



DENVER
THE MILE HIGH CITY

30-50 South Colorado Boulevard

Application #2015I-00051

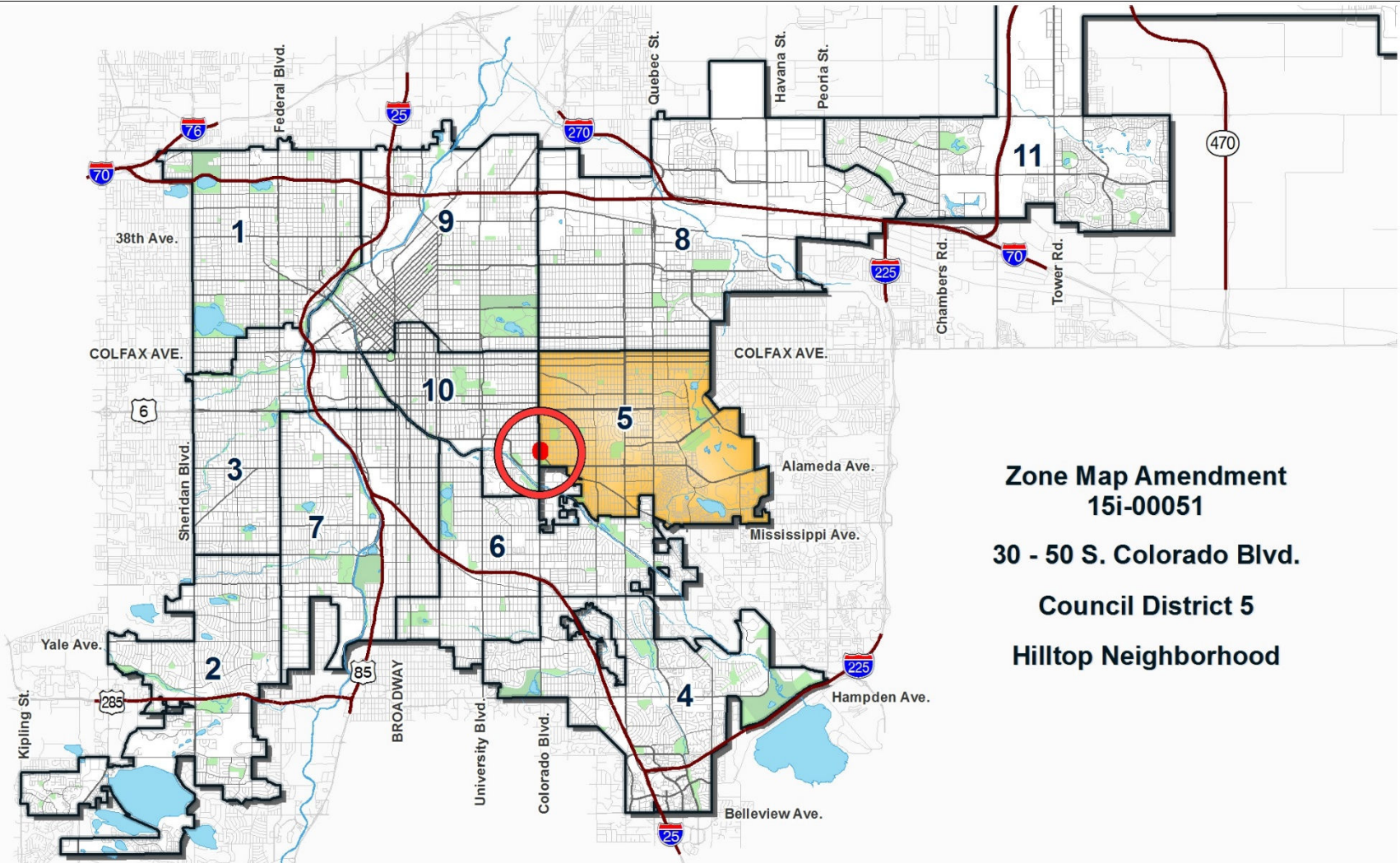
E-SU-D to G-RH-3

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Location



**Zone Map Amendment
15i-00051**

30 - 50 S. Colorado Blvd.

Council District 5

Hilltop Neighborhood



- At southwest edge of Hilltop Neighborhood
- On northeast corner Colorado Boulevard and Leetsdale Drive
- Across from Cherry Creek Neighborhood
- North of Burns Park



- Property:
 - 45,900 SF, 1.05 acres
 - Existing vacant church
- Property Owner;
 - Requesting rezoning to redevelop the property into multi-unit residential land use
- Rezone from E-SU-D to G-RH-3




Request: G-RH-3 General Urban Neighborhood Context – Row House – 3 stories max. ht.

Article 6. General Urban Neighborhood Context
Division 6.2 Districts

Article 6. General Urban Neighborhood Context
Division 6.1 Neighborhood Context Description

DIVISION 6.1 NEIGHBORHOOD CONTEXT DESCRIPTION



SECTION 6.1.1 GENERAL CHARACTER
The General Urban Neighborhood Context is characterized by multi-unit residential uses in a variety of building forms. Single-unit and two-unit residential uses are also found in a mix of residential forms. Low-scale commercial areas are embedded within residential areas. Commercial uses occur in a variety of building forms that may contain a mixture of uses within the same structure. Residential uses are primarily located along local and residential arterial streets. Commercial uses are primarily located along mixed-use arterial and main streets but may be located at or between intersections of local streets.

SECTION 6.1.2 STREET, BLOCK AND ACCESS PATTERNS
The General Urban Neighborhood Context consists of a regular pattern of block shapes surrounded by an orthogonal street grid. Orthogonal streets provide a regular pattern of pedestrian and vehicular connections through this context and there is a consistent presence of alleys. Block sizes and shapes are consistent and include detached sidewalks, tree lawns, street and surface parking, and landscaping in the front setback.

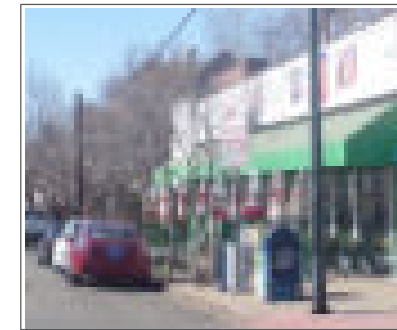
SECTION 6.1.3 BUILDING PLACEMENT AND LOCATION
Residential buildings typically have consistent, shallow to moderate front setbacks, shallow side setbacks and consistent orientation. Commercial buildings typically have consistent orientation and shallow front setbacks with parking at the rear and/or side of the building.

SECTION 6.1.4 BUILDING HEIGHT
The General Urban Neighborhood Context is characterized by moderate to high residential buildings and low to moderate commercial and mixed use structures in appropriate locations to promote a dense urban character. Lower scale structures are typically found in areas transitioning to a less dense urban neighborhood.

SECTION 6.1.5 MOBILITY
There is a balance of pedestrian, bicycle and vehicle reliance with greater access to the multi-modal transportation system.

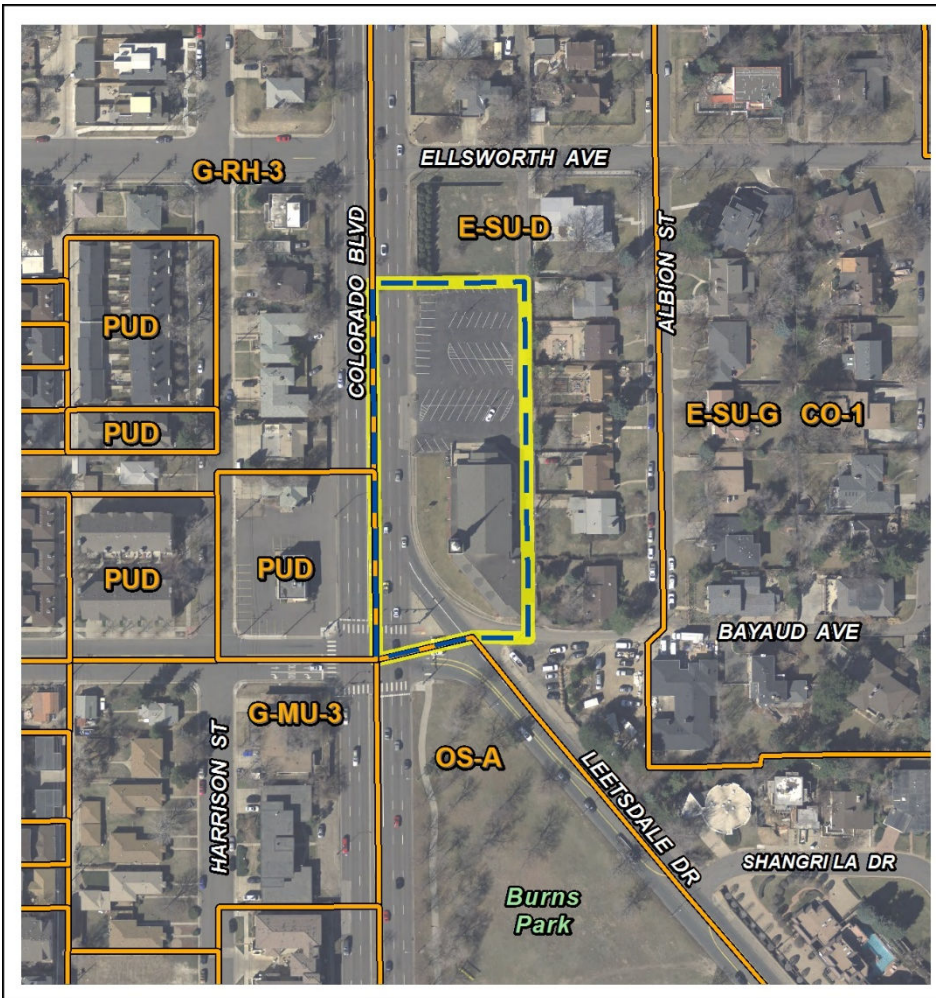
DENVER ZONING CODE
June 25, 2010 | Republished July 6, 2015

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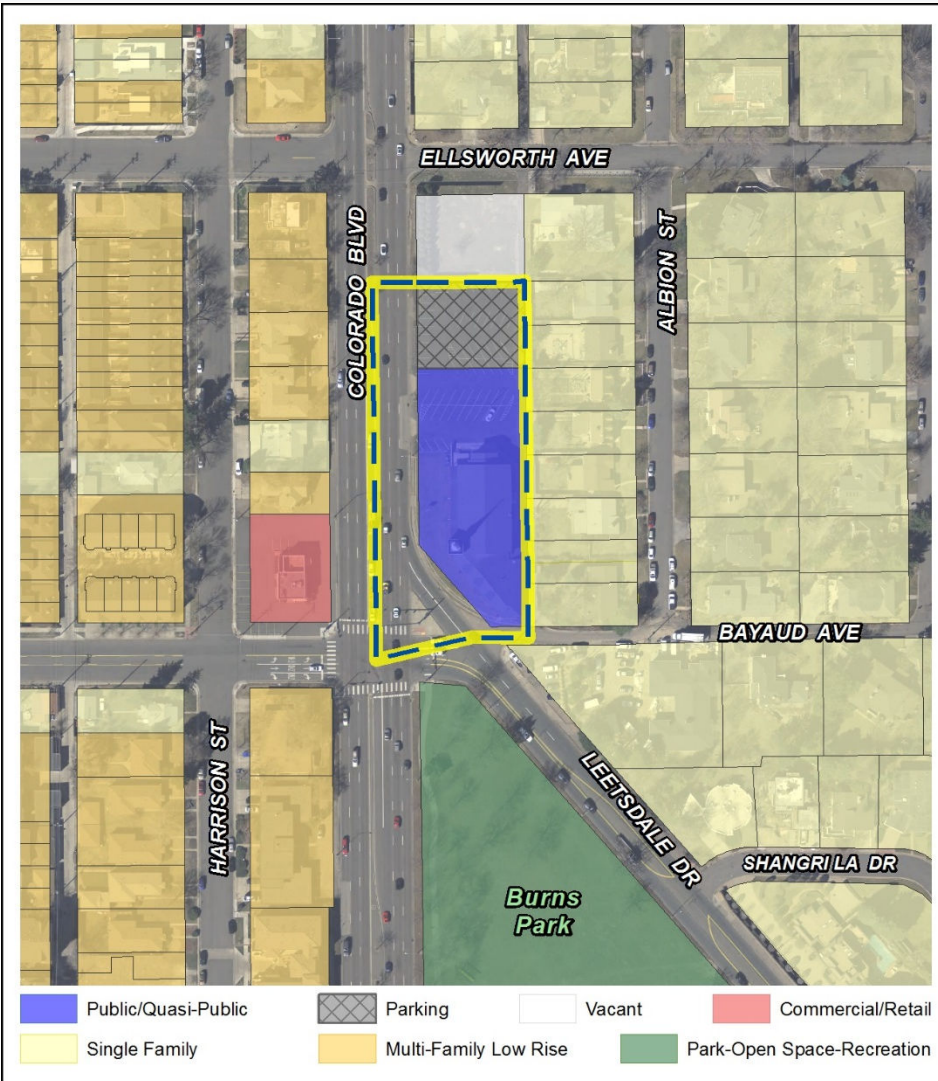
- Zoning: E-SU-D
- Land Use: Vacant Church
- Building Scale: 1-2 story church
- View Plane: Cranmer Park, 96-98 feet allowable height
- Colorado Boulevard Designated Parkway: 20 feet setback of buildings and signs

Existing Context – Zoning



- North and East–E-SU-D
- South - OS-A
- West – PUD and G-RH-3

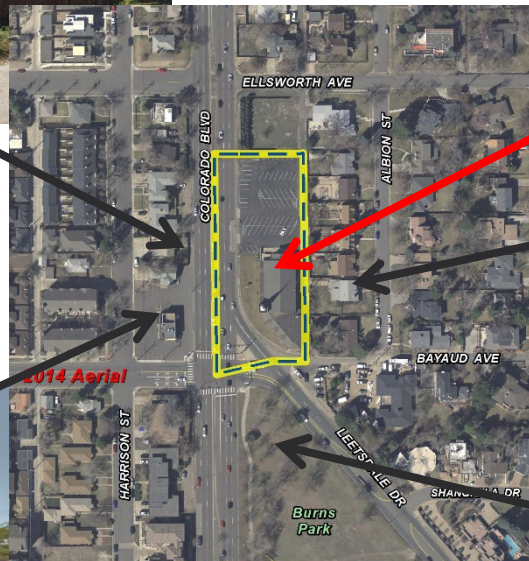
Existing Context – Land Use



- Existing Use:
 - Public/Quasi-public, Parking

- Surrounding Uses:
 - North – Vacant
 - South – Denver Park
 - East - 1-2.5-story Single Family Residential
 - West – Commercial, SF and Low-rise Multi-family Residential

Existing Context – Building Form/Scale



- Notice of complete application (G-MU-3) – January 26, 2016
- Notice of complete revised application (G-RH-3) – March 11, 2016
- Planning Board – March 30, 2016, posted notification signs and electronic notice to RNOs and City Council; Planning Board unanimously recommended approval (7-0)
- PLAN Committee – April 13, 2016, electronic notice to RNOs and City Council
- City Council – tentatively May 23, 2016, posted notification signs and electronic notice to RNOs and City Council

- Registered Neighborhood Organizations -
 - Cherry Creek East Association
 - Cranmer Park-Hilltop Civic Association
 - Harman Neighborhood Association
 - Hilltop Heritage Association
 - Denver Neighborhood Association, Inc.
 - Inter-Neighborhood Cooperation
- Comment Letters
 - G-MU-3 - 54 letters, 49 oppose, 4 support
 - G-RH-3 – 6 letters, 3 oppose, 3 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 2000
- Blueprint Denver: A Land Use and Transportation Plan
- The Boulevard Plan (1991)

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

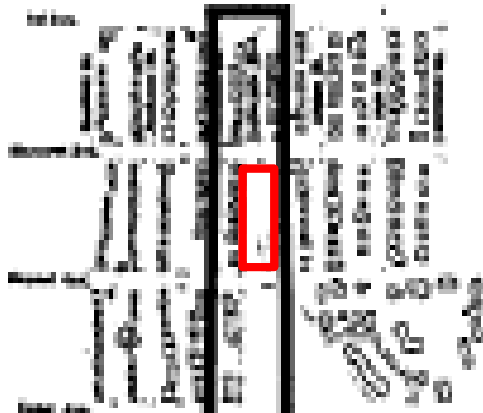
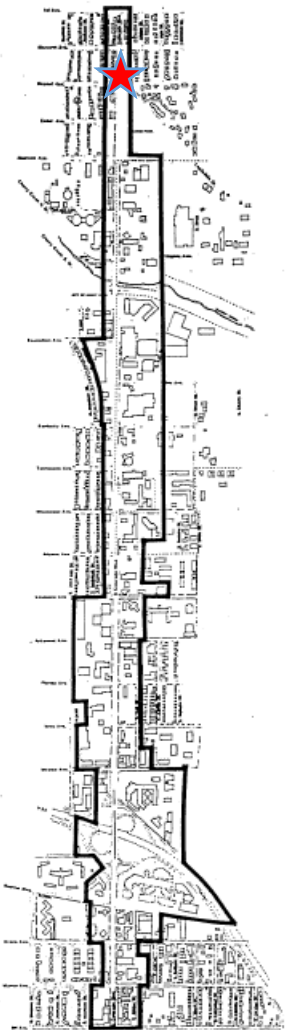
Review Criteria

Consistency with Adopted Plans

Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-F – “**Conserve land by promoting infill development within Denver at sites where services and infrastructure are already in place**” (p. 37).
- 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**” (p. 60).
- Legacies Strategy 3-A – “**Identify areas in which increased density and new uses are desirable and can be accommodated**” (p. 99).
- Housing Objective 2 – “**Encourage preservation and modernization of Denver’s existing housing stock and established neighborhoods. Support addition of housing in expansion and infill development**” (p. 114).

Review Criteria Consistency with Adopted Plans



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The Boulevard Plan (1991)

- Vision – a regionally distinct transportation, business and residential corridor
- Plan Goals –
 - Improving traffic flow and safety
 - Retain a broad mix of land uses
 - Define and reinforce the unique corridor image and ensure that new development has little or no adverse impacts on adjacent uses
- Land Use Goals
 - Continue and appropriate mix of land uses along the Boulevard
 - New Development should be compatible with existing development
- Land Use Recommendations
 - No wholesale increase in overall allowable development density, while some increases in development intensity may be appropriate for specific sites
 - Retain the mix of land uses in the corridor
 - New development should provide sufficient parking

Review Criteria Consistency with Adopted Plans

Blueprint Denver (2002)

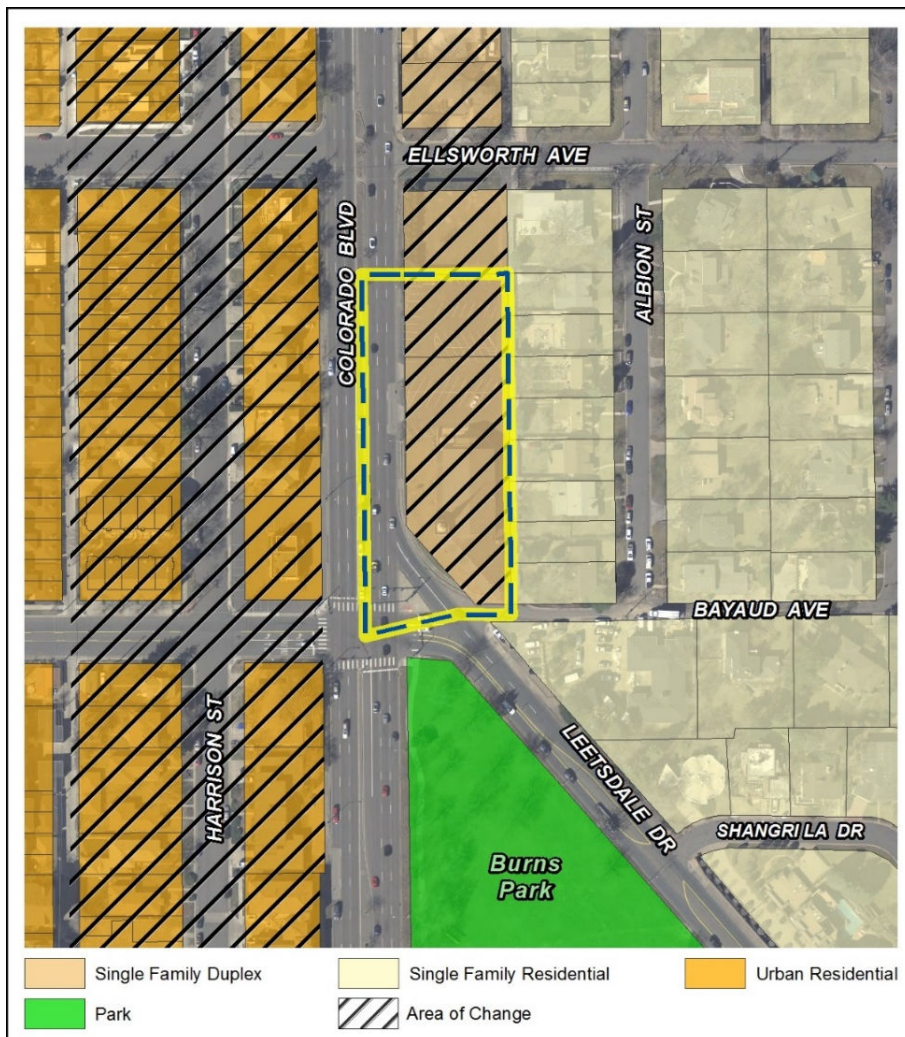
- **Land Use Concept:**

- **Single Family/Duplex Residential**

- *Moderately dense areas that are primarily residential, with some complimentary small-scale commercial uses*

- **Area of Change**

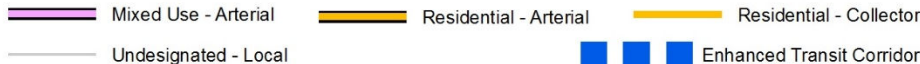
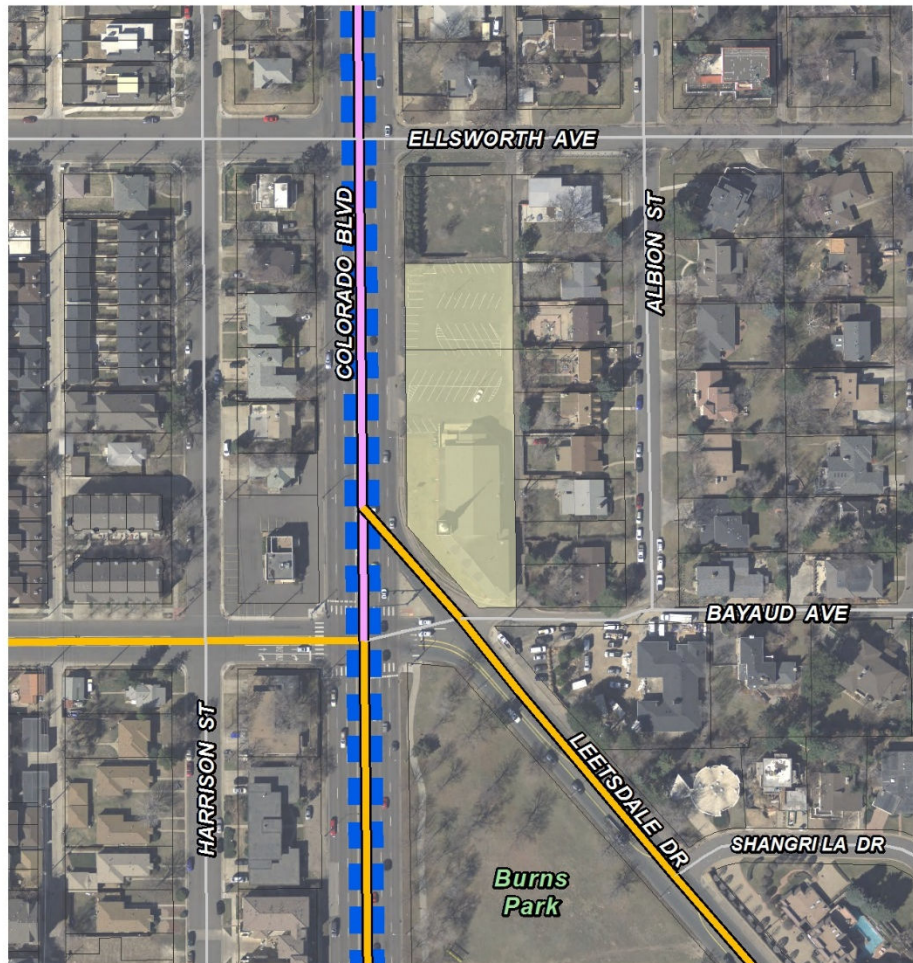
- *“The goal for Areas of Change is to channel growth where it will be beneficial and can best improve access to jobs, housing and services with fewer and shorter auto trips”*



Review Criteria: Consistency with Adopted Plans

Blueprint Denver (2002)

- Future Street Classification:
 - Colorado Blvd. – Mixed Use Arterial and Enhanced Transit Corridor
 - Located in high-intensity mixed-use commercial, retail and residential areas and providing a high degree of mobility
 - Evaluating and implementing enhanced bus transit service and a mix of transit-supportive land uses
 - Leetsdale Dr. – Residential Arterial
 - Balance transportation choices with land access, without sacrificing mobility



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver: A Land Use and Transportation Plan and the Boulevard 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



Justifying Circumstance

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 (DZC Section 12.4.10.8.A).
 - Property owner cites changes in overall locale, location on Colorado Boulevard and location within an Area of Change
 - Blueprint Denver recognizes the changes taking place in the area and supports safeguarding the character of the residential areas in the neighborhood with new development of moderate scale

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