



DENVER
THE MILE HIGH CITY

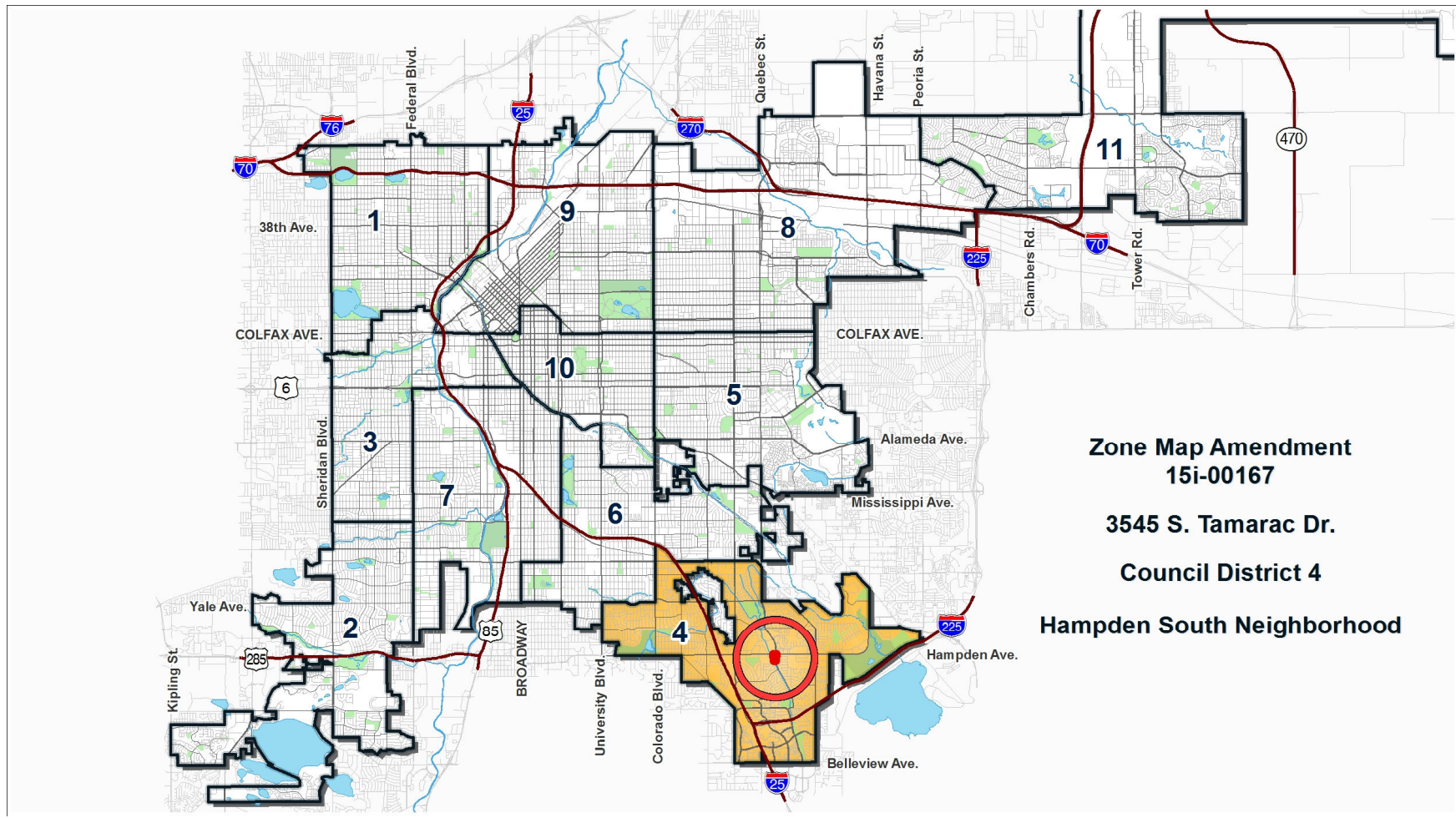
**3515, 3525, 3535, and 3545 S.
Tamarac Dr.**

Denver City Council August 8, 2016
From B-1 and B-3 to S-MX-3

FOR CITY SERVICES VISIT | CALL
DenverGov.org | 311



Council District 4 Southeast Denver



**Zone Map Amendment
15i-00167**

3545 S. Tamarac Dr.

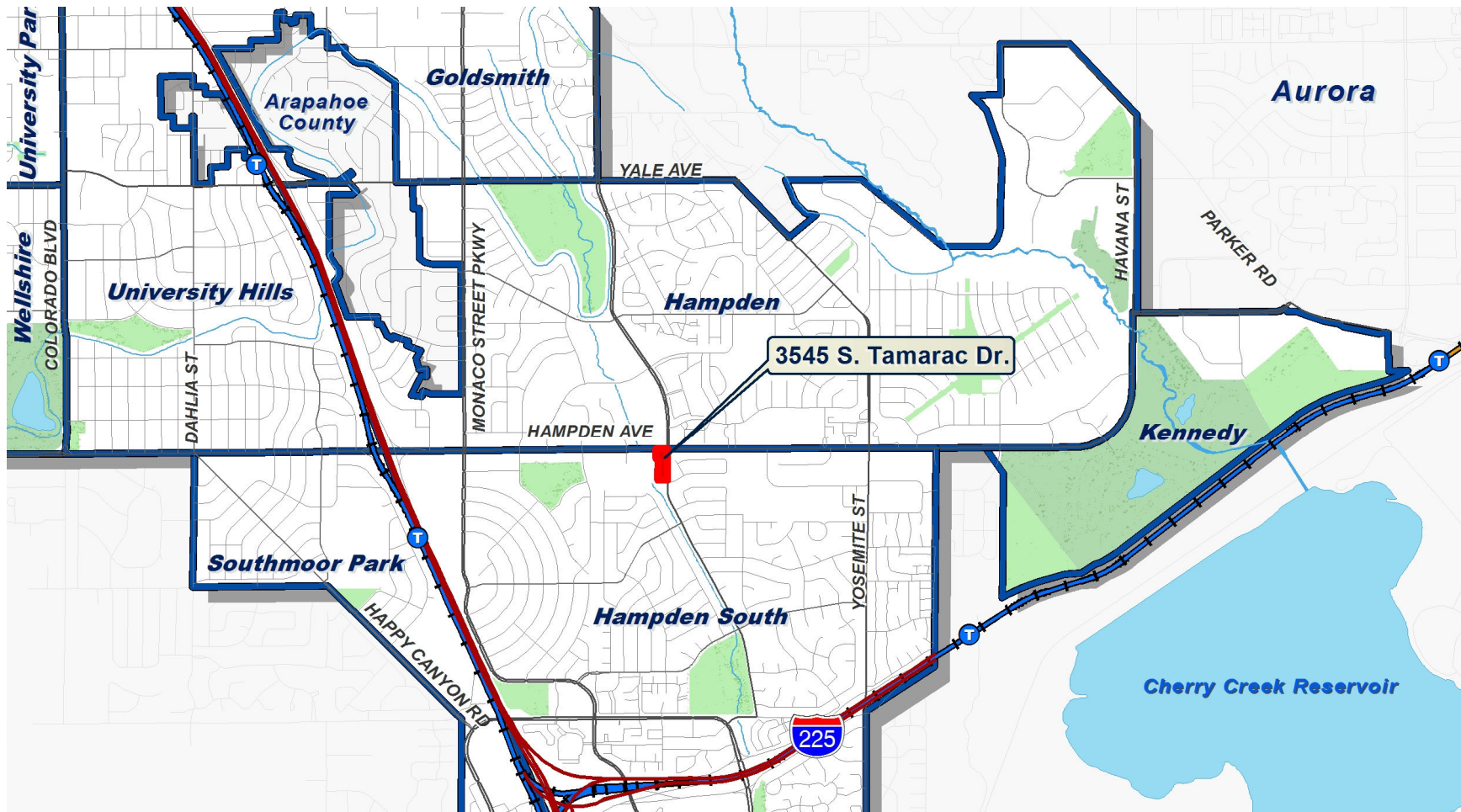
Council District 4

Hampden South Neighborhood



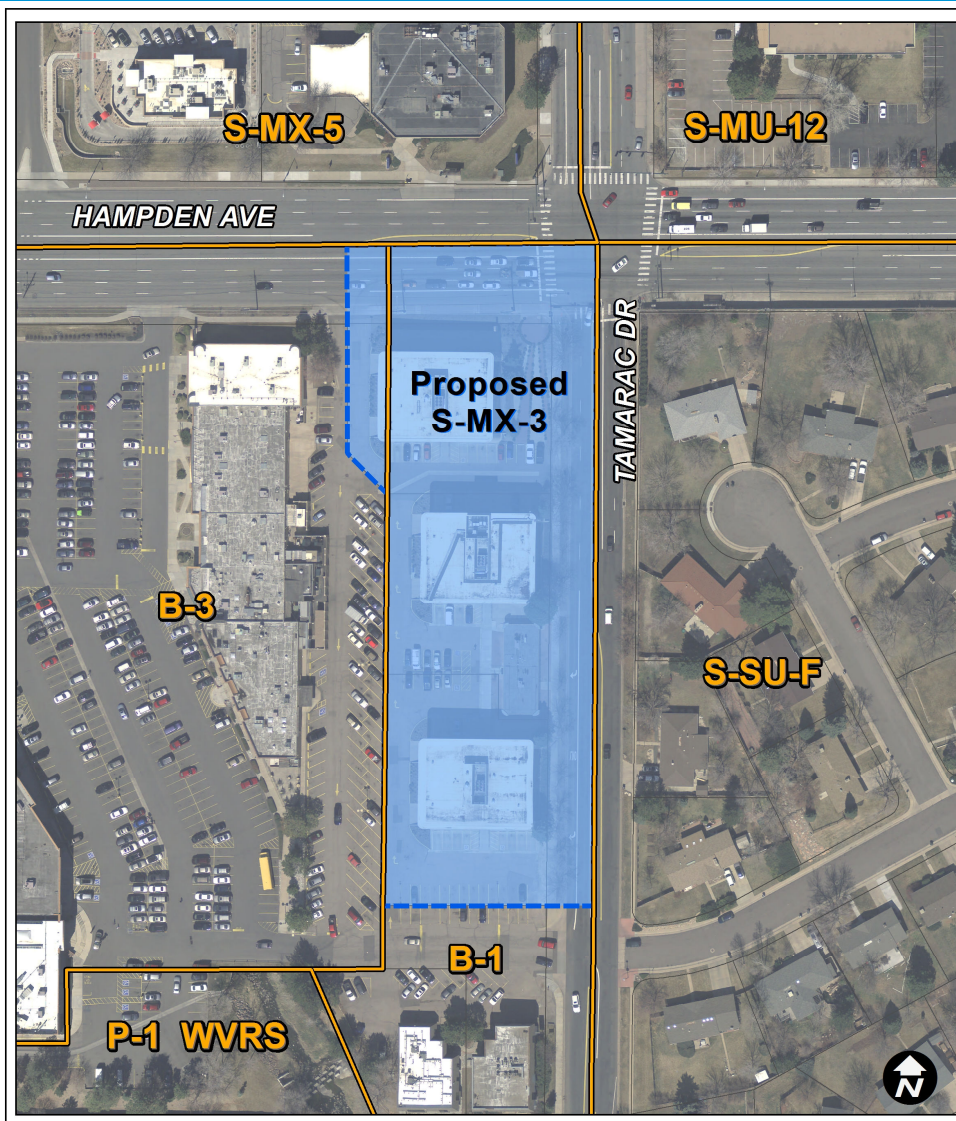
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Hampden South Neighborhood



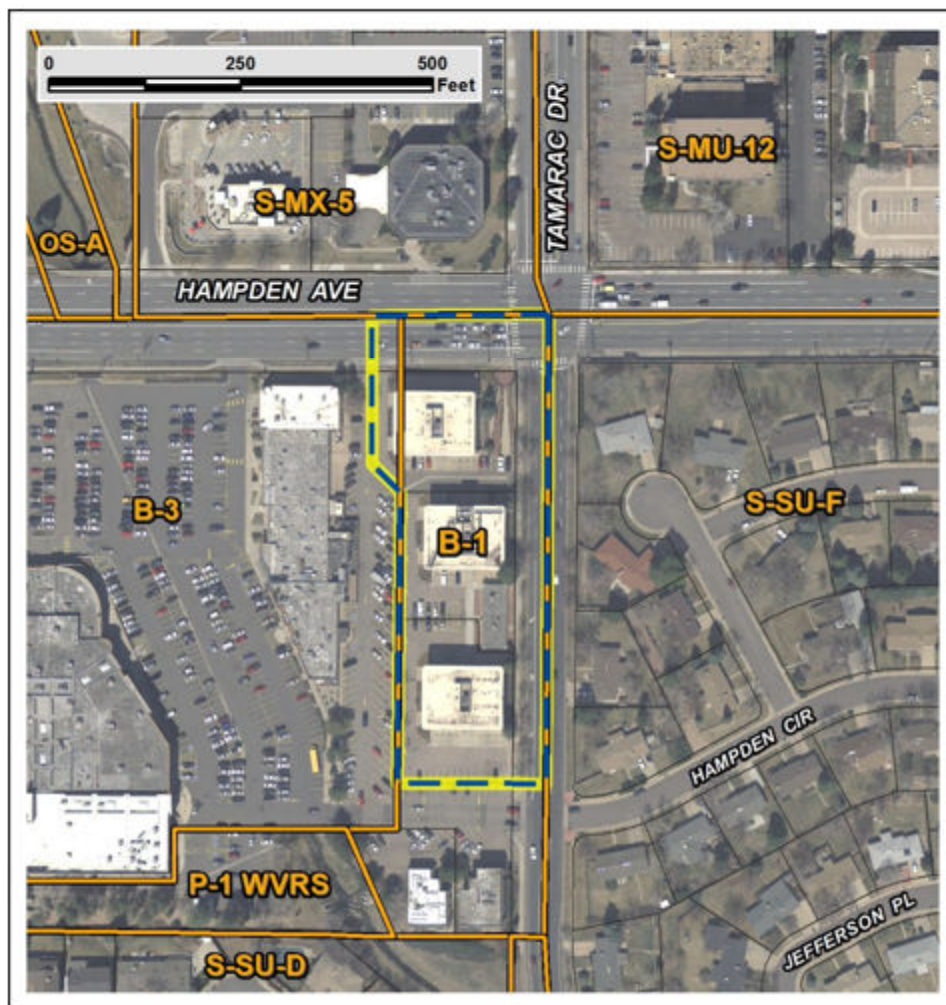


- Southwest corner of Hampden Ave and Tamarac Dr.
- Adjacent to Tiffany Plaza shopping center



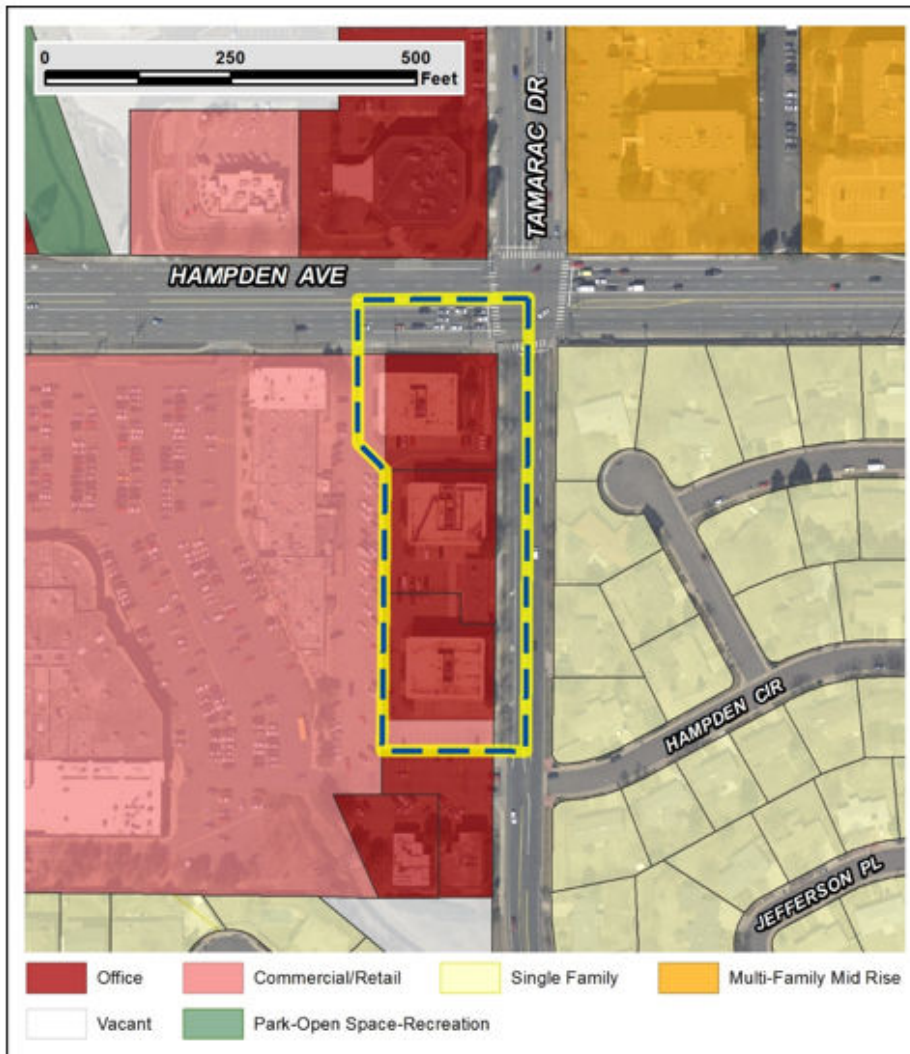
- **Property**
 - 1.72 +/- Acres
- **Property Owner:**
 - Request to rezone to out of Former Chapter 59 into Denver Zone Code
 - Facilitate redevelopment

Existing Context – Zoning



- **Current zoning for site:**
 - B-1; B-3 (planned building group)
- **Site surrounded by:**
 - B-1
 - B-3
 - S-MX-5
 - S-MU-12
 - S-SU-F

Existing Context – Land Use



- **Site:** Office
- **Surrounding:** Retail, Office, Single Family and Multi Family Residential

Existing Context – Building Form/Scale



Subject Site, looking west



Subject Site, looking east



Subject Site, looking north



Subject Site, looking south

- Notice of Receipt of Application: February 5th, 2016
- Notice of Planning Board Public Hearing: April 18th, 2016
 - Southmoor Park South Neighborhood Association
 - Hutchinson Hills/Willow Point Homeowners, Inc.
 - Inter-Neighborhood Cooperation;
 - Denver Neighborhood Assoc.
- Notification signs posted on property (4/19 - 5/4)
- Planning Board (5/4)
- Neighborhoods and Planning Committee (6/22)
- Notice of City Council Public Hearing to RNOs and councilmembers:
July 18th, 2016
- Notification signs posted on property (7/18 – 8/8)
- City Council Public Hearing (8/8)

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

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

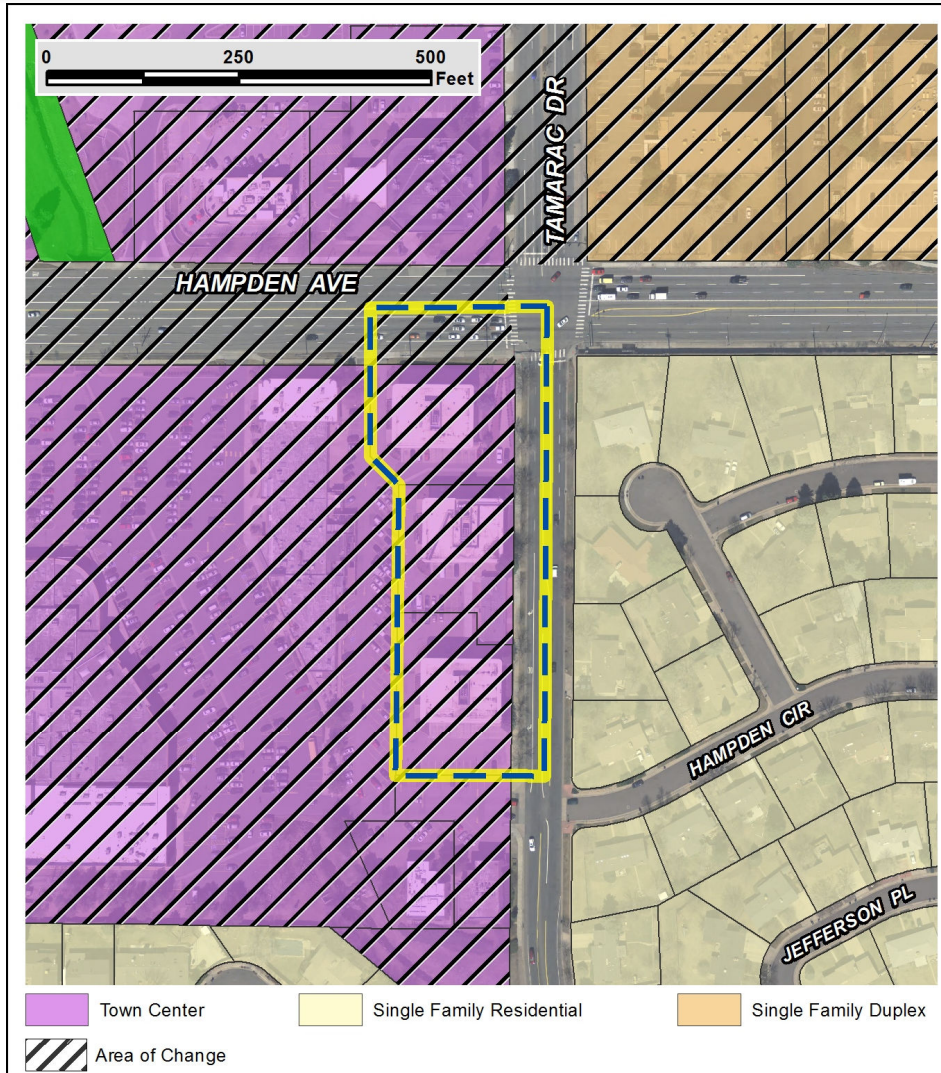


Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-F – *Conserve land by: promoting infill development within Denver at sites where services and infrastructure are already in place and 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.*
- -Legacies Strategy 3-A – *Identify areas in which increased density and new uses are desirable and can be accommodated.*
- 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



Blueprint Denver (2002)

- Land Use Concept:
 - Town Center, Area of Change
- Future Street Classification:
 - Hampden Ave.
 - Commercial Arterial
 - Tamarac Dr.
 - Residential Collector
 - Both Enhanced Transit Corridors



Blueprint Denver

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)

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
 - CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver,
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.
 - Adjacent Properties have recently redeveloped
 - Proximity to light rail stations (~1 mile)
 - New Zoning Code
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 S-MX-3 district matches the suburban neighborhood context of the surrounding area and will be applied along a collector and an arterial street.

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