

## PUD-G 33

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4343 North Utica Street and associated properties

Official Map Amendment #2023I-00043

Effective Date: May 2024

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## PUD-G 33

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## CHAPTER 1. ESTABLISHMENT AND INTENT

### SECTION 1.1 PUD-G 33 ESTABLISHED

The provisions of this PUD-G 33 apply to the land depicted on the Official Zoning Map with the label PUD-G 33, and more generally described as approximately 1.4 acres on three parcels of land located in the Southwest Quarter of Section 19, Township 3 South, City and County of Denver, State of Colorado, as further described in Section 1.1.2, Subareas Established, below.

#### 1.1.1 Existing Building Established

“Existing Building” means the entirety of the primary structure located in Subarea A of PUD-G 33, as shown in Figure 1-1, as such structure existed on May 13, 2024.

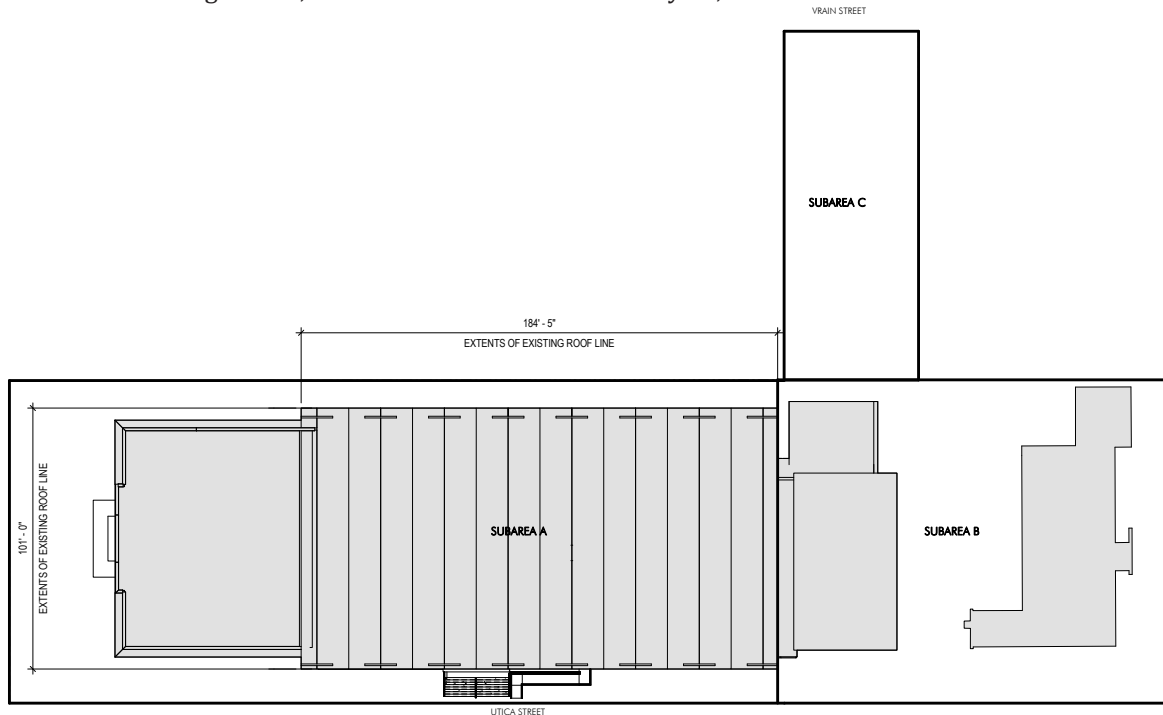


Figure 1-1 Existing Building Defined and Subareas Established within PUD-G 33

#### 1.1.2 Subareas Established

The following subareas are hereby established within PUD-G 33 for the purposes of applying the zoning standards contained herein. All subareas established are shown generally in Figure 1-1 above and described legally as follows:

##### A. Subarea A Legal Description

Beginning at southeast corner of Lot 22, Block 5, Mountain View Estates, City and County of Denver, State of Colorado,

Said point bears south 30°58'23" west, a distance of 666.41 feet from said range point located at the intersection of Tennyson Street and West 44th Avenue;

Thence south 89°42'02" west, along the south line of said lot 22, a distance of 124.98 feet to said east line of the vacated alley in said block 5 per ordinance 175 series of 1980;

Thence north 00°17'34" west along said east line, a distance of 297.32 feet to the south line of the north 2.58 feet of lot 11, of said block 5;

Thence north 89°42'59" east, along said south line, a distance of 125.03 feet to the east line of said block 5;

Thence south  $00^{\circ}16'59''$  east, along said east line, a distance of 297.28 feet; to the point of beginning. Whence said range point located at the intersection of Tennyson Street and West 43rd Avenue bears south  $78^{\circ}46'33''$  east a distance of 350.35 feet;  
City and County of Denver, State of Colorado.  
The described contains 37,164 square feet or 0.853 acres, more or less.

**B. Subarea B Legal Description**

Beginning at the south point of Ordinance 713, series of 1980, on the east line of said Block 5, said point bears south  $69^{\circ}15'54''$  west, a distance of 369.04 feet from said range point located at the intersection of Tennyson Street and West 44th Avenue;  
Thence south  $00^{\circ}15'59''$  east, along said east line of said Block 5, a distance of 143.45 feet to said south line of the north 2.58 feet of Lot 11, Block 5;  
Thence south  $89^{\circ}42'59''$  west, along said south line, a distance of 125.03 feet to said east line of the vacated alley in said Block 5 per ordinance 175 series of 1980;  
Thence north  $00^{\circ}17'34''$  west along said east line, a distance of 152.53 feet to the north line of said Lot 5;  
Thence north  $89^{\circ}43'27''$  east along said south line, a distance of 104.88 feet to the westerly curve of Ordinance 713 series of 1980;  
Thence along said curve being a non-tangent curve to the left an arc length of 22.31 feet, having a radius of 50.00 feet, through a central angle of  $25^{\circ}33'39''$  and a chord which bears south  $66^{\circ}04'14''$  east a distance of 22.12 feet to the point of beginning. Whence said range point located at the intersection of Tennyson Street and West 43rd Avenue bears south  $34^{\circ}11'50''$  east a distance of 615.30 feet;  
City and County of Denver, State of Colorado.  
The described contains 18,962 square feet or 0.435 acres, more or less.

**C. Subarea C Legal Description**

Beginning at the northwest corner of said Lot 11, of said Block 5, being on the south line extended of Lot 39, of said Block 5 said point bears south  $59^{\circ}54'01''$  west, a distance of 542.64 feet from said range point located at the intersection of Tennyson Street and West 44th Avenue;  
Thence south  $89^{\circ}42'59''$  west along said south line extended of said lot 39, a distance of 135.03 feet to the west line of said Block 5;  
Thence north  $00^{\circ}18'08''$  west, along said west line, a distance of 49.99 feet to the north line of Lot 40 of said Block 5;  
Thence north  $89^{\circ}43'08''$  east, along said north line, a distance of 135.04 feet to said east line of the vacated alley in said Block 5 per Ordinance 175 series of 1980;  
Thence south  $00^{\circ}17'24''$  east, along said east line, a distance of 49.98 feet to the point of beginning. Whence said range point located at the intersection of Tennyson Street and West 43rd Avenue bears south  $51^{\circ}59'29''$  east, a distance of 596.71 feet;  
City and County of Denver, State of Colorado.  
The described contains 6,750 square feet of land or 0.155 acres, more or less.

## SECTION 1.2 PUD-G 33 GENERAL PURPOSE

The general purpose of PUD-G 33 is to:

- 1.2.1 Facilitate the growth of Arrupe Jesuit High School within the Campus Context which allows for flexible placement of buildings and other site elements that express stakeholder visions for the campus and its surrounding area.

## **SECTION 1.3 PUD-G 33 SPECIFIC INTENT**

The specific intent of PUD-G 33 is to:

- 1.3.1 Facilitate the creation of significant public benefits not allowed or guaranteed by a traditional zone district, specifically:
  - A. Natural growth of the school within a confined block.
  - B. Preservation of the existing folded plate roof and existing Primary Street Setback of the Existing Building in Subarea A.
  - C. Promoting visual compatibility of new development with the strong pattern of the Existing Building characterized by brick cladding on exterior walls.
  - D. Adaptive reuse of the Existing Building.
- 1.3.2 To establish specific building form standards that accommodate the unique site and location and are compatible with the Neighborhood Context.

## **CHAPTER 2. NEIGHBORHOOD CONTEXT DESCRIPTION**

### **SECTION 2.1 CAMPUS CONTEXT DESCRIPTION**

All development in PUD-G 33 shall conform to the Denver Zoning Code, Division 9.2, Campus Context Description, as amended from time to time, except as modified in this PUD-G 33.

## **CHAPTER 3. DISTRICTS**

### **SECTION 3.1 CAMPUS EDUCATION/INSTITUTION DISTRICT**

All development in PUD-G 33 shall conform to the Denver Zoning Code, Section 9.2.4, Campus-Education/Institution, as specifically applicable to the CMP-EI2 Zone District, as amended from time to time, except as modified in this PUD-G 33.

CHAPTER 4. DESIGN STANDARDS

Development in this PUD-G 33 shall comply with the Denver Zoning Code, Division 9.2, Campus Context, as specifically applicable to the CMP-EI2 Zone District, as amended from time to time, with the following modifications.

SECTION 4.1 DESIGN STANDARDS FOR SUBAREA A

Section 9.2.4.3.C.2 of the Denver Zoning Code, District Specific Standards for CMP-EI2, shall not apply. Instead, all development in Subarea A of this PUD-G 33 shall comply with the following building form standards.

4.1.1 Applicability

All development in Subarea A of this PUD-G 33 shall comply with the primary building form standards in Section 4.1.2 and Table 4.1. below.

4.1.2 District Specific Standards - PUD-G 33 Subarea A Building Form Standards

TABLE 4.1: SUBAREA A OF PUD-G 33 BUILDING FORM

HEIGHT	Subarea A
Feet (max)	50'
SITING	Subarea A
SETBACKS AND BUILDING COVERAGE	
Primary Street (min)	20' Additional standards in Section 4.1.2.A apply
Side Street (min)	5'
Side Interior (min)	5'
Rear (min)	5'
PARKING	
Vehicle Access, 3 or more side-by-side dwelling units in one structure	From Alley; or Street access allowed when no Alley present (Sec. 9.2.7.4, Vehicle Access From Alley Required - Exceptions)
Vehicle Access, all other permitted uses	Access determined as part of Site Development Plan Review
USES	Subarea A
	All permitted Uses shall be allowed within this building form. See Section 9.2.8, Uses and Parking

A. Limited Primary Street Setback Exceptions Allowed

In addition to the Design Standard Exceptions in Section 9.2.7 of the Denver Zoning Code, exceptions shall be made for the Existing Building elements already sited in the Primary Street Setback, including the folded plate roof, vestibule, exterior stairs, ramp, canopies, and horizontal shading devices which can be repaired and/or reconstructed as needed, and modified to meet minimum standards under the Denver Building and Fire Code. The 'vestibule' shall include the small areas associated with it that include projections at the first and second floors currently used for offices and lobby areas. A small basement projection currently used as a classroom may remain and be repaired as needed. The exterior stairs of the Existing Building may be reconstructed with an allowed encroachment of up to 15 feet.

SECTION 4.2 DESIGN STANDARDS FOR SUBAREA B

Section 9.2.4.3.C.2 of the Denver Zoning Code, District Specific Standards for CMP-EI2, shall not apply. Instead, all development in Subarea B of this PUD-G 33 shall comply with the following building form standards.

4.2.1 Applicability

All development in Subarea B of this PUD-G 33 shall comply with the primary building form standards in this Section 4.2.2 and Table 4.2. below.



## 4.2.2 District Specific Standards - PUD-G 33 Subarea B Modified Building Form Standards

TABLE 4.2: SUBAREA B OF PUD-G 33 BUILDING FORM

HEIGHT	Subarea B
Feet (max)	50'
SITING	Subarea B
<b>SETBACKS AND BUILDING COVERAGE</b>	
Primary Street (min)	5'
Side Street (min)	5'
Side Interior (min)	5'
Rear (min)	5'
<b>PARKING</b>	
Vehicle Access, 3 or more side-by-side dwelling units in one structure	From Alley; or Street access allowed when no Alley present (Sec. 9.2.7.4, Vehicle Access From Alley Required - Exceptions)
Vehicle Access, all other permitted uses	Access determined as part of Site Development Plan Review
USES	Subarea B
	All permitted Uses shall be allowed within this building form. See Section 9.2.8, Uses and Parking

## SECTION 4.3 DESIGN STANDARDS FOR SUBAREA C

All development in Subarea C of this PUD-G 33 shall comply with the district specific standards of the Denver Zoning Code, Section 9.2.4.3.C.2, as specifically applicable to the CMP-EI2 Zone District, as amended from time to time.

## SECTION 4.4 DESIGN STANDARDS EXCEPTIONS

Development in this PUD-G 33 shall comply with the Design Standard Exceptions in Section 9.2.7 of the Denver Zoning Code as applicable to the CMP-EI2 Zone District, as amended from time to time, except as modified in this PUD-G 33.

## SECTION 4.5 CONSERVATION OF THE EXISTING FOLDED PLATE ROOF

### 4.5.1 Intent

To maintain and conserve the unique architectural feature of the Existing Building.

### 4.5.2 Conservation of Existing Folded Plate Roof

All new development in Subarea A shall conserve or match the existing folded plate roof of the Existing Building, which is dimensioned and shown in Figures 1-1 and 1-2.



Figure 1-2 Existing folded plate roof (Source: Google Maps)

## **SECTION 4.6 EXTERIOR WALL CLADDING DESIGN STANDARDS**

### **4.6.1 Intent**

To promote visual compatibility with the strong pattern of brick cladding on the Existing Building's exterior walls.

### **4.6.2 Design Standard**

- A. A minimum of 60% of the surface area of the Exterior Walls of Subarea A of PUD-G 33, excluding fenestration (windows and doors), shall be clad with Brick.
- B. A minimum of 40% of the surface area of the Exterior Walls of Subarea B of PUD-G 33, excluding fenestration (windows and doors), shall be clad with Brick.
- C. The term "brick" is defined in Chapter 7 of PUD-G 33.

### **4.6.3 Rule of Measurement**

The surface area of Exterior Walls shall be calculated as the total square footage of all Exterior Walls at or above Street Level. If a building is located within two Subareas of PUD-G 33, only the portion of the surface area within the Subarea shall be counted.

## **CHAPTER 5. USES AND REQUIRED MINIMUM PARKING**

All development in PUD-G 33 shall comply with the Denver Zoning Code, Section 9.2.8, Uses and Required Minimum Parking, as specifically applicable to CMP-EI2 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 33 shall conform to Article 1, General Provisions of the Denver Zoning Code, as amended from time to time.

### **SECTION 6.2 ARTICLE 9 OF THE DENVER ZONING CODE**

#### **6.2.1 Applicability**

Development in this PUD-G 33 shall comply with Article 9, Special Districts of the Denver Zoning Code, as amended from time to time and as previously modified in this PUD-G 33.

### **SECTION 6.3 ARTICLE 10 OF THE DENVER ZONING CODE**

#### **6.3.1 Applicability**

Establishment of uses in this PUD-G 33 shall comply with the Denver Zoning Code, Article 10, General Design Standards, of the Denver Zoning Code, as amended from time to time.

### **SECTION 6.4 ARTICLE 11 OF THE DENVER ZONING CODE**

#### **6.4.1 Applicability**

Establishment of uses in this PUD-G 33 shall comply with the Denver Zoning Code, Article 11, Use Limitations and Definitions, as amended from time to time.

### **SECTION 6.5 ARTICLE 12 OF THE DENVER ZONING CODE**

#### **6.5.1 Applicability**

All development in this PUD-G 33 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 33 shall comply with the Denver Zoning Code, Article 13, Rules of Measurement and Definitions, as amended from time to time.

#### **6.6.2 Definition of Brick**

Brick means a masonry architectural cladding material (including terra cotta) composed of rectilinear modular units with joints between each unit where no face of a unit exceeds 46 square inches in area. Brick shall be expressed in its natural state without stucco or other coatings. Brick may be applied as a veneer or panel system where the individual modular units are preattached with clips, mortar, or other means into larger sheets that are then applied as architectural cladding. Brick does not include concrete masonry units, natural stone, stone panel systems or rain screen systems.

## **CHAPTER 7. RULES OF INTERPRETATION**

Whenever a section of the Denver Zoning Code is referred to in this PUD-G 33, 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 33, this PUD-G 33 shall control.

## **CHAPTER 8. VESTED RIGHTS**

This PUD-G 33 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 33. The property rights vested through approval of this PUD-G 33 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 33.