



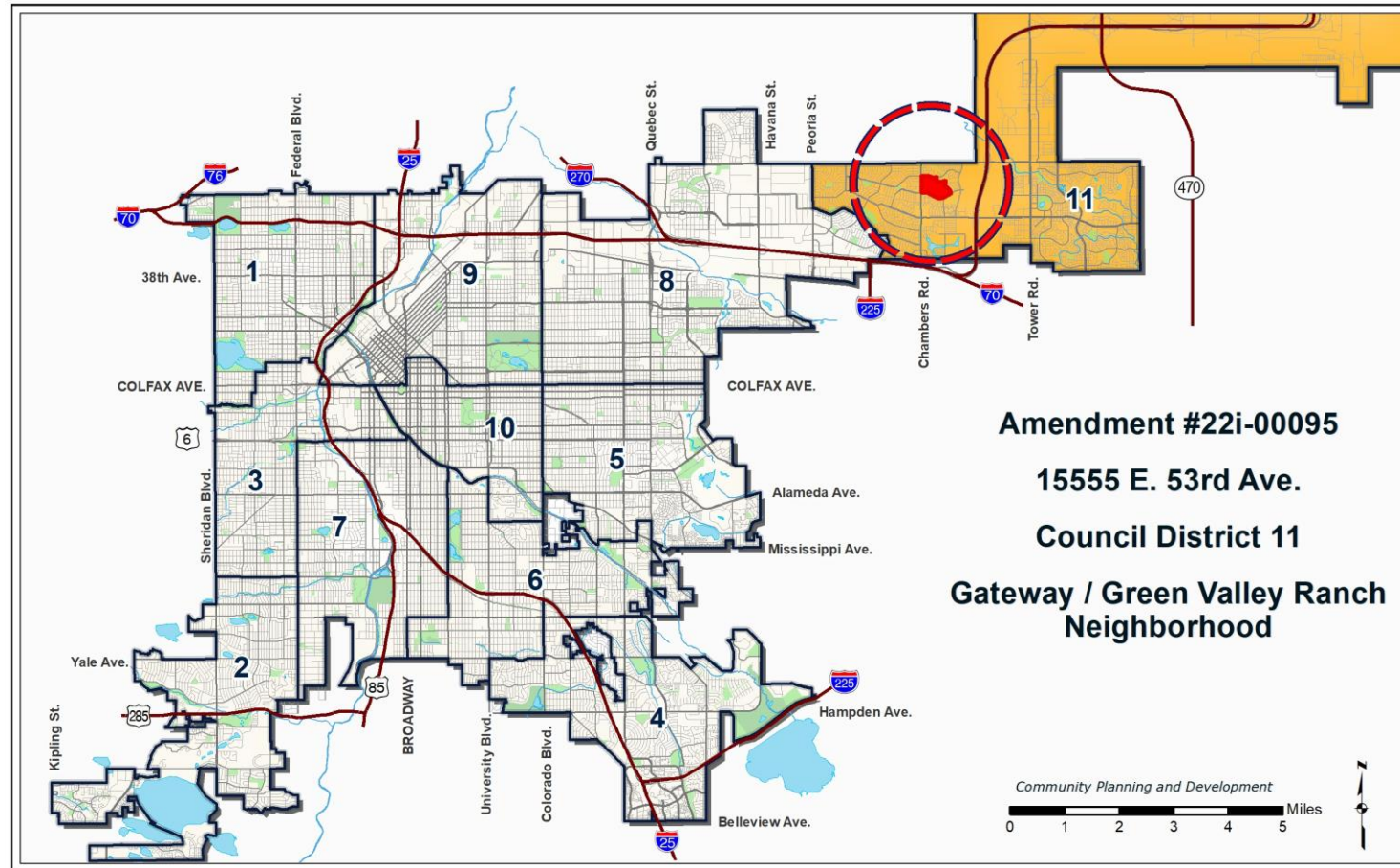
15555 E 53rd Ave

2022I-00095

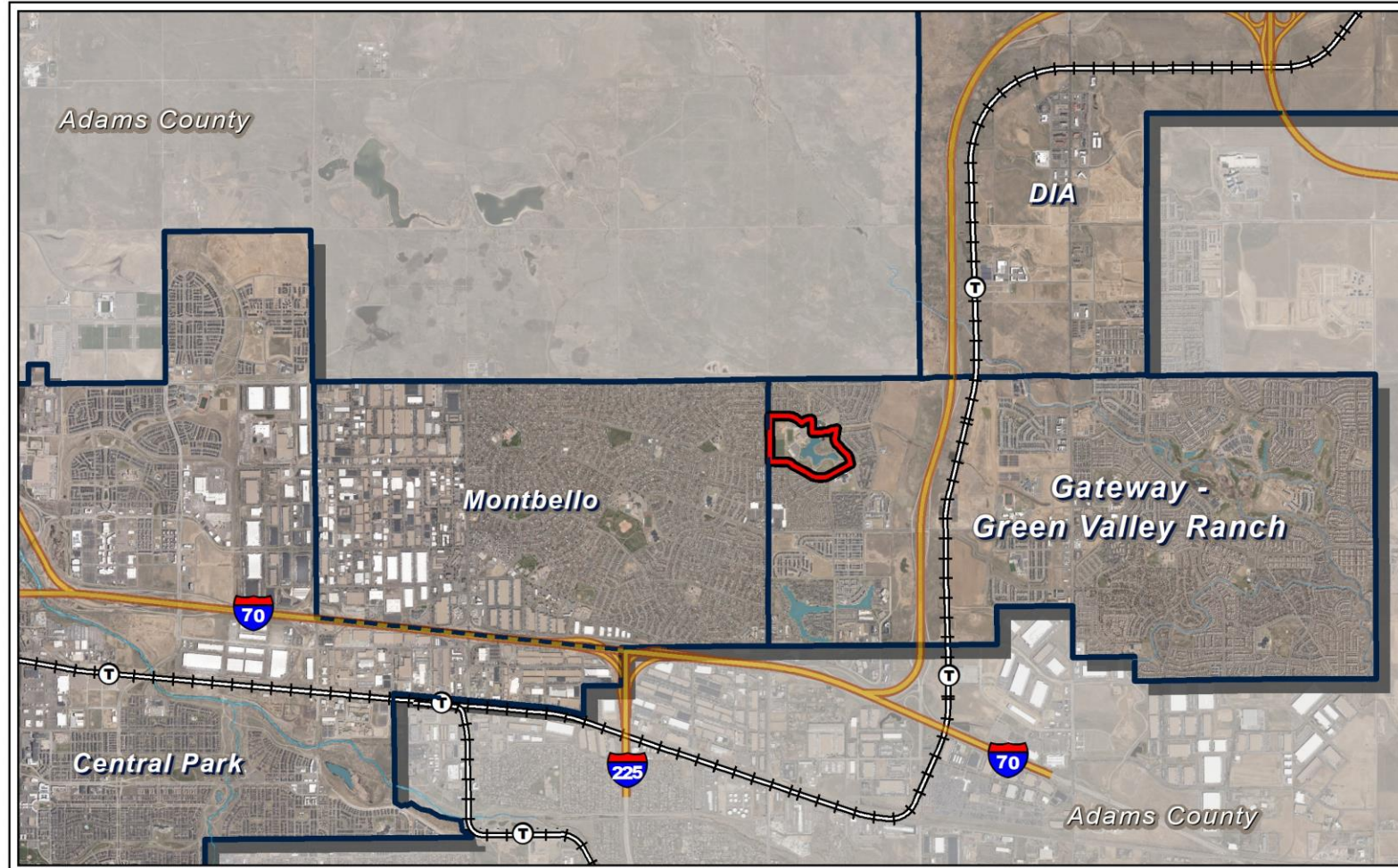
Request: PUD 515 to OS-A

City Council: 10/17/2022

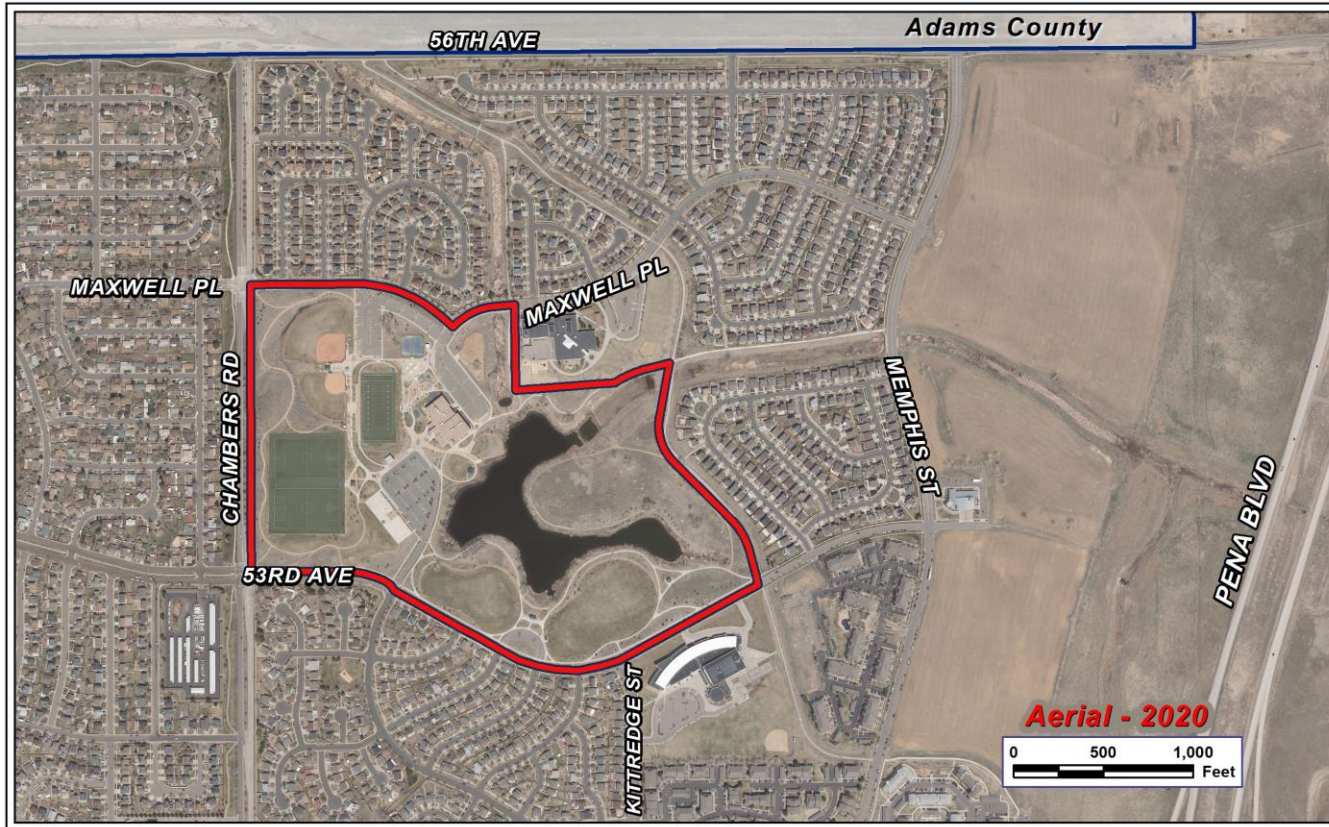
Council District 11: Stacie Gilmore



Gateway – Green Valley Ranch Neighborhood

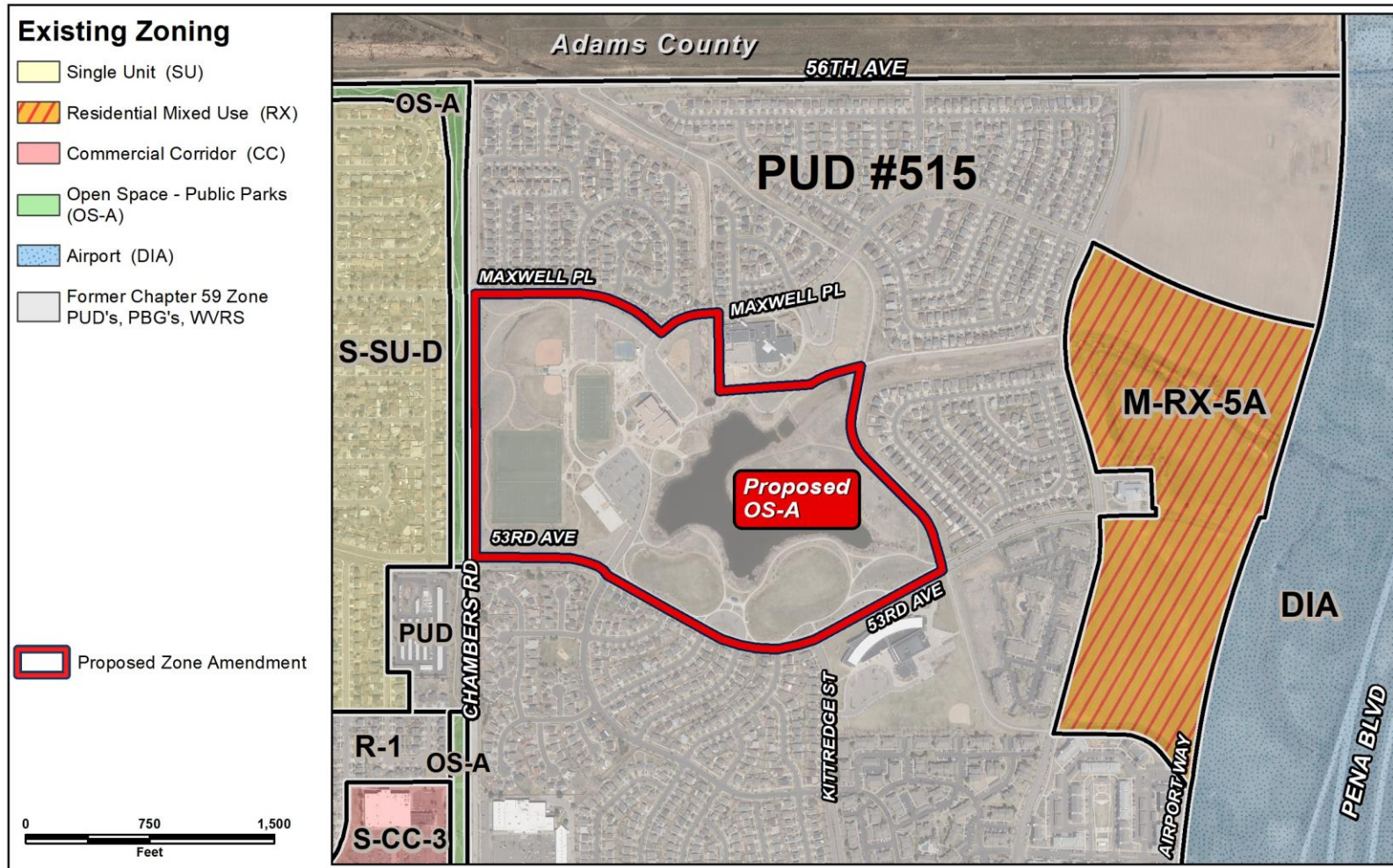


Request: OS-A



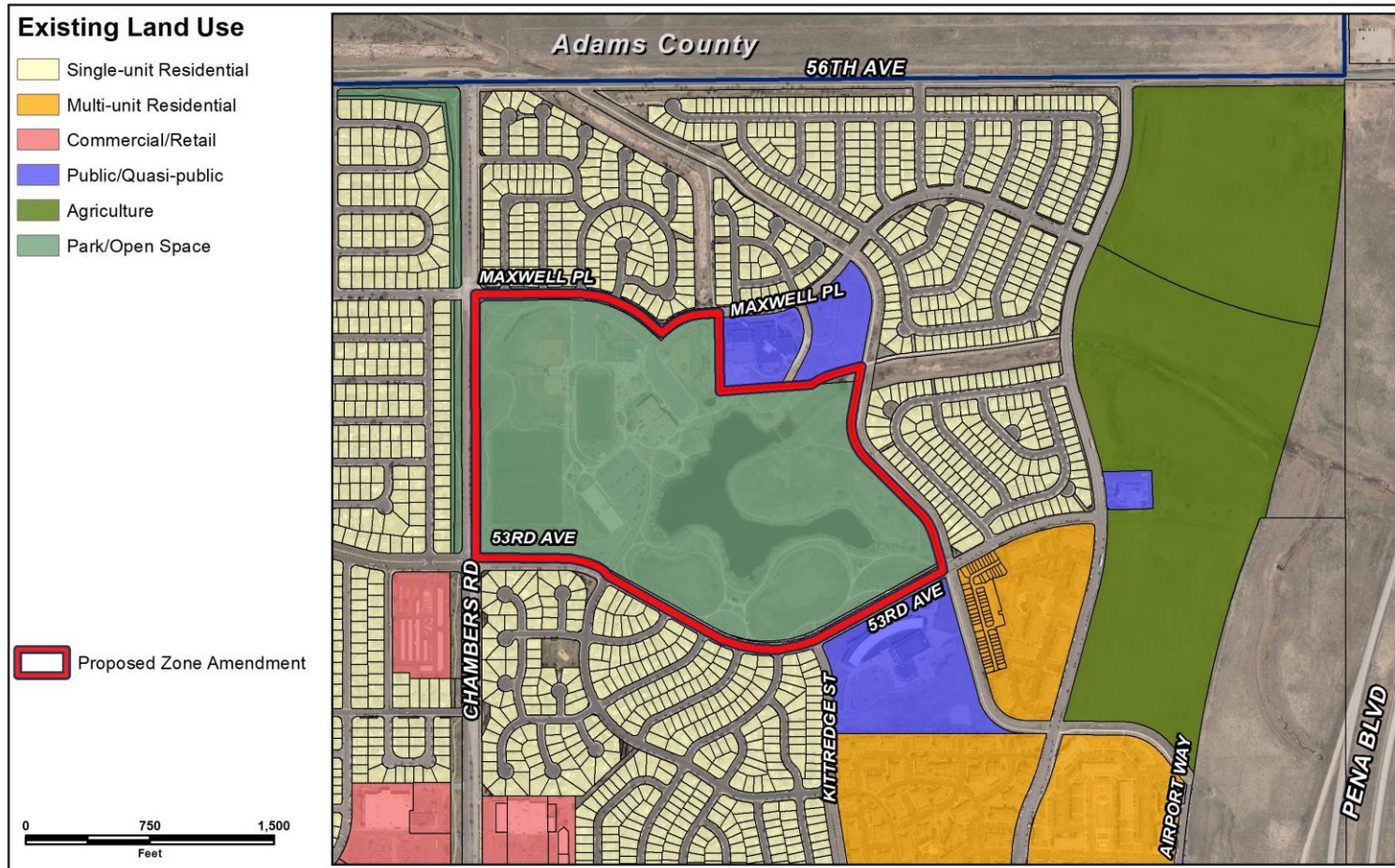
- **Location**
 - Approx. 88.5 acres
 - Single-unit residential
- **Request**
 - Rezoning from PUD 515 to OS-A
 - District for parks owned, operated, or leased by the city and managed by DPR
- **Proposal**
 - CASR with DPR is proposing a 10,000sf solar array on carport structures as part of a larger effort to install “solar gardens” on municipal rooftops

Existing Zoning



- **Current Zoning: PUD 515**
 - Former Chapter 59 PUD
 - Superblock C, allows public park, recreation center, and compatible public serving uses

Existing Land Use



Land Use: Park/Open Space

Surrounding Land Uses:

- Single-Unit Residential
- Public/Quasi-Public

Existing Building Form/Scale



Subject Property



Public Outreach

- Email outreach to RNOs: 11/20/2020
- Presentation to Montbello 20/20: 2/11/2021
- Presentation to DPR Advisory Board, Sustainability and Resiliency committee: 3/26/2021
- Presentation to DPR Advisory Board, Sustainability and Resiliency committee: 4/15/2022
- Virtual Meeting for members of the public: 5/10/2022
- Open house at Montbello Rec Center: 5/27/2022
- Presentation to DPR Advisory Board: 6/8/2022

Process

- Informational Notice: 6/29/2022
- Planning Board Notice: 8/2/2022
- Planning Board Public Hearing: 8/17/2022
- LUTI Committee: 8/30/2022
- City Council Public Hearing: 10/17/2022
- Public Comment
 - One letter in opposition to the request

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

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver: A Land Use and Transportation Plan (2019)*
- *Game Plan for a Healthy City*
- *Far Northeast Area 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

Consistency with Adopted Plans: Comprehensive Plan 2040

Equity

- Equitable, Affordable and Inclusive Goal 1, Strategy C: Improve equitable access to resources that improve quality of life, including cultural and natural amenities, health care, education, parks, recreation, nutritious food and the arts (p. 28).

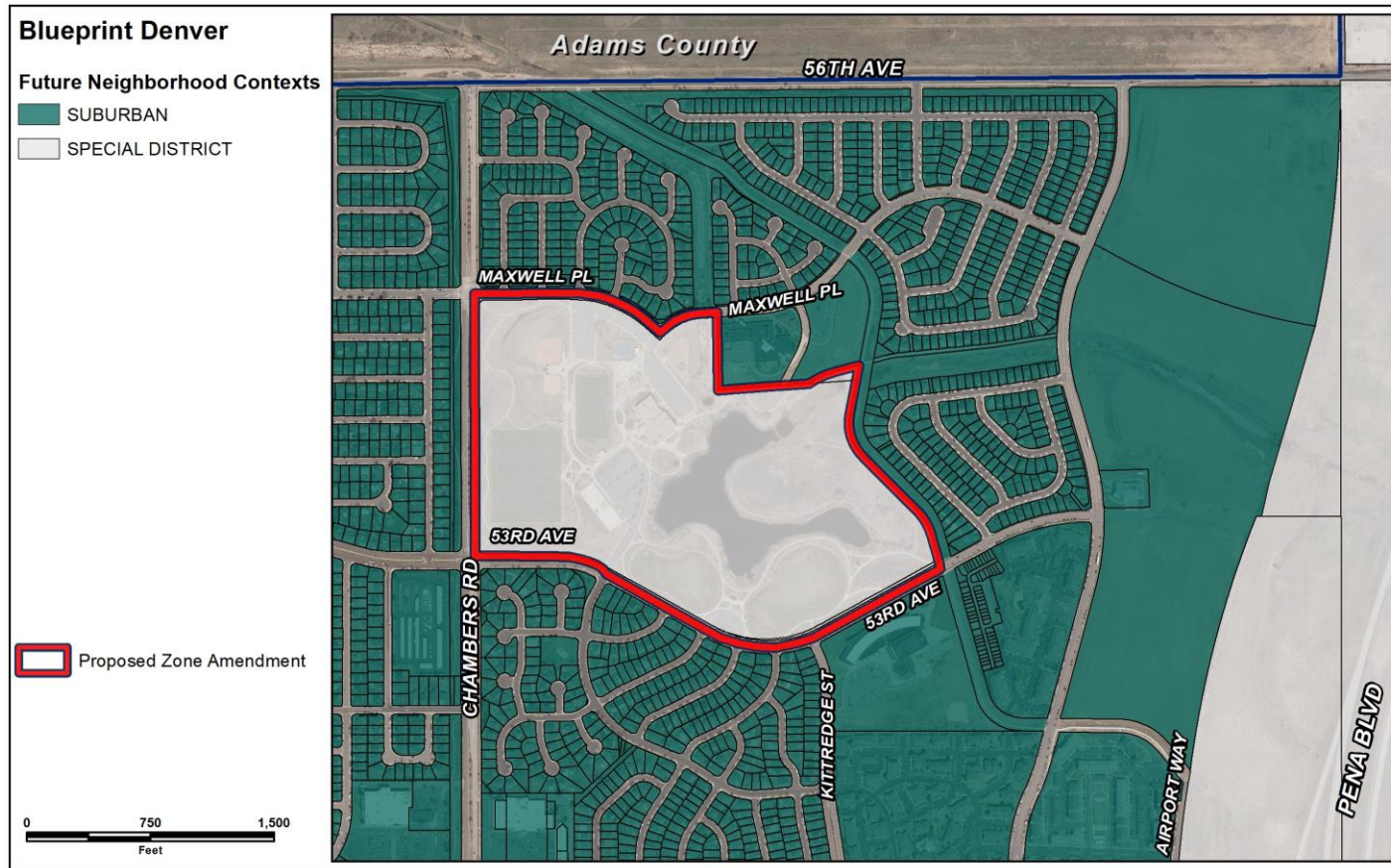


Climate

- Environmentally Resilient Goal 1, Strategy A: Embrace clean and local energy that comes from renewable sources such as sun and wind (p. 52).
- Environmentally Resilient Goal 6, Strategy D – Preserve and enhance the city’s park system of parkland and adapt park landscapes to be more climate and heat resistant (p. 54).



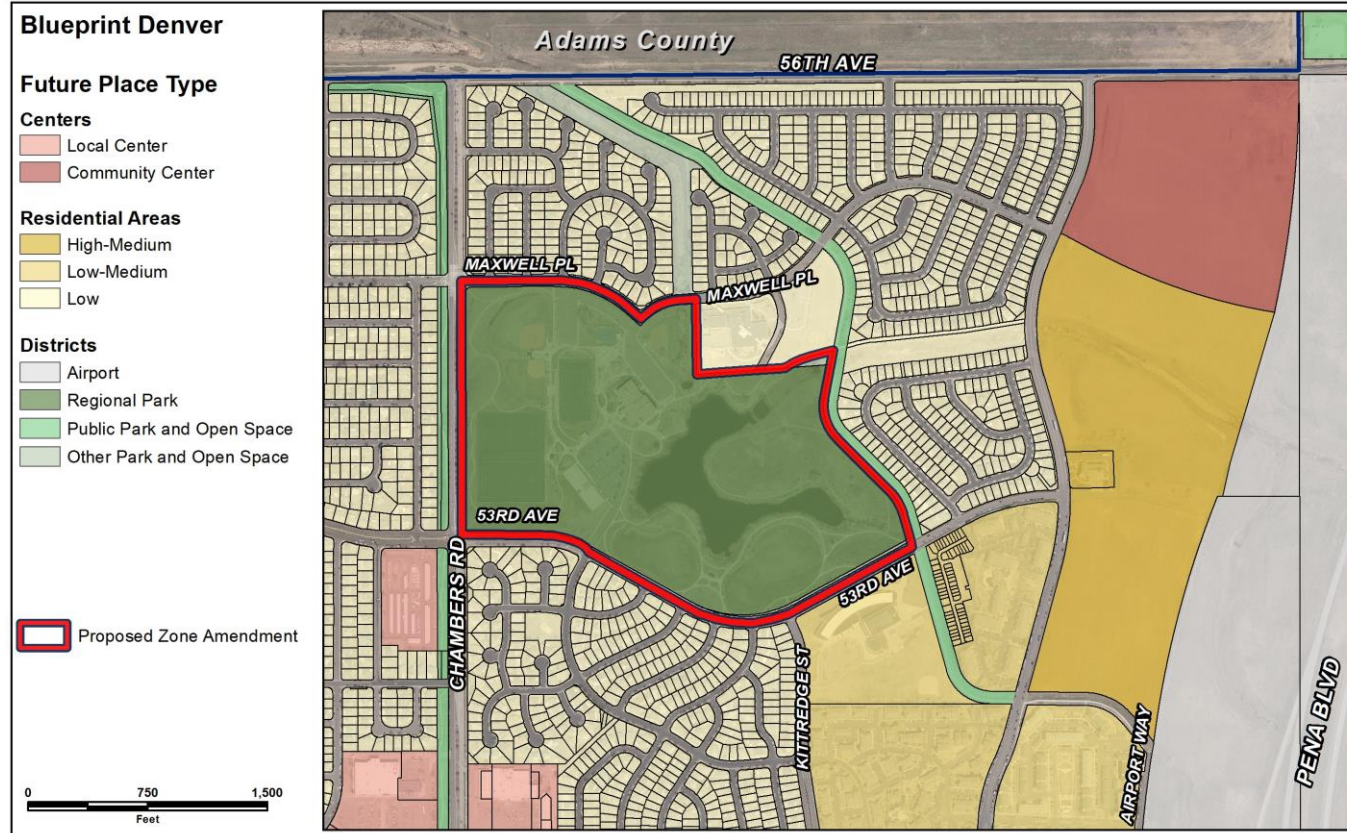
Consistency with Adopted Plans: Blueprint Denver 2019



- **Districts**

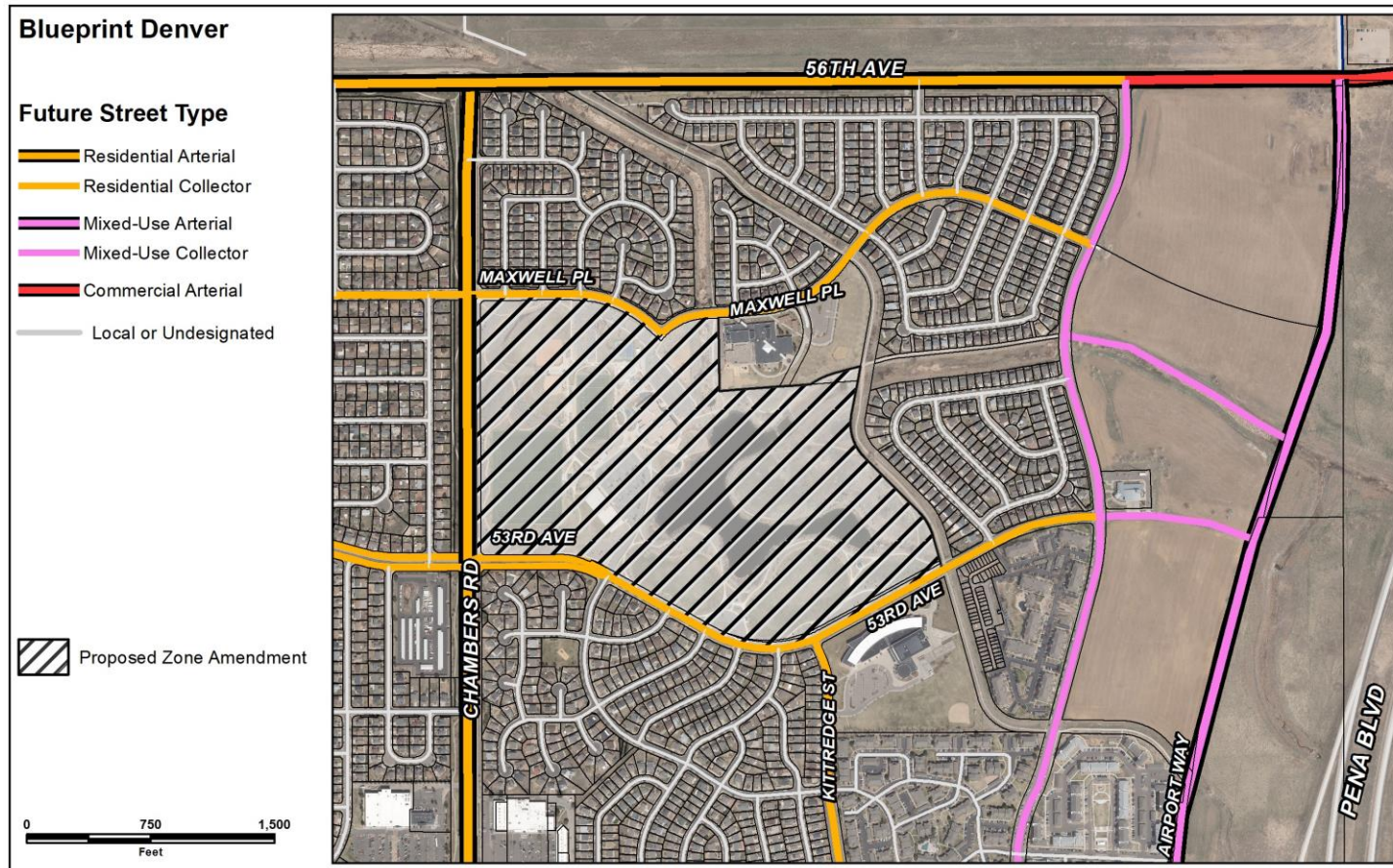
- Designed for a specific purpose
- Play an important role in the city's functions including civic center and regional parks districts

Consistency with Adopted Plans: Blueprint Denver 2019



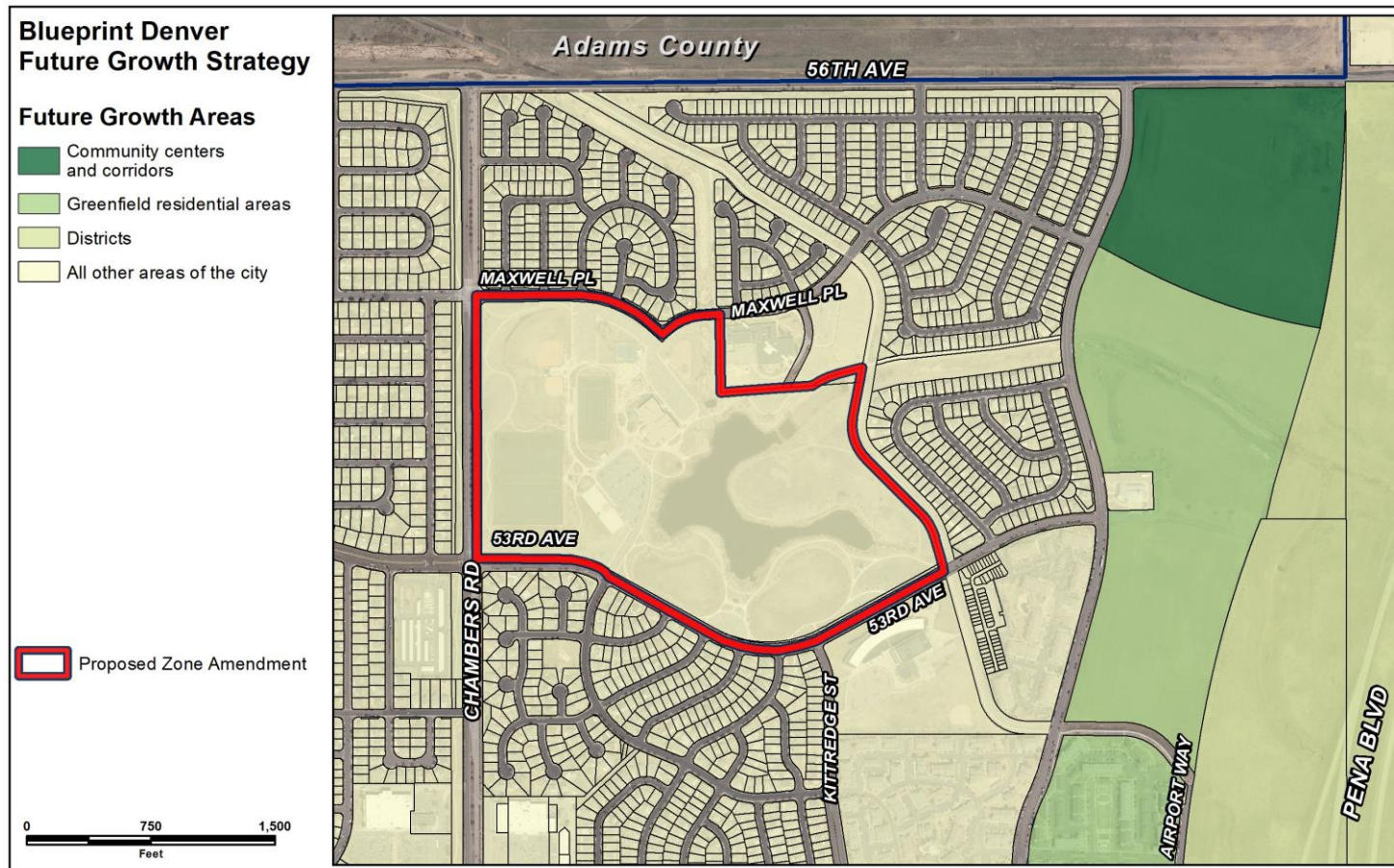
- **Regional Park**
 - Provides large scale public open space, recreation and event locations

Consistency with Adopted Plans: Blueprint Denver 2019



- E 53rd Ave & E Maxwell Pl: Residential Collector and Chambers Rd: Residential Arterial
 - Primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses

Consistency with Adopted Plans: Blueprint Denver



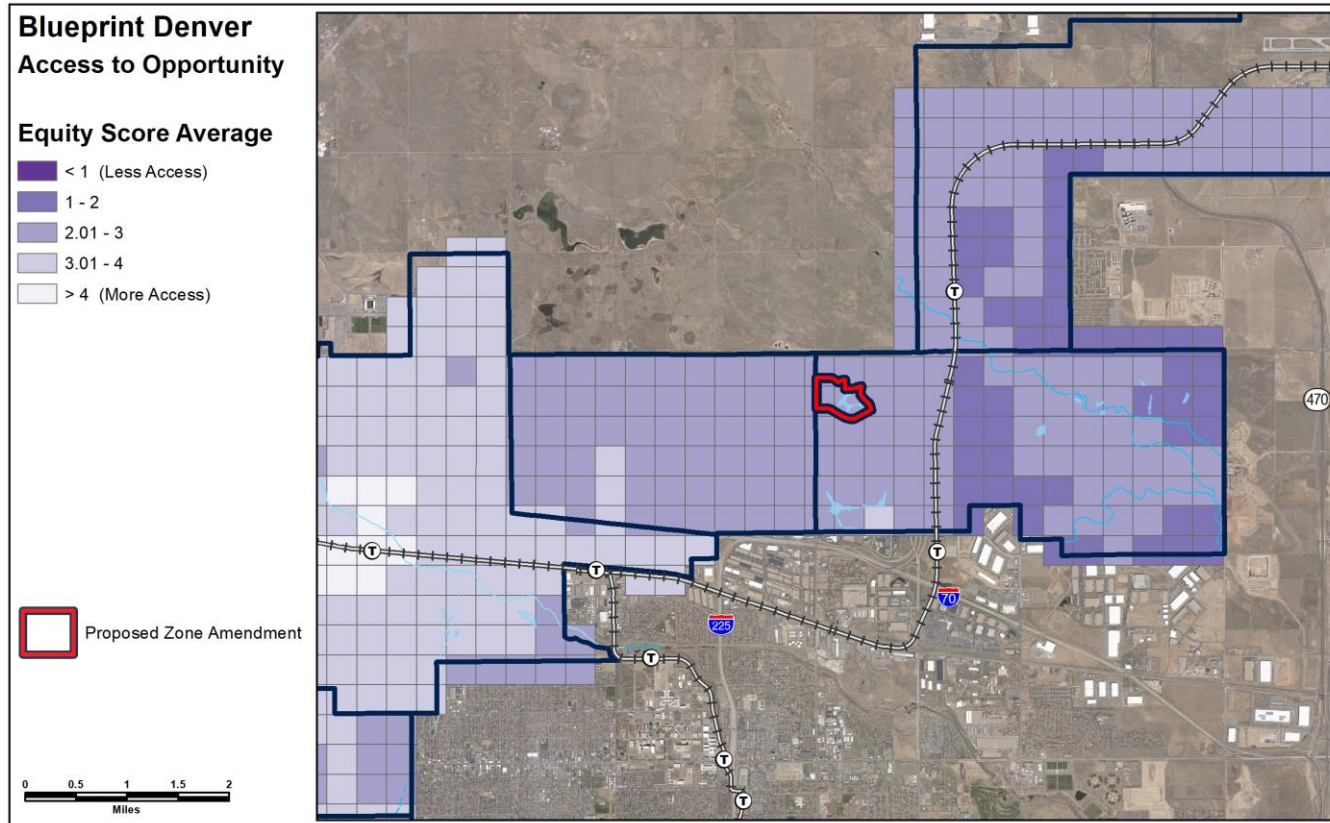
- Growth Areas Strategy: All other areas of the city
 - 10% jobs by 2040
 - 20% housing by 2040

Consistency with Adopted Plans: Blueprint Denver

Land Use & Built Form, General Policy 3: Ensure the Denver Zoning Code continues to respond to the needs of the city, while remaining modern and flexible.

Strategy A: Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC, including continuing to incentivize owners to come out of the old code (p. 73).

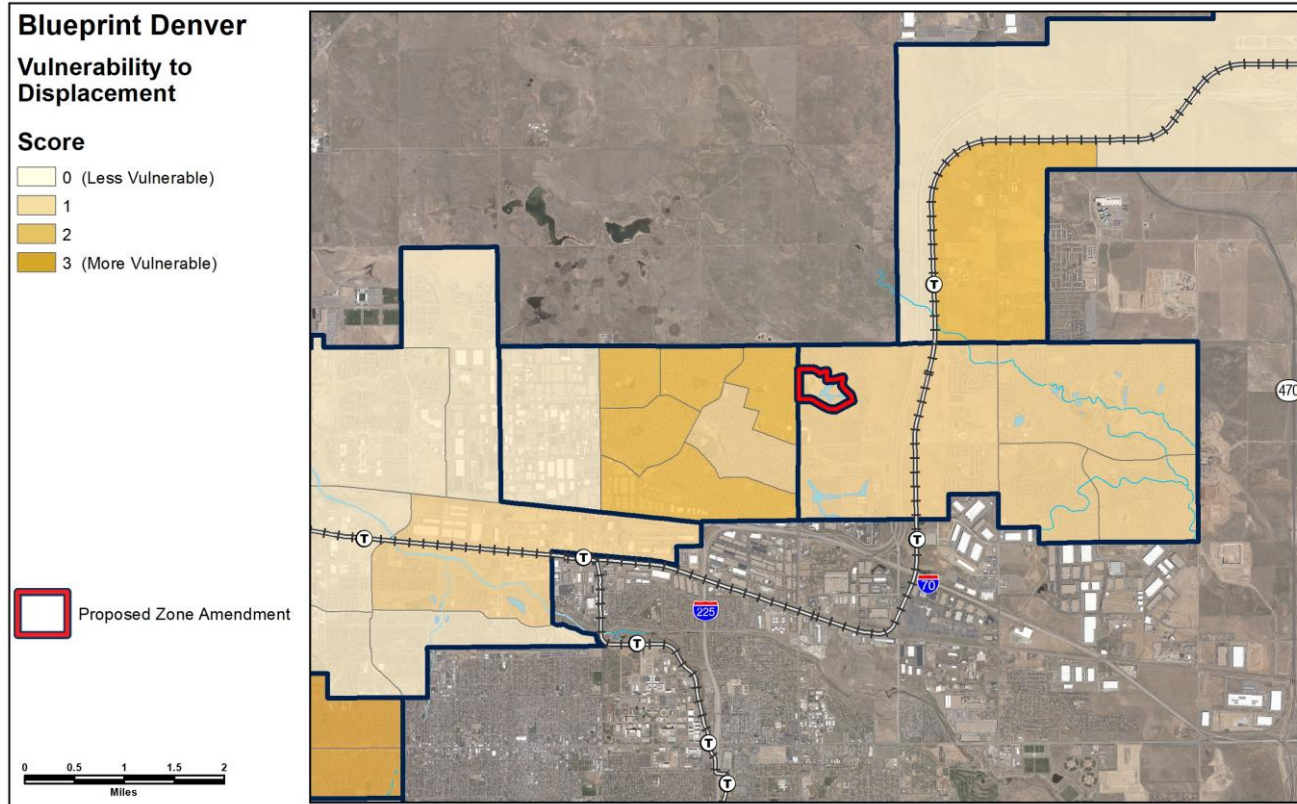
Consistency with Adopted Plans: Blueprint Denver



Access to Opportunity

- Average Access
 - Low access to grocery stores, public transit, and healthcare
 - Greater access to centers and corridors
 - Less equitable in childhood obesity
- Proposed rezoning will ensure the existing park continues to operate as a public park continuing to provide access to park and recreation opportunities

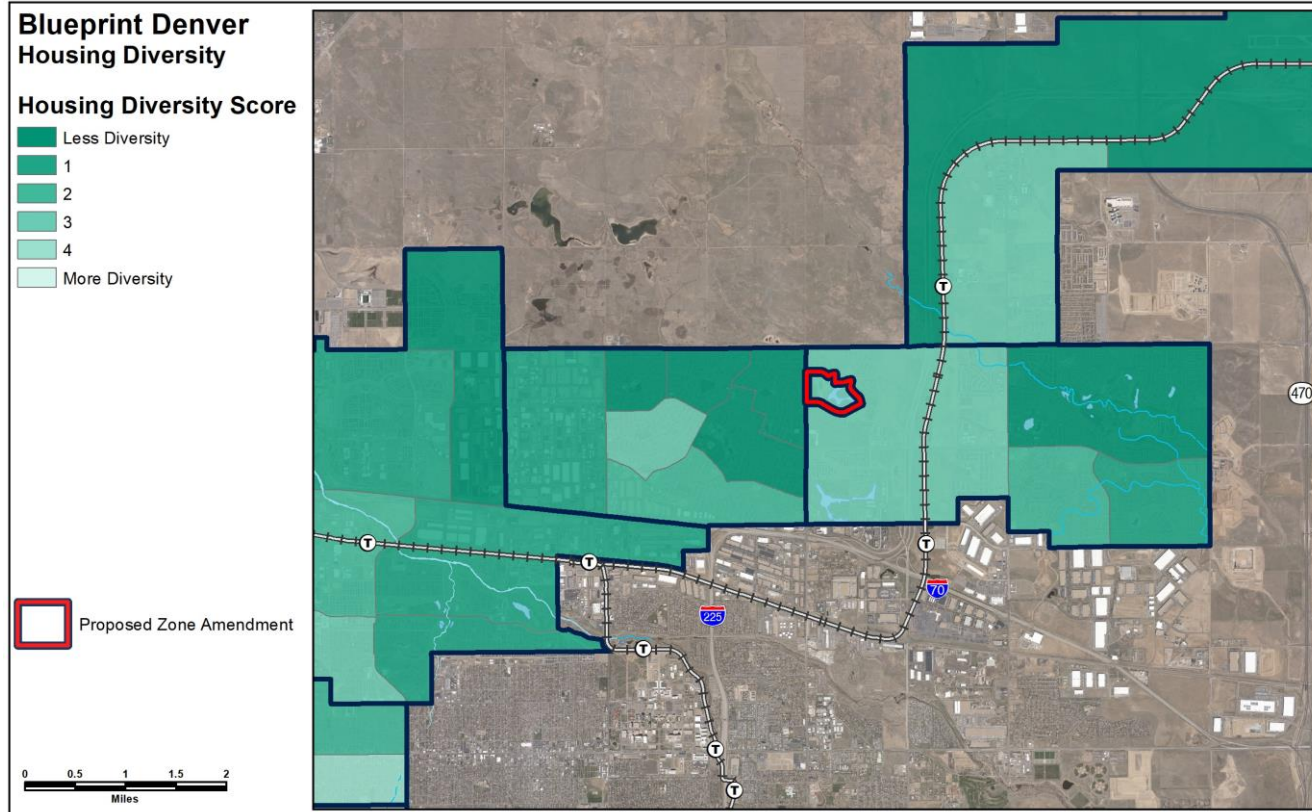
Consistency with Adopted Plans: Blueprint Denver



Vulnerability to Involuntary Displacement

- Less vulnerable, based on one metric:
 - Educational attainment
- No housing is proposed with this rezoning

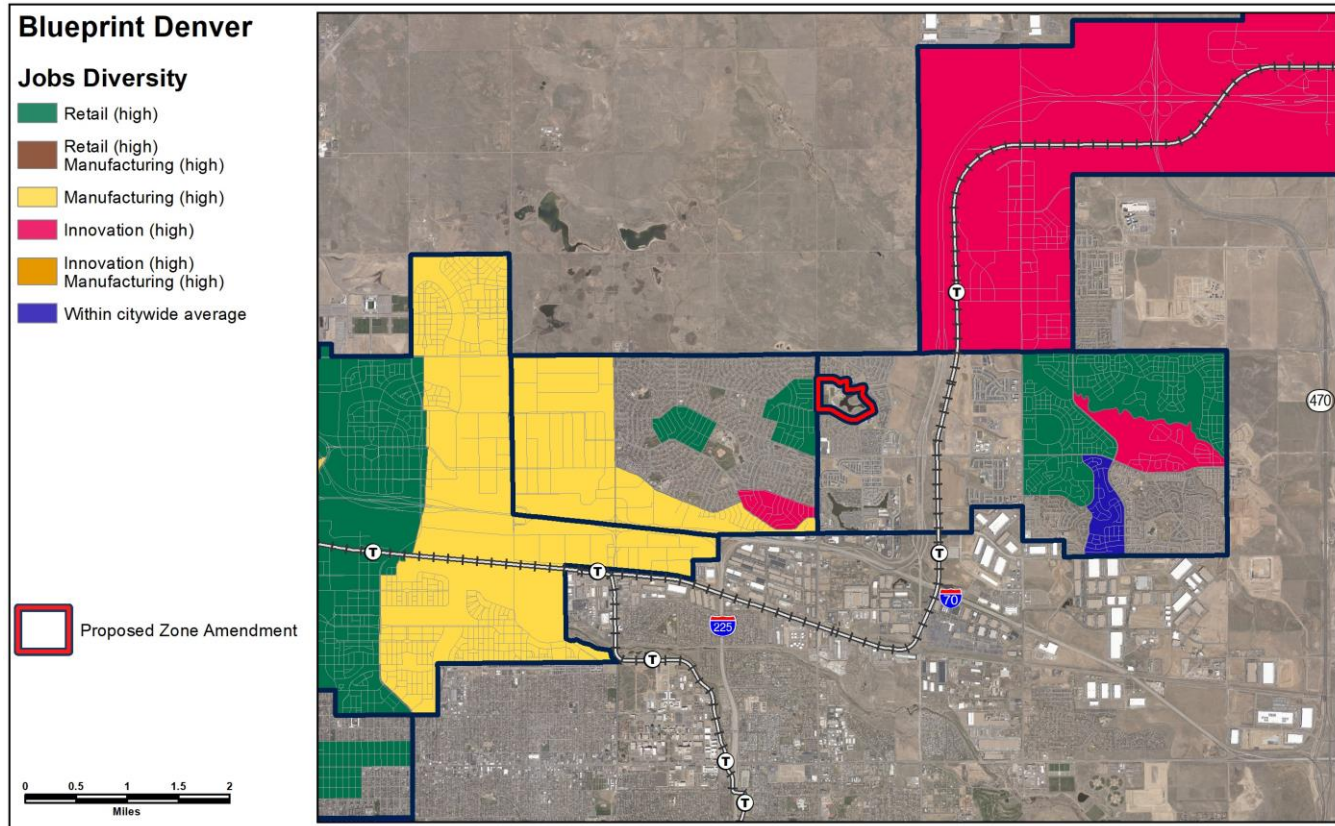
Consistency with Adopted Plans: Blueprint Denver



Housing Diversity

- Greater than average diversity based on three of five metrics:
 - Bedroom counts
 - Owners to renters
 - Diversity in housing costs
- No housing will be provided

Consistency with Adopted Plans: Blueprint Denver



Jobs Diversity

- 269 jobs or 0.21 jobs per acre
- Limited impact on jobs diversity

Companion Efforts Addressing Equity

Montbello Freshlo Hub

- Montbello Organizing Committee with financial support from DEDO
- Includes healthy food, cultural arts, economic development, and affordable housing
- 97 one-, two-, and three-bedroom affordable units with 55 units for those making 60% of area median income

Affordable Housing

- HOST has provided funds for several affordable housing project in the area
- Sable Ridge Senior Apartments and Sable Ridge Townhomes
- HOST moving forward with Prioritization Policy that will “provide households at risk or who have been displaced form their neighborhood or from Denver priority access to newly developed or preserved affordable housing.”

Consistency with Plans: Game Plan for a Healthy City

Recommendation 1.13: Make facilities more energy-saving and efficient, reducing energy use in park and recreation operations by 25 percent in 10 years.

Consistency with Plans: Far Northeast Area Plan



- City & County of Denver Boundary
- Park or Open Space
- Lake or Pond
- Stream, Creek or River
- Suburban
- Urban Center
- Districts

- SPECIAL DISTRICTS
- Innovation/Flex
- Value Manufacturing
- Regional Park
- Campus
- Airport

Future Neighborhood Context & Place Type: Park or Open Space/Regional Park

- Provides large scale public open space, recreation and event locations

Consistency with Plans: Far Northeast Area Plan



Future Growth Area Strategy

- Park and Open Space



Consistency with Plans: Far Northeast Area Plan



RESIDENTIAL STREETS
Collector
Arterial

Future Street Types

- E. 53rd Ave & E. Maxwell Pl: Residential Collector
- Chambers Rd: Residential Arterial
- Connect neighborhoods to schools, recreation centers, parks, local retail centers and other similar uses

Consistency with Plans: Far Northeast Area Plan

Policy Recommendations

- Land Use & Built Form Policy LU.16.2: Strategically use large-scale rezonings as a tool for bringing Former Chapter 59 properties into the DZC
- Quality of Life Policy QOL.6: Adapt parks to the changing climate
- Quality of Life Policy QOL.8.2: Invest in maintenance of existing parks and open spaces.
 - B.: Establish an operations facility to support more efficient maintenance of parks and recreation facilities in the Far Northeast Area.

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Uniformity of District Regulations

- Proposed rezoning will result in uniform application of zone district building form, use and design regulations

3. Further Public Health, Safety and Welfare

- Rezones a property from the Former Chapter 59 into the Denver Zoning Code

4. Justifying Circumstances

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

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
 - Changed or Changing Conditions:
 - Rezoning a property from the Former Chapter 59 into the Denver Zoning Code
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
 - Open Space Context primarily consists of all forms of public and private parks
 - OS-A zone district is intended to
 - Protect and preserve public parks owned, operated, or leased by the city and managed by DPR

CPD Recommendation

CPD recommends approval, 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
5. Consistency with Neighborhood Context, Zone District Purpose and Intent