



DENVER
THE MILE HIGH CITY

Community Planning and Development
Planning Services

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TO: Josefina Escalante
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FROM: Rob Haigh, Associate City Planner
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DATE: August 25, 2022

RE: **Official Map Amendment Comments – Application # 20211-00265**
5004 North Lincoln Street, from E-SU-D to U-SU-C1

We have reviewed the above referenced zone map amendment application and offer the following comments. This preliminary phase of comments is based on technical aspects of the application and is not representative of staff's position on the zone map amendment. We reserve the right to raise other comments and positions as new information is provided and further analysis is conducted. Please contact me if you have any questions.

PRELIMINARY AGENCY COMMENTS ON THE FIRST SUBMITTAL

Agency Comments on the First Submittal

Community Planning and Development – Planning Services:

1. The application number for this rezoning proposal is 20211-00265.

Assessor: Approved – No Response

Asset Management: Approved – No Comments

Denver Public Schools: Approved – No Response

Department of Public Health and Environment: Approve Rezoning Only – Will require additional information at Site Plan Review

Denver Department of Public Health & Environment - Division of Environmental Quality (EQ) does not guarantee approval of any proposed development project at this site by providing a response to this Official Map Amendment Referral Agency Review Request. Future development is subject to existing land use controls and other environmental requirements in accordance with applicable local, state, and federal environmental regulations and statutes. EQ recommends the Property Owner conduct an environmental site assessment to determine the potential presence, nature, and extent of possible contamination on the site and to identify specific cleanup needs associated with future development. EQ may have additional information

about localized potential environmental concerns at the site. However, providing such information about a specific site is beyond the scope of these zoning application comments.

Denver Parks and Recreation: Approved – No Comments

Public Works – R.O.W.- City Surveyor: Approved – No Comments

Development Services – Project Coordination: Approved – Will require additional information at Site Plan Review

Development Services Project Coordinator does not take exception with proposed rezoning. Scope of any proposed redevelopment of this Site will likely not require a complete Site Development Plan review with Development Services; and will instead require Residential Planning Dept. Review for Construction and compliance with SU Zone District.

Development Services - Fire Protection: Approved – No Response

Development Services – Transportation: Approved – No Response

Development Services- Wastewater: Approved – See Comments Below

DES Wastewater approves the subject Map Amendment. The applicant should note that redevelopment of this site may require additional engineering including preparation of drainage reports, construction documents, and erosion control plans. Redevelopment may require construction of water quality and detention basins, public and private sanitary and storm sewer mains, and other storm or sanitary sewer improvements. Redevelopment may also require other items such as conveyance of utility, construction, and maintenance easements. The extent of the required design, improvements and easements will be determined during the redevelopment process. Please note that no commitment for any new sewer service will be given prior to issuance of an approved SUDP from Development Services.

Zoning Administration: Approved – No Comments

NEXT STEPS

1. Application 2021I-00265 has been scheduled for the September 21, 2022 Planning Board Public Hearing.
2. Notification signage template and instructions are attached to this email.

Thank you, and please contact me should you have any questions or concerns.