



DENVER
THE MILE HIGH CITY

**Community Planning and Development
Planning Services
Plan Implementation**

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Denver, CO 80202
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www.denvergov.org/planning

APPLICATION FOR ZONE MAP AMENDMENT

Application #	2010I-00003	Date Submitted	3.29.10 Rev: 5.21.10 Rev: 9.2.10	Fee Required	\$1,000	Fee Paid	\$1,000
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APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input type="checkbox"/>)	
Applicant Name	Larry Hanson	Contact Name	Robert J. Gollick, Inc (Bob Gollick)
Address	210 St. Paul Street	Address	609 South Gaylord Street
City, State, Zip	Denver, Colorado 80206	City, State, Zip	Denver, Colorado 80209
Telephone / Fax	303 / 722-8771	Telephone / Fax	303 / 722-8771
Email		Email	bgollick@comcast.net

Subject Property Location [Please Include Assessor's Parcel Number(s)]

The subject property is addressed as and described as follows:
 210 St. Paul Street (Cherry Creek North Neighborhood)
 North boundary: Property line
 South boundary: Second Avenue
 West boundary: St. Paul Street
 East boundary Alley ROW

Legal Description of Subject Property

Plots 1 and 2,
 Block 57,
 Harmons Sub-Division
 City and County of Denver, State of Colorado
 Refer to the attachment at the end of this document

Area of Subject Property (Acres/Sq Ft)	Present Zone District	Proposed Zone District (Waivers and Conditions Require Separate form)
25,005± sq. ft. or 0.57± acres	PUD No. 269	PUD

Describe the nature and effect of the proposed Zone Map Amendment

The nature of the proposed PUD map amendment is to permit redevelopment of the existing structure along with the addition of residential dwelling units. The redevelopment will enhance the existing structure with renovated commercial space, office space and residential uses throughout the existing structure as well as within the addition of upper levels.

Cherry Creek is a true neighborhood where knowing your neighbors and socializing with them is part of the fabric that defines the area. The proposed uses respond to the character of the adjacent neighborhood and will attract residents to the retail area to shop or work in the office space. It will also add living units within the commercial area to bring more residents into the heart of Cherry Creek. This will be a truly mixed-use development within one of Denver's most desirable neighborhoods.

A significant aspect of the proposed map amendment is that the proposed PUD is reflective of the existing CCN zoning that is in effect throughout Cherry Creek and appropriate for this edge area of the neighborhood. The proposed uses and maximum building height both are in conformance with the requirements of the CCN zoning. However, the necessity for a PUD comes from the increase (from CCN) in proposed density as well as the setbacks for the existing structure does not meet CCN requirements. Section 59-12 of the DRMC states that a PUD district is specifically intended to encourage diversification in the use of land and flexibility in site design with respect to setbacks of buildings and densities, among other design considerations. A PUD is necessary for this map amendment due to both setbacks and proposed density. There is no alternative zone district, either existing or proposed, that would permit the proposed development along with the existing structure.

The effect of the proposed amendment will be immediate and positive. Redevelopment of the property will provide employment opportunities, with high quality residential uses, along with commercial and office development. The proposed map amendment is in conformance with the Cherry Creek Neighborhood Plan, District Wide

Recommended policies that follow:

- Reinforce Cherry Creek as both a regional and town center,
- Broaden and balance the mixture of uses,
- Create permanent quality,
- Encourage private investment,
- Enhance the neighborhood character,
- Enhance the cohesiveness of the district,
- Reinforce street edges,
- Improve the streetscape and infrastructure,
- Create project scale and quality that promote activity at street level.

The anticipated development will, at a minimum, meet these goals and utilize the recommendations. The effect of the proposed zoning will be immediate and very positive. All of the permitted uses are appropriate for this urban setting and will add to the vitality and life to this area.

Select Legal Basis for the Zone Map Amendment and explain in detail	Error in the map as approved by City Council	<input type="checkbox"/>
	Changed or Changing Conditions that make a Zone Map Amendment Necessary	<input checked="" type="checkbox"/>

The proposed map amendment is in response to the changed and changing conditions in the Cherry Creek area. The redevelopment of the Cherry Creek Mall several years ago was the catalyst for development to occur throughout the Cherry Creek neighborhood. Numerous residential developments along with several commercial and retail projects have changed Cherry Creek into one of Denver’s finest neighborhoods in which to live, work and shop. The public interest for the citizens of Denver is best served by adoption of this map amendment, which will provide the services, amenities, employment opportunities and development necessary for positive planned growth to occur. A few examples of the changed conditions are as follows:

- The adoption by City Council of “Blueprint Denver”,
- Approval of the site as an “**Area of Change**” for a **Mixed-Use** within “Blueprint Denver”,

- Successful development of Clayton Lane including the J.W. Marriot Hotel and the Janus Building,
- Recent development by “Western Development” of North Cherry Creek, a mixed-use project a few blocks from this site
- The approval of the Filmore Street Plaza PUD 617, and

The need for additional residential dwelling units is consistent with the development patterns that the neighborhood has experienced. 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.

Conditions have further changed with regard to the type of development proposed on the subject property. 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 Chapter, Housing Chapter and Neighborhood Chapter 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:

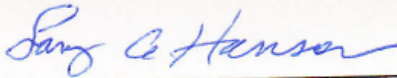
- Promoting infill development within Denver at sites where services and infrastructure are already in place.
- Designing mixed-use communities and reducing sprawl, so that residents can live, work and play within their own neighborhoods.

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 uses and development proposed for the property will primarily be a mixed-use development incorporating residential, commercial and retail uses. The proposed PUD will allow a mix of uses appropriate for this area. The proposed land use will include one or more of those permitted use(s).

The anticipated time schedule is contingent upon approval of this zoning request, site plan approval, market conditions and project financing.

Required Exhibits		Additional Exhibits	
Applicant & Owner Information Sheet	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • PUD application • Existing Conditions Map • Proposed District Plan • Letters of support from area RNOs. 	
Maps – Required for Final Submissions	<input type="checkbox"/>		
Signature		Date	
 <hr/> Mr. Larry Hanson Managing Member BLABK, LLC			

APPLICANT & OWNER INFORMATION SHEET

[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.

[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.

Application Number	Applicants Name
2010I-00003	Mr. Larry Hanson, Managing Member BLABK, LLC

Property Address(es)

210 St. Paul Street, Denver, Colorado 80206

Applicant's Address

210 St. Paul Street, Denver, Colorado 80206

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	
	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).

EDLCT, LLC., 210 St. Paul Street, Denver, Colorado 80206
 BAH-PLA LLC., 210 St. Paul Street, Denver, Colorado 80206
 BLABK, LLC., 210 St. Paul Street, Denver, Colorado 8020

Signature of Applicants



All LLCs are represented by Mr. Larry Hanson, the applicant.

Mr. Larry Hanson, Managing Member, BLABK, LLC

1. SCHEDULE

- a. Date of pre-application conference **December 23, 2009**
City representative(s) present **Chris Gleissner.**
- b. Submittal date of preliminary application **March 29, 2010.**
- c. Submittal date of completed application **May 21, 2010.**
- d. Application is scheduled for a:
 Planning Board Hearing on _____
 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

Note: Any uses permitted in the CCN zone district along with live/work residential shall be uses by right and permitted anywhere on the subject site. The maximum square footage for all uses individually or in aggregate shall not exceed 47,000 square feet.

	Use	Maximum Square Feet
A.	All Uses in the CCN Zone District Shall be Permitted	47,000
B.	Live/Work Residential, permitted in any or all residential units	
C.		
D.		
	Total Square Feet	47,000

MAXIMUM FLOOR AREA RATIO (F.A.R) 1.9 : 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: **19.**

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE **35 D.U./AC.**

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):	19,450	78
Maximum area of drives and parking:	3,226	13
Maximum area of other impervious surfaces:	2,329	9
MAXIMUM TOTAL OF BUILDING AND IMPERVIOUS SURFACES	25,005	100

c. LANDSCAPED AND/OR PERMEABLE AREAS

	SQUARE FEET	% 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:	25,005
Landscaped and/or permeable areas:	0
TOTAL SITE AREA: (This area must equal the site area listed on page 1)	25,005

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:	0 feet	OR	Front:	_____ feet
South:	5 feet		Rear:	_____ feet
East:	0 feet		Side:	_____ feet
West:	4 feet			

The minimum spacing between buildings shall be **N/A** feet

Permitted encroachments into the minimum setbacks for buildings shall conform to Section 59 - **247** of the CCN zone district.

Official Parkway Setback requirements for this P.U.D. are: **N/A** feet for buildings and **N/A** feet for signs.

f. MAXIMUM HEIGHTS OF STRUCTURES

The maximum height of structures shall be **5** stories which shall not exceed a total of **55** 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, antennas, chimneys, flues, vents and air conditioning equipment) may exceed the maximum height of structures by **16** feet.

Bulk plane restrictions 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!!

* **N/A**

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 **65** 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.

- Retail:** 1 space per 500 square feet of usable floor area
- Office, all types:** 1 space per 600 square feet of usable floor area
- Dwelling, multiple unit and live/work:** 1 spaces per unit
- All other uses controlled by the parking requirements of the CCN zone district**

MINIMUM NUMBER OF OFF-STREET PARKING SPACES FOR PERSONS WITH DISABILITIES: 1

Does this P.U.D. comply with the use and maintenance requirements of Section 59-585(2)-(9)? **Not applicable, parking is existing.**

Do the parking spaces and/or aisles in this P.U.D. comply with the requirements of Section 59-588, Chart No. 1? **No.** If **no** complete the following section:

DRIVING AISLES

Aisle widths 24 feet minimum
 Angle of stalls Varies: 90 degrees to 45 degrees

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).

Bicycle parking shall be determined at the site plan review phase

h. OFF-STREET LOADING

This project contains N/A 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: **Off-Street loading shall be determined at the site plan review phase.**

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 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: _____.

l. 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:

Note: Landscaping shall be detailed at the time of site plan review.

On private property: N/A

On public right of way or in tree lawns: N/A

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 (303-964-2480). 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 TO BE PLANTED 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 parking lot landscaping requirements of Section 59-585(11) **N/A**

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

FENCES AND/OR WALLS

Note: Height of fences and/or walls shall be detailed at the time of site plan review.

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 0feet and a maximum of 6feet

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 0. feet and a maximum of 4. 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 of mounds shall be a minimum of feet and a maximum of feet.

m. BOAT, CAMPER, TRAILER AND RECREATIONAL VEHICLE STORAGE

Boat, camper, trailer and recreation vehicle storage 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.

*** No dedications or vacations are required .**

o. EXTERNAL EFFECTS

Vibration, heat, glare, radiation and fumes shall be regulated by Section 59- 92(3) of the **CCN** zone district.

Reflective glass **may not** be used.

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

p. NATURAL TERRAIN

The existing grade of the site **will** be altered.

q. UTILITIES

Describe where the utilities (public and private) serving the property are located **Please refer to the Existing Conditions Map**

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- 248, Sign regulations for the **CCN** zone district.

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

- MAXIMUM NUMBER OF SIGNS: _____.
- MAXIMUM SIGN AREA: _____.
- TOTAL MAXIMUM SIGN AREA: _____.
- NUMBER OF GROUND SIGNS ALLOWED: _____.
- NUMBER OF JOINT ID SIGNS ALLOWED: _____.
- MAXIMUM SIGN AREA PER JOINT ID SIGN: _____.
- TOTAL MAXIMUM JOINT ID SIGN AREA: _____.
- TEMPORARY SIGNS ALLOWED: _____.
- NUMBER OF CANOPIES AND AWNINGS: _____.
- CANOPIES AND AWNINGS WILL BE BACKLIT? Yes No

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 **X** 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 not** permitted. If permitted, fences for such outdoor storage areas shall be provided . Said fences shall be solid and shall be a minimum of _____ feet and a maximum of _____ 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 (720-865-2915) 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?): **First Avenue and St. Paul Street**

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-**243** of the **CCN** zone district.

w. USES BY TEMPORARY PERMIT

Uses by temporary permit are regulated by Section 59- **86** of the **CCN** zone district.

x. ACCESSORY USES

Accessory uses are regulated by Section 59- **243** of the **CCN** 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:

All legally established existing uses may remain.

z. PHASING

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

Anticipated starting date **Fall of 2010**
Anticipated completion date **Fall of 2012**

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 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
- conceptual building elevations
- facade treatments
- exterior building materials
- and/or other important features (list):

6. ACKNOWLEDGMENT

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.

BLABK, LLC
Mr. Larry Hanson, Managing Member

Print or Type Applicant’s Name(s)



Applicant’s Signature(s)

PUD SUMMARY SHEET

Application # 2010-00003
Address/Location 210 St Paul Street, Denver, Colorado 80206
Total Land Area 25,005± SF or 0.57± Acres

Permitted Uses	
Use A	All uses in the CCN zone district shall be uses by right without limitation(s)
Use B	Live/Work residential
Use C	

	Proposed Uses			
	Use A	Use B	Use C	Total
Maximum Gross Floor Area (sq. ft.)	47,000 sq. ft.			
Floor Area Ratio (nonresidential uses)	1.9 : 1			
Maximum Number of Dwelling Units	19			
Density (dwelling units per acre)	35			
Land Coverage				
Buildings:	19,450			
Drives and Parking:	3,226			
Other	2,329			
Parking				
Number of Spaces	65			
Ratios (residential):	1 spaces per dwelling unit			
Landscaping, existing				
Area of Live Landscaping (sq. ft.):	0			
Area of Non-Live Landscaping (sq.ft.):				

Building Setbacks					
North	0	Feet	Front		feet
South	5	Feet	Rear		feet
East	0	Feet	Side		feet
West	4	Feet			

Parkway Setbacks					
Buildings		Feet	Signs		feet
Required Separation Between Buildings:					
					feet
Maximum Building Height					
Stories	5		Feet	55	

NOTE: FOR COMPLETE PUD REQUIREMENTS, REFER TO APPLICATION #

Written Statement

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

The proposed PUD is intended to provide residential units to individuals and couples who desire to live in an established and vibrant neighborhood. It is anticipated that the units may be occupied by couples wishing to “scale down” in unit size and move into the City as well as individuals that work in the Cherry Creek area. The location is ideal for those who enjoy walking to any of the numerous shops, restaurants, cafes or studios that are nearby.

The market for commercial space will improve and it is anticipated that a single tenant will occupy the ground floor space. Cherry Creek has always been the premier location for retail and commercial users and this development will benefit from the location and population demographics.

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.*

The proposed PUD relates to the *Denver Comprehensive Plan 2000* in several significant ways.

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

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.

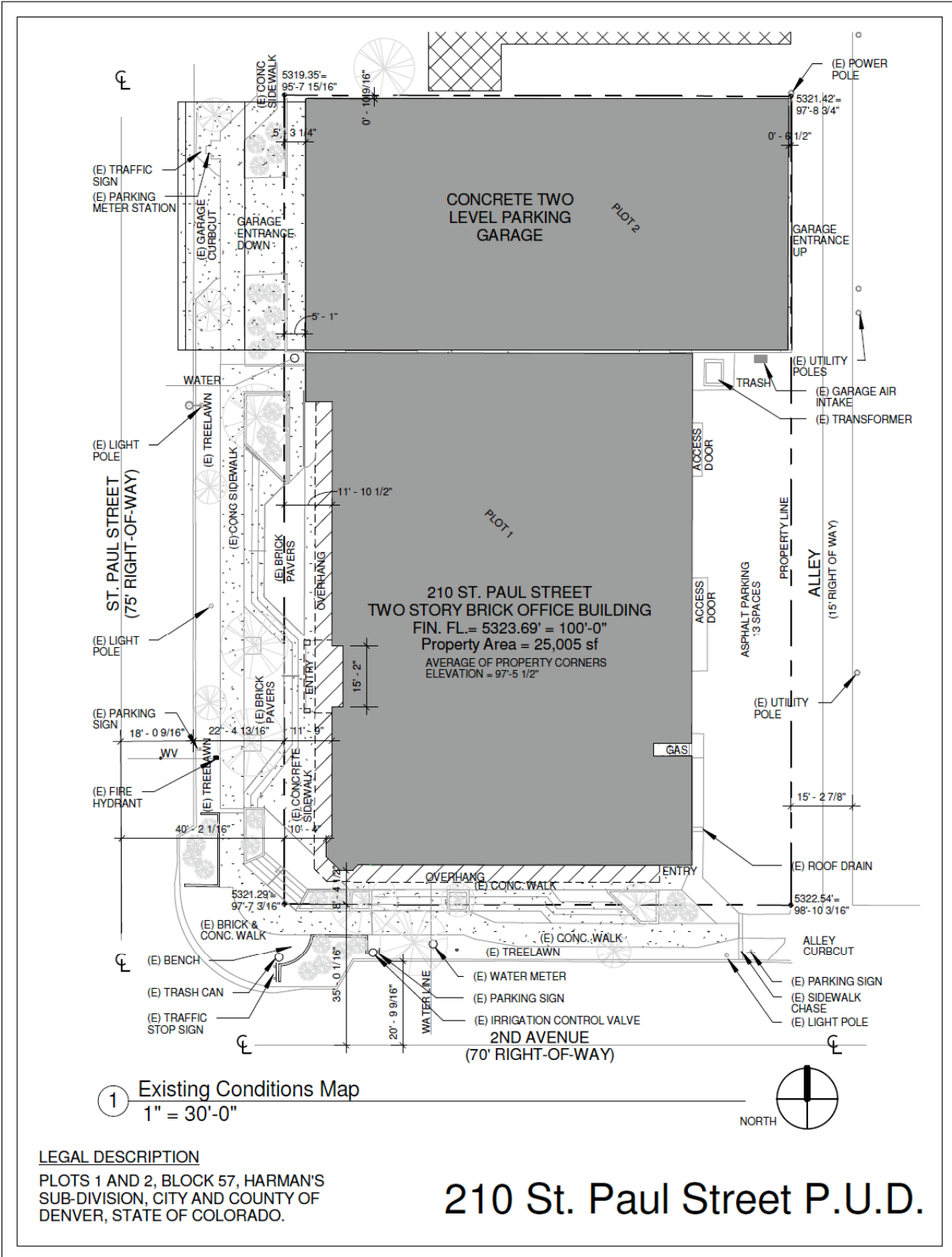
Strategy 4-A Promote the development of sustainable communities and centers of activity where shopping, jobs, recreation and schools are accessible by multiple forms of transportation, providing opportunities for people to live where they work.

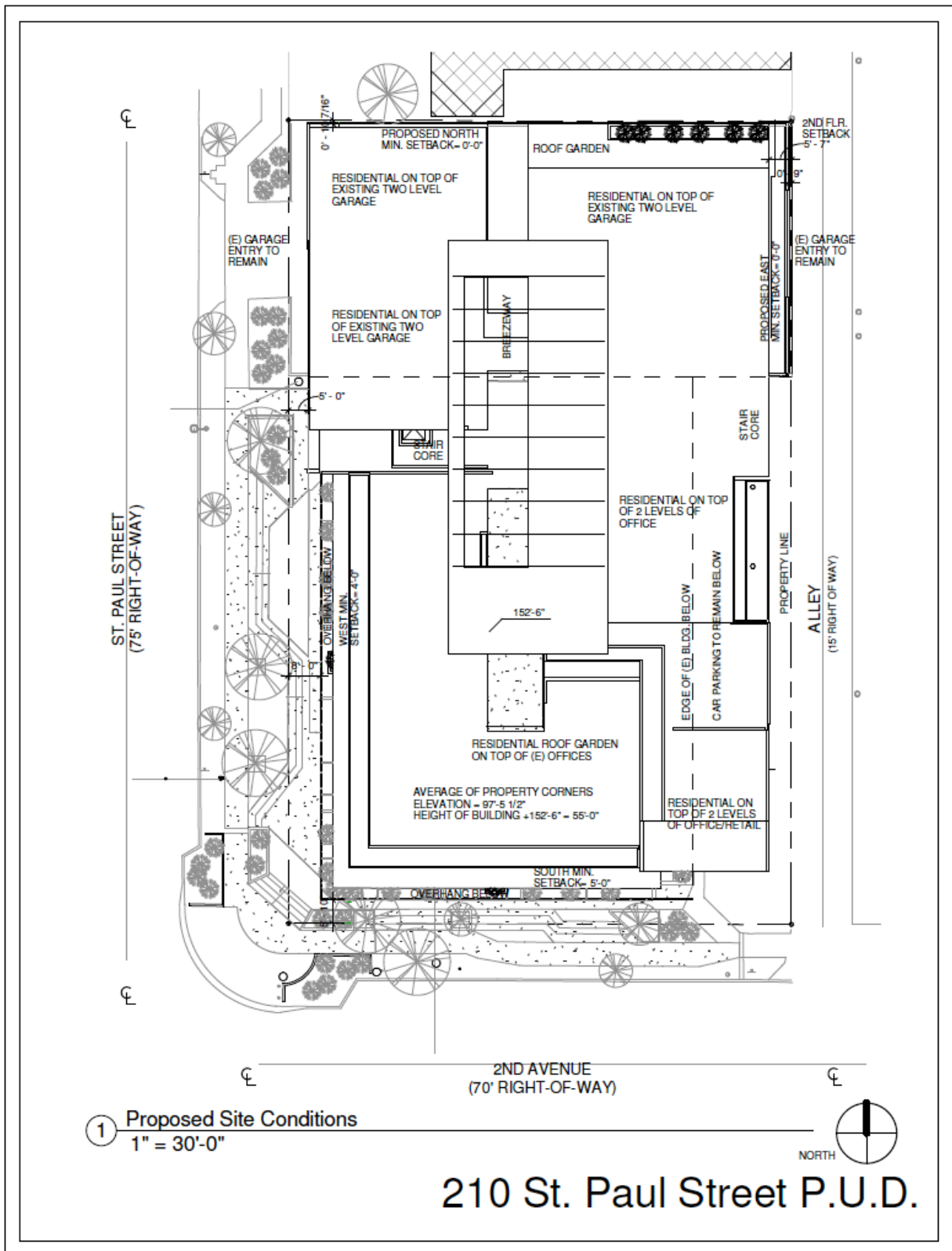
c. *How, the proposed P.U.D. District is to relate to the character of the surrounding neighborhood.*

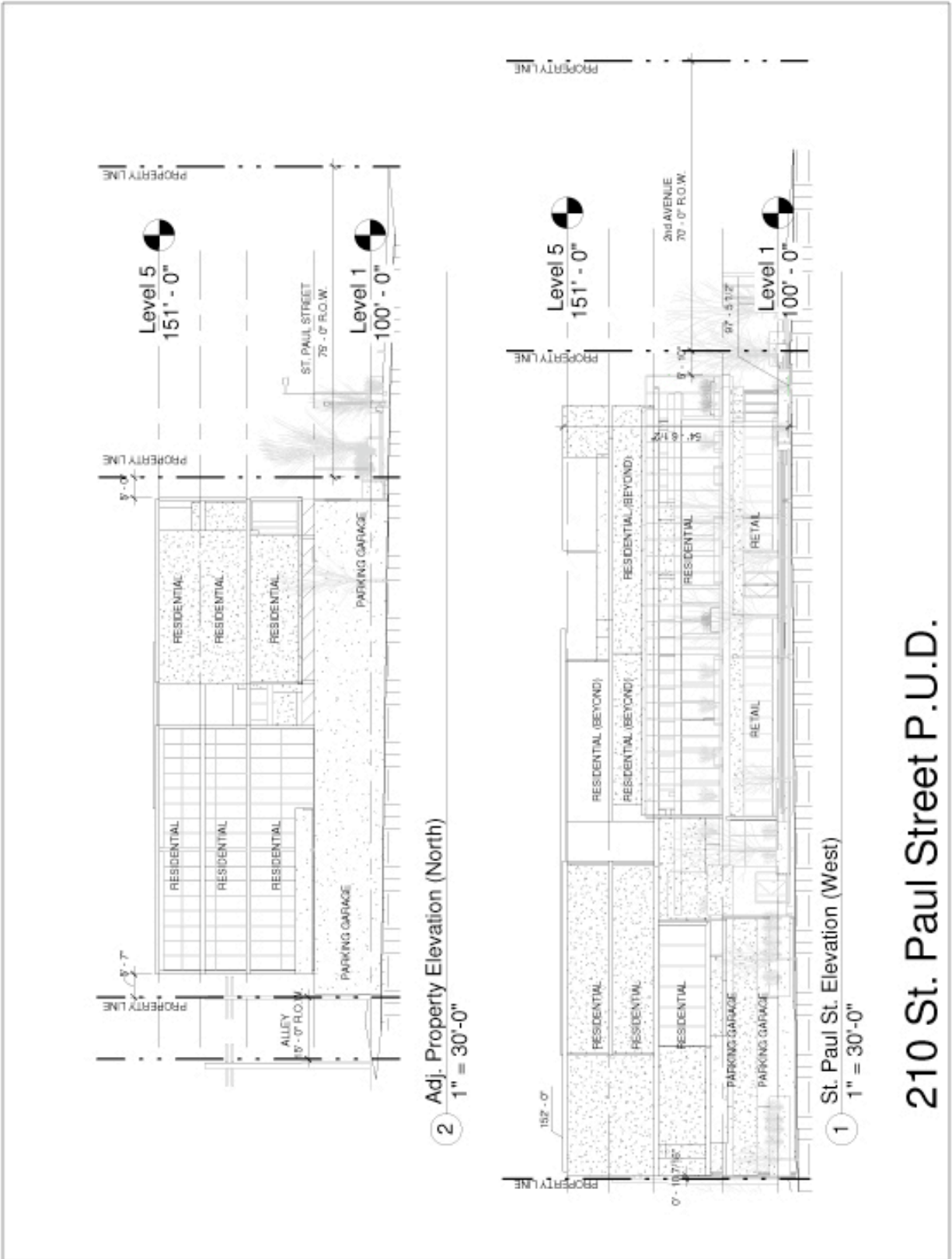
Cherry Creek is a true neighborhood where knowing your neighbors and socializing with them is part of the fabric that defines the area. The proposed uses in the PUD respond to the character of the adjacent neighborhood and will attract residents to the retail area to shop or work in the office space. It will also add living units within the commercial area to bring more residents into the heart of Cherry Creek. This will be a truly mixed-use development within one of Denver's most desirable neighborhoods.

A significant aspect of the proposed map amendment is that the proposed PUD is reflective of the existing CCN zoning that is in effect throughout Cherry Creek and appropriate for this edge area of the neighborhood. The proposed uses and maximum building height both are in conformance with the requirements of the CCN zoning. This will result in the development being of a similar scale and character as the surrounding neighborhood.

The anticipated development will, at a minimum, meet the goals and utilize the recommendations of the Cherry Creek Plan and thus relate in a positive way to the surrounding area. The effect of the proposed zoning will be immediate and very positive. All of the permitted uses are appropriate for this urban setting and will add to the vitality and life to this neighborhood.







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