

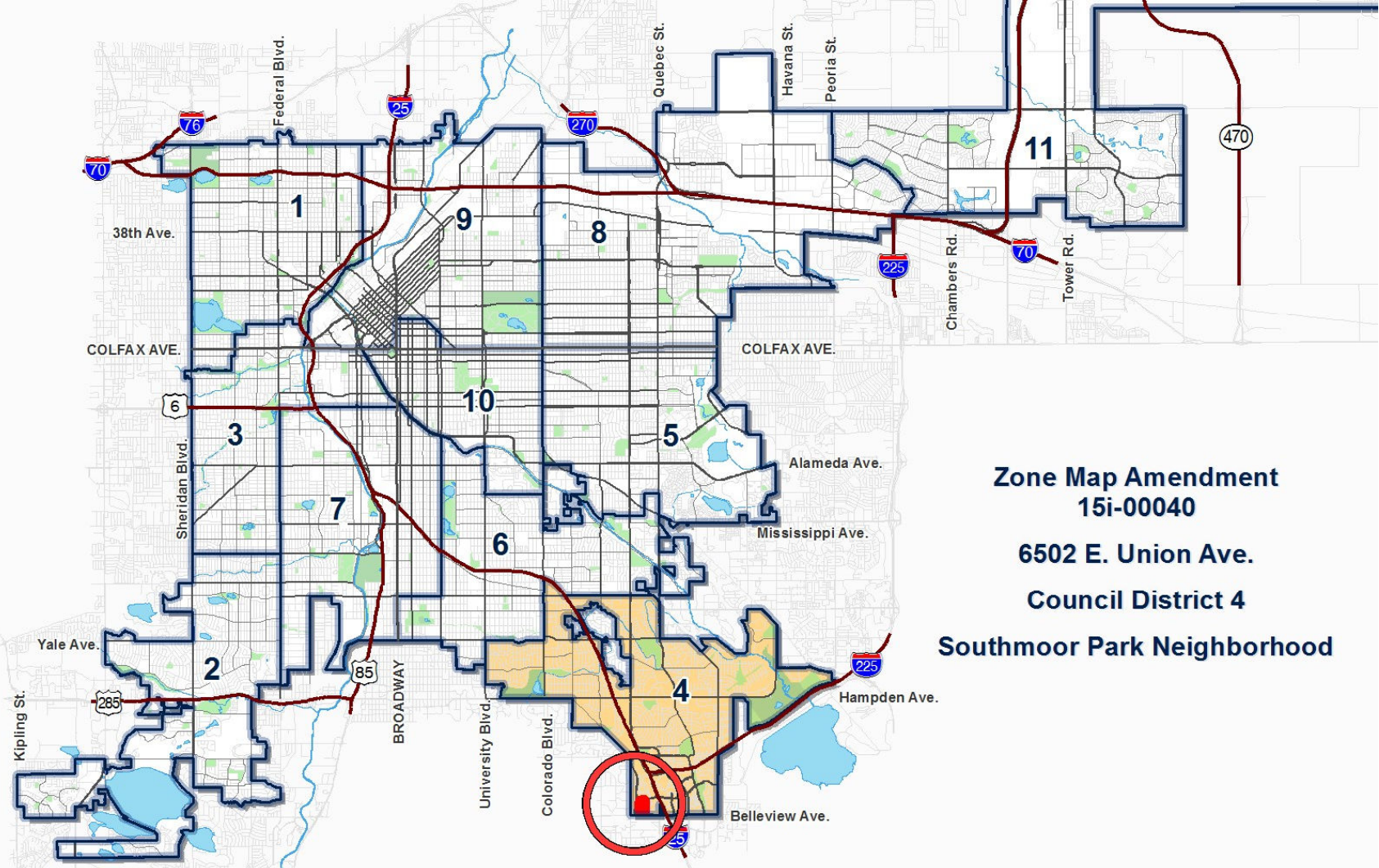


6502 E. Union Ave.

B-4 with waivers UO-1 UO-2 to S-MX-12

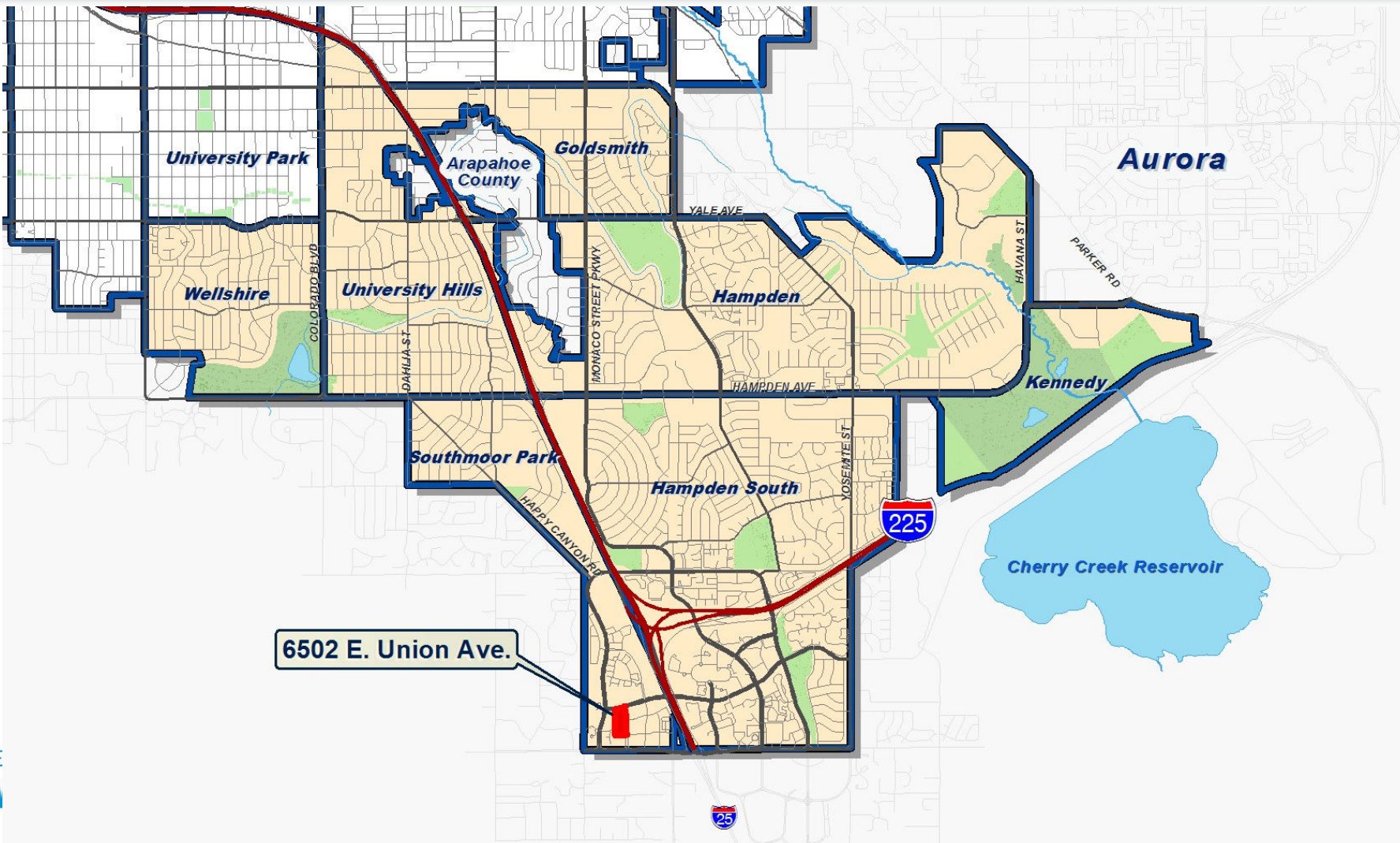
Neighborhoods & Planning Committee

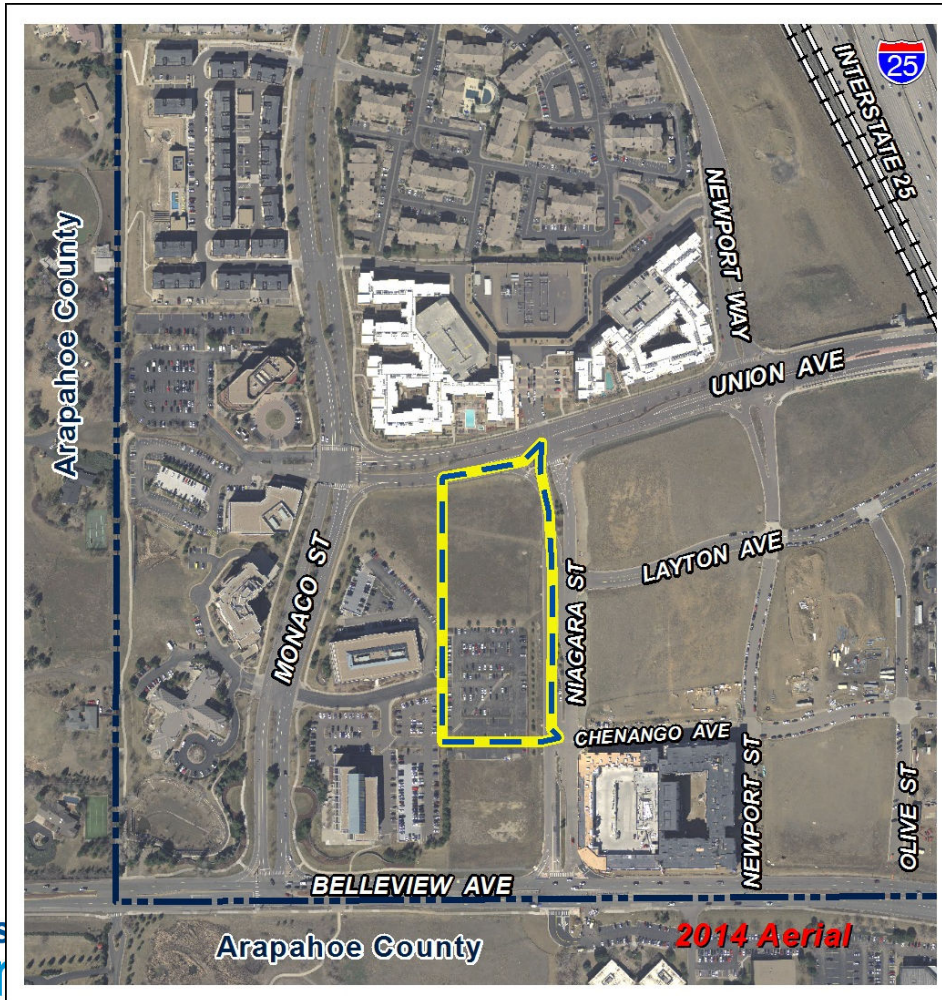
07/22/15



**Zone Map Amendment
15i-00040**
6502 E. Union Ave.
Council District 4
Southmoor Park Neighborhood

Location Map – Council District and Neighborhood



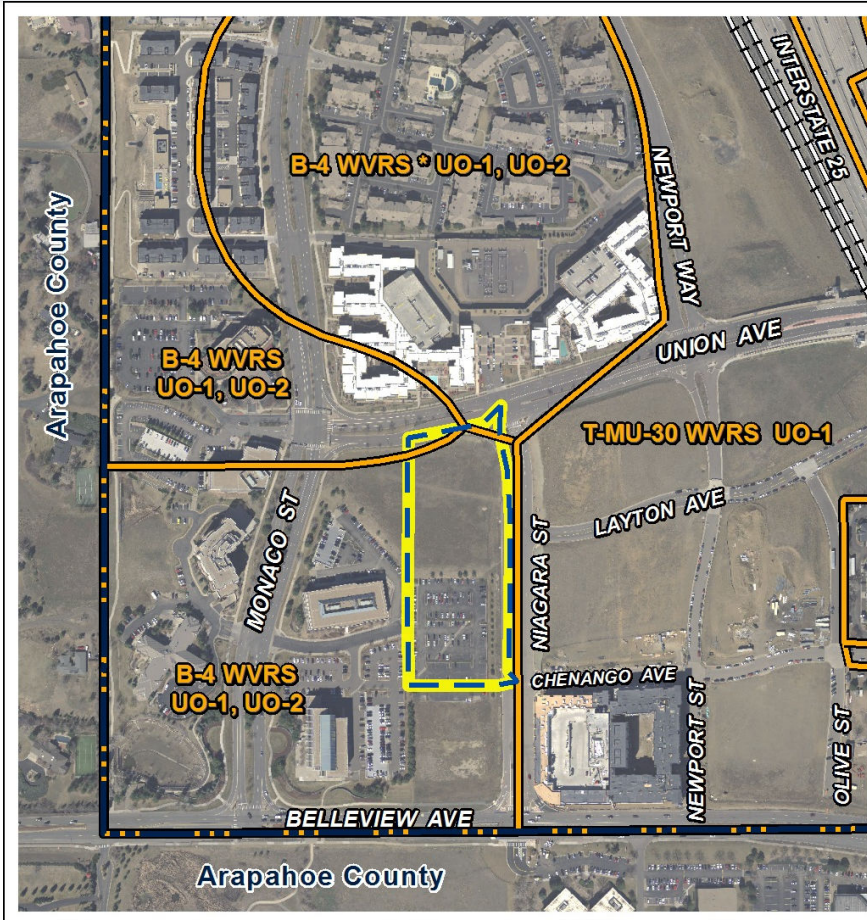


- E. Union Avenue and S. Niagara Street
- Property:
 - 4.69 Acres
 - Vacant
 - Surface Parking
- Property Owner:
 - Requesting rezoning to enable development

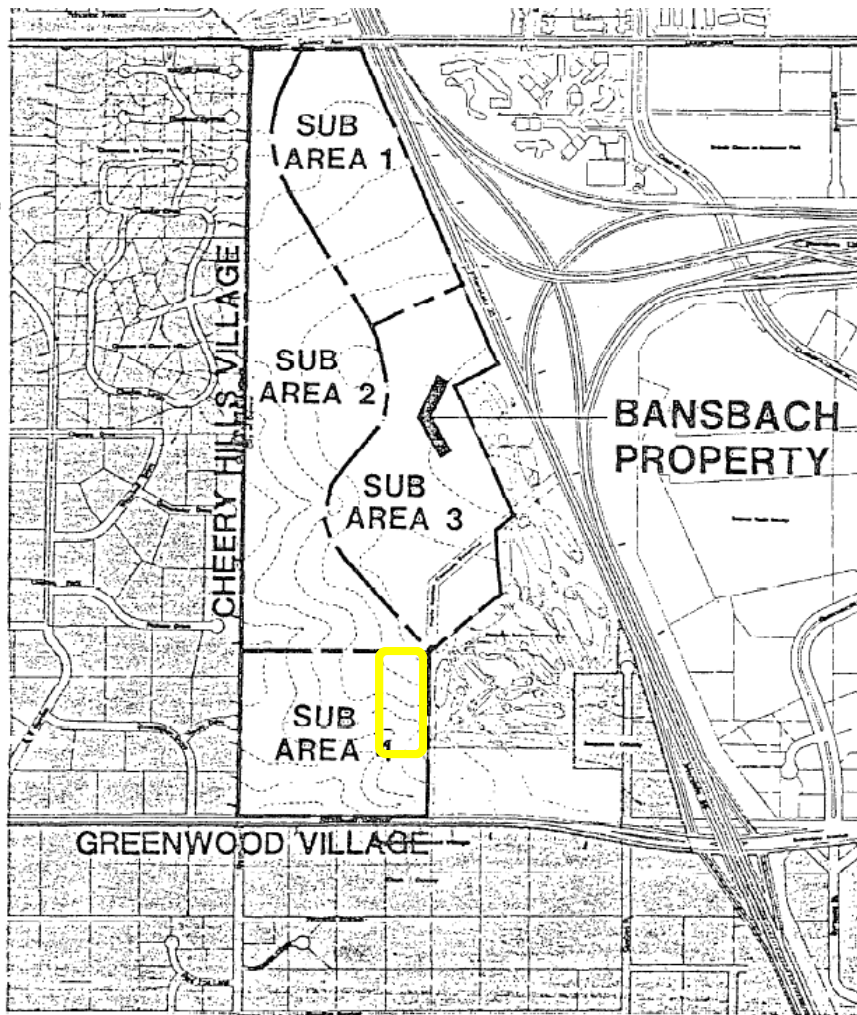
Reminder: Approval of a rezoning is not approval of a proposed specific development

- Zoning
- Land Use
- Building Form/Scale

Existing Context – Zoning



- Current Zoning:
 - B-4 with waivers UO-1
UO-2
- Surrounding Zoning:
 - B-4 with waivers UO-1
UO-2
 - B-4 with waivers and
conditions UO-1 UO-2
 - T-MU-30 with waivers
UO-1



Subarea 4

- **Gross Floor Area**

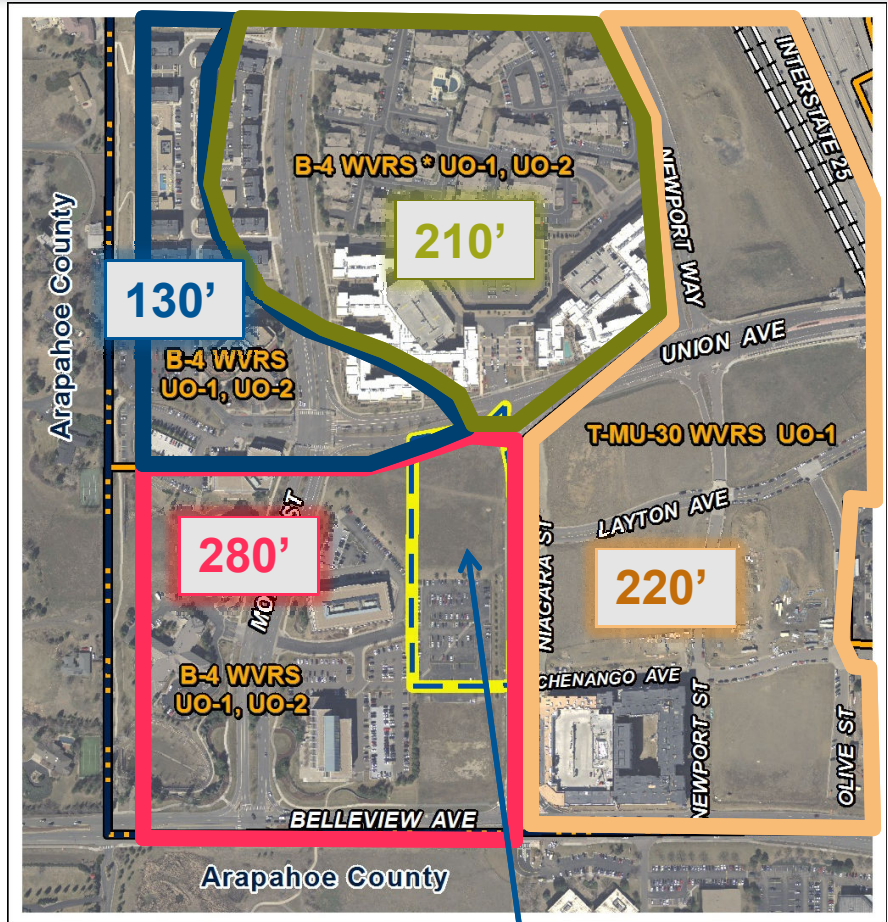
- (1) Waive the right to develop the maximum gross floor area as permitted in the B-4 District by agreeing not to construct, erect, and/or build in excess of 1,200,000 square feet of gross floor area in Sub Area 4, exclusive of publicly owned buildings, and agree within that 1,200,000 square foot limit to not construct more than 225,000 square feet of residential, more than 100,000 square feet of retail, or more than 500,000 square feet of hotel.

- All residential square footage in the subarea has been developed

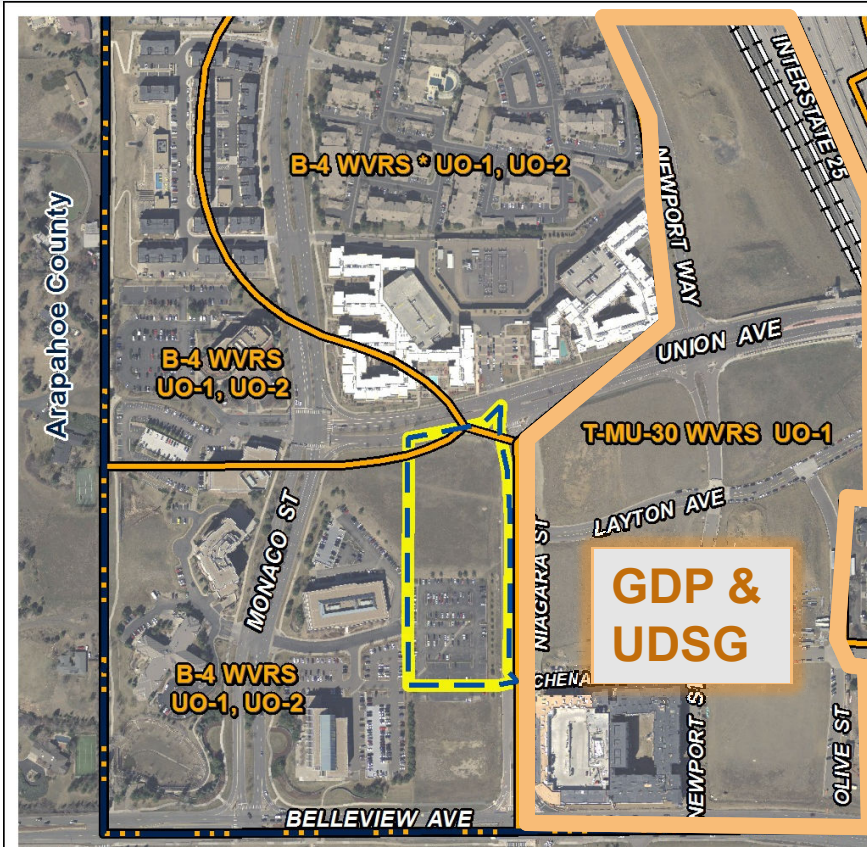
- 17 Use Waivers
- Maximum Height of 280'

Existing Context – Zoning Height

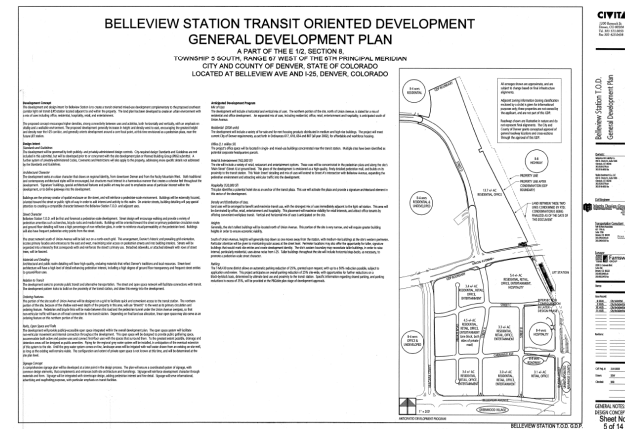
- Maximum height in feet in surrounding areas (Former Chapter 59 zoning)



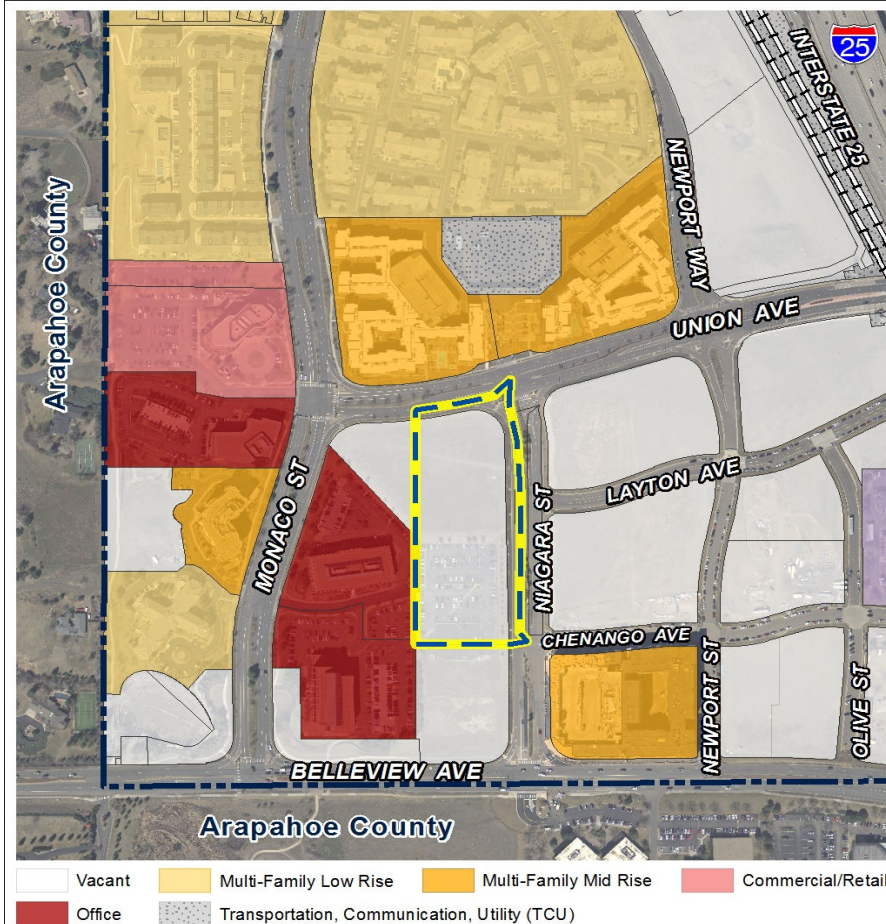
Proposed:
150'



- Belleview Station General Development Plan and Urban Design Standards & Guidelines

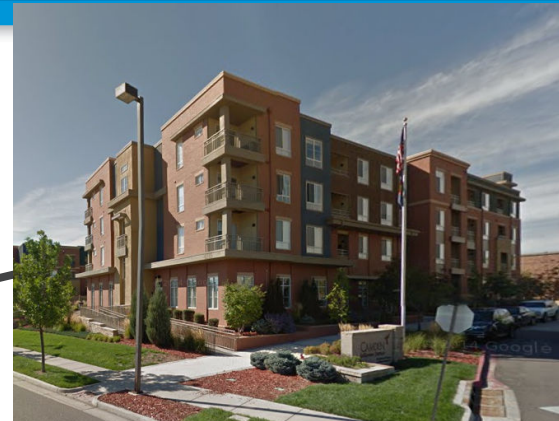
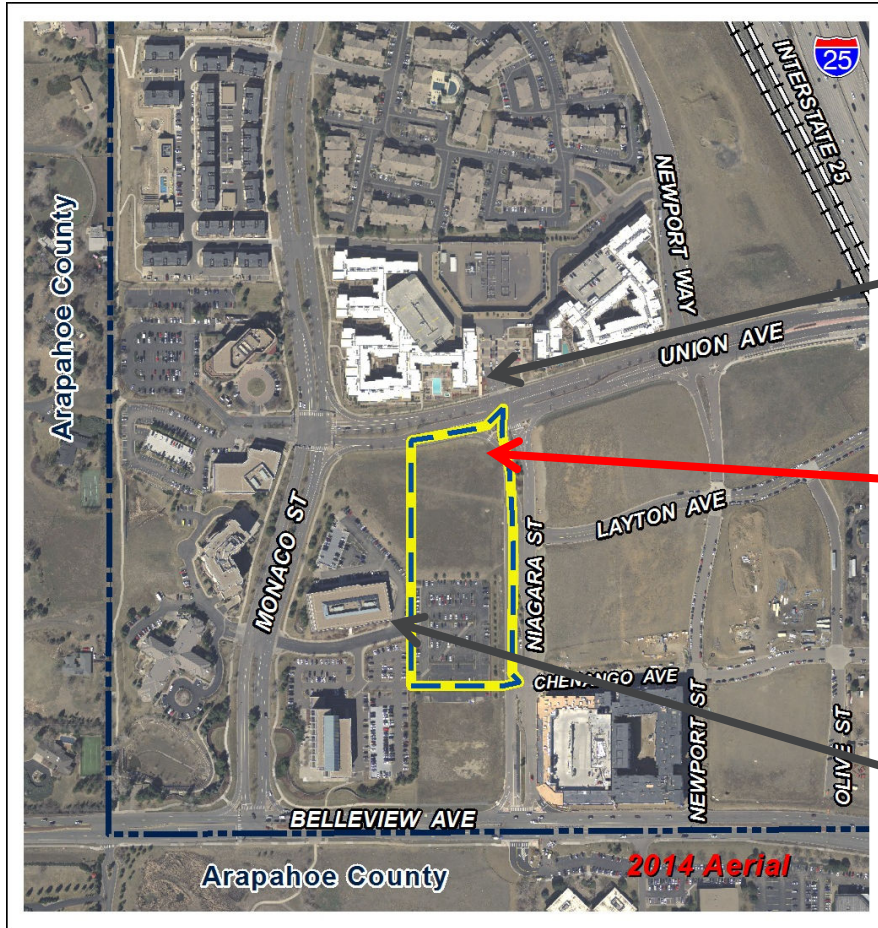


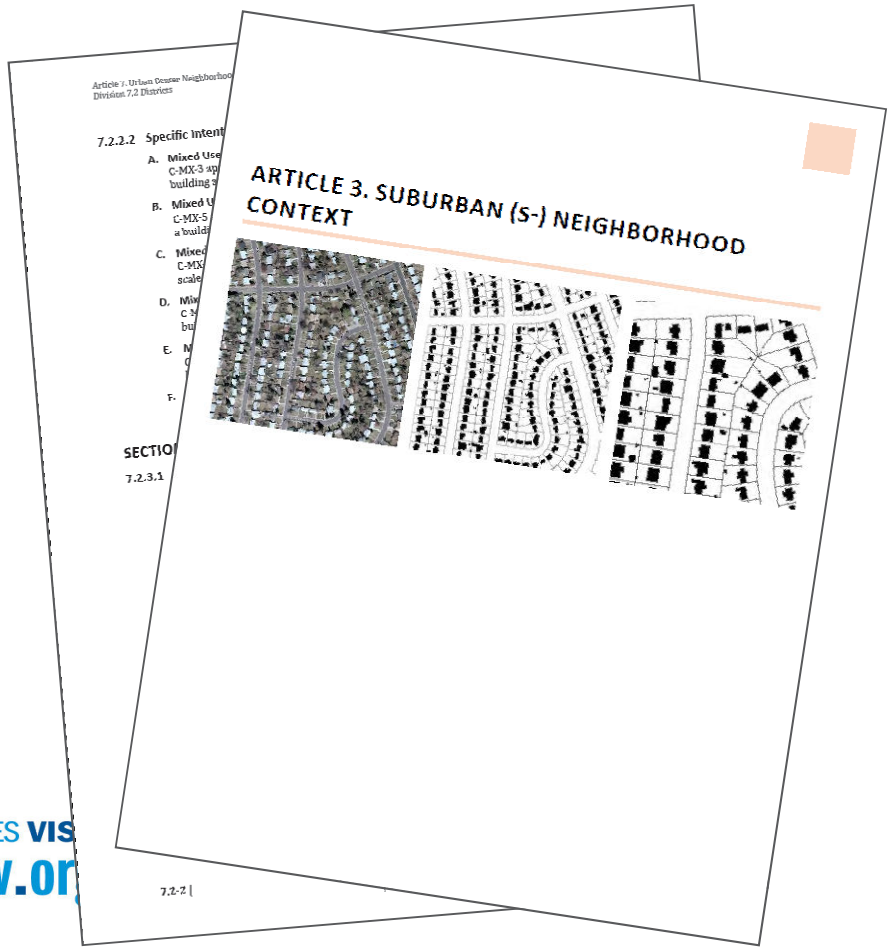
South of Union Avenue, heights will generally step down as one moves away from the station, with medium-rise buildings at the site's western perimeter. Particular attention will be given to maintaining solar access at the street level. Perimeter locations may also offer the opportunity for taller, signature buildings that would mark site entries and create development identity. The site's eastern boundary may necessitate taller buildings, in order to raise internal, particularly residential, uses above noise from I-25. Taller buildings throughout the site will include horizontal step-backs, as necessary, to promote a pedestrian-scale street character.



- Existing Use:
 - Vacant
- Surrounding Use:
 - Office
 - Multi-family
 - Vacant

Existing Context – Building Form/Scale





Request:
From B-4 with waivers UO-1 UO-2
To S-MX-12

- Summary of effect of rezoning to S-MX-12
 - End co-dependency with other properties in the subarea
 - Access to Denver’s modern, form-based and context-based code
 - Reduces maximum building height
 - Broadens mix of allowable uses
- Does not include UO-1 UO-2
 - UO-1 would allow adult uses
 - UO-2 would allow billboards
 - Both of these uses are already waived out under the current Former Chapter 59 waivers
 - Applicant does not propose to add these uses so the overlays are not included in the application

- Notice of Receipt of Application (4/21/15)
- Planning Board Public Hearing (7/1/15)
- Neighborhoods and Planning Committee meeting (7/22/15)
- City Council Public Hearing (tentative: 8/31/15)
- Public Outreach
 - Registered Neighborhood Organizations
 - Denver Neighborhood Association, Inc.; Inter-Neighborhood Cooperation

- Two emailed letters received
 1. Landowner to east opposes 12 stories and suggests 5-or 8-story maximum for building form and scale and some concern about potential downstream sewer impacts
 2. Developer in area supports the rezoning in light of changed conditions, to enable mixed use, and to promote transit-oriented development

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation Plan
- No adopted small area plan

2. Uniformity of District Regulations

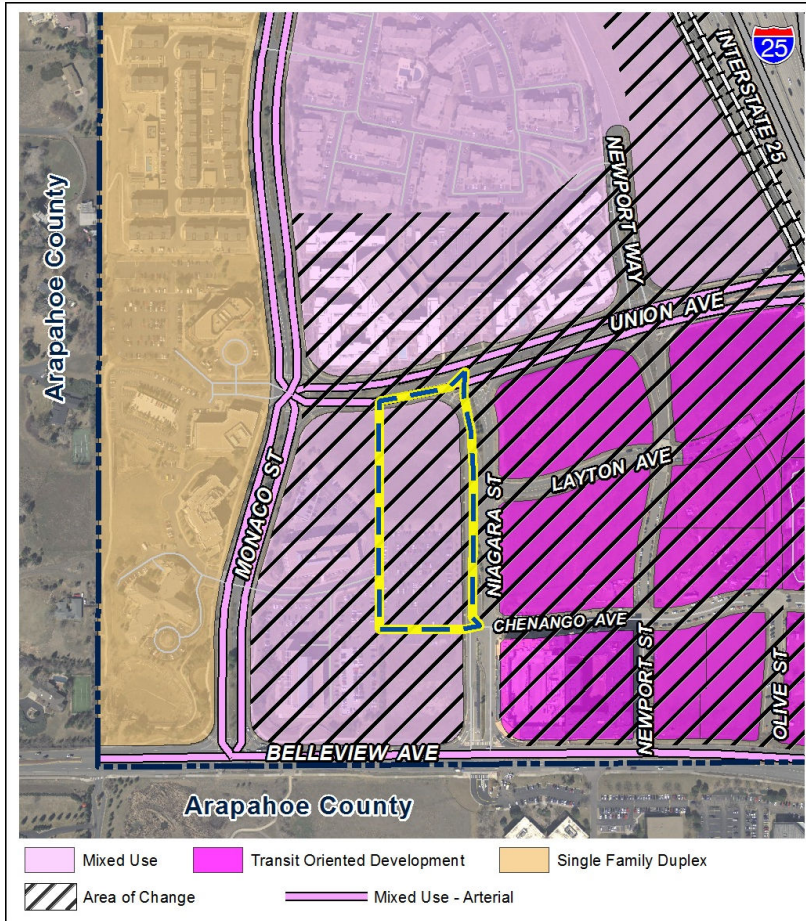
3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

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

- Environmental Sustainability Strategy 2-F – *Conserve land by promoting infill development; design mixed use communities and reduce sprawl*
- Environmental Sustainability Strategy 4-A – *Promote development of sustainable communities accessible by multiple forms of transportation*
- Land Use Strategy 3-B – *Encourage quality infill development; offer opportunities for increased density and more amenities; broaden the variety of compatible uses*
- Land Use Strategy 4-A – *Encourage mixed-use, transit-oriented development*
- Mobility Strategy 4-E – *Continue to promote mixed-use development*

– *The map amendment is consistent: will enable mixed-use development at infill location near transit, broadening the variety of uses.*



Blueprint Denver (2002)

- Land Use Concept:

- Area of Change

Focused areas of growth and redevelopment

- Mixed Use

These areas have a sizable employment base as well as housing.

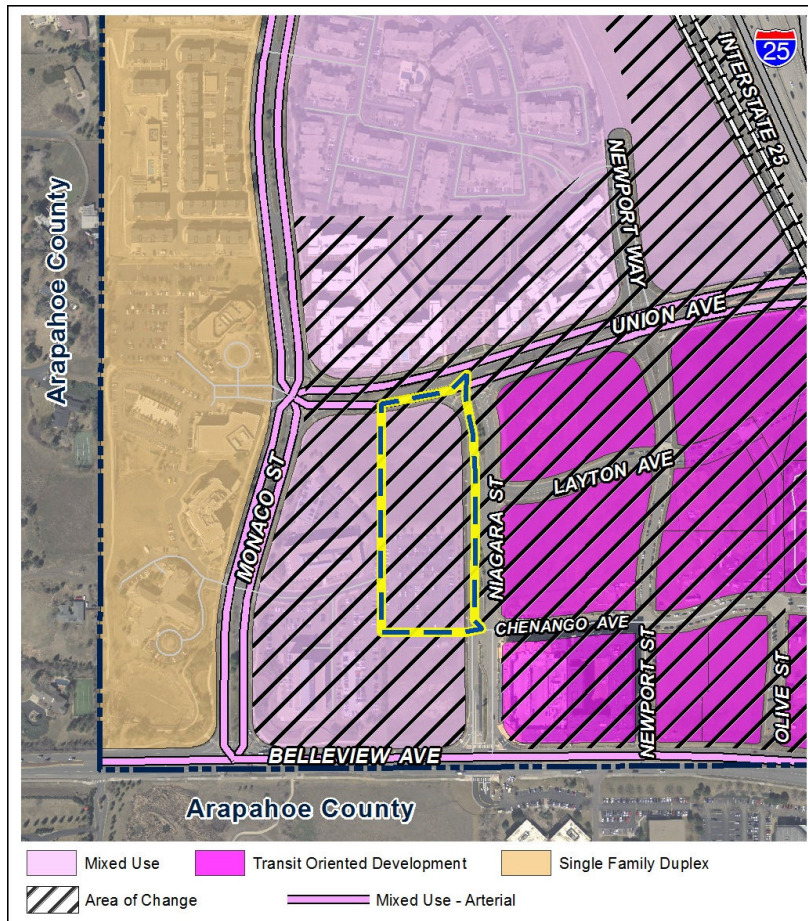
Intensity is higher in mixed-use areas than in other residential areas.

The map amendment is consistent

Blueprint Denver (2002)

- Future Street Classification: (Bellevue, Monaco, and Union)
 - Located in high-intensity mixed-use commercial, retail, and residential areas
 - Emphasize a variety of travel choices yet are designed to provide a high degree of mobility

The map amendment is



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

Denver Zoning Code Review Criteria

2. Uniformity of District Regulations

- Improves uniformity; zoning to standard zone district

3. Further Public Health, Safety and Welfare

- Implements city's plan; moves to Denver Zoning Code

4. Justifying Circumstances

- “The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or recognize the changed character of the area.”
 - RTD light rail station
 - Street network development
 - Transit-oriented development
 - New Denver Zoning Code

5. Consistency with Neighborhood Context, Zone District Purpose and Intent
 - Suburban Neighborhood Context
 - Use, block, building form patterns
 - S-MX-12 zone district “applies to areas or intersections served primarily by major arterial streets where a building scale of 1 to 12 stories is desired”
 - On Union, near Monaco and Belleview; building scale based on adopted plan and existing entitlements

- Planning Board public hearing: 7/1/15
- Voted 7-0 to recommend approval, finding all applicable review criteria had been met

CPD recommends that the Committee move the bill out for full City Council consideration.

Staff finds 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