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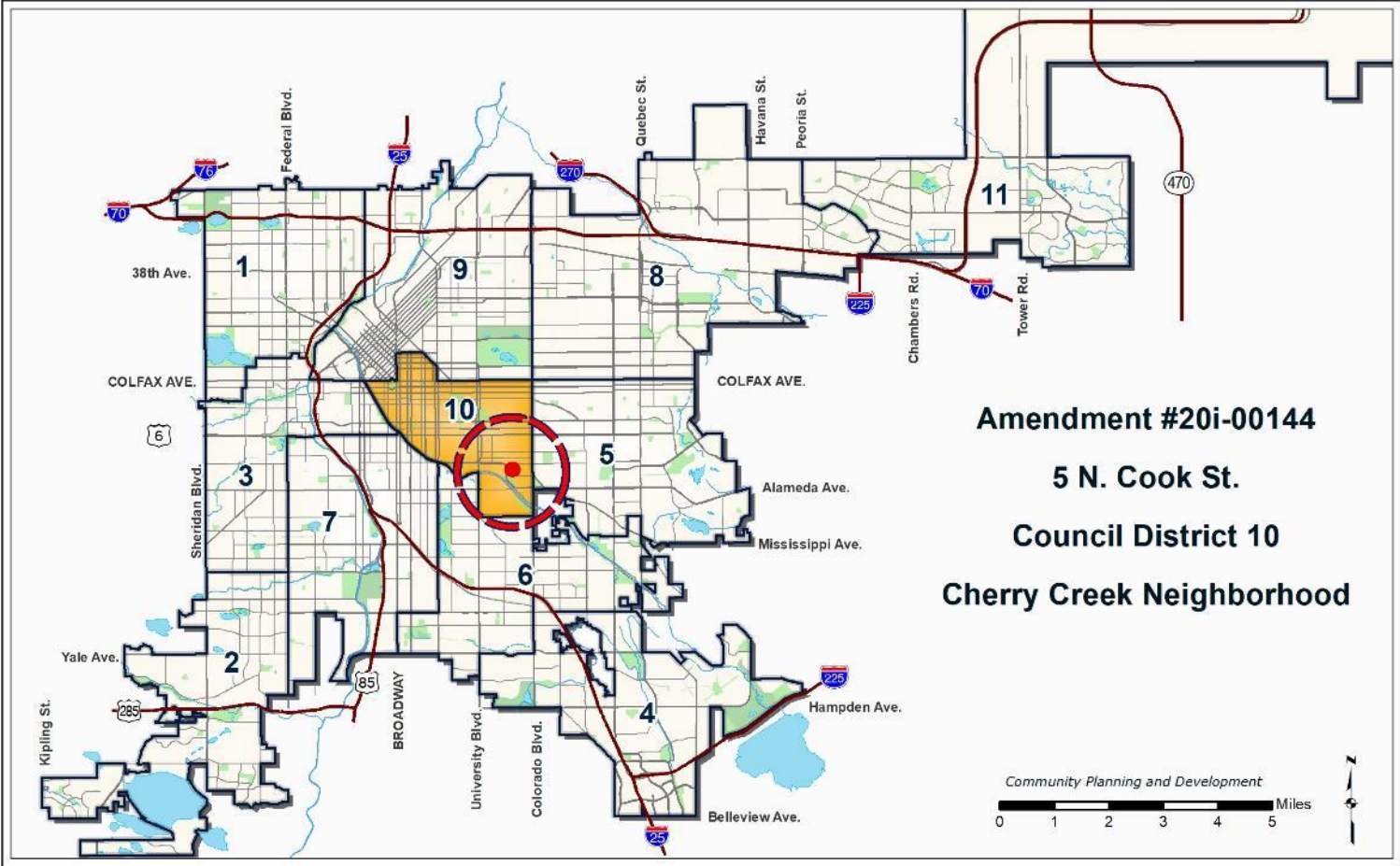
# 5 Cook Street

Request: From PUD 20 to C-MX-8

LUTI: 09.14.2021

#20I-00144

# Council District 10 – Councilmember Hinds



# Request: C-MX-8

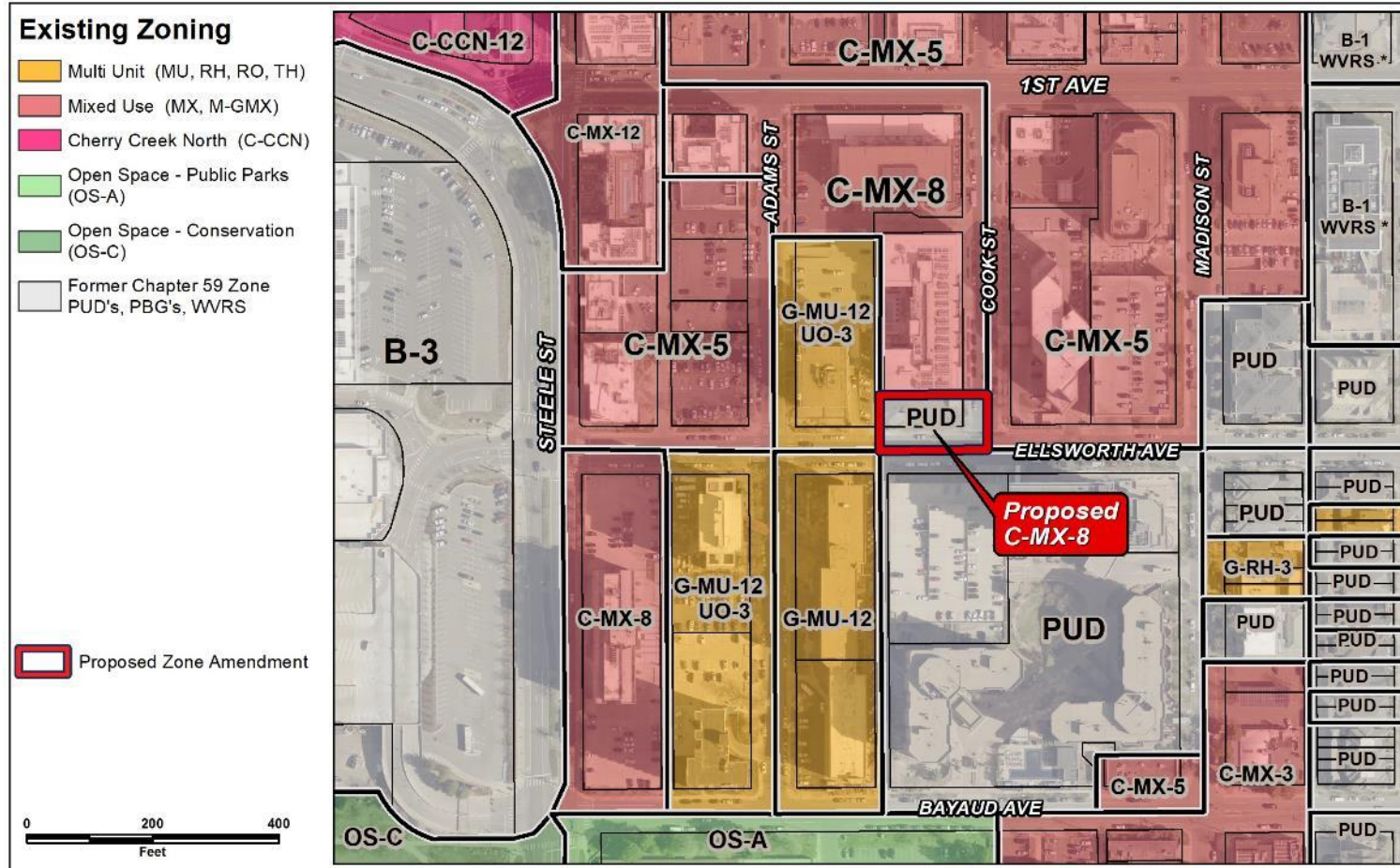


- **Subject Site:**
  - Approx. 6,262 sq ft
  - Two-story building
- **Proposal:**
  - Rezoning to C-MX-8 to facilitate redevelopment
- **Request:**
  - Urban Center Neighborhood Context – Mixed Use – 8 stories maximum height
  - Allows a mix of uses
  - Allows Town House, General, and Shopfront building forms

*Reminder: Approval of a rezoning is not approval of a proposed specific development project*



# Existing Zoning



Current Zoning:

- PUD 20

Adjacent Zoning:

- C-MX-8
- G-MU-12 UO-3
- C-MX-5
- PUD

# Existing Zoning – PUD 20

- Allows existing residence to be used for businesses uses under Former Ch 59 B-1 zone district.
- Allows for a small addition and provides specific limits on GFA, a max building height of 35' and 10 parking spaces.

PUD land coverage:

Existing Residence 1,314 sq. ft.

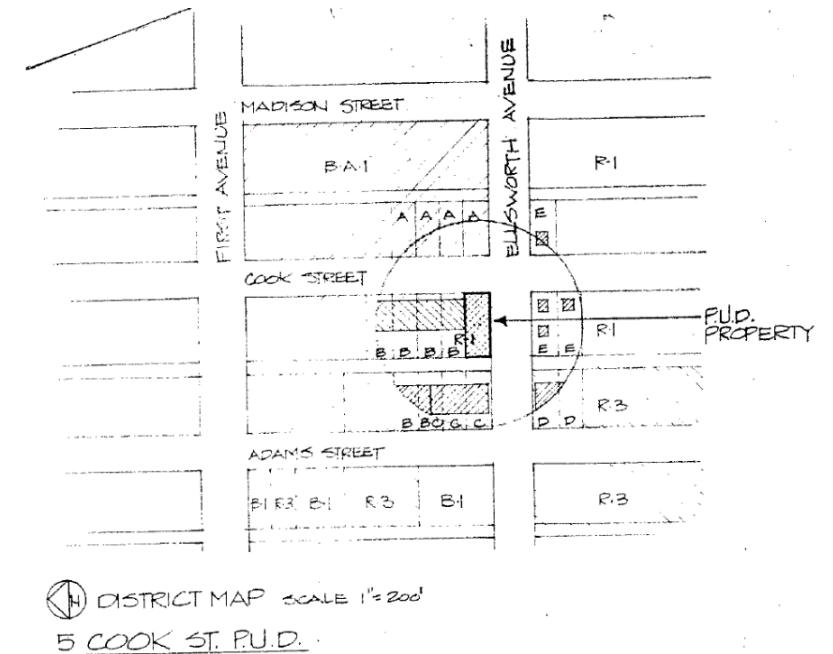
Addition to Existing Residence 687 sq. ft.

New Office Construction 2,317 sq. ft.

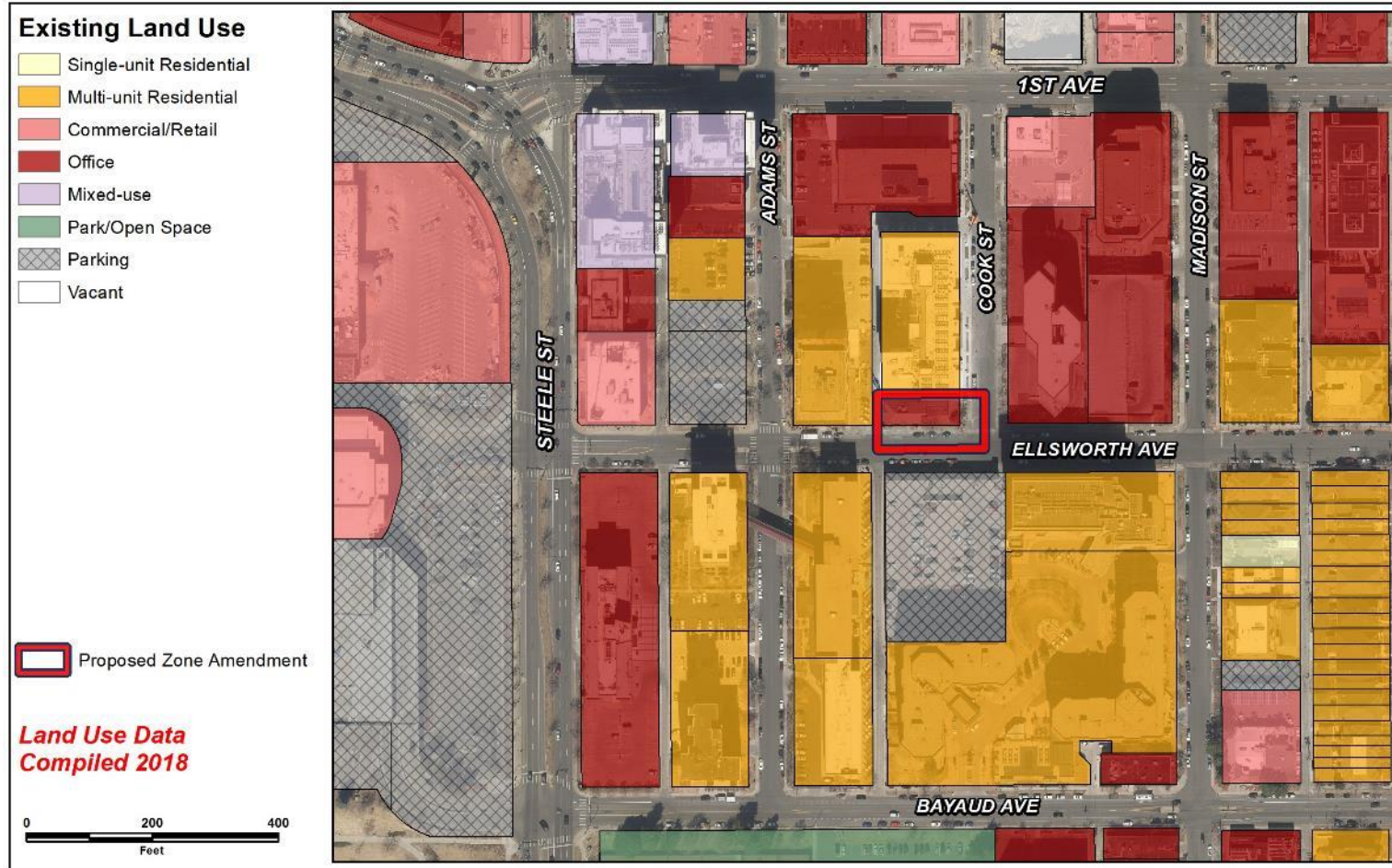
Courtyard 350 sq. ft.

Paved Parking 3000 sq. ft.

Parking 10 cars



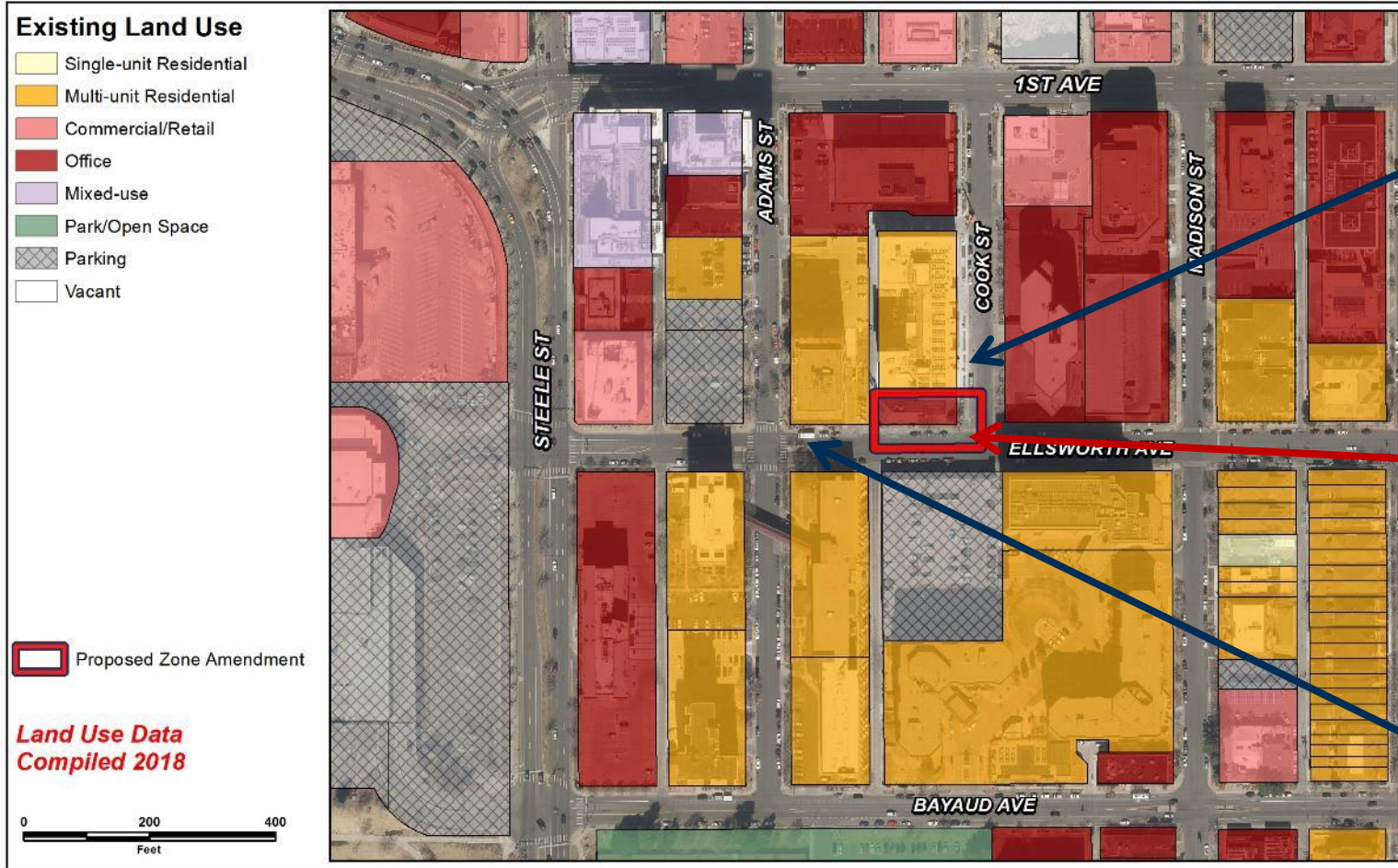
# Existing Land Use



- Current use: Office
- Surrounding uses:  
Multi-unit residential,  
Office, Parking  
Commercial/Retail



# Existing Context – Building Form/Scale



# Proposed Affordable Housing Agreement

- Voluntary agreement reached in principle with HOST
- 10% (4) of all units (36) are IRUs
  - 75% (3) of IRUs serve 60% AMI
  - 25% (1) of IRUs serve 80% AMI



# Process

- Informational Notice: 12/14/20
- Planning Board Notice Posted: 8/17/21
- Planning Board Public Hearing: 9/1/2021
- LUTI Committee (tentative): 9/14/2021
- City Council Public Hearing (tentative): 10/25/2021

# Public Outreach

- Mediation from February to July 2021 resulted in a Memorandum of Understanding (or Good Neighbor Agreement)
- CCEA RNO voted to support the rezoning
- 5 letters of opposition from 3 neighbors
  
- 11 Community Meetings between the applicant, RNOs and other stakeholders



# Site-Specific Traffic Impacts

- Potential traffic impacts are evaluated at the time of the site development review for a specific project.
- Transportation engineers in Development Services perform the review. They may require a traffic study for the proposed development.
- Whether or not a traffic study is required, transportation engineers will identify if mitigation measures are required prior to issuing a permit.

# 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 2040*
- *Blueprint Denver*
- *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

# Consistency with Adopted Plans: Comprehensive Plan

## Equitable, Affordable and Inclusive

- Equitable, Affordable and Inclusive Goal 1 – Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities (p. 28).
- Equitable, Affordable and Inclusive Goal 1, Strategy A – Increase development of housing units close to transit and mixed-use developments





# Consistency with Adopted Plans: Comprehensive Plan

## Strong & Authentic

- Strong and Authentic Neighborhoods Goal 1, Strategy D – Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities (p. 34).
- Strong and Authentic Neighborhoods Goal 2, Strategy D – Use urban design to contribute to economic viability, public health, safety, environmental well-being, neighborhood culture and quality of life (p. 34).



# Consistency with Adopted Plans: Comprehensive Plan

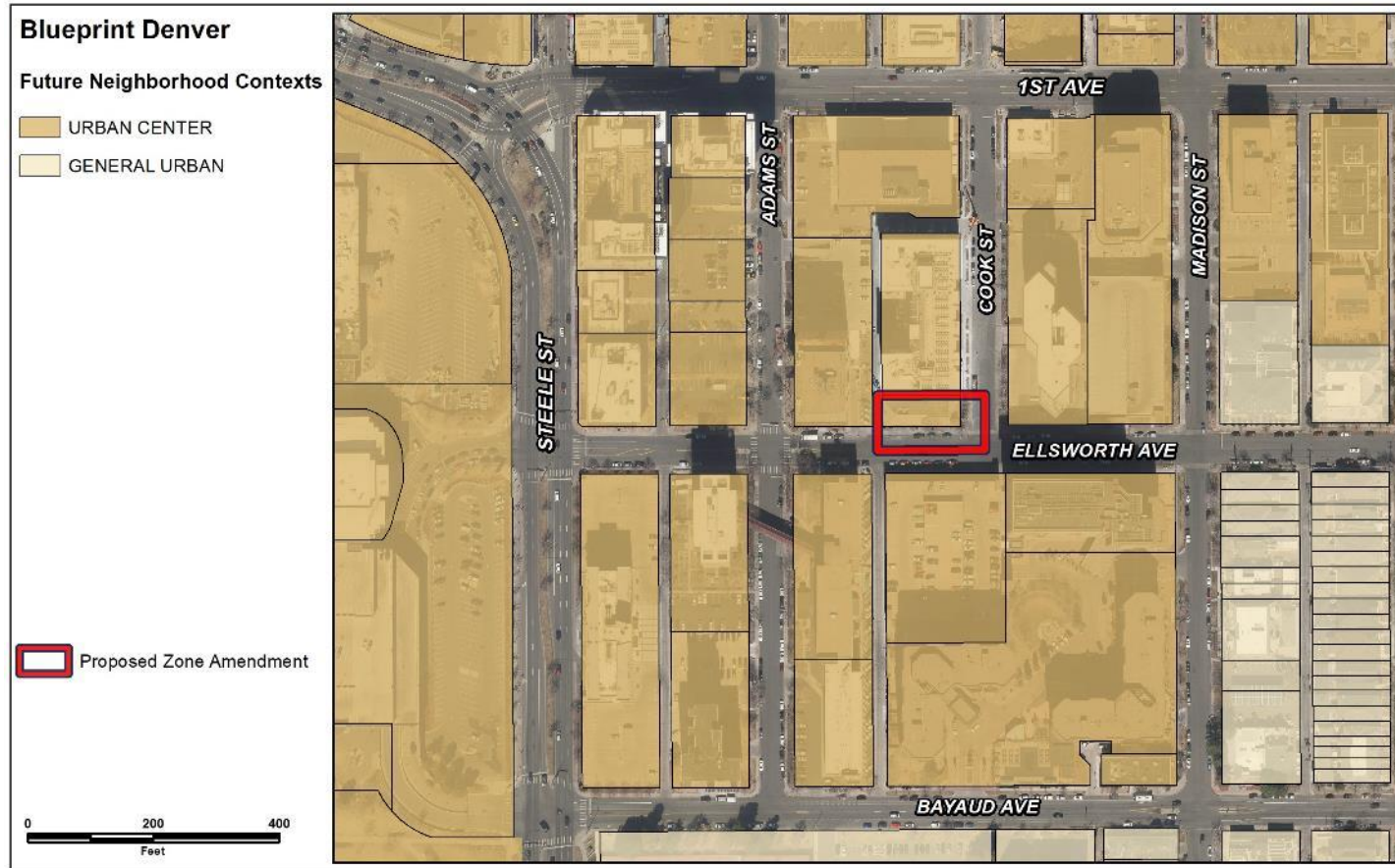
## Environmentally Resilient

- Environmentally Resilient Goal 8, Strategy A – Promote infill development where infrastructure and services are already in place (p. 54).
- Environmentally Resilient Goal 8, Strategy B – Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).



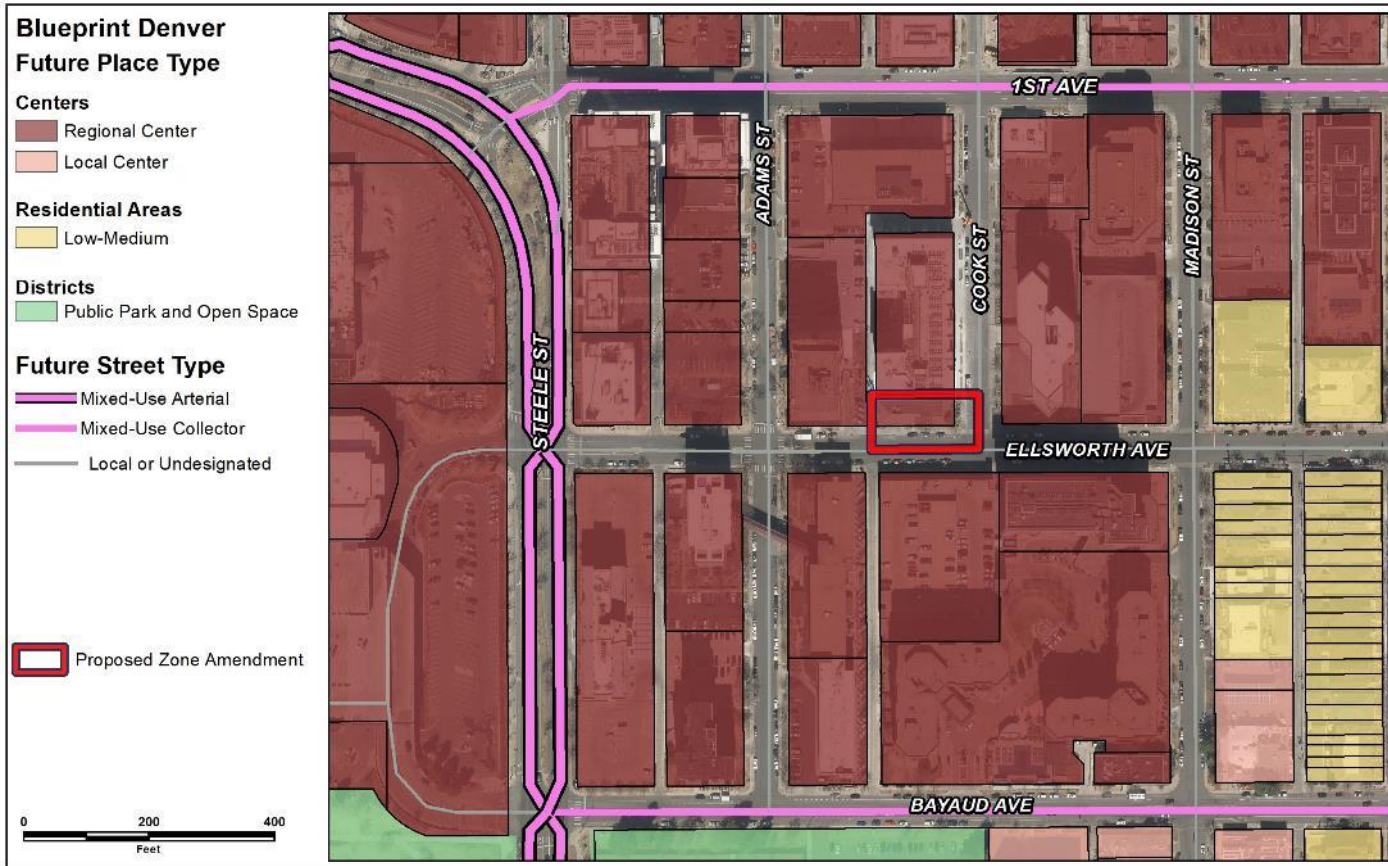


# Consistency with Adopted Plans: Blueprint Denver



- **Urban Center Neighborhood Context**
  - High mix of uses throughout with good street activation and connectivity
  - Buildings are usually multi-story with a high degree of lot coverage

# Consistency with Adopted Plans: Blueprint Denver



## Future Place: Regional Center

- High mix of uses— providing a dynamic environment of living, dining, entertainment and shopping, while incorporating a diverse set of employment options
- Larger scale mixed-use buildings are common
- Heights are generally the tallest in the context

## Street Type:

- Commercial Arterial: Typically contain commercial uses including shopping centers, auto services and offices. Buildings are often set back with onsite parking
- Local Streets: Can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses

*Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.*



# Consistency with Adopted Plans: Blueprint Denver



- Growth Areas Strategy: Regional Centers
  - 50% of job growth
  - 30% of new households

*Focusing growth in centers and corridors helps to provide a variety of housing, jobs and entertainment options within a comfortable distance to all Denverites and is a key element of building complete neighborhoods throughout Denver” (p. 49).*

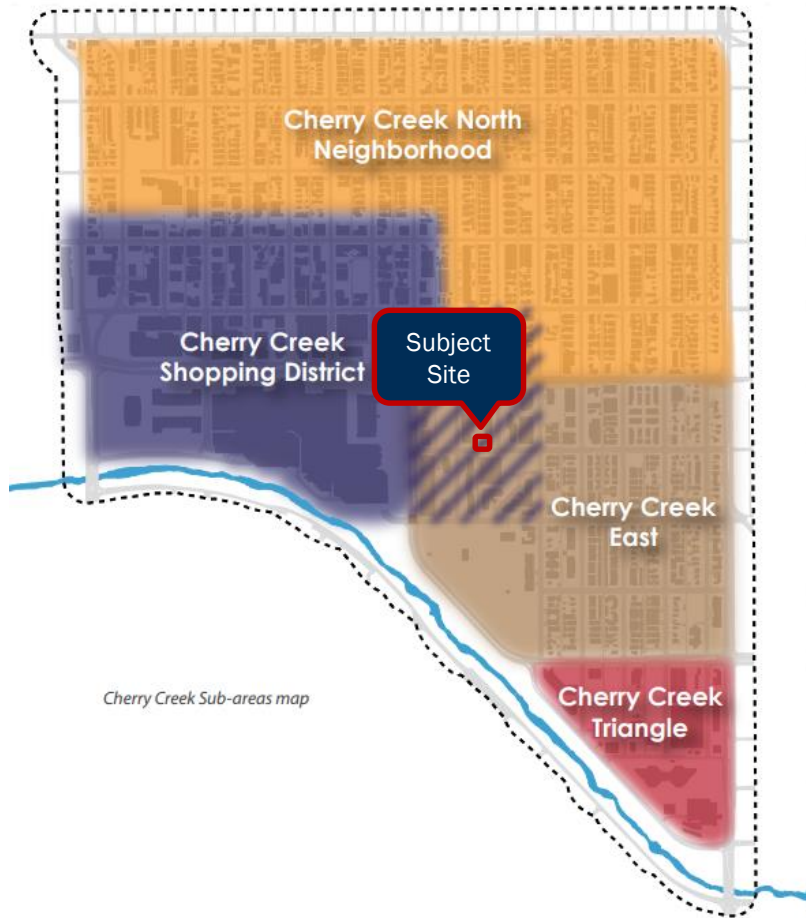
# Consistency with Adopted Plans: Blueprint Denver

## Land Use & Built Form: General section, Policy 3

- Strategy A: *Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC, including continuing to incentivize owners to come out of the old code.*



# Consistency with Adopted Plans: Cherry Creek Area Plan



- Cherry Creek Area Plan (2012)
- Provides guidance on where growth should occur in Cherry Creek.
  - Subject site “area of change”
  - New, moderate-density neighborhoods
  - Forming a new edge between the station and the existing neighborhood to the west

# Consistency with Adopted Plans: Cherry Creek Area Plan

**Regional Center:** Continue to support a mix of uses 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



Future land use map - Cherry Creek Shopping District



Maximum building heights map - Cherry Creek Shopping District

# Review Criteria

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver: A Land Use and Transportation Plan (2019)
- 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
  - 12.4.10.8.A.4.c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning
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, 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