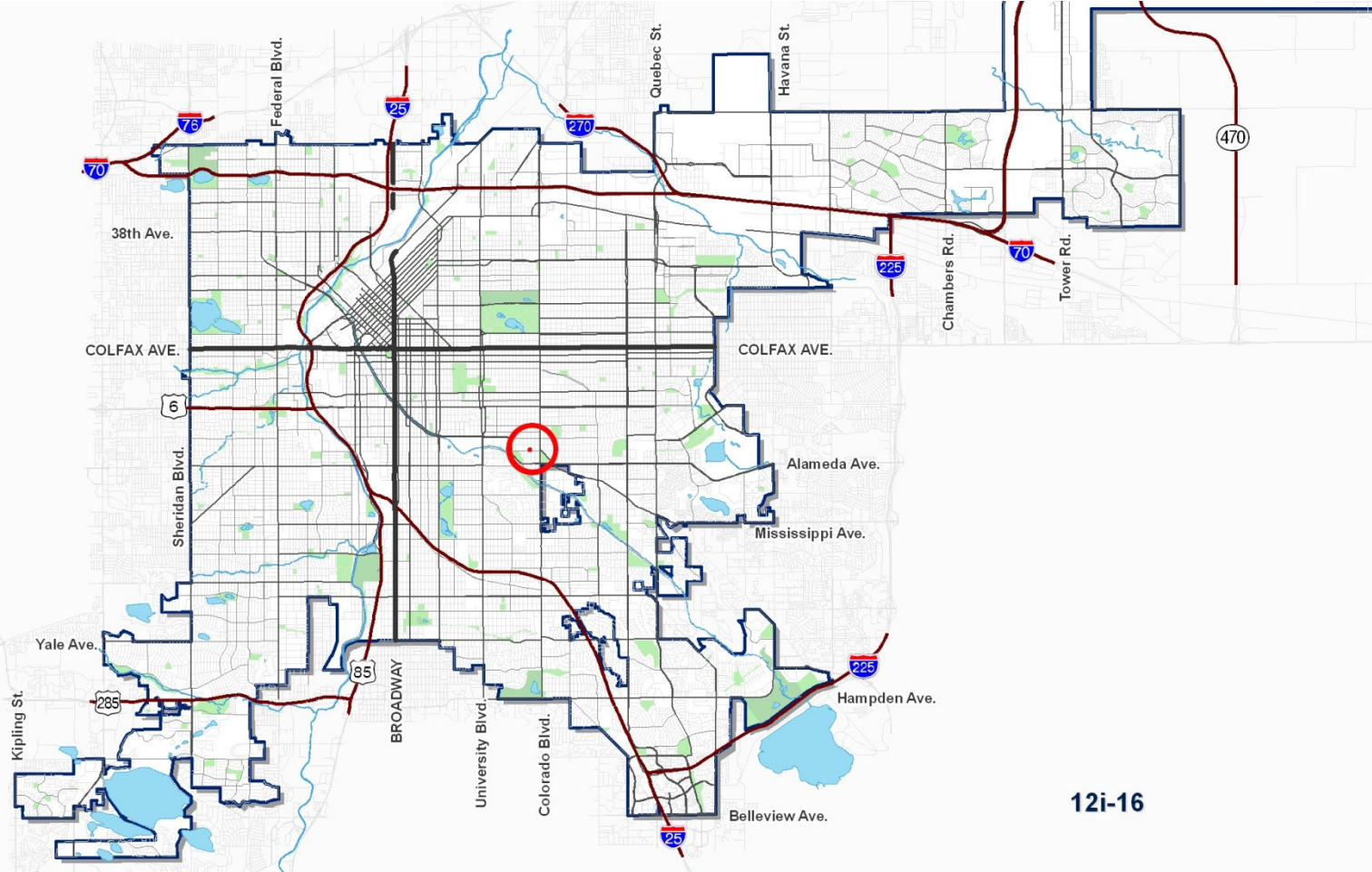
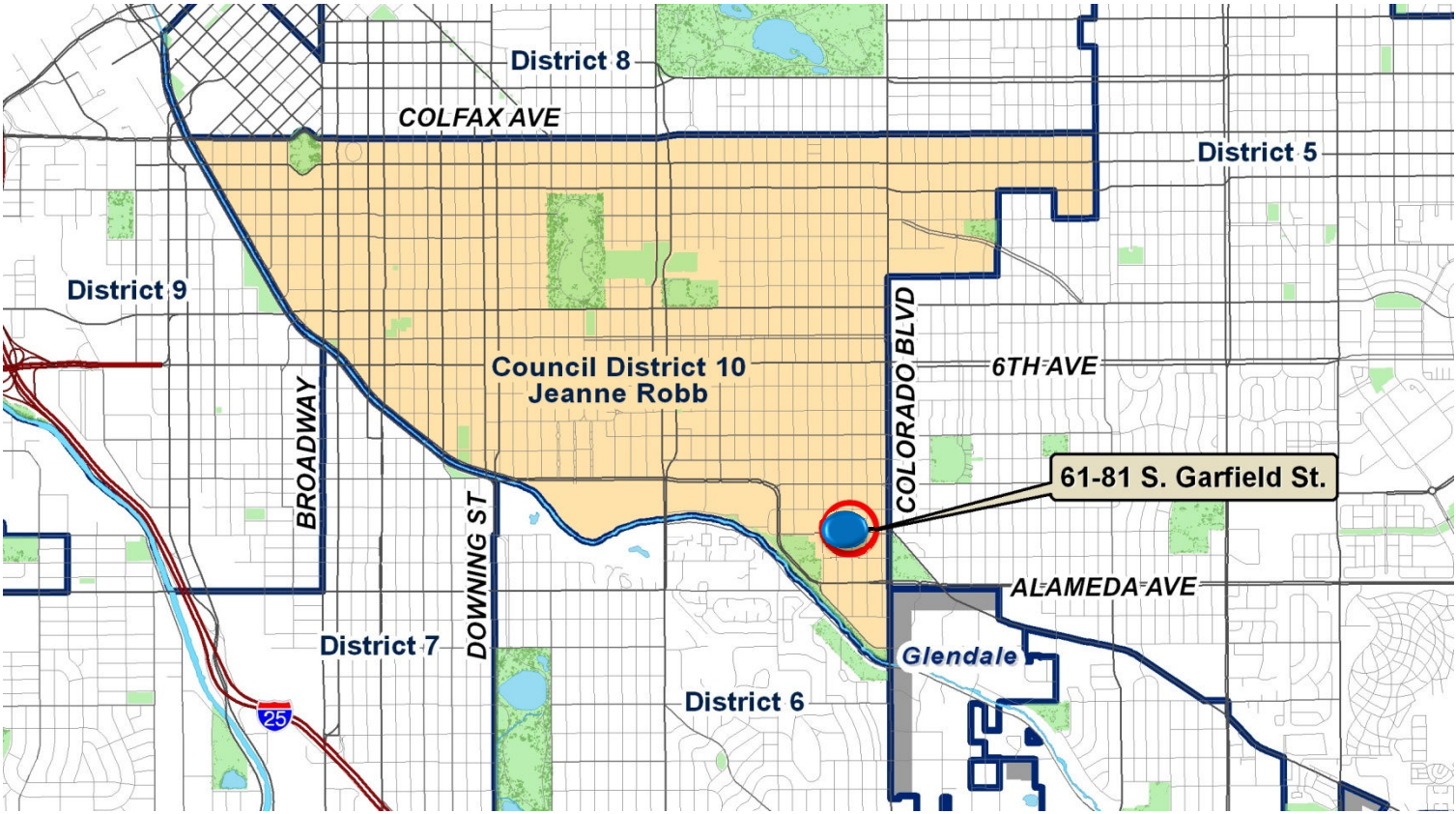


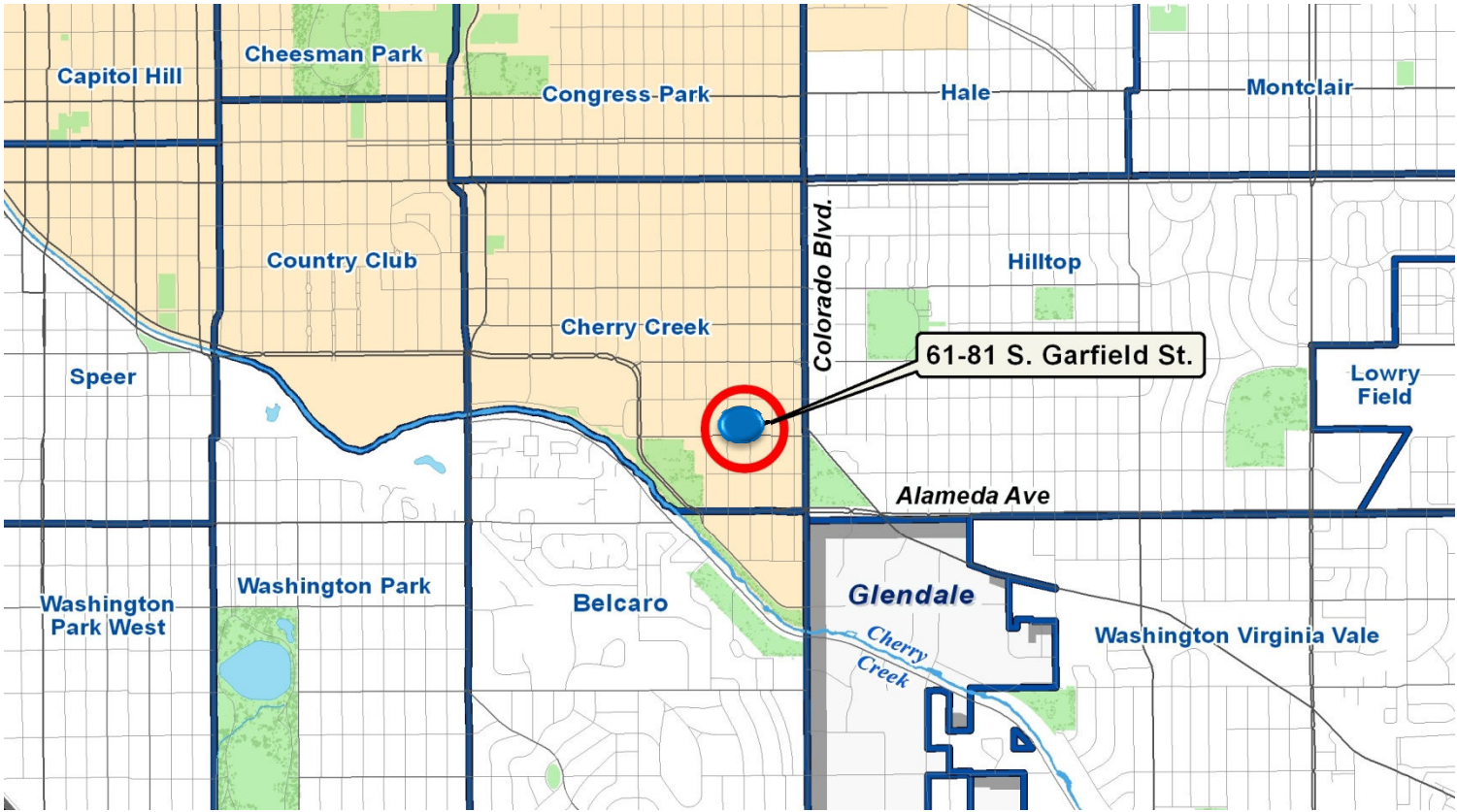
61-81 S Garfield Street PUD #618 to G-RH-3



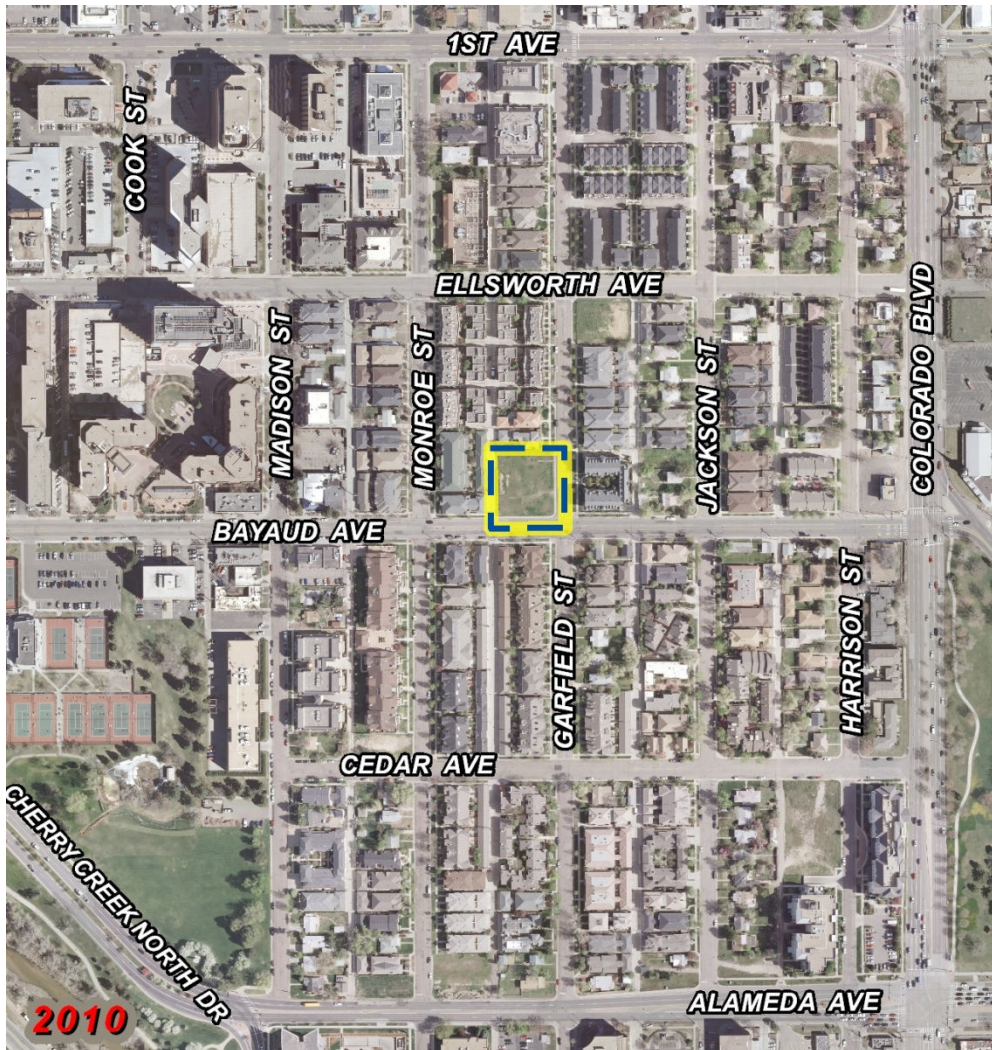
City Council District 10



Cherry Creek Statistical Neighborhood



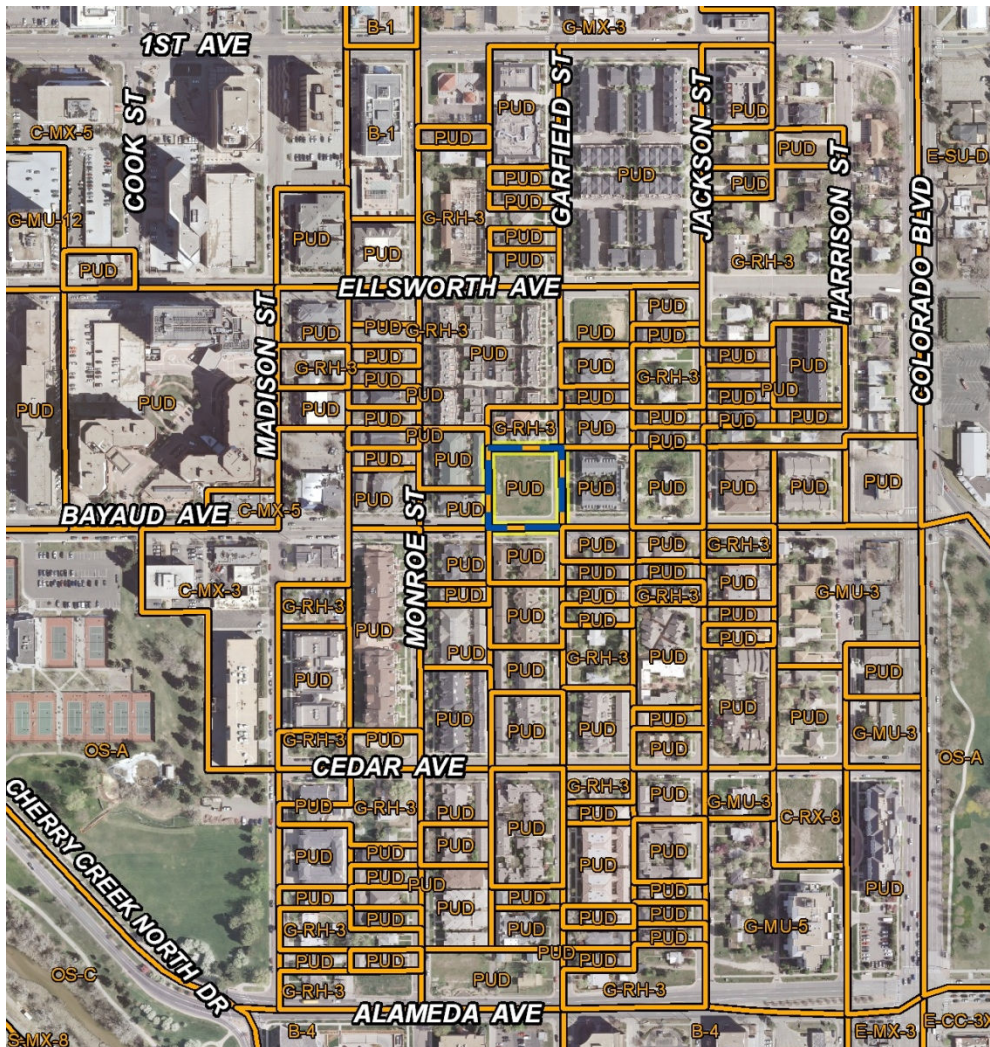
Location



- Northwest corner of Bayaud Avenue and Garfield Street
- Typical rectilinear block with alley access
- 0.2 acres / 18,704 SF
- Currently vacant land
- Variety of residential building forms

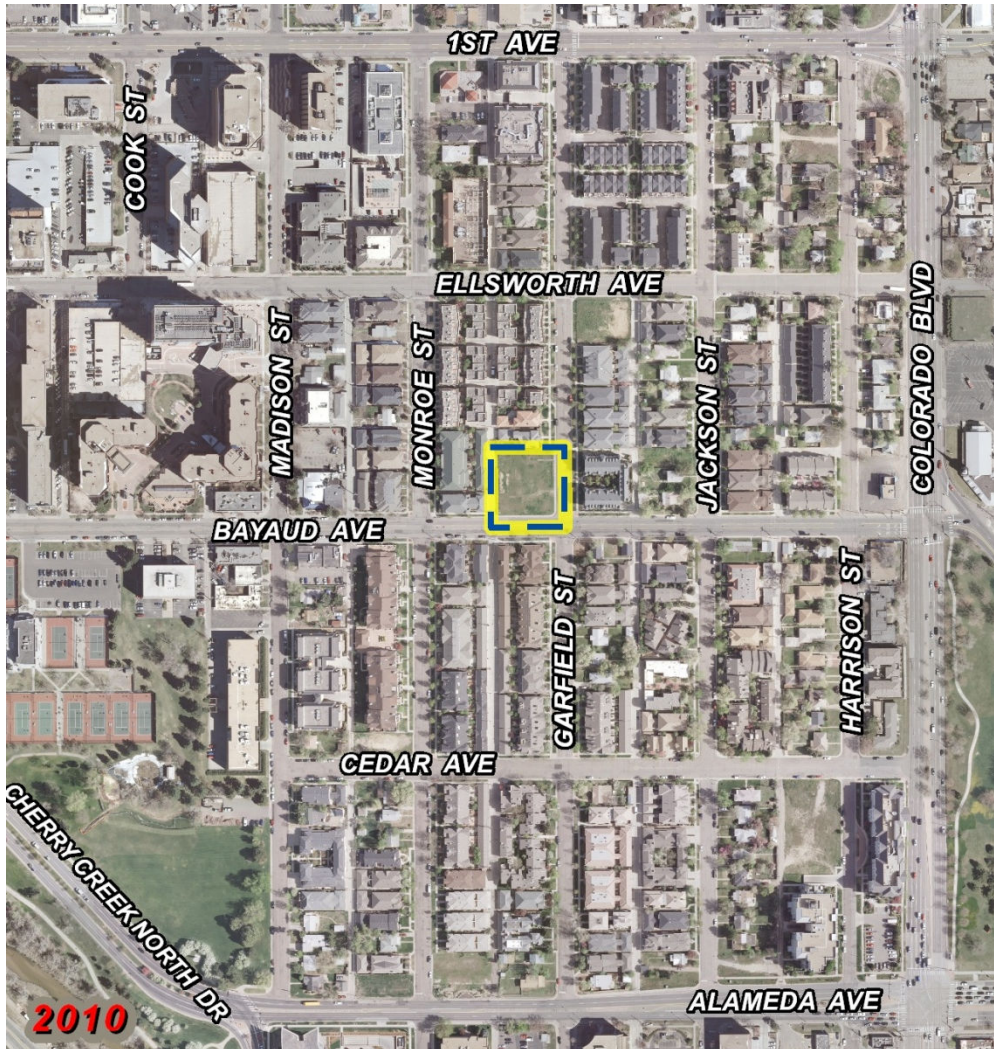
“ “ “

Request



- Applicant: 61 S Garfield, LLC
- Rezone to allow construction of three duplexes
- Rezone from PUD #618 to G-RH-3
 - G – General Urban Context
 - RH – Row House
 - 3 – Maximum 3 stories

Existing Context

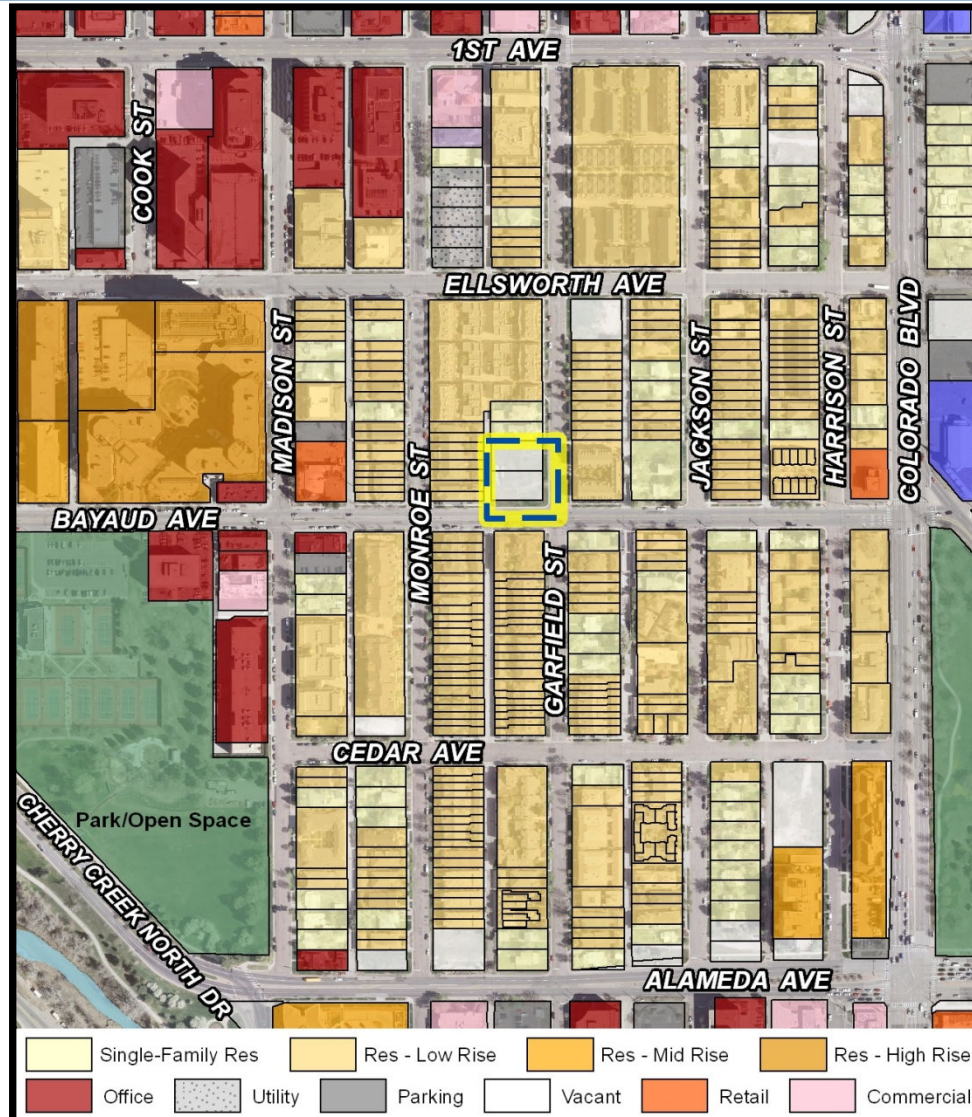


- General Character
 - Predominately low-rise residential uses including single-unit, duplexes, rowhouses and condominiums
- Street, Block, Access Pattern
 - Rectilinear block pattern with alleys and detached (generally) sidewalks
 - Alley Access
- Mobility
 - Transit access on Colorado and Steele

Existing Context



Existing Context – Land Use



Process



- Land Use, Transportation and Infrastructure Committee
 - ▣ Notification of RNO's
 - Cherry Creek East Association
 - Cherry Creek Steering Committee
 - Harman Neighborhood Association, Inc
 - Inter-Neighborhood Cooperation
- Planning Board
 - ▣ Meeting held 9/5/12
- Public Outreach
 - ▣ RNOs
 - Letter of Support received from Cherry Creek East Association

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

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

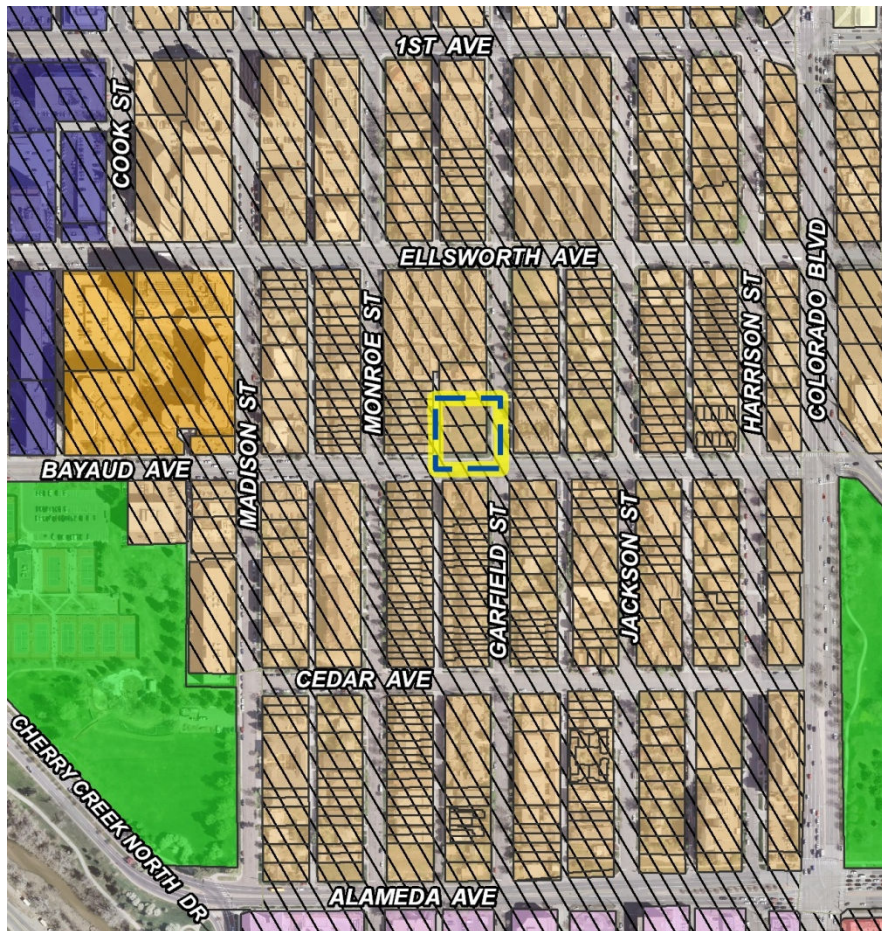
Review Criteria:

Consistency with Adopted Plans

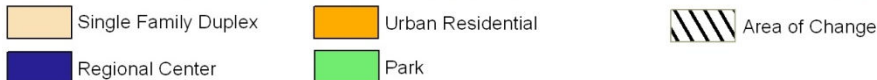
Comprehensive Plan 2000

- The proposal is consistent with and positively addresses many Denver Comprehensive Plan strategies, including:
- Land Use chapter, Strategy 1-C is to “*Incorporate relevant recommendations from neighborhood, corridor and area plans.*”
- Land Use chapter, Strategy 1-H is to “Encourage development of housing that meets the increasingly diverse needs of Denver’s present and future residents.”
- Land Use chapter, Strategy 3-B is to “*Encourage quality infill development that is consistent with the character of the surrounding neighborhood.*”

Review Criteria: Consistency with Adopted Plans



- Land Use Concept:
 - ▣ Area of Change (recommended as an area of stability in 2012 CCAP)
 - ▣ Single Family/Duplex
 - Moderately dense residential area with a mixture of housing types



Cherry Creek Area Plan (2012)

The proposed rezoning is consistent with the neighborhood plan. The plan recommends:

- Reinforce the residential character (p.72)
 - ▣ Maintain and enhance the existing character and walkable environment of Cherry Creek East.
 - ▣ Continue supporting a variety of housing types including low and mid-rise multifamily, row houses, duplex, single family and accessory dwelling units.
- Respect the existing scale (p.72)
 - ▣ Enhance the existing pattern of development intensity with low scale buildings in the residential areas.
- Rezone PUDs (p.72)
 - ▣ As opportunities arise with new development or property owner interest, property owners and neighborhood representatives with work together with the City to determine an appropriate Denver Zoning Code district that serves to implement the plan

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

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**
 - Rezoning the site will bring the property into alignment with the Cherry Creek Area Plan recommendations
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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
5. **CPD concludes the existing conditions of the properties are consistent with both the General Urban Neighborhood Context and with the G-RH-3 Zone District Purpose and Intent**

Staff Recommendation



CPD recommends approval of the G-RH-3 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
5. Consistency with Neighborhood Context, Zone District Purpose and Intent