



DENVER
THE MILE HIGH CITY

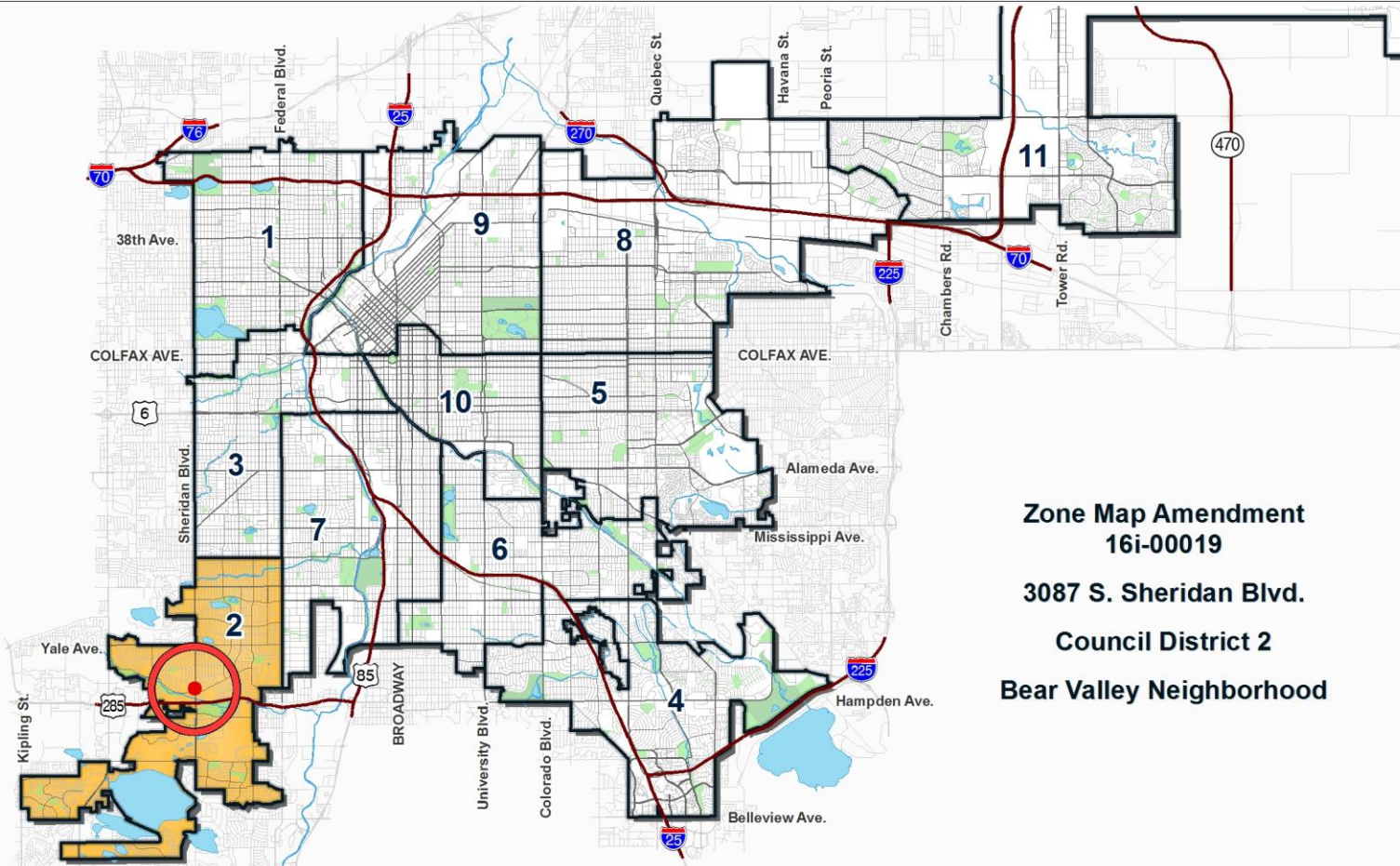
3087 S Sheridan Boulevard

Former Chapter 59 B-2 with
waivers to S-CC-3x

Land Use Transportation and Infrastructure Committee
Meeting: December 20, 2016

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

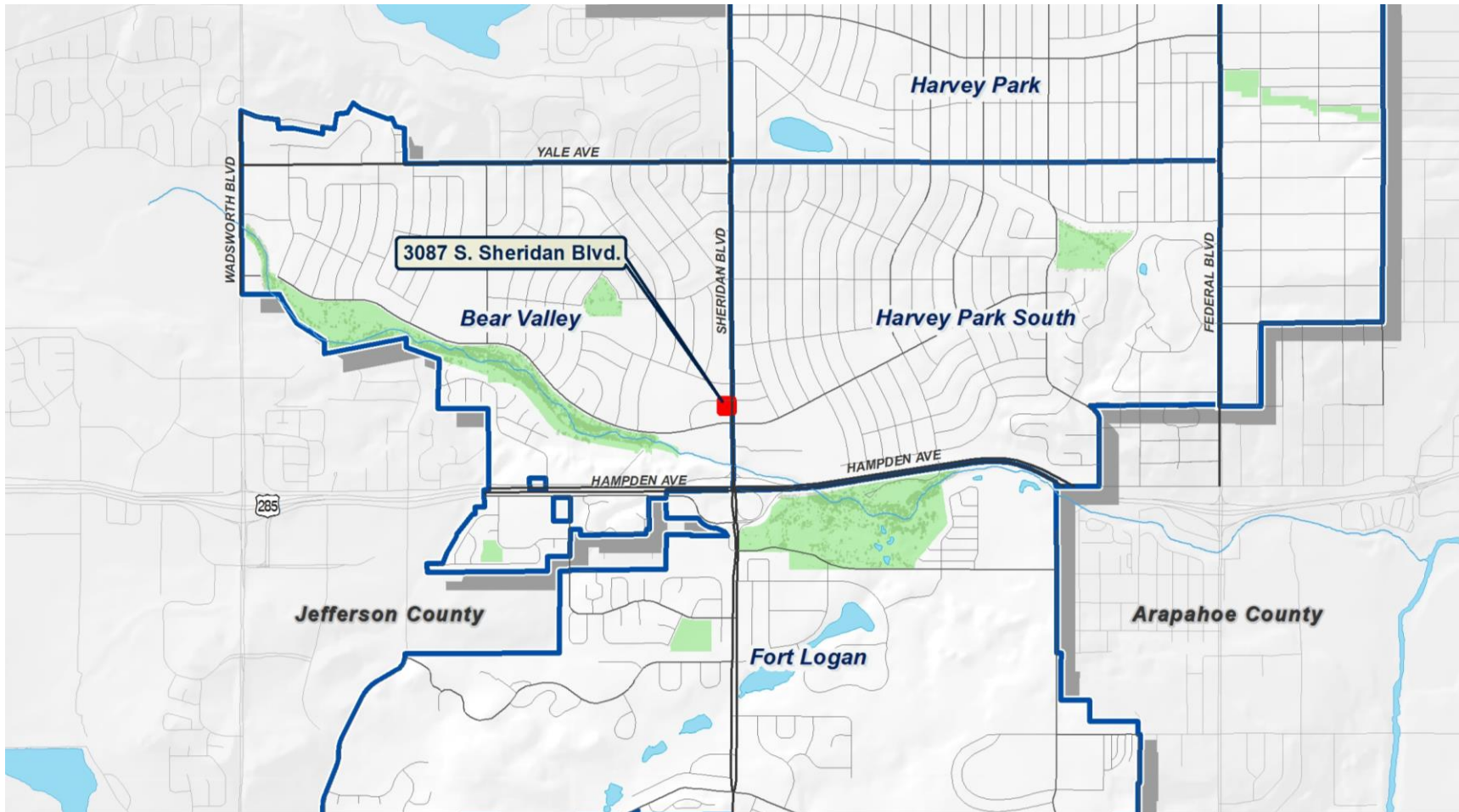
Former Chapter 59 B-2 with waivers to S-CC-3x

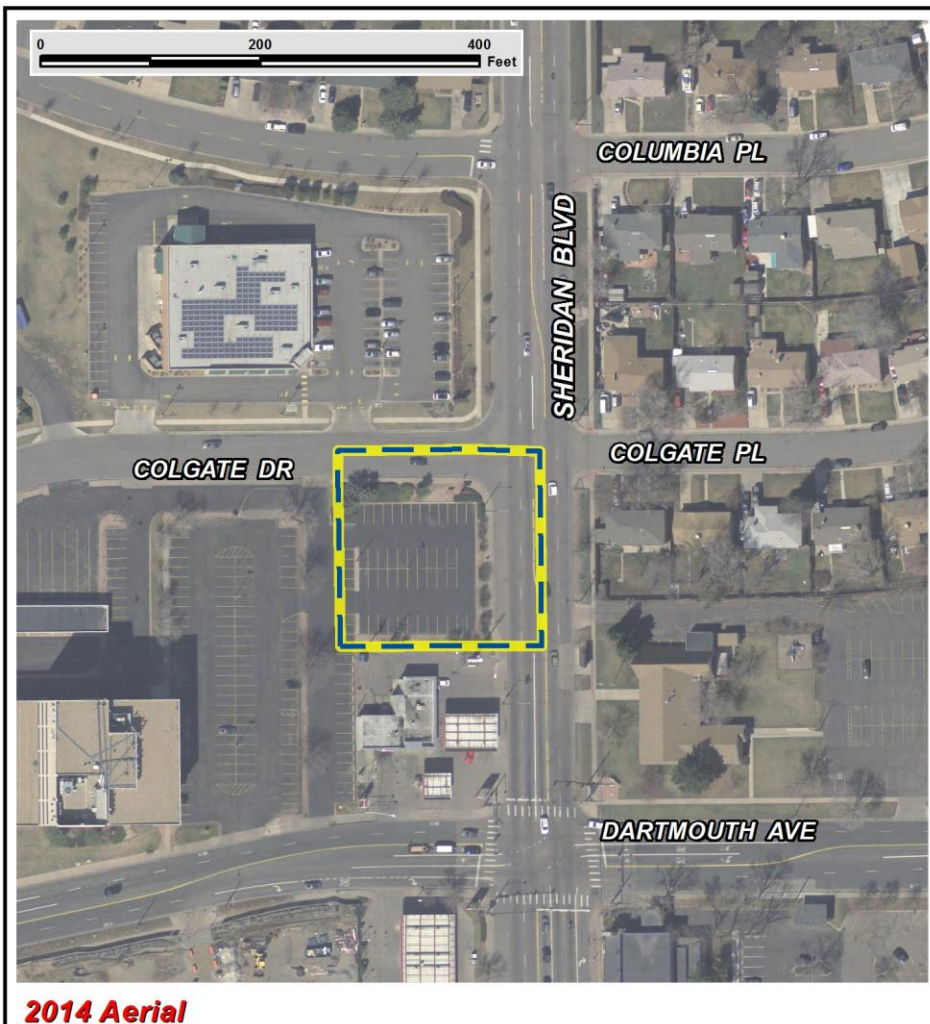


**Zone Map Amendment
16i-00019
3087 S. Sheridan Blvd.
Council District 2
Bear Valley Neighborhood**

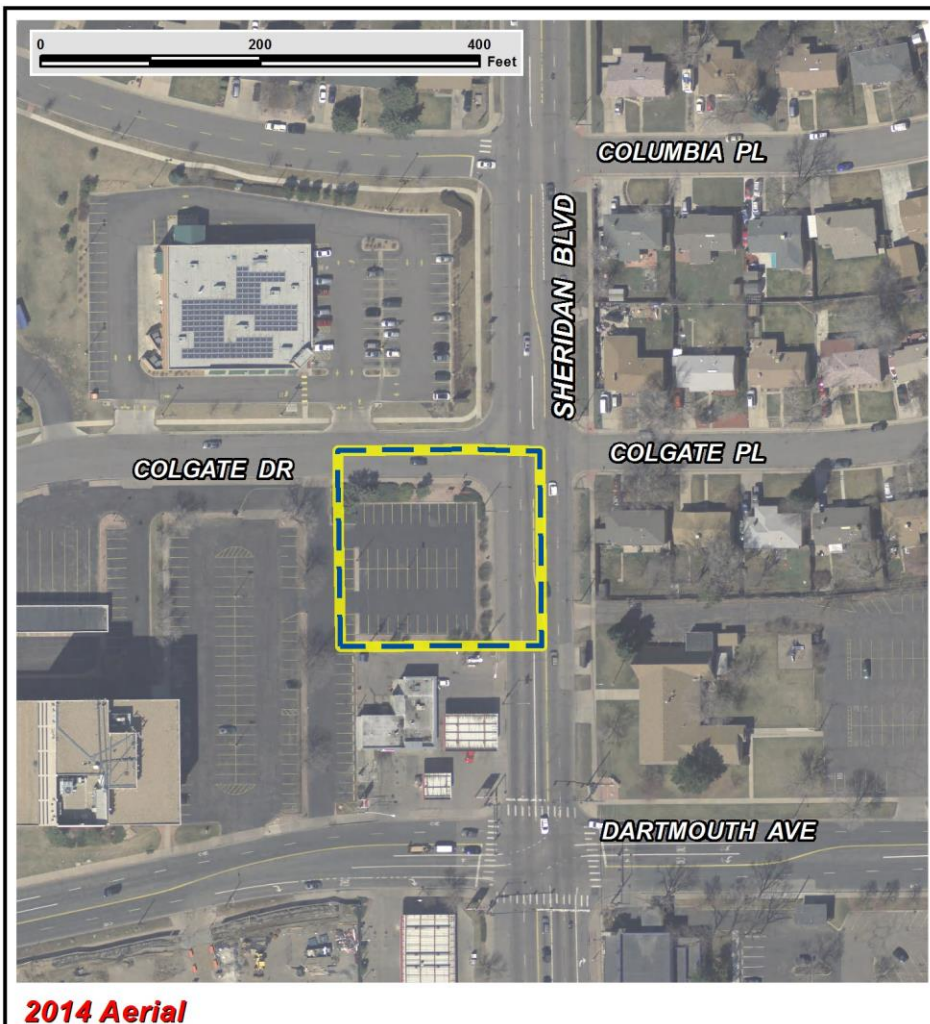
Council District 2

Bear Valley Neighborhood





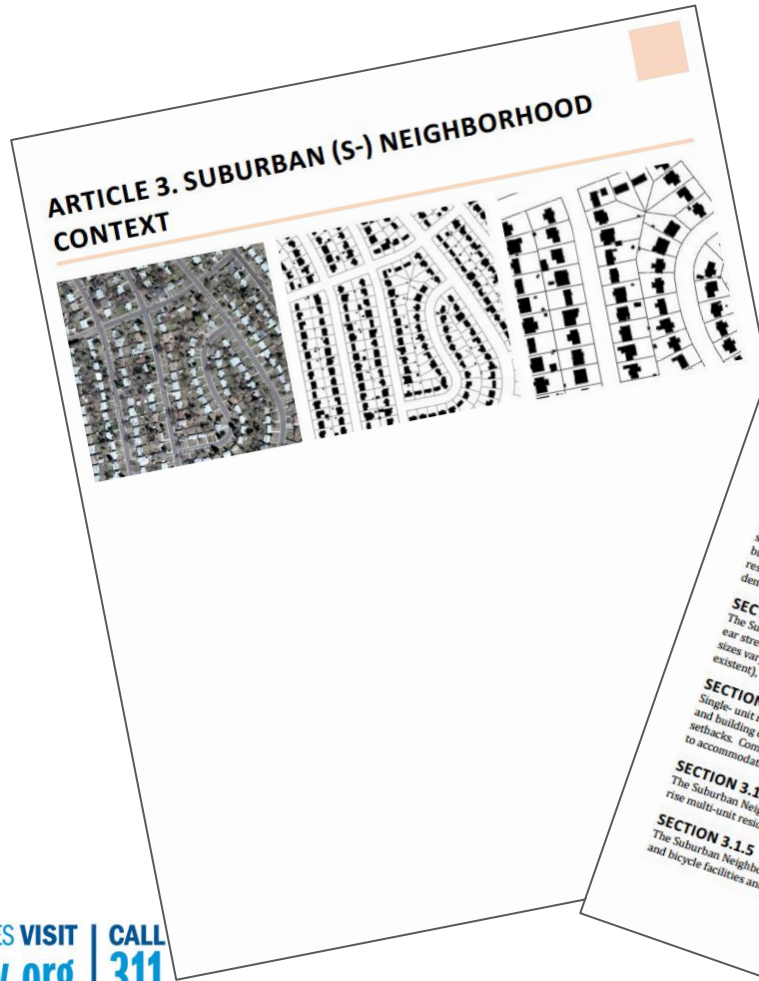
- SW Corner of Colgate Place and Sheridan Blvd
- Near Bear Valley Shopping Center



- Property:
 - 42,900sf
 - Vacant/Surface Parking
- Rezone Former Chapter 59 B-2 with waivers to S-CC-3x to allow for development of site

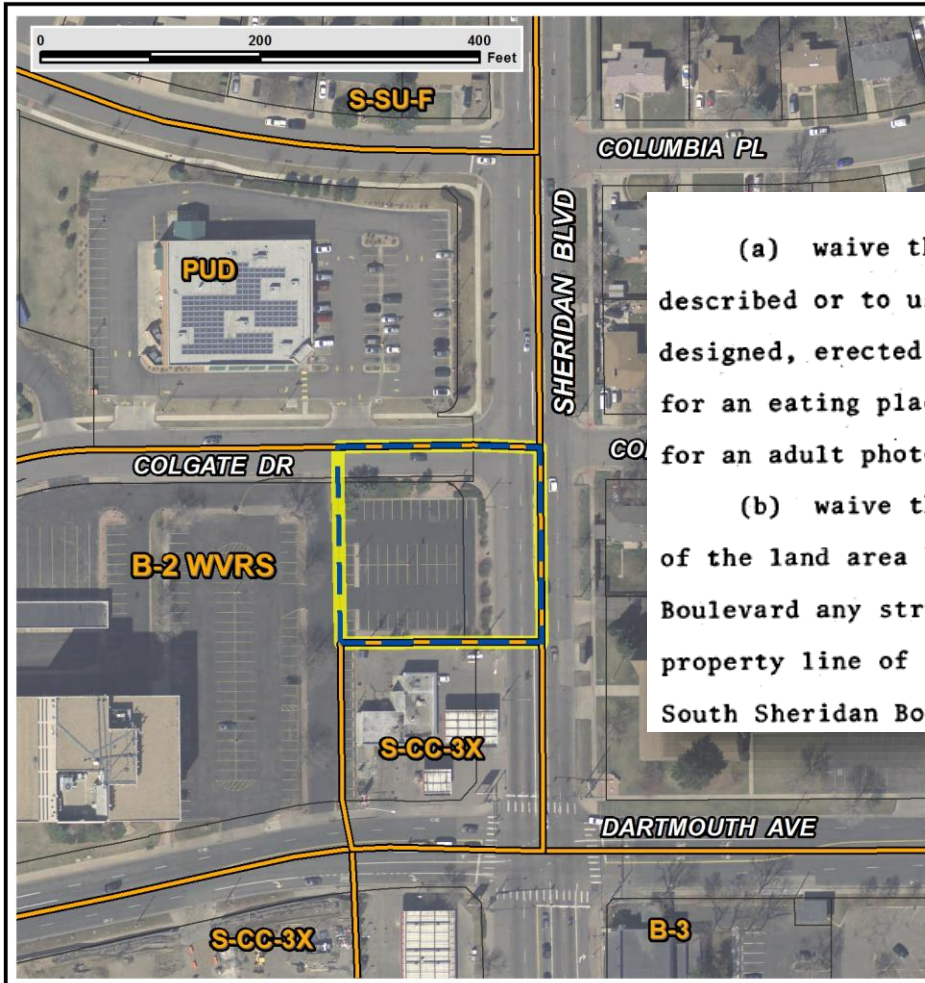
Request: S-CC-3x

Suburban Neighborhood Context, Commercial Corridor, 3-Story max height



- Zoning
- Land Use
- Building Form/Scale

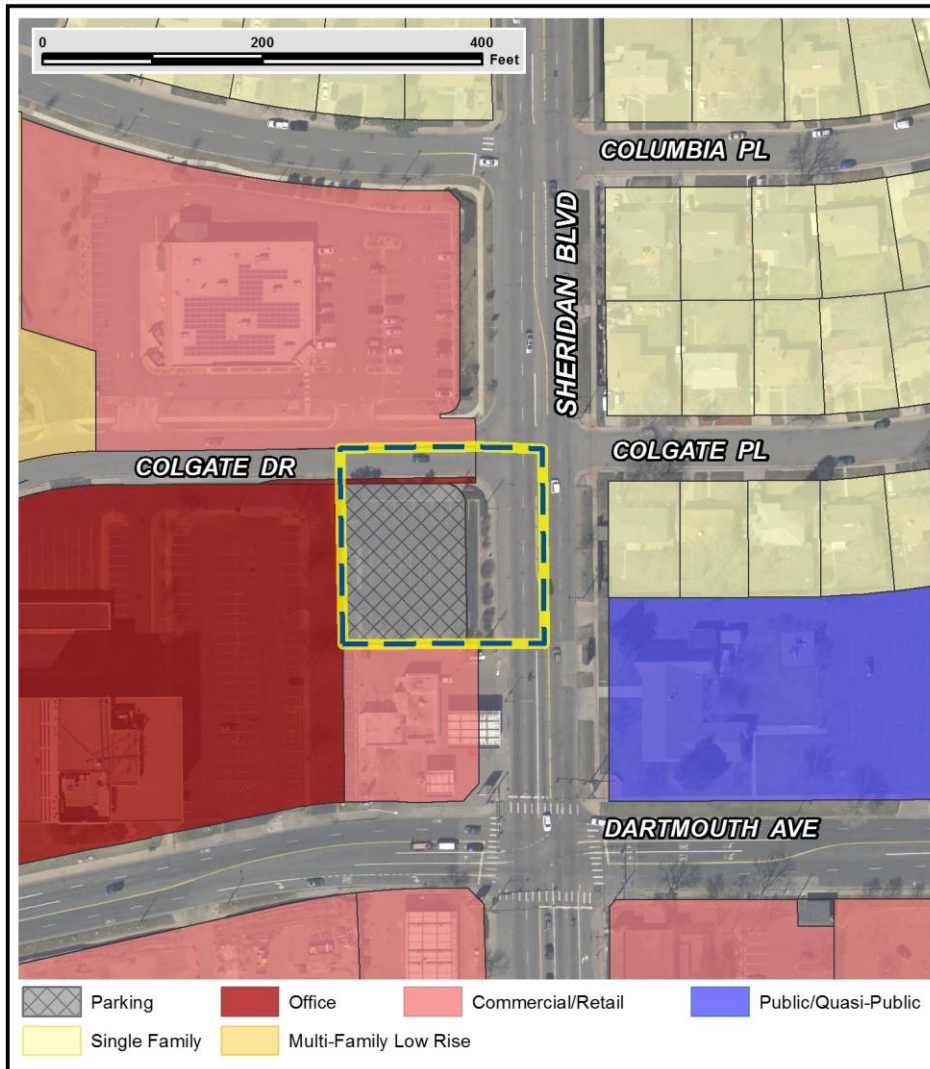
Existing Context – Zoning



(a) waive the right to use or occupy the land area hereinafter described or to use, occupy or erect thereon any structure or structures designed, erected, altered, used or occupied for an adult book store, for an eating place with adult amusement or entertainment and/or for an adult photo studio;

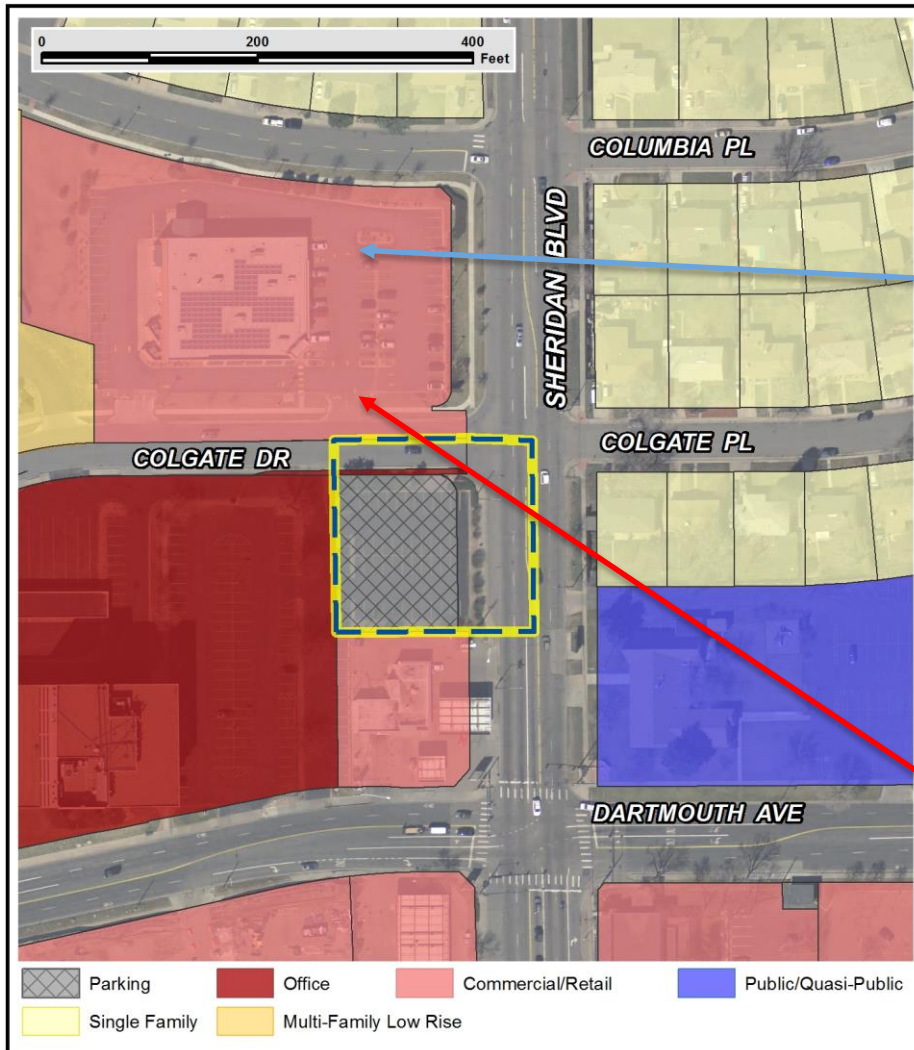
(b) waive the right to erect, construct and/or build on any part of the land area hereinafter described which fronts on South Sheridan Boulevard any structure of any kind closer than 100 feet from the property line of said land area hereinafter described which fronts on South Sheridan Boulevard.

Existing Context – Land Use



- Site:
 - Parking
- Surrounding:
 - Office
 - Commercial/Retail
 - Single Family
 - Public/Quasi-Public

Existing Context – Building Form/Scale



- Planning Board (December 7, 2016)
Recommended: Approval
- Land Use, Transportation and Infrastructure Committee (December 20, 2016)
- City Council (Tentative February 7, 2016)
- Public Outreach
 - RNOs: Bear Valley Improvement Association; Harvey Park Improvement Association; Denver Neighborhood Association, Inc.; Inter-Neighborhood Cooperation (INC)
- Notification signs posted on property

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- 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

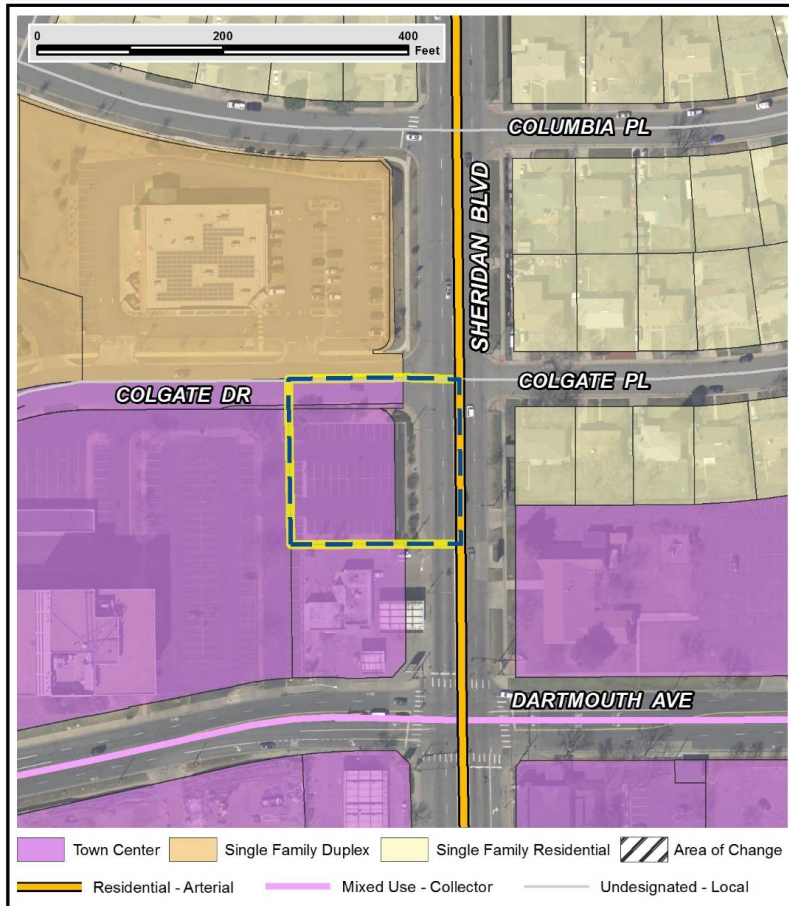
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

- 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. (p 39)*
- Land use Strategy 1-D – *Recognize multiple transportation functions of **arterial corridors, as well as their importance for commercial activity.** (p 57)*
- 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)*
- Mobility Strategy 4-E – *Continue to promote mixed-use development, which enables people to live near work, retail and services. (p 76)*

Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Land Use Concept:
 - **Town Center:** meet a larger variety of shopping, entertainment, service and employment needs and are large enough to serve several neighborhoods.
 - Area of **Stability**
- Street Classification:
 - South Sheridan **Residential Arterial:** provide a high degree of mobility and serve longer vehicle trips to, from, and within major activity centers in Denver and the region
 - West Colgate **Undesignated Local**

Reminder: Evaluating whether the proposed zone district is consistent with the Future Street Classification, but not to assess the traffic impacts of a specific development proposal.

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

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