



DENVER
THE MILE HIGH CITY

4100 and 4050 N Kittredge 2015I-00125

From Gateway Waivers and
Conditions To S-CC-5x

FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**

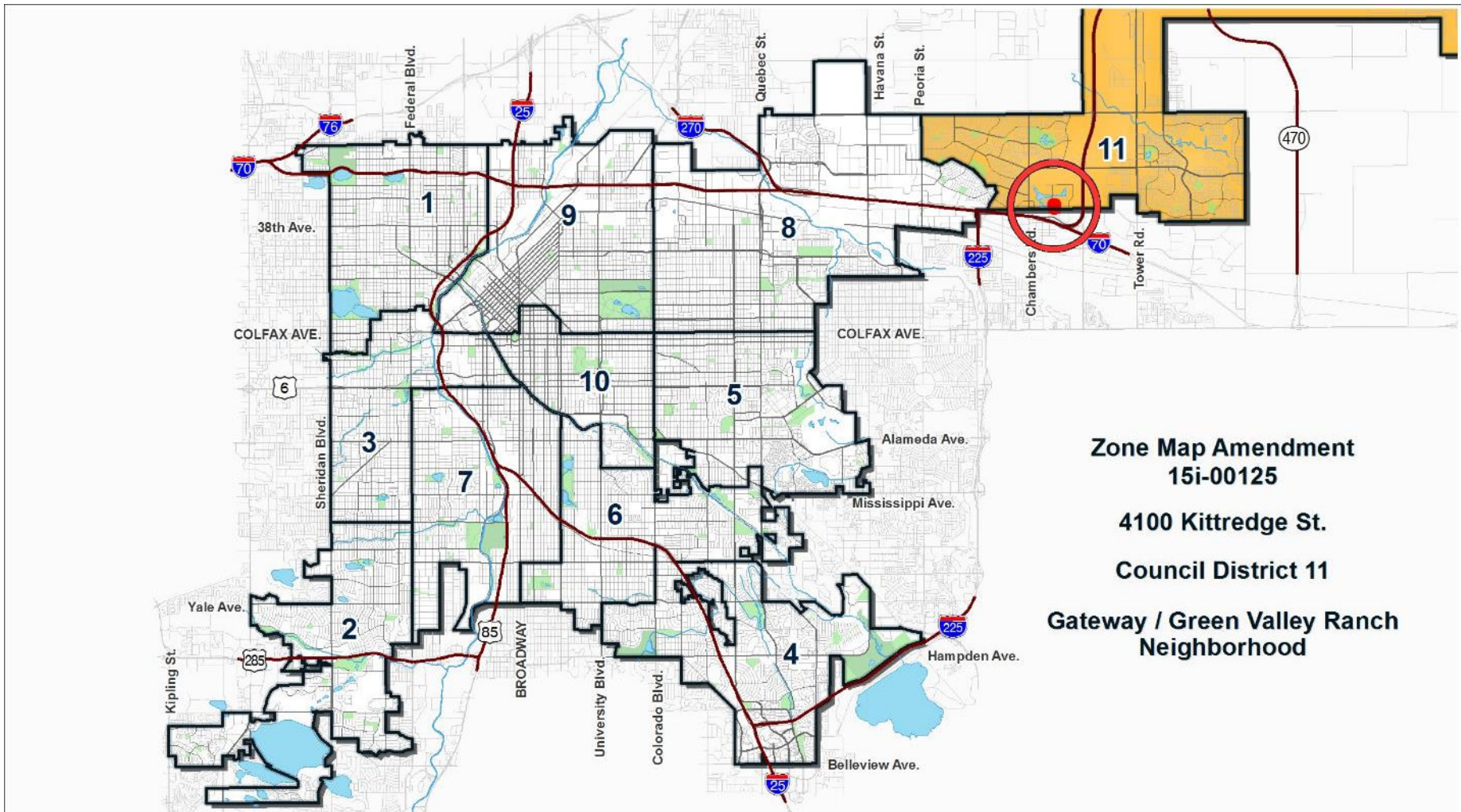
Neighborhoods and Planning Committee

March 23, 2016



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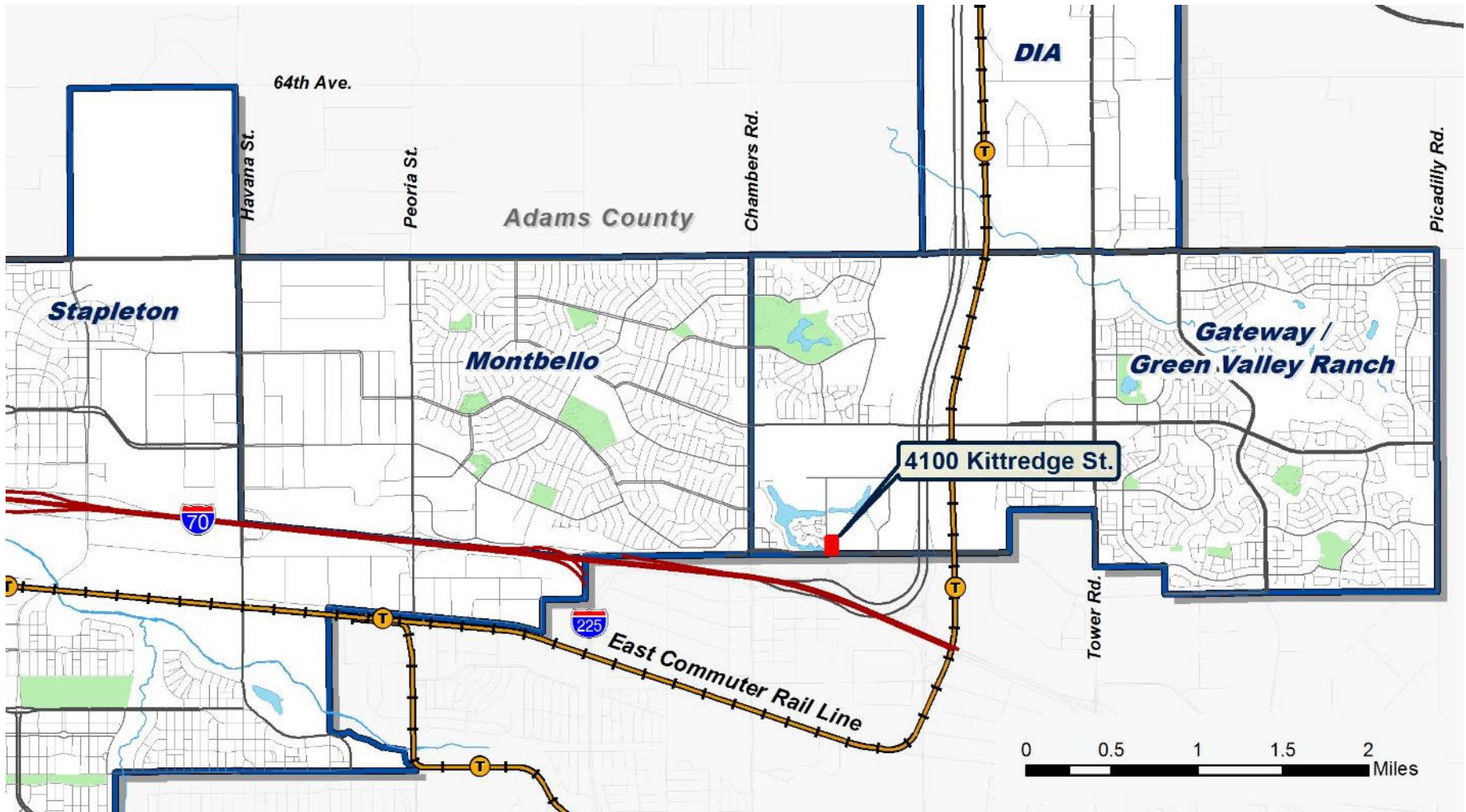
Location Gateway W/C to S-CC-5x

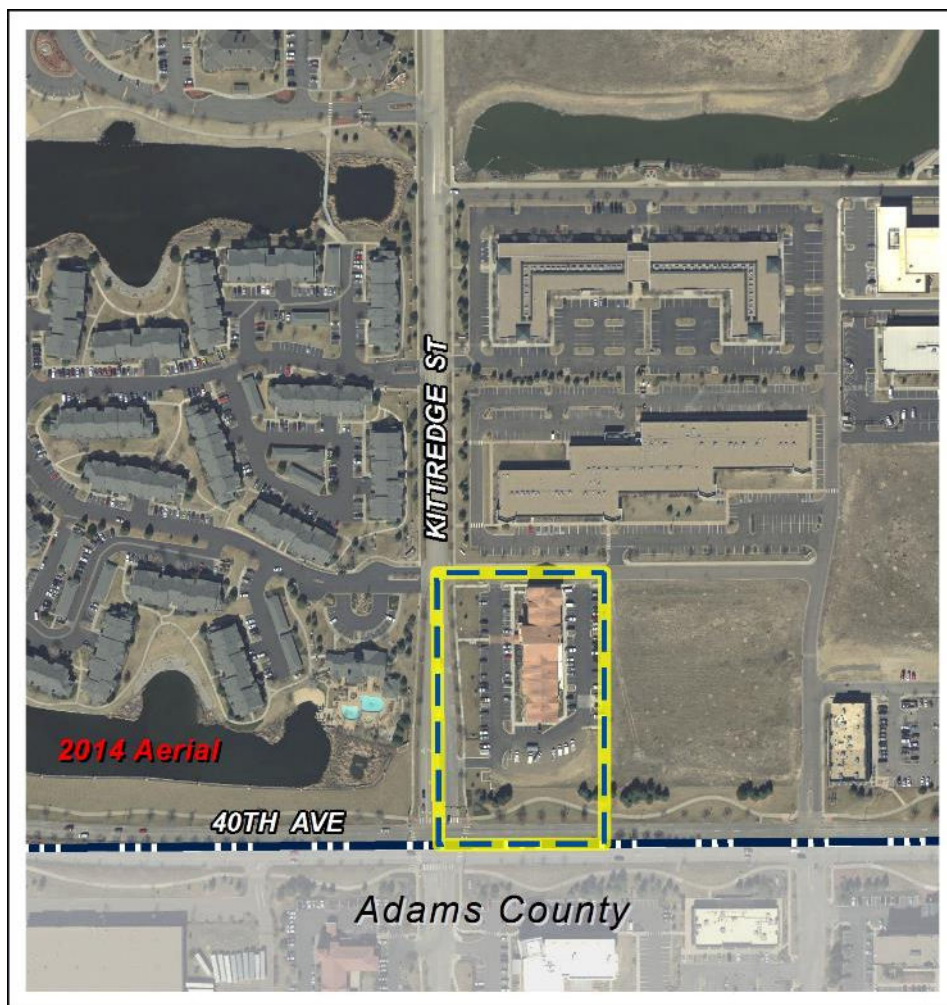




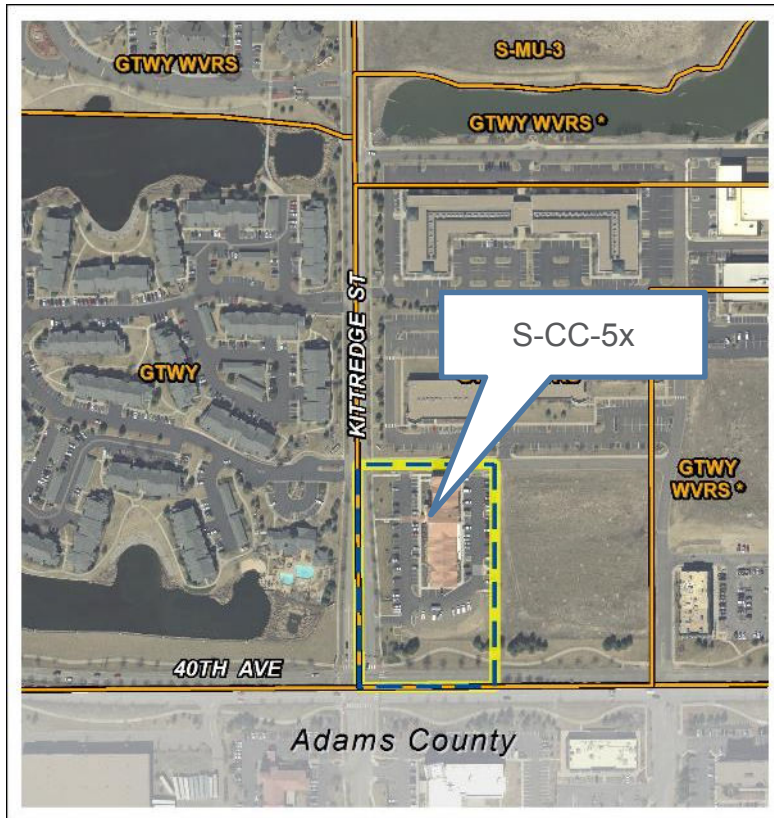
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Gateway/Green Valley Ranch Statistical Neighborhood





- Located at the intersection of E 40th Ave and N Kittredge Street
- Adams County to the south
- Located 1,100 feet from the Gateway Park Station on the East Corridor



- Property:
 - Two parcels; 3.05 acres
 - Hotel and vacant site (permitted for restaurant)
- Property Owners:
 - Requesting rezoning to bring existing hotel and vacant site into compliance with zoning standards
- Rezone from Gateway

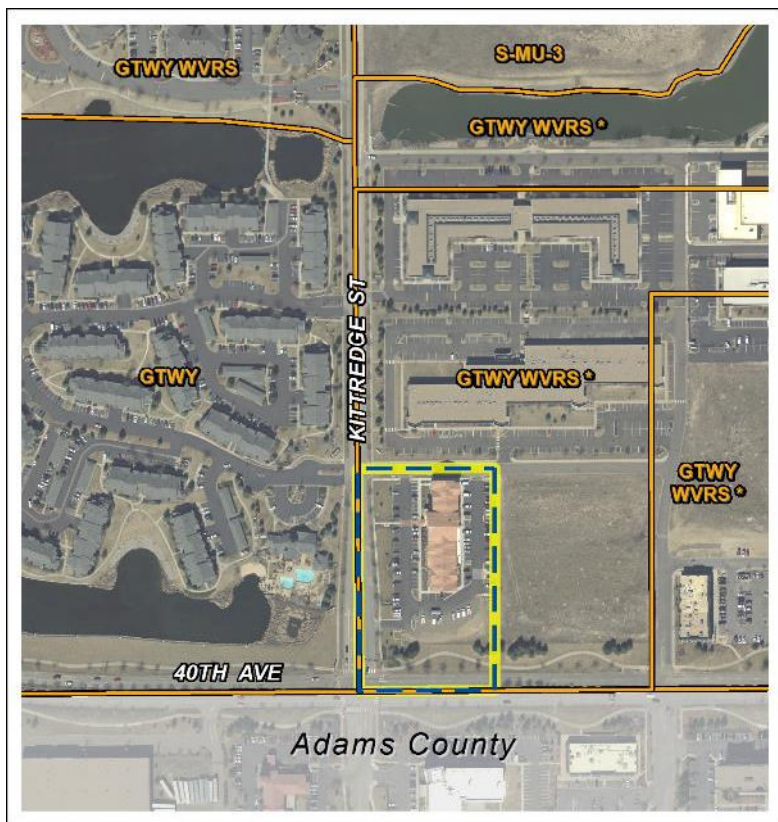




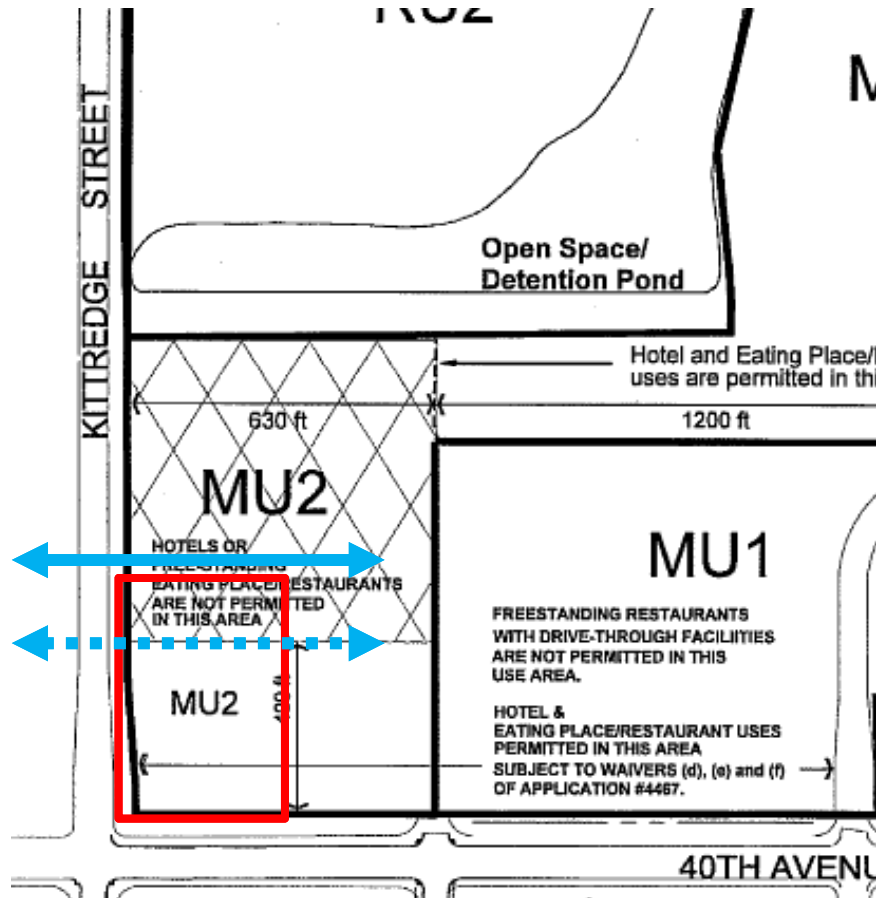
Existing Context

- Zoning
- General Development Plan
- Land Use
- Building Form/Scale

Existing Context – Zoning



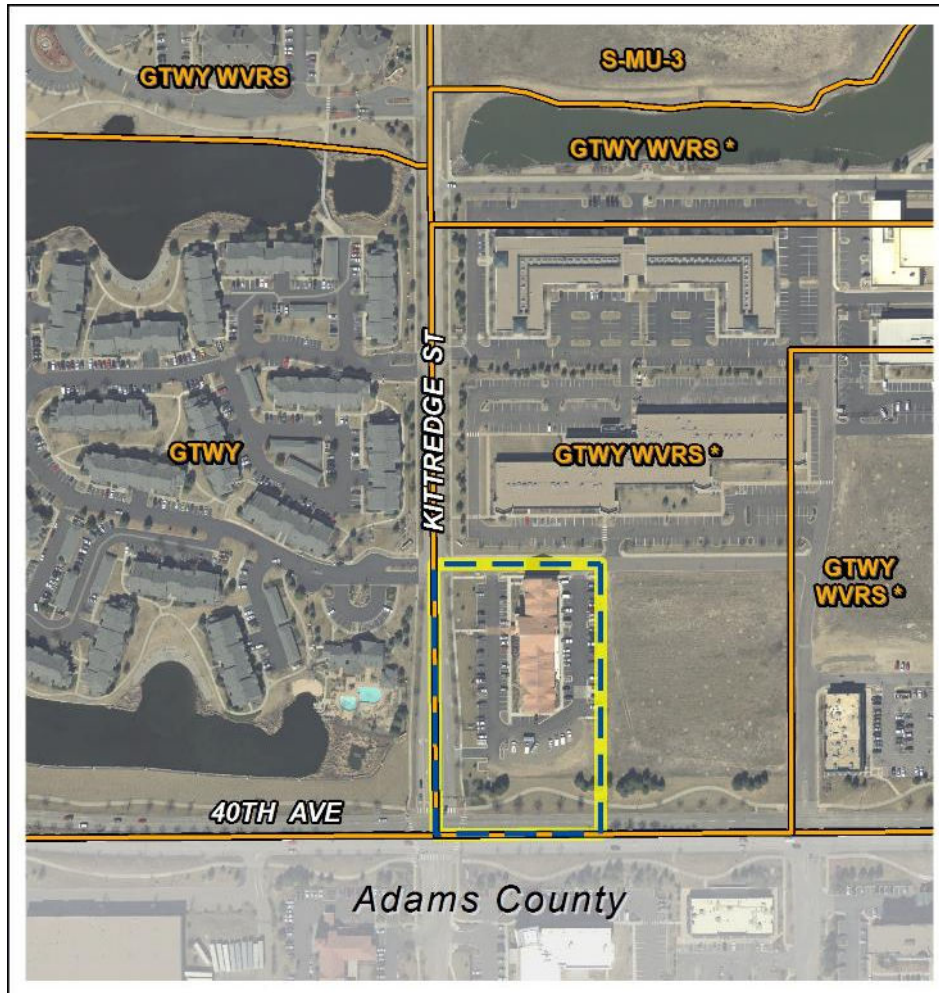
- Current Zoning:
 - Gateway with Waivers and Conditions
 - Located in Mixed Use 2 Use Area (MU2)
 - Max FAR of 0.6 with bonuses to 1.2
 - Max height of 75 feet



N Issues with Current Zoning

1. Hotel constructed in area where hotels are not permitted
2. Hotel and permitted restaurant do not comply with setbacks
3. Hotel and permitted restaurant do not comply with location of surface parking

Existing Context – Zoning



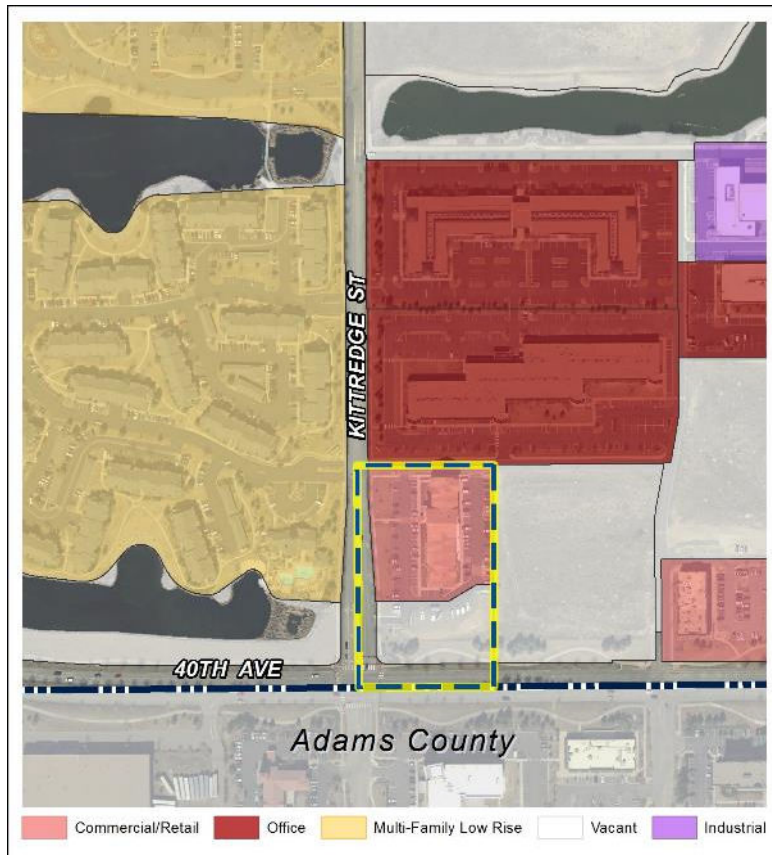
- Gateway W/C as part of the same ordinance to the east and north
- Gateway to the west
- Adams County to the south

Gateway Park IV West Kittredge East GDP



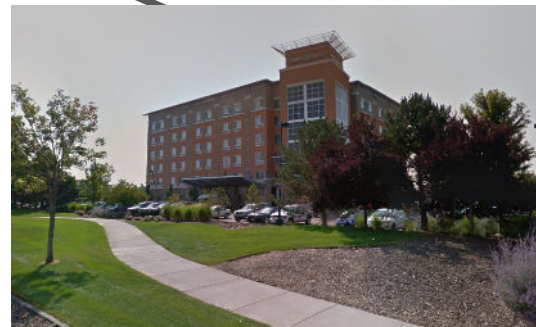
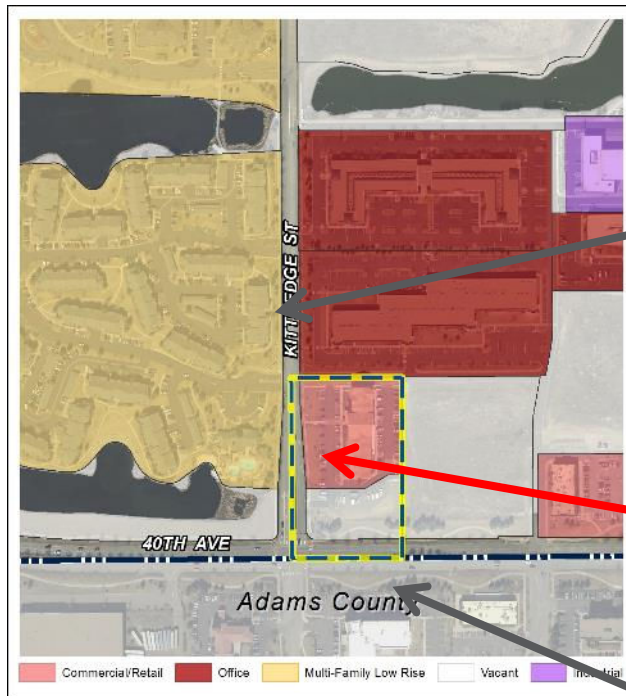
- 96 acre site
- Includes use areas, vehicular access points, pedestrian circulation, location of roads, and residential densities
- GDP no longer serves a purpose for site; will be removed from applicability

Existing Context – Land Use



- Site is commercial/retail and vacant
- Large office sites to the north
- Multi-family residential to the west
- Commercial to the south in Adams County

Existing Context – Building Form/Scale



- Registered Neighborhood Organizations notified of this Process
 1. Alliance for Justice
 2. Denver Neighborhood Association, Inc.
 3. Inter-Neighborhood Cooperation
 4. Montbello 20/20
 5. Northern Corridor Coalition
- One Letter of Support from Montbello 20/20

- Notice of Receipt of Application: December 9
- Notice of Planning Board Public Hearing: February 16
 - Registered Neighborhood Organizations
 - Notification signs posted on property
- Planning Board voted unanimously to recommend approval: March 2, 2016
- Notice of Neighborhoods and Planning Committee: March 9
- City Council

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

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation Plan
- Gateway Concept Plan (1990)

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

- **Opportunities**

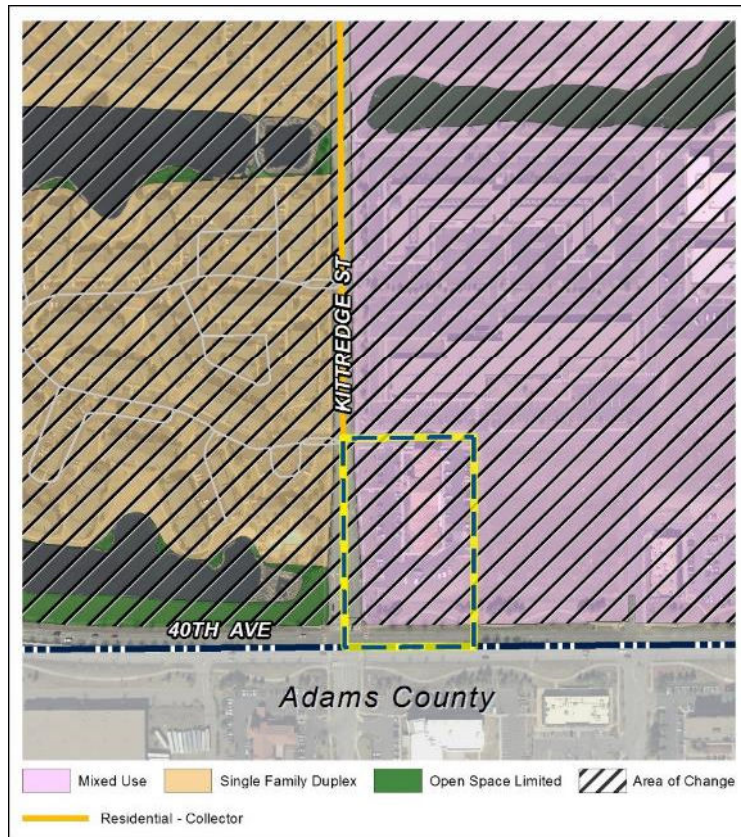
- **Mixed-use development** ■ Integration of housing, retail, services, recreation and employment uses is increasing. New development in and around Downtown and at Lowry, Stapleton, Gateway and the Platte Valley will create the potential to live near work and use alternative transportation to reach destinations conveniently (pg. 128).

- Environmental Sustainability Strategy 2-F – Conserve land by: **promoting infill development** with Denver at sites where services and infrastructure are already in place (pg. 39)

- Land Use Strategy 3-B – **Encourage quality infill development** that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses. (pg. 60)

- Mobility Strategy 4-E – Continue to **promote mixed-use development**, which enables people to live near work, retail and services. (pg. 78)

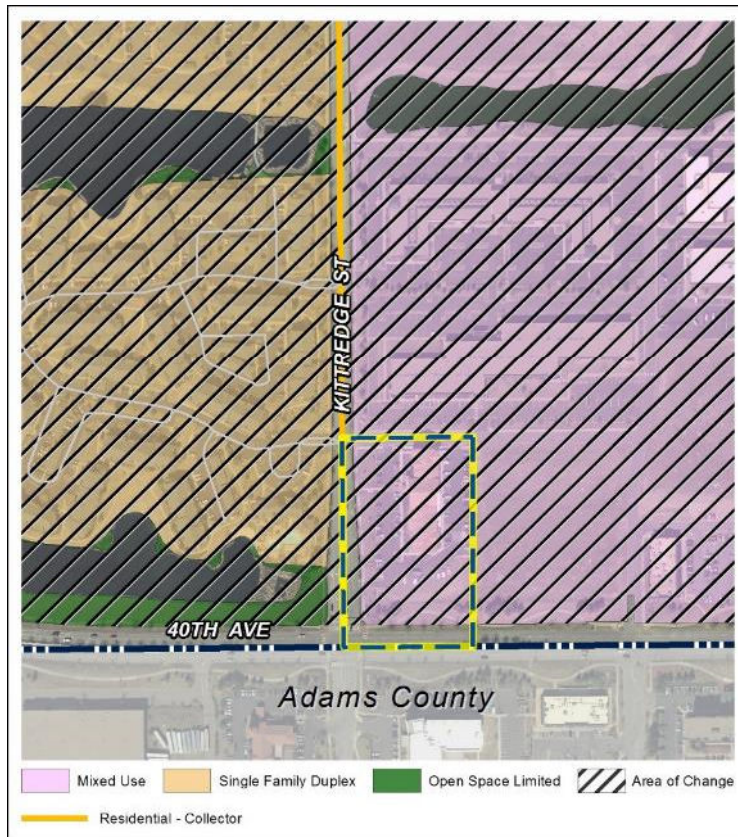
Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Land Use Concept:
 - Mixed Use
 - Sizable employment base as well as housing
 - Land uses mixed within buildings, developments, and blocks
 - Within AOC
 - Channel growth where it is beneficial
 - Gateway identified as an AOC

Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

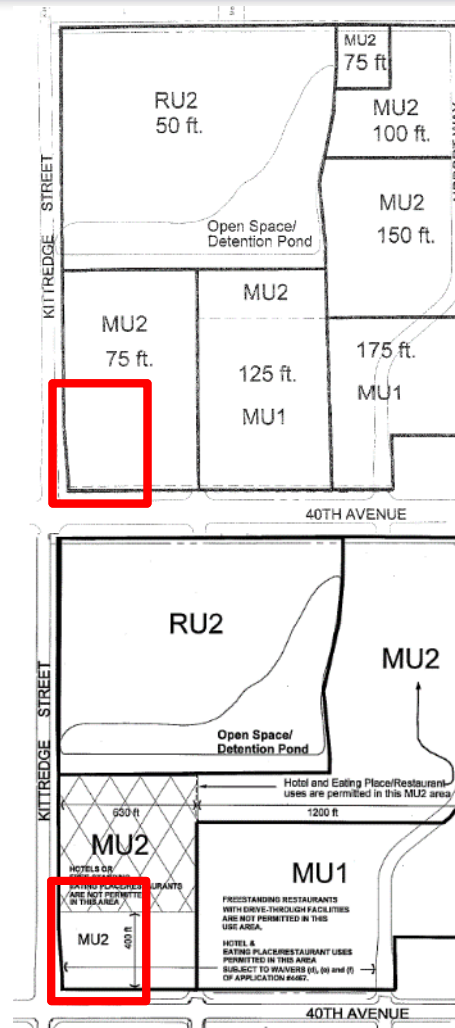
- Future Street Classification:
 - North Kittredge
 - Residential Collector
 - E 40th Ave
 - Undesignated
 - Arterial classification by Public Works

Reminder: Evaluating whether the proposed zone district is consistent with the Future Street Classification, but not to assess the traffic impacts of a specific development proposal.

Review Criteria: Consistency with Adopted Plans

Gateway Concept Plan (1990)

- Highly flexible planning areas to adapt to changing market conditions
- Activity Centers with large-scale hotel and office clustered at major interchanges
- 1999 MU2 rezoning updated land use and building heights concepts



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
 - CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver, Gateway Concept 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

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**
 - The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area
 - Adopted plans recommend mixed use development and recognize evolving character
 - Mixed-use node evolved over time
 - Denver Zoning Code introduced new tools to implement plans
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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
 - Suburban Neighborhood Context
 - Appropriate to recognize suburban context and character of site

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
 - S-CC zone districts balance the need for safe, active, and pedestrian-scaled, diverse areas with the need for convenient automobile access.
 - S-CC-5x applies primarily to auto-oriented arterial street corridors where a building scale of 1 to 5 stories is desired with less intense uses than S-CC-5

CPD recommends **Approval**, 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