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## Land Use, Transportation & Infrastructure Committee Summary Minutes

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**Tuesday, March 19, 2013      10:30 AM      City & County Building, Room 391**

**Committee Members:** Robb, Chair; Montero, Vice-Chair; Brown; Lehmann; López; Shepherd

**Committee Staff:** Gretchen Williams

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

**Members Absent:** None

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### Bill Requests

**BR13-0187 Designates the 1908 Margaret Long House, 2070 Colorado Blvd., as a Denver Landmark in Council District 8.**  
*Savannah Jameson, Landmark Preservation Commission*

The application for designation was submitted by the owner of the house. Landmark Preservation staff found that the application meets the requisite standards in the areas of History, Architecture and Geography for designation. The Landmark Preservation Commission held a public hearing on March 5, after which it voted unanimously to forward the application to Council with a recommendation of approval.

The house is an exemplary example of the Dutch Colonial style with strong Classical Revival elements, and it is in a prominent location on Colorado Blvd. across from the Museum of Nature & Science in City Park. The house is counted as a contributing structure to the Park Hill National Historic District. No architect was discovered for this house.

Dr. Margaret Long, who was prominent in Denver's medical and literary history, had this home constructed for her in 1908, having relocated to Denver in 1905 due to her tuberculosis. She served on the staff of the Denver County Hospital and was co-founder and first Medical Director of Sands House Sanatorium in 1914. After retiring in the 1940's Dr. Long researched and wrote a series of acclaimed books on Colorado's old trails and how

they relate to the contemporary highways. She was awarded the Colorado State Historical Society's first citation for distinguished historical service to the State of Colorado.

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

- AYES: Susman, Brown, Lehmann, Lopez, Montero, Robb, Shepherd(7)
- NAYS: (None)
- ABSENT: (None)
- ABSTAIN: (None)

**BR13-0188 Changes the zoning classification from B-4 with waivers (Former Chapter 59 high density business/residential), UO-1 NS UO-2 (Overlay districts allowing adult uses and billboards, respectively) to S-MX-2 (Suburban Context, Mixed Use, max. 2 stories) of 13000 E. Albrook in Council District 11 (2012I-00047).**

*Deirdre Oss, Community Planning & Development*

This almost 1-acre site is in the Montbello Neighborhood and is currently vacant. This property is still zoned under the Former Chapter 59 because it includes waivers of a large number of uses. Surrounding uses include commercial, light industrial and civic uses. Zoning immediately adjacent this site is S-MX-12. Proposed zoning will better fit the surrounding mix of uses with an appropriate scale. The classification allows the owner's proposed Plant Nursery with aquaculture as an allowed accessory use.

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Community Planning & Development staff determined that the application is consistent with Comprehensive Plan 2000, Blueprint Denver, and the Montbello Neighborhood Plan (1991). Blueprint Denver identifies this as an Area of Stability with a concept of Town Center, which the proposed zoning supports. The adopted neighborhood plan encourages retail, business and hotel development, and it recommends this specific corner as a major entry point into the neighborhood and encourages neighborhood serving retail shopping as well as

wholesale, office and hotel uses.

Staff has received no formal comments from any neighborhood groups concerning this application. On March 6, the Planning Board voted unanimously to recommend approval.

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

- AYES: Susman, Brown, Lehmann, Lopez, Montero, Robb, Shepherd(7)
- NAYS: (None)
- ABSENT: (None)
- ABSTAIN: (None)

**BR13-0173 Changes the zoning classification from U-TU-B (Urban Neighborhood Context, 2-unit, min. 4500 sq. ft. lots) to U-MX-2x (Urban Neighborhood Context, Mixed Use, max. 2 story, limited scale) of the property at 1172-1178 Mariposa and 1120-1122 West 12th Ave. in Council District 9.**  
*Kyle Dalton, Community Planning & Development*

This 6,250 square-foot lot is in the La Alma Lincoln Park Neighborhood at the southeast corner of W. 12th Ave. and Mariposa. The site contains a structure with both residential and commercial characteristics, and it is currently permitted as a "community center" which must be operated not-for-profit. The owner is requesting rezoning to acknowledge the historic commercial use and allow for a greater range of uses consistent with the areas. Land uses in the area include single and multi-unit residential, industrial, park, the 10th & Osage rail station as well as vacant land.

Community Planning & Development staff found the proposed zoning consistent with adopted City plans, including Comprehensive Plan 2000, Blueprint Denver and the LaAlma/Lincoln Park Neighborhood Plan. Mariposa is the boundary between an Area of Change (around the 10th & Osage rail station) and an Area of Stability; this site is in the latter. Justifying circumstances for rezoning are changes in the area, primarily the Denver Housing Authority's Mariposa development and the 10th & Osage transit area redevelopment.

The La Alma/Lincoln Park Registered Neighborhood Organization and the Denver Housing Authority have submitted letters of support for the proposed zoning. On March 6, the Planning Board voted unanimously to recommend approval.

Councilman Lopez asked about the intended use. The owner said he intended a small owner/occupant business, and he has had interest from several small business looking for economical space.

Councilwoman Montero asked the applicant to discuss his outreach in the neighborhood. He indicated that he contacted all of the registered neighborhood organizations in the area and has had conversations with the immediate neighbors, who support a low-intensity use. He said his business is buying buildings with potential to be an asset to the neighborhood, renovating them, and selling or leasing to appropriate businesses. Councilwoman Montero asked that he keep reaching out to the neighbors and offered her assistance if there are language barriers.

A motion offered by Councilmember Montero, duly seconded by Councilmember Brown, to file the bill carried by the following vote:

- AYES: Susman, Brown, Lehmann, Lopez, Montero, Robb, Shepherd(7)
- NAYS: (None)
- ABSENT: (None)
- ABSTAIN: (None)

**BR13-0155 Changes the zoning classification by amending Planned Unit Development (PUD) #617 at 1st Ave. and Fillmore in Council District 10.**

*Chris Gleissner, Community Planning & Development*

This 2.26-acre site is in the Cherry Creek North commercial area, on the northeast corner of 1st Ave. and Fillmore. Uses in the area include mostly office and retail, including the Cherry Creek Shopping Center across 1st Ave., and a growing number of residential units. The proposed amendment to the existing PUD would increase the permitted dwelling units from 15 to 33, above office, retail and parking. The proposed change will not impact the size or height of the building. Additional units will be configured within the PUD's existing allowances.

Community Planning & Development staff found the proposed zoning consistent with adopted City plans, including Comprehensive Plan 2000, Blueprint Denver and the Cherry Creek Area Plan (2012). The Blueprint Denver plan identifies this as an Area of Change with a concept land use of Regional Center, with which the 2012 neighborhood plan confirms. Blueprint Denver further recommends specific urban design standards and review. The Design Standards & Guidelines for Cherry Creek North and the Design Advisory Board review all projects to ensure they meet the intent of the design review district. Staff found that the proposed change is justified by changing conditions in the Cherry Creek area.

On Feb. 20, the Planning Board held a public hearing on the application, after which it voted 7-0 to recommend approval to City Council.

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

AYES: Susman, Brown, Lehmann, Lopez, Montero, Robb, Shepherd(7)  
NAYS: (None)  
ABSENT: (None)  
ABSTAIN: (None)