



**DENVER**  
THE MILE HIGH CITY

# Official Map Amendment

**#2015I-00151**

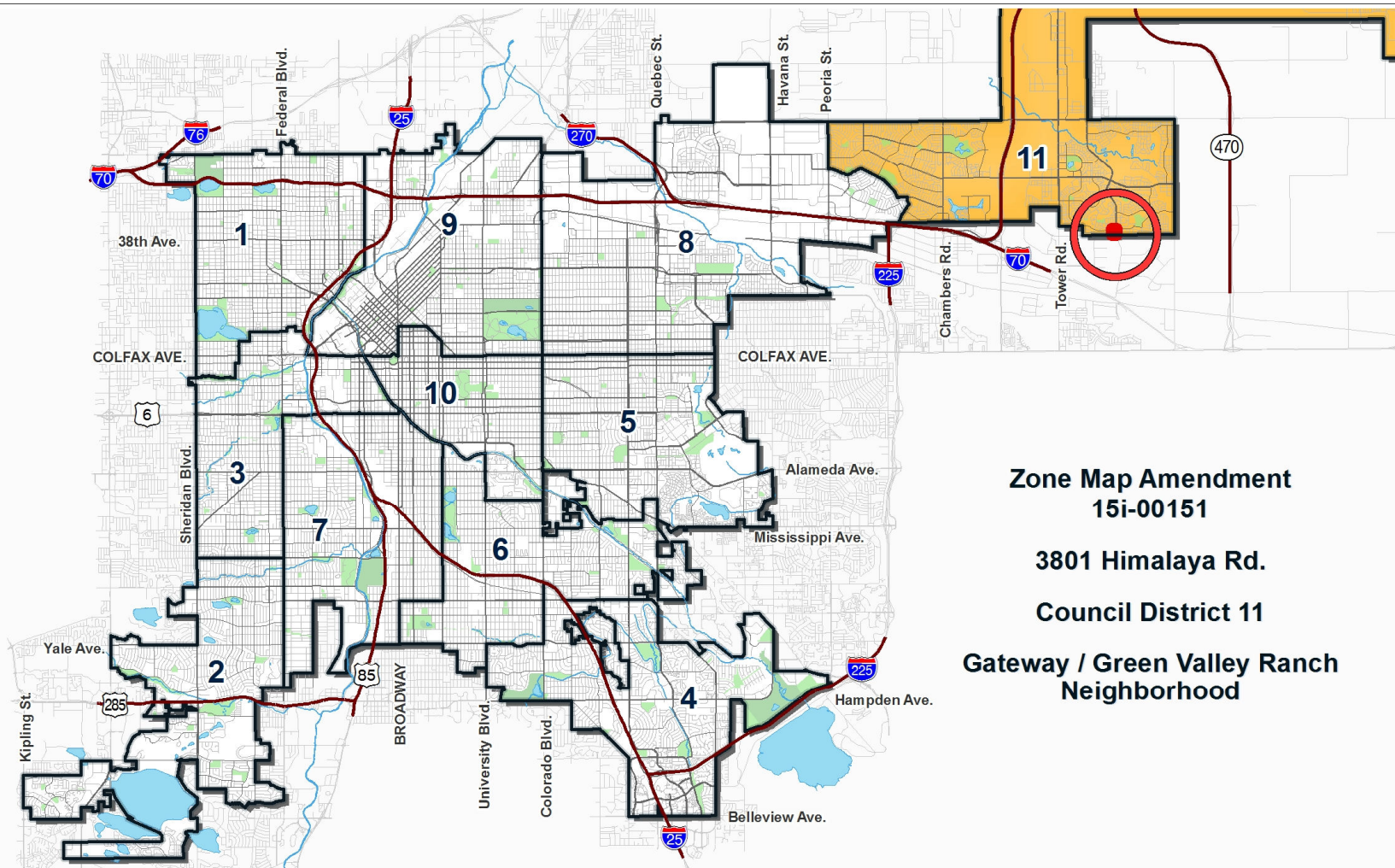
**3801 Himalaya Rd.**

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

**Denver City Council**  
August 29<sup>th</sup>, 2016



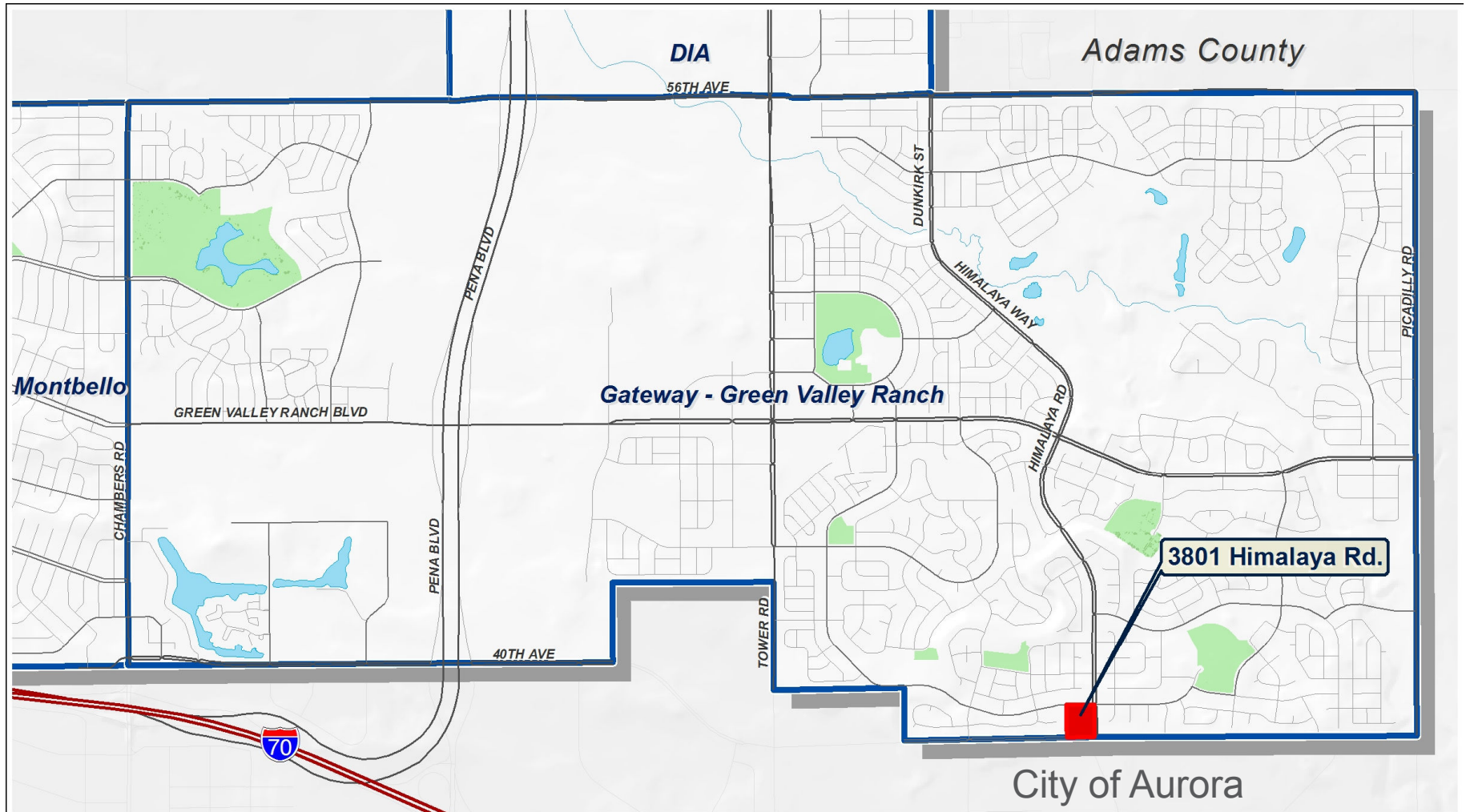
# Location: NE Denver, District 11





**DENVER**  
THE MILE HIGH CITY

# Location: Gateway – Green Valley Ranch

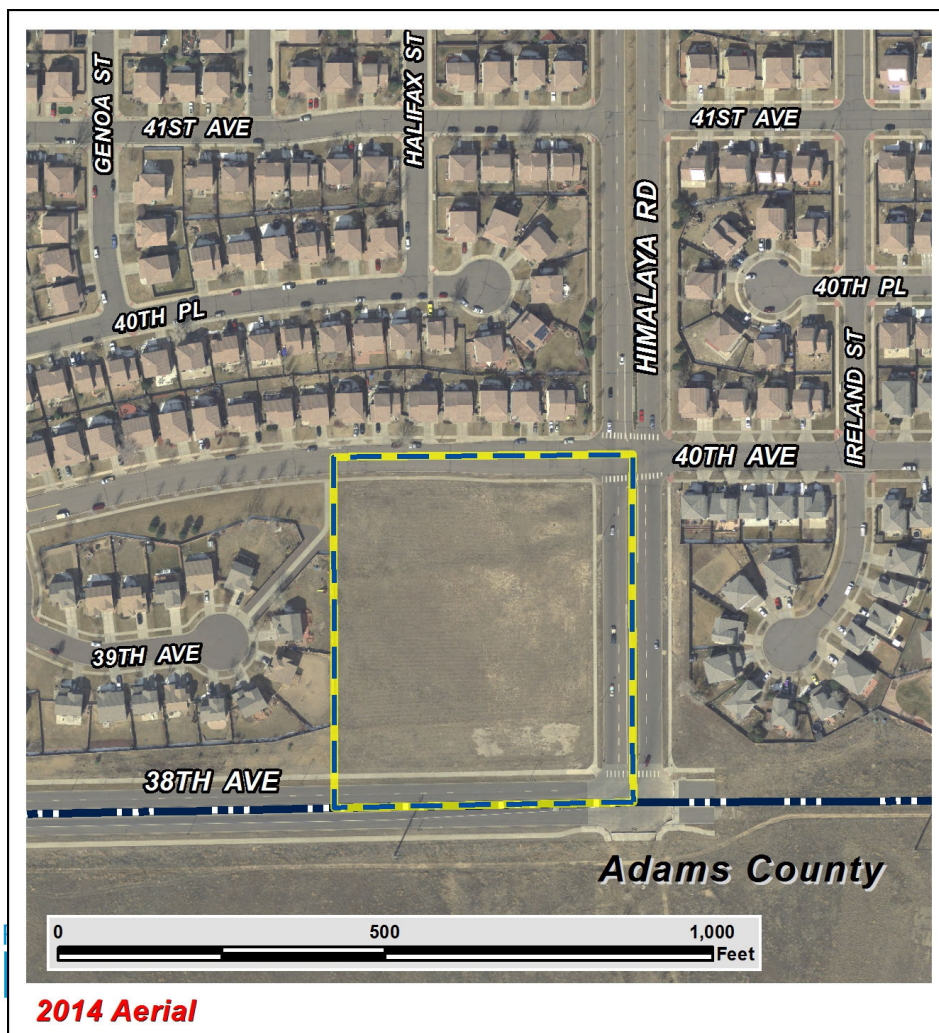




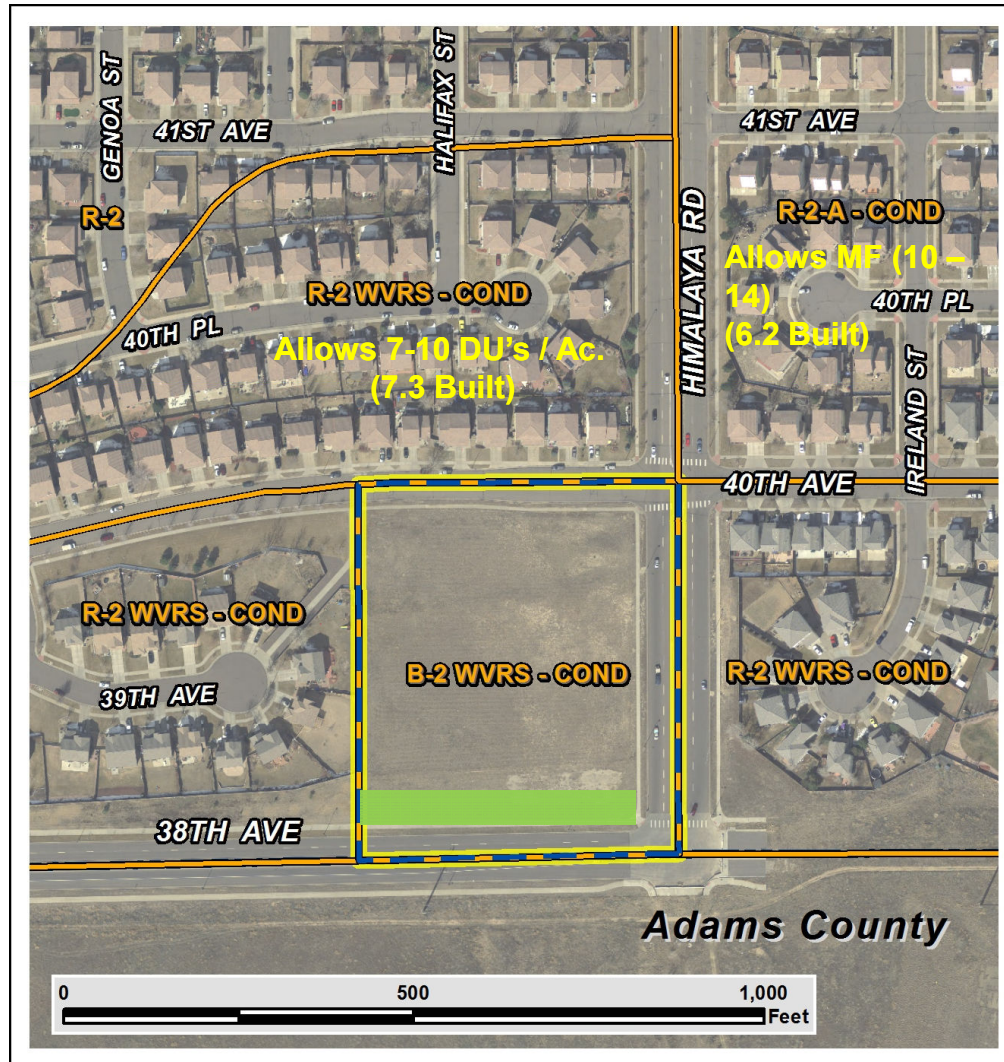
# 38<sup>th</sup> Ave & Himalaya Rd.







- Property:
  - 4 Ac.
  - **Owner Request:**  
MX Zoning for residential townhomes



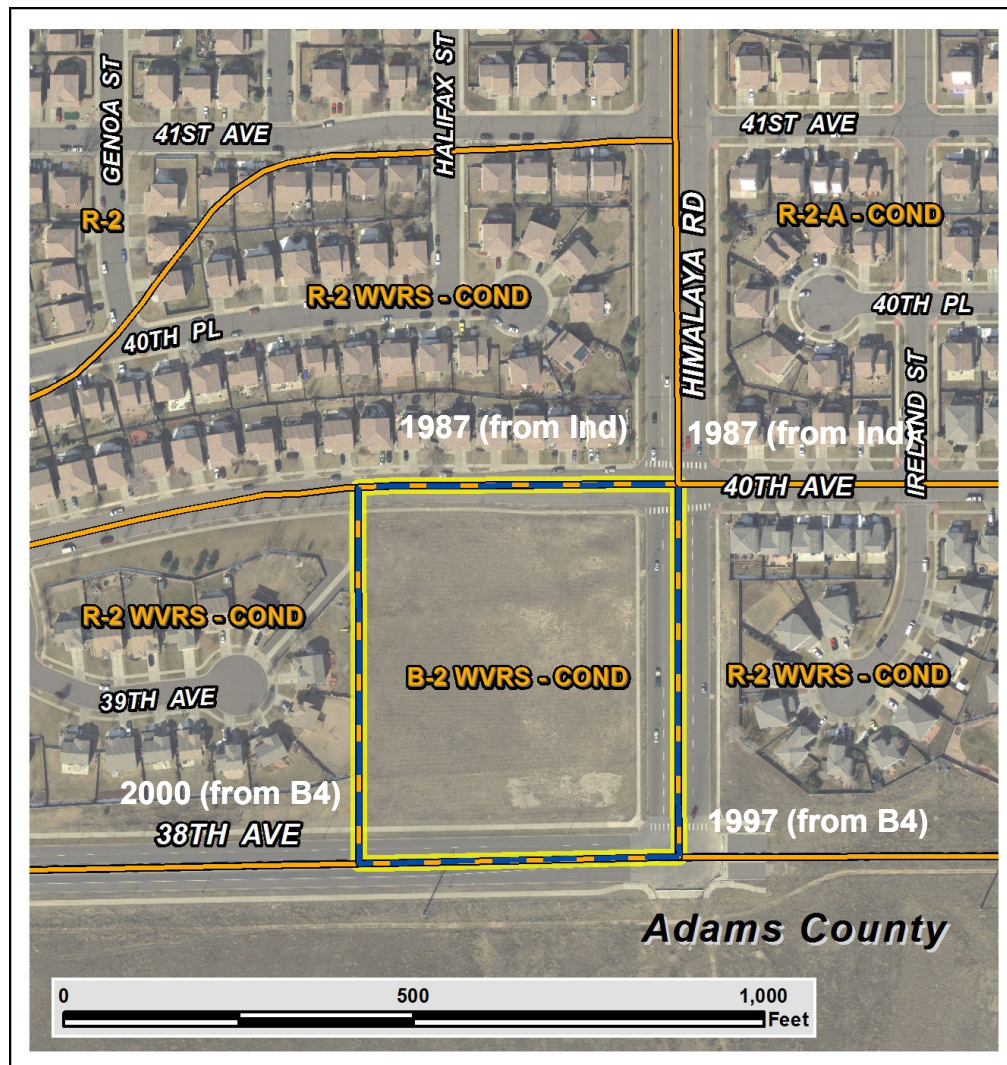
• Site:

- B-2 (Neighborhood Business District) with W/C**
- Goods & services for surrounding neighborhoods
- 1:1 FAR
- **Waivers:** Restrict drive through services and multi-family residential
- **Condition:** 30' Landscaping Buffer

**Surrounding:**

- R-2 W/C
  - Allows for SF & MF, Built SF)
- R-2-A – Cond
  - (Allows MF, built SF)





• Site:

- B-2 (Neighborhood Business District) with W/C**
- Convenience goods to serve surrounding neighborhoods
- 1:1 FAR
- **Waivers: Restrict drive through services and multi-family residential**

- Surrounding:

- R-2 W/C
  - Allows for SF & MF, Built SF)
- R-2-A – Cond
  - (Allows MF, built SF)

# Request: S-MX-3

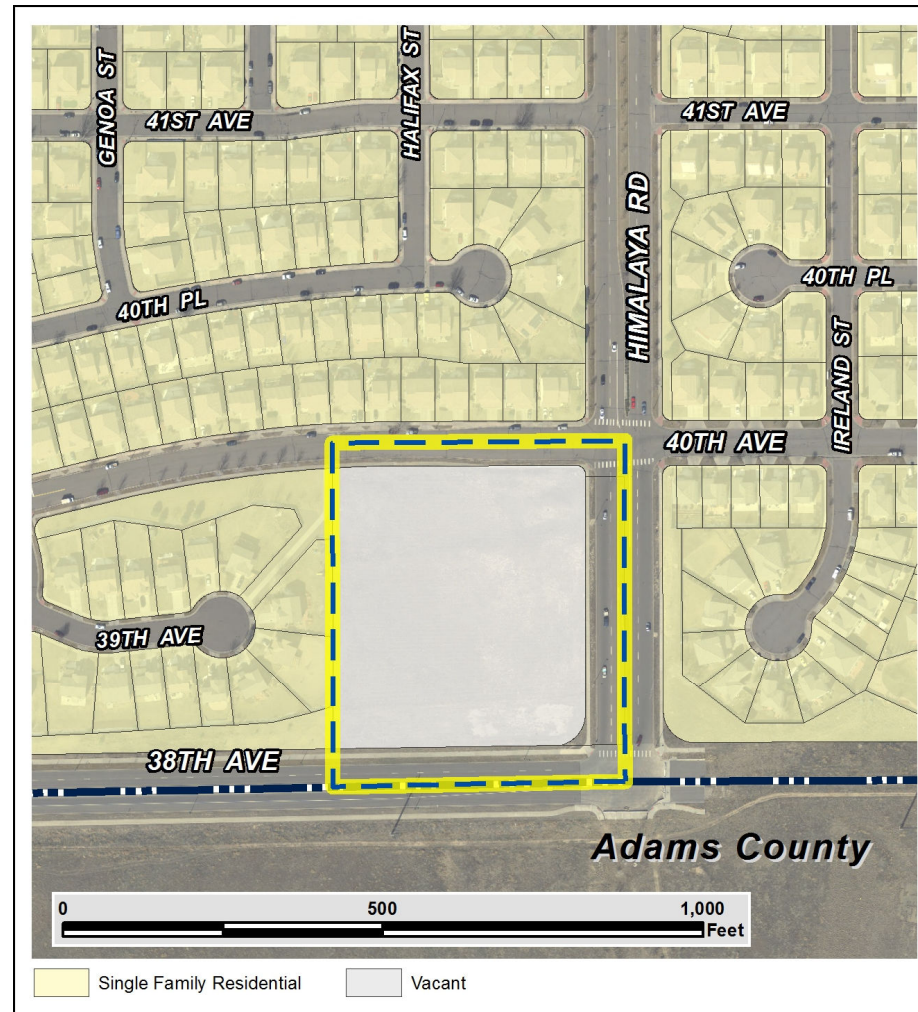
## Suburban – Mixed Use – 3 Story



### S-MX-3

- Appropriate along corridors, for larger sites and at major intersections
- Pedestrian-Scale Development of 1 to 3 Stories
- Positively contribute to established residential neighborhoods,
- Improve transition between commercial and adjacent residential
- Address streets while allowing flexibility for the variety of mixed use development in the S Context.





# Existing Context – Building Form/Scale

**North – 40th Ave & Himalaya Rd.**



**West – backing to 38<sup>th</sup> Ave.**



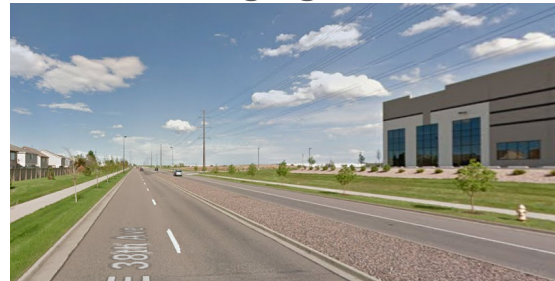
**Site at 3801 Himalaya Rd.**



**East – 38<sup>th</sup> Ave & Himalaya Rd.**



**South – Emerging Industrial in Aurora**







# Rezoning Process

- Public Outreach
  - RNOs
- Far Northeast Neighbors, Inc.
- Montbello 20/20
- GVR Metropolitan District
- Green Valley Ranch Citizen's Advisory Board
- Inter-Neighborhood Cooperation (INC)
- Northern Corridor Coalition
- Denver Neighborhood Association, Inc.
  - Written Notice of Receipt of Application (Mar 15<sup>th</sup> 2016)
  - Written Notice / Signs Posted for Planning Board Public Hearing (15 day)
  - Neighborhood and Planning Committee Meeting (10 BD)
  - **City Council Hearing** (21 Day)



# Rezoning Process

- Applicant Outreach & Public Comments
  - Outreach meetings to discuss development and rezoning proposals
    - **Letters of support (3):**
      - Support residential townhomes based on developer proposal
    - **Opposition Emails: April (6) and July (5):**
      - Concern about increased density and possible traffic increase
      - Concern of negative impact on property values and parking
      - Some prefer current B-2 zoning for neighborhood services and landscape / open space separation
  - **Planning Board Public Hearing (July 6<sup>th</sup>)**
    - 1 Comment of Support: Prefers residential townhomes over commercial
    - 2 Opposing Comments: Prefer single family homes, or neighborhood serving commercial





# Review Criteria

## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
  - Comprehensive Plan 2000
  - Gateway Concept Plan (1990, 1993)
  - Montbello / Green Valley Ranch Neighborhood Plan (1991)
  - Blueprint Denver: A Land Use and Transportation Plan (2002)
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 (ES 2F), consistent with neighborhood character (LU 3B)
- Invest in a range of housing types and services (NS 1F)

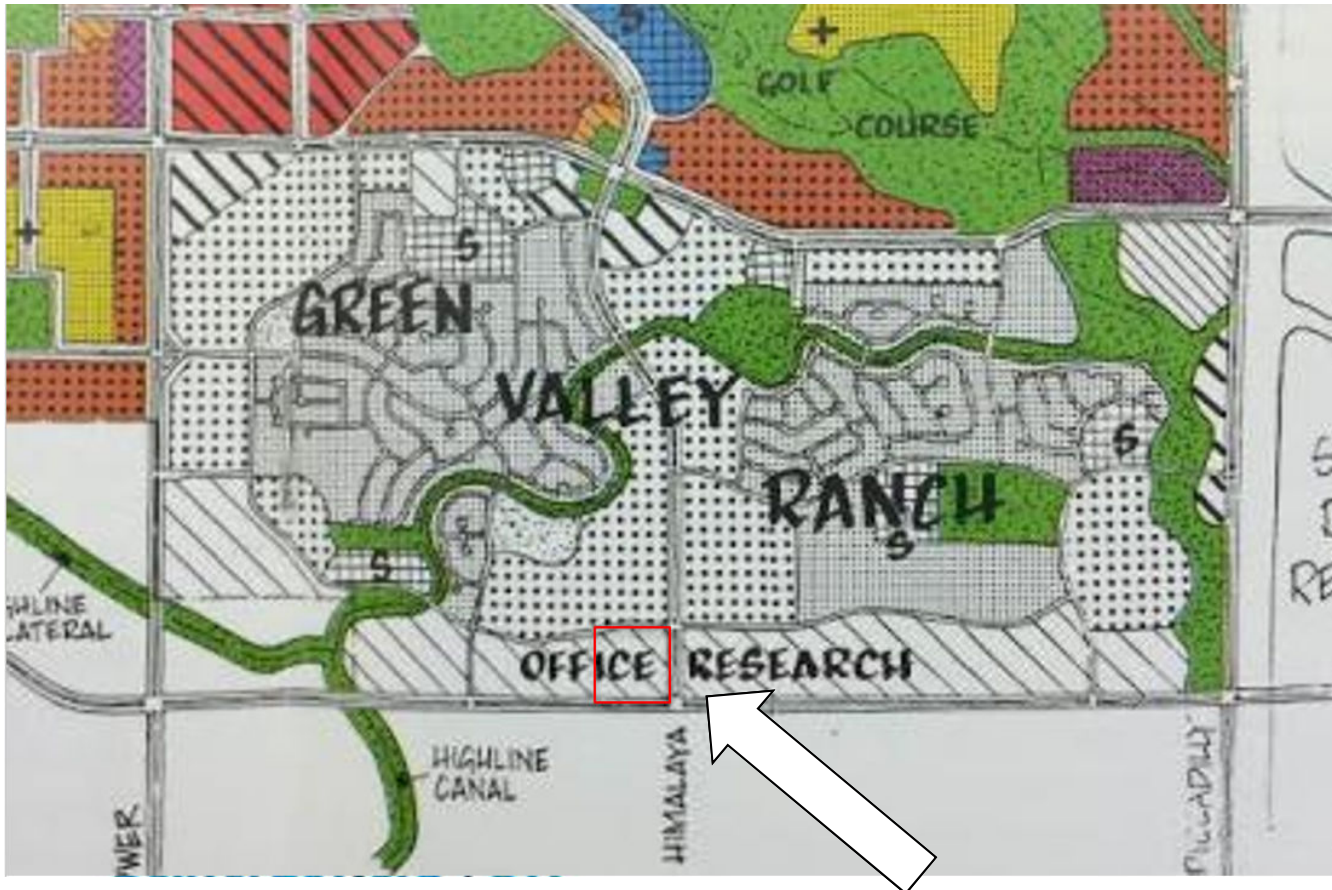


Gateway Concept Plan (1990, Amended in 1993)

The Gateway plan map shows a concept land use of Office Research Park between 38<sup>th</sup> Ave and 40<sup>th</sup> Ave



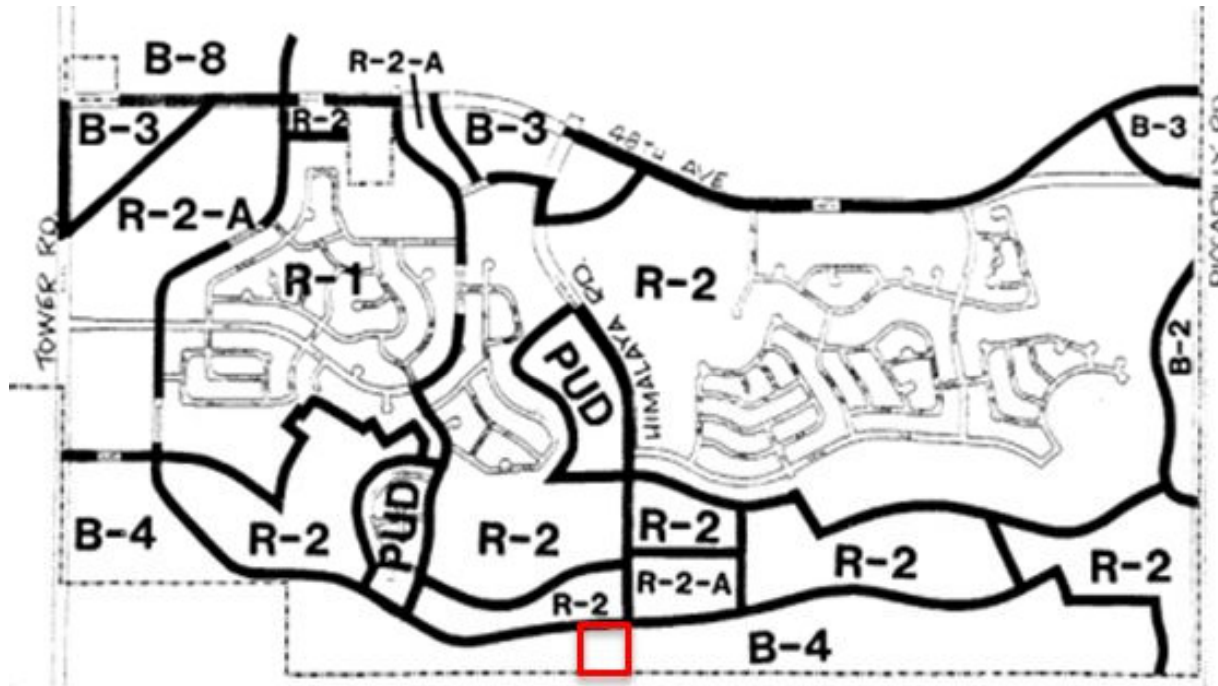
# Review Criteria: Gateway Concept Plan 1990, Amended 1993





## Review Criteria:

### Montbello / Green Valley Ranch Neighborhood Plan (1991)



#### Neighborhood existing zoning map

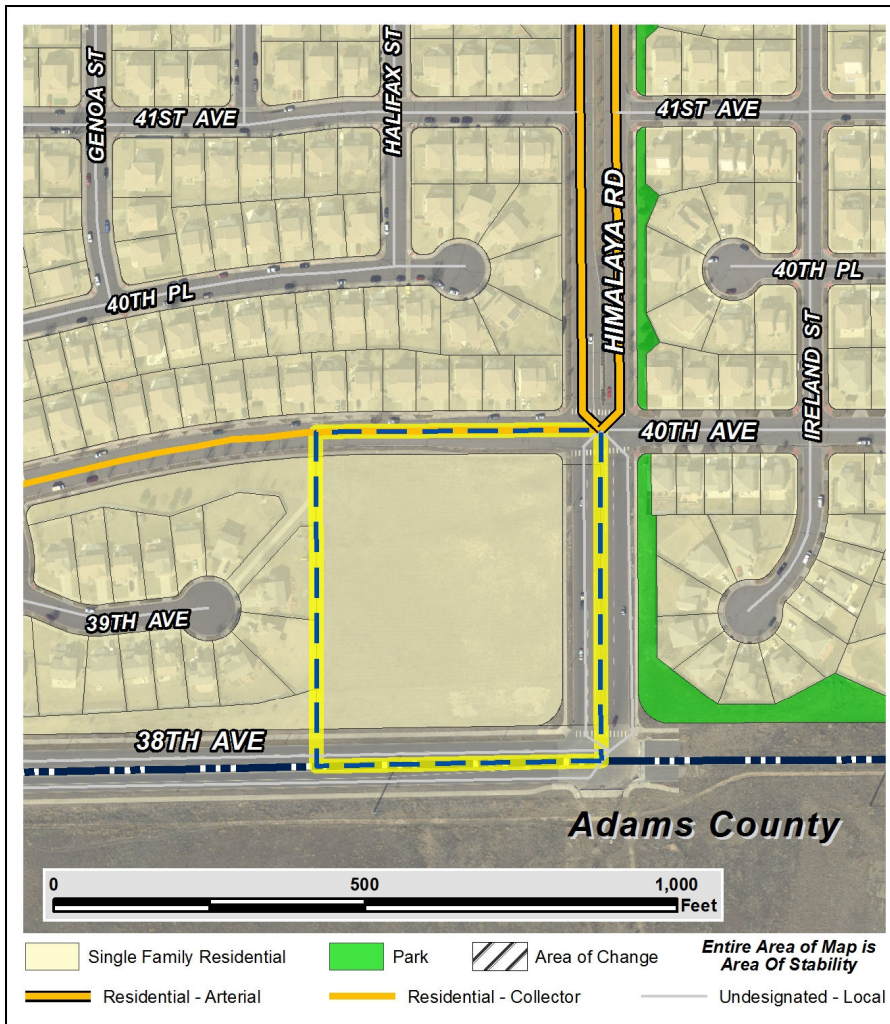
- B-4 - General Business District
- Commercial services adjacent to arterial streets & abutting residential districts.
- Allows for Multi-Unit development
- R-2 is defined as Single and Multi-Unit Dwellings at 14.5 DU's / acre.
- R-2-A is described as Multi-Unit Dwellings, Medium Density at 21.8 to 29 DU's / acre, depending on open space requirements.



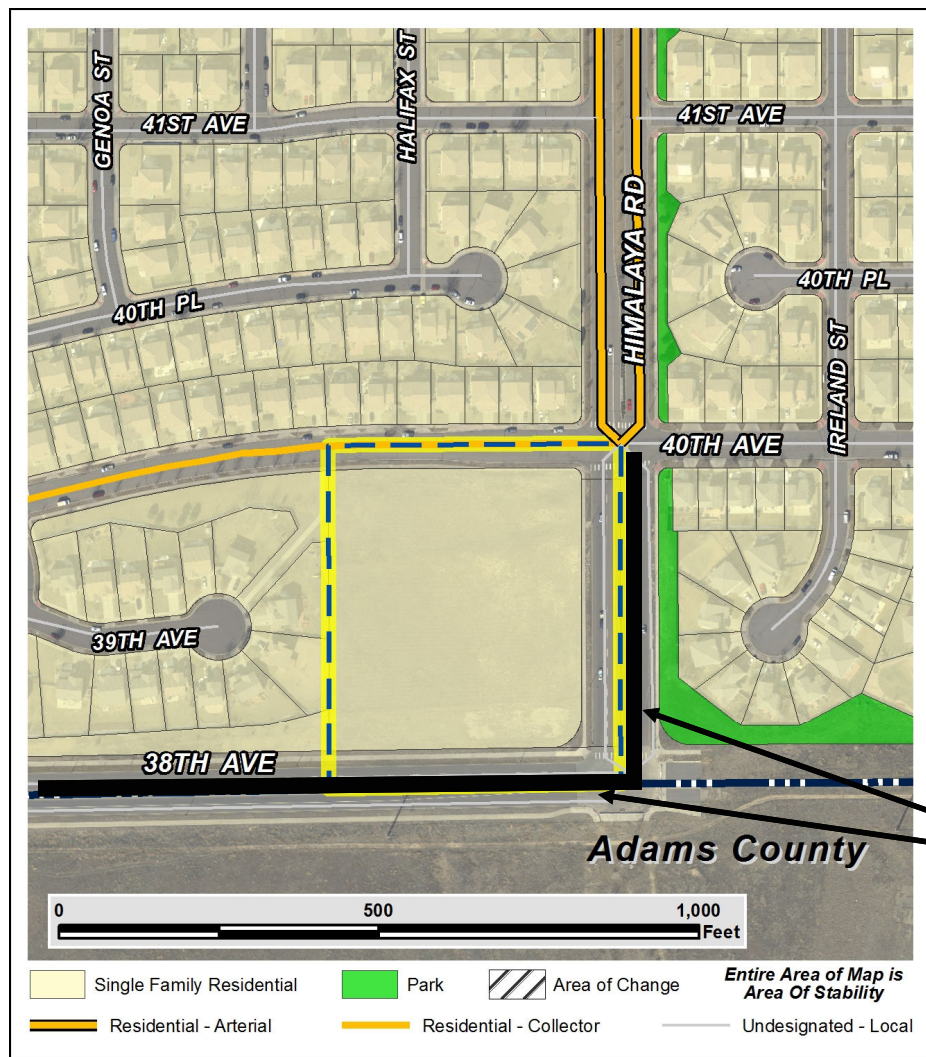
# Review Criteria: Consistency with Adopted Plans

## Blueprint Denver (2002)

- Land Use Concept:
  - **Single Family Residential**
    - Single Family homes are predominant development type
    - **Variety of housing types**
    - Complementary land uses (stores, parks and schools)
    - Significantly smaller employment base
- Area of Stability:
  - Maintain area character while accommodating some new development and redevelopment



# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2002)

- Street Classifications:
  - 40th Ave
    - Residential Collector
    - Connects neighborhoods
    - Support bike, ped & vehicle trips
  - Himalaya Rd.
    - Residential Arterial
    - Connect to employment & commercial centers
  - 38th Ave & Himalaya
 

---

    - Public Works Street Classification: **Arterial**
    - Connect to Commercial centers, I-70 & 40<sup>th</sup> & Airport Park-n-Ride





**DENVER**  
THE MILE HIGH CITY

38<sup>th</sup> Ave.



Google

[denvergov.org](http://denvergov.org) | 311





**DENVER**  
THE MILE HIGH CITY

# Himalaya Rd.









**DENVER**  
THE MILE HIGH CITY

# 40<sup>th</sup> Ave.

I want to... ▾

CPD General Viewer ▾



40<sup>th</sup> Ave.

43'

E 40TH AVE

53'

Himalaya Rd

N HIMALAYA RD

E 39TH AVE

E 40TH PL

100ft





# 40<sup>th</sup> Ave. – Collector Street

Longer and more continuous than local streets



## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

### **2. Uniformity of District Regulations**

- **S-MX-3 would result in uniform application of district building form, use and design regulations**

### **3. Further Public Health, Safety and Welfare**

4. Justifying Circumstances

5. Consistency with Neighborhood Context,  
7- - - 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
- **Single family residential development to the west, north and east from 1999 to 2002**
- **Site intended for commercial or single family homes has remained vacant**
- **New commercial industrial uses developing south of 38<sup>th</sup> Ave**



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

- **Suburban Neighborhood Context**

- **Suburban Context:** Single & Multi-unit residential, Commercial Strips and Centers, and Office Parks
- Single-unit Residential located away from Arterial Streets
- Multi-unit Residential located along Arterial and Collector Streets

- **Purpose & Intent of S-MX-3**

- Pedestrian-Scale Development of 1 to 3 Stories
- Positively contribute to established residential neighborhoods,
- Improve transition between commercial and adjacent residential



# CPD Recommendation

**CPD Finding:** All review criteria have been met

**Recommendation: Approval**

Planning Board recommendation: **Approval** (8 - 2)

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