

PUD-G 17



30 - 50 S. Colorado Blvd.

2017I-00123

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CHAPTER 1. ESTABLISHMENT AND INTENT

SECTION 1.1 PUD-G 17 ESTABLISHED

The provisions of this PUD-G 17 apply to the land depicted on the Official Zoning Map with the label PUD-G 17, and more generally described as approximately 1.06 acres of land within Block 53 of the Eastern Capitol Hill subdivision, City and County of Denver, State of Colorado. The PUD-G 17 is a single area with no subareas established.

SECTION 1.2 PUD-G 17 GENERAL PURPOSE

The general purpose of PUD-G 17 is to facilitate redevelopment of the site in a manner that is compatible with the established residential character of the Hilltop Neighborhood and contributes to the vitality of Hilltop and the Colorado Boulevard parkway.

SECTION 1.3 PUD-G 17 SPECIFIC INTENT

More specifically, PUD-G 17 is intended to:

- 1.3.1 Allow multi-unit dwelling redevelopment that transitions from the single unit residential character of the Hilltop neighborhood to the higher intensity Colorado Boulevard arterial in response to unique transportation infrastructure and site configuration.
- 1.3.2 Allow uses and building forms at a scale that is compatible with the surrounding residential neighborhood.
- 1.3.3 Allow multiple duplexes and other residential building forms on the same zone lot.

CHAPTER 2. GENERAL URBAN NEIGHBORHOOD CONTEXT DESCRIPTION

All development within this PUD-G 17 shall conform to the Denver Zoning Code, Division 6.1, Neighborhood Context Description, as amended from time to time.

CHAPTER 3. DISTRICTS

Development in this PUD-G 17 shall conform to the Denver Zoning Code, Division 6.2, Districts, as specifically applicable to the G-RH-3 Zone District, as amended from time to time, except as modified in this PUD-G 17.

Uses and Required Minimum Parking in this PUD-G 17 shall conform to the Denver Zoning Code, Division 6.4, Districts, as specifically applicable to the G-RH-3 Zone District, as amended from time to time, except as modified in this PUD-G 17.

CHAPTER 4. DESIGN STANDARDS

Development in this PUD-G 17 shall comply with the Denver Zoning Code, Division 6.3, Design Standards, as specifically applicable to the G-RH-3 Zone District, as amended from time to time, with the following modifications and exceptions:

SECTION 4.1 PRIMARY BUILDING FORM STANDARDS

Development in this PUD-G 17 shall comply with the Primary Building form standards in Section 6.3.3 of the Denver Zoning Code, with the following exceptions, additions and modifications:

4.1.1 Building Forms Allowed - Garden Court Excepted

- A. Building forms allowed shall comply with Division 6.3.3 Primary Building Form Standards, as specifically applicable to the G-RH-3 Zone District, except use of the Garden Court primary building form, as referenced in Section 6.3.3.4.C of the Denver Zoning Code, is prohibited in this PUD-G17.

4.1.2 Siting

A. Maximum Number of Primary Structures per Zone Lot

There shall be no maximum number of primary structures per zone lot in this PUD-G 17.

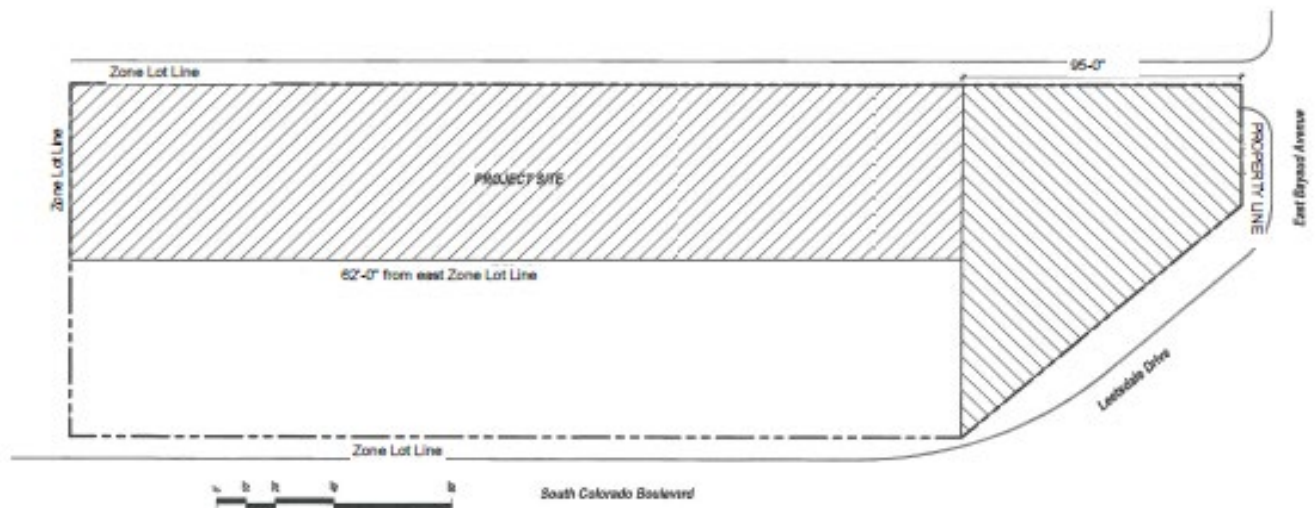
4.1.3 Design Elements

A. Street Level Activation

The Entry Feature/Street-Facing Entrance standard in the Urban House, Duplex and Row House building form standards, as referenced in Denver Zoning Code Sections 6.3.3.4.A, B and D, respectively, shall not apply to:

1. Any structure located entirely within 95 feet of East Bayaud Avenue; or
2. Any structure located entirely within 62 feet of the east Zone Lot line when there is another primary structure meeting such standard on the Zone Lot generally located west of the subject structure.

See Figure 1.



CHAPTER 5. USES AND REQUIRED MINIMUM PARKING

SECTION 5.1 USES

5.1.1 Primary, accessory and temporary uses allowed in this PUD-G 17 shall be those same uses allowed in the G-RH-3 Zone District, as stated in the Denver Zoning Code, Section 6.4, 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 17 shall comply with the Denver Zoning Code, Section 6.4, Uses and Required Minimum Parking, as specifically applicable to uses allowed in the G-RH-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 17 shall conform to Article 1, General Provisions of the Denver Zoning Code, as amended from time to time, with the following exceptions, additions, and modifications:

A. Number of Uses and Structures Allowed Per Zone Lot

1. Instead of the maximum number of primary uses set forth in Denver Zoning Code section 1.2.3.5, there shall be no limit to the maximum number of primary uses per Zone Lot in this PUD-G 17.
2. Instead of the maximum number of primary structures set forth in Denver Zoning Code section 1.2.3.5, there shall be no limit to the maximum number of primary structures per Zone Lot in this PUD-G 17.

SECTION 6.2 ARTICLE 10 OF THE DENVER ZONING CODE

6.2.1 Applicability

Development in this PUD-G 17 shall comply with the Denver Zoning Code, Article 10, General Design Standards, as specifically applicable to the G-RH-3 Zone District, as amended from time to time.

SECTION 6.3 ARTICLE 11 OF THE DENVER ZONING CODE

6.3.1 Applicability

Establishment of uses in this PUD-G 17 shall comply with the Denver Zoning Code, Article 11, Use Limitations and Definitions, as specifically applicable to the G-RH-3 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 17 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 17 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 17 shall comply with the Denver Zoning Code, Article 13, Rules of Measurement and Definitions, as amended from time to time.

CHAPTER 7. RULES OF INTERPRETATION

Subject to Chapter 8 of this PUD G-17, whenever a section of the Denver Zoning Code is referred to in this PUD-G 17, 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 17, this PUD-G 17 shall control.

CHAPTER 8. VESTED RIGHTS

This PUD-G 17 shall be established in accordance with Denver Zoning Code sections 9.6.1.2.C and 9.6.1.5, and vested property rights shall be created 90 days after the effective date of the ordinance approving this PUD-G 17. The property rights vested through approval of this PUD-G 17 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 modified by this PUD-G 17.