


A Map indicating property to be rezoned will be prepared by the Department of Zoning Administration		City and County of Denver DEPARTMENT OF ZONING ADMINISTRATION APPLICATION FOR ZONE MAP AMENDMENT		Application Number 3969 <hr/> Date Submitted 11-19-91 Fee \$600.00	
1. Applicant ROBERT S. KENNEDY	2. Address 428 E. 1st Avenue Denver, Colorado	3. Phone No. 871-0551	4. Interest <input type="checkbox"/> Owner(s) <input type="checkbox"/> Agent <input type="checkbox"/> Other		
5. Owners of Property or Properties (If not the Applicant)	6. Address SAME AS ABOVE		7. Phone No.		
8. Location of Proposed Change 535 E. Mexico Avenue					
9. Legal Description of Property: (If Legal Description is lengthy, please attach additional sheet.) Lots: Block: Addition: East 54 feet of Lot 25 and 26 and the East 54 feet of the South one-half of Lot 27 Block 6, THE FIRST SANTE FE ADDITION <div style="text-align: right; margin-right: 100px;"> <i>Ord # 213-92 Effective 4/28/92</i> </div>					
10. Area of Subject Property, Sq. Ft. or Acres 2905 Sq. Feet (.067 acres)		11. Present Zone PUD#165		12. Proposed Zone PUD # 316	
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. The original PUD has only the following use: The cleaning, repair and sale of Oriental Rugs and Carpets and accessories. Over the past year, a need to expand the list of allowed uses has become evident due to a changing market.					
14. Use and development proposed for the property to be rezoned. Limited B-2 and B-1 uses Prior to occupancy of the structure, all exterior surfaces of the east and south sides of the building shall be finished to a smooth uniform surface, such as in a plaster or stucco material and within six (6) months of occupancy, all landscaping and/or site improvements shall be installed.					
15. Exhibits Submitted, Number and Kind (1) Existing conditions maps (2) District Plan map			16. Applicant's Signature  Robert S. Kennedy		

- | | | |
|----|---|-----------------|
| 1. | Schedule | |
| a. | Date of pre-application conference | <u>12-3-90</u> |
| b. | Submittal date of preliminary application | <u>6-12-91</u> |
| c. | Submittal date of completed application | <u>11-19-91</u> |
| d. | Planning Board or Planning Office
hearing date | <u></u> |

Applicant requests a Planning Office hearing instead of the standard Planning Board hearing yes ☒ no ☐.

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

See list page 2A	1287	sq ft maximum
use		sq ft maximum
use		sq ft maximum
use		sq ft maximum
TOTAL F.A.R. 0.443	TOTAL 1287	SQ FT MAXIMUM
(Floor Area Ratio, gross floor area divided by site area) **		

For residential uses

Maximum number of dwelling units: 1
Density (ratio of dwelling units per acre):

For non-residential uses F.A.R. = 0.443

*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.

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

The space below may be used to provide additional information.

Permitted uses: Limited B-2 uses per Section 59-277 (1) as listed below:

F. Bakery store: a bakery store in which the manufacture of bakery goods is limited in quantity to goods retailed on the premises only;

J. Bicycle Store;

K. Book Store;

R. Clinic dental or medical;

y.5 Single unit dwelling;

dd. Fine arts gallery;

gg. Floral shop;

oo. Hearing aids store;

ww. Library;

bbb. Museum:

nnn.5 Picture frame shop, may include assembly and retail sale of custom-made frames, "do-it-yourself" assembly by customers, retail sales of ready-made frames and/or retail sales of artwork, prints or posters;

Limited B-1 uses per Section 59-247 (1)

P. Office: any office in which chattels or goods; wares or merchandise are not commercially created, displayed exchanged or sold;

Q. Optician;

J. Photographic studio, including processing and developing but not including sales of photographic equipment or supplies;

Additionally the cleaning, repair and sales of rugs and carpets, and their accessories shall be permitted use.

JAN 27 RECD

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- b. Land coverage by building and impervious surfaces:
Maximum building coverage
1287 sq. ft. = 44.3 % of site area.
Maximum area of drives & parking
731 sq. ft. = 25.2 % of site area.
Approximate area of walks, patio and
paved recreation areas
42 sq. ft. = 1.4 % of site area.
Approximate area of other impervious surfaces:
0 sq. ft. = 0 % of site area.
Total impervious area
2060 sq. ft. = 70.9 % 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 845 sq. ft. = 29.1 % of site area.
Others (Gravelled or other areas with
permeable surface
approximate 0 sq. ft. = 0 % of site area.
Total area 845 sq. ft. = 29.1 % of site area.
(minimum)

- d. Project area totals: (totals of "b" and "c" above)
Landscaped areas (permeable surfaces) 845 sq. ft.
Building and impervious surfaces 2060 sq. ft.
Total site area 2905 sq. ft.
(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. Encroach-
ments are permitted in these setback areas as regulated by
Sec. 59-279 (B-2 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 0 feet for structures and 0
for signs.
f. The maximum height of structures shall be 1 stories
which shall not exceed a total of 12 feet. Rooftop
features (solar collectors, antennas, chimneys, flues, vents,
air conditioning equipment) may exceed this height limit by
6 feet. Flag poles may exceed these limits. The
height of a building shall be determined by the vertical

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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 N/A zone district.

- g. Off-Street Parking: This project shall contain 3 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.

If not, the following information must be provided.

- (1) parking space dimensions: 7.5' X 15'
compact space _____
standard space _____
- (2) Driving aisle minimum widths: _____
Angle of stalls: _____
- (3) Ratio of compact spaces to standard spaces: _____
- (4) Ratio of parking spaces to building floor areas by use:
 (a) Use: see Page 2-A Ratio: 1/429 Sq.Ft.
 (b) Use: _____ Ratio: _____
 (c) Use: _____ Ratio: _____
 (d) Spaces per dwelling unit _____
- (5) Parking provisions for disabled persons: _____

- h. Off-Street Loading Spaces. The project will contain 1 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. 12 feet by 19feet
- 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~~)
964-0500
- 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: NONE

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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: 0 2
 (2) Minimum size of trees at time of planting: 2" caliper
 (3) Minimum percent of evergreen or coniferous trees: 0
 (4) Minimum number of shrubs to be planted: 9
 (5) Minimum size of container for planted shrubs: 5 gallon

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 [☐]. 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 [☐] 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.

~~964-2180~~ ~~(525-3853)~~ or ~~575-2571~~. Number of street trees proposed: 2. If street tree plantings are required along a state highway contact the Highway Department for approval. (Phone no. ~~757-9514~~)
757-9930

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 4 feet. Such fences and/or walls shall be solid, view-obscuring [☒, 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.

Earthen berms or mounds for screening or decorative purposes shall be installed (where?) N/A. Such features will [☐, will not [☐] be landscaped. The maximum height of such features shall be feet. The minimum height shall be feet.

- m. Boat, camper, trailer and recreation vehicle storage will [☐] will not [☒, be permitted on the property. If permitted,

* Fences and walls shall be subject to Section 59-38(11) overheight fences and walls

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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 N/A feet and the minimum height shall be N/A 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. 59-278 (B-2 zone). Reflective glass will ☐, will not ☒ be used.
- p. The natural terrain of the site will ☐, will not ☒ be restored.
- q. Utilities (public and private) serving the property are located (where?) in Pearl Street and Mexico Avenue
Right-of-way

For information contact the following:

Denver Water Department 628-6100
~~Mountain Bell~~ U.S.WEST ~~896-6422~~ 896-5325
Public Service Company 571-3527
Wastewater Management ~~295-1451~~ 964-0500

- 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-~~549~~, regulations for the B-1 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 ☐, will not ☐, be provided. If so, such screening will consist of a solid wall or fence _____ feet high.
- t. Current traffic volumes on streets in the project area should be shown on the "Existing Conditions Map". these volumes are

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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 (~~675-5781~~)
640-3958

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 ~~289-3440~~ for further guidance.
640-3958

Public Transportation. The nearest bus stop is located about 100 feet from the property on Pearl Street Avenue or Street.

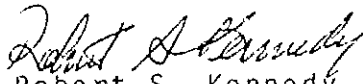
- u. Future school sites will [], or will not [x] be dedicated as a part of this project.
- v. Home Occupations: If residential dwelling units are contained within the project, home occupations will [x], will not [], be permitted. If so permitted, they will be regulated by Sec. 59-147(4) (R-2 zone).
- w. Temporary Uses: Uses by temporary permit will be regulated by Sec. None permitted zone).
- x. Accessory Uses: Will be permitted and regulated by Sec. 59-277(3) (B-2 zone).
- y. Interim Uses: Prior to the development of this project, the property will be used on an interim basis for Existing uses as allowed by PUD #165

(describe in detail the following: size, height and location of all interim buildings, provision for parking, term of interim use, etc.)
- z. Phasing: Is the project expected to be developed in phases? [] yes. [x] no. If yes, specify the phasing and the improvements to be constructed in each phase. _____

Anticipated starting date _____. Anticipated completion date _____.

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3. On an attached page a written statement is given generally describing:
 - a. The proposed P.U.D. and the market which it is intended to serve.
 - b. Its relationship to the Comprehensive Plan; where the applicant's objectives are not in substantial conformance with the changing conditions that justify approval of the proposed P.U.D. District. (For help on this please contact Denver Planning Office).
 - c. How the proposed P.U.D. District is to relate to the character of the surrounding neighborhood.
4. 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.


Robert S. Kennedy
Applicant

*535 E. Mexico Avenue
Items 3a, 3b, 3c*

3a The proposed PUD is an expansion of the uses allowed under the existing PUD. When approved, the property owner operated an oriental rug business and needed no other uses for the property. Now retired, the property owner finds a one use PUD to be too limiting in terms of marketing the structure. The expansion of uses is limited to those which will be of service to the immediate neighborhood while at the same time causing minimal impact on surrounding properties.

3b The proposed PUD is in conformance with the following Comprehensive Plan policies:

NE-P-12: Non-conforming residential uses that are consistent with the goals and concepts of the Comprehensive Plan should be preserved and legalized through rezoning or amendments to the code.

RS-P-44: Food markets, essential personal services businesses and other convenience retail services should be accessible within a reasonable distance of every Denver resident's home.

RS-P-45: The City should work with owners and residents to see that neighborhood business areas achieve their potential to provide convenience neighborhood services and shopping or that these areas be used constructively in a manner that is not a blight on the neighborhood or a disruption.

3c The proposed PUD is compatible with the surrounding area in that it is an existing structure and there are no major changes proposed for the site. One small addition on the south side will improve the use of the structure by lessening any potential impacts of loading and storage areas. By providing an increased opportunity for neighborhood serving businesses to locate in the property through this application, the neighborhood is improved through a lessening of the potential blighting influence of a vacant building.

NORTH

S. PENNSYLVANIA ST.

R-2

A.D.T. Not Available

S. PEARL ST.

TENNIS
COURTS

PARKING,
(SCHOOL)

S. WASHINGTON ST.

R-2

B-1

ART SCHOOL

PARKING

CHIROPHACTE

MEXICO AVE.

GRANT MIDDLE SCHOOL

D.V. - DWELLING UNIT

▷ - CURB CUT

PROJECT AREA - 2,905 SQ. FT.

(Form to be completed by the P.U.D. applicant
and attached to the back of form Z/A 8)

P.U.D. Application Number ..3969....

Property Addressed as ...535 E...MEXICO AVENUE.....

This is to certify that the land owner or owners indicated in
block #5 of the application form (does) (does not) (circle one)
in fact own all the land area affected by this application.
Indicate as accurately as possible the form of interest in the
property held by the individual or company listed as "owner".

- _____ - option holder of (all) (a portion) (circle one) of
the land under application.
- _____ - contract holder of (all) (a portion) (circle one)
of the land under application.
- _____ - fee title owner of (all) (a portion) (circle one)
of the land under application.
- _____ - holder of a security interest in (all) (a por-
tion) (circle one) of the land under application.

11-14-91
date

Robert S. Kennedy
signature of applicant or owner

If there are other owners of the land included in the P.U.D.
application, please list them below, and give the legal de-
scription of the property which they own.

Please attach a property card from the Assessor's Office which
describes the owner's property included in the P.U.D. applica-
tion.