



DENVER
THE MILE HIGH CITY

TO: Land Use, Transportation & Infrastructure Committee of City Council
FROM: Sarah Showalter, Senior City Planner
DATE: June 11, 2013
RE: Zoning Map Amendment #2013I-00008
1300 S. Sheridan Boulevard
Rezoning from PUD 511 to E-MX-3

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, including legal basis evaluation and compliance with adopted City plans, Staff recommends **approval** for proposed map amendment #2013I-00008 for a rezoning from PUD 511 to E-MX-3.

I. Scope of Rezoning

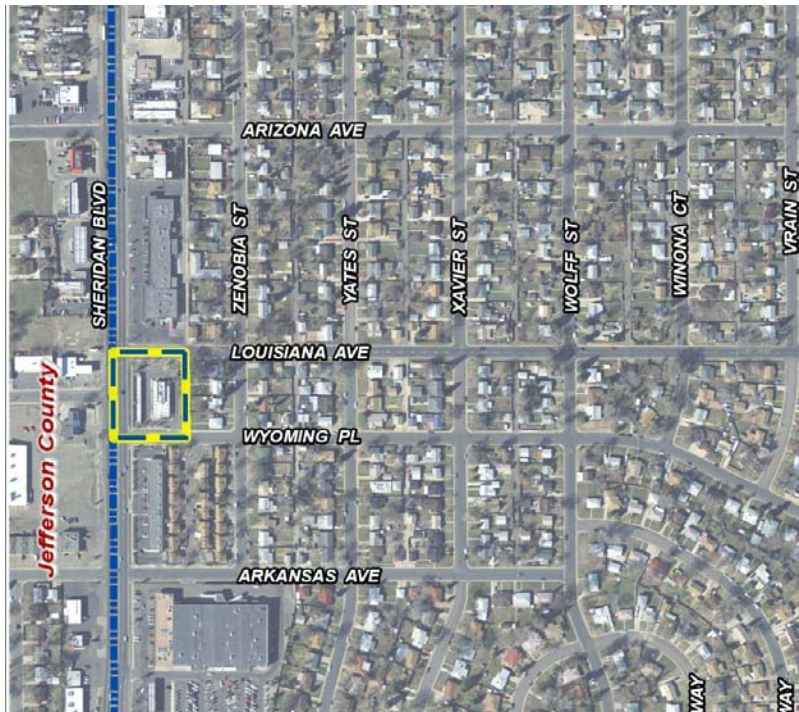
Proposed Map Amendment: **#2013I-00008**
Address: 1300 S. Sheridan Boulevard
Neighborhood/Council District: Mar Lee Neighborhood / City Council District #3
RNOs: Greater Mar Lee Neighborhood Association;
Inter-Neighborhood Cooperation
Area of Property: 0.65 Acres / 28,632 SF
Current Zoning: PUD 511
Proposed Zoning: **E-MX-3**
Property Owner: SRI Real Estate Properties, LLC
Contact Person: Scot Treadwell

II. Summary of Proposal

The property proposed for rezoning is located on the east side of South Sheridan Boulevard between Louisiana Avenue and Wyoming Place. The site composes the western half of the block. The property currently contains a drive-in restaurant with surface parking and landscaping. The surface parking is covered by canopies where customers park, order, and receive their food. There is a masonry screen wall that runs along the entire eastern edge of the property. To the east of this wall is an alley that separates the site from residential homes on the east half of the block.

The existing zoning for the site is PUD 511, which was approved in 2001. The PUD allows for a drive-in eating place. The owner is requesting a change in zoning to allow for a drive-thru facility accessory to the existing restaurant. The requested zoning for the site is E-MX-3 in the Urban Edge Neighborhood Context. This zone district allows for a wide mix of residential and commercial uses. Building forms have consistent moderate to deep front setbacks and the maximum height is three stories. Details of the zone district can be found in Article 4 of the Denver Zoning Code (DZC).





Site location: 2012 Aerial

III. Existing Context

	Existing Zoning	Existing Land Use	Blueprint Denver
Site	PUD 511	Drive-In Restaurant	Area of Stability Single Family Residential
North	E-MX-3	Retail	Area of Stability Single Family Residential
South	PUD	Retail	Area of Stability Single Family Residential
East	U-SU-DX	Single Family Residential	Area of Stability Single Family Residential
West	Jefferson County-Lakewood – retail uses		

The neighborhood context consists of a regular pattern of rectangular block shapes with a modified grid of streets. Sheridan Boulevard, identified as a Mixed Use Arterial in Blueprint Denver, contains a variety of commercial and retail uses. The buildings along this corridor typically have deep setbacks with parking and landscaping in front of the building. Two blocks south of the site there is a large grocery store at Sheridan and Arkansas Avenue. Two blocks to the north, Sheridan intersects with Morrison Road, a diagonal street that is an important commercial destination for the surrounding neighborhood and is designated in Blueprint Denver

as an Area of Change. In 2009, the City adopted a District Development Plan for Morrison Road between Alameda and Sheridan as part of the Neighborhood Marketplace Initiative through the Office of Economic Development. The development plan establishes a strategy for strengthening the Morrison Road district, including the residential neighborhoods adjacent to the corridor, and has led to improvements in the area such as streetscape enhancements and the creation of an enterprise zone.

Existing Zoning

The existing zoning for the site is PUD 511, which was approved under Former Chapter 59 in 2001. The PUD permits one use only – a drive-in restaurant with a maximum footprint of 1,362 square feet and a maximum floor area ratio (FAR) of 0.04:1. The PUD requires minimum parking of 36 spaces, or 1 space per 38 square feet of gross floor area. The maximum building height allowed is 17 feet and the following setbacks apply:

Building

North (side): 60 feet
South (side): 80 feet
East (rear): 52 feet
West (front): 84 feet

Canopies

North (side): 36 feet
South (side): 15 feet
East (rear): 38 feet
West (front): 21 feet

The proposed zoning for the site, E-MX-3 would allow for a maximum building height of 3 stories or 45 feet. The setbacks for E-MX-3 vary by building form. The current structure would become a compliant structure under the E-MX-3 zoning and any future additions would be required to meet the standards of the E-MX-3 zone district.

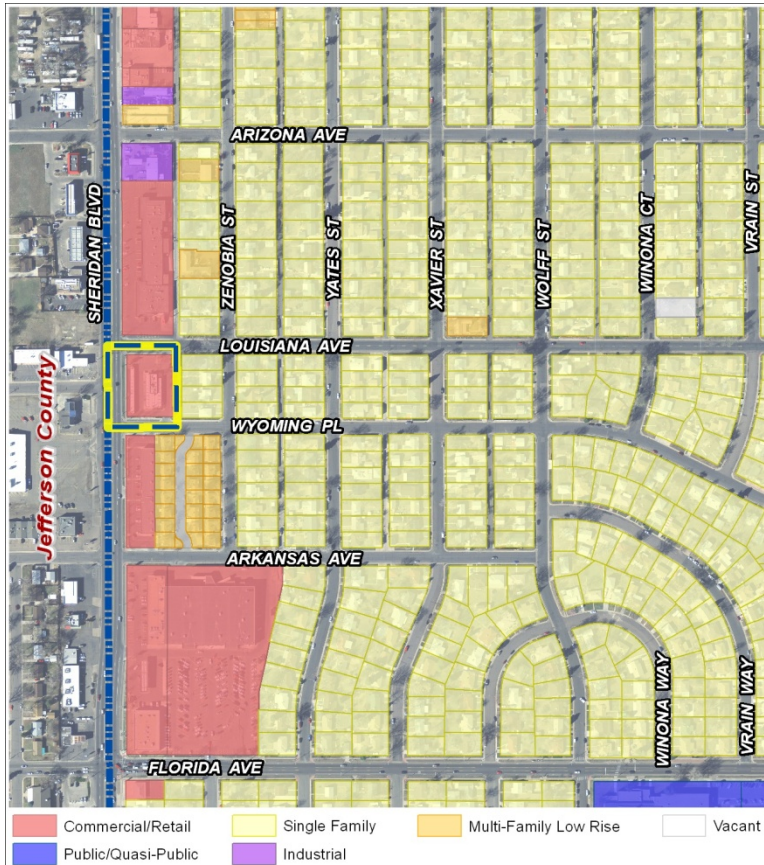
North of the site, along Sheridan, the existing zoning is E-MX-3. To the south is another property with PUD zoning under Former Chapter 59. East of the site is a residential neighborhood zoned E-SU-DX and to the southeast a neighborhood zoned S-SU-D.



Existing Zoning Map

Existing Land Use

The existing land uses along Sheridan Boulevard, including the subject site, are commercial/retail.



Existing Land Use Map

Existing Building Form and Scale

The majority of buildings along Sheridan Boulevard are 1 story with moderate to deep setbacks and surface parking in front of the building.



View of subject site looking south from the corner of Louisiana and Sheridan



View of subject site with residential uses to the east



Retail use to the north of site, at the northeast corner of Sheridan and Louisiana

IV. Summary of Agency Referral Responses

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

Asset Management: Approve - No Comments.

Development Services – Fire: Approve Rezoning only. Will require additional information at Site Plan Review

Public Works – City Surveyor: Approve – No Comments.

V. Public Review Process

CPD Staff provided informational notice of receipt of the rezoning application to affected members of City Council and registered neighborhood organizations on May 9, 2013.

The property has been legally posted for a period of 15 days announcing the Denver Planning Board public hearing date on June 5, 2013, and written notification of the hearing has been sent to all affected registered neighborhood organizations.

At the time of this staff report, no public comments have been received.

VI. Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC Sections 12.4.10.13 and 12.4.10.14, as follows:

DZC 12.4.10.13

- A. Consistency with Adopted Plans
- B. Uniformity of District Regulations and Restrictions
- C. Public Health, Safety and General Welfare

DZC 12.4.10.14

- A. Justifying Circumstances
- B. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements.

A. Consistency with Adopted Plans

The following adopted plans apply to this property:

- *Denver Comprehensive Plan 2000*
- *Blueprint Denver*

1. Denver Comprehensive Plan 2000

The proposal is consistent with many Denver Comprehensive Plan strategies, including:

- Environmental Sustainability Strategy 2-F – *Conserve land by promoting infill development with Denver at sites where services and infrastructure are already in place; designing mixed use communities and reducing sprawl so that residents can live, work and play within their own neighborhoods.*
- Land Use Strategy 3-B – *Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses.*
- Mobility Strategy 4-E – *Continue to promote mixed-use development, which enables people to live near work, retail and services.*

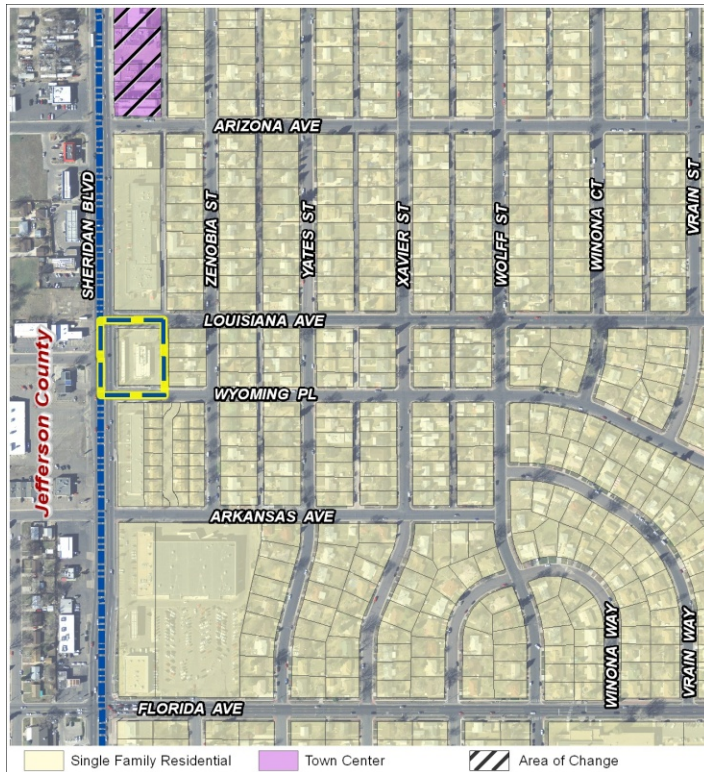
The proposed map amendment would enable the option for mixed-use development on an infill location where services and infrastructure are already in place. The proposed E-MX-3 zone district broadens the variety of allowed uses. The rezoning is consistent with these plan recommendations.

2. Blueprint Denver

According to the 2002 Plan Map adopted in Blueprint Denver, this site has a concept land use of Single Family Residential and is located in an Area of Stability.

Future Land Use

For this neighborhood, Blueprint Denver classifies the entire neighborhood as Single Family Residential, even along the commercial Sheridan Boulevard border. Single Family Residential is defined as residential neighborhoods of single family homes with densities fewer than 10 units per acre. The proposed E-MX-3 zoning would allow for single family homes. It would also allow for higher-density residential options and range of land uses including mixed use and commercial, which may be more appropriate for a Mixed Use Arterial like Sheridan Boulevard (see discussion below under Street Classifications).



Blueprint Denver Land Use Map

Areas of Change/Stability

The site is within an Area of Stability. Areas of Stability include the majority of Denver; primarily the stable residential neighborhoods and their associated commercial areas. According to Blueprint Denver, the “goal for the Areas of Stability is to identify and maintain the character of an area while accommodating some new development and redevelopment” (page 120). The proposed rezoning is consistent with the goal to maintain the character of the area while also accommodating appropriate new development. The proposed E-MX-3 zone district would allow new commercial, residential, or mixed-use development that is appropriate in form and scale for Sheridan Boulevard. At the same time, it would maintain the character of the residential neighborhood since it contains standards to protect the residential uses that are adjacent to this site. For example, E-MX-3 requires upper story setbacks where adjacent to a protected district (the adjacent residential zoning qualifies as a protected district) and any new drive-through on the site would be required to meet the requirements for Drive-Through Facilities Adjacent to a Residential Zone District in Section 11.10.8 of the Denver Zoning Code.

Street Classifications

Blueprint Denver identifies Sheridan Boulevard as a Mixed Use Arterial. According to Blueprint Denver, Arterial streets are “designed to provide a high degree of mobility and generally serve vehicle trips to, from, and within urban areas” (page 51). Mixed Use streets are located in “high-intensity mixed-use commercial, retail, and residential areas with substantial pedestrian activity (page 57). The proposed E-MX-3 zoning would enable the

type of higher-intensity mixed use development that is envisioned for a Mixed Use Arterial like Sheridan.

The site also has frontage on Louisiana Avenue and Wyoming Place, which Blueprint Denver classifies as Undesignated Local Streets. These streets are “influenced less by traffic volumes and are tailored more to providing local access” (page 51). The proposed E-MX-3 zoning is consistent with these classifications because it would encourage development that relates to Sheridan as the primary street with the local streets as secondary.

B. Uniformity of District Regulations and Restrictions

The proposed rezoning to E-MX-3 will result in the uniform application of zone district building form, use and design regulations.

C. Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety, and general welfare of the City.

D. Justifying circumstance

The application identifies changed or changing conditions as the Justifying Circumstance under DZC Section 12.4.10.14.A.4, “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.” As mentioned above under Existing Conditions, the site is proximate to the Morrison Road district, which is designated as an Area of Change in Blueprint Denver and is part of the Office of Economic Development’s Neighborhood Marketplace Initiative. The changes and new investment occurring in the area justify updated zoning that will encourage redevelopment on a site close to the Morrison Road District. In addition, the proposed zoning recognizes the vision established in Blueprint Denver for Sheridan Boulevard to change into an arterial with a mixed-use character with higher-intensity uses. Finally, the current PUD zoning was left in place during the 2010 Denver Zoning Code (DZC) update while adjacent sites were mapped into the new code. Updated zoning will encourage uniform application of the new DZC along Sheridan Boulevard.

E. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

The requested E-MX-3 zone district is within the Urban Edge Neighborhood Context. This context generally consists of single-unit and two-unit residential uses with small-scale multi-unit residential uses and commercial areas embedded within residential areas. Buildings are typically lower scale with some mid-rise commercial and mixed use structures at nodes or along arterial streets (DZC Division 4.1). The proposed rezoning to E-MX-3 for this site, which is located on an arterial, would lead to development that is consistent with the neighborhood context description.

According to the zone district intent stated in the Denver Zoning Code, the E-MX-3 district “applies to areas or intersections served primarily by collector or arterial streets where a building scale of 1 to 3 stories is desired” (DZC Section 4.2.4.1.D). Because Blueprint Denver identifies Sheridan as an arterial, the proposed map amendment is consistent with the zone district intent statement. Although there are no adopted plans for the area that specify building height recommendations, the 1-3 story scale is appropriate for a Mixed Use Arterial like Sheridan and it conforms to the E-MX-3 zoning that is found along Sheridan immediately north of the site.

VII. Planning Board Recommendation

At its regular meeting held June 5, 2013, the Denver Planning Board unanimously recommended **approval** of this map amendment.

VIII. Staff Recommendation

Based on the analysis set forth above, CPD staff finds that the application for rezoning for the property at 1300 S. Sheridan Boulevard to an E-MX-3 zone district meets the requisite review criteria. Accordingly, staff recommends approval.

Attachments:

- 1. Application**



Zone Map Amendment (Rezoning) - Application

1/26/12

PROPERTY OWNER INFORMATION*	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	SRI Real Estate Properties LLC
Address	300 Johnny Bench Drive
City, State, Zip	Oklahoma City OK 73104
Telephone	405-380-4012
Email	scot.treadwell@sonicdrivein.com
*If More Than One Property Owner: All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.	

PROPERTY OWNER(S) REPRESENTATIVE**	
<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Representative Name	Scot Treadwell
Address	300 Johnny Bench Drive
City, State, Zip	Oklahoma City, OK 73104
Telephone	405-380-4012
Email	scot.treadwell@sonicdrivein.com
**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.	

Please attach Proof of Ownership acceptable to the Manager for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed or deed of trust, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.

SUBJECT PROPERTY INFORMATION	
Location (address and/or boundary description):	1300 South Sheridan
Assessor's Parcel Numbers:	05192-20-007-000
Legal Description: (Can be submitted as an attachment. If metes & bounds, a map is required.)	Sheridan Sunset Sub B1 L1 TO 4 INC EXC WLY AND EXC 5 4FT OF L4 THEREOF
Area in Acres or Square Feet:	31960
Current Zone District(s):	PUD 511

PROPOSAL	
Proposed Zone District:	E-MX-3



REVIEW CRITERIA

General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.13

Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan

Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.

Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.

Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.

Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.14

Justifying Circumstances - One of the following circumstances exists:

- The existing zoning of the land was the result of an error.
The existing zoning of the land was based on a mistake of fact.
The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage.
The land or its surroundings has changed or is changing to such a degree that rezoning that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area
It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (Overlay Zone Districts), of this Code.

Please provide an attachment describing the justifying circumstance.

The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.

Please provide an attachment describing how the above criterion is met.

ATTACHMENTS

Please check any attachments provided with this application:

- Authorization for Representative
Proof of Ownership Document(s)
Legal Description
Review Criteria

Please list any additional attachments:



DENVER
THE MILE HIGH CITY

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION/PETITION

We, the undersigned represent that we are the owners of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement (must sign in the exact same manner as title to the property is held)	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved	Property owner representative written authorization? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	NO
SRI Real Estate Properties LLC	300 Johnny Bench Drive Oklahoma City OK 73104 405-380-4012 scot.treadwell@sonicdrivein.com	100%	Dino Medina VP SRI Real Estate LLC <i>Dino Medina</i>	2-11-13	B	YES

AUTHORIZATION TO ACT AS APPLICANT

SRI Real Estate Properties LLC, a Delaware limited liability company ("SRI RE"), as owner of the property located at 1300 South Sheridan, Denver, Colorado (the "Property"), and Sonic Restaurants, Inc., an Oklahoma corporation ("SRI"), as owner/operator of the Sonic Drive-In restaurant located on the Property, do each hereby authorize Scot Treadwell, as Director of Construction, to act for and on behalf of: (a) SRI RE in connection with SRI RE's rezoning application for the Property; and (b) SRI in connection with SRI's corresponding application for a building permit for a remodeling project at the Property (including the addition of a drive-through), all in accordance with the remodel plans submitted to the City of Denver in connection therewith.

Dated effective the 28 day of March, 2013.

SRI REAL ESTATE PROPERTIES LLC,
a Delaware limited liability company

By: *Dino Medina*
Dino Medina, Vice President

SONIC RESTAURANTS, INC., an
Oklahoma corporation

By: *Dino Medina*
Dino Medina, Vice President

Prepared by:

Joe C. Lewallen, Jr., Esq.
Fellers, Snider, Blankenship,
Bailey & Tippens
100 N. Broadway, Suite 1700
Oklahoma City, OK 73102-8820



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GENERAL WARRANTY DEED
(No Documentary Fee Per C.R.S. §39-13-102(2)(a))

Sonic Restaurants, Inc., an Oklahoma corporation ("Grantor"), whose mailing address is 300 Johnny Bench Drive, Oklahoma City, OK 73104, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by SRI Real Estate Properties LLC, a Delaware limited liability company ("Grantee"), whose mailing address is 300 Johnny Bench Drive, Oklahoma City, OK 73104, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee all of that certain real property located in Denver County, Colorado, and being more particularly described in Exhibit "A" which is attached hereto and by this reference made a part hereof for all purposes (the "Land"), LESS AND EXCEPT all oil, gas and other minerals, not limited solely to hydrocarbons, previously reserved or conveyed of record, and all rights pertaining thereto, but together with all improvements thereon and all and singular the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in anywise appertaining thereto (said real property, together with such improvements and such rights, benefits, privileges, easements, tenements, hereditaments and appurtenances are hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property, subject to any and all easements, rights-of-way, encumbrances, conditions, covenants, restrictions, reservations and other matters of record, all applicable building and zoning ordinances, laws, regulations and restrictions by governmental authorities and all matters as would be disclosed by an accurate on-the-ground survey of the Property (the "Permitted Exceptions") as aforesaid, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Land, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF, this General Warranty Deed has been executed and delivered by Ronald L. Matlock, its Sr. Vice-President, who is authorized to execute this conveyance, to be effective for all purposes as of the 20th day of December, 2006.

EXHIBIT "A"
Legal Description

4127-010401. Denver, CO (S. Sheridan Blvd.)

LOTS 1 TO 4, INCLUSIVE,
BLOCK 1,
SHERIDAN SUNSET SUBDIVISION,
CITY AND COUNTY OF DENVER,
STATE OF COLORADO.

LESS AND EXCEPT:

A PARCEL OF LAND BEING A PART OF LOTS 1 THROUGH LOT 4, BLOCK 1, SHERIDAN SUNSET SUBDIVISION AS RECORDED IN PLAT BOOK 20 AT PAGE 29 OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDERS OFFICE, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WESTERLY 10.00 FEET OF SAID LOTS 1, 2, 3 AND 4, AND THE SOUTHERLY 4.00 FEET OF SAID LOT 4. SAID PARCEL CONTAINS 2,609 SQUARE FEET (0.0599 ACRES), MORE OR LESS.

**Attachment to SRI Real Estate Properties LLC
Zone Map Amendment (Rezoning) Application
March 28, 2013**

SRI Real Estate Properties LLC is requesting an official map amendment to revise zoning at their Sonic Restaurant site located at 1300 South Sheridan Boulevard from PUD511 to E-MX-3. Among other things, this change will allow for a drive thru lane and window to be added to the existing Sonic Restaurant at that site. The Drive Thru will modernize the property to the needs of today's "drive thru-oriented" customer base. Although the function of the property will not change, the planned drive thru does not conform to the development standards contained in PUD511, and will require either an amendment to PUD511 or an amendment to the Denver zone map placing this site within the E-MX-3 zone district. After consultation with City staff and a consideration of all factors, Sonic has determined that a zone map amendment would be the best approach as it will provide for development of the site in accordance with Sonic's current plans, and will also allow the site to be zoned under the classification in the current Denver Zoning Code that best meets the existing character of the site and the surrounding area.

Consistency with Neighborhood Context and Proposed Zone District:

The justification for the rezoning is to recognize that the limitations under the current PUD zoning no longer meet the current and future needs of the property owner to provide the types of services and facilities that are appropriate for a major mixed use corridor such as Sheridan Boulevard. The rezoning will also provide for consistent development along this corridor, as the properties immediately to the North of the site are also zoned E-MX-3. The E-MX-3 zoning is particularly appropriate for this site, as it will allow for a mix of uses that are desired in the Urban Edge Neighborhood Context and provides a number of design options that allow for varied building placement, including drive thru service, while still providing for active street fronts.

Consistency with Adopted City Plans:

In addition to facilitating Sonic's immediate improvement plans for this site, the map amendment will achieve numerous goals outlined in the City's Comprehensive Plan 2000 and the Blueprint Denver Plan. The site and the surrounding neighborhood are properly classified as "Urban Edge" under the Denver Zoning Code, being characterized by a mix of elements from both the Urban and Suburban Neighborhood Contexts. Sheridan Boulevard in this area is classified as a mixed use arterial under the Blueprint Denver land use map, and rezoning this property as E-MX-3 will advance the goals of Denver's mixed use zone districts. The rezoning will also facilitate the City's goal of rezoning outdated PUD districts and conforming those areas to the current Denver Zoning Code. Specifically, this rezoning will allow this site to develop in a manner which conforms to the neighborhood character by: (1) enhancing the convenience and ease of walking, shopping and public gathering within the neighborhood; (2) allowing for mixed use development along the Sheridan corridor; (3) developing in a manner that is consistent with existing varied development patterns of this Urban Edge Neighborhood; and (4) improving the transition between the properties fronting on Sheridan Boulevard and adjacent residential neighborhoods.