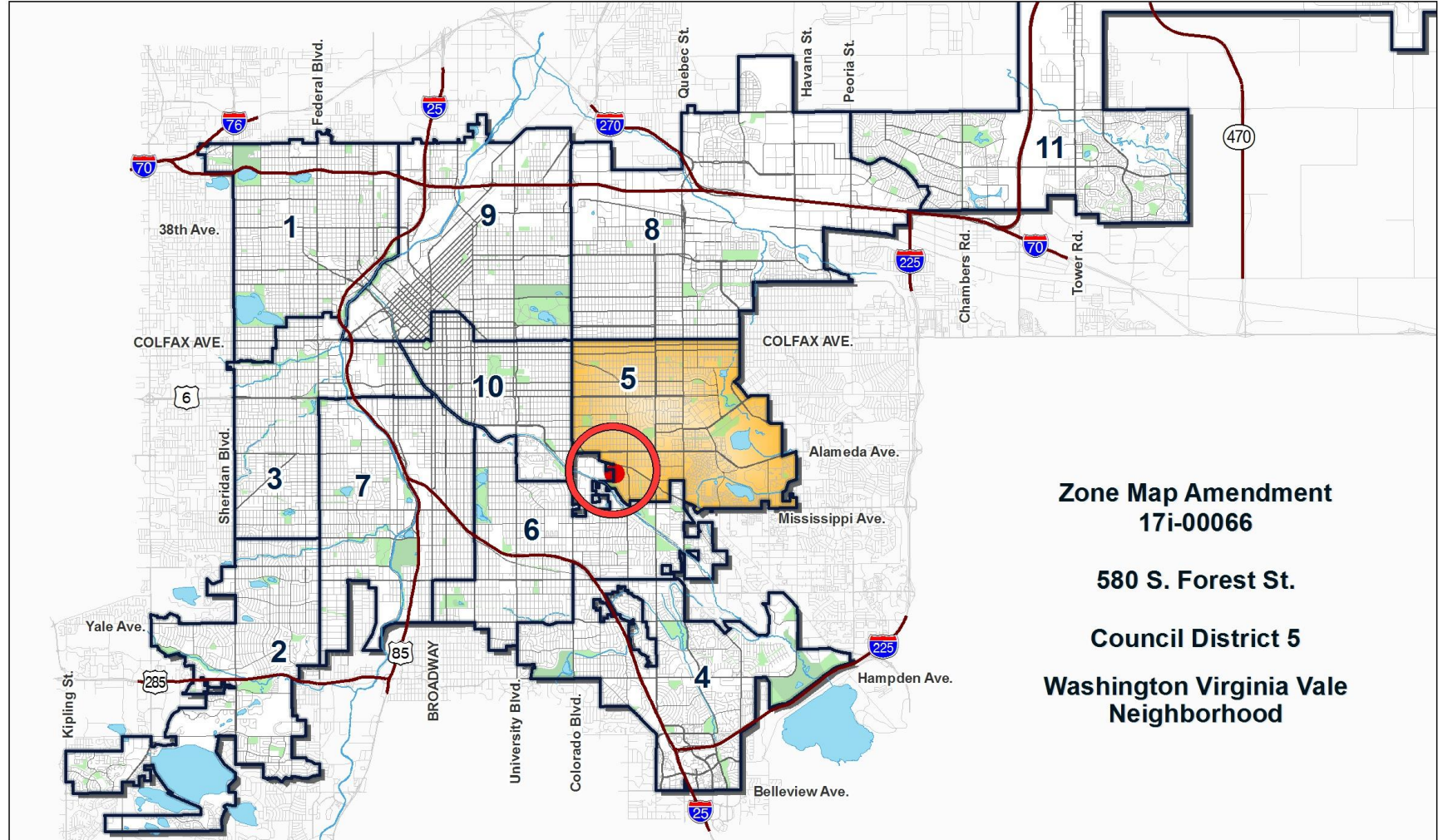




Official Map Amendment

#2017I-00066 rezoning 580 South Forest Street
from S-SU-D to S-MU-3

Council District 5



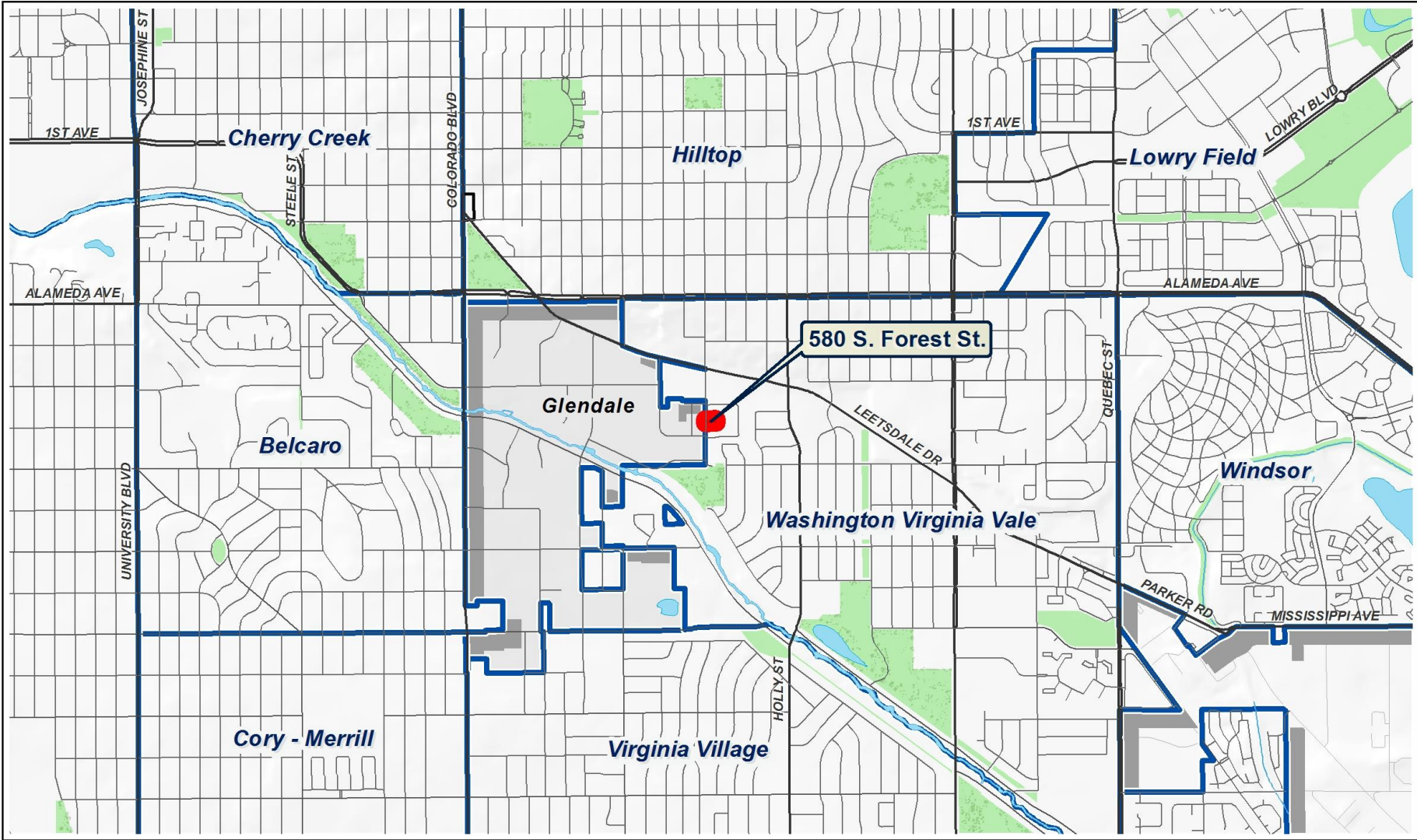
**Zone Map Amendment
17i-00066**

580 S. Forest St.

Council District 5

**Washington Virginia Vale
Neighborhood**

Washington Virginia Vale Neighborhood





2016 Aerial

Location and Request

- 6,833 SF (0.16 acres)
- Single-family Residence

Proposal:

- Rezoning from S-SU-D to S-MU-3 to redevelop property

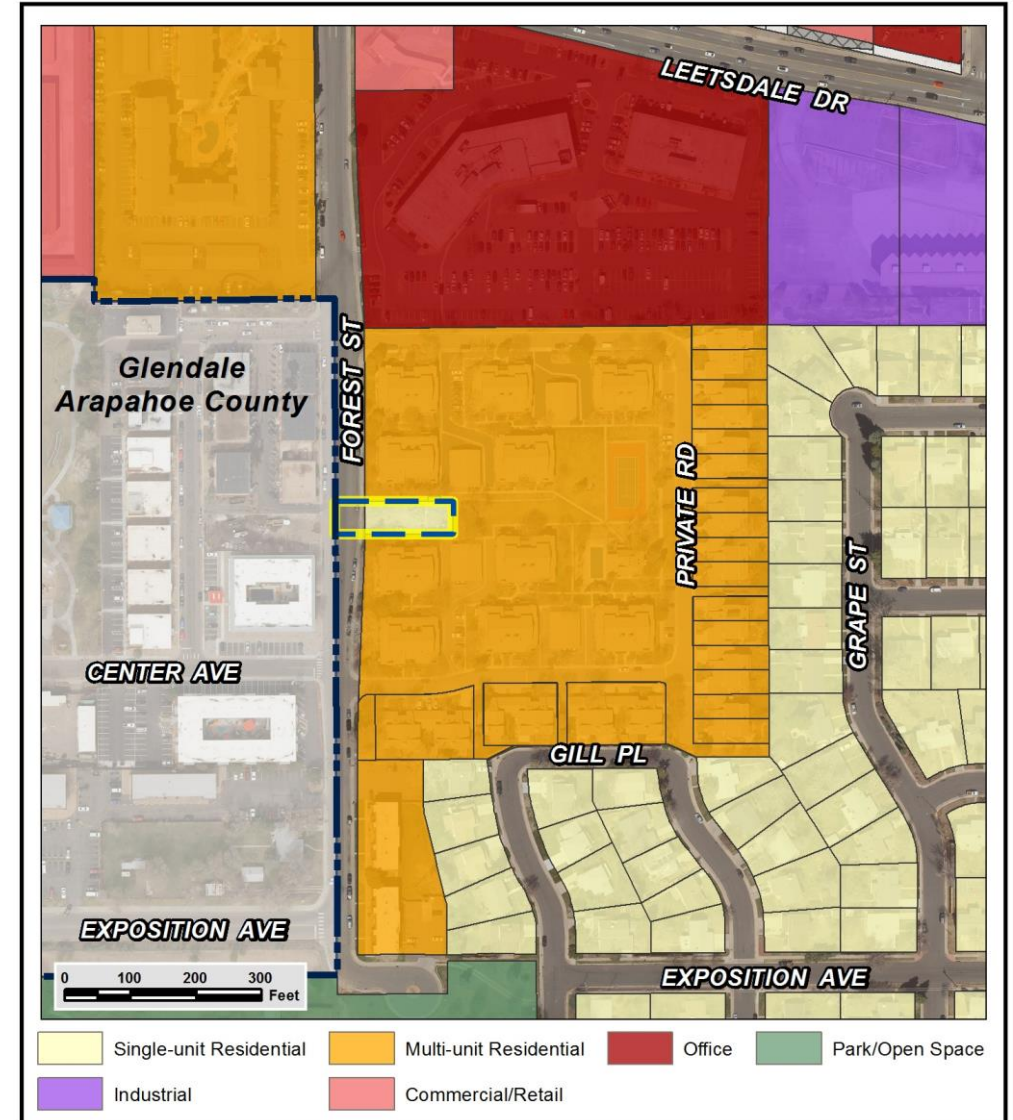
Existing Context: Zoning

- Subject site: S-SU-D
- Surrounding Properties:
 - North, East & South – PUD #24
 - West – Glendale Urban Neighborhood PUD

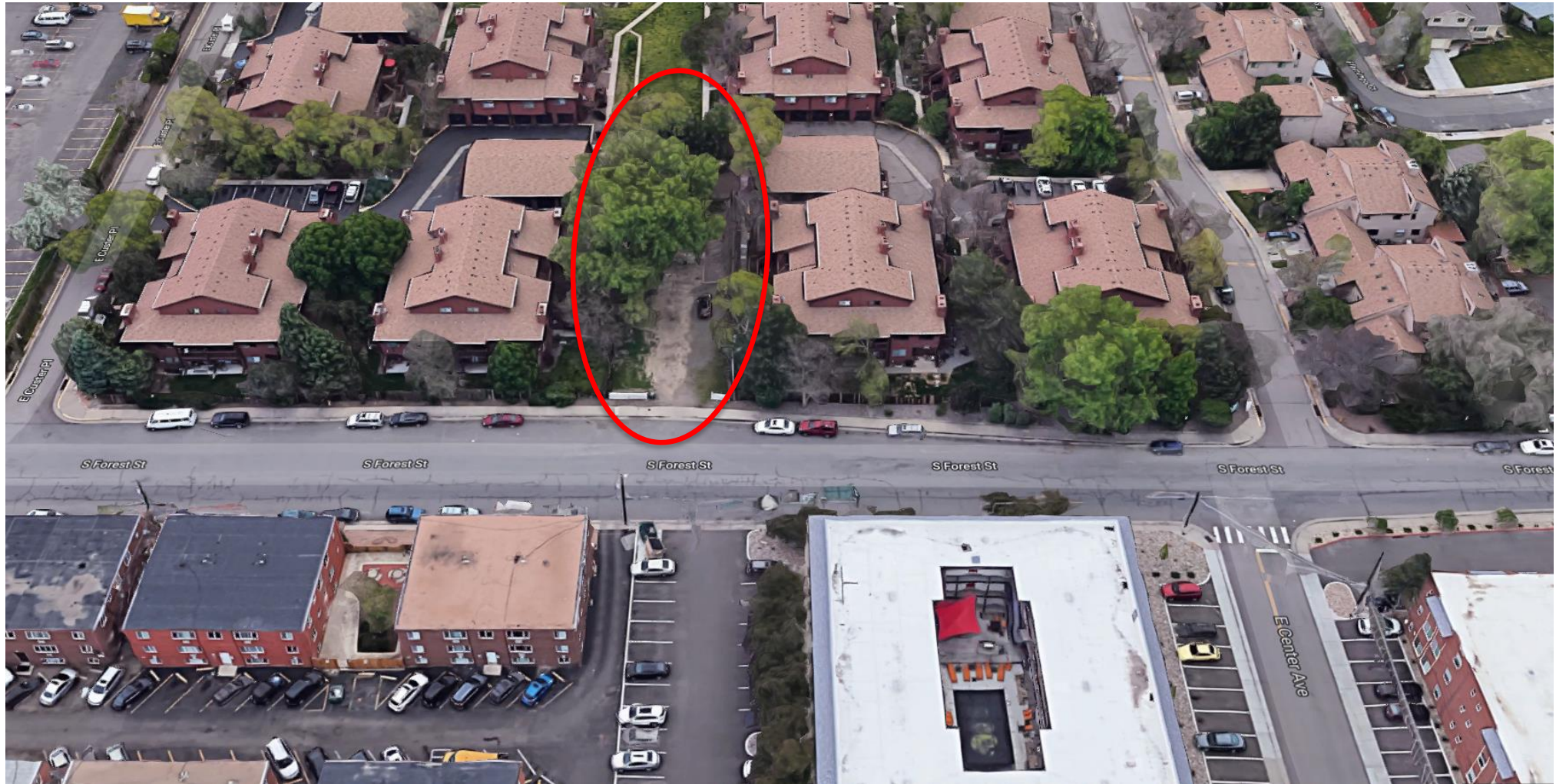


Existing Context: Land Use

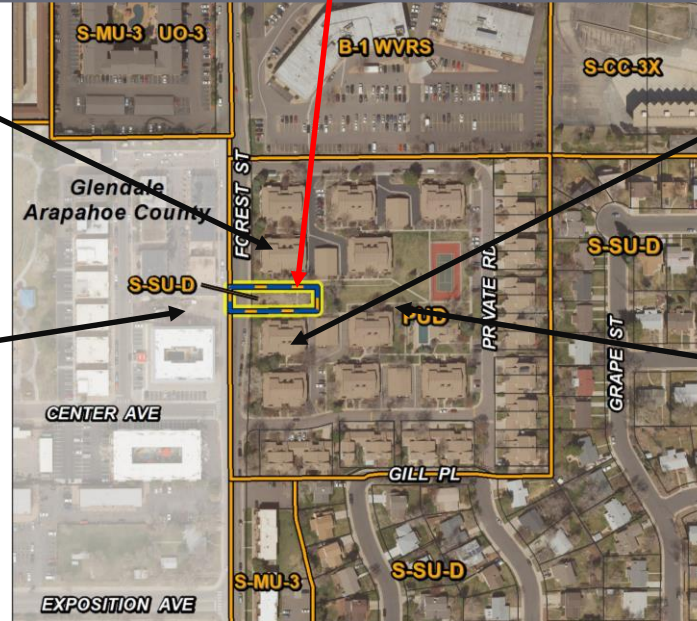
- Subject Property: Single-family Residence
- North, South, East & West: Multi-unit Residential



Existing Context – Form/Scale (Subject Property)



Existing Context – Form/Scale (Subject Property)



Proposal: S-MU-3

Suburban Neighborhood Context – Multi-unit–3 Stories Max



- Multi-unit Residential
- Suburban House, Duplex, Town House and Apartment Primary Building Forms
- Intended to reinforce existing development patterns while accommodating reinvestment

Process

- Informational Notice: 10/20/17
- Planning Board Notice Posted: 02/05/18
- Planning Board Public Hearing and the Board recommended approval by a unanimous vote (10-0): 02/21/18
- LUTI Committee: 03/13/18
- City Council Public Hearing: 04/23/18

Public Outreach

- RNOs
 - Washington Virginia Vale Community Association; Denver Neighborhood Association, Inc.; Inter-Neighborhood Cooperation (INC)
- Four comment letters received
 - Washington Virginia Vale Community Association took no formal position
 - Four Mile Historic Park, Inc. members voted “no objection”
 - Willow & Antonio Monterrosa object to 3-story height, but 2 is ok
 - Four Mile Village Condominium Association reached mediated agreement with the applicant

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

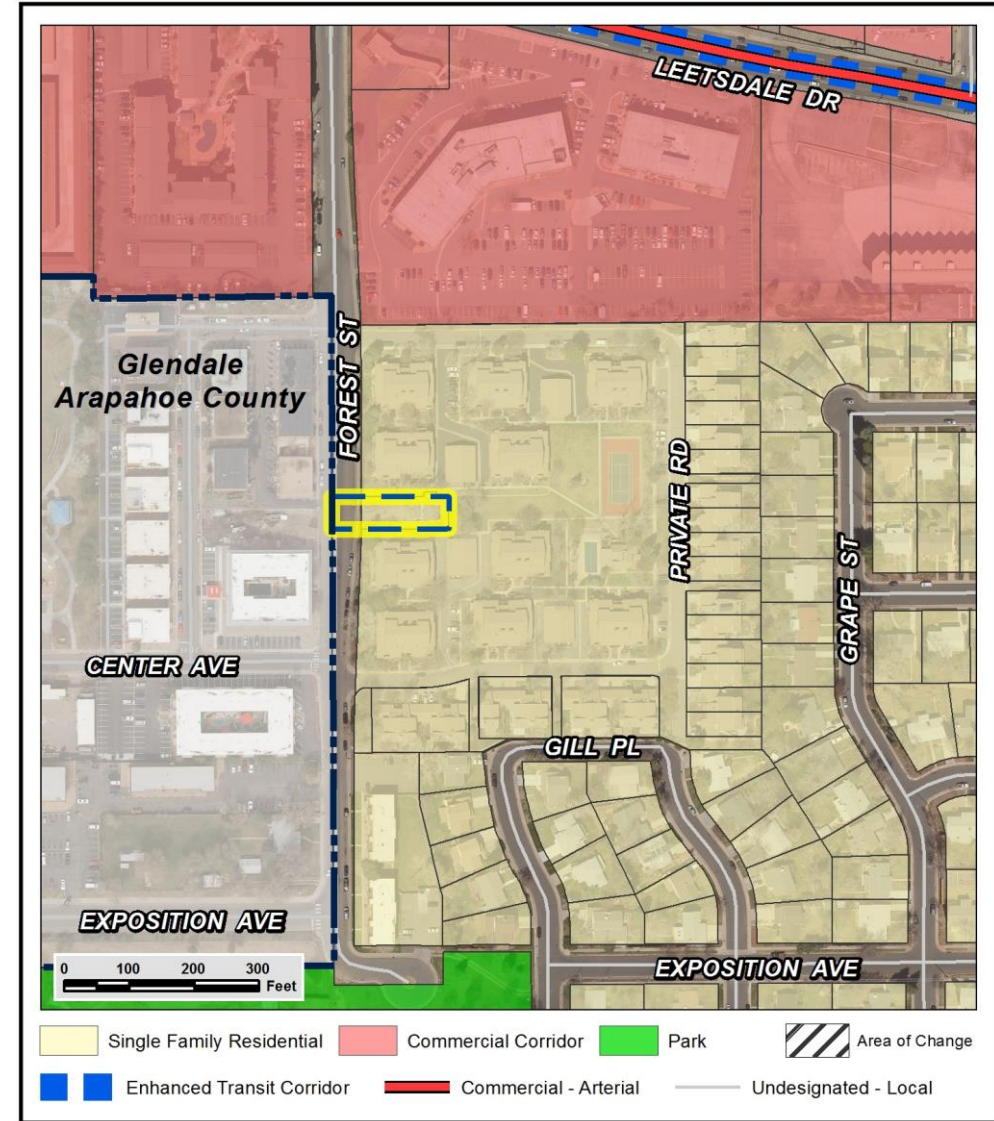
Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

- Land Use Strategy 1-H
- Land Use Strategy 3-B
- Legacies Strategy 2-A
- Legacies Strategy 3-A
- Housing Objective 1

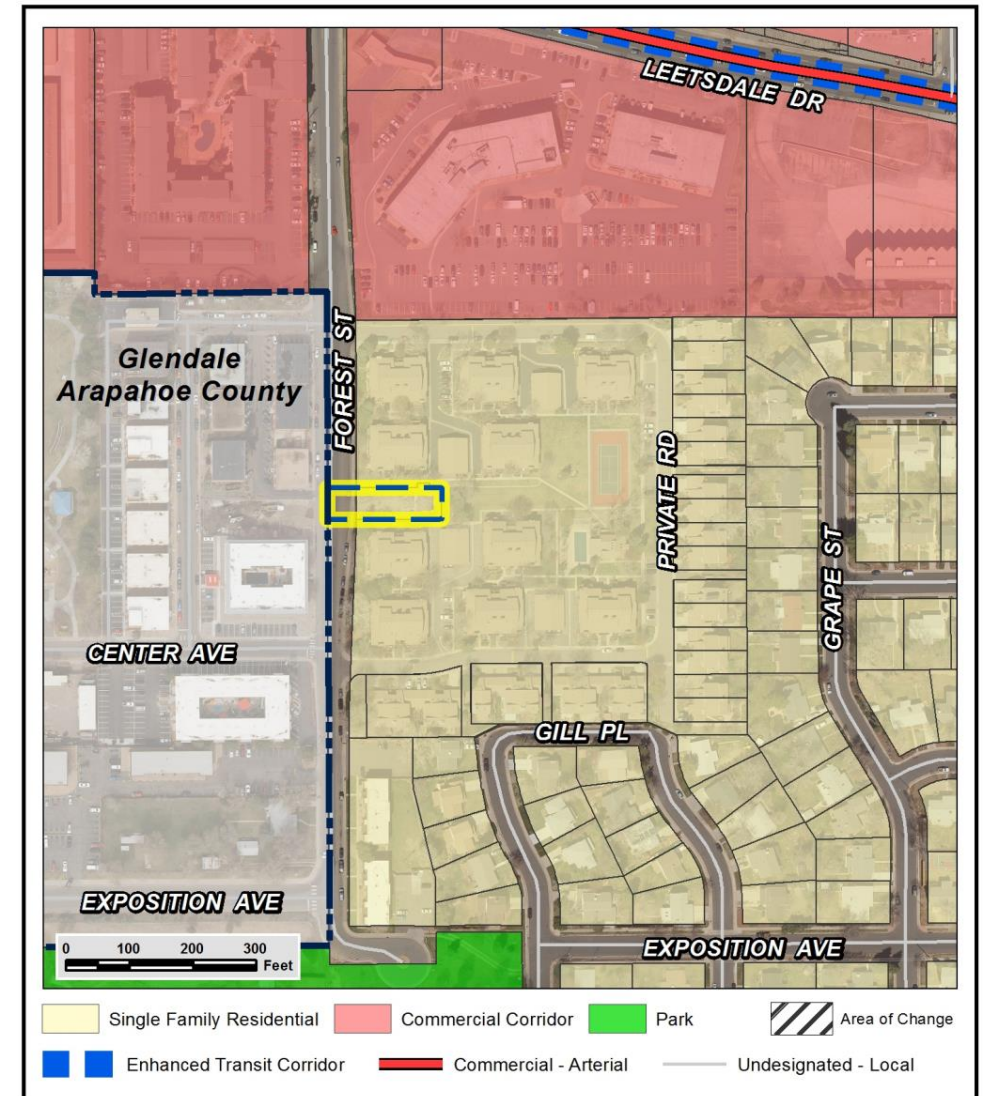
Blueprint Denver (2002)

- Area of Stability
 - Character Preservation and Reinvestment
- Single Family Residential
 - Single family homes are the predominant residential type, though there is a mixture of housing types including single-family, duplex, townhouse and small apartments; with significantly smaller employment base



Blueprint Denver (2002)

- Street Classifications
 - Forest Street: Undesignated Local Street
 - Tailored to Local Access
 - Leetsdale Drive: Commercial Arterial and Enhanced Transit Corridor
 - Mobility Rather than Access is Primary Function
 - Balance Mobility with Access to Commercial Areas
 - Focused on developing Transit-supportive Land Uses



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, allows reinvestment in an area of stability that is in scale and intensity with existing surrounding area
4. Justifying Circumstances
 - Changed or Changing Conditions: 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 Suburban Context, will allow a mixture of residential land uses compatible with those existing in the area and will allow structures compatible with the zone district purpose and intent

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