

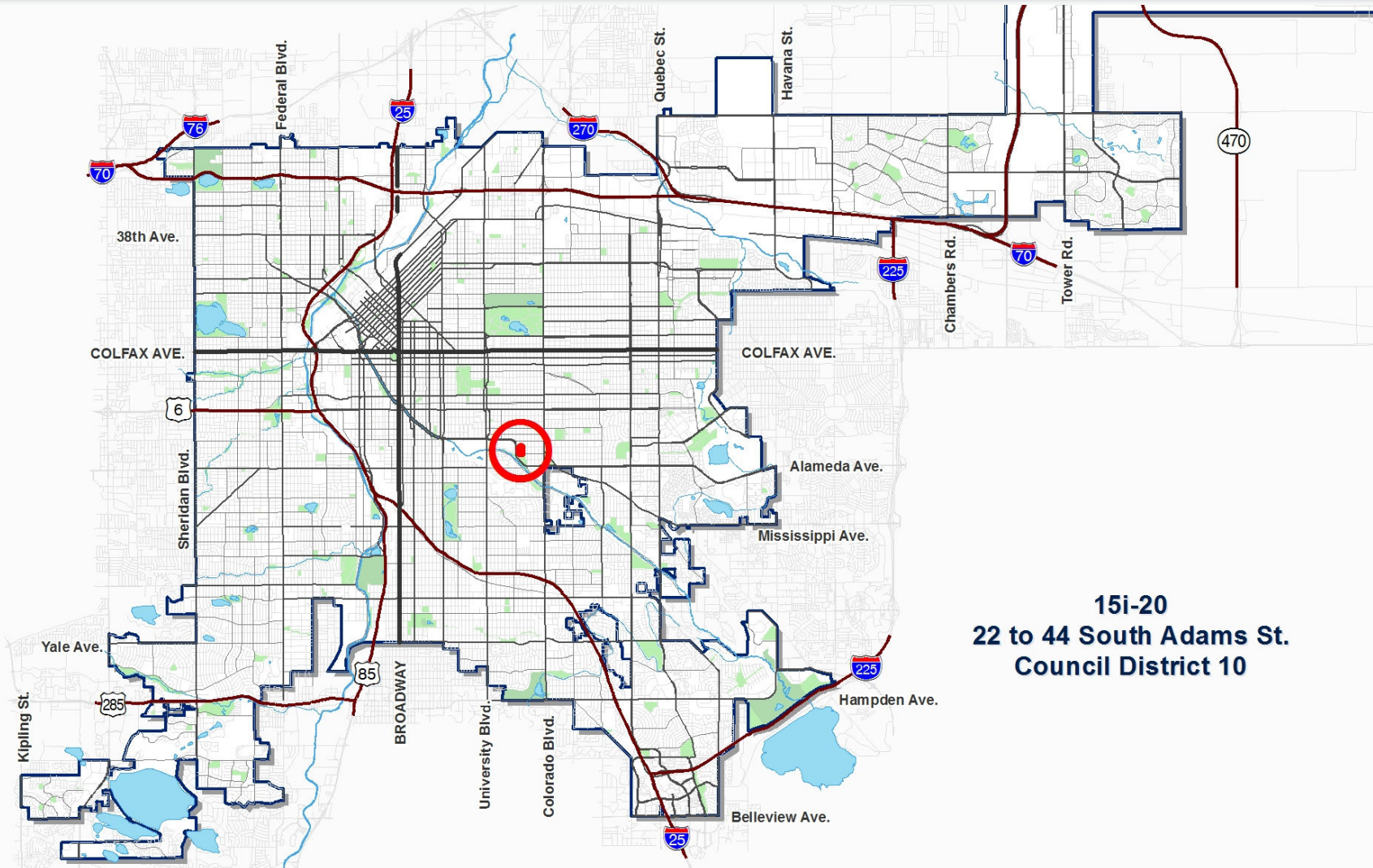


22-44 S. Adams St

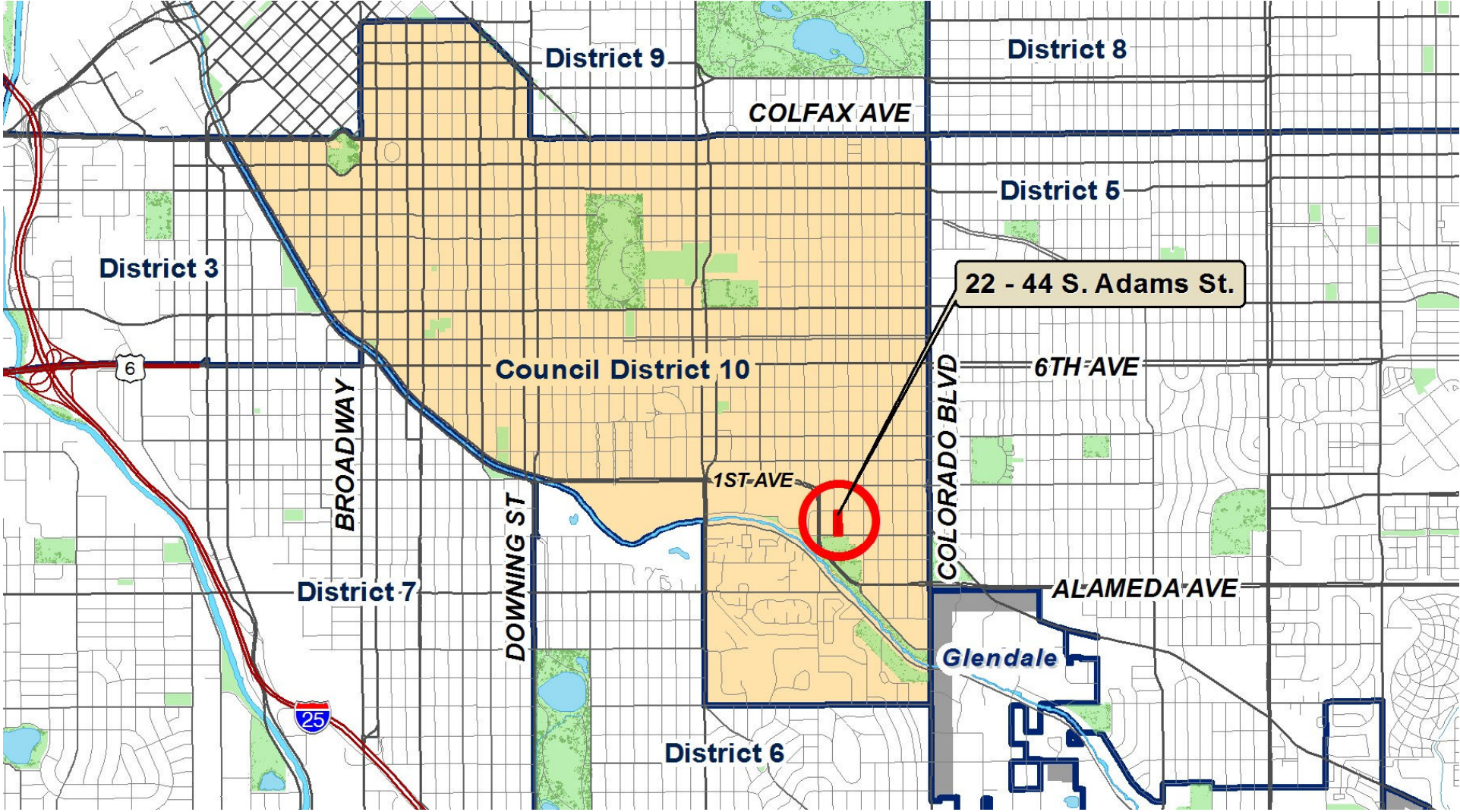
Neighborhoods & Planning Committee

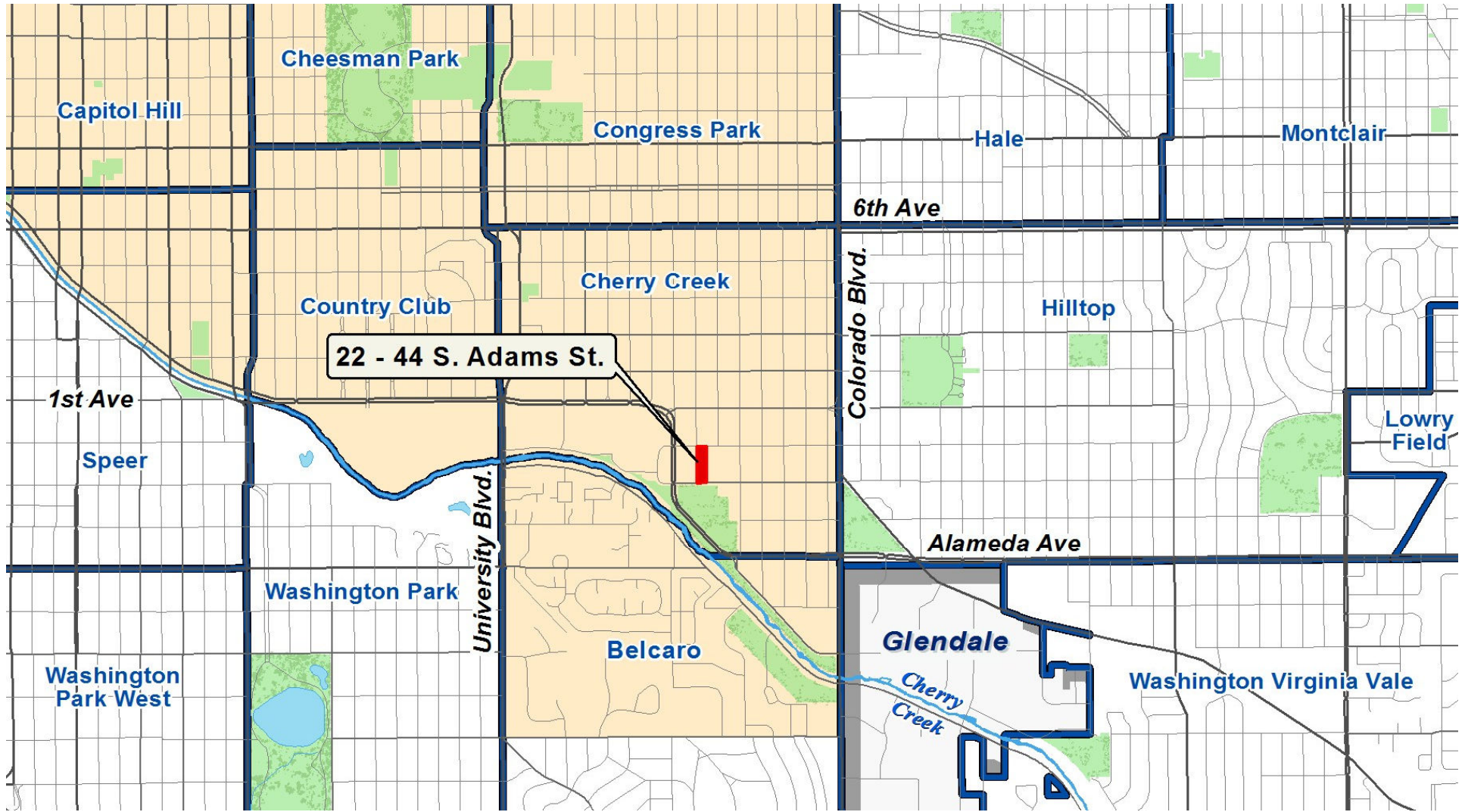
07/22/2015

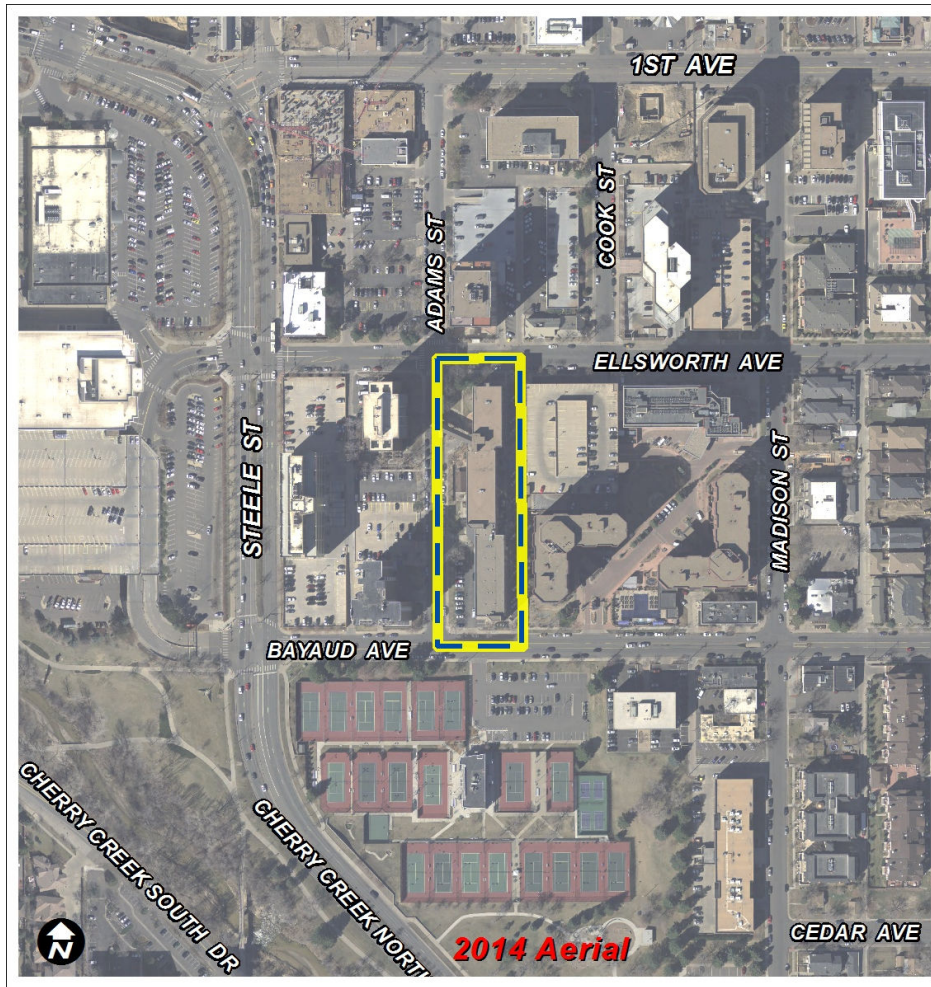
22-44 S. Adams St PUD 75 to G-MU-12



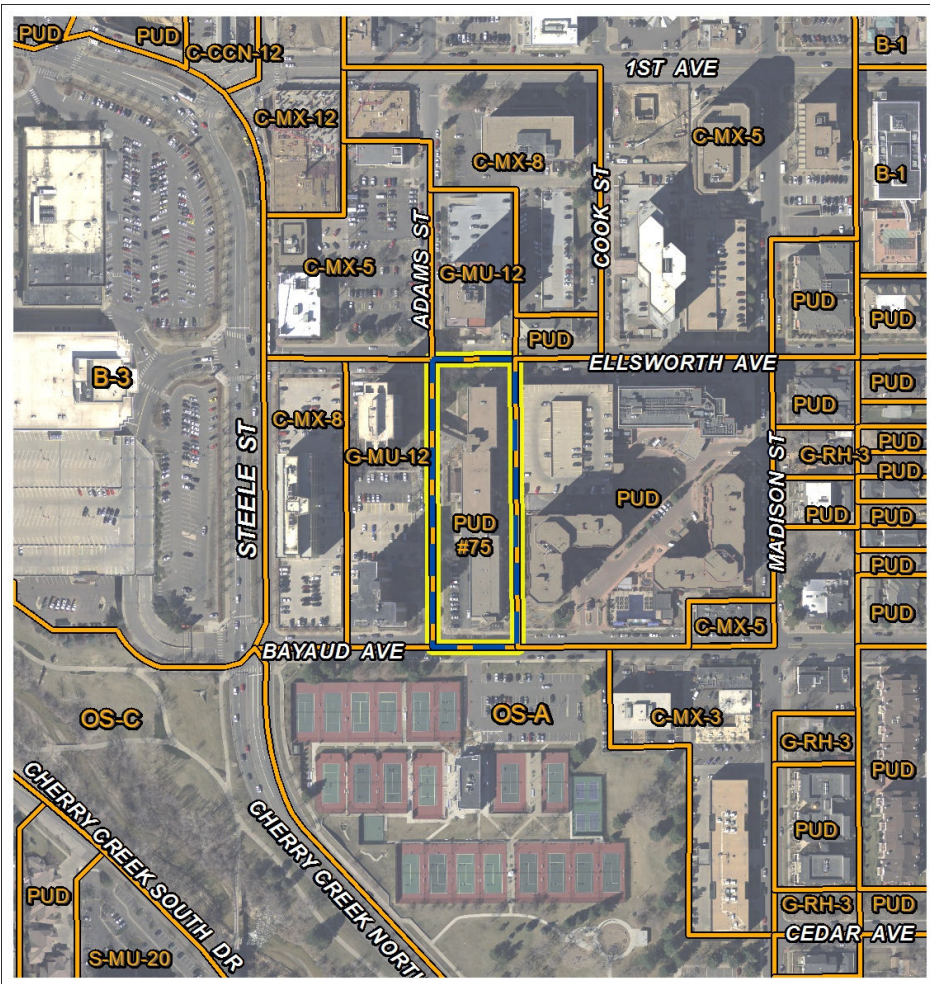
15i-20
22 to 44 South Adams St.
Council District 10







- Bound by S Adams St., E Ellsworth Ave. and E Bayaud Ave.
- 1 block east of Cherry Creek Shopping Center & Cherry Creek Greenway
- Across the street from Pulaski Park & Gates Tennis Center
- Adjacent to two RTD bus routes



- Property:
 - 1.44 acres/ 62,600 SF
 - 141,801+69,279 = 211,080 SF Bldg
 - Residential Senior Citizen Apartments
- Property Owner:
 - Requesting rezoning to allow increase in GFA/FAR over PUD limits
- Request to rezone from PUD 75 to

Reminder: Approval of a rezoning is not approval of a proposed specific development



- Two blocks east of Cherry Creek Mall
- Just north of Pulaski Park/Gates Tennis Center

Request: G-MU-12 General Urban Neighborhood Context Multi Unit – 12 stories max. ht


Article 7, Urban General Neighborhood Context
Division 7.2 Districts

7.2.2.2 Specific Intent

- A. Mixed Use
C-MX-3 apply building scale
- B. Mixed Use
C-MX-5 apply building scale
- C. Mixed Use
C-MX-8 apply building scale
- D. Mixed Use
C-MX-12 apply building scale
- E. Mixed Use
C-MX-15 apply building scale
- F. Mixed Use
C-MX-20 apply building scale

SECTION 7.2.3.1

DIVISION 6.1 NEIGHBORHOOD CONTEXT DESCRIPTION
Article 6 General Urban Neighborhood Context
Division 6.1 Neighborhood Context Description



SECTION 6.1.1 GENERAL CHARACTER
The General Urban Neighborhood Context is characterized by multi-unit residential uses in a variety of building forms. Single-unit and two-unit residential uses are also found in a mix of residential forms. Low-scale commercial areas are embedded within residential areas. Commercial uses occur in a variety of building forms that may contain a mixture of uses within the same structure. Residential uses are primarily located along local and residential arterial streets. Commercial uses are primarily located along mixed-use arterial and main streets but may be located at or between intersections of local streets.

SECTION 6.1.2 STREET, BLOCK AND ACCESS PATTERNS
The General Urban Neighborhood Context consists of a regular pattern of block shapes surrounded by an orthogonal street grid. Orthogonal streets provide a regular pattern of pedestrian and vehicular connections through this context and there is a consistent presence of alleys. Block sizes and shapes are consistent and include detached sidewalks, tree lawns, street and surface parking, and landscaping in the front setback.

SECTION 6.1.3 BUILDING PLACEMENT AND LOCATION
Residential buildings typically have consistent, shallow to moderate front setbacks, shallow side setbacks and consistent orientation. Commercial buildings typically have consistent orientation and shallow front setbacks with parking at the rear and/or side of the building.

SECTION 6.1.4 BUILDING HEIGHT
The General Urban Neighborhood Context is characterized by moderate to high residential buildings and low to moderate commercial and mixed use structures in appropriate locations to promote a dense urban character. Lower scale structures are typically found in areas transitioning to a less dense urban neighborhood.

SECTION 6.1.5 MOBILITY
There is a balance of pedestrian, bicycle and vehicle reliance with greater access to the multi-modal transportation system.

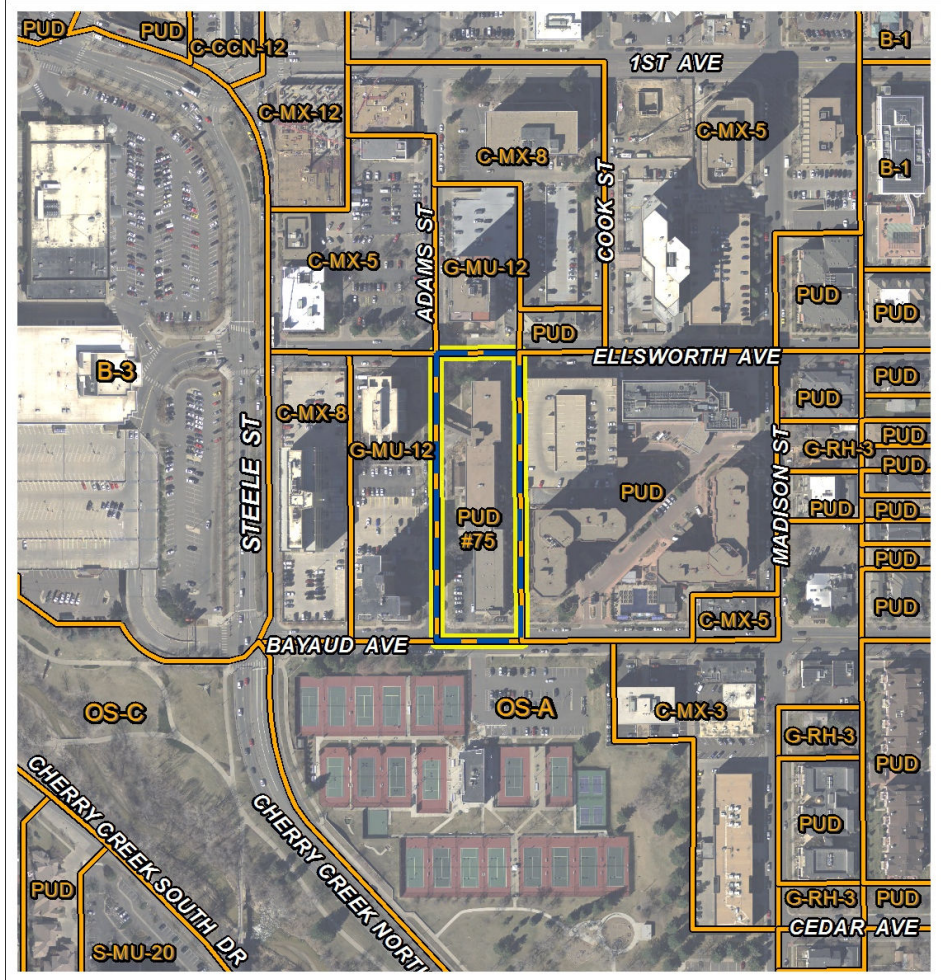
DENVER ZONING CODE
June 25, 2010 | Reprinted June 19, 2015

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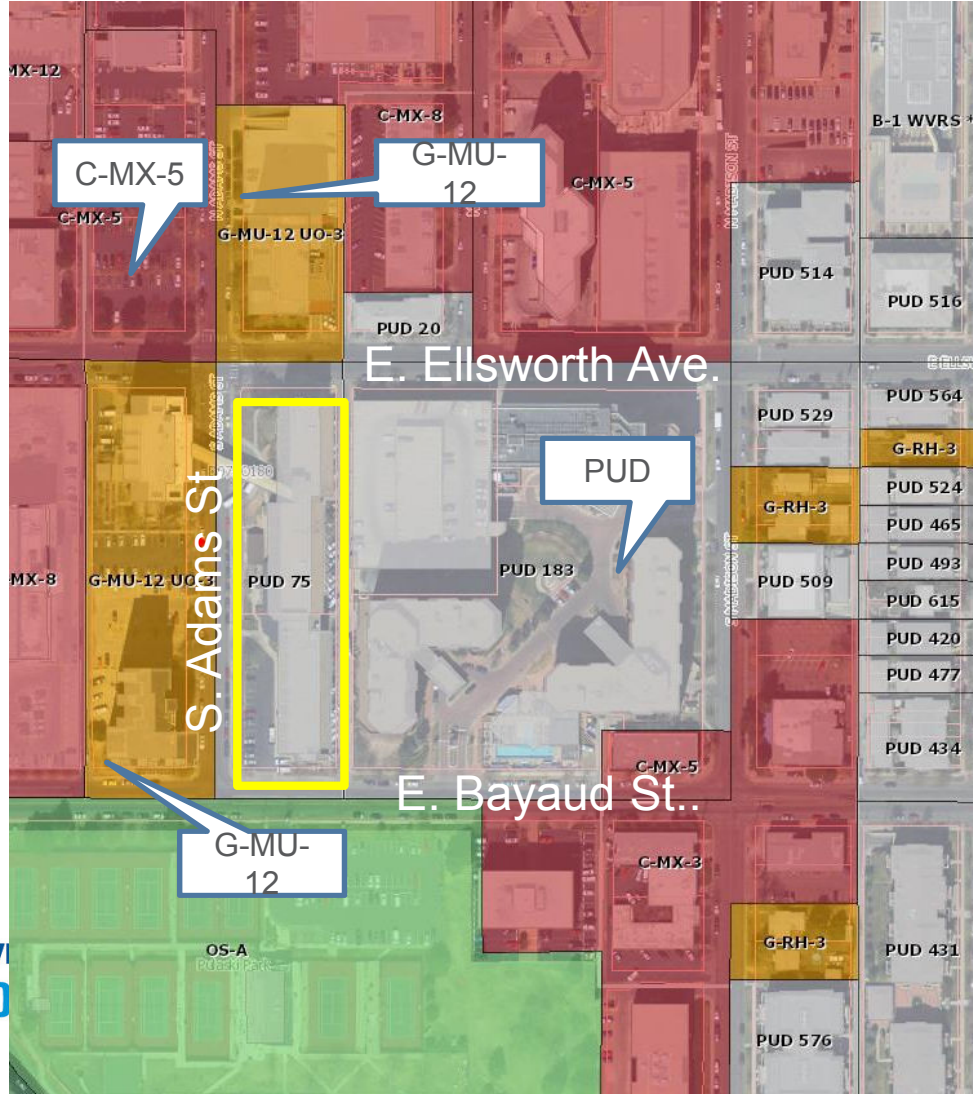
- Zoning
- Cranmer Park View Plane
- Land Use
- Building Form/Scale

Existing Context – Zoning



- Subject Site: PUD
- North/West: G-MU-12
- South: OS-A
- East: PUD 183 (“The Seasons” apartments)
- Northwest: C-MX-5

Existing Context – Zoning

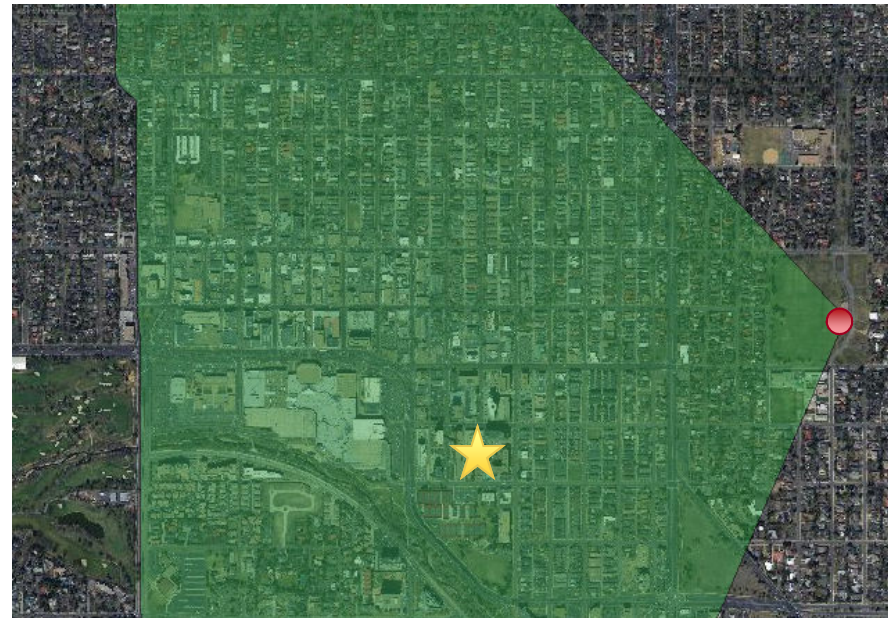


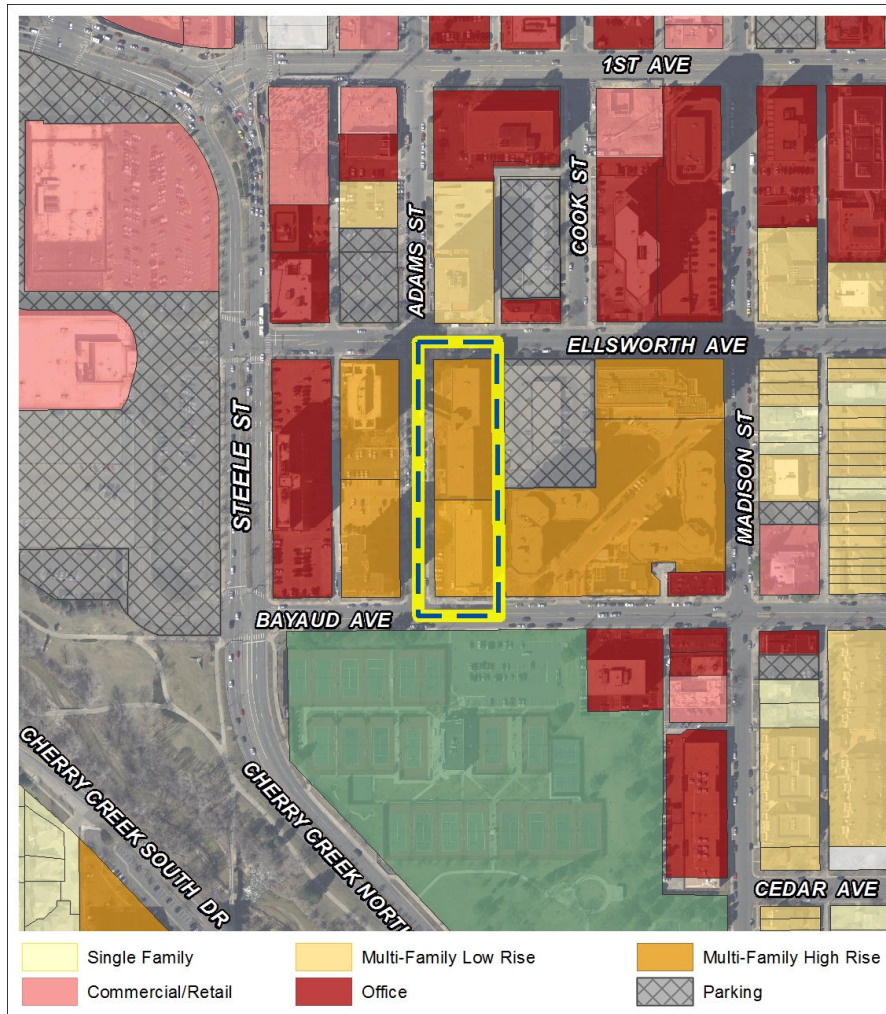
- Adjacent to PUD 183 to the east (“The Seasons” 15-story apartments)
- Adjacent to G-MU-12 across Adams and Ellsworth Streets

- PUD 75 (Former Chapter 59)
 - Established in 1983 (formerly zoned R-3) to allow for an 86,000 SF addition (R-3 would have allowed 52,523 SF)
 - Max height = 75' above street elevation
 - Max. Land Coverage = 52,500 SF (buildings and impervious surfaces)
 - Max. Floor Area = 221,352 SF
 - Uses: Residence for older adults, all R-3 uses (264 units)
 - Parking = .24/DU (64 spaces total)

Existing Context – Cranmer Park View Plane

- Cranmer Park View Plane
 - Protect and preserve panoramic view of the mountains from Cranmer Park
 - Specifies maximum heights for all structures
 - Estimated maximum heights of 150-159' across the subject site (above 140' max. height in G-MU-12)





- Subject Site: Multi-Family High Rise
- North: Multi-family mid rise, office
- South: Open space
- East: Multi-family high rise
- West: Multi-family high-rise

Existing Context – Building Form/Scale

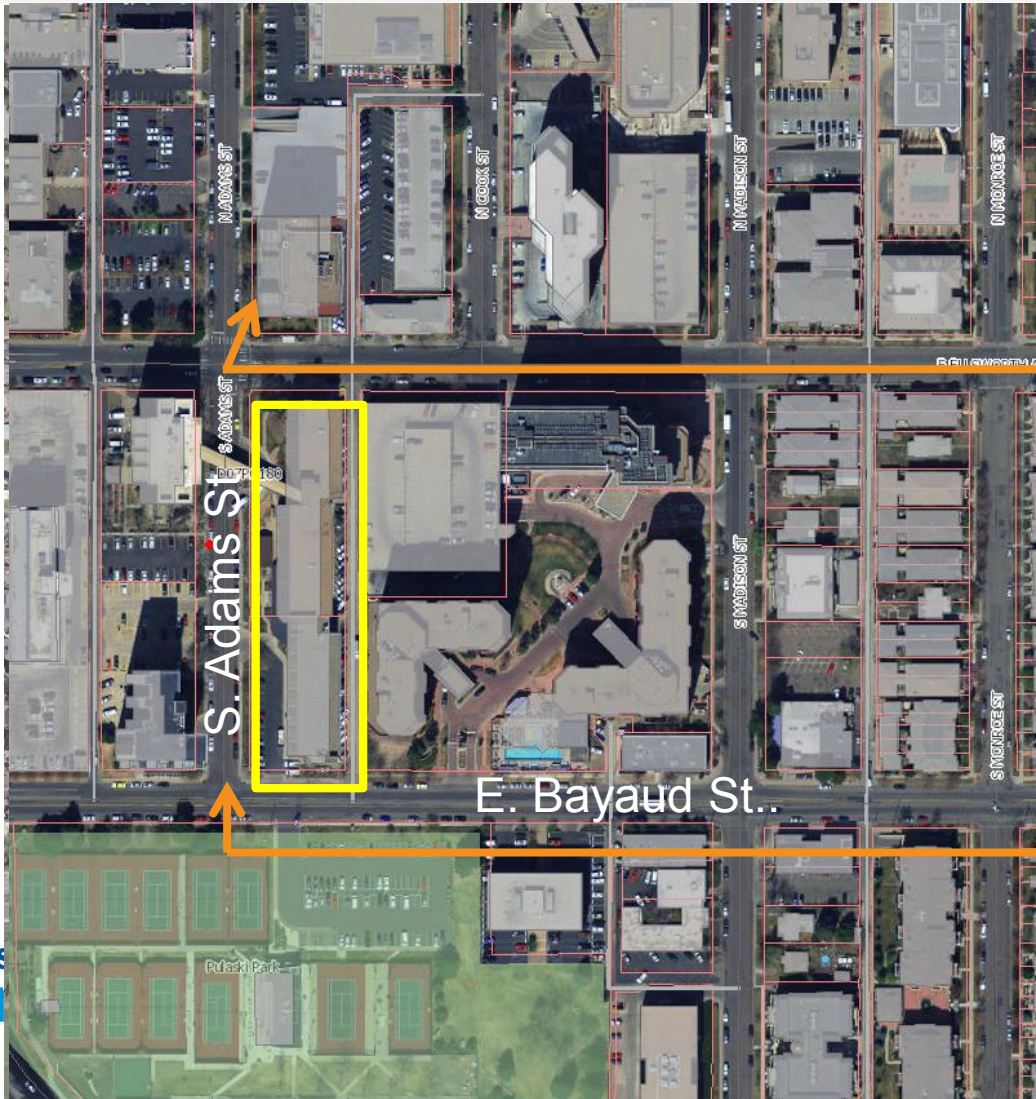


Existing Context – Building Form/Scale



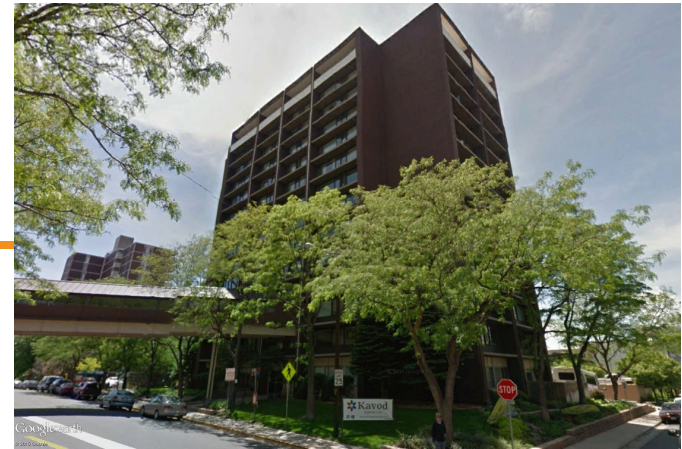
DENVER

THE MILE HIGH CITY



DENVER

THE MILE HIGH CITY



- Notice of Receipt of Application: April 9, 2015
- Notice of Planning Board Hearing: June 15, 2015
 - Notification to Council and RNOs
 - Notification signs posted on property 6/12 -7/01
- Planning Board (7/1)
 - Recommendation to approve
- Notice of Neighborhoods & Planning Committee: June 15, 2015
 - Notification to Council and RNOs
 - Cherry Creek East Association – support
 - Harman Neighborhood Association
 - Denver Neighborhood Association, Inc.
 - Inter-Neighborhood Cooperation (INC)
- Neighborhoods & Planning Committee (7/22)
- City Council Public Hearing (Tentative: 8/31)



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
- Cherry Creek Area Plan (2012)

2. Uniformity of District Regulations

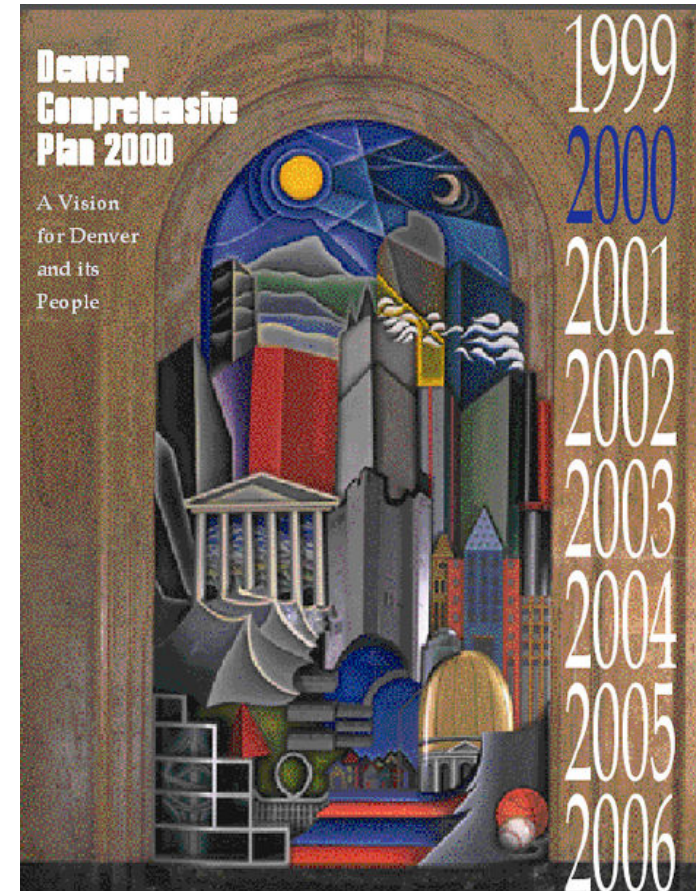
3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

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

Comprehensive Plan 2000

- Cherry Creek defined as an “Urban Center”
 - Opportunities to concentrate population and land uses within a limited geographic space

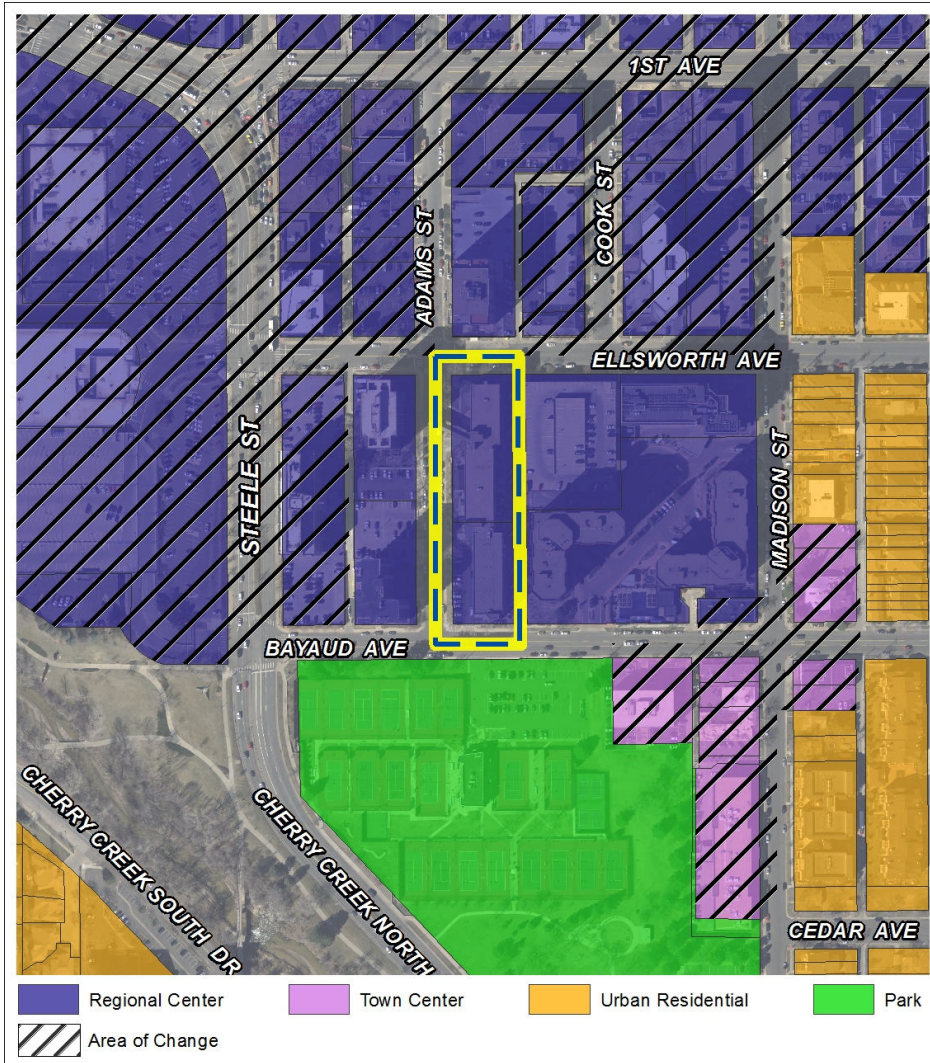


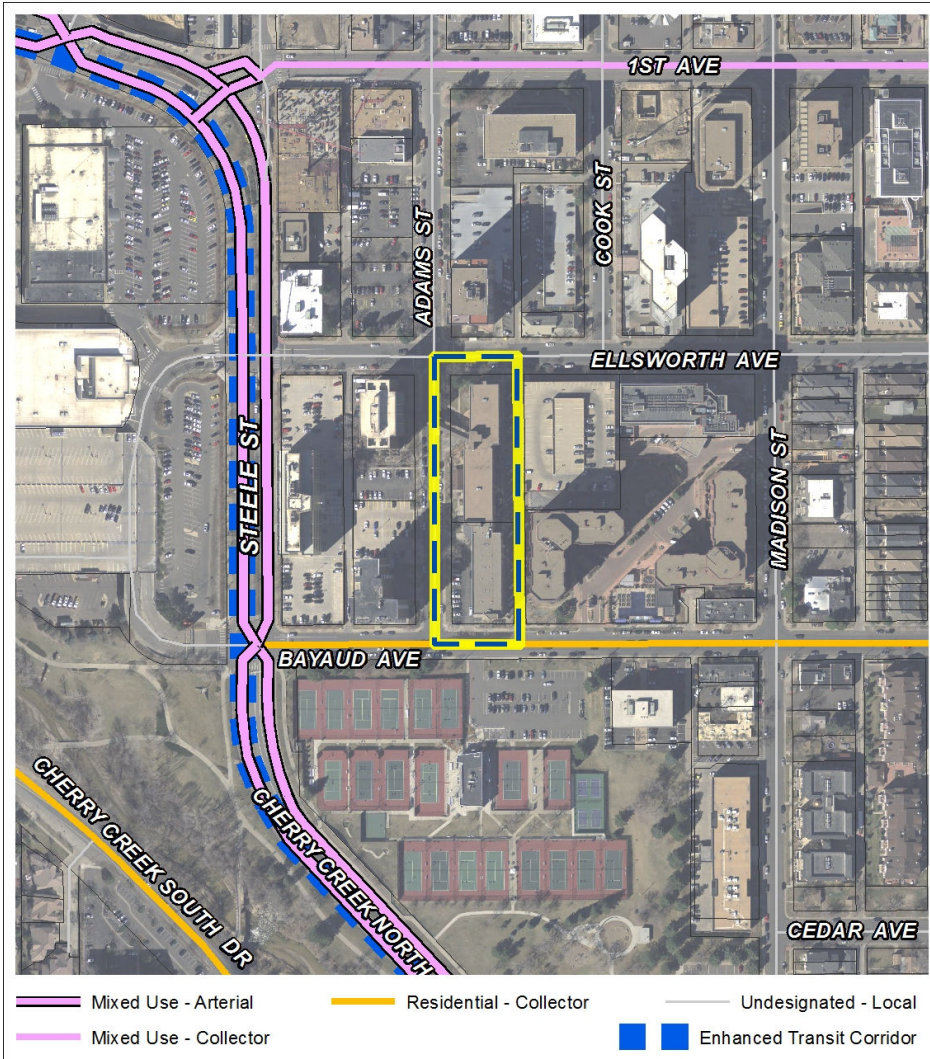
Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-F – *Conserve land by: **promoting infill development** at sites where services and infrastructure are already in place...* (pg 39)
- Neighborhood Strategy 1-E – ***Modify land-use regulations to ensure flexibility to accommodate changing lifestyles and demographics. Allow, and in some places encourage, a diverse mix of housing types...*** (pg 150)

Blueprint Denver (2002)

- Land Use Concept:
 - Regional Center
 - Include a balance of retail, employment, and residential
 - Area of Stability
 - “Identify and maintain the character of an area while accommodating some new development and redevelopment”



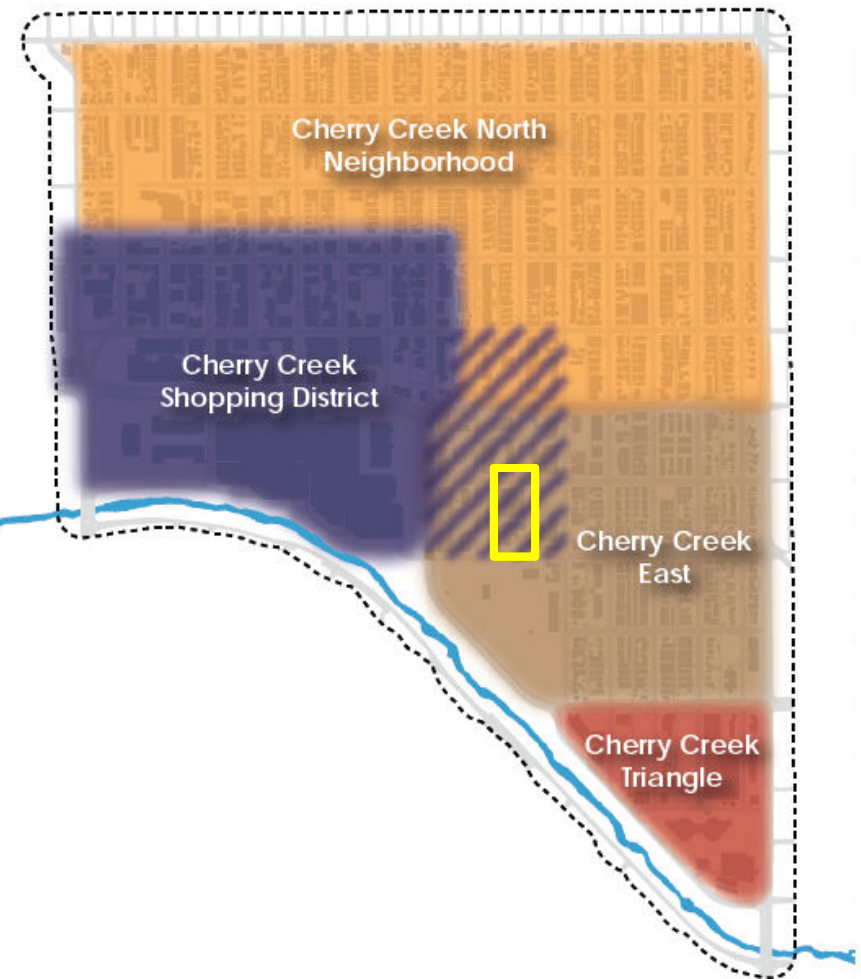


Blueprint Denver (2002)

- Future Street Classification:
 - E Bayaud Ave
 - Residential Collector
 - S Adams St
 - Undesignated Local
 - E Ellsworth Ave
 - Undesignated Local
- Enhanced Transit Corridor
 - S Steele St
 - Increase transit ridership, improve service, efficiency

Cherry Creek Area Plan (2012)

- **Cherry Creek East**
“A highly desirable moderate density residential neighborhood that also includes a high density office and residential district on its western edge”



Cherry Creek Area Plan (2012)

- **Cherry Creek East**

“West of Madison, the district supports primarily high-rise residential and office uses with buildings reaching 16 stories. The development intensity and types of uses west of Madison are more consistent with development along the north side of 1st Avenue in the Shopping District.”



Cherry Creek Area Plan (2012)

- **Cherry Creek East**

Rezone PUDs. As opportunities arise with new development or property owner interest, property owners and neighborhood representatives will work together with the City to determine an appropriate Denver Zoning Code district that serves to implement this plan.

Cherry Creek Area Plan (2012)

Overarching recommendations for Areas of Stability include:

- Adjust the Blueprint Denver Areas of Change map to reflect that much of Cherry Creek North and **Cherry Creek East** neighborhoods are now Areas of Stability.
- Maintain a mix of low scale residential building forms such as single family, duplex, row house and accessory dwelling units; low scale multi-unit buildings are also appropriate in Cherry Creek East east of Madison.
- Infill development should reinforce pedestrian friendly qualities of existing development patterns including entry features facing the street, moderate setbacks, vehicle parking and access located off the alley, and detached sidewalks with tree lawns.
- In Areas of Stability, limit commercial uses to existing mixed-use zone districts and encourage any reinvestment or redevelopment of commercial properties to respect the residential scale and character of the adjacent stable neighborhood.

Cherry Creek Area Plan (2012)

- **Regional Center.** Continue to support a mix of uses including office, retail, commercial, multifamily residential and hotels. Support compact development patterns and an enhanced public realm including landscaping, wayfinding signage, pedestrian lighting, public art and inviting building entries.

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

The potential map amendment is consistent with Comprehensive Plan 2000, Blueprint Denver: A Land Use and Transportation Plan, and 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

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Uniformity of District Regulations

The potential map amendment improves uniformity by rezoning to a standard zone district

3. Further Public Health, Safety and Welfare

The potential map amendment furthers public health, safety and welfare by implementing plans and updating regulations to the 2010 Denver Zoning Code

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 potential map amendment is consistent with the changed character of the area, which has included:

- Adoption of multiple new plans that apply to the property
 - *Comprehensive Plan 2000, Blueprint Denver, Cherry Creek Area Plan*
- Adoption of new 2010 context-based zoning code that seeks to:
 - Guide reinvestment in established neighborhoods that builds upon and reinforces their unique characteristics
 - Provide clear regulations and processes that result in predictable, efficient, and coordinated review processes
- Multiple new sites of investment and reinvestment throughout Cherry Creek that increase the need for flexibility to adapt to changing circumstances

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

The potential map amendment is consistent with DZC intent statements for the G-MU-12 district, which state that:

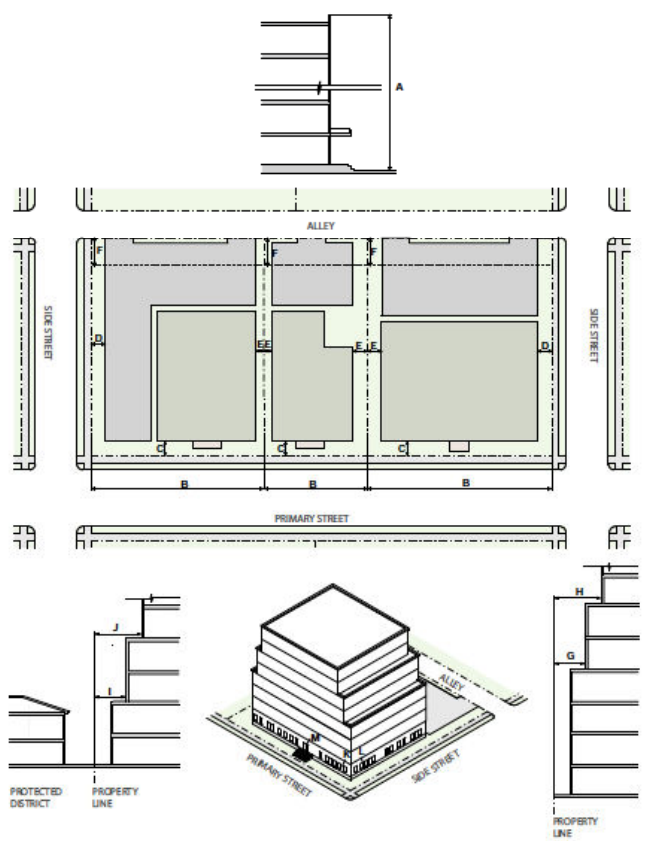
- Residential uses are primarily located along local and residential arterial streets
- There is a regular pattern of blocks and street grid, alleys
- Residential buildings have consistent, shallow to moderate front setbacks
- Moderate to high residential building heights are typical

CPD recommends the committee move the rezoning out to the full City Council.

Current Apartment Standards for G-MU-12

E. Apartment

Not to Scale. Illustrative Only.



6.3-14 |

DENVER ZONING CODE
June 25, 2010 | Republished April 7, 2014

APARTMENT

	G-MU-12					
	G-RO-3	G-MU-3	G-MU-5	G-RO-5	G-MU-8	G-MU-12
HEIGHT						
A Stories (max)	3	5	5	8	12	20
A Feet (max)	40'	65'	65'	100'	140'	230'
Feet, within 175' of Protected District (max)	na	na	na	75'	75'	75'

	G-MU-12					
	G-RO-3	G-MU-3	G-MU-5	G-RO-5	G-MU-8	G-MU-12
SITING						
ZONE LOT						
Zone Lot Size (min)	6,000 ft ²	6,000 ft ²	6,000 ft ²	6,000 ft ²	6,000 ft ²	6,000 ft ²
Zone Lot Width (min)	50'	50'	50'	50'	50'	50'
REQUIRED BUILD-TO						

B Primary Street (min % within min/max)	60% 10/20'	60% 10/20'	60% 10/20'	60% 10/20'	60% 10/20'	60% 10/20'
SETBACKS						
Primary Street, block sensitive setback required	yes	na	na	na	na	na
C Primary Street, where block sensitive does not apply (min)	10'	10'	10'	10'	10'	10'
D Side Street (min)	5'	5'	5'	5'	5'	5'
E Side Interior (min)	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'
Side Interior, adjacent to Protected District (min)	10'	10'	10'	10'	10'	10'
F Rear, alley/no alley (min)	10/20'	10/20'	10/20'	10/20'	10/20'	10/20'
PARKING						
Surface Parking between building and Street	Not Allowed/Allowed					
Vehicle Access, 3 or more side-by-side dwelling units in one structure.	From Alley; or Street access allowed when no Alley present (Sec. 6.3.7.6)					
Vehicle Access, all other permitted uses	Shall be determined as part of Site Development Plan Review					

	G-MU-12					
	G-RO-3	G-MU-3	G-MU-5	G-RO-5	G-MU-8	G-MU-12
DESIGN ELEMENTS						
BUILDING CONFIGURATION						
Street-facing Garage Door Width per Primary Structure (max)	20'	20'	20'	20'	20'	20'
Upper Story Setback Above 40', Side Interior (min)	na	15'	na	na	na	na
G Upper Story Setback Above 51', Side Interior (min)	na	na	15'	15'	15'	15'
H Upper Story Setback Above 75', Rear, alley/Rear, no alley and Side Interior (min)	na	na	na	20/30'	20/30'	20/30'
I Upper Story Setback Above 27', adjacent to Protected District: Side Interior (min)	25'	25'	25'	25'	25'	25'
J Upper Story Setback Above 51', adjacent to Protected District: Side Interior (min)	na	40'	40'	40'	40'	40'
Upper Story Setback Above 40', adjacent to Protected District: Rear, alley/Rear, no alley (min)	na	30/40'	30/40'	30/40'	30/40'	30/40'

STREET LEVEL ACTIVATION						
K Transparency, Primary Street (min)	30%	30%	30%	30%	30%	30%
L Transparency, Side Street (min)	25%	25%	25%	25%	25%	25%
M Pedestrian Access, Primary Street	Entrance					

	G-RH-3; All G-MU and G-RO					
	G-RO-3	G-MU-3	G-MU-5	G-RO-5	G-MU-8	G-MU-12
USES						
Primary Uses shall be limited to Multi Unit Dwelling (3+) and permitted Group Living and Nonresidential uses. See Division 6.4 Uses and Parking.						

See Sections 6.3.5 - 6.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions