Application For Zone Map Amendment
City and County of Denver
Zoning Administration

201 W. Colfax Avenue, Dept. 205
Phone: 720-865-3000 Fax: 720-865-3057

1. Application Number: 4767

2. Date Submitted: February 1, 2005
3. Fee: $1,000

4. Applicant (attach completed ownership information sheet):
Brian Dunn
Manager, 2201 Arapahoe LLC

5. Address:
2201 Arapahoe Street
Denver, CO 80205

6. Phone Number: 303.296.9460
7. Interest: Owner

8. Contact Person: Brian Dunn
9. Contact Person's Address:
2201 Arapahoe Street
Denver, CO 80205

10. Contact's Phone Number: 303.296.9460

11. Location of proposed change:
2201 Arapahoe Street

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:
17 through 22 inclusive

Block: 82

Addition: East Denver Subdivision, City and County of Denver

13. Area of subject property:
18,792 sq. ft. 0.43 acres

14. Present Zone:
P.U.D. 350

15. Proposed Zone:
P.U.D. #570

16. Describe the nature and effect of the proposed amendment:
The parcel of land under consideration is owned and occupied by Great Divide Brewing Company, a microbrewery established ten years ago. The property presently has a P.U.D. that allows for all B-8 uses plus the manufacture of malt beverage, and wines, brandy & brandy spirits, however, the manufacture of malt beverage is limited to 7,000 square feet maximum. This proposed P.U.D. would remove the 7,000 square foot limitation, and allow for the manufacture of malt beverage in the entire building.

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.
Sales of U.S. craft-brewed beers have increased every year since the mid 1980's. This P.U.D. will give Great Divide Brewing the ability to meet the increasing demand for its beers and the ability to use the entire building that it owns for the business's primary purpose (brewing). The P.U.D. is complementary and harmonious with the makeup of the current neighborhood, and allowing Great Divide the flexibility to grow in its existing location will result in numerous economic benefits to the city and the neighborhood.

18. State the land use and development proposed for the property to be rezoned. Include the time schedule (if any) for development.
The proposed P.U.D. is for an existing 15,500 square foot building that has been the place of business for Great Divide Brewing Company for the past ten years. The building was formerly a dairy processing facility, and consequently has many attributes which make it suitable for adaptive reuse as a microbrewery. Future brewery expansion will most likely entail only interior tenant finish.

19. List all the attached exhibits:
District Plan, Existing Conditions Map, Neighborhood Letters of Support, Zoning Map, Ownership Information Sheet

20. Applicant's signature:

[Signature]
1. **SCHEDULE**

   a. Date of pre-application conference  
      City representative(s) present  
      Doug Hendrixson and Doug Jones.

   b. Submittal date of preliminary application  

   c. Submittal date of completed application  

   d. Application is scheduled for a:  
      - Planning Board Hearing on  
      - 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**

<table>
<thead>
<tr>
<th>Use</th>
<th>Maximum Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Manufacture of malt beverage, and wines, brandy, &amp; brandy spirits, and distilled &amp; blended liquors.</td>
<td>15,800 (existing gross floor area)</td>
</tr>
<tr>
<td>B. Future development as per the provisions of the B-8-A zone district, per the provisions of sections 59-207 and 59-212</td>
<td></td>
</tr>
<tr>
<td>C.</td>
<td></td>
</tr>
<tr>
<td>D.</td>
<td></td>
</tr>
<tr>
<td><strong>Total Square Feet (current)</strong></td>
<td><strong>15,800</strong></td>
</tr>
</tbody>
</table>

   **MAXIMUM FLOOR AREA RATIO (F.A.R)** Use A: 841:1 (existing). Use B: as allowed under section 59-207 and 59-212. Future FAR to be determined upon development of Use B. 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. NOTE: Gross floor area does not include floor area of garages or utilities areas.
b. **LAND COVERAGE BY BUILDINGS AND IMPERVIOUS SURFACES**

<table>
<thead>
<tr>
<th>Description</th>
<th>Square Feet</th>
<th>% of Site Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum area of building coverage (including garage(s) and all other accessory structures)</td>
<td>13,400</td>
<td>71</td>
</tr>
<tr>
<td>Maximum area of drives and parking</td>
<td>5,392</td>
<td>29</td>
</tr>
<tr>
<td>Maximum area of other impervious surfaces</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>MAXIMUM TOTAL OF BUILDING AND IMPERVIOUS SURFACES</strong></td>
<td>18,792</td>
<td>100</td>
</tr>
</tbody>
</table>

*The land coverage by buildings and impervious surfaces as set out in the table above is subject to change upon Use B redevelopment of any or all of the subject property.*

c. **LANDSCAPED AND/OR PERMEABLE AREAS**

<table>
<thead>
<tr>
<th>Description</th>
<th>Square Feet</th>
<th>% of Site Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum area of live or organic landscaped lot coverage</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Approximate area of non-live material coverage (graveled or other areas with permeable surfaces)</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>MINIMUM TOTAL OF LANDSCAPED AND/OR PERMEABLE AREAS</strong></td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

* The landscaped and/or permeable areas as set out in the table above, are subject to change upon Use B redevelopment of any or all of the subject property.*

d. **PROJECT AREA TOTALS (totals of “b” and “c” above)**

<table>
<thead>
<tr>
<th>Description</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building and impervious surfaces:</td>
<td>18,792</td>
</tr>
<tr>
<td>Landscaped and/or permeable areas:</td>
<td>0</td>
</tr>
<tr>
<td><strong>TOTAL SITE AREA: (This area must equal the site area listed on page 1)</strong></td>
<td>18,792</td>
</tr>
</tbody>
</table>

* The area totals set out in the table above, are subject to change upon Use B redevelopment of any or all of the subject property.*
e. SETBACKS

The minimum setbacks for buildings are shown on the District Plan. A building envelope may be used to graphically depict the minimum setbacks required.

North: 0 feet  Front: ____ feet
South: 0 feet OR Rear: ____ feet
East: 0 feet Side: ____ feet
West: 0 feet

The minimum spacing between buildings shall be N/A feet.

Permitted encroachments into the minimum setbacks for buildings shall conform to Section 59 – N/A of the N/A zone district.

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 TBD stories which shall not exceed a total of 200 feet and shall be subject to the limitations of section 59-207(c).

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.

NOTE: The current structure is 2 stories.

Rooftop features (such as solar collectors, antennas, chimneys, flues, vents and air conditioning equipment) may exceed the maximum height of structures by 35 feet.

Bulk plane restrictions ☐ shall ☒ 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 13 off-street parking spaces for Use A, subject to Article VI, Off Street Parking for Use B. 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.
Manufacture of malt beverage, and wines, brandy, & brandy spirits, and distilled & blended liquors
Use A

Shall comply with Article VI, Off-Street Parking
Use B

Use C

Use D

NUMBER OF OFF-STREET PARKING SPACES PER DWELLING UNIT:

MINIMUM NUMBER OF OFF-STREET PARKING SPACES FOR PERSONS WITH DISABILITIES: 1.

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

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

☐ PARKING SPACE

Universal space dimensions 8.5 by 19
Compact space dimensions 7.5 by 19
Large space dimensions
Ratio of compact spaces to large spaces

☐ DRIVING AISLES

Aisle widths 23 feet
Angle of stalls 90 degrees

Will this project contain parking for bicycles? Yes ☐ No ☒ 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: N/A.

*NOTE: Any future development other than Use A shall abide by section 59-599 for the provision of Off-Street Loading.

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 ☒ No Does the site contain wetland areas? ☐ Yes ☒ 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: N/A.

*NOTE: No recorded easements.

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. Future redevelopment will meet landscaping and buffering streetscape standards.

NUMBER OF EXISTING TREES: 2 existing trees on the public right of way.
MINIMUM NUMBER OF TREES TO BE PLANTED:

On private property: 0.

On public right of way or in tree lawns: 0.

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): 6 ft.
    Deciduous (caliper): 2 in.
    Ornamental (caliper): 1.5 in.

MINIMUM % OF EVERGREEN OR CONIFEROUS TREES: N/A.

MINIMUM NUMBER OF SHRUBS TO BE PLANTED ON PRIVATE PROPERTY: N/A.

MINIMUM SIZE OF CONTAINER AND HEIGHT AND/OR SPREAD REQUIREMENTS FOR PLANTED SHRUBS: N/A.

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

* Note: Future redevelopment for Use B will comply with parking lot landscaping requirements.

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 6 feet and a maximum of 8 feet (Existing fence).

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 6 feet and a maximum of 16 feet (Existing 16 foot fence as shown on District Plan).
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(a)(11), Overheight Fences and Walls.

Will earthen berms or mounds be installed? Yes □ No ☒ 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 ☒ 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.

*Not applicable to this PUD application.*

o. **EXTERNAL EFFECTS**

Vibration, heat, glare, radiation and fumes shall be regulated by Section 59-206 of the B-8-A zone district.

Reflective glass **may not** be used.

Every use, unless expressly exempted, shall be operated within a completely enclosed structure. ☒ Yes □ No

*
p. NATURAL TERRAIN

The existing grade of the site will not be altered.

q. UTILITIES

Describe where the utilities (public and private) serving the property are located
Water underground in 22nd Street, gas underground in Arapahoe Street, and sewer
underground, electrical and phone aboveground in the alley.

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 59-554 and 551. Sign regulations for the B-8-A zone district.

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 ☒ is ☐ is not permitted. If permitted, what products and/or materials are allowed? Products and/or materials customary in the manufacture of malt beverage, and wines, brandy & brandy spirits, and distilled & blended liquors, such as, but not limited to, empty pallets, empty kegs etc.

Fences for outdoor storage areas shall be provided. Said fences are open and shall be a minimum of 6 feet and a maximum of 8 feet in height (Existing fence).

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 6 feet and a maximum of 8 feet in height (Existing fence).

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

* 

f. 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?): Broadway St. and Lawrence St.

* 

u. SCHOOLS

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

Home occupations are not permitted. If so permitted, home occupations shall conform to Section 59-N/A of the N/A zone district.

w. **USES BY TEMPORARY PERMIT**

Uses by temporary permit are regulated by Section 59-86 of the B-8-A zone district.

x. **ACCESSORY USES**

Accessory uses are regulated by Section 59-87 of the B-8-A 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: uses currently allowed under existing P.U.D 350.

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
Anticipated completion date

**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.

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3. **WRITTEN STATEMENT**

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

a. The proposed P.U.D. and the market which it is intended to serve.

b. The proposed P.U.D. and its relationship to the Denver Comprehensive Plan. Where the applicant's objectives are not in substantial conformance with the Denver Comprehensive Plan, the applicant should discuss the changing conditions that justify approval of the proposed P.U.D. District. For help on this contact the Community Planning & Development Agency Office (720-865-2915).
c. How, the proposed P.U.D. District is to relate to the character of the surrounding neighborhood.

4. EXISTING CONDITIONS MAP

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

5. DISTRICT PLAN

The District Plan is attached following the Existing Conditions Map.

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.

Brian Dunn
Print or type Applicant’s Name(s)

Applicant’s Signature(s)
**PUD SUMMARY SHEET**

**Application #** 4767  
**Address/Location** 2201 Arapahoe Street  
**Total Land Area** 18,792 square feet

<table>
<thead>
<tr>
<th>Permitted Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Use A</strong></td>
</tr>
<tr>
<td><strong>Use B</strong></td>
</tr>
<tr>
<td><strong>Use C</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Proposed Uses</th>
<th><strong>Use A</strong></th>
<th><strong>Use B</strong></th>
<th><strong>Use C</strong></th>
<th><strong>Total</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Maximum Gross Floor Area (sq. ft.)</strong></td>
<td>15,800 (existing)</td>
<td>TBD</td>
<td>15,800 (existing)</td>
<td></td>
</tr>
<tr>
<td><strong>Floor Area Ratio (nonresidential uses)</strong></td>
<td>.841:1</td>
<td>TBD</td>
<td>.841:1</td>
<td></td>
</tr>
<tr>
<td><strong>Maximum Number of Dwelling Units</strong></td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td><strong>Density (dwelling units per acre)</strong></td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td><strong>Land Coverage</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Buildings:</strong></td>
<td>13,400</td>
<td>TBD</td>
<td>13,400</td>
<td></td>
</tr>
<tr>
<td><strong>Drives and Parking:</strong></td>
<td>5,392</td>
<td>TBD</td>
<td>5,392</td>
<td></td>
</tr>
<tr>
<td><strong>Other:</strong></td>
<td>0</td>
<td>TBD</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td><strong>Parking</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Number of Spaces</strong></td>
<td>13</td>
<td>TBD</td>
<td>13</td>
<td></td>
</tr>
<tr>
<td><strong>Ratios (spaces: gross floor area):</strong></td>
<td>1:1,215</td>
<td>TBD</td>
<td>1:1,215</td>
<td></td>
</tr>
<tr>
<td><strong>Landscaping</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Area of Live Landscaping (sq. ft.):</strong></td>
<td>0</td>
<td>TBD</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td><strong>Area of Non-Live Landscaping (sq.ft.):</strong></td>
<td>0</td>
<td>TBD</td>
<td>0</td>
<td></td>
</tr>
</tbody>
</table>

| Building Setbacks | North | Feet | Front | feet | South | Feet | Rear | feet | East | Feet | Side | feet | West | Feet |
|-------------------|-------|------|-------|------|-------|------|------|------|------|------|------|------|------|

<table>
<thead>
<tr>
<th>Parkway Setbacks</th>
<th>Buildings</th>
<th>N/A</th>
<th>Feet</th>
<th>Signs</th>
<th>N/A</th>
<th>feet</th>
</tr>
</thead>
</table>

**Required Separation Between Buildings:** N/A feet

**Maximum Building Height**  
**Stories**: TBD  
**Feet**: 200 (future uses)

**NOTE:** FOR COMPLETE PUD REQUIREMENTS, REFER TO APPLICATION # 4767
3.a. The proposed P.U.D. and the market it is intended to serve.

The proposed PUD is intended to serve the growing demand for Great Divide Brewing Company's beers. Colorado, and Denver in particular, is very well known for its craft-breweries. Colorado’s strong interest in craft-brewed beers translates to a much higher than the national average for craft-beer sales. An estimated 10% of total beer sales in Colorado are craft-brewed, compared to the national average of 3%.

3.b. The proposed P.U.D. and its relationship to the Denver Comprehensive Plan. Where the applicant's objectives are not in substantial conformance with the Denver Comprehensive Plan, the applicant should discuss the changing conditions that justify approval of the proposed P.U.D. District.

Predicated upon the changed and changing conditions of the area, this P.U.D. proposal is in substantial conformance with the Denver Comprehensive Plan. The changed conditions include the following:

- The undeserved restrictions of current zoning regulations which permit the manufacture of malt beverage, and wines, brandy & brandy spirits only in the I-2 zone.
- The undeserved restrictions of the current P.U.D. which permits the manufacture of malt beverage, and wines, brandy & brandy spirits in a maximum of 7,000 square feet.

The proposal is in conformance with the Comprehensive Plan in the following areas:

- Retaining existing businesses and relocating new business to relocate to the area.¹
- Redeveloping vacant and underutilized properties.¹
- Encouraging adaptive reuse and rehabilitation of existing buildings.¹
- Encouraging a mix of uses including: residential, arts, light manufacturing, offices, retail, entertainment etc.¹
- Encouraging measures, including rezoning, which will improve the productivity of business and employment areas. Improved neighborhoods, increased employment and increased property and sales tax revenues are the City's goals.¹
- Declining or deteriorated industrial areas should be rehabilitated or redeveloped to other uses.¹
- Development in the inner-city which will accommodate new technologies and industrial and business activities.¹
- To create permanent jobs and retain existing jobs for low and moderate income Denver residents.²
- To stimulate the redevelopment of under-utilized and deteriorated commercial and industrial property in Denver's federally designated Special Impact Area.²
• Supporting citywide plan for the rezoning proposal.  


2 Primary Goals of the Revolving Loan Fund (RLF) Program of the City and County of Denver, Mayor’s Office of Economic Development (MOED). (Great Divide Brewing Company has a MOED loan. The PUD location is within the Special Impact Area).

3 Blueprint Denver, 2002.

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

Great Divide Brewing Company has occupied the property for the past ten years and is a positive part of the diverse neighborhood. The business owners and residents of this area are very proud of their neighborhood and want to see it continue to improve. Great Divide will assist in helping the area stabilize by owning and occupying the building and by providing neighboring businesses with associated economic benefits. The adaptive reuse of a former dairy processing facility by Great Divide enhances the feel and public’s view of the diverse neighborhood.
Existing Conditions Map

Project Address:
2201 Arapahoe Street
Denver, Colorado

December 14, 2004

1" = 200'

P.U.D. Application Number 4767
The Zoning Ordinance requires that applicants for rezoning provide current and complete ownership information to fulfill consent and notification requirements. If the property has multiple owners, a separate sheet must be completed for each individual owner or entity. Documentation of ownership interest, including but not limited to: copies of deeds, powers of attorney, and or corporate and partnership registrations with the Secretary of State may be required to verify ownership.

Application Number 4767 Property Address 2201 Arapahoe Street, Denver CO, 80205

Owner's Name 2201 Arapahoe LLC

Owner's Address 2201 Arapahoe Street, Denver CO, 80205

Note: If the application is for rezoning to B-2, B-3, R-X or PUD and the applicant is not the property owner, this form must be accompanied by a power of attorney statement from the property owner.

Indicate as accurately as possible the form of interest in the property, and the amount held by the individual or entity listed as "owner" above.

☐ Fee title owner (has a deed of ownership) ☐ all
☐ a portion _________ %

☐ Contract holder
☐ all
☐ a portion _________ %

☐ Holder of a security interest
☐ all
☐ a portion _________ %

List the names and addresses of all holders of deeds of trusts for the property, if any, and indicate which holders of deeds of trust are represented by the applicant in the space below.

2201 Arapahoe LLC

This is to certify that the owner or owners shown above in fact own all or a portion of the land and/or structures affected by this application.

Signature of applicant Date 2.1.05