

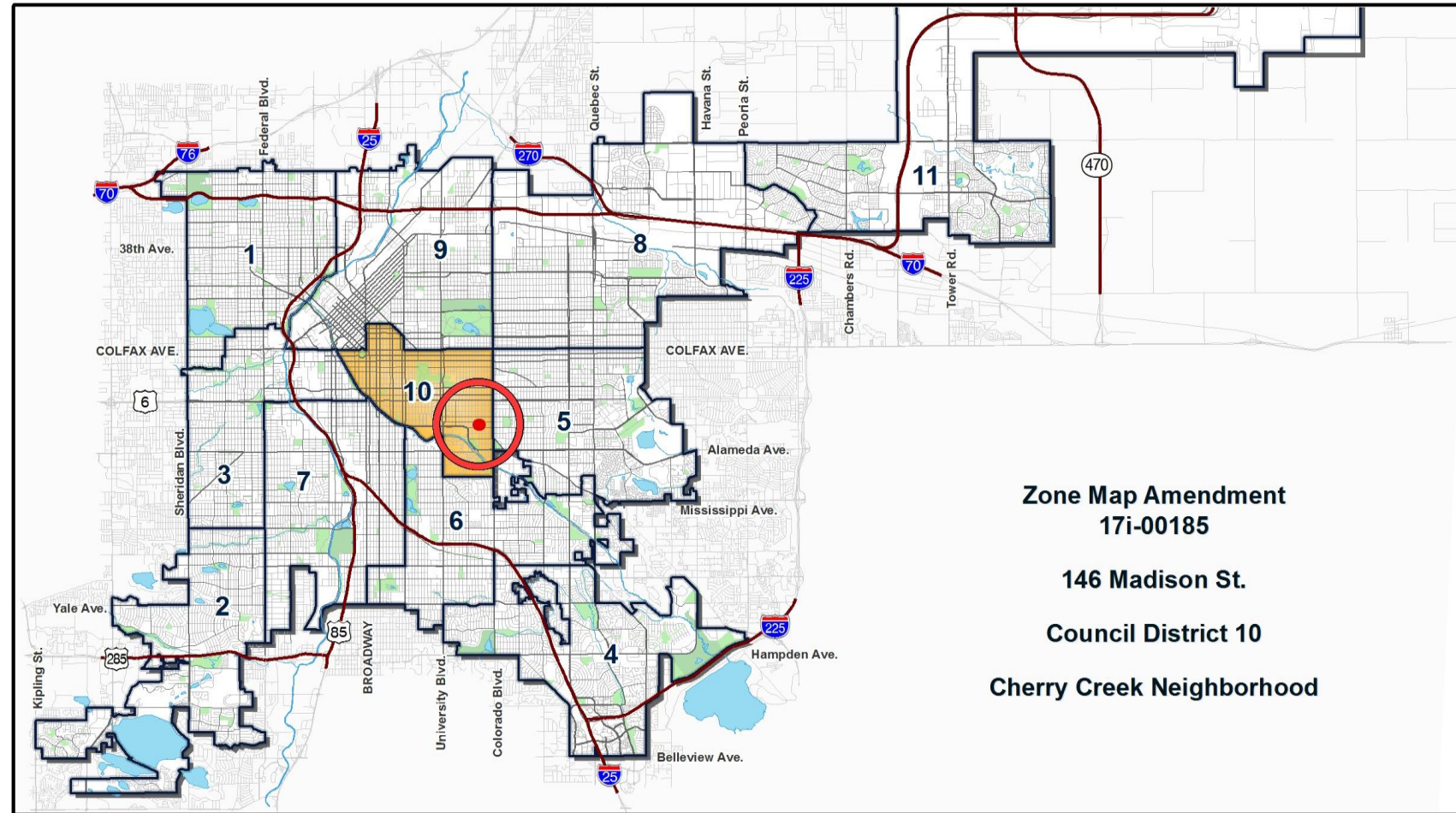


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# Official Map Amendment

#2017I-00185 rezoning 146 Madison Street from B-1  
with Waivers & Conditions to C-MX-5

# Cherry Creek Neighborhood Council District 10





## Location and Request

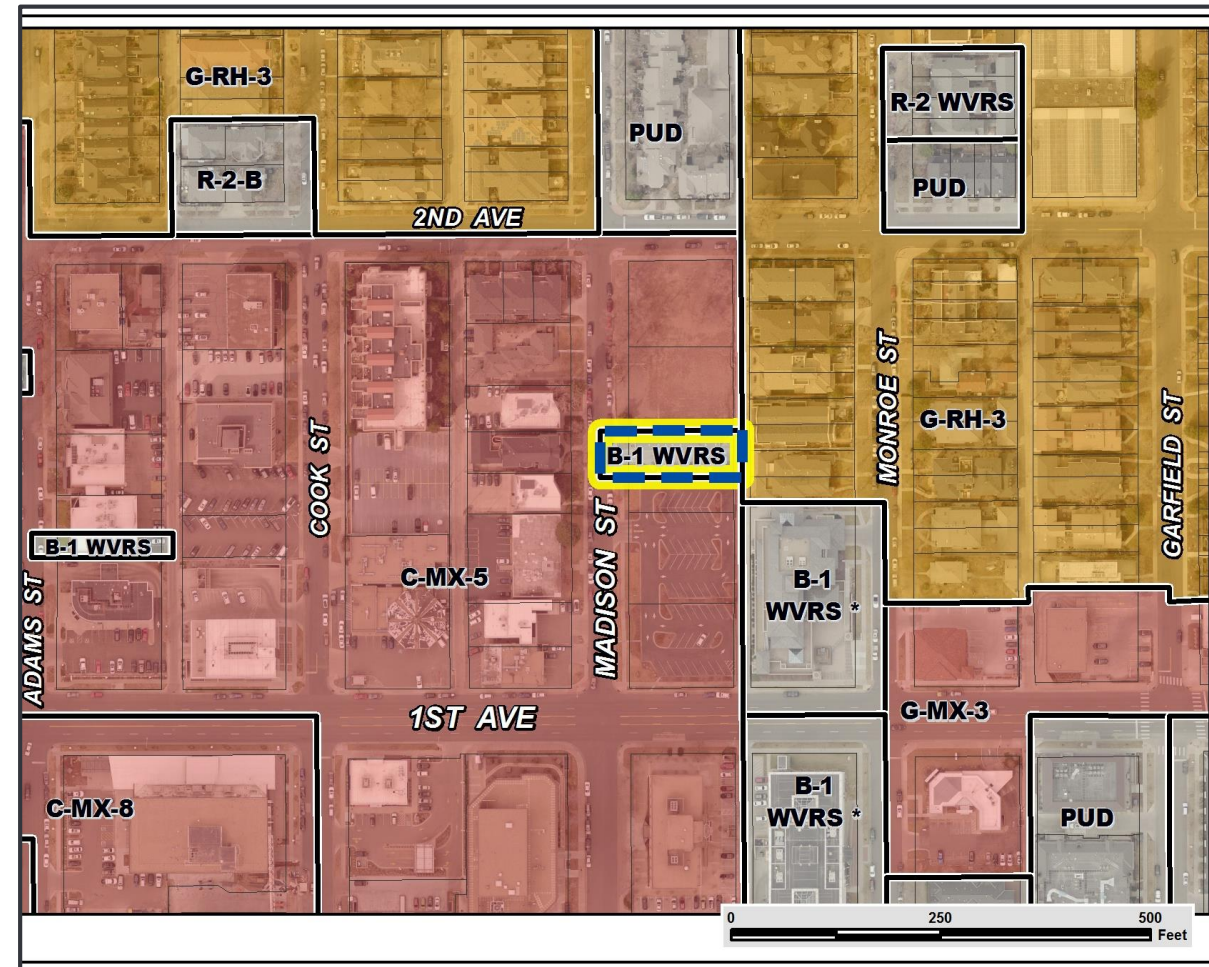
- 7,250 SF (0.16 acres)
- Office Building

## Proposal:

- Rezoning from B-1 with Waivers & Conditions to C-MX-5 to combine with vacant northern property

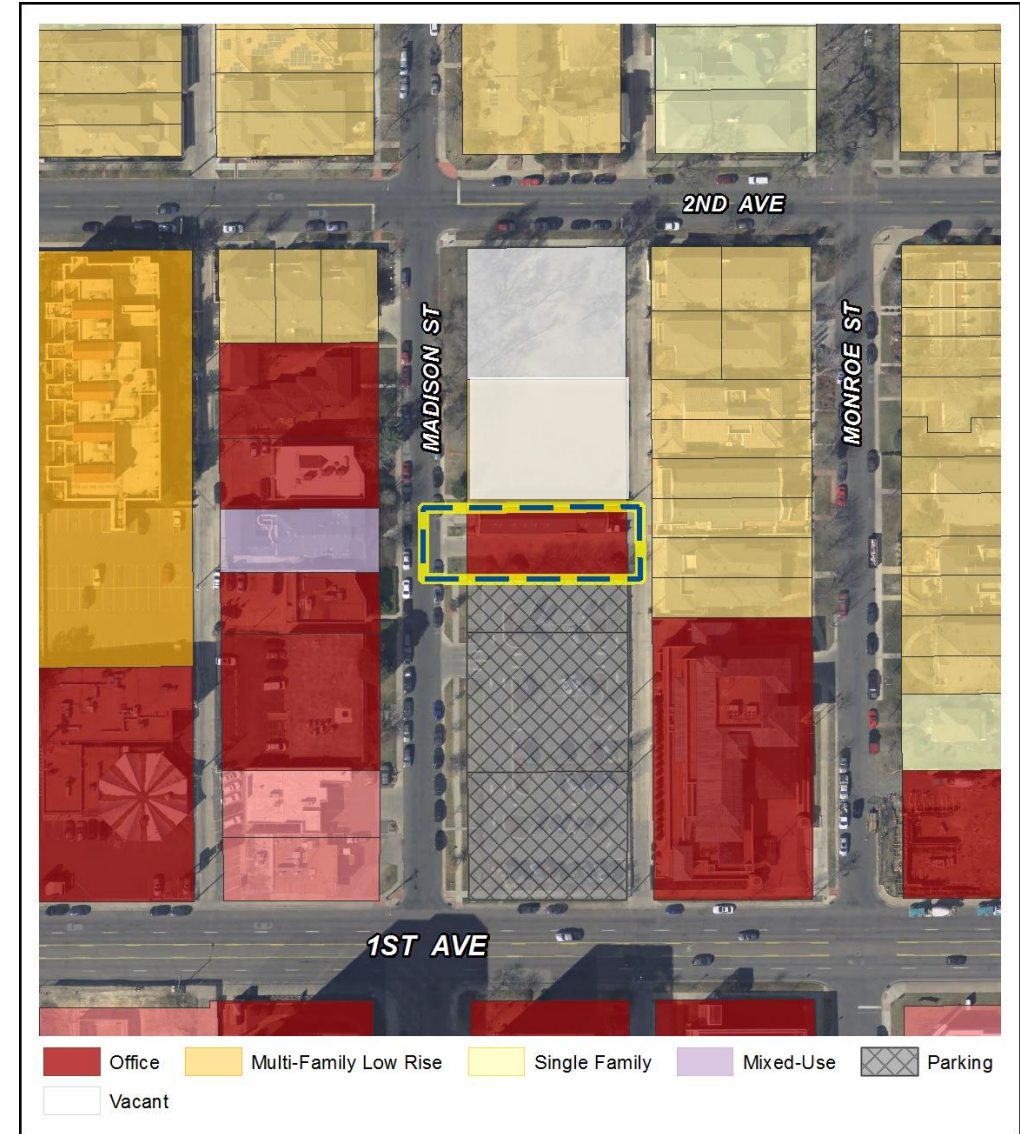
# Existing Context: Zoning

- Subject site: B-1 with Waivers & Conditions
- Surrounding Properties:
  - North, South & West – C-MX-5
  - East – G-RH-3 and B-1 with Waivers and Conditions

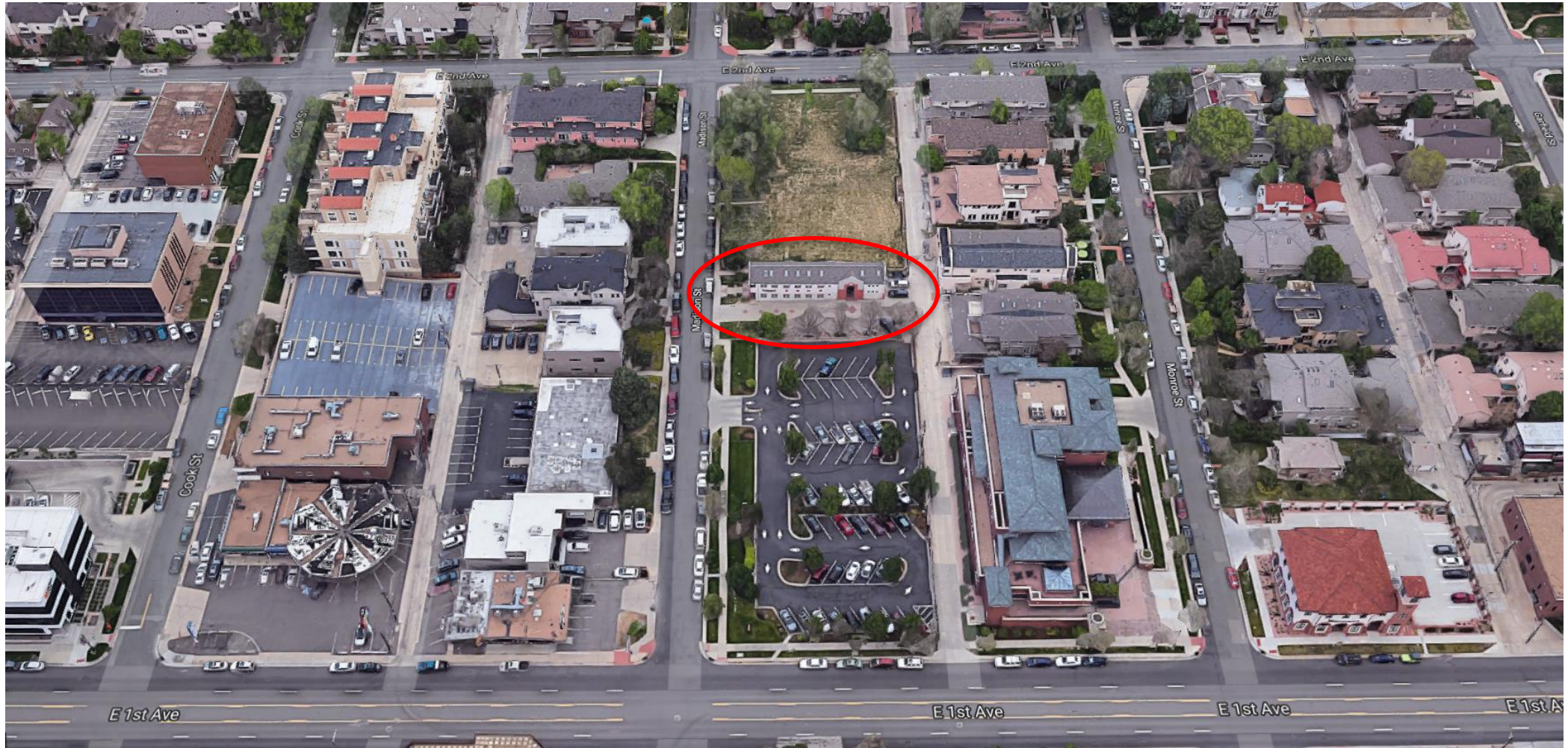


# Existing Context: Land Use

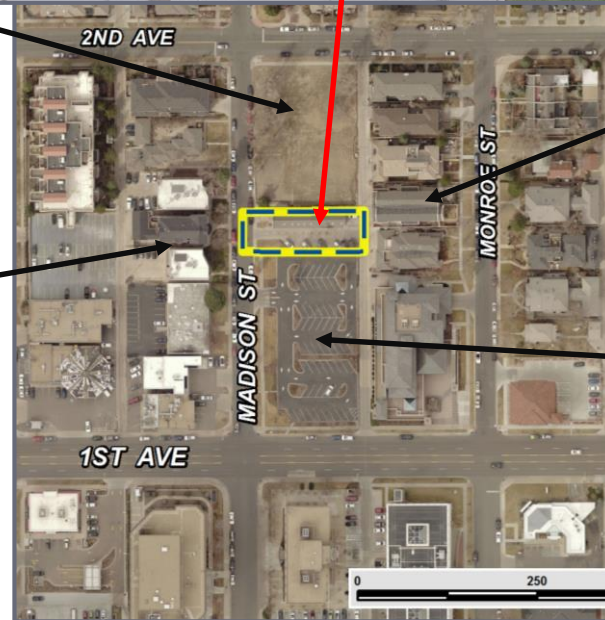
- Subject Property: Office Building
- North: Vacant Property
- South: Surface Parking
- East: Office and Mixed-use
- West: Multi-unit Residential



# Existing Context – Form/Scale (Subject Property)



# Existing Context – Form/Scale (Subject Property)



# Proposal: C-MX-5

Urban Center Neighborhood Context – Mixed Use – 5 Stories Max (70 feet max. height)



- Multi-unit Residential and Mixed-use Commercial
- Pedestrian-scaled/Diverse Areas
- Improved Transition Between Commercial and Residential



# Process

- Informational Notice: 03/08/18
- Planning Board Notice Posted: 04/30/18
- Planning Board Public Hearing, by a vote of 8-0 recommended approval: 05/16/18
- LUTI Committee: 06/12/18
- City Council Public Hearing: 07/23/18

# Public Outreach

- RNOs
  - Cherry Creek North Neighborhood Association; Green Cherry Creek; Capitol Hill United Neighbors, Inc.; Inter-Neighborhood Cooperation
- One comment letter from Cherry Creek north Neighborhood Association received stating they will not oppose the rezoning request.
- At the Planning Board public hearing one neighbor testified in opposition to the proposed rezoning.

# 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

## 1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver (2002)
- The 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

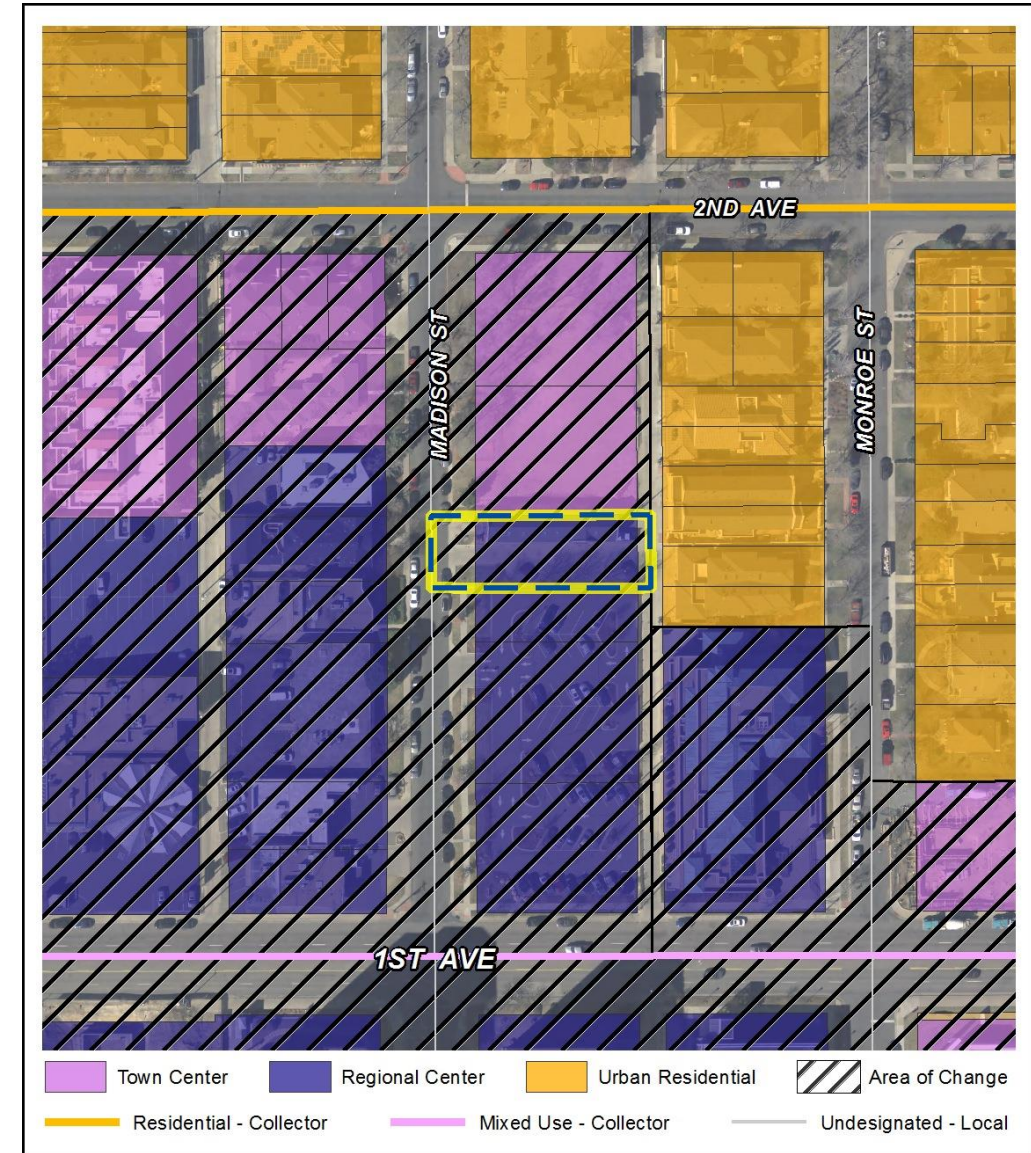
# Review Criteria: Consistency with Adopted Plans

## Comprehensive Plan 2000

- **Environmental Sustainability Strategy 2-F** - *“Conserve land by promoting infill development”*
- **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”*
- **Economic Activity 4-B** - *“Maintain the Cherry Creek Shopping Center, Cherry Creek North and other nearby areas as the premier retail destination in the Denver metro area and the Rocky Mountain region”*

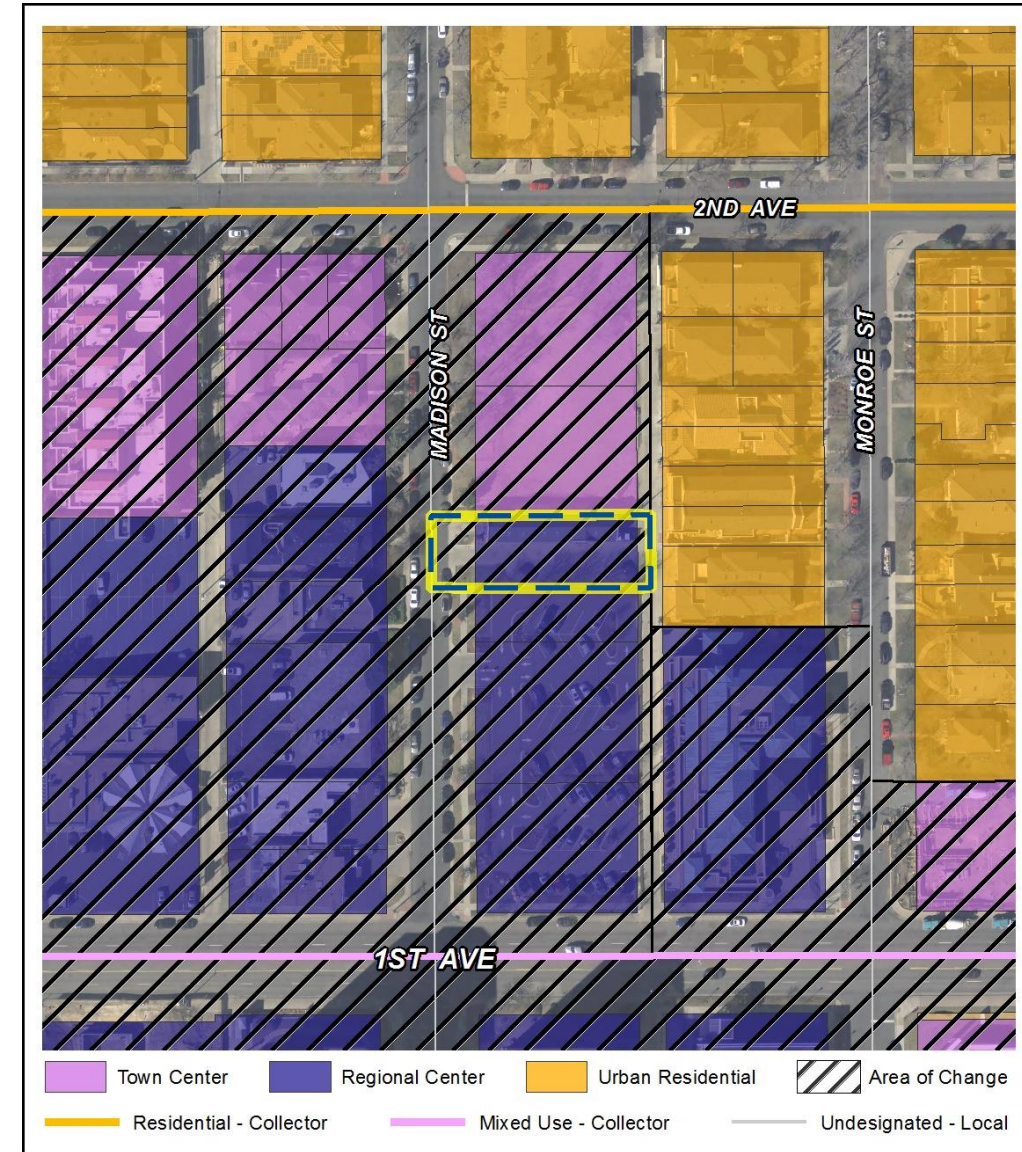
# Blueprint Denver (2002)

- Area of Change
  - Channel growth where it will be beneficial
- Regional Center
  - A balance of retail, employment and residential
  - Dense enough to encompass both the dominant use and a wide variety of other uses



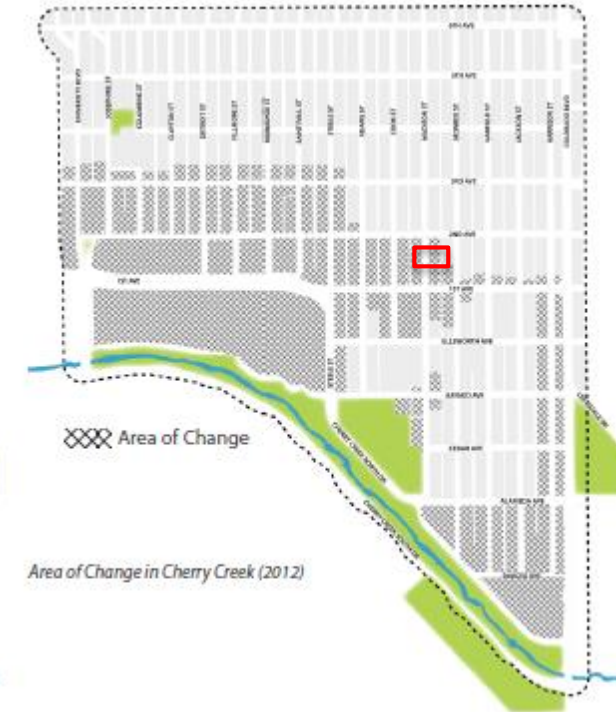
# Blueprint Denver (2002)

- Street Classifications
  - **Madison Street:** Undesignated Local Street
    - Tailored to Local Access
  - **East 1st Avenue:** Mixed Use Collector
    - Greater balance between mobility and land access
    - Located in High Intensity Mixed-use Commercial, Retail and Residential Areas
  - **East 2<sup>nd</sup> Avenue:** Residential Collector
    - Balance land access and mobility
    - Emphasize walking, bicycling and land access over mobility



# The Cherry Creek Area Plan (2012)

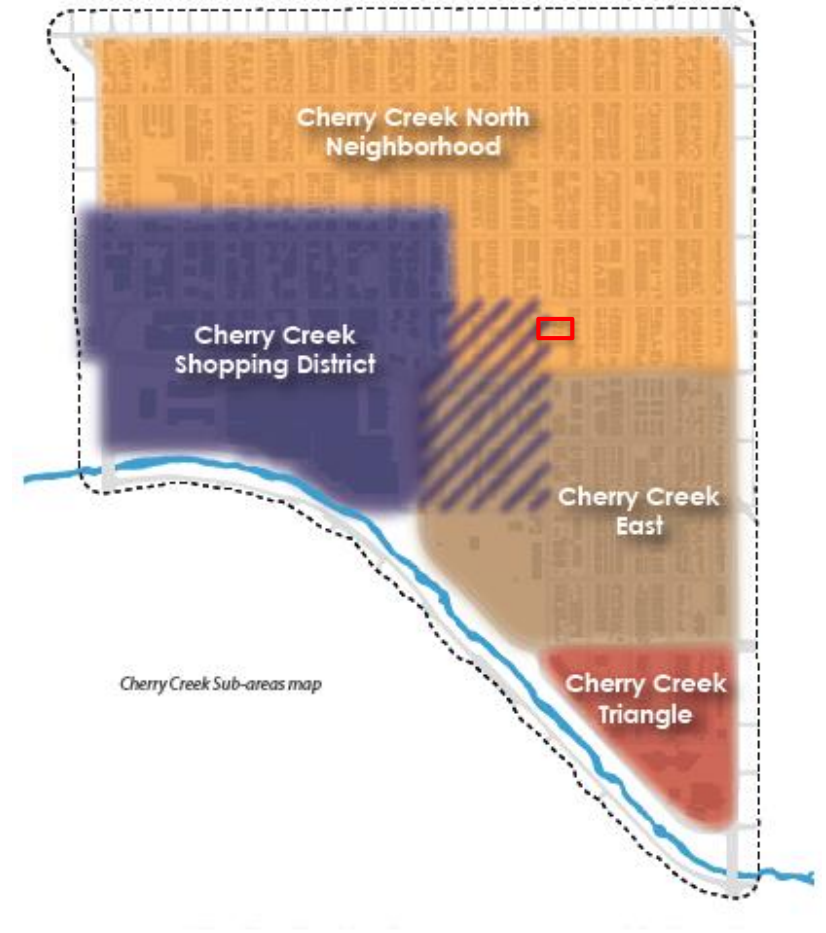
- Framework Plan
  - “Acknowledge that to remain prosperous, Cherry Creek must continue to grow and change”
  - “Update the Blueprint Denver map”
  - “Modify land use policy, zoning regulations and design guidelines to encourage appropriate reinvestment to assure that Areas of Change continue to mature in positive ways”



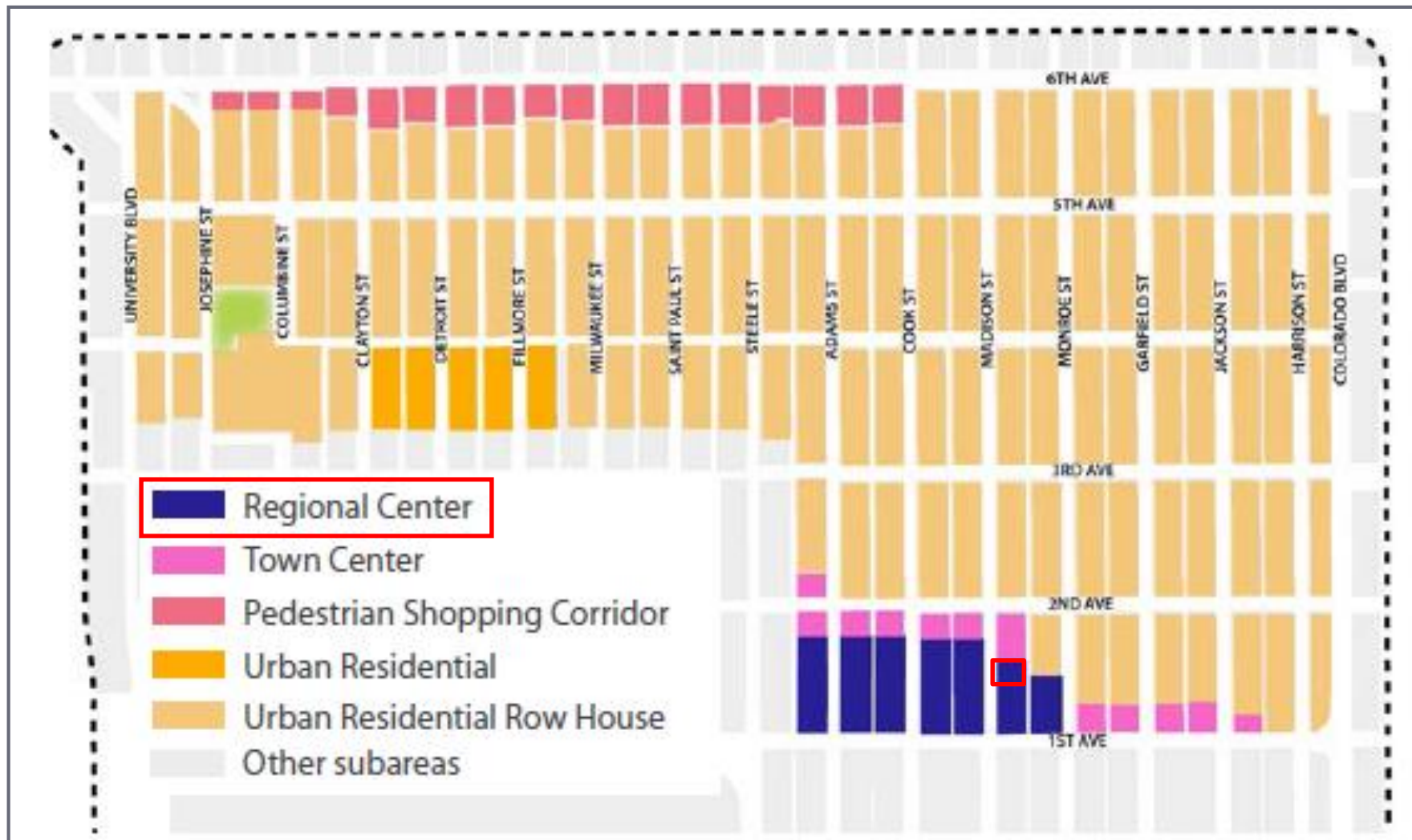


# The Cherry Creek Area Plan (2012)

- Cherry Creek North Subarea
  - *“Regional Center. Continue to support a mix of uses including office, retail, commercial and multi-family residential..”*
  - *“Respect the Existing Scale. Retain the existing pattern of development intensity with low scale buildings in the residential areas and mid-rise buildings in the transition between 1<sup>st</sup> and 2<sup>nd</sup> Avenue and Steele and Monroe Street, per the maximum building heights map.”*



# The Cherry Creek Area Plan (2012)



# The Cherry Creek Area Plan (2012)



# Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
  - Will result in the uniform application of zone district building form, use and design regulations
3. Further Public Health, Safety and Welfare
  - Allows reinvestment in an underutilized property and implements adopted plans
4. Justifying Circumstances
  - Changed or Changing Conditions: Changes occurring and encouraged in the Cherry Creek area
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
  - The proposed zoning is consistent with the Urban Center Context, will allow a mixture of land uses compatible with the area and will allow structures compatible with the zone district purpose and intent

# CPD Recommendation

CPD recommends **approval**, based on finding that 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