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## Land Use, Transportation & Infrastructure Committee Summary Minutes

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**Tuesday, December 20, 2011 10:30 AM City & County Building, Room 391**

**Members Present:** Lehmann, Lopez, Montero, Robb, Shepherd, Susman

**Members Absent:**

**Other Council Present:** Brooks

**Committee Staff:** Gretchen Williams

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### Bill Requests

**BR11-0947 Approves rezone from PUD #321 (Planned Unit Development) to S-CC-3x (Suburban Commercial Corridor, 3 stories) for property at 4787 S. Wadsworth Way in Council District 2.**

*Chris Gleissner, Community Planning & Development*

The 1.9-acre site fronts onto Wadsworth Way southwest of the intersection of S. Wadsworth and W. Quincy. The site is occupied by a retail tire store. Most surrounding uses are commercial with a multi-family residential use to the east. The applicant plans an expansion of his existing business and building. The existing PUD allows a building only of the size and placement of the existing building and does not allow for any expansion. The business owner wants to demolish the building and construct a larger one due to increased business.

Community Planning & Development (CPD) has not received any comments from the community.

The Planning Board recommended approval of the proposed rezoning as a consent item.

Community Planning & Development recommends approval based 1) the legal justification of changed conditions, i.e., the need to expand in order to retain the business; and 2) on compliance with adopted plans, specifically Comprehensive Plan 2000 and Blueprint Denver as well as the Zoning Code.

A motion offered by Councilmember Lopez, duly seconded by Councilmember Shepherd to file a bill to carried by the following vote:

AYES: Lehmann, Lopez, Montero, Robb, Shepherd, Susman(6)  
 NAYS: (None)  
 ABSENT: (None)  
 ABSTAIN: (None)

**BR11-0975 Approves rezone from U-TU-B (Urban 2-unit, min. 4500 sq. ft. lot) to U-MX-2x (Urban Main Street Neighborhood Serving Business, 2 stories) property at 1532 and 1540 Monroe and 1551 Garfield in Council District 8.**

*Ellen Ittelson, Community Planning & Development*

This 0.48-acre site is composed of two residential lots fronting on Monroe and one on Garfield north of the site of a former car dealership on Colfax. The owner plans to redevelop the Colfax site as a 25,000 square foot Sunflower Farmers Market (it does not require rezoning). The three lots in question would be used to augment the number of parking spaces beyond the zoning requirement, comparable to other Sunflower Markets in Denver. These three lots are currently zoned for single and two-unit residential and must be rezoned to be used for parking.

The site plan, which includes the three lots in question, has been submitted but cannot be approved until the zoning is changed. The owner plans to break ground in the spring and be open for the holiday season in 2012.

Residents in the area have expressed a desire for a grocery store in the neighborhood, provided parking impacts does not extend into the neighborhood. Although the South City Park Neighborhood has not taken an official position, the community is very supportive of the proposed zoning. Staff had received numerous emails and letters by the time of the Planning board hearing on Dec. 7:

Area	Support	Oppose	Concerns
South City Park	50	4	2
All other responses	295	0	0
Total	345	4	2

CPD states that the proposed U-MS-2x zone district is the best option because it allows for the parking but also requires a buffer for the adjacent residential uses.

CPD found that the rezoning is not consistent with the recommendations of adopted plans to limit expansion of commercial zoning into the existing residential neighborhoods. However, the stated community need and desire for a grocery store is a factor that led staff to recommend the zoning necessary to provide that community need, which was not anticipated at the adoption of relevant plans [Comprehensive Plan 2000, Blueprint Denver (2002), and East Colfax Neighborhood Plan (2004)]. The East Colfax Plan identifies the car dealership site as an opportunity site but does not assign a use.

Following a public hearing at which 14 individuals testified, the Planning Board recommended approval.

A motion offered by Councilmember Lehmann, duly seconded by Councilmember Susman to file a bill to carried by the following vote:

- AYES: Lehmann, Lopez, Montero, Robb, Shepherd, Susman(6)
- NAYS: (None)
- ABSENT: (None)
- ABSTAIN: (None)