



**TO:** Denver City Council Land Use, Transportation and Infrastructure Committee  
**FROM:** Olga Mikhailova, Project Manager  
**DATE:** August 26, 2013  
**RE:** Development Plan in R-X Zone District, D log 2013D00275  
The Bluffs at Pinehurst Site Development Plan Amendment No.1  
5650 W Quincy Ave

## Staff Report and Recommendation

Based on requirements of Chapter 59, Article IV, staff recommends approval of the application for amendment of the Bluffs at Pinehurst R-X Development Plan.

## Request for Development Plan Amendment

Application:	2013D00275
Address:	5650 West Quincy Avenue
Neighborhood/Council District:	Fort Logan / Council District 2
Area of Property:	10.182 acres
Current Zoning:	R-X
Property Owner(s):	HOA and Bluffs at Pinehurst LLC
Owner Representative:	Billy A. Harris, Harris Kocher Smith

## Summary of Request

The Bluffs at Pinehurst multifamily project is located at the southwest corner of the intersection of South Sheridan Boulevard and West Quincy Ave. The size of the development is approximately 10.1 acres. The property is zoned R-X with certain limitations and under provisions of Chapter 59. This district is intended to provide for and encourage the appropriate residential use limited to cluster multiple units.

According to the Section 59-107, no structure shall be erected, altered, used or occupied in the R-X District until the Development Plan is approved by City Council.

The original development plan was approved in 1999. It contains multiple 3-unit cluster homes representing a total of 54 units. Since the original approval, 12 out of 19 buildings (36 units total) have been built and are currently occupied.



The proposed development plan amendment is to slightly modify the shape of each cluster (in the amended version resulting in a more rectangular 3-unit building than the original “staggered” configuration), change the distance between clusters and property lines, and modify the architectural facades.

The proposed amended plan does not:

- increase the density, or
- increase the height of structures, or
- decrease open space of the site, or
- reduce required parking, or
- change site circulation or vehicular and pedestrian access points.

The amendment does:

- reduce separation between structures (the minimum required by Planned building Group rules and regulations distance between the structures of 10 feet is still maintained), and

- reduce setback along West Quincy Avenue for Building 9 from 39.99 feet to 26.75 feet and reduces setback along South Sheridan Boulevard for Building 10 from 36.97 feet to 24.19 feet; and
- reduce building separation between certain buildings from minimum 17.98 feet to a minimum of 12.16 feet ; and
- modify building architecture as shown on the amended plan.

## Summary of City Agency Referral Comments

As part of the Development Services review process, this Development Plan Amendment rezoning application was referred to the following city agencies and departments for comments:

Public Works Survey  
DS Transportation  
DS Wastewater  
Denver Fire  
City Forester  
Solid Wastewater Management  
Metro Wastewater  
Xcel Energy  
Denver Water  
Denver Housing

No adverse comments were received as a result of this referral process.

## Public Review Process

No Public Review is required for approval of a Development Plan in R-X District.

The proposed modifications were reviewed and approved by the Bluffs at Pinehurst HOA.

## Staff Recommendation

Based on the analysis set forth above, staff finds that the application for the R-X Development Plan Amendment for the property located at 5650 West Quincy Avenue meets *Contents* required by Section 59-107 (c) and staff recommends that City Council approves the proposed amendment.

## Attachments

1. Original The Bluffs at Pinehurst R-X Development Plan approved in 1999;
2. Proposed the Bluffs at Pinehurst R-X Development Plan Amendment No 1.