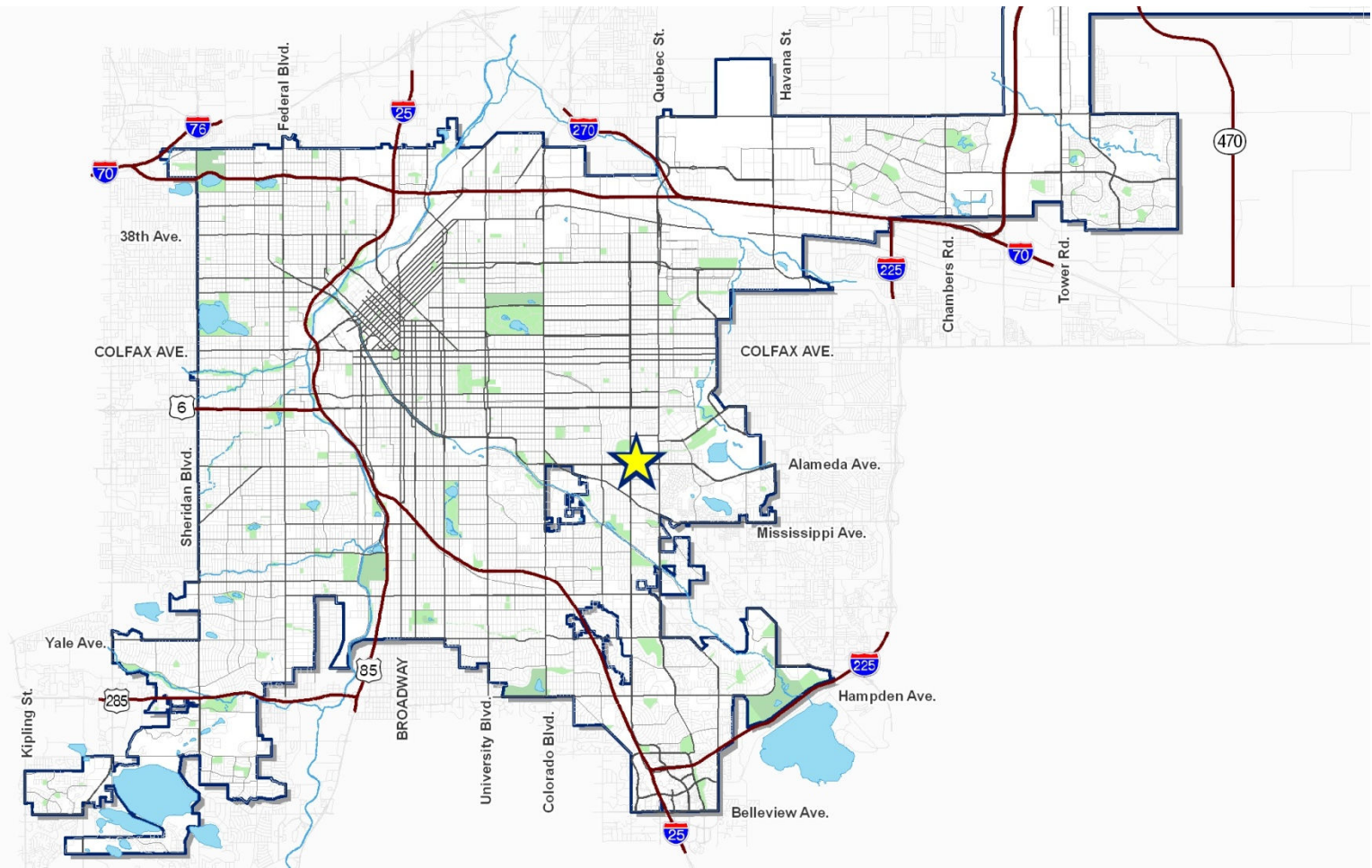
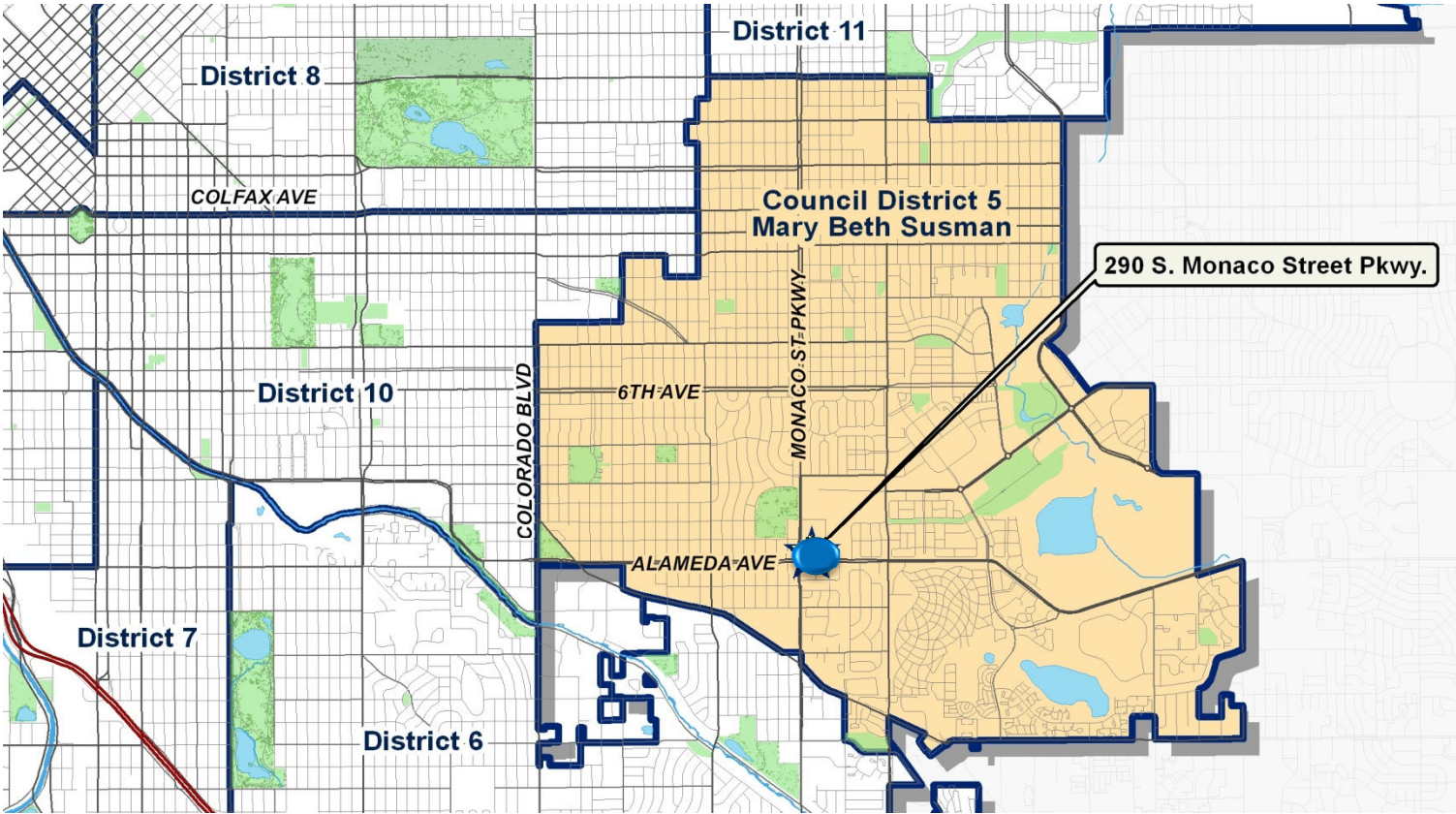


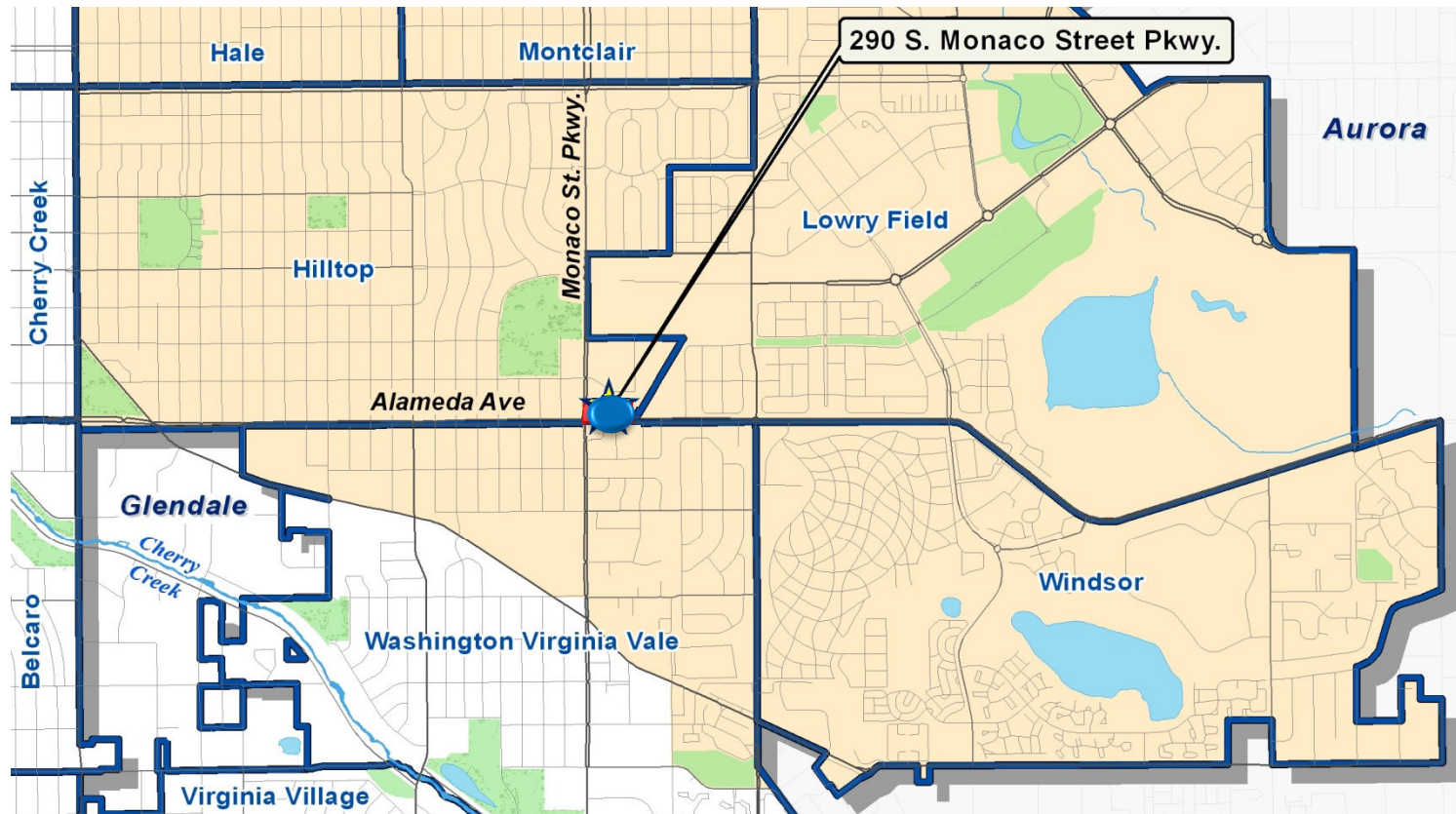
290 S Monaco Amendment to PUD #374



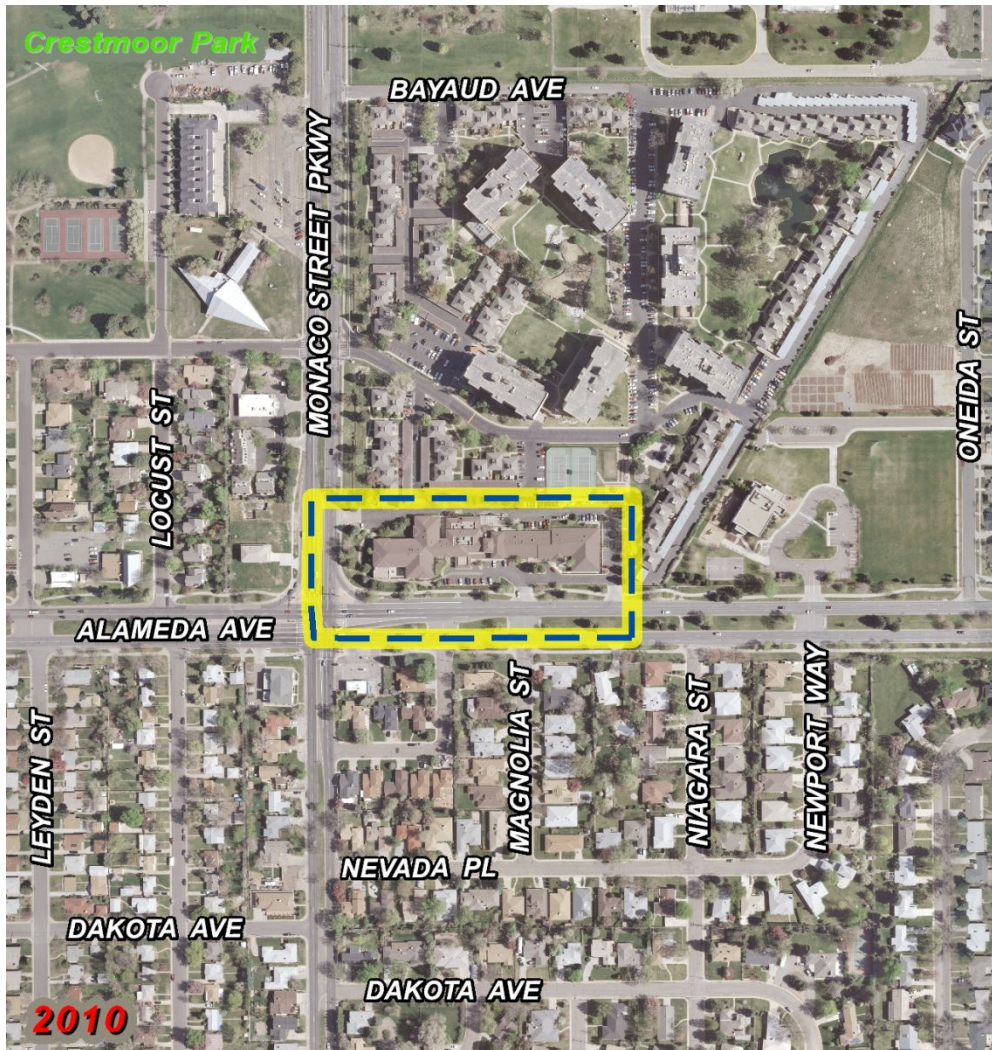
City Council District 5



Hilltop Statistical Neighborhood

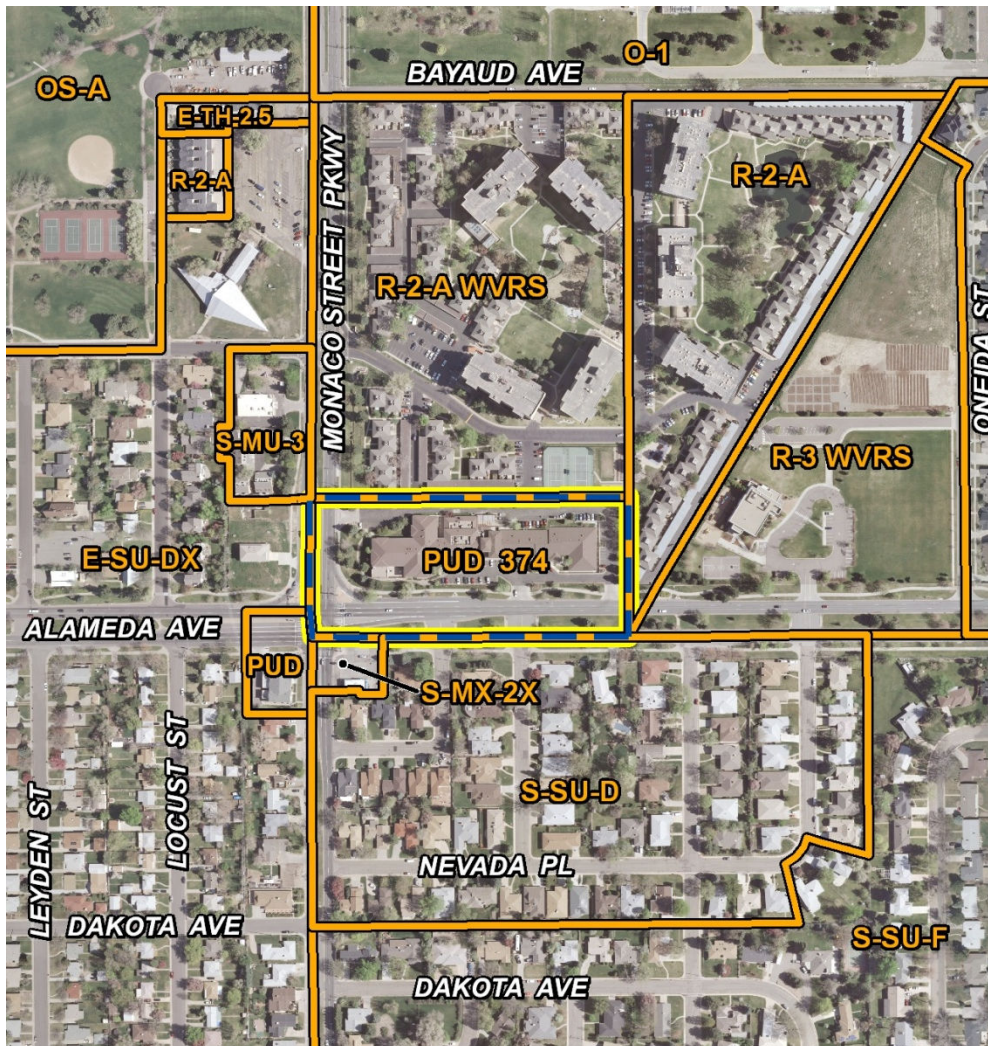


Location



- Northeast corner of Monaco and Alameda
- 3.18 acres / 138,600 SF
- Currently existing Nursing Home
- Surrounded by a variety of land uses including single unit, rowhouse and high rise residential

Request



- Applicant: LCP Properties, LP
- Rezone to allow additional parking on site
- Amend PUD #374 (Former Chapter 59 District)
 - PUD – Planned Unit Development

Existing Context

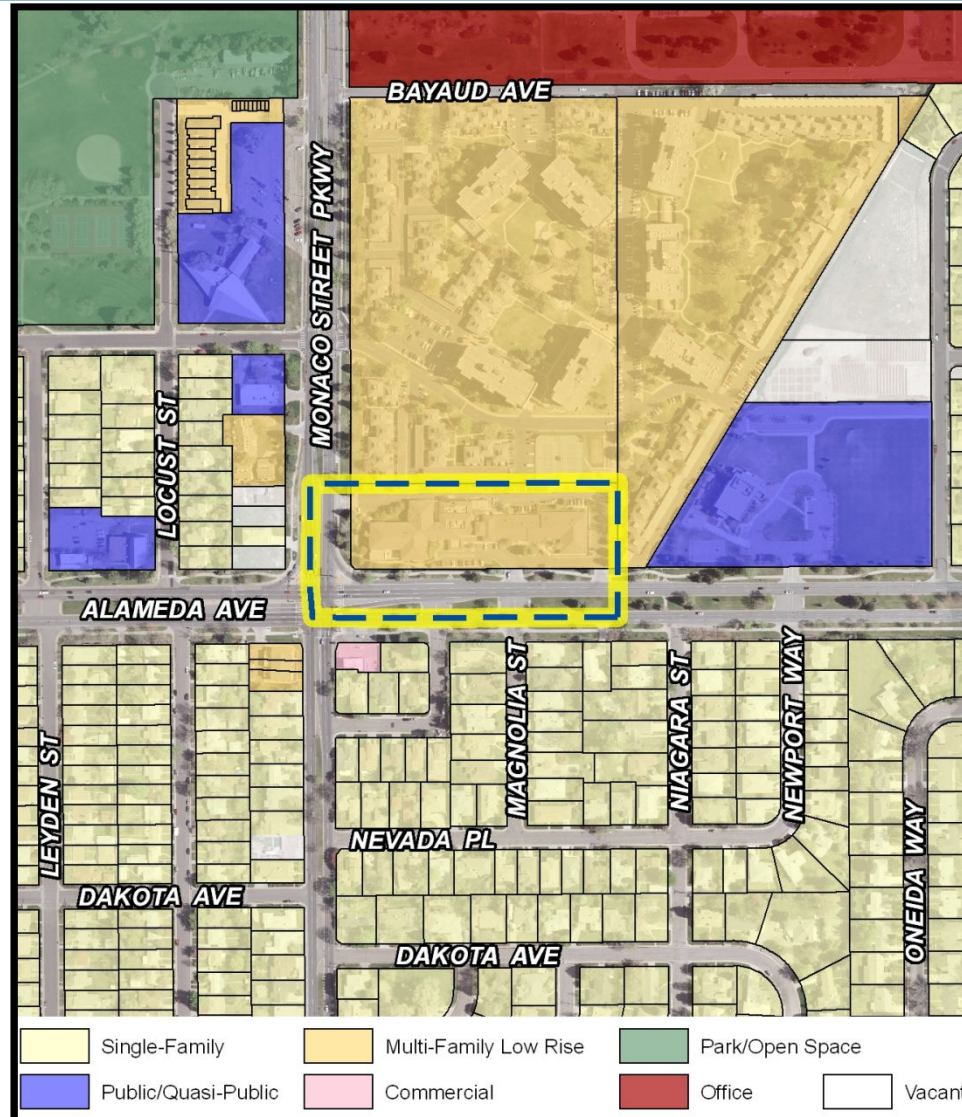


- General Character
 - ▣ Surrounded by residential uses including single-unit, rowhouses and high rise building forms
- Street, Block, Access Pattern
 - ▣ Access from both Monaco and Alameda
 - ▣ Grid pattern of streets with large block pattern
- Mobility
 - ▣ Transit access on Monaco and Alameda

Existing Context



Existing Context – Land Use



Process

- Land Use, Transportation and Infrastructure Committee
 - Notification of RNO's
 - South Hilltop Neighborhood Association
 - Crestmoor Park Neighborhood Association
 - Lowry Community Master Association
 - George Washington Homeowners' Assn., INC
 - Lowry United Neighbors
 - Inter-Neighborhood Cooperation
- Planning Board
 - Meeting held 9/5/12
- Public Outreach
 - Letter of Support received from George Washington Homeowners Association Board of Directors
 - Letter stating no comments or objections received from Lowry Redevelopment Authority
 - Letter stating no objection received from Lowry United Neighborhoods
 - Letter stating concern and objection received from South Hilltop Neighborhood Association

Review Criteria



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

Review Criteria



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
 - ▣ Comprehensive Plan 2000
 - ▣ Blueprint Denver: A Land Use and Transportation Plan
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances

Review Criteria:

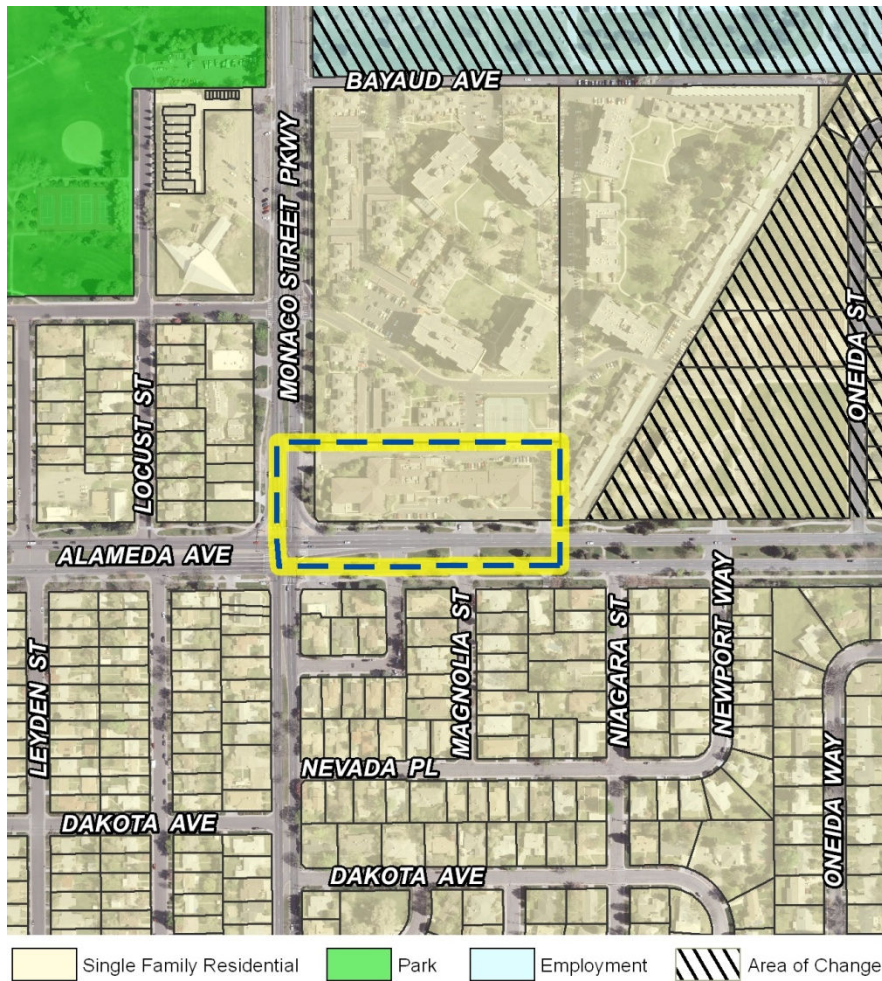
Consistency with Adopted Plans

Comprehensive Plan 2000

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

- Land Use chapter, Strategy 3-B is to “*Encourage quality infill development that is consistent with the character of the surrounding neighborhood.*”
- Neighborhoods chapter, Strategy 1-A is to “*Respect the intrinsic character and assets of individual neighborhoods.*”
- Neighborhoods chapter, Strategy 1-E is to “*Modify land-use regulations to ensure flexibility to accommodate changing demographics and lifestyles.*”

Review Criteria: Consistency with Adopted Plans



- Land Use Concept:
 - ▣ Area of Stability
 - Maintain and enhance existing character
 - ▣ Single Family Residential
 - Typified by a predominance of single-family homes but also include a number of complementary land-use types

Review Criteria



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
 - ▣ CPD finds the rezoning is consistent with Comprehensive Plan 2000 and Blueprint Denver: A Land Use and Transportation Plan
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances

Review Criteria



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**
 - ▣ **Change of Conditions**
 - Amending PUD will allow for continued successful operation of an existing land use within the neighborhood

Staff Recommendation



CPD recommends approval of the Amended PUD #374 zone district, based on finding all review criteria have been met

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances