

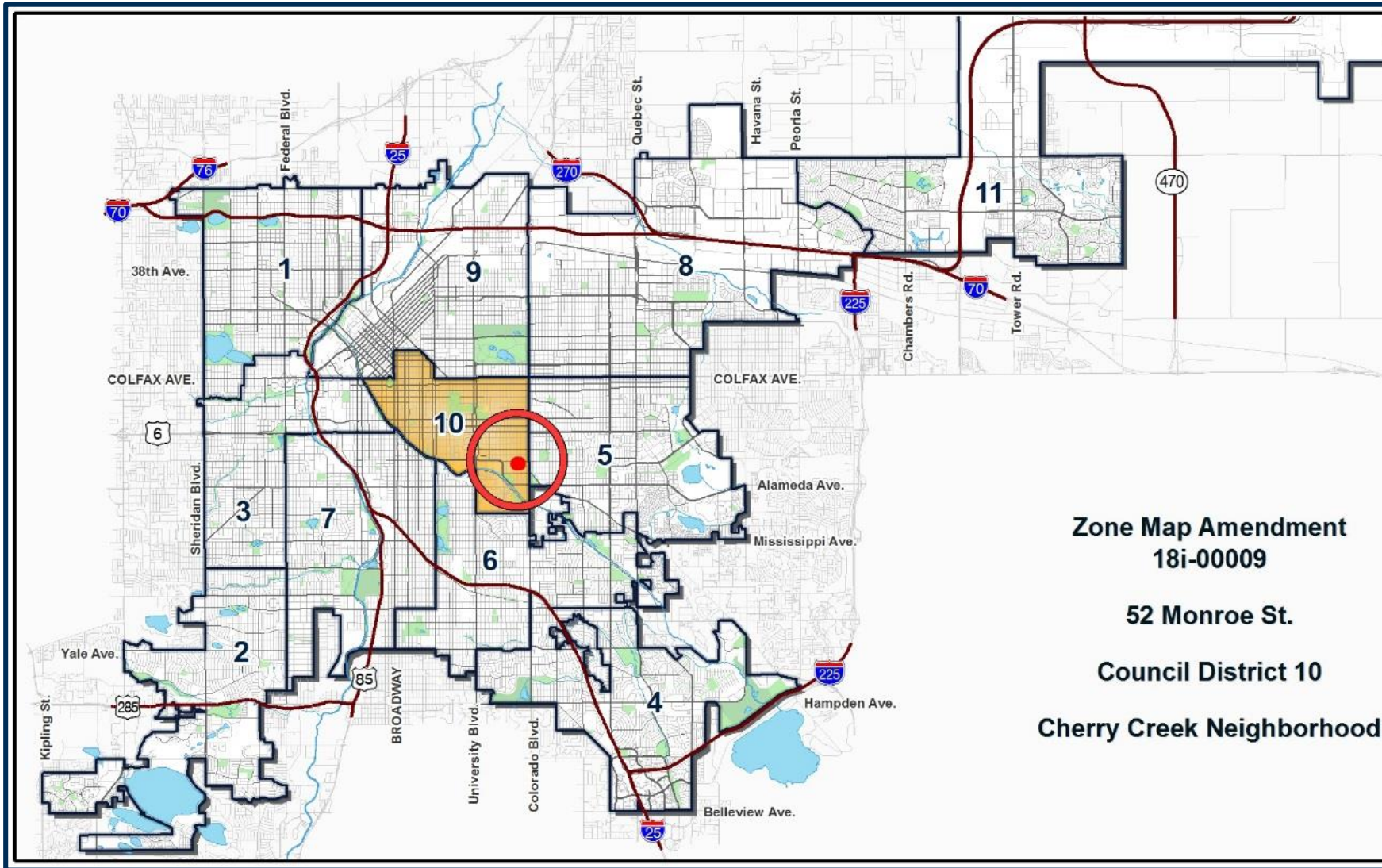


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# Official Map Amendment

Application #2018I-00009

Rezoning 52 Monroe St. from PUD 483 to G-R0-3



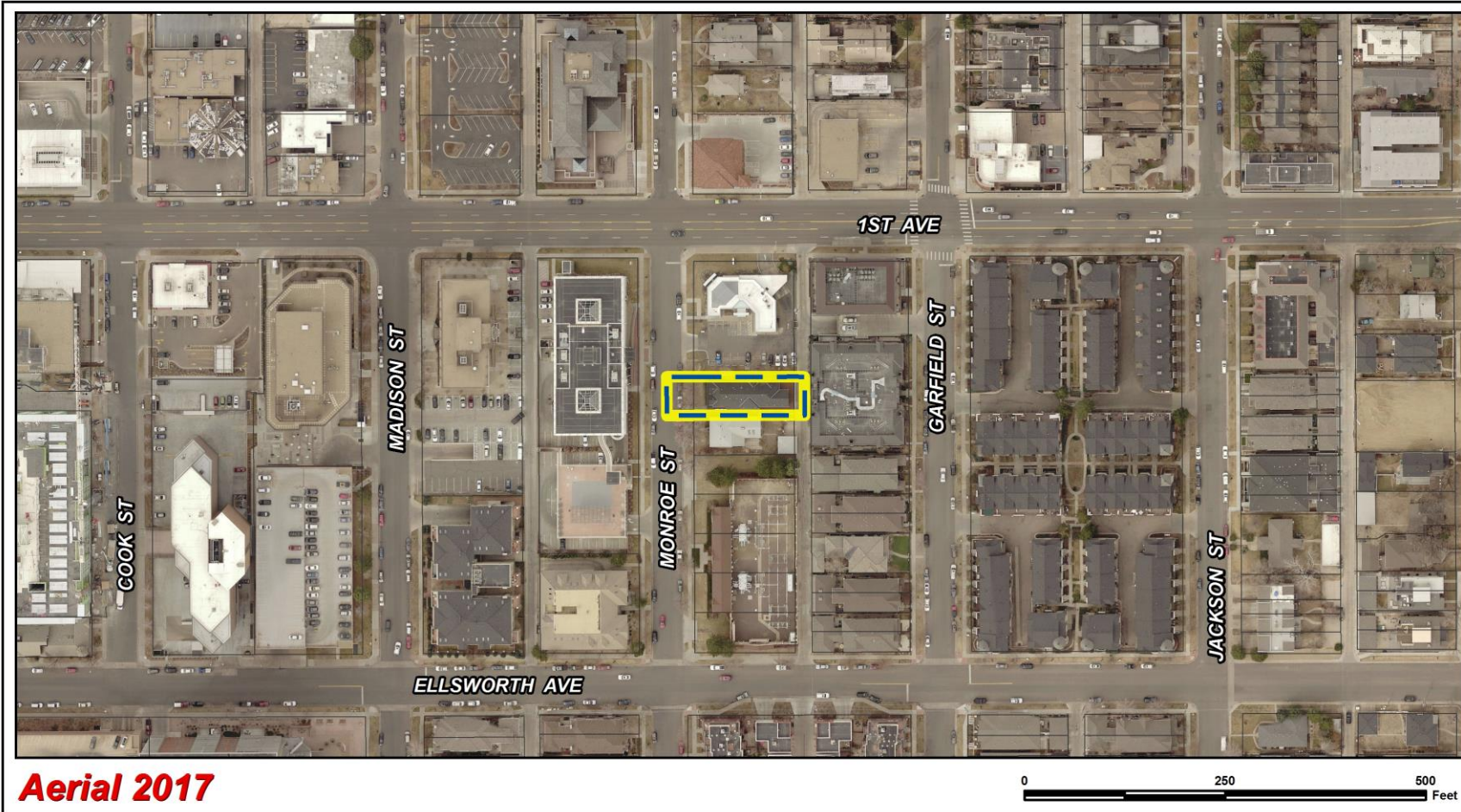
# 52 Monroe St. PUD t G-RO-3

**Zone Map Amendment  
18i-00009**

**52 Monroe St.**

**Council District 10**

**Cherry Creek Neighborhood**



- **Location:**
  - Approx. 6,250 sq. ft.
  - 2-story mixed use building
- **Proposal:**
  - Rezoning from PUD to G-RO-3
  - Allow redevelopment of parcel with boutique medical office

# General Urban- Residential Office - 3

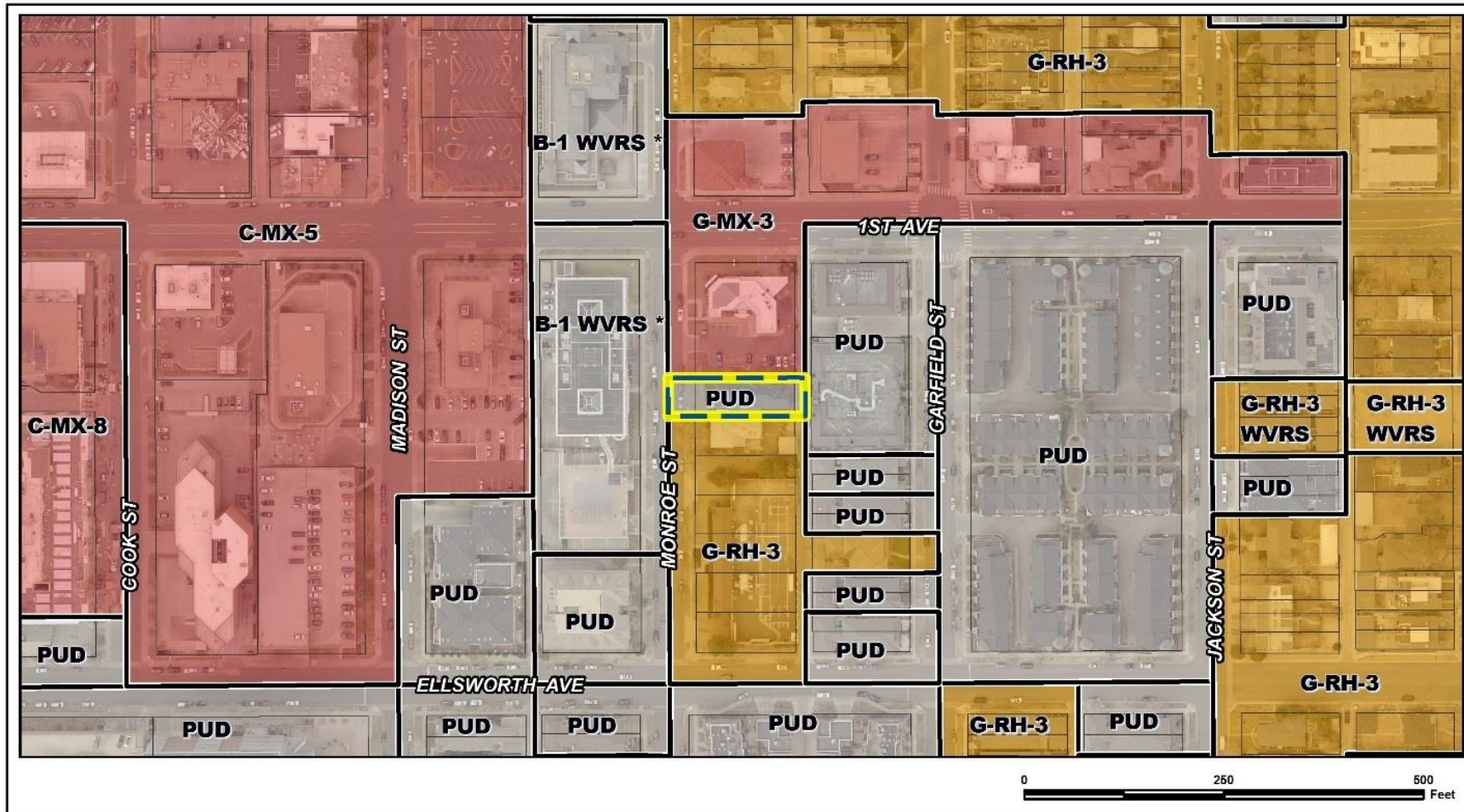
General Urban (G-) Neighborhood Context Zone Districts		Building Forms											
		Suburban House	Urban House	Duplex	Tandem House	Row House	Garden Court	Town House	Apartment	Drive Thru Services	Drive Thru Restaurant	General	Shopfront
Max Number of Primary Structures Per Zone Lot		1*	1*	1*	2	No Maximum							
RESIDENTIAL ZONE DISTRICTS													
Row House (RH)	G-RH-3		■	■		■							
Multi Unit (MU)	G-MU-3, -5		■	■			■	■	■				
	G-MU-8, -12, -20		■	■				■	■				
Residential Office (RO)	G-RO-3, -5		■	■				■	■				
COMMERCIAL MIXED USE ZONE DISTRICTS													
Residential Mixed Use (RX)	G-RX-3, -5							■				■	
Mixed Use (MX)	G-MX-3							■		□	□	■	
Main Street (MS)	G-MS-3, -5							■		□	□	■	

■ = Allowed    □ = Allowed subject to geographic limitations    \*See Section 1.2.3.5 for exceptions

G-RO-3 is a multi unit and office district allowing urban house, duplex, row house, town house, and apartment building forms. The tallest building form has a maximum height of three stories.

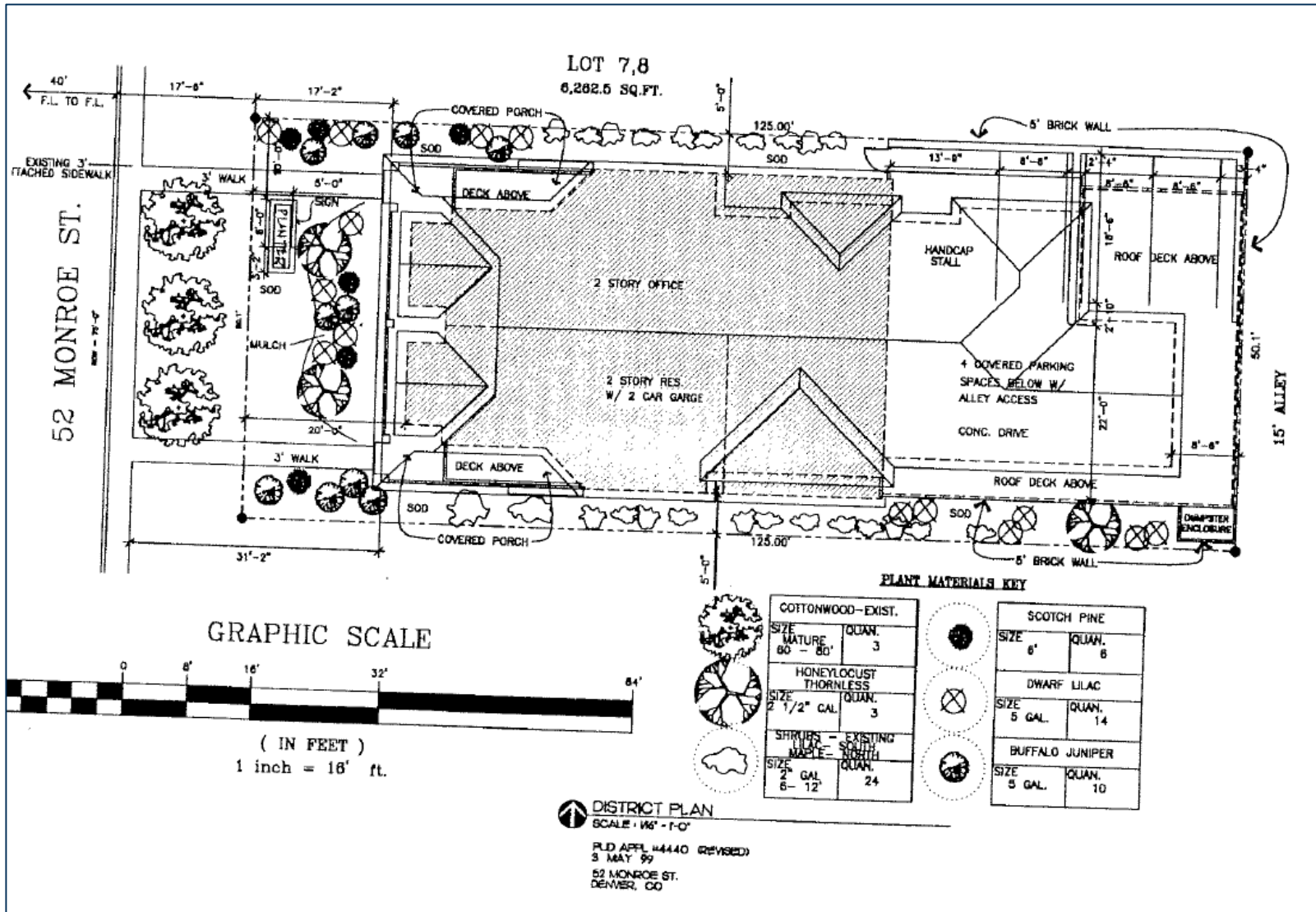
Development Agreement Limits allowed uses to Household Living uses and “Dental/ Medical Office or Clinic” and “Office, All Others”

# Existing Context – Zoning



Subject Site: PUD 483

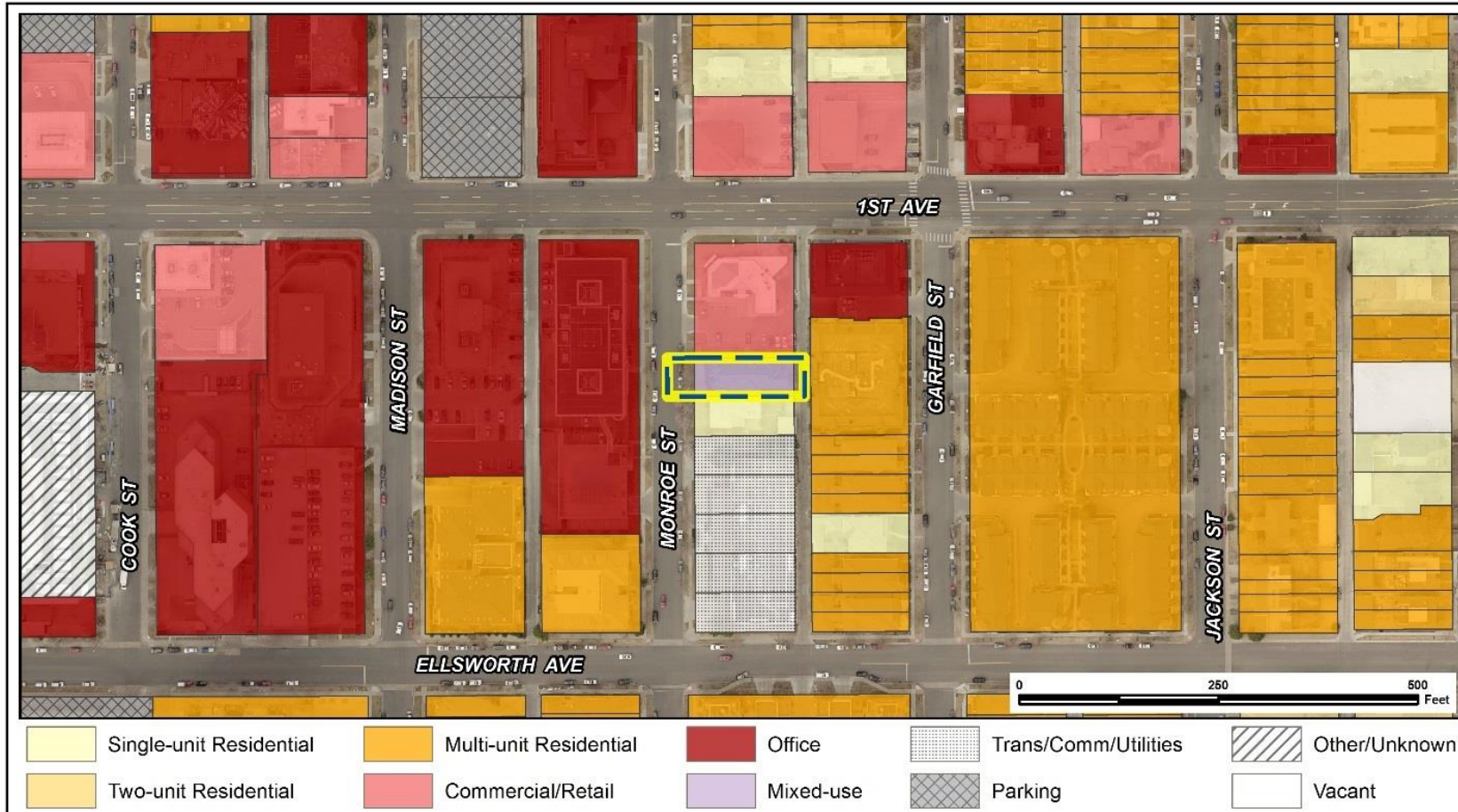
- Adjacent to:
  - G-MX-3
  - G-RH-3
  - PUD
  - B-1 WVRS



## PUD 483

- Est. 1999
  - Allows a 2-story building
  - 6,000 SF Max Size
  - Townhouse Unit and Attached Office Space
- 
- Written too specifically to accommodate a change in the size or location of the existing building or redevelopment of the site without rezoning.

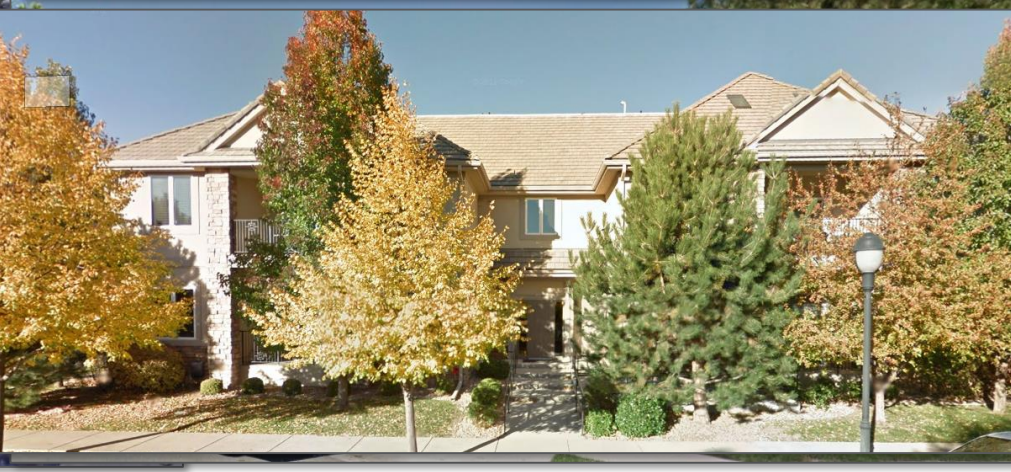
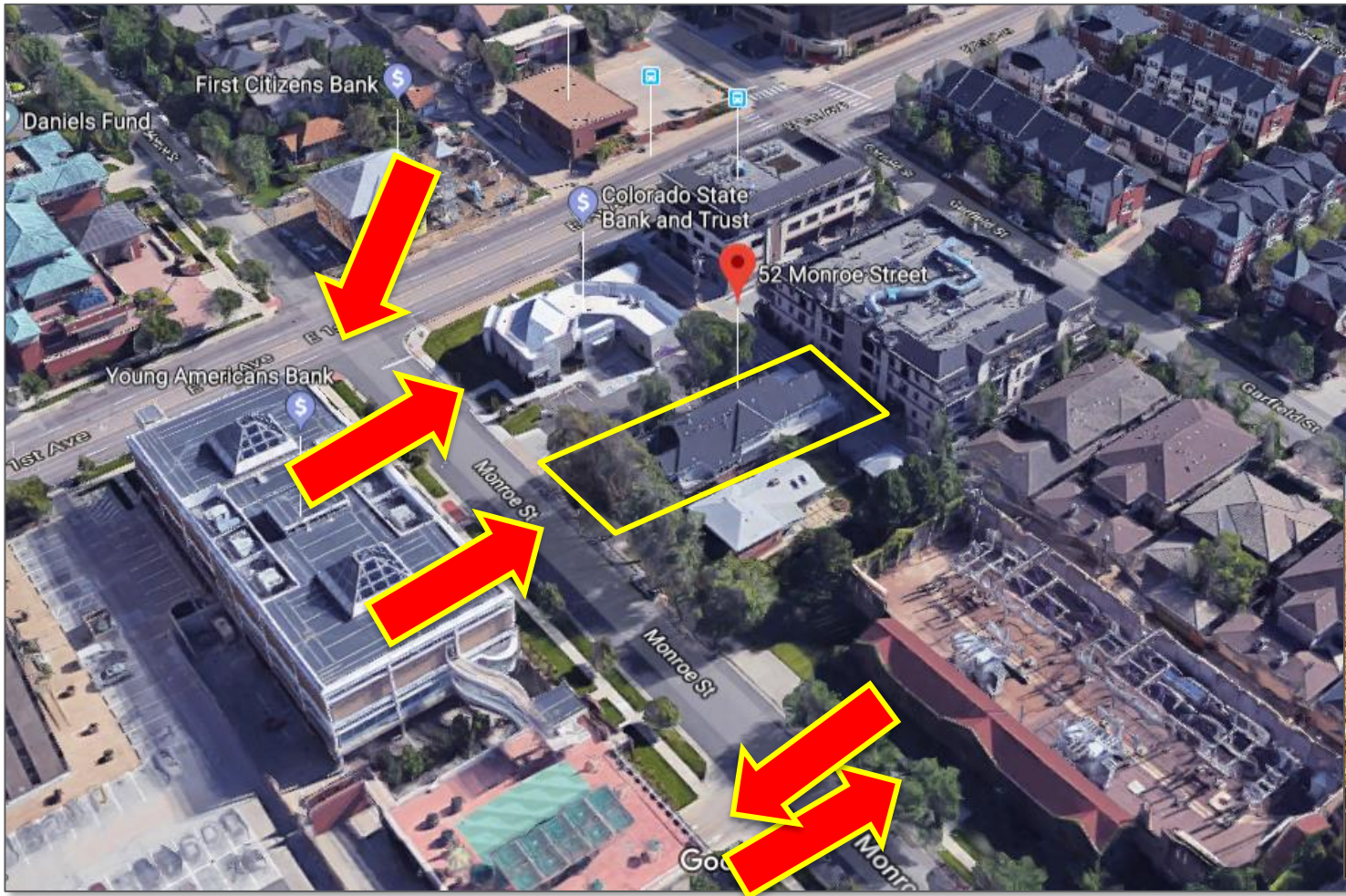
# Existing Context – Land Use



Subject Site: Mixed Use  
(SU residence/ Office Space)

- Adjacent to:
  - Drive-thru bank (N)
  - SU residence (S)
  - Xcel Substation (S)
  - Office (W)
  - MU Residential (W)

# Existing Context – Building Form/Scale





# Process

- Planning Board: July 18, 2018
  - Voted unanimously to recommend approval
- Land Use, Transportation and Infrastructure Committee: August 7, 2018
- City Council: September 17, 2018
- Public comment:
  - One letter of support from RNO included with application
  - No additional comments received

# 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 (2002)*
- *Cherry Creek Area Plan (2012)*

### 2. Uniformity of District Regulations

### 3. Further Public Health, Safety and Welfare

### 4. Justifying Circumstances

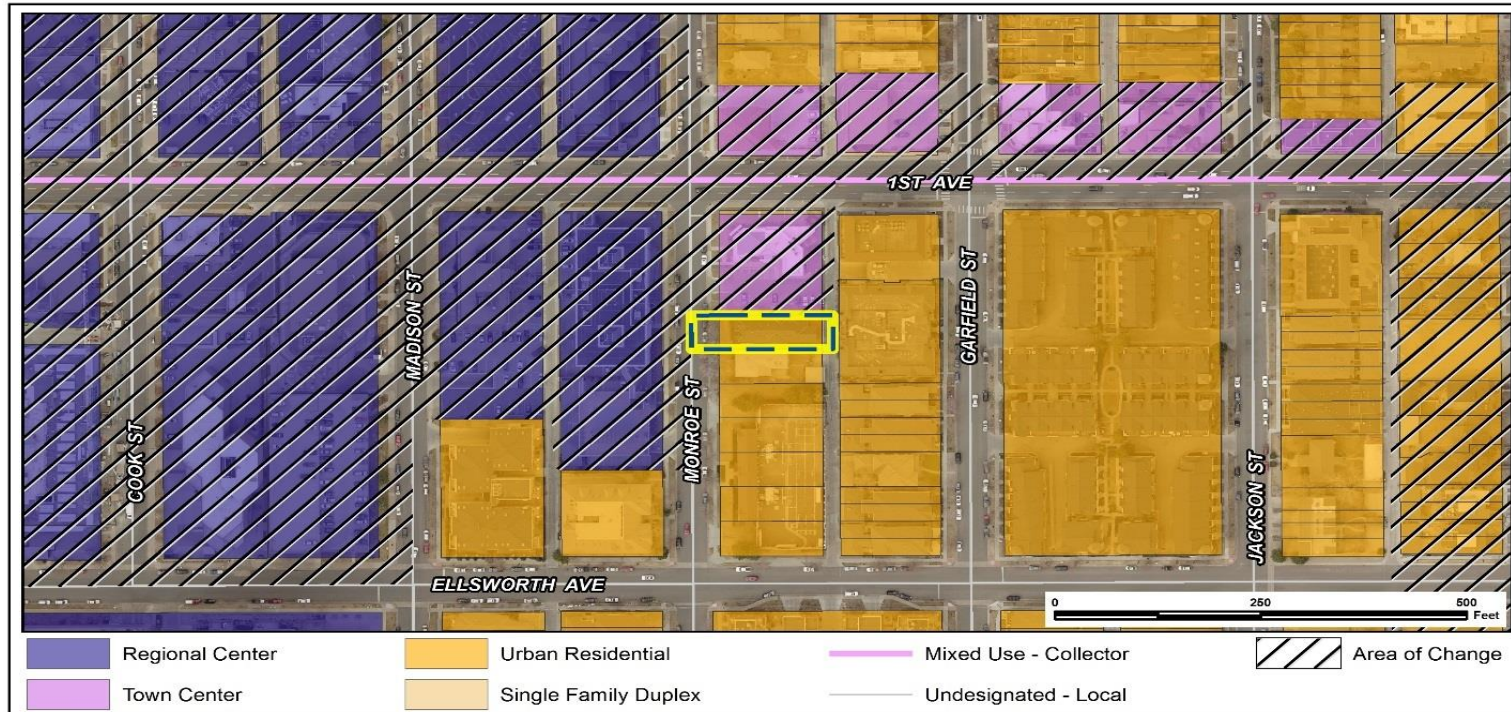
### 5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Review Criteria: Consistency with Adopted Plans

## Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-F – *Conserve land by promoting infill development where services and infrastructure are already in place; reducing sprawl*
- Land Use Strategy 3-B – *Encourage quality infill development consistent with neighborhood character; opportunities for increased density; variety of compatible uses.*
- Legacies Strategy 3-A – *Identify areas in which increased density and new uses are desirable and can be accommodated.*
- Mobility Strategy 4-E – *Continue to promote mixed-use development, which enables people to live near work, retail and services.*
- Land Use, Strategy 2-C: *Review and update City processes for enforcement of zoning and other land-use regulations. These processes should include a consistent and enforceable set of performance standards for the owners and operators of all land uses and a swift, efficient and fair inspection and compliance process.*

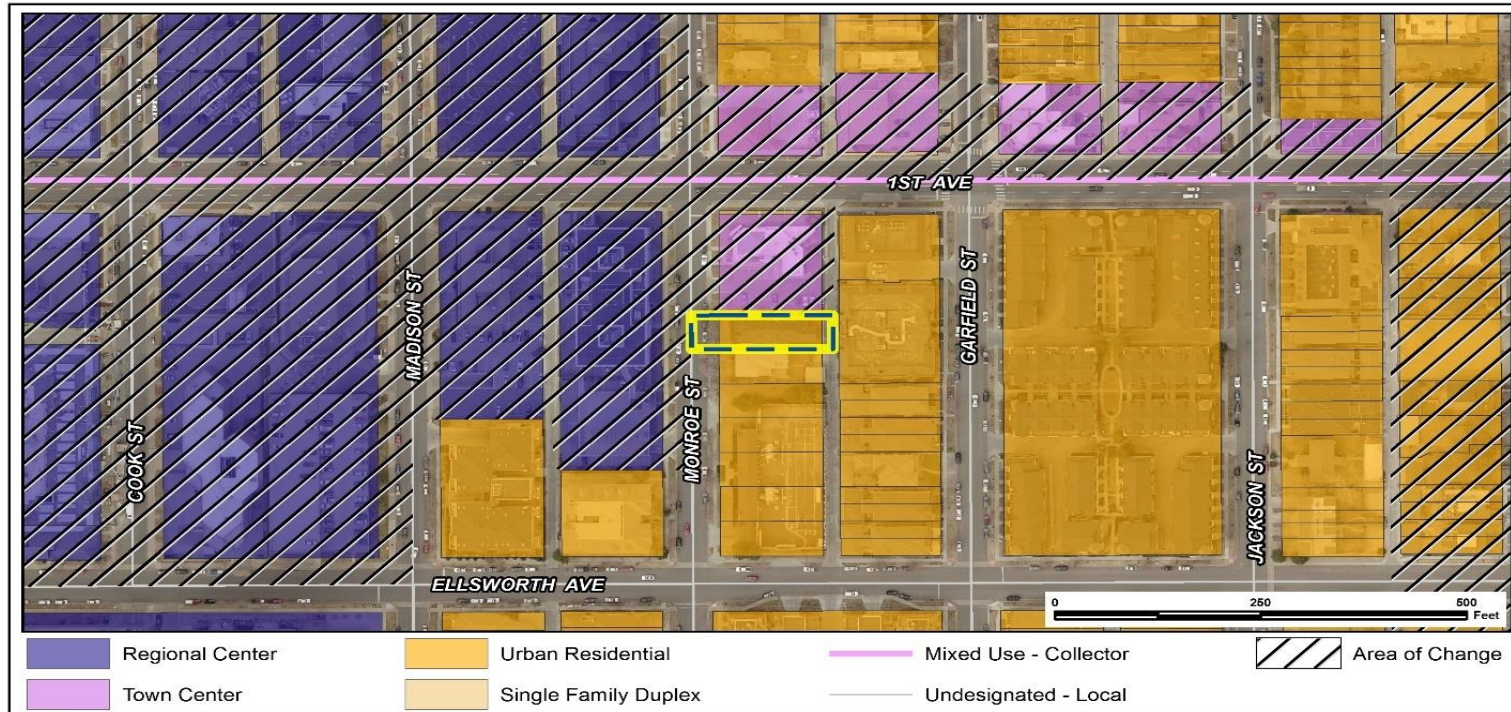
# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2002)

- Urban Residential:
  - Neighborhoods [that] are higher density and primarily residential but may include a noteworthy number of complementary commercial uses.
  - Make up of block primarily non-residential: represents transition from Urban Residential to Town and Regional Center
- Area of Stability
  - Maintain the character of an area while accommodating some new development and redevelopment
  - Proposed zoning would maintain existing mixed use character while remaining compatible with nearby residential areas

# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2002)

- Future Street Classifications: Monroe: Undesignated Local
- Blueprint Denver says local streets are “influenced less by traffic volumes and tailored more to providing local access. Mobility on local streets is typically incidental and involves relatively short trips at lower speeds to and from other streets.”
- The proposed rezoning to G-RO-3 is consistent with the Undesignated Local street classification because the zone district enables low-intensity and low-scale office and residential uses along streets designated for residential purposes and traffic levels.

# Review Criteria: Consistency with Adopted Plans



The Plan recognizes the value of “boutique medical offices,” and states that “continuing to provide high quality office space for these boutique firms...is essential to the mixed-use character of Cherry Creek” (Pg. 45).

Cherry Creek East Subarea supports “a mix of residential and office uses and some of the highest residential and employment densities in all of Cherry Creek, as well as the greatest diversity of housing types.”

Recommends reinforcing the residential character, respecting the existing scale, and rezoning PUDs,

# Review Criteria

1. Consistency with Adopted Plans
  - *CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver, Cherry Creek Area Plan*
2. Uniformity of District Regulations
  - *Request is consistent – rezoning from former Chapter 59 PUD*
3. Further Public Health, Safety and Welfare
  - *Implements adopted plans, brings parcel into modern zoning code*
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
  - *“That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.”*
  - The proposed rezoning would bring the property into compliance with 2010 Denver Zoning Code standards and would allow for redevelopment of the property in a manner consistent with the City’s adopted plans and policies.

# Review Criteria - Consistency with Neighborhood Context, Zone District Purpose and Intent

## General Urban Neighborhood Context:

- *Characterized by multi-unit residential uses in a variety of building forms.*
- *Low-scale commercial areas are embedded within residential areas. Commercial uses occur in a variety of building forms that may contain a mixture of uses within the same structure*

## The Residential Office (RO) districts:

- *Provide opportunities for residential and offices uses in low to moderate scale residential building forms*

# CPD Recommendation

CPD recommends [approval of 2018I-00009](#), 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