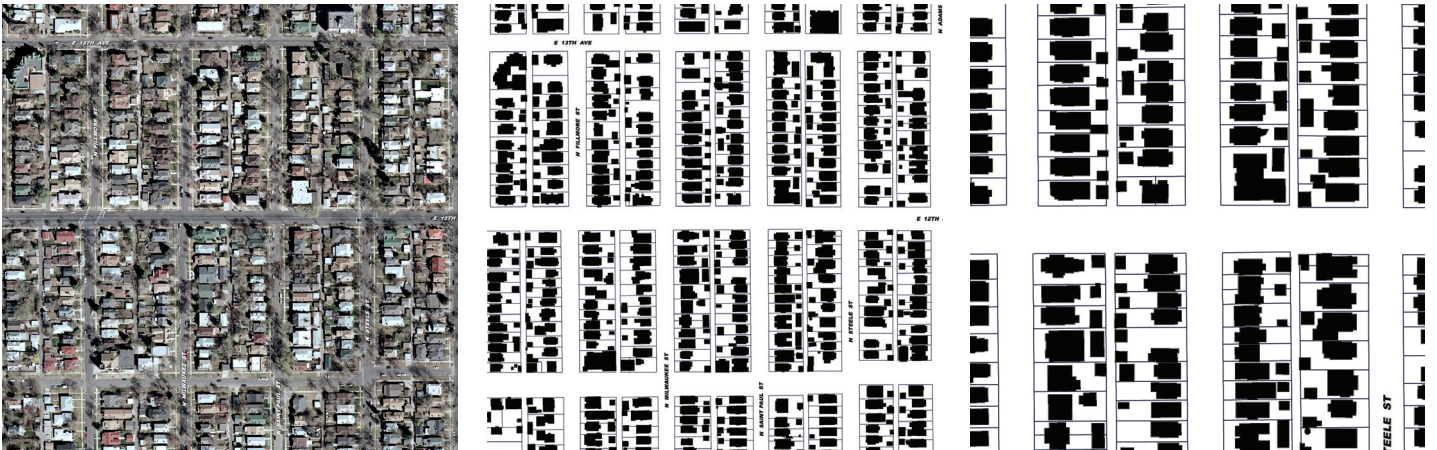


PUD-G 29



1001 and 1003 S. Pearl Street
2020I-00141
Month XX, 2022

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PUD-G 29

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CHAPTER 1. ESTABLISHMENT AND INTENT

SECTION 1.1 PUD-G 29 ESTABLISHED

The provisions of this PUD-G 29 apply to the land depicted on the Official Zoning Map with the label PUD-G 29, and legally described as a parcel of land being Lots 44, 45 and 46, Block 18, Lincoln Subdivision, City and County of Denver, State of Colorado. The PUD-G 29 is a single area with no subareas established.

1.1.1 Existing Building Defined

As shown in Figure 1.1, and on the Site Plan in Appendix A, the Existing Building is hereby defined within PUD-G 29 for the purpose of applying the zoning standards provided in Chapter 4 of this PUD-G 29.

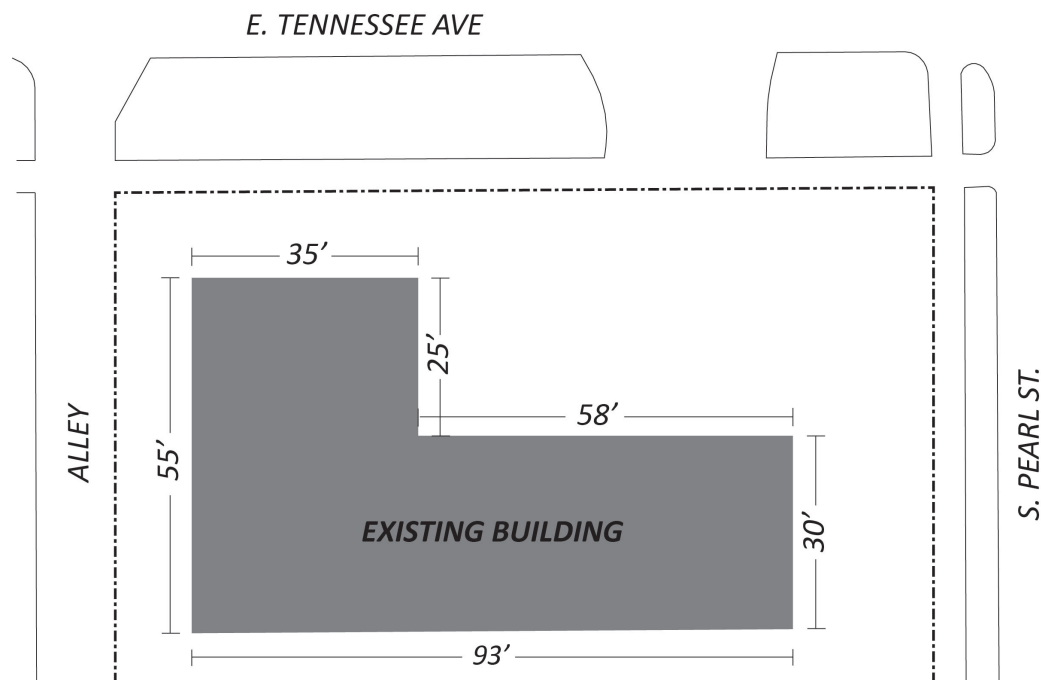


Figure 1.1 Existing Building Defined within PUD-G 29 (dimensions are approximate)

SECTION 1.2 PUD-G 29 GENERAL PURPOSE

The general purpose of this PUD-G 29 is to follow the Urban Neighborhood Context, which is primarily characterized by single-unit and two-unit residential uses and where commercial uses are primarily located along mixed-use arterial or main streets but may be located at or between intersections of local streets. This PUD-G 29 shall apply to the existing site development on the zone lot within the legal description above. Voluntary Demolition of the Existing Building and subsequent redevelopment of the zone lot shall comply with all standards in Denver Zoning Code, Article 5, Urban Neighborhood Context, specifically the U-SU-B zone district, and all related standards, including those in other relevant Articles. The term “Voluntary Demolition” shall have the same meaning as defined in the Denver Zoning Code, Article 13. Any standards not specified in this PUD-G 29 shall comply with the Denver Zoning Code for the existing site development and any subsequent redevelopment.

SECTION 1.3 PUD-G 29 SPECIFIC INTENT

More specifically, PUD-G 29 is intended to:

- 1.3.1 Encourage adaptive reuse of the Existing Building, a former church, by broadening the range of allowed uses in the Existing Building on the property; or
- 1.3.2 Allow for compatible redevelopment of the site consistent with the U-SU-B zone district.

CHAPTER 2. NEIGHBORHOOD CONTEXT DESCRIPTION

SECTION 2.1 URBAN CONTEXT DESCRIPTION

All development in this PUD-G 29 shall comply with the Denver Zoning Code, Division 5.1, Urban Neighborhood Context Description, as amended from time to time, except as modified in this PUD-G 29.

CHAPTER 3. DISTRICTS

SECTION 3.1 U-SU-B DISTRICT

All development in this PUD-G 29 shall comply with the Denver Zoning Code, Division 5.2, Districts, as specifically applicable to the U-SU-B zone district, as amended from time to time, except as modified in this PUD-G 29.

CHAPTER 4. DESIGN STANDARDS

All development in this PUD-G 29 shall comply with the design standards in the Denver Zoning Code, Division 5.3, Design Standards, as specifically applicable to the U-SU-B Zone District, as amended from time to time, with the following modifications.

SECTION 4.1 PRIMARY BUILDING FORM STANDARDS

A building form defined by the Denver Zoning Code, Division 5.3, shall not apply to the Existing Building, which shall instead comply with the Building Form Standards in the table below. S. Pearl Street is the Primary Street and E. Tennessee Avenue is the Side Street. The Transparency Study in Appendix B illustrates how Street Level Transparency was calculated according to Denver Zoning Code, Section 13.1.6.3, Street Level Activation.

4.1.1 District Specific Standards - PUD-G 29 Existing Building Form Standards

HEIGHT	Existing Building
Stories (max)	2
Feet (max)	26'
SITING	Existing Building
PARKING	
Surface Parking between building and Primary Street/Side Street	Allowed / Allowed
DESIGN ELEMENTS	Existing Building
STREET LEVEL ACTIVATION	
Street Level Transparency, Primary Street (min)	30%
Street Level Transparency, Side Street (min)	50%
USES	Existing Building
All uses allowed in this PUD-G 29 shall be allowed in the Existing Building	

SECTION 4.2 EXPANSION OF EXISTING BUILDING

The Existing Building's Building Footprint is 3,938.6 square feet, as measured according to Denver Zoning Code, Section 13.1.5.13, Building Footprint, and as shown on the Site Plan in Appendix A. The Existing Building's Building Footprint shall not be increased.

SECTION 4.3 VOLUNTARY DEMOLITION OF EXISTING BUILDING

Voluntary Demolition of the Existing Building and subsequent redevelopment of the zone lot shall comply with all standards in Denver Zoning Code, Article 5, Urban Neighborhood Context, specifically the U-SU-B zone district, and all related standards, including those in other relevant Articles. The term "Voluntary Demolition" shall have the same meaning as defined in the Denver Zoning Code, Article 13.

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 various uses in the structure, and to ensure compatibility with the surrounding residential context.

SECTION 5.2 USES

5.2.1 Permitted Uses in the Existing Building

This PUD-G 29 shall follow the U-SU-B zone district of the Denver Zoning Code, as amended from time to time, to establish the primary, accessory, and temporary land uses allowed on the existing zone lot in the Existing Building, including all applicable limitations and required zoning procedures, with the following additions and exceptions:

- A. "Arts, Recreation and Entertainment Services, Indoor", as defined in Article 11 of the Denver Zoning Code, limited to those uses listed below, shall be a Permitted Use with Limitations and require a Zoning Permit (L-ZP).
 - 1. Art Gallery
 - 2. Artist Studio
 - 3. Fitness and Recreational Sports Center
 - 4. Personal Instruction Studio
 - 5. Professional Studio
- B. "Office", as defined in Article 11 of the Denver Zoning Code, shall be a Permitted Use and require a Zoning Permit (P-ZP).
- C. "Dental / Medical Office or Clinic", as defined in Article 11 of the Denver Zoning Code, shall be a Permitted Use with Limitations and require a Zoning Permit (L-ZP).

5.2.2 Applicable Use Limitations

Limitations in the Denver Zoning Code, Article 11 shall apply, as stated in Section 6.4 of this PUD-G 29.

5.2.3 Permitted Uses After Demolition

If the Existing Building is voluntarily demolished, as the term "Voluntary Demolition" is defined in the Denver Zoning Code, new site development and establishment of uses shall comply with all standards applicable in the U-SU-B zone district.

SECTION 5.3 REQUIRED MINIMUM PARKING

- 5.3.1 This PUD-G 29 shall require a minimum of 5 vehicle parking spaces, including 1 Accessible Vehicle Parking Space, to be provided on the zone lot for any and all land uses occurring within the Existing Building in this PUD.
- 5.3.2 This PUD-G 29 shall require a minimum of 2 bicycle parking spaces to be provided on the zone lot for any and all land uses occurring within the Existing Building in this PUD.

CHAPTER 6. ADDITIONAL STANDARDS

SECTION 6.1 ARTICLE 1 OF THE DENVER ZONING CODE

6.1.1 Applicability

Development in this PUD-G 29 shall comply with Article 1, General Provisions, of the Denver Zoning Code, as amended from time to time, except that there shall be no limit on the maximum number of primary uses in the Existing Building.

SECTION 6.2 ARTICLE 9 OF THE DENVER ZONING CODE

6.2.1 Applicability

Development in this PUD-G 29 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 Site Plan in Appendix A.

6.3.2 Design Standards

A change in the use of the Existing Building in this PUD-G 29 shall comply with Article 10, General Design Standards, of the Denver Zoning Code, as amended from time to time, with the following exceptions:

- A. The existing off-street parking area on the northeastern corner of the zone lot, as shown on the Site Plan in Appendix A, shall not be required to provide a perimeter planting strip or plantings within the strip in accordance with the Denver Zoning Code, Section 10.5.4.4.B, Perimeter Surface Parking Lot Landscaping Standards Abutting Street Right-of-Way. The existing metal fence with masonry piers around the perimeter of the surface parking lot shall satisfy the garden wall requirements.
- B. The existing off-street parking space on the southwestern corner of the zone lot, as shown on the Site Plan in Appendix A, shall not be required to provide planting or a fence in accordance with the Denver Zoning Code, Section 10.5.4.4.C, Perimeter Surface Parking Lot Landscaping Standards Adjacent to Residential Use or Zone District.

SECTION 6.4 ARTICLE 11 OF THE DENVER ZONING CODE

6.4.1 Applicability

Development in this PUD-G 29 shall comply with Article 11, Use Limitations and Definitions, of the Denver Zoning Code, as specifically applicable to the U-SU-B and U-MS-2x zone districts, 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 29 shall comply with the Denver Zoning Code, Article 12, Procedures and Enforcement, 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 29 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

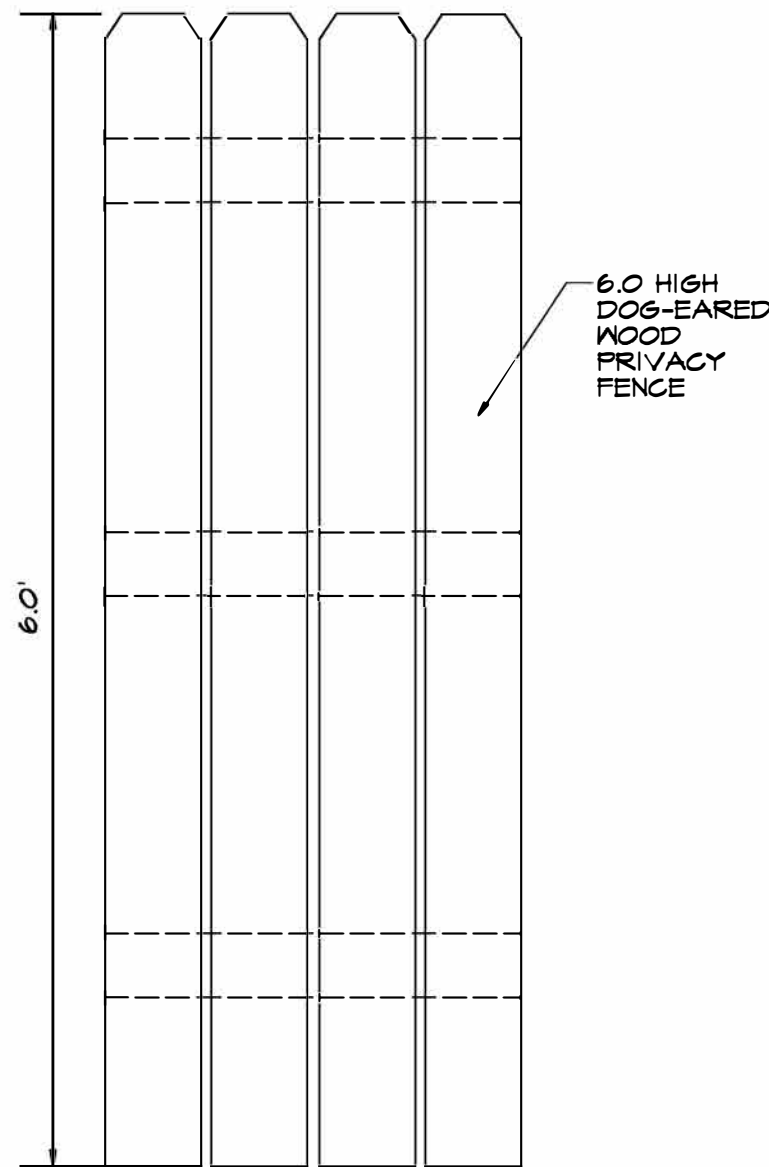
Whenever a section of the Denver Zoning Code is referred to in this PUD-G 29, that reference shall extend and apply to the section referred to as subsequently amended, recodified, or renumbered; provided, however, if a section of the Denver Zoning Code, as subsequently amended, recodified, or renumbered, conflicts with a provision of this PUD-G 29, this PUD-G 29 shall control.

CHAPTER 8. VESTED RIGHTS

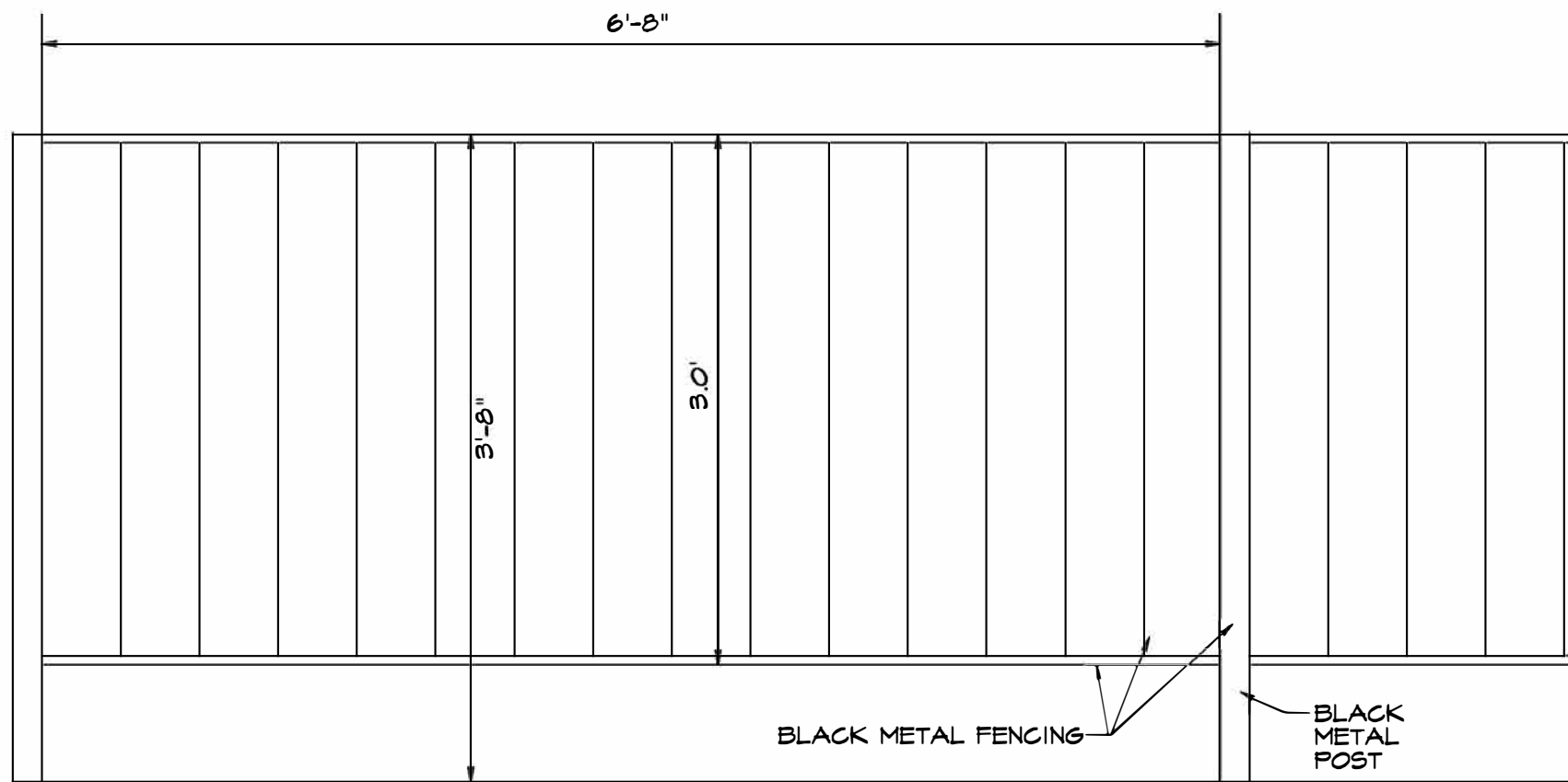
This PUD-G 29 shall be established in accordance with the Denver Zoning Code, sections 9.6.1.2.C, Vested Rights, and 9.6.1.5, Vested Rights, and vested property rights shall be created 90 days after the effective date of the ordinance approving this PUD-G 29. The property rights vested through approval of this PUD-G 29 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 29.

APPENDIX A - SITE PLAN
1001 & 1003 SOUTH PEARL STREET

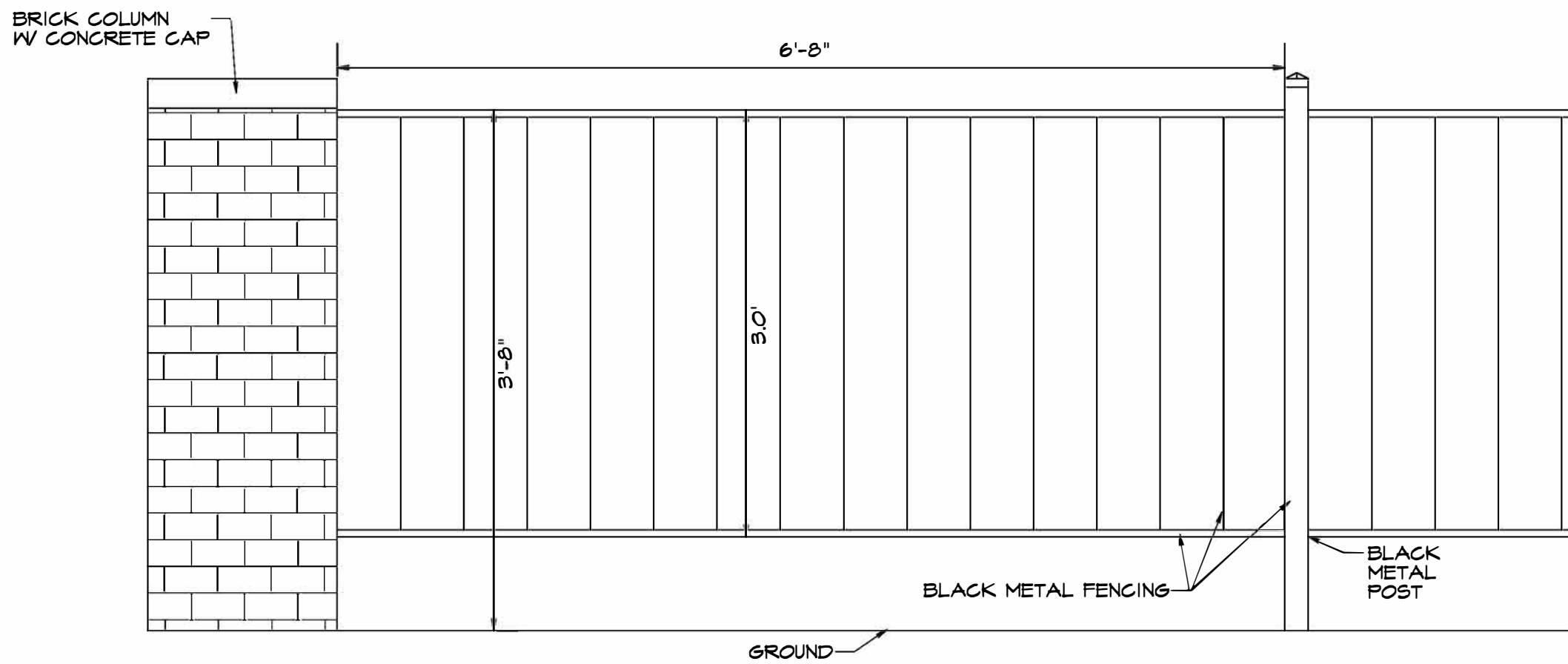
In Section 15, Township 4 South, Range 68 West,
6th P.M, City and County of Denver, Colorado



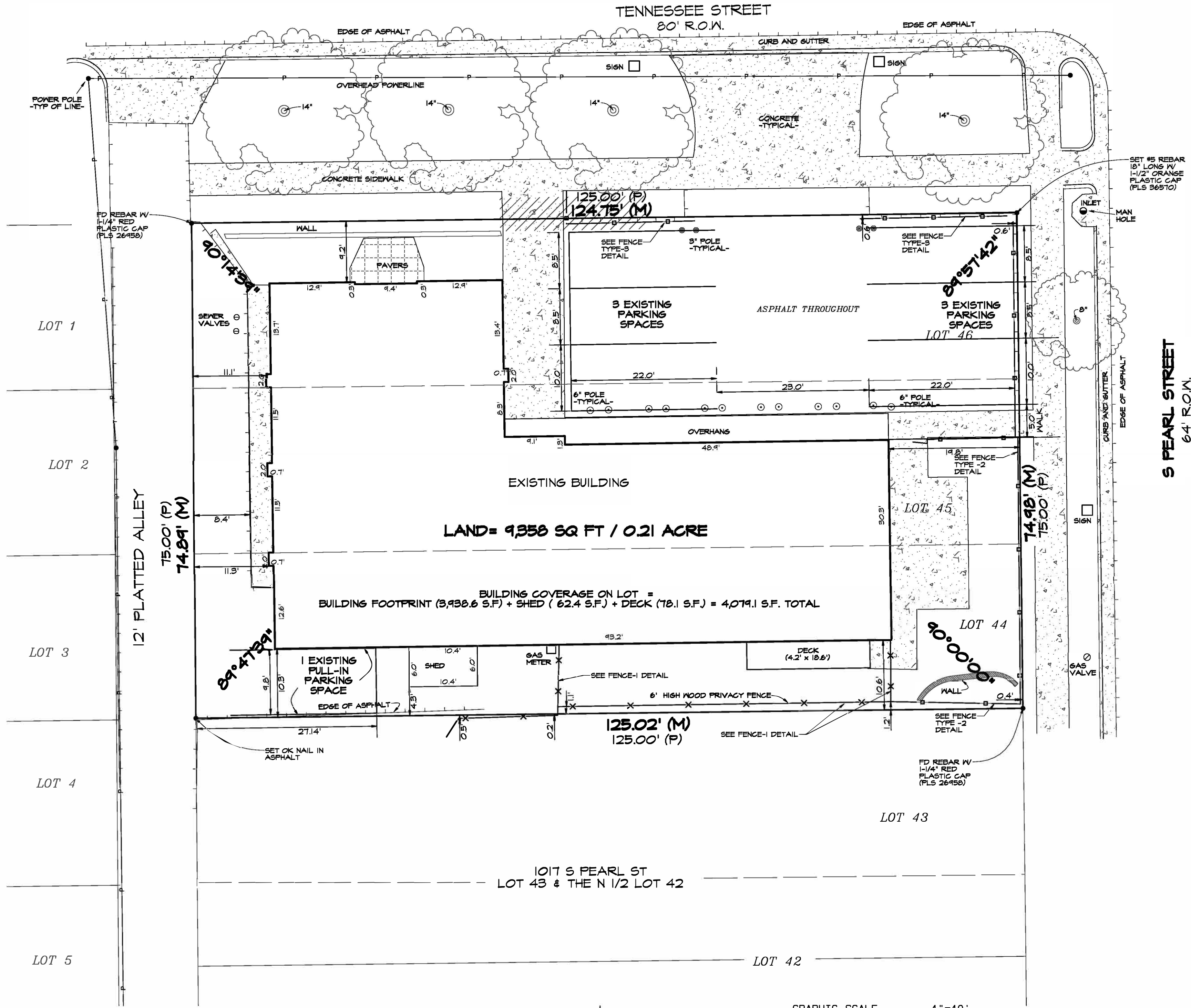
TYPE -1 FENCE
WOOD PRIVACY FENCE
SCALE: 1"=1.0'



TYPE -2 FENCE
METAL FENCE
SCALE: 1"=1.0'

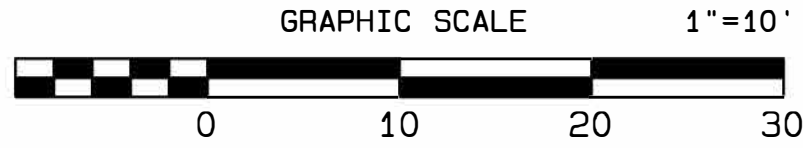


TYPE -3 FENCE
METAL FENCE W/ BRICK COLUMNS
SCALE: 1"=1.0'



PROPERTY DESCRIPTION:

LOTS 44-46, BLOCK 18, LINCOLN SUBDIVISION
CITY AND COUNTY OF DENVER, COLORADO



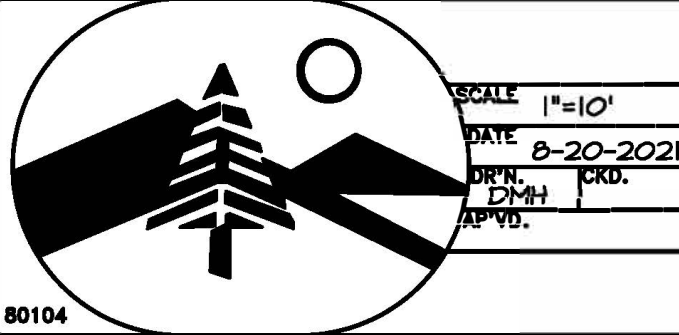
All measurements shown hereon are U.S. Survey Feet.
Conflicting boundary evidence is as shown.

(M) = FIELD MEASURED
(P) = PLATTED DIMENSION

6' HIGH WOOD PRIVACY FENCE = — x — x — x —
3' HIGH BRICK COLUMNS WITH METAL FENCE BETWEEN. = — □ — □ — □ — □ —

Rear Parking	4-13-21
Comments	4-11-22
Comments	4-21-22
Comments	5-9-22

REVISIONS
DAVID E. ARCHER
& ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 688-4642
105 WILCOX ST. CASTLE ROCK, COLORADO 80104



TITLE	SITE PLAN
1001 & 1003 South Pearl Street	
In Sec. 15, Township 4 South, Range 68 West,	
6th PM, City and County of Denver, Colorado	
DATE	8-20-2021
BY	DMH
CHECKED	DMH
APPROVED	
CLIENT	LEON FARFEL
SHEET	1 of 1
JOB NUMBER	21-1260

"NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon."

APPENDIX B - TRANSPARENCY STUDY

1001 & 1003 SOUTH PEARL STREET

In Section 15, Township 4 South, Range 68 West,
6th P.M, City and County of Denver, Colorado

	ZONE OF TRANSPARENCY
	WALL DESIGN ELEMENT
	GLAZING WITHIN ZONE OF TRANSPARENCY

This is a Transparency Study for:
1001 S. Pearl Street, Denver CO 80209.

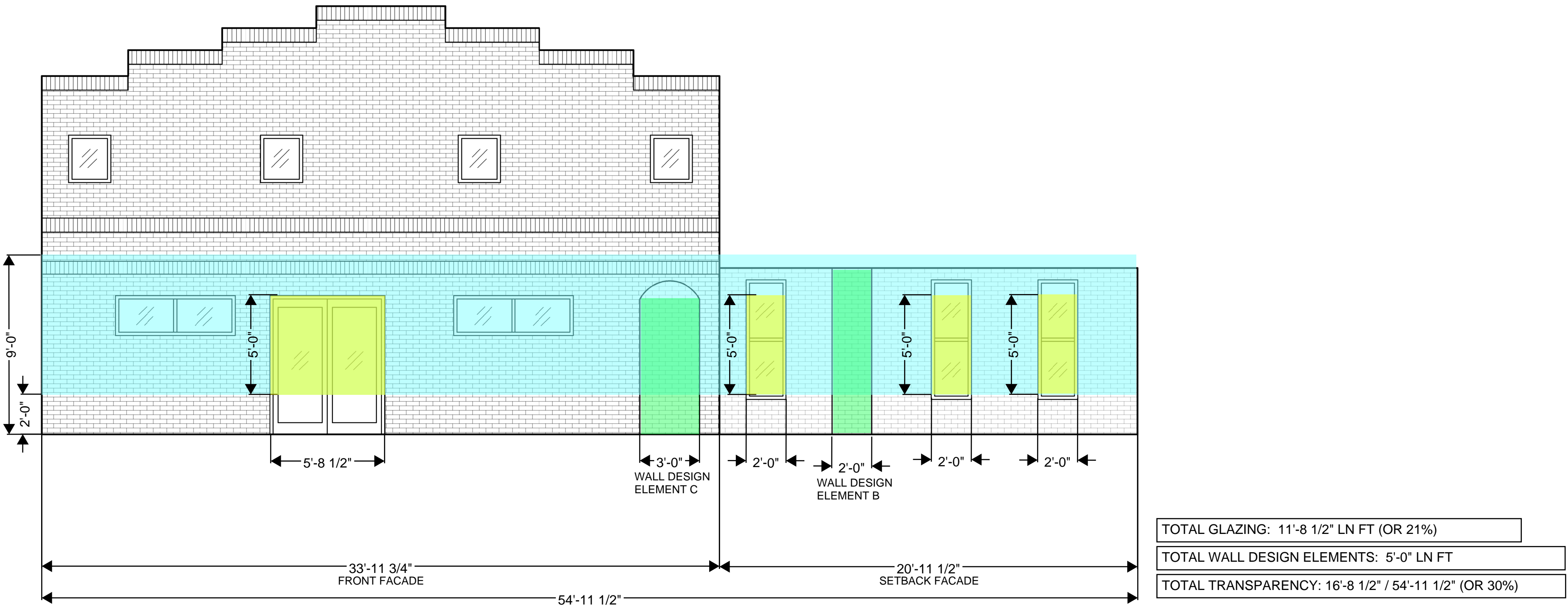
Zone District: currently being rezoned

As per 13.1.6.3 *Street Level Activation*:

Existing glazing that meets the window requirements of 13.1.6.3 A.4, and is within the Zone of Transparency, is shown in linear feet of windows and calculated as part of the total % of Transparency.

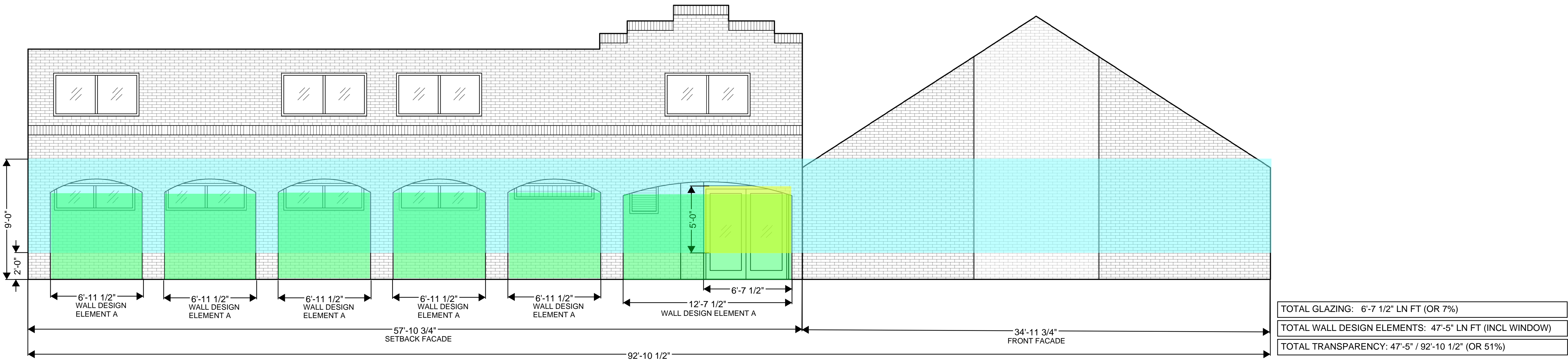
As per 13.1.6.3.A.5.c, the Existing Building meets the Transparency Alternative Requirement C, as it includes unified wall design elements that incorporate at least 3 'Wall Design Elements'. See elevation diagram for wall element locations and classifications.

Both Transparency Glazing, as well as 'Wall Design Elements' have been calculated against the total length of each street facing facade. See Elevation diagrams for calculations.



1 EAST ELEVATION

1/4" = 1'-0"



2 NORTH ELEVATION

1/4" = 1'-0"