



DENVER
THE MILE HIGH CITY

Application 2014i-00090

59-75 S. Jackson St.

Proposed Rezoning:
From PUD #512 to G-RH-3

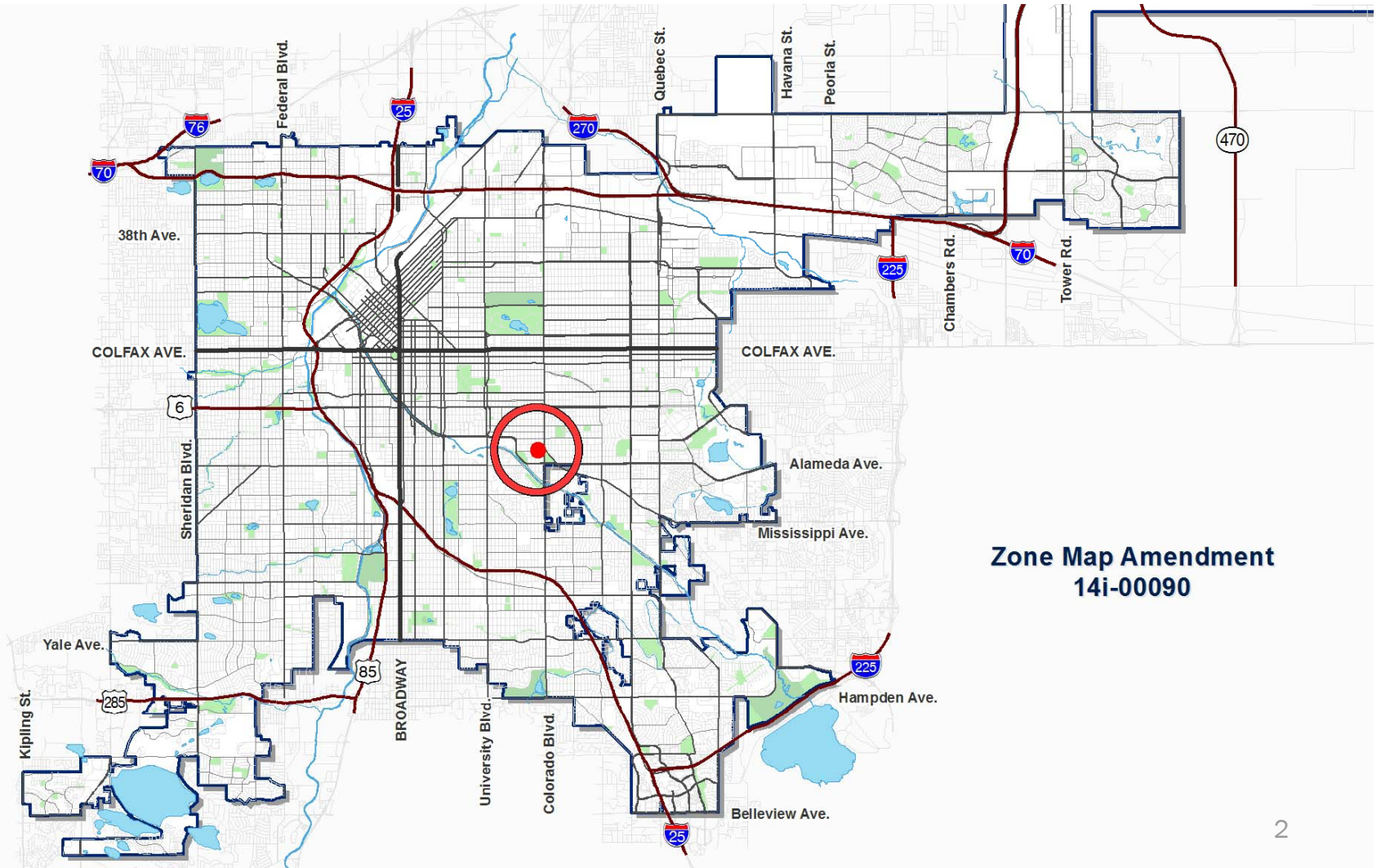
FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**

Denver City Council
Neighborhoods and Planning Committee
June 24, 2015



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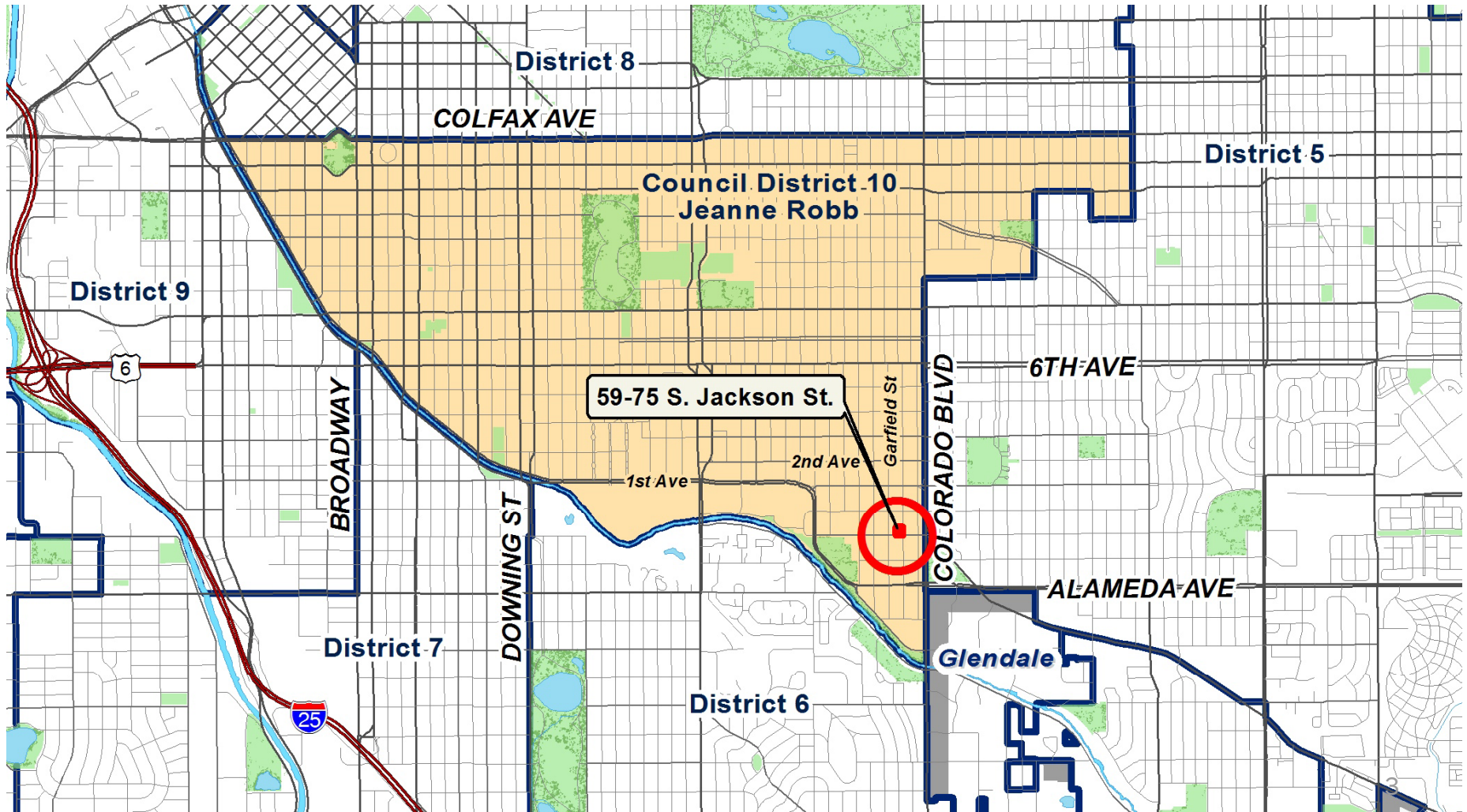
Location: Central Denver





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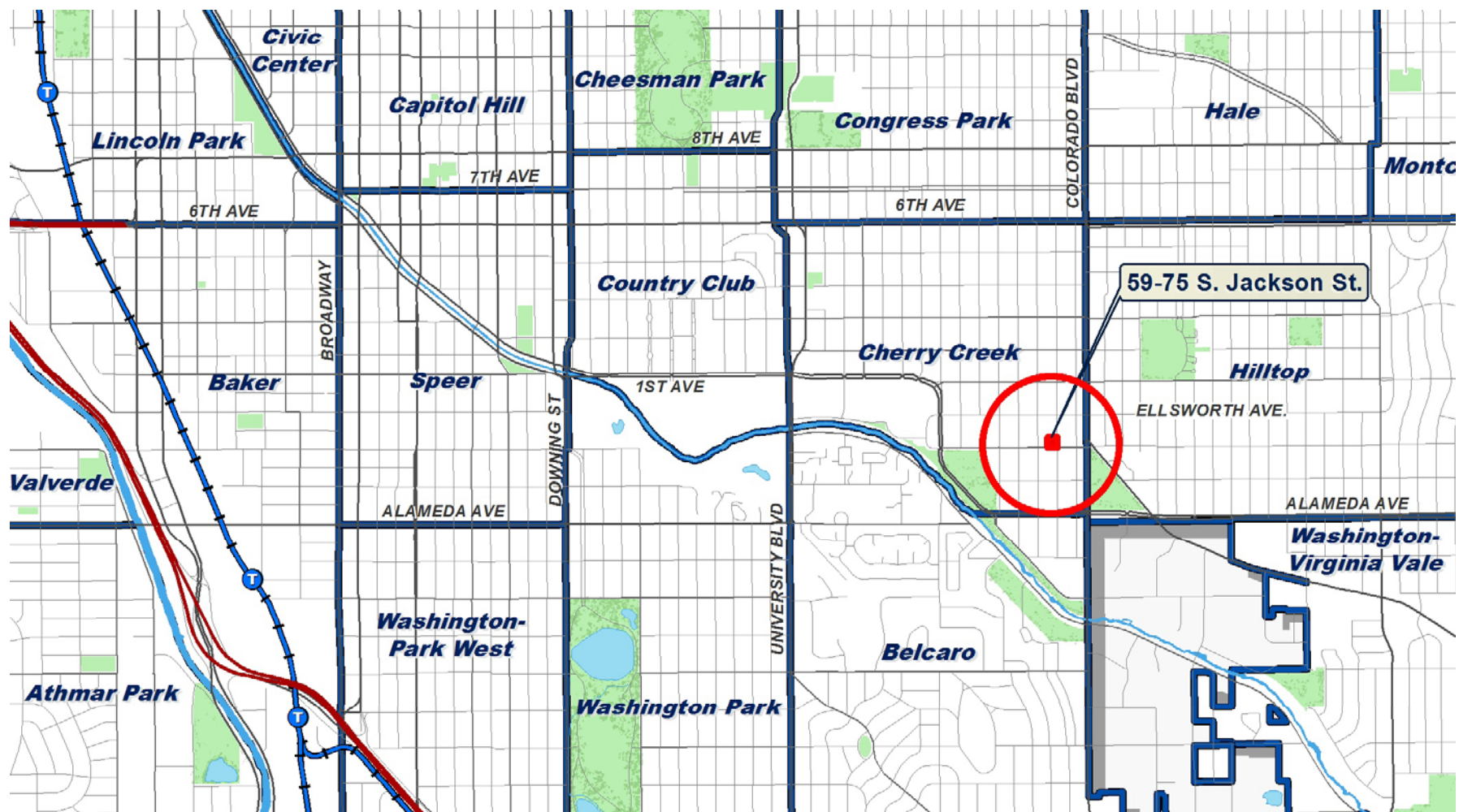
Council District 10





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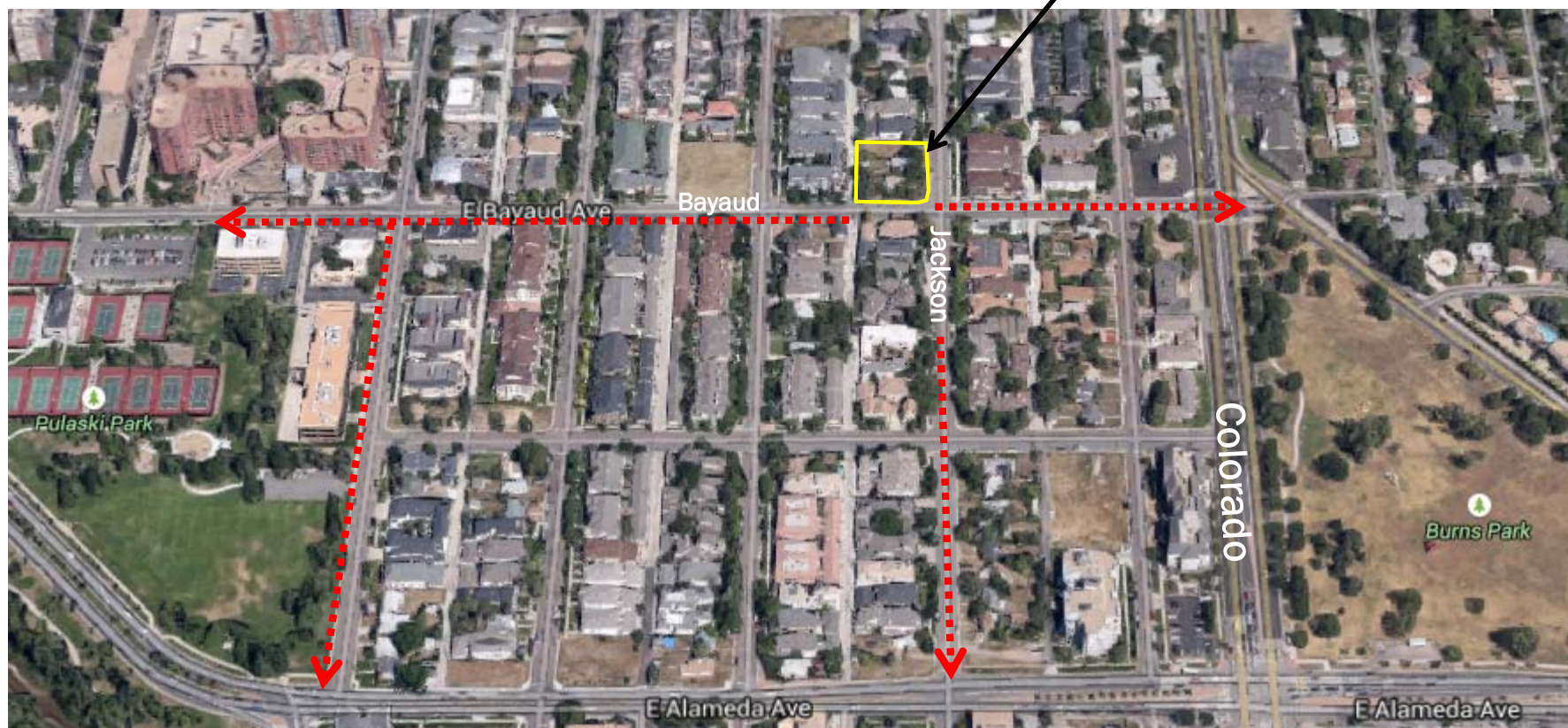
Cherry Creek Neighborhood



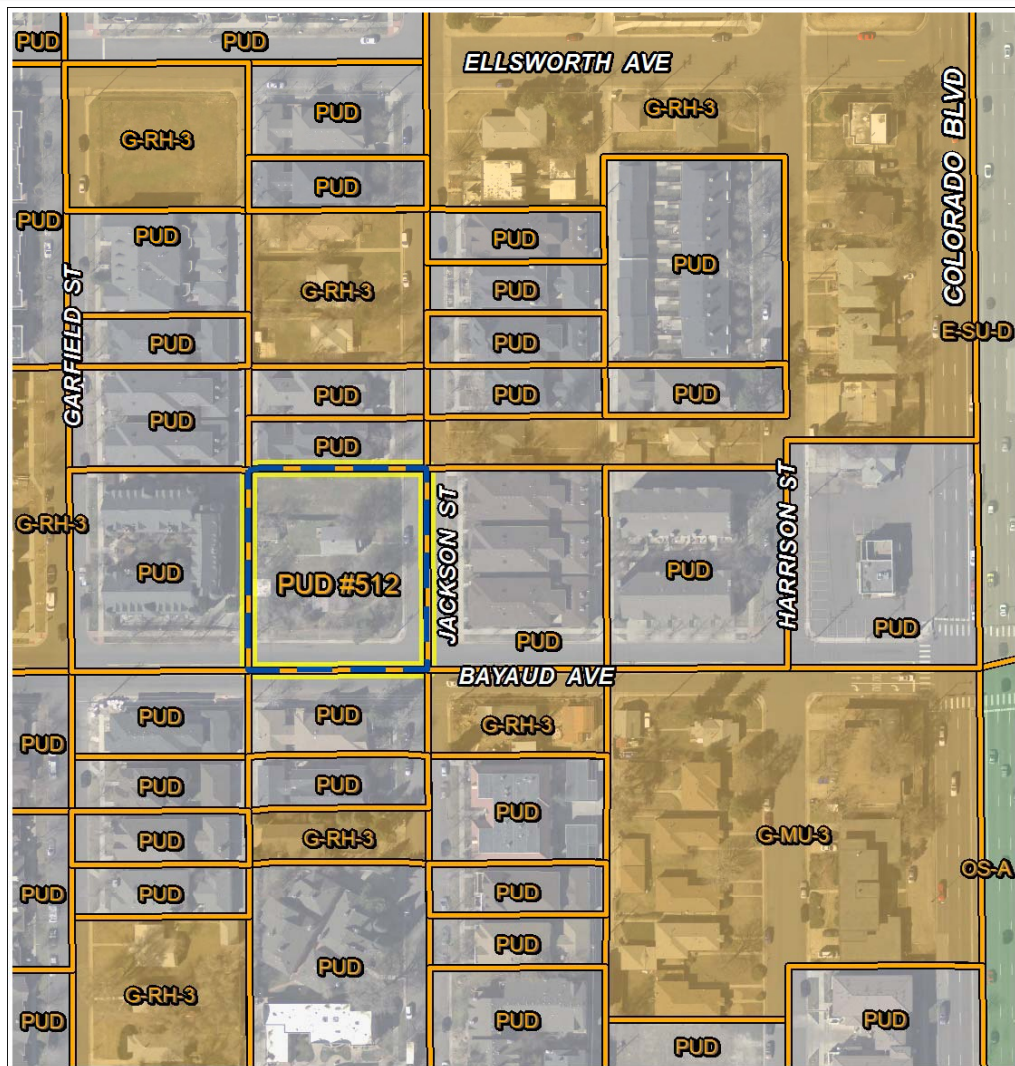
Property Location, Request

- Property: 18,788 s.f.
- Short walk to RTD Bus Service at Colorado Blvd. & Alameda Ave.
- 1/8 mi to Burns Park, 1/4 mi to Pulaski Park

Jackson St. & Bayaud Ave.



Property Location, Request



- Property: 18,788 s.f.
- Property Owner:
 - Requesting rezoning from PUD #512 to G-RH-3
 - Desires greater flexibility to provide housing that meets current market needs

G-RH-3



General Urban Neighborhood Context - Row House - 3 Story Max



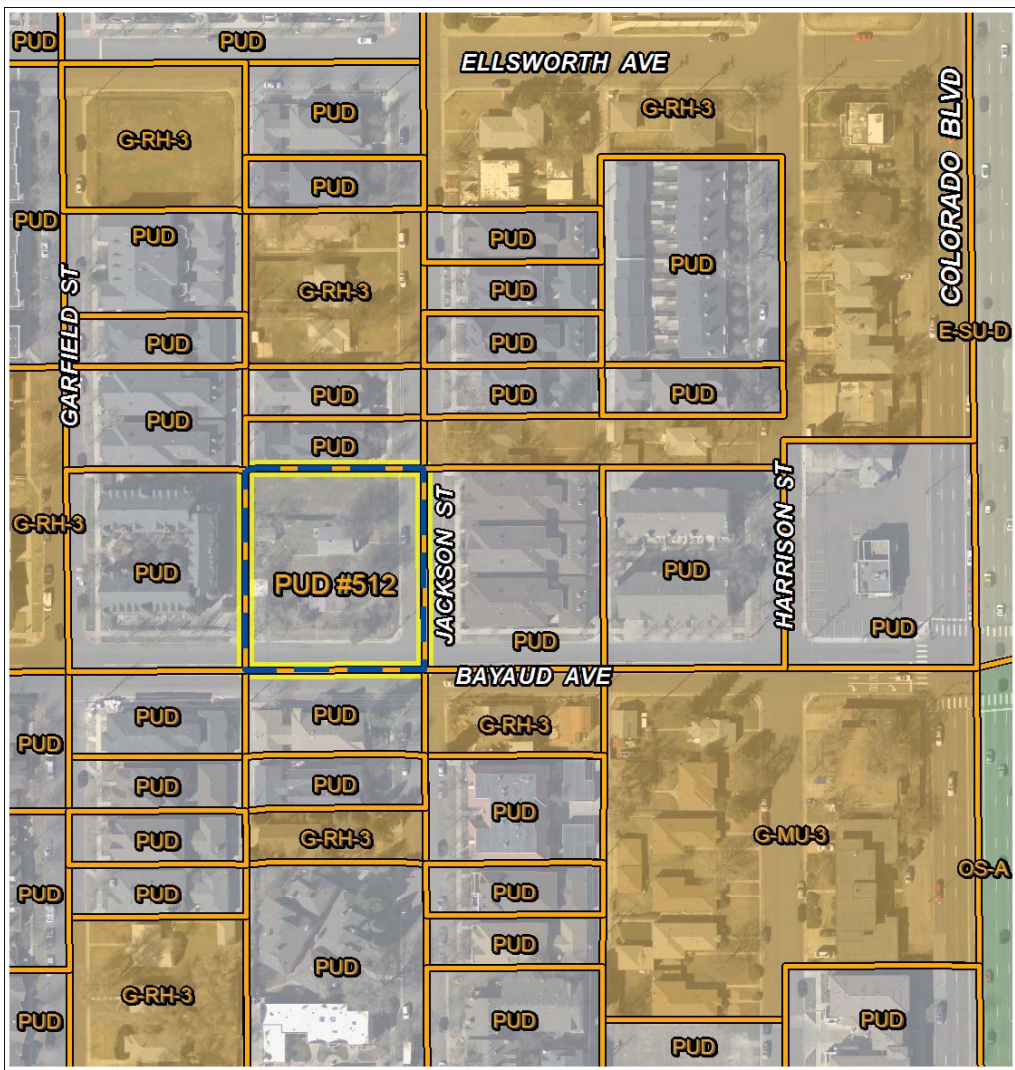
From: PUD #512

- Allows 7 attached residences in two structures
- One 4-unit building @ 9,214 s.f.
- One 3-unit building @ 7,211 s.f.
- 3 Stories Max / 38 ft.

G-RH-3

- Promotes safe, active, pedestrian-scaled residential
- Reinforces desired patterns in existing residential neighborhoods
 - Consistent shallow front yard
 - Tapered building heights on side street and side interior
 - Rear 20% of lot limited to 1 story

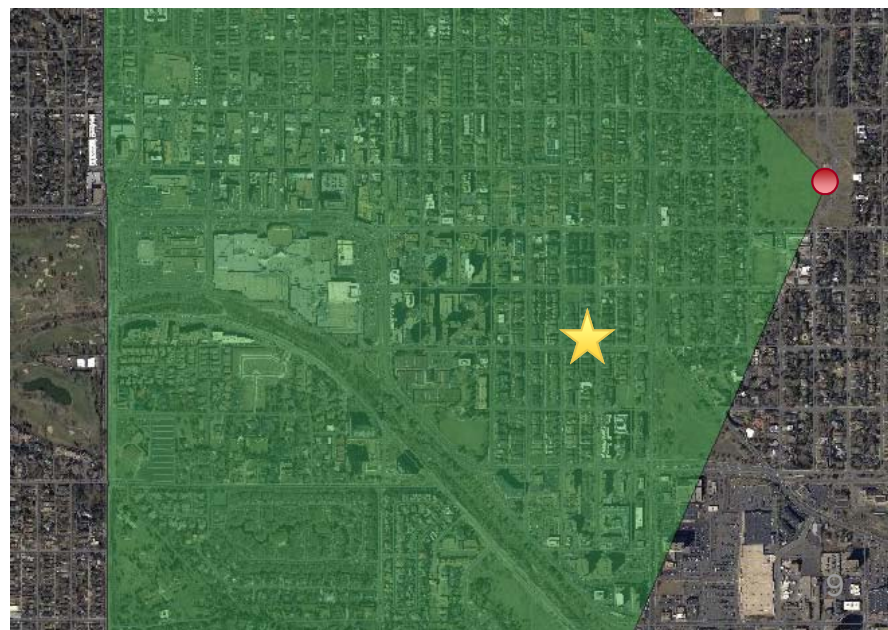
Existing Context - Zoning



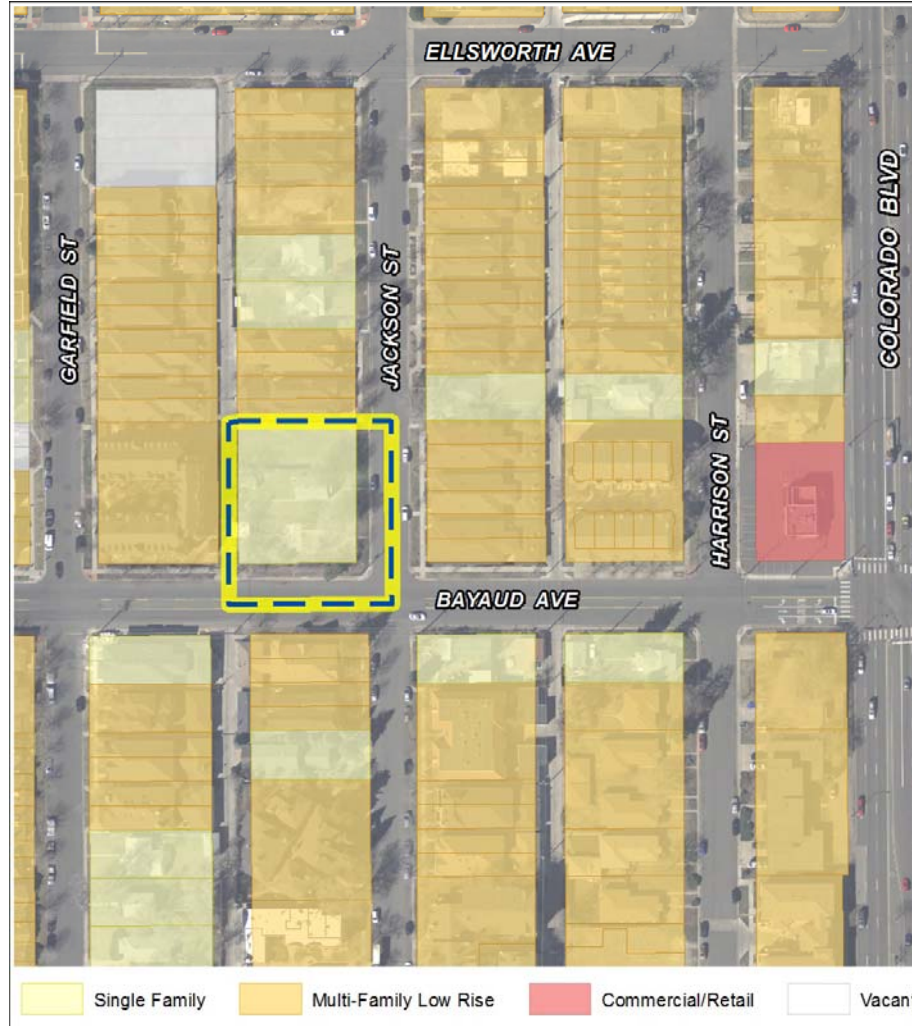
- Site:
 - PUD #512
- Surrounding Zoning:
 - PUD
 - G-RH-3

Existing Context – Cranmer Park View Plane

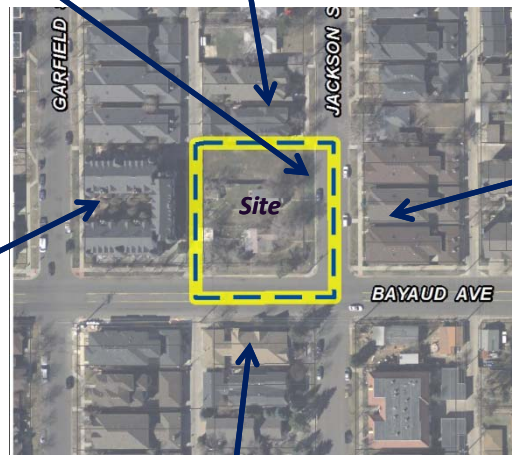
- Cranmer Park View Plane
 - Protect and preserve panoramic view of the mountains from Cranmer Park
 - Height control for all structures
 - Height maximum of **102-104** at property is well above 35 ft max height in G-RH-3



Existing Context – Land Use



Existing Context – Building Form/Scale



Multi-Unit Homes
2 to 2.5 Story

- Public Outreach
 - RNOs
 - Cherry Creek East Association, Harman Neighborhood Association, Inc., Cherry Creek Steering Committee, Denver Neighborhood Association, Inc., Inter-Neighborhood Cooperation
 - Applicant outreach / Letter of Support from CCEA
 - Notice
 - Receipt of Application (March 6)
 - Planning Board Public Hearing (15 day)
 - Notification signs posted on property (15 day)
 - Planning Board Hearing: June 3rd
 - CCEA Representative: Support with encouragement for sidewalks & tree lawns
 - Recommends approval (Unanimous Vote)

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation Plan
- Cherry Creek Area Plan (2012)

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

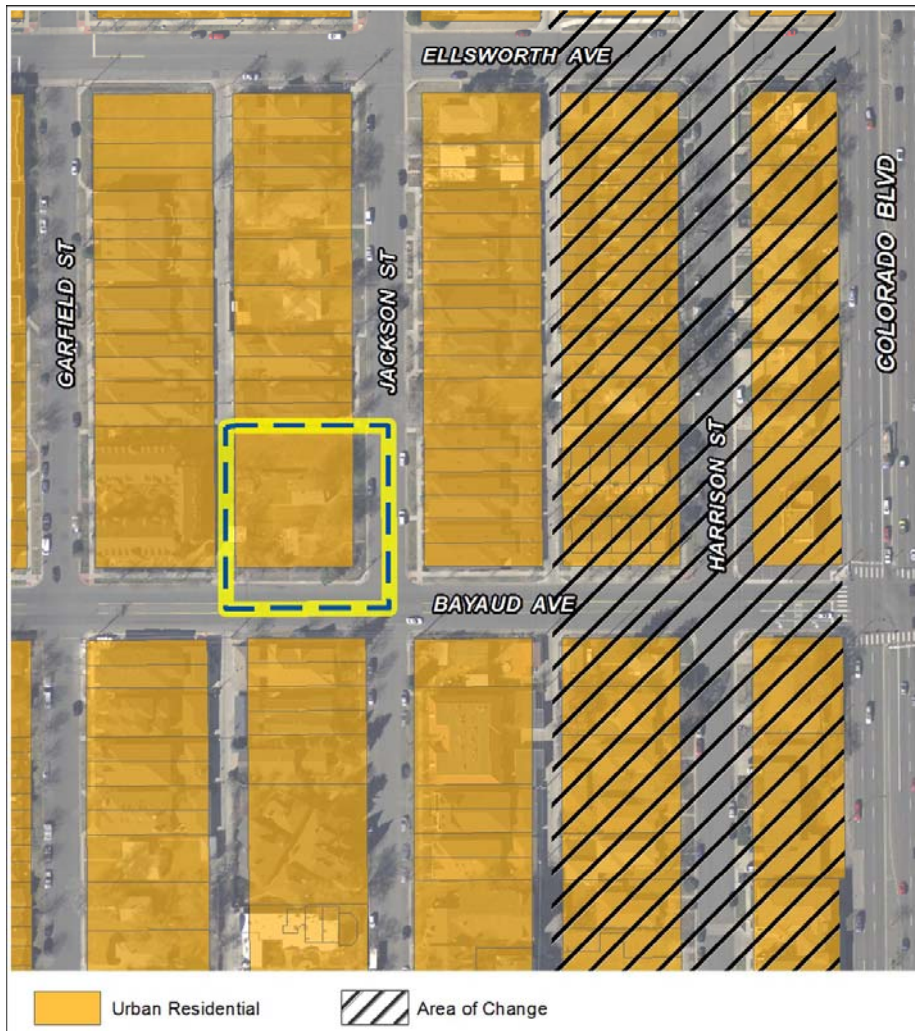
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

- Conserve land by promoting infill development (2F)
- Consistent with surrounding neighborhood character (3B)
- Provide a range of housing types and prices (1F)

Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

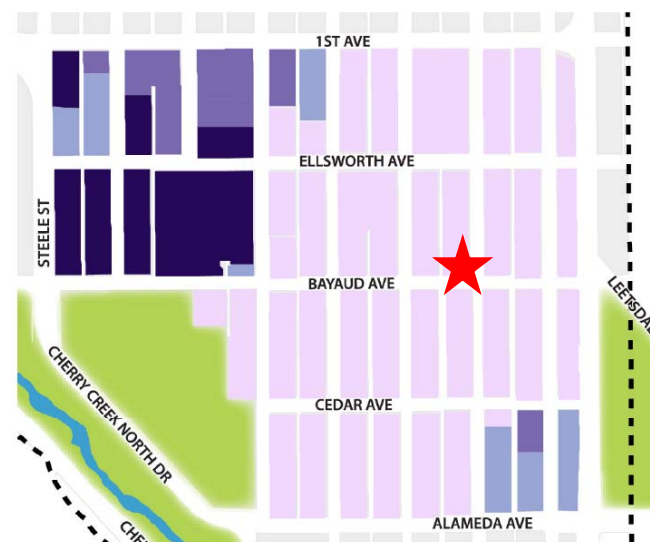
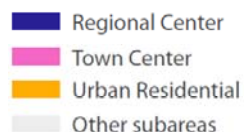
- Land Use Concept:
 - Urban Residential
 - Higher density, primarily residential development
 - Mix of housing types
 - Area of Stability

Review Criteria: Consistency with Adopted Plans

Cherry Creek Area Plan (2012)



Land Use Map



Building Heights Map



- Maintain existing character and walkable environment
- **Urban Residential:** Support a variety of housing types, including low & mid-rise multifamily, rowhouse, duplex, single family & ADU

- Respect the existing scale:
 - Low-scale buildings in residential areas
- Rezone PUD's to appropriate DZC Districts

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

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
 - Area has evolved into predominantly multi-unit development
 - Vacant land and buildings

5. Consistency with Neighborhood Context and Zone District Propose and Intent
- **G-RH-3 (General Urban – Row House – 3 Story Max)**
 - Promotes safe, active, pedestrian scaled residential districts
 - Accommodates urban house, duplex or row house building forms
 - Reinforce desired patterns in the existing neighborhood

CPD Finding: All review criteria have been met

Recommendation:

Planning Board recommend approval

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