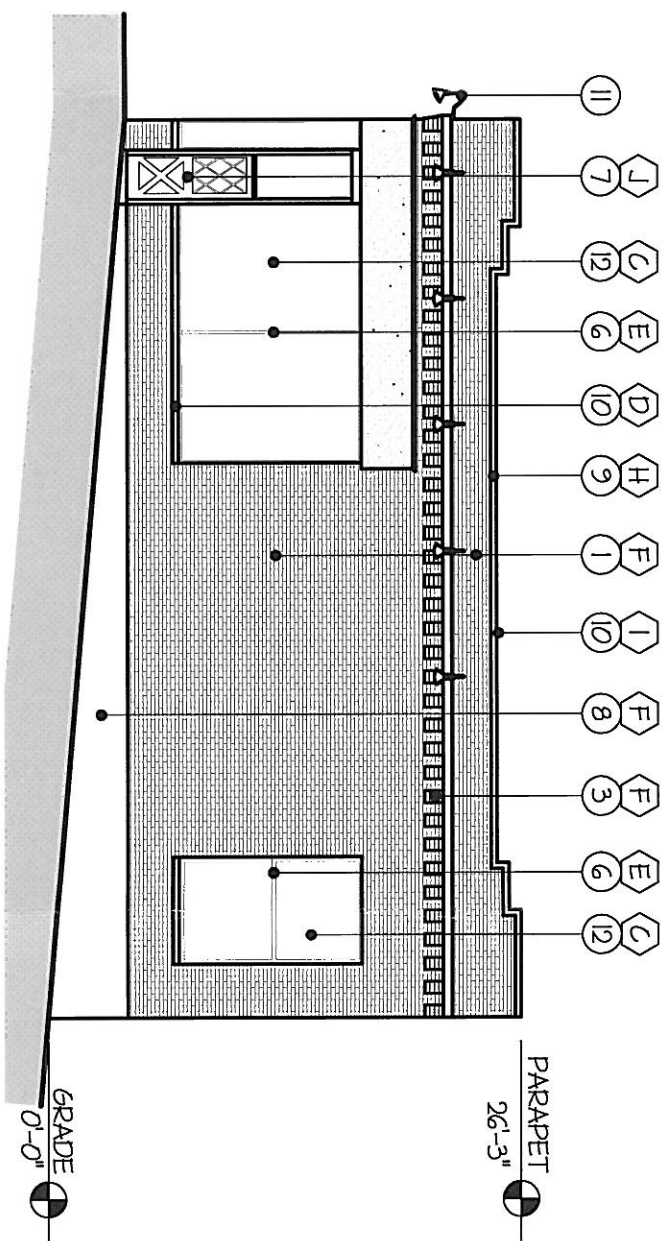
F



1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



2 EAST ELEVATION
SCALE: 3/32" = 1'-0"



3 WEST ELEVATION
SCALE: 3/32" = 1'-0"

5 ELEVATION FLAG NOTES

- 1 RUNNING BOND BRICK
- 2 BASE BRICK
- 3 CORBEL BRICK DETAIL
- 4 E.I.F.S. PANELS
- 5 EXPOSED FOUNDATION
- 6 ALUMINIUM STOREFRONT SYSTEM
- 7 WOOD DOOR
- 8 HOLLOW METAL DOOR
- 9 PRECAST CONCRETE CAP
- 10 CAP FLASHING
- 11 LIGHTS
- 12 GLAZING

6 MATERIALS KEY

- A BOND BRICK
- B BASE BRICK
- C 1" INSULATED GLASS, CLEAR
- D CLEAR ALUMINIUM
- E BROWN ALUMINIUM
- F PAINT GREEN
- G E.I.F.S. COLOR- LIGHT GREEN
- H PRE-CAST DARK GREEN
- I PAINT TO MATCH H
- J PAINTED RED

EXHIBIT G

APPLICATION # 4914

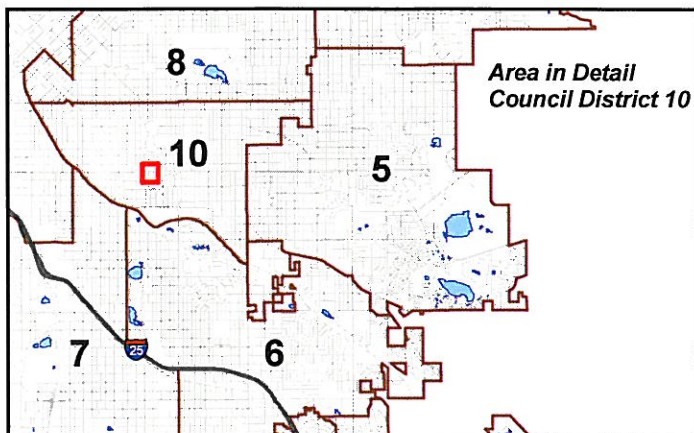
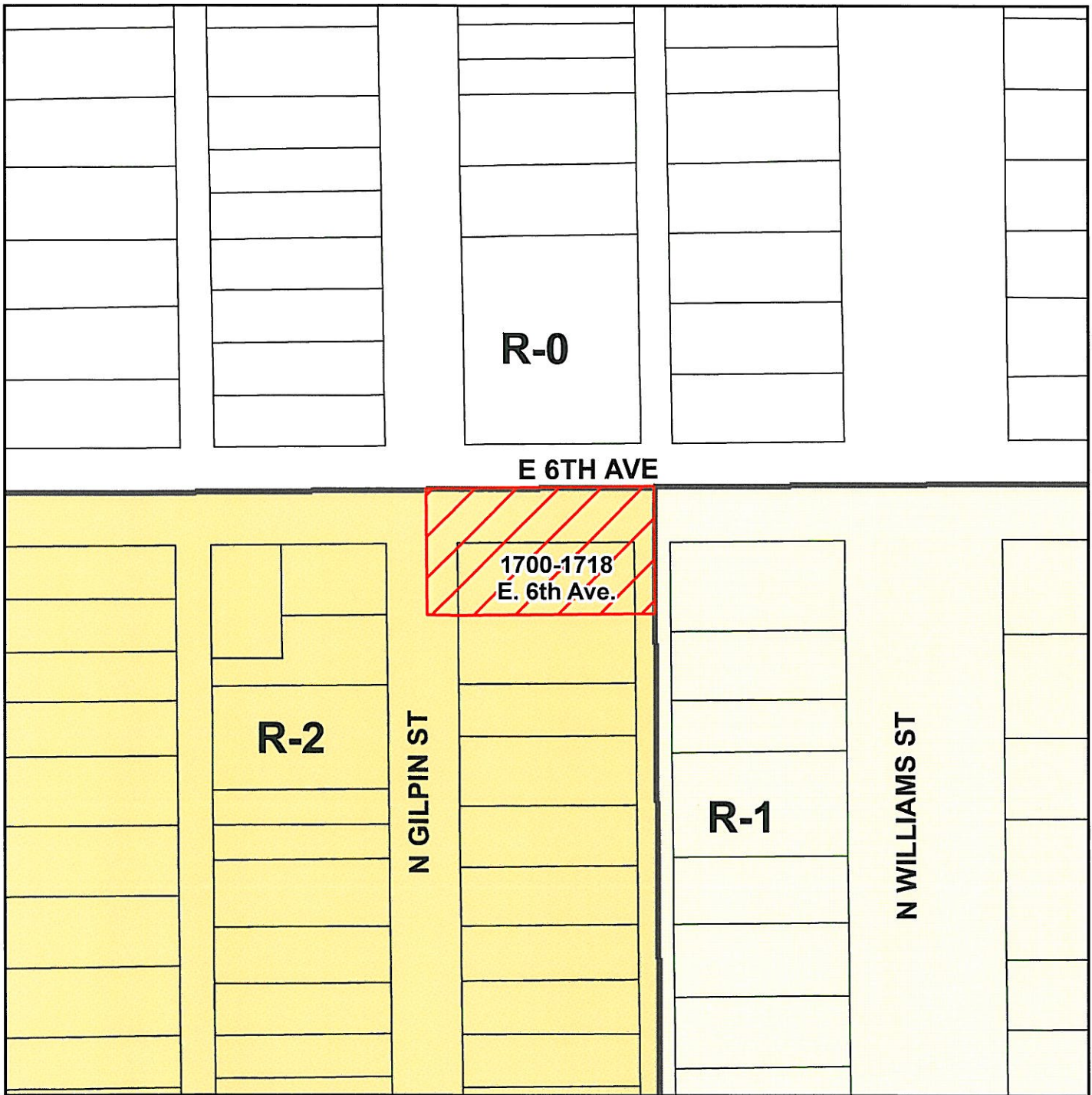
BUILDING ELEVATIONS
1710-1718 EAST 6TH AVENUE
COUNTRY CLUB SHOPPETTE

ISSUE DATE: 02/28/07
DRAWN BY: JRH / JEA
CHECKED BY: JEA
SCALE: 3/32" = 1'
PROJECT NO. 245.12


WYATT & ASSOCIATES, P.C.
ARCHITECTS & PLANNERS
1865 s. pearl st., denver, colorado 80210
phone (303) 698-1717 fax (303) 778-6004
email wyattarch@uswest.net

SHEET NO.
A-2.0

Pending Zone Map Amendment - 4914



Application #4914
1700-1718 E. 6th Ave.

 **Proposed Rezoning**
From: R-2
To: PUD

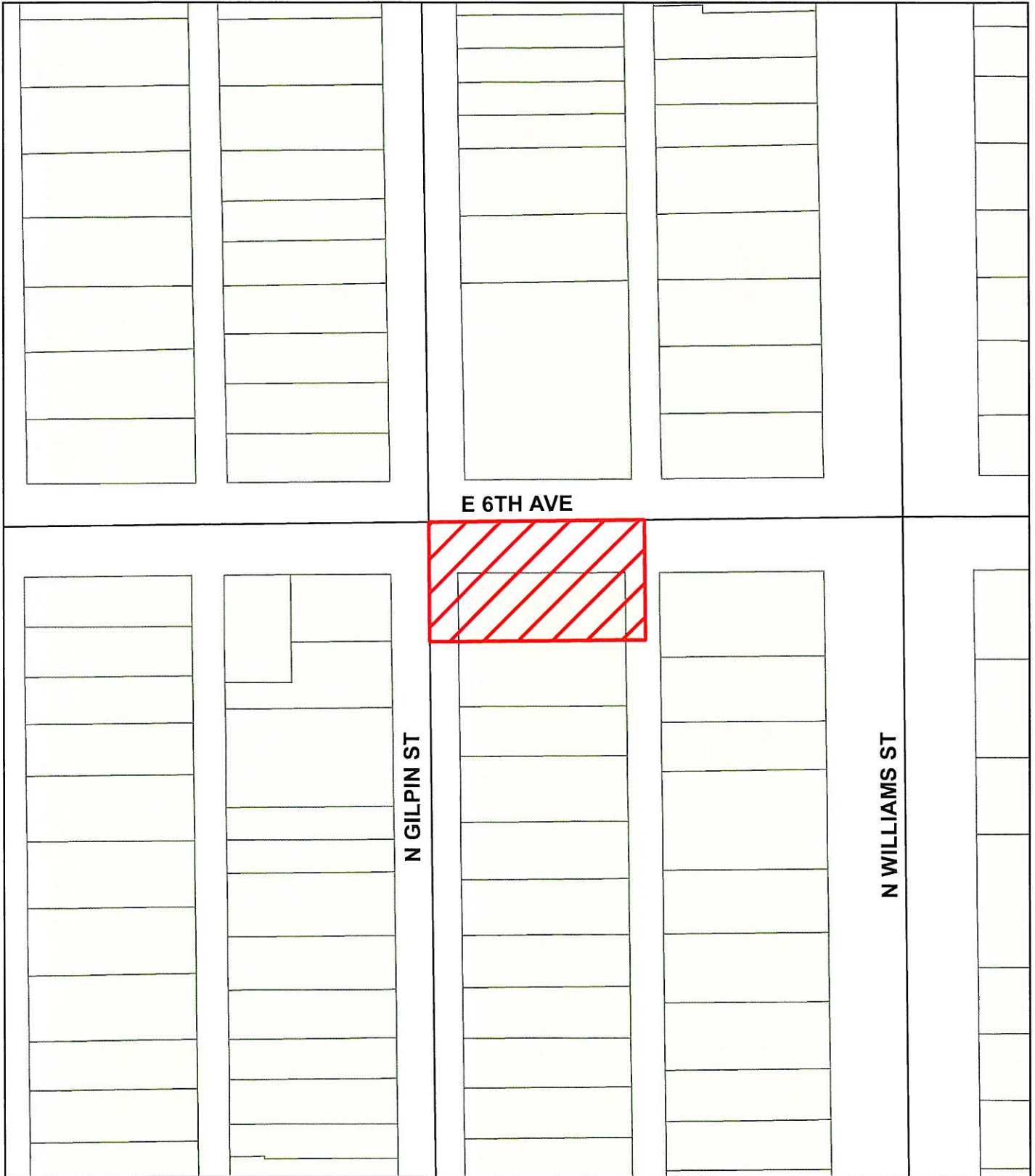


0 50 100 200
Feet

Map Date: February 9, 2007

Pending Zone Map Amendment - Blueprint Denver Overlay

 Application #4914



Full Extent of This Map = No Area of Change

 Single Family Residential

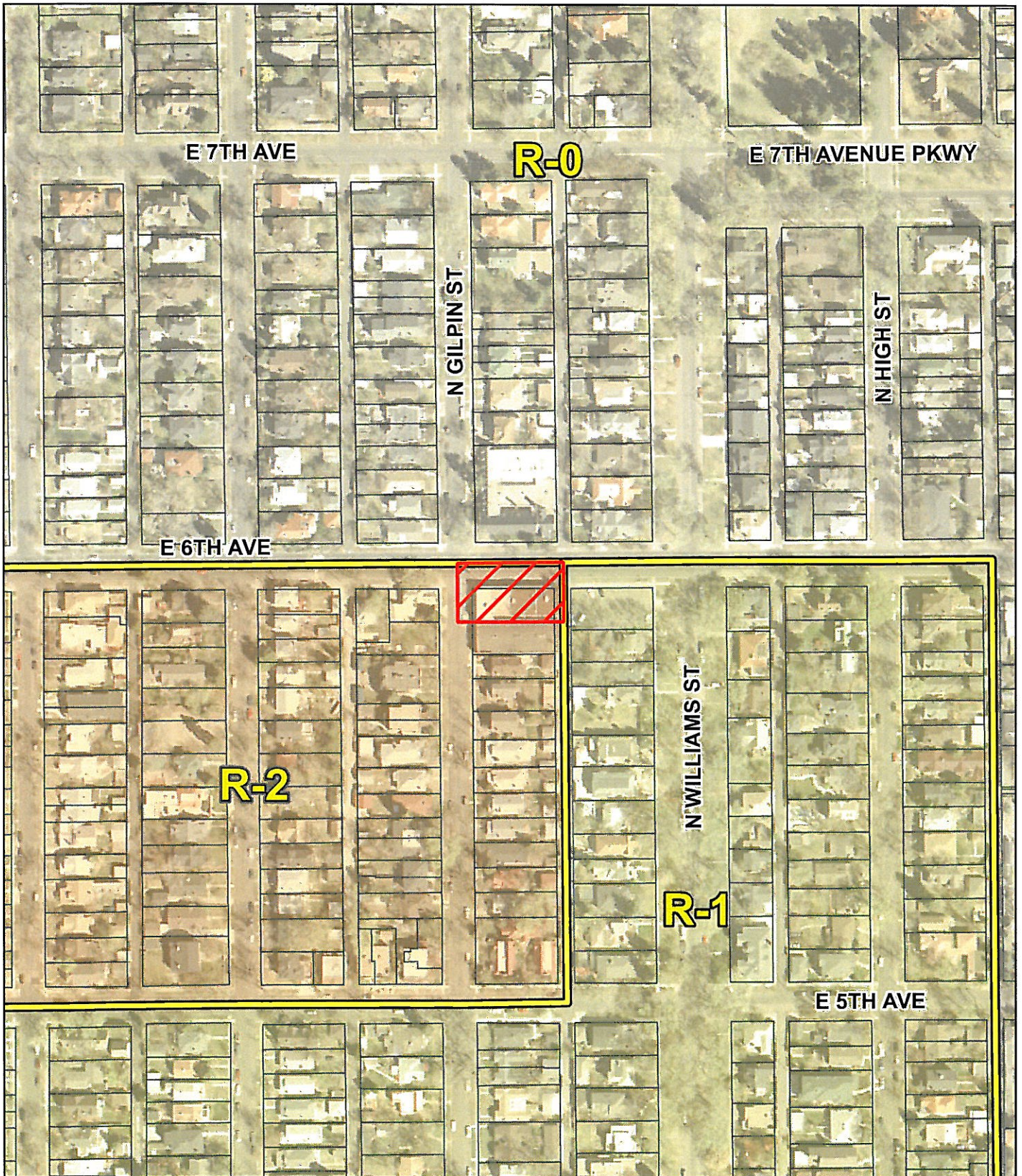
0 50 100 200 Feet



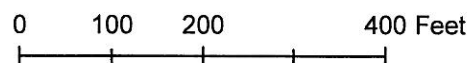
Map Date: February 9, 2007

Pending Zone Map Amendment - Aerial & Zoning Overlay

 Application #4914



Aerial Photo : April 2004
Community Planning and Development



Map Date: February 9, 2007



ROBERT J. GOLLICK, INC.

REAL ESTATE CONSULTING

7th Avenue Neighborhood Association

Steven Floyd
715 Adams Street
Denver, Colorado 80206

Capitol Hill United Neighbors, Inc.

Cody Galloway
1290 Williams St. Ste 102
Denver, CO 80218

Denver Downtown Capitol Alliance

Nicole Bracken
519 16th St.
Denver, Colorado 80202

Denver Neighborhood Association, Inc.

Bradley Zieg
1285 Dexter Street
Denver, CO 80202

Driving Park Historic District

Stocton Baker
435 Humboldt Street
Denver, Colorado 80218

Inter-Neighborhood Cooperation

Larry Ambrose
P.O. Box 300684
Denver, CO 80218

**Neighborhood Advisory Committee to
The Botanic Gardens**

Timothy Hepp
1154 Gaylord Street
Denver, Colorado 80206

**Neighbors and Friends for
Cheesman Park**

Jay Rust
1299 Gilpin Street, Ste. 15E
Denver, CO 80218

Re: Proposed rezoning of 1700-1718 East 6th avenue

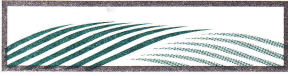
February 19, 2013

I hope this correspondence finds all of you well.

The owner of the property located at 1700-1718 East 6th Avenue, which is within or near your neighborhood association boundaries, and has retained my firm, Robert J. Gollick, Inc. to file and coordinate a zone map amendment or rezoning for that property. This is the southeast corner of East 6th Avenue and Gilpin Street and is the location for Oliver's Meat Market, Satchel's along with other neighborhood serving tenants.

The site is currently zoned as PUD No. 602. The reason for the proposed rezoning is that PUD 602 contains language that does not permit tenants to conduct outdoor activities such as outdoor dining or outdoor tables for a café/coffee shop. Additionally, the PUD precludes a railing, wall or other means of delineating such an outdoor area. This appears to be an oversight in that PUD which was approved in 2007 which can be corrected with a rezoning.

Before I get too far into the City zoning process, our team would like to meet with your Association to discuss this zoning request and listen to any suggestions you may have. However, if you do not wish to meet I understand and am available to discuss the proposal with you over a phone call. I have not yet submitted the zoning application to the City but would like to do so in the next few weeks for the City initial format review.



The zoning process requires approximately six months of review and meeting time prior to the City Council public hearing. However, I strongly feel that the best way to proceed with any zoning request is by early and ongoing contact with all neighborhood organizations. Your input is necessary for the public process to work.

If you have any questions please contact me via email or directly at 303 722-8771. I will meet with you individually or with your respective Association. If you feel I have missed anyone on the contact list for this letter let me know and I will call him or her.

I thank you for your interest and understanding of this zoning request.

Sincerely,

SENT VIA EMAIL

Robert J. Gollick, President
Robert J. Gollick, Inc.

cc:

- ✓ Councilwoman Jeanne Robb, District 10
- ✓ Tim Watkins, Community Planning & Development,
- ✓ Kyle Dalton, Community Planning & Development,
- ✓ Tricia Mueller Calandra, Larimer Associates