



Land Use, Transportation & Infrastructure Committee Summary Minutes

Tuesday, March 12, 2013 10:30 AM City & County Building, Room 391

Committee Members: Robb, Chair; Montero, Vice-Chair; Brown; Lehmann; López; Shepherd

Committee Staff: Gretchen Williams

Council Members Present: Brown, Lehmann, Lopez, Montero, Robb, Shepherd, Brooks, Susman

Members Absent: None

Bill Requests

BR13-0104 Amends the Official Zoning Map to correct a scrivener's error in four rezoning ordinances to include the adjacent rights-of-way in the new zoning classifications of properties at 61-81 S. Garfield, 200-290 Columbine, 360 S. Monroe, and 3740-3758 York in Council District 8 and 10.

Tina Axelrad, Community Planning & Development

This application is necessary to correct four zoning ordinances. The purpose is to rezone strips of adjacent public streets and alleys that were inadvertently omitted from the legal descriptions of the privately-owned parcels being rezoned. Abutting right-of-way (to the center line) is normally included as part of any zoning. The locations are:

- 61-81 S. Garfield
- 200-250 Columbine

- 360 S. Monroe
- 3740-3758 York

This application was noticed to a total of 15 Registered Neighborhood Organizations.

Community Planning & Development determined that the review and analysis of the original zoning applications regarding criteria necessary for approval were sufficient to support this application.

A motion offered by Councilmember Brown, duly seconded by Councilmember Lehmann, to file the bill carried by the following vote:

AYES: Susman, Brown, Lehmann, Lopez, Montero, Robb, Shepherd(7)
 NAYS: (None)
 ABSENT: (None)
 ABSTAIN: (None)

BR13-0137 Amends the zoning classification of property at 1410-1460 S. Holly from S-SU-D, B-1, and R-5 (Suburban context, Single Unit; Business; and Residential in Former Chapter 59) to CMP-EI2 (Campus Education/Institution) in Council District 6.

Kyle Dalton, Community Planning & Development

This 4.5-acre site at the northeast corner of S. Holly and Florida is home to the Montessori School of Denver. The school has purchased the adjacent property to the north for expansion. The school’s site has three different zoning classifications, plus a portion of the site is a Planned Building Group. The proposed zoning will consolidate the entire site with one zoning classification that is more appropriate for the school.

The Planning Board on Feb. 20 unanimously recommended approval. To date, no comments have been received regarding the application.

Community Planning & Development staff found that the proposed zoning is consistent with Comprehensive Plan 2000 and Blueprint Denver. The justifying circumstance for the rezoning is the change of conditions, with that being the school's purchase of the property to the north with a different zoning classification. CMP, or campus zoning, is

Chris Sheers, architect for the school’s development project, showed the master plan for the campus. A community arts and athletic facility will be constructed on the new parcel on the north side. A middle school for 40 students will be added,

utilizing a redesigned existing structure.

A motion offered by Councilmember Brown, duly seconded by Councilmember Susman, to file the bill carried by the following vote:

- AYES: Susman, Brown, Lehmann, Lopez, Montero, Robb, Shepherd(7)
- NAYS: (None)
- ABSENT: (None)
- ABSTAIN: (None)

BR13-0156 Amends the zoning classification from H-1-A and H-2 (Hospital districts under the Former Chapter 59) to G-MU-5 (General Urban context, Multi-Unit, max. 5 stories) of property at 16th and Milwaukee in Council District 8.
Chris Gleissner, Community Planning & Development

This 1.6-acre site in the South City Park Neighborhood is part of the former Mercy Hospital site. The area ranges from single-story single-family homes to high-rise residential structures, businesses and educational uses. The proposed G-MU-5 zoning will allow for the planned residential structure of approximately 170 units with an average of 800 square feet although units may vary from 1 to 3 bedrooms. The project is intended to be workforce housing with rentals averaging around \$1500.

Community Planning & Development staff found the proposed zoning to be consistent with adopted City plans, including Comprehensive Plan 2000, Blueprint Denver and the East Colfax Corridor Plan. Justification for the rezoning is the changed and changing conditions, primarily that the hospital has been demolished.

Councilman Brooks asked why it took so long after Mercy Hospital left for this part of the site to be rezoned, noting that the tower on 17th was constructed several years ago. Mr. Gleissner replied that the Denver rezoning process is applicant-driven, and no application for this site had been received until now.

Required setbacks on the primary streets (16th and Fillmore) are 10 feet. The side street setback is 5. Councilman Brooks said the neighbors are concerned that this building be held to the zoning requirements. The developer lost 19 units and parking ratio decreased when Fillmore was determined to be a primary street and the setback increased. Mr. Gleissner said that the Development Services staff will ensure that when the building plans are submitted and reviewed, all requirements of the zoning will be met.

A motion offered by Councilmember Lehmann, duly seconded by Councilmember Susman, to file the bill carried by the following vote:

AYES: Susman, Brown, Lehmann, Lopez, Montero, Robb, Shepherd(7)
NAYS: (None)
ABSENT: (None)
ABSTAIN: (None)