

Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
<p>*If More Than One Property Owner: All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.</p>		<p>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</p>	
<p>Please attach Proof of Ownership acceptable to the Manager for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed or deed of trust, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.</p> <p>If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			

REVIEW CRITERIA

<p>General Review Criteria: The proposal must comply with all of the general review criteria</p> <p>DZC Sec. 12.4.10.7</p>	<input type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan. Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.
<p>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria</p> <p>DZC Sec. 12.4.10.8</p>	<input type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.
	<input type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.

REQUIRED ATTACHMENTS

Please ensure the following required attachments are submitted with this application:

- ☐ Legal Description (required to be attached in Microsoft Word document format)
- ☐ Proof of Ownership Document(s)
- ☐ Review Criteria, as identified above

ADDITIONAL ATTACHMENTS

Please identify any additional attachments provided with this application:

- ☐ Written Authorization to Represent Property Owner(s)
- ☐ Individual Authorization to Sign on Behalf of a Corporate Entity

Please list any additional attachments:

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION/PETITION

We, the undersigned represent that we are the owners of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	YES
Gabby Bear LLC	2005 Willow St. Denver, CO 80238 720-272-5390 stacyread01@gmail.com	100%	<i>Stacy Read</i>	10/21/19	A	yes

LEGAL DESCRIPTION

2005 North Willow Street

**STAPLETON FILING NO. 10, BLOCK 2, LOT 2
CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

SCHEDULE NUMBER 01331-14-002-000

CONTAINING +/- 34,337 SQUARE FEET OR +/- 0,788 ACRES.

2005 N WILLOW ST

Owner GABBY BEAR LLC
2005 WILLOW ST
DENVER , CO 80238-3088

Schedule Number 01331-14-002-000

Legal Description STAPLETON FLG NO 10 B2 L2

Property Type INDUSTRIAL - WAREHOUSE

Tax District 4251

Print Summary

Property Description

Style:	OTHER	Building Sqr. Foot:	7104
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	2006	Basement/Finish:	0/0
Lot Size:	34,337	Zoned As:	PUD

Note: Valuation zoning may be different from City's new zoning code.

Current Year

Actual	Assessed	Exempt	
Land	\$772,600	\$224,050	\$0
Improvements	\$79,500	\$23,060	
Total	\$852,100	\$247,110	

Prior Year

Actual	Assessed	Exempt	
Land	\$686,700	\$199,140	\$0
Improvements	\$1,000	\$290	
Total	\$687,700	\$199,430	

Real Estates Property Taxes for current tax year

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

	Installment 1 (Feb 28 Feb 29 in Leap Years)	Installment 2 (Jun 15)	Full Payment (Due Apr 30)
Date Paid			4/30/2019
Original Tax Levy	\$13,716.70	\$13,716.69	\$27,433.39
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$13,716.70	\$13,716.69	\$27,433.39
Due	\$0.00	\$0.00	\$0.00

Additional Information

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

Additional Assessment ⓘ	N	Prior Year Delinquency ⓘ	N
Additional Owner(s) ⓘ	N	Scheduled to be Paid by Mortgage Company ⓘ	N
Adjustments ⓘ	N	Sewer/Storm Drainage Liens ⓘ	N
Local Improvement Assessment ⓘ	N	Tax Lien Sale ⓘ	N
Maintenance District ⓘ	N	Treasurer's Deed ⓘ	N
Pending Local Improvement ⓘ	N		

Real estate property taxes paid for prior tax year: **\$27,391.91**

Assessed Value for the current tax year

Assessed Land	\$199,140.00	Assessed Improvements	\$290.00
Exemption	\$0.00	Total Assessed Value	\$199,430.00

Article 31 - CORPORATE SEAL:

The Corporation shall have a corporate seal, which will be attached to any document otherwise requiring a signature, in addition to the signature of the relevant Officer.

Execution:

The bylaws have been duly adopted by the Corporation and are executed by the individual below.

Secretary:

Secretary Name:

STACY READ

Secretary Signature:

[Signature]

Date:

10/7/19

Request for rezoning:

Address: 2005 N Willow St.
Neighborhood: Stapleton
Council District: District 3, Christopher Hendon
Area of Property: 34,337 SF (0.79 acres)
Current Zoning: PUD 574
Proposed Zoning: U-MX-3

Summary of rezoning request:

- The proposed rezoning is in the Stapleton statistical neighborhood in the southeast corner of Council District 8. It is on the northwest corner of Montview Boulevard and Willow Street. The property faces East Colfax neighborhood to the south.
- The subject property, which is owned by Gabby Bear LLC, contains a one-story dog daycare structure built in 2005.
- The proposed rezoning is intended to facilitate change of use on the site. The proposed use is a beauty salon suits for rent. The applicant anticipates exterior and interior renovations but no building addition is proposed at this time.
- The U-MX-3 (Urban Mixed Use, 3-story) zone district allows a mix of uses and is intended for areas or intersections served primarily by local or collector streets where a building scale of 1 to 3 stories is desired.

Existing Context:

This neighborhood is primarily urban in character with areas of regular and modified street grids, single-unit residential uses, and commercial, public, and quasi-public uses along collector streets. DSST Stapleton campus is directly to the west. GreenWay Park is four blocks to the north. William Roberts Elementary School is one block to the east.

Existing Zoning:

The current zoning of the subject property is PUD 574 under the former Chapter 59. Properties to the west are zoned R-MU-20 with Waivers. Properties to the east and north are zoned C-MU-20 with Waivers. Properties to the south are zoned E-SU-DX.

Proposed Zoning:

The requested U-MX-3 zone district has a maximum height in feet of 45' with allowable exceptions. The minimum primary street front setback is 0'. A variety of mixed residential and commercial uses are allowed.

Consistency with Adopted Plans:

The following adopted plans currently apply to this property:

- *Denver Comprehensive Plan 2040*
- *Blueprint Denver* (2019)
- *Stapleton Development Plan* (1995)

Denver Comprehensive Plan 2040

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, including:

- Strong and Authentic Neighborhoods Goal 1, Strategy A – *Build a network of well connected, vibrant, mixed-use centers and corridors* (p. 34).
- Economically Diverse and Vibrant – Goal 3, Strategy A: *Promote small, locally-owned businesses and restaurants that reflect the unique character of Denver* (pg. 46).
- Environmentally Resilient Goal 8, Strategy B – *Encourage mixed-use communities where residents can live, work and play in their own neighborhoods* (p. 54).

The requested map amendment will enable mixed-use development at an infill location where infrastructure is already in place where current zoning includes a condition that permits only the existing dog daycare facility per the approved site plan. The allowed mix of uses includes services, which would be in close proximity to the residential areas surrounding the subject property. The requested U-MX-3 zone district broadens the variety of uses allowing residents to live, work and play in the area, therefore the rezoning is consistent with *Denver Comprehensive Plan 2040* recommendations.

Blueprint Denver

Blueprint Denver was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city's land use and transportation decisions. *Blueprint Denver* identifies the subject property within the Urban Neighborhood Context, Local Center and provides guidance from the future growth strategy for the city.

The urban neighborhood context is widely distributed throughout the city. Homes vary from multi-unit developments to compact single-unit homes. Development in this context should be sensitive to the existing neighborhood character and offer residents a mix of uses, with good street activation and connectivity. Residents living in this context have access to varied transit options and amenities.

The urban context is walkable due to a predictable street grid in residential areas and the availability of transit and dedicated bike lanes. **These areas offer**

access to neighboring areas and commercial nodes, with some small mixed-use nodes within the neighborhood. Parking is predominantly off-street complemented by managed on-street options. (pg. 221)

Local Center – Primarily provides options for dining, entertainment, and shopping. May also include some residential and employment uses. Typically frequented by residents of the neighborhood. Activity levels are lower than other center types, with the highest activity during evenings and weekends. Where residential occurs, it should primarily be located to encourage active street frontages. The public realm is typically defined by lower-scale buildings with active frontages providing more intimate, pedestrian scale. Heights are generally up to 3 stories and generally will not have a transition area as the low intensity easily integrates into surrounding neighborhood. (pg. 226)

Street Types – Willow St is local/ undesignated street and Montview Blvd. is classified as Residential Collector.

The Rezoning aligns closely with many of the strategies and recommendations in 2019 Blueprint Denver, including, but not limited to:

- Land Use & Built Form: General 03 – *Ensure the Denver Zoning Code continues to respond to the needs of the City, while remaining modern and flexible. Strategies for implementing this recommendation include rezoning properties from the Former Chapter 59 Code so that the entire City is covered by the Code, including continuing to incentivize owners to come out of the Former Chapter 59 Code.*
- Land Use & Built Form: Economics 02 – *Improve equitable access to employment areas throughout the city to ensure all residents can connect to employment opportunities. Strategies for implementing this recommendation include promoting affordable and family-friendly housing, as well as a full range of job opportunities, and providing opportunities for new locally-owned businesses.*
- Land Use & Built Form: Design Quality 04 – *Ensure an active and pedestrian-friendly environment that provides a true mixed-use character in centers and corridors.*
- Mobility: 01 – *Encourage mode-shift – more trips by walking and rolling, biking and transit – through efficient land use and infrastructure improvements. Strategies to implement this recommendation include increasing the number of services and amenities by integrating more local centers and corridors into residential areas and promoting mixed-use development.*

Stapleton Development Plan (1995)

This property is located in the District I of the Stapleton Development Plan.

The rezoning is consistent with the Stapleton Development Plan recommendations including, but not limited to:

- Description of the District I - *This area will also provide a mix of lower density, two to four-story commercial uses, including office campus, research, professional, educational and employment services. A careful selection of existing smaller-scale buildings reused for these types of commercial uses can be interwoven into this neighborhood providing walk-to-work opportunities for residents.*
- Economic Opportunity. Principle 4 - *Provide for a broad mix of land-use types, densities, and prices to serve multiple markets, and create economic and social diversity.*

Uniformity of District Regulations and Restrictions

The proposed rezoning to U-MX-3 will result in the uniform application of zone district building form, use, and design regulations.

Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety, and general welfare of the City through the implementation of adopted plans and by facilitating increased density and a mix of uses, which have been linked to physical activity, decreased obesity, and decreased driving.

Justifying Circumstance

Justifying Circumstance is defined under DZC Section 12.4.10.8.A.4 as, “Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include: (c.) That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.” The adoption of the Denver Zoning Code in 2010 and the retention of a Former Chapter 59 zone district on the subject property, including custom zoning adhering the property to a 2004 site plan, is an appropriate justifying circumstance for the proposed rezoning.

Consistency with Neighborhood Context, Zone District Purpose, and Intent

The Urban Neighborhood Context is primarily characterized by single-unit and two-unit residential uses. **Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas.** Single-unit

residential structures are typically the Urban House building form. Multi-unit building forms typically include the Row House building form embedded with other residential form types. Commercial buildings are typically the Shopfront and General building forms that may contain a mixture of uses within the same building. Single- and two-unit residential uses are primarily located along local and residential arterial streets. Multi-unit residential uses are located along local streets, residential and mixed-use arterials, and main streets. **Commercial uses are primarily located along mixed-use arterial or main streets but may be located at or between intersections of local streets.** (Denver Zoning Code Section 5.1.1)

U-MX-3 applies to areas or intersections served primarily by local or collector streets where a building scale of 1 to 3 stories is desired.

U-MX-3 allows for Town House, General, and Shopfront building forms up to 3 stories in height. Subject to geographic limitations U-MX-3 allows for Drive Thru Services and Drive Thru Restaurant building forms.

The proposed rezoning is consistent with the Urban Neighborhood Context.

Sincerely,

Kung Architecture, LLC



Mark Kung

October 21, 2019

Mark Kung
Kung Architecture LLC
2031 Grove Street
Denver, CO 80211
mkung@kungarch.com
720-560-1662

Dear Mark,

This letter serves as authorization for Kung Architecture LLC to act on behalf of and represent Gabby Bear LLC for the purpose of submitting and processing the rezoning application for the property owner by Gabby Bear LLC at 2005 N Willow Street in Denver, CO.

Sincerely,



Stacy Read

Title: OWNER
GABBY BEAR LLC

Summary

Details			
Name	THE GABBY BEAR, LLC		
Status	Good Standing	Formation date	01/21/2004
ID number	20041023615	Form	Limited Liability Company
Periodic report month	January	Jurisdiction	Colorado
Principal office street address	2005 Willow St, Denver, CO 80238, CO, United States		
Principal office mailing address	2005 willow st, Denver, CO 80238, CO, United States		

Registered Agent	
Name	STACY READ
Street address	2005 Willow St, DENVER, CO 80238, United States
Mailing address	2005 willow st, Denver, CO 80238, United States



Application For Zone Map Amendment

City and County of Denver
Department of Zoning Administration
201 W. Colfax Avenue, Room 201
720 865-2975

1. Application Number

4753

2. Date Submitted

Dec. 13, 2004
Rev: 2/24/05 & 3/31/05,
5/18/05

3. Fee

\$1,500

4. Applicant (attach completed
ownership information sheet)

Forest City Stapleton II, LLC

5. Address

7352 East 29th Avenue
Suite 310
Denver, Colorado 80238

6. Phone Number

303 382-1800

7. Interest

Developers

8. Contact Person

Robert J. Gollick, Inc.
(Bob Gollick)

9. Contact Person's Address

609 South Gaylord Street
Denver, Colorado 80209

10. Contact's Phone Number

303 722-8771
FAX: 303 744-3243
bgollick@comcast.net

11. Location of proposed change

A parcel of land at the northwest intersection of East Montview Boulevard and Willow Street
(Approximately 8590 East Montview Boulevard)

12. Legal Description of property: (If Legal Description is lengthy, Please attach additional Sheet. If
your text does not fit in the lot, block and addition form fields use the form field under the asterisk)

Lots:

Block:

Addition:

Refer to Exhibit "D"

13. Area of subject property.

34,337 ± sq. ft. 0.788 ± acres

14. Present Zone.

R-MU-20 with waivers

15. Proposed Zone.

PUD #574

16. Describe the nature and effect of the proposed amendment.

Refer to Item 16 on the Following Page

17. Explain in detail 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 that make the map amendment
necessary.

Refer to Item 17 on the Following Pages

18. State the land use and development proposed for the property to be rezoned. Include the time
schedule (if any) for development.

Refer to Item 18 on the Following Pages

19. List all the attached exhibits

Sheet 1: Existing Conditions Map

Sheet 2: District Plan

Sheet 3: Building Elevations

Sheet 4: Landscape Plan

Sheet 5: Proposed Details and Concepts

Exhibit A: East Montclair Neighborhood Association
Support Letter

Exhibit B: Vicinity Map

Exhibit C: Parcel Legal Description

20. Applicant's signature.

John Lehig

Forest City Stapleton II, LLC

Item 16:

Describe the nature and effect of the proposed amendment.

The nature of the proposed map amendment is to provide PUD zoning that will permit the development and operation of an animal care and boarding facility known as "Digstown Doggie Day Care". This will result in a more efficient use and design of land controlled by Forest City Stapleton, Inc. and additionally permits development in the south central portion of the former Stapleton International Airport. The map amendment is a result of a series of refinements to the previous Stapleton zoning. It is anticipated that the nature and effect of the proposed amendment will remain as stated in "The Green Book" by providing a mix of employment uses which include various commercial and office uses.

The effect of the proposed zoning will be immediate and very positive for the area. The proposed animal care and boarding use will add to the vitality, employment opportunities and economic growth in the area. The proposed PUD will add to the urban fabric of this dynamic neighborhood.

The proposed PUD map amendment will permit the care and boarding of animals predominately dogs. Additionally, animal food and treats will be prepared and sold at Digstown. The anticipated development will meet a very unique and growing market niche. The care and boarding of pets is a service that is needed throughout the metro area, particularly in the developing Stapleton neighborhood(s). This proposed PUD will fill the void in this area for a quality facility to board a pet while on vacation or any other time.

Item 17:

Explain in detail 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 that in the public interest make the map amendment necessary.

The property proposed for rezoning within this application consists of a 0.788± acre parcel of undeveloped land adjacent to the Montview Boulevard and Willow Street intersection and is a portion of the former Stapleton International Airport, which was closed in 1995. As a result of the closure of the airport, the goal of converting the property to a mixed-use community and thus private ownership, conditions have changed significantly, providing the legal basis for this change of zone request. This application for a change of zone district(s) will be the catalyst to implement the goals and objectives that are stated in the Stapleton Development Plan, also known as "The Green Book", and approval of the proposed rezoning supports the public interest goals stated in "The Green Book".

The proposed map amendment is necessary for the following reasons:

- Revisions to parcel configurations,
- A need for additional commercial space of this type in the subject area,
- The need for more commercial uses, employment generating uses and density in the employment centers at Stapleton.

In "*Blueprint Denver: An Integrated land Use and Transportation Plan*" the City has designated this area as an "Area of Change" which will be transformed from the former aviation uses to a mixed-use neighborhood. The proposed zoning will permit a needed commercial use that will be more responsive to the needs of the area and provide a necessary service to Denver residents and in the public interest make the map amendment necessary.

Item 18:

***State the land use and development proposed for the property to be rezoned.
Include the time schedule (if any) for development.***

The proposed development for the parcel contains a commercial entity known as Digstown Doggie Care. This use will provide the care, boarding and other services related primarily to dogs.

The time schedule is immediate with development anticipated upon approval of this zoning request along with site plan review and approval.

1. SCHEDULE

- a. Date of pre-application conference September 30, 2004.
City representative(s) present D. Rems, E. Ittelson, K. Strapko, J. Flaig
- b. Submittal date of preliminary application December 13, 2004, Rev: Feb. 24, 2005
- c. Submittal date of completed application March 31, 2005 Rev: 5/18/05.
- d. Application is scheduled for a:
☐ Planning Board Hearing on 5.
☐ Planning Office Hearing on _____
☐ Planning Staff Review.

2. DESCRIPTION OF PLANNED UNIT DEVELOPMENT (PUD)

The use of terms "Article" or "Section" refer to portions of the Revised Municipal Code of the City and County of Denver. It is required that the current terms and uses already defined in Section 59-2 of the Zoning Ordinance be used in describing this proposal. Terms like "retail" or "light industrial" require further definition. Gross floor area shall include interior balconies and mezzanines, but shall not include parking garages, any story of a building where at least seventy-five percent (75%) of that floor is occupied by mechanical equipment or any story where the ceiling is less than four (4) feet above grade. Attach additional sheets if necessary.

a. MAXIMUM GROSS FLOOR AREA FOR EACH PROPOSED USE

	Use	Maximum Square Feet
A. see note 1	Animal care, kennel cattery (need not be enclosed) per Section 59-2(15) DRMC and	7,500
B.	Animal sales, service or care, household pets only per Section 59-2(16) DRMC (need not be enclosed and animal <u>sales not</u> permitted)	1,500 Included in the 7,500 above
C.	Food preparation and sales, commercial per Section 59-2(121) DRMC (limited to animal treats and food)	1,500 Included in the 7,500 above
D.		
	Total Square Feet	7,500

Note 1: No more than 150 pets may be "boarded" at any one time.

MAXIMUM FLOOR AREA RATIO (F.A.R.) .22 : 1.

The floor area ratio is the ratio between the gross floor area of a building to the area of the zone lot on which the building is constructed. NOTE: Land area dedicated for public streets is not included in the area of the zone lot.

MAXIMUM NUMBER OF DWELLING UNITS: N/A.

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE N/A D.U./AC.

*

PUD SUMMARY SHEET

Application # 4753
Address/Location 8590 East Montview Boulevard
Total Land Area 0.788± acres or 34,337± square feet

Permitted Uses

Use A: See note 1	Animal care, kennel cattery (need not be enclosed) and
Use B	Animal sales, service or care, household pets only (need not be enclosed and animal sales not allowed)
Use C	Food preparation and sales, limited to animal treats and food

Note 1: No more than 150 pets may be "boarded" at any one time.

Proposed Uses

	Use A	Use B	Use C	Total
Maximum Gross Floor Area (sq. ft.)	7,500	1,500 Included in use "A"	1,500 Included in use "A"	7,500
Floor Area Ratio (nonresidential uses)			.2:1	.2:1
Maximum Number of Dwelling Units				
Density (dwelling units per acre)				
Land Coverage				
Buildings:	7,500			
Drives and Parking:	4,329			
Other	954			
Parking				
Number of Spaces	10			
Ratios (spaces: gross floor area):	1 per 750 sq. ft.			
Landscaping				
Area of Live Landscaping (sq. ft.):	11,886			
Approximate area of Non-Live Landscaping (sq. ft.)(dog runs)	10,113			

Building Setbacks (Excludes fences, patios, parking, mechanical equipment and trash enclosure(s))

North	20	Feet	Front		feet
South	25	Feet	Rear		feet
East	7	Feet	Side		feet
West	5	Feet	Excludes fence		

Parkway Setbacks

Buildings	N/A	Feet	Signs	N/A	feet
Required Separation Between Buildings:		N/A			feet

Permitted encroachments into the minimum setbacks for buildings shall conform to Section **59 – 312(4)** of the **C-MU-20** zone district. Fences, patios, parking, mechanical equipment and trash enclosure(s) are permitted anywhere in setback areas.

Official Parkway Setback requirements for this P.U.D. are: **N/A** feet for buildings and **N/A** feet for signs.

f. MAXIMUM HEIGHTS OF STRUCTURES

The maximum height of structures shall be **2** stories which shall not exceed a total of **25** feet **NOTE:** The height of a building shall be determined by the vertical distance from the highest point of a pitched roof or the top of parapet around a flat roof to the average elevation of the corners of the proposed building at the finished grade.

Rooftop features (such as solar collectors, antennas, chimneys, flues, vents and air conditioning equipment) may exceed the maximum height of structures by **12** feet. Subject to conformance with “Urban Design Standards and Guidelines” for Stapleton.

Bulk plane restrictions ☐ shall **X** shall not be required. If required, bulk plane restrictions shall conform to Section 59 - _____ of the _____ zone district. **NOTE:** Solar collectors and mechanical equipment are not exempted from bulk plane regulations!!

g. OFF-STREET PARKING

This project shall contain off-street parking spaces at the ratios shown in the following chart. If completed to the maximum floor area, the project shall contain a minimum of **10** off-street parking spaces. Parking for residential uses should be expressed in number of spaces per dwelling unit. **NOTE:** Any floor area utilized by a permitted use listed under 2.a. in a story where the ceiling is less than four (4) feet above grade shall be calculated into the off-street parking requirement.

Animal care, kennel cattery	7,500 square feet
Animal sales, service or care, and	1 space per 750 GFA
Food preparation and sales, commercial	10 spaces total

_____	_____ square feet
Use B	Parking Ratio

_____	_____ square feet
Use C	Parking Ratio

_____	_____ square feet
Use D	Parking Ratio

NUMBER OF OFF-STREET PARKING SPACES PER DWELLING UNIT: **N/A**

MINIMUM NUMBER OF OFF-STREET PARKING SPACES FOR PERSONS WITH DISABILITIES: 1. Included in the 10 total spaces mentioned above.

Does this P.U.D. comply with the use and maintenance requirements of Section 59-585(2)-(9)? Yes No **X**

Do the parking spaces and/or aisles in this P.U.D. comply with the requirements of Section 59-586, Chart No. 1? Yes **X** No. If **no** complete the following section:

☐ PARKING SPACE

Universal space dimensions
Compact space dimensions
space dimensions
of compact spaces to large spaces

9' x 20'

____ Large
____ Ratio

☐ DRIVING AISLES

Minimum Aisle widths
Angle of stalls

22 feet
90 degrees

Will this project contain parking for bicycles? Yes ☐ No **X** If yes, bicycle parking requirements shall be _____. Will this (these) bicycle parking area(s) comply with the rules and regulations for dimensional and equipment standards of Section 59-582(e)? Yes ☐ No ☐. If not, bicycle parking fixtures and locations shall be approved by the City Bicycle Planner (720-865-2453).

h. OFF-STREET LOADING

This project contains **0** off-street loading space(s). Will this (these) space(s) conform with dimensions required in Section 59-599? Yes ☐ No ☐ If not, off-street loading space dimension requirements shall be: _____. **Deliveries to this facility are minimal and will be made using vans, pick-up trucks and/or automobiles. Dog waste is removed by employees on an ongoing basis, placed in scent proof "dog waste receptacles" (See sheet 5 for detail) and removed by a commercial trash hauler.**

i. SURFACE DRAINAGE

The rules and regulations of the Wastewater Management Division will require certain design and construction considerations to control surface water runoff. Does the site contain a flood hazard area as identified by the Federal Emergency Management Agency? ☐ Yes **X** No Does the site contain wetland areas? ☐ Yes **X** No For assistance in answering these questions, contact the Wastewater Management Division at 303-446-3400.

j. **INTERIOR STREETS, DRIVES, PARKING AREAS AND PEDESTRIAN WALKWAYS**

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.**

l. **LANDSCAPING AND BUFFERING**

Areas to be landscaped must be shown on the District Plan. However, a more detailed landscaping plan may be required by the Planning Office as a part of this application. All foliage shall be maintained in a healthy, growing and safe condition. NOTE: A detailed landscaped plan is required as a part of the site plan review phase after the rezoning is approved.

NUMBER OF EXISTING TREES:	0
MINIMUM NUMBER OF TREES TO BE PLANTED:	16
On private property:	6
On public right of way or in tree lawns:	10

If street trees are proposed or required in the public right-of-way, such trees shall be installed in accordance with the requirements of the City Forester (303-964-2480). If street tree plantings are required within the right-of-way of a state highway, contact the Colorado Department of Transportation for approval (303-757-9930).

MINIMUM SIZE OF TREES AT TIME OF PLANTING:

Evergreens/Coniferous (height):.	3 feet
Deciduous (caliper):	2.5 inches
Ornamental (caliper):	1.5 inches

MINIMUM % OF EVERGREEN OR CONIFEROUS TREES: **0**

MIN. NUMBER OF SHRUBS TO BE PLANTED ON PRIVATE PROPERTY:**24**

MINIMUM SIZE OF CONTAINER AND HEIGHT AND/OR

• Robert J. Gollick, Inc, 609 South Gaylord Street, Denver, Colorado 303 722-8771 •

SPREAD REQUIREMENTS FOR PLANTED SHRUBS:

5 gal.

Does the proposed P.U.D. comply with parking lot parking lot landscaping requirements of Section 59-585(11) Yes **X** No

All foliage shall be maintained in a healthy, growing and safe condition.

FENCES AND/OR WALLS

The height of fences and/or walls which may be built in the P.U.D. district, except for the front setback space, shall be a minimum of **4** feet and a maximum of **8** feet

The height of fences and/or walls which may be built within the P.U.D. district front setback space shall be a minimum of **0** feet and a maximum of **0** feet **N/A**

Size and types of materials permitted for such fences and/or walls are shown on the District Plan. Fences and/or walls shall be either solid and view obscuring or open and view permitting as required by the District Plan. NOTE: Any fence heights exceeding the preceding requirements shall be subject to Section 59-38(11), Overheight Fences and Walls. Note: All fences facing the west shall be either double faced or the primary fence face oriented towards the west.

Will earthen berms or mounds be installed? Yes ☐ No **X** Such earthen berms or mounds shall be landscaped and shown on the District Plan. The height of earthen berms of mounds shall be a minimum of _____ feet and a maximum of _____ feet.

m. BOAT, CAMPER, TRAILER AND RECREATIONAL VEHICLE STORAGE

Boat, camper, trailer and recreation vehicle storage ☐ is **X** is not permitted on the property. All such storage facilities shall be shown on the District Plan.

If boat, camper, trailer and recreation vehicle storage areas are permitted, screening fences **are required**. Such fences shall be **solid and view obstructing** Fences shall be a minimum of _____ feet and a maximum of _____ feet in height.

MAXIMUM LENGTH OF BOAT, CAMPER, TRAILER AND/OR RECREATION VEHICLE PERMITTED: _____.

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. VACATIONS AND/OR DEDICATIONS MUST BE APPROVED PRIOR TO OR AT THE PUBLIC HEARING ON THIS PROPOSAL. If this proposal involves the vacation of certain public rights-of-way for incorporation into the project area, contact the Public Works Department at 720-865-3124.

o. EXTERNAL EFFECTS

• Robert J. Gollick, Inc, 609 South Gaylord Street, Denver, Colorado 303 722-8771 •

Vibration, heat, glare, radiation and fumes shall be regulated by Section 59-311 of the **R-MU-20** zone district. (Uses need not be enclosed)

Reflective glass **shall not** be used.

Every use, unless expressly exempted, shall be operated within a completely enclosed structure. ☐ Yes ☒ No (use of outdoor runs for unattended dogs shall be limited to between the hours of 7:00 A.M. through 10:00P.M.)

p. NATURAL TERRAIN

The existing grade of the site **will** be altered.

q. UTILITIES

Describe where the utilities (public and private) serving the property are located

Water: In Montview Boulevard

Gas: In Montview Boulevard

Electricity: Above Montview Boulevard on Poles

For information contact the following:

Denver Water Board	303-628-6100
Qwest	303-451-2706
Excel Energy	303-571-7502
Wastewater Management	303-446-3590

r. SIGNS

The project is regulated by the following:

Section 59-537, Signs permitted in all districts

Section 59-538, Sign area measurement

Section **59- 315**, Sign regulations for the **R-MU-20** zone district and parkway sign setback limitation(s)..

If no specific regulations are referenced above, please indicate the following:

MAXIMUM NUMBER OF SIGNS:

MAXIMUM SIGN AREA:

TOTAL MAXIMUM SIGN AREA:

NUMBER OF GROUND SIGNS ALLOWED:

NUMBER OF JOINT ID SIGNS ALLOWED:

MAXIMUM SIGN AREA PER JOINT ID SIGN:

TOTAL MAXIMUM JOINT ID SIGN AREA:

TEMPORARY SIGNS ALLOWED:

NUMBER OF CANOPIES AND AWNINGS: _____

CANOPIES AND AWNINGS WILL BE BACKLIT? ☐ Yes ☐ No

NOTE: All ground, monument, and joint ID sign locations and setbacks must be shown on the District Plan.

s. **OUTDOOR STORAGE OF PRODUCTS, MATERIALS OR SOLID WASTE**

Outdoor storage of products and/or materials **X** is is not permitted. If permitted, what products and/or materials are allowed? **Property maintenance equipment along west side of the site .**

Fences for outdoor storage areas shall be provided. Said fences are solid and shall be a minimum of **4** feet and a maximum of **8** feet in height.

Outdoor storage of solid waste is permitted. If permitted, fences for such outdoor storage areas shall be provided . Said fences shall be solid and shall be a minimum of **4** feet and a maximum of **8** feet in height. See storage detail on Sheet 5

NOTE: All outdoor storage areas must be shown on the District Plan.

t. **TRANSPORTATION**

The current traffic volumes on streets in or adjacent to the project must be shown on the Existing Conditions Map. These volumes are available for major streets from the Transportation Engineering Division (720-865-3150), the Community Planning & Development Agency Office (720-865-2915) or may be estimated by the applicant based on a professional traffic study. Streets for which no estimate is available should be so noted on the Existing Conditions Map.

The projected traffic volumes (current traffic volumes on streets in or adjacent to the project + site generated traffic) must be shown on the District Plan. Site generated traffic should be estimated based on the proposed project type, size, and other relevant factors. Ratios for estimating traffic are available in the Institute of Transportation Engineers reference books at the library.

For projects with total daily site generated traffic of more than 200 vehicle trips, or for projects in areas with special problems, a more detailed analysis may be required, and the applicant should contact the Transportation Engineering Division for further guidance.

PUBLIC TRANSPORTATION

The nearest bus stop is located (where?): **Montview Boulevard and Yosemite Street**

u. SCHOOLS

Future school sites **will not** be dedicated as a part of this project.

v. HOME OCCUPATIONS

Home occupations permitted. If so permitted, home occupations shall conform to Section ____ of the ____ zone district. **N/A**

w. USES BY TEMPORARY PERMIT

Uses by temporary permit are regulated by Section of the **R-MU-20** zone district.

x. ACCESSORY USES

Accessory uses are regulated by Section ____ of the **R-MU-20** zone district.

y. INTERIM USES

Prior to the development of this project, the property will be used on an interim basis for the following uses within the existing buildings: **N/A.**

z. PHASING

Will the project be developed in phases? ☐ Yes ☒ No If yes, specify the phasing and the improvements to be constructed in each phase. ____.

Anticipated starting date **7/2005.**

Anticipated completion date **12/2005.**

NOTE: A separate site plan review is required for all P.U.D.'s prior to obtaining zoning or building permits for construction. Contact the Zoning Administration (720-865-3000) for more details. This process may be started after the Planning Board hearing has been completed.

3. WRITTEN STATEMENT

On an attached page a written statement is given generally describing:

3 A: The proposed P.U.D. and the market which it is intended to serve.

The proposed PUD will permit development of a care and boarding facility for household pets, primarily dogs. The development of the Stapleton neighborhood(s) has created a market for numerous types of services. The ability of area residents to be able to leave their pets while on vacation or at other necessary times is just one of the services needed. Digstown Doggie Care will meet that need. The market served will be individuals wishing to board their pet in a safe, clean and quiet facility with secure sleeping facilities and an attentive staff.

The proposed facility will serve several market profiles. These include:

- Individuals needing pet boarding while on vacation will find Digstowm a convenient option.
- Single professionals who travel for business with no one to take care of their pet(s) will appreciate the boarding features.
- Homeowners having work done on their house that need to vacate for a period of time will use the overnight service.

3 B: The proposed P.U.D. and its relationship to the Denver Comprehensive Plan.

The Stapleton Development Plan, known as the “Green Book,” was adopted by City Council as an amendment to the City’s Comprehensive Plan. The proposed PUD is located in the District 1 area and relates to the Stapleton Development Plan in a very positive manner.

The site is located in a truly mixed-use area with residential use across Montview, Johnson and Wales playing fields to the west and various commercial uses to the north and east. The relationship to the Green Book is described as follows:

Residential Neighborhoods and Business Centers

Strategy 3-B. Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses.

Denver’s Legacies: Compact Urban Development

Strategy 3-A. Identify areas in which increased density and new uses are desirable and can be accommodated.

Economic Activity: Expand Economic Opportunity

Strategy 3-B. Support retention and expansion of businesses in industries historically important to Denver, including small business, health care, manufacturing, and federal and state government.

Business Centers

Strategy 5-A. Support small-scale economic development in neighborhoods using the following key strategies:

Incorporate neighborhood-based business development into the City's neighborhood planning process.

Support development of neighborhood business centers that serve adjacent residential areas in existing neighborhoods and new neighborhoods within development areas.

3 C. How, the proposed P.U.D. District is to relate to the character of the surrounding neighborhood.

The proposed PUD will relate well to the existing neighborhood in two ways; use and form.

Use: The proposed pet boarding and care facility will be an asset to the area. With numerous residents having pets and thus a need for boarding the concept of Digstown will be appreciated and utilized by area neighbors.

Form: The structure is very compatible with the existing building in the area. The surrounding properties are a mix of commercial and residential uses that are housed in a variety of structures. The low scale building proposed for Digstown has a neighborhood feel and character that will fit well with the existing structures in the area.

4. EXISTING CONDITIONS MAP

The Existing Conditions Map is attached following the written statement described above. Yes

5. DISTRICT PLAN

The District Plan is attached following the Existing Conditions Map. Yes

This application includes the following listed and attached drawings or renderings:

☒ architectural concepts

☒ building elevations

☐ facade treatments

☐ exterior building materials

☐ and/or other important features (list): _____.

6. ACKNOWLEDGMENT

The applicant for this P.U.D. is the owner or owners of all the property contained within the proposed P.U.D. District or is the agent for the owner of owners of all the property contained

within the proposed P.U.D. District. NOTE: Agents must supply proof of agency from the owner or owners of the property at the time of application.

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. These vested property rights shall remain vested for a period of three (3) years in accordance with Section 59-29.

John Lehigh, Forest City Stapleton II, LLC

Print or type Applicant's Name(s)



Applicant's Signature(s)

PUD SUMMARY SHEET

Application # 4753
Address/Location 8590 East Montview Boulevard
Total Land Area 0.788± acres or 34,337± square feet

Permitted Uses	
Use A: See note 1	Animal care, kennel cattery (need not be enclosed) and
Use B	Animal sales, service or care, household pets only (need not be enclosed and animal sales not allowed)
Use C	Food preparation and sales, limited to animal treats and food

Note 1: No more than 150 pets may be "boarded" at any one time.

	Proposed Uses			
	Use A	Use B	Use C	Total
Maximum Gross Floor Area (sq. ft.)	7,500	1,500 Included in use "A"	1,500 Included in use "A"	7,500
Floor Area Ratio (nonresidential uses)			.2:1	.2:1
Maximum Number of Dwelling Units				
Density (dwelling units per acre)				
Land Coverage				
Buildings:	7,500			
Drives and Parking:	4,329			
Other	954			
Parking				
Number of Spaces	10			
Ratios (spaces: gross floor area):	1 per 750 sq. ft.			
Landscaping				
Area of Live Landscaping (sq. ft.):	11,886			
Approximate area of Non-Live Landscaping (sq. ft.)(dog runs)	10,113			

Building Setbacks (Excludes fences, patios, parking, mechanical equipment and trash enclosure(s))					
North	20	Feet	Front		feet
South	25	Feet	Rear		feet
East	6	Feet	Side		feet
West	4	Feet	Excludes fence		

Parkway Setbacks					
Buildings	N/A	Feet	Signs	N/A	feet
Required Separation Between Buildings:					
				N/A	feet

P.U.D 4753 at 8590 East Montview Boulevard

Digstown Doggie Care

Maximum Building Height			
Stories	2	Feet	25

NOTE: FOR COMPLETE PUD REQUIREMENTS, REFER TO APPLICATION # 4753

**East Montclair
Neighborhood Association**

P.O. Box 201273
Denver, CO 80220-1273

February 16, 2005

Stacy Read
Digstown LLC
1640 S Ginger Ct
Denver, CO 80222

Re: Neighborhood Association Support for Digstown Doggie Daycare and Spaw

To Whom It May Concern:

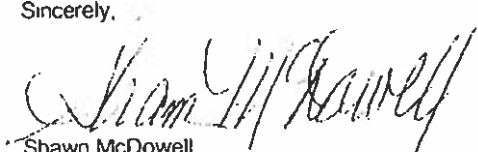
The East Montclair Neighborhood Association (EMNA) gives its strong support for the proposed Digstown Doggie Daycare and Spaw in the Stapleton Redevelopment Area. After hearing Digstown's well-thought-out business plan, diverse range of services, and care taken to be community friendly, the EMNA membership communicated its backing for such a business across the street from our neighborhood boundaries.

The owners have planned and located the business well. It's proximity to the existing dog park on Stapleton supports both the owners goals and needs of people within the neighborhood. The building has good access off a main thoroughfare, Montview Boulevard, with very minimal impact on the residential character of the neighborhood. Yet, it also has good pedestrian access and appropriate rear parking. The owners have also taken care to make the facility attractive and to blend it in with residential character of the existing area.

Digstown is also welcomed for providing services and potential jobs within the East Montclair neighborhood, a neighborhood that has historically been underserved in this area. This kind of business raises the social capital of the neighborhood by encouraging people to interact their pets and with each other. It increases a tangible sense of community and improves quality of life overall.

The neighborhood association also greatly appreciates Digstown's proactive approach to getting input and support from the community. Their initiation and extension of neighborliness and awareness of community attitudes, needs, issues goes a long way toward creating positive long-term relationships within the community. Digstown Doggie Daycare and Spaw is strongly welcomed and supported by the East Montclair Neighborhood Association as a caring business and great addition to the neighborhood.

Sincerely,



Shawn McDowell
East Montclair Neighborhood Association

/SP/

Breland

2705 Xanthia Street, Denver, CO 80238 303-433-6332

April 16, 2005

To: Councilman Hancock, Barbara Kelley, Damoni Revis

Re: Digstown

Ladies and Gentlemen,

My wife and I have been living in Stapleton for approximately two years now, and we have been excited with the way things continue to develop around us. More homes are built, more Town Center vendors open their doors, and according to the master plan that we continually view, there is much more in store for us.

There are two other residents of our home, and they happen to be dogs. As we walk them through the neighborhoods, green spaces and off-leash park, it never ceases to amaze us that there are so many other people like us who have one or two dogs. As a matter of fact, we often joke to our non-Stapleton friends that there is some unofficial rule at Stapleton that requires residents to have either one to two children and/or one to two dogs in order to own a home here. Although we don't have children, we certainly do qualify with the two dogs.

Since we are gone quite a bit, we often have a need for alternatives in dog care. We have tried some boarding kennels (cage-based) but don't like that option. We have found that we would prefer to use a convenient form of doggie "day care" or perhaps a dog-sitter. We have been using the latter lately, and that service has been performed quite well by Stacy Read, owner of Digstown.

It is very exciting to know that Digstown is attempting to open a doggy day care facility to cater to the multitudes of dog owners in the Stapleton area. As mentioned above, dog owners are *everywhere* in this community, and as you see them walking the many green spaces and residential neighborhoods you can tell that they want the best for their four-legged friends. Having a place like Digstown would be a terrific option for this community, and since we have gotten to know Stacy quite well, we can tell you that premium pet care is first and foremost on her mind.

If you would like to reach us personally for additional input, please feel free to call us at 303-433-6332 or at brelandpd@aol.com.

Regards,

Paul & Stephanie Breland
Paul & Stephanie Breland



Stapleton Realty, LLC
3401 Quebec, Suite 7600
Denver, Co. 80207

Councilman Michael Hancock
Council District 11
4730 Oakland Street, Suite 200
Denver, Co. 80239

April 8th, 2005

Dear Councilman,

As Realtors here at the Stapleton development my company has been involved in many home sales both new and re-sale. A very high percentage of our buyers and sellers are dog owners and when I spoke to them about the new "Digstown Doggy DayCare" that is planned for the Stapleton development each and everyone of them were happy to hear about it. Nearly all of them also said that it is the type of company they hoped they would be able to find in the area (there isn't any Dog Day Care facility at Stapleton) and it is one that they would undoubtedly use. From what I've seen and heard "Digstown" is going to be the cat's meow when it comes to pet daycare facilities. As a dog owner myself I would hope that this project could make it to fruition as it is greatly needed and it is a business that I would certainly support both verbally and with my pocket book as a customer. I've seen the plans and it certainly appears that the owners have done their homework to design a facility that will be an asset to the community. I wholeheartedly support this facility being allowed to proceed and encourage you to lend it your support as well.

Respectfully,

Tim Marchese
Broker/Owner
Stapleton Realty
3401 Quebec, suite 7600

April 7, 2005

Ms. Barbara J. Kelley, Chair
Denver Planning Board
c/o Ms. Carole Brown
Denver Community Development and Planning Department
Department 205
201 West Colfax Avenue
Denver, Colorado 80202

As one of the first residents of Stapleton, my wife, son and I look forward to the opening of Digstown Doggie Day Care and Spaw.

Our dog Malcolm would benefit greatly from the socialization and grooming facilities that Digstown provides. We would be relieved to know that we would have a safe place to leave our dog when travel that is so close to our residence. In addition the dog bakery and the self wash will give my family and I a great place to socialize with other members and pet owners of the community. We have already met some great friends at the dog park and often discuss how great a doggie day care would be in our neighborhood.

Sincerely,



Brad McQueen

CC
Damon Rems
Bob Gollick

April 7, 2005

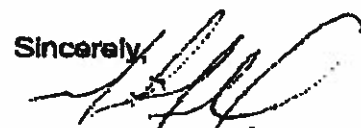
Ms. Barbara J. Kelley, Chair
Denver Planning Board
c/o Ms. Carole Brown
Denver Community Development and Planning Department
Department 205
201 West Colfax Avenue
Denver, Colorado 80202

Dear Ms. Kelley,

As a resident of Park Hill for many years, a few blocks from Stapleton, my wife and I look forward to the opening of Digstown Doggie Day Care and Spaw.

We have a lovely chocolate lab dog named Leroy that would benefit greatly from the exercise and the socialization that Digstown provides. With our busy schedules in the medical field, we would be relieved to know that we would have a safe place to leave our dog when we work late or travel. In addition the dog bakery and the self wash will give my wife and I a great place to socialize with other members and pet owners of the community.

Sincerely,



Michael Miller

CC
Daroni Rems
Bob Gotlick

April 11th, 2005

To whom it may concern,

My name is Dan Swanson and I'm a homeowner at the Stapleton sub-division. I have just recently been advised that there is (hopefully) going to be a pet day care facility built here at Stapleton but first it must pass some zoning? Obstacles. As a pet owner I am writing this letter to encourage you to pass whatever changes are needed in order to make this pet day care a reality. Stapleton seems to have an inordinate amount of pets and my friends and neighbors all agree that having a pet day care facility here at Stapleton is a huge asset for those of us who have and love our pets. As a working professional that must travel on many occasions I personally know the need for this business. It is hard for a full time employed person to make all the arrangements and schedule the time to take or have someone take my dog to the kennel when I have to leave town and it's especially hard to pick my dog "ollie" up from the kennel as they close early and are 25 minutes from where I live. A pet day care facility here at Stapleton would really make easier for myself and my friends and neighbors who have pets (which is most of them) so please give serious thought to allowing this business an opportunity to serve the community, it is sorely needed.

Respectfully,


Dan Swanson

APR 19, 2005 06:55A
Apr 14 05 07:05a

page 4
p. 2

Dear Michael Hancock,

As a resident of Stapleton we look forward to the Digstown Doggie Day Care and overnight facility. The services provided will greatly help both dog owners and non-owners alike. It is clear a facility like Digstown will bring nothing but positives to our community.

Sincerely,

Alicia + Jeff Guyon

April 7, 2005

Ms. Barbara J. Kelley, Chair
Denver Planning Board
c/o Ms. Carole Brown
Denver Community Development and Planning Department
Department 205
201 West Colfax Avenue
Denver, Colorado 80202

Dear Ms. Kelley,

As a resident of Park Hill, right on the border to Stapleton, my wife and I look forward to the opening of Digstown Doggie Day Care and Spaw.

We have 2 dogs that would benefit greatly from the exercise and the socialization that Digstown would provide, and we would benefit from having a safe place to leave our dogs when we travel. In addition the dog bakery and the self wash will give my wife and I a great place to socialize with other members of the community.

We are really looking forward to the opening of Digstown Doggie Day Care and Spaw.

Sincerely,


Brian Cestaro

CC
Damon Rems
Bob Gollick

EXHIBIT C

LEGAL DESCRIPTION

Lot 2, Block 2 of Stapleton Filing No. 10, being located in the northeast quarter of Section 33, Township 3 South, Range 67 West, of the Sixth Principal Meridian, City and County of Denver, Colorado.

Containing 34,287 square feet or 0.788 acres, more or less.

A. David Johnson, PL S 26683
For and on behalf of [redacted] corp.
1225 17th St. S. #1200
Denver, CO 80202
303-293-8080

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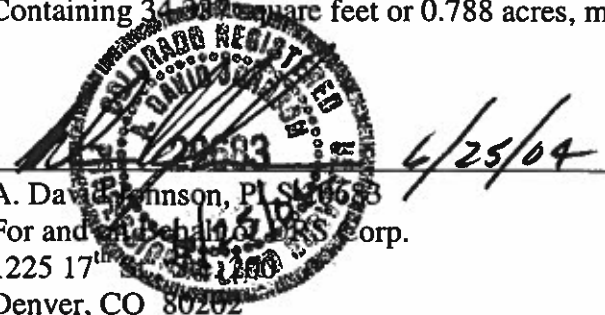


EXHIBIT "C"

Tract J

$\Delta=43^{\circ}40'06''$
 $R=69.00'$
 $L=52.59'$

CHB=S25°46'06"E
 CHD=51.33'

Tract G
 Future R.O.W.
 for 21st Ave.

$\Delta=42^{\circ}21'07''$
 $R=76.00'$
 $L=56.18'$

CHB=S25°06'37"E
 CHD=54.91'

$\Delta=46^{\circ}17'10''$
 $R=69.00'$
 $L=55.74'$

CHB=S23°08'35"E
 CHD=54.24'

LOT 2, BLOCK 2,
 STAPLETON FILING NO. 10
 REC NO. 2004072020

SUBJECT PARCEL
 34,337 sq. ft.
 0.788 acres

LOT 2

LOT 1

N00°00'00"W 362.37'

S00°00'00"E 167.21'

Tract H

Future R.O.W.
 for Willow St.

BLOCK 3
 LOT 1

S89°34'12"W 120.00'

MONTVIEW BLVD



SCALE 1"=50'



URS

1225 17TH ST., SUITE 200
 DENVER, CO 80202
 Tel: 303-293-8080, Fax: 303-299-8711

EXHIBIT ACCOMPANYING DESCRIPTION

**STAPLETON ZONING
 EXHIBIT "C"**

DENVER

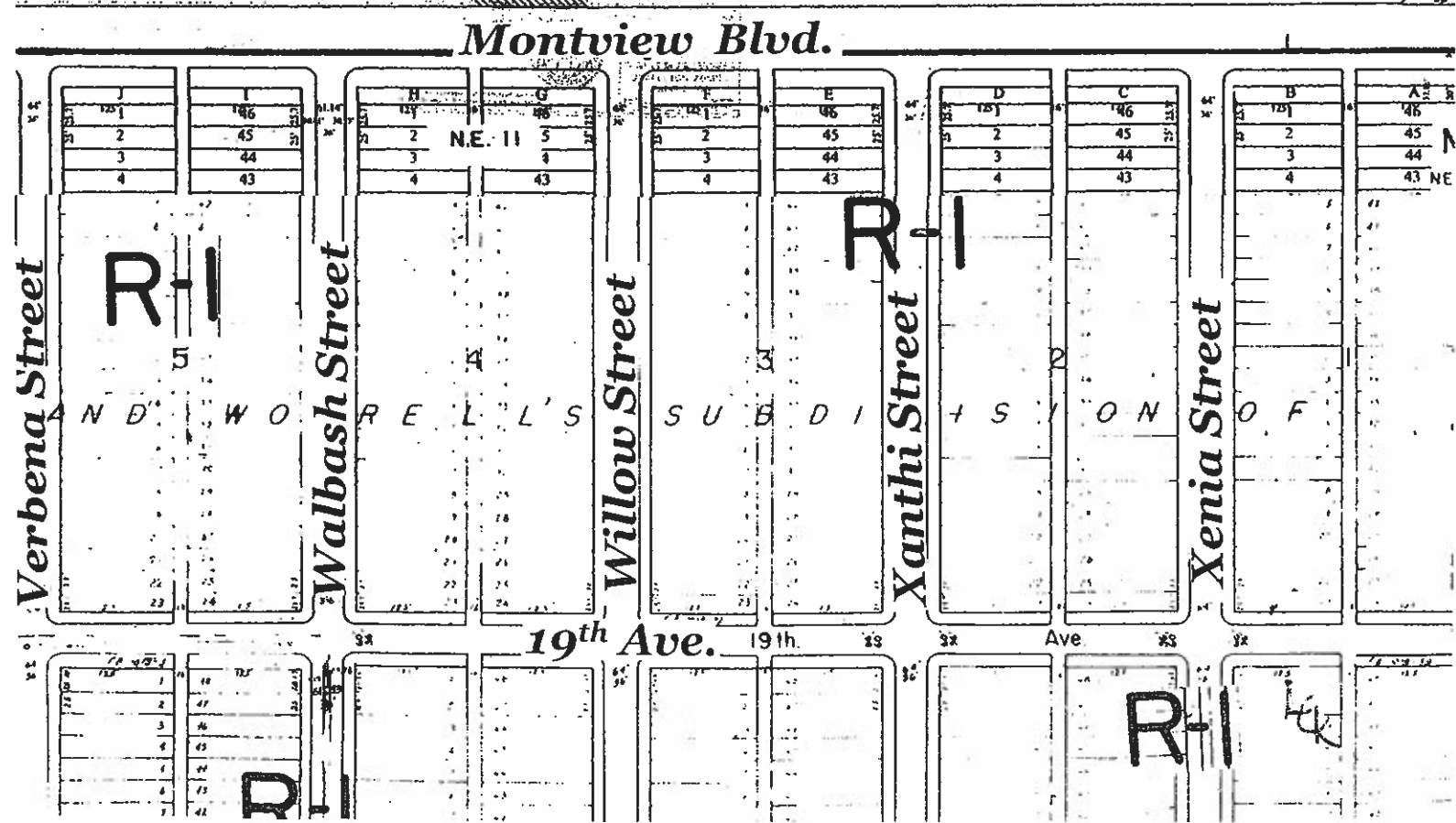
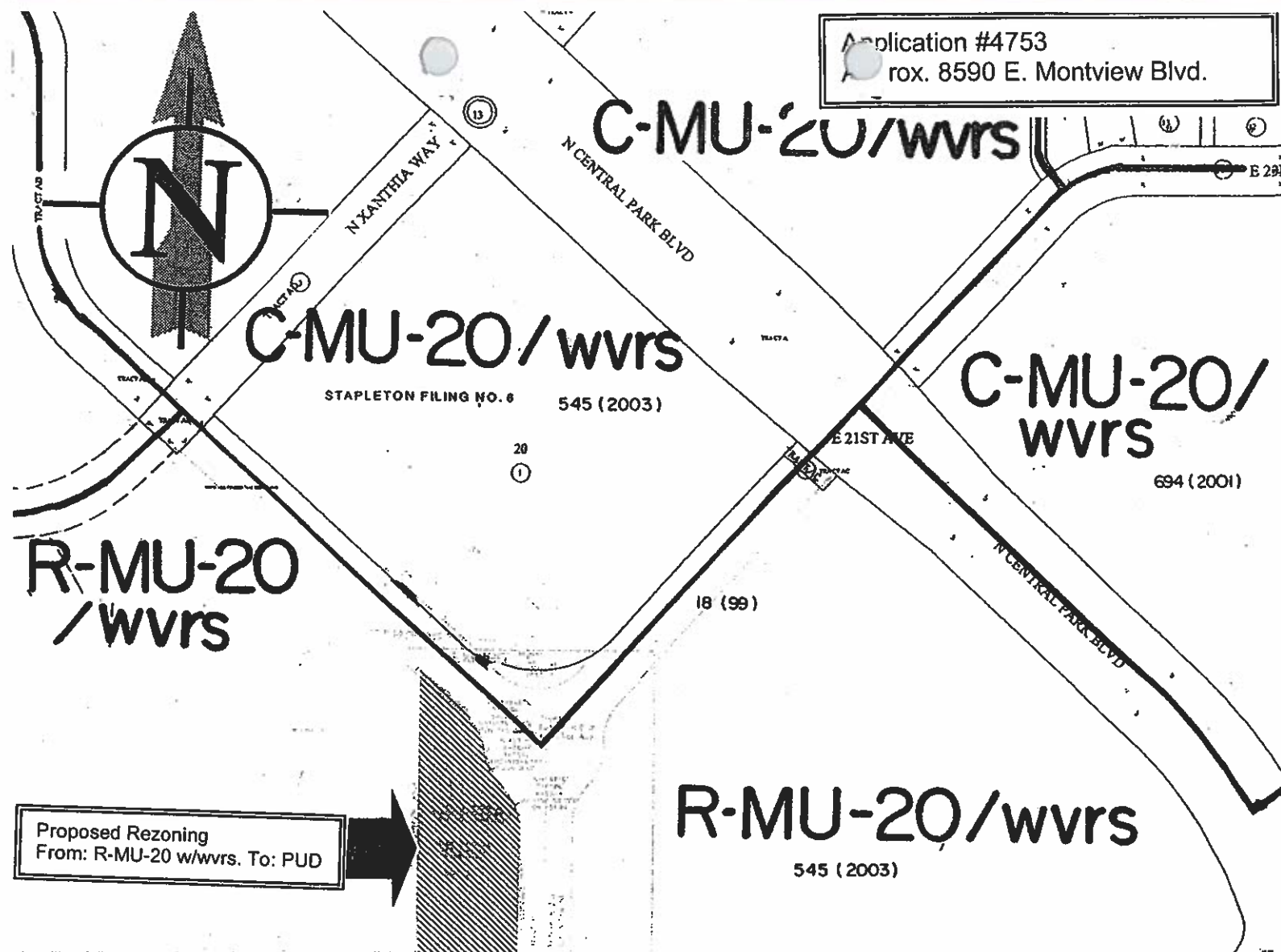
COLORADO

Scale:	Drawn by: JKB	Sheet No. 1	Drawing Name:
1"=50'	Checked by: ADJ	of 1 Sheet(s)	FILING 10-A

This exhibit does not represent a monumented survey. It is intended only to depict the attached legal description.

H:\Projects\35312\Zoning Stapleton\Filing No 10-A.dwg 06/25/2004 11:43:32 AM MDT

Application #4753
rox. 8590 E. Montview Blvd.



**NEIGHBORHOOD
DESIGN, L.L.C.**
4216 TENNYSON STREET
DENVER, CO 80212
PHONE: 303.964.8350
FAX: 303.964.8224

DIGSTOWN, LLC
MONTVIEW & WILLOW
STAPLETON REDEVELOPMENT

PROJECT NO: 04-177
DRAWN BY: SKT
SCALE: NTS
DESCRIPTION:
EXISTING CONDITIONS
DATE: 11-30-04 ISSUE: PUD
2-1-05 RESUBMITTAL

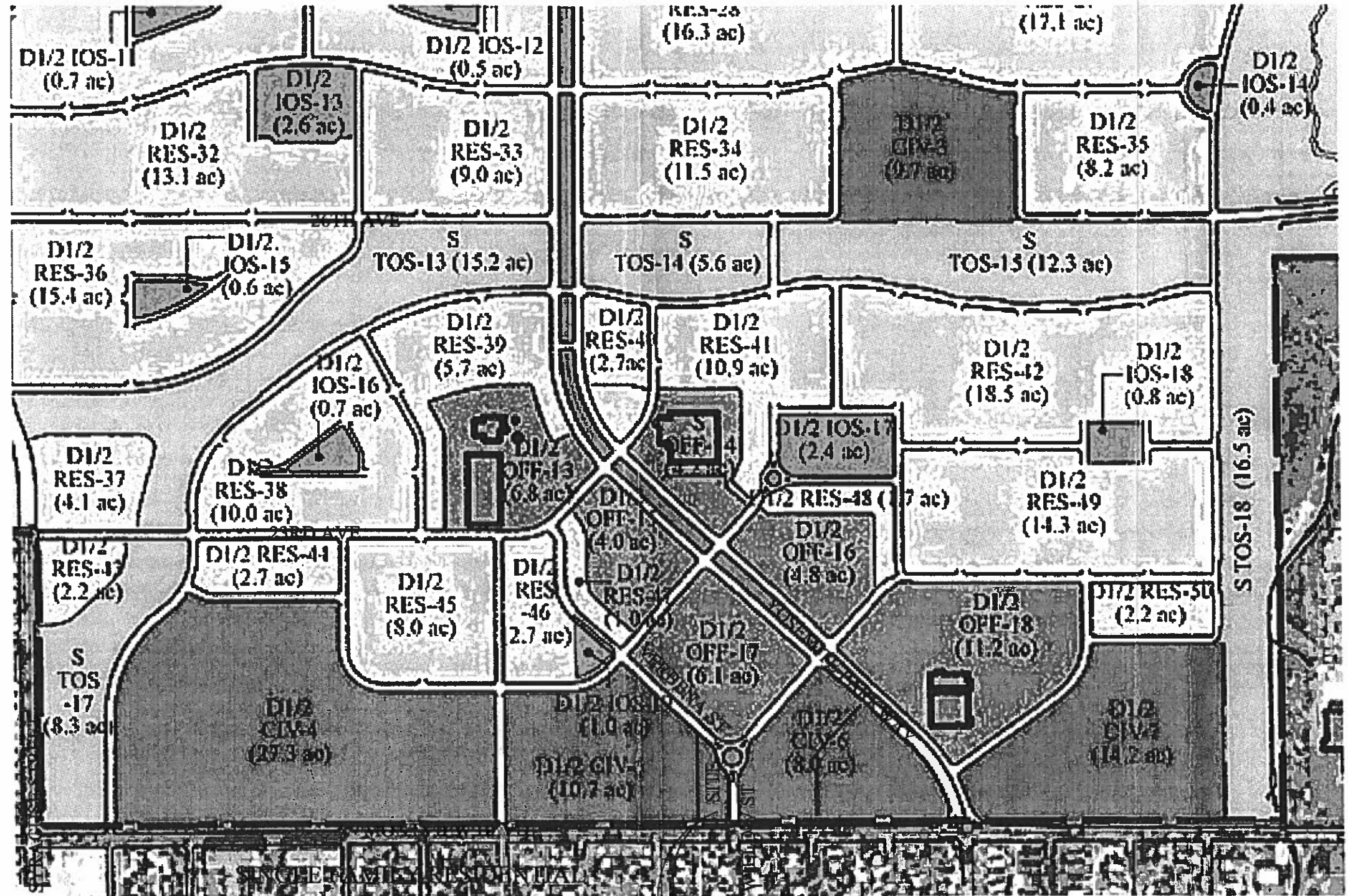
SHEET NO:

1

LEGEND

- Trunk Open Space (TOS)
- In-Tract Open Space (IOS)
- General Open Space
- Civic (CIV)
- Transit-Oriented Mixed-Use (TOD)
- Town Center / Mixed-Use (TC)
- Regional Retail / Commercial (RR)
- Retail / Commercial (Department Store) (RET)
- R&D / Bio Technology Park (BIO)
- Office / R. & D (OFF)
- R&D / Distribution (R&D)
- Residential (RES)

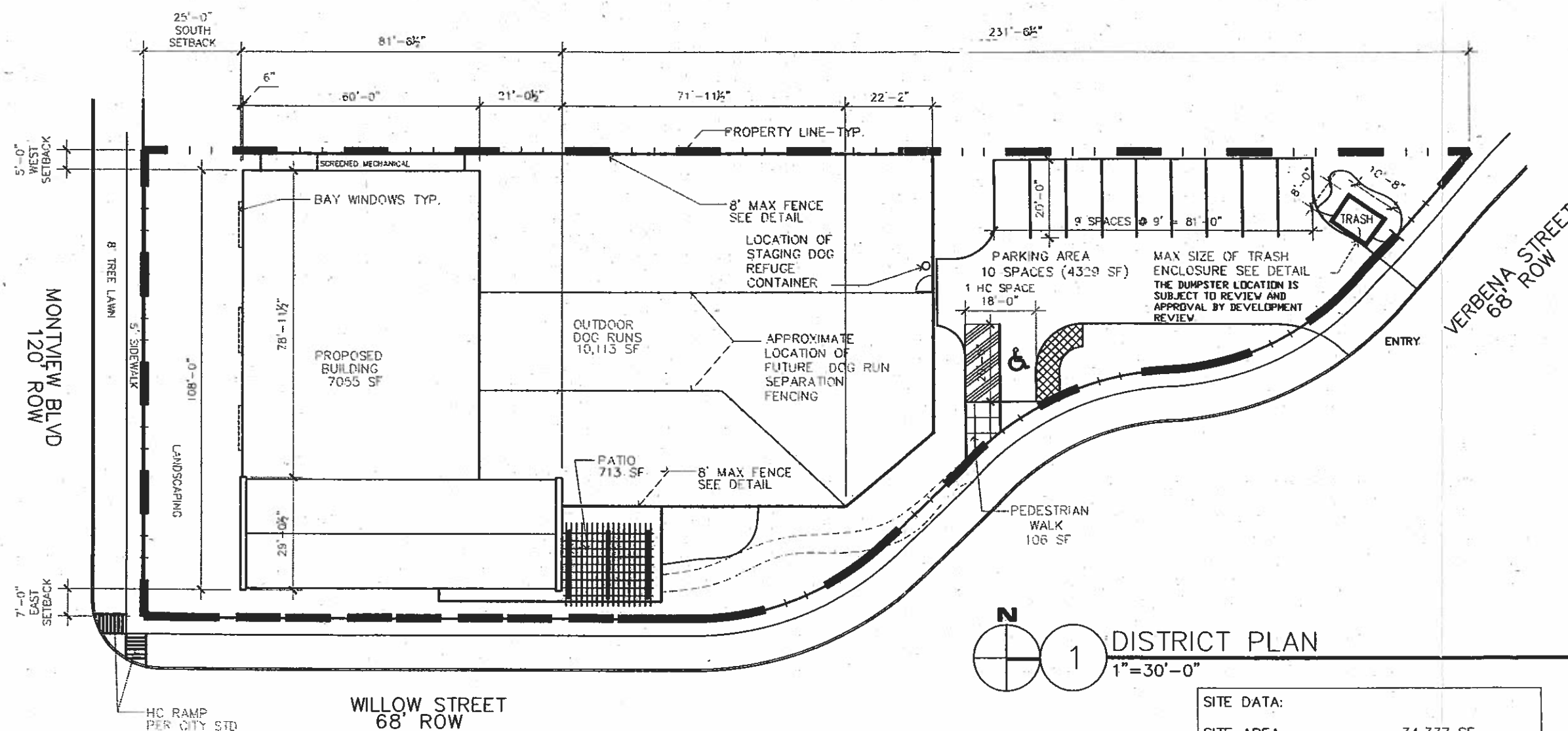
Rail Connection
 Project Boundary



SITE - PROPOSED PUD
.78 ACRES

EXISTING CONDITION PLAN
NTS

DIGSTOWN, LLC
MONTVIEW & WILLOW
STAPLETON REDEVELOPMENT



DISTRICT PLAN
1
1"=30'-0"

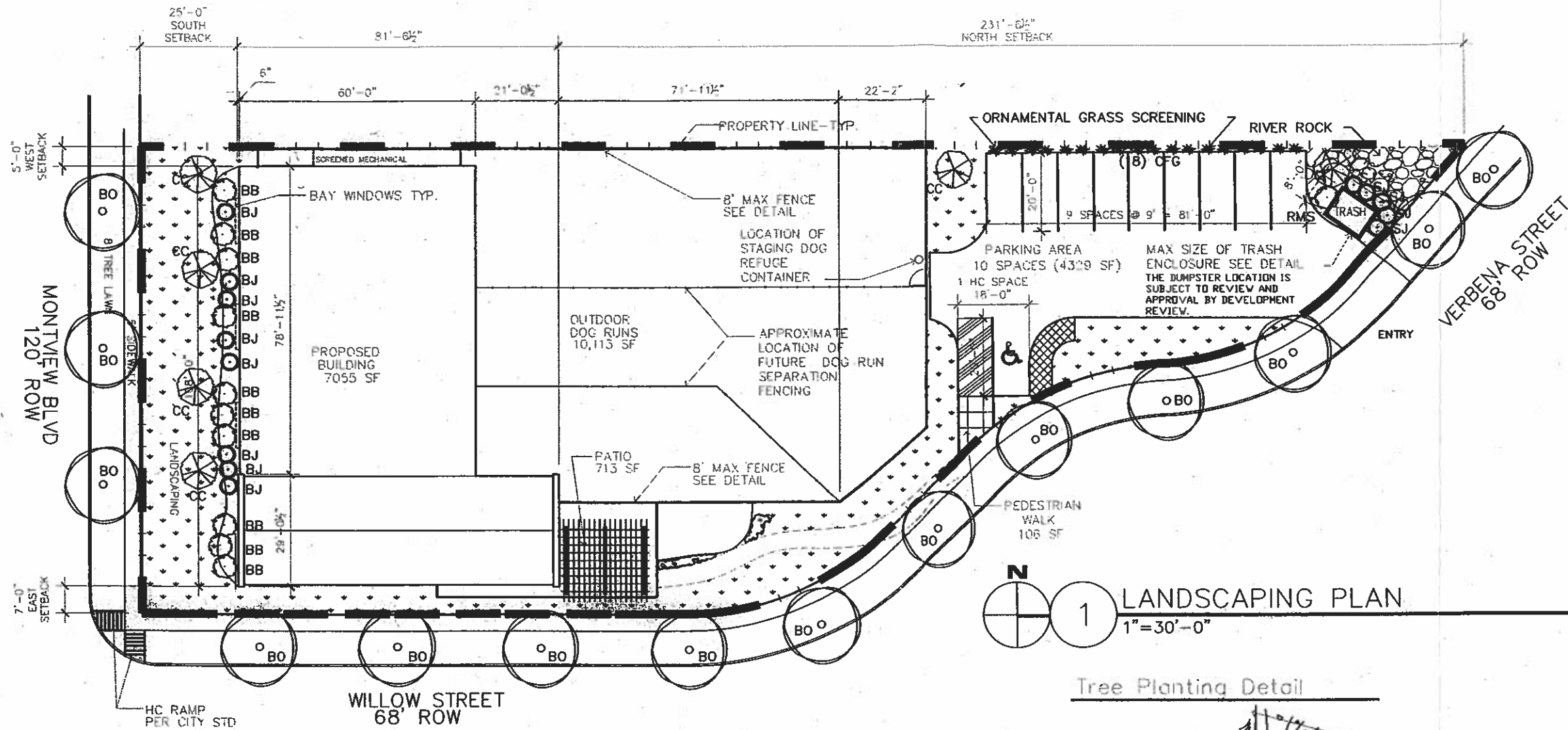
SITE DATA:	
SITE AREA:	34,337 SF
BUILDING AREA:	7,055 SF (20.5%)
LANDSCAPED AREA:	11,886 SF (34.6%)
PATIOS & WALKS:	954 SF (2.8%)
DOG RUNS:	10,113 SF (29.5%)
PARKING LOT & DRIVE:	4,329 SF (12.6%)

PROJECT NO:	04-177
DRAWN BY:	SKT
SCALE:	1"=30'-0"
DESCRIPTION:	DISTRICT PLAN
DATE:	ISSUE:
11-30-04	PUD
2-1-05	RESUBMITTAL

SHEET NO:

2

DIGSTOWN, LLC
MONTVIEW & WILLOW
STAPLETON REDEVELOPMENT



1 LANDSCAPING PLAN
1"=30'-0"

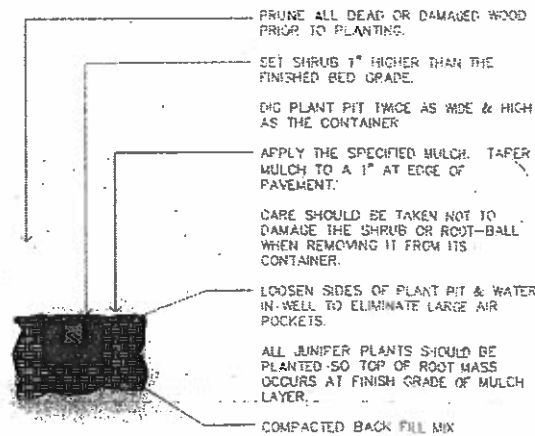
Landscape Plant List

THE SPECIES, NUMBER, AND LOCATION OF TREES SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE CITY FORESTER AND PUBLIC WORKS.

QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
14	BO	DECIDUOUS CANOPY TREES		
	BO	BUR OAK	QUERCUS Coccinea	2-1/2" CAL. B&B
6	CC	ORNAMENTAL TREES		
	CC	CORAL BURST CRABAPPLE	MALUS 'CORALBURST'	1-1/2" CAL. P&B
20		TOTAL TREES		
6	BJ	EVERGREEN SHRUBS		
	BJ	BUFFALO JUMPER	JUNIPERUS SABINA 'BUFFALO'	5 GAL/24" SPREAD
	SJ	SPARTAN JUMPER	JUNIPERUS CHINENSIS 'SPARTAN'	5 GAL/24" SPREAD
1	PMS	DECIDUOUS SHRUBS		
	BO	ROCKY MOUNTAIN SERVICEBERRY	AMELANCHIER ALNIFOLIA	5 GAL/3'-0" HT
	BO	DRAKE BURNING BUSH	EUONYMUS ALATUS 'COMPACTA'	5 GAL/3'-0" HT
24		TOTAL SHRUBS		
18	CG	ORNAMENTAL GRASS		
	CG	CRIMSON FOUNTAIN GRASS	PERSETIUM SETACEUM 'RUBRUM'	3 GAL/2'-0" HT

SOODED AREAS TO BE: BUFFALO GRASS (BUCHLOE DACTYLOIDES)

Shrub Planting Detail



Tree Planting Detail

NOTE: BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTING

TRUNK FLARE JUNCTION: 3"-5" ABOVE EXISTING GRADE

2"-4" 60% ORGANIC MULCH APPLIED OVER PLANTING AREA AND AWAY FROM TRUNK

EXISTING GRADE

BACKFILL WITH UNAMENDED TOPSOIL FROM HOLE

BURLAP, ROPE, AND WIRE REMOVED FROM TOP 1/2' OF ROOTBALL AT MINIMUM

ROOTBALL SITTING DIRECTLY ON TOP OF UNDISTURBED SOIL

SLOPE SIDED HOLE IS 3 TIMES AS WIDE AS THE ROOTBALL DIA.

PLANTING AREA SHALL BE LOOSENED AND AERATED AT LEAST 3 TO 5 TIMES THE DIA. OF ROOTBALL

PRUNE ALL DEAD OR DAMAGED WOOD AFTER PLANTING.

USE 3 GUY ASSEMBLIES FOR EVERGREENS AND TREES OVER 3" CAL.

INSTALL SAUCER IN NATIVE AREAS

USE NYLON TREE STRAPS AT END OF WIRE.

10 GAUGE GALVANIZED WIRE.

24" X 3/4" P.V.C. MARKERS (TYPICAL) OVER WIRES.

TREATED WOOD POST W/ GROMMETTED NYLON STRAPS USE 2 GUY WIRES.

PROJECT NO:	04-177
DRAWN BY:	SKT
SCALE:	1"=30'-0"
DESCRIPTION:	LANDSCAPE PLAN
DATE:	11-30-04
ISSUE:	PUD
	2-1-05 RESUBMITTAL

SHEET NO:

4

DIGSTOWN, LLC

MONTVIEW & WILLOW

STAPLETON REDEVELOPMENT

BOTHWELL DAVIS GEORGE ARCHITECTS

3033 BLUCH STREET, STUDIO C
DENVER, CO 80211
VOICE: 303.448.8766 FAX: 303.448.8767

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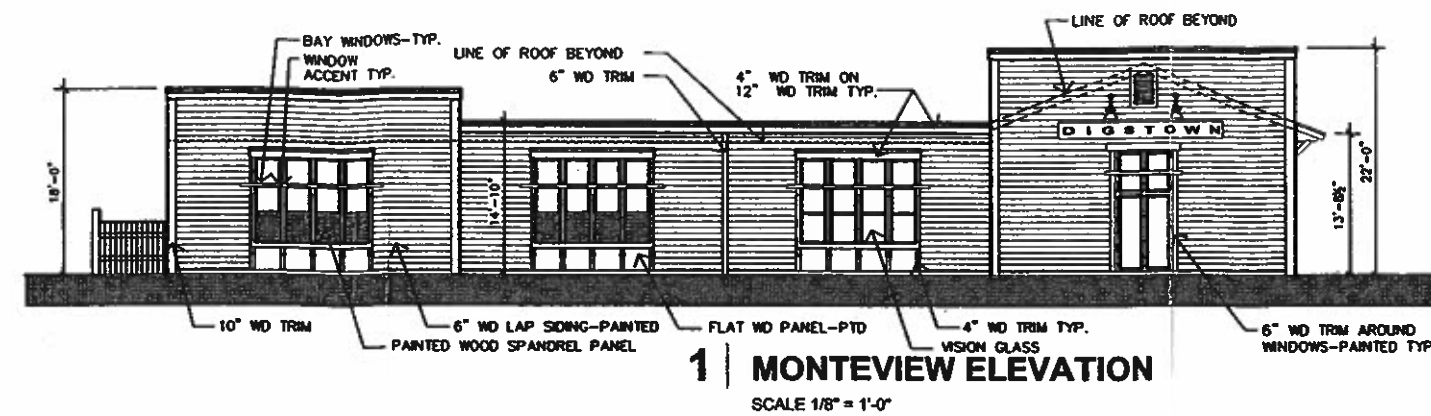
03.28.05

DATE	ISSUE
03.28.05	DESIGN APPROVAL

ELEVATIONS

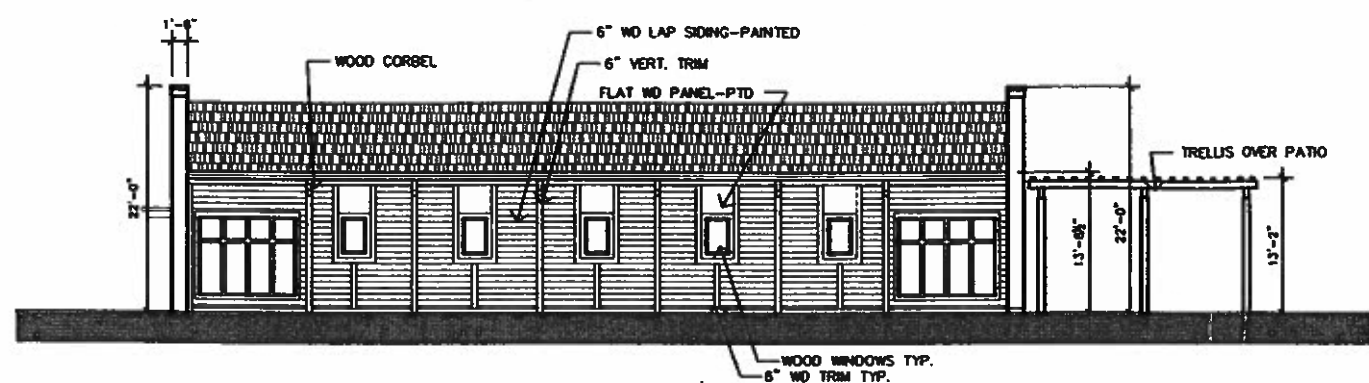
3

05-009



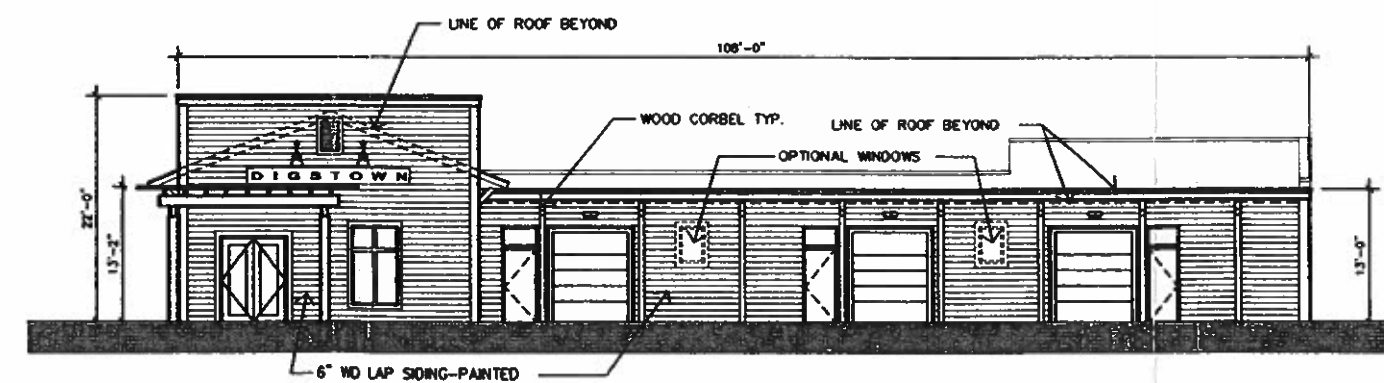
1 | MONTEVIEW ELEVATION

SCALE 1/8" = 1'-0"



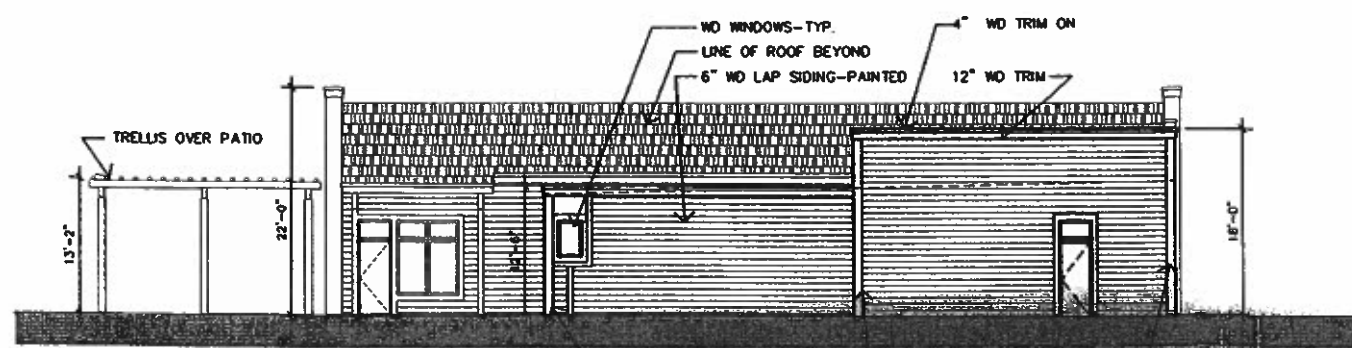
2 | WILLOW VERBENA ELEVATION

SCALE 1/8" = 1'-0"



3 | FRONT ELEVATION

SCALE 1/8" = 1'-0"

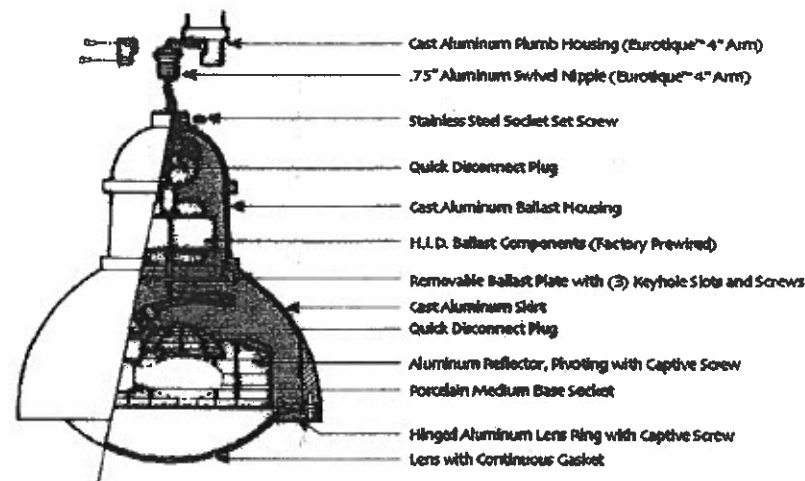
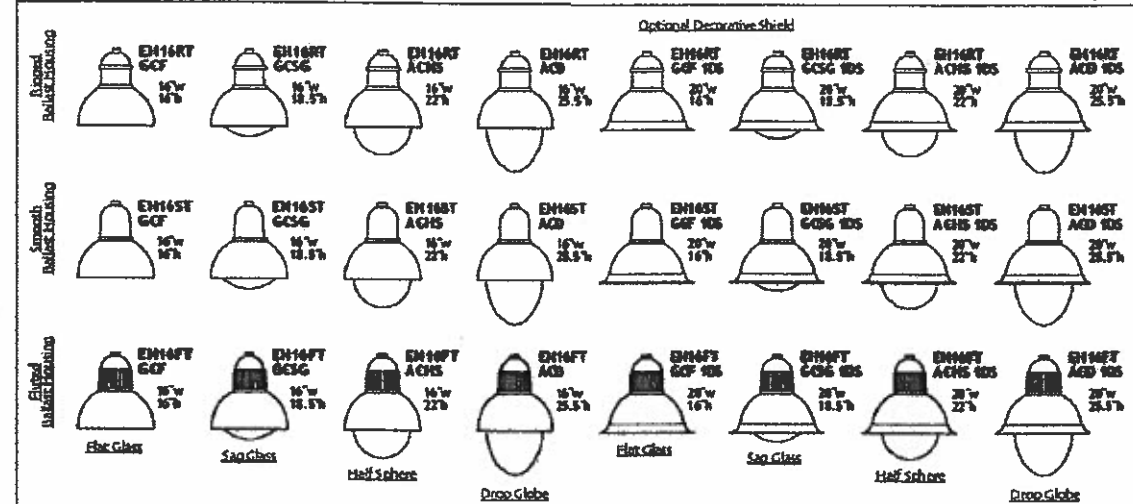


4 | SCHOOL ELEVATION

SCALE 1/8" = 1'-0"

HANOVER SERIES Small Luminaires

EUROTIQUE™ Architectural Lighting



ORDERING INFORMATION

Create the boldface catalog nomenclature that best suits your needs and write it on the appropriate line.

Example: EH16RT 175H MED GC3G SR2 120 ANBK DF

Series	Wattage/Lamp	Distribution	Voltage	Finish	Options
EH16RT EH16ST EH16FT	50W MED H.I.D. ballast & socket	SR2 ES Distribution	120	ANBK Black	HS House Side Shield
	75W MED	SR3 ES Distribution	200	AND3 Dark Bronze	SF Single Fusing
	100W MED	SR4SC ES Distribution	200	AND3 Dark Green	DF Double Fusing
	175W MED	SR5 ES Distribution	200	AND3 Verde Green	10S Decorative Shield
EH16RT EH16ST EH16FT	50W MED		200	ANP3 Prime Painted	
	70W MED		200	ANP3 Custom Match	
	100W MED		200	ANP3 Custom Match	
	150W MED		200	ANP3 Custom Match	
EH16RT EH16ST EH16FT	50W MED		200	AC3 Acrylic, Clear Half Sphere	
	70W MED		200	AC3 Acrylic, Clear Half Sphere	
	100W MED		200	AC3 Acrylic, Clear Half Sphere	
	150W MED		200	AC3 Acrylic, Clear Half Sphere	

Lens Material

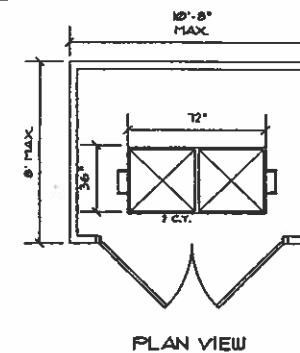
GC3 Glass, Clear Flat
GC3G Glass, Clear Sag
AC3 Acrylic, Clear Half Sphere
ACD Acrylic, Clear Drop Globe

NOTES:
1. Multi-tap ballasts (120, 200, 240, 277V) and 480V for wattages under 70W, 70W or 100W contact ASL for availability.
2. For finish and color options, see finish section in catalog.
3. See Photometric Data for LED classifications and luminaire data for each lens type and reflector combination.

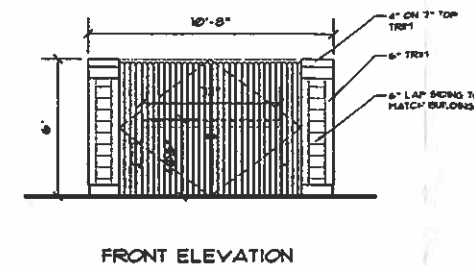
ANTIQUE Street Lighting 2011 & 2012 Remodeling in California, 2012 & 2013

EL-4

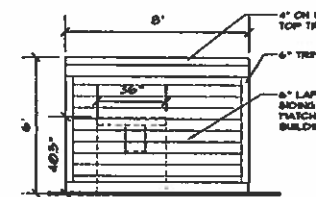
ACCENT LIGHTING



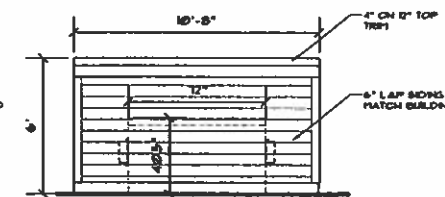
PLAN VIEW



FRONT ELEVATION

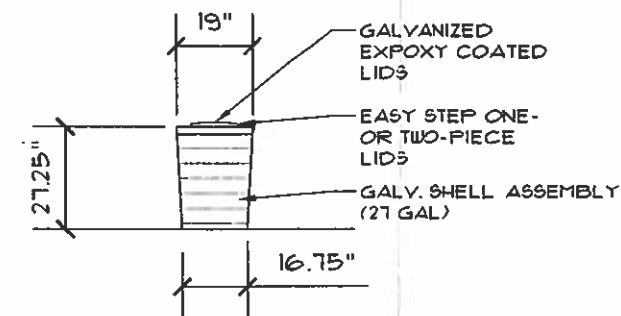


TYP. SIDE ELEVATION

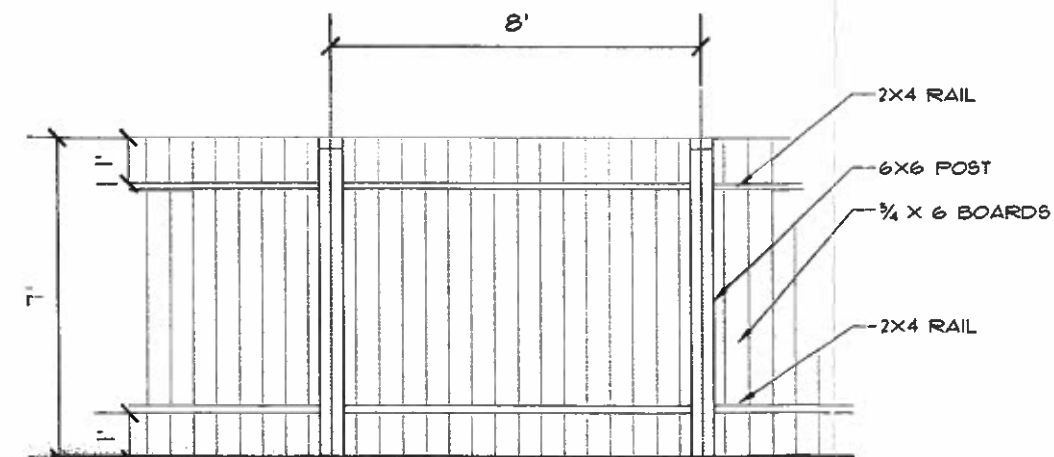


REAR ELEVATION

TRASH RECEPTACLE DETAILS



DOG WASTE RECEPTACLE



FENCE CONCEPT

NEIGHBORHOOD DESIGN, L.L.C.
4216 TENNYSON STREET
DENVER, CO 80212
PHONE: 303.964.8350
FAX: 303.964.8224

DIGSTOWN, LLC
MONTVIEW & WILLOW
STAPLETON REDEVELOPMENT

PROJECT NO: 04-177
DRAWN BY: SKT
SCALE:
DESCRIPTION: CONCEPT PLANS
DATE: 11-30-04 ISSUE: PUD
2-1-05 RESUBMITTAL

SHEET NO:

5

BY AUTHORITY

COUNCIL BILL NO. 355(05)

COMMITTEE OF REFERENCE:
BLUEPRINT DENVER

ORDINANCE NO. 437

SERIES OF 2005

A BILL

EFF. DATE: 4/26/2005
7/1/2005

For an ordinance changing the zoning classification for approximately 8590 East Montview Boulevard to a Planned Unit Development District (PUD).

BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:

Section 1. That the zoning classification for the land area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from R-MU-20 with waivers to Planned Unit Development District (PUD):

Lot 2, Block 2 of Stapleton Filing No. 10, being located in the northeast quarter of Section 33, Township 3 South, Range 67 West, of the Sixth Principal Meridian, City and County of Denver, Colorado. Containing 34,337 square feet or 0.788 acres, more or less; in addition thereto those portions of all abutting public rights-of-way, but only to the centerline thereof, which are immediately adjacent to the aforesaid specifically described area.

Section 2. The complete application with such supporting material as designated by the Zoning Committee of the City Council filed in the Office of the Clerk and Recorder, Ex-Officio Clerk of the City and County of Denver, on the 25th day of May, 2005, Filing No. 05-397, be and hereby is adopted and approved as the District Plan for the development of the land area hereinabove described.

Section 3. Said District Plan together with a Site Plan, as provided in Section 59-517, Section 59-518 and Section 59-519 of the Denver Revised Municipal Code, shall regulate the use and development of the land area hereinabove described.

Section 4. None of the land area hereinabove described shall be used or occupied and no structure or structures shall be designed, erected, altered, used or occupied thereon except in conformity with all provisions of said District Plan and a Site Plan, as provided in Section 59-517, Section 59-518 and Section 59-519 of the Denver Revised Municipal Code, and except upon performance of all conditions therein set forth.

Section 5. This Ordinance shall be recorded by the Department of Zoning Administration among the records of the Clerk and Recorder of the City and County of Denver.

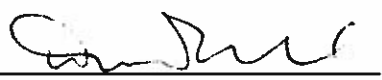
COMMITTEE APPROVAL DATE: May 11, 2005.

MAYOR-COUNCIL DATE: May 24, 2005.

1 PASSED BY THE COUNCIL _____ 2005
2 _____ - PRESIDENT
3 APPROVED: _____ - MAYOR _____ 2005
4 ATTEST: _____ - CLERK AND RECORDER,
5 EX-OFFICIO CLERK OF THE
6 CITY AND COUNTY OF DENVER
7

8 NOTICE PUBLISHED IN THE DAILY JOURNAL _____ 2005; _____ 2005
9 PREPARED BY: KAREN A. AVILES, ^{WJ}ASSISTANT CITY ATTORNEY; 5/25/05

10
11 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
12 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
14 § 3.2.6 of the Charter.
15

16 Cole Finegan, City Attorney
17
18 BY: , Asst City Attorney
19 DATE: 26 May 05

From: [Rezoning - CPD](#)
To: [Ibanez, Edson - CPD City Planner Associate](#); doltersdorf@campusadv.com
Subject: FW: 2005 N Willow St - Rezoning - Citizen Comment in support
Date: Friday, November 22, 2019 11:06:03 AM

Dan,

Thank you for submitting your comments. I've forwarded them to the assigned case manager for the application, Edson Ibañez. Edson will make sure he includes your comment in the staff report. Please reach out to him if you have further questions or comments.

Best,
Heidi

From: Dan Oltersdorf <doltersdorf@campusadv.com>
Sent: Thursday, November 21, 2019 4:55 PM
To: Rezoning - CPD <Rezoning@denvergov.org>
Subject: [EXTERNAL] 2005 N Willow St - Rezoning - Citizen Comment in support

Hello,

I live very close to 2005 N Willow St (My address is 8601 E 21st Ave, Denver, CO 80238)

I am writing in reference to the requested rezoning for this parcel from PUD #574 to U-MX-3.

I am in strong support of this rezoning change. The new use is an excellent one for this commercial/residential transition area. The current use, which is a dog boarding facility, is not ideal as it is surrounded by residential homes and noise is a constant concern.

The new use, which I understand to be a salon concept with multiple tenants, is a community-friendly use that I believe will add value to the community and bring together the neighborhoods it serves, which I feel speaks well to what I understand is the purpose of this zoning.

As a homeowner in extremely close proximity, I would like to strongly support this change and am willing to advocate in person at any meetings or hearings.

Thank you,

Dan Oltersdorf