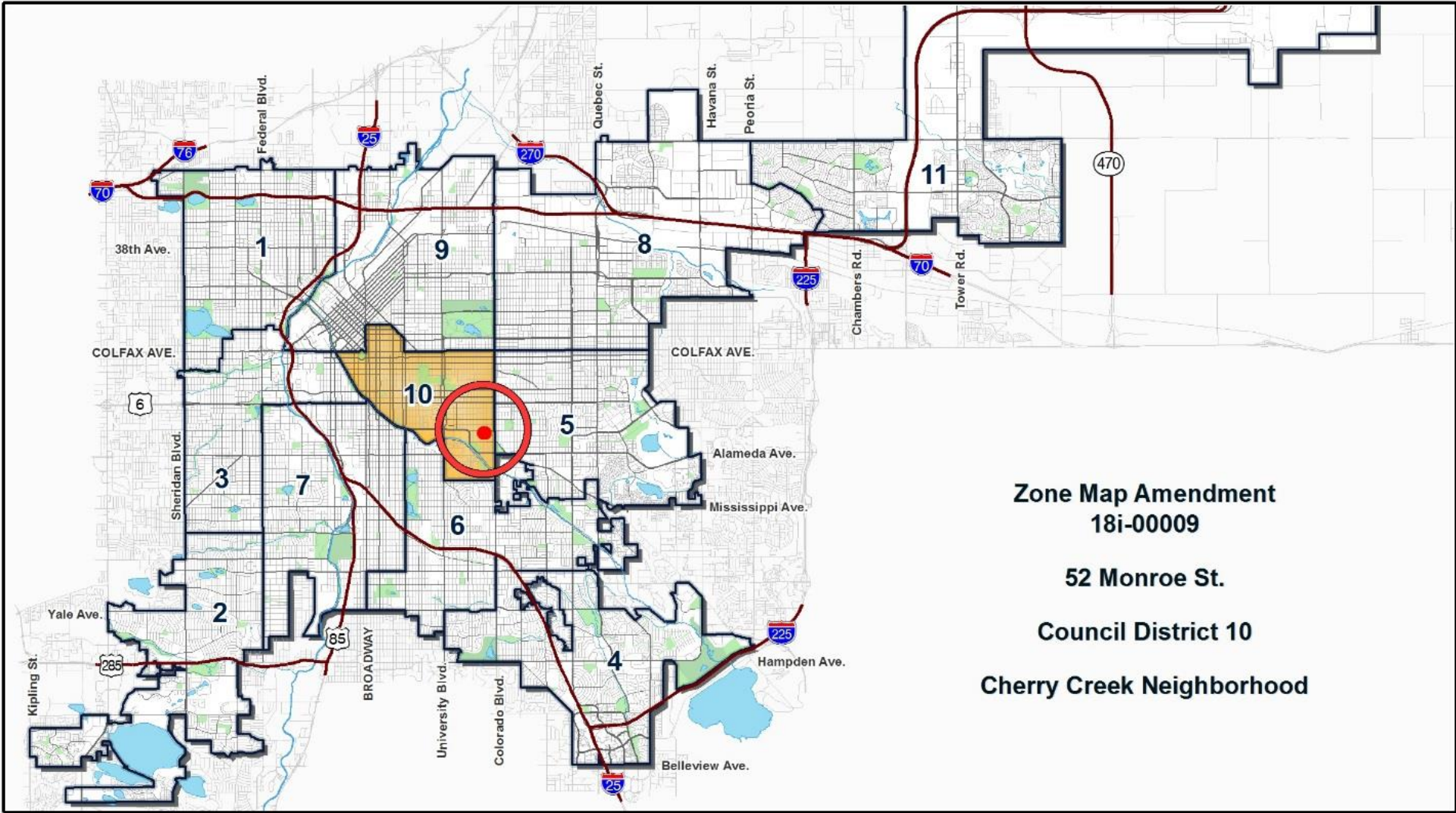




---

# 52 Monroe St.

From PUD 483 to G-R0-3

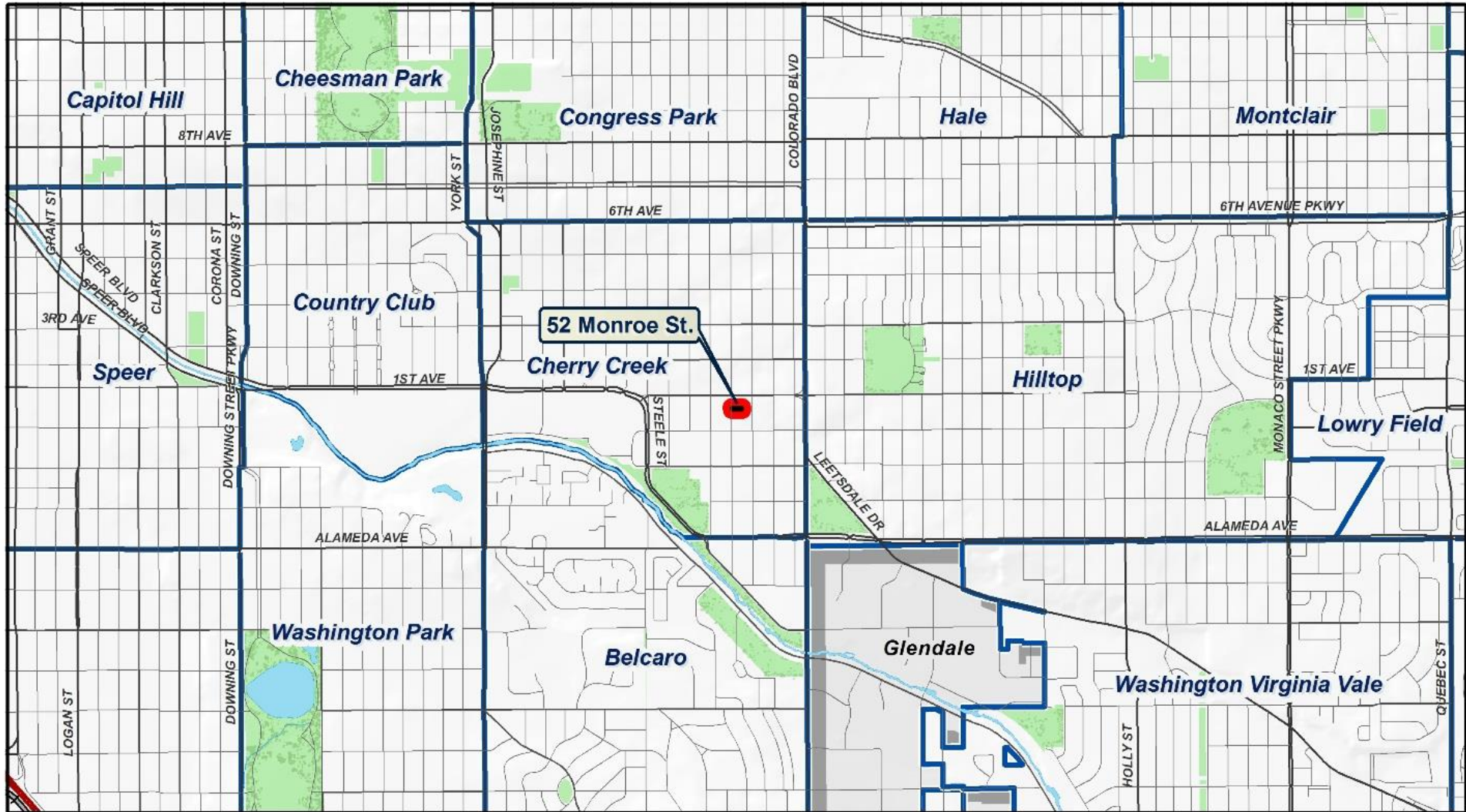


**Zone Map Amendment  
18i-00009**

**52 Monroe St.**

**Council District 10**

**Cherry Creek Neighborhood**



# 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

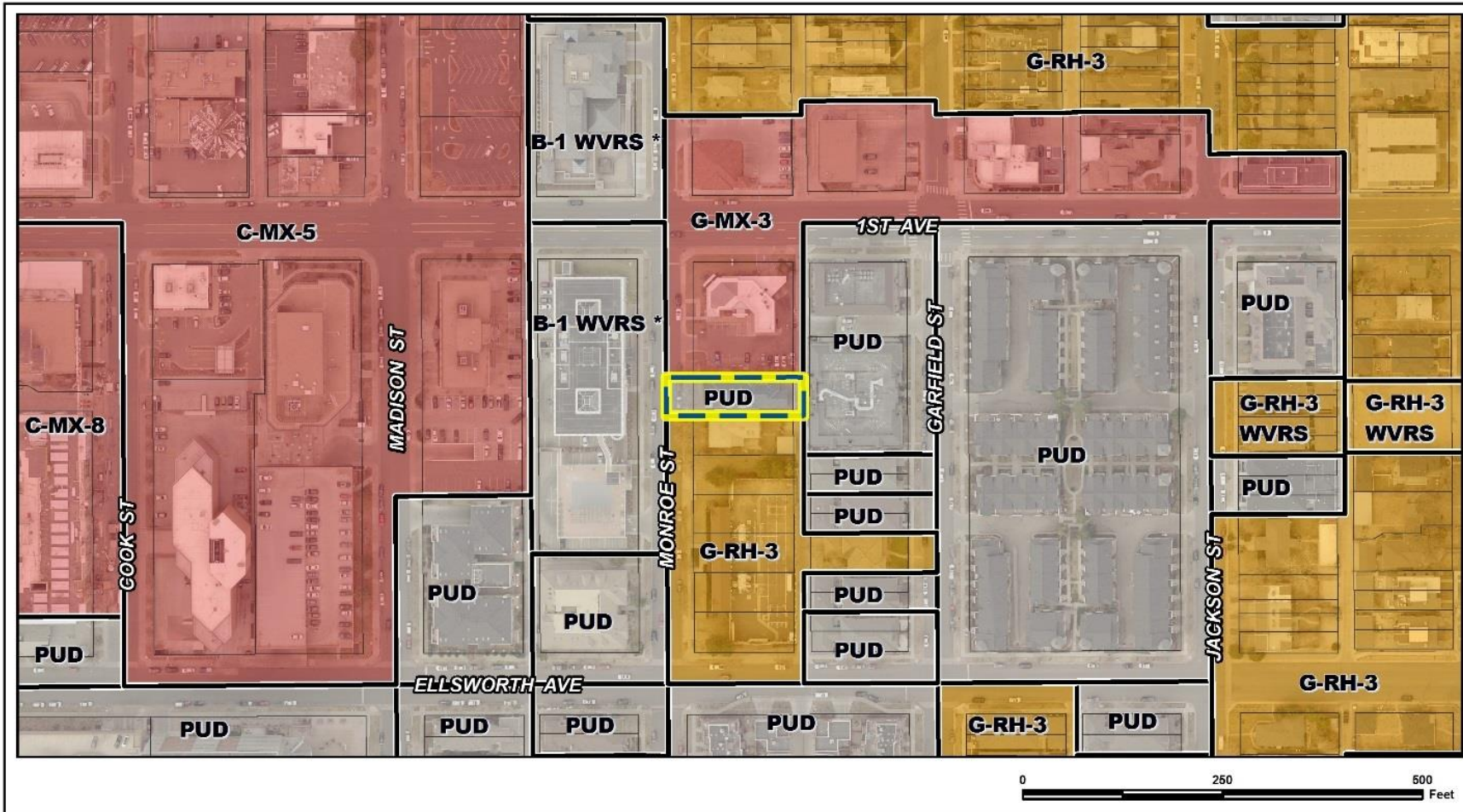
G-RO-3 is a multi unit and office district allowing urban house, duplex, row house, town house, and apartment building forms. The tallest building form has a maximum height of three stories.

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

# Existing Context

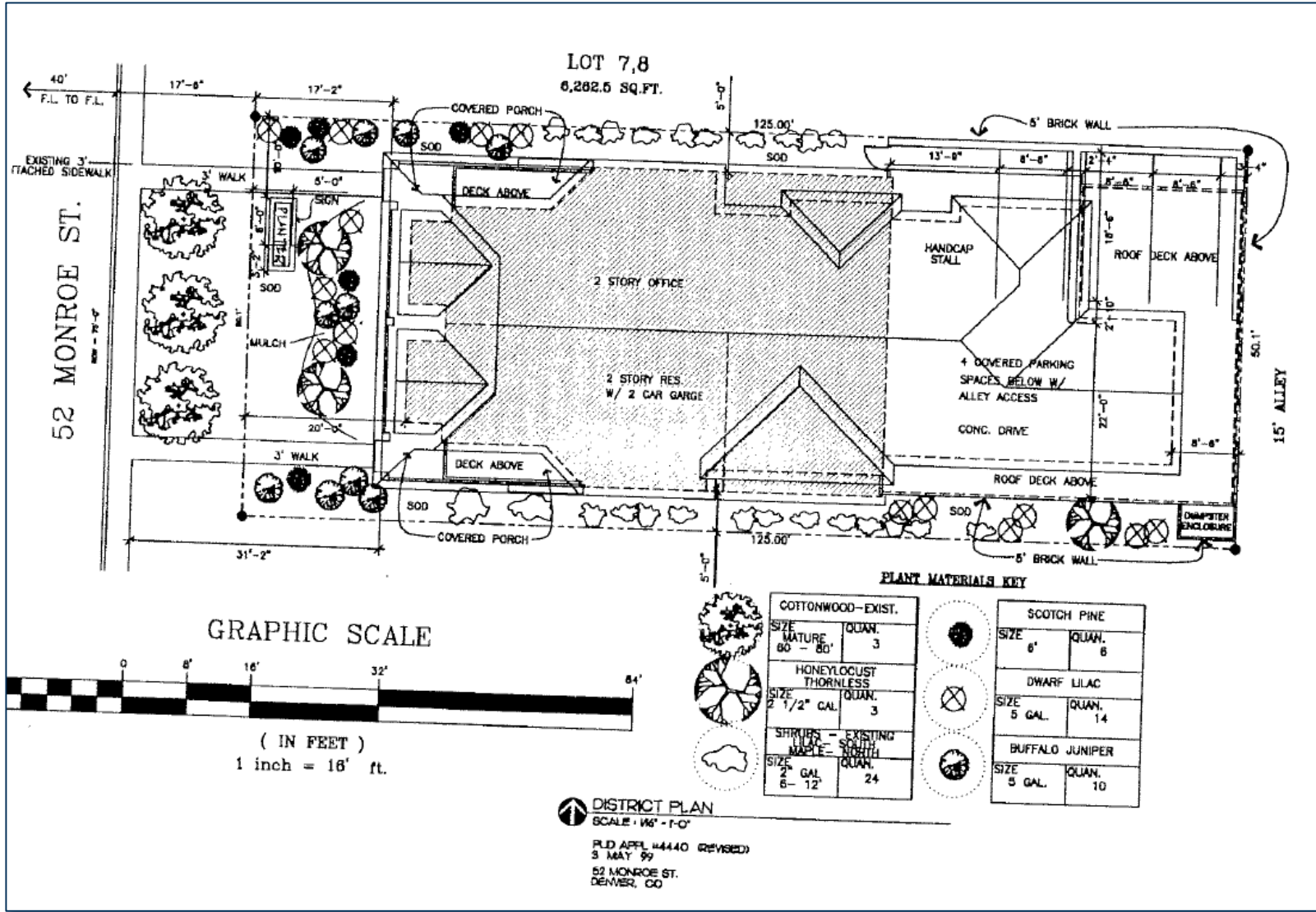
- Zoning
- Land Use
- Building Form/Scale

# Existing Context – Zoning



Subject Site: PUD 483

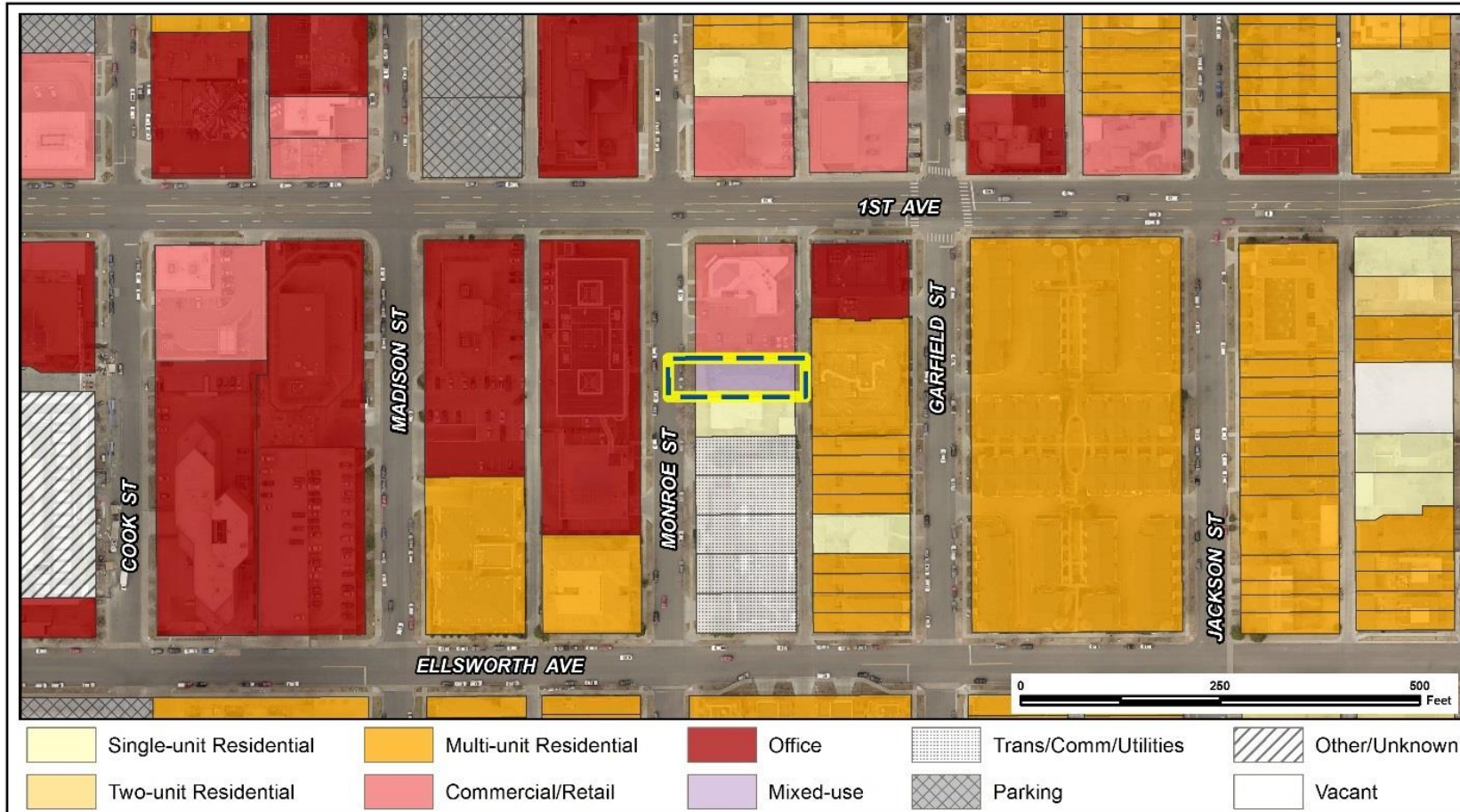
- Adjacent to:
  - G-MX-3
  - G-RH-3
  - PUD
  - B-1 WVRS



## PUD 483

- Est. 1999
- Allows a 2-story building
- 6,000 SF Max Size
- Townhouse Unit and Attached Office Space

# Existing Context – Land Use

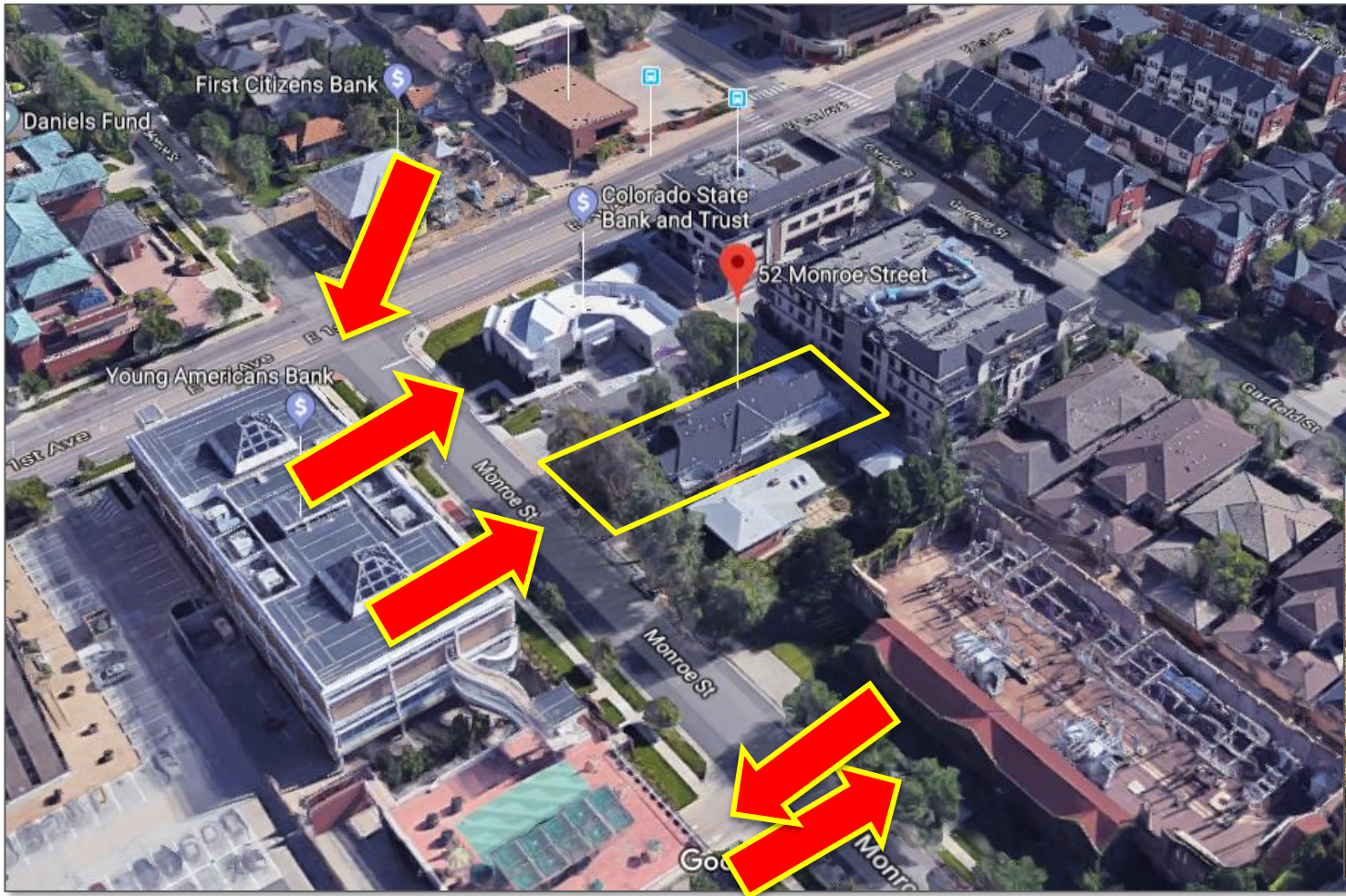


Subject Site: Mixed Use  
(SU residence/ Office Space)

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

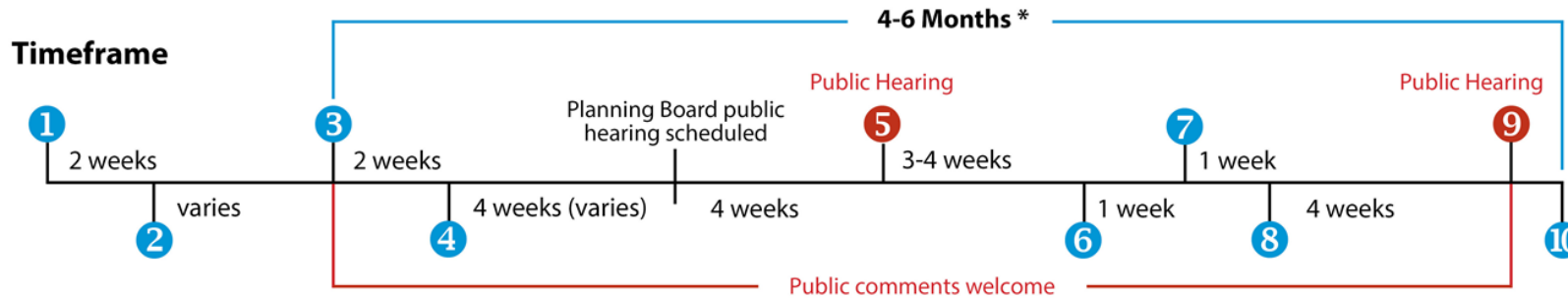


# Existing Context – Building Form/Scale



# Process

An overview of a typical rezoning process.



*\* This is a typical timeframe estimate. Unique circumstances and/or rezoning complexity will adjust the timeframe.*

## Registered Neighborhood Organizations

- Cherry Creek East Association
- Green Cherry Creek
- Inter-Neighborhood Cooperation (INC)

- 1) Pre-Application Review
- 2) Informal public outreach (RNO, Council Member)
- 3) Submit a Complete Application
- 4) City/Agency review
- 5) Planning Board
- 6) Land Use, Transportation & Infrastructure Committee
- 7) Mayor-Council Meeting
- 8) City Council First Reading
- 9) City Council Public Hearing
- 10) Mayor Signature and Publication

# 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

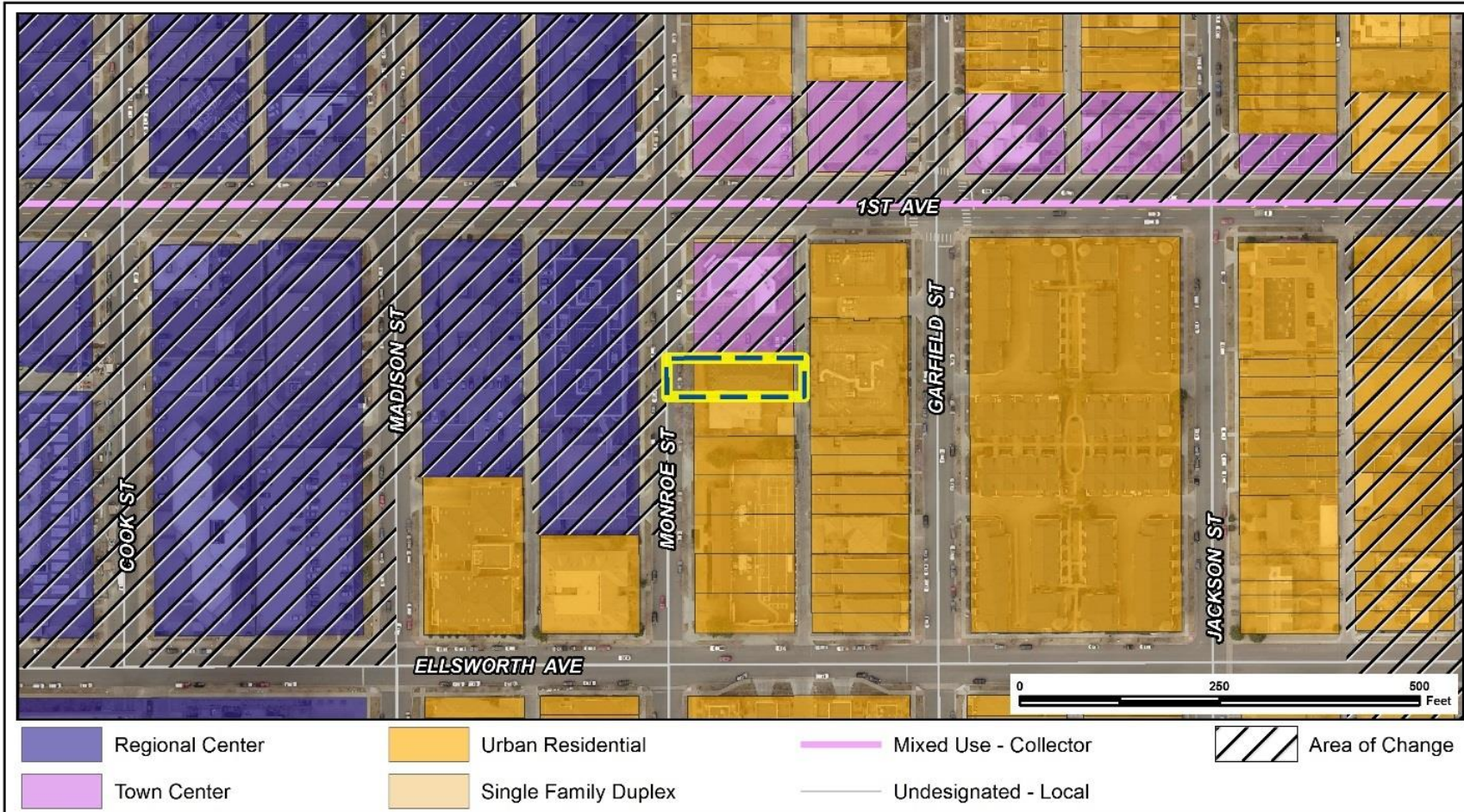
### 5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# 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.*

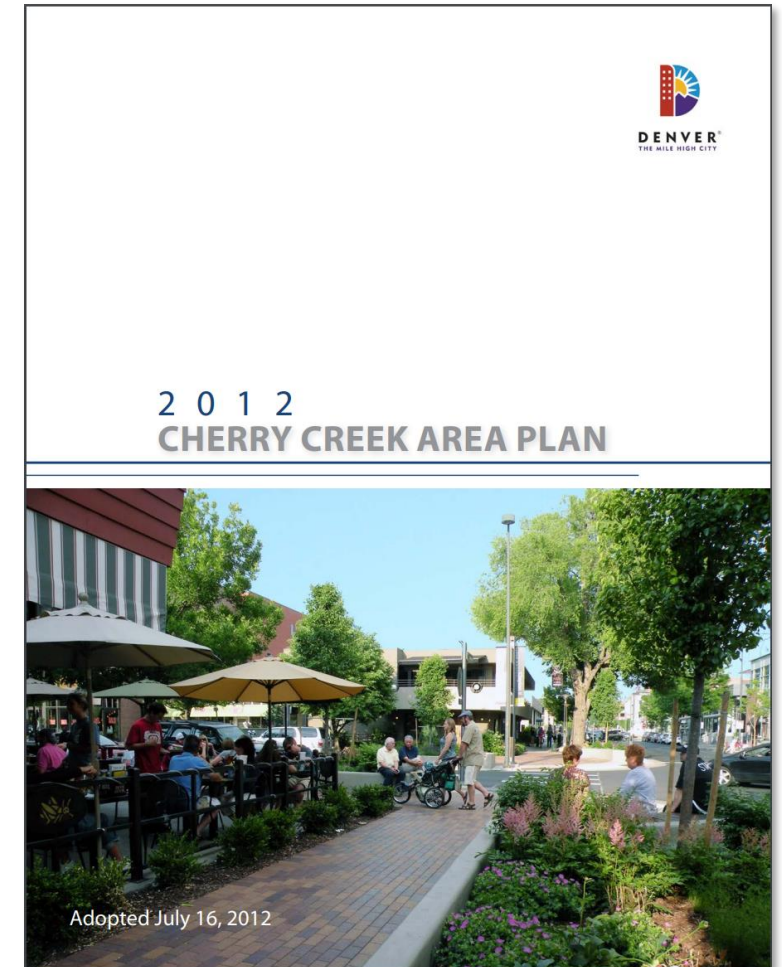
# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2002)

- Land Use Concept:
  - Urban Residential
  - Area of Stability
- Street Types:
  - Monroe: Undesignated Local
  - 1<sup>st</sup> Ave: Mixed Use Collector

# Review Criteria: Consistency with Adopted Plans



# Review Criteria

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation Plan (2002)
- Small Area Plans
- Others, as applicable: e.g., General Development 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

## 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
  - *“Changed or changing conditions in a particular area, or in the city generally.”*
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. Consistency with Neighborhood Context, Zone District Purpose and Intent

# 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