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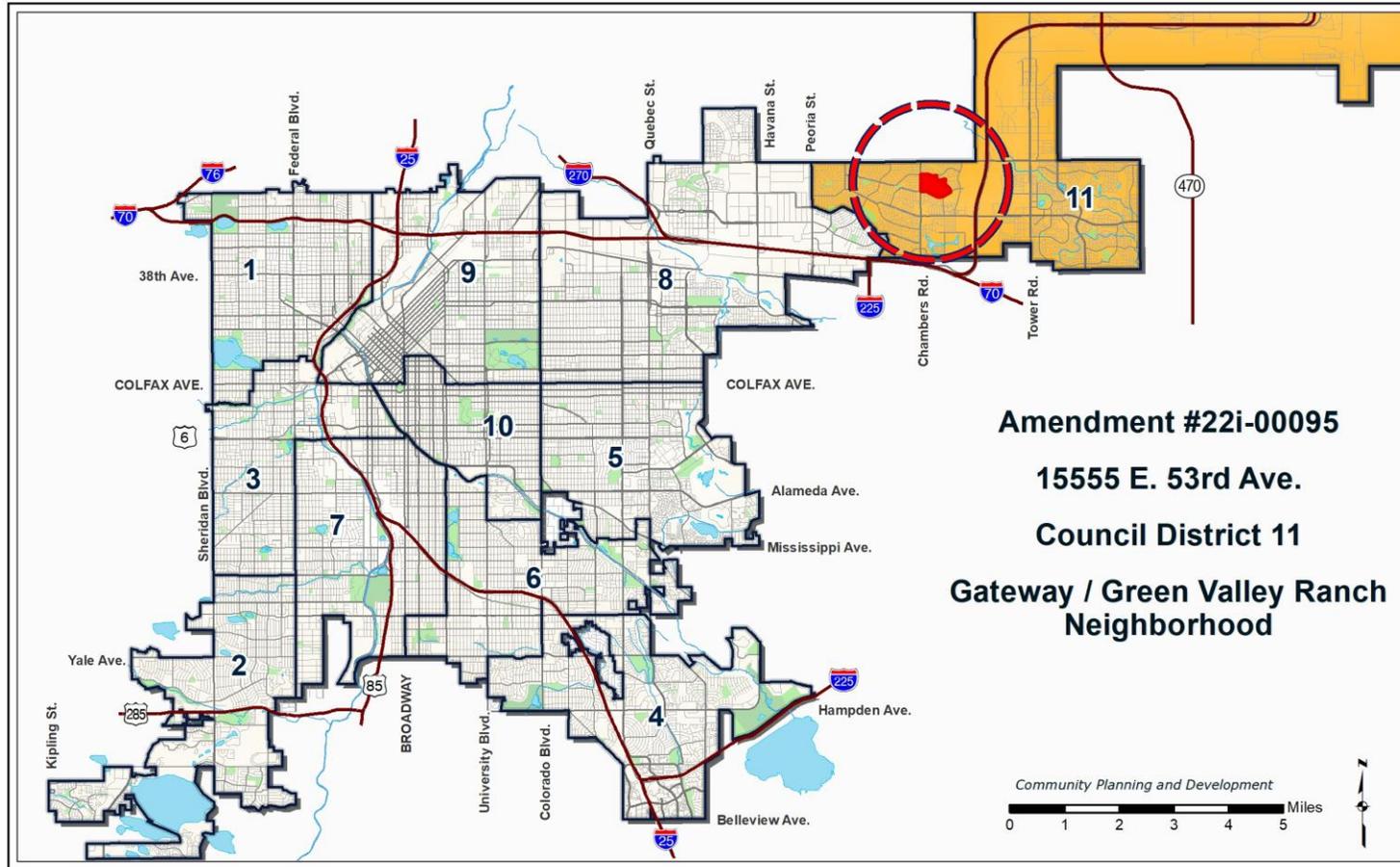
15555 E 53<sup>rd</sup> Ave

2022I-00095

Request: PUD 515 to OS-A

LUTI: 8/30/2022

# Council District 11: Stacie Gilmore

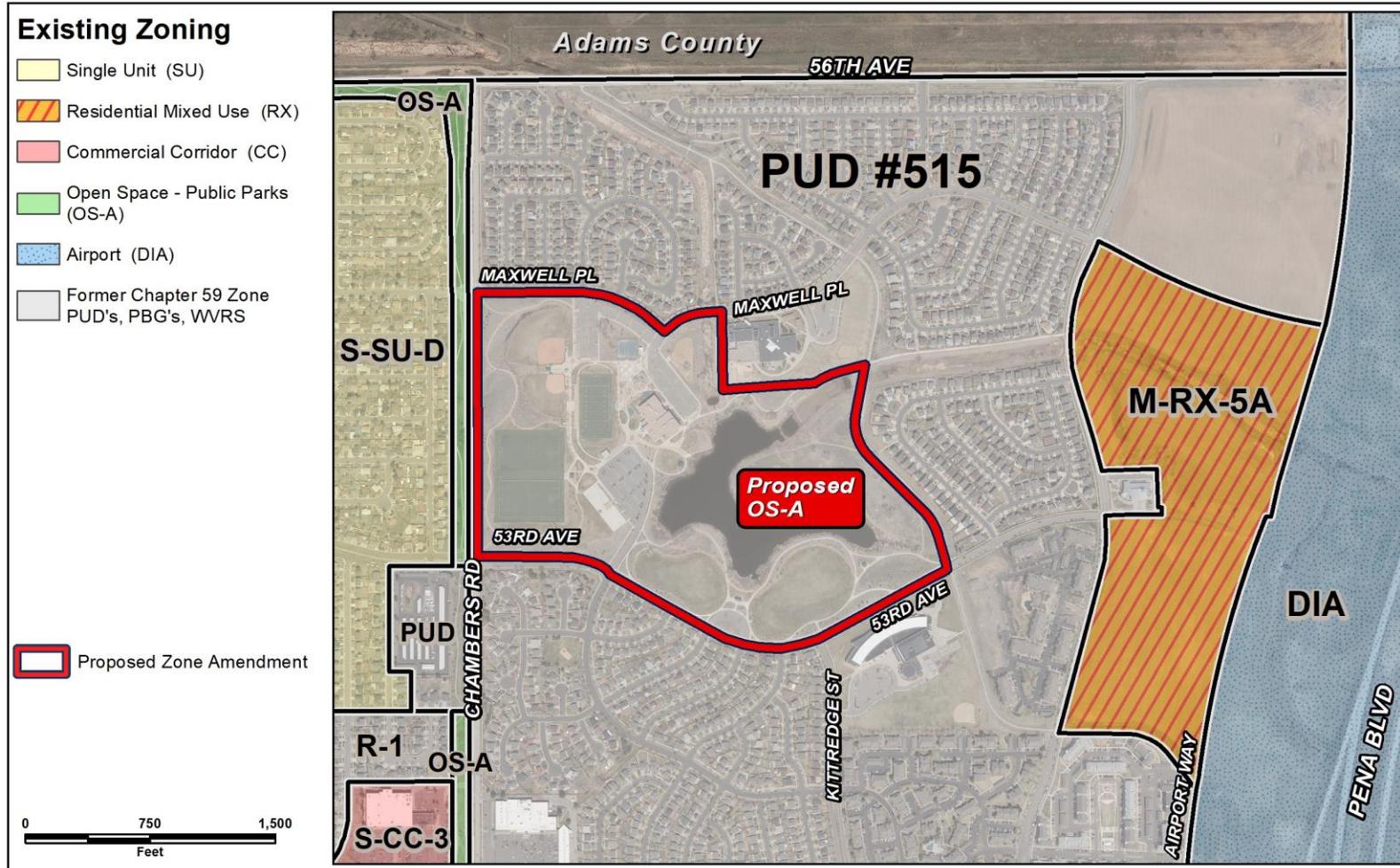


# Request: OS-A



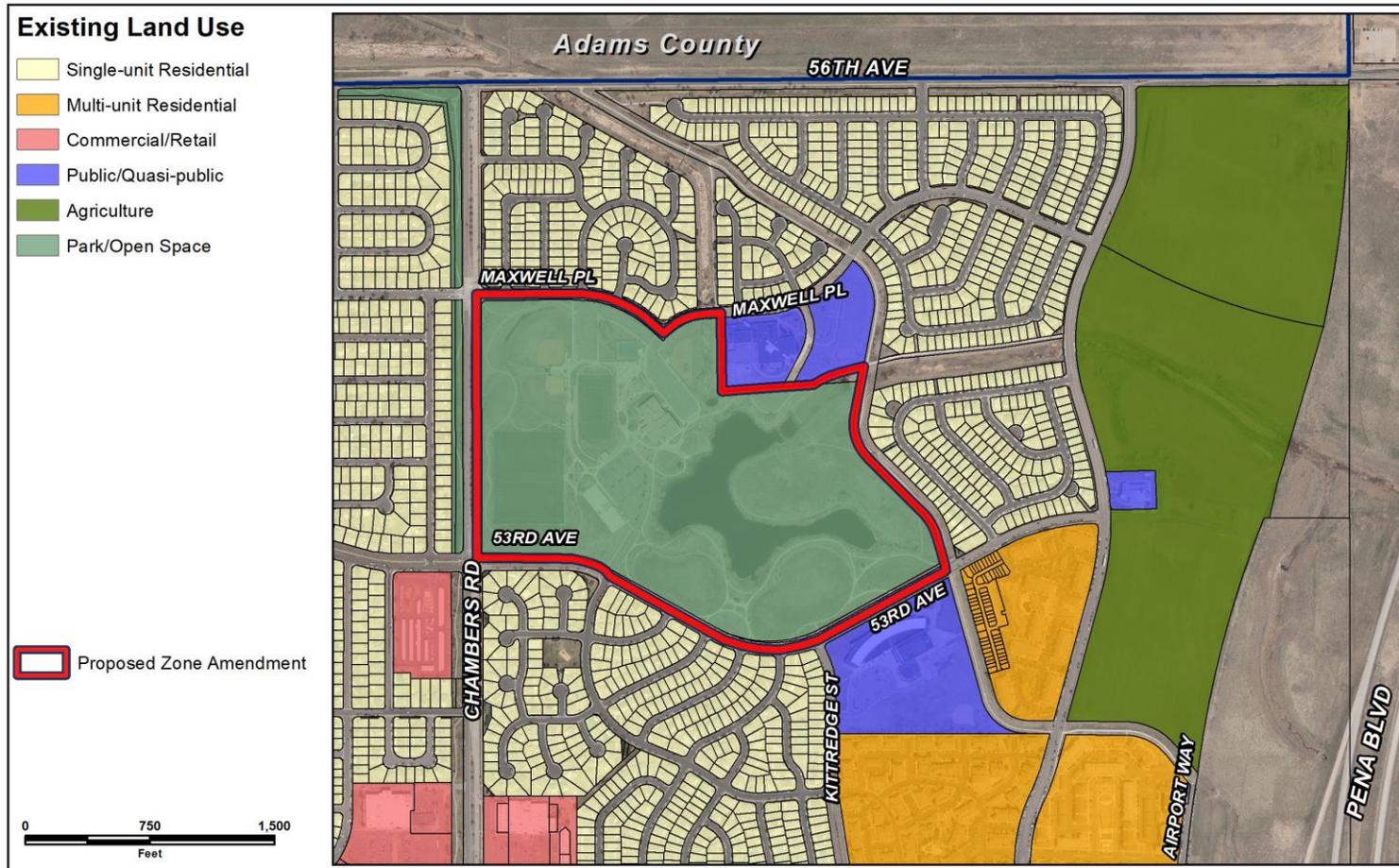
- **Location**
  - Approx. 88.5 acres
  - Single-unit residential
- **Request**
  - Rezoning from PUD 515 to OS-A
    - District for parks owned, operated, or leased by the city and managed by DPR
- **Proposal**
  - CASR with DPR is proposing a 10,000sf solar array on carport structures as part of a larger effort to install “solar gardens” on municipal rooftops

# Existing Zoning



- **Current Zoning: PUD 515**
  - Former Chapter 59 PUD
  - Superblock C, allows public park, recreation center, and compatible public serving uses

# Existing Land Use



**Land Use:** Park/Open Space

**Surrounding Land Uses:**

- Single-Unit Residential
- Public/Quasi-Public

# Existing Building Form/Scale



Subject Property



# Public Outreach

- Email outreach to RNOs: 11/20/2020
- Presentation to Montbello 20/20: 2/11/2021
- Presentation to DPR Advisory Board, Sustainability and Resiliency committee: 3/26/2021
- Presentation to DPR Advisory Board, Sustainability and Resiliency committee: 4/15/2022
- Virtual Meeting for members of the public: 5/10/2022
- Open house at Montbello Rec Center: 5/27/2022
- Presentation to DPR Advisory Board: 6/8/2022

# Process

- Informational Notice: 6/29/2022
- Planning Board Notice: 8/2/2022
- Planning Board Public Hearing: 8/17/2022
- LUTI Committee: 8/30/2022
- City Council Public Hearing: 10/17/2022 (tentative)
- Public Comment
  - No letters from the public have been received

# 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: A Land Use and Transportation Plan (2019)*
- *Game Plan for a Healthy City*
- *Far Northeast Area Plan*

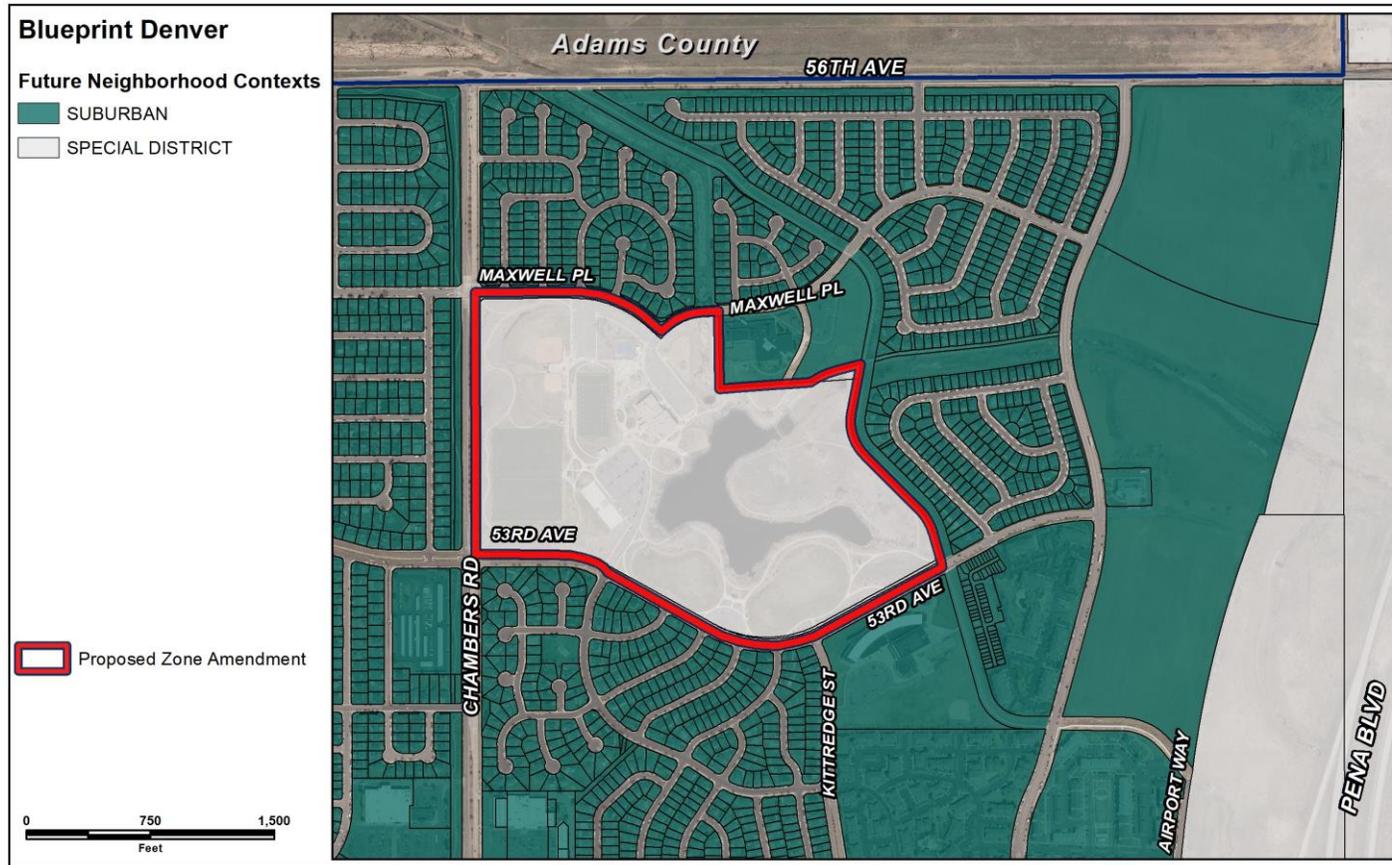
### 2. Uniformity of District Regulations

### 3. Further Public Health, Safety and Welfare

### 4. Justifying Circumstances

### 5. Consistency with Neighborhood Context, Zone District Purpose and Intent

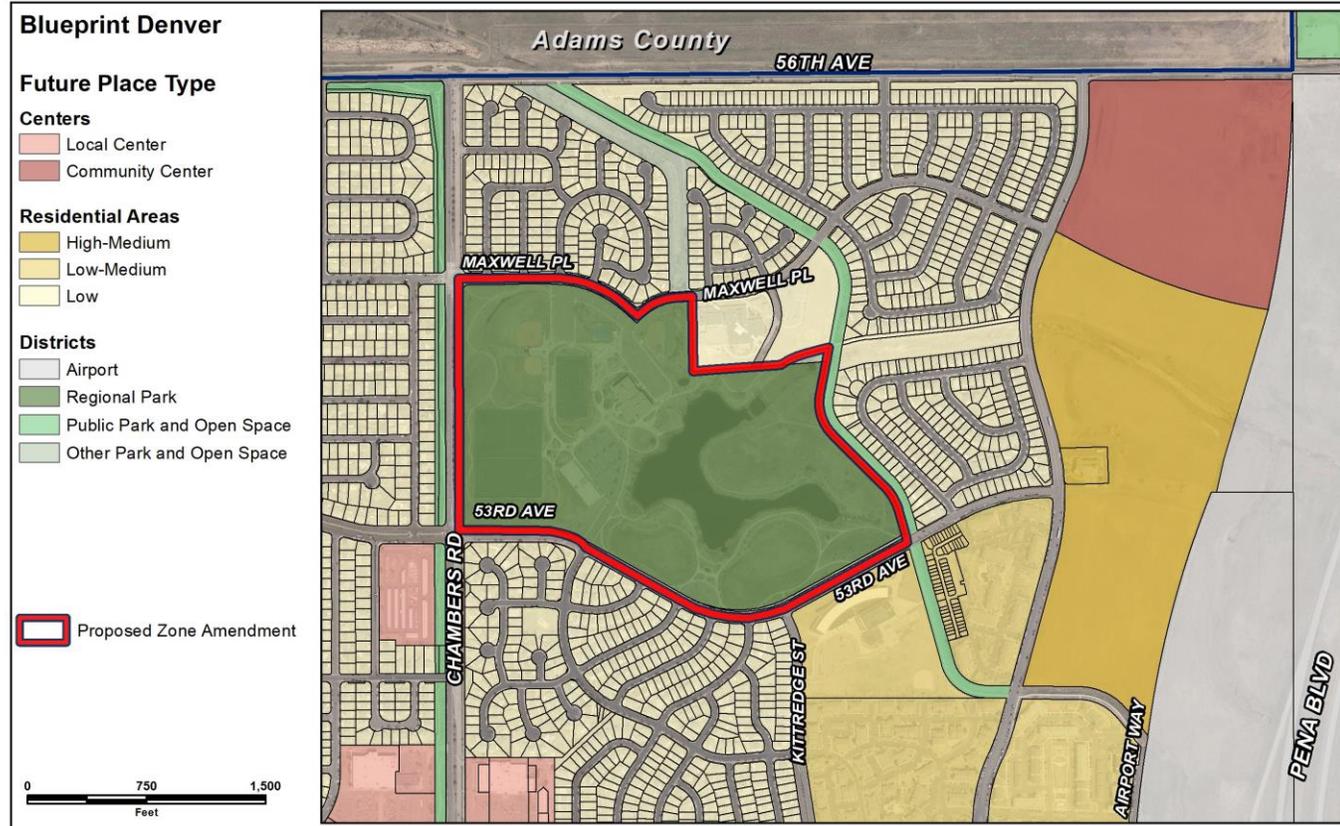
# Consistency with Adopted Plans: Blueprint Denver 2019



- **Districts**

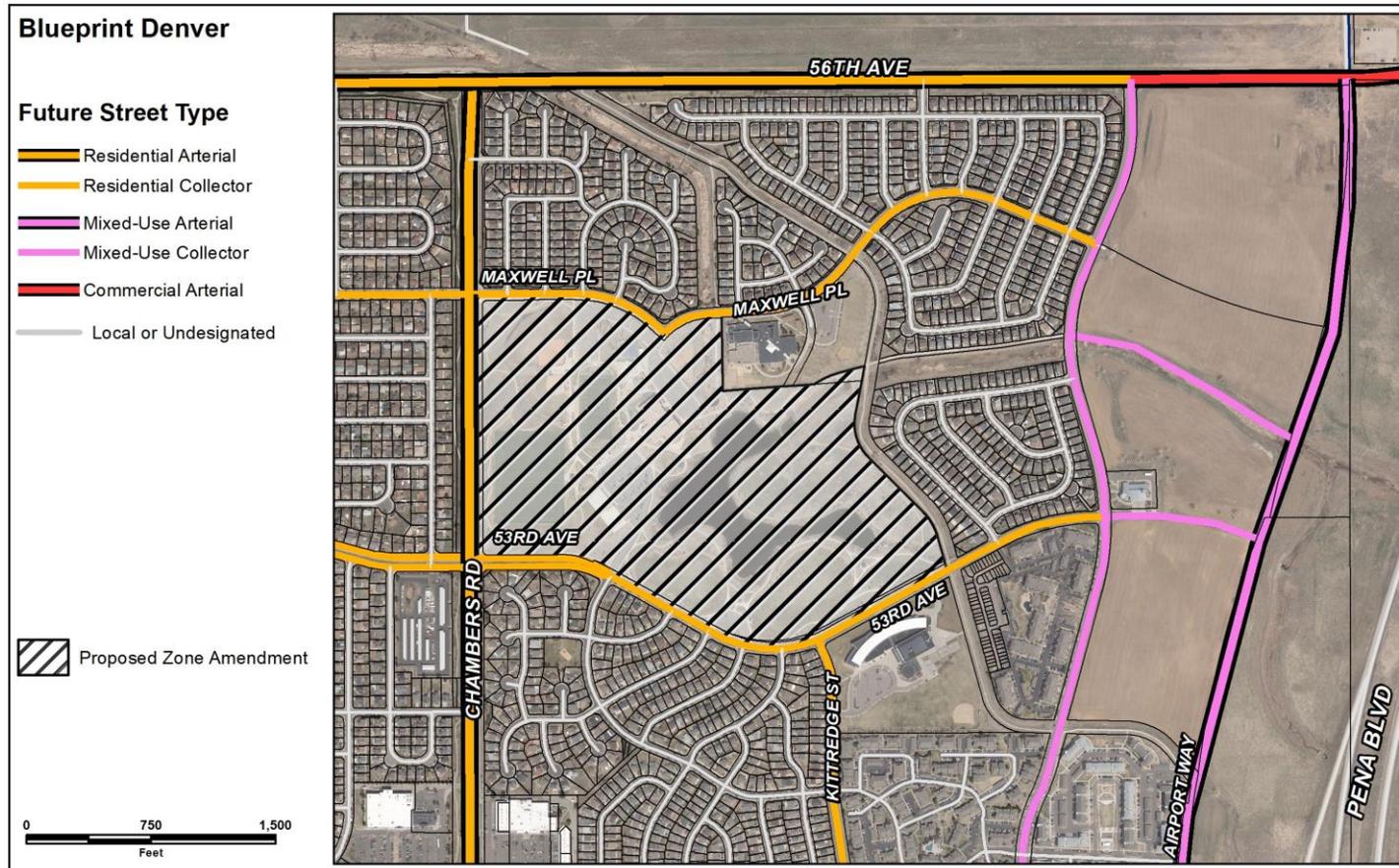
- Designed for a specific purpose
- Play an important role in the city's functions including civic center and regional parks districts

# Consistency with Adopted Plans: Blueprint Denver 2019



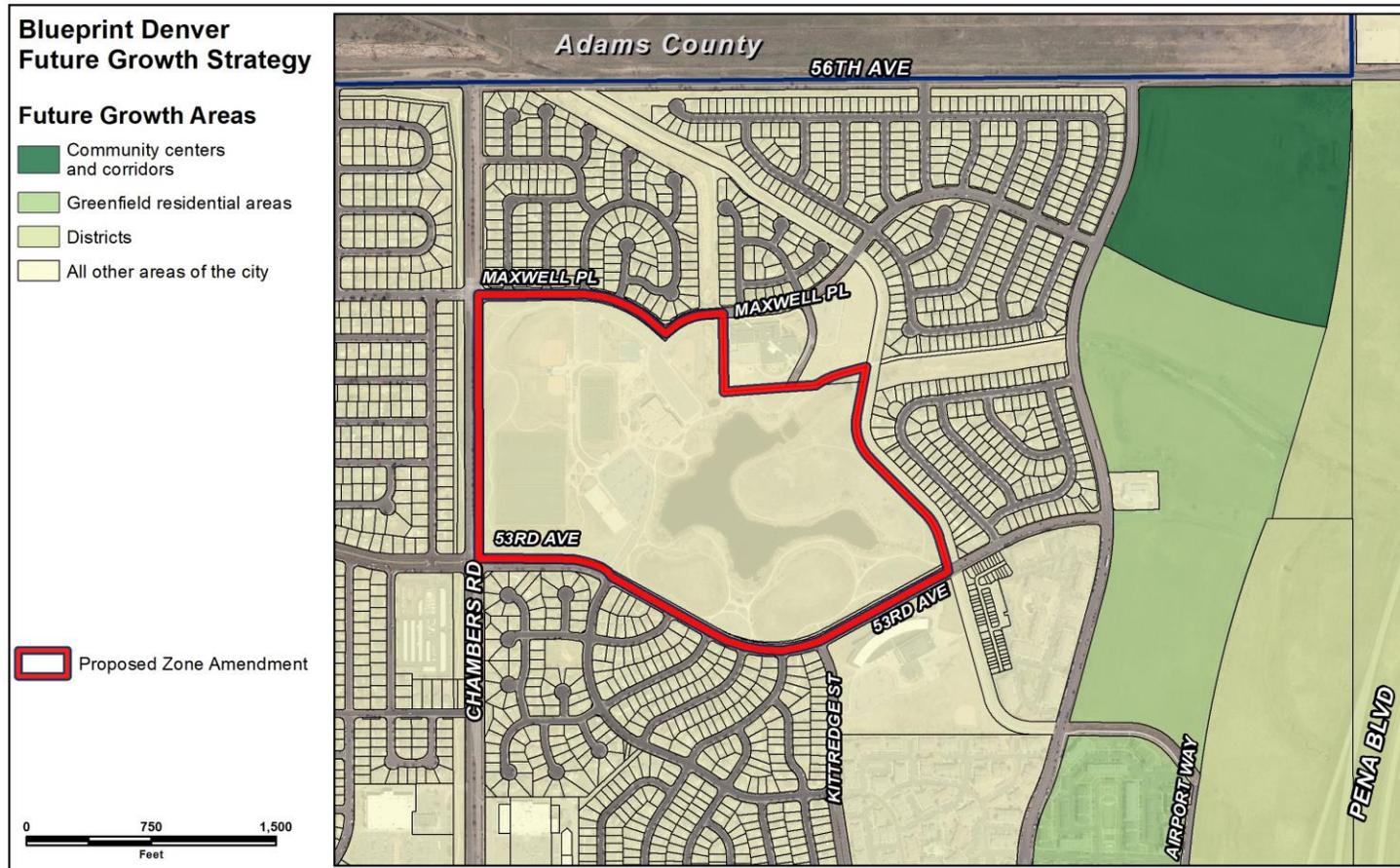
- **Regional Park**
  - Provides large scale public open space, recreation and event locations

# Consistency with Adopted Plans: Blueprint Denver 2019



- E 53<sup>rd</sup> Ave & E Maxwell Pl: Residential Collector and Chambers Rd: Residential Arterial
  - Primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses

# Consistency with Adopted Plans: Blueprint Denver



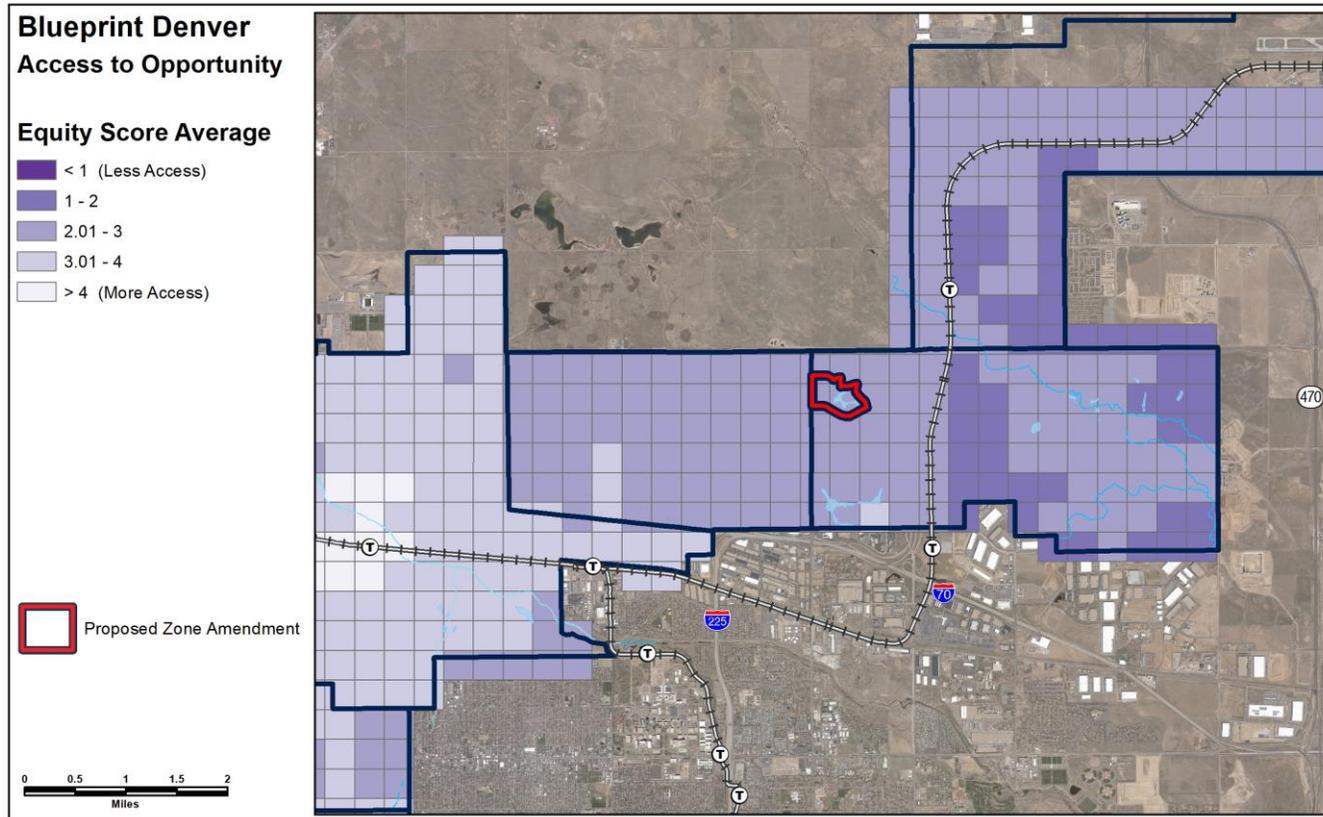
- Growth Areas Strategy: All other areas of the city
  - 10% jobs by 2040
  - 20% housing by 2040

# Consistency with Adopted Plans: Blueprint Denver

**Land Use & Built Form, General Policy 3: Ensure the Denver Zoning Code continues to respond to the needs of the city, while remaining modern and flexible.**

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 (p. 73).

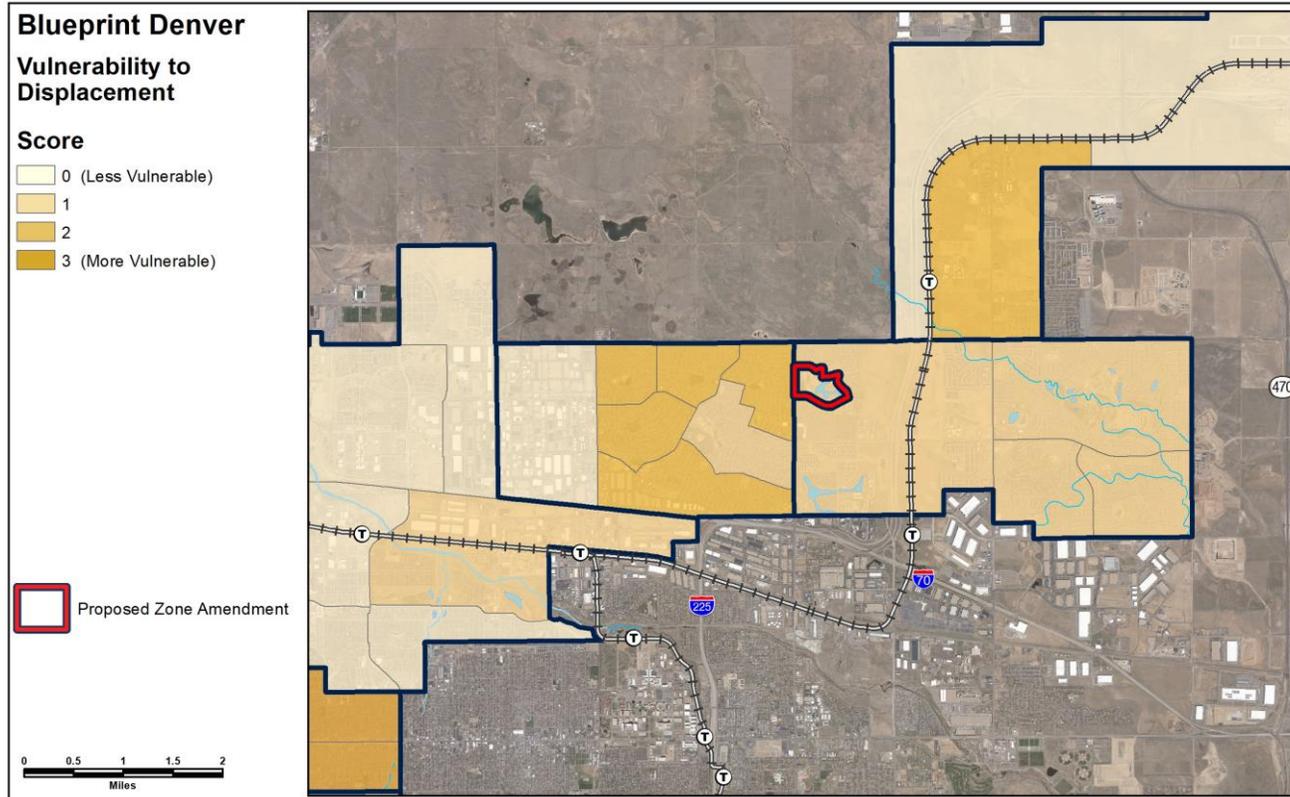
# Consistency with Adopted Plans: Blueprint Denver



## Access to Opportunity

- Average Access
  - Low access to grocery stores, public transit, and healthcare
  - Greater access to centers and corridors
  - Less equitable in childhood obesity
- Proposed rezoning will ensure the existing park continues to operate as a public park continuing to provide access to park and recreation opportunities

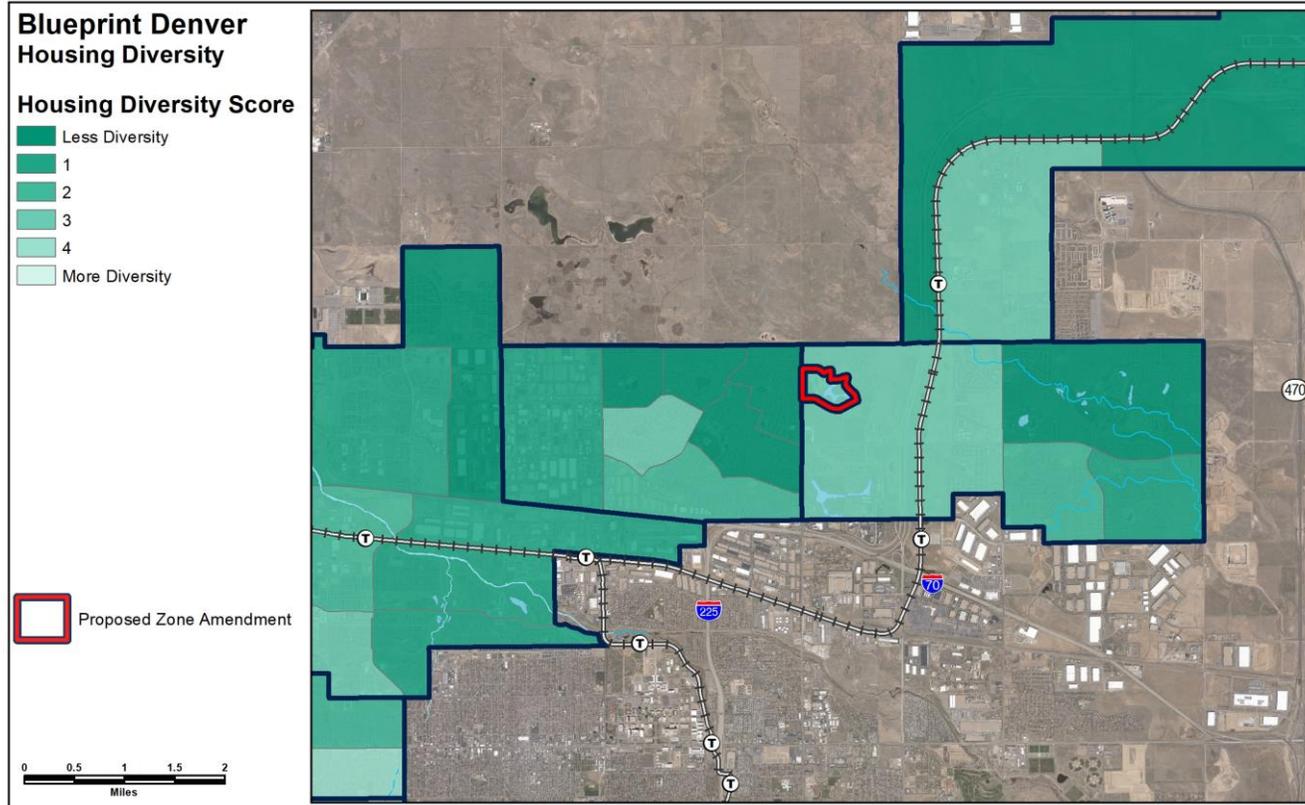
# Consistency with Adopted Plans: Blueprint Denver



## Vulnerability to Involuntary Displacement

- Less vulnerable, based on one metric:
  - Educational attainment
- No housing is proposed with this rezoning

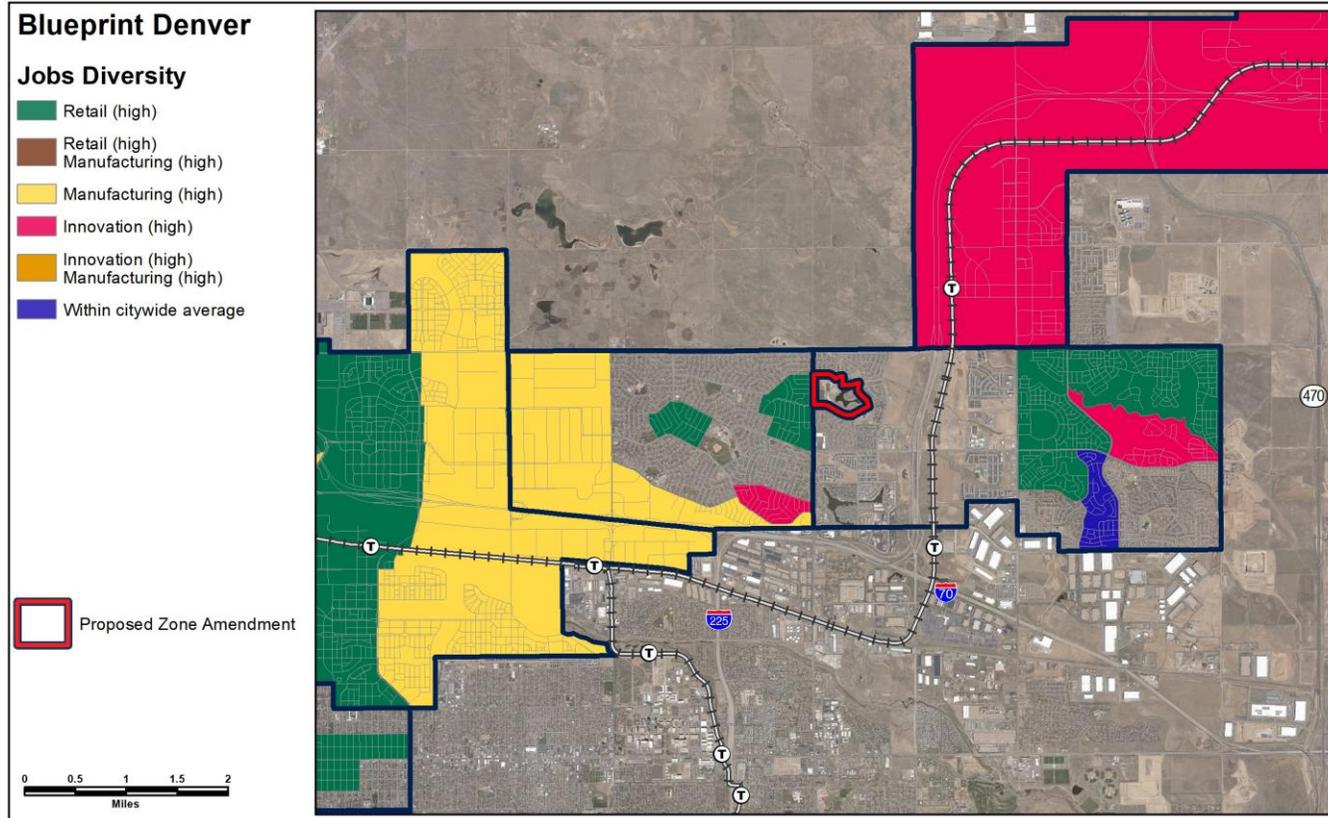
# Consistency with Adopted Plans: Blueprint Denver



## Housing Diversity

- Greater than average diversity based on three of five metrics:
  - Bedroom counts
  - Owners to renters
  - Diversity in housing costs
- No housing will be provided

# Consistency with Adopted Plans: Blueprint Denver



## Jobs Diversity

- 269 jobs or 0.21 jobs per acre
- Limited impact on jobs diversity

# Companion Efforts Addressing Equity

## Montbello Freshlo Hub

- Montbello Organizing Committee with financial support from DEDO
- Includes healthy food, cultural arts, economic development, and affordable housing
- 97 one-, two-, and three-bedroom affordable units with 55 units for those making 60% of area median income

## Affordable Housing

- HOST has provided funds for several affordable housing project in the area
- Sable Ridge Senior Apartments and Sable Ridge Townhomes
- HOST moving forward with Prioritization Policy that will “provide households at risk or who have been displaced form their neighborhood or from Denver priority access to newly developed or preserved affordable housing.”

# Consistency with Plans: Game Plan for a Healthy City

Recommendation 1.13: Make facilities more energy-saving and efficient, reducing energy use in park and recreation operations by 25 percent in 10 years.

# Consistency with Plans: Far Northeast Area Plan



- City & County of Denver Boundary
- Park or Open Space
- Lake or Pond
- Stream, Creek or River
- Suburban
- Urban Center
- Districts

- Innovation/Flex
- Value Manufacturing
- Regional Park
- Campus
- Airport

## Future Neighborhood Context & Place Type: Park or Open Space/Regional Park

- Provides large scale public open space, recreation and event locations

# Consistency with Plans: Far Northeast Area Plan



## Future Growth Area Strategy

- Park and Open Space



# Consistency with Plans: Far Northeast Area Plan



RESIDENTIAL STREETS  
Collector  
Arterial

## Future Street Types

- E. 53<sup>rd</sup> Ave & E. Maxwell Pl: Residential Collector
- Chambers Rd: Residential Arterial
- Connect neighborhoods to schools, recreation centers, parks, local retail centers and other similar uses

# Consistency with Plans: Far Northeast Area Plan

## Policy Recommendations

- Land Use & Built Form Policy LU.16.2: Strategically use large-scale rezonings as a tool for bringing Former Chapter 59 properties into the DZC
- Quality of Life Policy QOL.6: Adapt parks to the changing climate
- Quality of Life Policy QOL.8.2: Invest in maintenance of existing parks and open spaces.
  - B.: Establish an operations facility to support more efficient maintenance of parks and recreation facilities in the Far Northeast Area.

# Review Criteria

## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Uniformity of District Regulations

- Proposed rezoning will result in uniform application of zone district building form, use and design regulations

3. Further Public Health, Safety and Welfare

- Rezones a property from the Former Chapter 59 into the Denver Zoning Code

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
  - Changed or Changing Conditions:
    - Rezoning a property from the Former Chapter 59 into the Denver Zoning Code
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
  - Open Space Context primarily consists of all forms of public and private parks
  - OS-A zone district is intended to
    - Protect and preserve public parks owned, operated, or leased by the city and managed by DPR

# 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