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# 4340-4350 S Monaco Street

Request: B-4 with Waivers and Conditions, UO-1 UO-2  
to PUD G-34

LUTI: 7/9/2024

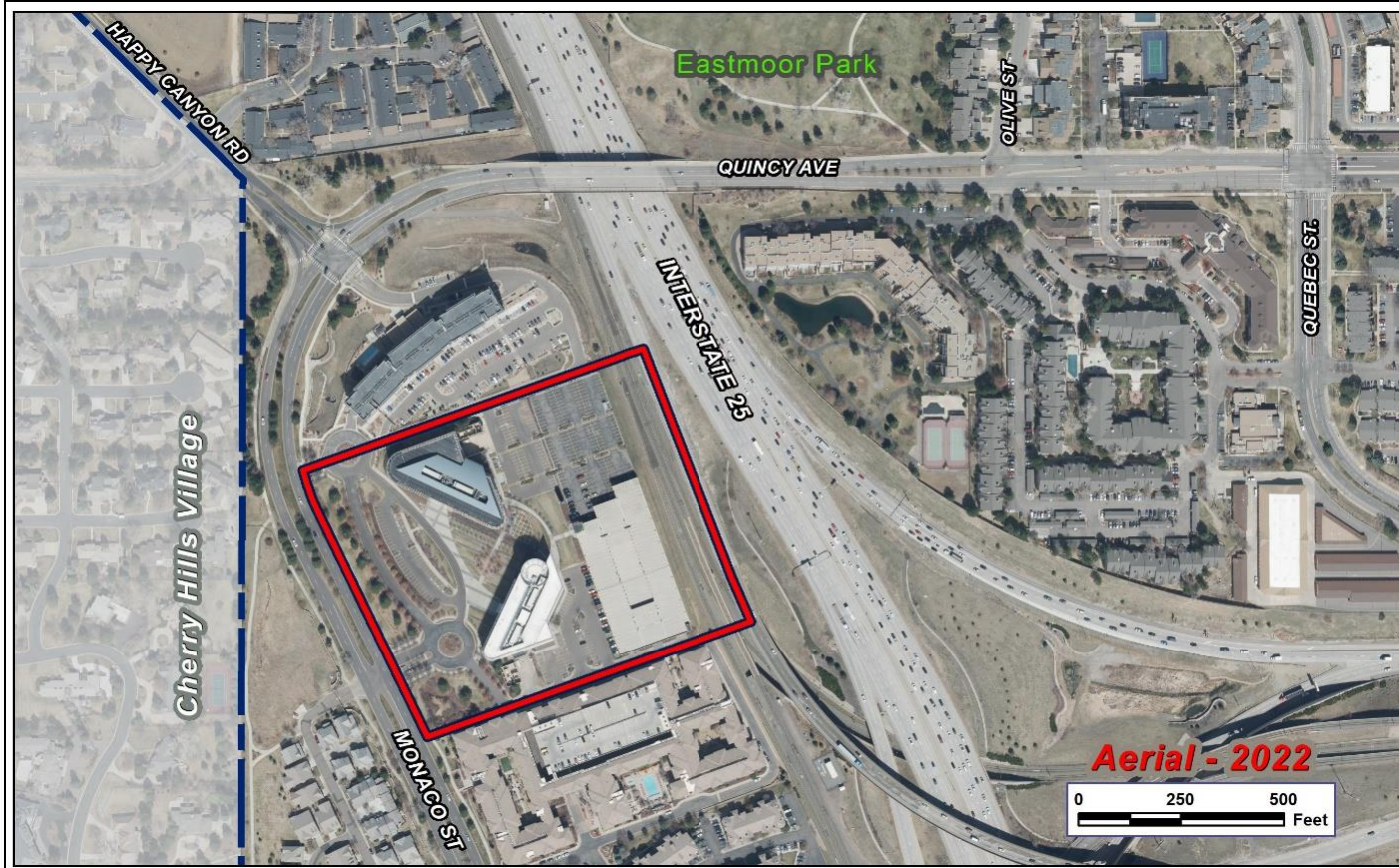
Case #: 2024i00027

# Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



# Location



- **AHRT Project**
- **Subject Property**
  - 548,613 square feet or 12.58 acres
- **Proposal**
  - Proposed PUD based on S-MX-5 and S-CC-5 to facilitate the reuse of an existing office buildings for affordable housing.

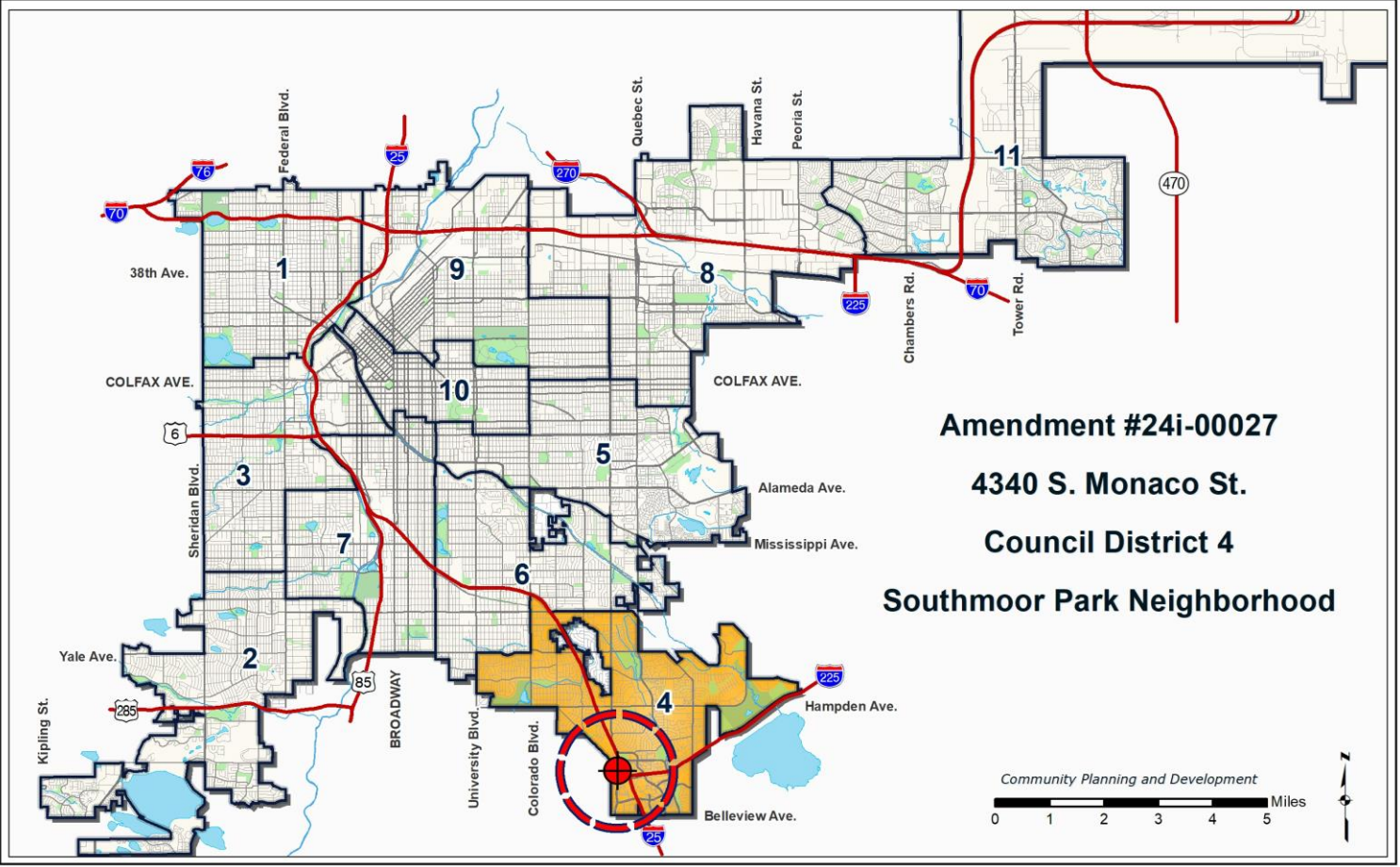
*Reminder: Approval of a rezoning is not approval of a proposed specific development project*

# Presentation Agenda

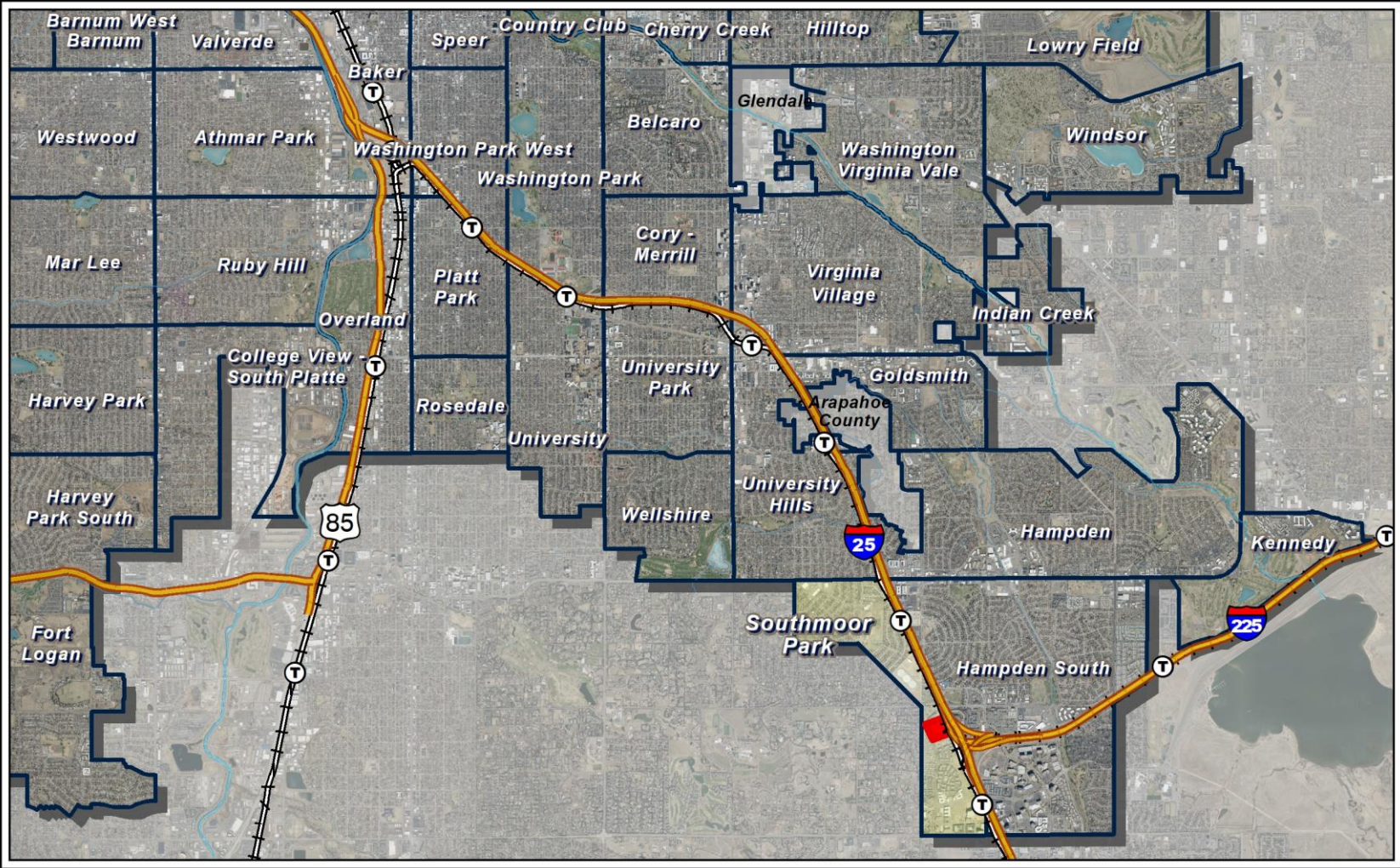
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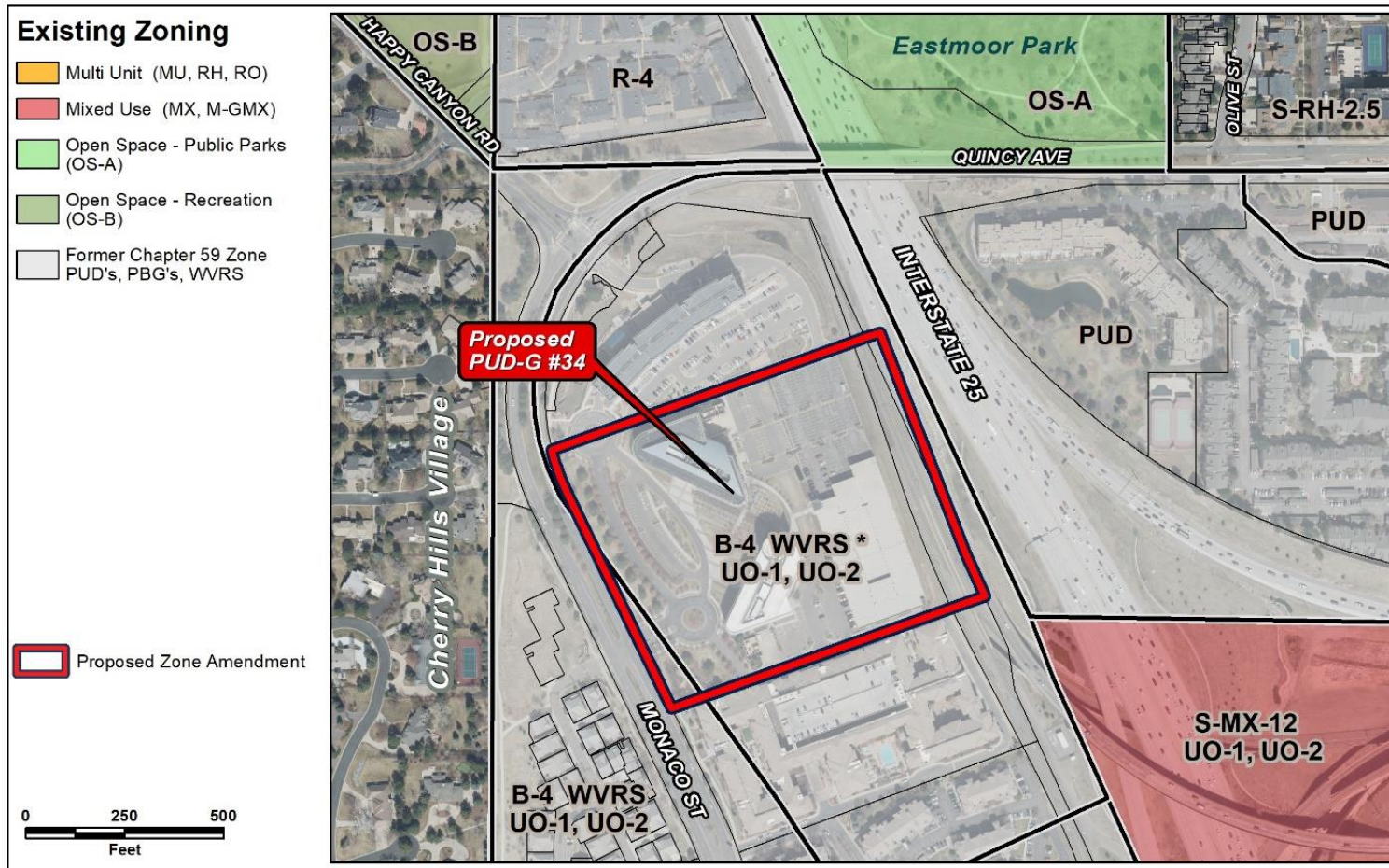
# Council District 4 – Councilmember Romero Campbell



# Statistical Neighborhood – Southmoor Park



# Existing Zoning



- **Current Zoning:**  
B-4 Waivers/Conditions UO-1 and UO-2
- **Surrounding Zoning:**
  - S-MX-12
  - PUD
  - B-4 Waivers/Conditions UO-1 and UO-2

# Existing Zoning

- Current Zoning: B-4 Waivers/Conditions UO-1 and UO-2
- B-4 is a Former Chapter 59 zone district intended for “commercial uses adjacent to arterial streets.”
- Waivers and Conditions:
  1. Does not allow Adult Uses
  2. Limits the amount of residential uses/square footage
- Remove UO-1 and UO-2



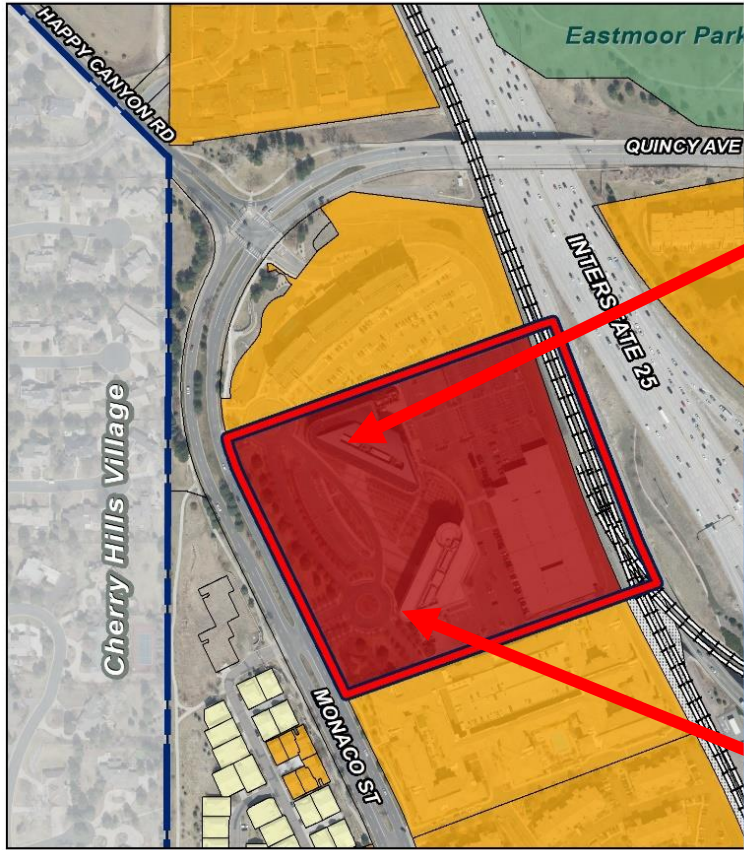
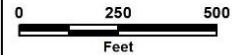
# Existing Context



## Existing Land Use

- Single-unit Residential
- Multi-unit Residential
- Office
- Entertainment/Cultural
- Mixed-use
- Park/Open Space
- Parking
- Vacant

Proposed Zone Amendment



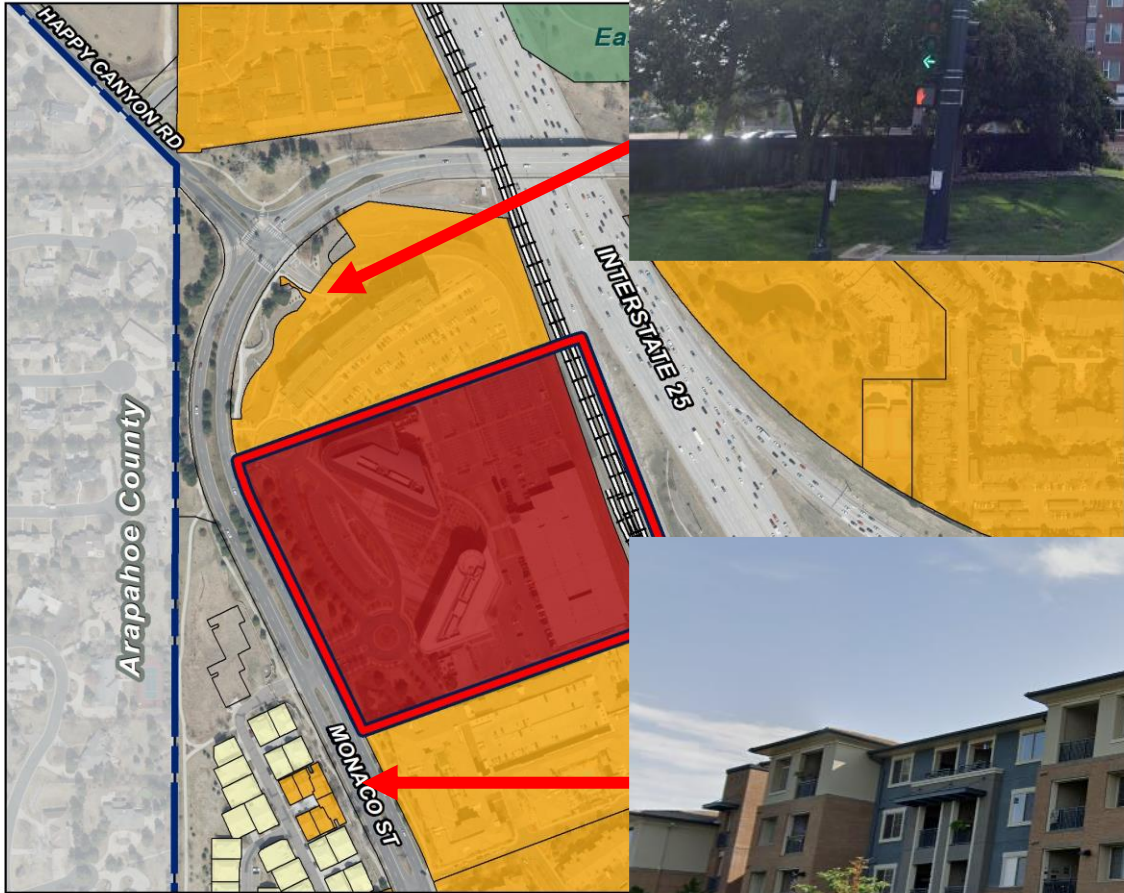
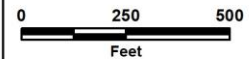
# Existing Context



## Existing Land Use

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Proposed Zone Amendment

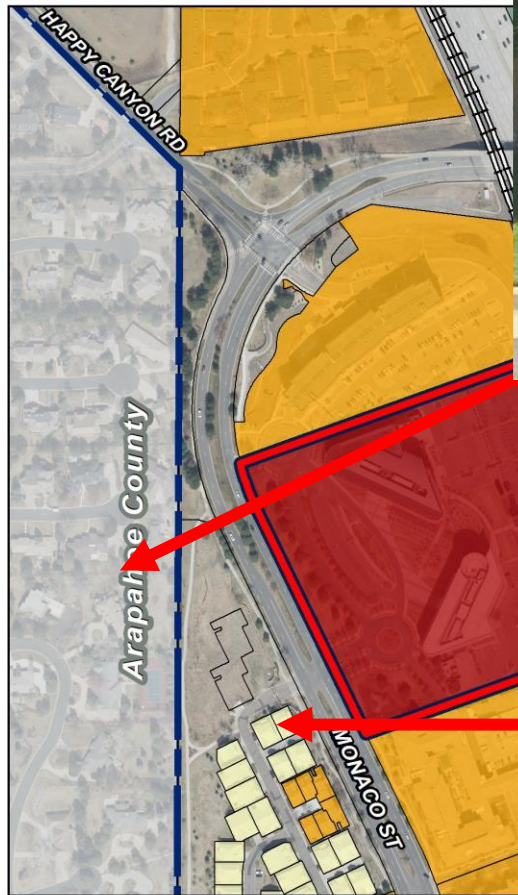
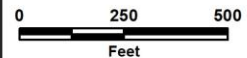


# Existing Context

## Existing Land Use

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Proposed Zone Amendment



# Request: PUD-G 34

## Customized Standards

- Existing Structures based on S-CC-5
  - Flexibility in Height and Stories
  - Flexibility in interior setbacks
- New Construction based on S-MX-5

# Agenda

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# Process

- Informational Notice: 3/29/2024
- Planning Board Notice: 6/18/2024
- Planning Board Public Hearing: 7/3/2024
- **LUTI Committee: 7/9/24**
- City Council Public Hearing: 8/12/24

# Public Comments

- RNOs
  - Strong Denver and Inter-Neighborhood Cooperation (INC)
- Community Meeting on 4/24/24
- Four comments in Support
  - Former Council Member Kendra Black
- Three comments in Opposition
  - Mayors of Greenwood Village and Cherry Hills Village

# Planning Board

- Planning Board held a hearing on this item on May 1<sup>st</sup>
- The board voted unanimously to recommend approval of the rezoning
- The board highlighted the need for conversion of office for affordable housing



# Planning Board 7/3/24

- The board voted unanimously to recommend approval of the rezoning
- Six individuals spoke in opposition (including Mayor Katy Brown, Councilmember Dan Sheldon, Community Development Directors of Greenwood Village and Cherry Hills Village)
- Deliberation: Meets the criteria, AMI levels, affordable housing needed in the area, etc.

# Presentation Agenda

- Request
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# Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans or the proposed rezoning is necessary to for a community need not anticipated by plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Denver Zoning Code Review Criteria

## 1. Consistency with Adopted Plans or Community Need

- *Comprehensive Plan 2040*
- *Blueprint Denver*
- *HOST Five-Year Strategic Plan (2021)*

## 2. Uniformity of District Regulations

## 3. Further Public Health, Safety and Welfare

## 4. Justifying Circumstances

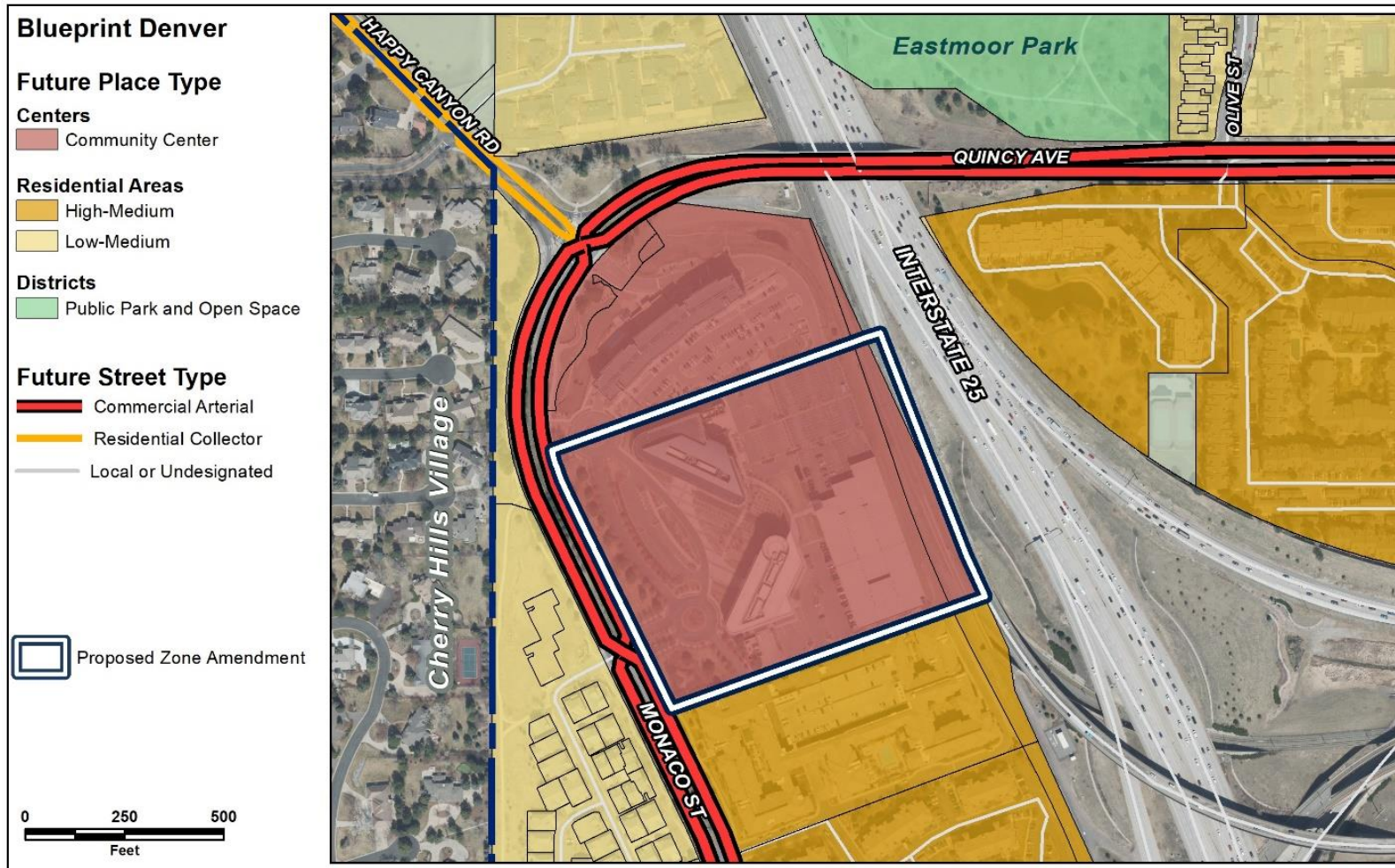
## 5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Blueprint Denver 2019



- Suburban (S-) Neighborhood Context
  - Commercial development is focused along main corridors and centers bordering residential areas.

# Blueprint Denver 2019



## Community Center Future Place Type

- Provides some mix of office, commercial and residential uses. Heights are generally up to 5 stories.

## Future Street Type

- Commercial- Arterial

# Blueprint Denver 2019

- **Land Use & Built Form:** General Policy 6: *Increase the development of affordable housing and mixed-income housing, particularly in areas near transit, services and amenities*
- **Land Use & Built Form:** Design Quality and Preservation Policy 6: *Incentivize the preservation of structures and features that contribute to the established character of an area, even if they are not designated as landmarks or historic districts*

# Blueprint Denver 2019

- Custom Zoning
  - “Limit the use of site-specific, customized zoning tools—such as Planned Unit Developments (PUDs) and waivers/conditions—to unique and extraordinary circumstances. Custom zoning tools are most effective when a standard zone district does not exist to implement the adopted plans for an area” (p. 73).



# *HOST Five-Year Strategic Plan*

- Goal 1: Expand access to affordable housing opportunities (P.31)
- Land acquisition and preservation Strategy: Pursue strategic acquisition of hotels and/or commercial properties for conversion/redevelopment into affordable housing (P.32).

# Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
  - Former Chapter 59 zoning
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# PUD Review Criteria

- A. The PUD District is consistent with the intent and purpose of such districts stated in Article 9, Division 9.6 (Planned Unit Development) of the Zoning Code;
- B. The PUD District and the PUD District Plan comply with all applicable standards and criteria stated in Division 9.6;
- C. The development proposed on the subject property is not feasible under any other zone districts, and would require an unreasonable number of variances or waivers and conditions;
- D. The PUD District and the PUD District Plan establish permitted uses that are compatible with existing land uses adjacent to the subject property; and
- E. The PUD District and the PUD District Plan establish permitted building forms that are compatible with adjacent existing building forms, or which are made compatible through appropriate transitions at the boundaries of the PUD District Plan

# CPD Recommendation

CPD recommends **approval**, based on finding that all review criteria have been met:

## Standard Rezoning Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

## PUD-Specific Rezoning Criteria

- A. The PUD is consistent with the intent and purpose of PUDs;
- B. The PUD complies with all applicable standards and criteria for PUDs;
- C. The development proposed on the subject property is not feasible under any other zone districts, and would require an unreasonable number of variances or waivers and conditions;
- D. The PUD establishes permitted uses that are compatible with existing land uses adjacent to the subject property; and
- E. The PUD establishes permitted building forms that are compatible with adjacent existing building forms.