

***Evaluation of potential impacts of a
Rezoning application***

Located at 4201 E. Arkansas Avenue

***Applying Adopted Plans and
policies set forth in the
Denver Zoning Code.***

Assessment

Timothy Carl

Resident, Virginia
Village Neighborhood

December 3, 2018

OFFICIAL ZONING MAP AMENDMENT

BILL FOR ORDINANCE
18-1075

VIRGINIA
VILLAGE

Ellis Elementary School



DENVER
THE MILE HIGH CITY

Recommendation to Council



DENY

The proposal as presented



TABLE

Allowing additional standards to support transitional criteria



CONTINUE

Set specific criteria for Staff, Developer and Community members to resolve



December 3, 2018



Council's Discretionary Decision-making Ability

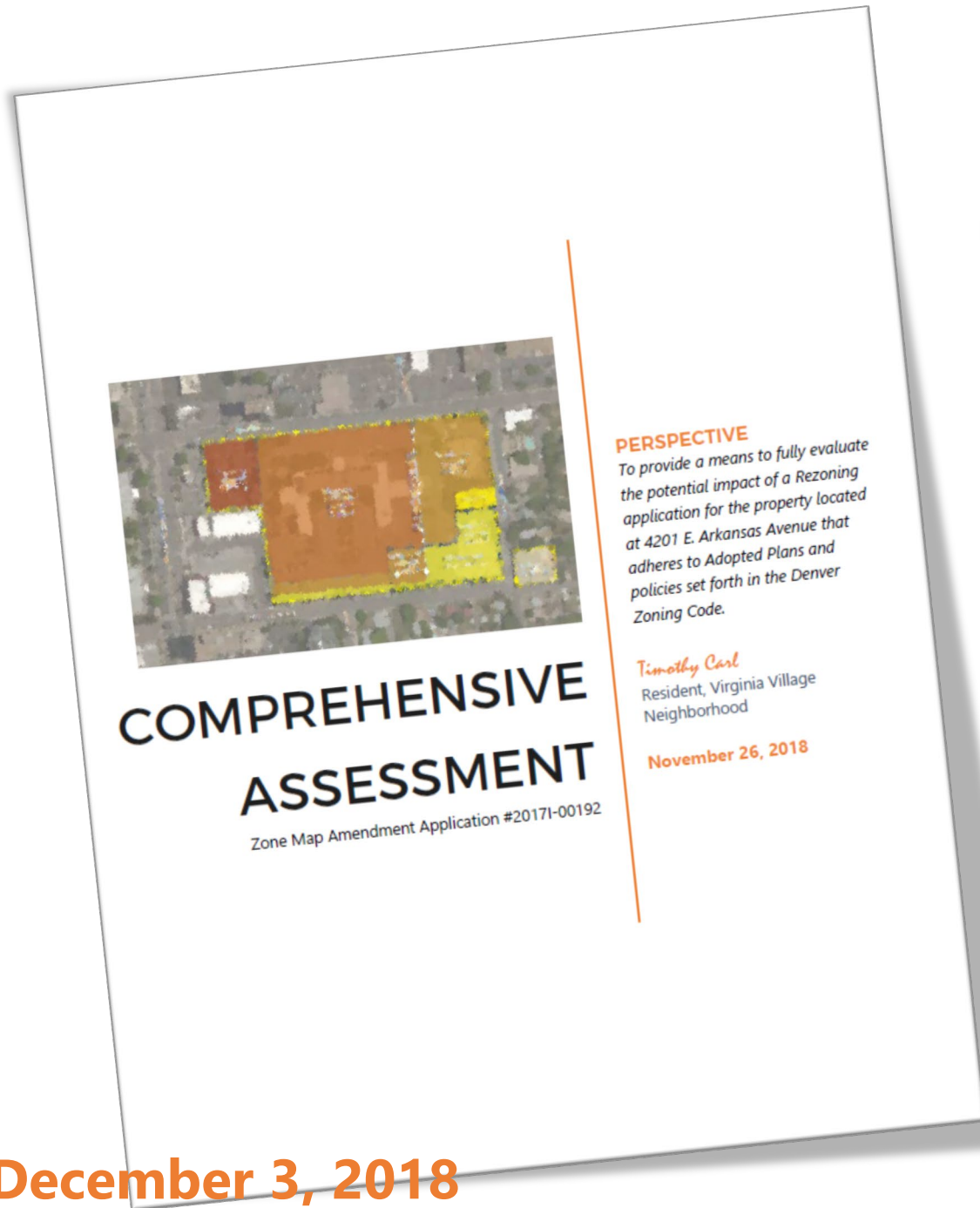
DENVER
THE MILE HIGH CITY



- ✘ Does not comply with the Adopted Plans – Comprehensive Plan 2000 and Blueprint Denver
- ⚠ Does not allow appropriate transitional uses with appropriate setbacks and applicable standards in Uniformity of District Regulations and Restrictions
- ✘ Does not advance public health, safety and general welfare
- ✘ Does not comply with standards under 12.4.10.8. (A). – Justifying Circumstances
- ✘ Is not consistent with the applicable neighborhood context

December 3, 2018

Evaluation Criteria



Plan 2000 sets forth ten (10) components for consideration when evaluating proposed land use changes; Six are applicable and none demonstrate compliance with Plan Strategies



Blueprint Denver has not been applied correctly for this property; this obliterates the intent behind Areas of Stability, which comprises much of the property



Fails to justify consideration for use of a General Development Plan or, more effectively, the application of a PUD Zone District



Irrevocably changes the character of the area, specific to the existing low-density, single-story residential neighborhood; adds an unknown and yet significant number of traffic trips

December 3, 2018

Timothy Carl

Resident, Virginia Village
Neighborhood



Overall Niche Grade

Virginia Village
Neighborhood

December 3, 2018

The Importance of Community



Publicly accessible data sources
gathered and reviewed

Statistical techniques to compare,
normalize and evaluate data



Utilize feedback and insights from
real people to assess components

Grades fairly and consistently
reflect what neighborhoods are
like in the area

B- Public Schools	C+ Crime & Safety
C- Housing	A+ Nightlife
B Good for Families	A Diversity
B+ Jobs	B+ Weather
C- Cost of Living	A+ Health & Fitness
A Outdoor Activities	A Commute

Timothy Carl

Resident, Virginia Village
Neighborhood



COUNCIL MEMBER KASHMANN

"Worsening traffic is a concern."

"The site has real potential to worsen the "gridlock" on Colorado"

"We do know there's going to be commercial, residential and retail there, and it's going to be a lot of traffic coming off there that we're not used to."

- **Denverite** (Aug. 20, 2018)

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US!