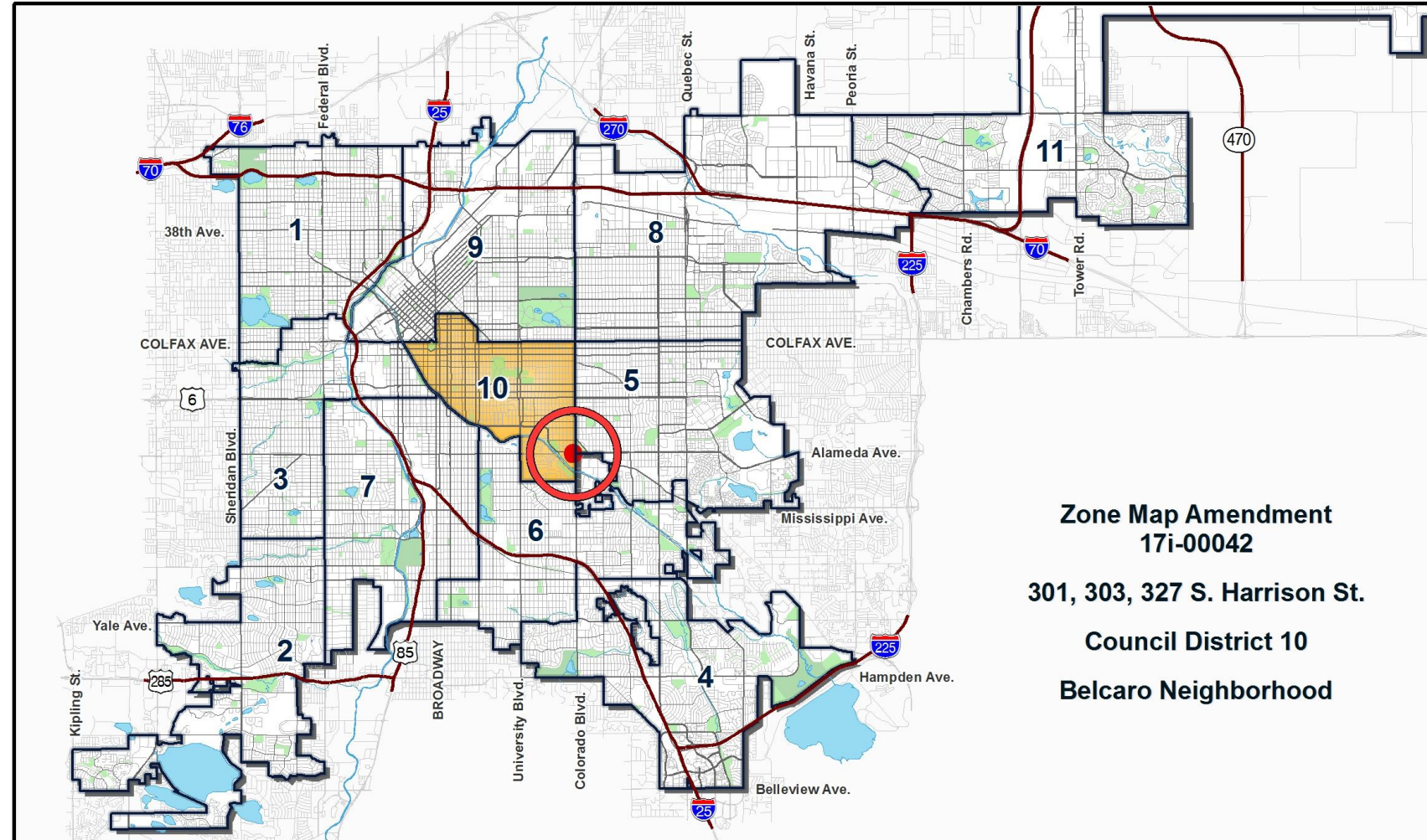




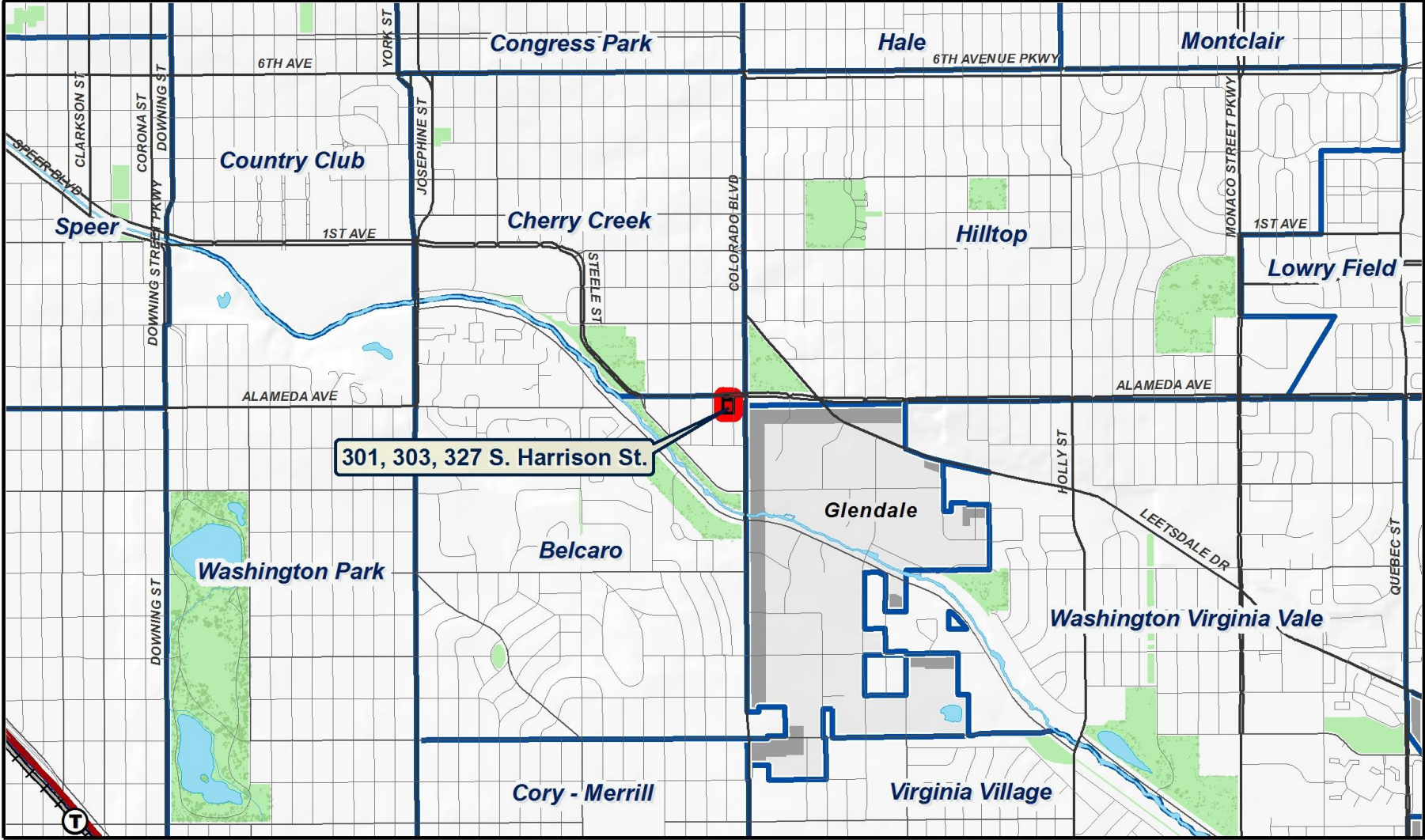
Official Map Amendment

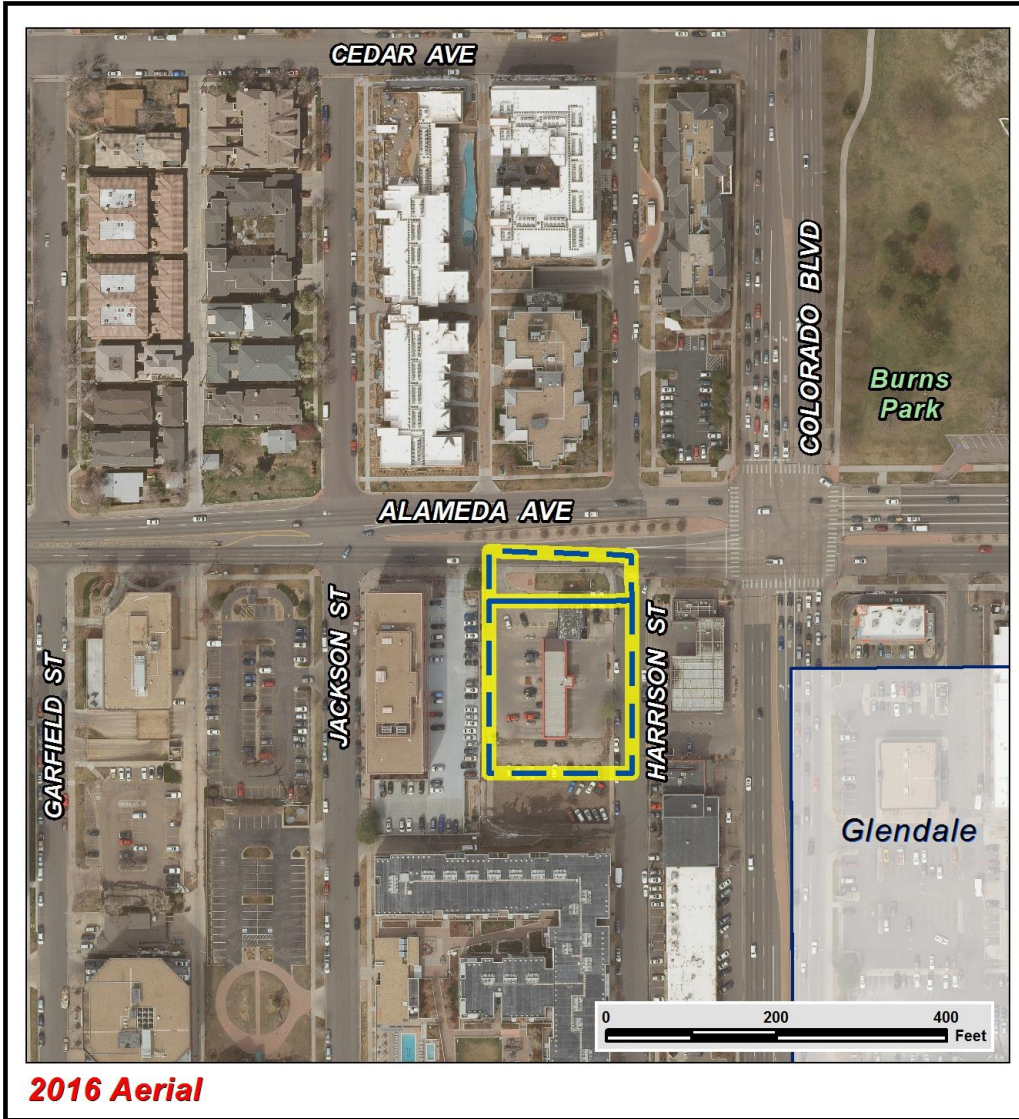
#2017I-00042 rezoning 301, 303 and 327 South Harrison Street from B-4 with Waivers, UO-1 and UO-2 to C-MX-5 and C-MX-8

Council District 10



Belcaro Neighborhood





Location and Request

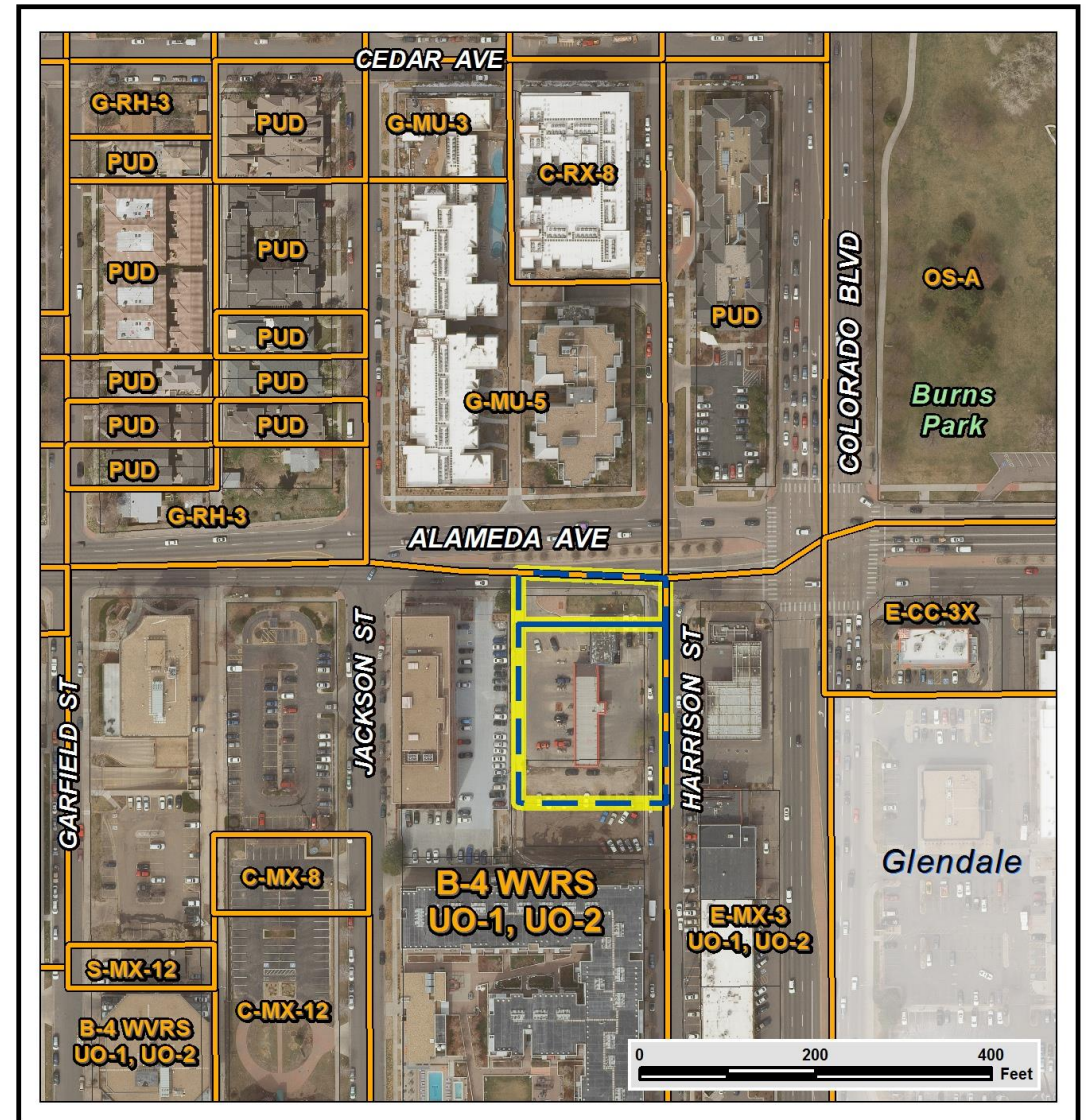
- 31,846 SF (0.73 acres)
- Car Wash & Vacant Property

Proposal:

- Rezoning from B-4 with Waivers, UO-1 & UO-2 to C-MX-5 & C-MX-8 to redevelop property

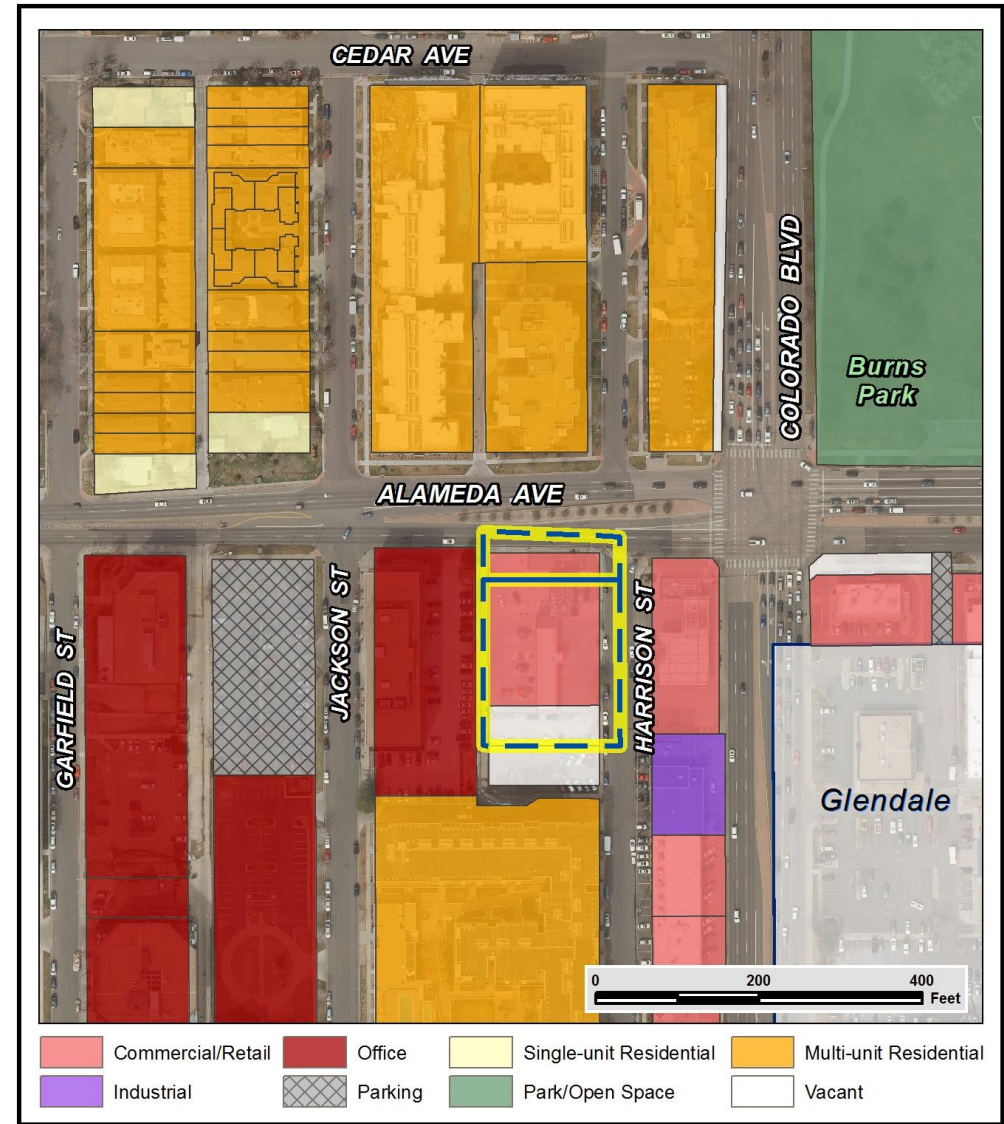
Existing Context: Zoning

- Subject site: B-4 with Waivers, UO-1 and UO-2
- Surrounding Properties:
 - North – G-MU-5
 - South & West – B-4 with Waivers, UO-1 and UO-2
 - East – E-MX-3, UO-1 & UO-2

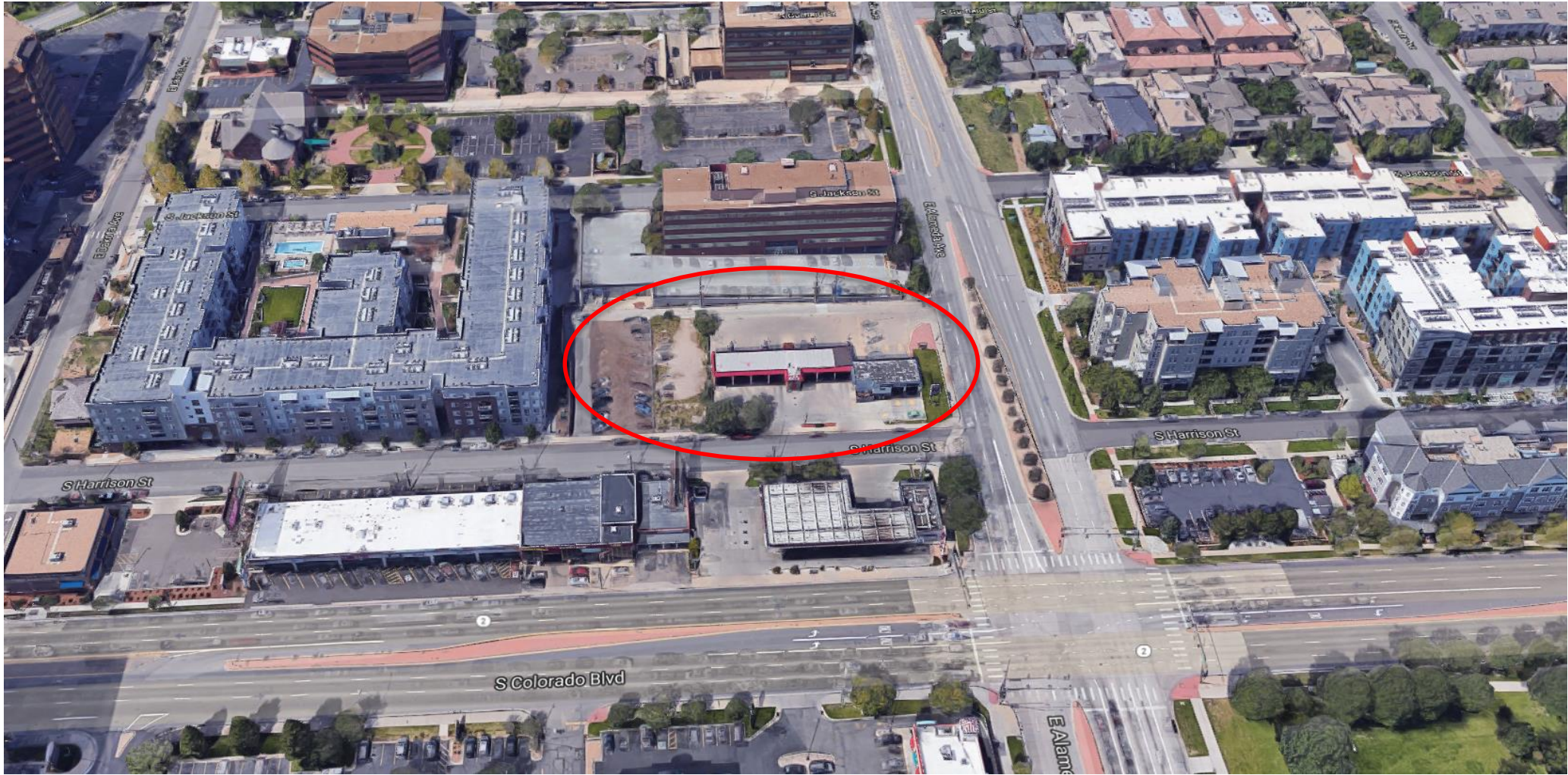


Existing Context: Land Use

- Subject Property: Car Wash & Vacant Property
- North: Multi-unit Residential
- South: Vacant Property & Multi-unit Residential
- East: Commercial
- West: Office



Existing Context – Form/Scale (Subject Property)



Existing Context – Form/Scale (Subject Property)



Proposal: C-MX-5 and C-MX-8

Urban Center Neighborhood Context – Mixed Use – 5 and 8 Stories Max



- Multi-unit Residential and Mixed-use Commercial
- Pedestrian-scaled/Diverse Areas
- Improved Transition Between Commercial and Residential

Process

- Informational Notice: 10/20/17
- Planning Board Notice Posted: 01/22/18
- Planning Board Public Hearing, Unanimous
Recommendation of Approval (9-0): 02/07/18
- LUTI Committee: 02/27/18
- City Council Public Hearing Postponed: 04/09/18
- City Council Public Hearing: 04/16/18

Public Outreach

- RNOs
 - Cherry Creek East Association; Cranmer Park-Hilltop Civic Association, Hilltop Heritage Association; Denver Neighborhood Association, Inc.; Inter-Neighborhood Cooperation
- No comment letters received

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 2000
- Blueprint Denver (2002)
- The 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

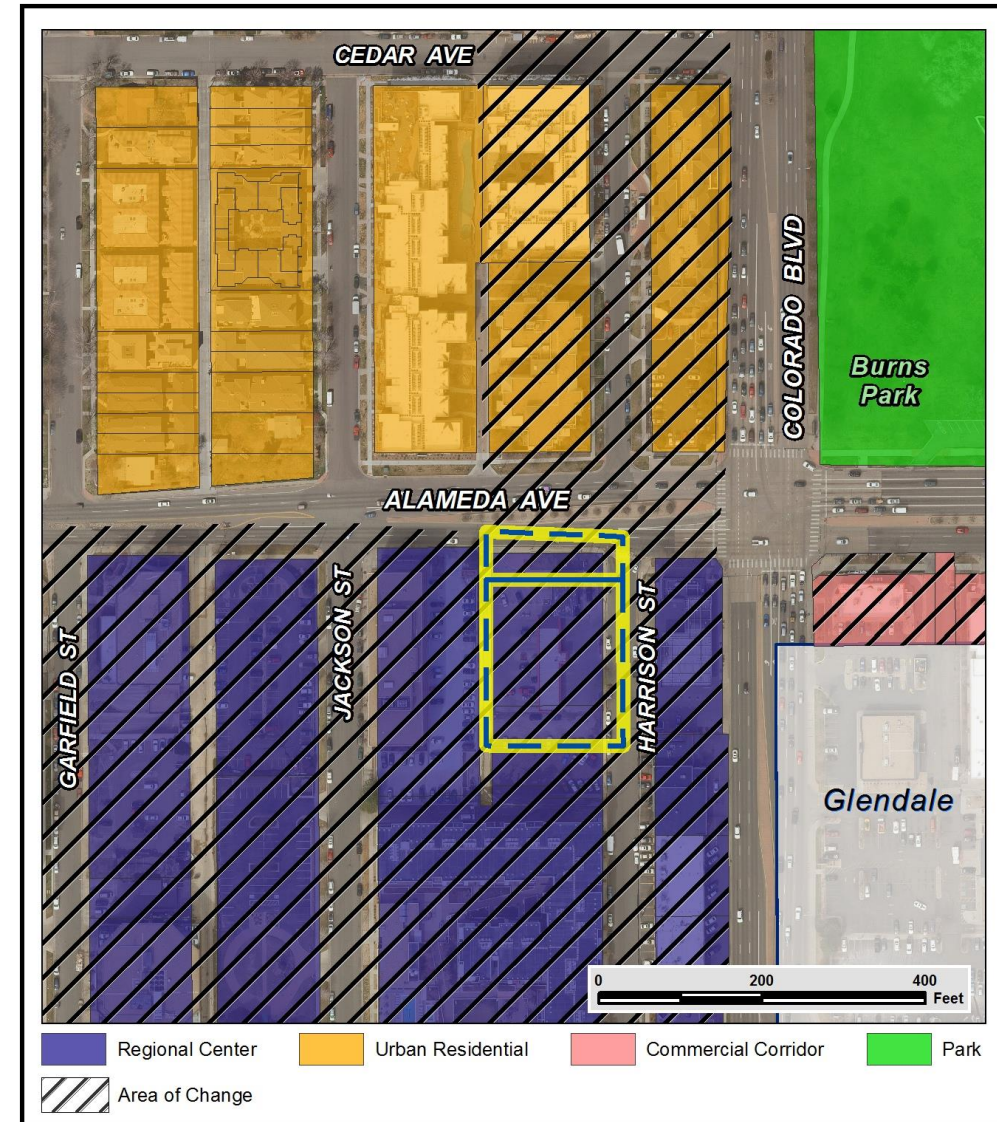
Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-F
- Land Use Strategy 3-B
- Mobility Strategy 4-E
- Legacies Strategy 3-A
- Economic Activity 4-B

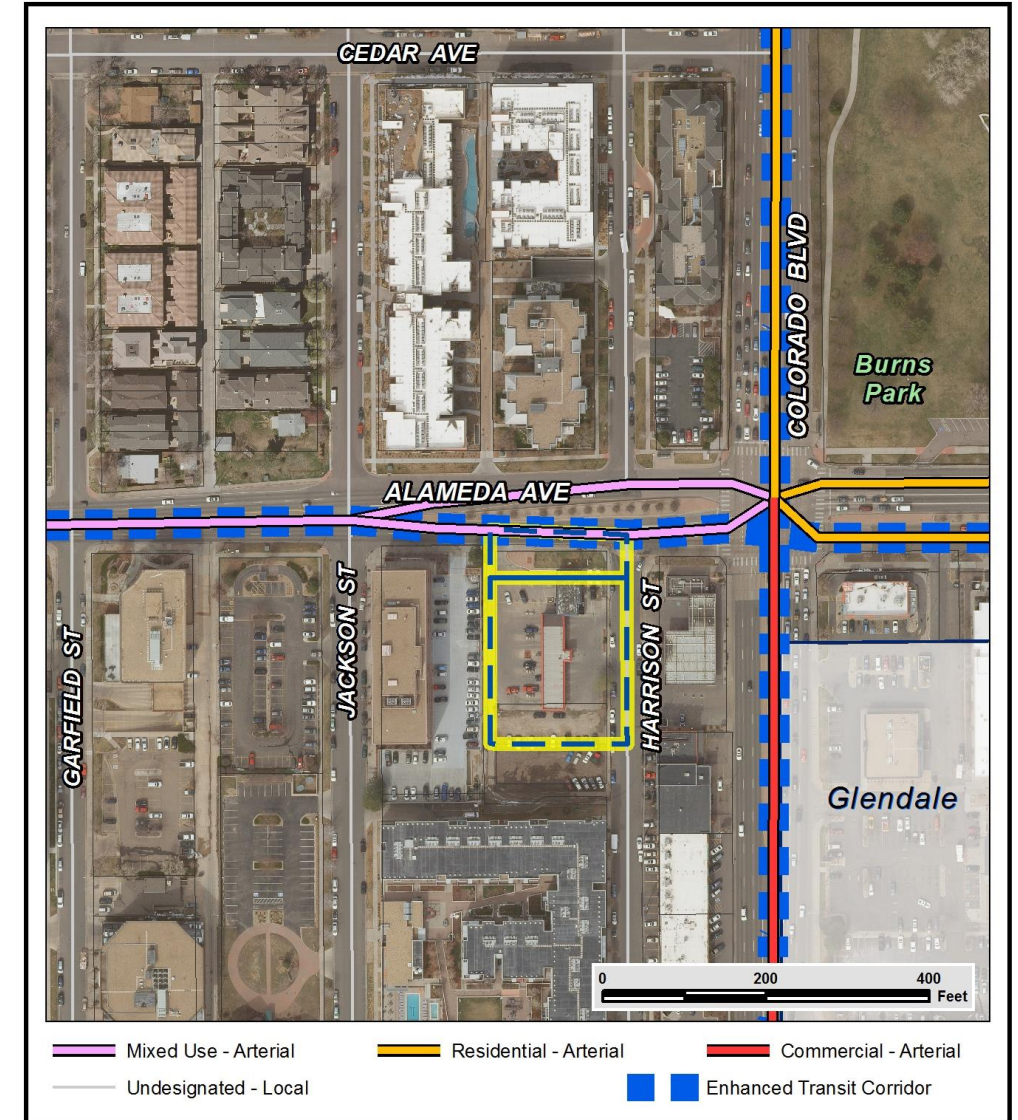
Blueprint Denver (2002)

- Area of Change
 - Channel growth where it will be beneficial
- Regional Center
 - A balance of retail, employment and residential
 - Many uses concentrated in a small area



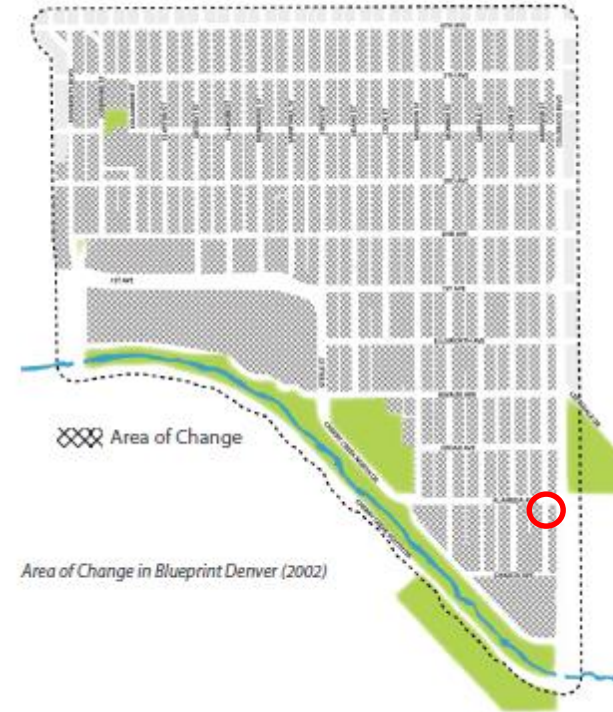
Blueprint Denver (2002)

- Street Classifications
 - Harrison Street: Undesignated Local Street
 - Tailored to Local Access
 - East Alameda Avenue: Mixed Use Arterial and Enhanced Transit Corridor
 - Connect Major Urban Elements
 - Located in High Intensity Mixed-use Commercial Areas
 - Focused on developing Transit-supportive Land Uses
 - South Colorado Boulevard: Commercial Arterial (south of Alameda Ave.), Residential Arterial (north of Alameda Ave.) and Enhanced Transit Corridor



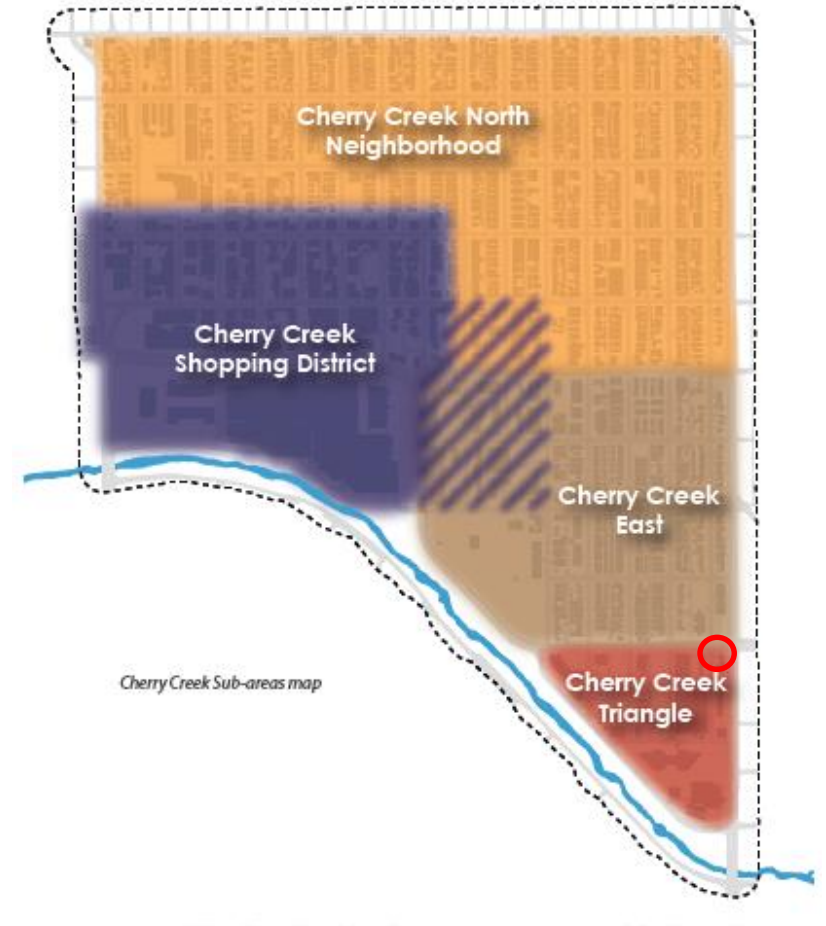
The Cherry Creek Area Plan (2012)

- Framework Plan
 - “Acknowledge that to remain prosperous, Cherry Creek must continue to grow and change”
 - “Update the Blueprint Denver map”
 - “Modify land use policy, zoning regulations and design guidelines to encourage appropriate reinvestment to assure that Areas of Change continue to mature in positive ways”

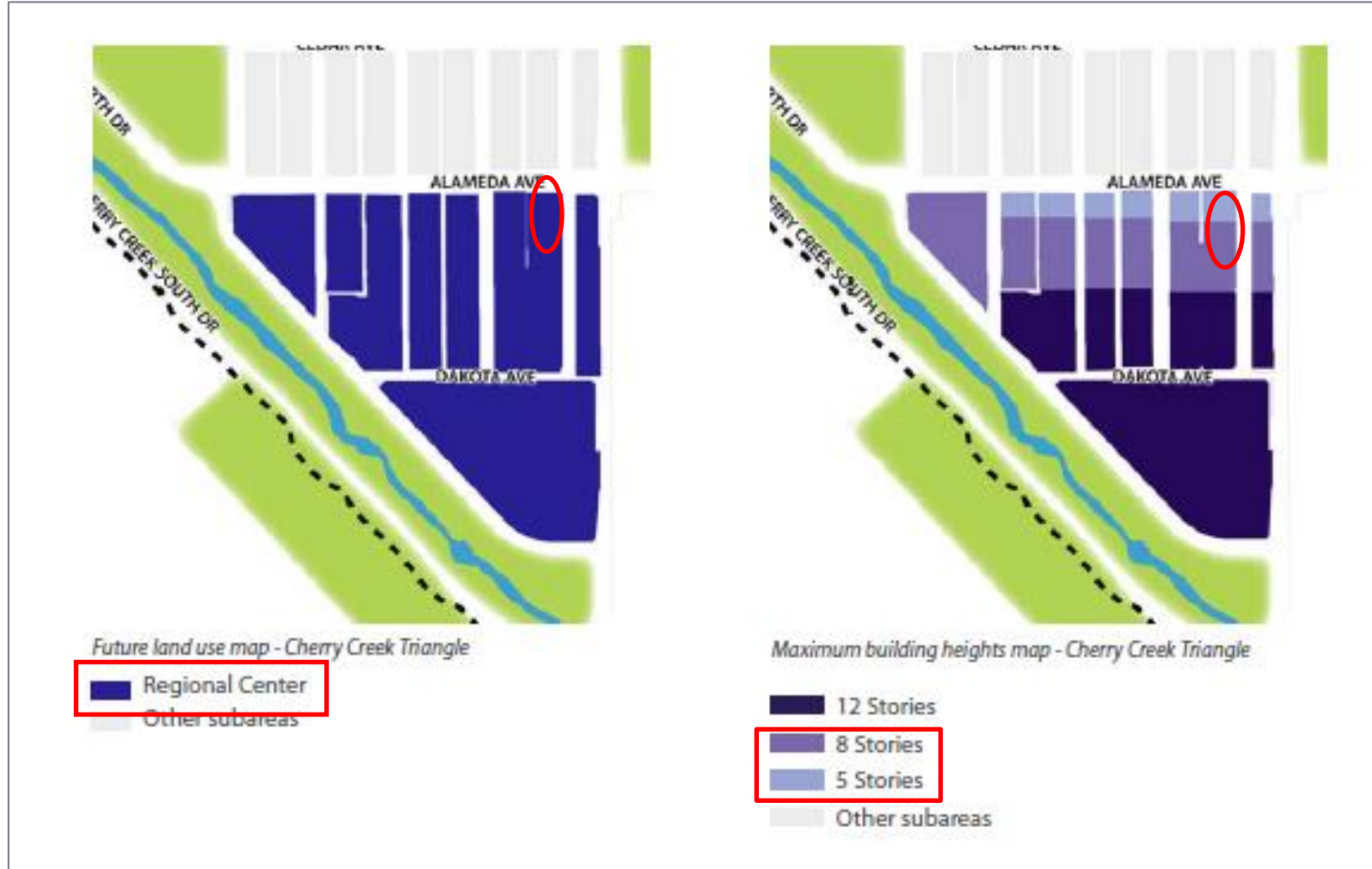


The Cherry Creek Area Plan (2012)

- Cherry Creek Subareas
 - “Cherry Creek Triangle remains an Area of Change, meaning growth and reinvestment should be encouraged.”
 - “New development should continue to include a mix of land uses”
 - “New development within the Triangle should respond to the surrounding conditions of parkways, greenways and other development”
 - “Appropriate building mass transitions are important adjacent to Cherry Creek East”



The Cherry Creek Area Plan (2012)



Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
 - Request is consistent with a standard zone district
3. Further Public Health, Safety and Welfare
 - Implements adopted plans, allows reinvestment in an area of change and provides adequate transition to surrounding area
4. Justifying Circumstances
 - Changed or Changing Conditions: Changes occurring in the Cherry Creek area
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
 - The proposed zoning is consistent with the Urban Center Context, will allow a mixture of land uses compatible with the area and will allow structures compatible with the zone district purpose and intent

CPD 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