

Receipt #862434 9/14/89

Application Number

City and County of Denver
DEPARTMENT OF ZONING ADMINISTRATION
APPLICATION FOR ZONE MAP AMENDMENT

3902

Date Submitted
9/14/89

Fee
\$600

Applicant

Michael G. Pharo

2. Address

475 17th St., Suite 544
Denver, CO 80202

3. Phone No.

292-2331

4. Interest

- Owner(s)
- Agent
- Other

5. Owners of Property or Properties
(If not the Applicant)

M. Jeffrey Levy

6. Address

1545 W. Bayaud Ave.
Denver, CO 80223

7. Phone No.

744-3333

8. Location of Proposed Change

1598 W. Bayaud

9. Legal Description of Property: (If Legal Description is lengthy, please attach additional sheet.)
Lots: Block: Addition:

Lots 18 through 24 inclusive, Block 1, Valverde

10. Area of Subject Property, Sq. Ft. or Acres

21,875 sq. ft.

11. Present Zone

R-2

12. Proposed Zone

P.U.D. 275

Ord # 37-90

13. Describe briefly the nature and expected effect of the proposed amendment. Be sure to include an explanation of 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 making the proposed amendment necessary.

Proposed rezoning will be in response to changed and changing conditions wherein the industrial land use and traffic influence from W. Bayaud Ave. to the north has impacted existing sites on south side of W. Bayaud Ave. Relocation of the zone change line to the alley south of W. Bayaud Ave. will preserve existing quality residential area while allowing increased land use intensity to benefit from existing industrial uses and truck route access.

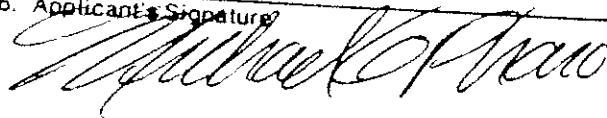
14. Use and development proposed for the property to be rezoned.

Office Uses; the warehousing and/or storage of any commodity except those prohibited by Sec. 59-408 (1) w; light, industrial uses that would permit the assembly, manufacturing, processing, or packaging of products from previously prepared material, such as cloth, plastic, metal, paper, leather, precious or semi-precious stones, to include the manufacture or assembly of electric or electronic instruments and devices such as computers, telecommunications equipment, radios, televisions, but not to include the manufacture, processing, or fabrication of any use prohibited by Sec. 59-408 (1) L; the sale at retail of any commodity manufactured, processed, assembled, or fabricated only on the premises; laboratories; parking of vehicles. No deliveries shall be allowed between the hours of 11:00 p.m. and 5:00 a.m.

15. Exhibits Submitted, Number and Kind

Existing Conditions
Zoning Map
District Plan 1 & 2 (illustrative)

16. Applicant's Signature



- 1. Schedule
 - a. Date of pre-application conference 7/12/89
 - b. Submittal date of preliminary application 9/14/89
 - c. Submittal date of completed application _____
 - d. Planning Board or Planning Office hearing date _____

Applicant requests a Planning Office hearing instead of the standard Planning Board hearing yes [X] no [].

Applicant has met with and discussed PUD proposal with neighborhood association(s) yes (X) no () and affected adjacent residents yes (X) no ().

- 2. a. Maximum gross floor area* for each proposed use. Explain or define the uses. Terms like "retail" or "light industrial" must be defined in detail. To do this the applicant should refer to the various uses listed under specific zone districts in the Zoning Code, and should choose a title which accurately describes the proposed use.
 - office, warehousing, manufacturing -
will occupy all or part of the total 10,938 sq ft maximum
use gross floor area
 - _____ sq ft maximum
use
 - retail-will occupy no more than 20% of 2,188 sq ft maximum
use gross floor area
 - TOTAL F.A.R. .50 TOTAL 10,938 SQ FT MAXIMUM
(Floor Area Ratio, gross
floor area divided by
site area) **

For residential uses

Maximum number of dwelling units: NA
 Density (ratio of dwelling units per
 acre): NA

For non-residential uses F.A.R. = .50

*Note: Gross floor area does not include the floor area of parking garages or basement areas used for storage or utilities. The Zoning Code definition of gross floor area shall be used in determining floor areas in this project.

**Note: Land area to be dedicated for public streets should not be included in the site area.

***See 2a below

Note: The use of the terms "Article" or "Section" refer to portions of the Revised Municipal Code of the City and County of Denver.

e space below may be used to provide additional information.

***2a (continued) All work activities on this site shall take place inside the structure.

P.U.D. at 1598 W. Bayland
Address

b. Land coverage by building and impervious surfaces:
Maximum building coverage
8,750 sq. ft. = 40 % of site area.

Maximum area of drives & parking
10,938 sq. ft. = 50 % of site area.

Approximate area of walks, patio and
paved recreation areas*
NA sq. ft. = NA % of site area.

*area is a part of drives & parking; exact proportion to be determined at time
Approximate area of other impervious surfaces: of final site plan
NA sq. ft. = NA % of site area.

Total impervious area
19,688 sq. ft. = 90 % of site area.

c. Landscaped area and/or permeable areas

Lawn, planting beds and other landscaped
areas with permeable surface (this
area consists of organic materials)
minimum 1,094 sq. ft. = 5 % of site area.

Others (Gravelled or other areas with
permeable surface
approximate 1,094 sq. ft. = 5 % of site area.

Total area 2,187 sq. ft. = 10 % of site area.
(minimum)

d. Project area totals: (totals of "b" and "c" above)

Landscaped areas (permeable surfaces)	<u>2,187</u>	sq. ft.
Building and impervious surfaces	<u>19,688</u>	sq. ft.

Total site area	<u>21,875</u>	sq. ft.
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(this total must equal the site area listed on page 1)

e. Setbacks: The minimum setbacks for buildings (excluding fences and walls) are shown on the District Plan. Encroachments are permitted in these setback areas as regulated by Sec. 59-410 (I-0 zone). The minimum spacing between buildings and other important spacing requirements are shown on the District Plan. Official Parkway setback requirements for this street are NA feet for structures and NA for signs.

f. The maximum height of structures shall be 2 stories which shall not exceed a total of 35 feet. Rooftop features (solar collectors, antennas, chimneys, flues, vents, air conditioning equipment) may exceed this height limit by 12 feet. Flag poles may exceed these limits. The height of a building shall be determined by the vertical

P.U.D. at 1598 W. Bayaud
 Address _____

distance from the highest point of a pitched roof or to the highest parapet around a flat roof to the average elevation of the corners of the proposed building at the finished grade.

If bulk plane restrictions are to be utilized, such restrictions shall conform to those of the I-0 zone district.

g. Off-Street Parking: This project shall contain 22 parking spaces at the ratios shown in paragraph (4) below. The applicant shall abide by the requirements of Article V, Off-Street parking requirements: yes* no.
 *except as indicated below
 If not, the following information must be provided.

- | | | |
|---|------------------|---------------------------|
| (1) parking space dimensions: | compact space | <u>7½' x 15'</u> |
| | standard space | <u>9' x 17'</u> |
| (2) Driving aisle minimum widths: | Angle of stalls: | <u>23 ft/12 ft</u> |
| | | <u>0° & 90°</u> |
| (3) Ratio of compact spaces to standard spaces: | | <u>40%</u> |
| (4) Ratio of parking spaces to building floor areas by use: | | |
| (a) Use: <u>Office</u> | Ratio: | <u>1 space/500 sq.ft.</u> |
| (b) Use: <u>Retail</u> | Ratio: | <u>1 space/200 sq.ft.</u> |
| (c) Use: <u>Manufacturing</u> | Ratio: | _____ |
| (d) Spaces per dwelling unit | <u>NA</u> | _____ |
| (5) Parking provisions for disabled persons: | | <u>1</u> |

h. Off-Street Loading Spaces. The project will contain _____ off-street loading spaces. Applicant will provide such spaces in conformance with Article VI, Off-Street Loading Requirements: yes no. If not, list the dimensions of the spaces provided. Off-street loading requirements will be determined at the time of site plan submission.

i. Surface Drainage: The owner understands that the rules and regulations of the Wastewater Management Division will require certain design considerations and construction features to control surface water runoff. The site contains , does not contain a flood hazard area as identified by the Flood Insurance Rate maps as published by the Federal Emergency Management Agency. (For assistance, contact Wastewater Management at 295-1451)

j. 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: Utility and access easements to be determined at the time of site plan submission.

1. Landscaping and buffering: Areas to be landscaped are shown on the District Plan. However, a more detailed landscaping plan may be required by the Planning Office as a part of this application. (A detailed landscape plan is required as a part of the site plan review phase after the rezone is approved.) If no plan is required with this application the following information must be provided:

- (1) Minimum number of trees to be planted: 15
- (2) Minimum size of trees at time of planting: 2½ cal.-6' evrgr.
- (3) Minimum percent of evergreen or coniferous trees: 0%
- (4) Minimum number of shrubs to be planted: 20
- (5) Minimum size of container for planted shrubs: 5 gal.

Please indicate if this information applies to the entire site including the parking area [], or if it applies to the site without the parking area [X]. If the answer to the 2nd part of the preceding question is affirmative, will the applicant comply with the parking lot landscaping requirements of Sec. 59-585(10) yes [X] no [].

All foliage shall be maintained in a healthy and growing condition. where street trees are proposed or required on the public right-of-way, such trees shall be installed in accordance with the requirements of the City Forester (575-3053 or 575-2571). Number of street trees proposed: 12. If street tree plantings are required along a state highway contact the Highway Department for approval. (Phone no. 757-9514)

Fences and/or walls: The maximum height of fences and/or walls which may be built on the P.U.D. district boundaries and within the building setback areas shall be 6 feet. Such fences and/or walls shall be solid, view-obscuring [X], or open, view-permitting []. To provide the minimum screening such fences and/or walls shall be installed as shown on the District Plan. If certain fences and walls are required by the City to protect adjoining residents, and such fences and walls are deemed undesirable by adjoining residents, such requirement may be waived by the Director of Planning. The maximum height of fences and/or walls within the interior area of the P.U.D. district shall be 6 feet. Fences and walls shall be subject to Sec. 59-38 (11) overhead fences and walls. Earthen berms or mounds for screening or decorative purposes shall be installed (where?) along street. Such features will [X], will not [] be landscaped. The maximum height of such features shall be 2½ feet. The minimum height shall be 0 feet.

m. Boat, camper, trailer and recreation vehicle storage will [] will not [X], be permitted on the property. If permitted, *2L cont.) Fencing shall be constructed prior to the utilization of this site for parking purposes (Phase I). Landscaping shall be installed as soon as the parking lot is in operation.
8-5.8 ZA (Rev. 3/88)

the location of these storage areas will be shown on the District Plan. Solid fences or walls will [], will not [], be installed around such areas. The maximum height of such walls and fences shall be _____ feet and the minimum height shall be _____ feet.

- 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. If this proposal involves the vacation of certain public rights-of-ways for incorporation into the project area, such vacation must be approved prior to or at the public hearing on this proposal.
- o. External effects: (vibration, heat, glare, radiation, and fumes) These effects will be regulated by Sec. 59-409 (I-0 zone). Reflective glass will [X], will not [] be used. No exterior lights shall be utilized that cannot be directed away from the home on the west.
- p. The natural terrain of the site will [X], will not [] be restored.
- q. Utilities (public and private) serving the property are located (where?) _____ adjacent r.o.w.'s

For information contact the following:
Denver Water Department 628-6100
Mountain Bell 896-6422
Public Service Company 571-3526
Wastewater Management 295-1451

- r. Sign controls. The project will be regulated by the following:
 Sec. 59-537, Signs permitted in all districts
 Sec. 59-538, Sign area measurement
 Sec. 59-550, regulations for the I-0 district. If no specific regulations are referenced here, please indicate the following:
 sign dimensions: _____
 number of signs: _____
 maximum sign area: _____
 Show ground sign locations on the District Plan Map.

- s. Outdoor Storage of products, materials or Solid Waste will [], will not [], be permitted on the property. If permitted, such storage is shown on the District Plan. Screening will [X], will not [], be provided. If so, such screening will consist of a solid wall or fence 6 feet high. No outdoor storage other than solid waste in a properly screened container shall be allowed.
- t. Current traffic volumes on streets in the project area should be shown on the "Existing Conditions Map". these volumes are

available for major streets from the Traffic Engineering Division, or the Planning Office or may be estimated by the applicant based on a professional study. Streets for which no estimate is available should be noted.

Site generated traffic should be estimated and noted by applicant based on proposed project type, size, and other relevant factors. Ratios for estimating traffic are available from the Traffic Engineering (575-5781).

For projects with total daily site generated traffic of more than 200 vehicle trips, or for projects in areas with special problems, more detailed analysis may be required and the applicant should contact the Traffic Engineering Division at 289-5440 for further guidance.

Public Transportation. The nearest bus stop is located about 1,070 feet from the property on Alameda Ave. & Tejon St. Avenue or Street

- u. Future school sites will [], or will not [X] be dedicated as a part of this project.
- v. Home Occupations: If residential dwelling units are contained within the project, home occupations will [], will not [], be permitted. If so permitted, they will be regulated by Sec. _____ (_____ zone). NA
- w. Temporary Uses: Uses by temporary permit will be regulated by Sec. 59-408(2) (I-0 zone).
- x. Accessory Uses: Will be permitted and regulated by Sec. 59-408(3) (I-0 zone).
- y. Interim Uses: Prior to the development of this project, the property will be used on an interim basis for parking of vehicles and single family residential uses in structures existing at the time of approval of this P.U.D.

(describe in detail the following: size, height and location of all interim buildings, provision for parking, term of interim use, etc.) See District Plan : sheet 1 of 2

- z. Phasing: Is the project expected to be developed in phases? [X] yes. [] no. If yes, specify the phasing and the improvements to be constructed in each phase. Phase 1 parking as shown on District Plan : sheet 1 of 2; phase 2 site development as illustrated on District Plan : sheet 2 of 2.

Anticipated starting date Phase 1, 1990 Anticipated completion date Phase 1, 1990; Phase 2 - NA.

- a. See #14 for uses; heavily landscaped; will provide market expansion for owner/user's business and related businesses.
- b. B2. Expansion of business uses into or within residential areas should be permitted only if such expansion maintains or improves the residential desirability of the affected neighborhoods.
B10. Some offices and similar facilities should be clustered with residential uses and located outside of the downtown area.
18. Industrial land uses should be properly related to adjacent residential uses.
- c. Will solidify the appropriate boundary of area uses-- residential and industrial in proper alley location; will pave that portion of alley adjacent to the subject property and landscape; will orient industrial uses to take proper advantage of industrial exposure and truck traffic along W. Bayaud Ave.

The "Existing Conditions Map" is attached following the written statement described above.

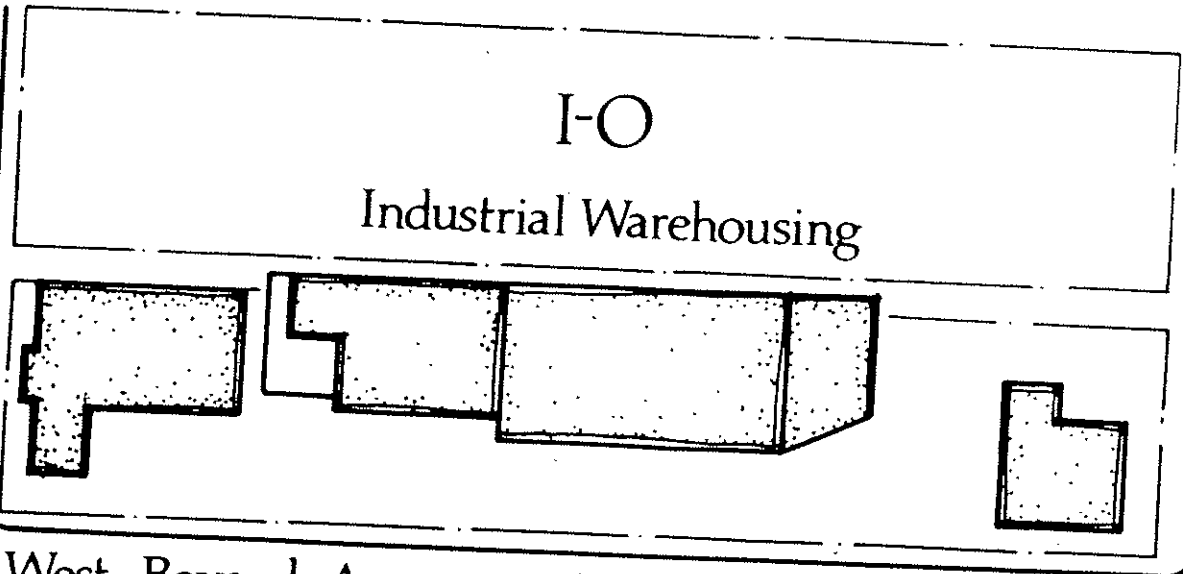
5. The "District Plan" is attached following the "Existing Conditions Map". This plan includes the following listed and attached drawings or renderings which show the architectural concepts, building elevations, facade treatment, exterior building materials, and/or other elements.

6. **ACKNOWLEDGEMENT:** 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.


Applicant

Warehousing & Distribution I-2

-ADT Not Available

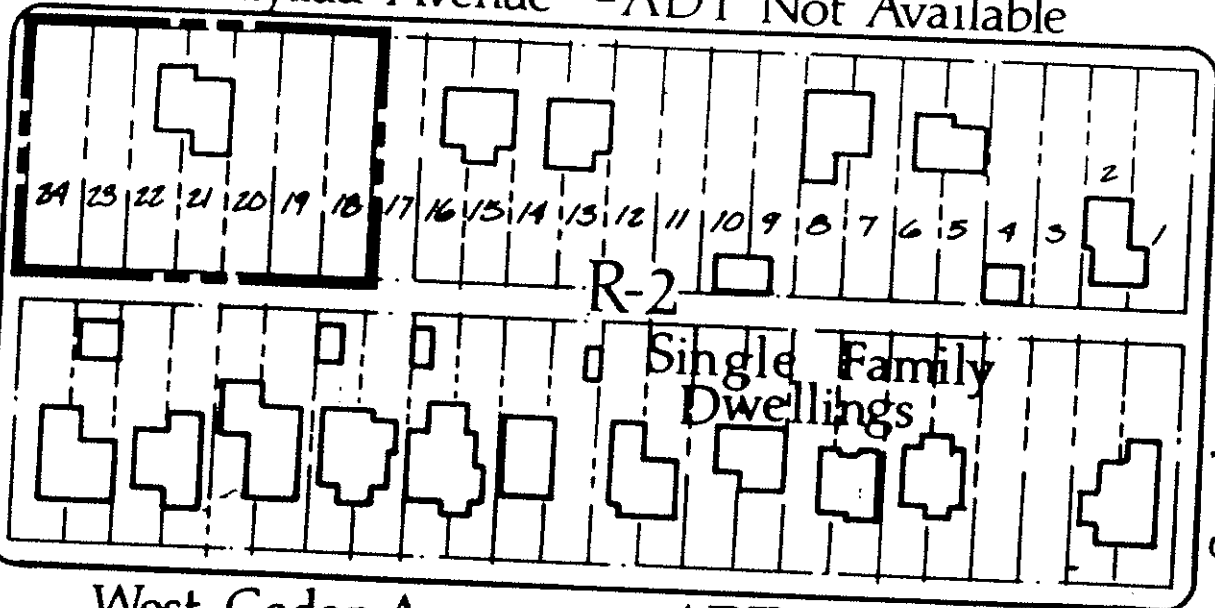


-ADT Not Available

West Bayaud Avenue -ADT Not Available

West-Bar-Val Wood Park

South Tejon Street

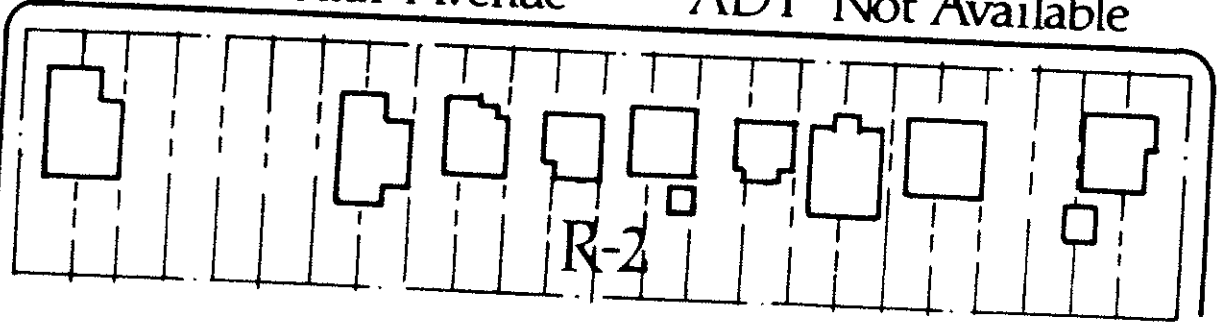


South Raritan Street

I-O

West Cedar Avenue -ADT Not Available

O-I



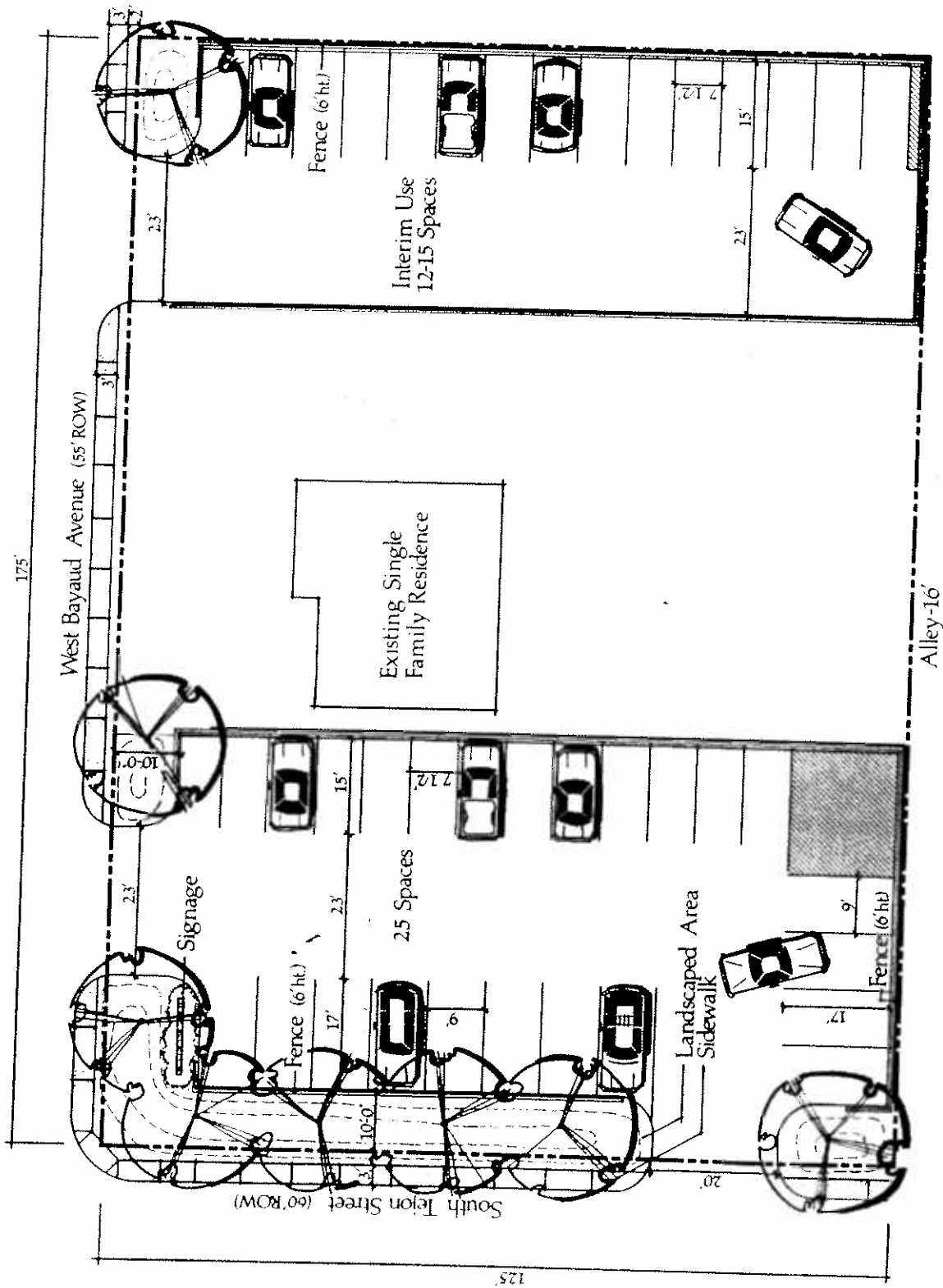
I-O



North

Scale: 1" = 200'

Existing Conditions

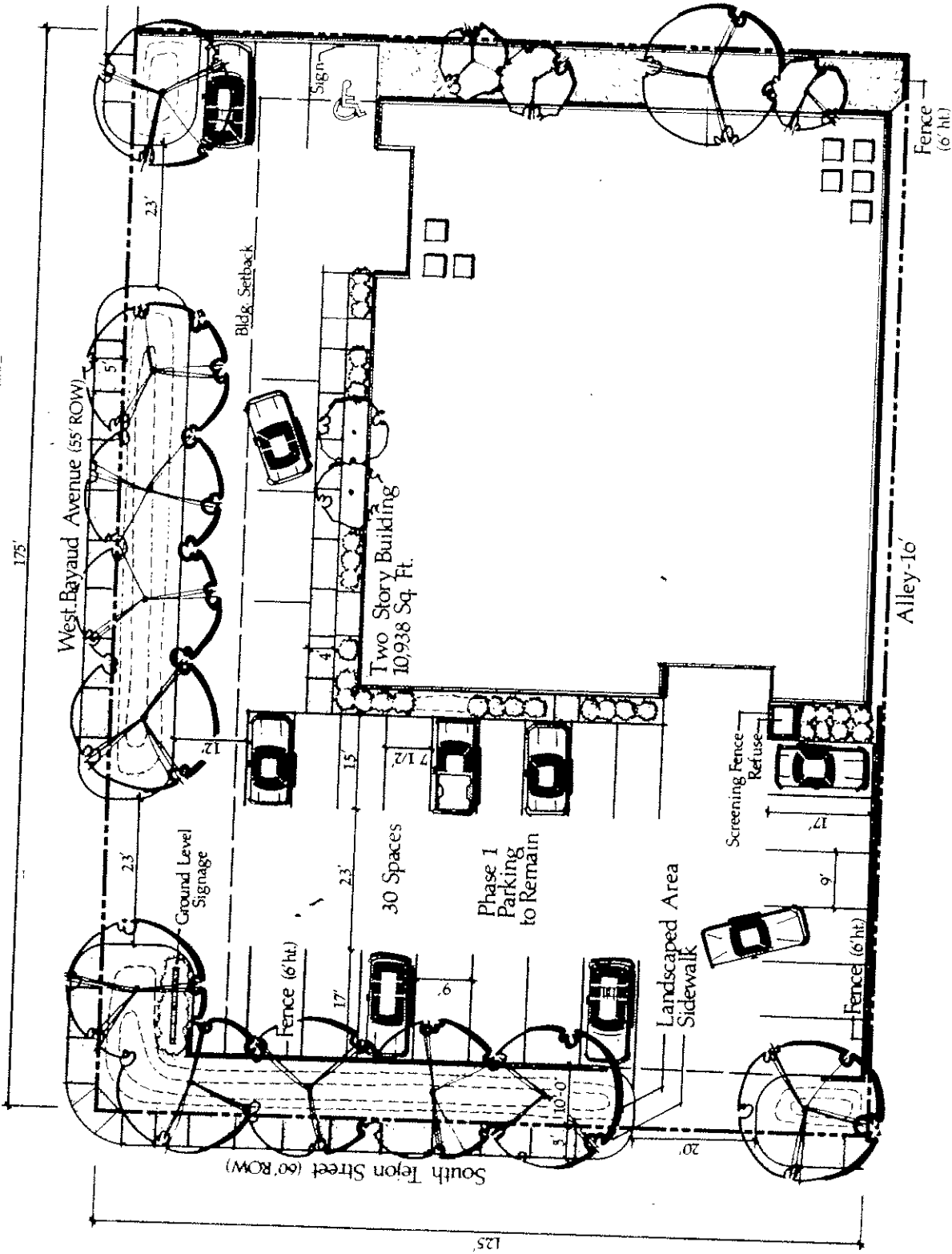


District Plan-Illustrative Site Design - Phase 1

M. Jeffrey Levy Property
 Denver, Colorado

Michael C. Pharo Associates Inc.
 475 Seventeenth Street, Suite 544
 Denver, Colorado 80202
 (303) 292-2331





District Plan - Illustrative Site Design - Phase 2

M. Jeffrey Levy Property

Denver, Colorado

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