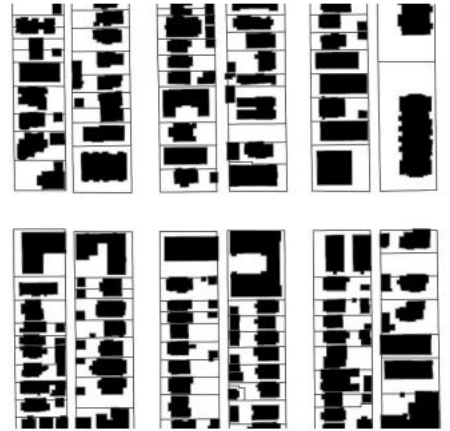
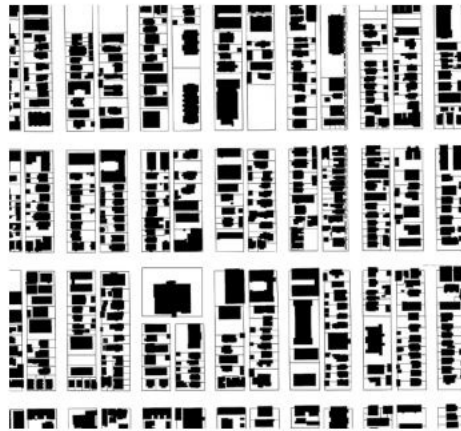


# PUD-G 30

---



1901 N Eudora Street  
Month XX, 2022

# Contents

## PUD-G 30

<b>CHAPTER 1. ESTABLISHMENT AND INTENT</b> .....	<b>1</b>
Section 1.1 PUD-G 30 ESTABLISHED .....	1
Section 1.2 PUD-G 30 GENERAL PURPOSE .....	1
Section 1.3 PUD-G 30 SPECIFIC INTENT .....	2
<b>CHAPTER 2. NEIGHBORHOOD CONTEXT DESCRIPTION</b> .....	<b>2</b>
Section 2.1 GENERAL URBAN CONTEXT DESCRIPTION .....	2
<b>CHAPTER 3. DISTRICTS</b> .....	<b>2</b>
Section 3.1 G-MU-3 DISTRICT .....	2
<b>CHAPTER 4. DESIGN STANDARDS</b> .....	<b>2</b>
Section 4.1 PRIMARY BUILDING FORM STANDARDS .....	2
Section 4.2 EXPANSION OF EXISTING BUILDING .....	2
Section 4.3 CONSERVATION OF EXISTING BUILDING .....	2
<b>CHAPTER 5. USES AND PARKING</b> .....	<b>4</b>
Section 5.1 INTENT .....	4
Section 5.2 USES .....	4
Section 5.3 REQUIRED MINIMUM PARKING .....	4
<b>CHAPTER 6. ADDITIONAL STANDARDS</b> .....	<b>5</b>
Section 6.1 ARTICLE 1 OF THE DENVER ZONING CODE .....	5
Section 6.2 ARTICLE 9 OF THE DENVER ZONING CODE .....	5
Section 6.3 ARTICLE 10 OF THE DENVER ZONING CODE .....	5
Section 6.4 ARTICLE 11 OF THE DENVER ZONING CODE .....	5
Section 6.5 ARTICLE 12 OF THE DENVER ZONING CODE .....	5
Section 6.6 ARTICLE 13 OF THE DENVER ZONING CODE .....	5
<b>CHAPTER 7. RULES OF INTERPRETATION</b> .....	<b>6</b>
<b>CHAPTER 8. VESTED RIGHTS</b> .....	<b>6</b>

## CHAPTER 1. ESTABLISHMENT AND INTENT

### SECTION 1.1 PUD-G 30 ESTABLISHED

The provisions of this PUD-G 30 apply to the land depicted on the Official Zoning Map with the label PUD-G 30, and legally described as a parcel of land being Chamberlin & Winnes Colfax Heights Block 1 Lot 25 to 31 Except West 10 Feet, City and County of Denver, State of Colorado. The PUD-G 30 is a single area with no subareas established.

#### 1.1.1 Existing Building Defined

As shown in Figure 1-1, the Existing Building is hereby defined within PUD-G 30 for the purpose of applying the zoning standards provided in Chapter 4.

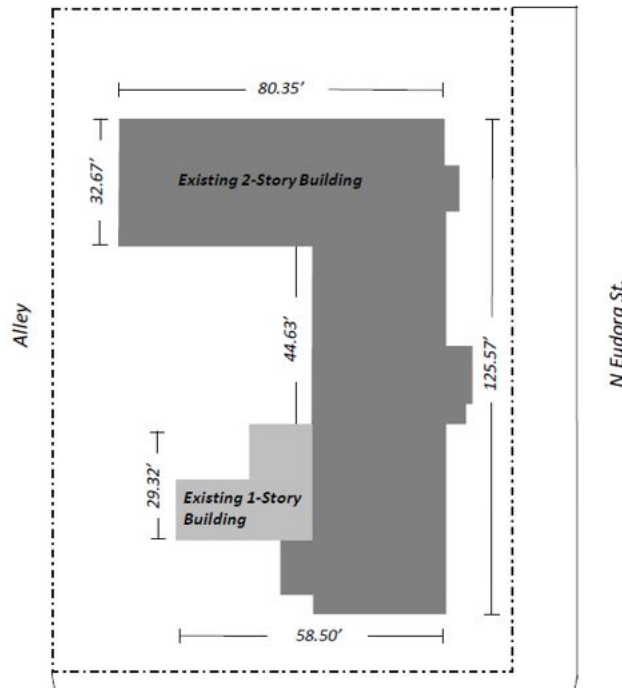


Figure 1-1 Existing Building Defined within PUD-G 30 (dimensions are approximate)

### SECTION 1.2 PUD-G 30 GENERAL PURPOSE

The general purpose of this PUD-G 30 is to enable additional beds in a Residential Care Type 2 use in an Existing Building, which except for the conservation of the Existing Building would otherwise be an inappropriate use and building form in a Low Residential area. Any standards not specified in this PUD-G 30 shall comply with the Denver Zoning Code for the existing site development and any subsequent redevelopment.

### SECTION 1.3 PUD-G 30 SPECIFIC INTENT

More specifically, PUD-G 30 is intended to:

- 1.3.1 Encourage adaptive reuse of the Existing Building, by allowing more uses and maintaining the key features of the Existing Building on the property; and
- 1.3.2 Allow for compatible additions to the Existing Building and surrounding context.

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

### **SECTION 2.1 GENERAL URBAN CONTEXT DESCRIPTION**

Development in this PUD-G 30 shall comply with the Denver Zoning Code Division 6.1 General Urban Neighborhood Context Description, as amended from time to time, except, as modified, in this PUD-G 30.

## **CHAPTER 3. DISTRICTS**

### **SECTION 3.1 G-MU-3 DISTRICT**

Development in this PUD-G 30 shall comply with the Denver Zoning Code, Division 6.2, Districts, as specifically applicable to the G-MU-3 zone district, as amended from time to time, except as modified in this PUD-G 30.

## **CHAPTER 4. DESIGN STANDARDS**

Development in this PUD-G 30 shall comply with the design standards in the Denver Zoning Code, Division 6.3 as specifically applicable to the G-MU-3 Zone District, as amended from time to time, with the following modifications.

### **SECTION 4.1 PRIMARY BUILDING FORM STANDARDS**

The Apartment building form defined by the Denver Zoning Code, Division 6.3, shall apply to the Existing Building.

### **SECTION 4.2 EXPANSION OF EXISTING BUILDING**

The Existing Building's Building Footprint is 8,193 square feet, as measured according to Denver Zoning Code, Section 13.1.5.13, Building Footprint, and as shown on the Existing Conditions in Appendix A. Primary structure expansion is permitted. The architectural features of any primary structure expansion shall have similar architectural features to the existing primary structure, subject to the standards of this PUD-G 30.

### **SECTION 4.3 CONSERVATION OF EXISTING BUILDING**

#### **4.3.1 Intent**

To maintain and conserve the Key Features of the Remaining Building defined within PUD-G 30 and Appendix A: Existing Conditions.

#### **4.3.2 Key Features of Remaining Building**

The following features shall be either conserved or matched with any façade modifications to the Existing Building.

- A. Half timbering overhang
- B. Decorative beams
- C. Tudor arch entrances
- D. Steep pitched roofs
- E. Existing brick masonry façade on the whole building
- F. Small windows with Tudor arches

Figure 1-2: Facade Features A, B, and C



**A – Half Timbering Overhang**

**B – Decorative Beams**

**C – Tudor Arch Entrances**

*Not to Scale. Illustrative Only.*

Figure 1-3: Facade Features D and E



**D – Steep Pitched Roofs**

**E – Existing Brick Masonry Façade**

*Not to Scale. Illustrative Only.*

Figure 1-4: Facade Feature F



**F – Small windows with Tudor arches**

*Not to Scale. Illustrative Only.*

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

### **SECTION 5.1 INTENT**

The intent of the allowed uses and parking standards are to support the reuse and conservation of the Existing Building by allowing for limited various uses in the structure, and to ensure compatibility with the surrounding residential context.

### **SECTION 5.2 USES**

#### **5.2.1 Primary Uses**

PUD-G 30 shall only allow the following primary uses:

- A. “Residential Care, Type 2”, as defined in Article 11 of the Denver Zoning Code.
- B. “Day Care Center”, as defined in Article 11 of the Denver Zoning Code.
- C. “Community Center”, as defined in Article 11 of the Denver Zoning Code.

#### **5.2.2 Accessory and Temporary Uses**

This PUD-G 30 shall follow the G-MU-3 zone district of the Denver Zoning Code, as amended from time to time, to establish the accessory, and temporary land uses allowed on the existing zone lot, including all applicable limitations and required zoning procedures, except as modified in this PUD-G 30.

### **SECTION 5.3 REQUIRED MINIMUM PARKING**

#### **5.3.1 Minimum Vehicle Parking**

This PUD-G 30 shall require a minimum of 3 vehicle parking spaces to be provided on the zone lot for all permitted uses located in the Existing Building.

#### **5.3.2 Minimum Bicycle Parking**

Bicycle parking shall comply with bicycle standards of the Denver Zoning Code as applicable to the Denver Zoning Code, Section 6.4.4 and the G-MU-3 zone district, as amended from time to time.

### **5.3.3 Minimum Vehicle Parking for Expansion or Redevelopment**

Expansions or Redevelopment of the Existing Building's footprint shall comply with parking standards of the Denver Zoning Code as applicable to the Denver Zoning Code, Section 6.4.4 and the G-MU-3 zone district, as amended from time to time.

## **CHAPTER 6. ADDITIONAL STANDARDS**

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

#### **6.1.1 Applicability**

Development in this PUD-G 30 shall comply with Article 1, General Provisions of the Denver Zoning Code, as amended from time to time, as specifically applicable to G-MU-3 zone district. This PUD is exempt from Denver Zoning Code Section 1.4.2.

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

#### **6.2.1 Applicability**

Development in this PUD-G 30 shall comply with Article 9, Special Districts of the Denver Zoning Code, as amended from time to time.

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

#### **6.3.1 Applicability**

This section shall apply to the Existing Building and associated site development as shown on the Existing Conditions in Appendix A. Development in this PUD-G 30 shall comply with Article 10, of the Denver Zoning Code, as amended from time to time.

#### **6.3.2 Design Standards**

A change in the use of the Existing Building in this PUD-G 30 shall comply with Article 10, General Design Standards, of the Denver Zoning Code, as amended from time to time, with the following exceptions:

- A. Parking tied to the uses established in the Existing Building through this PUD-G 30 at the time of this PUD-G 30 approval will not be required to provide landscape screening for screen Perimeter surface parking lots from Abutting Street Right-of-way and Adjacent Residential Uses as required by the Denver Zoning Code Sections 10.5.4.4.B. and 10.5.4.4.C.
- B. Any modifications and expansions to the existing building or new development on the property would be subject to landscape screening requirements by the Denver Zoning Code Section 10.5.4.

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

#### **6.4.1 Applicability**

Development in this PUD-G 30 shall comply with Article 11, Use Limitations and Definitions, of the Denver Zoning Code, as specifically applicable to the G-MU-3 zone district, as amended from time to time.

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

#### **6.5.1 Applicability**

Development in this PUD-G 30 shall conform to Article 12, Procedures and Enforcement of the Denver Zoning Code, as amended from time to time.

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

#### **6.6.1 Applicability**

Development in this PUD-G 30 shall conform to Article 13, Rules of Measurement and Definitions, of the Denver Zoning Code, as amended from time to time.

## **CHAPTER 7. RULES OF INTERPRETATION**

Whenever a section of the Denver Zoning Code is referred to in this PUD-G 30, that reference shall extend and apply to the section referred to as subsequently amended, recodified, or renumbered; provided, however, if a section of the Denver Zoning Code, as subsequently amended, recodified, or renumbered conflicts with a provision of this PUD-G 30, this PUD-G 30 shall control.

## **CHAPTER 8. VESTED RIGHTS**

This PUD-G 30 shall be established in accordance with Denver Zoning Code sections 9.6.1.2.C, Vested Rights, and 9.6.1.5, Vested Rights, and vested property rights shall be created 90 days after the effective date of the ordinance approving this PUD-G 30. The property rights vested through approval of this PUD-G 30 shall remain vested for a period of 3 years and shall include the right to commence and complete development of and the right to use the site in accordance with the intent, standards, and uses set forth in the Denver Zoning Code, as amended from time to time, except as expressly modified by this PUD-G 30.



# APPENDIX A:

Existing Conditions

# The Eudora Home

1901 Eudora Street, Denver, Colorado

Date: July 10, 1995  
A Building Remodel

Owner:

Senior Housing Options, Inc.  
1660 Wynkoop Street, Suite 850  
Denver, Colorado 80202  
(303) 595-4464  
Fax: (303) 595-9225

Architect:

Lantz-Boggio Architects, P.C.  
5200 DTC Parkway, Suite 500  
Englewood, Colorado 80111  
(303) 773-0436  
Fax: (303) 773-8709

### Consultants

**CIVIL ENGINEER:**  
R AND R ENGINEERS - SURVEYORS, INC.  
10 INVERNESS DRIVE EAST, SUITE 229  
ENGLEWOOD, COLORADO 80112  
(303) 792-2846  
FAX: 792-0754

**STRUCTURAL ENGINEER:**  
PEAK ENGINEERS  
14142 DENVER WEST PARKWAY, SUITE 195  
GOLDEN, COLORADO 80410  
(303) 278-0707  
FAX: 278-2125

**MECHANICAL ENGINEER:**  
GOMEZ ENGINEERS CONCEPTS  
7500 WEST MISSISSIPPI, SUITE B-20  
LAKEWOOD, COLORADO 80228  
(303) 938-4002  
FAX: 938-8856

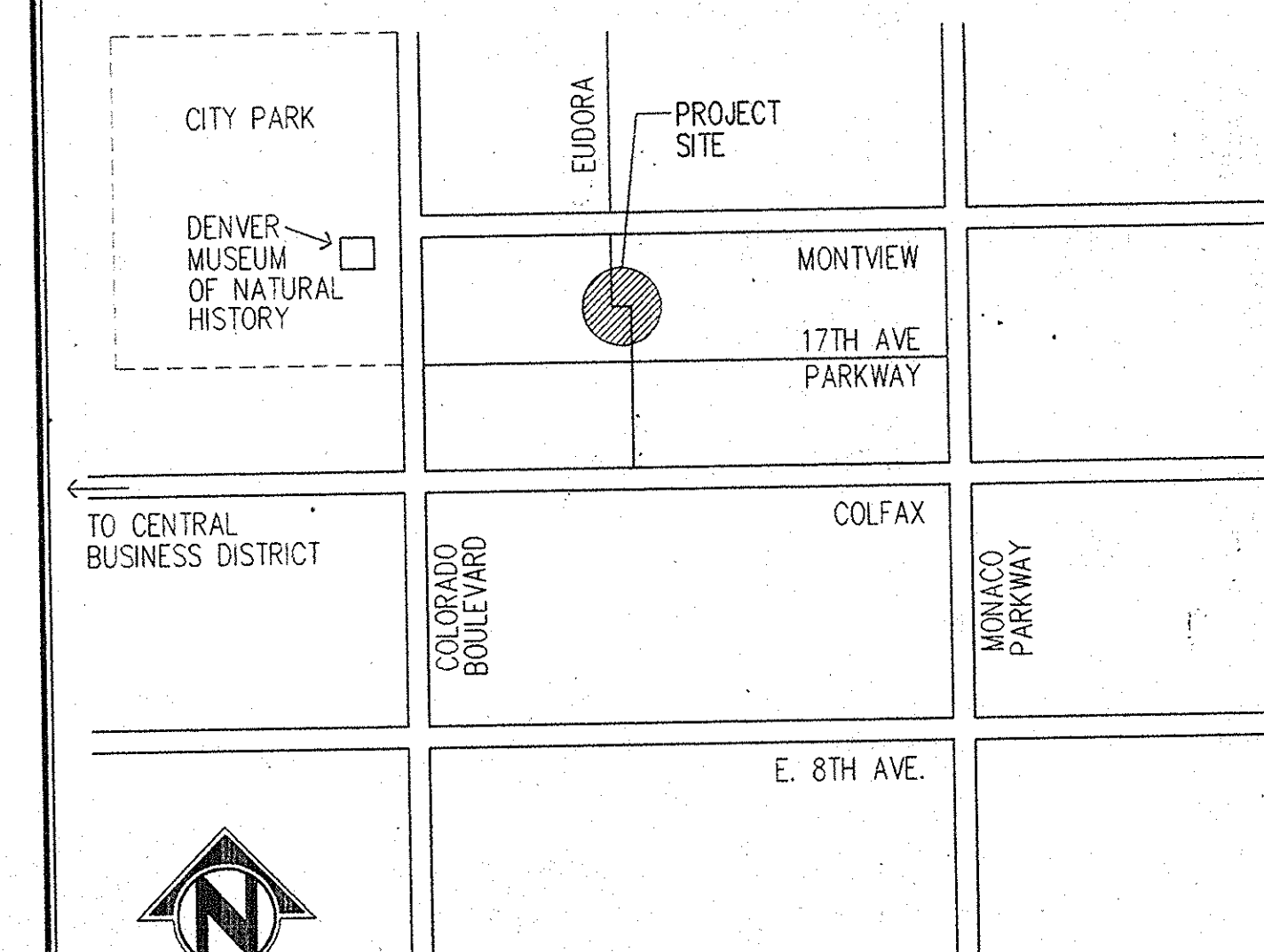
**ELECTRICAL ENGINEER:**  
ALBER ENGINEERS  
3333 SOUTH WADSWORTH, SUITE D-220  
LAKEWOOD, COLORADO 80227  
(303) 985-3580  
FAX: 985-2304

**KITCHEN CONSULTANTS:**  
HRYAT FOODSERVICE, INC.  
11555 EAST PEAKVIEW AVENUE  
ENGLEWOOD, COLORADO 80111  
(303) 643-4741  
FAX: 643-4729

### Project Statistics

ADDRESS:	1901 EUDORA STREET DENVER, COLORADO	
BUILDING AREA:	BASEMENT:	6,790 S.F.
	FIRST FLOOR:	6,790 S.F.
	SECOND FLOOR:	5,880 S.F.
OCCUPANCY GROUP:	R-1 APARTMENT HOUSE (NO CHANGE)	
CONSTRUCTION TYPE:	EXISTING:	V-N
STORIES:	TWO	
OCCUPANT LOAD:	BASEMENT:	23
	DINING ROOMS:	52
	KITCHEN:	2
	APARTMENTS:	58
	TOTAL:	135
SPRINKLER SYSTEM:	YES: ALL FLOORS	

### Vicinity Map



### Drawing Index

**CIVIL:**

C1.1 ..... GRADING PLAN

**ARCHITECTURAL:**

..... COVER SHEET  
 A0.1 ..... GENERAL NOTES  
 A0.2 ..... ARCHITECTURAL SITE PLAN  
 A1.1 ..... BASEMENT FLOOR PLAN  
 A1.2 ..... FIRST FLOOR PLAN  
 A1.3 ..... SECOND FLOOR PLAN  
 A1.4 ..... ROOM AND DOOR SCHEDULES  
 A1.5 ..... INTERIOR ELEVATIONS  
 A1.6 ..... DETAILS

**STRUCTURAL:**

S1.1 ..... STRUCTURAL NOTES & DETAILS

**MECHANICAL:**

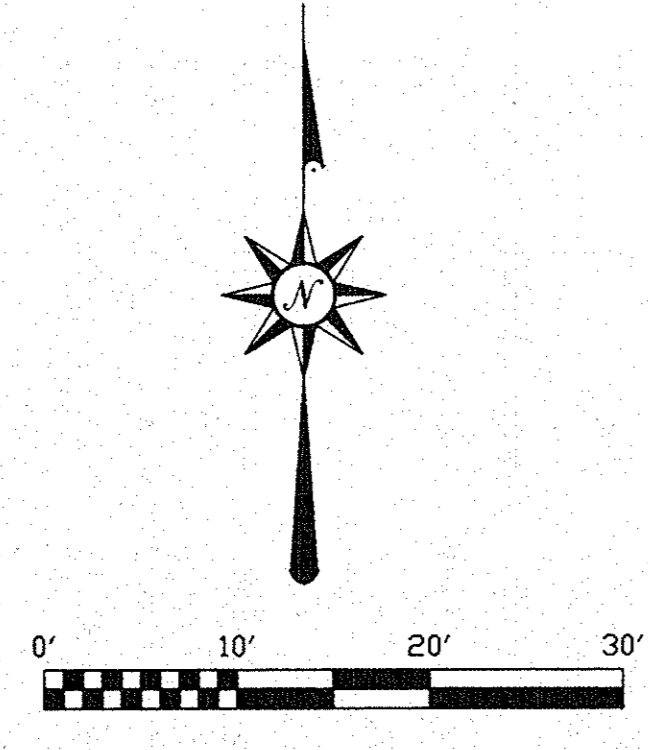
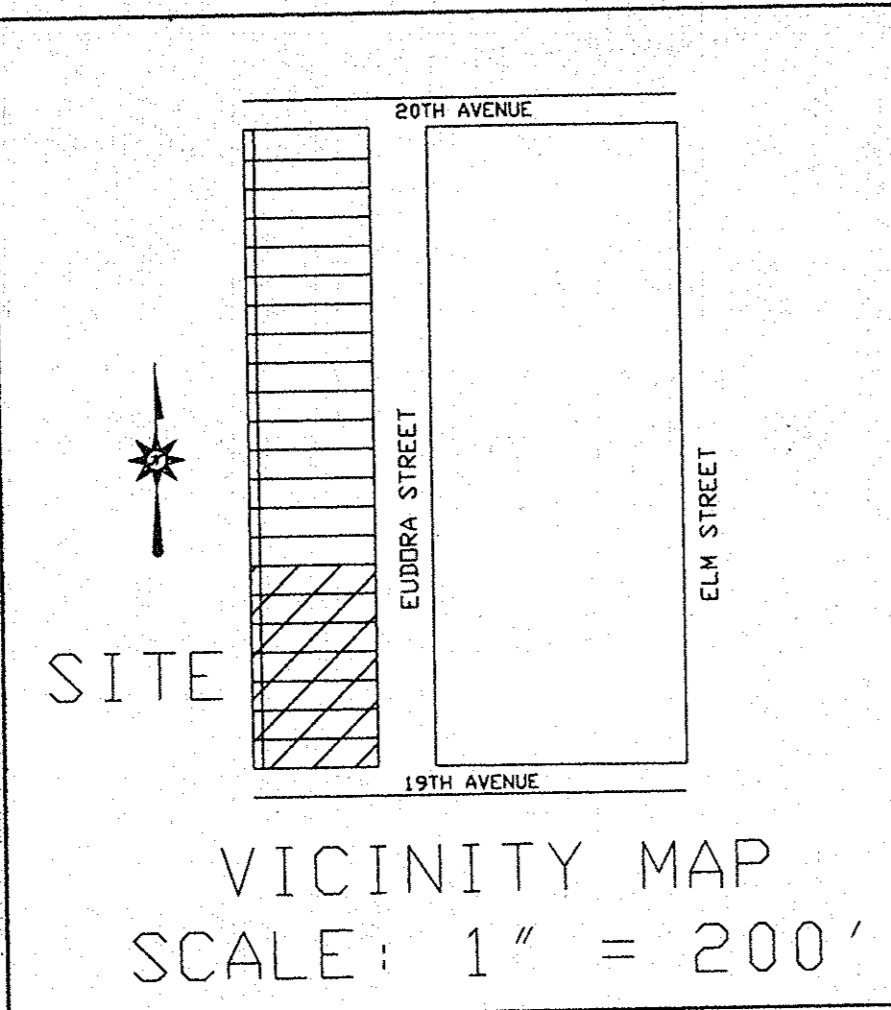
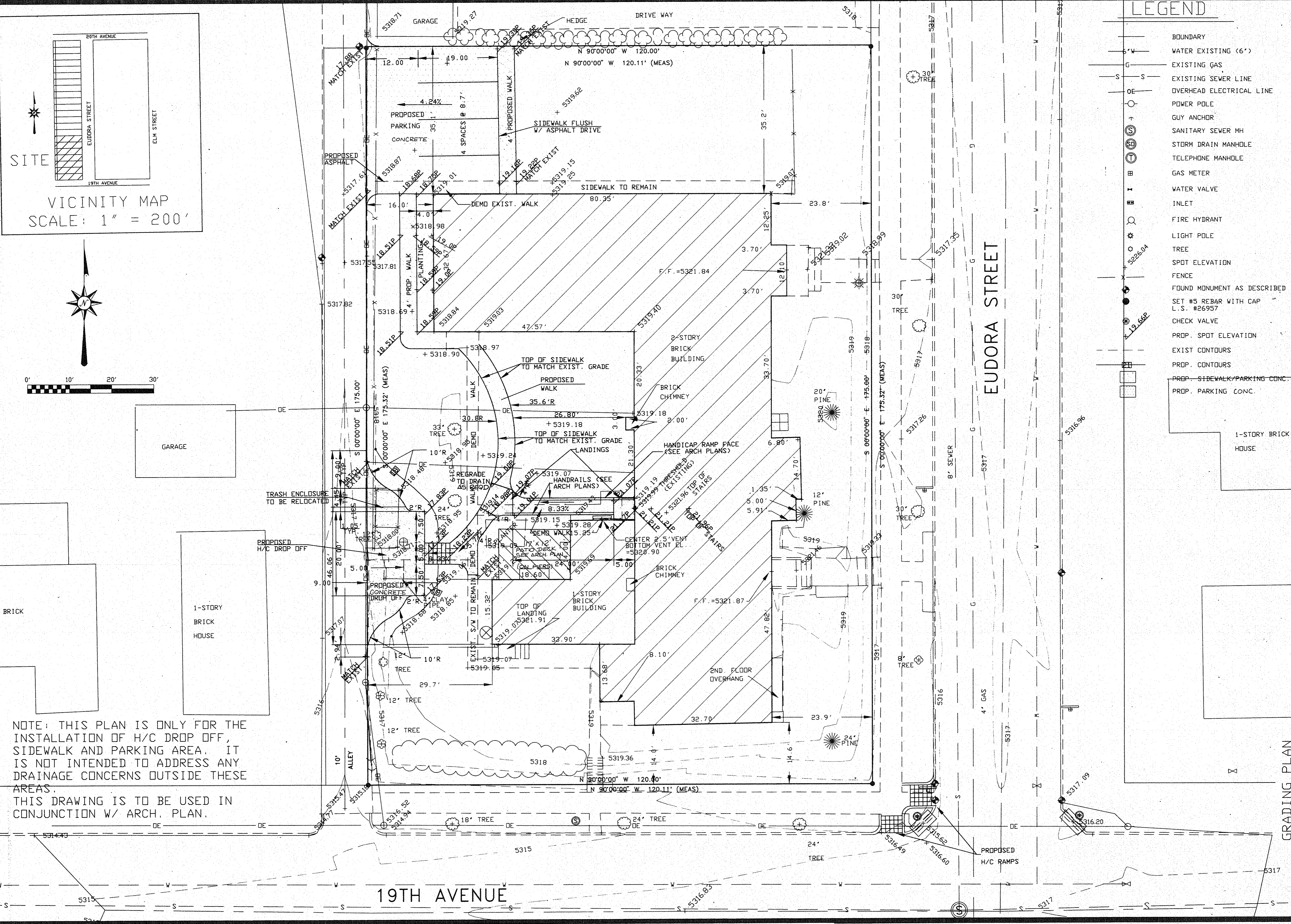
M1.1 ..... MECHANICAL BASEMENT DEMO PLAN  
 M1.2 ..... MECHANICAL FIRST FLOOR DEMO PLAN  
 M1.3 ..... MECHANICAL SECOND FLOOR DEMO PLAN  
 M2.1 ..... MECHANICAL BASEMENT REMODEL PLAN  
 M2.2 ..... MECHANICAL FIRST FLOOR REMODEL PLAN  
 M2.3 ..... MECHANICAL SECOND FLOOR REMODEL PLAN

**ELECTRICAL:**

E1.1 ..... ELECTRICAL NOTES AND BASEMENT PLAN  
 E1.2 ..... ELECTRICAL FIRST FLOOR PLAN  
 E1.3 ..... ELECTRICAL SECOND FLOOR PLAN  
 E1.4 ..... ELECTRICAL FIRE ALARM SYSTEM

Park Hill





NOTE: THIS PLAN IS ONLY FOR THE INSTALLATION OF H/C DROP OFF, SIDEWALK AND PARKING AREA. IT IS NOT INTENDED TO ADDRESS ANY DRAINAGE CONCERNS OUTSIDE THESE AREAS. THIS DRAWING IS TO BE USED IN CONJUNCTION W/ ARCH. PLAN.

LEGEND	
(Symbol)	BOUNDARY
(Symbol)	WATER EXISTING (6")
(Symbol)	EXISTING GAS
(Symbol)	EXISTING SEWER LINE
(Symbol)	OVERHEAD ELECTRICAL LINE
(Symbol)	POWER POLE
(Symbol)	GUY ANCHOR
(Symbol)	SANITARY SEWER MH
(Symbol)	STORM DRAIN MANHOLE
(Symbol)	TELEPHONE MANHOLE
(Symbol)	GAS METER
(Symbol)	WATER VALVE
(Symbol)	INLET
(Symbol)	FIRE HYDRANT
(Symbol)	LIGHT POLE
(Symbol)	TREE
(Symbol)	SPOT ELEVATION
(Symbol)	FENCE
(Symbol)	FOUND MONUMENT AS DESCRIBED
(Symbol)	SET #5 REBAR WITH CAP L.S. #26957
(Symbol)	CHECK VALVE
(Symbol)	PROP. SPOT ELEVATION
(Symbol)	EXIST CONTOURS
(Symbol)	PROP. CONTOURS
(Symbol)	PROP. SIDEWALK/PARKING CONC.
(Symbol)	PROP. PARKING CONC.

No.	Date	Revision
1	8/11/95	PARTO - CHECK

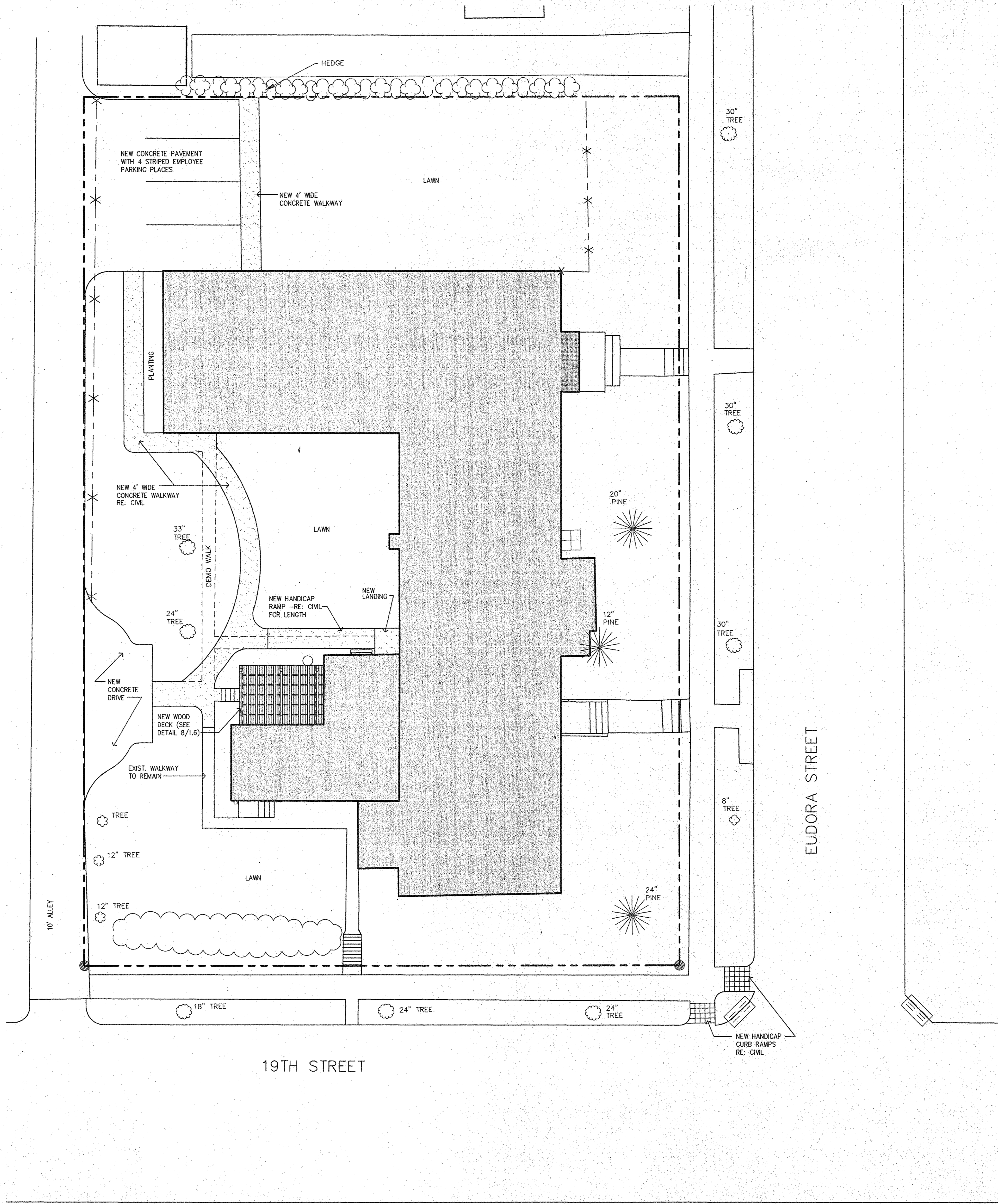
R & R Engineers-Surveyors, Inc  
 #10 Inverness Drive East, Suite 229  
 Englewood, Colorado 80112  
 (303)792-2846

COLFAX HEIGHTS - ASSISTED LIVING  
 SITE: 1901 EUDORA STREET  
 DENVER, COLORADO  
 SENIOR HOUSING OPTIONS, INC.  
 FOR: 1660 WYNKOOP ST. #850  
 DENVER 80202

File Name: SH509  
 Plot Date: 7/26/95  
 Date: 3/2/95  
 Sheet:  
 Drawn: DSD  
 Checked:  
 Job No.:  
 SH509

GRADING PLAN

PLOT DATE: 6/29/95  
DRAWING: 9476/076A002



 **SITE PLAN**  
SCALE: 1"=10'-0"

**Lantz-Boggio Architects, P.C.**  
5200 DTC Parkway  
Suite 500  
Englewood, Colorado 80111

ISSUED FOR:

**Senior Housing Options**  
Building Remodel  
1901 Eudora Street  
Denver, Colorado

Project No.: 9476  
Date: JULY 10, 1995  
Drawing No.:

**A0.2**