



DENVER
THE MILE HIGH CITY

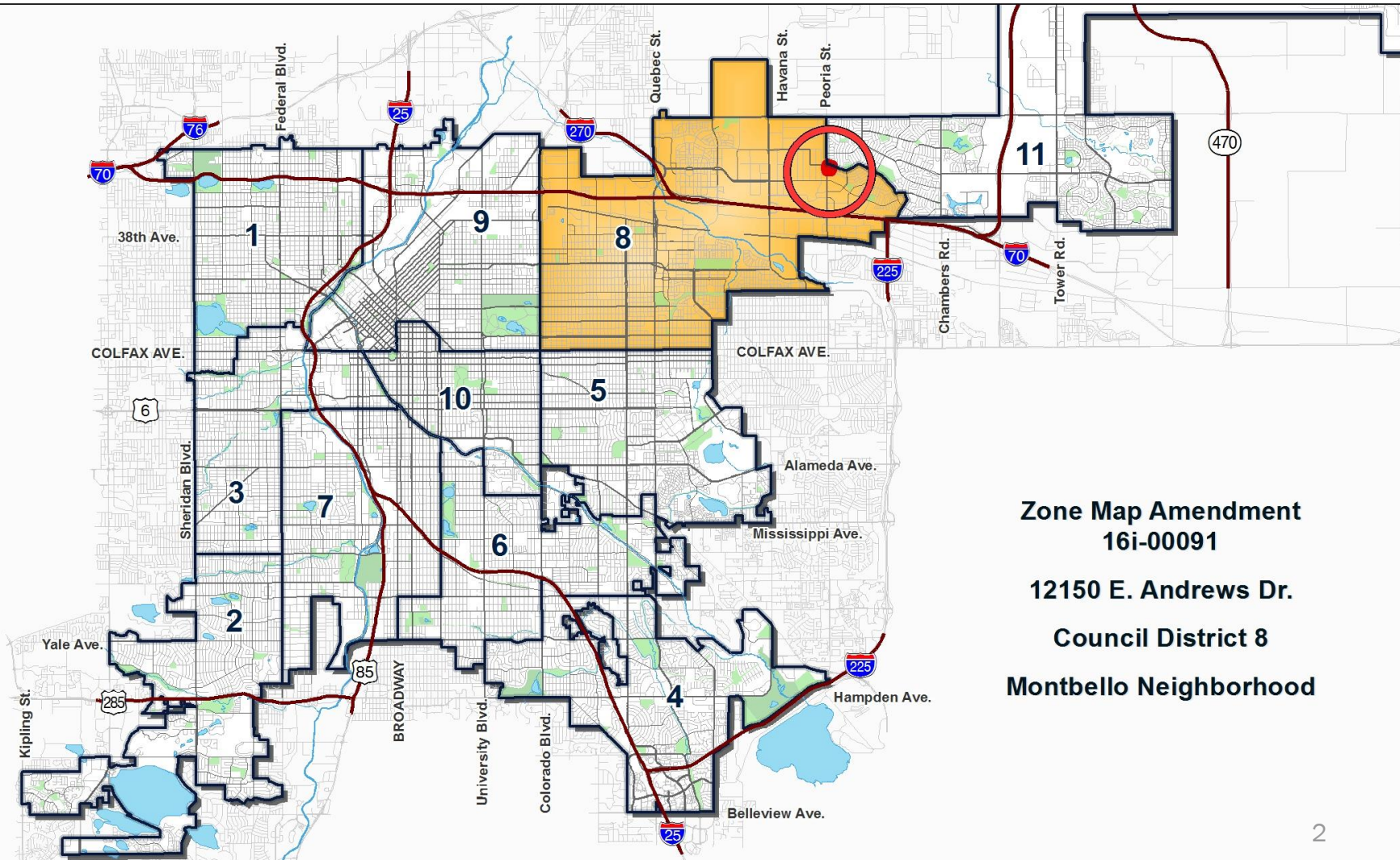
12150 East Andrews Drive

S-SU-F to S-MU-3

FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**

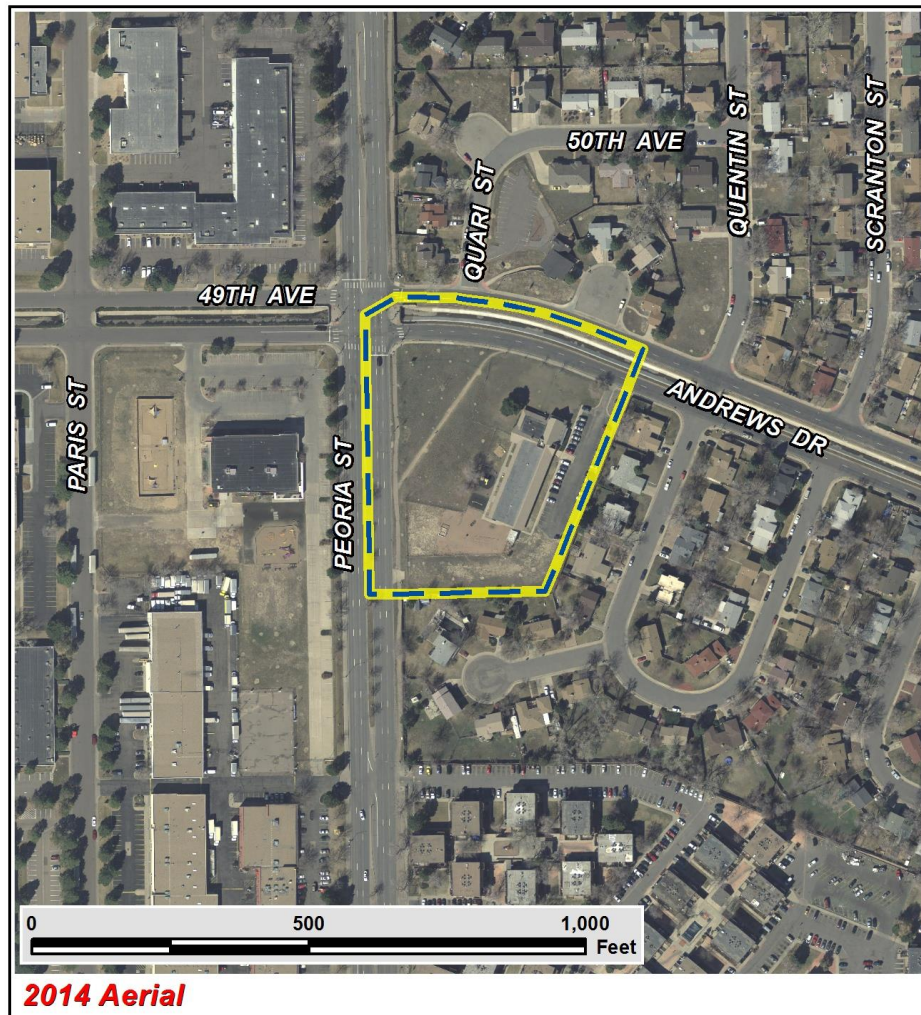
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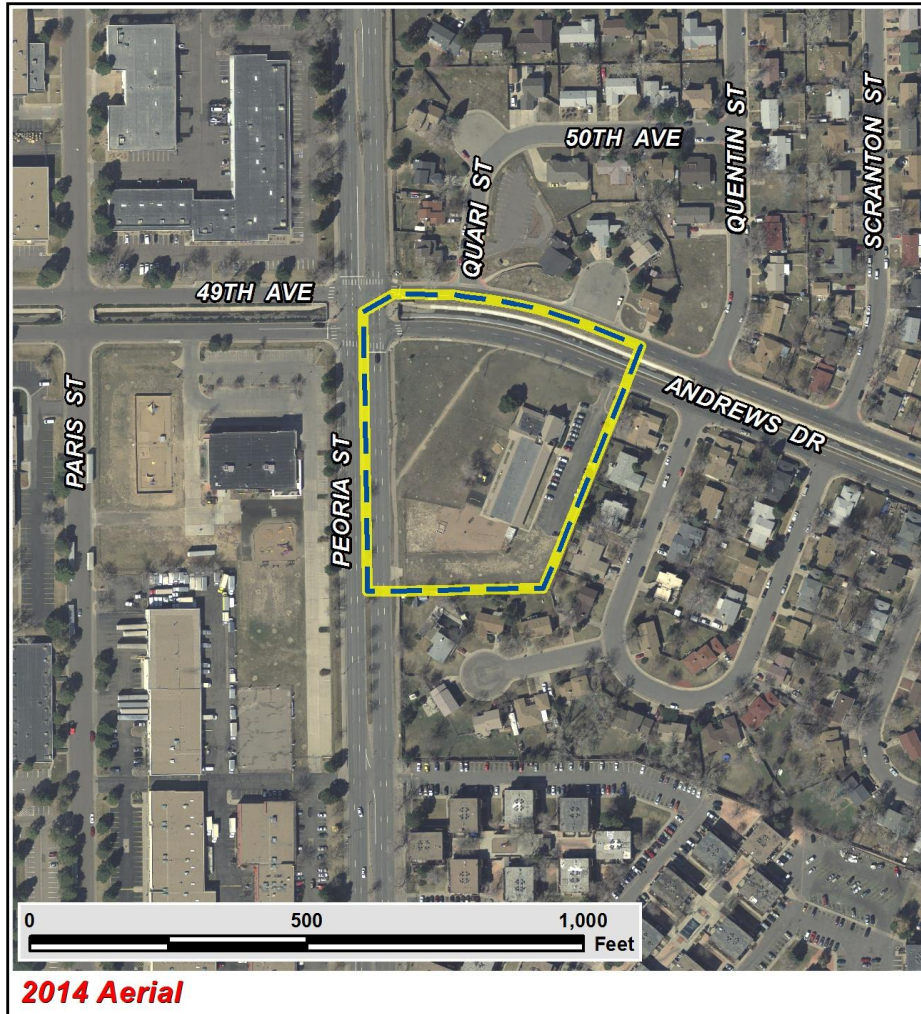


Montbello Statistical Neighborhood






- SE corner of East Andrews Drive & North Peoria Street
- North of Interstate 70
- South of U.S. Army Training Center
- NE of Montbello Public Library and Civic Center Park



- Property:
 - 149,000 SF, 3.4 acres
 - Existing church and vacant elementary school
 - Requesting rezoning to allow for redevelopment of the elementary school for senior assisted living
 - Rezone from S-SU-F to S-MU-3

Article 3. Suburban Neighborhood Context
Division 3.1 Neighborhood Context Description

DIVISION 3.1 NEIGHBORHOOD CONTEXT DESCRIPTION



SECTION 3.1.1 GENERAL CHARACTER
The Suburban Neighborhood Context is characterized by single-unit and multi-unit residential, commercial strips and centers, and office parks. Single-unit residential consists typically of Suburban House forms with streets-facing garages. Multi-unit building forms are typically separated from single-unit residential and consist of clustered Garden Court, Town House, and occasional mid- and high-rise Apartment forms. Single-unit buildings are typically separated from residential and consist of Shopfront and General forms. Multi-unit residential uses are primarily located away from residential and commercial arterial streets. Multi-unit residential and commercial uses are primarily located along arterial and collector streets.

SECTION 3.1.2 STREET AND BLOCK PATTERNS
The Suburban Neighborhood Context consists of an irregular pattern of block shapes surrounded by curvilinear streets within a modified or non-existent grid, with cul-de-sacs and typically no alleys. Block shapes and sizes vary. The typical block pattern includes attached sidewalks (though sidewalks may be detached or non-existent), street and surface parking, and generous landscaping between the street and buildings.

SECTION 3.1.3 BUILDING PLACEMENT AND LOCATION
Single-unit residential buildings typically have consistent, deep front setbacks and varying side setbacks and building orientation. Multi-unit residential buildings typically have deep front setbacks and wide side setbacks. Commercial buildings may have varying orientation and typically have deep front and side setbacks to accommodate landscaping and parking.

SECTION 3.1.4 BUILDING HEIGHT
The Suburban Neighborhood Context is characterized by low scale buildings except for some mid- and high-rise multi-unit residential and commercial structures, particularly along arterial streets.

SECTION 3.1.5 MOBILITY
The Suburban Neighborhood Context has a higher reliance on the automobile with some access to pedestrian and bicycle facilities and the multi-modal transportation system.

| 3.1-1

DENVER ZONING CODE
June 25, 2010 | Republished July 6, 2015

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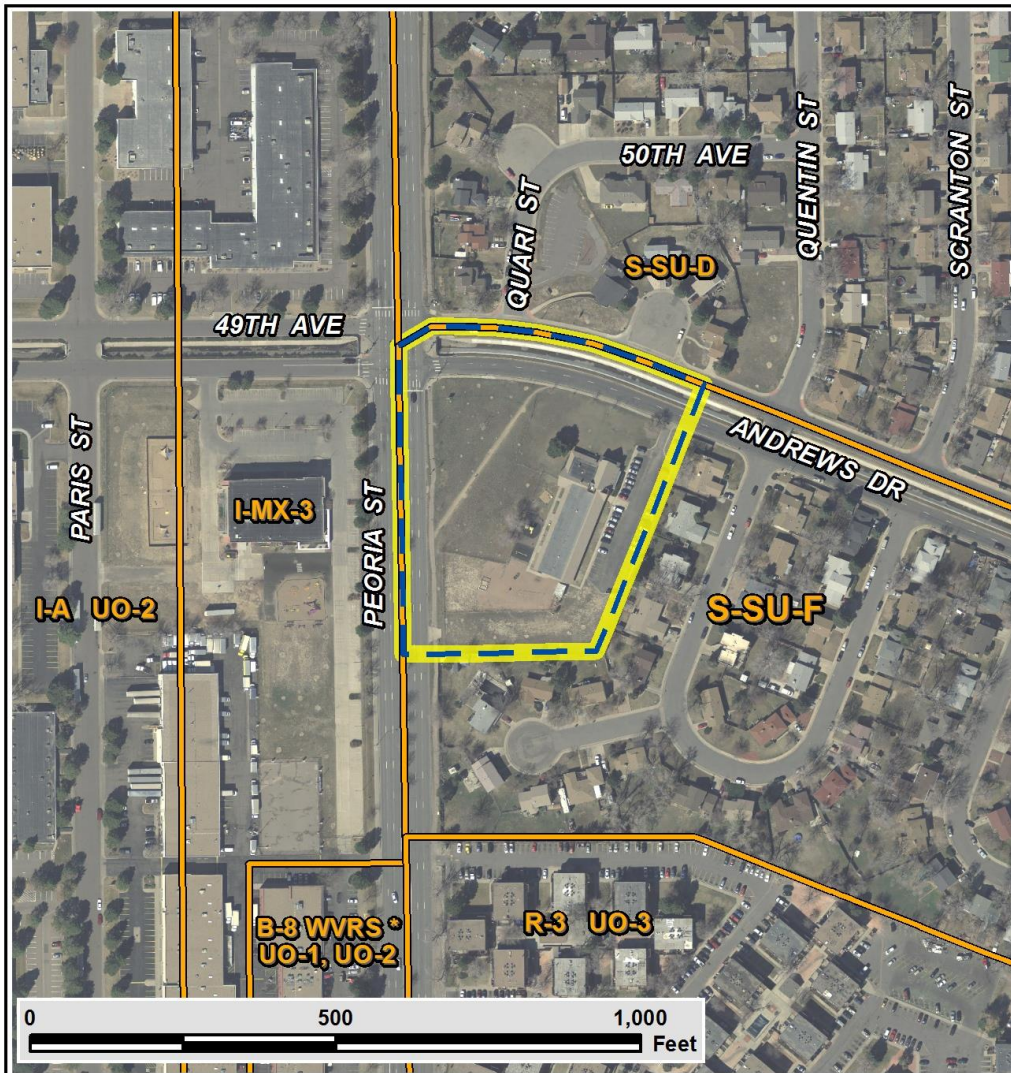
| 3.2-3



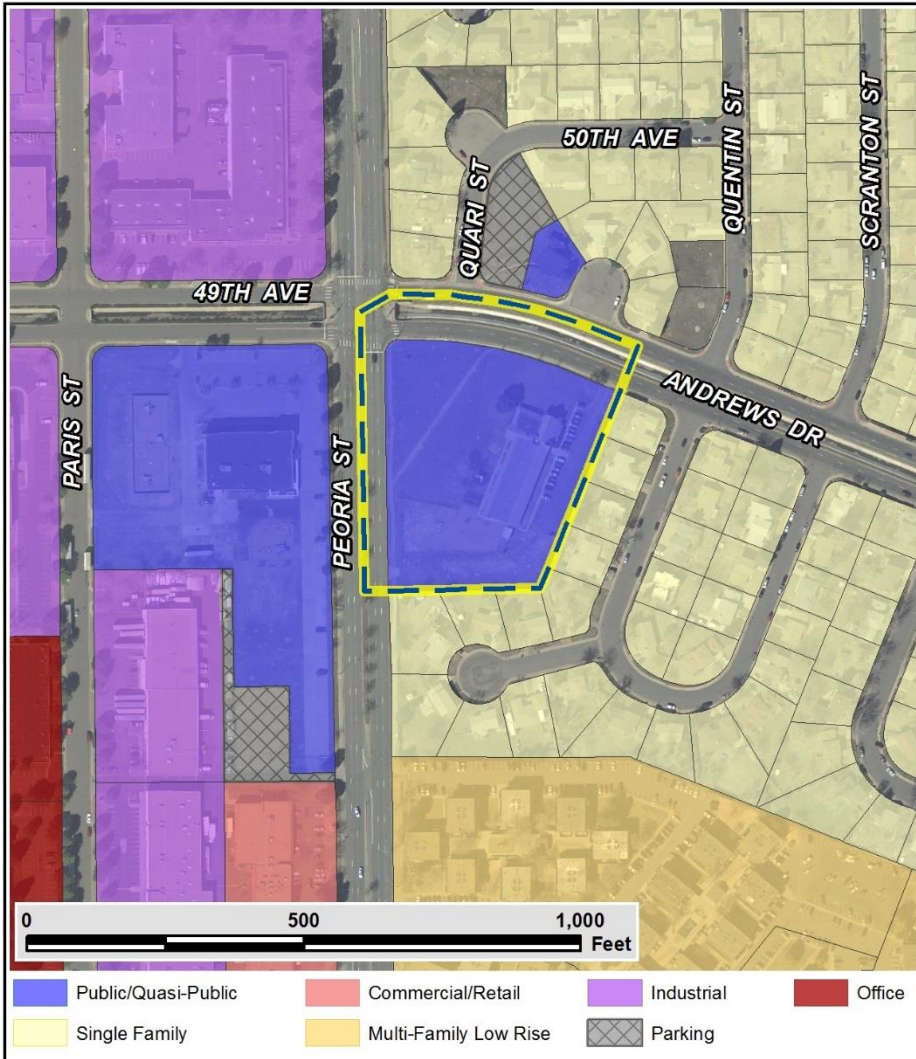
- Zoning – S-SU-F
- Land Use – Church and vacant Elementary School
- Building Form and Scale – 1-2-story church and school, surrounding 1-2-story Single-family Structures and Non-residential structures

Existing Context – Zoning

- North – S-SU-D
- South and East – S-SU-F
- West – I-MX-3

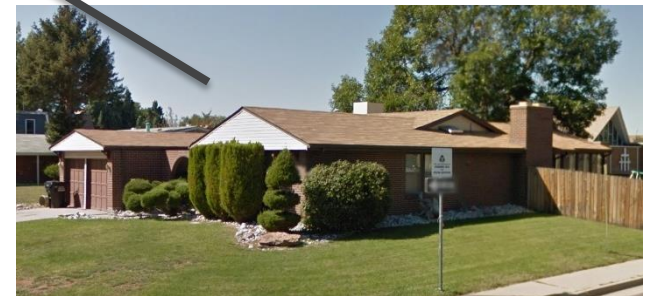


Existing Context – Land Use



-  Office
-  Commercial/Retail
-  Mixed-Use
-  Industrial
-  Public/Quasi-Public
-  Entertainment-Cultural
-  Single Family
-  Multi-Family Low Rise
-  Multi-Family Mid Rise
-  Multi-Family High Rise
-  Park-Open Space-Recreation
-  Agriculture
-  Parking
-  Transportation, Communication, Utility (TCU)
-  ROW/Road
-  Vacant
-  Surface Water

Existing Context – Building Form/Scale



- Informational notice of the completed rezoning application - **November 3, 2016**.
- Planning Board Public Hearing - **January 18, 2017**, notification signs and electronic notice completed. Unanimous vote (8-0) recommending approval.
- Land Use, Transportation and Infrastructure (LUTI) Committee meeting was scheduled on **February 7, 2017**.
- City Council Public Hearing is scheduled on **March 20, 2017**.
- Public Comment
 - 4 Letters of Support from RNOs

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

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation Plan (2002)
- Montbello/Green Valley Ranch Neighborhood Plan (1991)

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

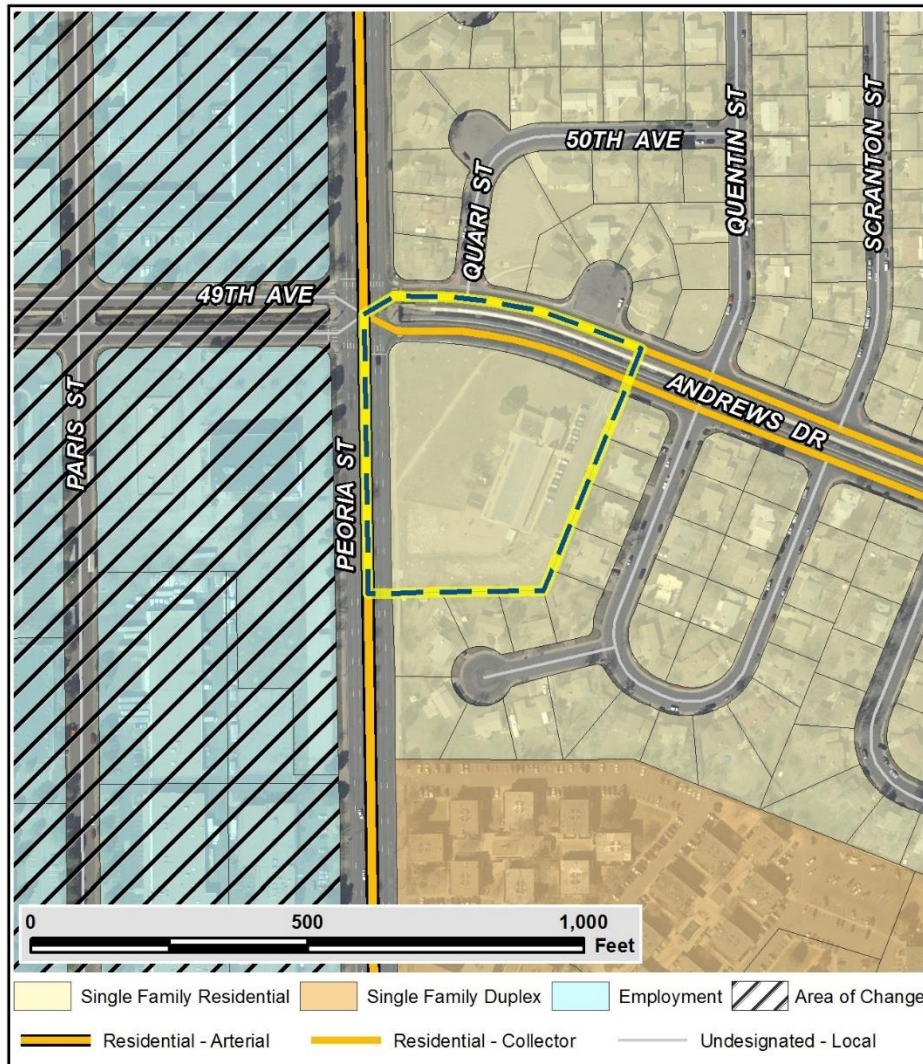
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-E to “**Conserve raw materials by promoting efforts to adapt existing buildings for new uses**, rather than destroying them” (p. 39).
- Environmental Sustainability Strategy 2-F to “*Conserve land by promoting development within Denver at sites where services and infrastructure are already in place...Designing mixed use communities and reducing sprawl, so that residents can live, work and play within their own neighborhoods*” (p. 39).
- Land Use Strategy 1-H to “*Encourage development of housing that meets the increasingly diverse needs of Denver’s present and future residents in the Citywide Land Use and Transportation Plan*” (p. 58).

Review Criteria: Consistency with Adopted Plans



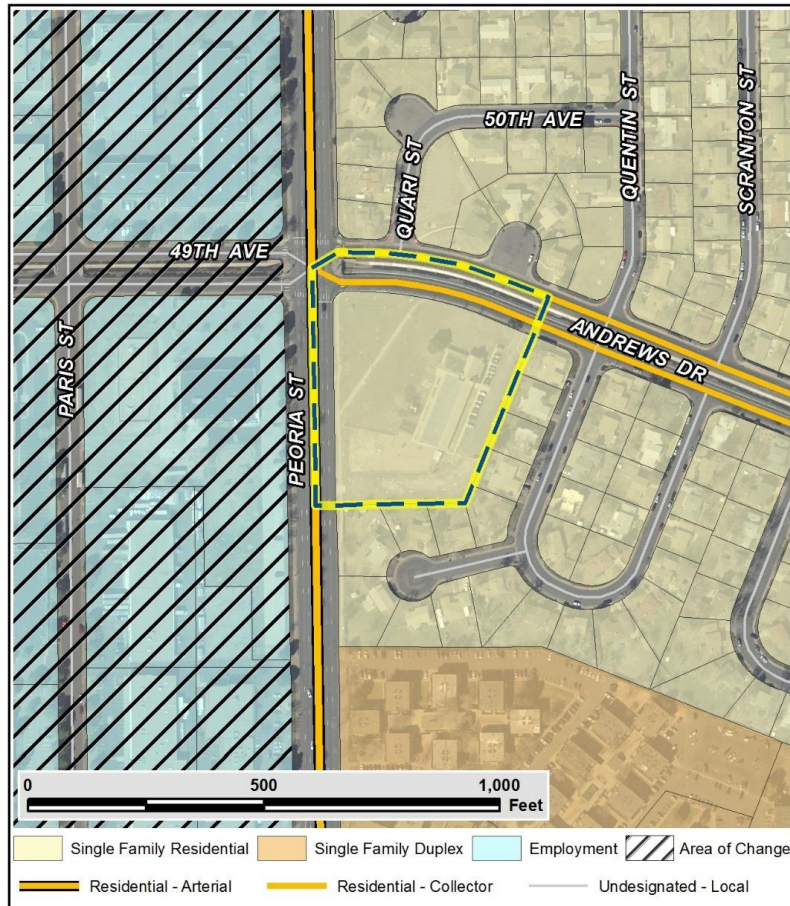
Blueprint Denver (2002)

- Land Use Concept:
 - Single Family Residential – Predominately single-family, fewer than 10 DU per acre with housing base significantly larger than employment base.
 - Area of Stability - *Identify and maintain the character while accommodating some new development and redevelopment in appropriate locations*

Review Criteria: Consistency with Adopted Plans

Blueprint Denver (2002)

- Future Street Classification:
 - East Andrews Drive – Residential Collector, balance mobility and land access
 - North Peoria Street – Residential Arterial, high degree of mobility

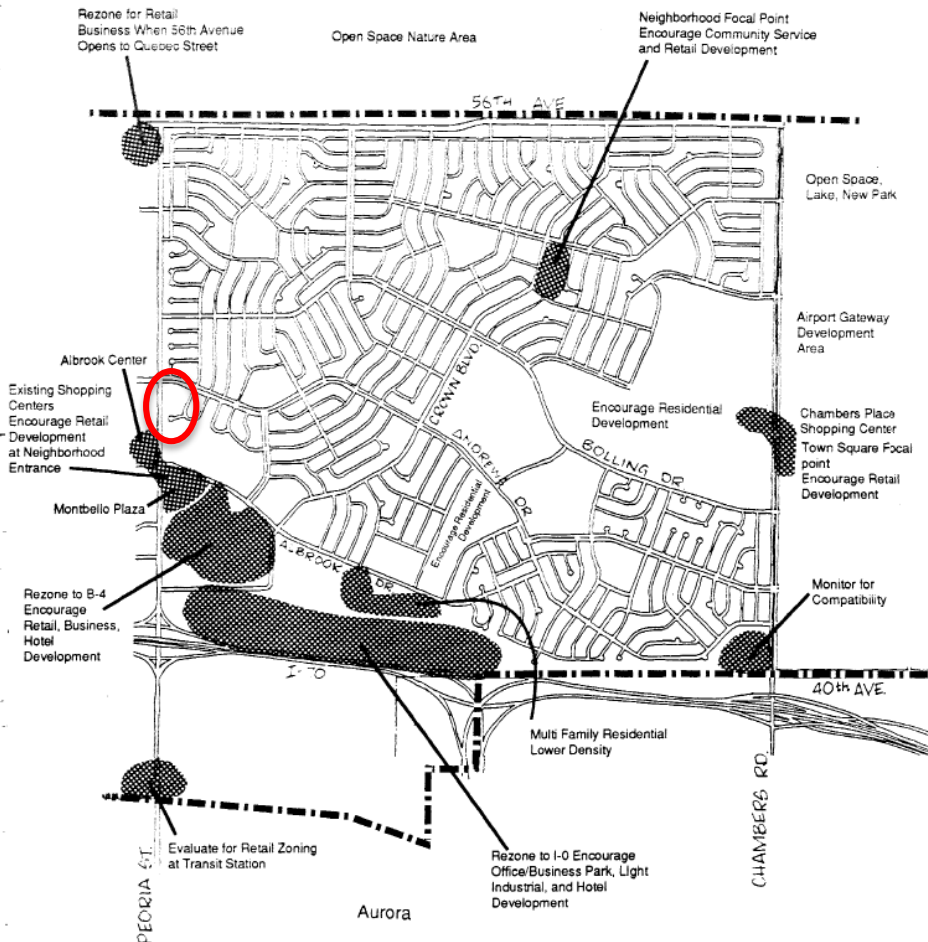


Reminder: Evaluating whether the proposed zone district is consistent with the Future Street Classification, but not to assess the traffic impacts of a specific development proposal.

Review Criteria: Consistency with Adopted Plans

Montbello/Green Valley Ranch Neighborhood Plan (1991)

Land Use and Zoning Recommendations



- Land Use and Zoning Goal:
 - *Protect the Existing residential character of the Montbello neighborhood (p.5)*
- Land Use Recommendation:
 - *Encourage single family residential infill development on vacant R-1 zoned sites to the east of Peoria Street and at scattered sites along Crown Boulevard and Andrews Drive...Expansion of commercial zoning should not be allowed along these streets (p. 10)*

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver: A Land Use and Transportation Plan, and Montbello Green Valley Ranch Neighborhood Plan
- Uniformity of District Regulations

2. Further Public Health, Safety and Welfare

3. Justifying Circumstances

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

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 Circumstances
 - Closure of the church's elementary school
 - Development of a wide variety of non-residential land uses across Peoria Street
 - Overall demographic shift that make increased senior housing choices necessary
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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

– Suburban Neighborhood Context

- Characterized by single unit and multi-unit residential uses, commercial strips and centers, and office parks
- Multi-unit building forms are typically separated from single-unit residential

– S-MU-3 Zone District

- Promote and protect residential neighborhoods
- Allow multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood

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