



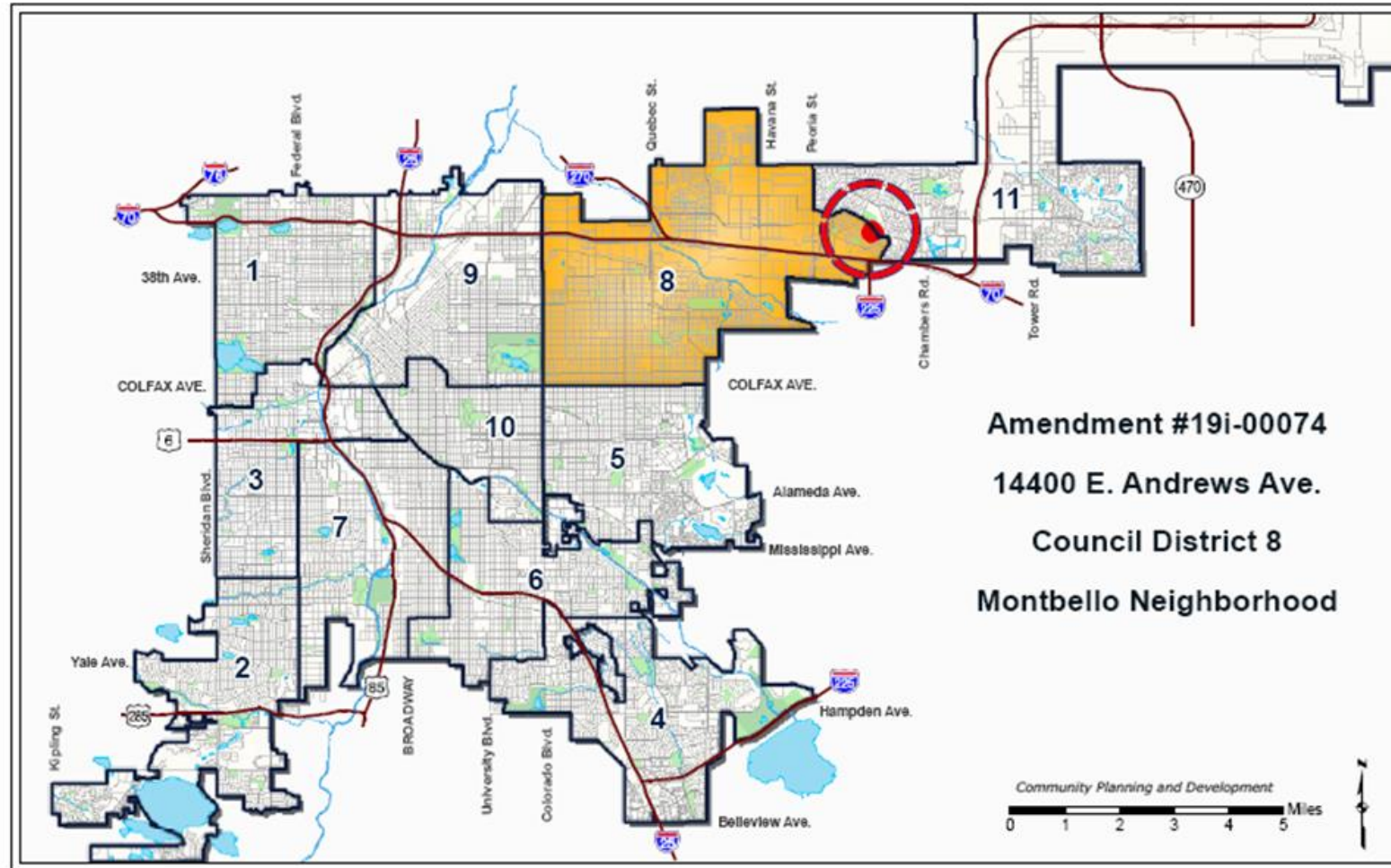
14400 & 14422 E. Andrews Drive, 14408, 14419 & 14421 E. Elk Drive

Denver City Council

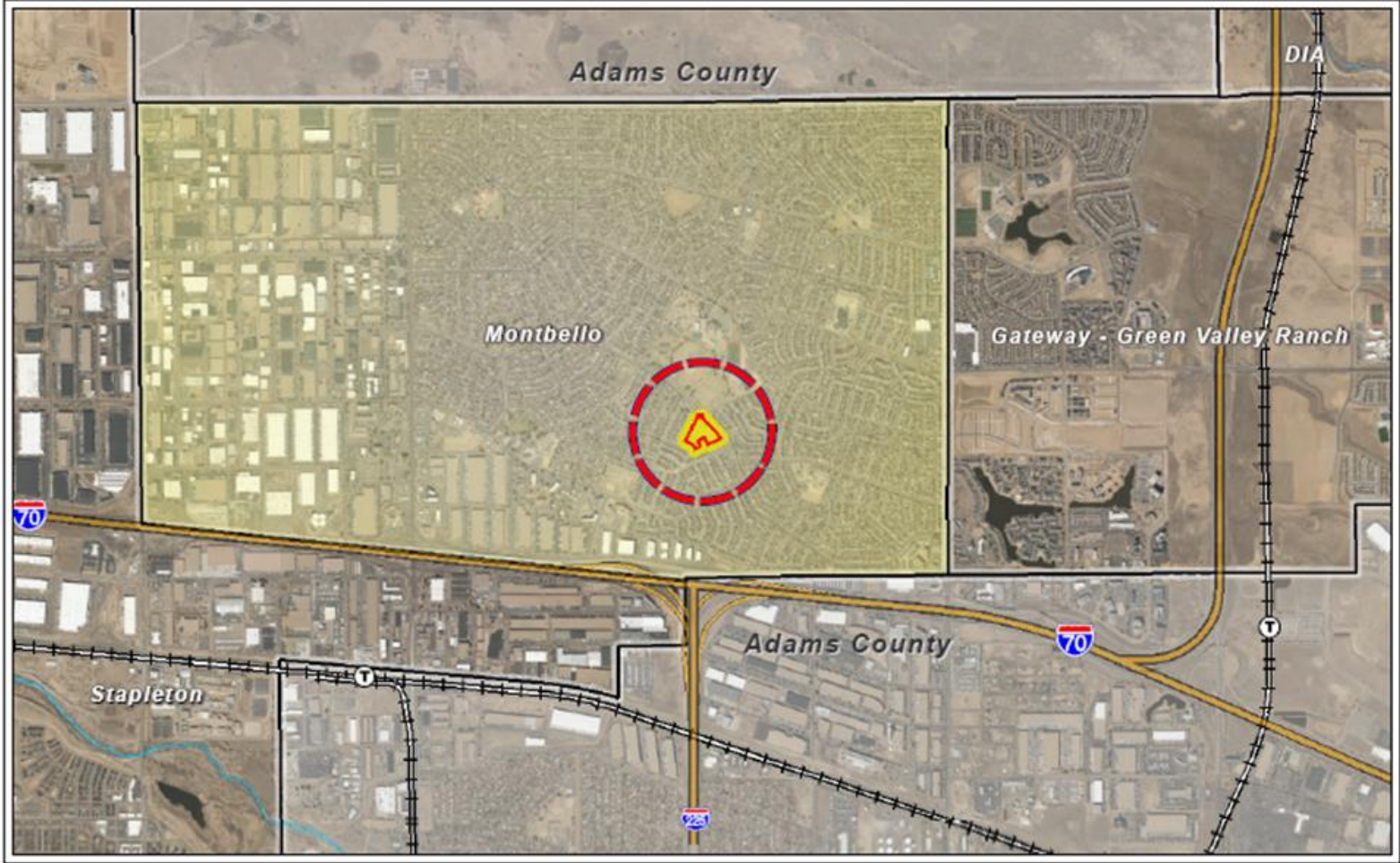
Request: S-SU-D to S-RH-2.5

Date: 8/24/2020

Council District 8



Montbello Neighborhood



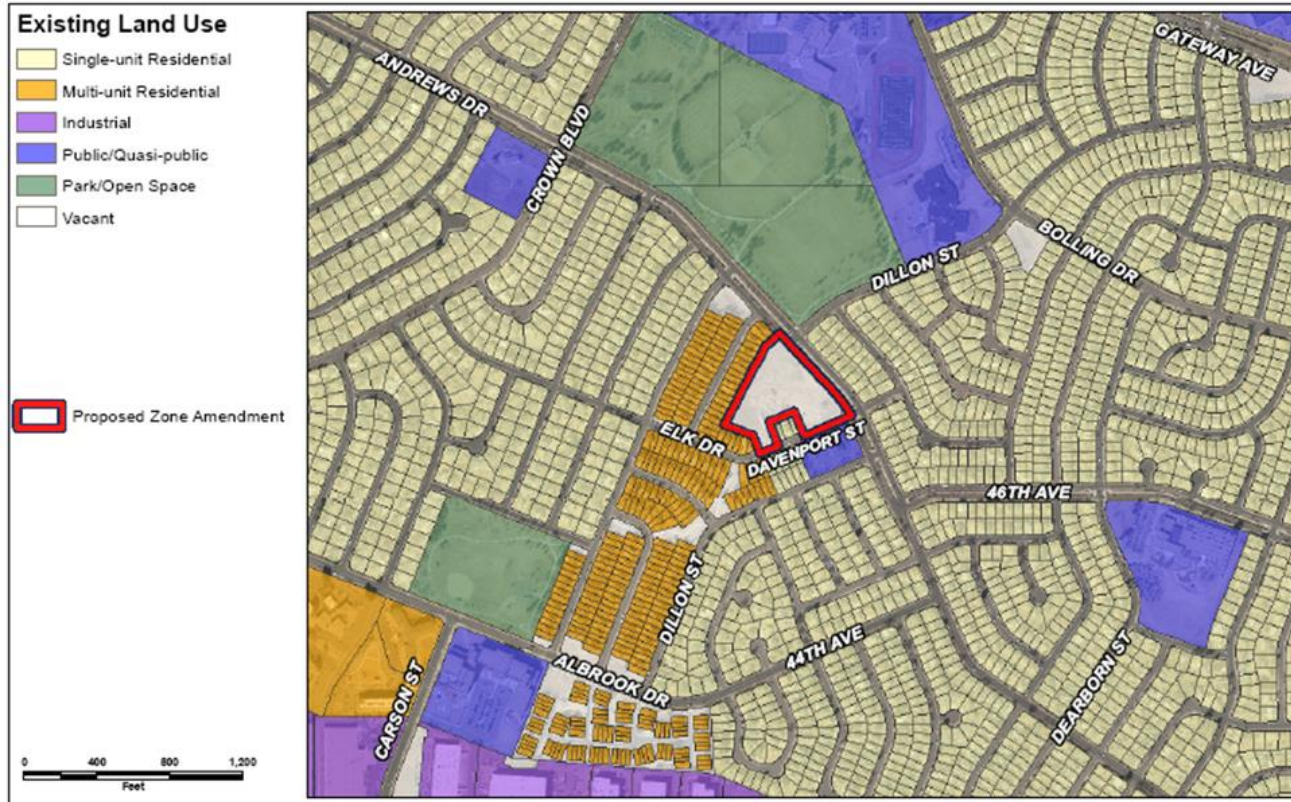
Request: S-RH-2.5



- Location
 - Approx. 189,962 square feet
 - 4.36 acres
 - Vacant
- Proposal
 - Rezoning from S-SU-D to S-RH-2.5
 - Allows Suburban House, Duplex, Row House
 - Max. building height 2.5 stories

Existing Land Use

- Land Use: Vacant
- Surrounding Land Uses:
 - Multi-Unit Residential
 - Single-Unit Residential
 - Public/Quasi-Public
 - Park/Open Space



Existing Building Form/Scale



Existing Building Form/Scale



Process

- Informational Notice: 3/5/2019
- Planning Board Notice Posted: 6/2/2020
- Planning Board Public Hearing : 6/17/2020
- LUTI Committee: 7/14/2020
- City Council Public Hearing: 8/24/2020

- Public Comment
 - Two RNO letters of support

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

1. Consistency with Adopted Plans
 - Comprehensive Plan 2040
 - Blueprint Denver (2019)
 - Far Northeast Area Plan (2019)
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 2040

- **Equitable, Affordable and Inclusive Goal 1, Strategy A** – *Increase development of housing units close to transit and mixed-use developments (p. 28).*
- **Equitable, Affordable and Inclusive Goal 2, Strategy A** – *Create a greater mix of housing options in every neighborhood (p. 28).*
- **Strong and Authentic Neighborhoods Goal 1, Strategy B** – *Ensure neighborhoods offer a mix of housing types and services for a diverse population (p.34).*
- **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).*
- **Environmentally Resilient Goal 8, Strategy A** – *Promote infill development where infrastructure and services are already in place (p.54).*

Review Criteria: Consistency with Adopted Plans

Equity



Comprehensive Plan 2040

- **Equitable, Affordable and Inclusive Goal 1, Strategy A** – *Increase development of housing units close to transit and mixed-use developments (p. 28).*
- **Equitable, Affordable and Inclusive Goal 2, Strategy A** – *Create a greater mix of housing options in every neighborhood (p. 28).*

Review Criteria: Consistency with Adopted Plans

Climate

Comprehensive Plan 2040

- **Environmentally Resilient Goal 8, Strategy A** – *Promote infill development where infrastructure and services are already in place (p.54).*
- **Environmentally Resilient Goal 8, Strategy C** – *Focus growth by transit stations and along high- and medium-capacity transit corridors (p. 54).*



Consistency With Adopted Plans

Blueprint Denver (2019)

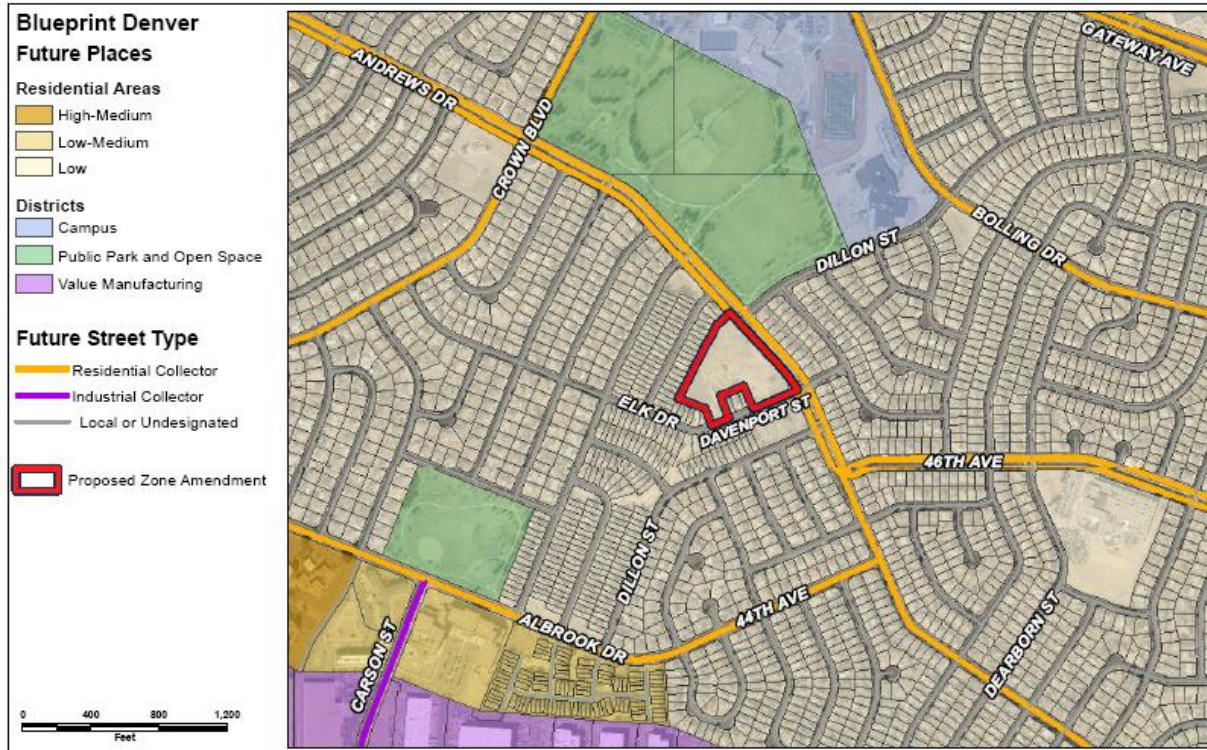


Future Context Suburban

- Range of uses from single-unit and multi-unit residential to commercial corridors and centers.
- Block patterns are generally irregular with curvilinear streets.
- Buildings are typically set back from the street and range in scale.

Consistency With Adopted Plans

Blueprint Denver (2019)



Future Place Low Residential

- Generally characterized by single-unit uses on larger lots. Two-unit uses are appropriate and can be thoughtfully integrated.
- Vacant institutional uses on corners or select sites may be appropriate locations to introduce additional suburban residential intensity.
- Buildings are typically up to 2.5 stories in height.

Consistency With Adopted Plans

Blueprint Denver (2019)

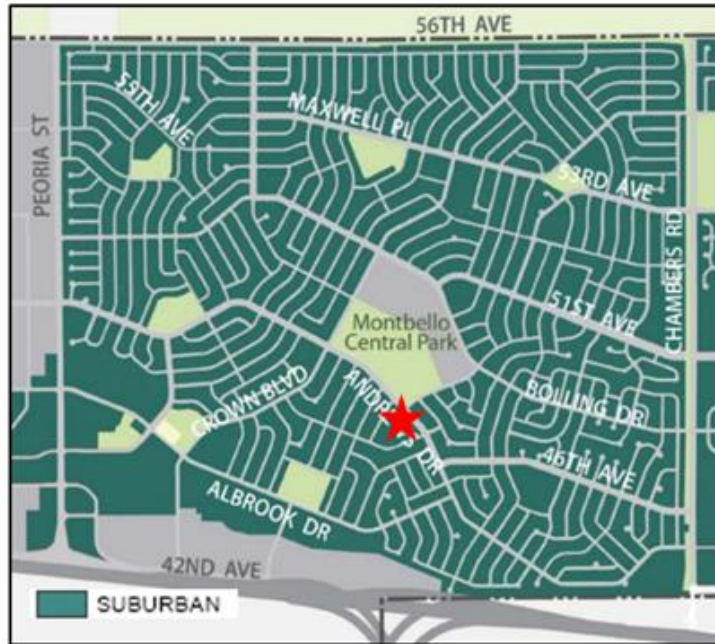


Growth Areas Strategy

- All Other Areas of the City
- Anticipated to see around 20% of new housing growth and 10% of new employment growth by 2040
- *Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, however more limited.*

Consistency With Adopted Plans

Far Northeast Area Plan (2019)



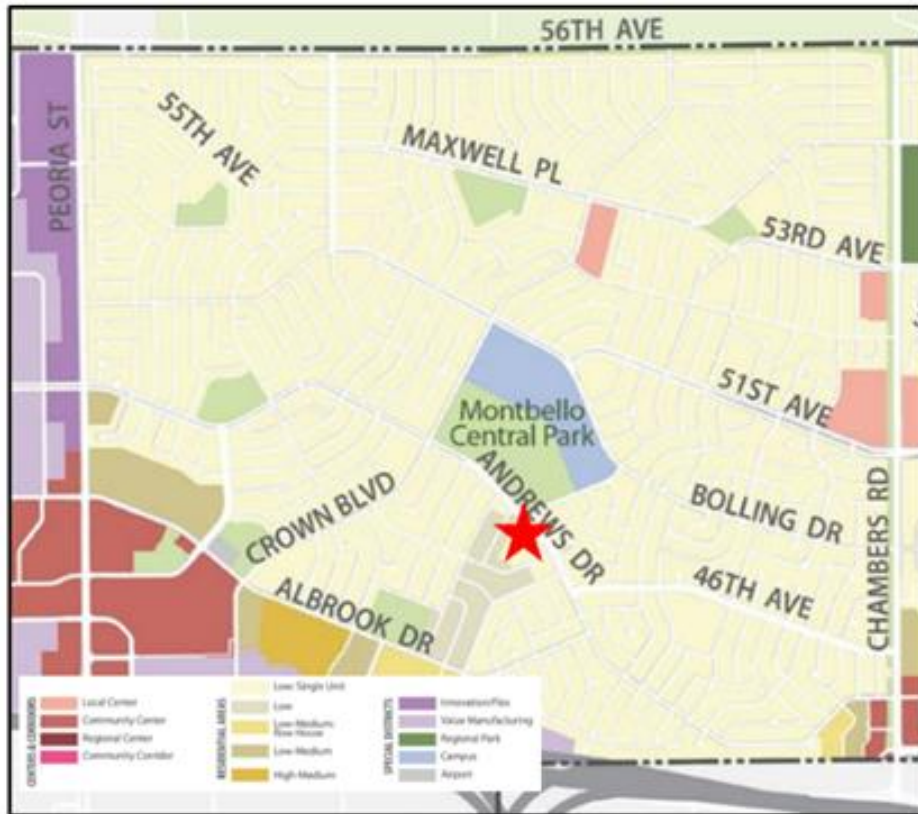
- Suburban Context
 - Single-unit with some higher intensity residential
 - Quality multi-modal connectivity

Maximum 2.5-Story Height

- Appropriately scaled to the surrounding community.
- Minimize impacts to existing neighborhood character

Consistency With Adopted Plans

Far Northeast Area Plan (2019)



- Future Place: Low: Single Unit Residential
 - Predominately residential uses, where single-unit homes are appropriate
- Land Use & Built Form Policy LU 1.3:
 - Allow large lots with embedded institutional uses, such as schools and churches, to transition to low/medium residential if the institutional use leaves.

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
 - Implements adopted plans
 - Provides additional housing units that are compatible with neighborhood
4. Justifying Circumstances
 - Change to such a degree that the proposed rezoning is in the public interest
5. Consistency with Neighborhood Context, Zone District Purpose & Intent

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

Staff Recommendation

CPD recommends **approval**, based on finding that 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