PUD-G 34

4340 - 4350 S Monaco Street
2024I-00027
June 17, 2024

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CHAPTER 1. ESTABLISHMENT AND INTENT

SECTION 1.1 PUD-G 34 ESTABLISHED

The provisions of this PUD-G 34 apply to the land depicted on the Official Zoning Map with the label PUD-G 34. The PUD-G 34 is a single area with no subareas established. The land referred to herein below is situated in Denver, in the county of Denver, state of Colorado, and is described as follows:

PARCEL A:

A PARCEL OF LAND LOCATED IN THE NE ¼ OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE WEST LINE OF THE NE ¼ OF SAID SECTION 8 BEING N 00° 35’ 15” E BETWEEN THE C ¼ CORNER (3.0’ WITNESS CORNER, A 3.5” ALUMINUM CAP LS 13212) AND N ¼ CORNER (A 3.5” BRASS CAP LS 7104);

COMMENCING AT THE C ¼ CORNER OF SAID SECTION 8;

THEN N 19° 43’ 03” E, A DISTANCE OF 1376.82 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SOUTH MONACO STREET, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES:

1) N 25° 25’ 33” W, A DISTANCE OF 600.96 FEET TO A POINT OF CURVATURE;
2) ALONG THE ARC OF A CURVE TO THE RIGHT, 115.21 FEET, HAVING A RADIUS OF 537.65 FEET, A CENTRAL ANGLE OF 12° 16’ 39” AND A CHORD BEARING AND DISTANCE OF N 19° 20’ 14” W, 114.99 FEET,·

THENCE N 70° 29’ 06” E, A DISTANCE OF 837.77 FEET TO A POINT ON THE WESTERLY RIGHT 0F WAY LINE OF INTERSTATE HIGHWAY #25;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, S 24° 02’ 35” E, A DISTANCE OF 714.93 FEET,·

THENCE S 70° 29’ 06” W, A DISTANCE OF 832.16 FEET TO THE POINT OF BEGINNING;

EXCEPT ANY PORTION CONTAINED IN RULE AND ORDER OF THE DISTRICT COURT, CASE NO. 01CV3689, RECORDED NOVEMBER 17, 2005 AT RECEPTION NO. 2005197000, DENVER COUNTY RECORDS.

1.1.1 Existing Site Plan Defined

The Existing Site Plan, shown in Appendix A, is hereby defined within PUD-G 34 for the purpose of applying the zoning standards provided in Chapter 4.

1.1.2 Existing Structures Defined

Existing Structures for the purpose of applying the zoning standards provided in Chapter 4 of this PUD-G 34 are the structures currently depicted in Appendix A pages 3 to 9.

SECTION 1.2 PUD-G 34 GENERAL PURPOSE

The general purpose of this PUD-G 34 is to follow the Suburban Neighborhood Context, which is characterized by single-unit and multi-unit residential, commercial strips and centers, and office parks. Multi-unit residential and commercial uses are primarily located along arterial and collector streets.

SECTION 1.3 PUD-G 34 SPECIFIC INTENT

More specifically, PUD-G 34 is intended to:

1.3.1 Facilitate continued use and adaptive reuse of Existing Structures compatible with Suburban Neighborhood Context zoning standards while allowing the continuance and possible expansion of certain elements of the Existing Structures that do not fully comply with the S-MX-5 building form standards; and

1.3.2 Allow for compatible redevelopment of the site consistent with the S-MX-5 zone district.

CHAPTER 2. NEIGHBORHOOD CONTEXT DESCRIPTION

SECTION 2.1 SUBURBAN CONTEXT DESCRIPTION

Development in this PUD-G 34 shall comply with the Denver Zoning Code Division 3.1 Suburban Neighborhood Context Description, as amended from time to time.

CHAPTER 3. DISTRICTS

SECTION 3.1 S-MX-5 DISTRICT

Development in this PUD-G 34 shall comply with the Denver Zoning Code, Division 3.2, Districts, as specifically applicable to the S-MX-5 zone district, as amended from time to time.

CHAPTER 4. DESIGN STANDARDS

Development in this PUD-G 34 shall comply with the design standards in the Denver Zoning Code, Division 3.3 as specifically applicable to the S-MX-5 Zone District, as amended from time to time, except as described below.

SECTION 4.1 PRIMARY BUILDING FORM STANDARDS APPLICABLE TO EXISTING STRUCTURES

4.1.1 The Existing Structures shall adhere to the General Building Form standards for S-CC-5 zone district, defined by the Denver Zoning Code, Division 3.3.3.3.G, except as modified by this PUD-G 34, with the following modifications:

HEIGHT	Existing Building
Stories (max)	6
Feet (max)	85'

SITING	Existing Building
SETBACKS	
Side Interior	0'

4.1.2 All zone lot lines abutting South Monaco Street shall be considered a Primary Street Zone Lot Line for the purposes of applying this PUD-G 34's zoning standard

CHAPTER 5. USES AND REQUIRED MINIMUM PARKING

SECTION 5.1 INTENT

The intent of the allowed uses and parking standards is to support the reuse and conservation of the Existing Structures by allowing for mixed uses in these structures, and to ensure compatibility with the surrounding suburban residential context.

SECTION 5.2 USES AND REQUIRED MINIMUM PARKING

5.2.1 Development in this PUD-G 34 shall conform to the Denver Zoning Code, Division 3.4, Uses and Required Minimum Parking, as specifically applicable to the S-MX-5 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 34 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 established on a zone lot.

SECTION 6.2 ARTICLE 9 OF THE DENVER ZONING CODE

6.2.1 Applicability

Development in this PUD-G 34 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

Development in this PUD-G 34 shall conform to Article 10, General Design Standards, as specifically applicable to the S-MX-5 zone district, as amended from time to time.

SECTION 6.4 ARTICLE 11 OF THE DENVER ZONING CODE

6.4.1 Applicability

Development in this PUD-G 34 shall conform to Article 11, Use Limitations and Definitions of the Denver Zoning Code, as specifically applicable to the S-MX-5 zone district, 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 34 shall conform to Article 12, Procedures and Enforcement of the Denver Zoning Code, as amended from time to time, with the following exceptions:

A. Upon the effective date of PUD-G 34, each Existing Structure is a "Conforming Structure", each existing use is a "Conforming Use", and each existing zone lot is a "Conforming Zone Lot" as defined in Article 13 of the Denver Zoning Code

SECTION 6.6 ARTICLE 13 OF THE DENVER ZONING CODE

6.6.1 Applicability

Development in this PUD-G 34 shall conform to Article 13, Rules of Measurement and Definitions, of the Denver Zoning Code, as amended from time to time.

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CHAPTER 7. RULES OF INTERPRETATION

Whenever a section of the Denver Zoning Code is referred to in this PUD-G 34, 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 34, this PUD-G 34 shall control.

CHAPTER 8. VESTED RIGHTS

This PUD-G 34 shall be established in accordance with 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 34. The property rights vested through approval of this PUD-G 34 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 34.