



**DENVER**  
THE MILE HIGH CITY

# 30-50 South Colorado Boulevard

Application #2015I-00051

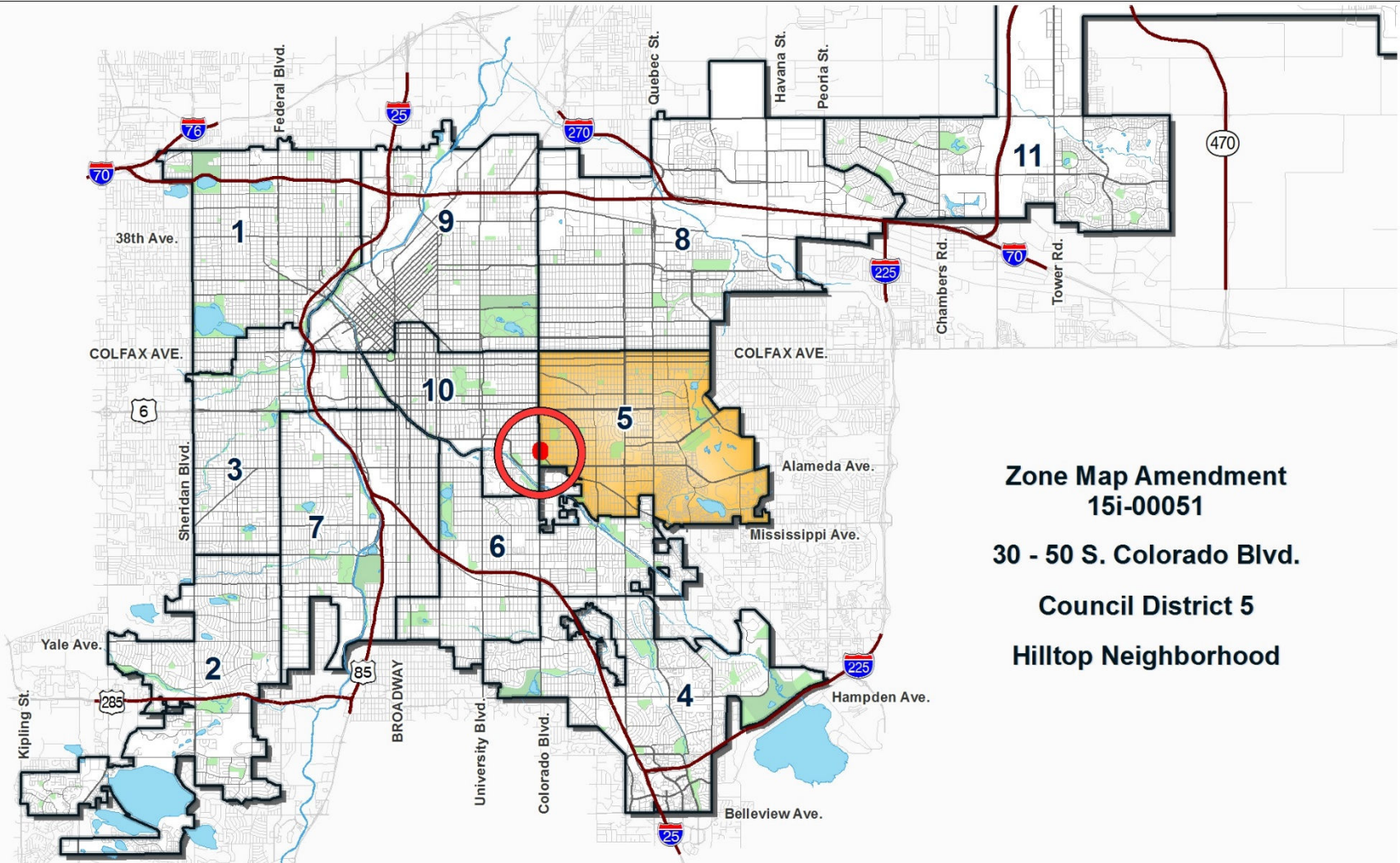
E-SU-D to G-RH-3

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



**DENVER**  
THE MILE HIGH CITY

# Location



**Zone Map Amendment  
15i-00051**

**30 - 50 S. Colorado Blvd.**

**Council District 5**

**Hilltop Neighborhood**



- At southwest edge of Hilltop Neighborhood
- On northeast corner Colorado Boulevard and Leetsdale Drive
- Across from Cherry Creek Neighborhood
- North of Burns Park





- Property:
  - 45,900 SF, 1.05 acres
  - Existing vacant church
- Property Owner;
  - Requesting rezoning to redevelop the property into multi-unit residential land use
- Rezone from E-SU-D to G-RH-3




# Request: G-RH-3 General Urban Neighborhood Context – Row House – 3 stories max. ht.

Article 6. General Urban Neighborhood Context  
Division 6.2 Districts

Article 6. General Urban Neighborhood Context  
Division 6.1 Neighborhood Context Description

## DIVISION 6.1 NEIGHBORHOOD CONTEXT DESCRIPTION



**SECTION 6.1.1 GENERAL CHARACTER**  
The General Urban Neighborhood Context is characterized by multi-unit residential uses in a variety of building forms. Single-unit and two-unit residential uses are also found in a mix of residential forms. Low-scale commercial areas are embedded within residential areas. Commercial uses occur in a variety of building forms that may contain a mixture of uses within the same structure. Residential uses are primarily located along local and residential arterial streets. Commercial uses are primarily located along mixed-use arterial and main streets but may be located at or between intersections of local streets.

**SECTION 6.1.2 STREET, BLOCK AND ACCESS PATTERNS**  
The General Urban Neighborhood Context consists of a regular pattern of block shapes surrounded by an orthogonal street grid. Orthogonal streets provide a regular pattern of pedestrian and vehicular connections through this context and there is a consistent presence of alleys. Block sizes and shapes are consistent and include detached sidewalks, tree lawns, street and surface parking, and landscaping in the front setback.

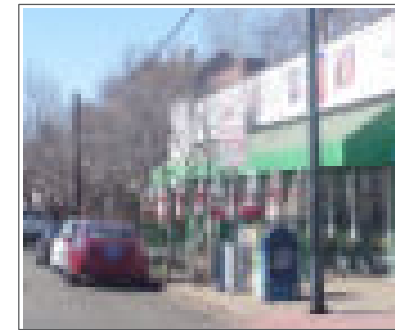
**SECTION 6.1.3 BUILDING PLACEMENT AND LOCATION**  
Residential buildings typically have consistent, shallow to moderate front setbacks, shallow side setbacks and consistent orientation. Commercial buildings typically have consistent orientation and shallow front setbacks with parking at the rear and/or side of the building.

**SECTION 6.1.4 BUILDING HEIGHT**  
The General Urban Neighborhood Context is characterized by moderate to high residential buildings and low to moderate commercial and mixed use structures in appropriate locations to promote a dense urban character. Lower scale structures are typically found in areas transitioning to a less dense urban neighborhood.

**SECTION 6.1.5 MOBILITY**  
There is a balance of pedestrian, bicycle and vehicle reliance with greater access to the multi-modal transportation system.

DENVER ZONING CODE  
June 25, 2010 | Republished July 6, 2015

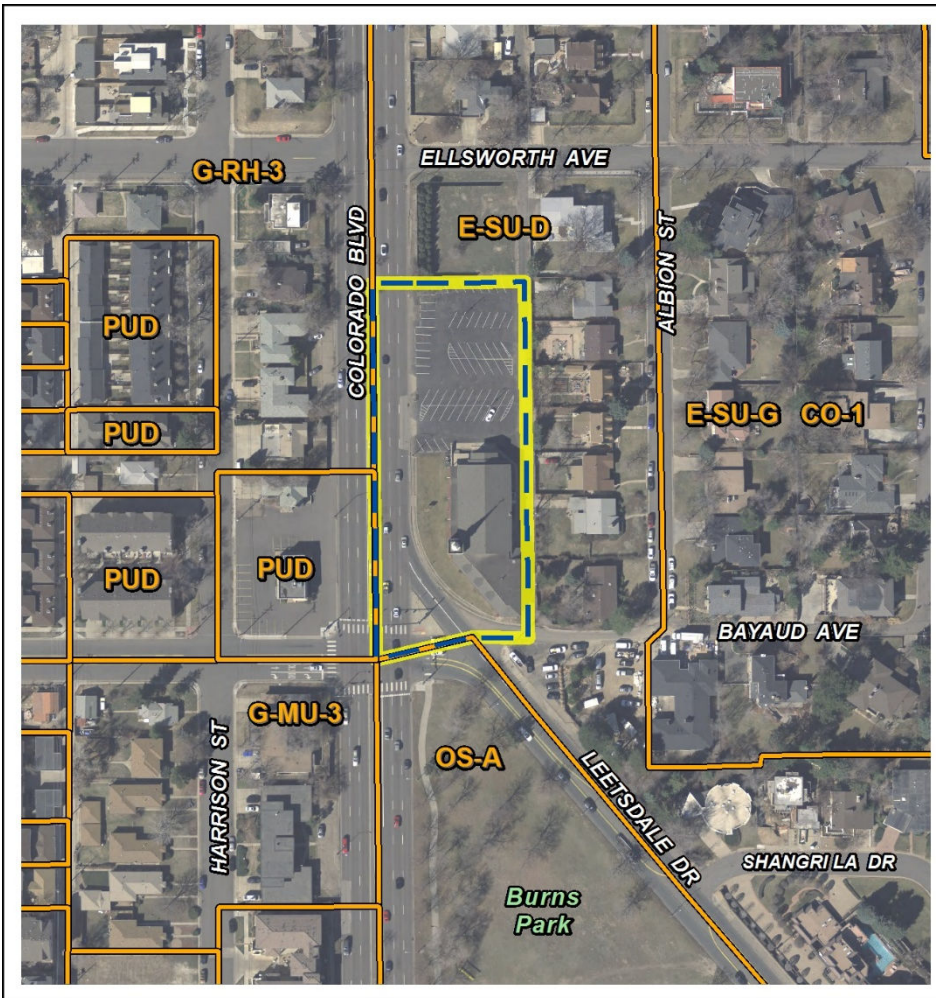
16.2-1



- Zoning: E-SU-D
- Land Use: Vacant Church
- Building Scale: 1-2 story church
- View Plane: Cranmer Park, 96-98 feet allowable height
- Colorado Boulevard Designated Parkway: 20 feet setback of buildings and signs

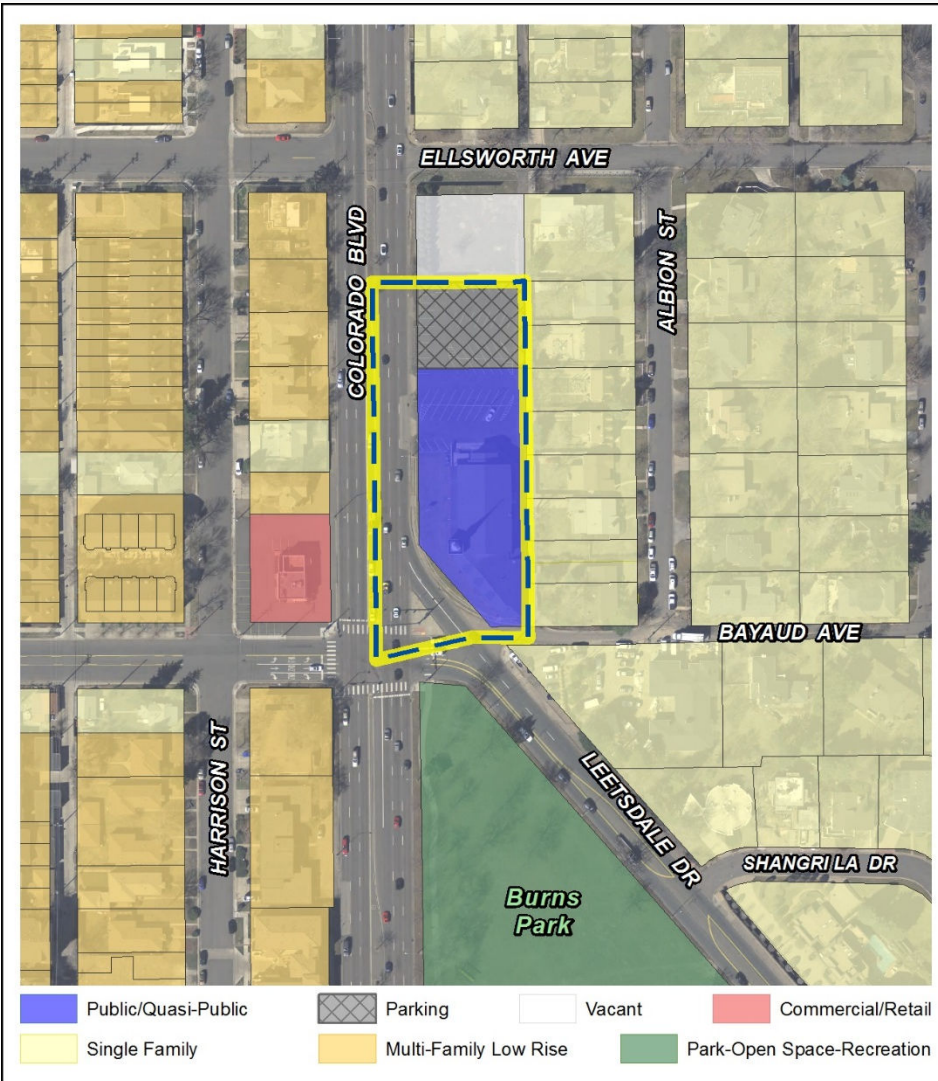


# Existing Context – Zoning



- North and East–E-SU-D
- South - OS-A
- West – PUD and G-RH-3

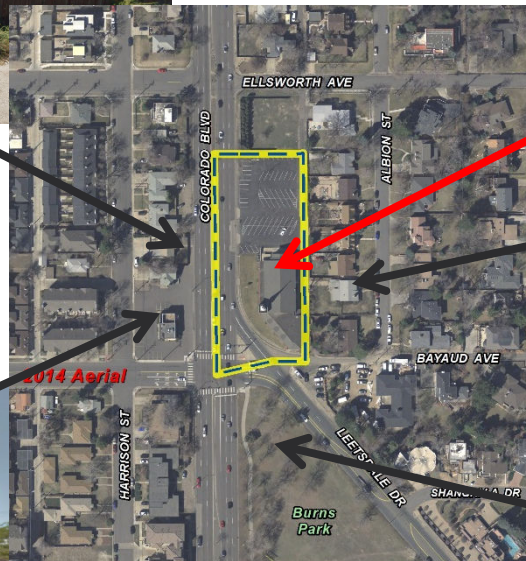
# Existing Context – Land Use



- Existing Use:
  - Public/Quasi-public, Parking
- Surrounding Uses:
  - North – Vacant
  - South – Denver Park
  - East - 1-2.5-story Single Family Residential
  - West – Commercial, SF and Low-rise Multi-family Residential



# Existing Context – Building Form/Scale



- Notice of complete application (G-MU-3) – January 26, 2016
- Notice of complete revised application (G-RH-3) – March 11, 2016
- Planning Board – March 30, 2016, posted notification signs and electronic notice to RNOs and City Council; Planning Board unanimously recommended approval (7-0)
- PLAN Committee – April 13, 2016, electronic notice to RNOs and City Council
- City Council – May 23, 2016, posted notification signs and electronic notice to RNOs and City Council

- Registered Neighborhood Organizations -
  - Cherry Creek East Association
  - Cranmer Park-Hilltop Civic Association
  - Harman Neighborhood Association
  - Hilltop Heritage Association
  - Denver Neighborhood Association, Inc.
  - Inter-Neighborhood Cooperation
- Comment Letters
  - G-MU-3 - 57 letters, 49 oppose, 4 support
  - G-RH-3 – 9 letters, 5 oppose, 4 support



## 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

- Comprehensive Plan 2000
- The Boulevard Plan (1991)
- Blueprint Denver: A Land Use and Transportation Plan

### 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

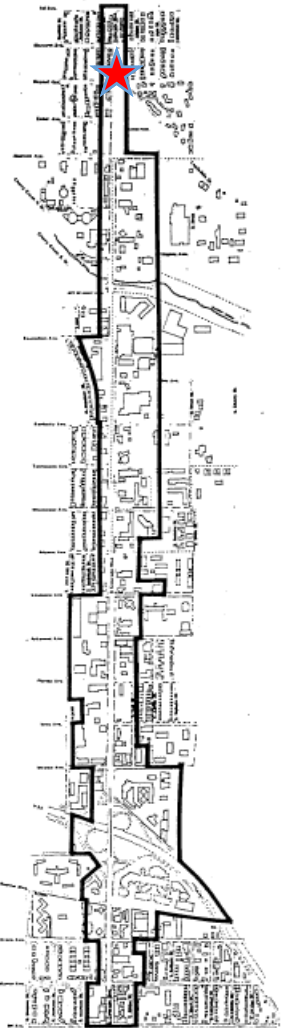
## Consistency with Adopted Plans

### Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-F – “**Conserve land by promoting infill development within Denver at sites where services and infrastructure are already in place**” (p. 37).
- 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**” (p. 60).
- Legacies Strategy 3-A – “**Identify areas in which increased density and new uses are desirable and can be accommodated**” (p. 99).
- Housing Objective 2 – “**Encourage preservation and modernization of Denver’s existing housing stock and established neighborhoods. Support addition of housing in expansion and infill development**” (p. 114).



# Review Criteria Consistency with Adopted Plans



CALL  
311

## The Boulevard Plan (1991)

- Vision – a regionally distinct transportation, business and residential corridor
- Plan Goals –
  - Improving traffic flow and safety
  - Retain a broad mix of land uses
  - Define and reinforce a unique image and ensure that new development has little or no adverse impacts on adjacent uses
- Land Use Goals
  - Continue and appropriate mix of land uses along the Boulevard
  - New Development should be compatible with existing development
- Land Use Recommendations
  - No wholesale increase in overall allowable development density, while some increases in development intensity may be appropriate for individual projects
  - Retain the mix of land uses in the corridor
  - New development should provide sufficient parking

# Review Criteria Consistency with Adopted Plans

## Blueprint Denver (2002)

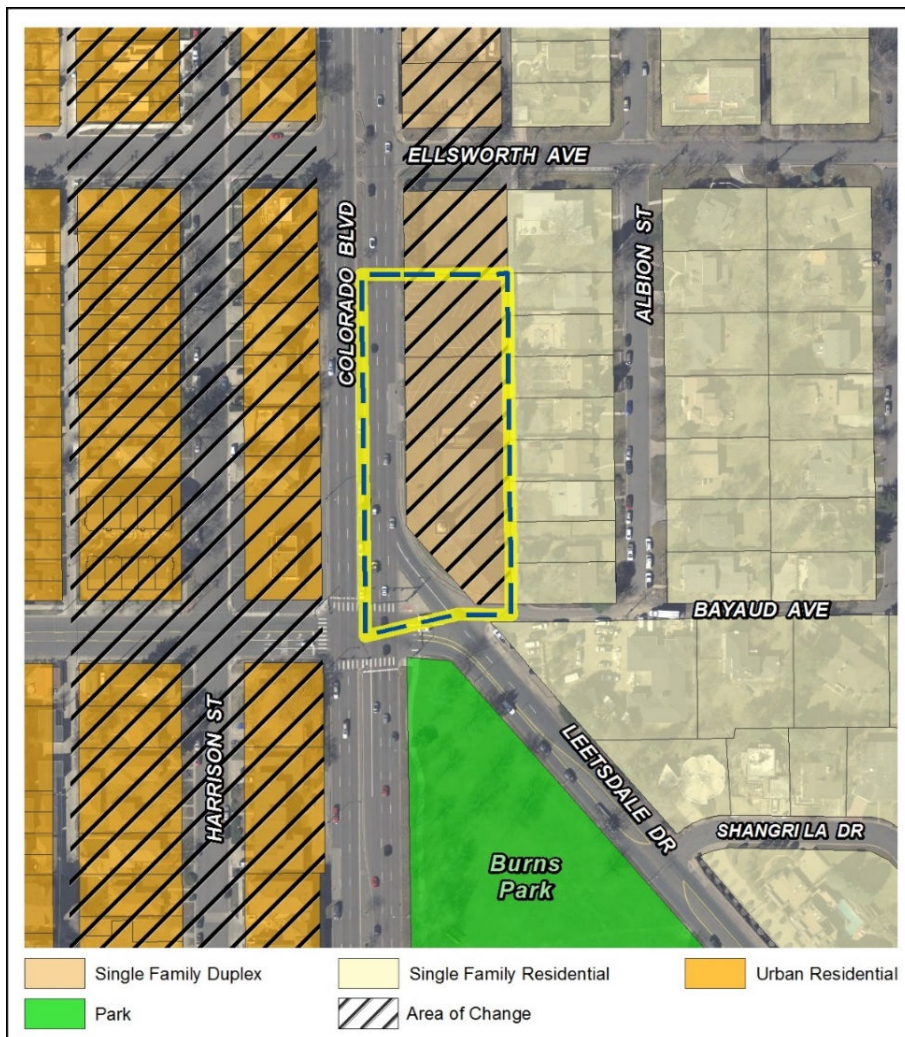
- **Land Use Concept:**

- **Single Family/Duplex Residential**

- *Moderately dense areas that are primarily residential, with some complimentary small-scale commercial uses*

- **Area of Change**

- *“The goal for Areas of Change is to channel growth where it will be beneficial and can best improve access to jobs, housing and services with fewer and shorter auto trips”*

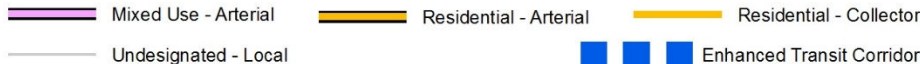
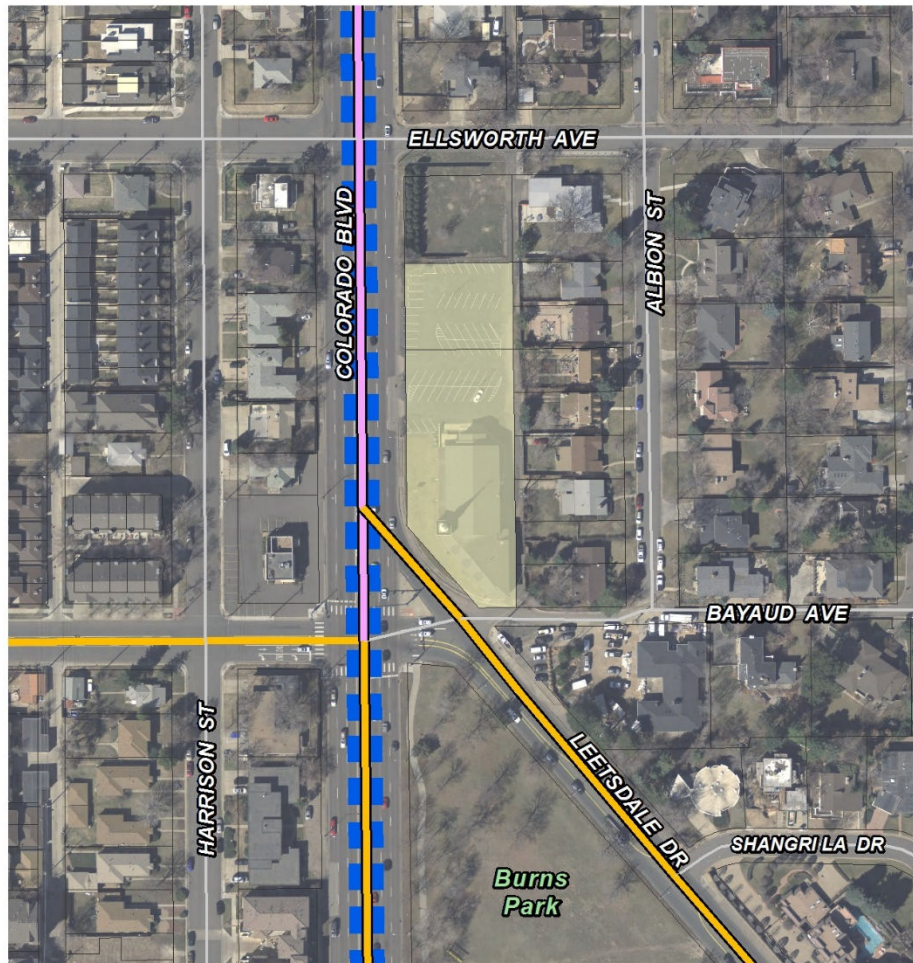




# Review Criteria: Consistency with Adopted Plans

## Blueprint Denver (2002)

- Future Street Classification:
  - Colorado Blvd. – Mixed Use Arterial and Enhanced Transit Corridor
    - Located in high-intensity mixed-use commercial, retail and residential areas and providing a high degree of mobility
    - Evaluating and implementing enhanced bus transit service and a mix of transit-supportive land uses
  - Leetsdale Dr. – Residential Arterial
    - Balance transportation choices with land access, without sacrificing mobility





## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
  - CPD finds the rezoning is consistent with 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
5. Consistency with Neighborhood Context, Zone District Purpose and Intent



# Justifying Circumstance

## 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 (DZC Section 12.4.10.8.A).
    - Property owner cites changes in overall locale, location on Colorado Boulevard and location within an Area of Change
    - With changes in the Cherry Creek area and former University Hospital area combined with the fact that the current structure is vacant, changing circumstances is an appropriate justifying circumstance

CPD recommends **approval**, 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
5. Consistency with Neighborhood Context, Zone District Purpose and Intent