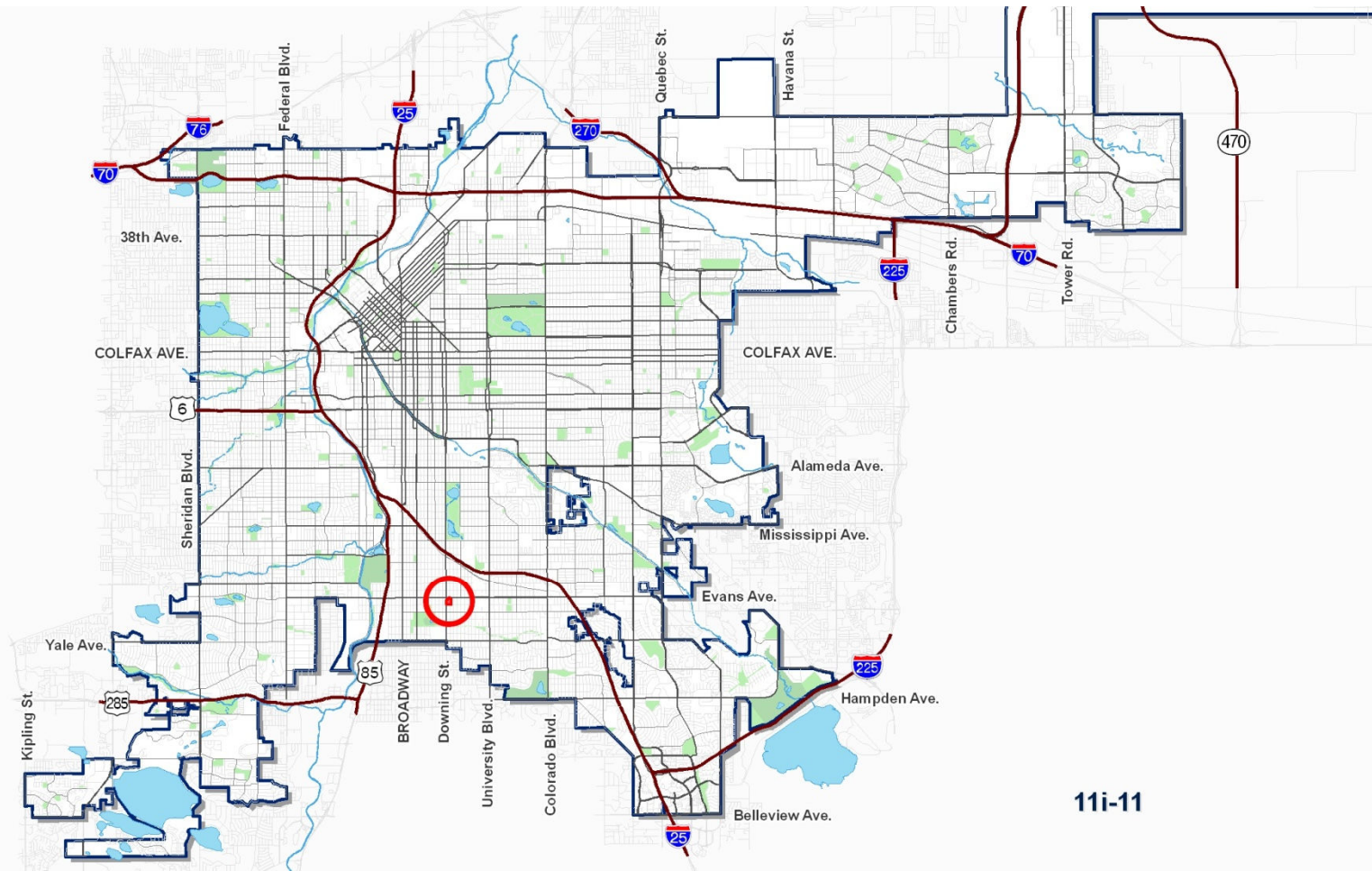
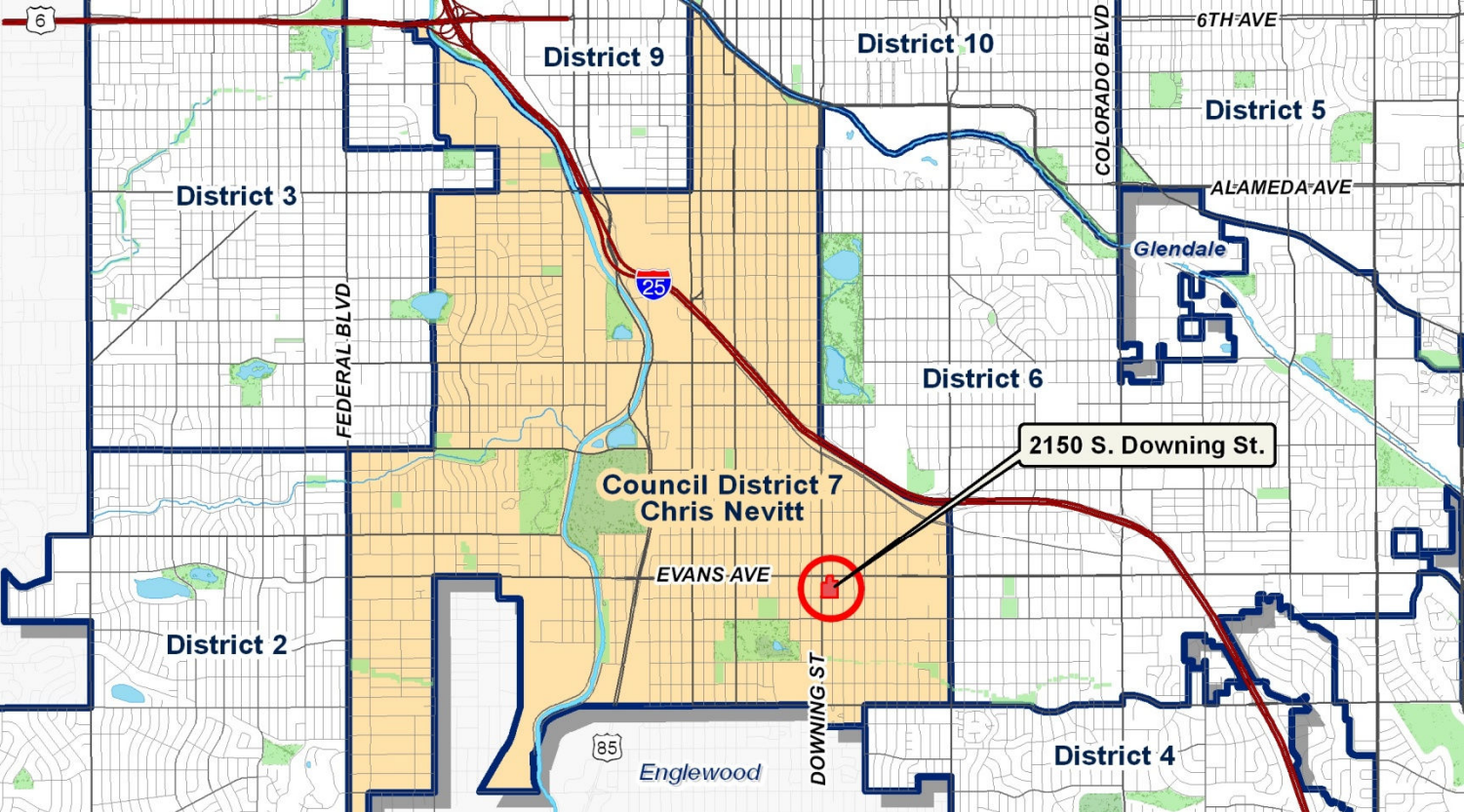


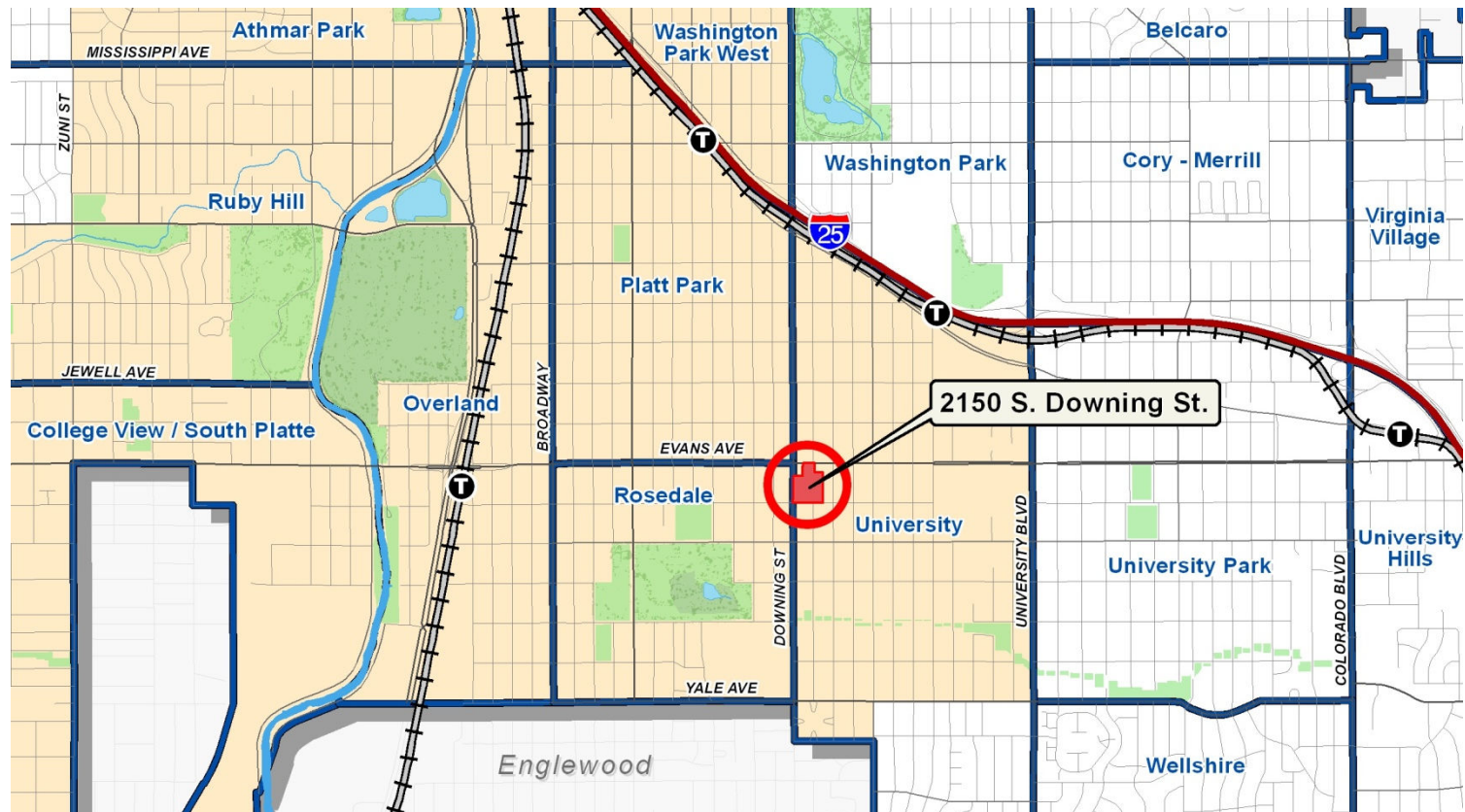
2150 S Downing Amendment to PUD #349 and U- MS-3



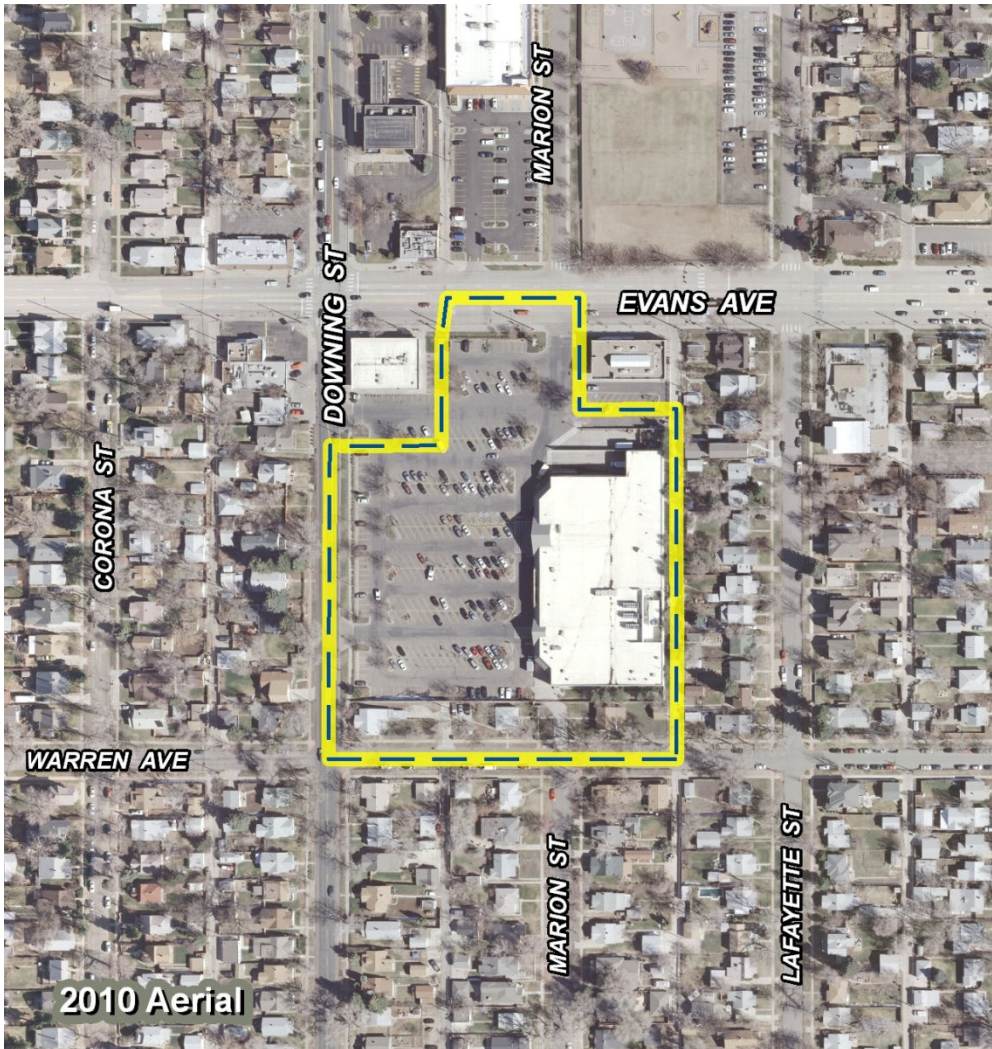
City Council District 7



University Statistical Neighborhood

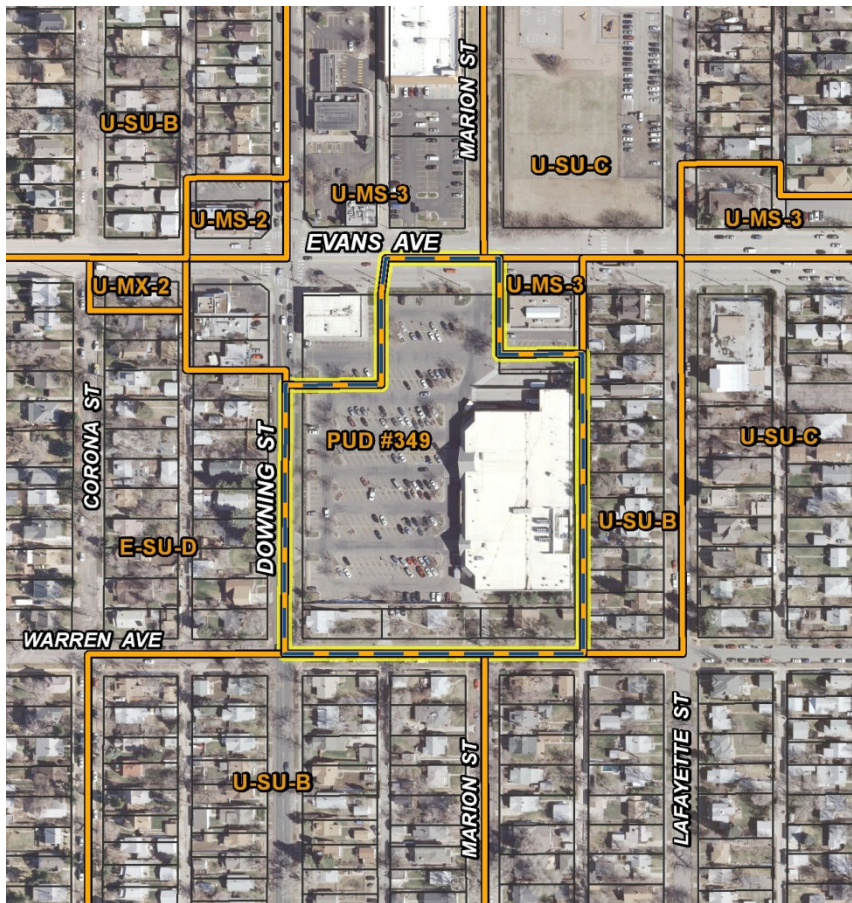


Location



- South of Evans between Downing and LaFayette
- 5.26 acres
- Currently existing Safeway and bank parking
- Surrounded by a variety of land uses including single unit, commercial, and educational uses (Asbury Elementary)

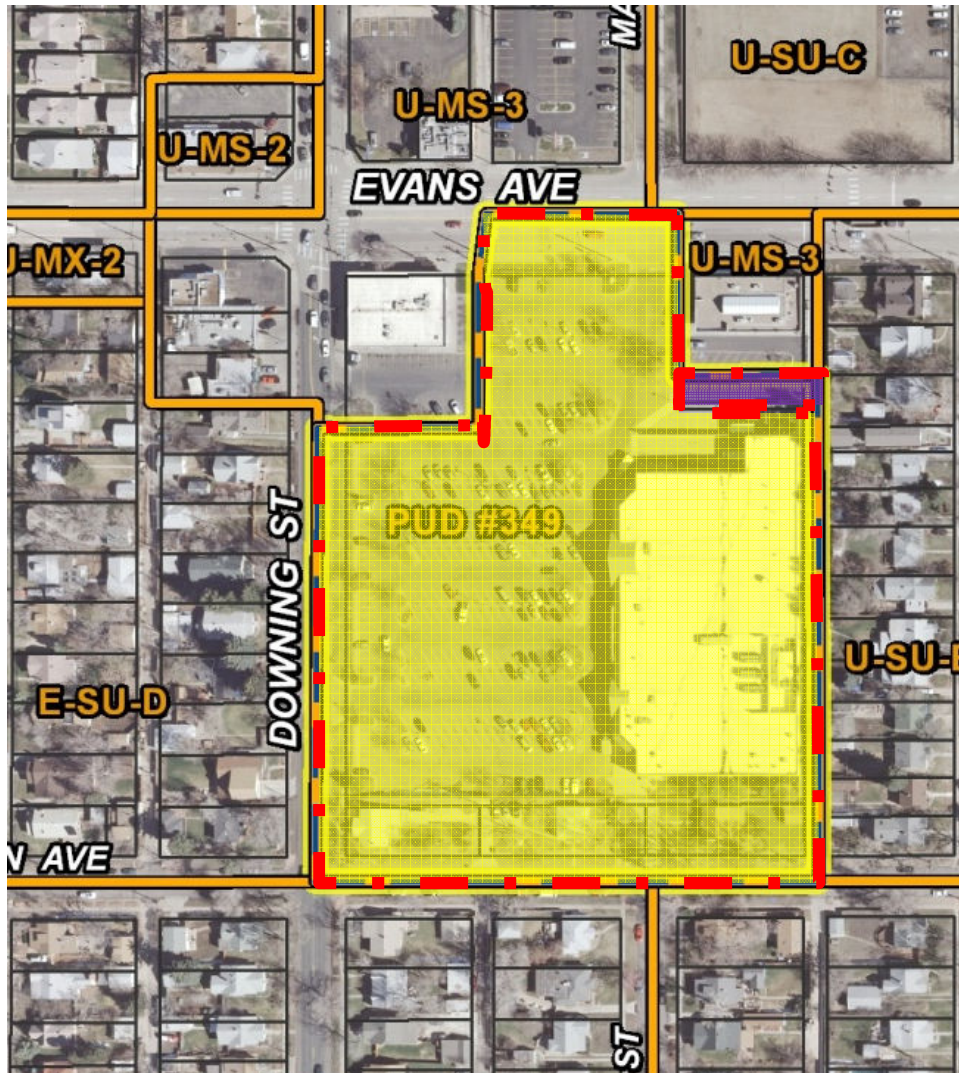
Request



1 inch = 300 feet

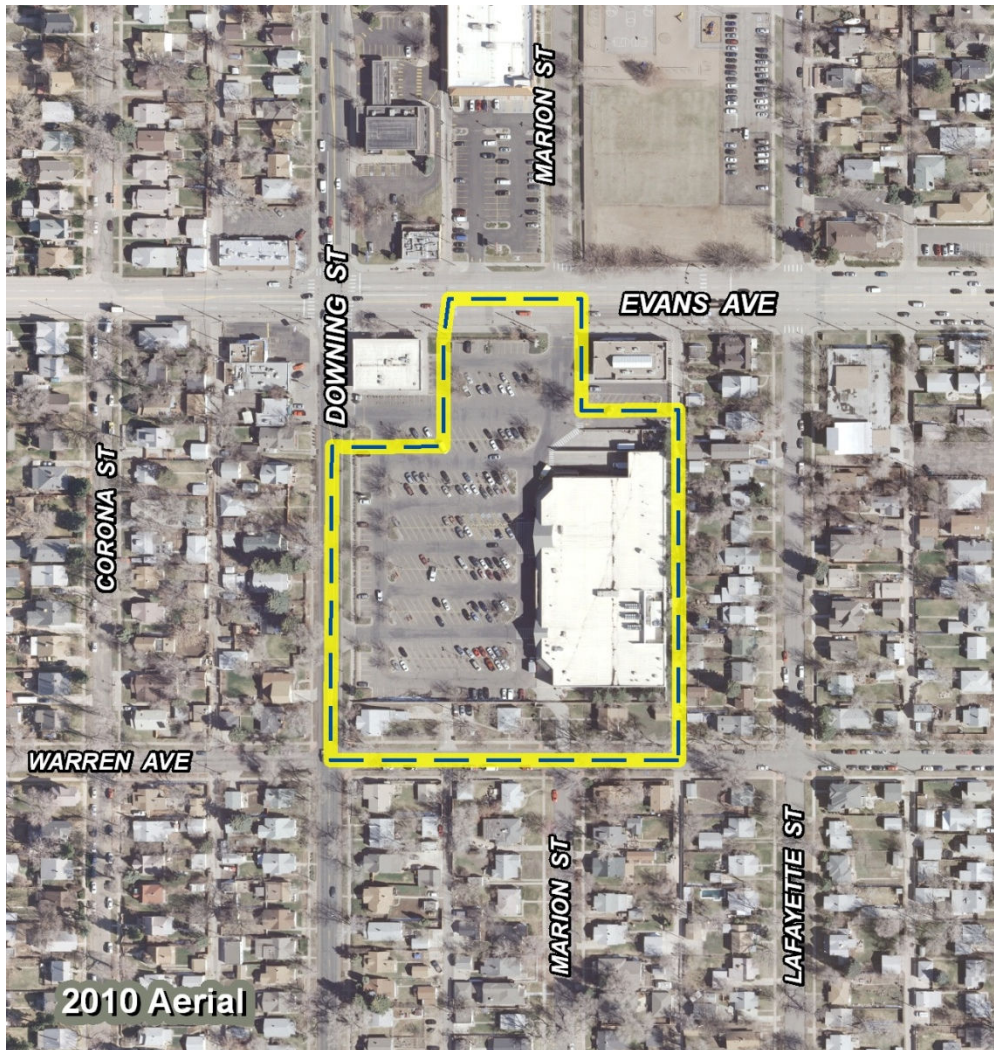
- Applicant: Safeway Properties
- Rezone to amend PUD #349 to allow a fueling station on-site and to map U-MS-3 on the remainder of the land the bank owns
- Amend PUD #349 (Former Chapter 59 District)
 - PUD – Planned Unit Development
 - Urban Neighborhood Context-Main Street-3 Stories

Request



- Current PUD #349
- U-MS-3
- Amended PUD #349

Existing Context

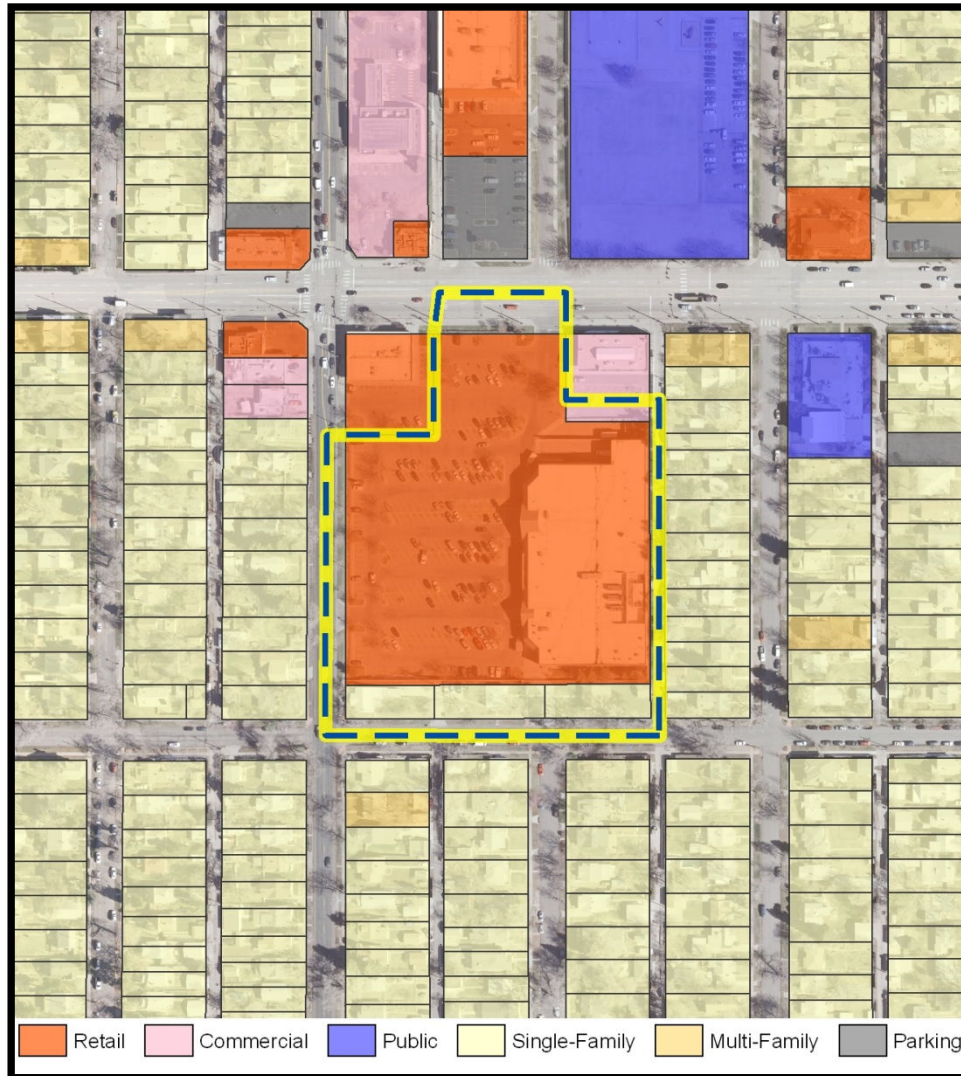


- General Character
 - Surrounded by residential uses including single-unit, commercial and educational uses
- Street, Block, Access Pattern
 - Access from both Evans and Downing
 - Grid pattern of streets with large block pattern
 - Evans – Mixed Use Arterial
 - Downing – Residential Arterial
- Mobility
 - Transit access on Evans and Downing

Existing Context



Existing Context – Land Use



Process



- Planning Board (June 5, 2013)
- LUTI (8/27)
- Mayor-Council (9/10)
- City Council First Reading (9/16)
- City Council Public Hearing (10/14)
- Public Outreach
 - Letter of Support received from Platt Park People's Association
 - Letter Opposition received from University Park Neighbors
 - Letter of Opposition received from one individual

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

Review Criteria



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
 - ▣ Comprehensive Plan 2000
 - ▣ Blueprint Denver: A Land Use and Transportation Plan
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances

Review Criteria:

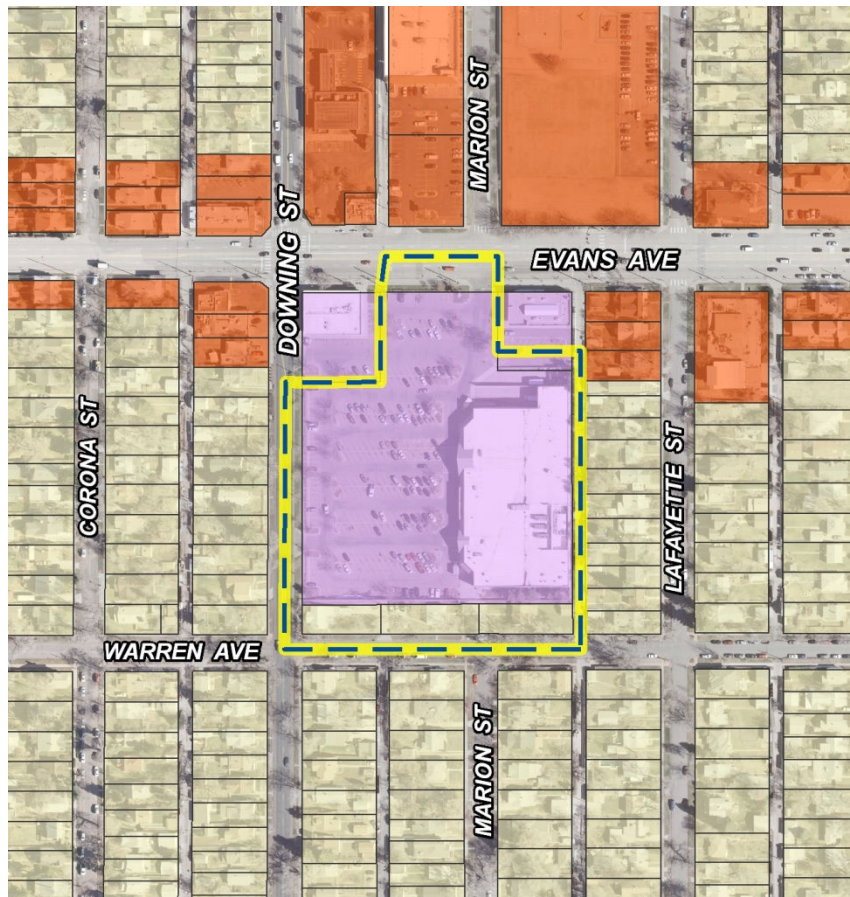
Consistency with Adopted Plans

Comprehensive Plan 2000

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

- Land Use chapter, Strategy 3-B is to “*Encourage quality infill development that is consistent with the character of the surrounding neighborhood.*”
- Economic Activity chapter, Strategy 5-A is to “*Support small-scale economic development in neighborhoods using the following key strategy:*”
 - ▣ *Support development of neighborhood business centers that serve adjacent residential areas in existing neighborhoods and new neighborhoods within development areas.*”

Review Criteria: Consistency with Adopted Plans



Single Family Residential Pedestrian Shopping Corridor Neighborhood Center
Area of Change (*Full extent of map is area of stability*)

- Land Use Concept:
 - Area of Stability
 - Maintain and enhance existing character
 - Neighborhood Center
 - Serves everyday shopping, service or entertainment needs of one or more neighborhoods
 - Mix of land uses including convenience shopping

Review Criteria



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
 - ▣ CPD finds the rezoning is consistent with Comprehensive Plan 2000 and Blueprint Denver: A Land Use and Transportation Plan
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances

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**
 - ▣ **Change of Conditions**
 - The land or surrounding environment has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area.

Staff Recommendation



CPD recommends approval of the Amended PUD #349 and U-MS-3 zone districts, 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

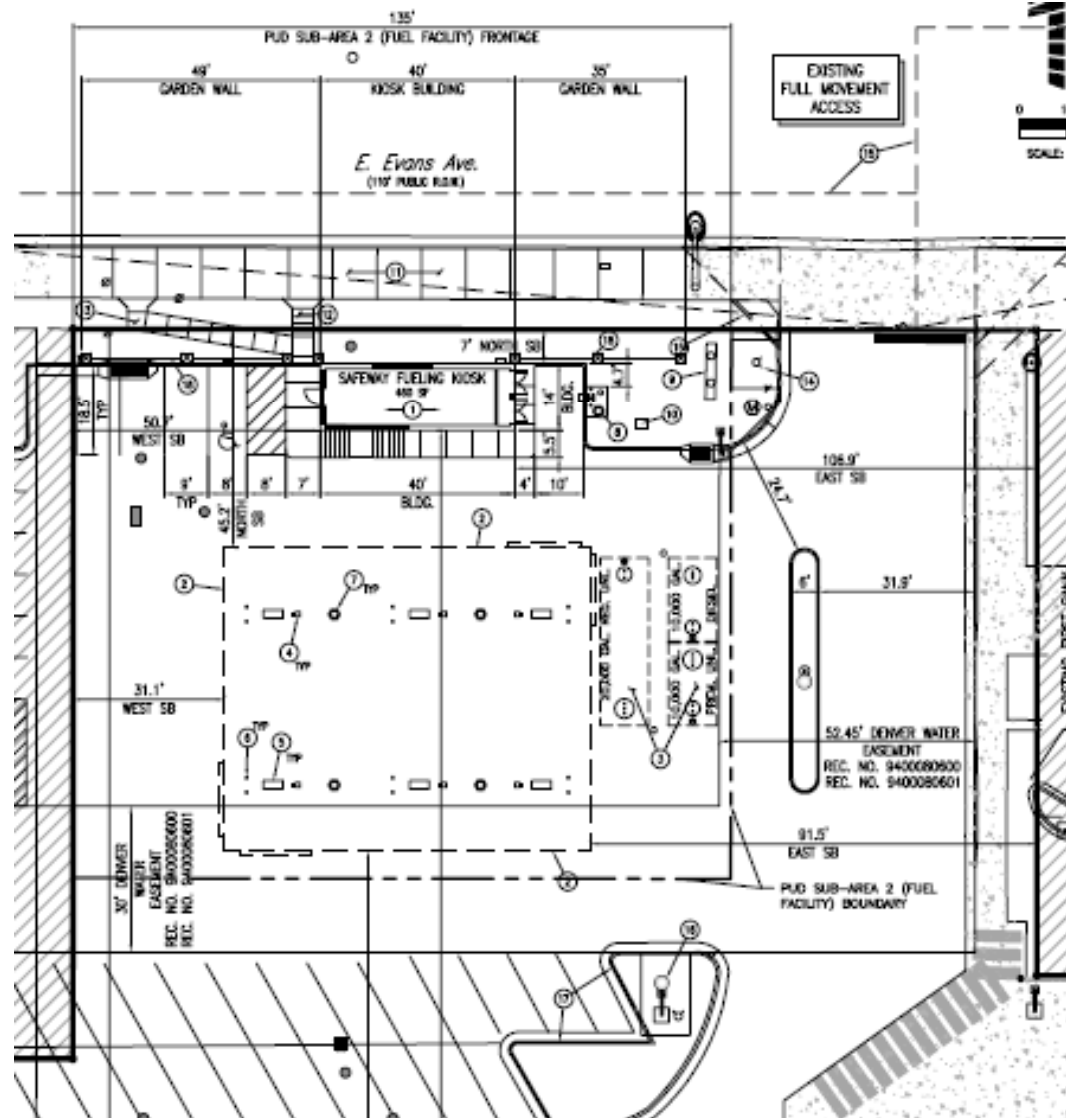
Updated Materials



Topics addressed by sub-committee

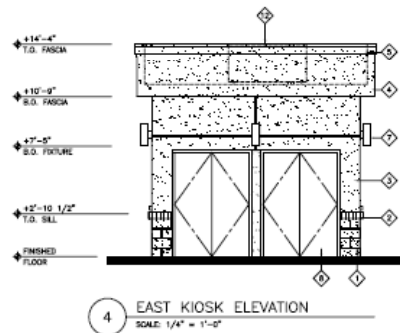
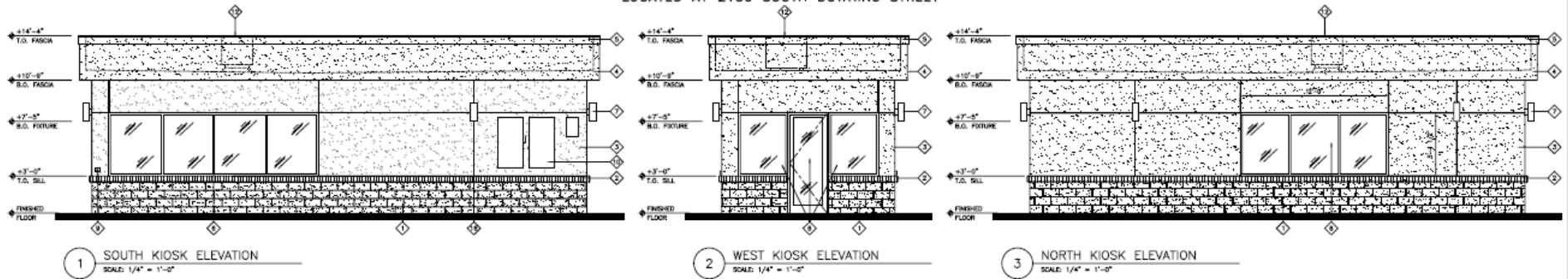
1. Location of the structure
2. Entry location into the structure
3. Glazing along Evans Avenue
4. Screening wall along Evans Avenue

Updated Materials



SAFEWAY STORE No. 1463

PART OF THE NW 1/4 OF SECTION 26, T. 4 S., R. 68 W., 6th P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO
LOCATED AT 2150 SOUTH DOWNING STREET



MATERIALS LEGEND	
	SPLIT FACE MASONRY BLOCK, PAINT TO MATCH SAFEWAY GROCERY STORE (BENJAMIN MOORE - #HC-03 "GRANT EDGE")
	PRECAST CONCRETE SILL
	EIFS, COLOR TO MATCH SAFEWAY GROCERY STORE (BENJAMIN MOORE - #PC-83 "ORANT SEDGE")
	EIFS, COLOR TO MATCH SAFEWAY GROCERY STORE (DUNN-EDWARDS - BENNETT "BUNGLOW TAPE")
	METAL CAP FLASHING AND EIFS, COORDINE TO MATCH SAFEWAY GROCERY STORE (BENJAMIN MOORE - #1546 "BANDOLLE")
	ALUMINUM STOREFRONT SYSTEM TO MATCH SAFEWAY GROCERY STORE CLEAR GLAZING (BLACK ANODIZED)
	ARCHITECTURAL CYLINDER LIGHT, (BLACK ANODIZED)
	HOLLOW METAL DOOR, PAINT TO MATCH ADJACENT EIFS.
	EMERGENCY SHUT OFF SWITCH
	UTILITY GEAR, PAINT TO MATCH ADJACENT EIFS.
	NOT USED
	NOT USED
	NOT USED
	NOT USED
	ROOFTOP EQUIPMENT, SCREENED BY PARAPET
	NOT USED
	NOT USED
	NOT USED
	1" WIDE X 1" DEEP REVEALS, TYPICAL

