



DENVER
THE MILE HIGH CITY

Official Map Amendment

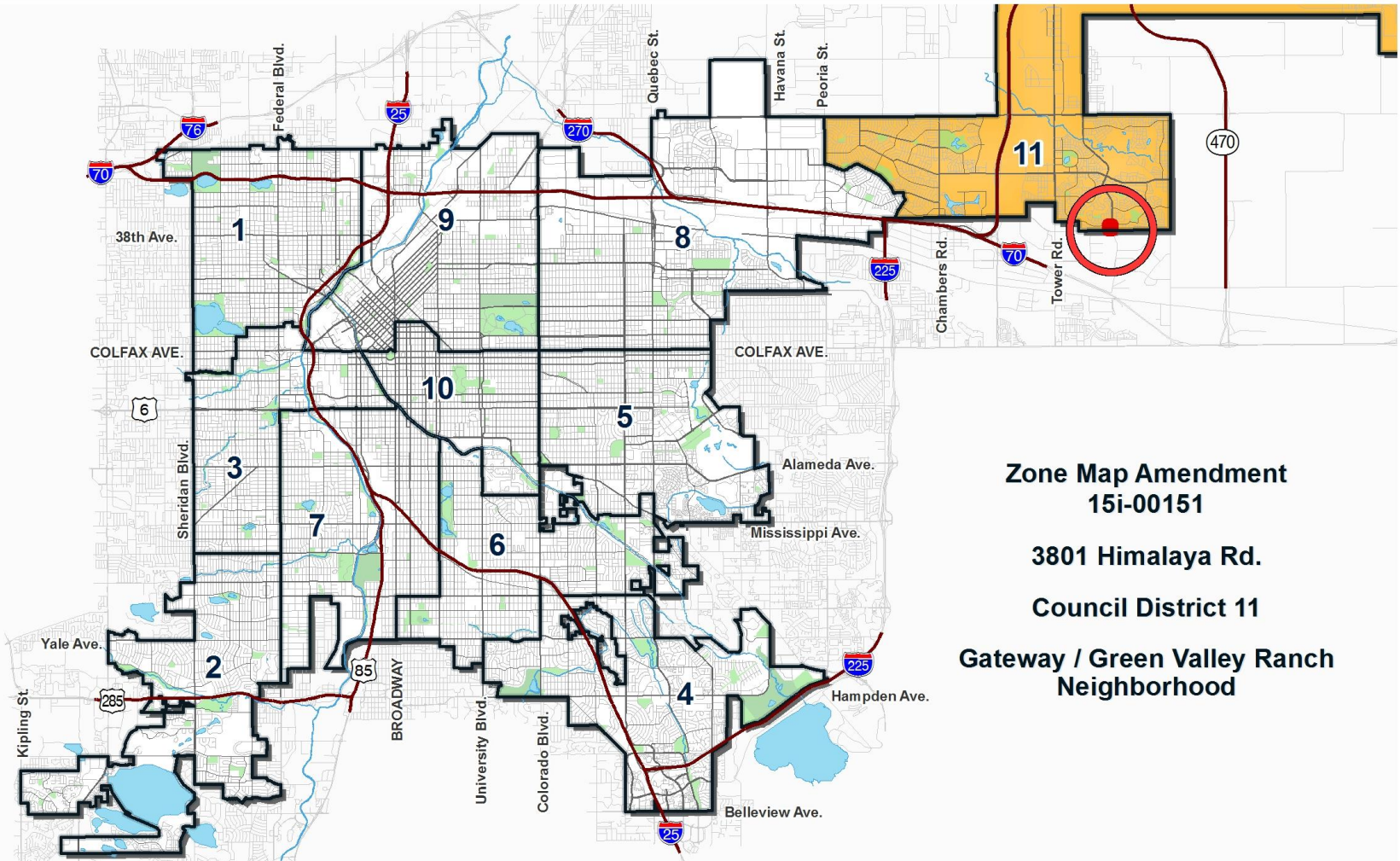
#2015I-00151

3801 Himalaya Rd.

FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**

Denver City Council
August 29th, 2016

Location: NE Denver, District 11



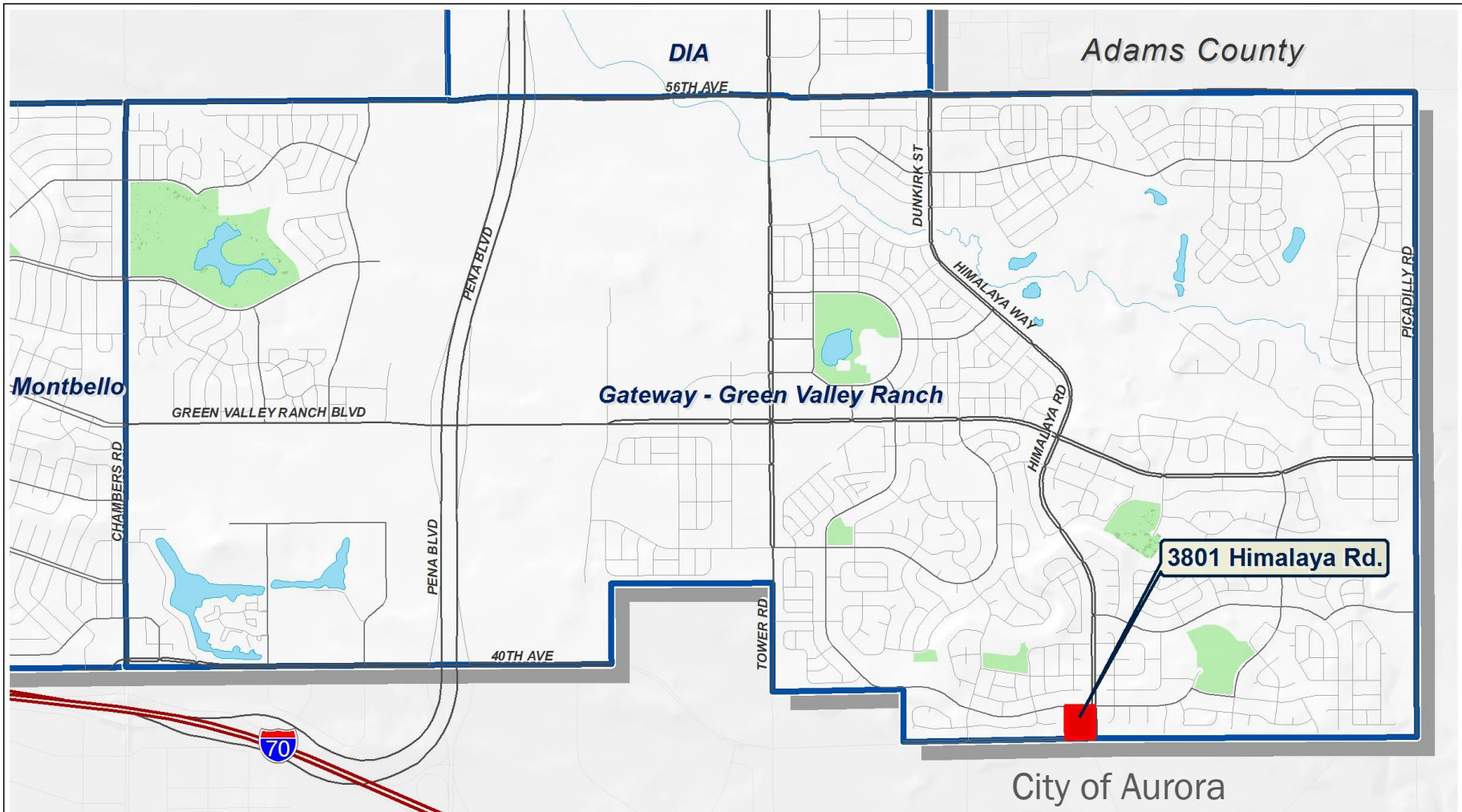
**Zone Map Amendment
15i-00151**

3801 Himalaya Rd.

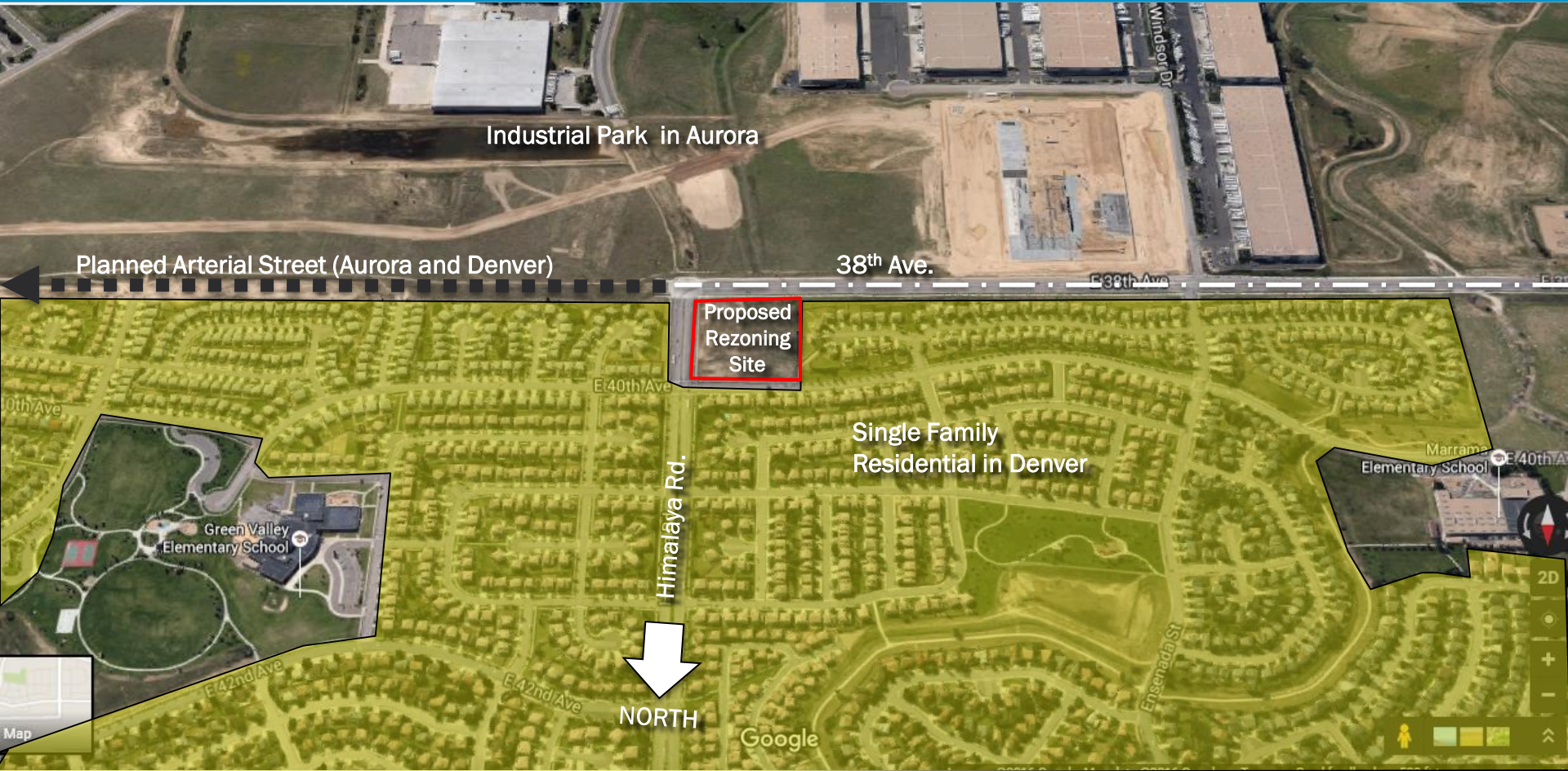
Council District 11

**Gateway / Green Valley Ranch
Neighborhood**

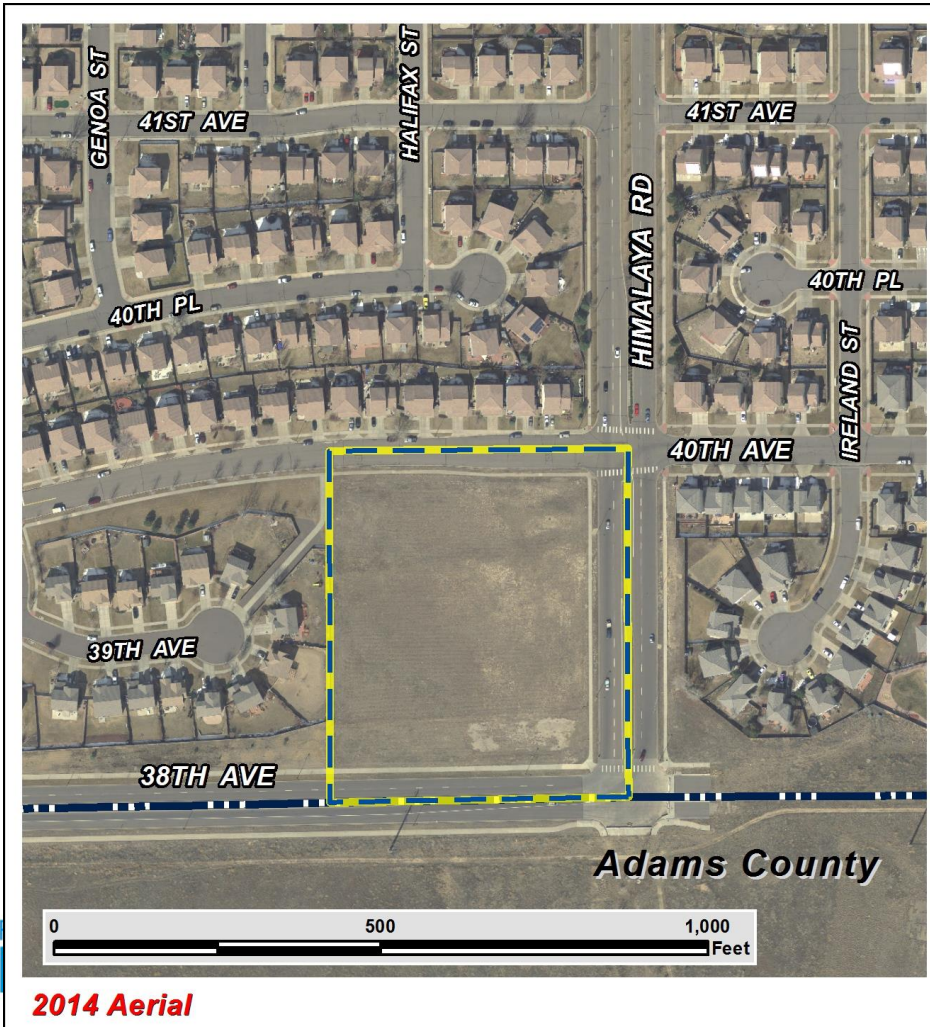
Location: Gateway – Green Valley Ranch



38th Ave & Himalaya Rd.

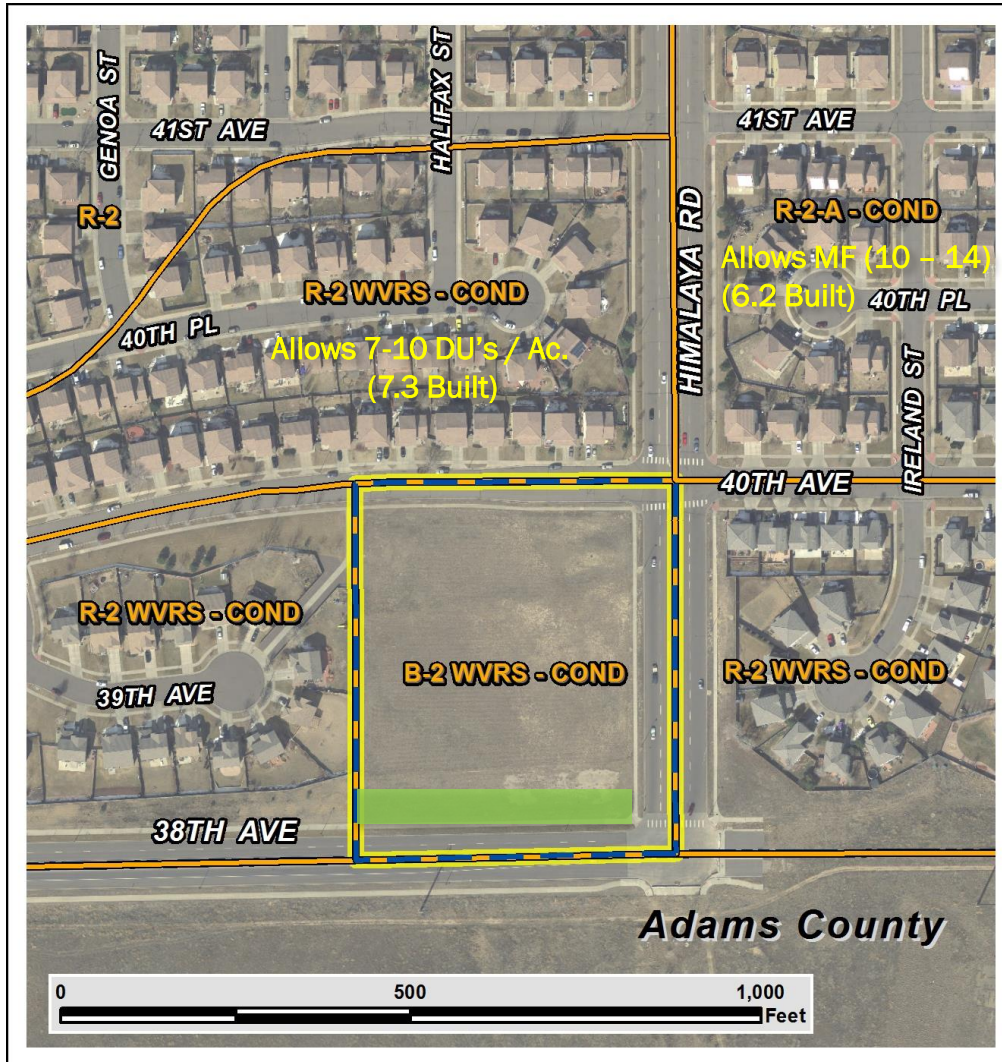


Property Location, Request



- Property:
 - 4 Ac.
 - Owner Request: MX Zoning for residential townhomes

Existing Context - Zoning



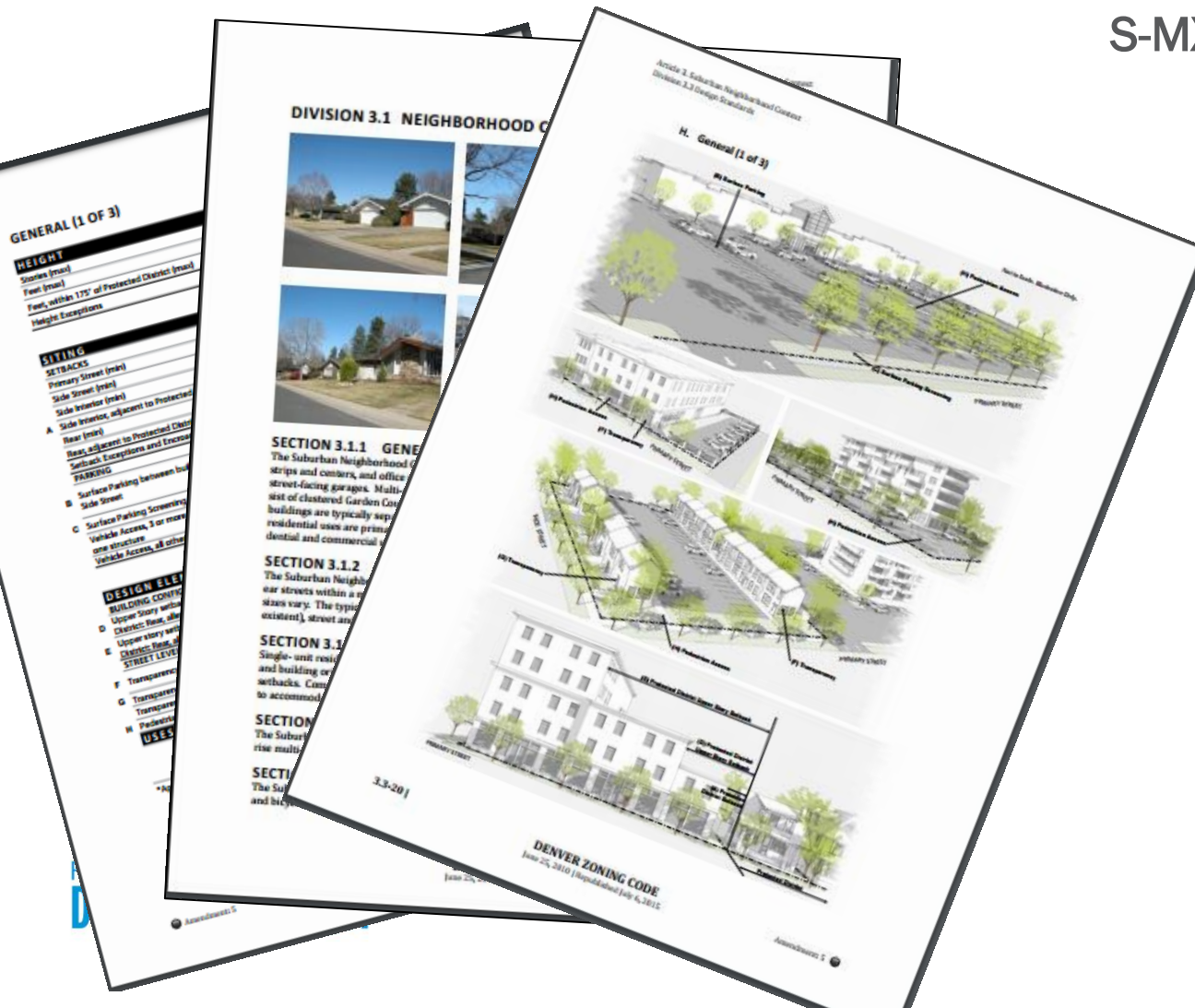
- Site:
 - B-2 (Neighborhood Business District) with W/C
 - Goods & services for surrounding neighborhoods
 - 1:1 FAR
 - **Waivers:** Restrict drive through services and multi-family residential
 - **Condition:** 30' Landscaping Buffer
- Surrounding:
 - R-2 W/C
 - Allows for SF & MF, Built SF)
 - R-2-A – Cond
 - (Allows MF, built SF)

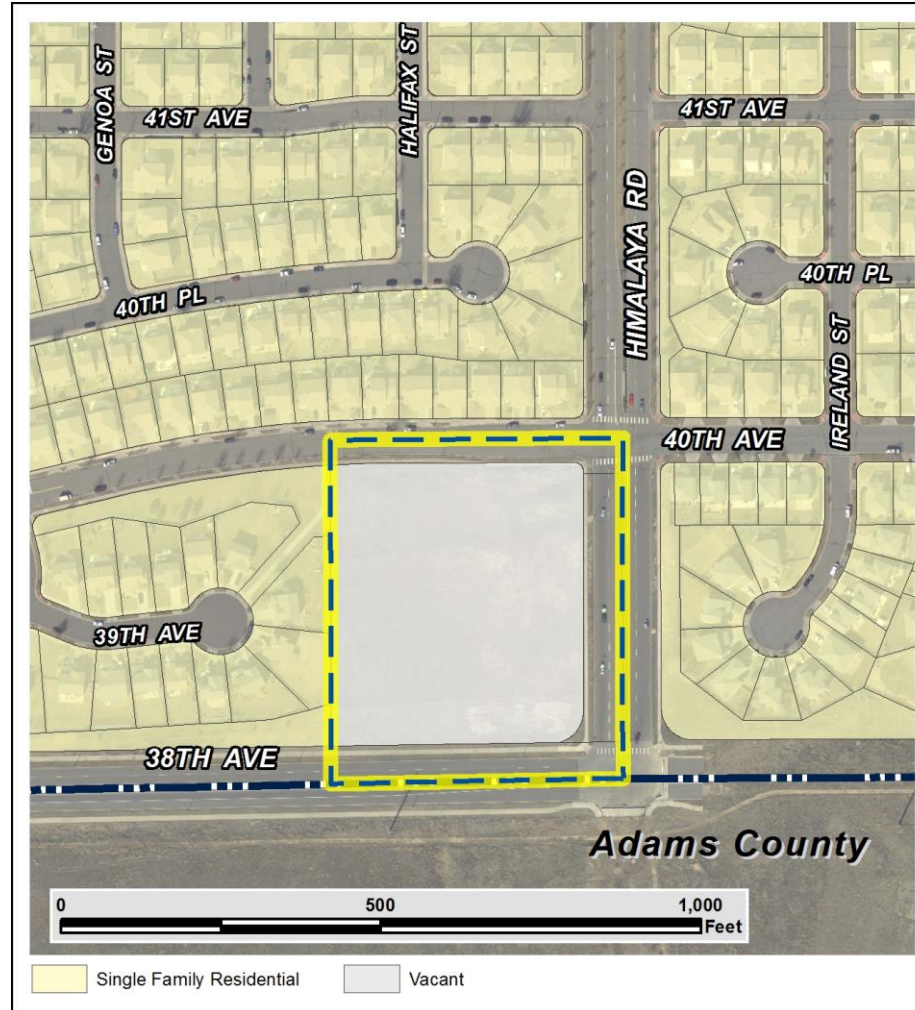
Request: S-MX-3

Suburban – Mixed Use – 3 Story

S-MX-3

- Appropriate along corridors, for larger sites and at major intersections
- Pedestrian-Scale Development of 1 to 3 Stories
- Positively contribute to established residential neighborhoods,
- Improve transition between commercial and adjacent residential
- Address streets while allowing flexibility for the variety of mixed use development in the S Context.



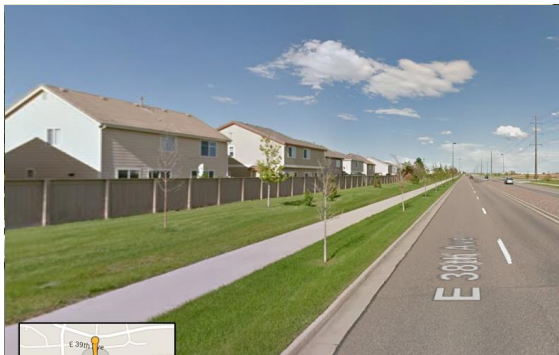


Existing Context – Building Form/Scale

North – 40th Ave & Himalaya Rd.



West – backing to 38th Ave.



Site at 3801 Himalaya Rd.



East – 38th Ave & Himalaya Rd.



South – Emerging Industrial in Aurora



- Public Outreach
 - RNOs
- Far Northeast Neighbors, Inc.
- Montbello 20/20
- GVR Metropolitan District
- Green Valley Ranch Citizen's Advisory Board
- Inter-Neighborhood Cooperation (INC)
- Northern Corridor Coalition
- Denver Neighborhood Association, Inc.
 - Written Notice of Receipt of Application (Mar 15th 2016)
 - Written Notice / Signs Posted for Planning Board Public Hearing (15 day)
 - Neighborhood and Planning Committee Meeting (10 BD)
 - **City Council Hearing** (21 Day)

- Applicant Outreach & Public Comments
 - Outreach meetings to discuss development and rezoning proposals
 - **Letters of support (3):**
 - Support residential townhomes based on developer proposal
 - **Opposition Emails: April (6) and July (5):**
 - Concern about increased density and possible traffic increase
 - Concern of negative impact on property values and parking
 - Some prefer current B-2 zoning for neighborhood services and landscape / open space separation
 - **Planning Board Public Hearing (July 6th)**
 - 1 Comment of Support: Prefers residential townhomes over commercial
 - 2 Opposing Comments: Prefer single family homes, or neighborhood serving commercial

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Gateway Concept Plan (1990, 1993)
- Montbello / Green Valley Ranch Neighborhood Plan (1991)
- Blueprint Denver: A Land Use and Transportation Plan (2002)

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

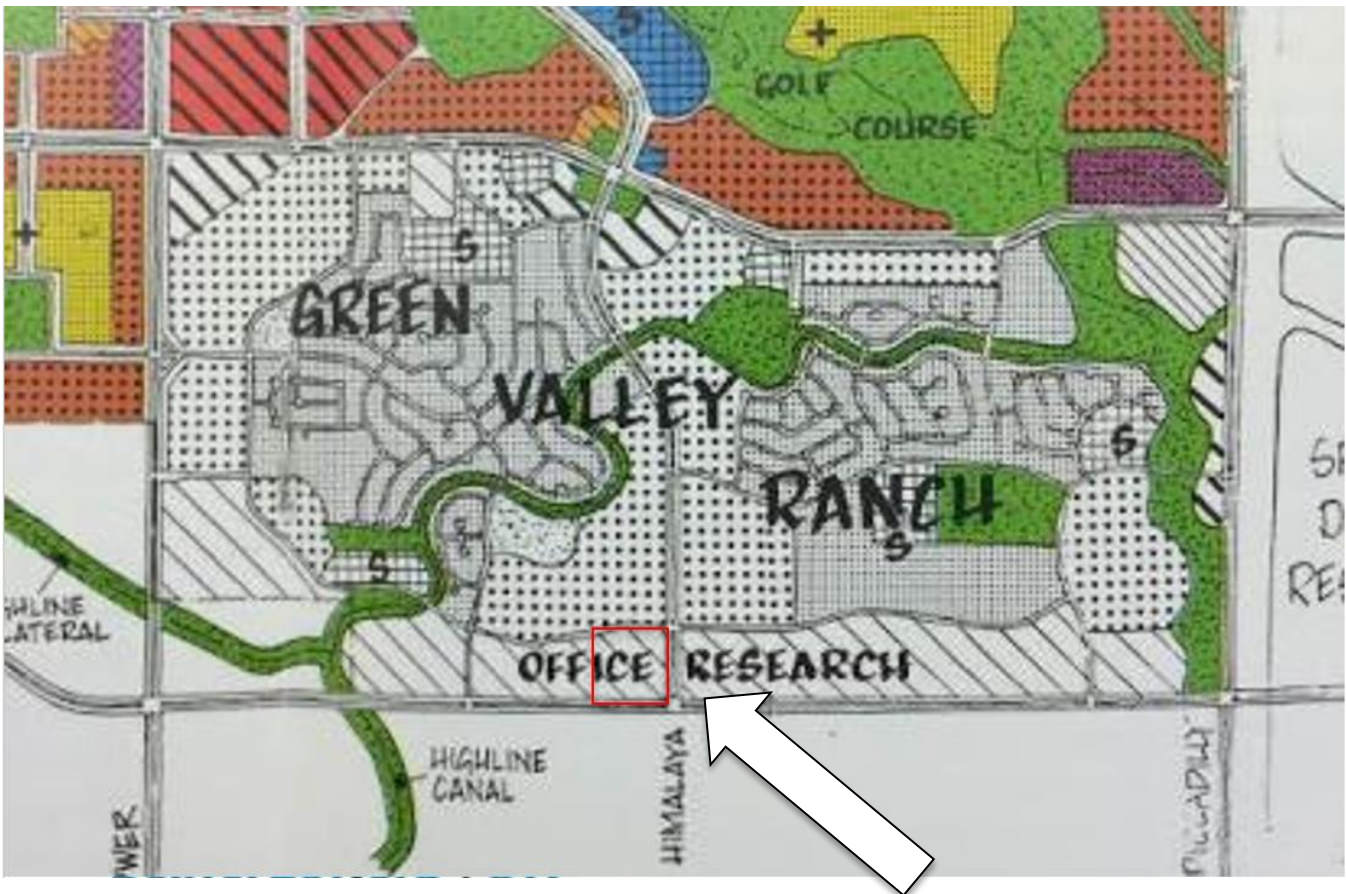
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Comprehensive Plan 2000

- Conserve land by promoting infill development (ES 2F), consistent with neighborhood character (LU 3B)
- Invest in a range of housing types and services (NS 1F)

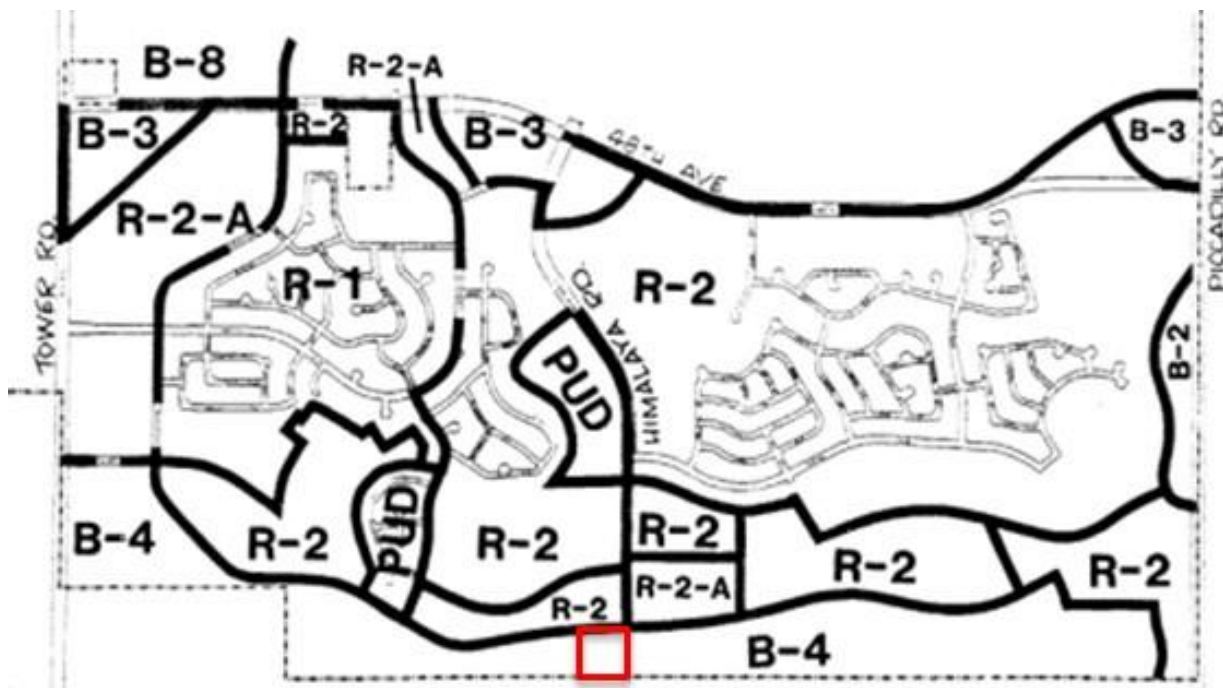


Review Criteria: Gateway Concept Plan 1990, Amended 1993





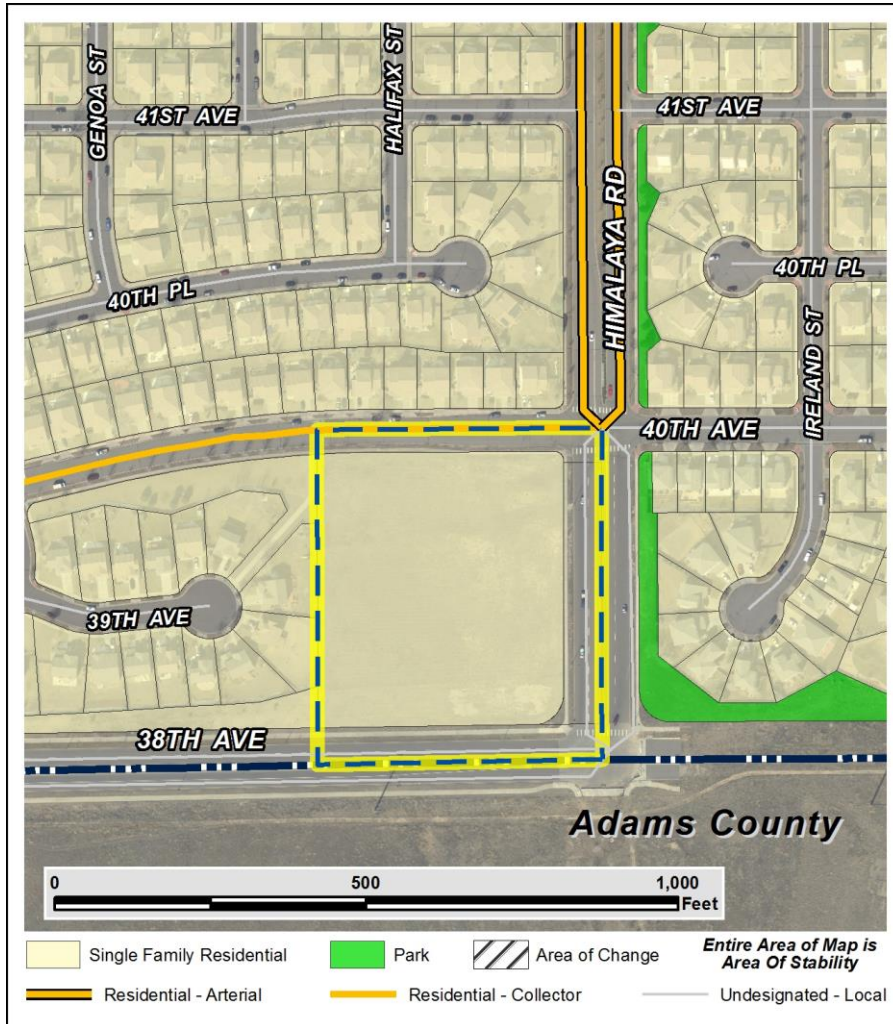
Review Criteria: Montbello / Green Valley Ranch Neighborhood Plan (1991)



Neighborhood existing zoning map

- B-4 - General Business District
- Commercial services adjacent to arterial streets & abutting residential districts.
- Allows for Multi-Unit development
- R-2 is defined as Single and Multi-Unit Dwellings at 14.5 DU's / acre.
- R-2-A is described as Multi-Unit Dwellings, Medium Density at 21.8 to 29 DU's / acre, depending on open space requirements.

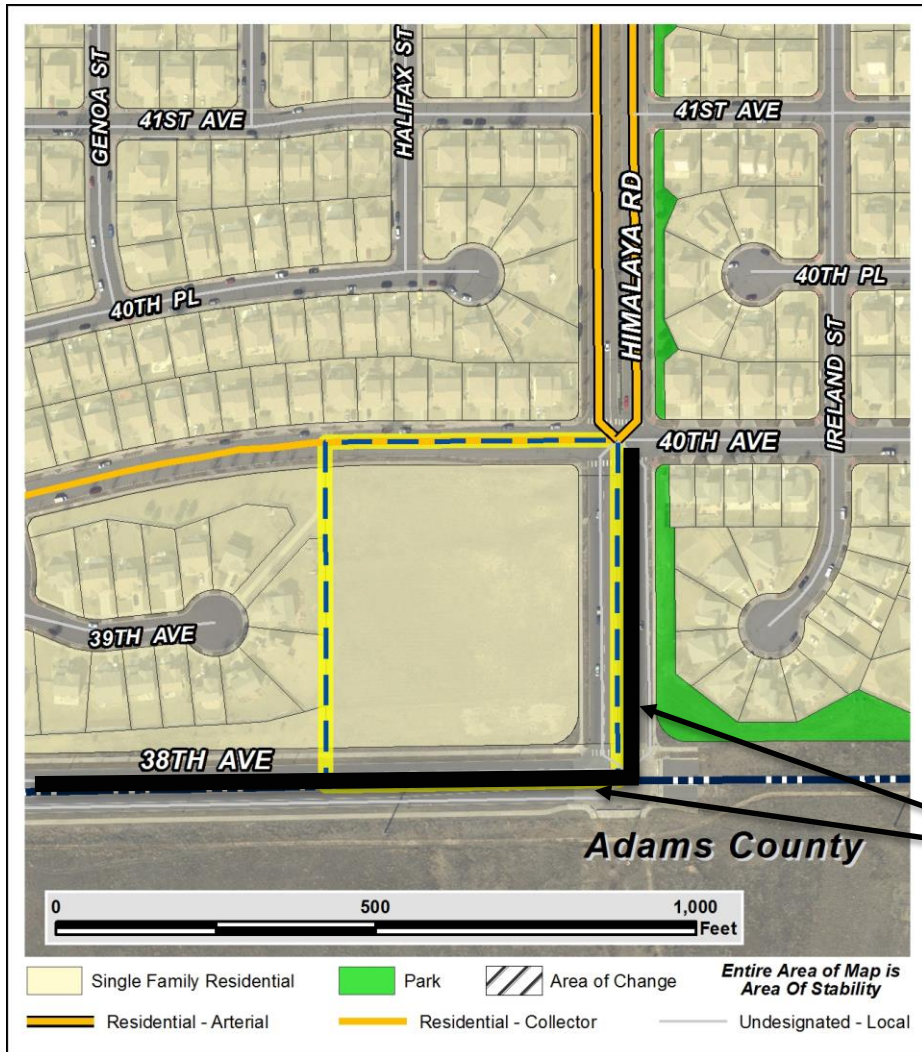
Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Land Use Concept:
 - Single Family Residential
 - Single Family homes are predominant development type
 - Variety of housing types
 - Complementary land uses (stores, parks and schools)
 - Significantly smaller employment base
- Area of Stability:
 - Maintain area character while accommodating some new development and redevelopment

Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Street Classifications:
 - 40th Ave
 - Residential Collector
 - Connects neighborhoods
 - Support bike, ped & vehicle trips
 - Himalaya Rd.
 - Residential Arterial
 - Connect to employment & commercial centers
 - 38th Ave & Himalaya
 - Public Works Street Classification: **Arterial**
 - Connect to Commercial centers, I-70 & 40th & Airport Park-n-Ride





do
view - Oct 2012

E 40th Ave



I want to... ▾

CPD General Viewer ▾



40th Ave.

43'

E 40TH AVE

53'

Himalaya Rd.

N HIMALAYA RD

E 39TH AVE

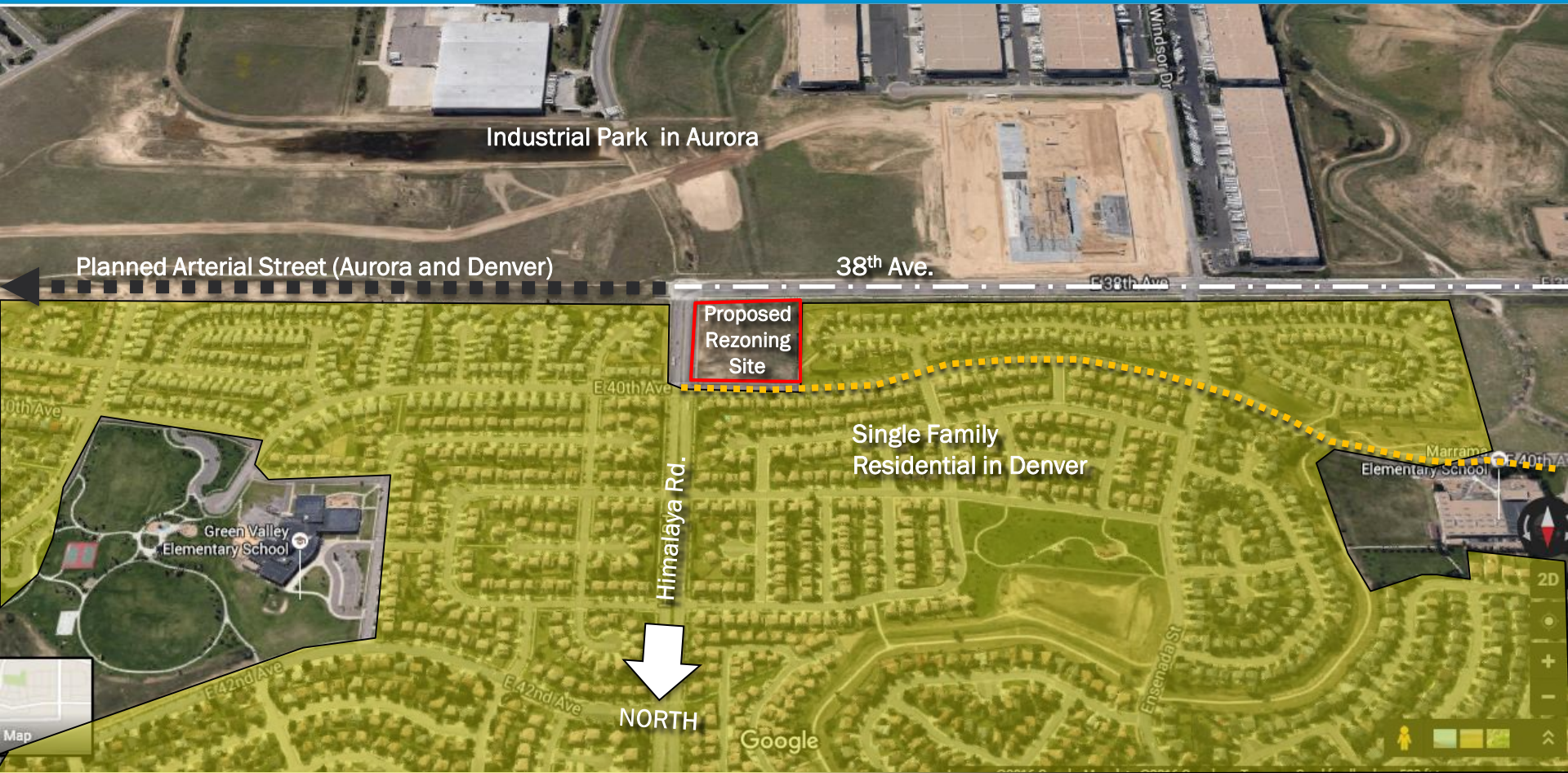
E 40TH PL

EMMA ST

100ft

40th Ave. – Collector Street

Longer and more continuous than local streets



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
- 2. Uniformity of District Regulations**
 - S-MX-3 would result in uniform application of district building form, use and design regulations
- 3. Further Public Health, Safety and Welfare**
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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 –**
 - The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area
 - Single family residential development to the west, north and east from 1999 to 2002
 - Site intended for commercial or single family homes has remained vacant
 - New commercial industrial uses developing south of 38th Ave in Aurora

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

- **Suburban Neighborhood Context**

- **Suburban Context:** Single & Multi-unit residential, Commercial Strips and Centers, and Office Parks
- Single-unit Residential located away from Arterial Streets
- Multi-unit Residential located along Arterial and Collector Streets

- **Purpose & Intent of S-MX-3**

- Pedestrian-Scale Development of 1 to 3 Stories
- Positively contribute to established residential neighborhoods,
- Improve transition between commercial and adjacent residential

CPD Finding: All review criteria have been met

Recommendation: Approval

Planning Board recommendation: Approval (8 - 2)

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