



Land Use, Transportation & Infrastructure Committee Summary Minutes

Tuesday, August 23, 2011 10:30 AM City & County Building, Room 391

Members Present: Lehmann, Montero, Robb, Shepherd, Susman
Members Absent: Lopez
Other Council Present: Kniech

Committee Staff: Gretchen Williams

Bill Requests

BR11-0605 Amends the Zoning Map to rezone property at 3155 E 1st Ave. from PUD #151 to C-CCN in Council District 10.
Chris Gleissner, Community Planning & Development

This site is in the Cherry Creek neighborhood on the northwest corner of 1st Ave. and Steele, where a Wells Fargo Bank is currently located. The zoning is an older Planned Unit Development (PUD) with very specific language. The zoning needs to be updated to reflect the current vision for the area.

Justification for the rezoning is change of condition. The current PUD does not implement the vision plan for the area as stated in the 2000 Cherry Creek Neighborhood Plan. The rezoning is consistent with other adopted plans as well, which anticipate change and growth. These include Comprehensive Plan 2000 and Blueprint Denver, which identifies the area as Regional Center - Area of Change.

This rezoning application was triggered by a finding that the PUD allows only a "savings and loan", but it has been operating as a full service bank for many years. The rezoning will allow the institution to continue its operations. It also improves the zoning for the site whenever it is redeveloped.

Community Planning & Development (CPD) recommends approval based on its findings. The Planning Board recommended approval on consent at its meeting on August 3. The Cherry Creek North Neighborhood Association submitted a letter of non-opposition.

Mr. Gleissner was asked if PUDs are being changed to the new zoning districts by the City or on owner-initiated applications. He replied that CPD is seeing individual property owners wanting to update their zoning, and most applicants are property owners.

Councilwoman Robb noted that a different PUD, surrounding this parcel, on the north and west, is for office, retail and residential, and it is not changing. The CCN zoning district (Cherry Creek North) was created out of the huge planning effort around the development of the new shopping center. There was concern over the future of Cherry Creek North business area and how it would remain viable. CCN was one of Denver's first "urban villages", a truly mixed-use area, and the CCN zoning was drafted to allow for that type of redevelopment.

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

- AYES: Lehmann, Montero, Robb, Shepherd, Susman(5)
- NAYS: (None)
- ABSENT: Lopez(1)
- ABSTAIN: (None)

BR11-0606 Amends the Zoning Map to rezone property at 75 Adams Street from PUD #304 to C-MX-8 in Council District 10.
Chris Gleissner, Community Planning & Development

This site is in the Cherry Creek East (CCE) neighborhood on the south side of E. 1st Ave. east of Steele. The application is to rezone from PUD to C-MX-8 for a possible hotel/retail development, which will become part of the planned redevelopment of the site at the southeast corner of 1st and Steele. That site was recently zoned C-MX-12.

CPD finds the application consistent with adopted plans, including Comprehensive Plan 2000 and Blueprint Denver (Regional Center - Area of Change). It also implements the Cherry Creek Neighborhood Plan, which recommends development of most height and density at the northwest corner of CCE, which will serve as a neighborhood center in the 2-8 story range. Moving East and South, development becomes lower and more residential.

Justification for the rezoning is the change of conditions with the adoption of the

new zoning code, which provides opportunity for more nuanced zoning.

CPD recommends approval. The Planning Board recommended approval by consent at its meeting on Aug. 3. The Cherry Creek East Association submitted a letter of support.

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

- AYES: Lehmann, Montero, Robb, Shepherd, Susman(5)
- NAYS: (None)
- ABSENT: Lopez(1)
- ABSTAIN: (None)

Presentations

1 Cherry Creek Area Plan
Chris Gleissner and Barbara Frommell, Community Planning & Development

CPD presented a briefing on the update of the Cherry Creek Area Plan (2000) for the area bounded by University, Colorado, 6th Ave., and the Cherry Creek. The presentation materials are attached.

The residential neighborhoods and the business community requested a joint planning effort due to continued growth pressure and challenges created by infrastructure needs. This plan will offer a vision for the area through 2030.

To update the 2000 Cherry Creek Neighborhood Plan for 2030. Land use, mobility and economic development will be the focus, but implementation strategies and responsibilities will also be addressed. The core of the group is the Cherry Creek Steering Committee which has been active since the development of the 1980 plan. The other neighborhoods and business groups are represented as well. The process is just entering the drafting phase and will move into adoption phase this fall with a draft plan.

The completed plan will go before Planning Board before it formally comes to City Council.

The vision is for Cherry Creek area to be prosperous, connected, diverse, distinct and healthy.

Some of the key components are signature public spaces, parks and greenways; mobility and connections; economic development, opportunity and

retail success; and urban form and the public realm.

The Committee's discussion included the following:

Regionalism is a major component of the conversation. It takes partnerships as well as competition.

Denver does not have a retail strategy and it should.

Cherry Creek should not be the premiere retail area in Denver but rather one of the premier retail areas. Some of the emerging areas include redevelopment of the Health Sciences Center at Colorado and 9th and a new development at 1st Ave. and Monaco.

Cherry Creek needs to be complementary with the other retail areas, not just competitive.

Need to look for a rail-based transit connection to the FasTracks system so Cherry Creek isn't left behind.

Small area plans are undertaken when there is development or redevelopment pressure or some large project that will have an area-wide impact.

The purpose of the plan is to identify the group's desired attributes. It will not recommend changes in height or density on specific parcels. That is for another process. For example, the Colfax Plan laid the groundwork for the Main Street zoning.

The process needs to pay special attention to Bromwell Elementary School and the very active campus at Calvary Temple at Alameda and University. A new Denver Public Schools charter school is located there now. Children have to cross several traffic lanes to get to the bus stop. It is important to include this site in the plan.

The plan should look at things for families and children, such as parks and schools and family-serving retail.

Councilwoman Robb said the Cherry Creek Steering Committee is a great group that has dealt with lots of really hard questions. All of this will be vetted through the process.

The draft plan will hopefully be distributed in October.