

**Planned Unit Development Residential District (PUD-R)
Stocke-Walter Neighborhood**

A. General Location of the District:

The area is generally bounded by Grandview Avenue on the South, Wadsworth Bypass on the West, Ralston Road on the North, and the addresses of 6708 Ralston Road and 6701 Grandview on the East (including said addresses).

B. Intent:

The intent of the Planned Unit Development - Residential (PUD-R) District is to preserve the general character of the Stocke-Walter neighborhood. The area zoned R-SL Residential Small Lot District and R-I One and Two Family Residence District is a residential neighborhood of small and large single-family dwellings, and two-family dwellings (duplexes). The Stocke-Walter PUD-R rezoning is intended to retain the character of the neighborhood and provide applicable development regulations that allow for new construction to occur that is compatible with the neighborhood.

The Stocke-Walter PUD-R zoning district will allow for the continuation of existing single family homes and legally established two-family dwellings (duplexes). The PUD-R standards shall apply to all newly created single family homes and lots and all redevelopment and reconstruction of existing residential homes and legally established duplexes.

The standards are intended to protect the integrity of the neighborhood as follows:

- Assure that lots are compatible in size and setbacks that are currently allowed in the R-I and R-SL zoning districts.
- Prohibit future construction of new two-family duplex units in this predominantly single family neighborhood.
- Prohibit future subdivision of flag lots (lots that do not meet the minimum frontage requirements and where access to the street is by a narrow private drive). Flag lots impact the character of the existing neighborhood streetscape and lots.

C. Development Standards:

Allowed Uses:

Single-family residential homes.

Existing two-family dwellings (duplexes). Duplexes that were legally approved under the R-I zoning district prior to the adoption of the Stocke-Walter PUD-R district are allowed and shall be considered legal conforming uses and structures. Legally established duplexes shall continue to be an allowed use should these duplexes be rebuilt or reconstructed. Legally established duplexes can be reconstructed and built to its original footprint or meet the Stocke-Walter PUD-R development standards for duplexes.

Group Homes. Group living homes for the elderly, developmentally disabled persons, and for the mentally ill are permitted and shall meet the requirements of the Arvada LDC.

D. Conditional Uses:

Bed and Breakfast Establishments and Day Care Centers are permitted subject to a conditional use permit approval and shall follow the procedures and requirements of the Arvada LDC.

E. Lots of Record:

Upon the effective date of this rezoning, lots of record that were legally established, but which may no longer comply with the dimensional standards that apply within the zoning district in which the lots are located are considered legal conforming lots for the purpose of the Stocke-Walter PUD-R zoning.

F. Dimensional Requirements:

All primary structures on all lots shall comply with the intensity, lot area, lot frontage, lot coverage, setback and height requirements set forth in the table below.

*Small Lots Single Family (see map for area)	
Minimum Lot Size	4,500 s.f.
Minimum Lot Frontage	45' / 65' corner lot
Maximum Height of Principal and Accessory Structure	35'
Minimum Setbacks	
Front setback	18'
Side setback	5'
Rear setback	10'
Maximum Lot Coverage	40%
Single Family	
Minimum Lot Size	6,000 s.f.
Minimum Lot Frontage	60' / 75' corner
Maximum Height of Principal and Accessory Structure	35'
Minimum Setbacks	
Front setback	18'
Side setback	5'
Rear setback	10'
Maximum Lot Coverage	40%

Legally Established Duplex Units	
Minimum Lot Size	9,000 s.f.
Minimum Lot Frontage	75' / 85' corner
Maximum Height of Principal and Accessory Structure	35'
Minimum Setbacks	
Front setback	25'
Side setback	10'
Rear setback	10'
Maximum Lot Coverage	30%

G. Accessory Uses and Structures:

Accessory uses and structures for residential units shall meet applicable standards and requirements as defined in the Arvada LDC.

H. No Flag Lots:

No future subdivision of a lot shall be allowed unless the resulting lot meets the required lot width at the street right of way line.

I. Existing Structures - Damaged or Destroyed:

In the event that an existing structure with an allowed use under the R-I or R-SL zoning districts is damaged or destroyed, by any means, such structure may be built to its original building footprint or meet the applicable development standards. If such structure is expanded beyond the original building footprint, the structure must meet the dimensional standards established in the Stocke-Walter PUD-R zoning district. If the property owner chooses to rebuild the structure to its original footprint, the property owner shall submit to the City an improvement location certificate (ILC) or other acceptable documentation of the property indicating the location of the existing building before it was damaged or destroyed.

J. Non-conforming Uses:

An existing use that is not an allowed use under the R-I or R-SL zoning districts shall be deemed a non-conforming use in the Stocke-Walter PUD-R district. For example, two primary structures on one lot, a triplex, or a multi-family building are not allowed uses in the R-I or R-SL zoning districts. A non-conforming use cannot be enlarged, extended, constructed, reconstructed, or structurally altered except to change the use of a structure to a use permitted under the Stocke-Walter PUD-R zoning district. In the event that the structure is damaged or destroyed, by any means, such structure may be built to its original building footprint and the use shall conform to an allowed use in the Stocke-Walter PUD-R zoning district.

Legal Description:

A parcel situated in the Southeast One-Quarter of the Southeast One-Quarter (SE¼, SE¼) of Section 11 and the Southwest One-Quarter of the Southwest One-Quarter (SW¼, SW¼) of Section 12, Township 3 South, Range 69 West, of the Sixth Principal Meridian, in the City of Arvada, County of Jefferson, State of Colorado, more particularly described as follows:

- 1) All of said SW¼, SW¼ of Section 12 lying north of the centerline of the Burlington Northern-Santa Fe (BNSF) Railroad right-of-way and west of the following described line: Beginning at a point on the north line of said SW¼, SW¼ of Section 12, said point being 881 feet west of the northeast corner of said SW¼, SW¼; thence south at a right angle from said north line to a point on the centerline of said BNSF Railroad right-of-way, EXCEPT any portion thereof lying within those parcels described at Reception Nos. 91060219, F1624118, and 2007069655, of the Jefferson County records. Also, EXCEPTING any portion thereof lying within the following described tract: Beginning at a point on the north line of said SW¼, SW¼ of Section 12, said point being 881 feet west of the northeast corner of said SW¼, SW¼; thence south, at a right angle from said north line, 271.2 feet; thence west along the southerly line of that parcel described at Reception No. F0511747, of the Jefferson County records, 96.4 feet to a point on the easterly line of that parcel described at Reception No. F0784781, of the Jefferson County records; thence south along said easterly line, 5.2 feet to the southeast corner of said parcel described at Reception No. F0784781; thence west along the southerly line of said parcel described at Reception No. F0784781 and said southerly line extended west, 92.0 feet to a point on the easterly line of that parcel described at Reception No. 2006052717, of the Jefferson County records; thence south along said easterly line, 4.6 feet to the southeast corner of said parcel described at Reception No. 2006052717; thence west along the southerly line of those parcels described at Reception Nos. 2006052717 and F1629776, of the Jefferson County records, 163.4 feet to the southwest corner of that parcel described at Reception No. F1629776; thence north along the west line of said parcel described at Reception No. F1629776, a distance of 281 feet to a point on the north line of said SW¼, SW¼ of Section 12; thence east along said north line, 351.8 feet to the Point of Beginning;
- 2) All of said SE¼, SE¼ of Section 11 lying north of the centerline of the Burlington Northern-Santa Fe Railroad right-of-way, EXCEPT the west 306 feet thereof;
- 3) The north 577 feet of the east 102 feet of the west 306 feet of said SE¼, SE¼ of Section 11;
- 4) The south 250 feet of the north 525 feet of the east 154 feet of the west 204 feet of said SE¼, SE¼ of Section 11.

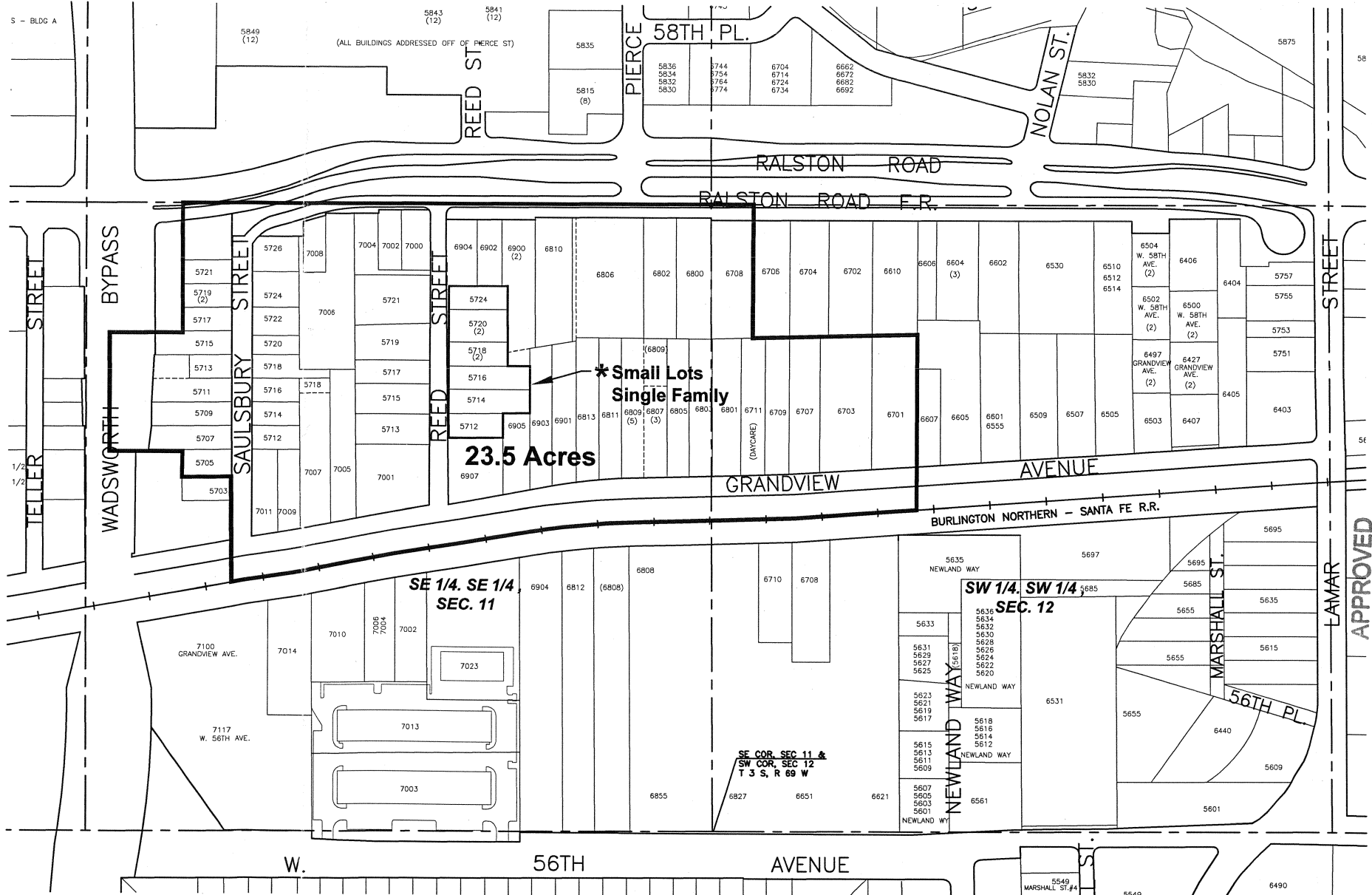
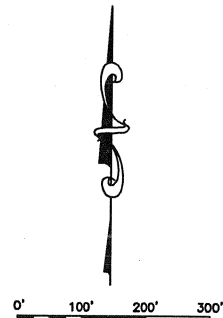
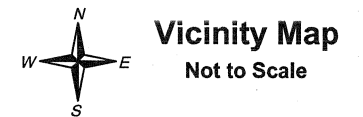
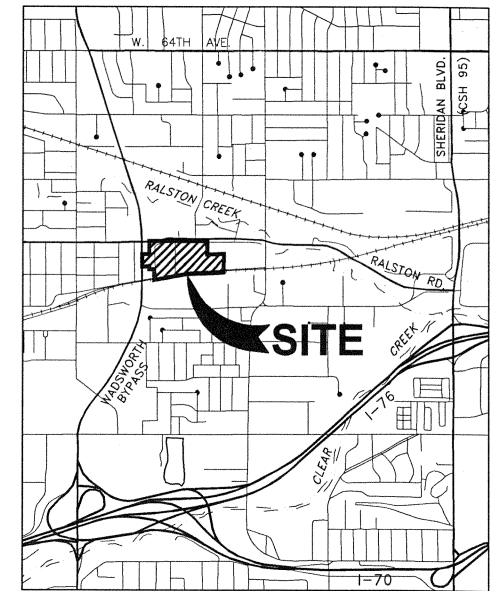
The above-described parcel contains 23.5 acres, more or less.

Stocke-Walter Preliminary Development Plan / Final Development Plan

PUD-R 2.5 du / acre

LOCATED IN SECTIONS 11 AND 12, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., CITY OF ARVADA, COUNTY OF JERFFERSON, STATE OF COLOARDO
23.5 ACRES

SHEET 1 OF 1



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