



# 151, 155, 165, 171 & 175 S. HARRISON ST

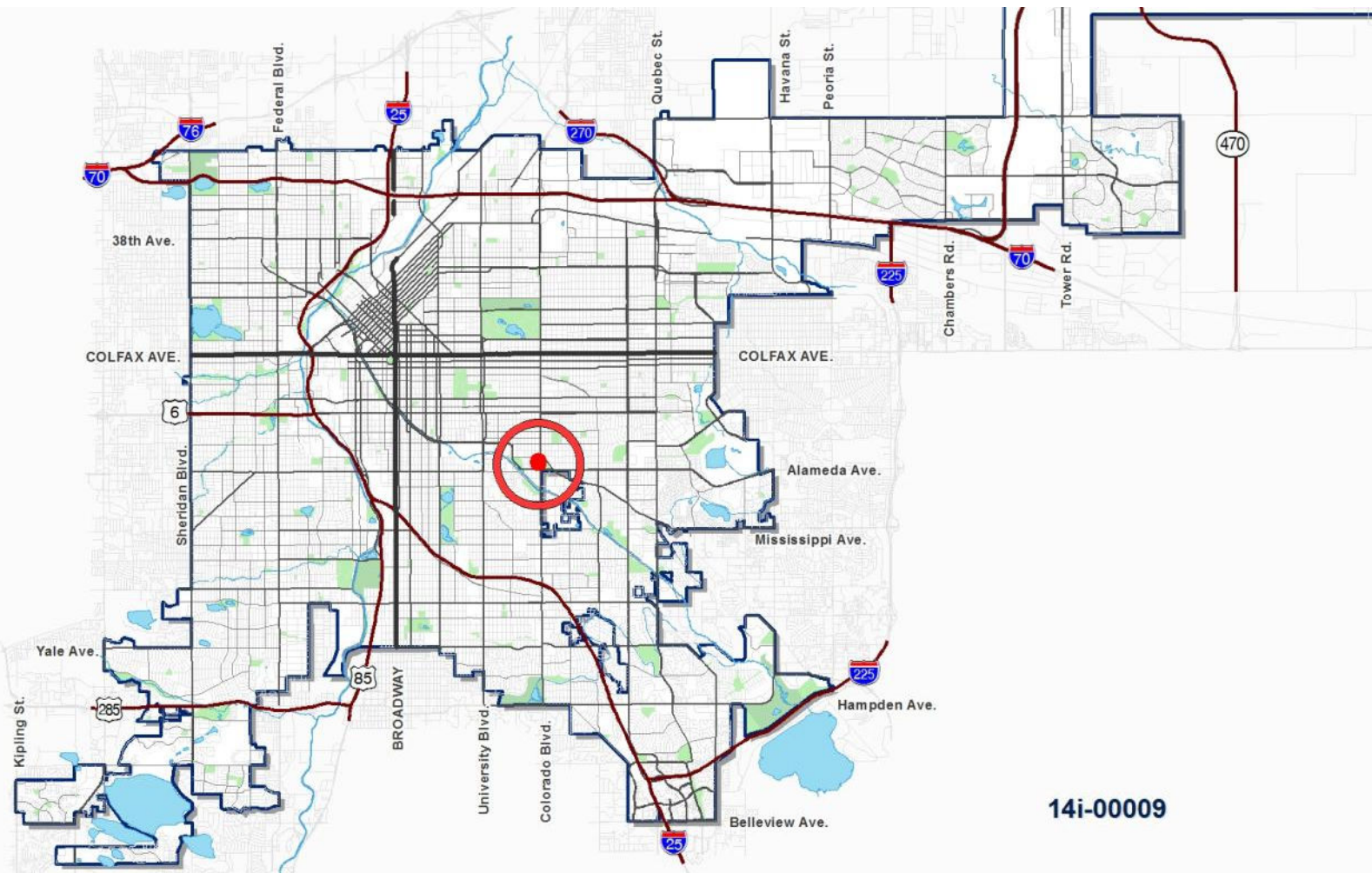
PUD #625 to PUD #637

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

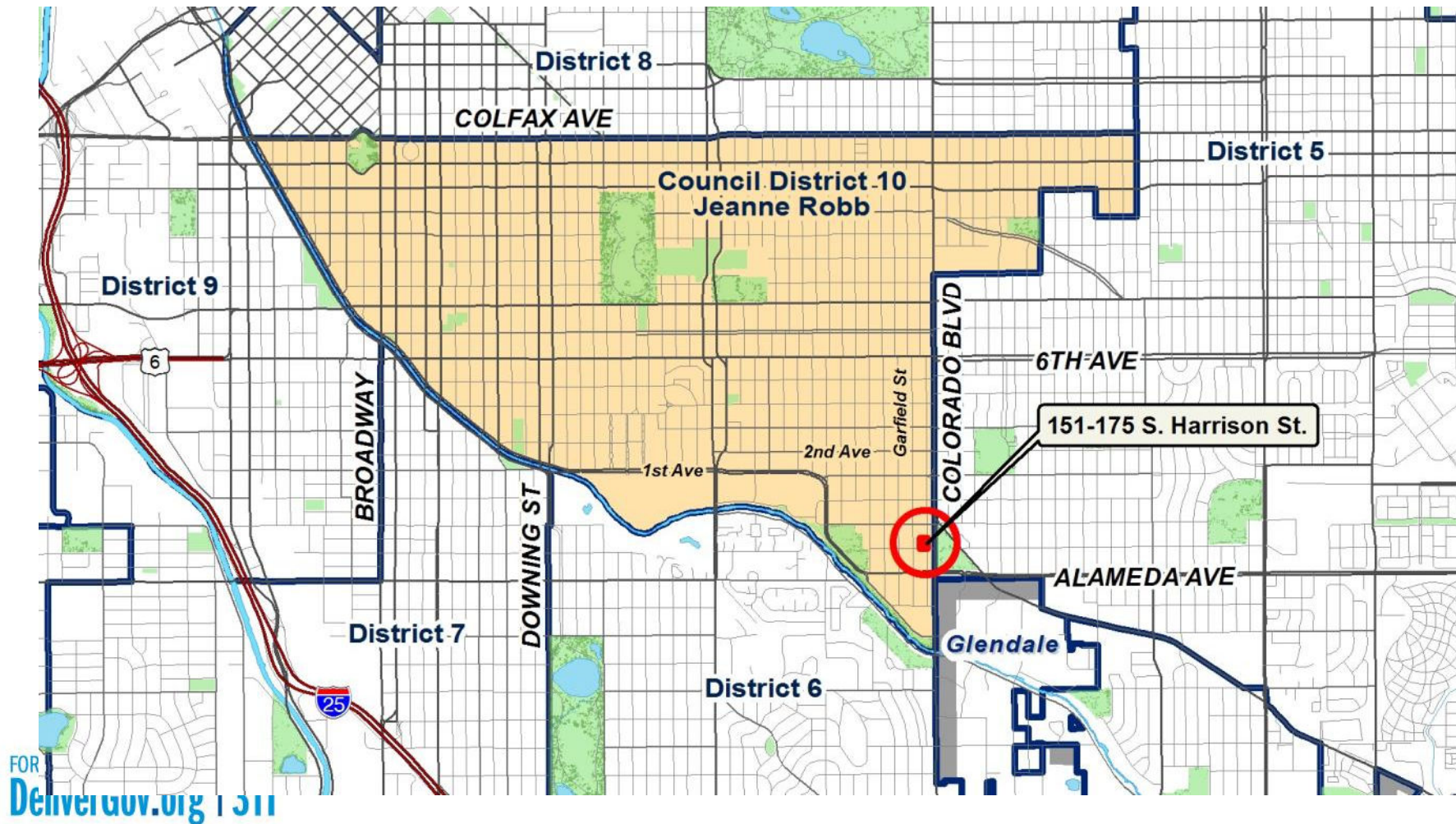


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# 151-175 S. HARRISON PUD #625 to PUD #637

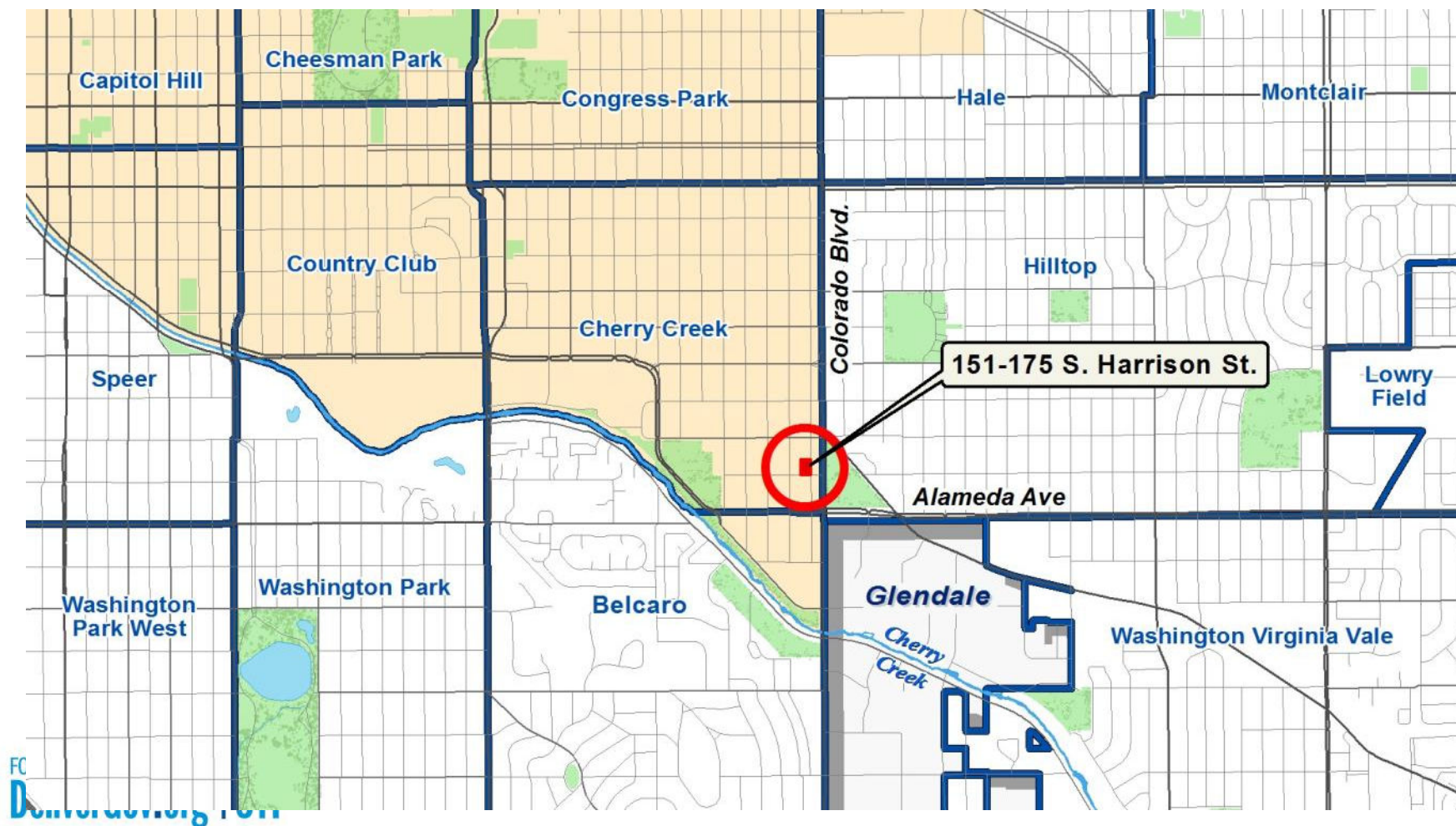


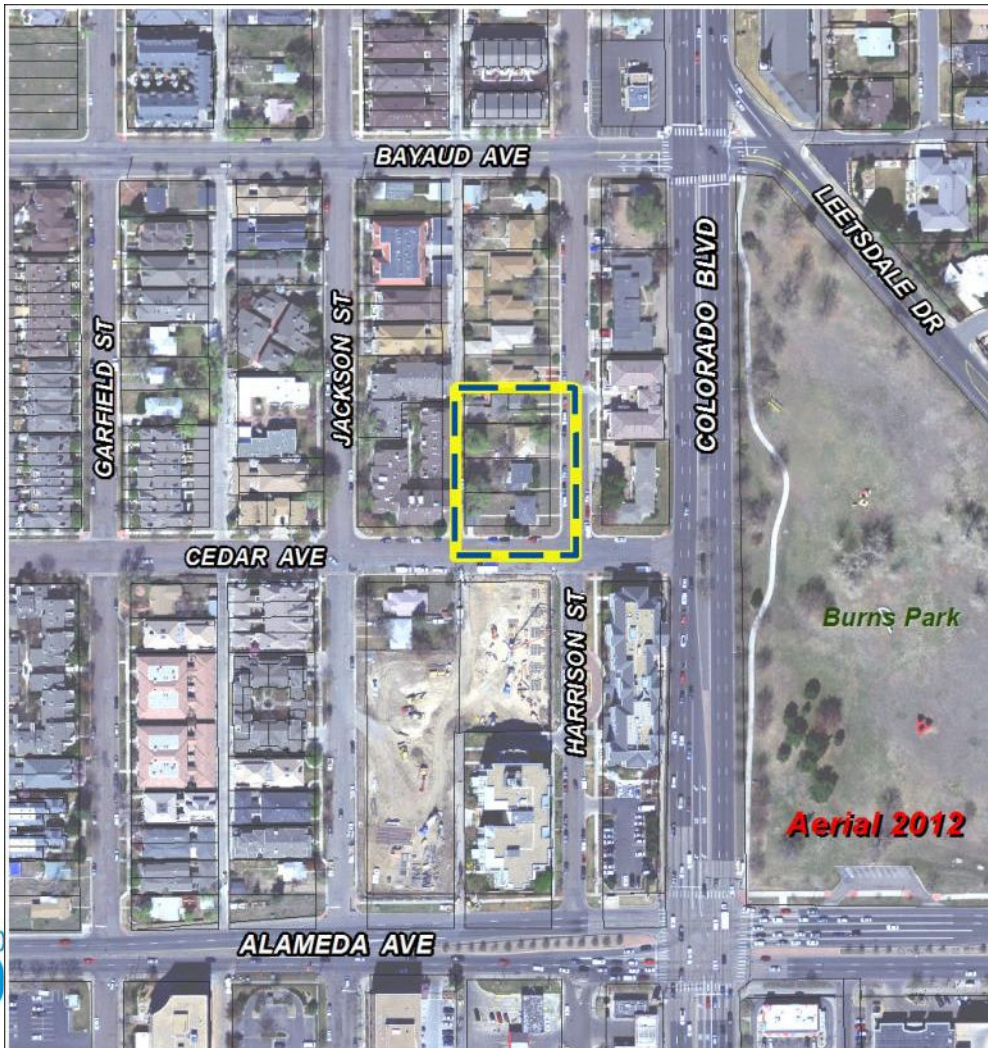
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# Cherry Creek Statistical Neighborhood

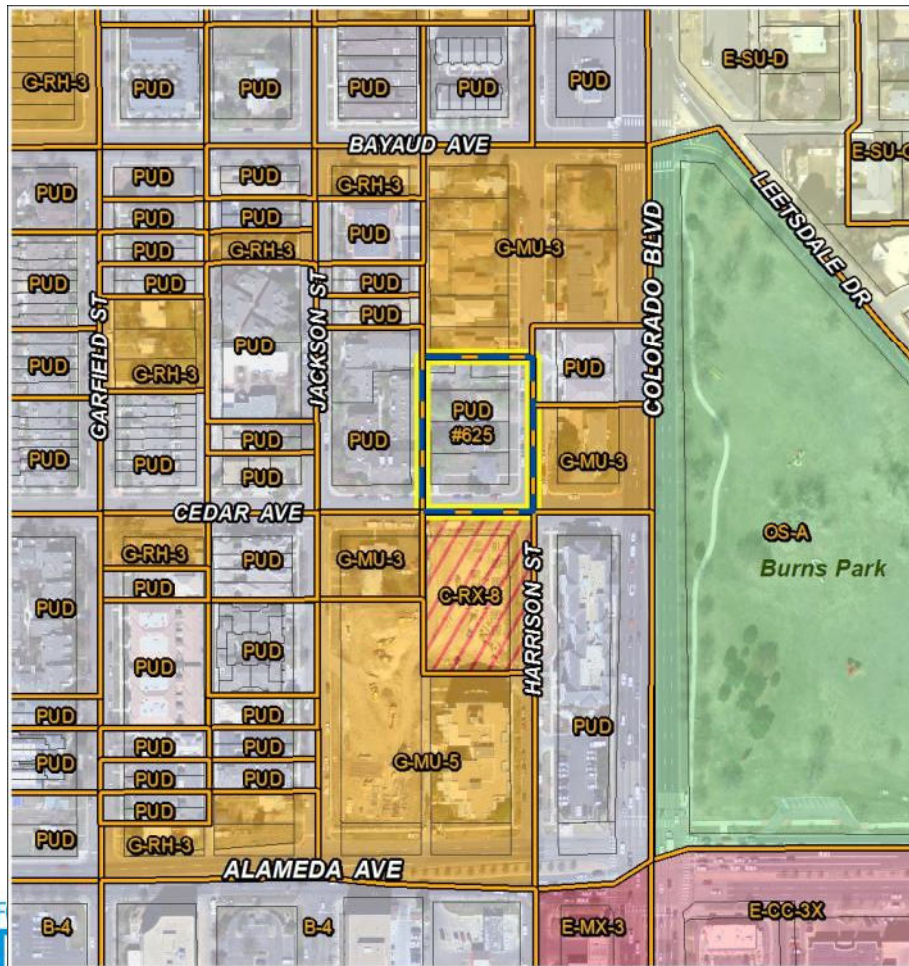




- Cherry Creek East Neighborhood
- Northwest corner of S. Harrison St and Cedar Ave



# PUD #625 to PUD #637



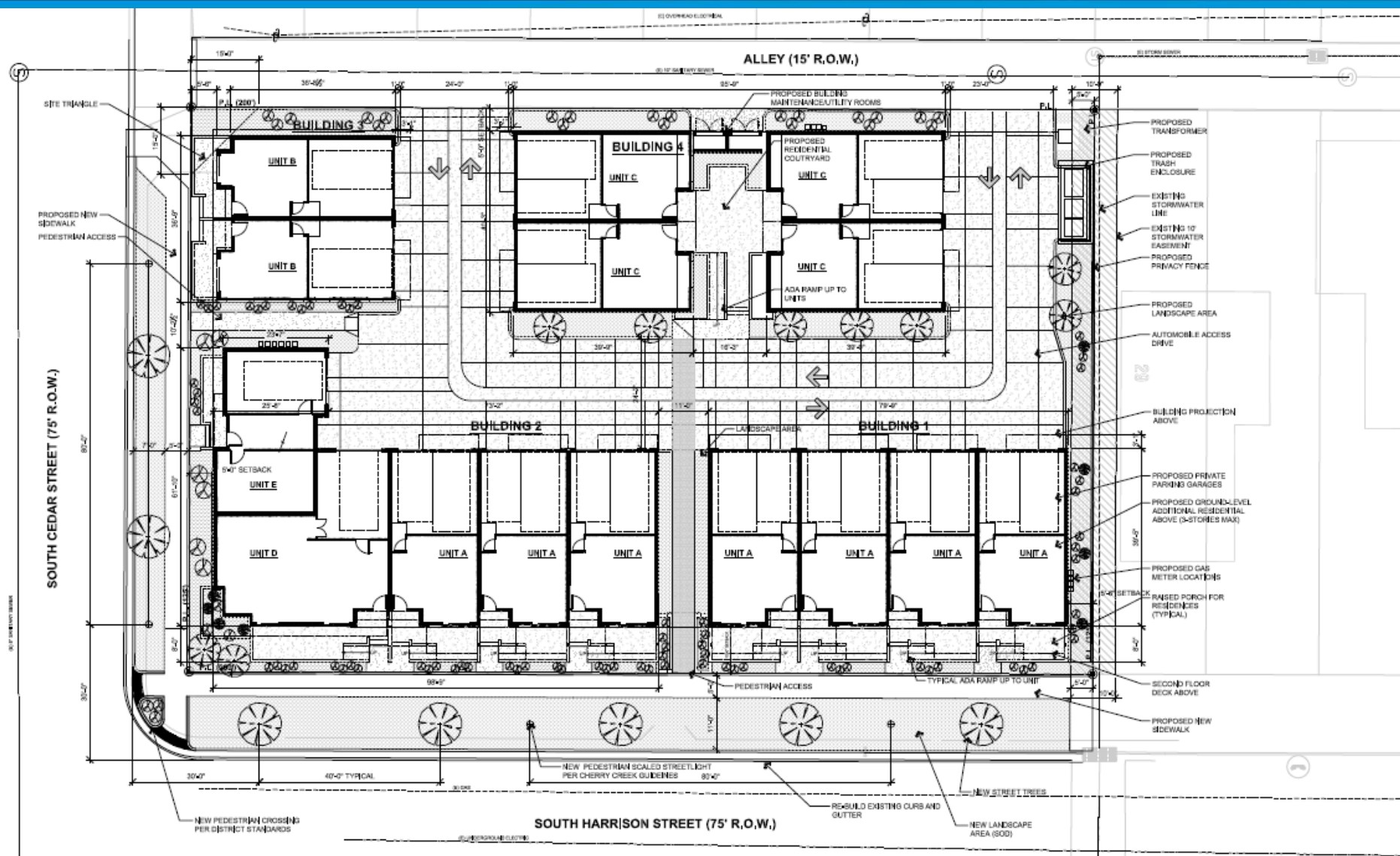
- Property:
  - Currently vacant land
  - Residential area with primarily multifamily uses
  - .0.575 acres/25,062 SF
  - PUD 625
- Applicant:
  - Requesting rezoning to new PUD under Former Chapter 59

- Created in 2008 to allow for new townhome development
- Allows:
  - Multifamily use
  - 15 units total
  - 3 story max height
- Very detailed architectural elevations



- No Change from current PUD:
  - Allowed use (multi-family)
  - Max number of units (15)
  - Max height (3 stories/42 feet)
- Proposed Changes from current PUD:
  - Updated building elevations
  - Design guidelines (from CCE Design Guidelines)
  - Small changes to development program







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HARRISON STREET ELEVATION

1/16" = 1'-0"



CEDAR STREET ELEVATION

1/16" = 1'-0"

ELEVATIONS SHOWN ARE CONCEPTUAL ONLY

5 OF 7  
3-17-14



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ALLEY ELEVATION

1/16"=1'-0"



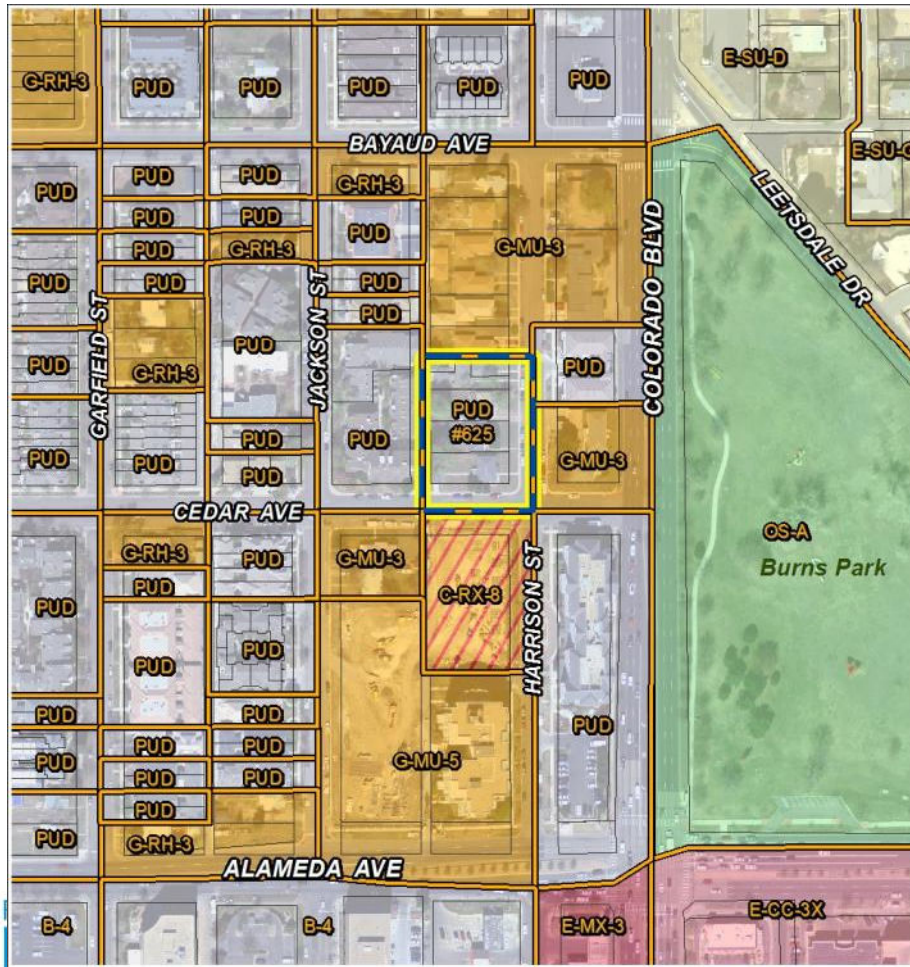
NORTH ELEVATION

1/16"=1'-0"

NOTE: ELEVATIONS SHOWN ARE CONCEPTUAL ONLY

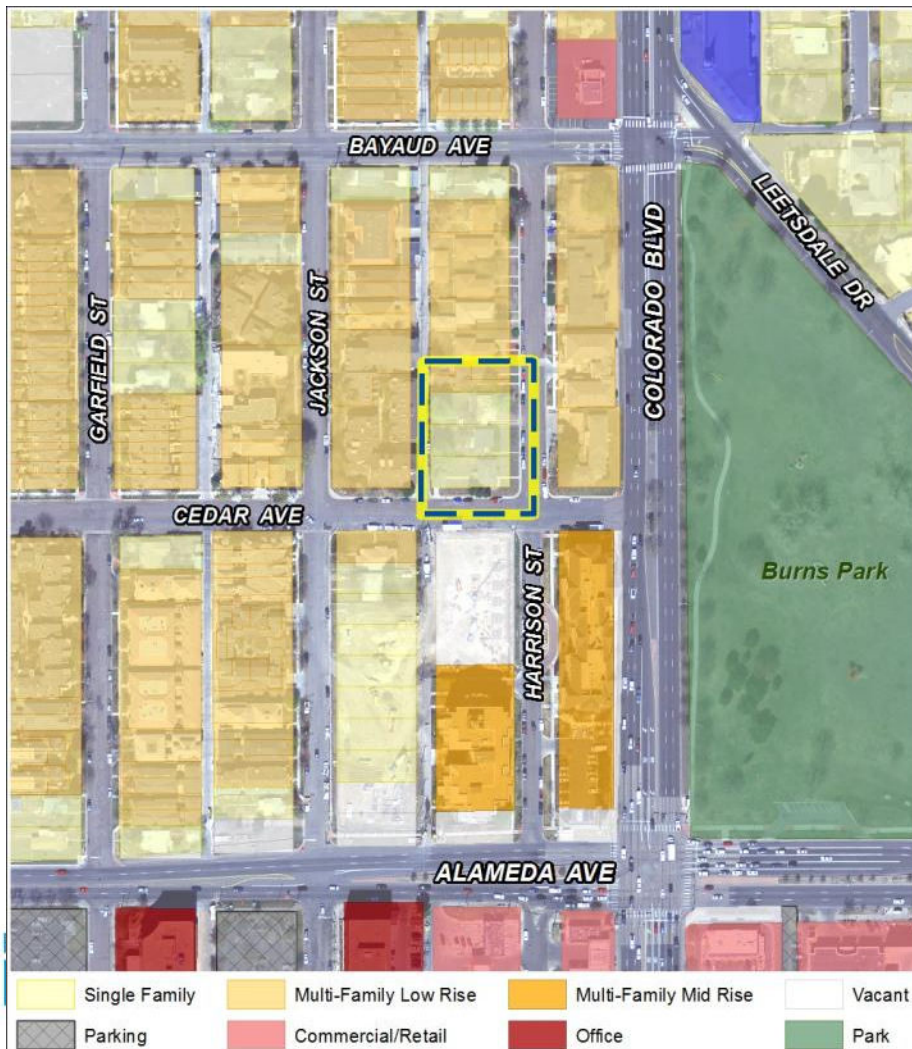


# Existing Context - Zoning



- Adjacent properties are zoned:
  - G-MU-3
  - PUD
  - C-RX-8

# Existing Context – Land Use



- Current Uses:
  - Vacant
- Adjacent Uses:
  - North: Two-family
  - South: Multi-family
  - East: Multi-family
  - West: Multi-family



# Existing Context – Building Form/Scale





# Existing Context – Building Form/Scale



- Planning Board: August 20th
  - Voted unanimously to recommend approval
- NAP Committee: September 18th
- City Council
- Public Outreach
  - RNOs
    - No comments received
  - Notification signs posted on property



# Review Criteria for Former Chapter 59 PUDs

1. Consistency with Adopted Plans
2. Reasonably necessary for the promotion of public health, safety, or general welfare
3. Justifying Circumstances:
  - a) Correct manifest error in the chapter, or
  - b) Because of changed or changing conditions
4. Uniformity of district regulations and restrictions



1. Consistency with Adopted Plans
  - Comprehensive Plan 2000
  - Blueprint Denver: A Land Use and Transportation Plan
  - Cherry Creek Area Plan
2. Reasonably necessary for the promotion of public health, safety, or general welfare
3. Justifying Circumstances:
  - a) Correct manifest error in the chapter, or
  - b) Because of changed or changing conditions
4. Uniformity of district regulations and restrictions

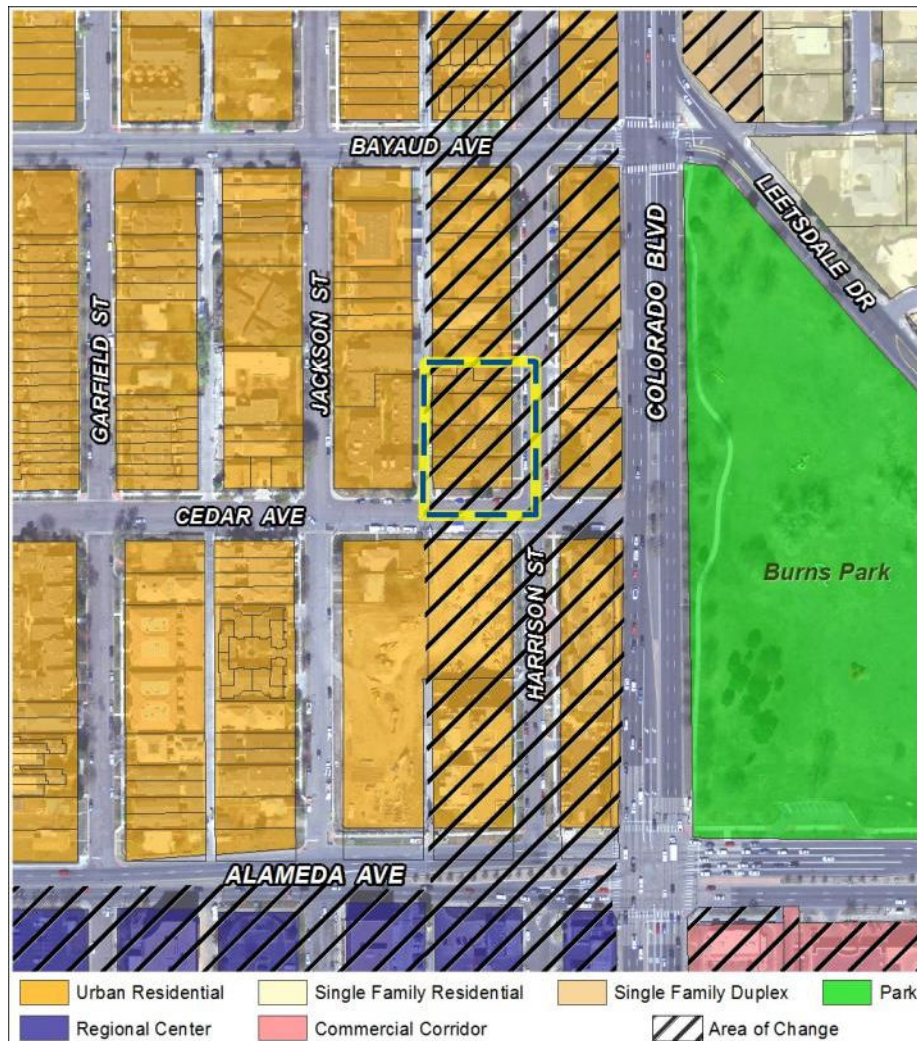


# Review Criteria: Consistency with Adopted Plans

## Comprehensive Plan 2000

- **Environmental Sustainability Strategy 2-F** – Conserve land by promoting infill development with Denver at sites where services and infrastructure are already in place; designing mixed use communities and reducing sprawl so that residents can live, work and play within their own neighborhoods.
- **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.
- **Legacies Strategy 3-A** – Identify areas in which increased density and new uses are desirable and can be accommodated.

# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2002)

- Land Use Concept:
  - Urban Residential
  - Area of Change
- Street Classification
  - Harrison St = Undesignated- Local
  - Cedar Ave = Undesignated- Local



# Review Criteria: Consistency with Adopted Plans

## Cherry Creek Area Plan (2012)

- **“Reinforce the residential character.** Maintain and enhance the existing character and walkable environment of Cherry Creek East.”
- **“Respect the existing scale.** Enhance the existing pattern of development intensity with low scale buildings in the residential areas.”
- Revitalize Harrison Street
- Update Cherry Creek East Design Guidelines

# Review Criteria: Consistency with Adopted Plans



Maximum building heights map - Cherry Creek East neighborhood



- Cherry Creek Area Plan: building height of 3 stories

1. Consistency with Adopted Plans
  - Rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver, and the Cherry Creek Area Plan
2. Reasonably necessary for the promotion of public health, safety, or general welfare
  - Implements adopted land use plans
3. Justifying Circumstance:
  - Changed or changing conditions
4. Uniformity of district regulations and restrictions
  - Proposed PUD would apply only to the subject property



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

1. Consistency with Adopted Plans
2. Reasonably necessary for the promotion of public health, safety, or general welfare
3. Justifying Circumstances
4. Uniformity of district regulations and restrictions