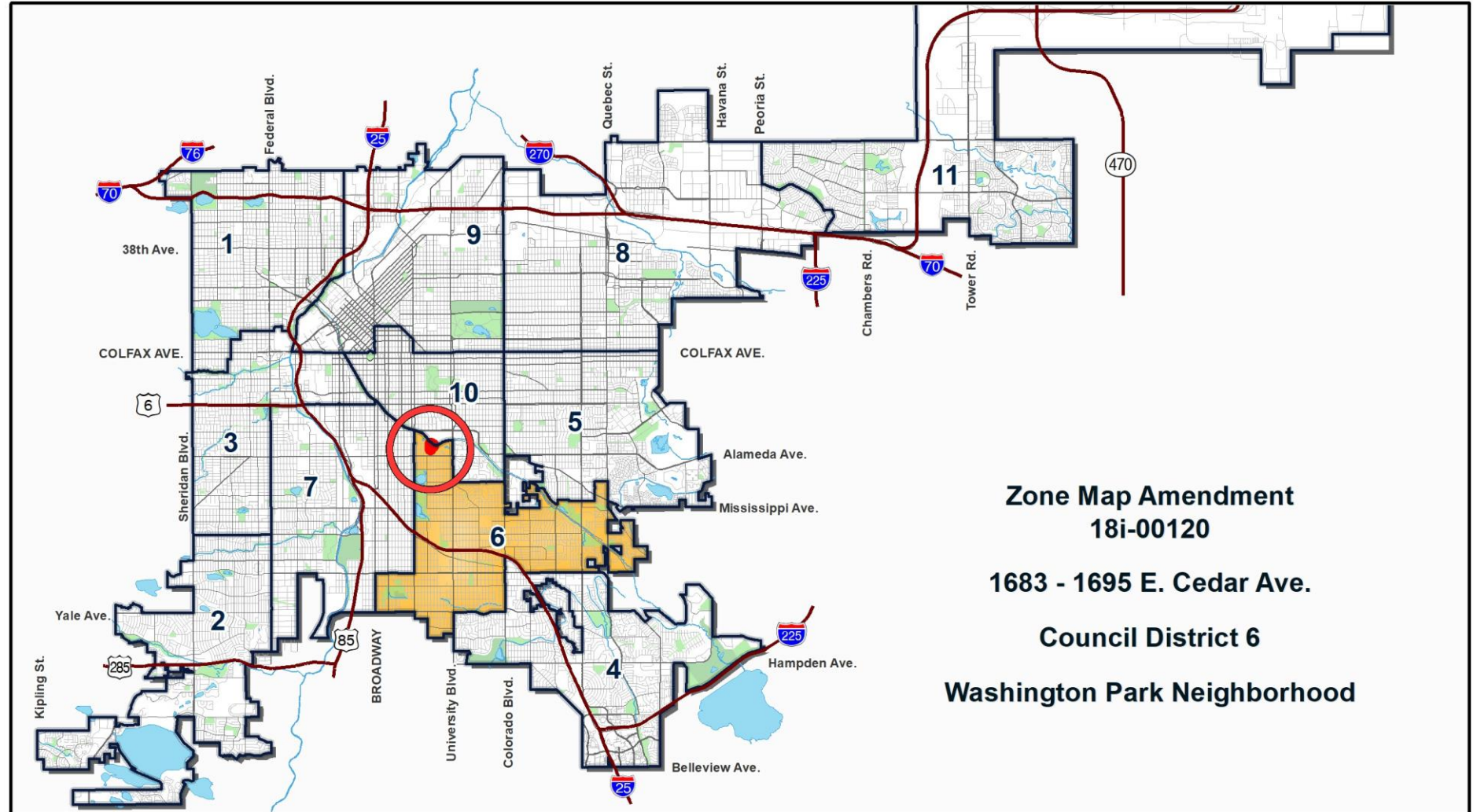


1683, 1685, 1687, 1691,
1693, 1695, & 1699 Cedar Ave.

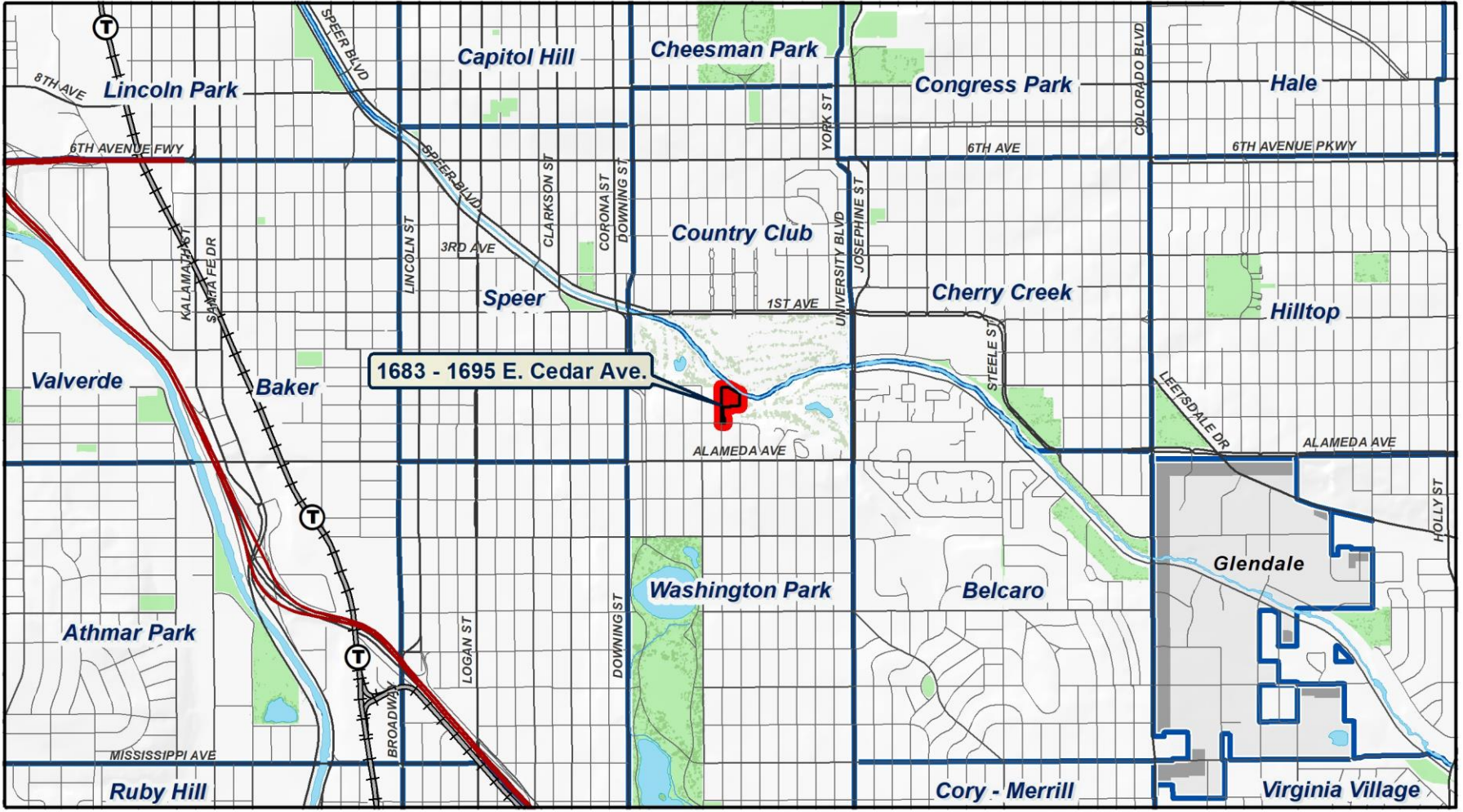
#18I-00120: PUD-G 5 to PUD-G 22

Date: 4/30/2019

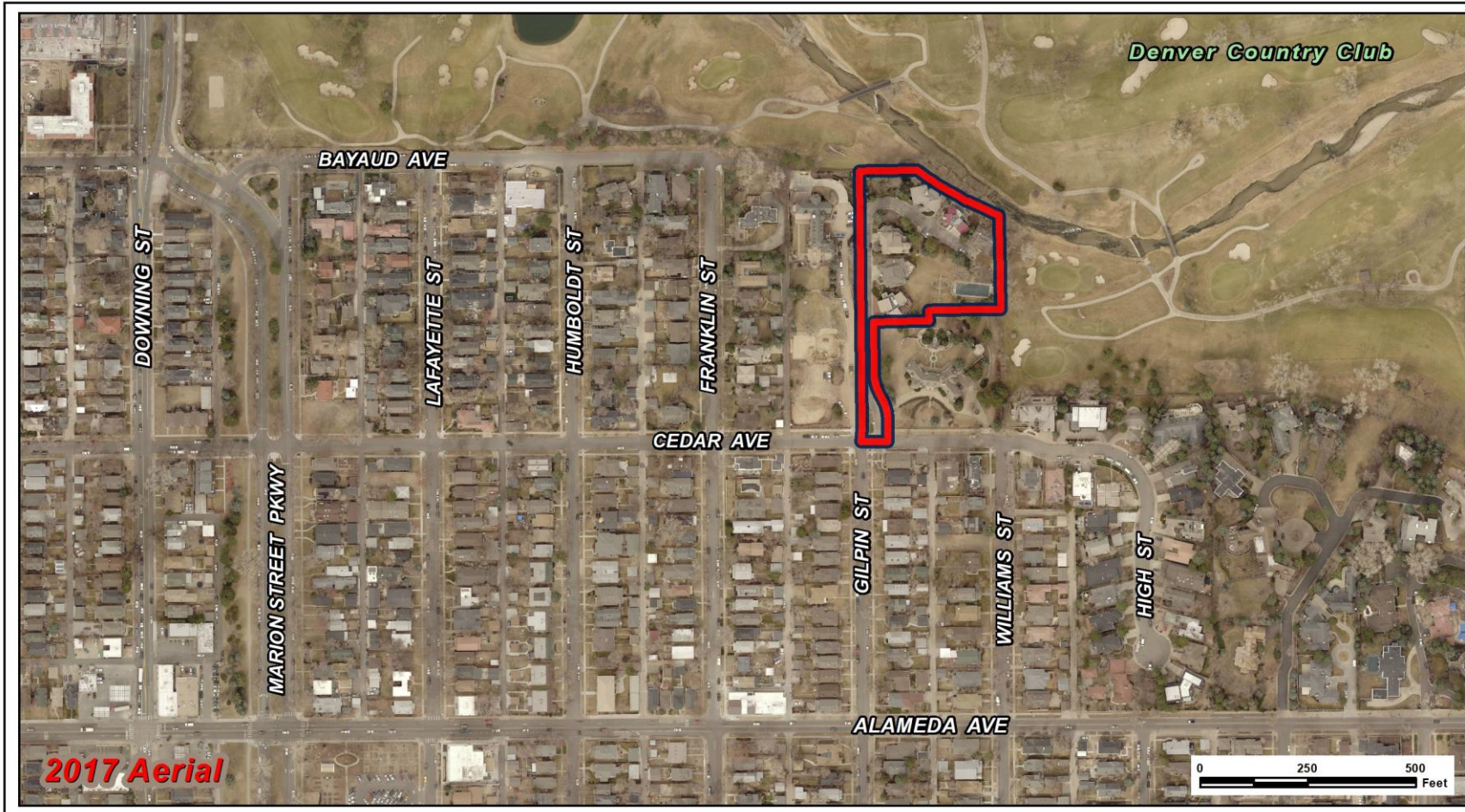
1683-1699
Cedar Ave.
PUD-G 5 to
PUD-G 22



Washington Park Neighborhood



Request: PUD-G 5 to PUD-G 22



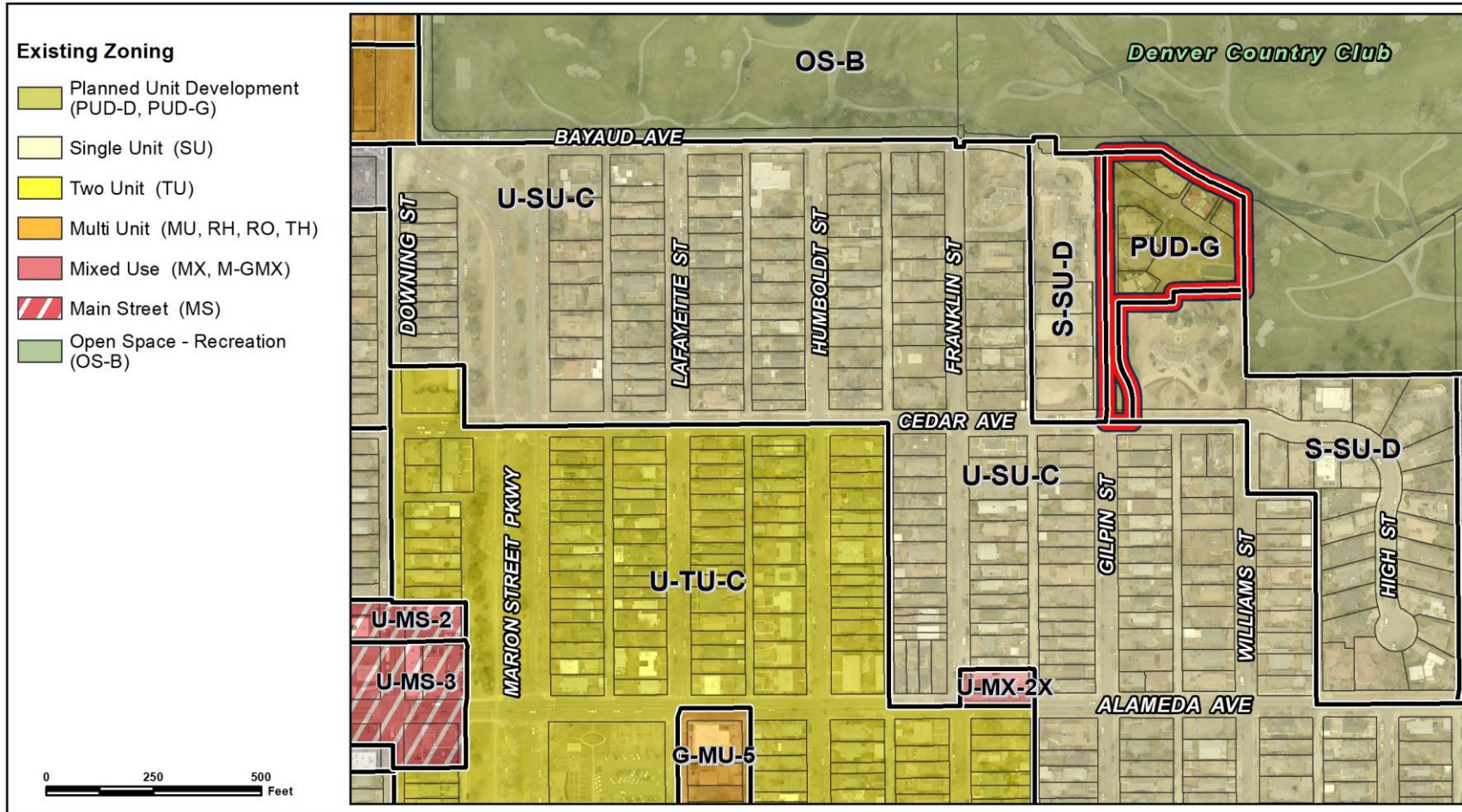
Location

- Just south of Denver Country Club
- Access of off Cedar Ave.
- 2.45 acres
- Six single-unit houses

Proposal:

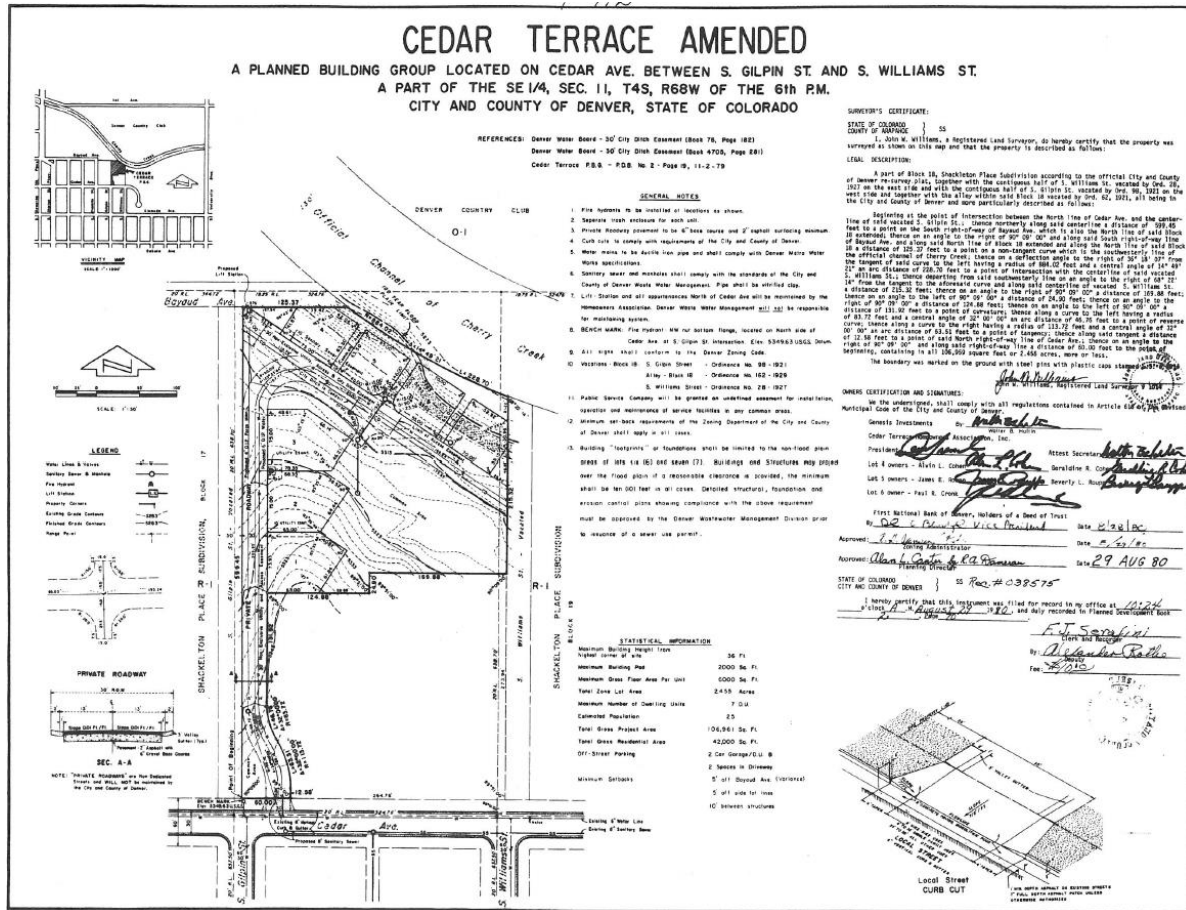
- Rezoning from PUD-G 5 to PUD-G 22
- Requesting rezoning to allow for expansion of the existing homes and further clarity and flexibility of the PUD

Existing Context: Zoning



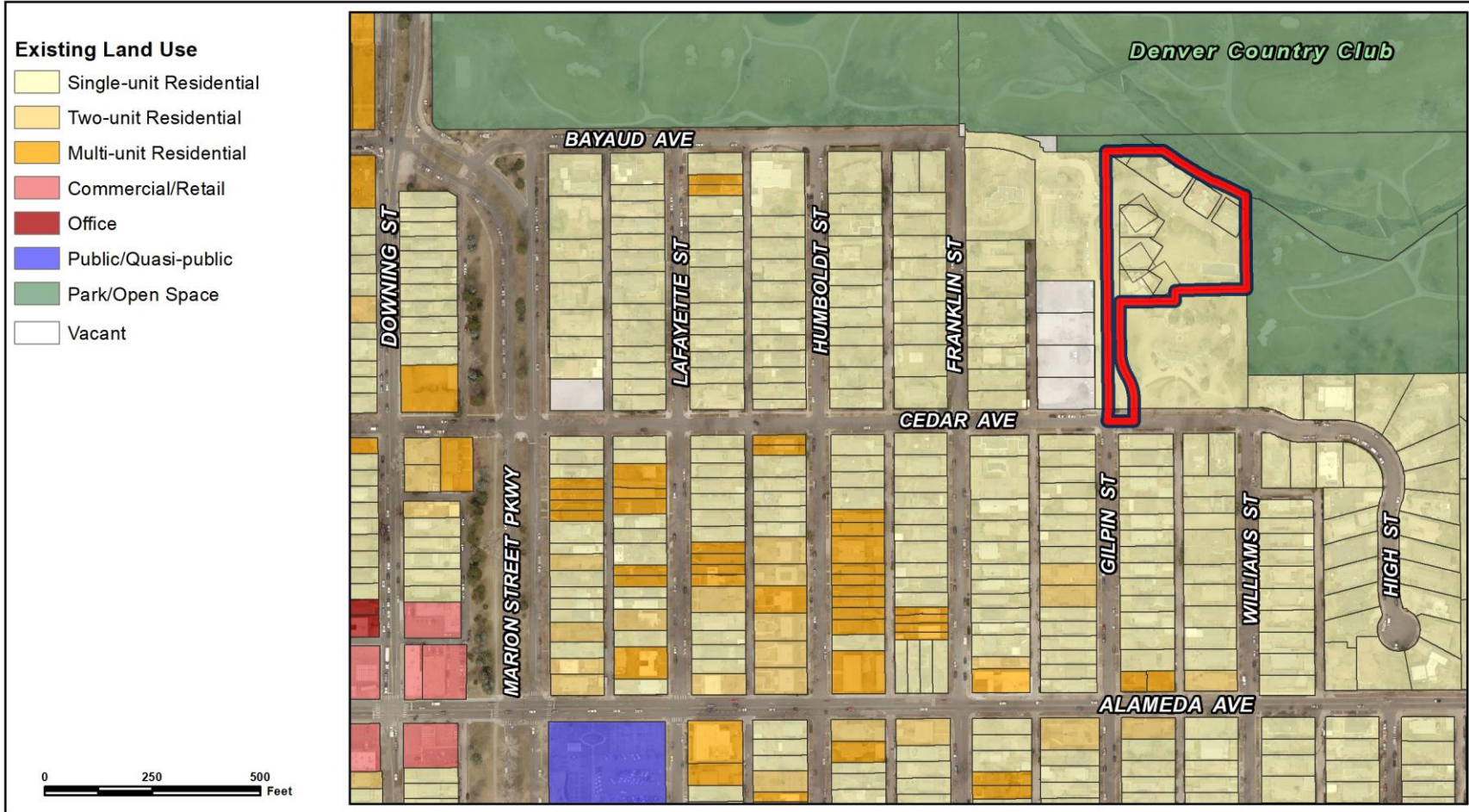
- Subject site: PUD-G 5
- Surrounding Properties: S-SU-D; OS-B; U-SU-C

PUD-G 5 (2013)



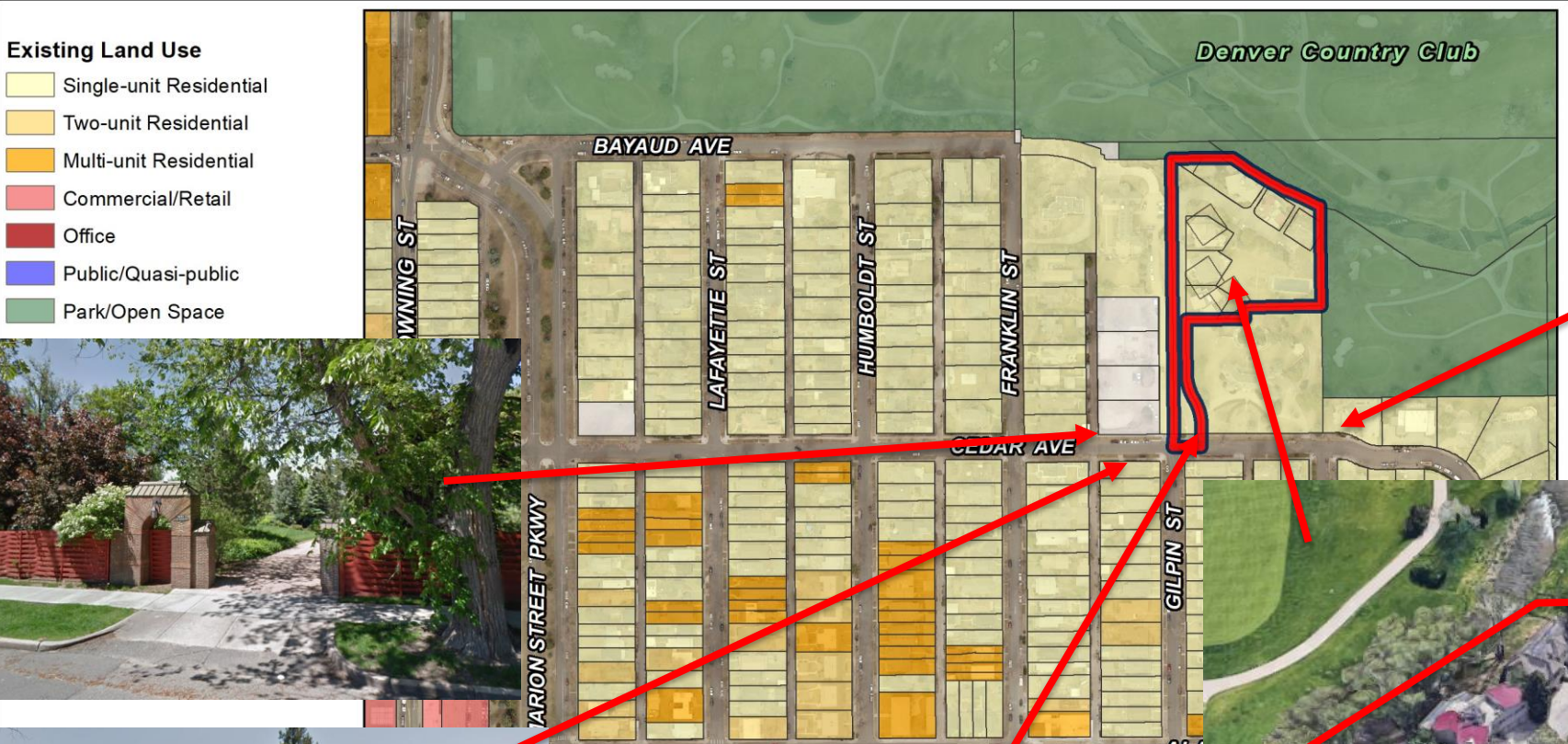
- Intended to replicate PBG unintentionally rezoned in 2010
- Allows up to 7 houses on 1 zone lot
- Based on S-SU-D
- Limits the combined “building pad” of primary and accessory structures to 2,000 SF
- Limits the floor area of structures to 6,000 SF

Existing Context: Land Use



- Subject Property: Residential
- North: Golf Course
- East: Golf Course/ Residential
- South: Residential
- West: Residential

Existing Context: Building Form/Scale



PUD-G 22

Carries forward regulations of PUD-G 5 except:

- Removes building pad and floor area limits
- Clarifies front and rear setback designations
- Allows amendment by subarea
- Brings PUD up to current standards

Process

- Planning Board (April 17, 2019)
 - Unanimous recommendation of approval
 - No members of the public spoke
- Land Use, Transportation and Infrastructure Committee (April 30, 2019)
- City Council (Tentative: June 10, 2019)
- Public comment
 - Letter from Washington Park East not objecting to rezoning

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 2000*
- *Blueprint Denver: A Land Use and Transportation Plan (2002)*
- *Comprehensive Plan 2040*
- *Blueprint Denver 2019*

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: Consistency with Adopted Plans

Comprehensive Plan 2000

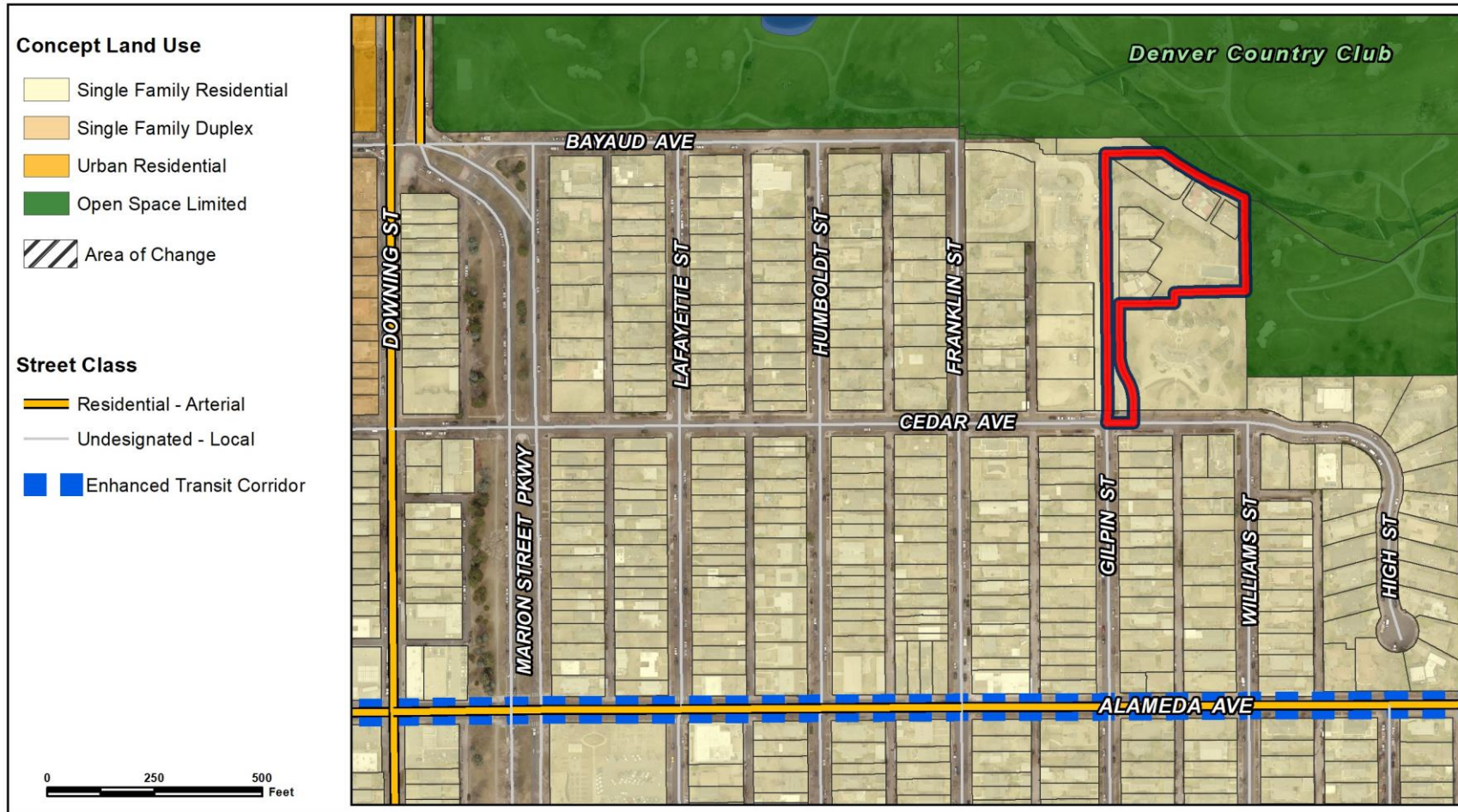
- Land Use Strategy 3-B
- Denver's Legacies Strategy 2-C
- Neighborhoods Strategy 1-A

Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2040

- Equitable, Affordable, and Inclusive Goal 2
- Strong and Authentic Neighborhoods Goal 2
- Strong and Authentic Neighborhoods Goal 3

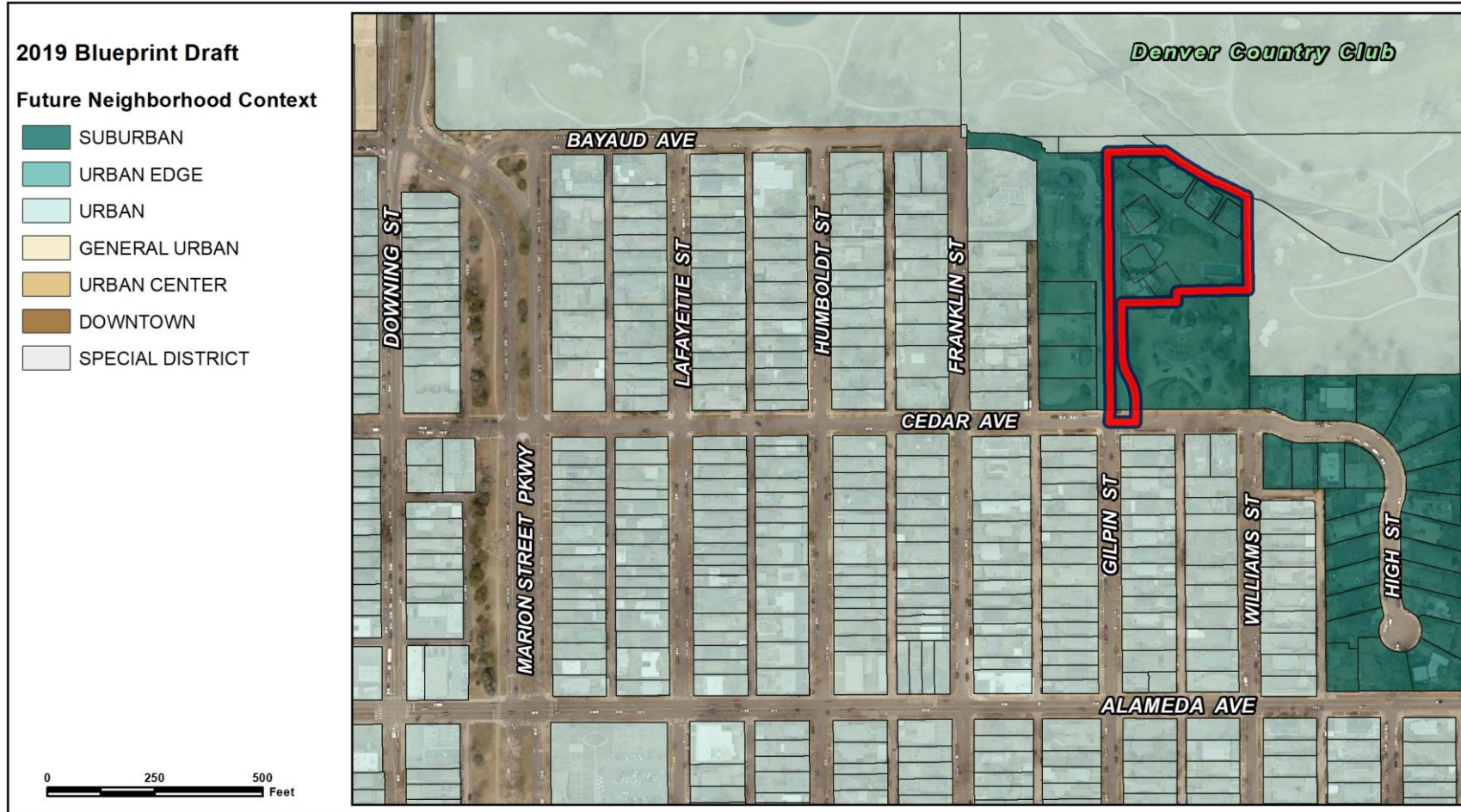
Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Single Family Residential
 - Residential densities fewer than 10 units per acre
- Area of Stability
 - Maintain the character of the area
- Undesignated Local
 - Providing local access

Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2019)

- Suburban Context
 - Intensity and scale of uses are dependent on the surrounding character

Review Criteria: Consistency with Adopted Plans

2019 Blueprint Draft

Future Places

Centers

- Local Center
- Community Center
- Regional Center

Corridors

- Local Corridor
- Community Corridor

Residential Areas

- High
- High-Medium
- Low-Medium
- Low

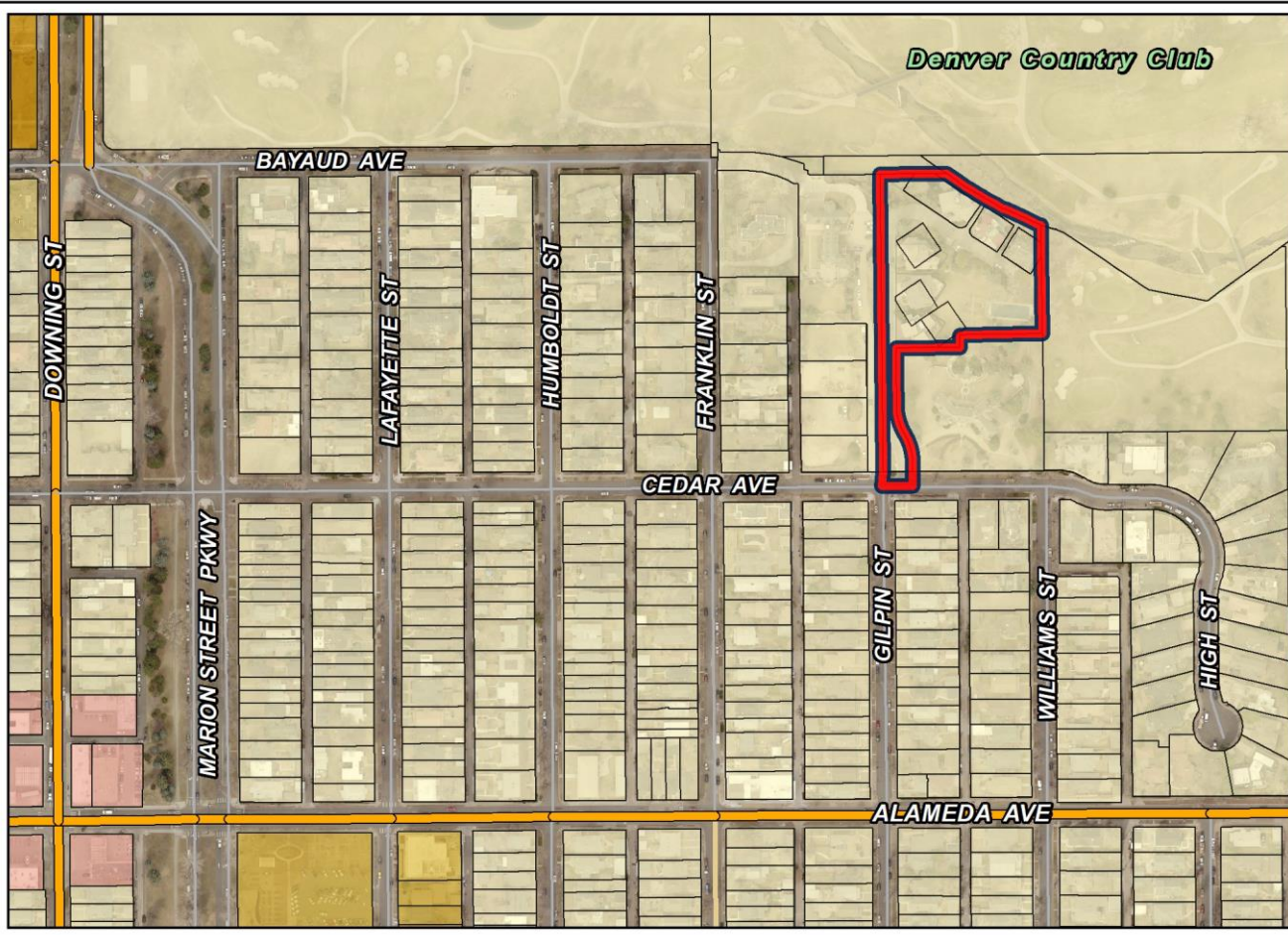
Districts

- Airport
- Campus
- Civic
- Heavy Production
- Value Manufacturing
- Innovation/Flex
- Other Park and Open Space
- Public Park and Open Space
- Regional Park

Future Street Type

- Residential - Arterial
- Undesignated - Local

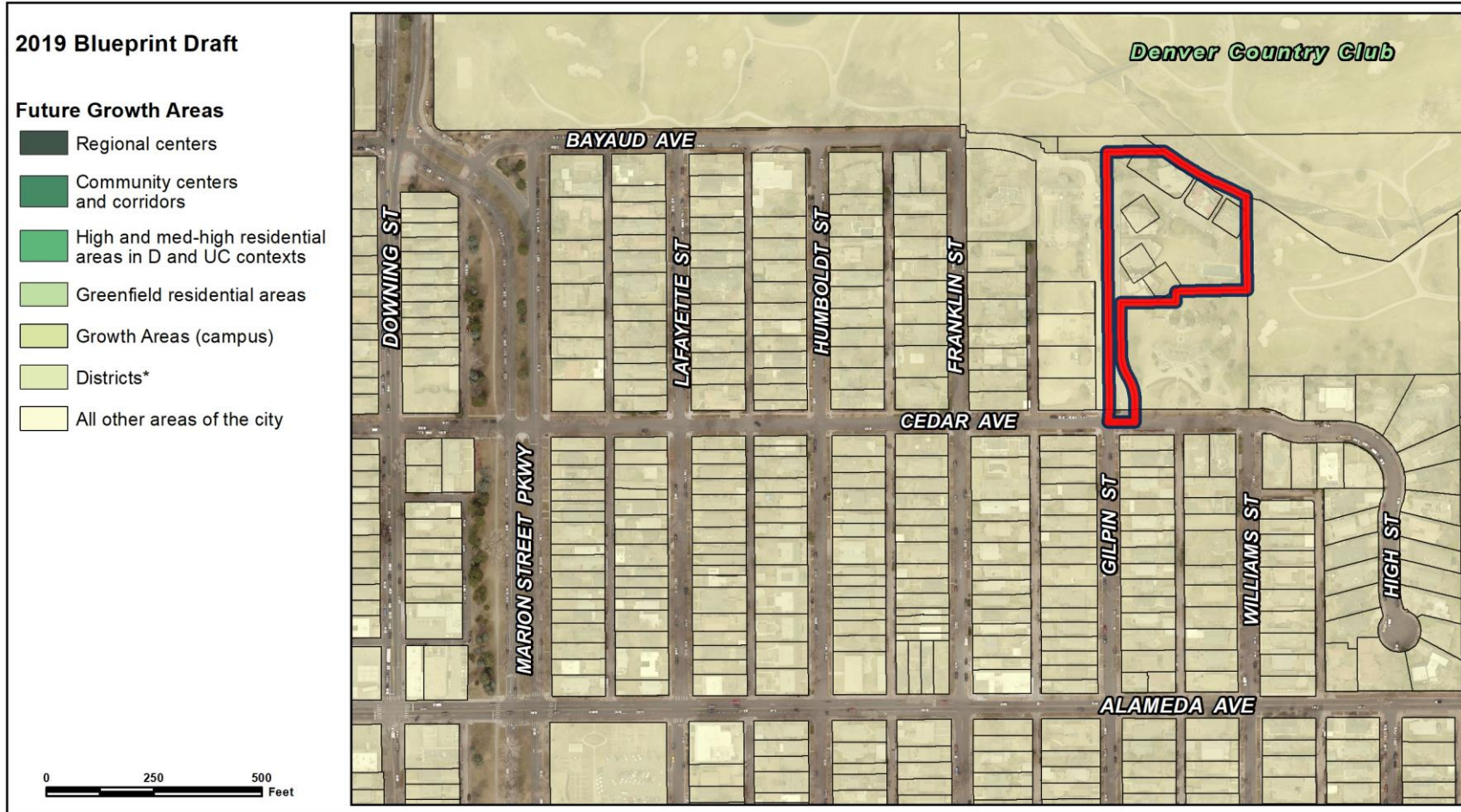
0 250 500 Feet



Blueprint Denver (2019)

- Low Residential
 - Single-unit uses on larger lots
- Undesignated Local
 - Providing local access

Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2019)

- All other areas of the city
 - 20% of new housing
 - 10% of new jobs

Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
 - Request is consistent
3. Further Public Health, Safety and Welfare
 - Implements adopted plans, maintains character
4. Justifying Circumstances
 - Changed or Changing Conditions: Larger houses in the neighborhood, PUD needs to be flexible
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
 - “Single-unit residential consists typically of the Suburban House building form”

Review Criteria

Denver Zoning Code Review Criteria

- A. The PUD District is consistent with the intent and purpose of such districts stated in Article 9, Division 9.6 (Planned Unit Development) of the Zoning Code;
- Will bring the PUD closer to conformance with current zoning regulations
 - Would require several variances or waivers under standard zoning
 - Provides for more efficient use of land
 - Development pattern compatible in character and design

Review Criteria

Denver Zoning Code Review Criteria

- B. The PUD District and the PUD District Plan comply with all applicable standards and criteria stated in Division 9.6;
- C. The development proposed on the subject property is not feasible under any other zone districts, and would require an unreasonable number of variances or waivers and conditions;
- D. The PUD District and the PUD District Plan establish permitted uses that are compatible with existing land uses adjacent to the subject property; and
- E. The PUD District and the PUD District Plan establish permitted building forms that are compatible with adjacent existing building forms, or which are made compatible through appropriate transitions at the boundaries of the PUD District Plan

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