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November 10, 1981

Councilman John Silchia  
City Council  
Room 451  
City and County Building  
Denver, Colorado 80202

RE: 65 S. Colorado Blvd. P.U.D.

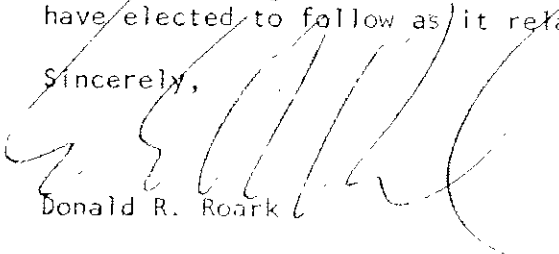
Dear Councilman Silchia:

As you are aware, we have discussed the proposed zoning of 65 South Colorado Boulevard several times on recent occasions, and pursuant to your request we have revised this P.U.D. application to incorporate more parking, more landscaped area and to reduce the size of the office building and the overall height of the building. I am forwarding a copy of this letter as well as a copy of the proposed P.U.D. changes to the Zoning Office for their review.

After discussing this matter with Merlin Logan on November 5, it is my understanding that there will need to be an amended bill submitted for first reading as it relates to this P.U.D. This may require a reposting and a postponement of the hearing which is scheduled for November 23.

Would you please review this matter with the Zoning Office so that the Zoning Office can advise me of the procedure that they have elected to follow as it relates to this amendment.

Sincerely,

  
Donald R. Roark

DRR/ss

enc.cc: Merlin Logan ✓  
Tony Jansen

City and County of Denver  
DEPARTMENT OF ZONING ADMINISTRATION  
APPLICATION FOR ZONE MAP AMENDMENT

Area Map indicating property to be rezoned must be attached to each application form.

1. Date Submitted: 9-1-81      Fee: \$100.00

2. Application Number: 3297 (Amended)

3. Applicant: Donald Roark, Architect      4. Address: 321 Detroit Street, Denver, CO 80206      5. Phone No.: 388-3658      6. Interest:  Owner(s)  Agent

7. Other Persons, Firms or Corporations represented by Applicant: Norman Handler      8. Address: 4700 S. Syracuse #803, Denver, CO 80237      9. Phone No.: 741-4604      10. Interest:  Owner(s)  Agent

11. Location of Proposed Change: 65 South Colorado Boulevard, Denver, CO 80209

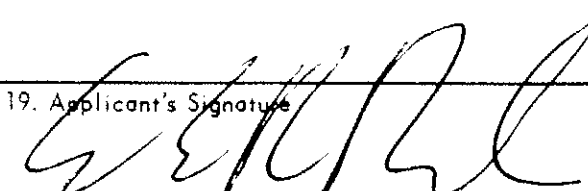
12. Legal Description of Property: Lots 14 through 20 inclusive Block 27 Addition  
or Lots 14 through 20 inclusive, Block 27, Burlington Capitol Hill addition, city and county of Denver, State of Colorado.

13. Area of Subject Property, Sq. Ft. or Acres: 16,450 Sq. Ft.      14. Present Zone: R-2      15. Proposed Zone: P.U.D.

16. Describe briefly the nature and expected effect of the proposed amendment. Be sure to include an explanation of the legal basis for the proposal: either (a) the error in the map as approved by city council, or (b) the changed or changing conditions making the proposed amendment necessary.

This P.U.D. is designed to serve as a transition between the existing heavy traffic of Bayaud and the encroaching business activity to the South and the existing R-2 district to the North by allowing the P.U.D. to replace a non-conforming B-2 business use. It will serve as an effective transition between the heavy traffic of Colorado Boulevard and the multi family residential area to the West. The future use of this property as a P.U.D. (being restricted to a B-1 use) will be a less severe use than those which are permitted under the B-2 non-conforming zone. The elimination of the curb cuts on Colorado Boulevard will eliminate an existing dangerous condition. This P.U.D. retains a scale and character which is sympathetic to the adjacent residential areas as well as "down zoning" the appearance and character of the present non-conforming B-2 use.

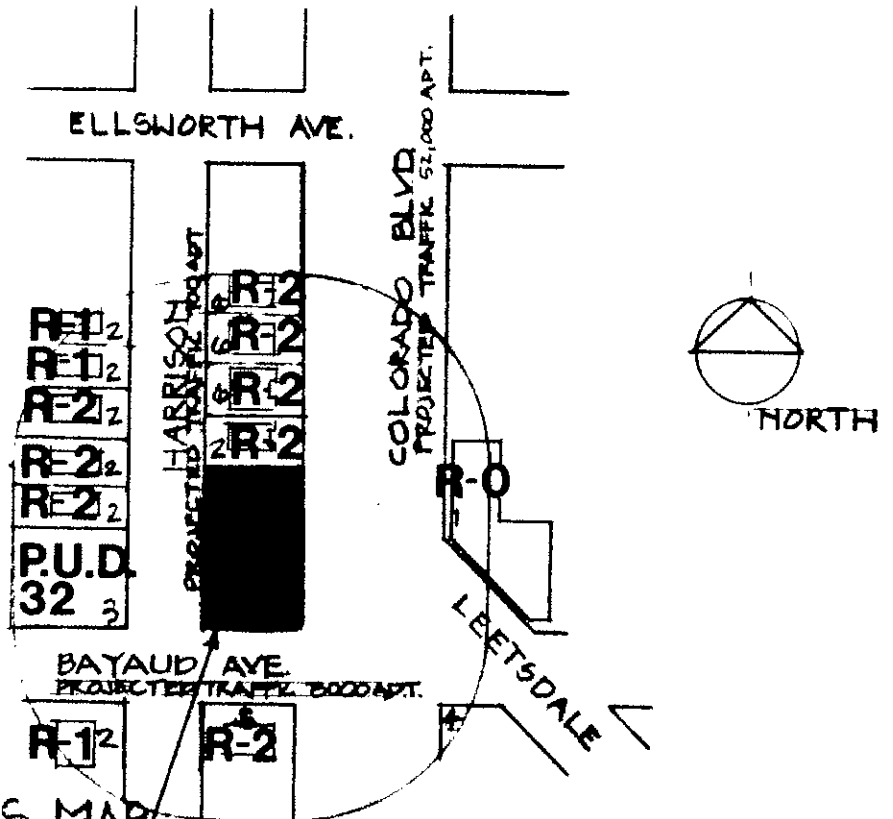
17. Use and development proposed for the property to be rezoned, including time schedule for such development.  
Immediate development if re-zoned with construction to commence in early 1982

18. Exhibits Submitted, Number and Kind: P.U.D. Development Plan (8 pages)      19. Applicant's Signature: 

- 2a The maximum gross floor area of B-1 use will be 15,850 sq. ft.
- 2b The maximum height of structures will be 40 feet.
- 2c 53 parking spaces, including 2 loading spaces will be provided. Parking ratio is 1 space per 299.1 sq. ft. of gross floor area. Parking and loading space sizes will be as shown with 8.5' x 19.0' for large car spaces and 7.5' x 16.0' for compact car spaces.
- 2d Front setback - all structures shall be set in a distance of not less than 20 feet from each front (Colorado Blvd.) line of the zone lot.
- Front setback (side) - all structures shall be set in a distance of not less than 32 feet from the front (Bayaud) line of the zone lot.
- Rear setback - all structures shall be set in a distance not less than 2 feet from each rear (Harrison) line of the zone lot.
- Side setback - all structures shall be set in a distance of not less than 33 feet from the side line of the zone lot.
- 2e The land coverage of building is 7,232 sq. ft. or 43.9% of site. The land coverage of building (7,232 sq. ft.) and impervious surfaces (8,140 sq. ft.) are 15,372 sq. ft. or 93.4% of site.
- 2f Drainage from the site will be taken on the surfact to Bayaud Avenue at Southwest corner. The applicant will abide by the rules and regulations of the Wastewater Management Division.
- 2g There are no interior streets and drives. Adjacent vehicular and pedestrian circulation remains unaffected by this development.
- 2h No specific easements are required. There are no existing utility easements on site and no new utility easements are being planned.
- 2i There are no natural foliage elements on site. A 6 ft. high solid fence will be constructed on North property line on top of retaining wall. A 3'-6" high railing will be constructed on East property line on top of retaining wall.
- 2j No recreation vehicle storage space is provided and parking of recreation vehicles is prohibited.
- 2k All trees, landscaping and paving in public right-of-way shall be provided as shown subject to approval of affected city agencies and will be in conformance with city ordinances.
- 2l Not applicable
- 2m Open space and passive recreation areas are 2,146 sq. ft. including roof top garden, and are for private use. Roof top garden will be installed at completion of construction.

- 2n All sound, vibration, heat, glare, etc. shall be regulated by the R-2 regulations of the City Zoning Ordinance 612.3-2 (2) through (5).
- 2o The natural terrain of the site adjacent to Colorado Boulevard and Bayaud Avenue is to be maintained.
- 2p City sanitary sewer exists in Harrison and in Bayaud and the existing service is adequate and will be utilized. City water is in Colorado Boulevard and in Bayaud and the existing service is adequate and will be utilized. Electrical power is existing service which will be enlarged. City storm drainage system is in Colorado Boulevard and in Bayaud and the existing service is adequate and will be utilized.
- 2q Signs shall be regulated by City Zoning Ordinance Section 613.2 and Section 613.3-2 (R-2, R-2-A, R-3-X, R-3) and the P.U.D. will be in compliance with the additional requirements of the Parks Department.
- 2r Outdoor storage in garage is provided. Storage is enclosed from view of motorists/pedestrians at the street and from adjoining properties. The storage and solid waste container will be housed in a niche below the planting area 3 on the East side of site (Colorado Boulevard).
- 2s Parking is provided for 53 automobiles and it is estimated that the maximum movement volume will be 266 per day and this number is considered to have minimal impact when consideration is given to the fact that the major thoroughfares close to the site are Colorado Boulevard (52,300 cars daily) and Bayaud Avenue (approximately 8,000 cars daily). Access will be from Harrison Street instead of the existing dangerous Colorado Boulevard curb-cut location.
- 2t Public transportation is available at the intersection of Bayaud and Colorado Boulevard.
- 2u The nearest school is the Steck Elementary School located at 425 Ash.  
The closest fire station is located at 300 S. Ivy.  
The closest police station is located at University and I-25.  
The closest recreation facility is Congress Park.  
The closest library is the Cherry Creek Branch at 3rd and Milwaukee.

# 65 S. COLORADO BLVD. P.U.D.



**3** EXISTING CONDITIONS MAP  
SCALE: 1" = 200'

**PROPOSED P.U.D.**  
PRESENT USE IS B-2 NONCONFORMING  
PRESENT ZONE IS R-2.

## LEGEND

- 1 CHURCH & PARKING
- 2 EXISTING SINGLE FAMILY RESIDENCE
- 3 VACANT PROPERTY - CONDOMINIUM PROJECT APPROVED
- 4 BURNS PARK
- 5 MULTI-FAMILY APARTMENTS
- 6 DUPLEX APARTMENTS

PROJECT AREA 16,450 FT<sup>2</sup>

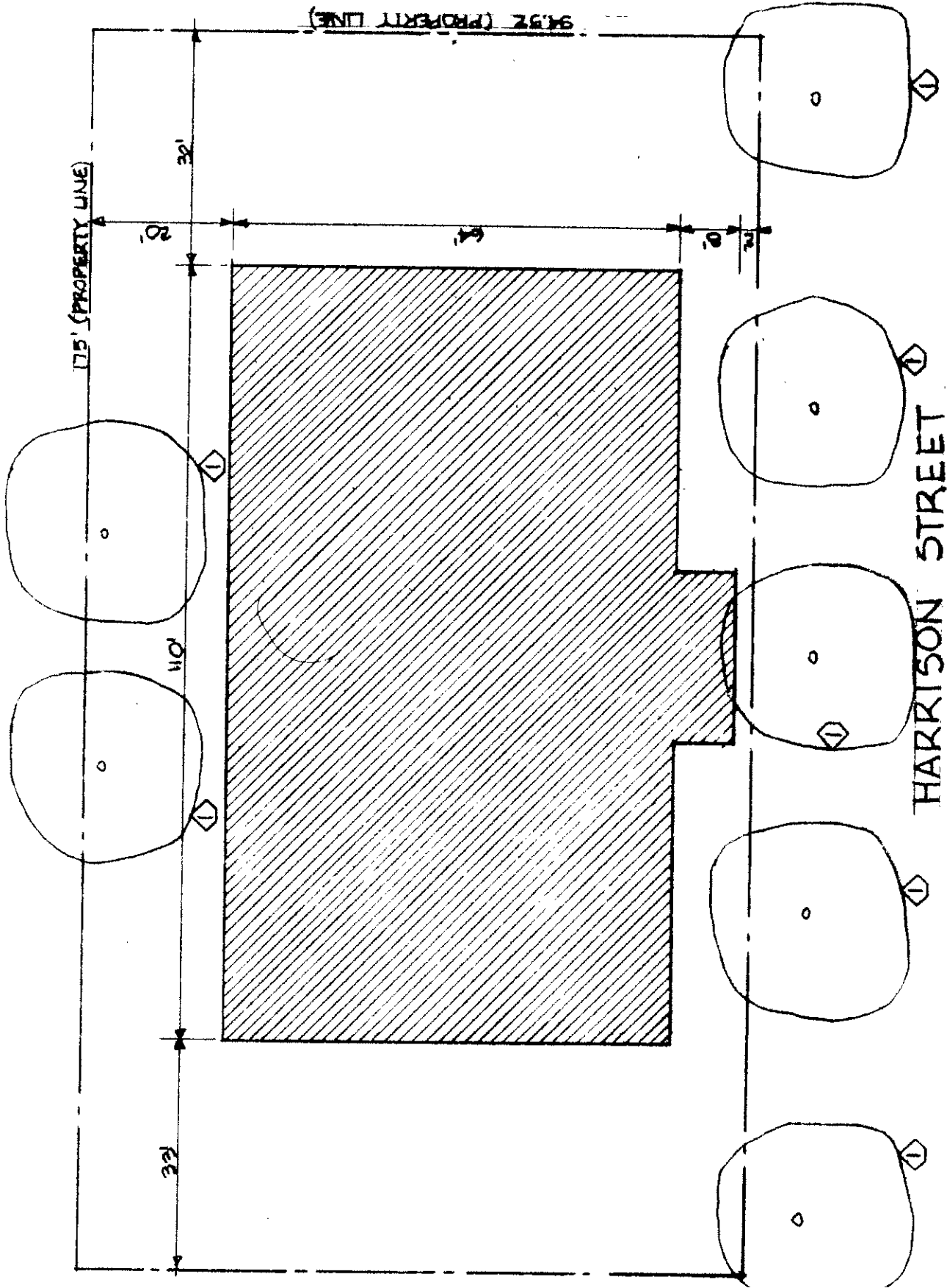
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65 S. COLORADO BLVD P.U.D.  
SECOND LEVEL  
7232 SQ. FT. B-1 USE

SCALE 1" = 20'



COLORADO BLVD.

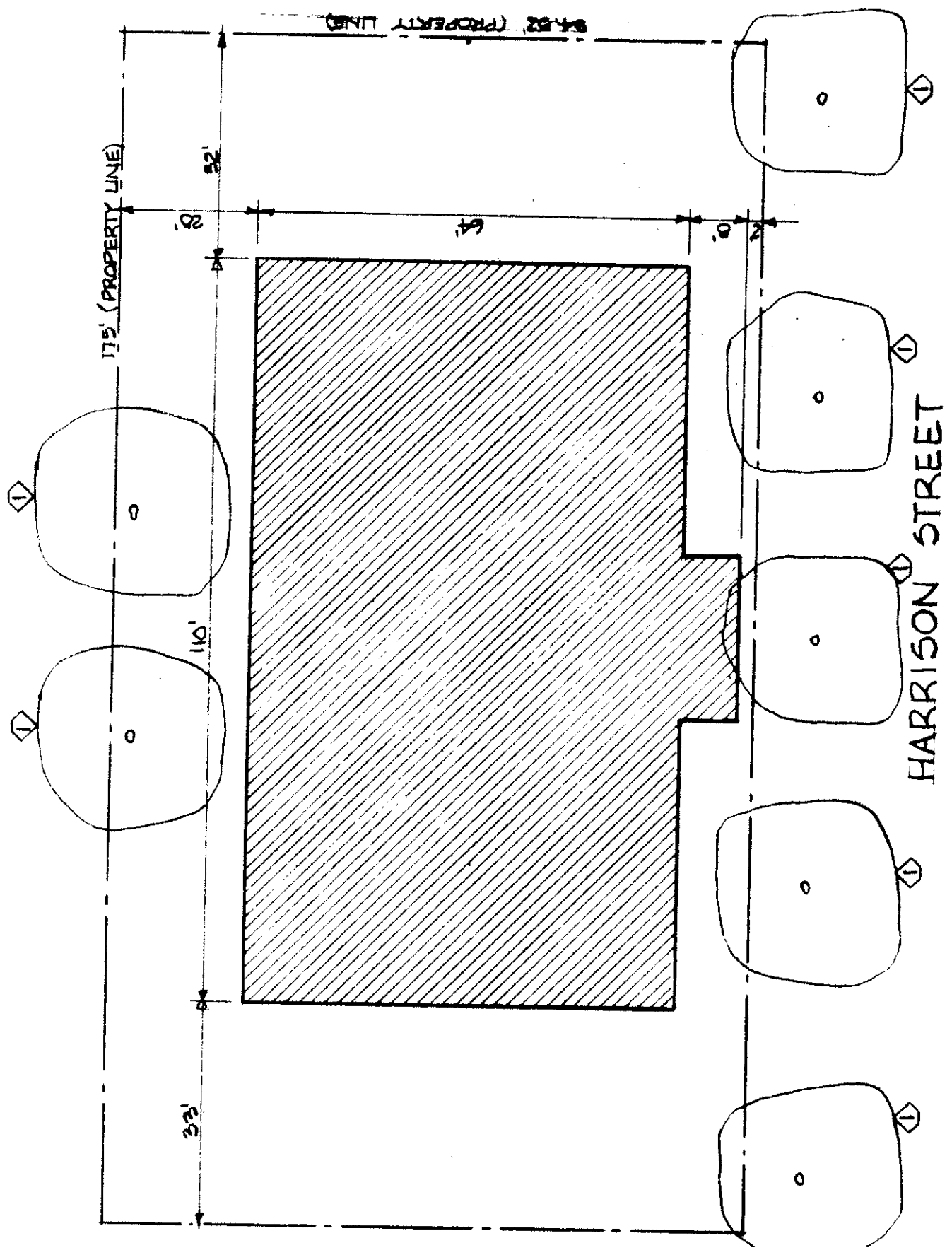


BAYAUD AVENUE

4 65 S. COLORADO BLVD P.L.D.  
 SCALE 1"=20'  
 THIRD LEVEL  
 7232 SQ FT B-1 USE



COLORADO BLVD.



BAYAUD AVENUE

65 SOUTH COLORADO ULEVARD P.U.D.

- 5a This proposed P.U.D. is designed to serve those business firms which have a need for an office in a mixed business/residential environment and who desire the many amenities that are provided by such an environment. The closeness of fine shops, restaurants and the general activity level of Cherry Creek is an amenity of considerable consequence. It is proposed that any B-1 use by right 612.6 (1) enumerated by the revised municipal code of the City and County of Denver be allowed for this P.U.D..
- 5b The comprehensive plan designates the site as "medium density multi-unit to reflect existing uses and spur redevelopment. No business uses should be allowed. Design consideration should be given to orientation of new development which provides ingress and egress from Harrison Street." There has been substantial change in the neighborhood since the comprehensive plan was developed and these changes justify the approval of this proposed P.U.D. Under construction are several office buildings to the South. Construction on the B-1 corner site of Alameda and Colorado is about to commence. The "single unit" residential area to the West has been rezoned P.U.D. and will become a medium density project soon. The installation of a traffic signal at Bayaud has increased the traffic on Bayaud as a "short cut" to Steele Street and to Cherry Creek Drive North. All of the activity described above has created a situation which indicates a need to update the comprehensive plan to reflect the changing conditions.
- 5c This proposed P.U.D. would retain the residential character that is prevalent in this neighborhood and at the same time the business use will act as a buffer to the medium density residential which is contiguous to this property. This P.U.D. will "down-zone" from an existing non-conforming B-2 use to a B-1 use.



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65 South Colorado Boulevard P.U.D.

FLAGNOTES

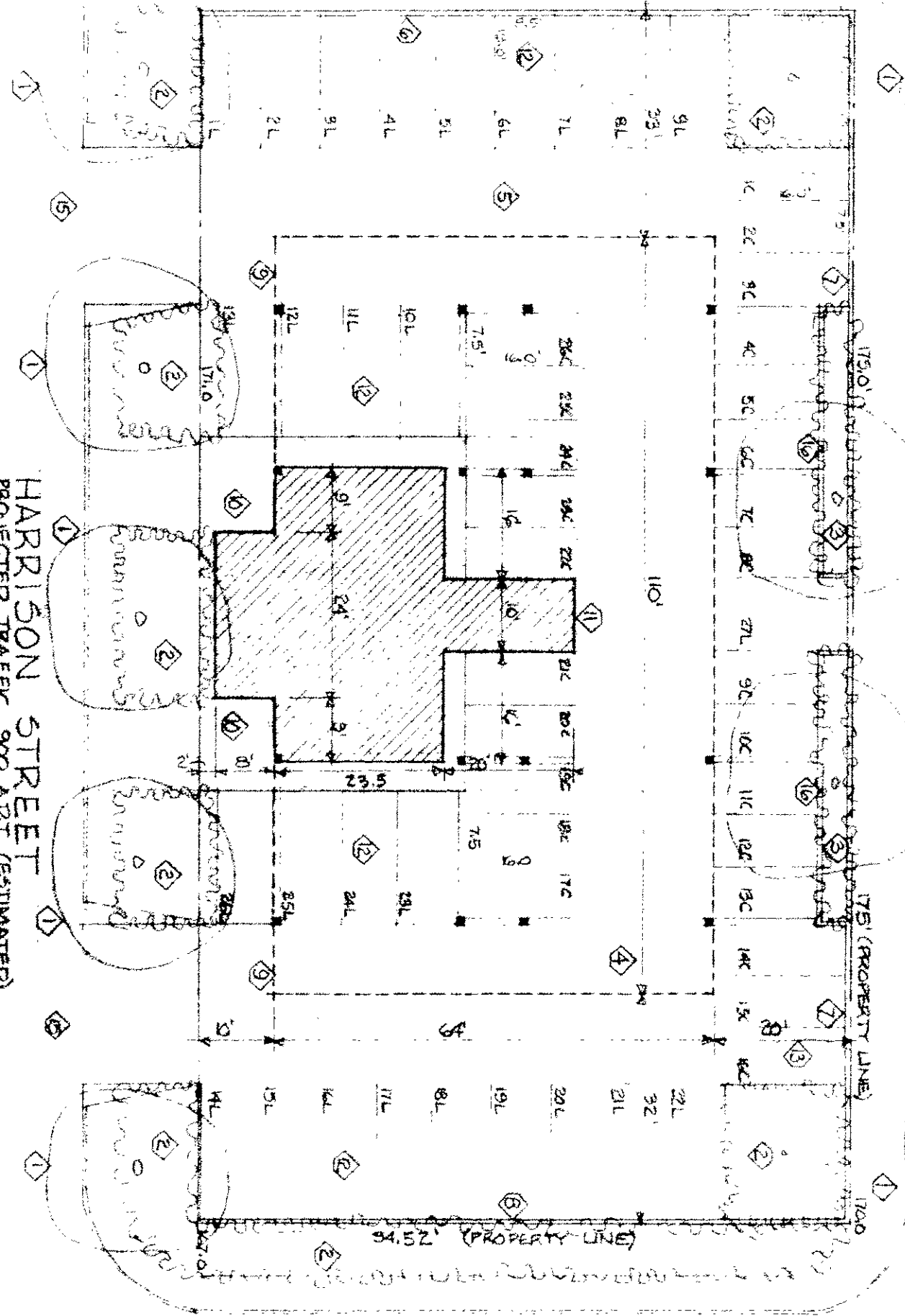
1. Deciduous tree - minimum 2½" caliper.
2. Evergreen ground cover.
3. Planter retaining wall above Harrison Street parking level to rail height at property line on Colorado Boulevard. Planter includes trees as shown and evergreen ground cover.
4. Existing non-conforming B-2 use building is to be removed.
5. Existing residence is to be removed.
6. Retaining wall and fence at adjacent property line. Retaining wall varies from one foot to five feet.
7. Retaining wall and railing at Colorado Boulevard property line. Retaining wall varies from zero feet to five feet.
8. Retaining wall and fence at property line.
9. Line of building above.
10. Building entrance
11. Line of ground floor/Harrison Street level building enclosure.
12. Typical 8'-6" x 19'-0" parking space.
13. 20' Parks Department/Boulevard/Parkway set back.
14. Remove and eliminate existing curb cuts on Colorado Boulevard.
15. Curb cut in accord with the requirements of the City and County of Denver.
16. Outdoor storage and solid waste container in niche under planter box above.

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65 S. COLORADO BLVD P.L.D.  
 HARRISON ST LEVEL  
 1386 SQ FT B-1 USE  
 58 PARKING SPACES



COLORADO BLVD  
 PROJECTED TRAFFIC 52,300 A.D.T.



HARRISON STREET  
 PROJECTED TRAFFIC 900 A.D.T. (ESTIMATED)

BLYAUD AVENUE  
 PROJECTED TRAFFIC 8,000 A.D.T. (ESTIMATED)

Revised