



325 & 329 North Detroit Street

2022I-00155

Request: PUD-5 & G-MU-5 to C-CCN-4

Planning Board: September 15, 2023

Presenter: Rob Haigh

Request to Rezone from G-MU-5 & PUD 5 to C-CCN-4



Location

- Approx. 12,500 sq. ft.
- Two existing structures with a mix of uses

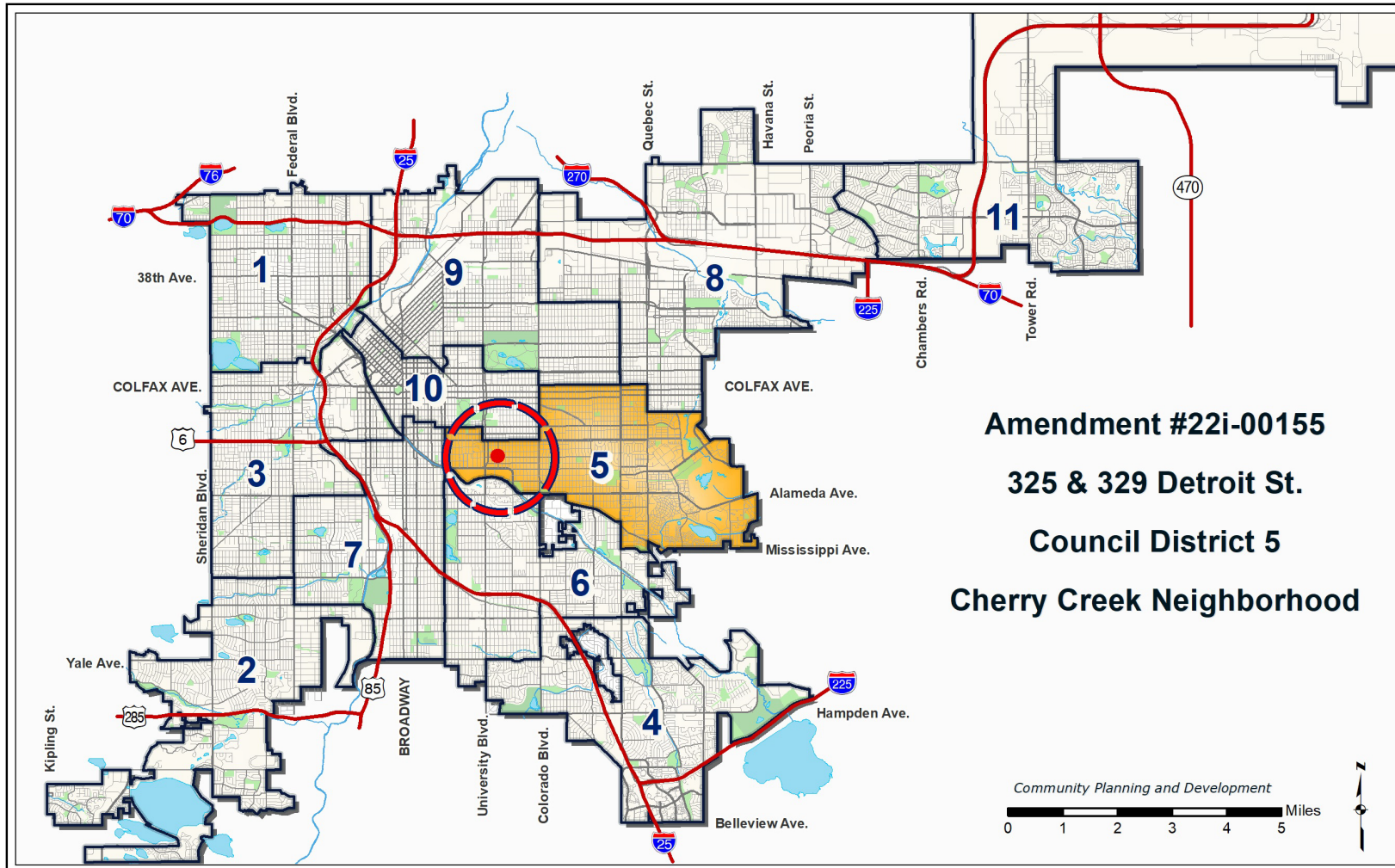
Proposal

- G-MU-5 & PUD 5 to C-CCN-4
 - Urban Center mixed use shopping district tailored for Cherry Creek North

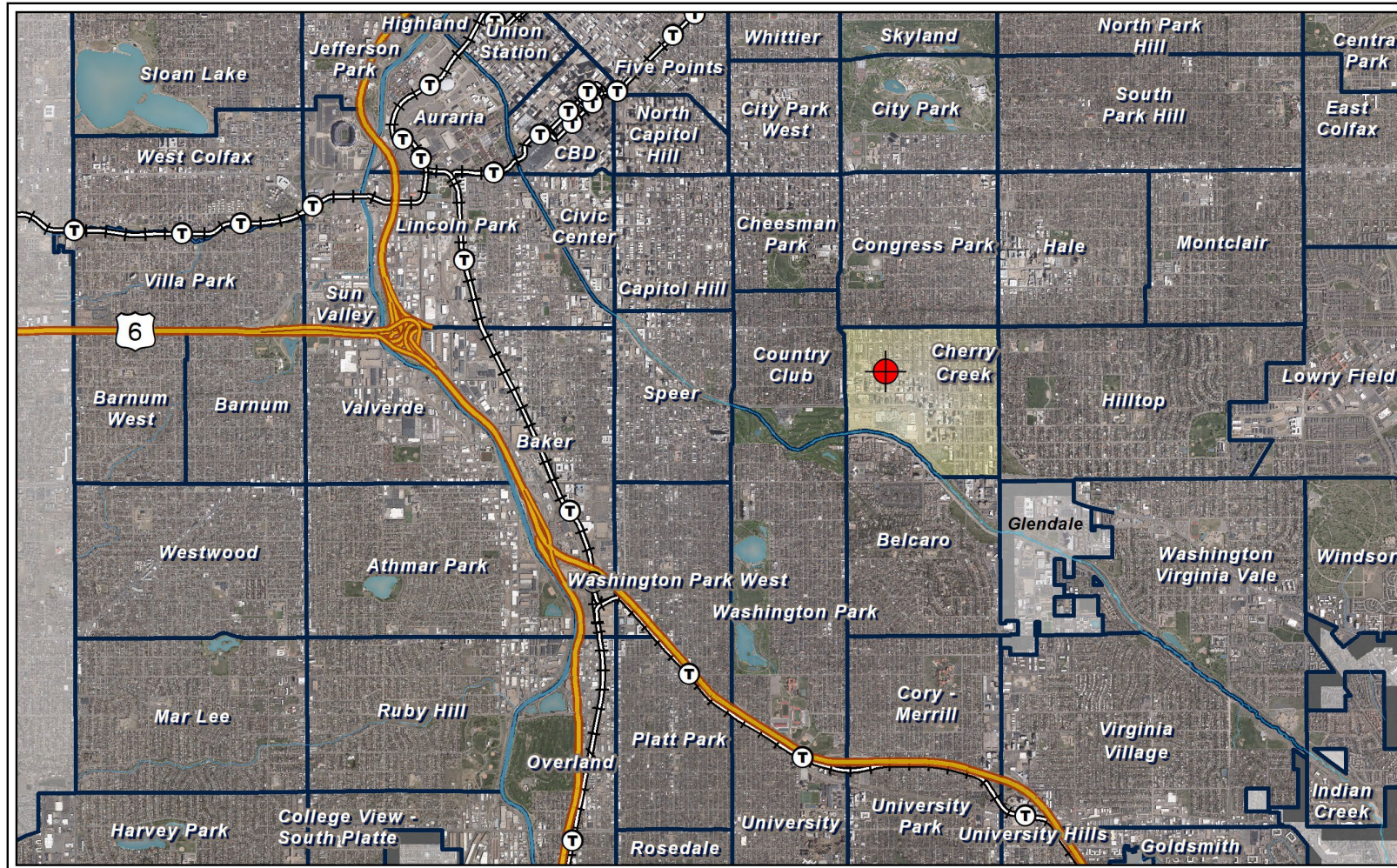
Building Forms:

- Building forms specifically tailored for Cherry Creek North

Council District 5



Cherry Creek Neighborhood

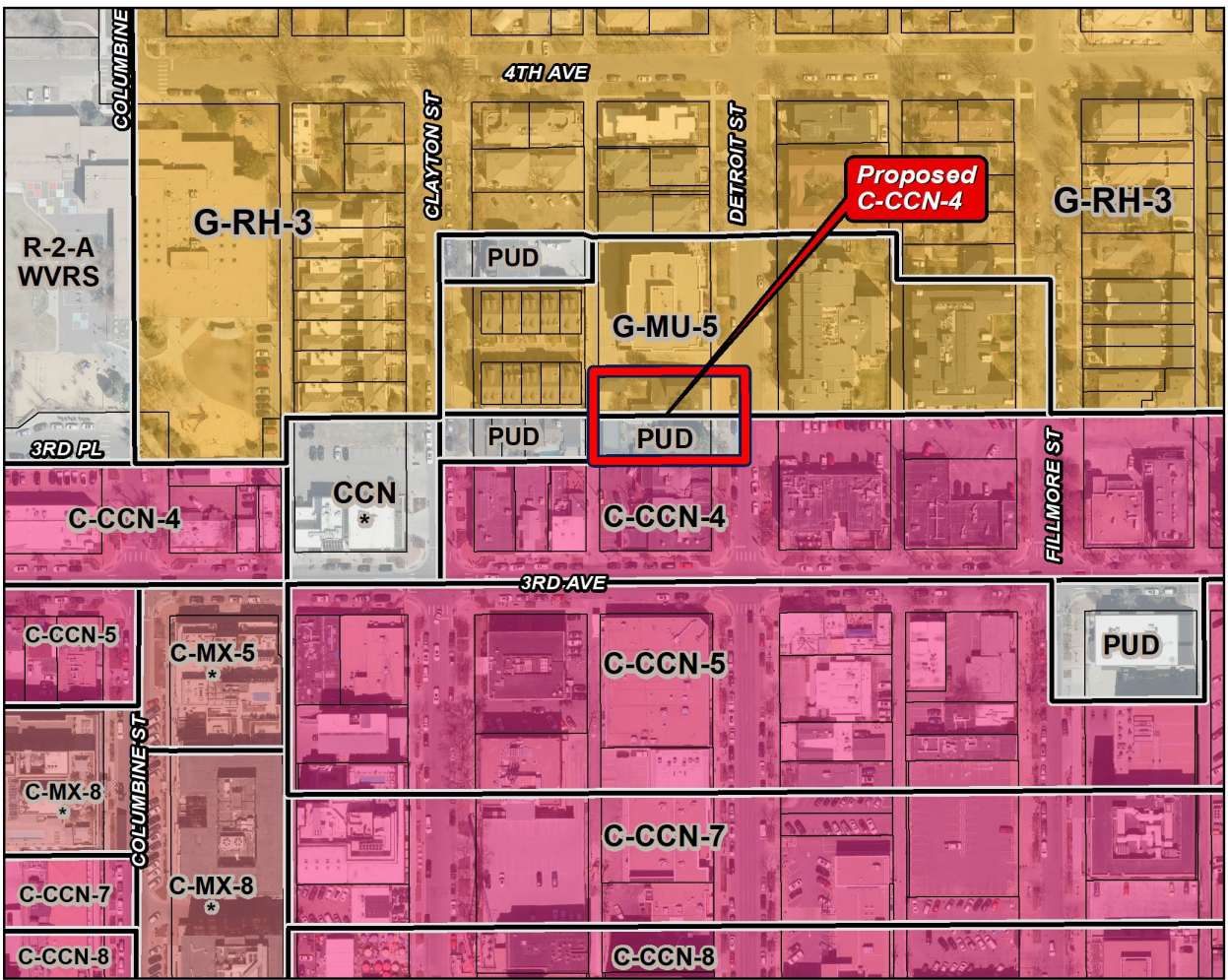
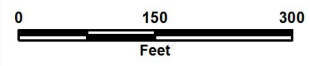


Existing Zoning

Existing Zoning

- Multi Unit (MU, RH, RO)
- Mixed Use (MX, M-GMX)
- Cherry Creek North (C-CCN)
- Former Chapter 59 Zone
PUD's, PBG's, WVRS

Proposed Zone Amendment



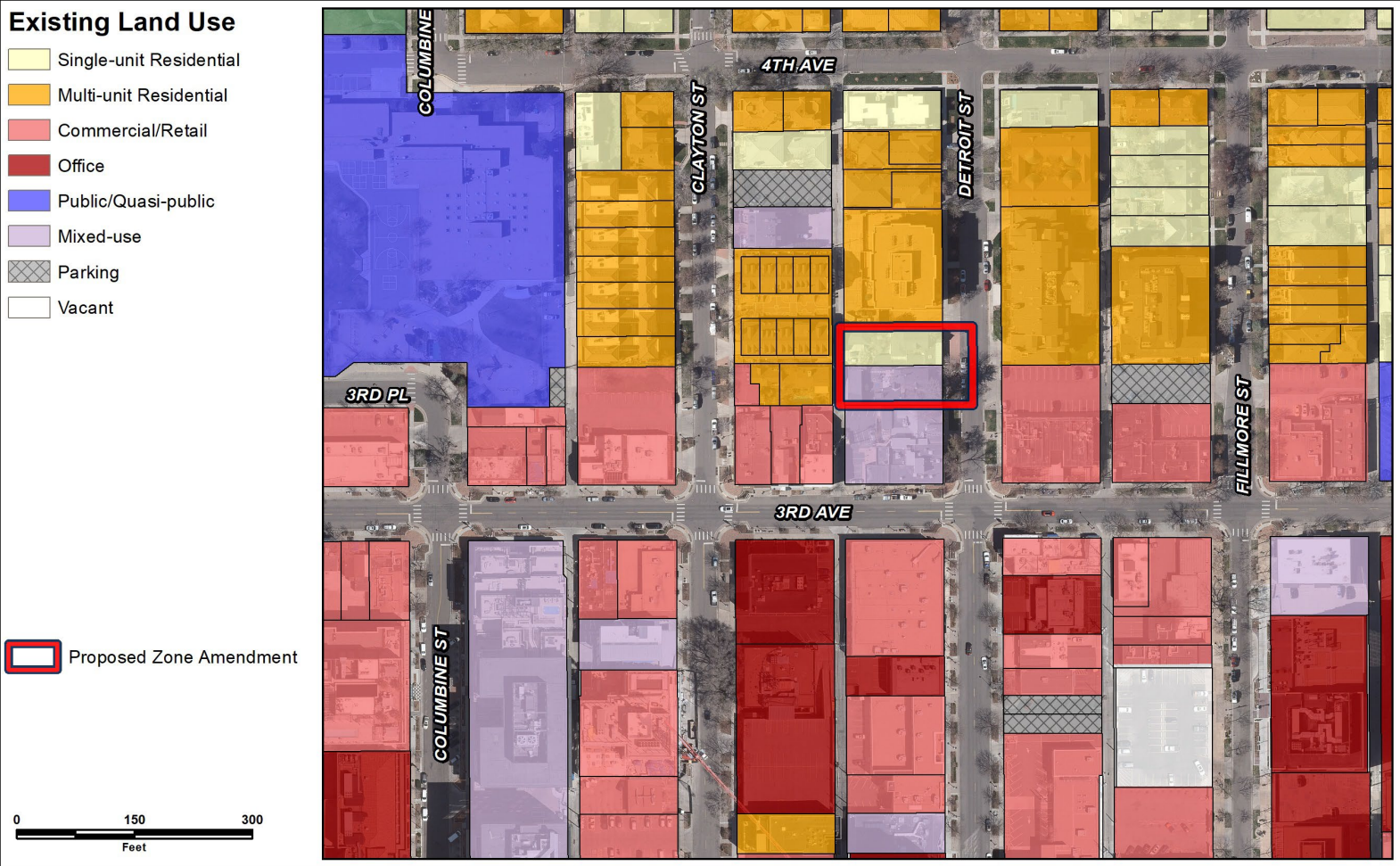
Current Zoning:

- G-MU-5
- PUD 5

Surrounding Zoning:

- G-MU-5
- C-CCN-4
- PUD

Existing Land Use

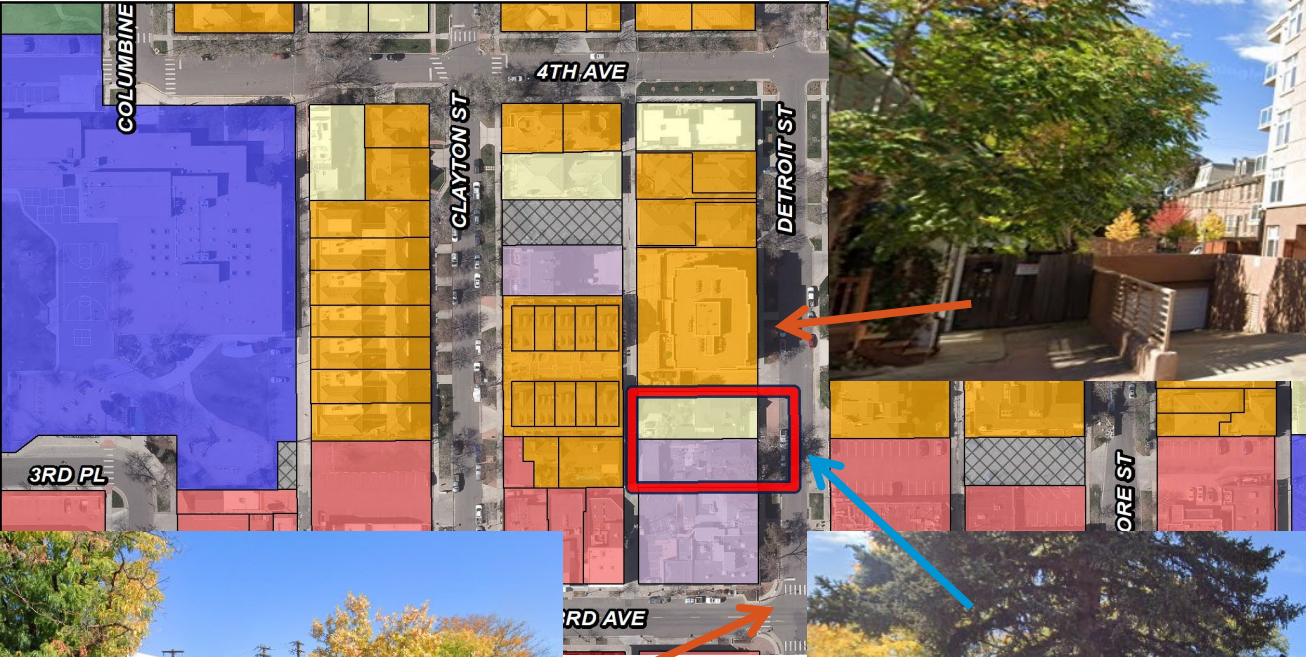


Land Use: Mixed-Use

Surrounding Land Uses:

- Mixed-Use
- Multi-unit Residential
- Commercial/Retail

Existing Building Form/Scale



Process

- Informational Notice: **3/31/2023**
- Planning Board Notice: **7/4/23**
- Planning Board Public Hearing: **7/19/23**
Forwarding recommendation of approval
- LUTI Committee: **8/8/23**
- City Council Public Hearing: **9/18/23**

- Public Comment: No public comment received.
- RNO: CCNNA Provided a letter of support

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 2040*
- *Blueprint Denver (2019)*
- *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

Comprehensive Plan 2040

Equity

- Equitable, Affordable and Inclusive Goal 2, Strategy A: Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).
- Equitable, Affordable and Inclusive Goal 3, Strategy B – Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit (p. 28).



Climate

- Environmentally Resilient Goal 8, Strategy A: Promote infill development where infrastructure and services are already in place (p. 54).



Blueprint Denver 2019

General Urban Neighborhood Context (329)

- **Multi-unit residential is the most common** with some single-unit and two-unit residential, commercial and **mixed-use embedded**.
- Block patterns are generally a regular grid with consistent alley access.
- Multi-unit residential buildings are low- to mid-scale mixed in with some low-scale residential uses.

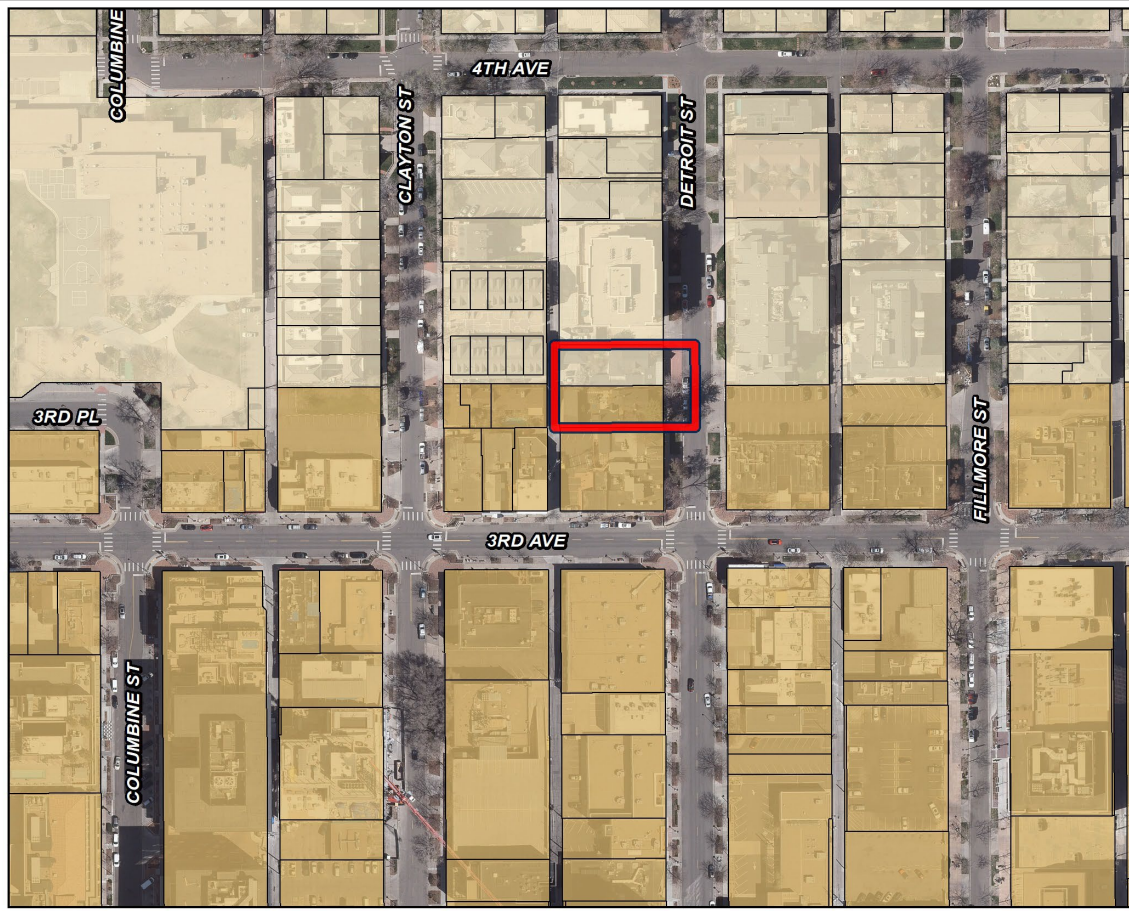
Urban Center Neighborhood Context (325)


- **A high mix of uses throughout** the urban center context.
- Even the residential areas are highly mixed-use, often with high-intensity multi-unit residential in mixed-use buildings.
- Block patterns are generally a regular grid with consistent alley access.
- **Buildings are usually multi-story with a high degree of lot coverage.**

Blueprint Denver

Future Neighborhood Contexts

- GENERAL URBAN
- URBAN CENTER



 Proposed Zone Amendment

Blueprint Denver 2019

Blueprint Denver

Future Place Type

Centers

- Community Center
- Regional Center

Residential Areas

- High-Medium
- Low-Medium

Future Street Type

- Mixed-Use Collector
- Main Street Collector
- Residential Collector
- Local or Undesignated

Proposed Zone Amendment



High-medium Residential Area (329)

- Mix of low- to medium-scale multi-unit residential uses with some neighborhood-serving mixed-use distributed throughout.
- Buildings are generally up to 8 stories in height.

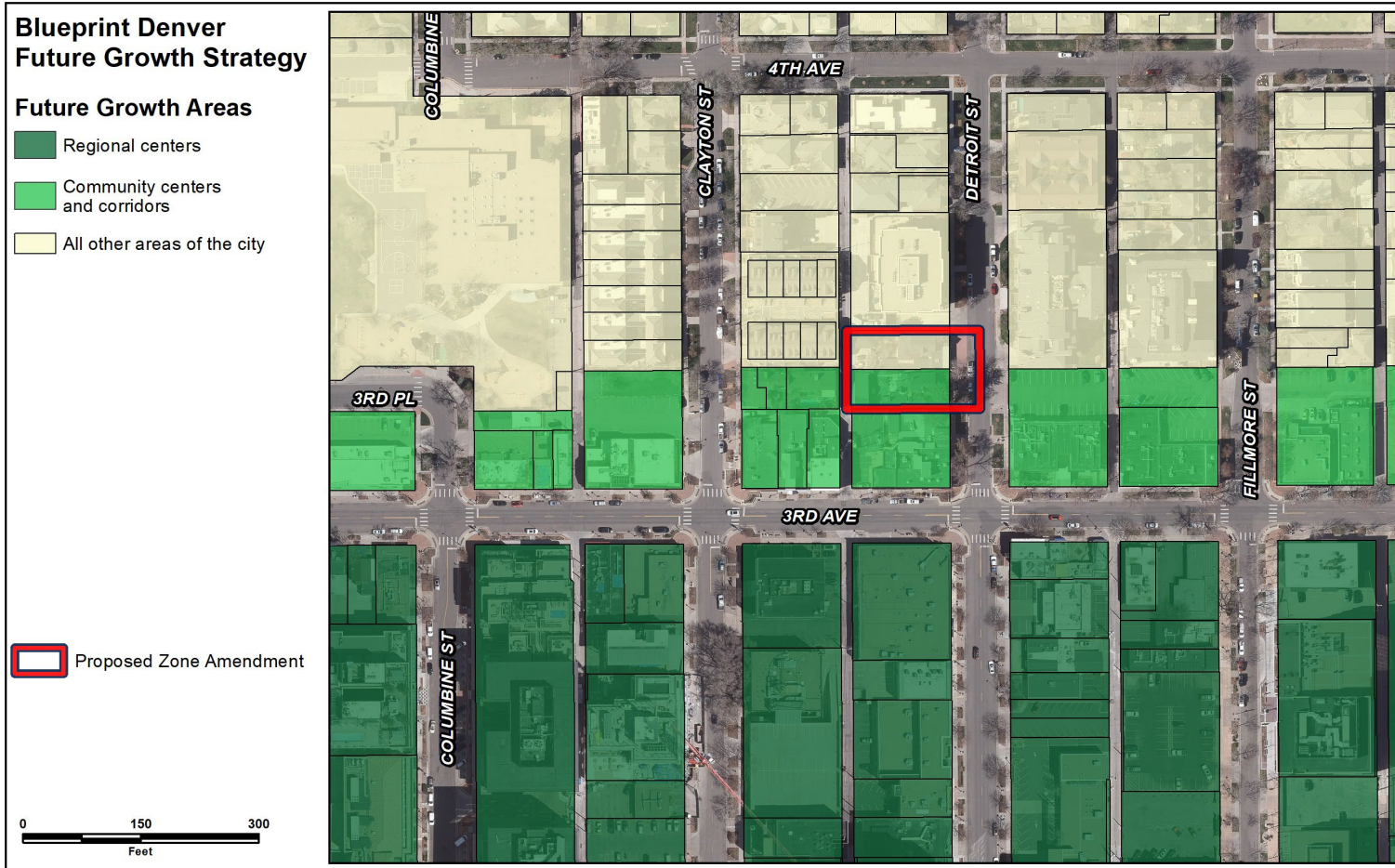
Community Center (325)

- Provides a mix of office, commercial and residential uses.
- Strong degree of urbanism with mostly continuous building frontages and distinct streetscape elements that define the public realm.
- Heights can be generally up to 12 stories in the taller areas and should transition gradually within the center's footprint to the surrounding residential areas.

Future Street Type

- Detroit Street: Mixed-use Collector

Blueprint Denver



Growth Areas Strategy:

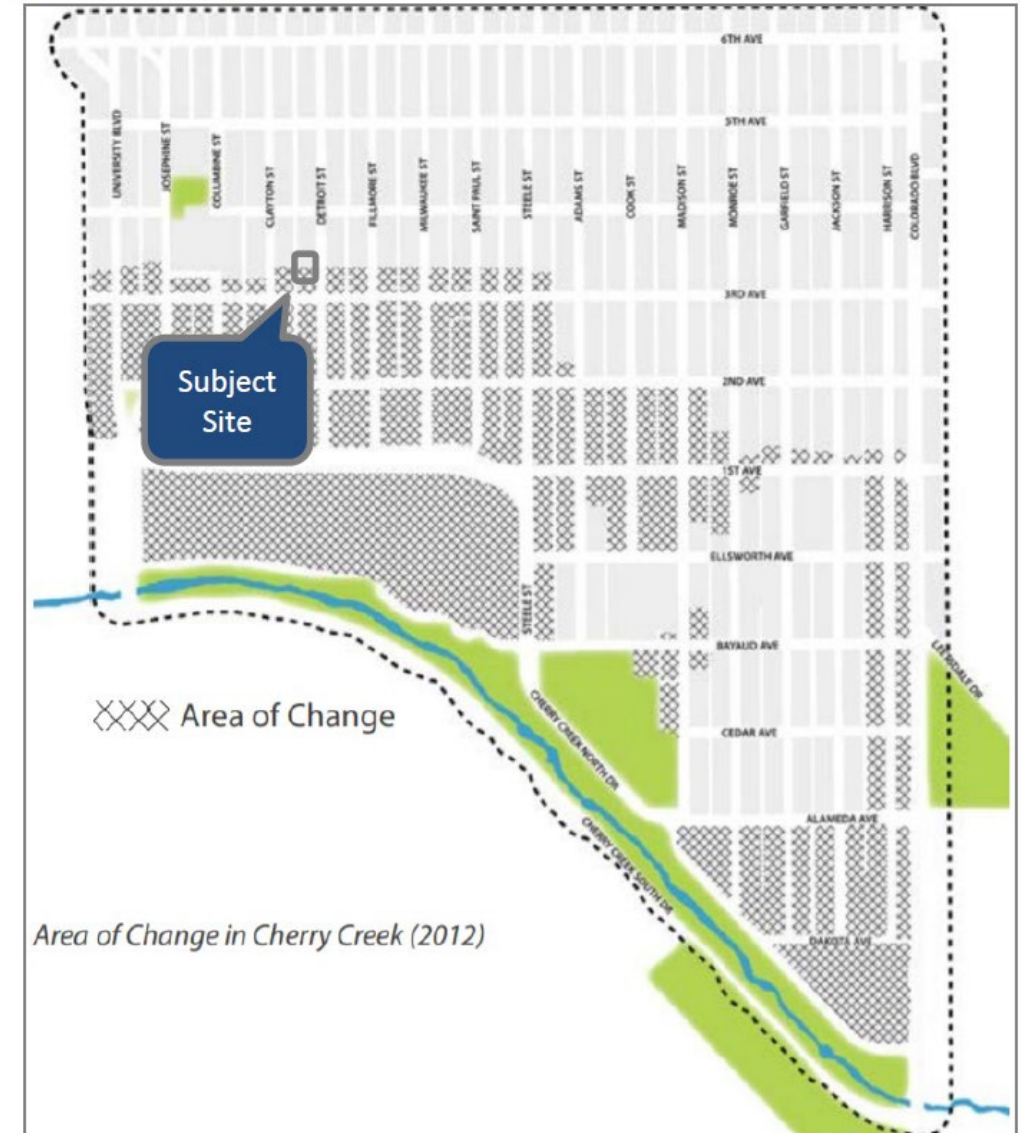
- All other areas of the city (329)
 - 10% jobs by 2040
 - 20% housing by 2040
- Community Centers and Corridors (325)
 - 20% jobs by 2040
 - 25% housing by 2040

Cherry Creek Area Plan

Area of Change

“overall these areas benefit from new development, reinvestment and more intense use”

Areas of Change



Cherry Creek Area Plan

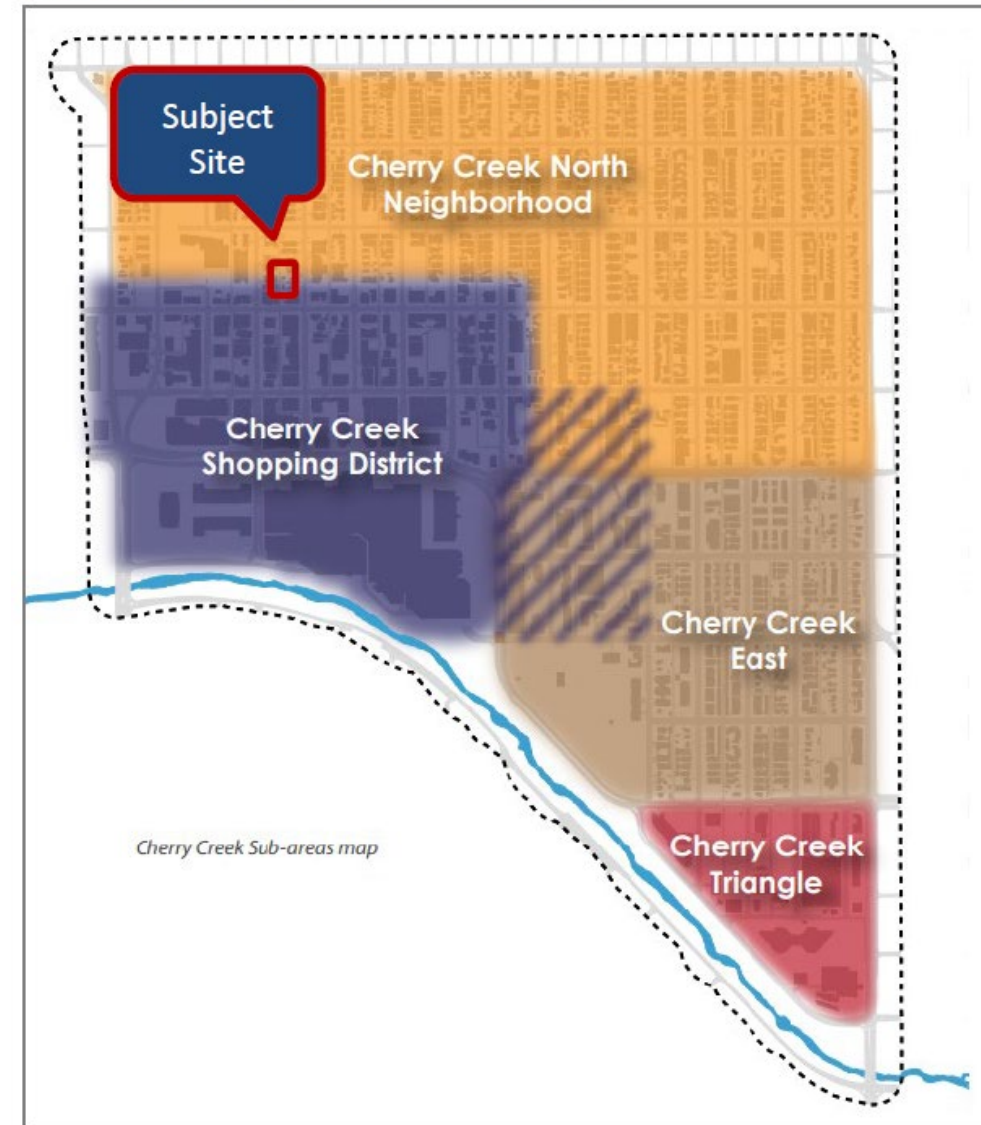
329 N Detroit

Cherry Creek North Neighborhood: A predominately residential neighborhood with some embedded mixed-use areas

325 N Detroit

Cherry Creek Shopping District: The central location, existing mixture of high-end retail, economic development opportunities, walkable streets and access to regional multi-modal connections create an ideal location for encouraging additional residential and employment growth

Cherry Creek Area Plan Subarea Map



Cherry Creek Area Plan

329 N Detroit

Urban Residential:

- Support a variety of housing types including low- and mid-rise multifamily, row house, duplex, single family and accessory dwelling units.
- Land uses should conform with existing boundaries between residential and mixed-use areas.

Future Land Use Map



Cherry Creek Area Plan

329 N Detroit

Maximum building height – 5 stories

Maximum Building Height



Maximum building heights map - Cherry Creek North neighborhood

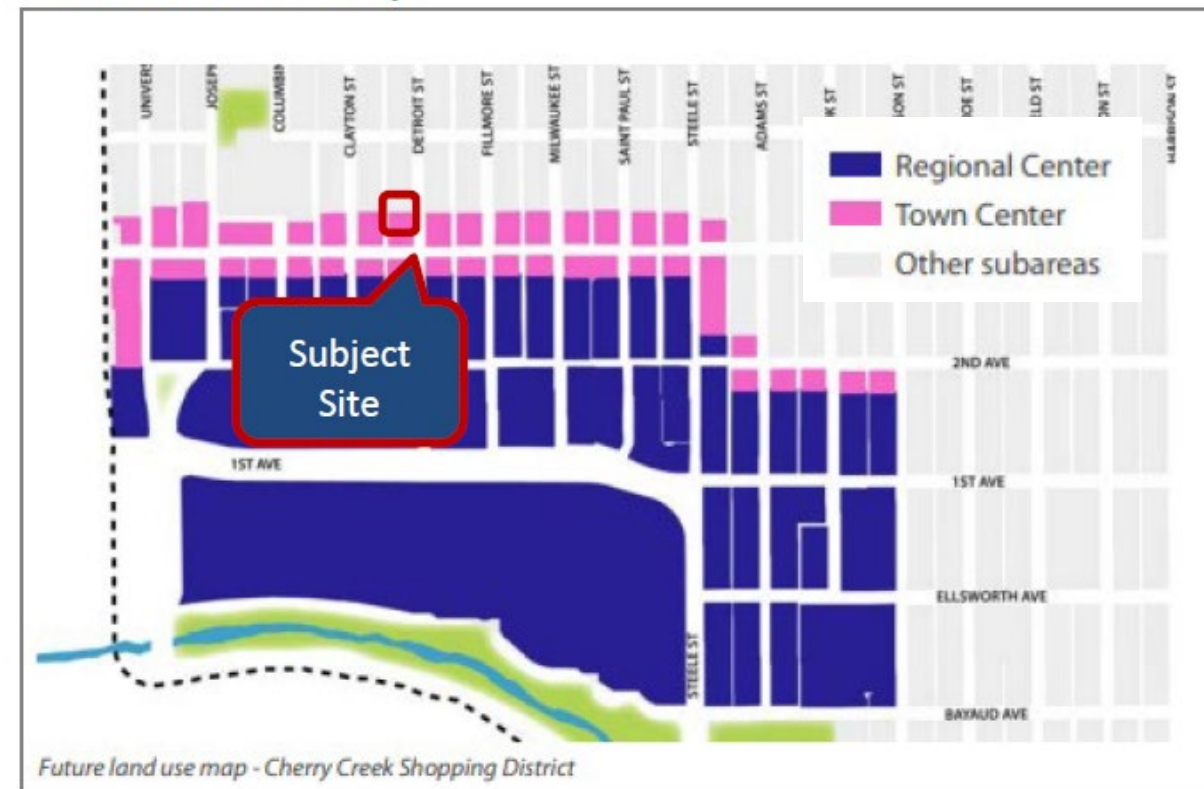
Cherry Creek Area Plan

325 N Detroit

Town Center:

- support a mix of uses in the Regional Center... including office, retail, commercial, multifamily residential and hotels.
- Support compact development patterns and an enhanced public realm including landscaping, wayfinding signage, pedestrian lighting, public art and inviting building entries.
- The Town Center areas act as an important transition between Regional Center and residential areas.

Future Land Use Map



Cherry Creek Area Plan

325 N Detroit

Maximum building height – 4 stories



Maximum building heights map - Cherry Creek Shopping District

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
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5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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CPD Recommendation

CPD recommends approval, based on finding all review criteria have been met

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