

# PUD-G 13 DISTRICT PLAN

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Public Review Draft

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Official Map Amendment Application #2014I-00095

301 South Cherokee Street

# Contents

## PUD-G 13 DISTRICT PLAN

- CHAPTER 1. ESTABLISHMENT AND INTENT . . . . . 1**
  - Section 1.1 PUD-G 13 Established. . . . . 1
  - Section 1.2 PUD-G 13 General Purpose . . . . . 1
  - Section 1.3 PUD-G 13 Specific Intent . . . . . 1
- CHAPTER 2. URBAN CENTER NEIGHBORHOOD CONTEXT DESCRIPTION. . . . . 2**
- CHAPTER 3. BASE ZONE DISTRICT . . . . . 3**
- CHAPTER 4. DESIGN STANDARDS. . . . . 4**
- CHAPTER 5. USES AND REQUIRED MINIMUM PARKING . . . . . 5**
  - Section 5.1 USES. . . . . 5
  - Section 5.2 REQUIRED MINIMUM PARKING. . . . . 5
- CHAPTER 6. ADDITIONAL STANDARDS . . . . . 6**
  - Section 6.1 Article 1 of the Denver Zoning Code . . . . . 6
  - Section 6.2 Article 10 of the Denver Zoning Code . . . . . 6
  - Section 6.3 Article 11 of the Denver Zoning Code . . . . . 6
  - Section 6.4 Article 12 of the Denver Zoning Code . . . . . 6
  - Section 6.5 Article 13 of the Denver Zoning Code . . . . . 6
- CHAPTER 7 ATTACHMENTS . . . . . 7**
  - Section 7.1 Legal Description . . . . . 7
  - Section 7.2 Map . . . . . 7

## **CHAPTER 1. ESTABLISHMENT AND INTENT**

### **SECTION 1.1 PUD-G 13 ESTABLISHED**

The provisions of this PUD-G 13 apply to the land depicted on the Official Zoning Map with the label PUD-G 13, and more generally described as approximately 5.16 acres of land within a portion of the Northwest Quarter of Section 15, Township 4 south, Range 68 West of the 6th Principal Meridian (P.M.) The PUD-G 13 is a single area with no subareas established. The legal description and map are attached.

### **SECTION 1.2 PUD-G 13 GENERAL PURPOSE**

The general purpose of PUD-G 13 is to allow uses and building forms that contribute to the planned vision for the Alameda Station Area, the Baker Neighborhood and the Denver Design District GDP.

### **SECTION 1.3 PUD-G 13 SPECIFIC INTENT**

More specifically, PUD-G 13 is intended to:

- 1.3.1 Implement the Alameda Station Area Plan and the Baker Neighborhood Plan by creating a employment center with diverse business types.
- 1.3.2 Maintain the existing industrial employment base and allow the continuation and expansion of that land use.
- 1.3.3 Facilitate the future redevelopment of the site with mixed use building form standards.

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

All development within this PUD-G 13 shall conform to the Denver Zoning Code, Division 7.1, Neighborhood Context Description, as amended from time to time.

## **CHAPTER 3. BASE ZONE DISTRICT**

Development in this PUD-G 13 shall conform to the Denver Zoning Code, Division 7.2, Districts, as specifically applicable to the C-MX-16 Zone District, as amended from time to time, and except as modified in this PUD-G 13 zone District Plan.

## CHAPTER 4. DESIGN STANDARDS

Development in this PUD-G 13 shall comply with the Denver Zoning Code, Division 7.3, Design Standards, as specifically applicable to the C-MX-16 Zone District, as amended from time to time, with the following exception:

- A. Surface parking shall be allowed between any primary structure and Alameda Avenue.
- B. The Required Build-To standard set forth in Denver Zoning Code Section 7.3.3.4 applicable Alameda Avenue shall be 70% within 0' minimum and 20' maximum for any primary structure containing non-residential land uses and the required Build-To standard applicable Alameda Avenue shall be 70% within 0' minimum and 15' maximum for any primary structure containing residential land uses. This Alameda Avenue Required Build-To shall apply regardless of building form applied to a development within PUD-G13. (See Denver Zoning Code Chapter 5, Section 5.5, for designation of all zone lot lines within this PUD G-13.)

## **CHAPTER 5. USES AND REQUIRED MINIMUM PARKING**

### **SECTION 5.1 USES**

5.1.1 Primary, accessory and temporary uses allowed in this PUD-G 13 shall be: (i) those same uses allowed in the C-MX-16 Zone District, as stated in the Denver Zoning Code, Section 7.4, Uses and Required Minimum Parking, as amended from time to time; and (ii) the following primary use: Manufacturing, Fabrication & Assembly, General as defined in the Denver Zoning Code, Article 11, Division 11.12, Use Definitions, and as amended from time to time, is allowed subject to the following limitations and review procedure:

1. Manufacturing, Fabrication & Assembly - General limitations as set forth in Denver Zoning Code Section 11.5.7 shall apply.
2. The above use is allowed only if reviewed and approved according to the zoning permit process requirements stated in Denver Zoning Code, Section 12.4.1, Zoning Permit Review.

### **SECTION 5.2 REQUIRED MINIMUM PARKING**

5.2.1 All uses established in this PUD-G 13 shall comply with the Denver Zoning Code, Section 7.4, Uses and Required Minimum Parking, as amended from time to time, as specifically applicable to uses allowed in the C-MX-16 Zone District, except the Manufacturing, Fabrication & Assembly, General use shall comply with the required minimum parking amounts established in Denver Zoning Code Section 9.1.4, Uses and Required Minimum Parking, as amended from time to time, as specifically applicable to the I-A Zone District.

## CHAPTER 6. ADDITIONAL STANDARDS

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

#### 6.1.1 Applicability

Development in this PUD-G 13 shall comply with Article 1, General Provisions of the Denver Zoning Code, as amended from time to time.

### SECTION 6.2 ARTICLE 9 OF THE DENVER ZONING CODE

#### 6.2.1 Applicability

Development in this PUD-G 13 shall comply with Article 9, Special Context and Districts of the Denver Zoning Code, as amended from time to time. The following vesting provision shall apply:

##### A. Vested Property Right

1. Only the following three provisions of the District Plan are vested:
  - a. The permitted use of Manufacturing, Fabrication and Assembly-General as set forth in Section 5.1.1A hereof;
  - b. The allowance of parking between any primary structure and Alameda Avenue as set forth in Chapter 4.A hereof, and
  - c. The required Build-To standards applicable to Alameda Avenue as set forth in Chapter 4.B hereof.
2. All other provisions and property rights under the District Plan, including the terms of the C-MX-16 base zone district, are NOT vested and may be changed by the Denver City Council through an amendmen to the District or a text amendments to the Denver Zoning Code, in which event such changes shall automatically be applicable to the property within the boundaries of PUD-G13 and a separate amendment to PUD-G13 shall not be required or through an amendment to this PUD G-13 District Plan.

### SECTION 6.3 ARTICLE 10 OF THE DENVER ZONING CODE

#### 6.3.1 Applicability

Development in this PUD-G 13 shall comply with the Denver Zoning Code Article 10, General Design Standards, as specifically applicable to the C-MX-16 Zone District, as amended from time to time.

### SECTION 6.4 ARTICLE 11 OF THE DENVER ZONING CODE

#### 6.4.1 Applicability

Establishment of uses in this PUD-G 13 shall comply with the Denver Zoning Code, Article 11, Use Limitations and Definitions, as specifically applicable to the C-MX-16 Zone District, as amended from time to time.

### SECTION 6.5 ARTICLE 12 OF THE DENVER ZONING CODE

#### 6.5.1 Applicability

All development in this PUD-G 13 shall comply with the Denver Zoning Code, Article 12, Procedures and Enforcement, as amended from time to time, except that:

**A. Official Map Amendment**

This PUD-G 13 may be amended by subarea, platted lots, or metes and bounds parcels, as allowed in the Denver Zoning Code, Section 9.6.1.4, Amendment to Approved PUD District Plans.

**SECTION 6.6 ARTICLE 13 OF THE DENVER ZONING CODE**

**6.6.1 Applicability**

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

**A. Definitions**

This PUD-G 13 zone district shall be considered a “Mixed Use Commercial Zone District,” as defined in Denver Zoning Code, Article 13, as amended from time to time.

**B. Siting Form Standards**

**1. Determination of Primary Street Zone Lot Line**

Determination of zone lot lines provide reference of measurement for standard related to form and building placement (e.g. Build-To, Transparency), as referenced in Chapter 4 of this PUD G-13. Accordingly, the following primary street zone lot line determinations shall apply to development within PUD G-13, and administrative adjustments to such determinations are not allowed:

- a. Zone lot lines abutting both Alameda Avenue and Cherokee Street are designated a Primary Street zone lot line.