



DENVER
THE MILE HIGH CITY

Official Map Amendments

#2015I-00082

**2765 S. Colorado
Blvd.**

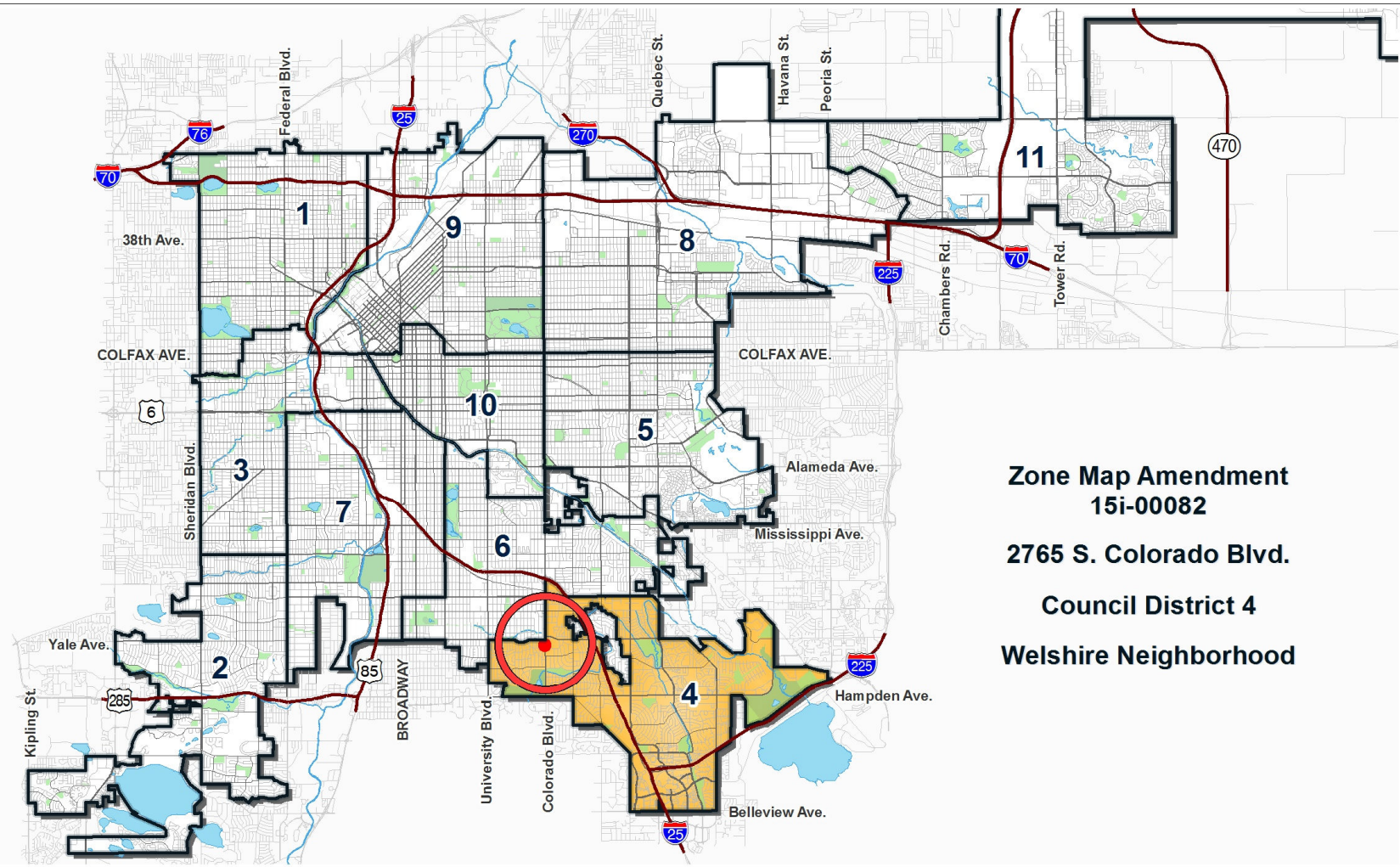
FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**

Denver City Council
April 28th, 2016



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Location: South Denver, District 4

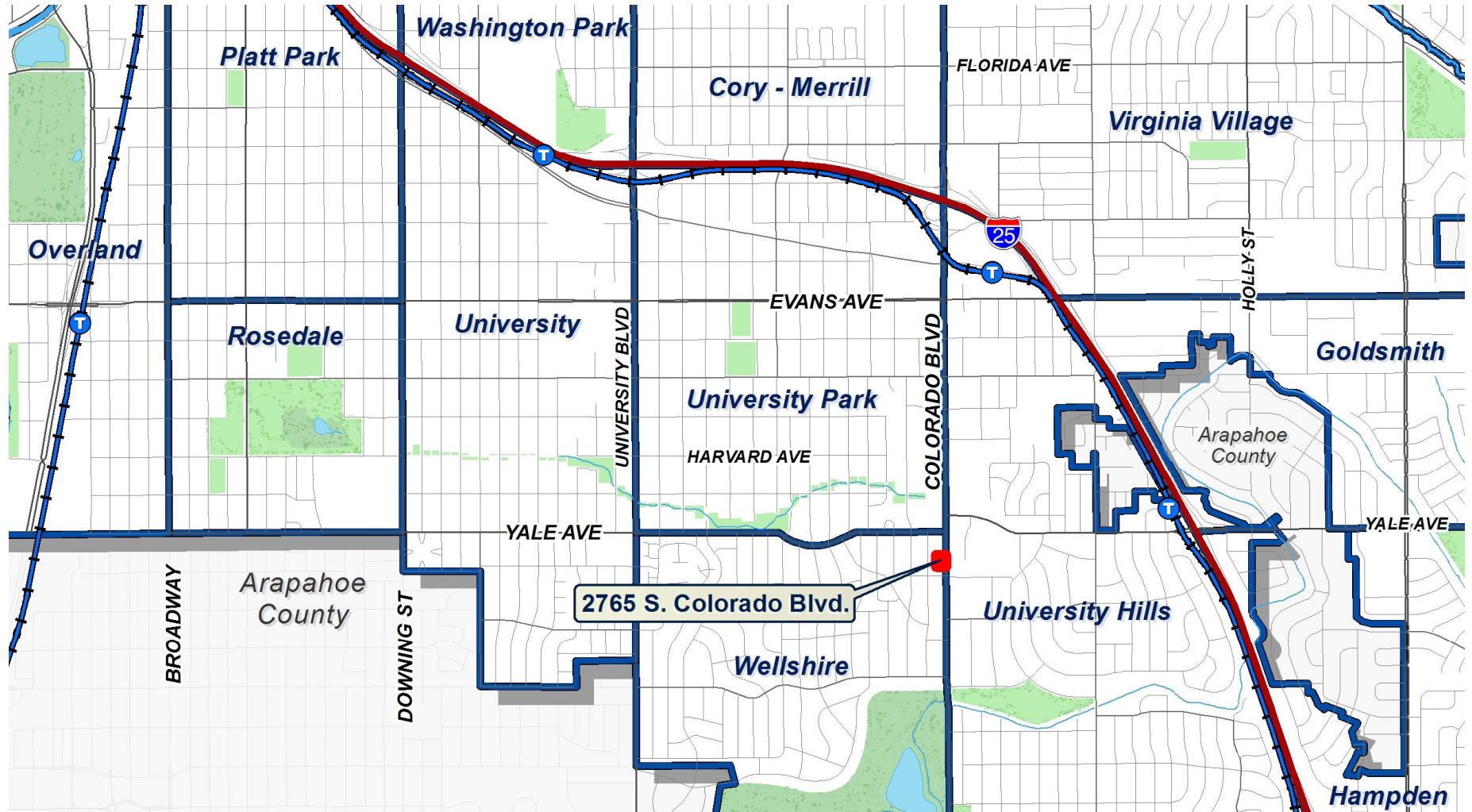


**Zone Map Amendment
15i-00082**
2765 S. Colorado Blvd.
Council District 4
Welshire Neighborhood



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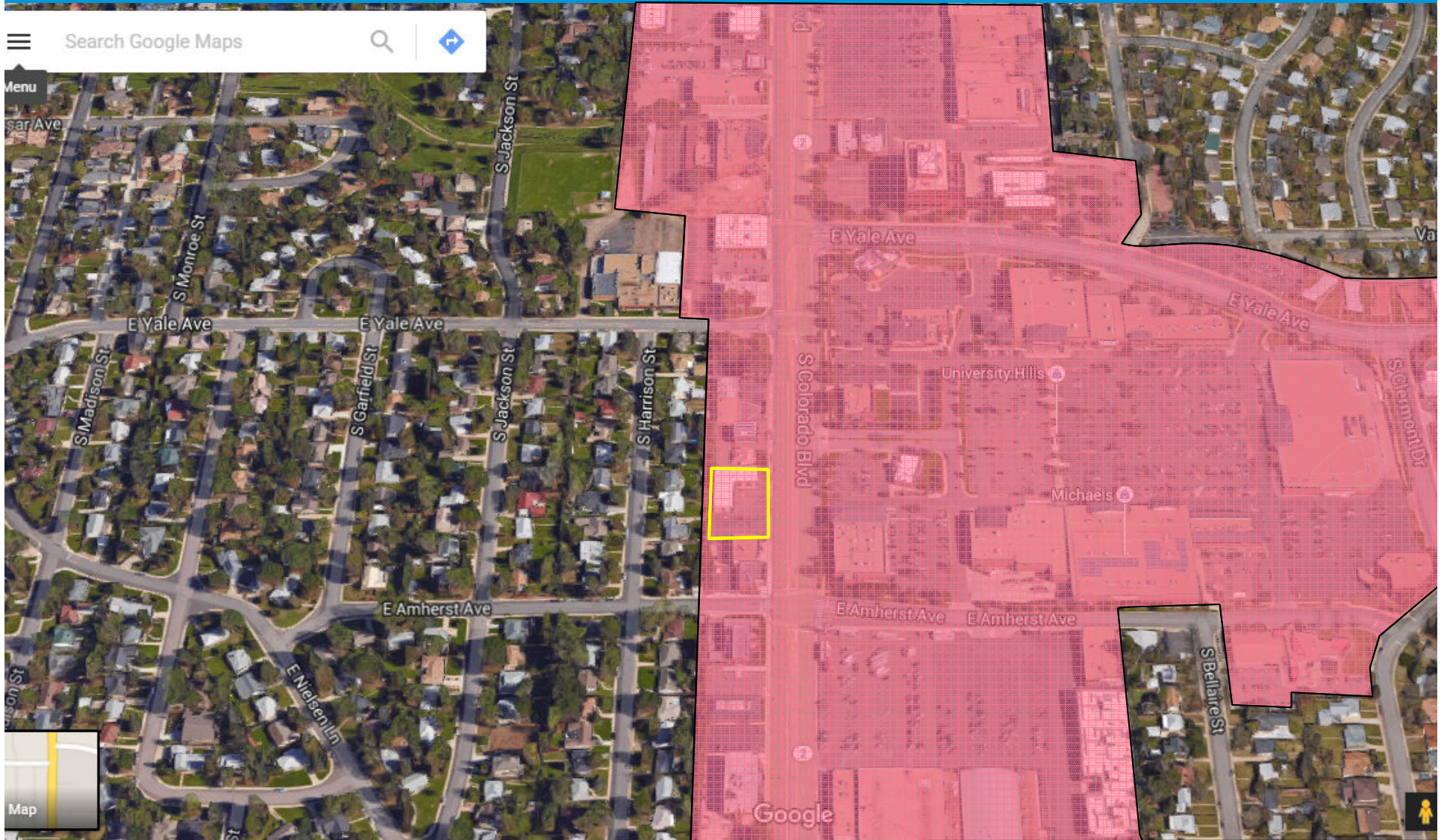
Location: Wellshire

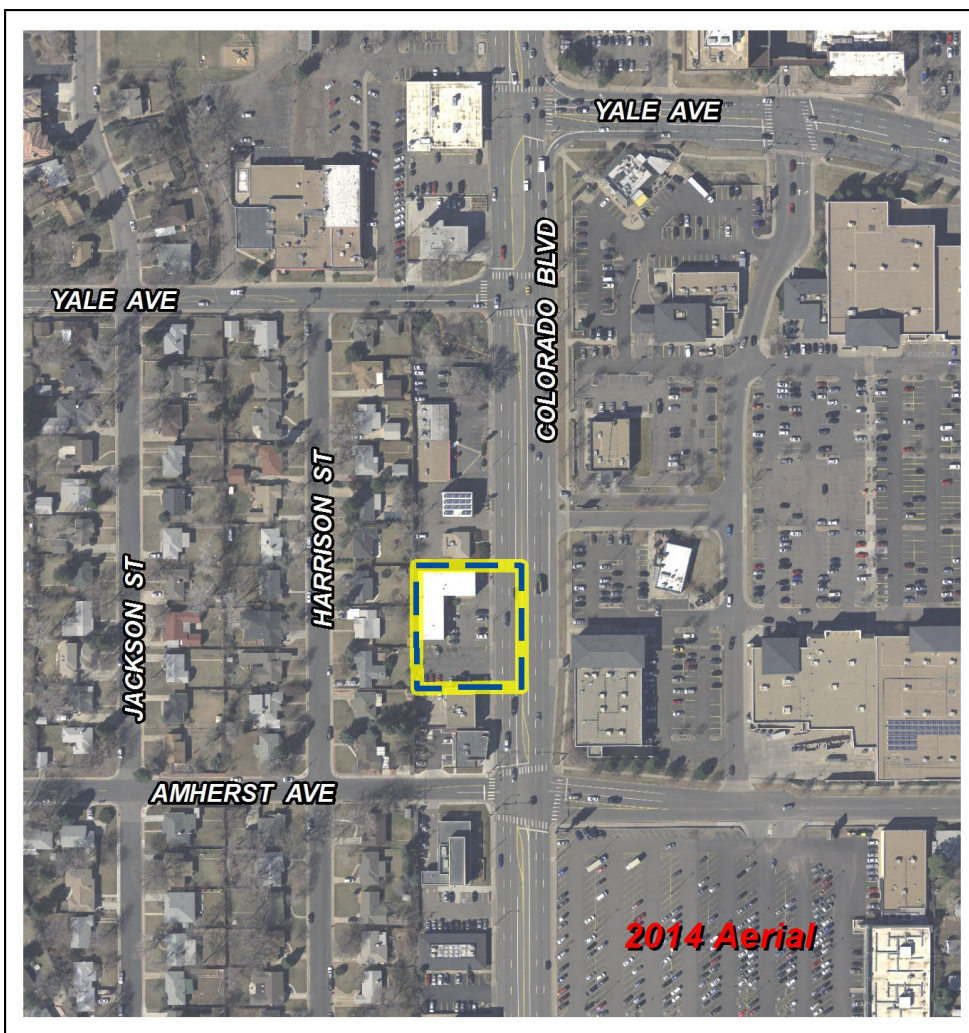




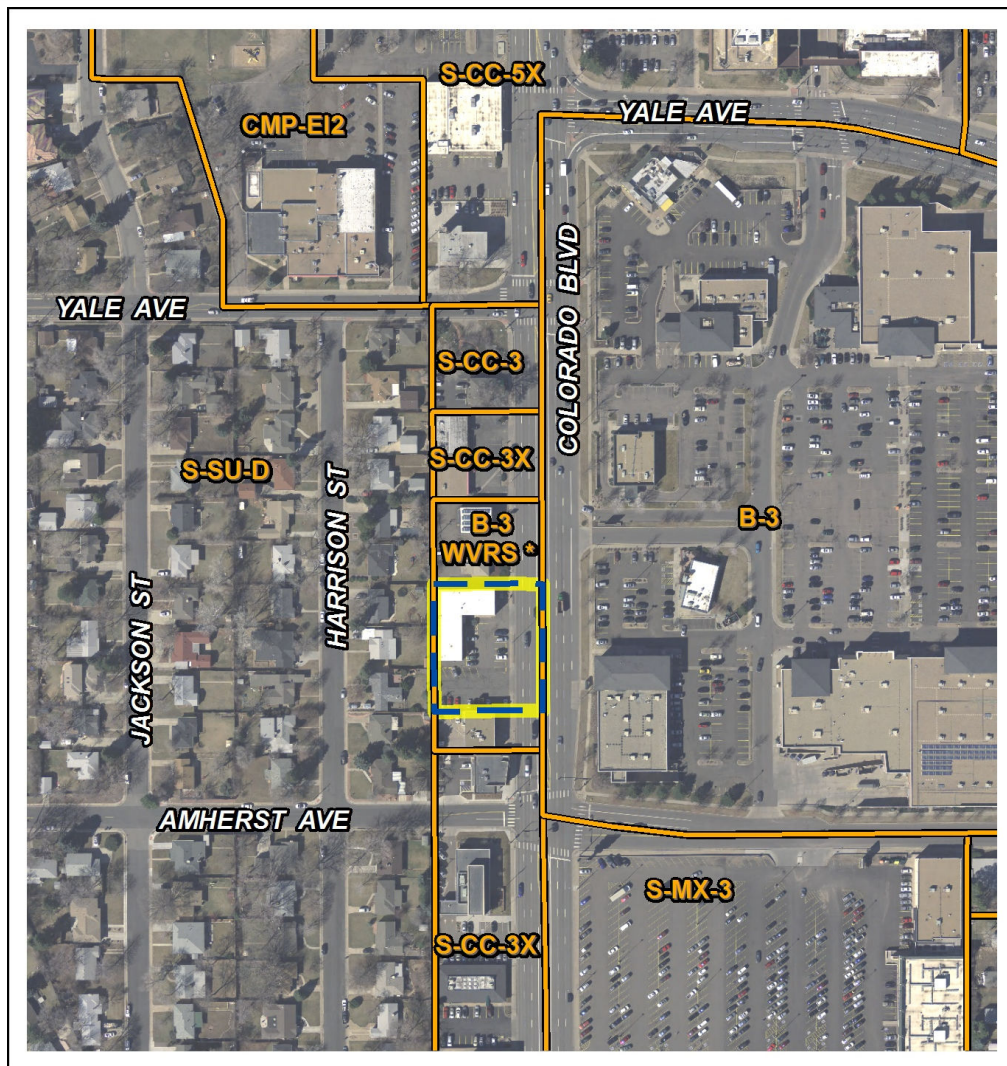
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Colorado Blvd.





- Property:
 - 21,451 s.f.
 - Owner Request:
Zoning to allow for repurposing commercial property fronting Colorado Blvd.



• Site:

B-3 (Shopping Center District) with W/C

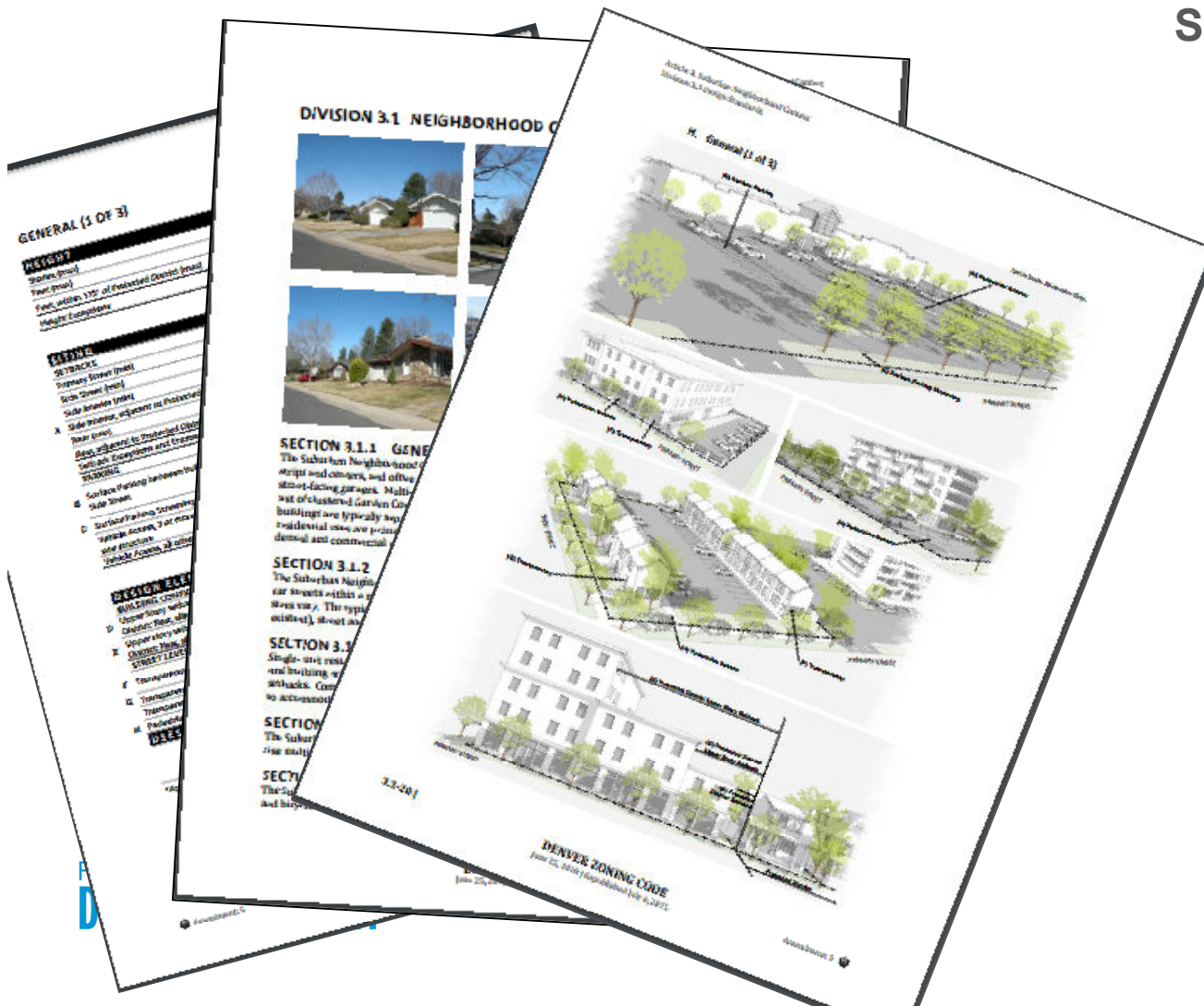
- Shopping Center District
- 1:1 FAR
- **Waivers:** Restrict more intensive commercial uses
- **Conditions:** Fencing, street trees, retail uses between 6 a.m. to 9 p.m.

Surrounding:

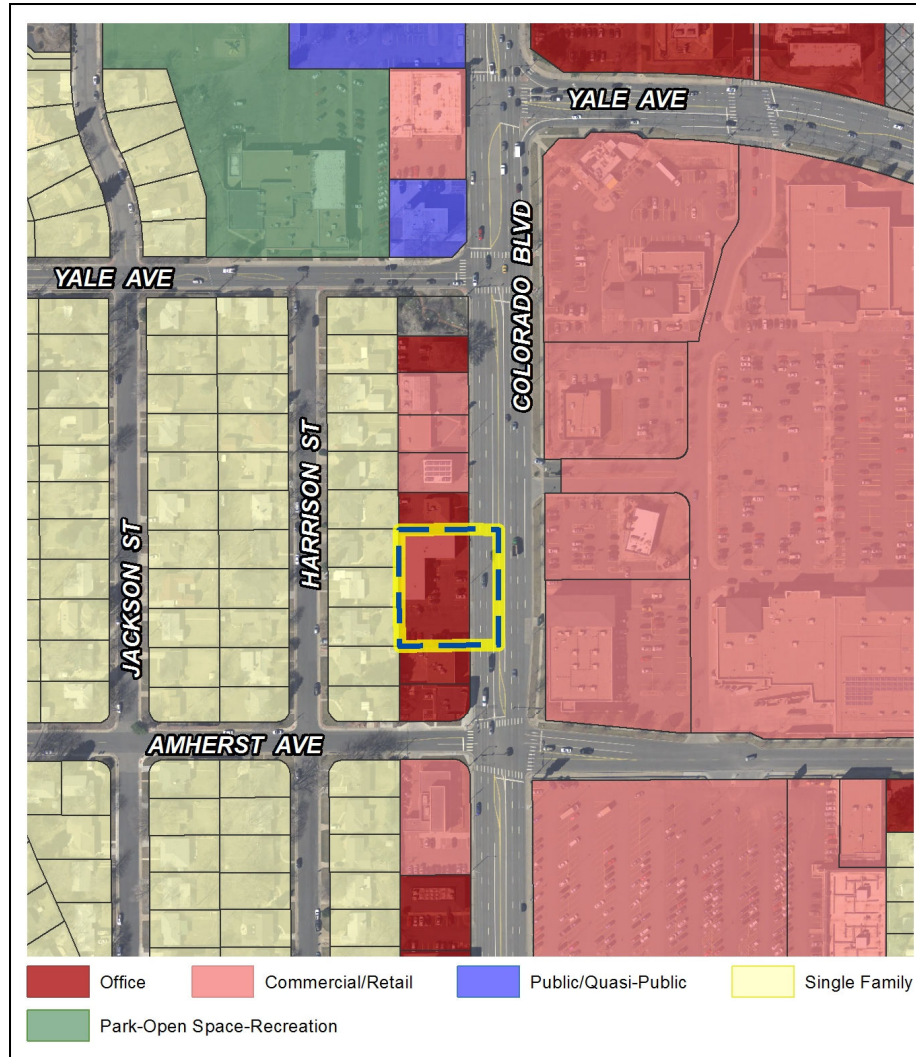
- S-CC-3X – (north and south)
- S-SU-D - Single Unit – 6,000 s.f. min

S-CC-3X

- Balance pedestrian and automobile access
- Provide for Commercial mixed use development along auto-dominated corridors
- Less intensive mixed uses to improve transition from commercial to residential
- Up to 3 stories



Existing Context – Land Use



Existing Context – Building Form/Scale

North – fronting Colorado Blvd



West – fronting Harrison St.



Site at 2765 S Colorado Blvd.



East – Retail fronting Colorado Blvd



South – fronting Colorado Blvd





Rezoning Process

- **Public Outreach**
 - RNOs
- Wellshire Homeowners Association
- University Hills Neighborhood Association
- Denver Neighborhood Association, Inc.
- Inter-Neighborhood Cooperation (INC)
 - Written Notice of Receipt of Application (Dec 3rd 2015)
 - Written Notice / Signs Posted for Planning Board Public Hearing (15 day)
 - March 16th Neighborhood and Planning Committee Meeting (10 Bday)
 - May 2nd Council Hearing: (21 day)
 - **Applicant outreach**
 - No public comments to present

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
 - Comprehensive Plan 2000
 - Blueprint Denver: A Land Use and Transportation 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

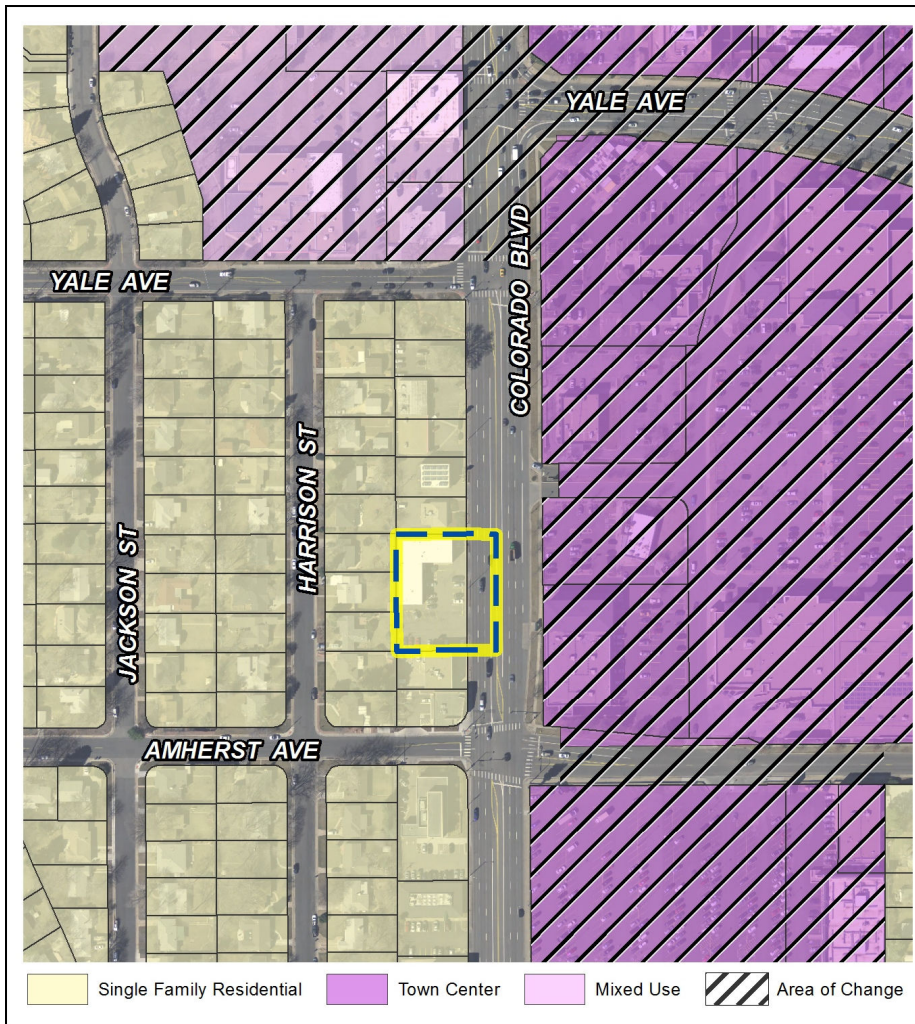


Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

- Conserve land by promoting infill development (ES 2F), consistent with neighborhood character (LU 3B)
- Encourage Mixed Use Development (LU 4-E)
- Invest in a range of housing types and services (NS 1F)

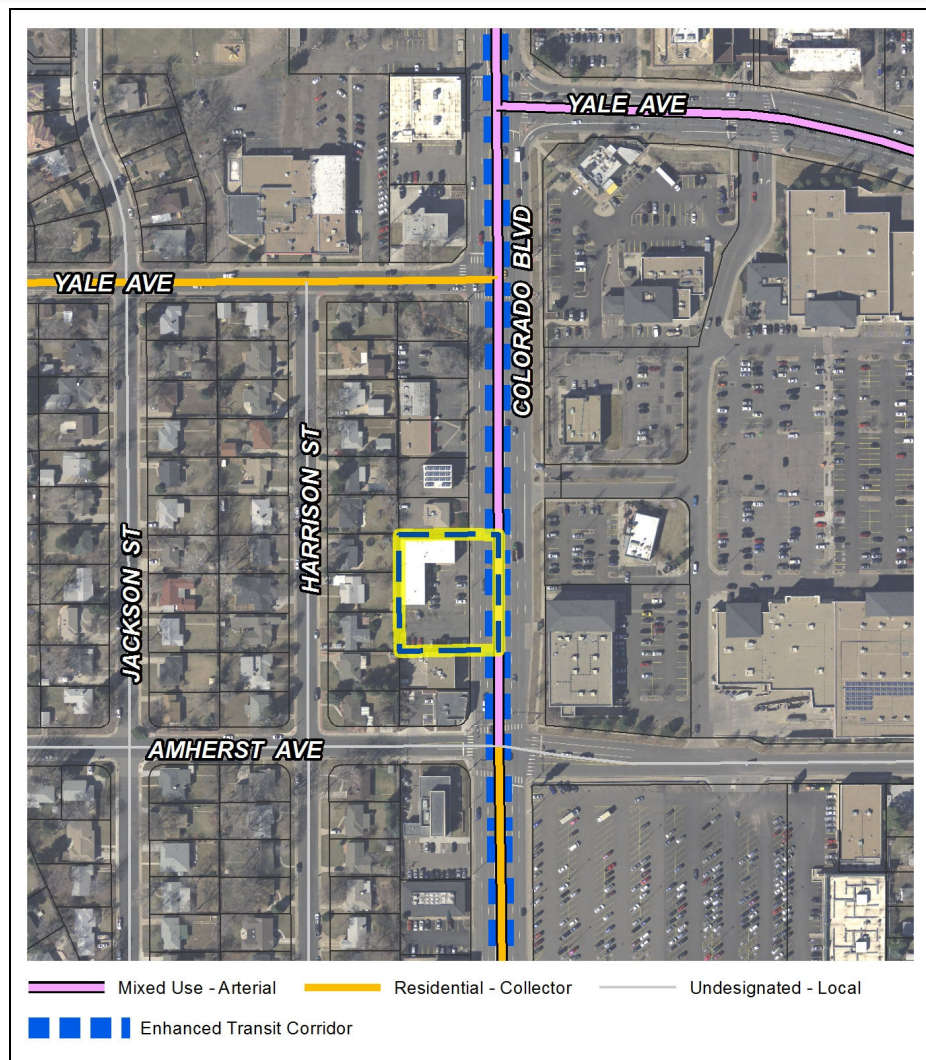
Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Land Use Concept:
 - **Single Family Residential**
 - Variety of housing types
 - Complementary land uses (**stores**, parks and schools)
 - Single Family homes are predominant development type
 - Significantly smaller **employment** base
 - **Area of Stability**
 - Maintain character of an area while accommodating some new development and redevelopment

Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Street Classifications:
 - Colorado Boulevard.
Mixed Use Arterial
 - Connect neighborhoods to employment & commercial centers
 - Variety of travel choices (vehicle, ped & bike)



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Colorado Blvd.



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Uniformity of District Regulations

- **S-CC-3X would result in uniform application of district building form, use and design regulations**

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

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



Justifying Circumstance

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
- **Commercial retail on the east side of Colorado (1997)**
- **2010 comprehensive city-wide rezoning process, S-CC-3x north and south.**
- **Aging Commercial properties in need of reinvestment, some from early 1960's**

5. Consistency with Neighborhood Context and Zone District Purpose and Intent
- **S-CC-3X (Suburban–Commercial Corridor– 3 Story Max – Use Limitations)**
 - **Suburban Context:** Single & Multi-unit residential, Commercial Strips and Centers, and Office Parks
 - Single Unit Residential uses Located away from Arterial Streets
 - **S-CC-3X**
 - Development opportunities along auto-dominated corridors
 - Flexible design standards for building, circulation and parking



CPD Recommendation

CPD Finding: All review criteria have been met

Recommendation:

Planning Board recommend: **Approval (8 to 1)**

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