

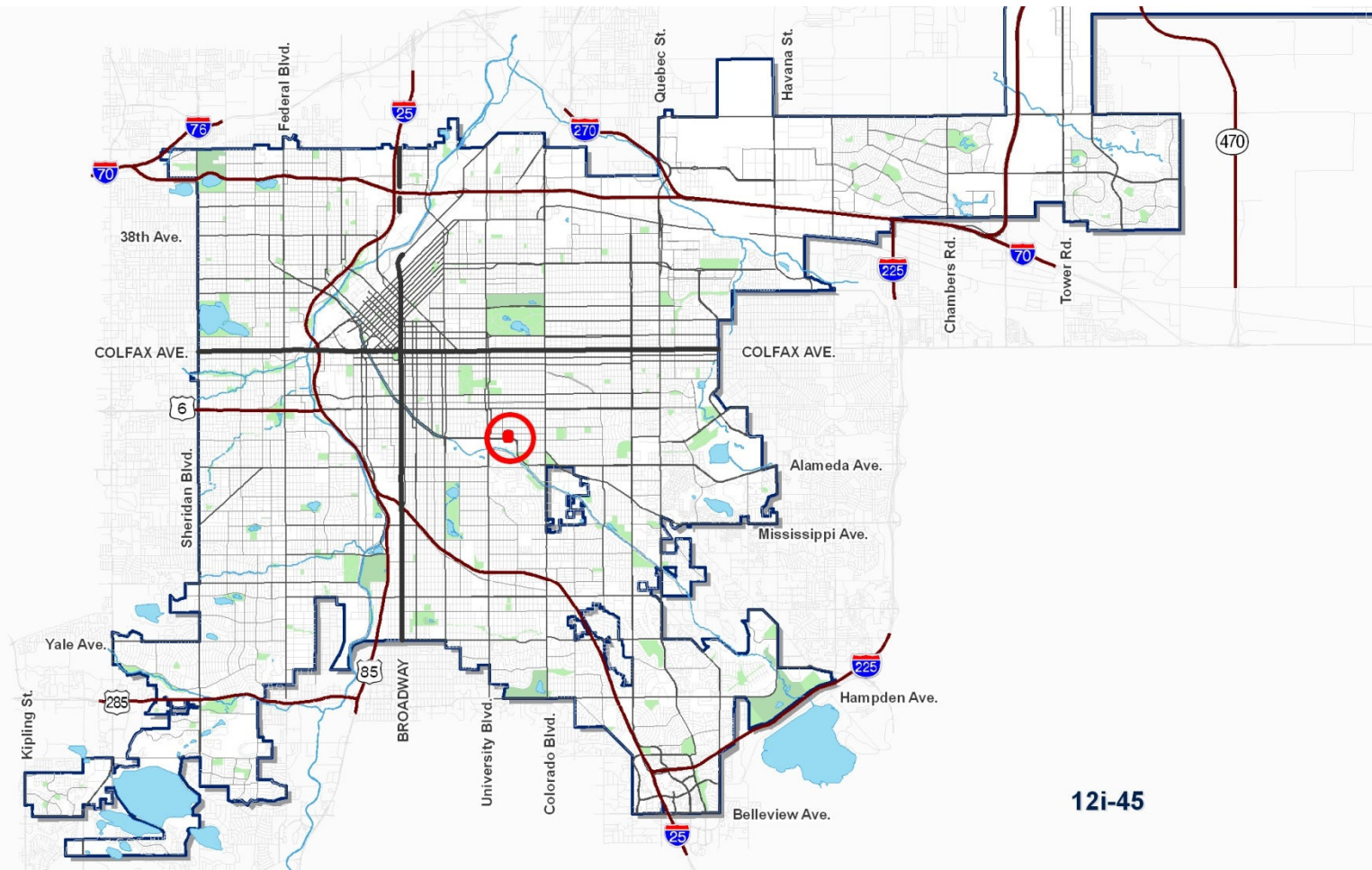
LUTI

March 19, 2013

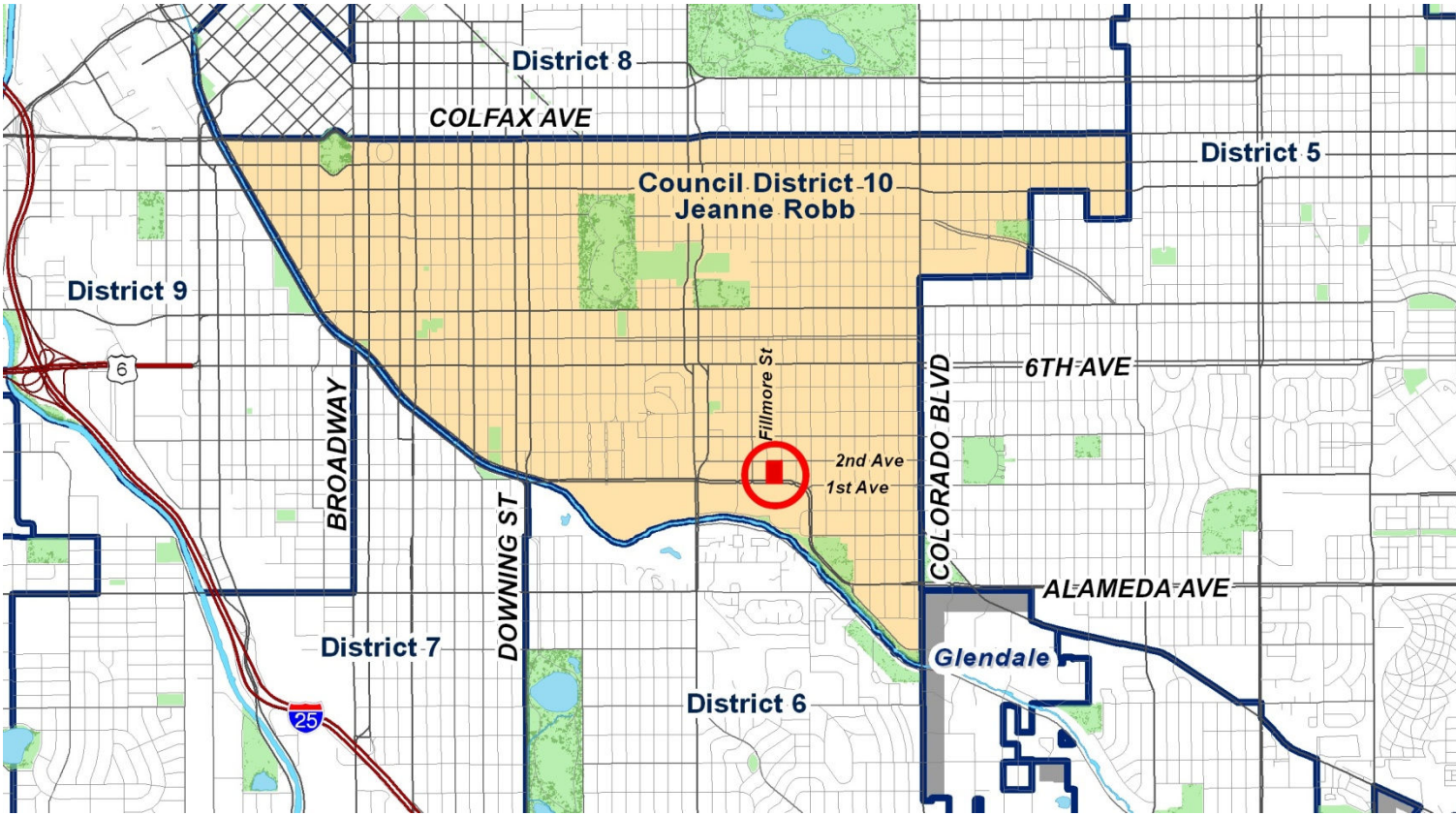
# FILLMORE PLACE

From PUD #617 to Amended PUD

# Fillmore Place PUD #617 to Amended PUD



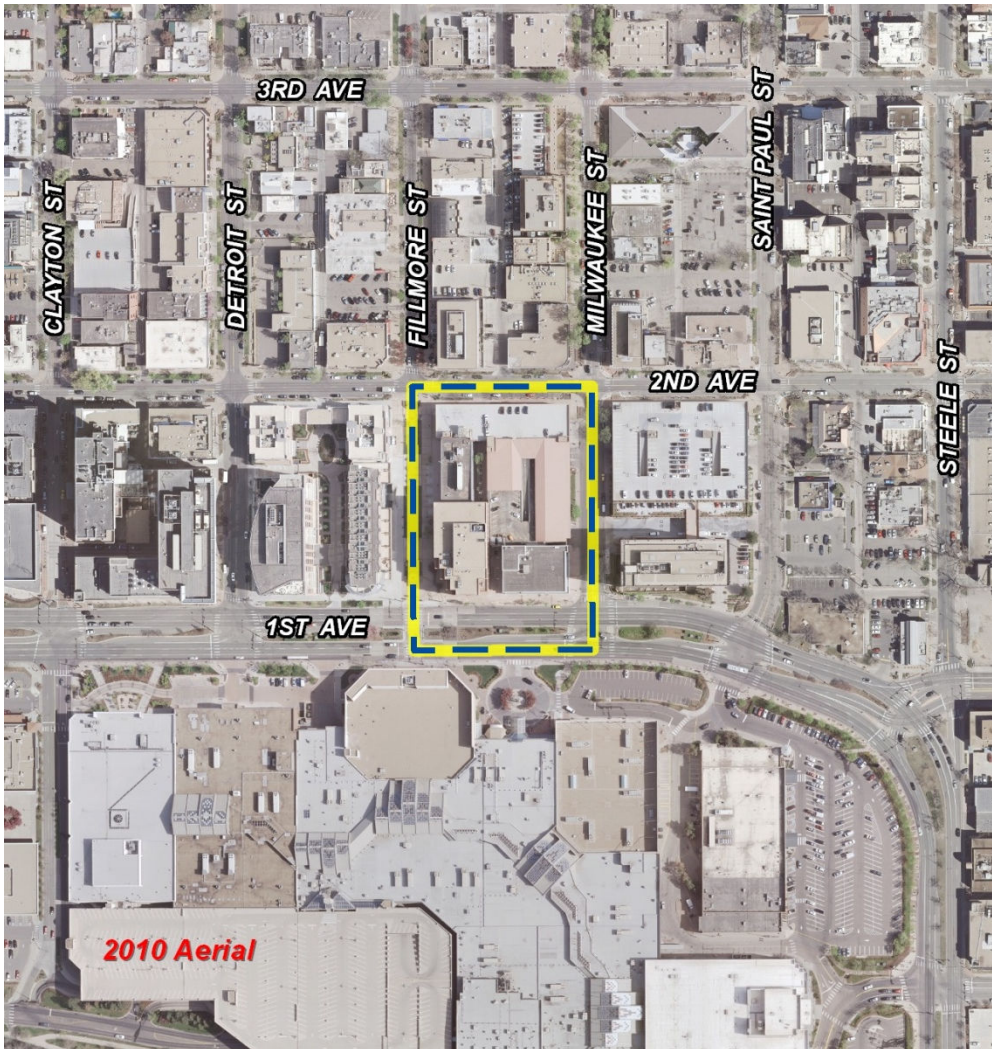
# City Council District 10



# Cherry Creek Statistical Neighborhood

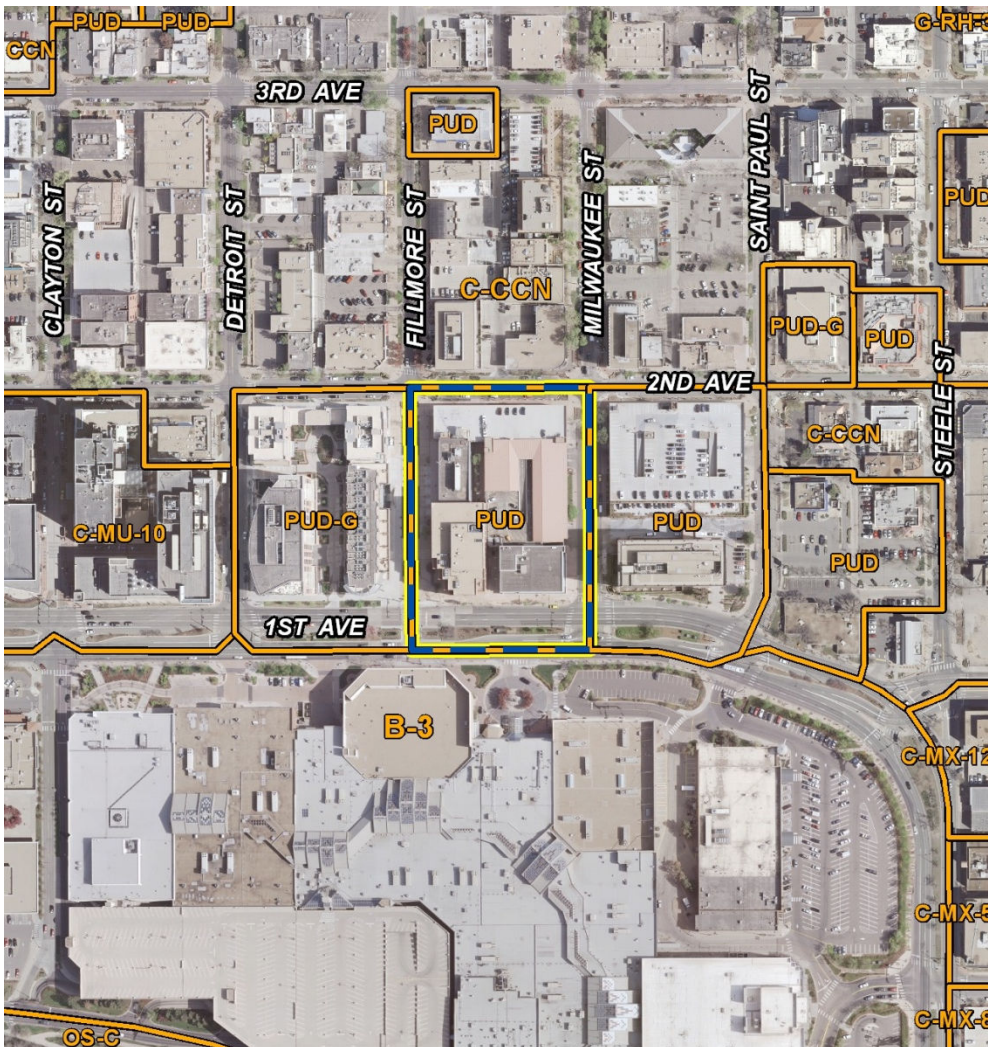


# Location



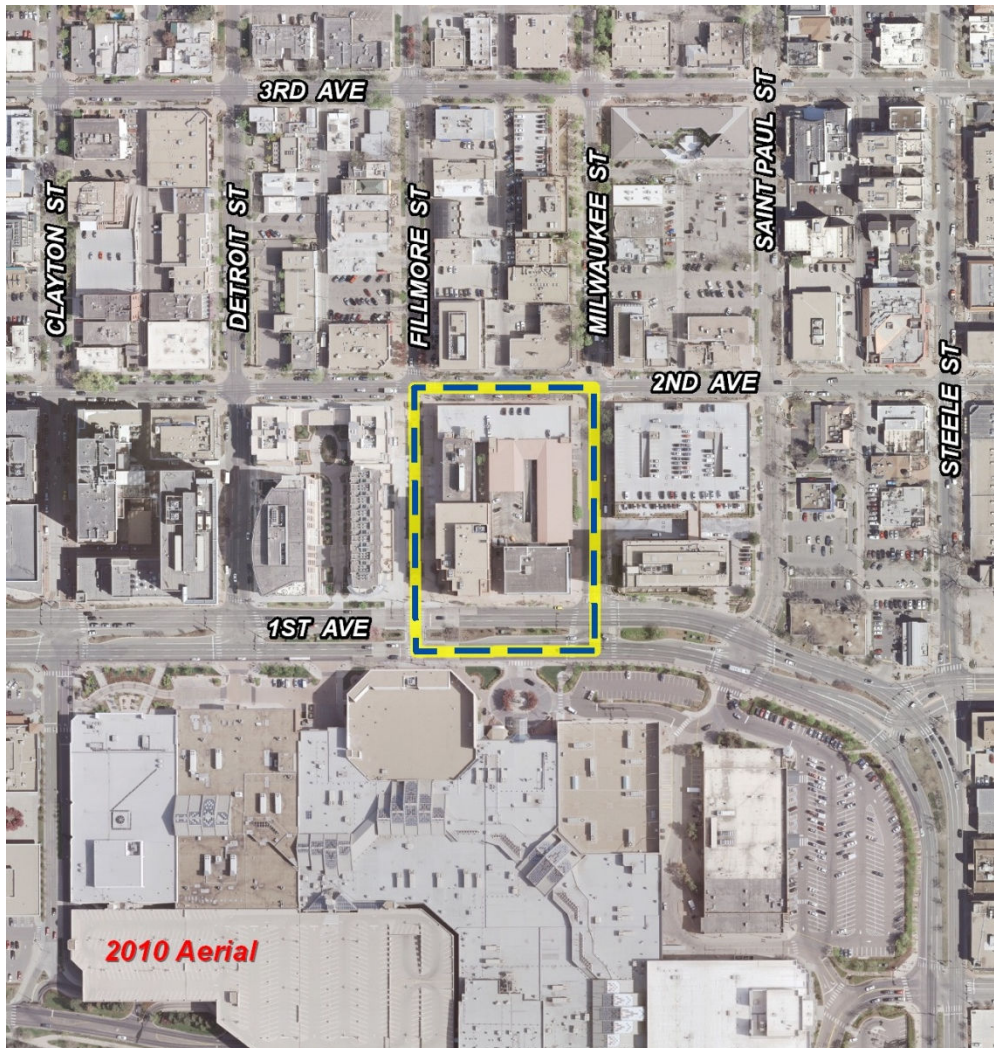
- Block bounded by 1<sup>st</sup> Avenue, Fillmore, 2<sup>nd</sup> Avenue and Milwaukee
- 2.26 acres
- Currently existing Mixed Use building
- Surrounded by a variety of land uses including office, retail and residential

# Request



- Applicant: SE Fillmore, LLC
- Rezone to allow additional residential units on site
- Amend PUD #617 (Former Chapter 59 District)
  - PUD – Planned Unit Development

# Existing Context



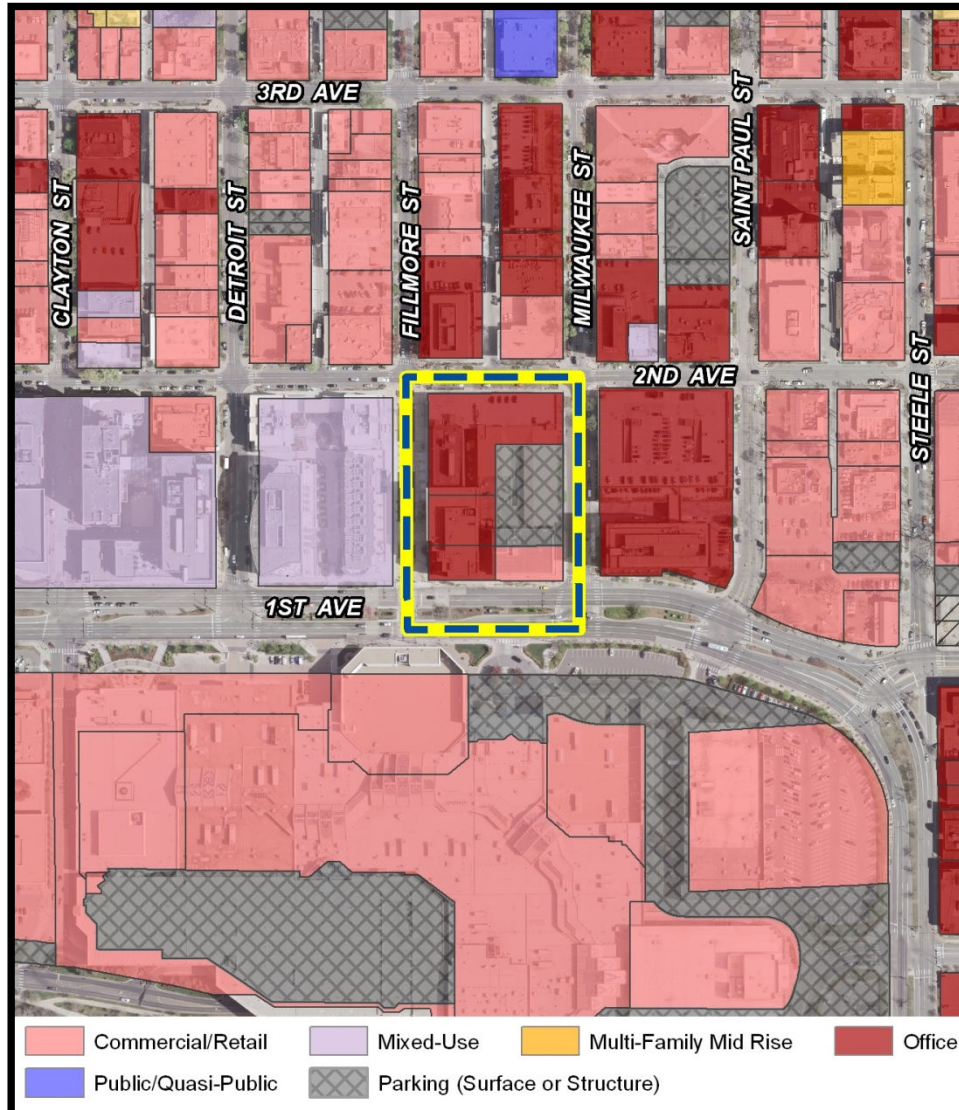
- General Character
  - ▣ Surrounded by a mix of land uses
- Street, Block, Access Pattern
  - ▣ Vehicular Access from Milwaukee
  - ▣ Four sided architecture provides extensive pedestrian access
  - ▣ Grid pattern of streets
- Mobility
  - ▣ Transit access on 1<sup>st</sup> Avenue



# Existing Context



# Existing Context – Land Use



# Process



- Planning Board
  - ▣ Public Hearing held on February 20, 2013
  - ▣ Recommended approval 7-0
- LUTI
- Public Outreach
  - Letter of Non-Opposition received from Cherry Creek North Neighborhood Association
  - Letter of Support received from Cherry Creek East Association
  - Letter of Support received from Cherry Creek Area Business Alliance

# Review Criteria



## 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

# Review Criteria



## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
  - ▣ Comprehensive Plan 2000
  - ▣ Blueprint Denver: A Land Use and Transportation Plan
  - ▣ Cherry Creek Area Plan (2012)
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances

# Review Criteria:

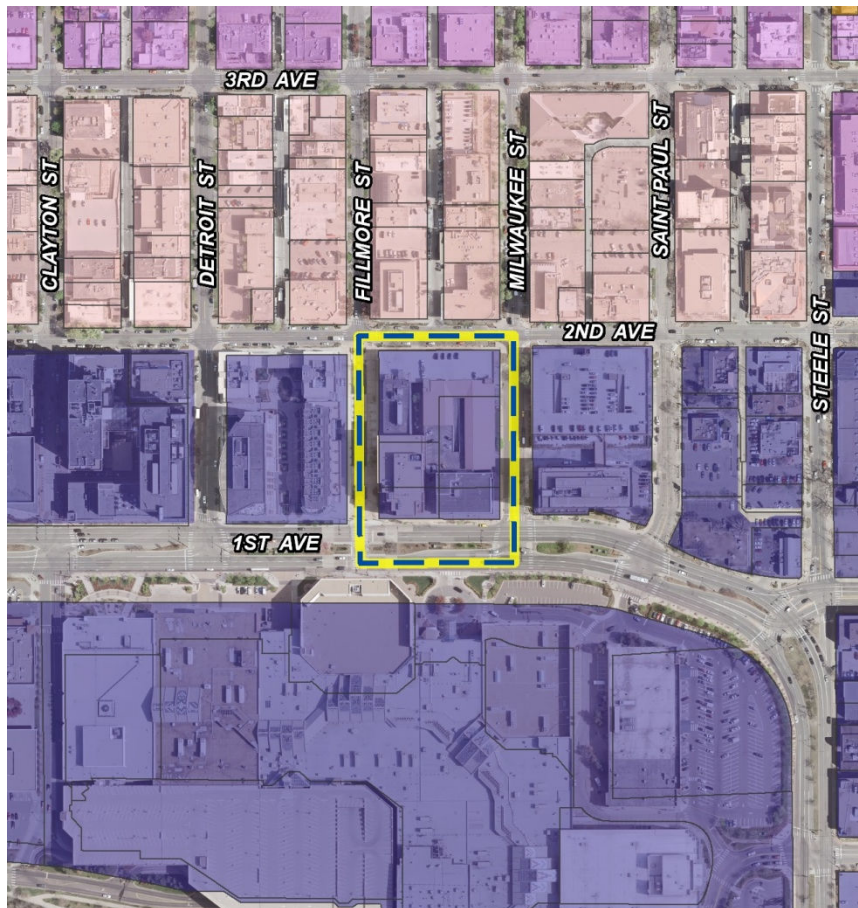
## Consistency with Adopted Plans

### Comprehensive Plan 2000

The proposal is consistent with and positively addresses many Denver Comprehensive Plan strategies, including:

- Environmental Sustainability Strategy 2-F – *Conserve land by promoting infill development with 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.*
- Land Use Strategy 3-B – *Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses.*
- Mobility Strategy 4-E – *Continue to promote mixed-use development, which enables people to live near work, retail and services.*

# Review Criteria: Consistency with Adopted Plans



■ Regional Center    ■ Pedestrian Shopping Corridor    ■ Town Center

*Full extent of map is Area of Change*

- Land Use Concept:
  - Area of Change
    - Channel growth where it can be most beneficial
  - Regional Center
    - Balance of retail, employment and residential uses
    - Cherry Creek is an example of a regional center where a major shopping center is at the core of many other uses concentrated in a small area

# Review Criteria:

## Consistency with Adopted Plans

- *“Acknowledge that to remain prosperous, Cherry Creek must continue to grow and change. In order for this to occur in a way that reinforces the quality of life for Cherry Creek residents, the bulk of this growth should occur in these areas rather than stable neighborhoods.” (p. 29)*
- *“Continue to support a mix of uses in the Regional Center including office, retail, commercial, multifamily residential and hotels. Support compact development patterns and an enhanced public realm including landscaping, wayfinding signage, pedestrian lighting, public art and inviting building entries. The Town Center areas act as an important transition between Regional Center and residential areas.” (p. 58)*
- *“Scale. Maximum building heights in the Shopping District should range from 4 to 12 stories, per the Maximum Building Heights Map. Building heights should be lowest adjacent to residential areas in Cherry Creek North and Country Club. Higher development intensity is encouraged along multi-modal streets and at key intersections.” (p. 58)*



# Review Criteria



## 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 the Cherry Creek Area Plan
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances

# Review Criteria



## 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**
  - ▣ **Change of Conditions**
    - Amending PUD #617 will allow for development of residential uses consistent with Plan recommendations

# Staff Recommendation



CPD recommends approval of the Amended PUD #617 zone district, 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