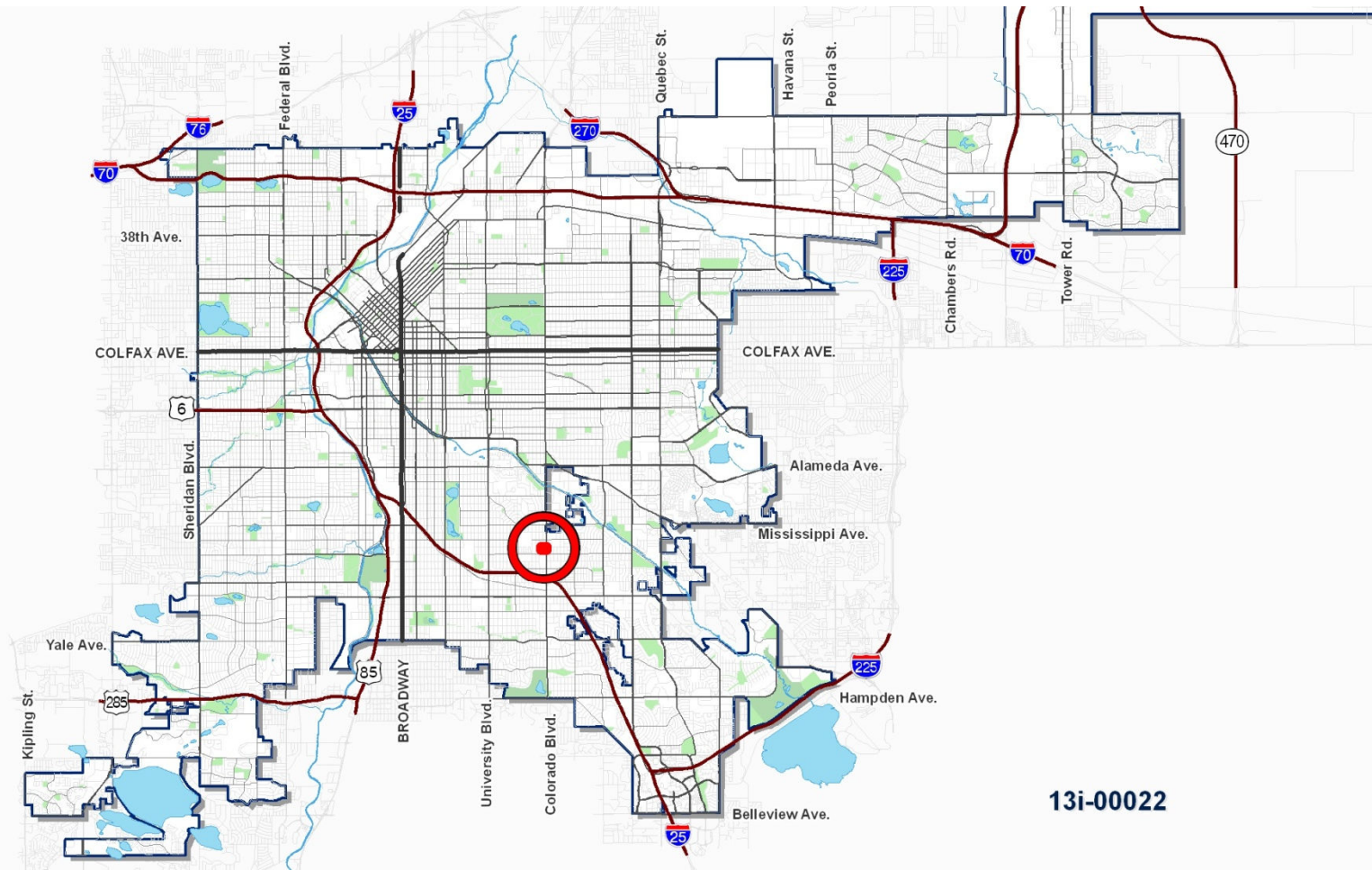
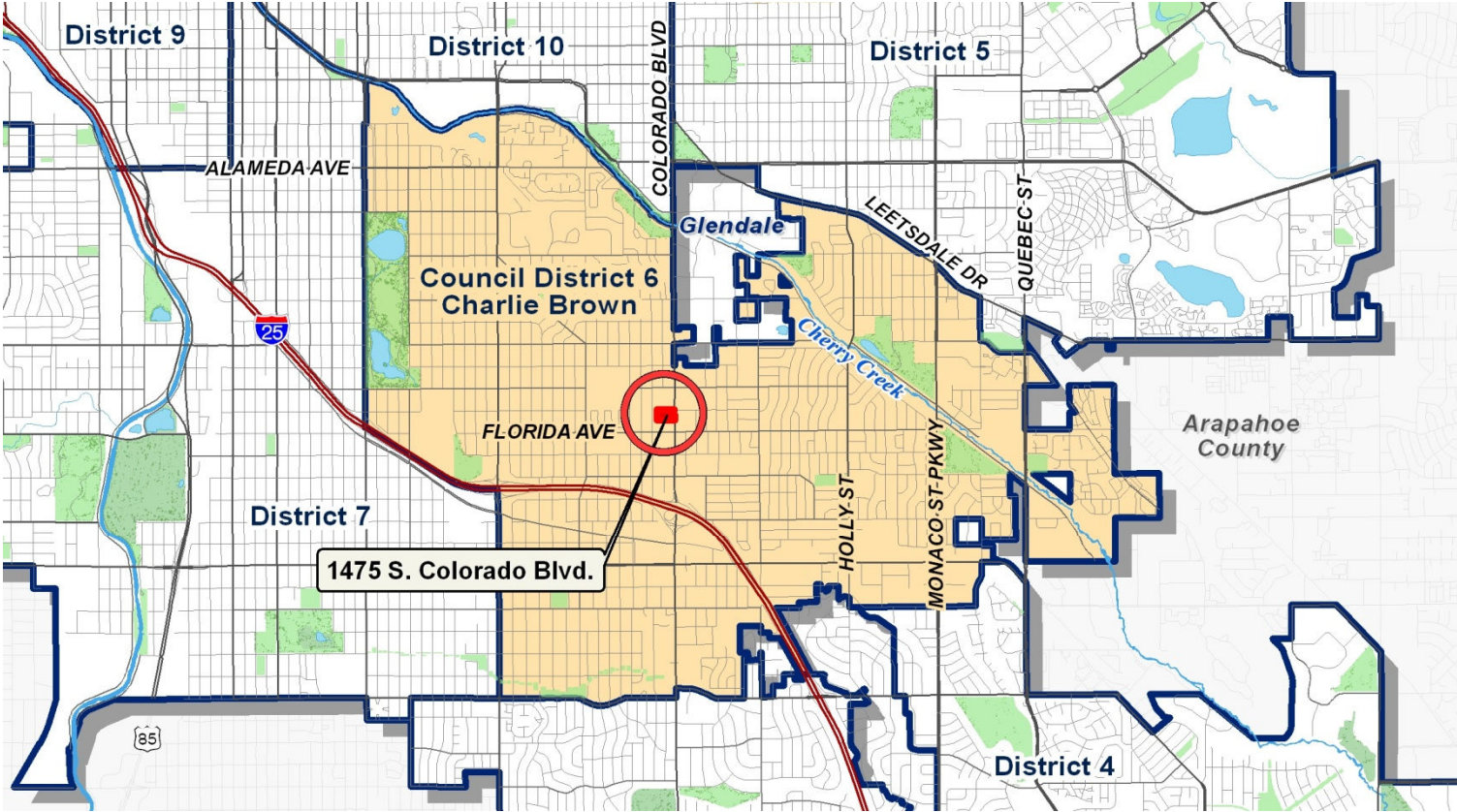


# 1465 S Colorado Boulevard B-A-3 to C-MX-3, C-MX-12

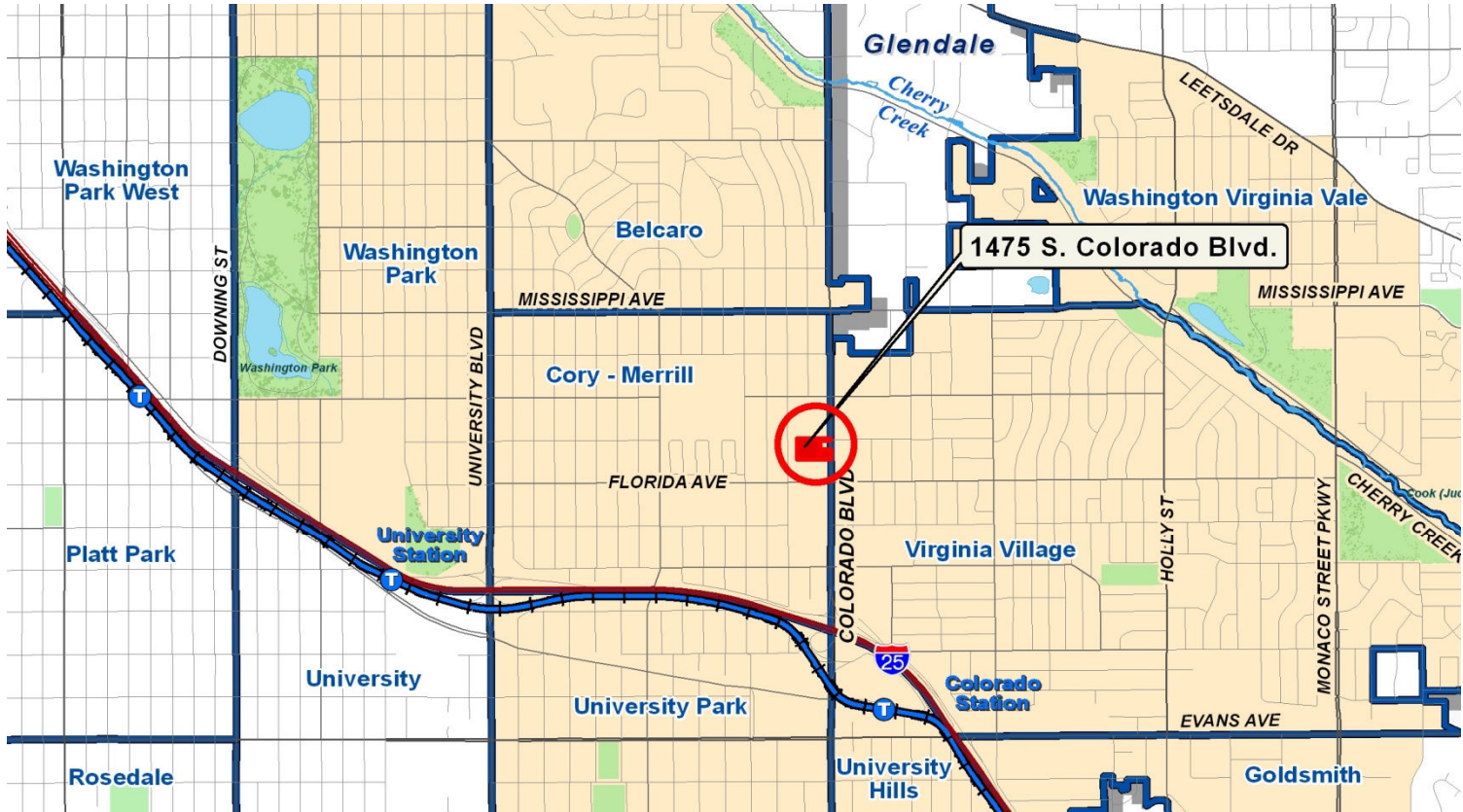


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# City Council District 6

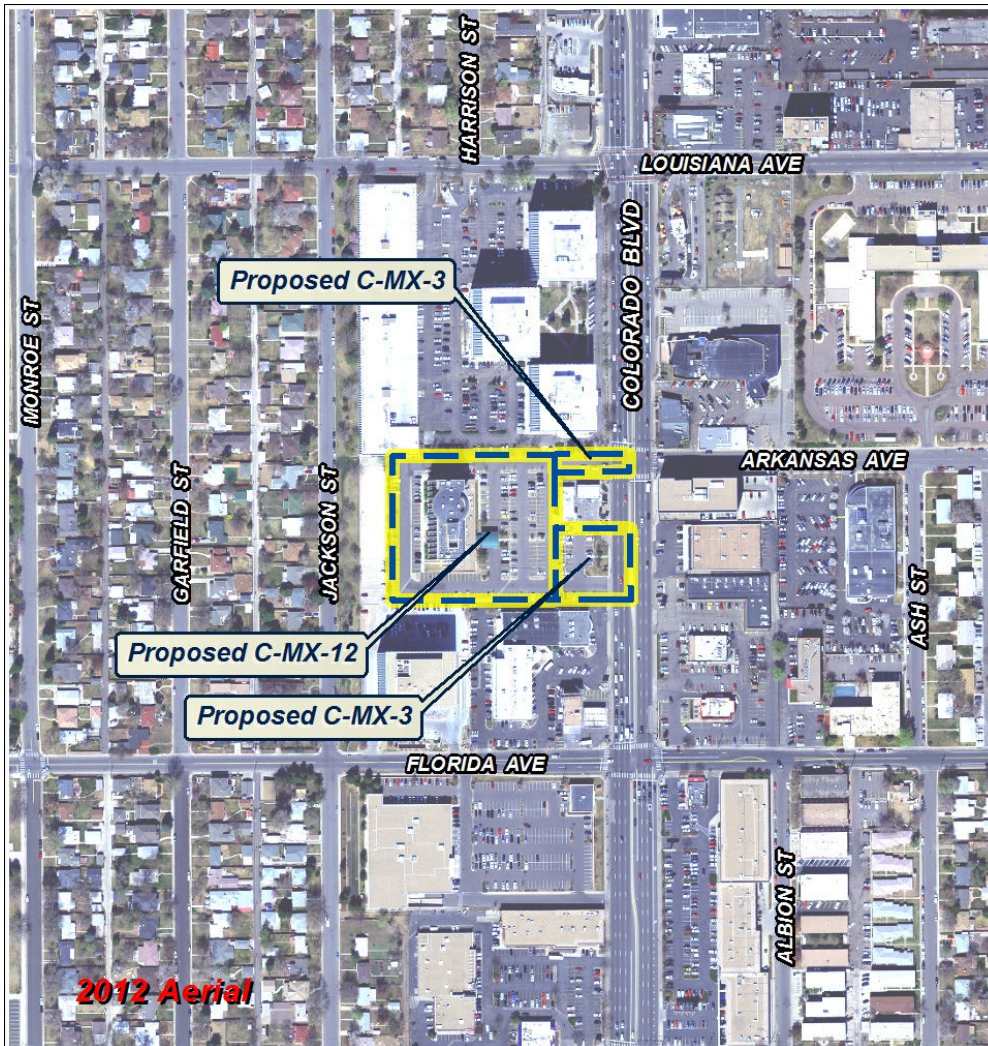


# Cory-Merrill Statistical Neighborhood



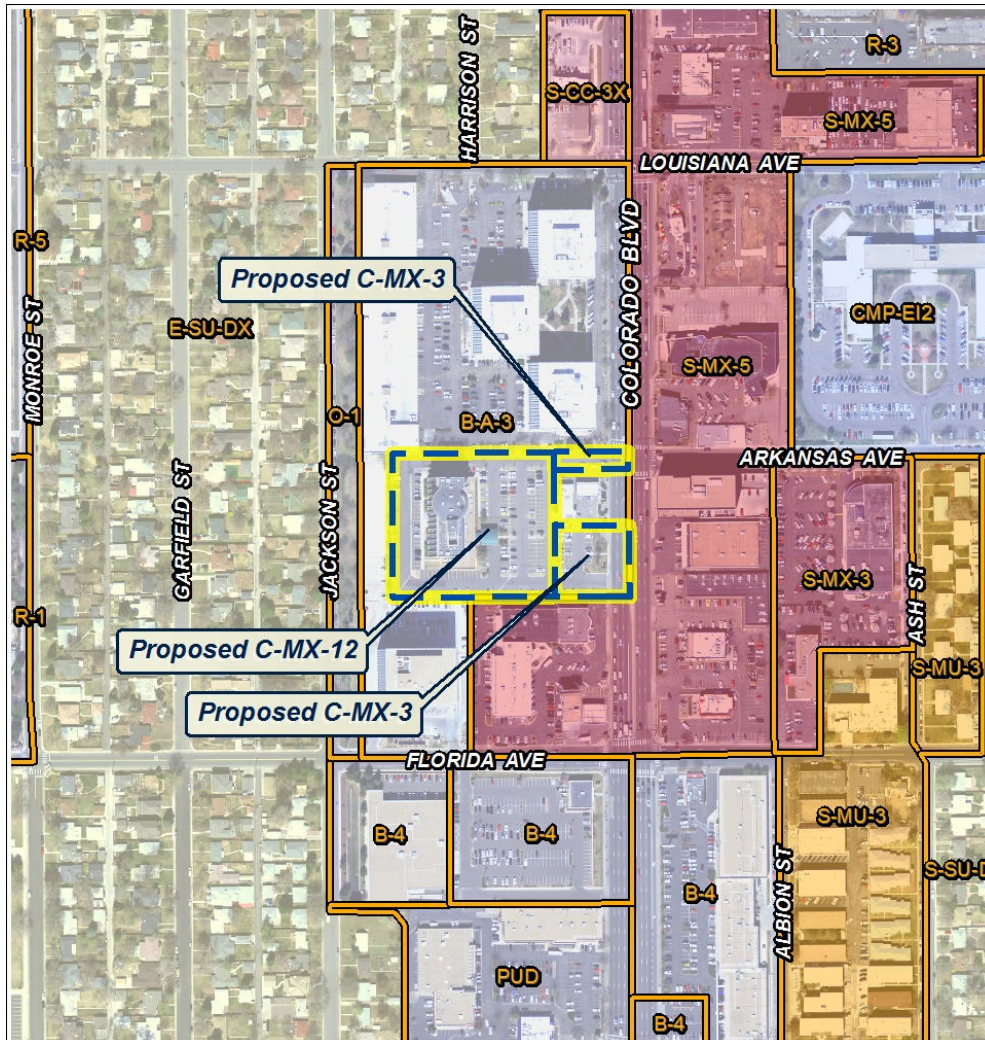


# Location



- West side of Colorado Boulevard
- 3.25 acres
- Currently B-A-3 with a Courtyard by Marriott hotel and surface parking
- Variety of building forms surrounding the site

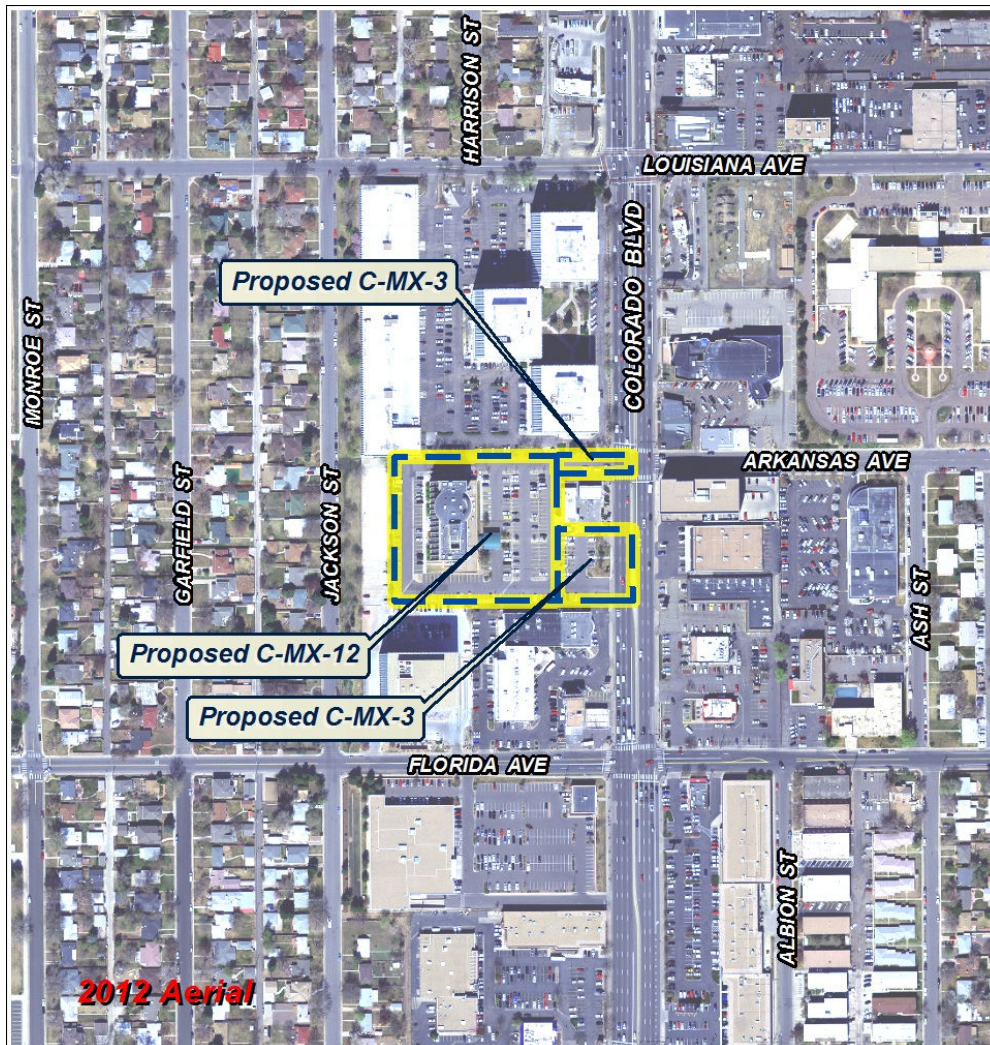
# Request



- Applicant represented by Bob Gollick
- Rezone to come into the Denver Zoning Code
- Rezone from B-A-3 to C-MX-3/12
  - C – Urban Center Context
  - MX – MiXed-Use
  - 3/12 – Maximum 3/12 stories



# Existing Context



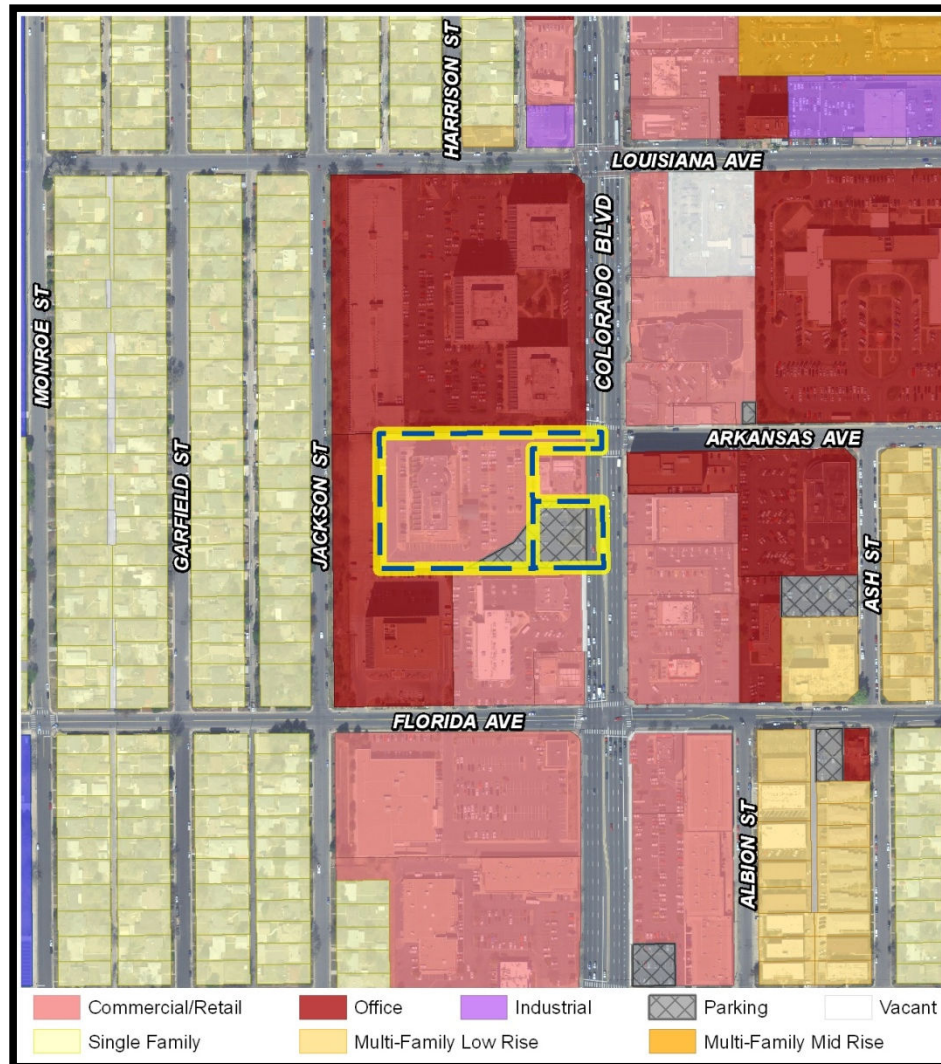
- General Character
  - Mixed-Use corridor, recent development pattern trending toward Urban Center Mixed Use development patterns
- Street, Block, Access Pattern
  - Along Colorado Boulevard, access off of Arkansas Avenue alignment
- Mobility
  - Transit access on Colorado (10 min. peak, 15 min. off-peak)
  - Proximate to Colorado Station light rail station



# Existing Context



# Existing Context – Land Use





# Process



- Planning Board
  - ▣ Notification signs posted on property
  - ▣ Notification of RNO's
    - Cory-Merrill Neighborhood Association
    - Virginia Village/Ellis Community Association
    - Denver Neighborhood Association, Inc
    - Inter-Neighborhood Cooperation
- Public Outreach
  - ▣ Applicant has conducted public outreach for this application

# Review Criteria



## 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



# Review Criteria



## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
  - ▣ Comprehensive Plan 2000
  - ▣ Blueprint Denver: A Land Use and Transportation Plan
  - ▣ The Boulevard 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:

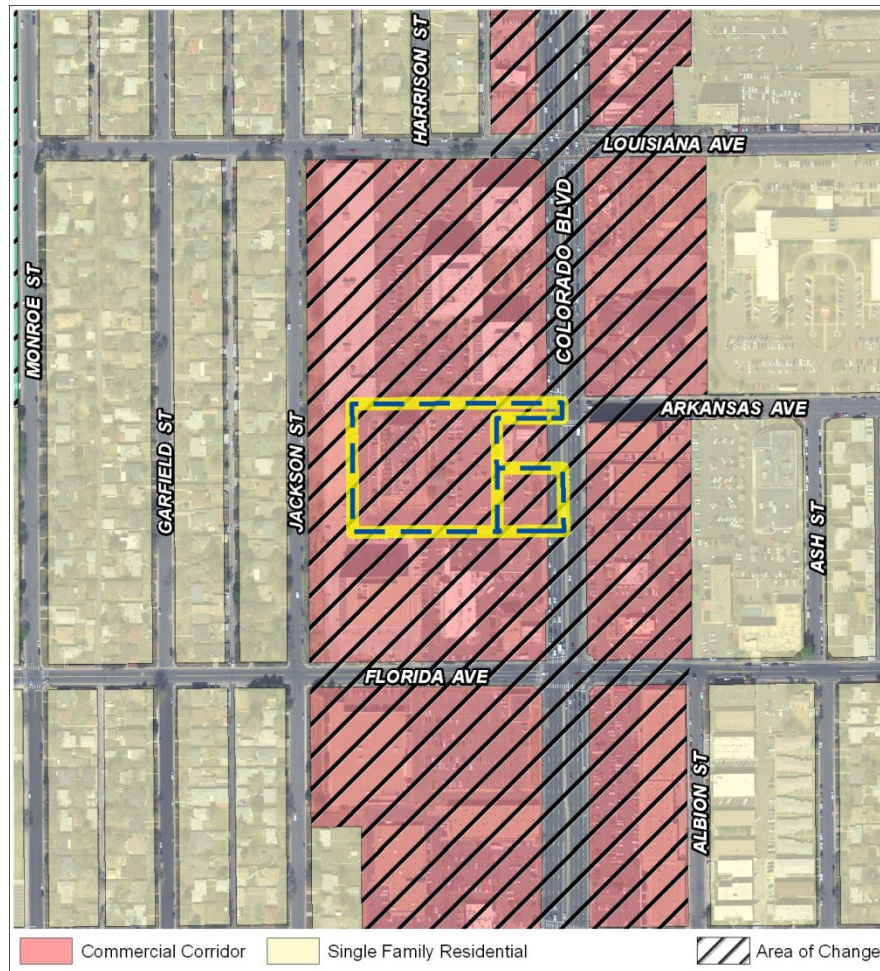
## Consistency with Adopted Plans

### Comprehensive Plan 2000

- The proposal is consistent with and positively addresses many Denver Comprehensive Plan strategies, including:
- Land Use chapter, Strategy 2-A is to “Initiate comprehensive review and detailed revision of the Denver Zoning Ordinance.”
- Land Use chapter, Strategy 4-A is to “*Encourage mixed-use, transit-oriented development that makes effective use of existing transportation infrastructure....*”



# Review Criteria: Consistency with Adopted Plans



- Land Use Concept:
  - Area of Change
  - Commercial Corridor
    - Oriented to heavily used arterial streets
    - Share similarities with Pedestrian Shopping Corridors
    - Street trees, wide sidewalks, pedestrian activity

# The Boulevard Plan



The proposed rezoning is consistent with The Boulevard Plan. The plan recommends:

- Office and Retail uses on this site
- Identifies benefits of promoting a mix of uses along the corridor
- Continue pattern of compatible development



# Review Criteria

## 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, and The Boulevard Plan
2. Uniformity of District Regulations
  - ▣ Rezoning will result in uniform district regulations across the site
3. Further Public Health, Safety and Welfare
  - ▣ Redevelopment of the site furthers the health, safety and welfare of the surrounding neighborhood
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Review Criteria

## 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**
  - **Change of Conditions**
    - Changes include the creation of the form-based Denver Zoning Code and the pattern of reinvestment along Colorado Boulevard
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Review Criteria



## 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. CPD concludes the existing conditions of the properties are consistent with both the Urban Center Neighborhood Context and with the C-MX Zone District Purpose and Intent



# Recommendation



- ❑ Planning Board unanimously recommends approval
- ❑ CPD recommends approval of the C-MX-3 and C-MX-12 zone districts, based on finding all review criteria have been met