



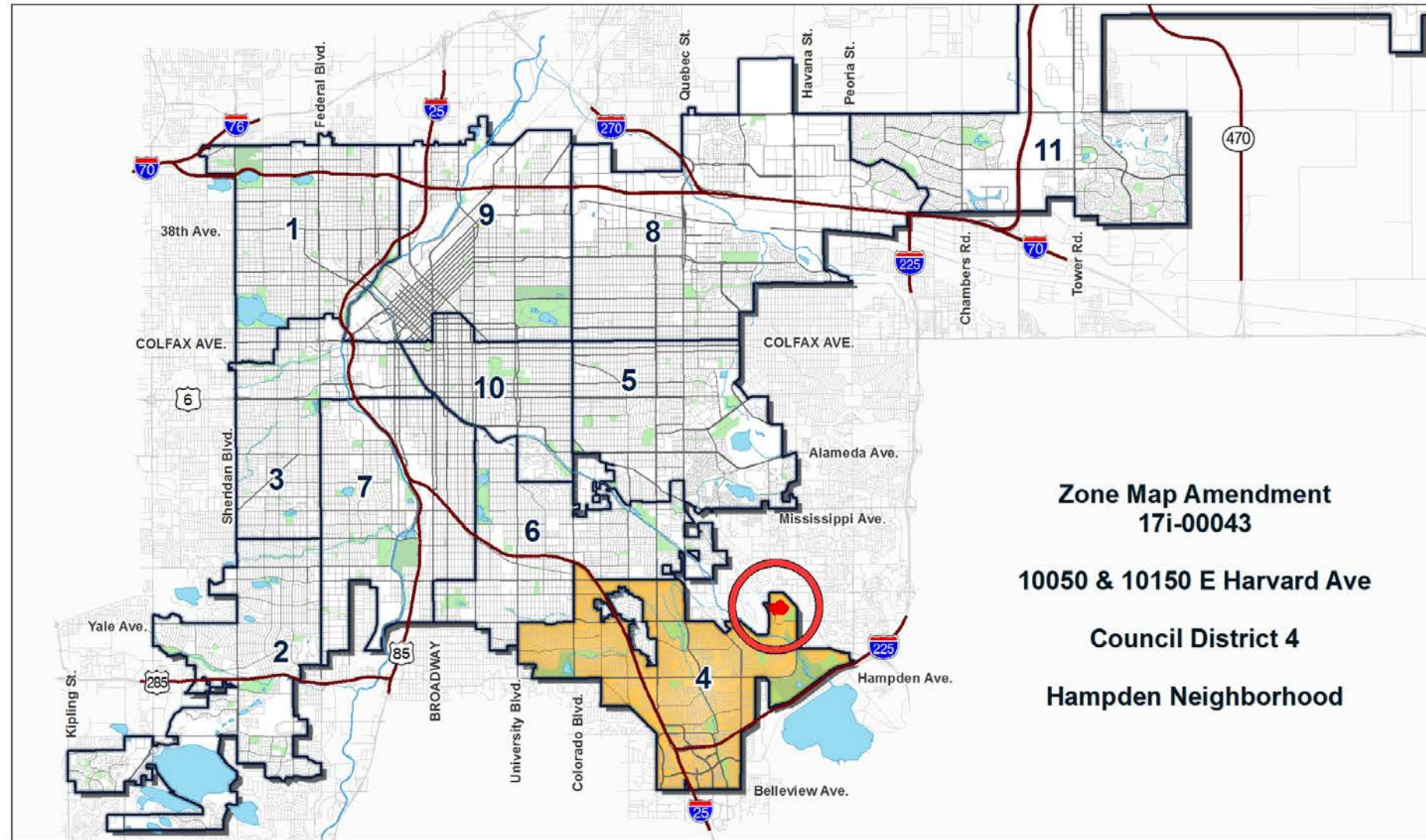
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# Official Map Amendment

#2017I-00043 for 10050 & 10150 E. Harvard Ave. & 2570 S. Dayton Way from R-2-A to S-MU-5 and S-MU-8

Land Use, Transportation, and Infrastructure Committee  
6/26/18

# Council District 4



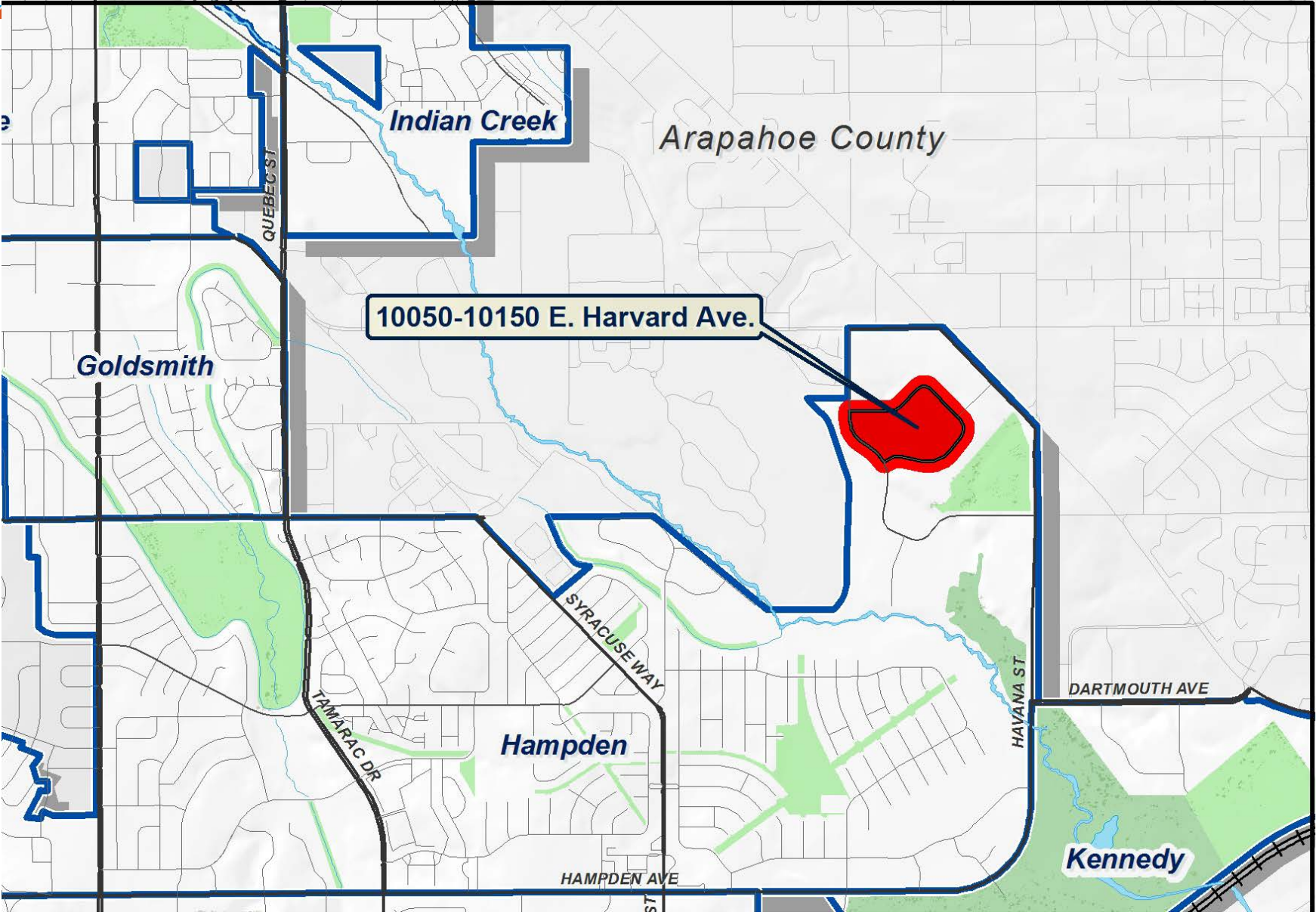
**Zone Map Amendment  
17i-00043**

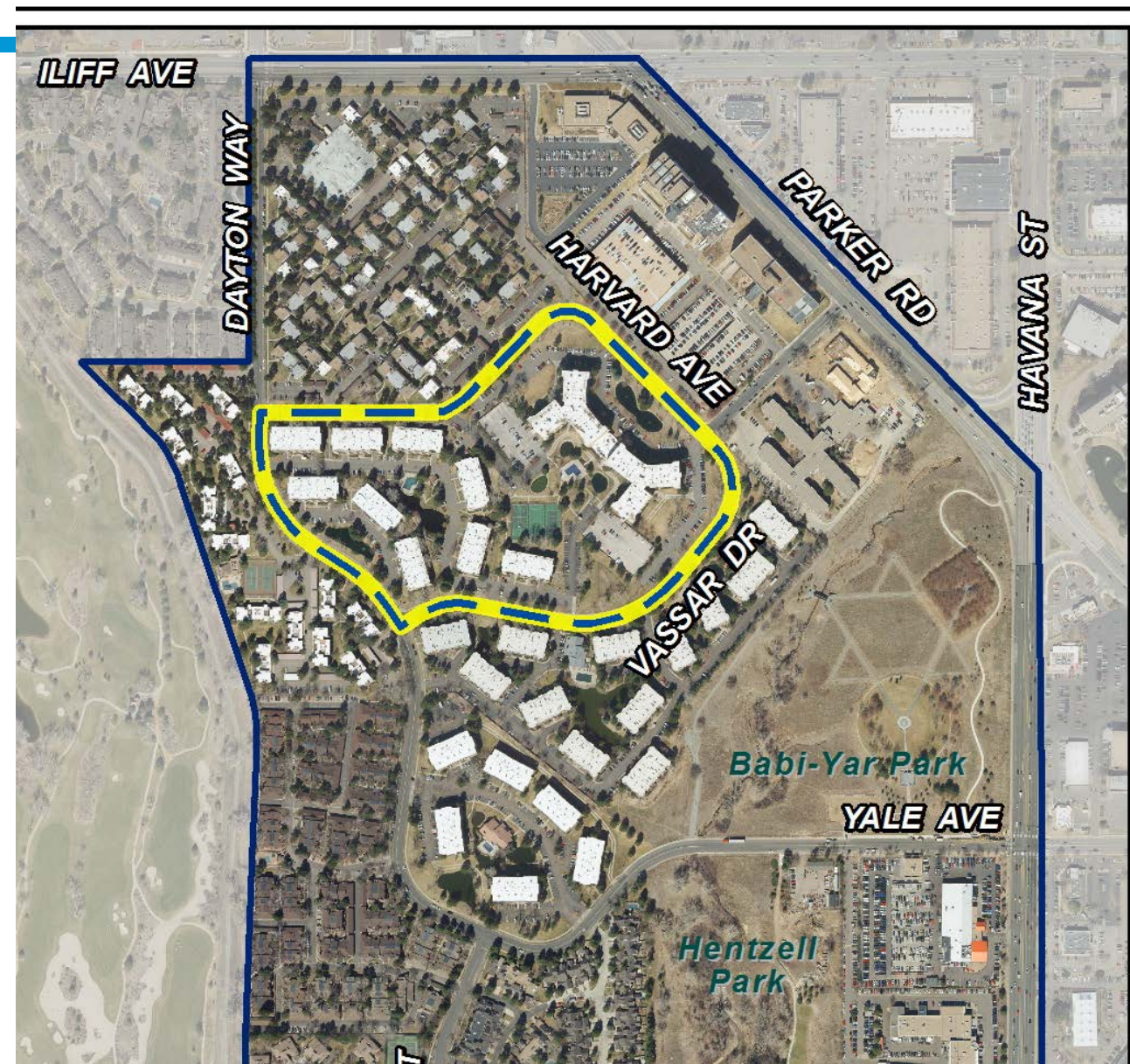
**10050 & 10150 E Harvard Ave**

**Council District 4**

**Hampden Neighborhood**

# Hampden Neighborhood





- **Request Area:** 22 acres
- **Proposal:** Rezoning from R-2-A to S-MU-5 and S-MU-8
- **Purpose:** To accommodate expansion of parking structures

S DAYTON WAY

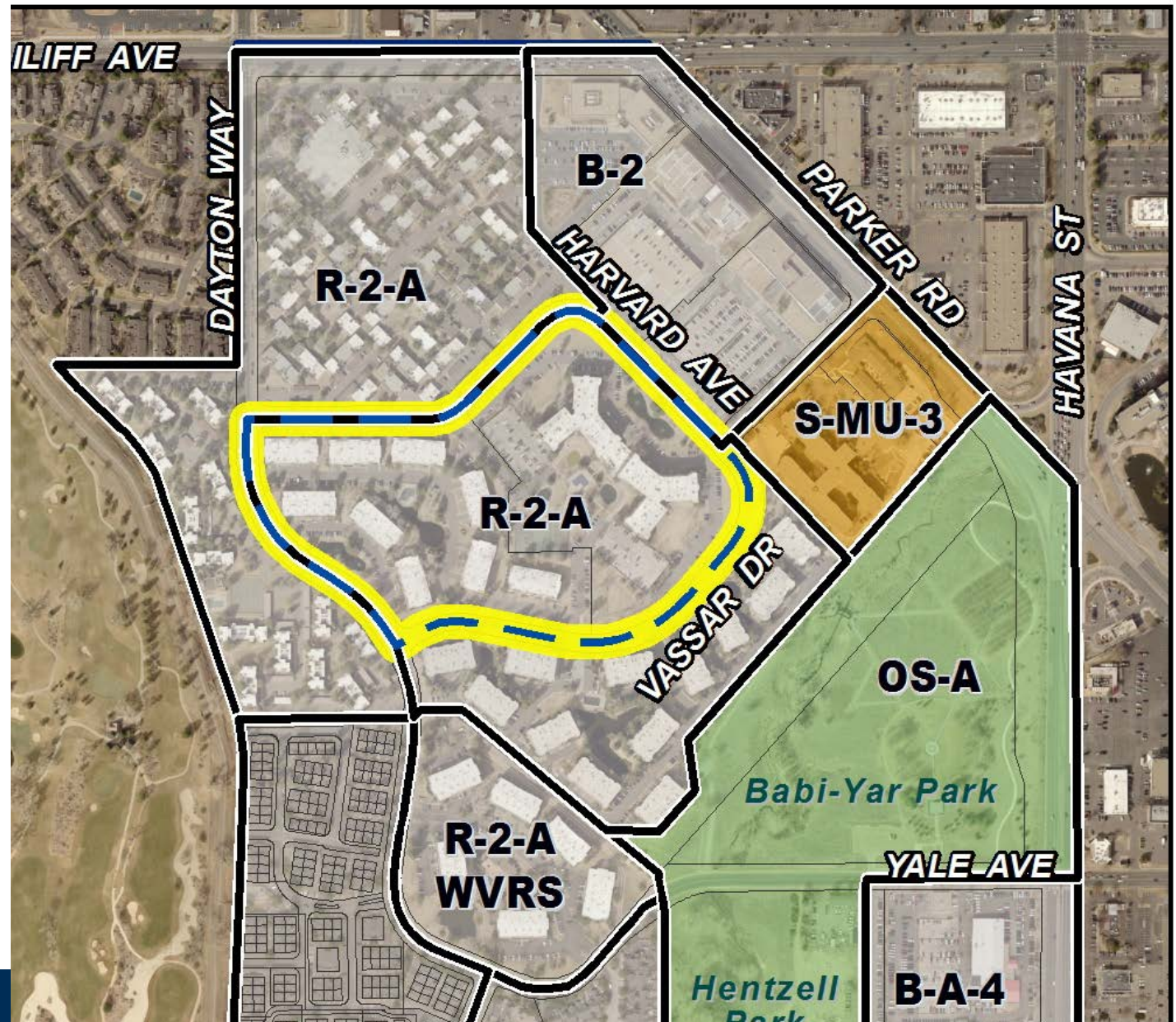
E HARVARD AVE

**Dayton Crossing**  
2570 Dayton Way  
Request: R-2-A to S-MU-5

**Woodstream Village**  
10050 & 10150 E Harvard Ave  
Request: R-2-A to S-MU-8

# Existing Context: Zoning

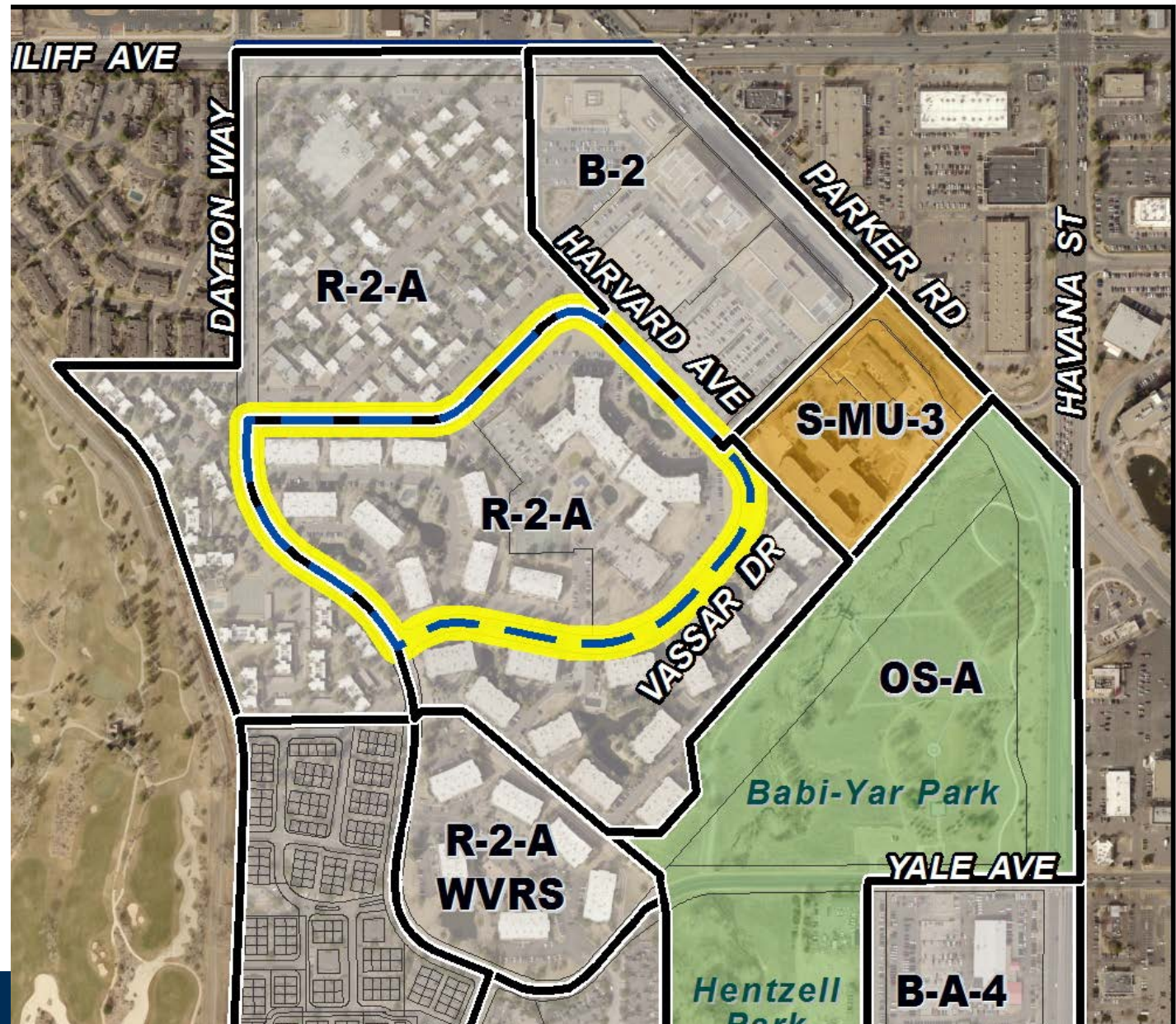
- Subject site: R-2-A
- Surrounding Properties:
  - R-2-A
  - S-MU-3
  - OS-A



# Existing Context: Zoning

## R-2-A

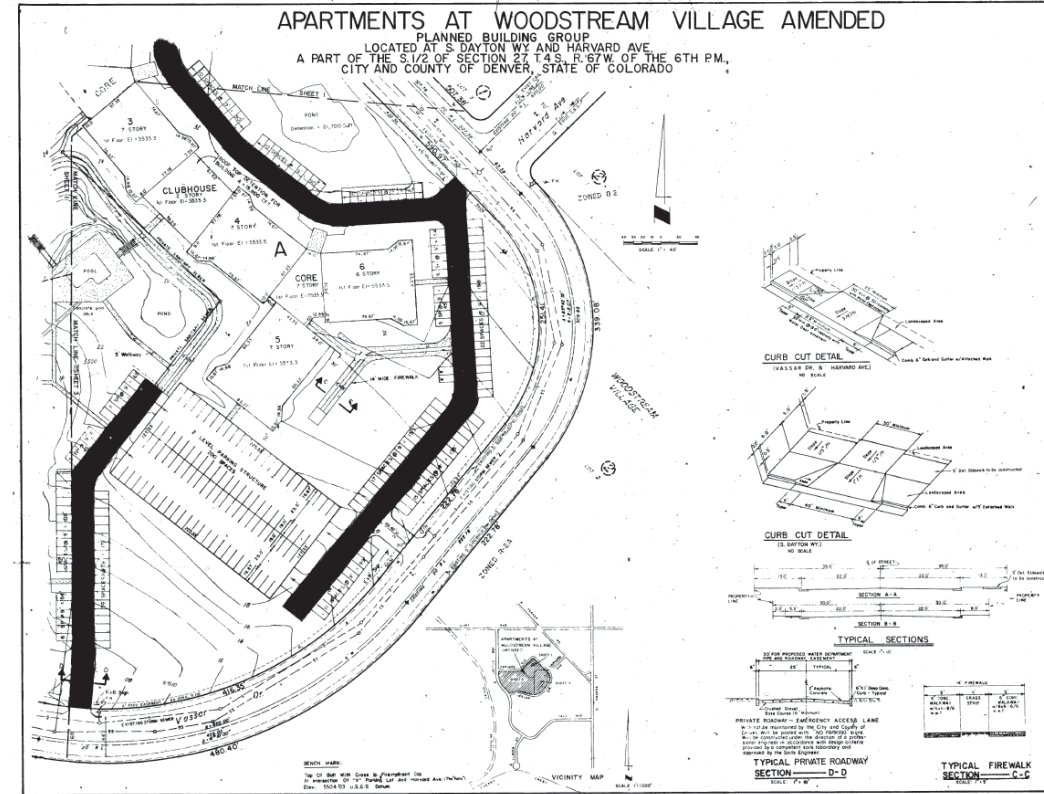
- Max. height: 110'
- Max. Residential Density: 1,500 SF/unit
- Required Planned Building Group (PBG) for larger projects



# Existing Context: Zoning

## Woodstream Village PBG

- Detailed site plan
- Max. heights reflect existing conditions
- Max. Residential Density: 1,500 SF/unit
- # of parking spaces, water lines, curb cuts, etc.





# Existing Context: Land Use

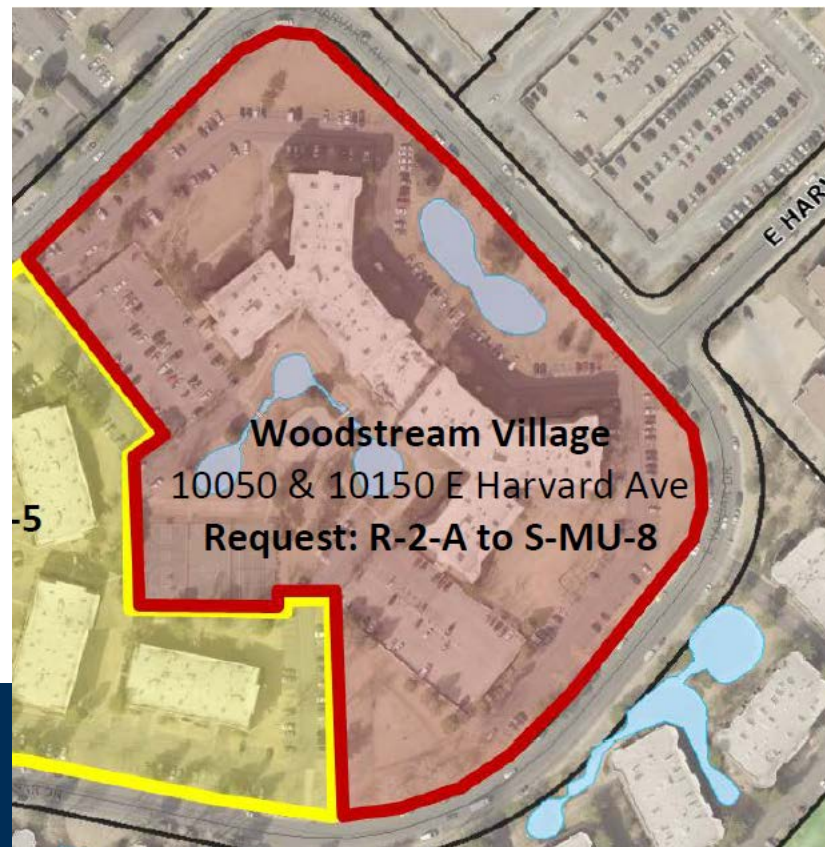
- Subject Site: Multi-unit Residential
- Surrounding Properties:
  - Multi-unit Residential
  - Office



# Existing Context – Form/Scale (Subject Site)



# Existing Context – Form/Scale (Woodstream Village)



# Existing Context – Form/Scale (Woodstream Village)



**Woodstream Village Looking Southwest**

# Existing Context – Form/Scale (Woodstream Village)



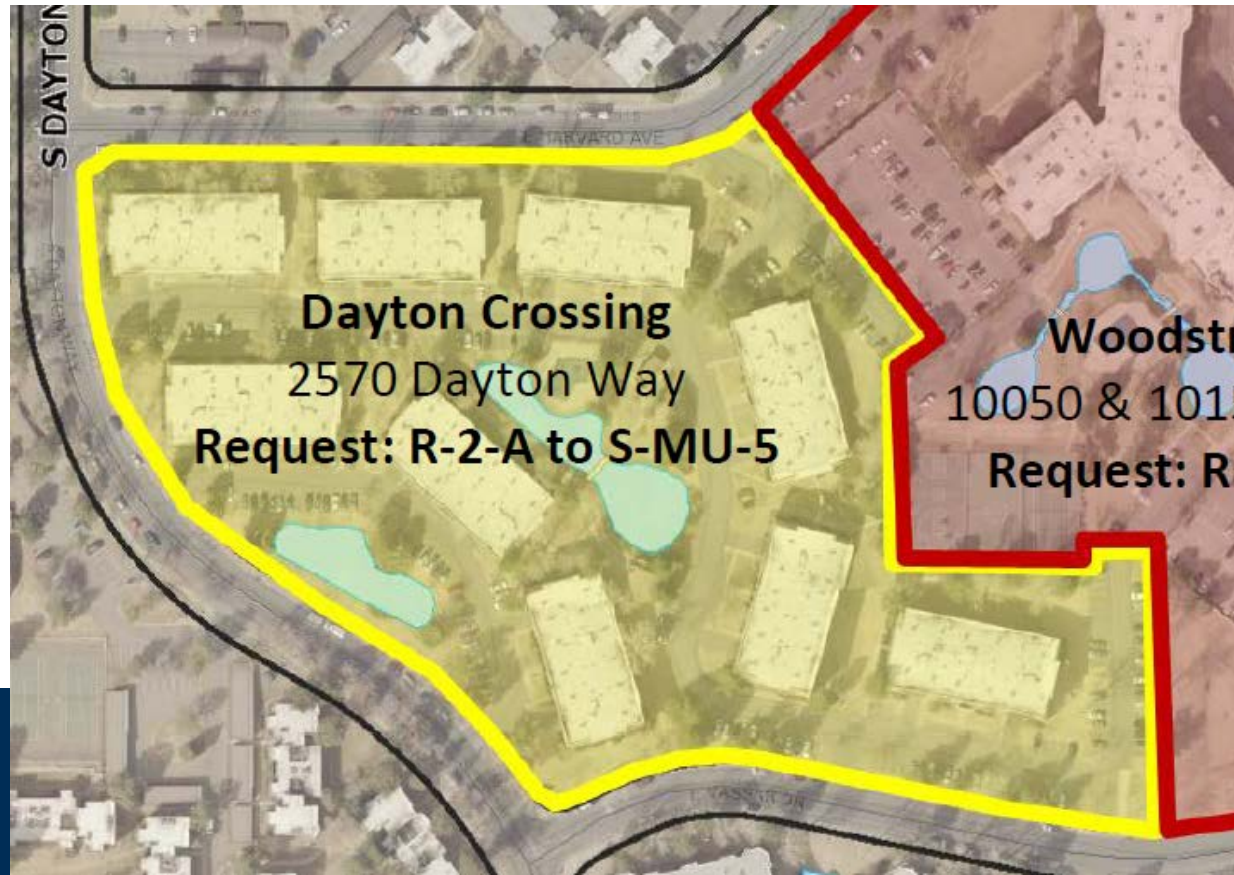
**Woodstream Village Looking West**

# Existing Context – Form/Scale (Woodstream Village)



Woodstream Village Looking South

# Existing Context – Form/Scale (Dayton Crossing)



# Existing Context – Form/Scale (Dayton Crossing)



**Dayton Crossing Looking East**



# Existing Context – Form/Scale (Dayton Crossing)



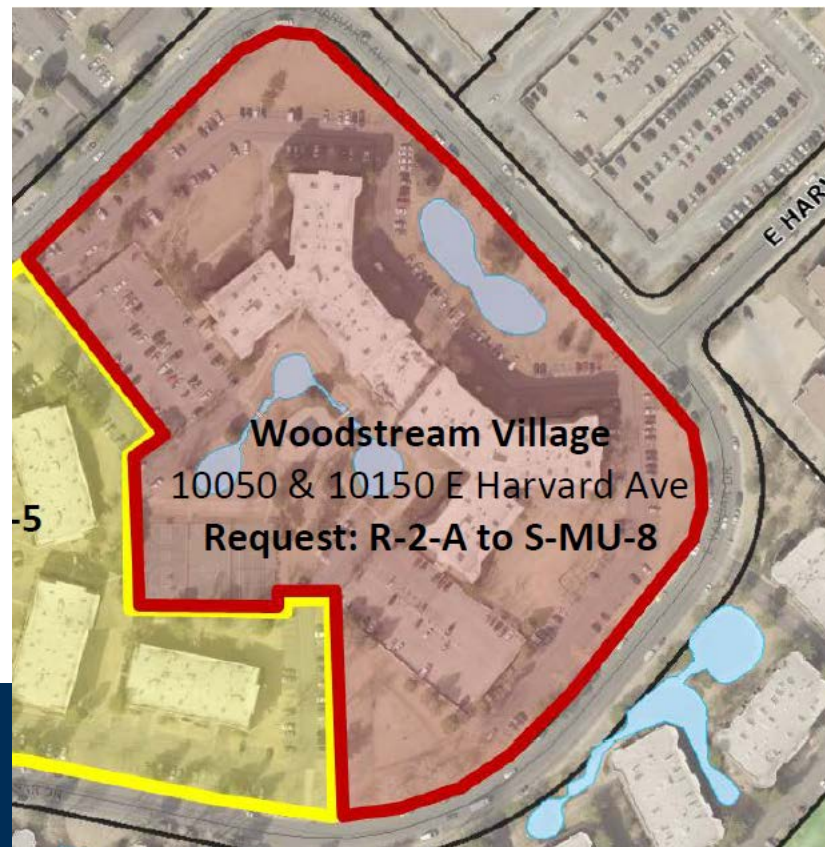
Dayton Crossing Looking North

# Existing Context – Form/Scale (Dayton Crossing)



**Dayton Crossing Looking East**

# Existing Context – Form/Scale (Woodstream Village Surrounding Properties)



## Existing Context – Form/Scale (Woodstream Village Surrounding Properties)



Woodstream Village Surrounding Property Looking North

## Existing Context – Form/Scale (Woodstream Village Surrounding Properties)



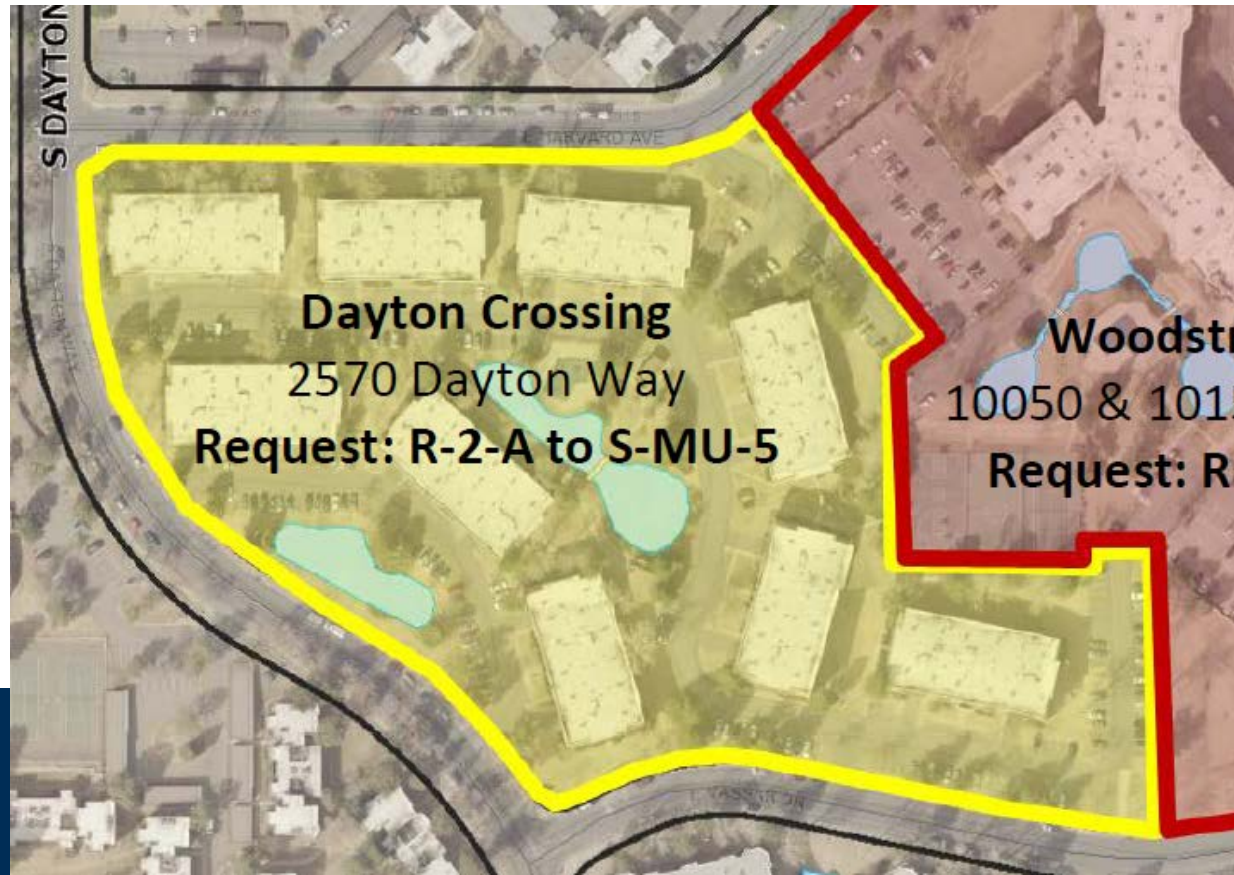
**Woodstream Village Surrounding Property Looking East**

## Existing Context – Form/Scale (Woodstream Village Surrounding Properties)



**Woodstream Village Surrounding Property Looking West**

# Existing Context – Form/Scale (Dayton Crossing Surrounding Properties)



## Existing Context – Form/Scale (Dayton Crossing Surrounding Properties)



**Dayton Crossing Surrounding Property Looking West**



## Existing Context – Form/Scale (Dayton Crossing Surrounding Properties)



Dayton Crossing Surrounding Property Looking North

## Existing Context – Form/Scale (Dayton Crossing Surrounding Properties)



**Dayton Crossing Surrounding Property Looking South**

# Process

- Informational Notice: 4/6/19
- Planning Board Notice Posted: 5/21/18
- Planning Board Public Hearing: 6/6/18
  - *Unanimously recommended approval*
- LUTI Committee: 6/26/18
- City Council Public Hearing: 8/6/18

# Public Outreach

- RNOs
  - Inter-Neighborhood Cooperation
- No public comments

# Review Criteria for Standard Rezoning

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

# Standard Rezoning Review Criteria

## 1. Consistency with Adopted Plans

- Denver Comprehensive Plan 2000
- Blueprint Denver (2002)

## 2. Uniformity of District Regulations

## 3. Further Public Health, Safety and Welfare

## 4. Justifying Circumstances

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

## Review Criteria: Consistency with Adopted Plans

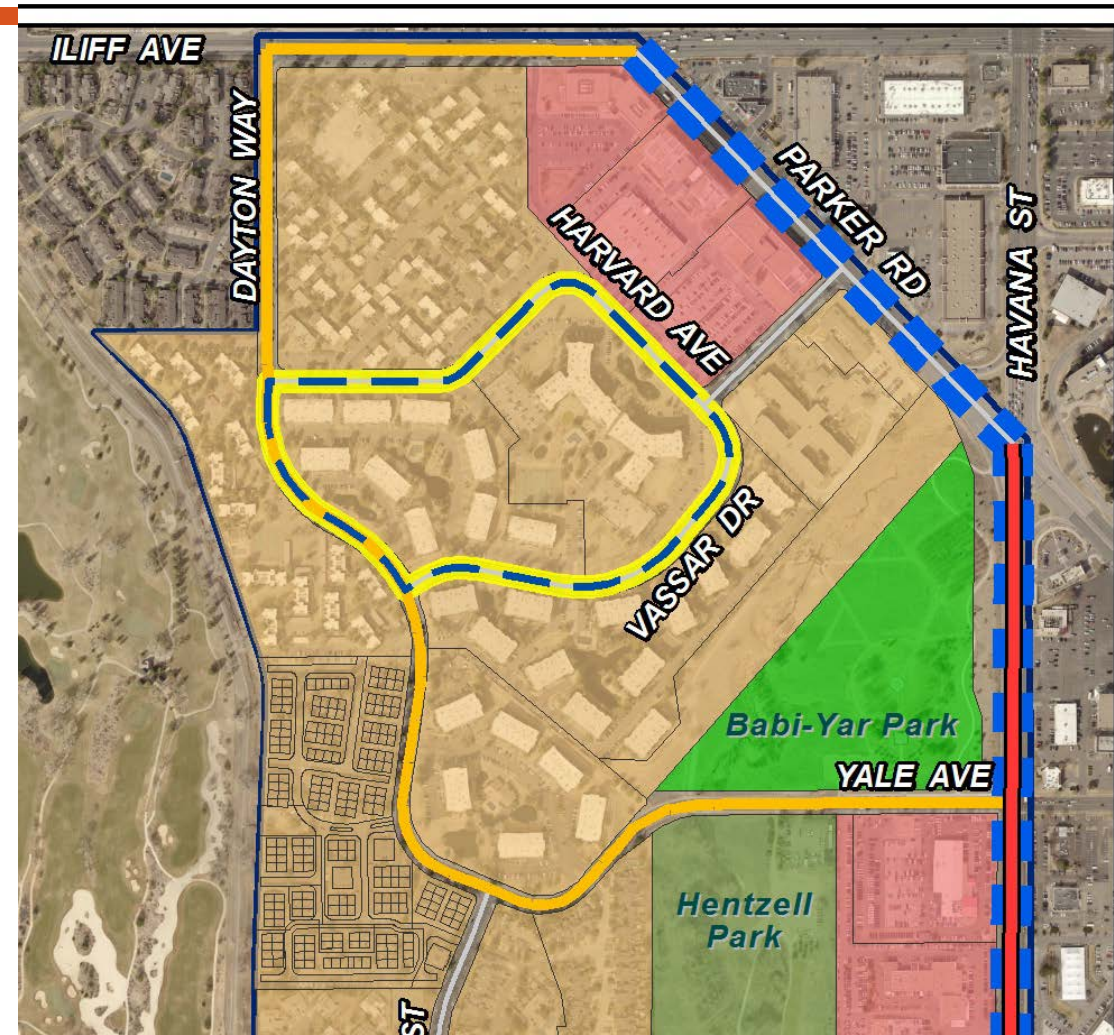
### Comprehensive Plan 2000

Rezoning request is consistent with the following policies:

- Housing Strategy 1-H – Encourage development of housing that meets the increasingly diverse needs of Denver’s present and future residents (p. 58)
- Land Use Strategy 3-B – Encourage quality infill development that is consistent with the character of the surrounding neighborhood (p 60)

# Blueprint Denver (2002)

- Area of Stability
  - Identify and maintain the character of an area while accommodating some new development and redevelopment in appropriate locations (p. 24)
- Single Family Duplex
  - Moderately dense areas with a mixture of housing types, including apartment buildings (p. 42)





# Review Criteria: Consistency with Adopted Plans

## Blueprint Denver

Rezoning request is consistent with Blueprint Denver because:

- It would accommodate investment in a 38-year old multi-unit building at an appropriate location (Dayton Way is a residential collector, Parker Rd is an Enhanced Transit Corridor)
- It would eliminate a custom, Former Chapter 59 zone district (p. 72, 82)

# Rezoning Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
  - *Will result in the uniform application of zone district building form, use, and design regulations across the site.*
3. Further Public Health, Safety and Welfare
  - *Implements adopted plans by supporting reinvestment and opportunities for future expansions of a 38-year old multi-unit residential development.*

# Standard Rezoning Review Criteria

## 4. Justifying Circumstances

- *Custom, Former Ch. 59 zoning to new Denver Zoning Code*
- *Parker Road corridor and redevelopment of commercial areas*

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

- *Large setbacks and low to mid-rise building forms that reflects existing conditions*
- *Purpose of S-MU-5 and S-MU-8 zone districts is for separated, multi-unit building forms from single family areas that reflects existing conditions*

# CPD Recommendation

CPD recommends that LUTI advance the request to City Council, and recommends **approval**, based on finding that 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
5. Consistency with Neighborhood Context, Zone District Purpose and Intent