

# Cherry Creek District Zoning

Neighborhoods and  
Planning Committee  
September 18, 2014



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# Background



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# Two City Council Bills

1. Legislative Text Amendment
2. Legislative Map Amendment



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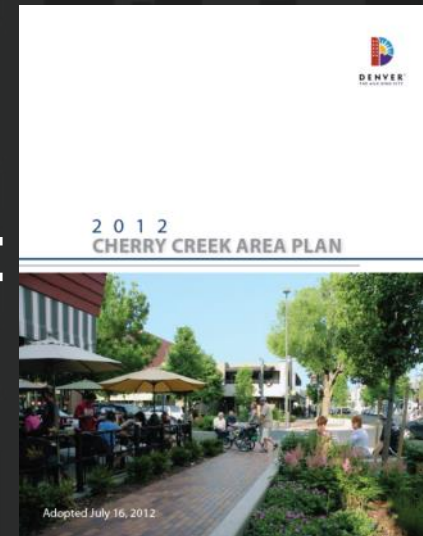
# Implementing Our Plans

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- Comprehensive Plan 2000
- Blueprint Denver (2002)
- Cherry Creek Area Plan (2012)

# Implementing Area Plan

- Cherry Creek Area Plan adopted 2012
- Major recommendation: update C-CCN zoning
  - Current C-CCN zoning is outdated
  - Factors such as height limits, FAR, and off-street parking requirements limit development opportunities





# Implementing Area Plan

- Zoning = one of multiple steps to implement the plan

## D. A PROSPEROUS CHERRY CREEK

### ■ D.1 Economic Vitality

▪ D.1.A Synergistic mix of uses	Private investment
▪ D.1.B More housing	Private investment
▪ D.1.C Importance of visitors	Private investment
▪ D.1.D Walkability equals prosperity	Partnership
▪ D.1.E Creating community	Partnership

### ■ D.2 Reinvesting in the Future

▪ D.2.A Local character/national prominence	Private investment
▪ D.2.B Development opportunities	Private investment
▪ D.2.C High quality development	Regulatory/Private investment
▪ D.2.D Multi-modal streets	Public investment
▪ D.2.E Locational advantage and access	Private investment
▪ D.2.F Stormwater improvements	Public investment

### ■ D.3 Organization and Identity

▪ D.3.A Shopping District organization	Partnership
▪ D.3.B Perimeter street gateways	Private investment
▪ D.3.C Citywide retail strategy	Partnership



# Land Use Recommendations

1. Retain and enhance unique physical character
2. Make reinvestment economically viable in the entire district
3. Encourage small lot reinvestment
4. Transition from higher buildings along 2<sup>nd</sup> Ave to lower buildings along 3<sup>rd</sup> Ave



# Land Use Recommendations

5. Create height transition from business district to adjacent residential
6. Retain sunlight on streets and views between buildings
7. Prevent the creation of walled streets
8. Active storefronts and ground floor uses





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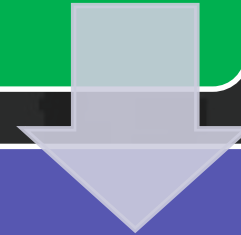
# Process



# Process

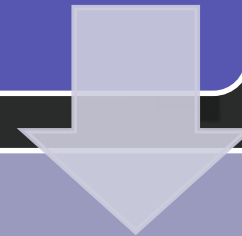
## **Phase 1: Agree to Process – Complete Summer 2013**

Cherry Creek Steering Committee &  
Technical Task Force



## **Phase 2: Drafting – Complete Spring 2014**

Technical Task Force



## **Phase 3: Public Review and Adoption – Summer-Fall**

Public and All Stakeholders; Technical Task  
Force; Final Approval by City Council

**We are  
here**

# Framework Document



## PURPOSE

This document is intended as a road map for the Technical Task Force to use in Phase 2 while drafting the new Cherry Creek District Zoning. It reflects the consensus reached during Phase 1 by the Cherry Creek Steering Committee and Technical Task Force.

## GUIDING DOCUMENTS

The new zoning for the Cherry Creek retail mixed use district is guided by the following documents:

1. Cherry Creek Area Plan (2012)
2. Cherry Creek Area Plan Reference Appendices:
  - a. Urban Form Study
  - b. Shopping District Development Study
3. Current C-CCN zoning
4. Design Standards and Guidelines for Cherry Creek North (2012)
5. Denver Zoning Code and the context-based, form-based approach

The Technical Task Force should reference the meeting summary from Phase 1 Meeting 2 for discussion about which elements from each of the guiding documents are most important in guiding the new zoning.

## GOALS FOR NEW ZONING

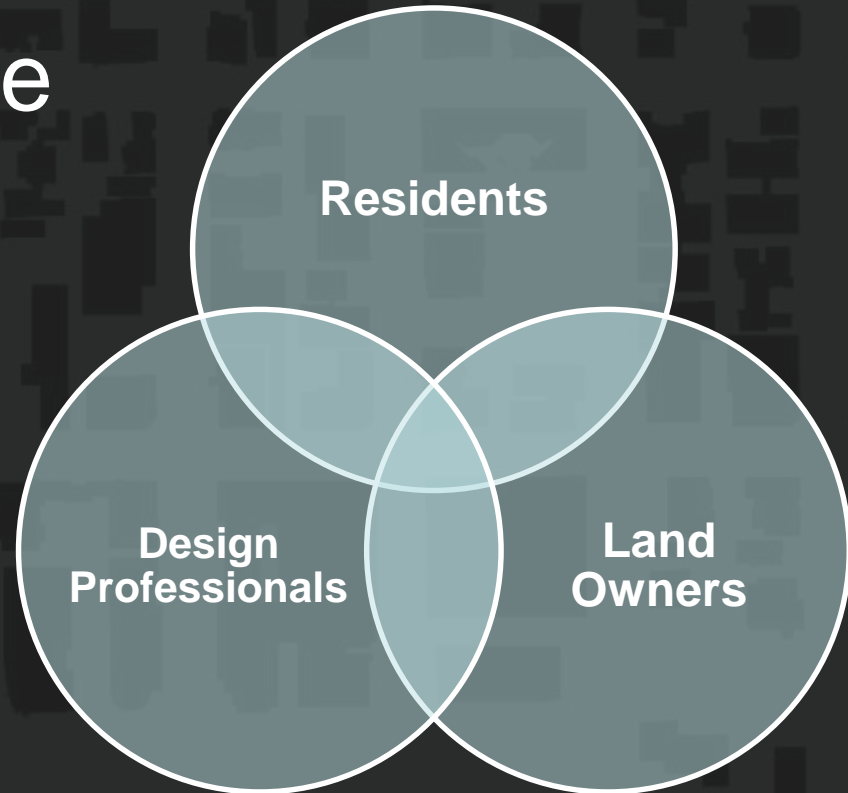
### The following goals will guide the new zoning:

1. Create a **customized** zoning that recognizes the **special character** of Cherry Creek.
2. Follow the **eight land use regulation goals** established by the Cherry Creek Area Plan for the Cherry Creek North Business Improvement District area, as informed by the Urban Form Study:
  1. Retain and enhance Cherry Creek North's unique physical character.
  2. Make reinvestment economically viable in the entire district.
  3. Encourage small lot reinvestment.
  4. Transition from higher buildings along 2nd to lower buildings along 3rd.
  5. Create height transition from the business district to adjacent residential.
  6. Retain sunlight on streets and views between buildings.
  7. Prevent the creation of "walled" or monolithic streets.
  8. Active storefronts and ground floor uses.
3. Ensure that the new zoning works together with the **Design Standards and Guidelines** for Cherry Creek North.
4. Ensure that the entire process remains **open** and **transparent**.
5. Other?



# Process

- Collaborative
- Third-party facilitator
- Technical Task Force:  
diverse  
stakeholders



# Guiding Documents

- Cherry Creek Area Plan
  - Urban Form Study (“White Paper”)
  - Development Study
- Current C-CCN Zoning
- Design Standards and Guidelines for Cherry Creek North
- Denver Zoning Code (context- and form-based approach)



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# Public Review

- Cherry Creek Steering Committee
- RNO presentations
- Redlined draft and public comment
  - Email List
  - Postcards to Property Owners
- Public Meeting/Open House
- Office Hours
- INC ZAP Committee





# Planning Board Review

- Information item on August 6, 2014
- All City Council and all RNOs notified of public hearing on August 19, 2014
- Public Hearing on September 3, 2014
  - Recommended approval by 7-0



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# Overview of Zoning Topics



# Draft Map Methodology

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1. Re-map Existing C-CCN Zoning
2. Create Multiple Districts
3. Building Height Transitions Guided by Task Force
4. Building Heights From Plan
5. Add Approved Opt-In Requests

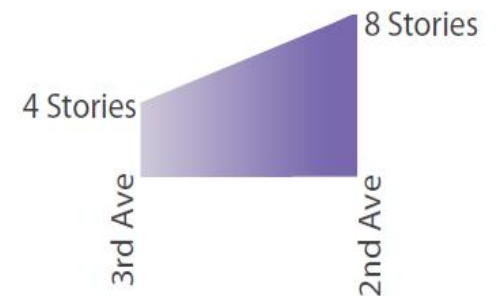
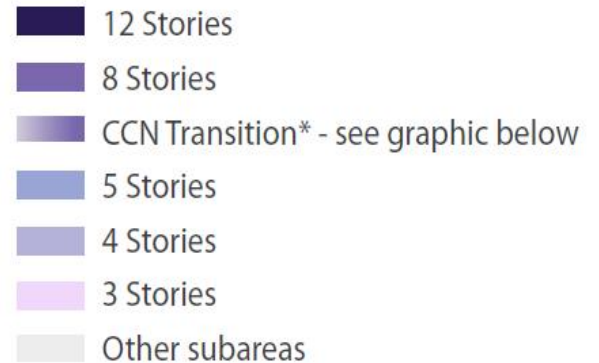


# Max Building Height - CCAP

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“Maximum building heights in the Shopping District should range from 4 to 12 stories, per the Maximum Building Heights Map (page 63).”



\*CCN Transition - 8 stories at 2nd Ave and 4 stories at 3rd Ave



# Height and Scale

- Building height recommendations from Plan and Urban Form Study

Height steps down  
from 2<sup>nd</sup> to 3<sup>rd</sup>



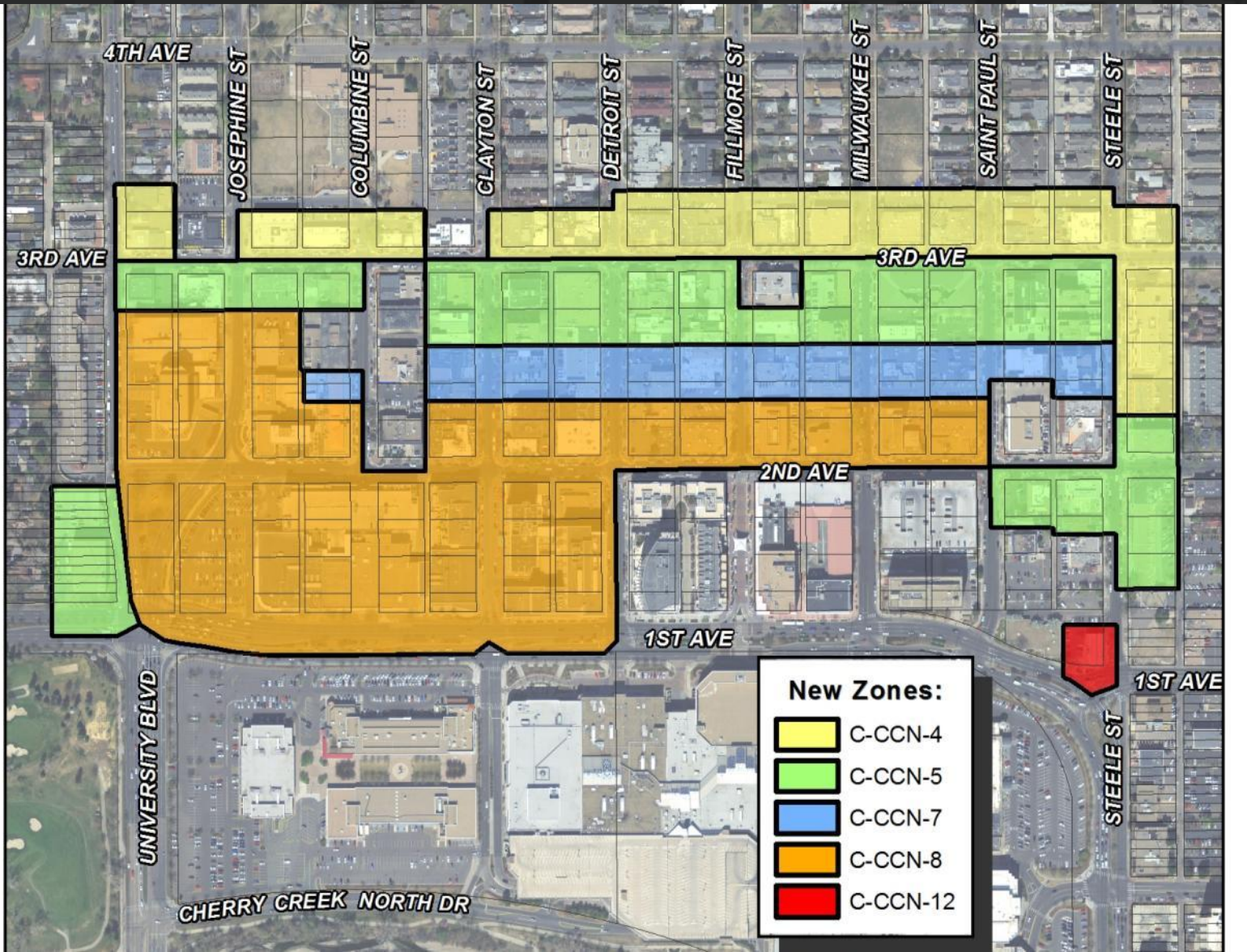
Named Street





# Zoning Map

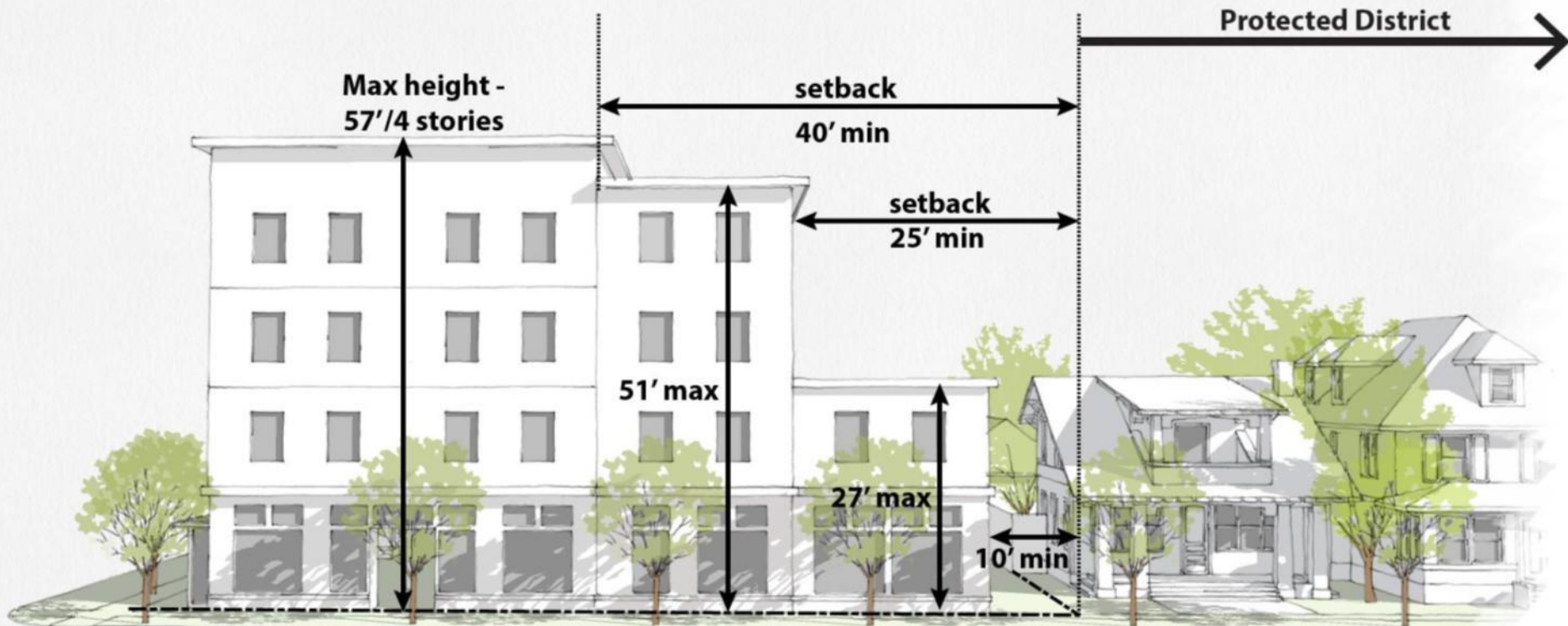
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# Height and Scale

- Appropriate transitions to adjacent neighborhoods





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# Height and Scale

- 3<sup>rd</sup> Avenue Solar Access Bulk Plane



12pm on December 21st





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# Building Form and Character

- Upper Story Mass Reduction





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# Building Form and Character

- Retain 5' setbacks on all streets
- Ensure buildings are designed with windows/storefronts and placed close to the street
- Build upon Design Standards and Guidelines





# Uses

- Continue to ensure a vibrant mix of uses
- Ensure active ground floor uses
- No parking lots as primary use





# Parking

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Use	Urban Center	Proposed Zoning	Urban Form Study	Current Zoning
Office	1.25/1,000	2/1,000	2/1,000	3.33/1,000
Retail	1.25/1,000	2.5/1,000	3/1,000	3.33/1,000
Residential	0.75/unit	1/unit	1.5/unit	2/unit
Restaurant	2.5/1,000	2.5/1,000	N/A	2.5/1,000





# Incentives – Small Lots

- Small lots: two categories
  - 9,375 SF and smaller
  - 6,250 SF and smaller
- Incentives:
  - No upper story mass reduction
  - Parking reduction
  - May encroach into 3<sup>rd</sup> Avenue bulk plane in some situations



# Incentives – Private Open Space

- No upper story mass reduction in exchange for providing private open space





# Incentives – Private Open Space

- Building may encroach into bulk plane in exchange for providing private open space



# Next Steps

- Neighborhoods & Planning Committee: Sep. 18, 10:30 a.m.
- Mayor/Council: Sep. 23, 9:30 a.m.
- City Council First Readings: Sep. 29, 5:30 p.m.
- City Council Public Hearings: Oct. 27, 5:30 p.m.