

PUD-G 12



3325 Denargo St.

2014I-00049

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CHAPTER 1. ESTABLISHMENT AND INTENT

SECTION 1.1 PUD-G 12 ESTABLISHED

The provisions of this PUD-G 12 apply to the land depicted on the Official Zoning Map with the label PUD-G 12, and more generally described as approximately 4.025 acres of land within a portion of the west 1/2 of Section 27, Township 3 south, Range 68 west of the 6th principal meridian (P.M.) The PUD-G 12 is a single area with no subareas established.

SECTION 1.2 PUD-G 12 GENERAL PURPOSE

The general purpose of PUD-G 12 is to allow uses and building forms that contribute to the planned vision for the River North neighborhood and the South Platte River corridor.

SECTION 1.3 PUD-G 12 SPECIFIC INTENT

More specifically, PUD-G 12 is intended to:

- 1.3.1 Allow all C-MX-12 zone district uses;
- 1.3.2 Acknowledge the South Platte River by transitioning allowed building height, increasing transparency, and altering build-to requirements of the C-MX-12 building form standards; and
- 1.3.3 Anticipate planned infrastructure improvements surrounding the PUD-G 12 site, including future public open space abutting the South Platte River and realignment of Denargo Street.

CHAPTER 2. URBAN CENTER NEIGHBORHOOD CONTEXT DESCRIPTION

All development within this PUD-G 12 shall conform to the Denver Zoning Code, Division 7.1, Neighborhood Context Description, as amended from time to time.

CHAPTER 3. DISTRICTS

Development in this PUD-G 12 shall conform to the Denver Zoning Code, Division 7.2, Districts, as specifically applicable to the C-MX-12 Zone District, as amended from time to time, and except as modified in this PUD-G 12 zone district.

CHAPTER 4. DESIGN STANDARDS

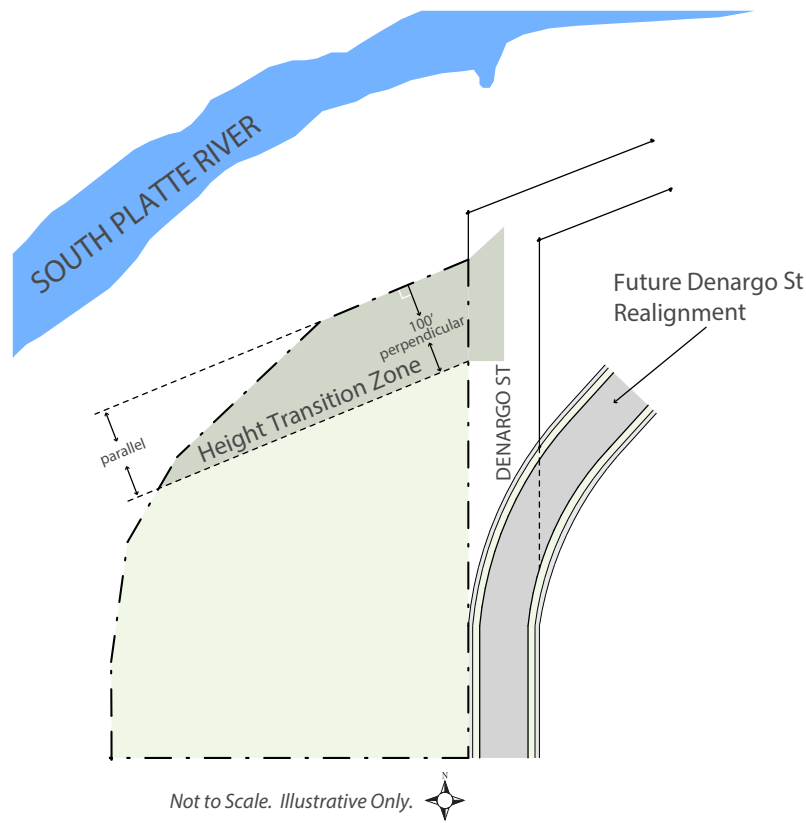
Development in this PUD-G 12 shall comply with the Denver Zoning Code, Division 7.3, Design Standards, as specifically applicable to the C-MX-12 Zone District, and as amended from time to time, with the following modifications and exceptions:

SECTION 4.1 PRIMARY BUILDING FORM STANDARDS

Drive Thru Services and Drive Thru Restaurant building forms are prohibited. Development in this PUD-G 12 shall comply with the General Building form standards in Section 7.3.3 of Denver Zoning Code, as amended from time to time, with the following exceptions and modifications:

4.1.1 Building Height

- A. The maximum height within the Height Transition Zone shall be 8 stories and 110 feet. The Height Transition Zone is depicted generally in the illustration below, and described legally in Exhibit A, attached to this PUD-G 12, and incorporated herein.
- B. In addition to the Height Transition Zone area described in Exhibit A, and to anticipate future realignment of Denargo Street, the following shall apply:
 1. The northernmost boundary of the Height Transition Zone shall extend northeasterly to the boundary of this PUD-G 12 zone district as mapped on the Official Zoning Map, and as generally depicted below.
 2. The southern boundary line of the Height Transition Zone shall extend easterly to the boundary of this PUD-G 12 zone district as mapped on the Official Zoning Map, and as generally depicted below.



4.1.2 Siting

Development in this PUD-G 12 is not required to comply with a Primary Street Build-To standard.

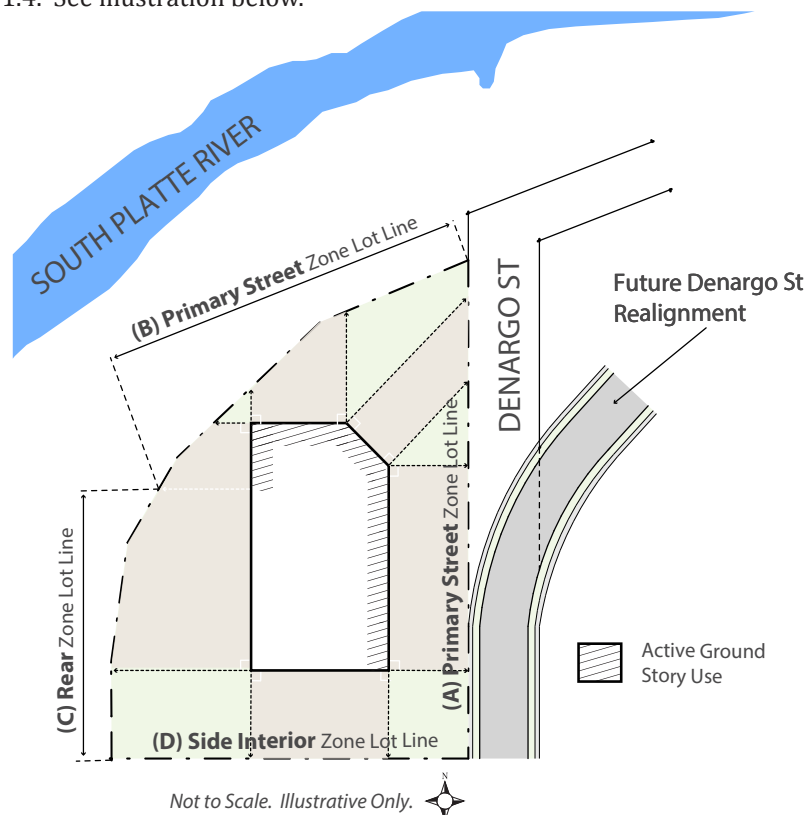
4.1.3 Design Elements

A. Ground Story Activation

The required Transparency standard applicable to a designated Primary Street Zone Lot line shall be 60% minimum, or 40% minimum for residential-only buildings. (See Chapter 6, Section 6.5, for designation of all zone lot lines within this PUD-G 12.)

4.1.4 Primary Street Zone Lot Line Active Ground Story Uses

- A. The ground story of any structure containing parking spaces shall be occupied by an “Active Ground Story Use” for any portion of the structure’s facade facing a primary street zone lot line. An “Active Ground Story Use” is any use allowed in this PUD-G 12 except for the following:
 - 1. Parking, Garage
 - 2. Parking accessory to a primary use otherwise allowed in the same building or structure
- B. Residential lobbies and other similar pedestrian access to and through the subject structure from the primary street zone lot sides of the building may be credited toward compliance with the Active Ground Story Uses requirement.
- C. Vehicle access to on-site parking or loading spaces from a primary street may be credited toward compliance with the Active Ground Story Uses requirement.
- D. To determine if any portion of a facade must contain an Active Ground Story Use, extend a line the width of the structure’s facade and perpendicular to the structure’s facade to the closest zone lot line. If any portion of the perpendicular line intersects a primary street zone lot line, that portion of the facade must contain an active ground story use, as defined by this section, 4.1.4. See illustration below.



Not to Scale. Illustrative Only.

CHAPTER 5. USES AND REQUIRED MINIMUM PARKING

SECTION 5.1 USES

5.1.1 Primary, accessory and temporary uses allowed in this PUD-G 12 shall be those same uses allowed in the C-MX-12 Zone District, as stated in the Denver Zoning Code, Section 7.4, Uses and Required Minimum Parking, as amended from time to time.

SECTION 5.2 REQUIRED MINIMUM PARKING

5.2.1 All uses established in this PUD-G 12 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-12 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 12 shall conform to Article 1, General Provisions of the Denver Zoning Code, as amended from time to time.

SECTION 6.2 ARTICLE 10 OF THE DENVER ZONING CODE

6.2.1 Applicability

Development in this PUD-G 12 shall comply with the Denver Zoning Code Article 10, General Design Standards, as specifically applicable to the C-MX-12 Zone District, as amended from time to time, with the following exception:

6.2.2 Landscaping, Fences, Walls and Screening

Development in this PUD-G 12 shall comply with the Denver Zoning Code, Division 10.5, Landscaping, Fences, Walls and Screening, as amended from time to time, with the following exceptions/additions:

- A. Fencing and walls shall be minimized in PUD-G 12 along primary street zone lot lines (See Chapter 6, Section 6.5, for designation of all zone lot lines within this PUD-G 12.) Where fences and walls are constructed between a building and a primary street zone lot line, the following standards shall apply and supersede any conflicting provision in the Denver Zoning Code, Division 10.5:
 1. The fence or wall shall be a minimum of 75% open over the entire area of the subject fence or wall;
 2. Maximum fence or wall height is 4 feet, except where City ordinances specifically require a taller height; and
 3. The fence or wall shall be constructed of masonry, wood, wrought iron, or metal bars not exceeding 1.5 inches in diameter.

SECTION 6.3 ARTICLE 11 OF THE DENVER ZONING CODE

6.3.1 Applicability

Establishment of uses in this PUD-G 12 shall comply with the Denver Zoning Code, Article 11, Use Limitations and Definitions, as specifically applicable to the C-MX-12 Zone District, as amended from time to time.

SECTION 6.4 ARTICLE 12 OF THE DENVER ZONING CODE

6.4.1 Applicability

All development in this PUD-G 12 shall comply with the Denver Zoning Code, Article 12, Procedures and Enforcement, as amended from time to time, with the following exceptions/additions:

A. Official Map Amendment

This PUD-G 12 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 6.5 ARTICLE 13 OF THE DENVER ZONING CODE

6.5.1 Applicability

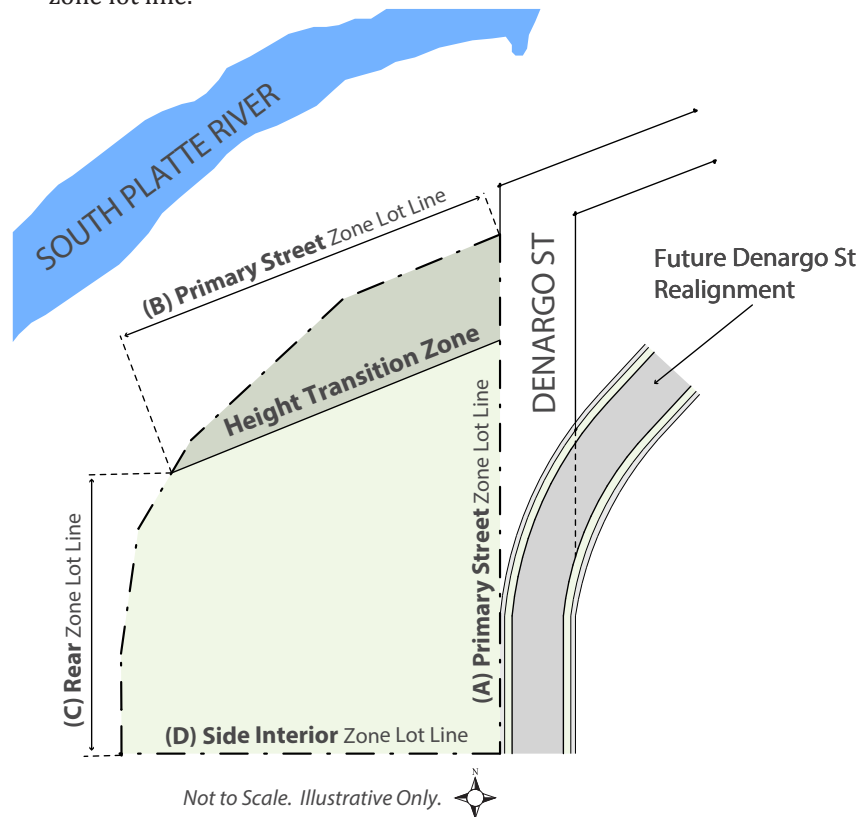
Development in this PUD-G 12 shall comply with the Denver Zoning Code, Article 13, Rules of Measurement and Definitions, as amended from time to time, with the following modifications and additions:

6.5.2 Siting Form Standards

A. Determination of Primary Street, Side Interior, and Rear Zone Lot Lines

Determination of zone lot lines provide a reference of measurement for standards related to form and building placement (e.g. Transparency), as referenced in Chapter 4 of this PUD-G 12. Accordingly, the following zone lot line determinations shall apply to development within PUD-G 12, and administrative adjustments or variances to such determinations are not allowed:

1. The east zone lot line ((A) on the reference graphic) abutting Denargo Street, as configured on the approval date of this PUD G 12, is designated as a Primary Street zone lot line.
2. The north zone lot line ((B) on the reference graphic) abutting the South Platte River and following the northern boundary of the Height Transition Zone (depicted generally in the illustration below and defined specifically in the attached legal description) is designated as a Primary Street zone lot line.
3. The west zone lot line ((C) on the reference graphic) south of the Height Transition Zone is designated as a Rear zone lot line.
4. The south zone lot line ((D) on the reference graphic) is designated as a Side Interior zone lot line.



6.5.3 Entrance

Instead of the Entrance requirement in Section 13.1.6.2.B.4 of the Denver Zoning Code, the following shall apply:

- A. An entrance shall provide a clear, obvious, publicly accessible connection between a primary street zone lot line and the primary uses within the building.
- B. An entrance shall be located on the primary street zone lot line facing facade.
- C. An entrance shall be one of the following types:
 1. Door - An entrance on the same plane as the building facade.
 2. Recessed Entrance - An entrance inset behind the plane of the building facade by no more than 15 feet.

6.5.4 Definitions

This PUD-G 12 zone district shall be considered a “Mixed Use Commercial Zone District,” as defined in Article 13, as amended from time to time.

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Exhibit A
3325 DENARGO STREET
Height Transition Zone

Legal Description

A portion of Blocks 1 and 4, Garden Addition to Denver and vacated West 34th Avenue, both in said Garden Addition, and of unplatted property in the west half (W ½) of Section 27, Township 3 South, Range 68 West of the Sixth Principal Meridian, all in the City and County of Denver, Colorado, together bounded and described as follows:

Beginning at a point on the west line of Denargo Street that is 999.08 feet distance north from the east and west center line of said Section 27, measured along the west line of said Denargo Street, which point is 11.45 feet distance east, measured at right angles from the east line of said Garden Addition;

Thence S70°27'38"W, 360.03 feet to a point which is parallel with and 100 feet distant southeasterly from the southeasterly line of the official channel of the South Platte River; Thence northeasterly, parallel with and 100 feet distant southeasterly from said southeasterly line of the official channel of the South Platte River, along the following four courses:

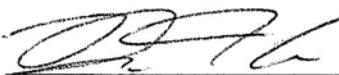
- 1) N3°57'50"E, 5.53 feet to the northeast corner of Lot 6, Block 4 of said Garden Addition;
 - 2) N45°00'00"E, 212.13 feet to a non-tangent, 516.20-foot radius curve at the west line of Lot 13 of said Block 1;
 - 3) Northeasterly along said non-tangent, 516.20-foot radius curve (from which the center bears S27° 44' 50"E), concave southeasterly through a central angle of 8°12'18", a distance of 73.92 feet;
 - 4) N70°27'38"E, 126.05 feet to said west right-of-way line of Denargo Street;
- Thence S0°00'00"E along last said west line, 106.11 feet to the Point of Beginning.

Said parcel as described contains 27,482 square feet or 0.63 acres, more or less.

Basis of Bearings

The east line, NW ¼, Section 27 is assumed to bear S0°00'00"E.

Certification



Brian Krombein, PE, PLS

For and on behalf of
Vermilion Peak Engineering LLC
1745 Shea Center Drive, 4th Floor
Highlands Ranch, CO 80129



9/8/14

Date

S. PLATTE RIVER

SOUTHERLY LINE OF THE ORIGINAL CHANNEL OF THE SOUTH PLATTE RIVER

L=73.92, R=516.20
 $\Delta=008^{\circ}12'18''$

S27° 44' 50"E (R)

POINT OF BEGINNING

106.11' S00° 00' 00"E

126.05' N70° 27' 38"E

100'

100'

N45° 00' 00"E 212.13'

BLOCK 1

14 15 16 17 18 19

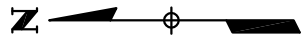
10 11 12 13 14 15 16 17 18 19

BLOCK 4

N30° 57' 50"E
 5.53'

VACATED W. 34TH AVENUE

30° 00' 38" W 172.075'



SCALE: 1" = 60'

DENARGO STREET

Vermilion Peak Engineering
 Civil Engineering & Land Surveying
 1745 Shea Center Drive, 4th Floor
 Highlands Ranch, CO 80129
 720-402-6070 / www.vermilionpeak.com

EXHIBIT
 3325 DENARGO STREET
 JOB NO. 14010
 DATE: SEPTEMBER 8, 2014
 SHEET 2 OF 2