

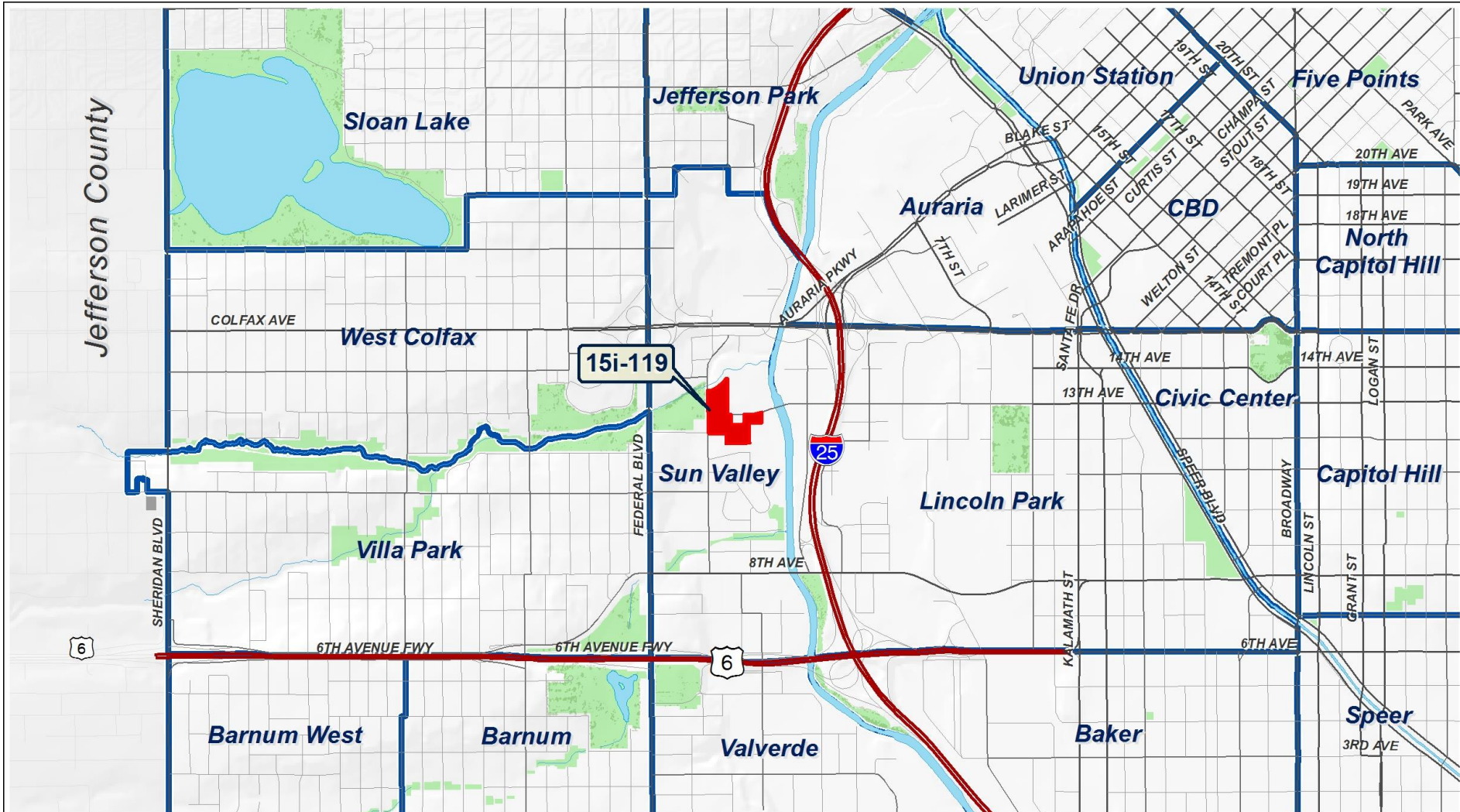
**Zone Map Amendment
15i-00119**

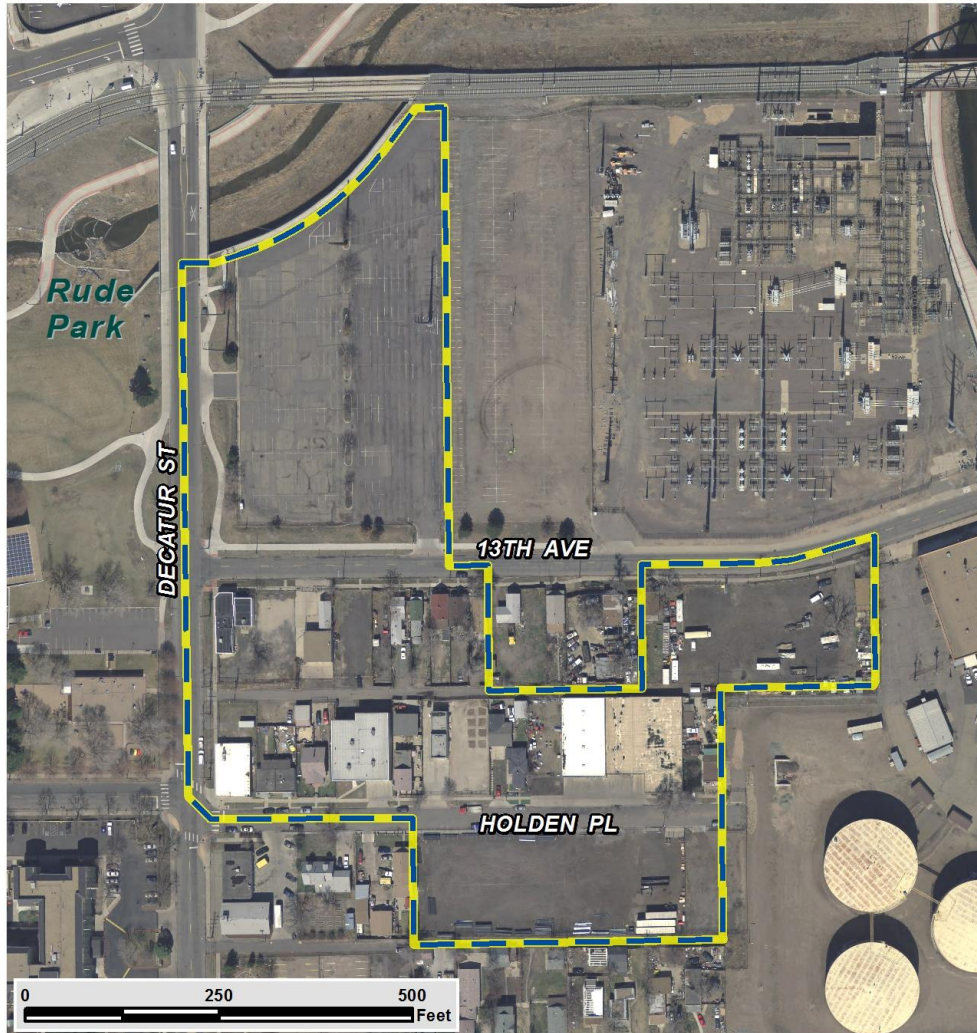
Decatur St. & Holden Pl.

Council District 3

Sun Valley Neighborhood

Sun Valley Neighborhood

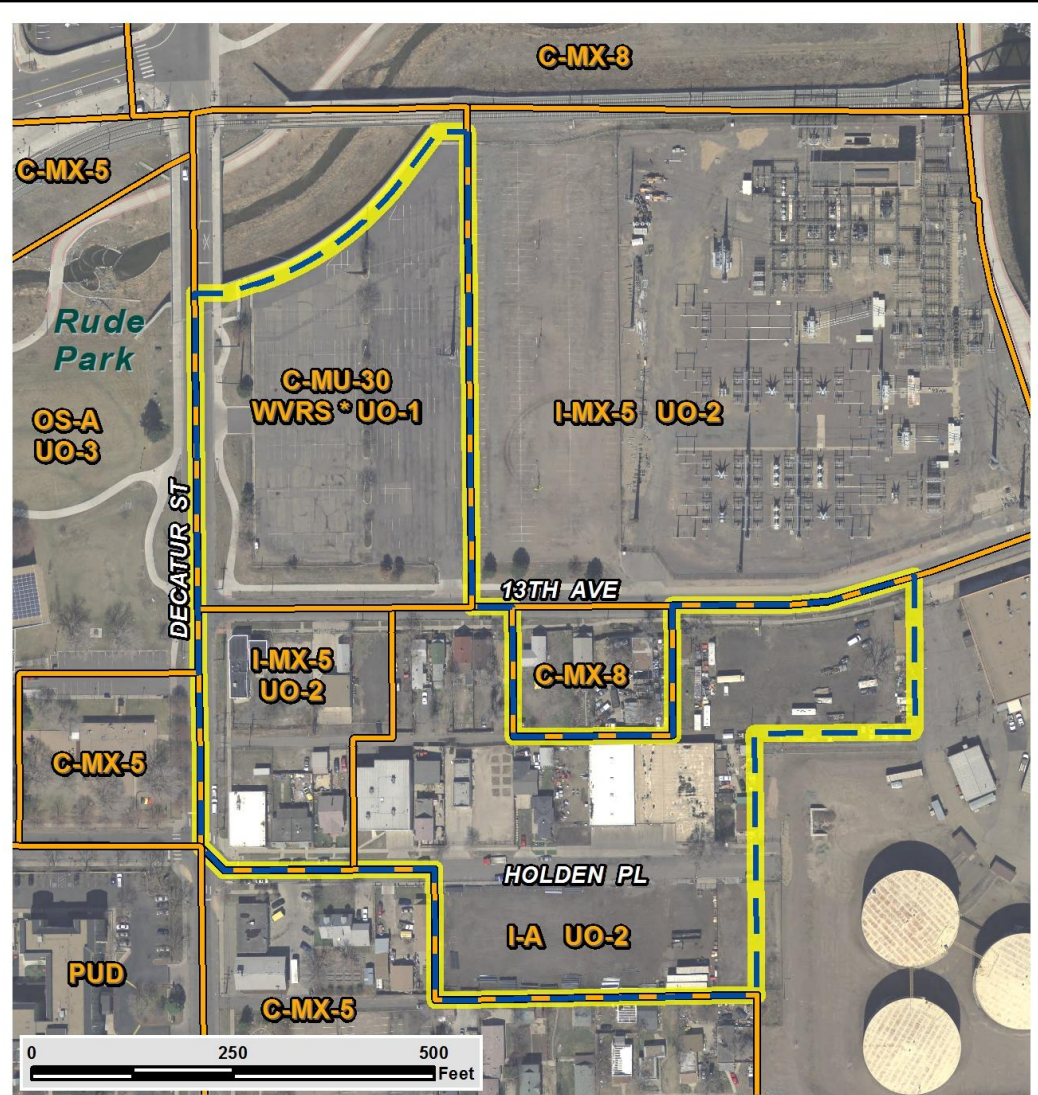




2014 Aerial

- 13th Avenue and Decatur Street.
- 1/4 mile southwest of Decatur-Federal Light Rail Station

Existing Context – Zoning

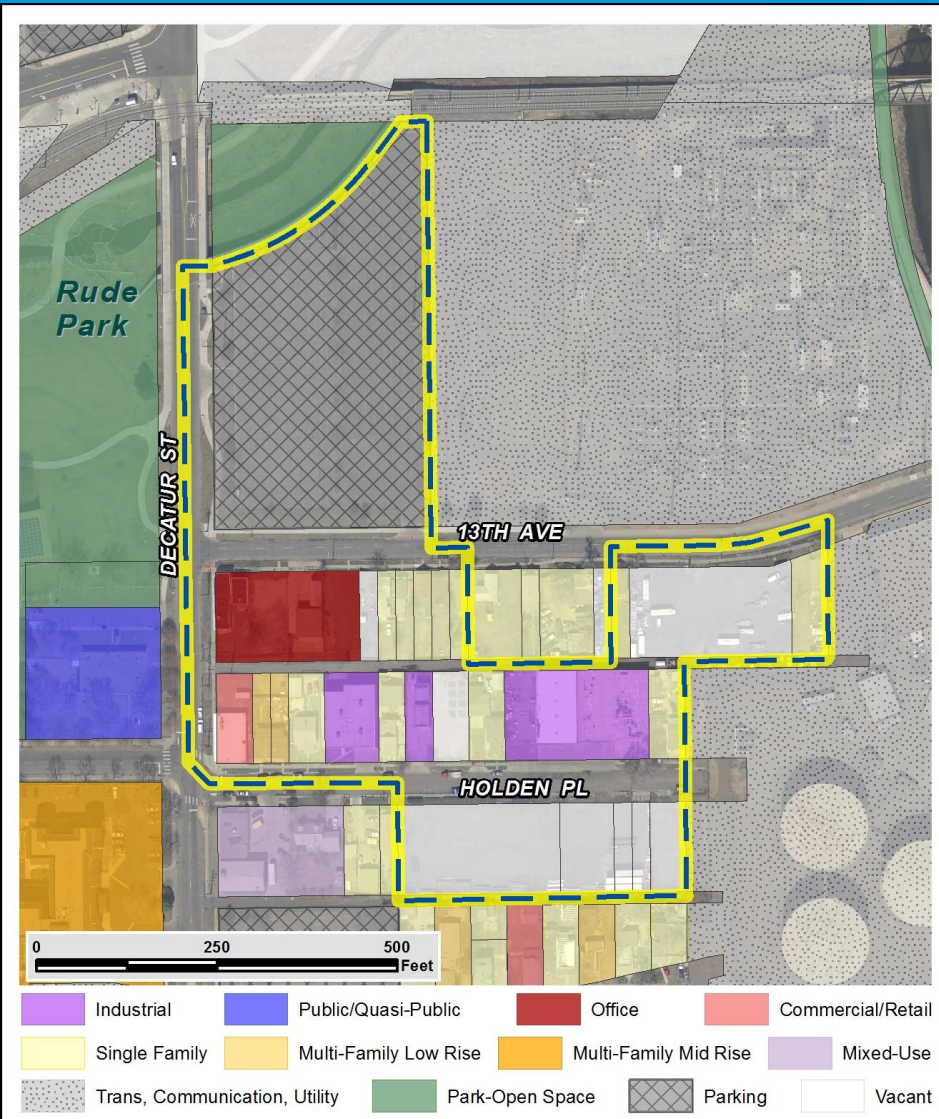


- Current zoning for site:
 - C-MU-30 Waivers & Conditions UO-1;
 - I-MX-5 UO-2
 - I-A UO-2
- Site surrounded by:
 - C-MX-8
 - C-MX-5
 - I-MX-5 UO-2
 - OS-A UO-3



- **Property**
 - 8.03 acres
- **Legislative Rezoning initiated by Councilman Lopez**
 - Implement recently adopted Sun Valley Neighborhood / Decatur-Federal Station Area Plan
 - Proposal will be revised to not remove the UO-1 Overlay

Existing Context – Land Use



- **Site:**
 - Single Family Residential
 - Duplex
 - Industrial
 - Parking
 - Vacant
 - Commercial
 - Non-Profit

- **Surrounding:** Utility, residential, parking, park, public/quasi-public

Existing Context – Building Form/Scale



Corner of Decatur and Holden, looking northeast



13th Avenue, looking west



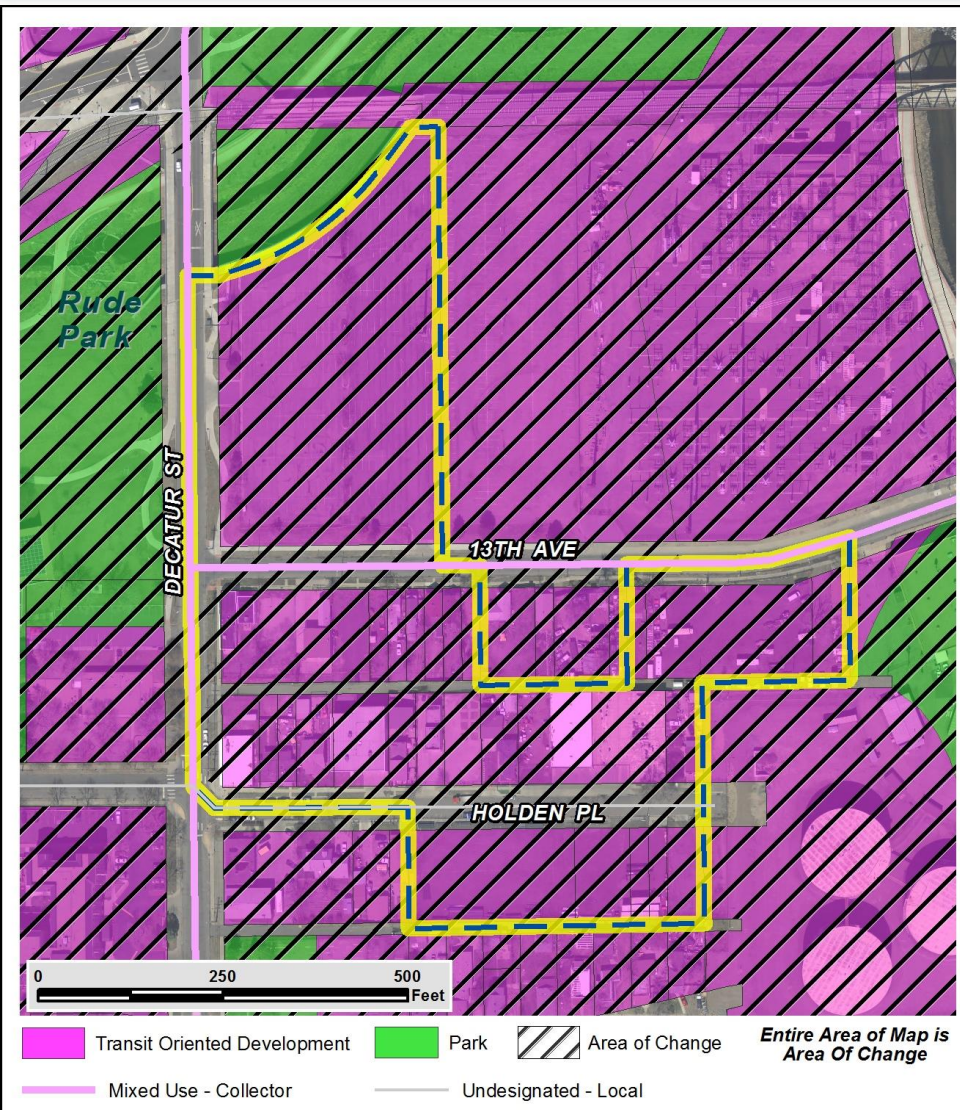
Decatur St., looking south

- 6 Neighborhood Meetings
- Notice of Receipt of Proposal: June 14th, 2016
- Notice of Planning Board Public Hearing: June 14th, 2016
 - Sun Valley Community Coalition
 - Federal Boulevard Corridor Improvement Partnership
 - Denver Urban Residents Association
 - Inter-Neighborhood Cooperation;
 - Denver Neighborhood Assoc.
- Letter mailed to property owners in rezoning area
- Notification signs posted on property (6/20 – 7/6)
- Planning Board (7/6 – Unanimous Approval)
- Letter of Support from Sun Valley Community Coalition
- Letter of Opposition from Earthlinks

Review Criteria: Consistency with Adopted Plans

Blueprint Denver (2002)

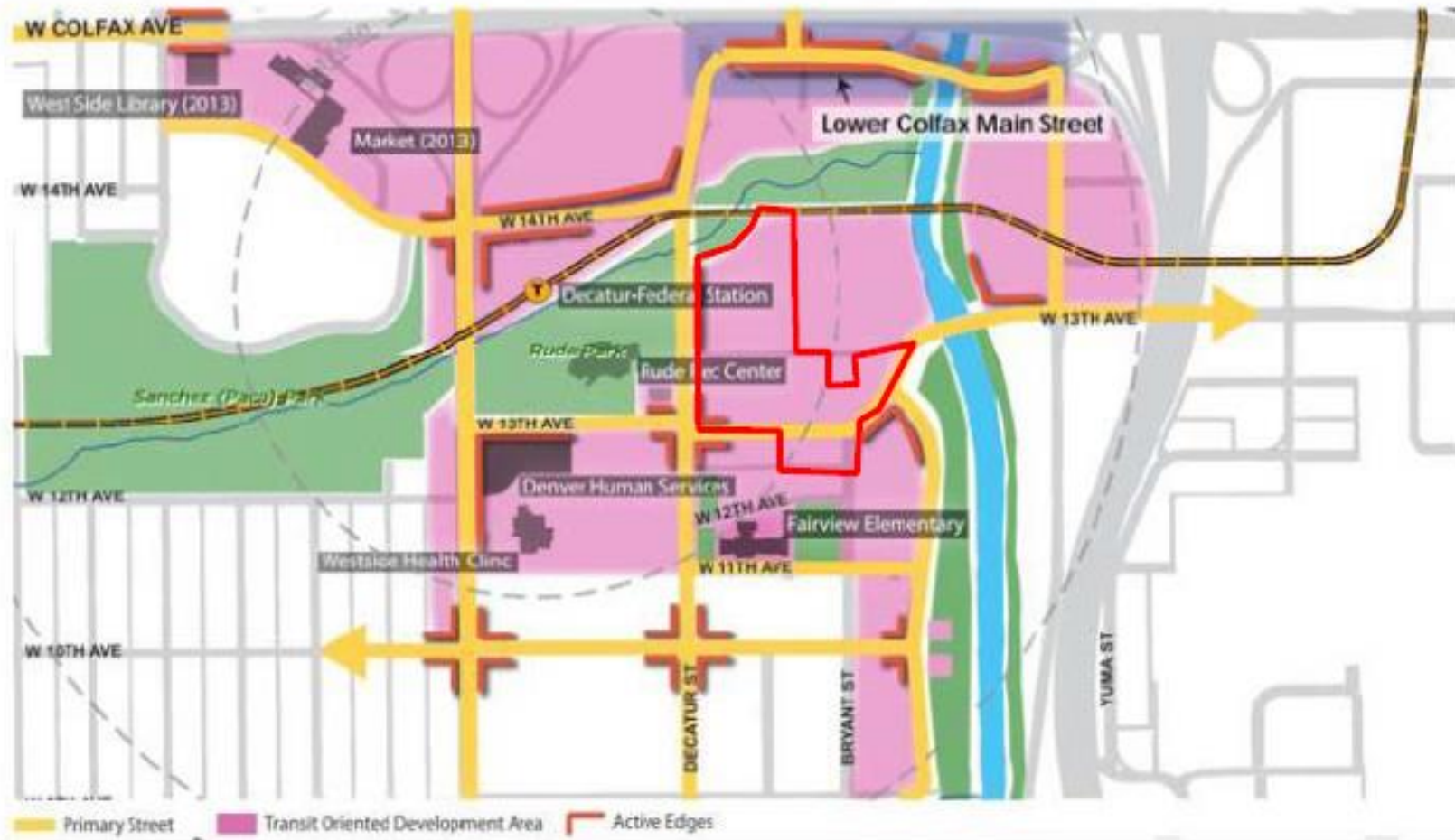
- Land Use Concept:
 - Transit Oriented Development
 - Area of Change
- Future Street Classification:
 - Decatur Street and 13th Avenue
 - Mixed-Use Collector
 - Holden Pl
 - Undesignated Local



- **Area of Change:** “The goal for Areas of Change is to channel growth where it will be beneficial and can best improve access to jobs, housing and services with fewer and shorter auto trips”. (p. 127)
- **Transit Oriented Development:** TOD areas provide a balanced mix of uses (residential, retail, office, entertainment, public facilities and others), Compact, mid- to high-density development, are in close proximity to transit, reduced parking, attractive multi-story buildings, access to open space, and emphasize a pedestrian-friendly and attractive pedestrian environment. (p.44)

Review Criteria: Consistency with Adopted Plans

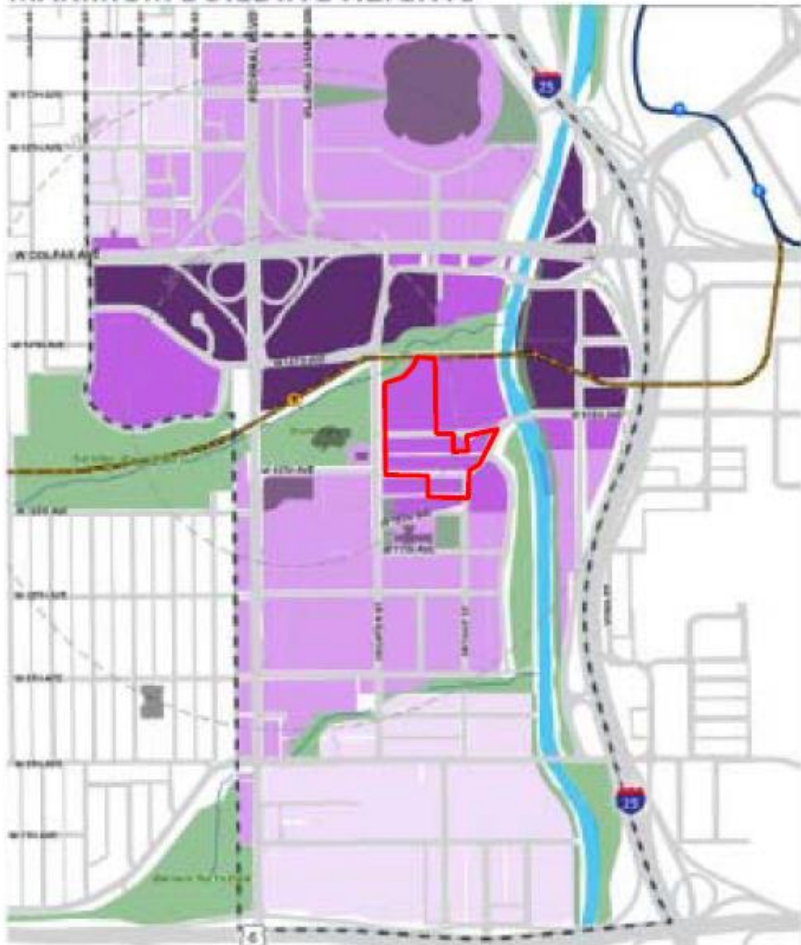
Sun Valley Neighborhood / Decatur-Federal Station Area Plan (2013)







Review Criteria: Consistency with Adopted Plans

Sun Valley Neighborhood / Decatur-Federal Station Area Plan (2013)

MAXIMUM BUILDING HEIGHTS



- | | | | |
|---|-----------|---|------------|
|  | 3 Stories |  | 8 Stories |
|  | 5 Stories |  | 12 Stories |

Sun Valley Neighborhood Plan Vision – 13th Avenue





Sun Valley Neighborhood Plan Vision – Riverfront Park



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
 - CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver, Sun Valley Neighborhood / Decatur-Federal Station 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

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
 - 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 to recognize the changed character of the area.
 - Decatur-Federal Light Rail Station
 - DHA Choice Neighborhood Plans / Sun Valley Eco-District
5. 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
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
 1. The C-MX-8 Zone District is Intended to encourage pedestrian-friendly, mixed use development up to 8 stories in height.

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