



**DENVER**  
THE MILE HIGH CITY

# Rezoning 195 S Monaco Parkway

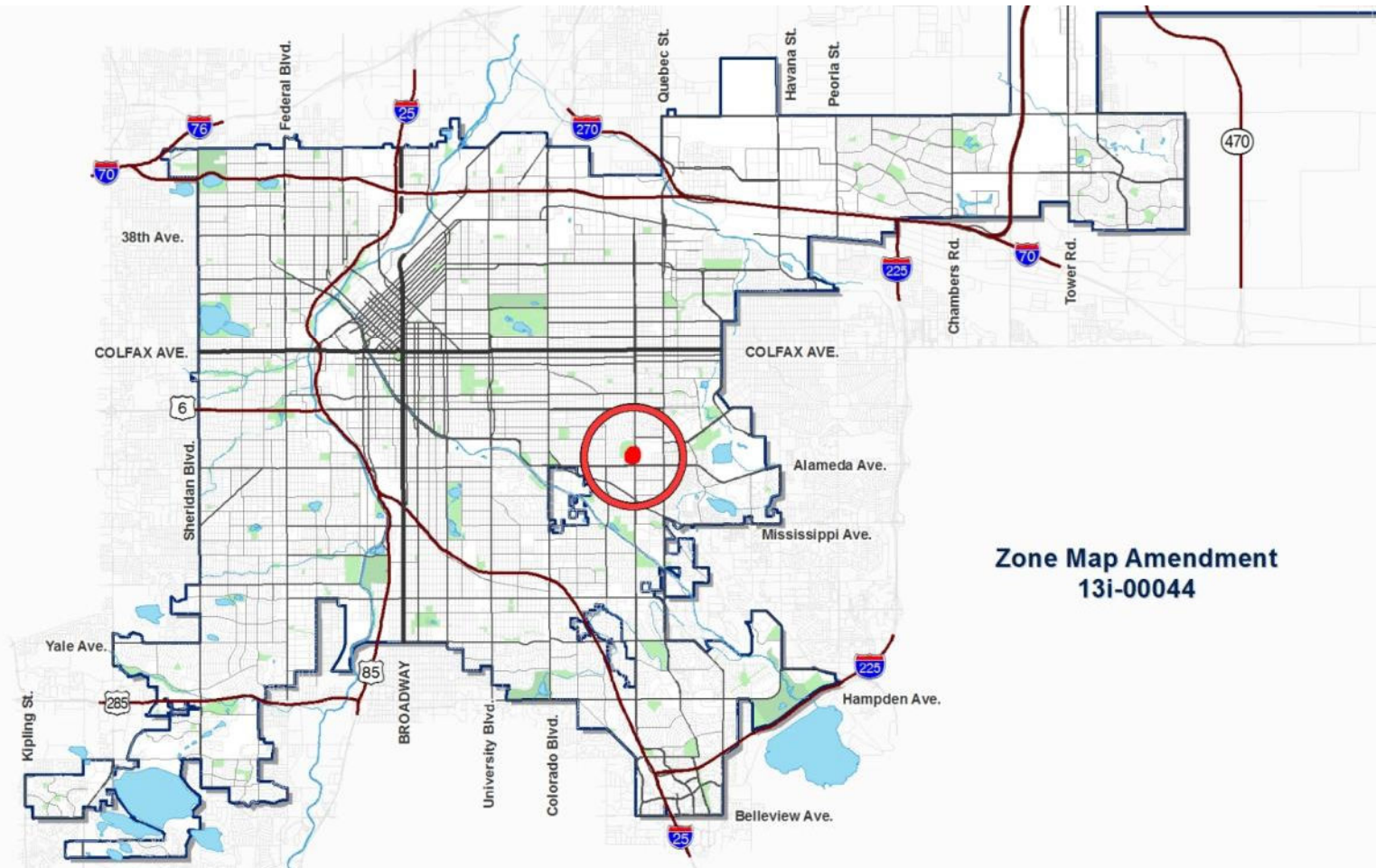
2013I-00044: from E-SU-DX to S-  
MU-3

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**DenverGov.org** | **311**

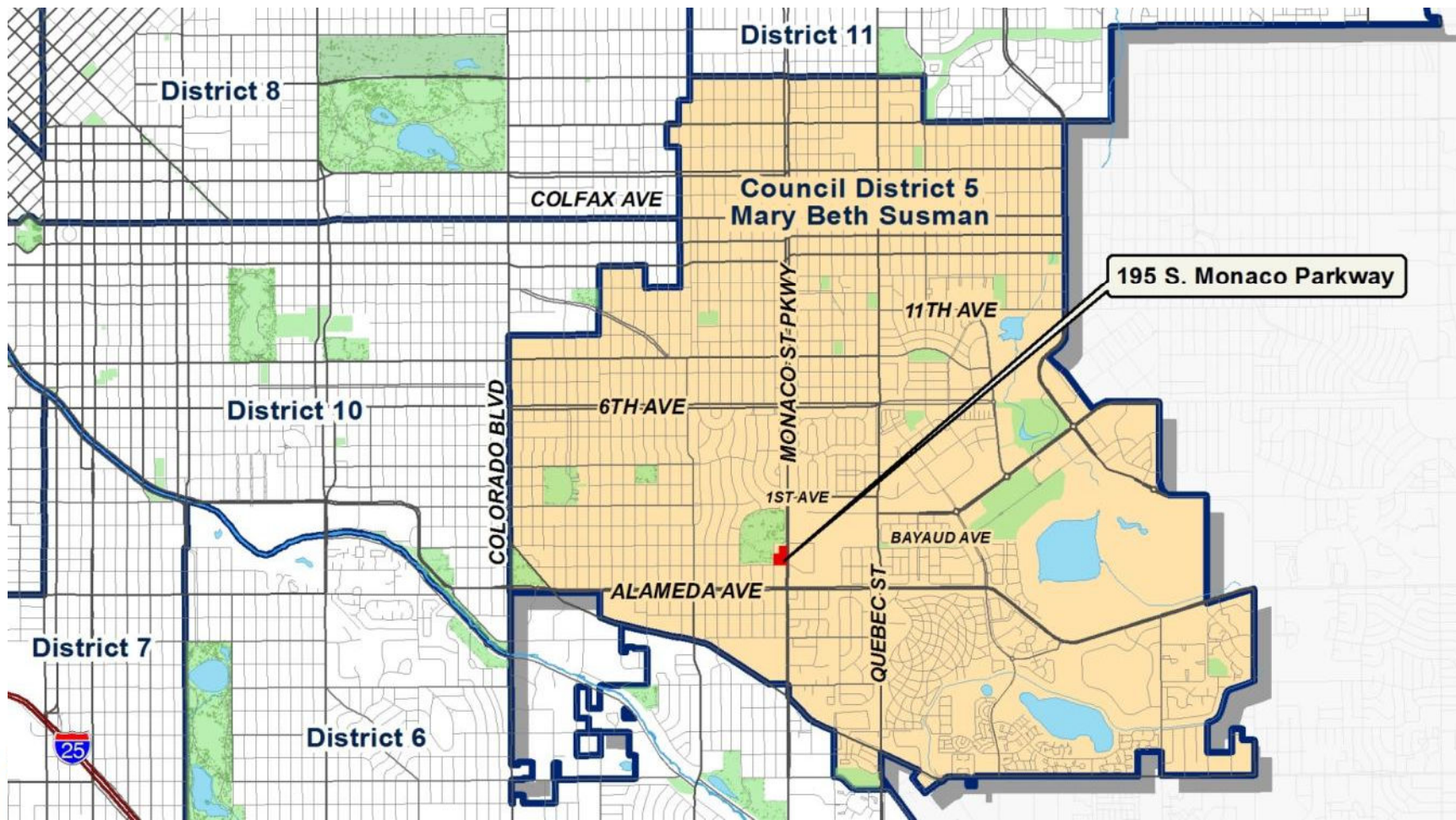


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# 195 S Monaco Parkway E-SU-DX to S-MU-3



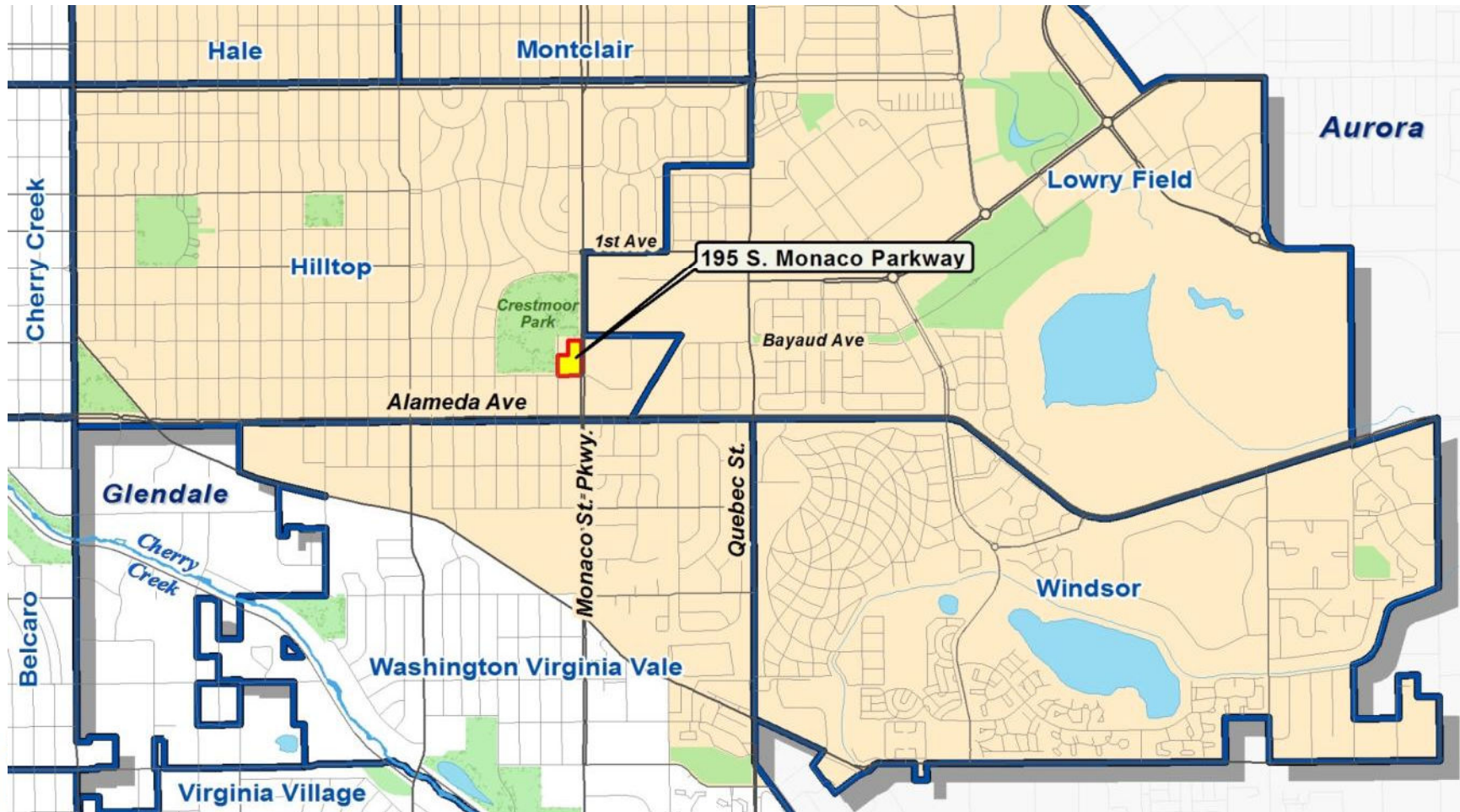
**Zone Map Amendment  
131-00044**

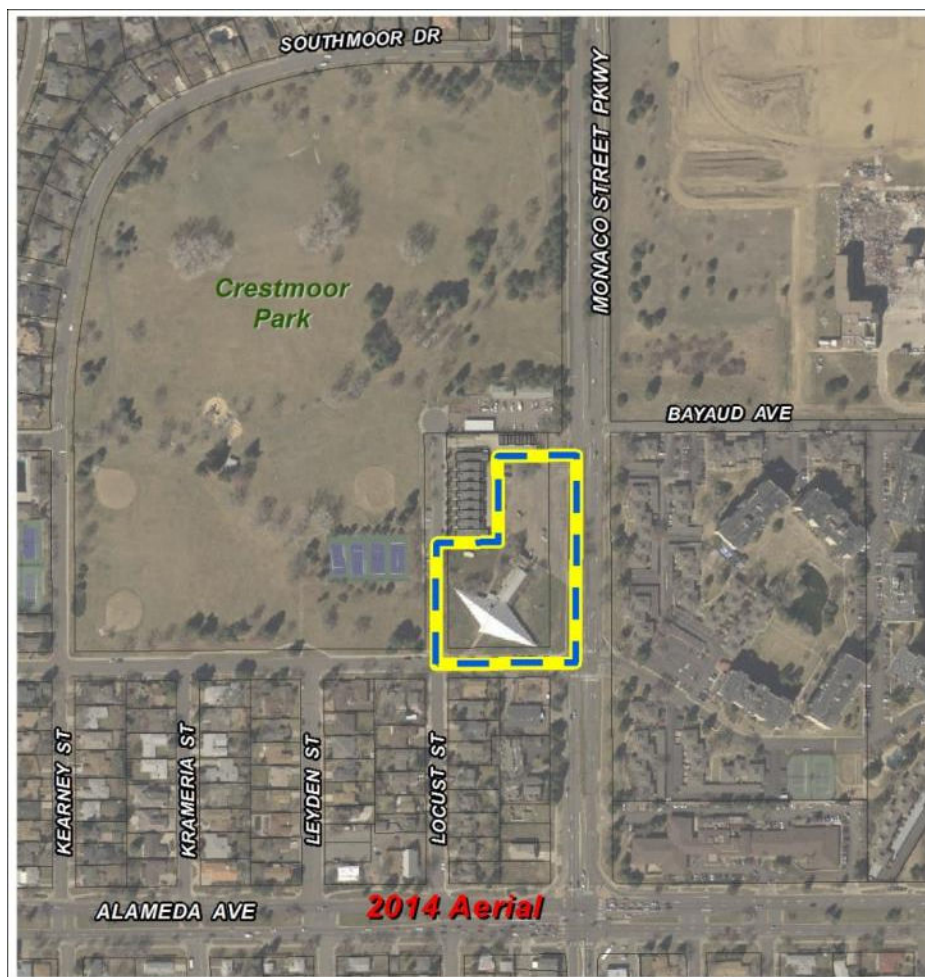




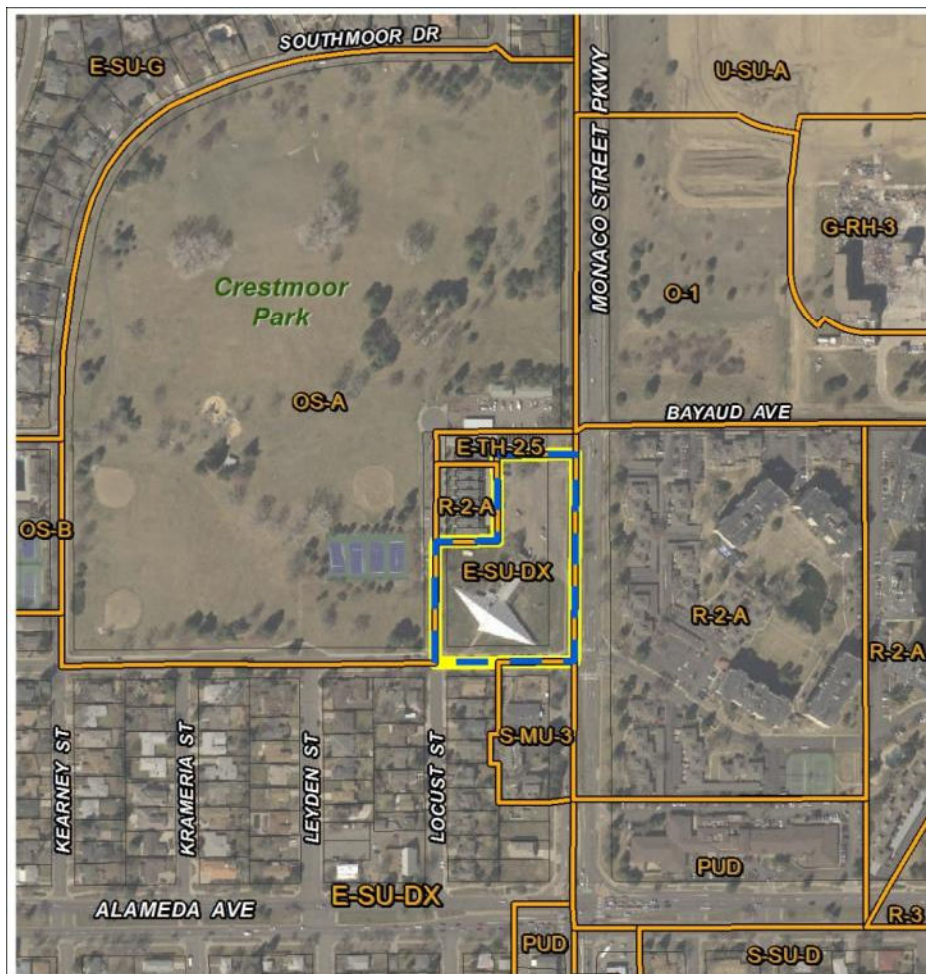
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# Hilltop Neighborhood





- Intersection of South Monaco and Cedar
- Crestmoor Park is to the west



- Property:
  - 2.33 acres
  - Single story church
- Property Owner:  
Cedar Metropolitan LLC
  - Requesting rezoning to allow for multi-unit residential building
- Rezone from E-SU-DX to S-MU-3

Article 7. Urban Center Neighborhood Context  
Division 7.2 Districts

7.2.2.2 Specific intent

- A. Mixed Use – C-MX-3 apply building use
- B. Mixed Use – C-MX-5 apply building use
- C. Mixed Use – C-MX-6 apply building use
- D. Mixed Use – C-MX-7 apply building use

**DIVISION 3.1 NEIGHBORHOOD CONTEXT DESCRIPTION**

Article 3. Suburban Neighborhood Context  
Division 3.1 Neighborhood Context Description



**SECTION 3.1.1 GENERAL CHARACTER**  
The Suburban Neighborhood Context is characterized by single-unit and multi-unit residential, commercial strips and centers, and office parks. Single-unit residential consists typically of Suburban Block forms with attached garages. Multi-unit building forms are typically separated from single-unit residential and consist of clustered Towns, Towns Center, Town House, and occasional mid- and high-rise Apartment forms. Commercial uses are typically separated from residential and consist of Shopfront and General forms. Single-unit residential uses are primarily located along arterial and collector streets. Multi-unit residential and commercial uses are primarily located along arterial and collector streets.

**SECTION 3.1.2 STREET AND BLOCK PATTERNS**  
The Suburban Neighborhood Context consists of an irregular pattern of block shapes surrounded by curvilinear streets within a grid or non-grid pattern, with cul-de-sacs and typically no alleys. Block shapes and sizes vary. The typical block pattern includes attached sidewalks (though sidewalks may be detached or non-existent), street and surface parking, and generous landscaping between the street and buildings.

**SECTION 3.1.3 BUILDING PLACEMENT AND LOCATION**  
Single-unit residential buildings typically have consistent, deep front setbacks and varying side setbacks and building orientation. Multi-unit residential buildings typically have deep front setbacks and wide side setbacks. Commercial buildings may have varying orientation and typically have deep front and side setbacks to accommodate landscaping and parking.

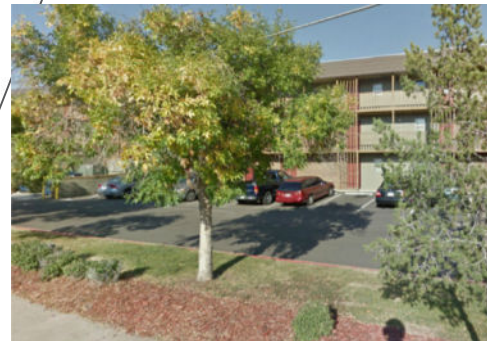
**SECTION 3.1.4 BUILDING HEIGHT**  
The Suburban Neighborhood Context is characterized by low scale buildings except for some mid- and high-rise multi-unit residential and commercial structures, particularly along arterial streets.

**SECTION 3.1.5 MOBILITY**  
The Suburban Neighborhood Context has a higher reliance on the automobile with some access to pedestrian and bicycle facilities and the multi-modal transportation system.

**DENVER ZONING CODE**  
June 20, 2010 | Amended April 7, 2014

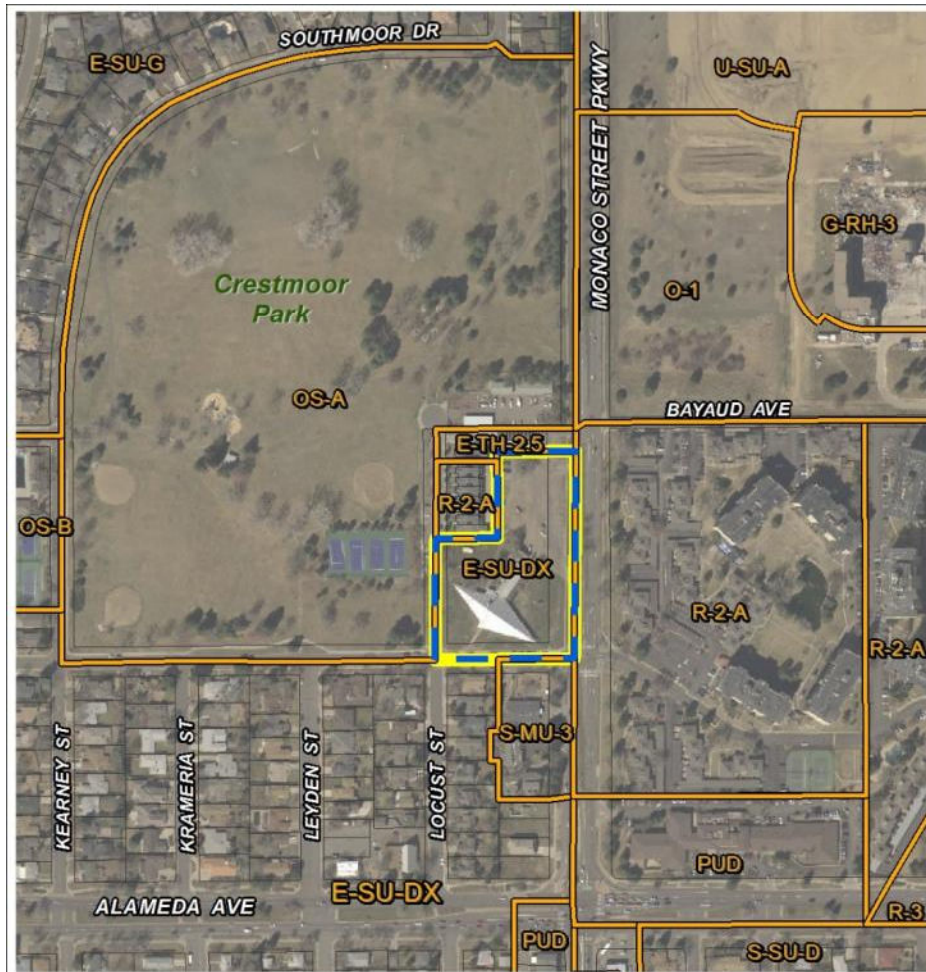
DENVER ZONING CODE  
June 20, 2010 | Amended April 7, 2014

7.2.2 | 13.1-1



- Zoning
- Historic District or structures
- Transit Service
- Land Use
- Building Form/Scale





Site: E-SU-DX

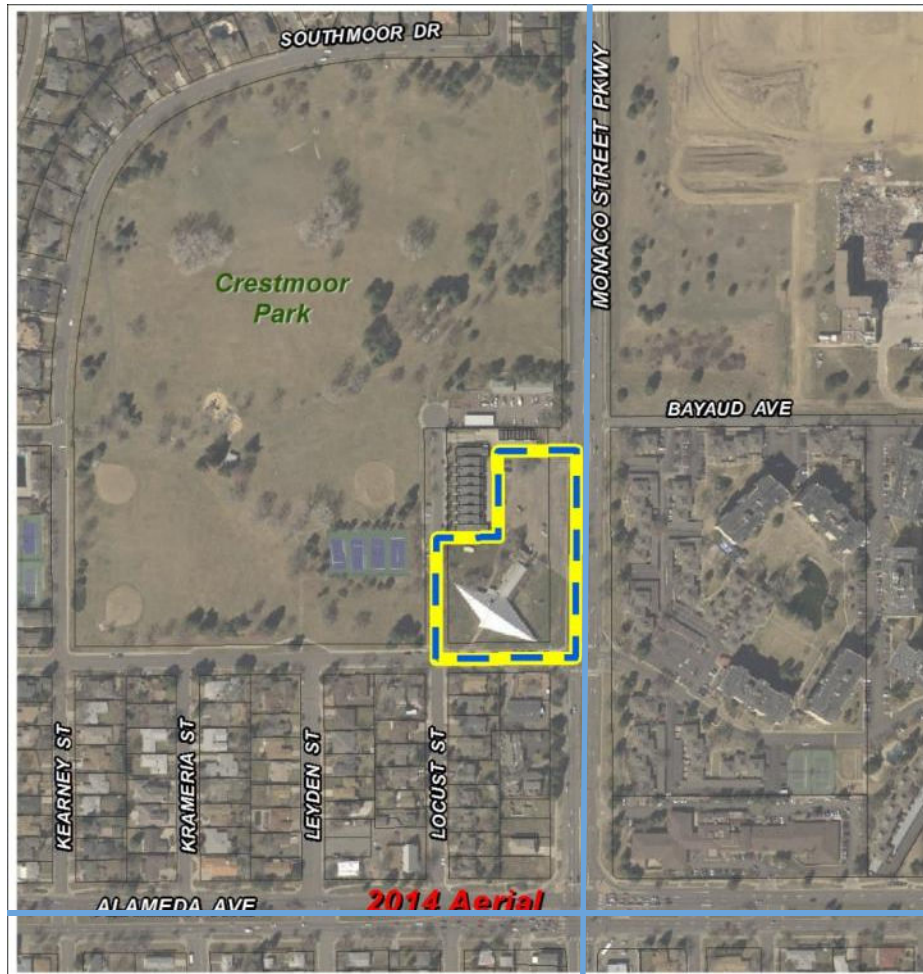
North: E-TH-2.5

West: OS-A, R-2-A

South: E-SU-DX, S-  
MU-3

East: R-2-A

# Existing Context – Historic Status and Transit Service



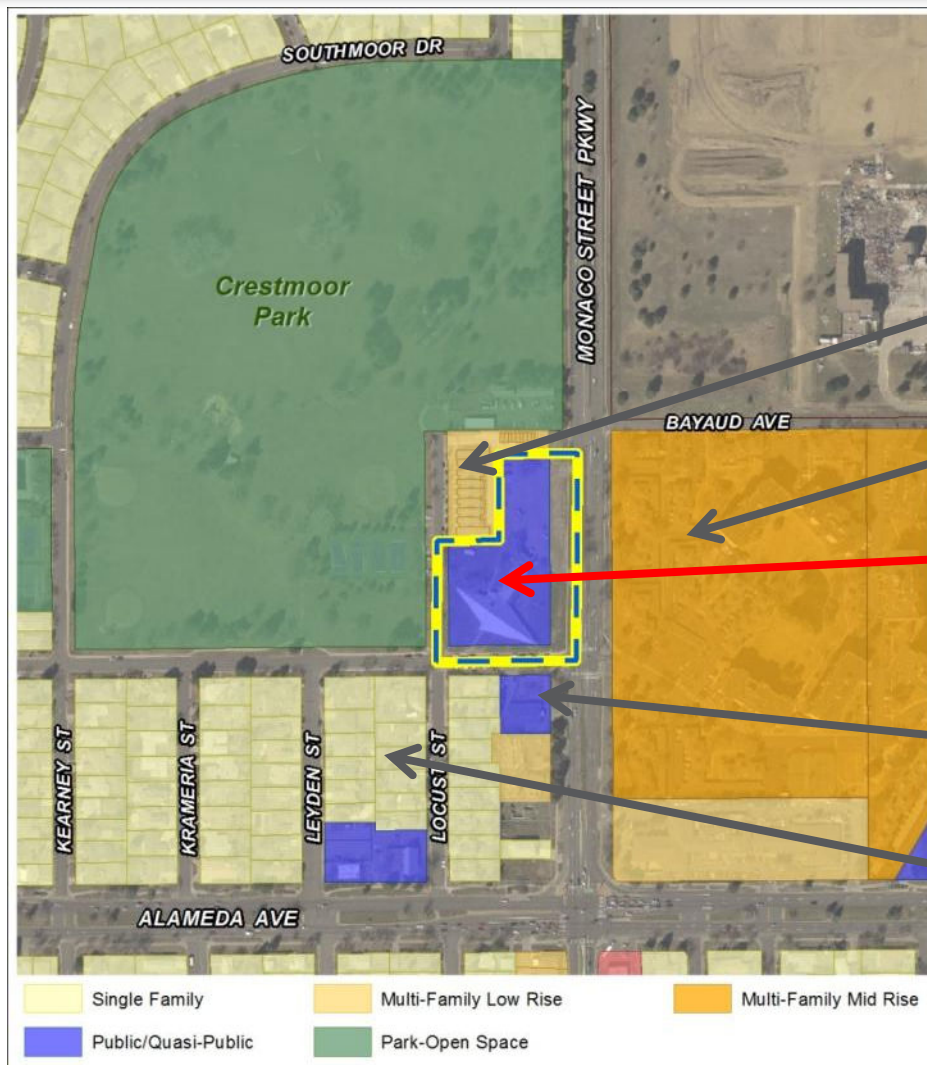
## Historic District or structures:

- Church received a certificate of non-historic status in 2014

## RTD Transit Service:

- Route 65 – 30 min frequency
- Route 3 – 15 min frequency during peak periods, 30 min frequency rest of the day

# Existing Context – Land Use



Rowhouses

Apartments

Church

Daycare

Single Family



# Existing Context – Building Form/Scale





# Existing Context – Building Form/Scale



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East

# Existing Context – Building Form/Scale



South





# Existing Context – Building Form/Scale



West

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# Existing Context – Building Form/Scale





- Planning Board – January 21, 2015
- **Neighborhoods and Planning Committee – February 18, 2015**
- City Council – Public Hearing – March 31, 2015
- Public Outreach
  - RNOs
    - Denver Neighborhood Association, Inc., Inter-Neighborhood Cooperation, Crestmoor Park Neighborhood Association, Lowry United Neighborhoods, Lowry Community Master Association
  - Notification signs were properly posted
  - Planning Board letters of opposition – Crestmoor Park, Lowry United Neighbors, West Wash Park, approximately 200 or more individual letters/signatures
  - Planning Board letters of support – Mayfair, approximately 75 individual or more letters/signatures

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

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver: An Integrated Land Use and Transportation Plan

### 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



# Review Criteria: Consistency with Adopted Plans

## Comprehensive Plan 2000

The proposal is consistent with many Denver Comprehensive Plan strategies, including:

- Environmental Sustainability Strategy 2-F – *Conserve land by **promoting infill development** with Denver at sites where services and infrastructure are already in place; designing mixed use communities and reducing sprawl so that residents can live, work and play within their own neighborhoods.*
- Land Use Strategy 3-B – *Encourage quality infill development that is **consistent with the character of the surrounding neighborhood**; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses.*
- Neighborhood Strategy 1-E – *Modify land-use regulations to ensure flexibility to **accommodate changing demographics and lifestyles**. Allow, and in some places encourage, a **diverse mix of housing types** and affordable units, essential services, recreation, business and employment, home-based businesses, schools, transportation and open space networks.*
- Neighborhood Strategy 1-F – ***Invest in neighborhoods** to help meet citywide goals and objectives for a **range of housing types and prices**, community facilities, human services and mobility.*

# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2002)

- Land Use Concept:
  - Single Family Residential
  - Area of Stability
    - Reinvestment Area
- Nearby Land Use Concepts
  - Single Family Residential
  - Park
  - Employment – Area of Change
- Future Street Classification:
  - South Monaco
    - Residential Arterial
  - Cedar
    - Undesignated Local

# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2002)

### Area of Stability

- Reinvestment Area: *Reinvestment areas are neighborhoods with a character that is desirable to maintain but that would benefit from reinvestment through modest infill and redevelopment or major projects in a small area. These areas would encourage investment but in a more limited and targeted way than in Areas of Change. Residents in these areas face a variety of challenges and opportunities. Examples of challenges include concern about deteriorated and poorly maintained housing stock, inappropriate land uses or inadequate buffering between uses, lack of services such as grocery stores, lack of curbs and gutters and other infrastructure, and maintaining affordable housing. (Page 122-23)*



# Review Criteria: Consistency with Adopted Plans

## Blueprint Denver (2002)

### Area of Stability Strategies

- ***Address incompatible zoning and land use issues (Page 25)***

The Denver Zoning Code identifies that single-unit residential uses are primarily located away from residential and commercial arterial streets, whereas multi-unit residential and commercial uses are primarily located along arterial and collector streets. (DZC, Division 3.1). The S-MU-3 zoning will allow multi-unit development along South Monaco Parkway, a residential arterial. The existing E-SU-DX zoning does not allow multi-unit residential.

- ***Compatibility between existing and new development, design and development standards (Page 25)***

The S-MU-3 zoning has siting and design element standards to establish compatibility between existing and new development.

- ***Address edges between Areas of Stability and Areas of Change (Page 25)***

The property is located on the edge of an Area of Stability. The S-MU-3 zoning will improve the edge of the single-unit residential neighborhood to the west from South Monaco Parkway.

- ***Diversity of housing type, size, and cost***

The S-MU-3 zoning will allow a variety of housing choices to strengthen the Area of Stability.

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- CPD finds the rezoning is consistent with Comprehensive Plan 2000 and Blueprint Denver

### 2. Uniformity of District Regulations

- S-MU-3 is adjacent and this zone district is found at similar locations along residential arterials

### 3. Further Public Health, Safety and Welfare

- S-MU-3 facilitates redevelopment of the site, removes a poorly maintained structure, improves character along Monaco, and residents have access to recreation, jobs, and commercial activities

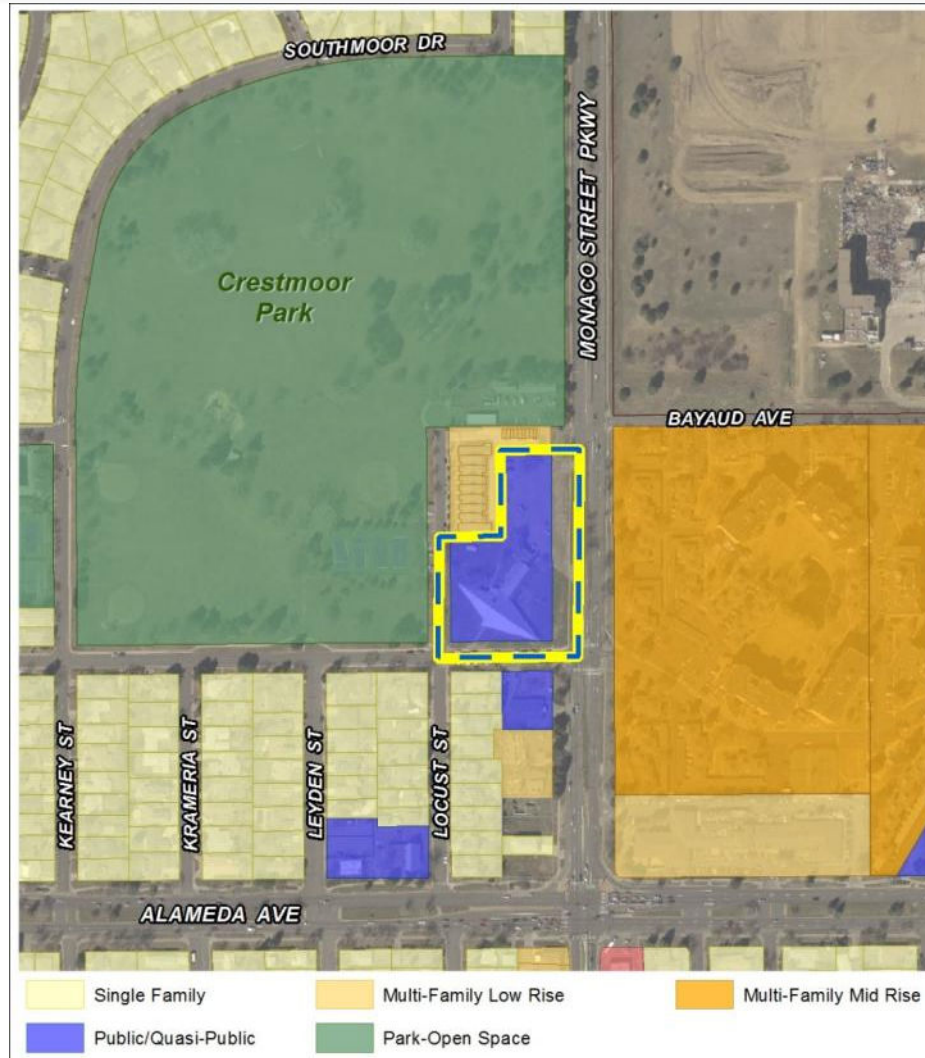
### 4. Justifying Circumstances

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



## 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
  - Changed or changing conditions: “The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area.”
5. Consistency with Neighborhood Context, Zone District Purpose and Intent



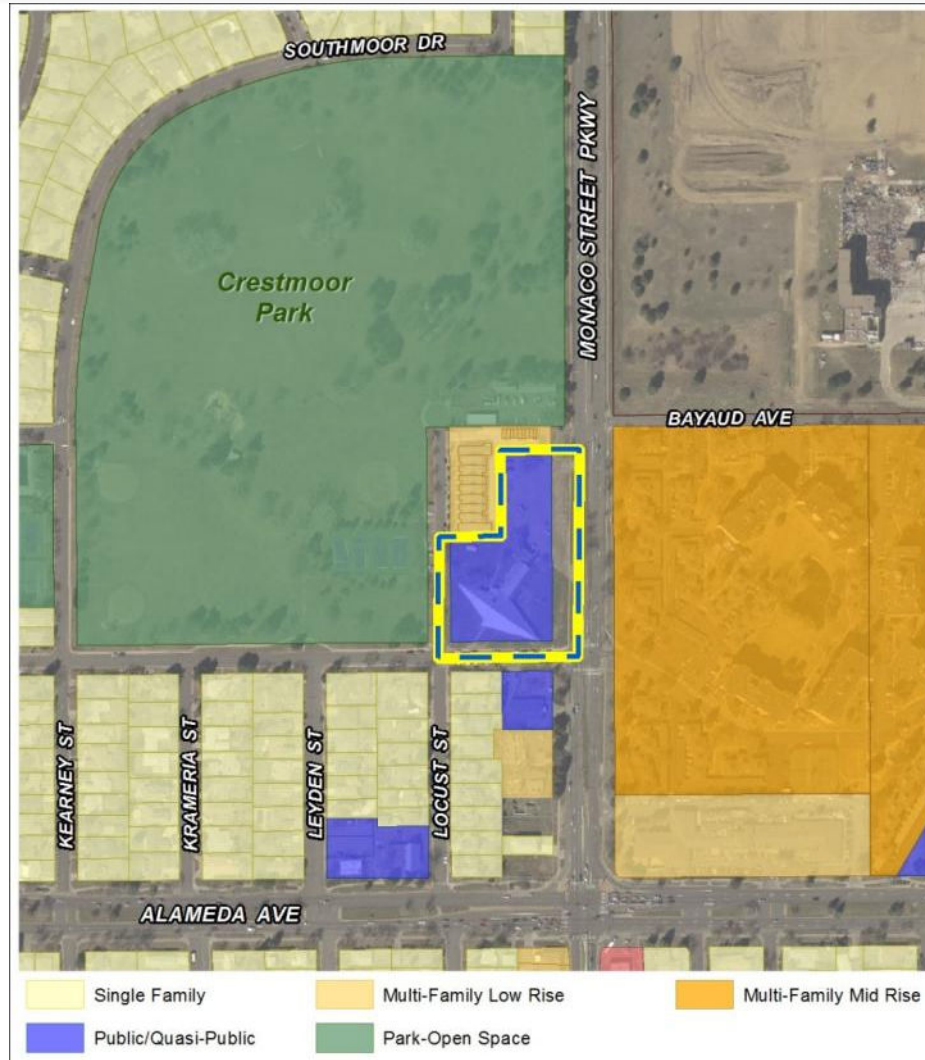
## 4. Justifying Circumstances

Changed or changing conditions

- Structure on site has been deteriorating and the property is an reinvestment area within an Area of Stability.
- Multi unit residential is typically located along arterial streets (such as Monaco), which is a building type allowed in S-MU-3 but not the existing zoning.

## 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
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
  - Suburban Neighborhood Context –
    - Multi-unit residential is primarily located along arterial and collector streets
    - Multi-unit building forms are typically separated from single-unit residential



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

Suburban Neighborhood Context –

- Property is located on South Monaco Parkway, a residential arterial
- Property is predominantly separated from single family residential
- Suburban Neighborhood Context is nearby



# CPD Recommendation

1. CPD recommends **APPROVAL** of **Application #2013I-00044** to rezone 195 South Monaco Street Parkway from E-SU-DX to S-MU-3 Zone District, based on finding all review criteria have been met.