



Application For Zone Map Amendment

City and County of Denver
Department of Zoning Administration

200 W. 14th Avenue, Room 201

Phone: 720-865-2975 Fax: 720-865-3057

1. Application Number
4591

2. Date Submitted

3. Fee
\$1500.00

3/21/02

6. Phone Number
(303) 292-4566

7. Interest
Owner

4. Applicant (attach completed ownership
information sheet)

Eloise Phillips - Phillips Family Trust

5. Address

1620 East 36th Avenue
Denver, Colorado 80205

8. Contact Person

Mark Smyth

9. Contact Person's Address

Intergroup Architects
2000 West Littleton Blvd
Littleton, Colorado 80120

10. Contact's Phone Number
(303) 738-8877

11. Location of proposed change

1700-1718 East 36th Avenue

(Southeast corner of 36th Avenue and 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, 2, and 3

Block:

22

Addition:

Hyde Park

13. Area of subject property.

9,354.38 sq. ft. 0.215 acres

14. Present Zone.
R-2

15. Proposed Zone.
PUD #534

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

The proposed amendment is to allow the construction of a parking lot, eliminating a 'vacant lot', improving the neighborhood and providing needed off street parking for the Phillips Center tenants.

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.

Originally the Phillips Center PUD had additional off street parking at the Wyatt School PUD directly to the north. The Wyatt School was rezoned to R-2. The R-2 zoning does not allow Phillips Center parking. Therefore the off street parking was lost. This PUD is necessary to provide for the parking needs that developed after the Wyatt School was rezoned to R-2.

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

The land is proposed to be improved into a parking lot for the Phillips Center. Construction is scheduled for Spring 2002.

19. List all the attached exhibits

Existing Conditions Map, District Plan, Ownership Deed, Lease Agreement, Ownership Info, Petition, and Zoning Map

20. Applicant's signature

Eloise Phillips

1. SCHEDULE

- a. Date of pre-application conference 7/25/01.
 City representative(s) present Matt Seubert, Doug Jones, Doug Hendrixson.
- b. Submittal date of preliminary application 11-08-01.
- c. Submittal date of completed application 02-11-02.
- 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

	Use	Maximum Square Feet
A.	Surface Parking Lot	0
B.	Development per R-2 zone district is retained and subject to the requirements and limitations of 59-119.	
	Total Square Feet	0

MAXIMUM FLOOR AREA RATIO (F.A.R) Not Applicable.

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: 0.

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE: 0.00 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):	0	0
Maximum area of drives and parking:	8,243.90	88.13
Maximum area of other impervious surfaces:	0	0
MAXIMUM TOTAL OF BUILDING AND IMPERVIOUS SURFACES	8,243.90	88.13

*

c. LANDSCAPED AND/OR PERMEABLE AREAS

	SQUARE FEET	% OF SITE AREA.
Minimum area of live or organic landscaped lot coverage:	1,110.48	11.87
Approximate area of non-live material coverage (graveled or other areas with permeable surfaces):	0	0
MINIMUM TOTAL OF LANDSCAPED AND/OR PERMEABLE AREAS:	1,110.48	11.87

*

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

	SQUARE FEET
Building and impervious surfaces:	8,243.90
Landscaped and/or permeable areas:	1,110.48
TOTAL SITE AREA: (This area must equal the site area listed on page 1)	9,354.38

*

e. SETBACKS Subject to the limitations and restrictions of 59-119(2) if developed as to the R-2 zone district.

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: _____ feet	OR	Front: _____ feet
South: _____ feet		Rear: _____ feet
East: _____ feet		Side: _____ feet
West: _____ feet		

The minimum spacing between buildings shall be n/a feet

Permitted encroachments into the minimum setbacks for buildings shall conform to Section 59 - 119.(2).d of the R-2 zone district.

Official Parkway Setback requirements for this P.U.D. are: _____ feet for buildings and _____ feet for signs.

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f. MAXIMUM HEIGHTS OF STRUCTURES

The maximum height of structures shall be subject to the restrictions of 59-119(5) stories which shall not exceed a total of _____ 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 _____ feet.

Bulk plane restrictions ☒ shall be required as to the R-2 zone district ☐ shall not be required. If required, bulk plane restrictions shall conform to Section 59 - 119.(3) of the R-2 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 26 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.

Surface Parking

Use A

N/A square feet

Parking Ratio

R-2 Use by Right

Use B

N/A square feet

Parking Ratio

Use C

square feet

Parking Ratio

Use D

square feet

Parking Ratio

NUMBER OF OFF-STREET PARKING SPACES PER
DWELLING UNIT:

N/A

MINIMUM NUMBER OF OFF-STREET PARKING SPACES FOR PERSONS
WITH DISABILITIES: 2.

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, except as noted below:
☐ No. If no complete the following section:

☒ PARKING SPACE

Universal space dimensions

9'x18'

Compact space dimensions

Large space dimensions

Ratio of compact spaces to large spaces

☒ DRIVING AISLES

Aisle widths

29'-0"

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).

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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: _____.

*

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.

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k. EASEMENTS

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

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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:

On private property: 4.

On public right of way or in tree lawns: 5.

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): 2".

Ornamental (caliper): 2".

MINIMUM % OF EVERGREEN OR CONIFEROUS TREES: 0%.

MINIMUM NUMBER OF SHRUBS TO BE PLANTED ON PRIVATE PROPERTY:

66.

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

3 Gal. Evergreen and 5 Gal. Deciduous .

Does the proposed P.U.D. comply with parking lot landscaping requirements of Section 59-585(10) Yes ☒ No ☐

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

FENCES AND/OR WALLS

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 3'-0" feet and a maximum of 6'-0" 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 3'-0" feet and a maximum of 6'-0" 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 _____ feet and a maximum of _____ 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 59-81(a) of the R-2 zone district.

Reflective glass **may not** be used.

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

*

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
Water lines are in Gilpin Street. Excel Energy is in the alley.

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

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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- 548, Sign regulations for the R-2 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 ☒ 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 N/A feet and a maximum of N/A 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 N/A feet and a maximum of N/A feet in height.

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

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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?): SW corner of York Street and E. 36th Avenue.

*

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 59-80(7) of the R-2 zone district.

*

w. USES BY TEMPORARY PERMIT

Uses by temporary permit are regulated by Section 59-80(5)(a) of the R-2 zone district.

*

x. ACCESSORY USES

Accessory uses are regulated by Section 59-80(6) of the R-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: None.

*

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

Spring 2002.

Anticipated completion date

Summer 2002.

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.

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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
- ☐ building elevations
- ☐ facade treatments
- ☐ exterior building materials
- ☒ and/or other important features (list): Survey of parcel.

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.

P.U.D at

1700-1718 East 36th Avenue
(Address)

Eloise Phillips

Print or type Applicant's Name(s)

Eloise Phillips

Applicant's Signature(s)

P.U.D at 1700-1718 East 36th Avenue
(Address)

PUD SUMMARY SHEET

Application # **4591**
Address/Location **1700-1718 East 36th Avenue**
Total Land Area **9354.38 S.F.**

Permitted Uses	
Use A	Parking Lot
Use B	Uses allowed by Section 59-119(1) of the R-2 zone district
Use C	

	Proposed Uses			
	Use A	Use B	Use C	Total
Maximum Gross Floor Area (sq. ft.)				
Floor Area Ratio (nonresidential uses)				
Maximum Number of Dwelling Units				
Density (dwelling units per acre)				
Land Coverage				
Buildings:				
Drives and Parking:	8243.90			8243.90
Other				
Parking				
Number of Spaces	26			26
Ratios (spaces: gross floor area):				
Landscaping				
Area of Live Landscaping (sq. ft.):	1110.48			1110.48
Area of Non-Live Landscaping (sq.ft.):				

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

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

NOTE: FOR COMPLETE PUD REQUIREMENTS, REFER TO APPLICATION # **4591**

November 8, 2001

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

Re: Parking Lot PUD
East 36th Avenue and Gilpin Street

WRITTEN STATEMENT

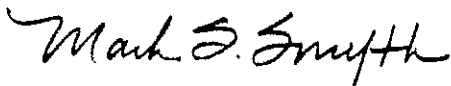
Mr. Chuck Phillips and The Phillips Family Trust have remarkably improved this neighborhood with the Phillips Center and the Wyatt School. The Phillips Center includes the Community College of Denver and the Mayor's Office of Workforce Development as Tenants. The Wyatt school is a charter school in a historic building, with a waiting list.

With these huge successes comes an increased need for additional parking. The Phillips Family Trust understands this and leases a vacant lot at the southeast corner of East 36th Avenue and Gilpin Street. They are proposing to construct a small new parking lot on this site, 26 parking spaces.

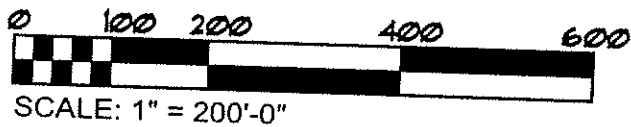
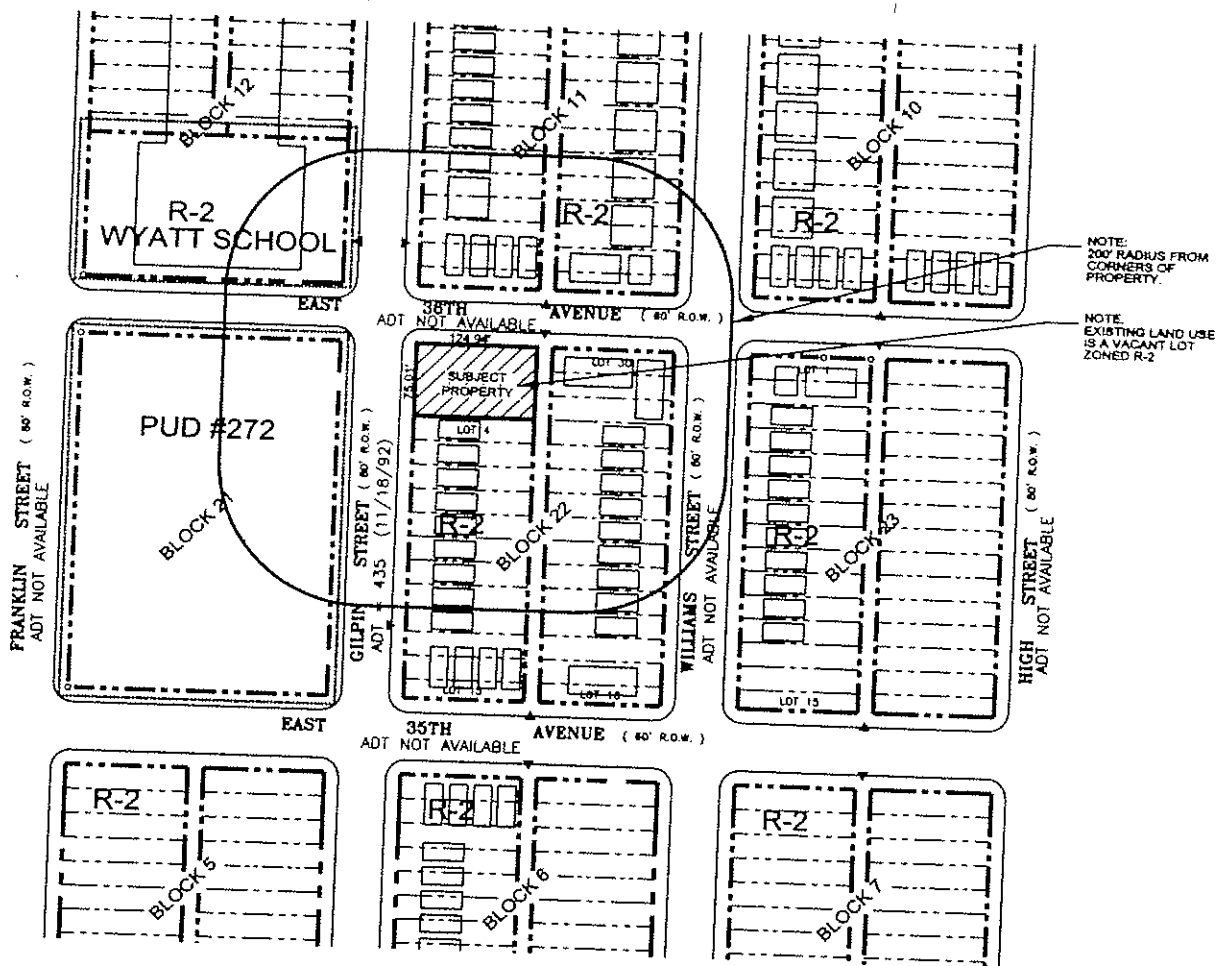
The lots are currently zoned R-2, which does not allow for parking lots. Therefore a P-1 or PUD zoning is required. The P-1 zone requires an adjacency of a business zone. Although the site has an adjacency to a PUD with business uses, the zoning staff is requiring a rezoning to PUD.

We believe the proposed PUD is in conformance with the goals of Denver's Comprehensive Plan. The parking lot will replace a 'vacant lot' with a landscaped and fenced place for Phillip Center tenants to park. This will improve the neighborhood by relieving some of the parking needs in the area, and by taking cars off the streets to the benefit of the residents.

Cordially,



Mark S. Smyth, AIA
Architect



EXISTING LAND USE: UNIMPROVED VACANT PARCEL
 EXISTING ZONING: R-2
 PROPOSED LAND USE: PARKING LOT
 PROPOSED ZONING: PUD
 PROJECT AREA: 8,354.38 S.F.
 .215 ACRES

▲ = LOCATION OF EXISTING CURB CUTS

PHILLIPS CENTER PARKING LOT
 EXISTING CONDITIONS MAP



02-11-2002 REV
 11-07-2001
 MS 5729

prepared by
 INTERGROUP ARCHITECTS