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## Land Use, Transportation & Infrastructure Committee Summary Minutes

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**Tuesday, March 20, 2012**

**10:30 AM City & County Building, Room 391**

**Members Present:** Lehmann, Robb, Shepherd, Susman

**Members Absent:** Lopez, Montero

**Other Council  
Present:**

**Committee Staff:** Gretchen Williams

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### Bill Requests

**BR12-0201 Amends the PUD to allow an increase in the number of beds in the existing Community Corrections Facility (from 90 to 105) at 2765 South Federal in Council District 2.**

*Theresa Lucero, Community Planning & Development*

This 0.39-acre site lies on the west side of S. Federal between Yale and Amherst, between similar structures. The site is occupied by a 3-story apartment building that has operated as a community corrections facility since 1988. The current PUD includes provision for 90 beds. The only change in the proposed amended PUD is to increase the number of beds to 105. The Zoning Code provides for PUDs established under the Former Chapter 59 to be amended under that Chapter. Community Planning & Development (CPD) determined this PUD could be amended under Chapter 59 because there are no significant changes being proposed. The structure and site will remain unchanged.

CPD determined that the proposal is consistent with adopted plans. Blueprint Denver identifies this as Commercial Corridor in an Area of Stability. The existing 1974 structure conforms to the Blueprint intent. The legal justification is changing conditions, specifically the increased need for community corrections beds. Chapter 59 requires 50 square feet per person, and this standard will be exceeded, even with the increased number of beds.

The area neighborhoods have been notified. A letter was received from the College View Neighborhood Association stating it support for the amendment. The Planning Board on March 7 recommended approval.

A motion offered by Councilmember Susman, duly seconded by Councilmember Lehmann to file the bill carried by the following vote:

AYES: Lehmann, Robb, Shepherd, Susman(4)  
NAYS: (None)  
ABSENT: Lopez, Montero(2)  
ABSTAIN: (None)