



DENVER
THE MILE HIGH CITY

446 N. Sheridan Blvd.

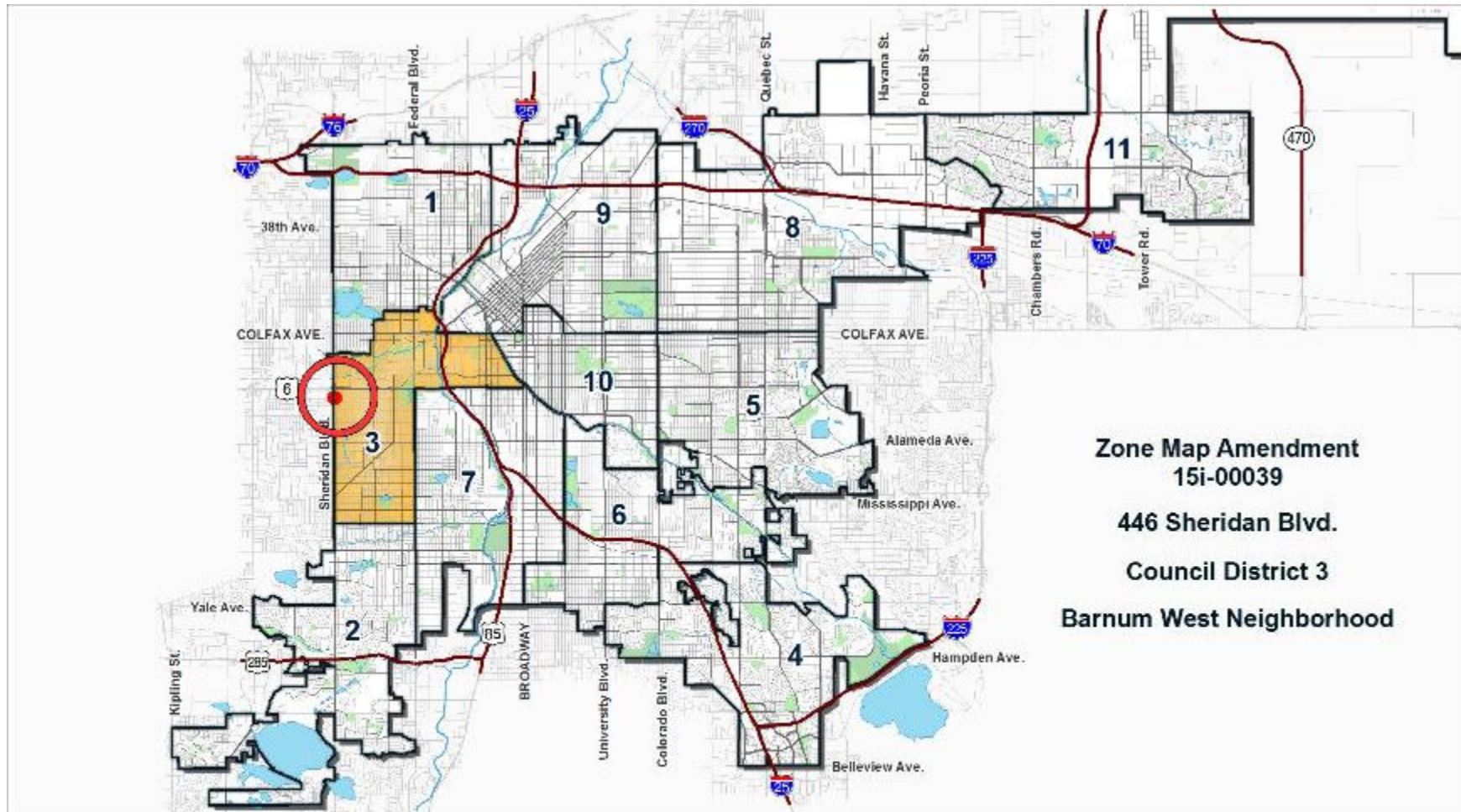
From: PUD 119

To: E-MX-3

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



Council District 3 5th Ave. and Sheridan Blvd

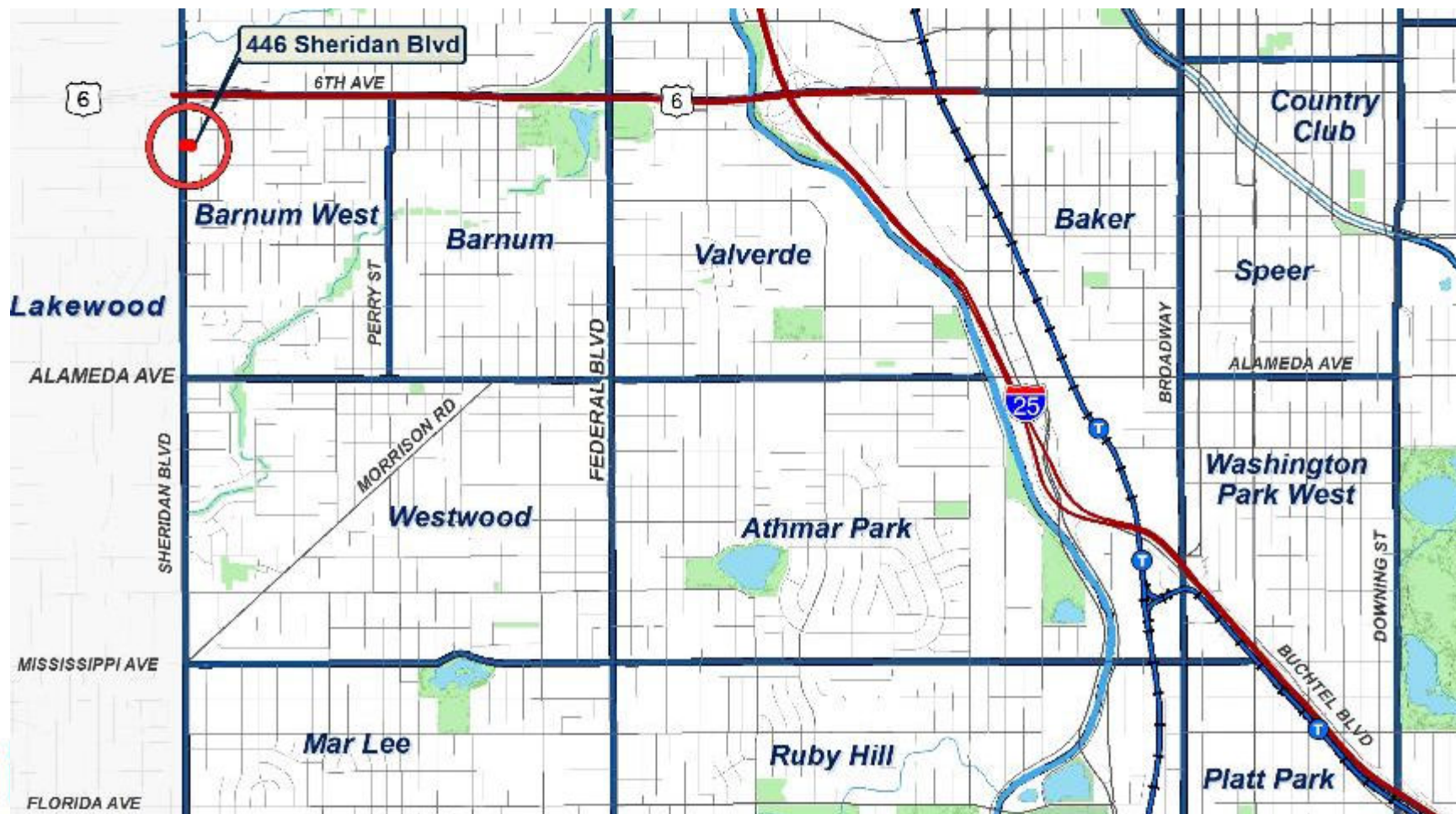


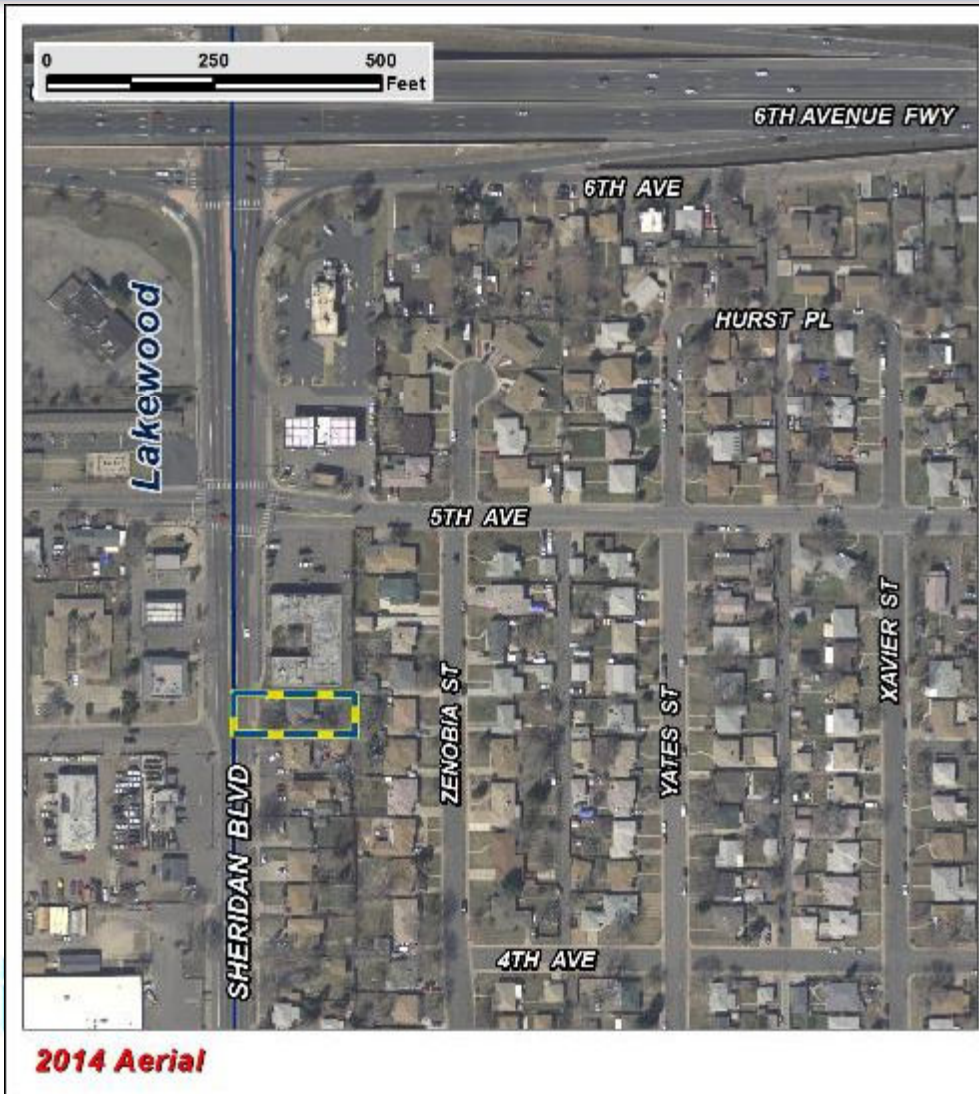
**Zone Map Amendment
15i-00039**

446 Sheridan Blvd.

Council District 3

Barnum West Neighborhood





- East side of Sheridan Blvd. south of the 6th Ave. Freeway
- Along Western Boundary of the City/County of Denver



- **Property**
 - 8,398 square feet
- **Property Owner:**
 - Request rezoning to facilitate redevelopment.
 - Current PUD is overly restrictive.

S-MX-8 AIO, S-MX-8A AIO, S-MX-12 AIO, C-MX-8 AIO, C-MX-12 AIO, S-CC-5 AIO



Center Context – Mixed Use
 Suburban Context – Mixed Use
 Suburban Context – Commercial Corridors

SECTION 9.2.4 CAMPUS-EDUCATION/INSTITUTION (C)

9.2.4.1 INTENT

The Campus Education/Institution (C) District is intended to provide a high-quality educational environment for students and faculty. This district also encourages public and private educational facilities, including public and private universities, colleges, and trade schools, and is intended to provide a high-quality educational environment for students and faculty.

The C District is intended to be used for educational and institutional uses, including universities, colleges, trade schools, and public and private educational facilities. This district also encourages public and private educational facilities, including public and private universities, colleges, and trade schools, and is intended to provide a high-quality educational environment for students and faculty.

The C District is intended to be used for educational and institutional uses, including universities, colleges, trade schools, and public and private educational facilities. This district also encourages public and private educational facilities, including public and private universities, colleges, and trade schools, and is intended to provide a high-quality educational environment for students and faculty.

9.2.4.2 Design Standards

A. Height

Development in the C District shall conform to the following height standards:

- General: Maximum height shall not exceed 100 feet.
- Signage: Signage shall not exceed 20 feet in height.

B. General Standards

- General: Buildings shall be designed to be aesthetically pleasing and compatible with the surrounding neighborhood.
- Signage: Signage shall be designed to be aesthetically pleasing and compatible with the surrounding neighborhood.

C. Landscaping

Landscaping shall be provided to enhance the appearance of the campus and provide shade for students and faculty.

D. Parking

Parking shall be provided to accommodate the needs of students and faculty.

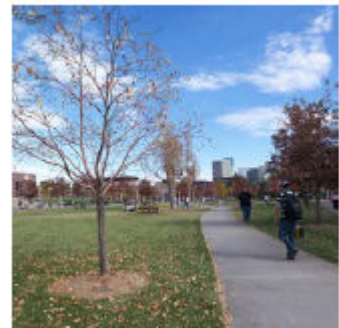
E. Security

Security measures shall be implemented to ensure the safety of students and faculty.

F. Accessibility

Accessibility shall be provided to ensure that all students and faculty can access campus facilities.

DENVER ZONING CODE
 May 22, 2012 / Revised 04/04/2015

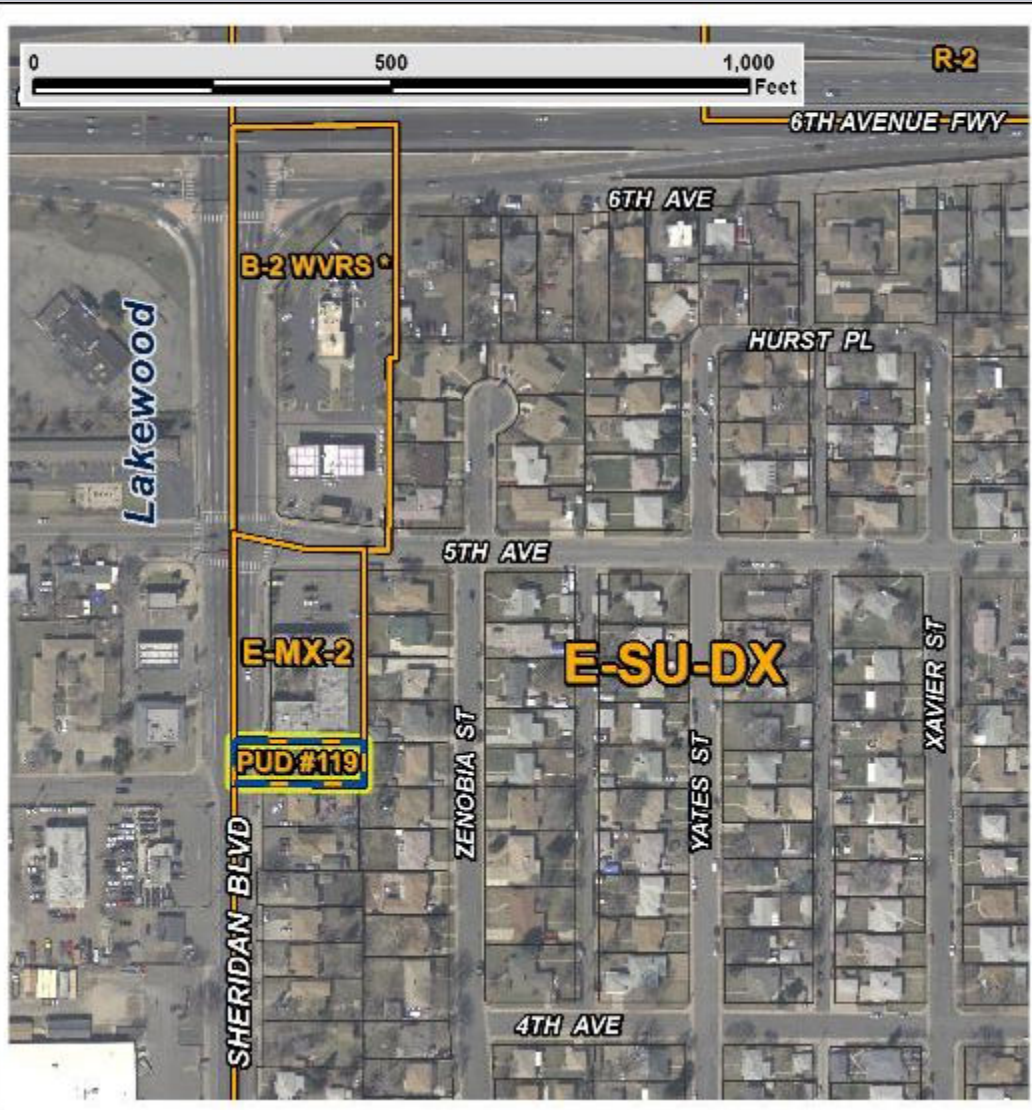




Existing Context

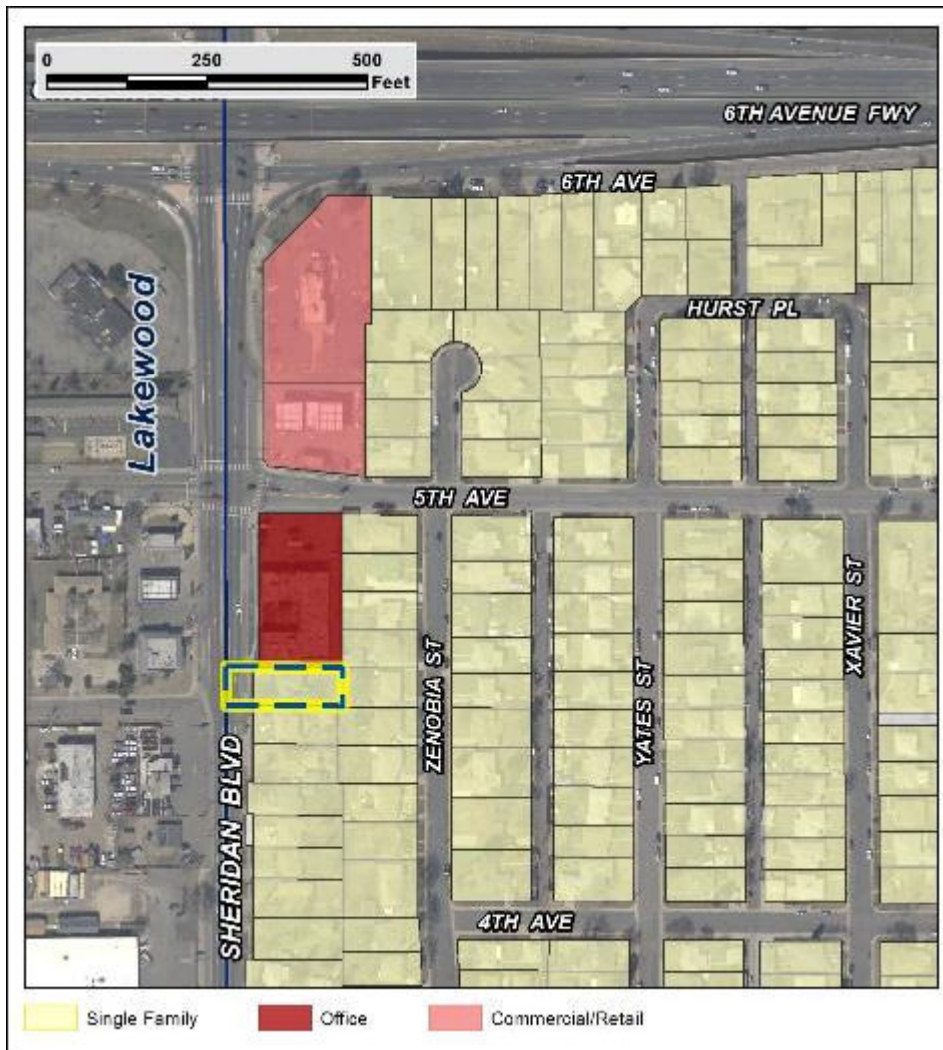
- Zoning
- Land Use
- Building Form/Scale

Existing Context – Zoning



- **Current zoning for site:**
 - PUD 119
 - Allows office uses within the existing single family structure.
- **Site surrounded by:**
 - E-MX-2
 - E-SU-DX

Existing Context – Land Use



- **Site:** Office
- **Surrounding:** Office, Single Family Residential, Retail

Existing Context – Building Form/Scale



Subject site; looking east



Subject site; looking south



Subject site; looking north



Subject Site; looking west

- Notice of Receipt of Application: December 16, 2015
- Notice of Planning Board Public Hearing: April 4th, 2016
 - Concerned Citizens of Barnum
 - Inter-Neighborhood Cooperation
 - Denver Neighborhood Assoc.
- Notification signs posted on property (4/5 – 4/20)
- Planning Board (4/20 - Unanimous Approval)
- Planning and Neighborhoods Committee (5/25)
- City Council Public Hearing (7/11)

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
- Blueprint Denver: A Land Use and Transportation Plan
- Barnum/Barnum West Neighborhood Plan (1986)

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

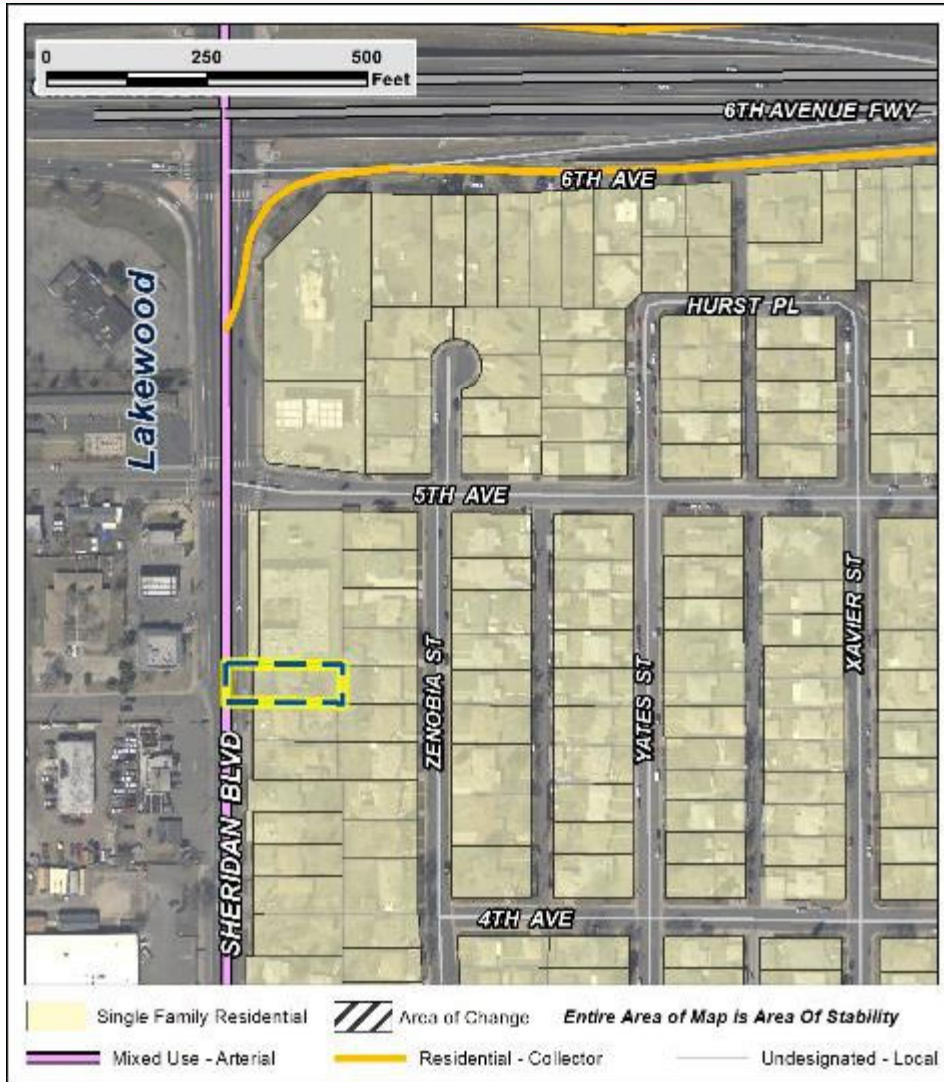


Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

- Land Use Strategy 1-D – Recognize the multiple transportation functions of arterial corridors, as well as their importance for commercial activity and projecting the city’s image
- Environmental Sustainability Strategy 2-F – Conserve land by: promoting infill development with Denver at sites where services and infrastructure are already in place. Designing mixed-use communities and reducing sprawl, so that residents can live, work and play within their own neighborhoods.
- Environmental Sustainability Strategy 4-A – Promote the development of sustainable communities and centers of activity where shopping, jobs, recreation and schools are accessible by multiple forms of transportation, providing opportunities for people to live where they work. (pg 41)
- 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. (pg 60)
- Mobility Strategy 4-E – Continue to promote mixed-use development, which enables people to live near work, retail and services. (pg 78)

Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Land Use Concept:
 - Single Family Residential;
 - Area of Stability
- Future Street Classification:
 - Sheridan Blvd
 - Mixed Use Arterial



Blueprint Denver

Area of Stability: “maintain the character of an area while accommodating some new development and redevelopment.” (pg. 120)



Blueprint Denver

Residential Areas and Neighborhoods: “A city should contain neighborhoods that offer a variety of housing types, as well as complementary land-use types such as stores, parks and schools that provide the basic needs of nearby residents . . . Neighborhoods are primarily residential but vary in density, size and adjacency of non-residential uses” (page 41).



Barnum/Barnum West Neighborhood Plan (1986)

- “inappropriate zoning in residential areas and along arterials”(pg. 11).
- “encourage new businesses to locate in areas already zoned for business use” (p.3).
- “maintain, upgrade, and promote existing business zones.” (p.12).

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver, and the Barnum/Barnum West Neighborhood 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

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.
 - Additional transit services along Sheridan Blvd.
 - Light rail station 6 blocks to the north
 - Availability of New Zoning Code
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
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
 1. The Urban Edge Neighborhood Context is characterized by a mix of elements from both the Urban and Suburban Neighborhood Contexts and commercial uses are generally located along local streets, arterials, and main streets. The E-MX-3 district matches the urban edge neighborhood context of the surrounding area and will be applied along an arterial street.
 2. Zone District is Intended to apply to areas or intersections served primarily by collector and arterial streets where a building scale of 1 to 3 stories is desired. Design standards provide options for varied building placement while still offering an active street front.

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