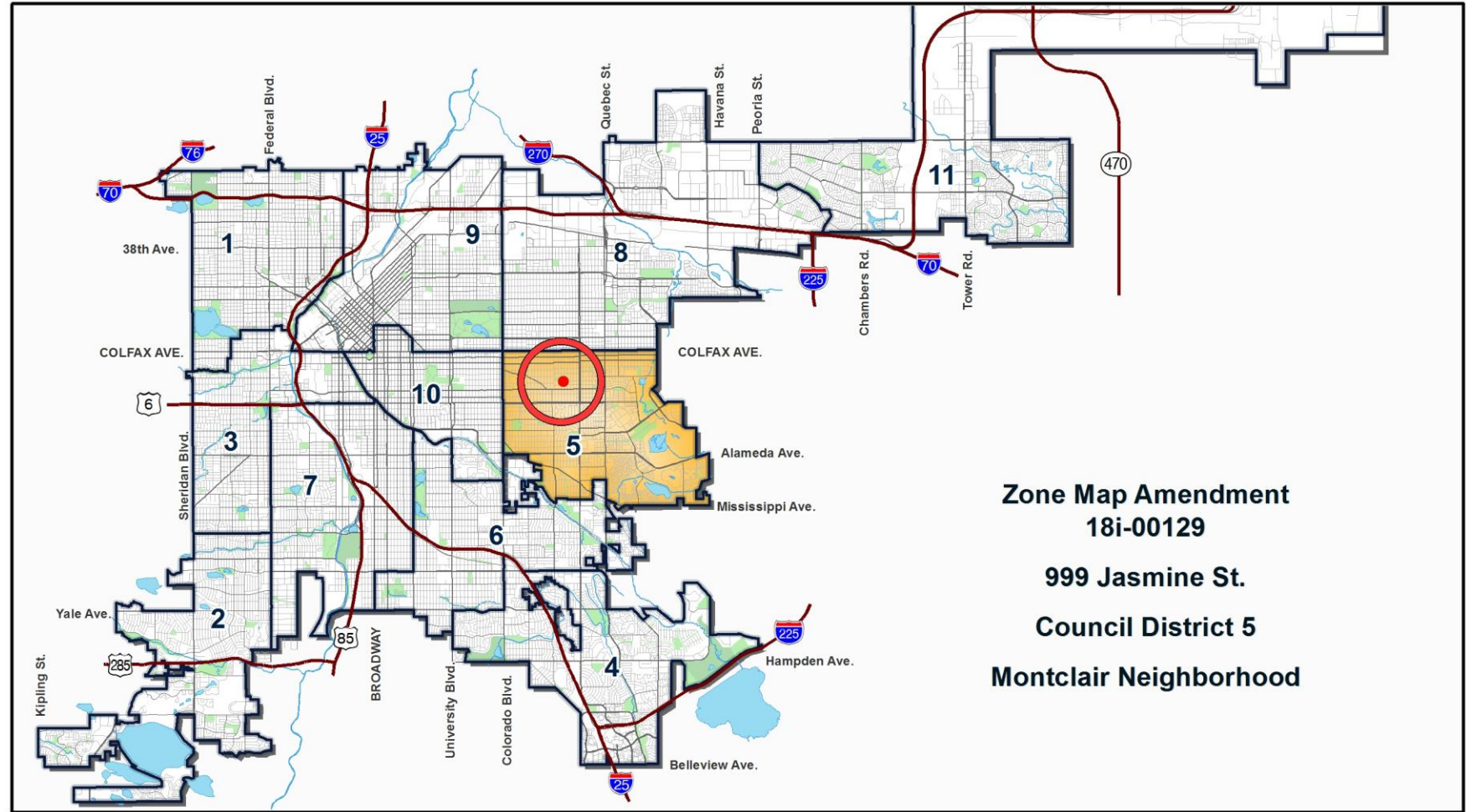




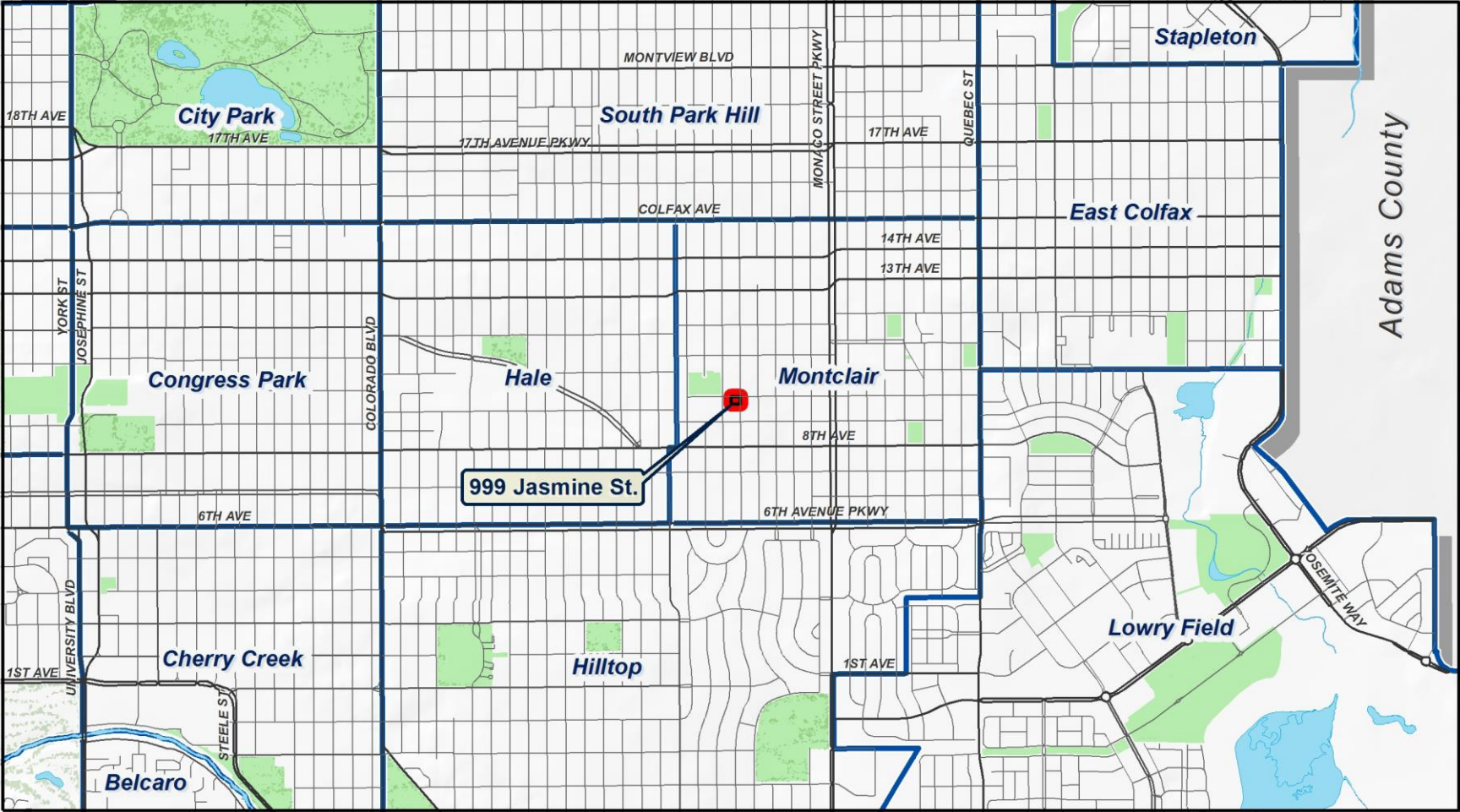
Official Map Amendment

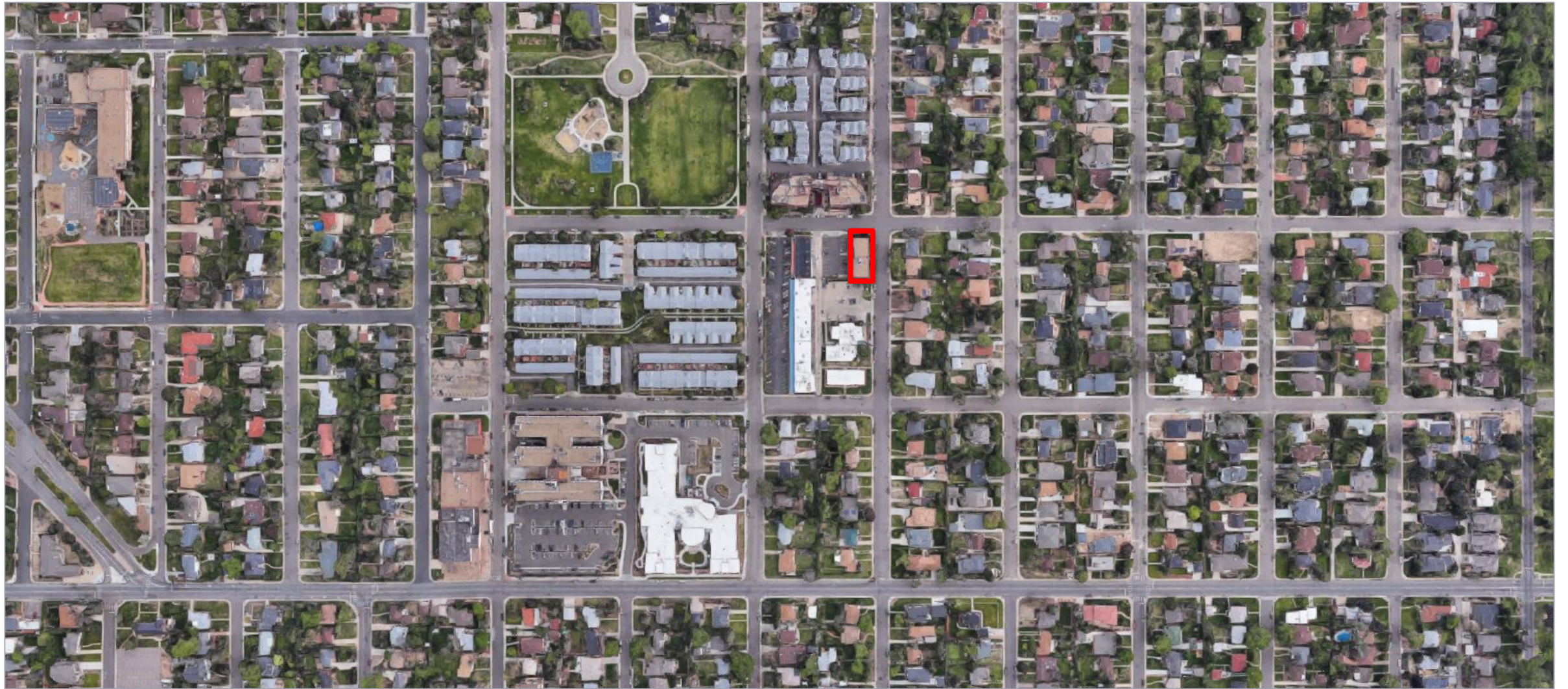
#2018I-00129 rezoning 999 Jasmine Street
from PUD #223 to E-MX-3A

Council District 5



Montclair Neighborhood







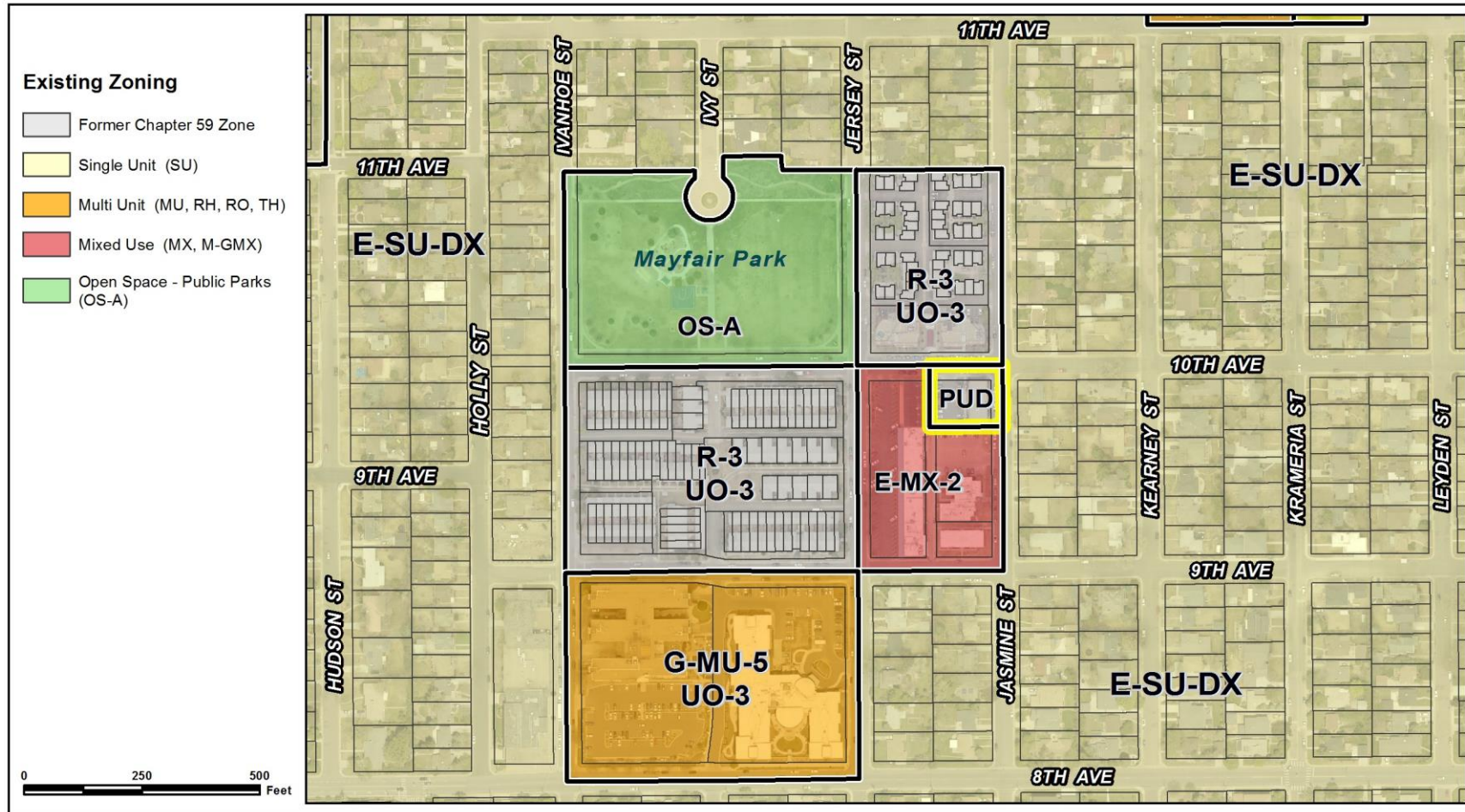
Location and Request

- 11,700 SF, 0.27 acres
- 3-story Office

Proposal:

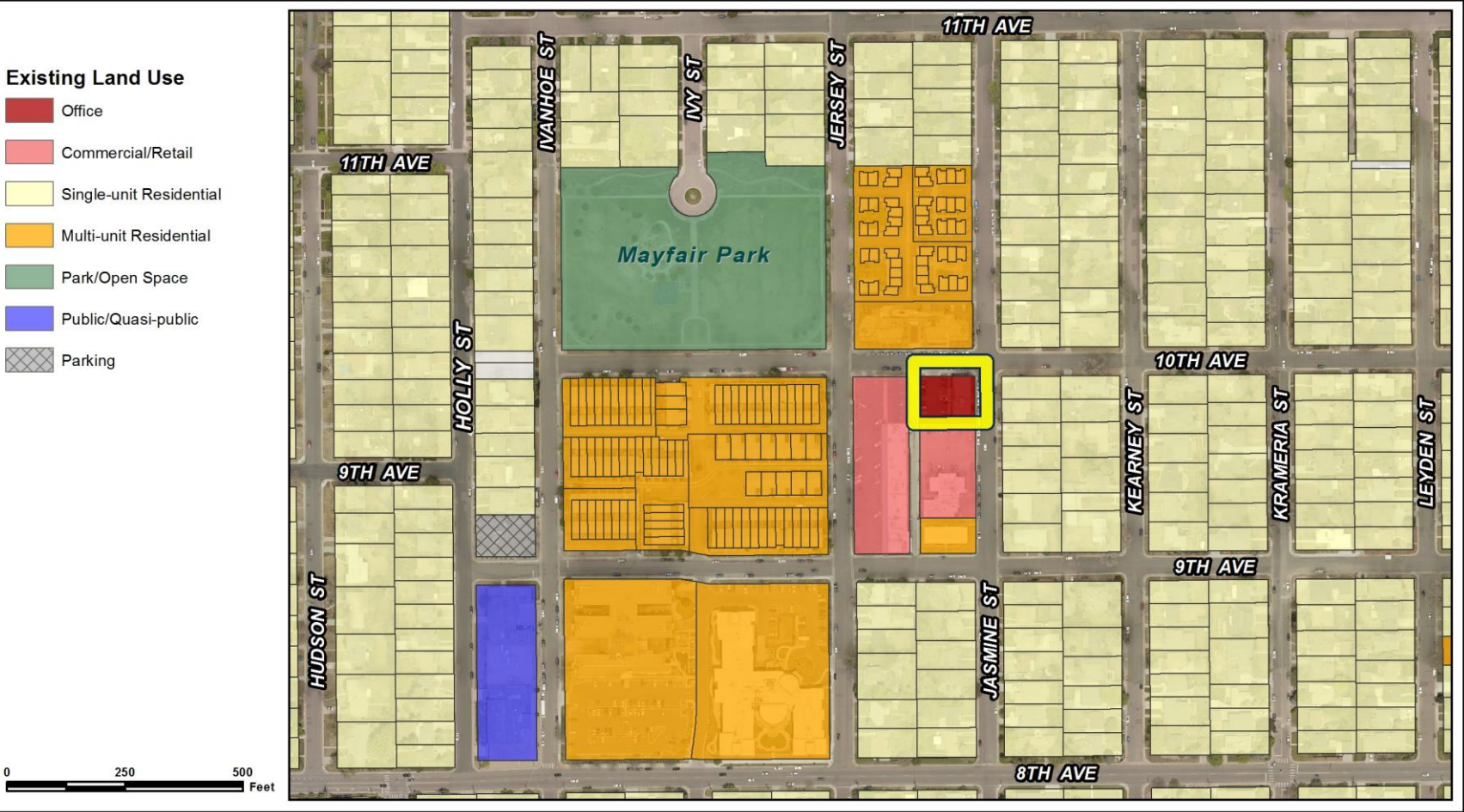
- Rezoning from PUD #223 to E-MX-3A to remove PUD standards

Existing Context: Zoning



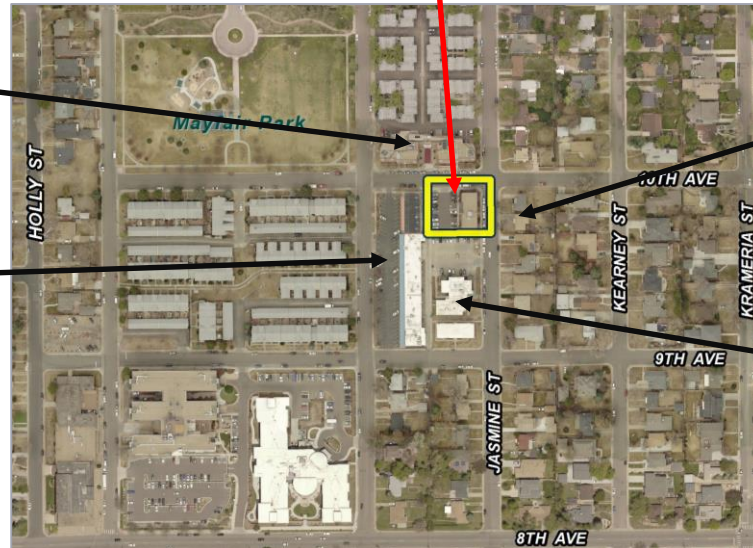
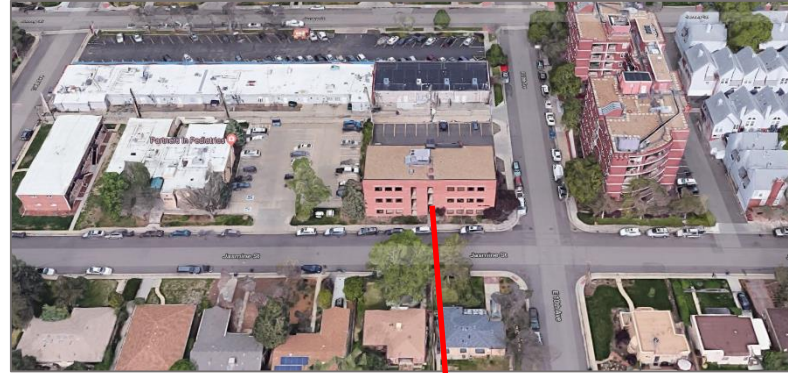
- Subject site: PUD #223
- Surrounding Properties:
 - North – R-3, UO-3
 - South & West – E-MX-2
 - East – E-SU-DX

Existing Context: Land Use



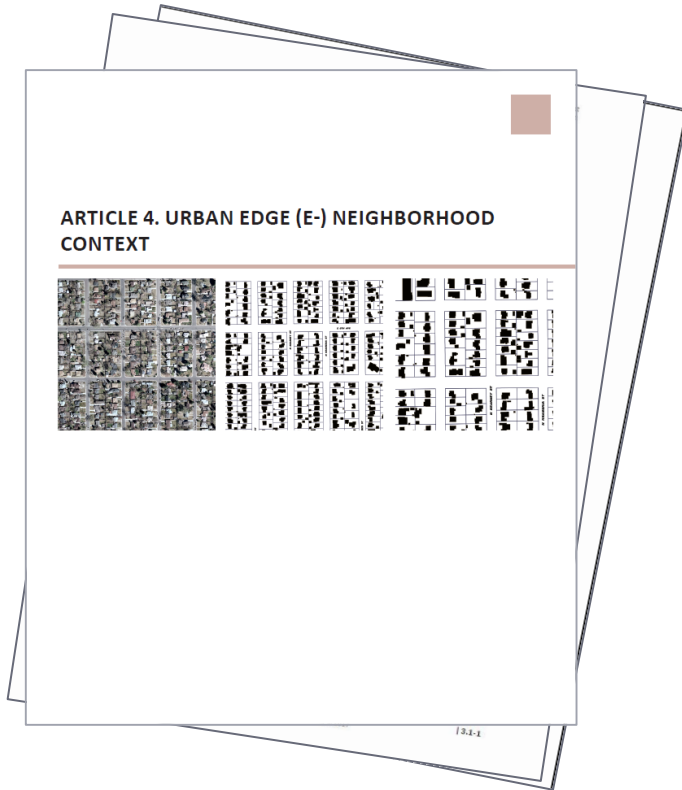
- Subject Property: Office
- North: Multi-unit Residential
- South and West : Commercial
- East: Single-unit Residential

Existing Context – Form/Scale (Subject Property)



Proposal: E-MX-3A

Urban Edge Context – Mixed Use –3A (3-story Max Height)



- Urban Edge Context a mix of Urban and Suburban
- Primarily single and two-unit residential uses
- Small scale multi-unit and commercial embedded in residential areas
- Intended to promote pedestrian-scaled, diverse areas and enhance the convenience and ease of walking, shopping and public gathering

Process

- Initial Informational Notice: 09/20/18
- Planning Board Notice Posted: 01/21/19
- Planning Board Public Hearing, unanimous vote (9-0) recommending approval: 02/06/19
- LUTI Committee: 02/19/19
- City Council Public Hearing: 04/01/19

Public Outreach

- RNOs
 - Historic Montclair Community Association, Inc.; Jasmine Place Townhomes; Mayfair Neighbors, Inc.; Inter-Neighborhood Cooperation (INC)
 - No RNO comment letters received
 - One letter of opposition citing parking problems if new uses added to area

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

Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver (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

- Environmental Sustainability Strategy 2-E
- Land Use Objective 3
- Land Use Strategy 3-B
- Legacies Strategy 2-A
- Legacies Strategy 3-A

Blueprint Denver (2002)

- **Area of Stability**
 - Preserve and Revitalize
- **Neighborhood Center**
 - Small shopping, service or entertainment center embedded in neighborhoods
 - Mix of neighborhood service land uses
- **Street Type**
 - Jasmine Street and 10th Avenue – Undesignated Locals
 - Providing Local Access



Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
 - Request is consistent with a standard zone district
3. Further Public Health, Safety and Welfare
 - Implements adopted plans for the reuse of existing structures and reinvestment in an existing neighborhood center.
4. Justifying Circumstances
 - Changed or Changing Conditions: Rezoning of a Former Chapter 59 PUD and changes occurring in the immediate and surrounding area.
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
 - The proposed zoning is consistent with the Urban Edge Context and E-MX-3A intents to promote safe, active, diverse and pedestrian-scaled neighborhood shopping areas.

CPD Recommendation

CPD recommends **approval**, based on finding that 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