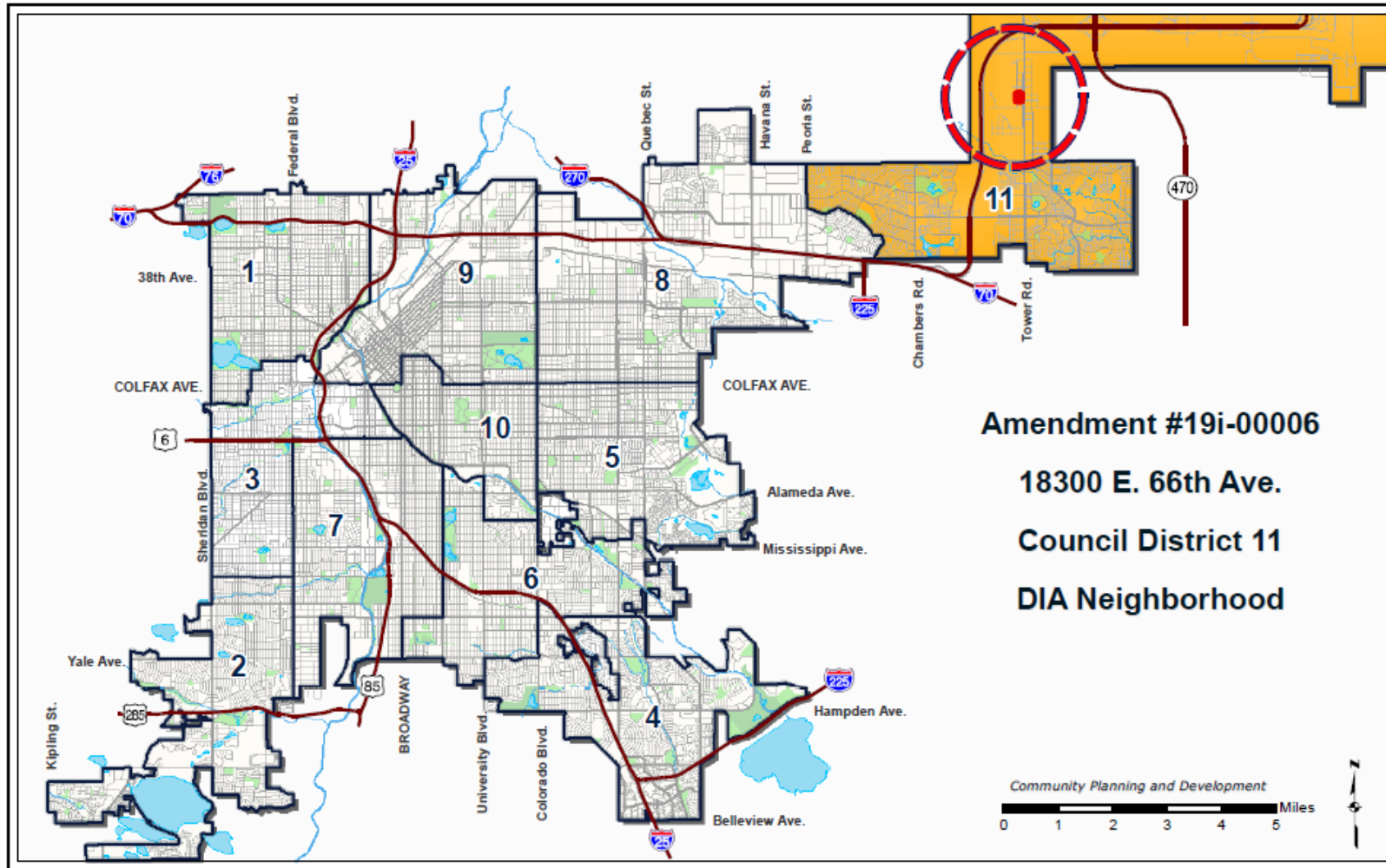




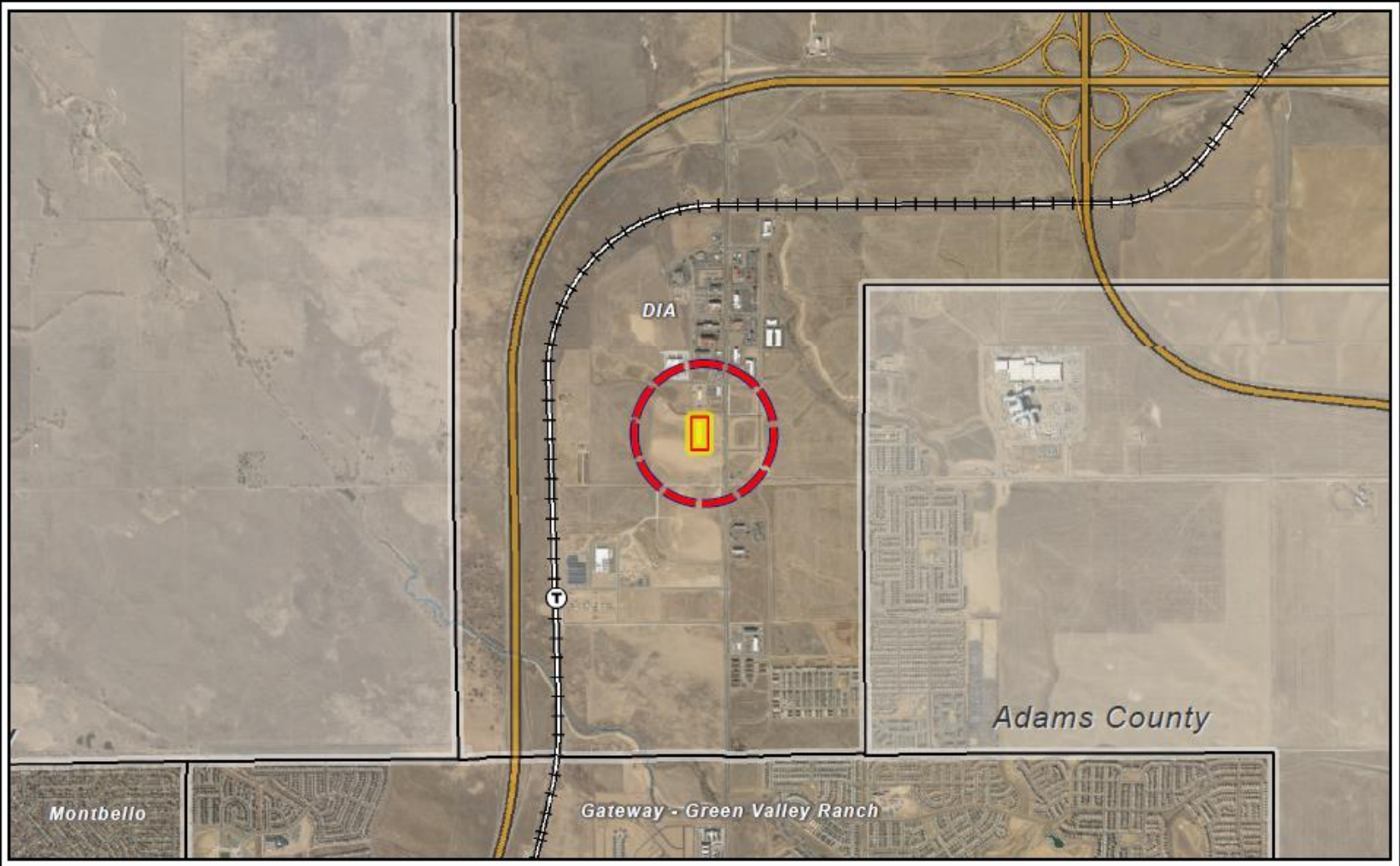
Official Map Amendment

#2019I-00006 rezoning 18300 East 66th Avenue
from C-MU-20 with waivers and conditions, AIO to S-CC-5,
AIO

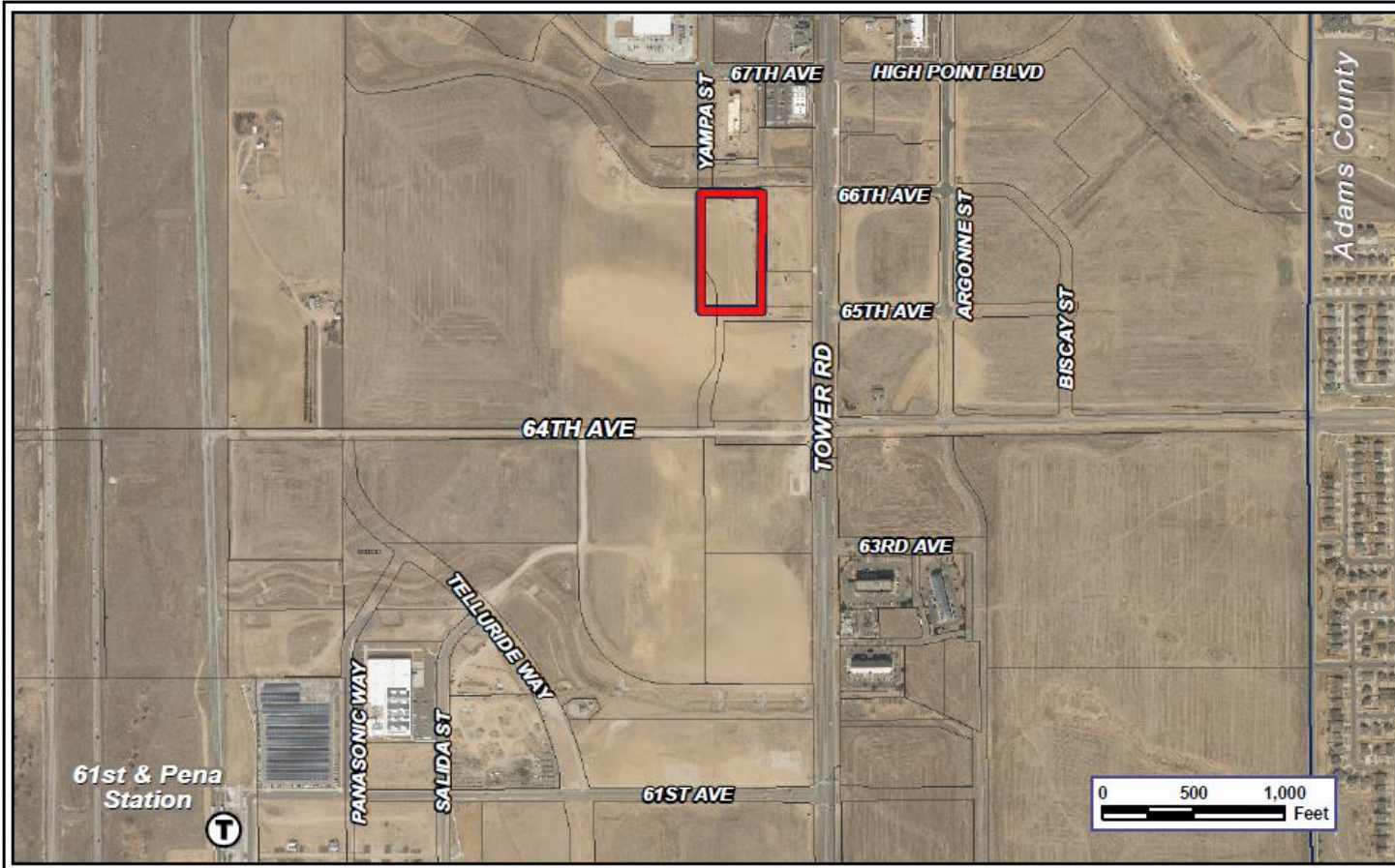
Council District 11



DIA Neighborhood



Request S-CC-5, AIO

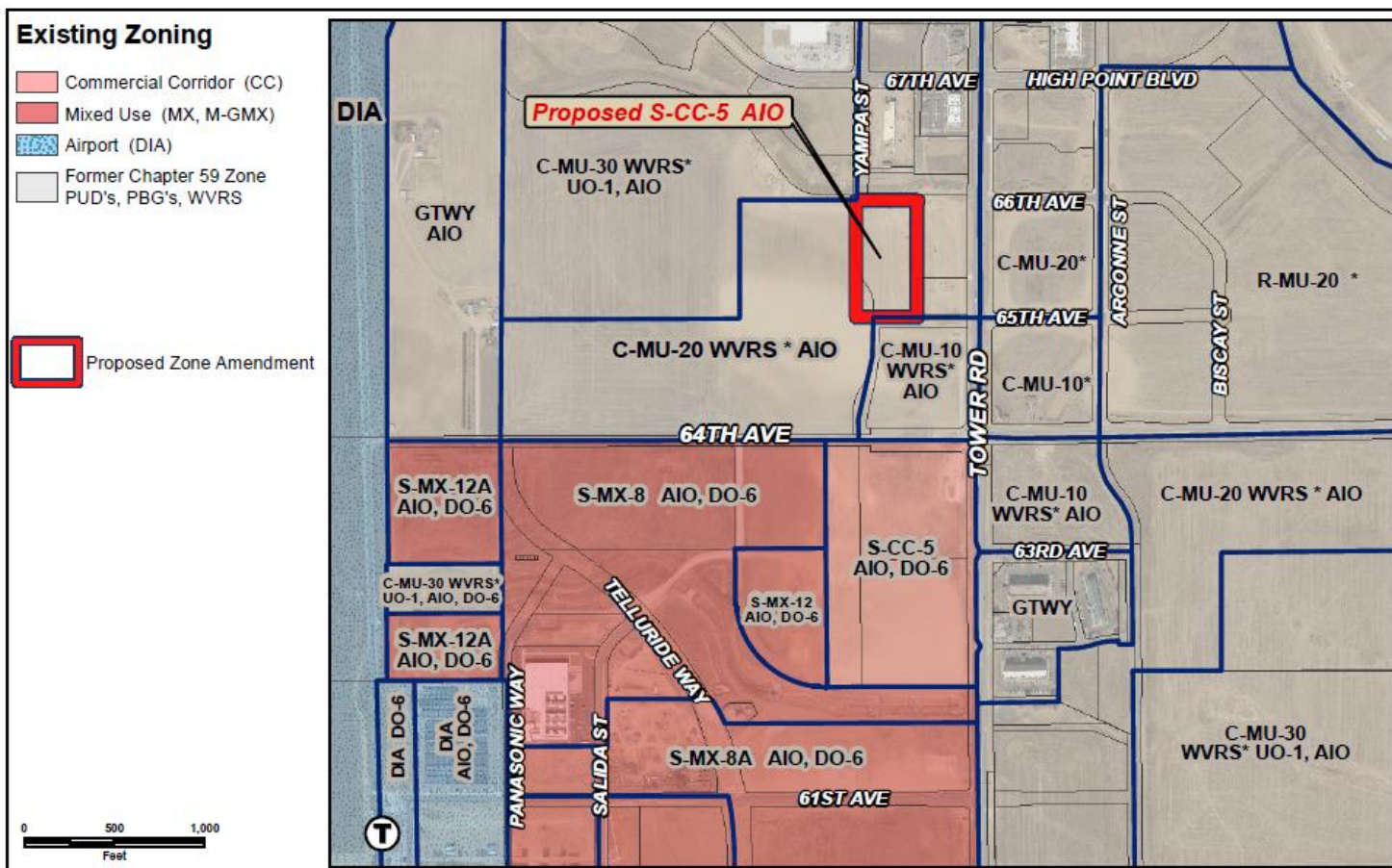


Map Date: August 22, 2019

S-CC-5, AIO

- Suburban Context - Single-unit and multi-unit residential, commercial strips and centers, and office parks
- Commercial Corridor, 5 stories (70 feet)
- General Building Form
- AIO overlay accommodates DEN impacts

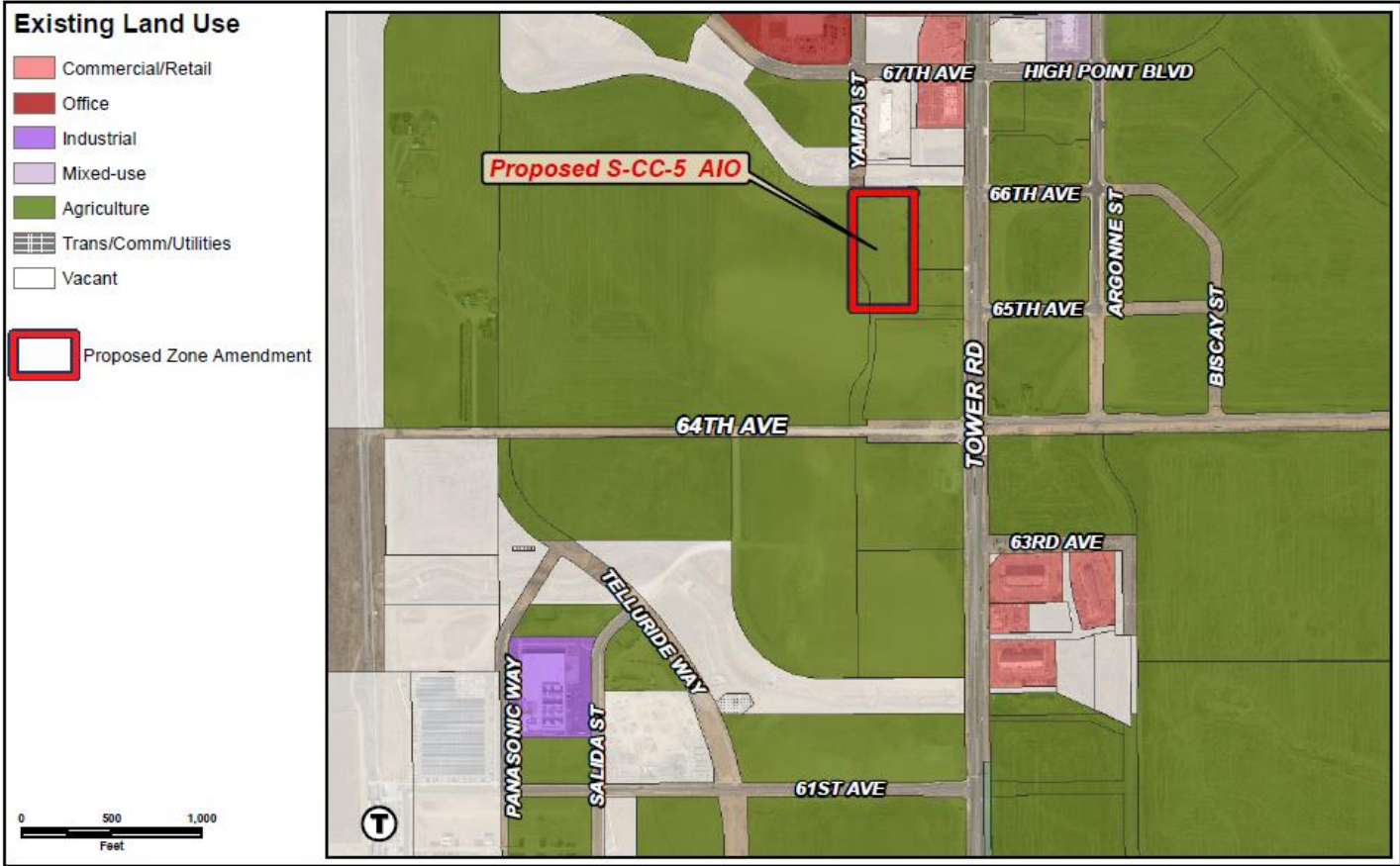
Existing Context: Zoning



Subject site: C-MU-20 with waivers and conditions, AIO

- North, East & West – C-MU-20 with waivers and conditions, AIO
- South – C-MU-10 with waivers and conditions, AIO

Existing Context: Land Use

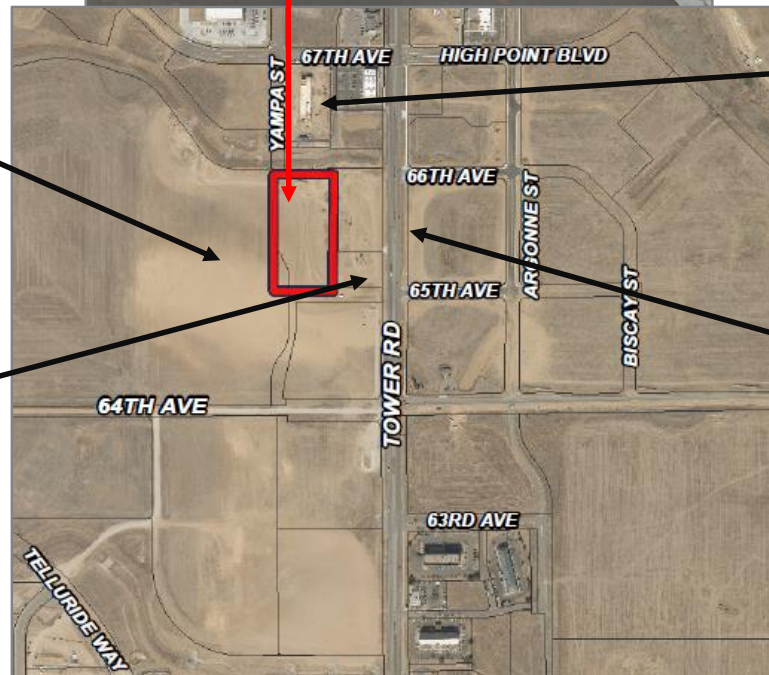


- Subject Property: Vacant
- North: Commercial and Retail
- South & West: Vacant
- East: Retail

Existing Context – Form/Scale (Subject Property)



Existing Context – Form/Scale (Subject Property)



Process

- Informational Notice: 06/28/19
- Planning Board Notice Posted: 08/19/19
- Planning Board Public Hearing and unanimous (6-0) recommendation of approval : 08/04/19
- LUTI Committee: 09/24/19
- City Council Public Hearing: 11/04/19

Public Outreach

- RNOs
 - Green Valley Ranch Citizen's Advisory Board; Master Homeowners Association for Green Valley Ranch; Montbello 20/20; Northern Corridor Coalition; Inter-Neighborhood Cooperation (INC)
- No comment letter from a Registered Neighborhood Association
- No other comment letter

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

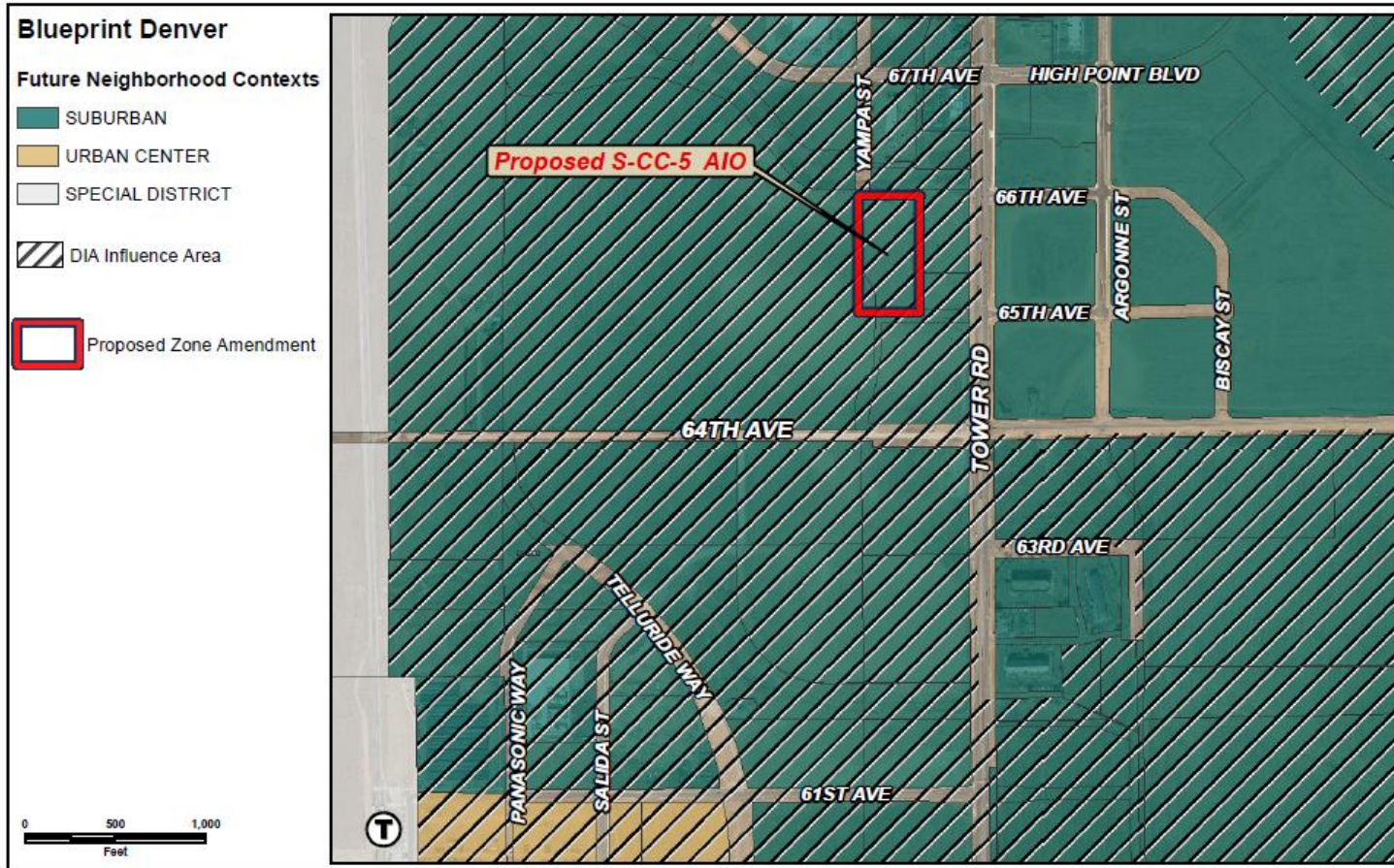
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2040

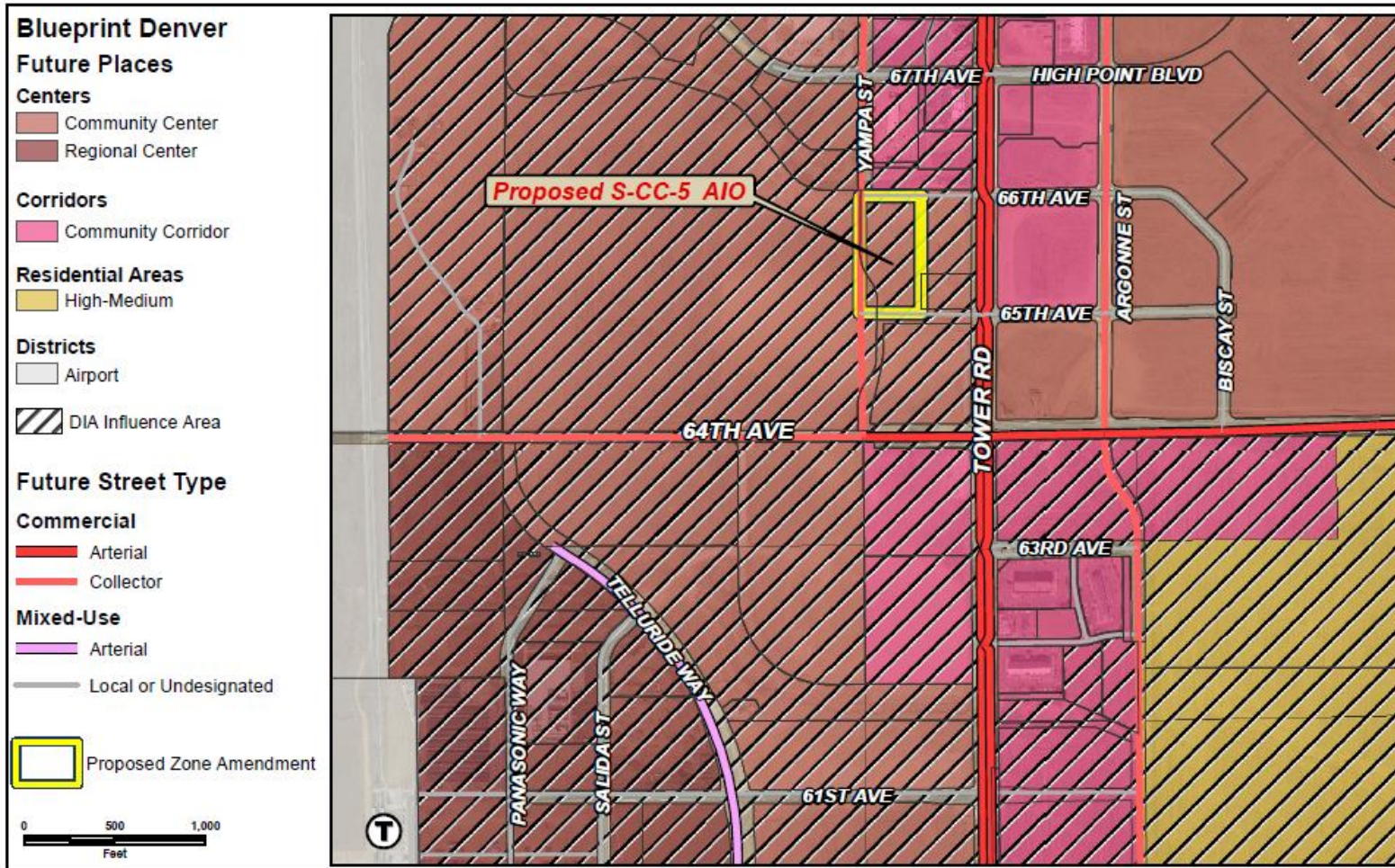
- Strong and Authentic Neighborhoods Goal 1, Strategy A
- Economically Diverse and Vibrant Goal 2, Strategy B
- Economically Diverse and Vibrant Goal 5, Strategy C
- Environmentally Resilient Goal 8, Strategy A

Blueprint Denver (2019)



- Future Context - Suburban
 - Single-family and multi-family Residential, Commercial corridors and centers
 - Mixture of land uses
 - Curvilinear Streets, irregular blocks
- DIA Influence Area Overlay District

Blueprint Denver (2019)



Map Date: August 22, 2019

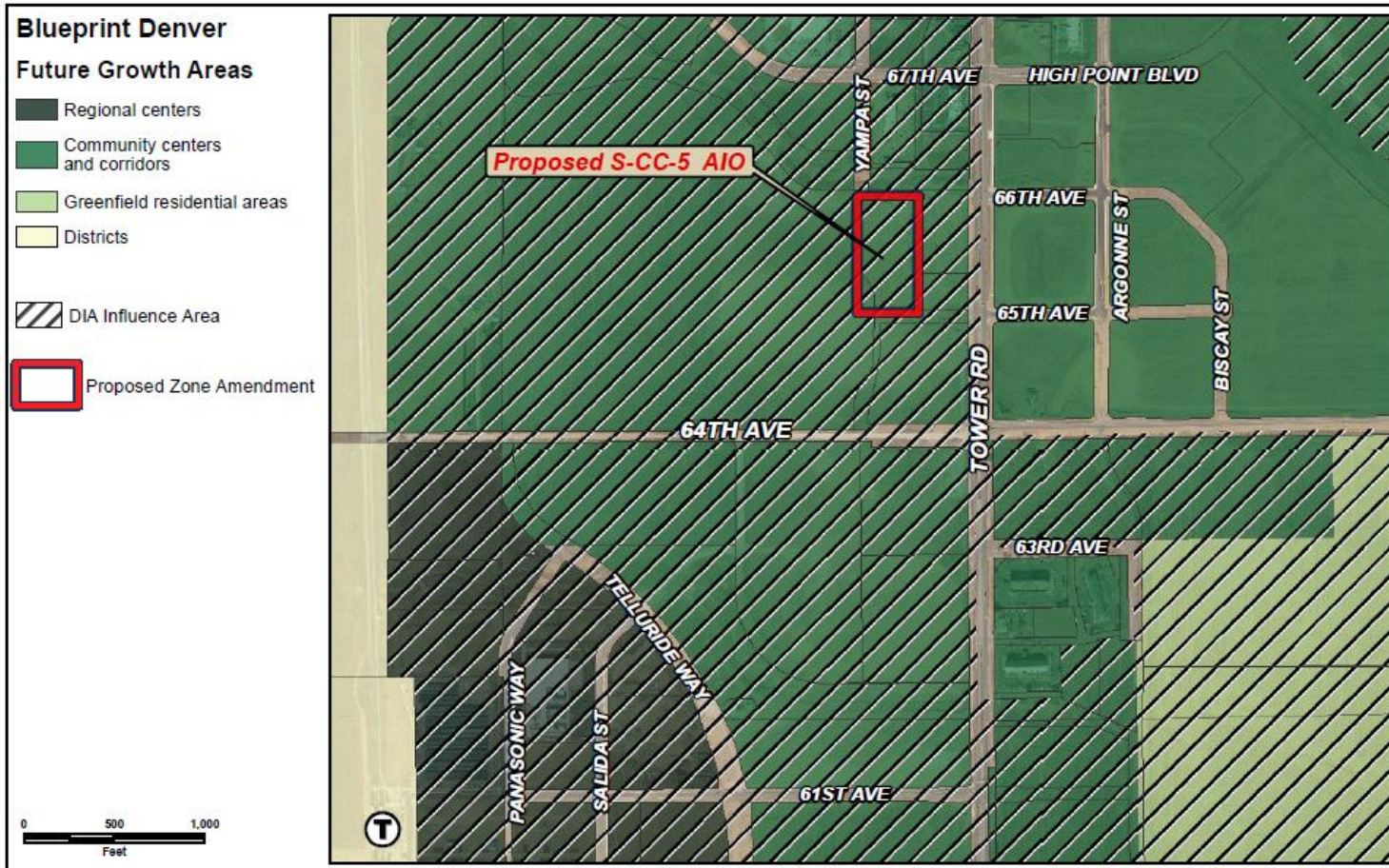
Future Place – Community Center

- Mix of office, commercial, residential and mix of larger and smaller scale
- With AIO overlay no residential
- Height – 5 stories or less

Street Classifications

- 66th Avenue: Undesignated Local
 - Highest Property Access
- Yampa Street: Commercial Collector
- Tower Road: Commercial Arterial

Blueprint Denver (2019)



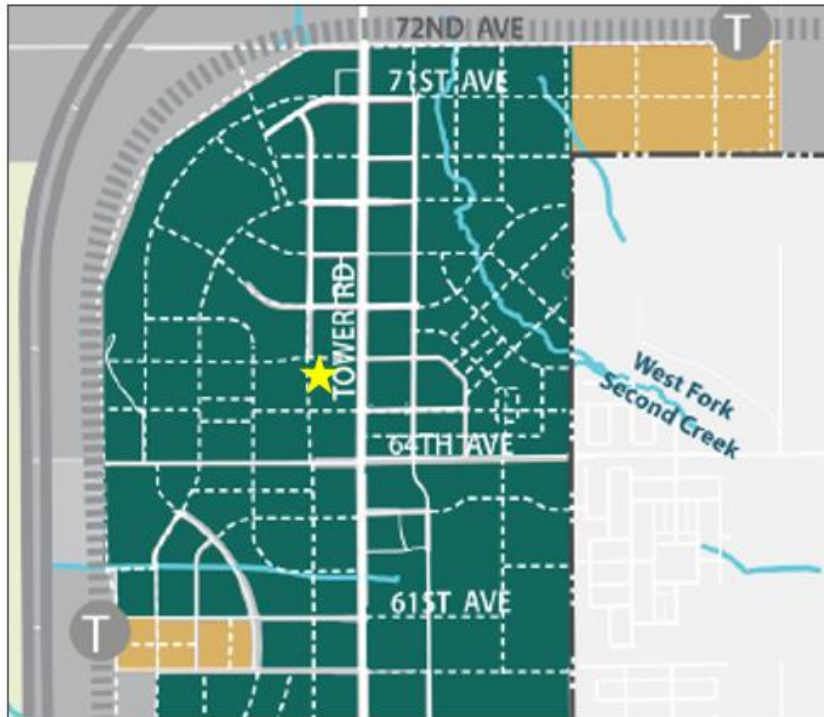
Map Date: August 22, 2019

Future Growth Strategy Community Centers and Corridors

- Anticipated to see around 25% of new housing growth and 20% 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, though more limited growth

Far Northeast Area Plan (2019)

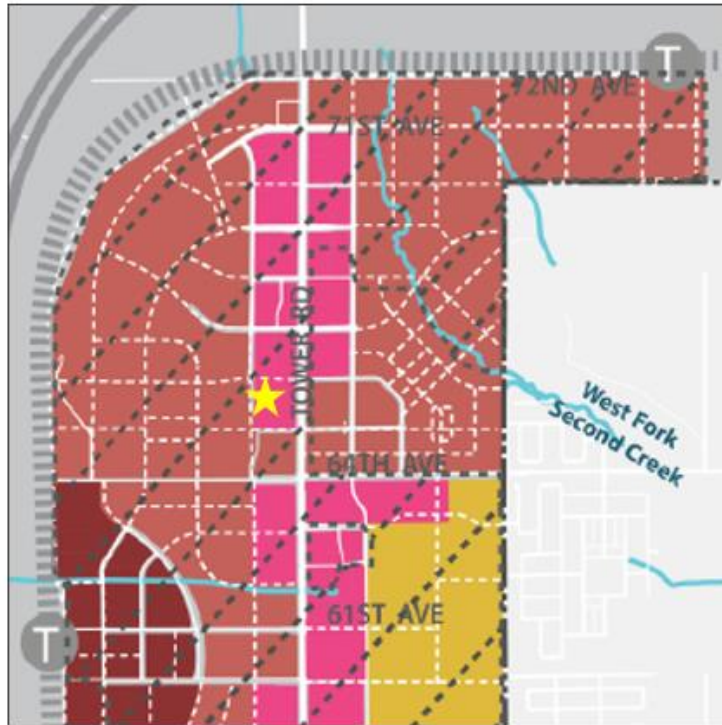


FUTURE NEIGHBORHOOD CONTEXTS



- Suburban Context
- Commercial development focused along main corridors and centers

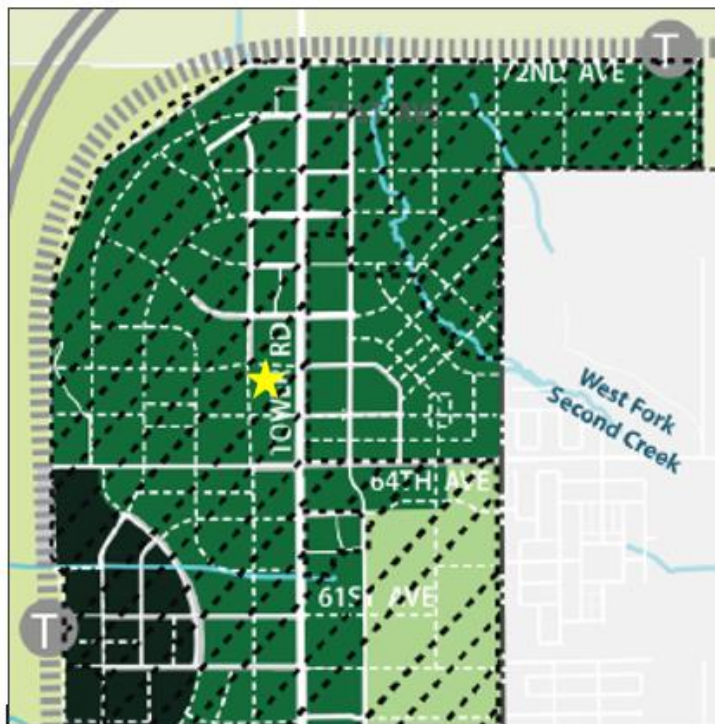
Far Northeast Area Plan (2019)



- Community Corridor Future Place
- Mixed use - retail, food and beverage, entertainment, hospitality and office uses
- Oriented Along Street



Far Northeast Area Plan (2019)

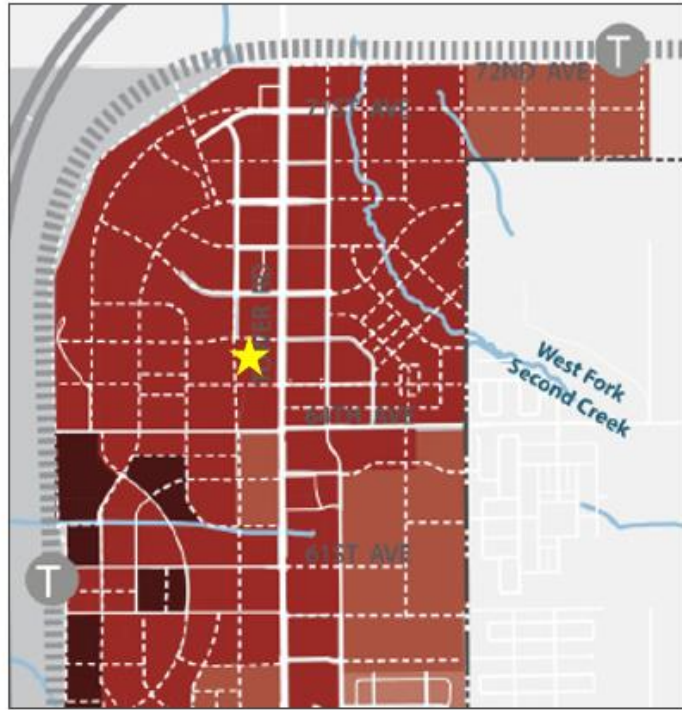


GROWTH STRATEGY



- Growth Strategy; Community Centers and Corridors
- Most growth in greenfield areas and in existing Community Centers and Corridors such as Tower Road

Far Northeast Area Plan (2019)



- Maximum Recommended Height – 8 stories
- DIA Neighborhood – Community Corridors on major through streets and at major intersections

Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
 - Request furthers the uniform application of zone district
3. Further Public Health, Safety and Welfare
 - Allows the development of vacant property that is consistent with the desired character as described by the city's adopted land use plans

Review Criteria

4. Justifying Circumstances

- The application identifies changed or changing conditions as the Justifying Circumstance under DZC Section 12.4.10.8.A.4, *“Since the date of the approval of the existing zone district, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include: Changed or changing conditions in a particular area, or in the city generally; or a city adopted plan; or that the city adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.”*
- The justifying circumstance is the adoption of Comprehensive Plan 2040, Blueprint Denver 2019 and the Far Northeast Area Plan and the new Plan’s change of the Blueprint Denver 2002 recommendations for subject property from an Area of Change with a Employment land use concept to a Community Corridor place type. The newly recommended place type represents an update that broadens the vision of developing the property with Community Corridor mixed use development.

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

- The proposed zoning is consistent with the Suburban Context, will allow moderately-scaled mixed use development consistent with the district purpose and intent of applying to auto-oriented arterial corridors.

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

