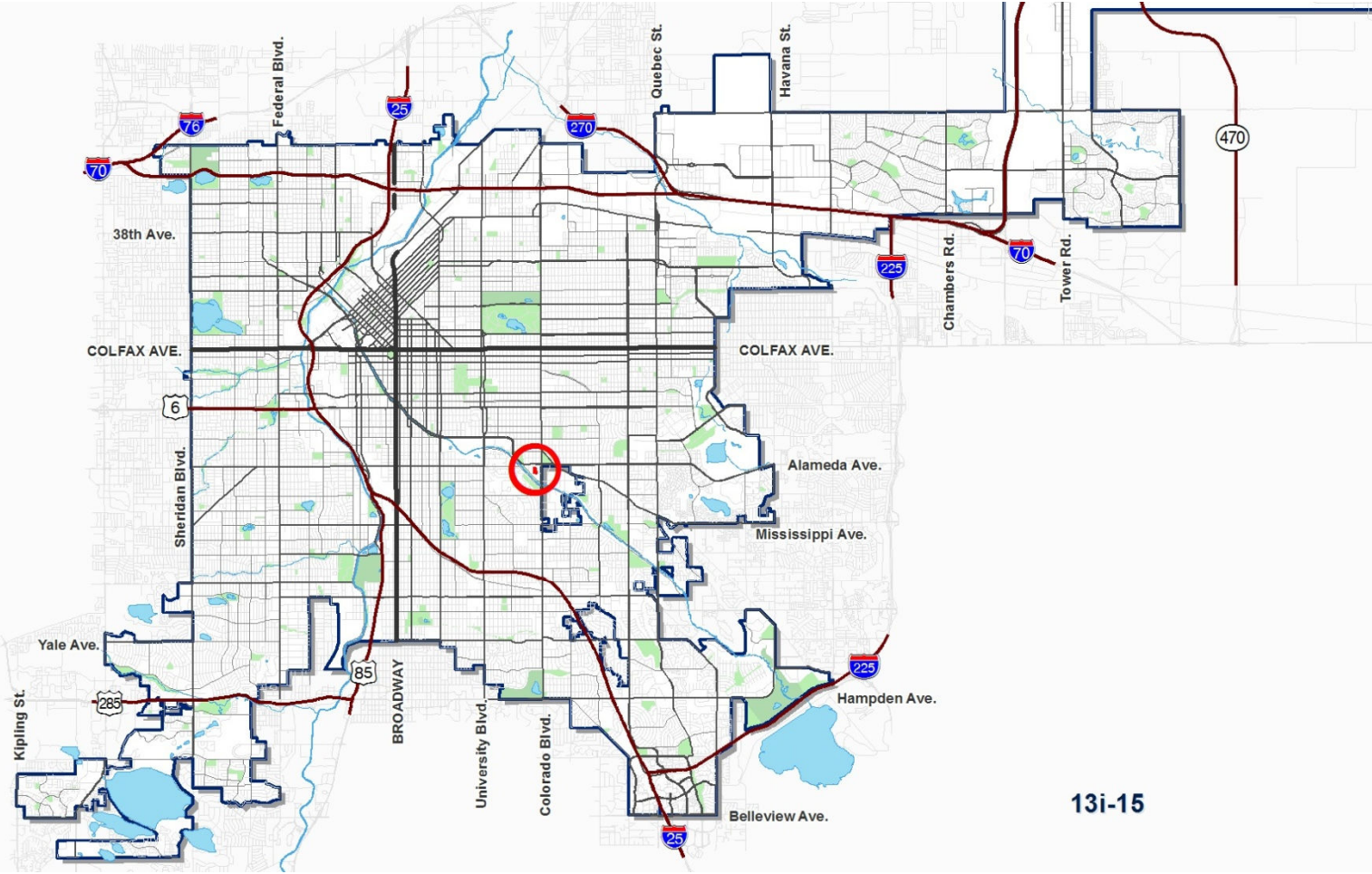
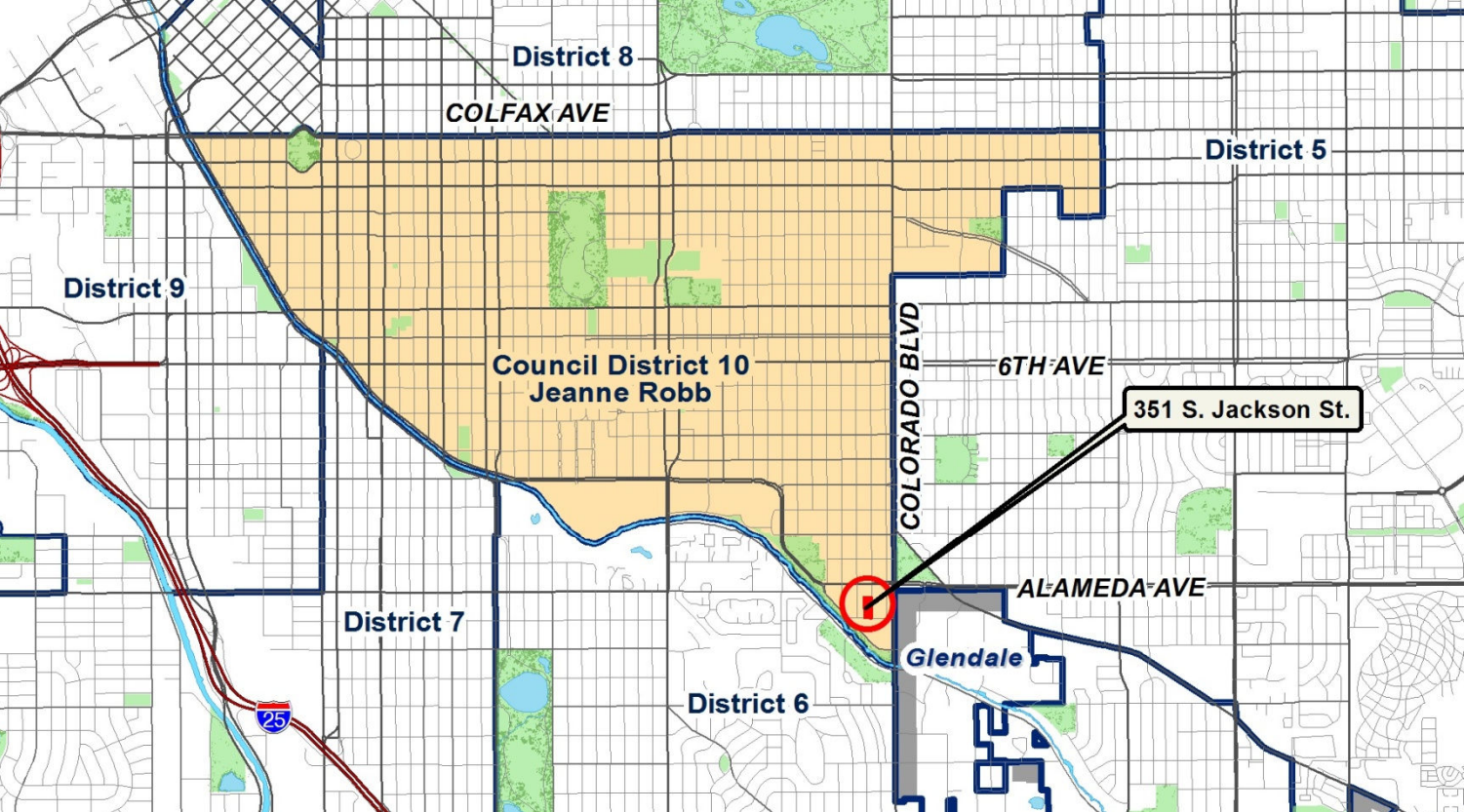


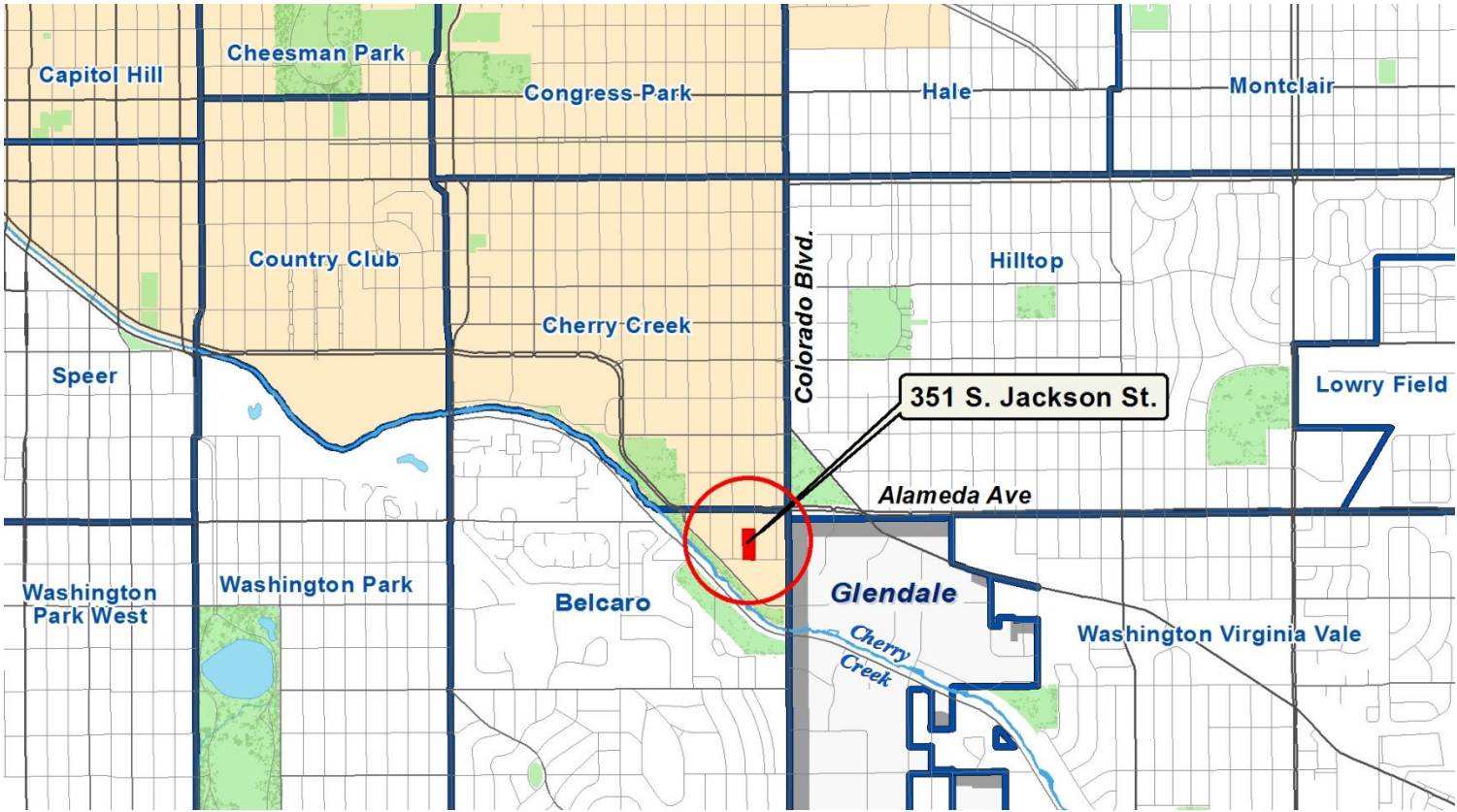
351 S Jackson Street B-4 w/waivers to C-MX-8, C-MX-12



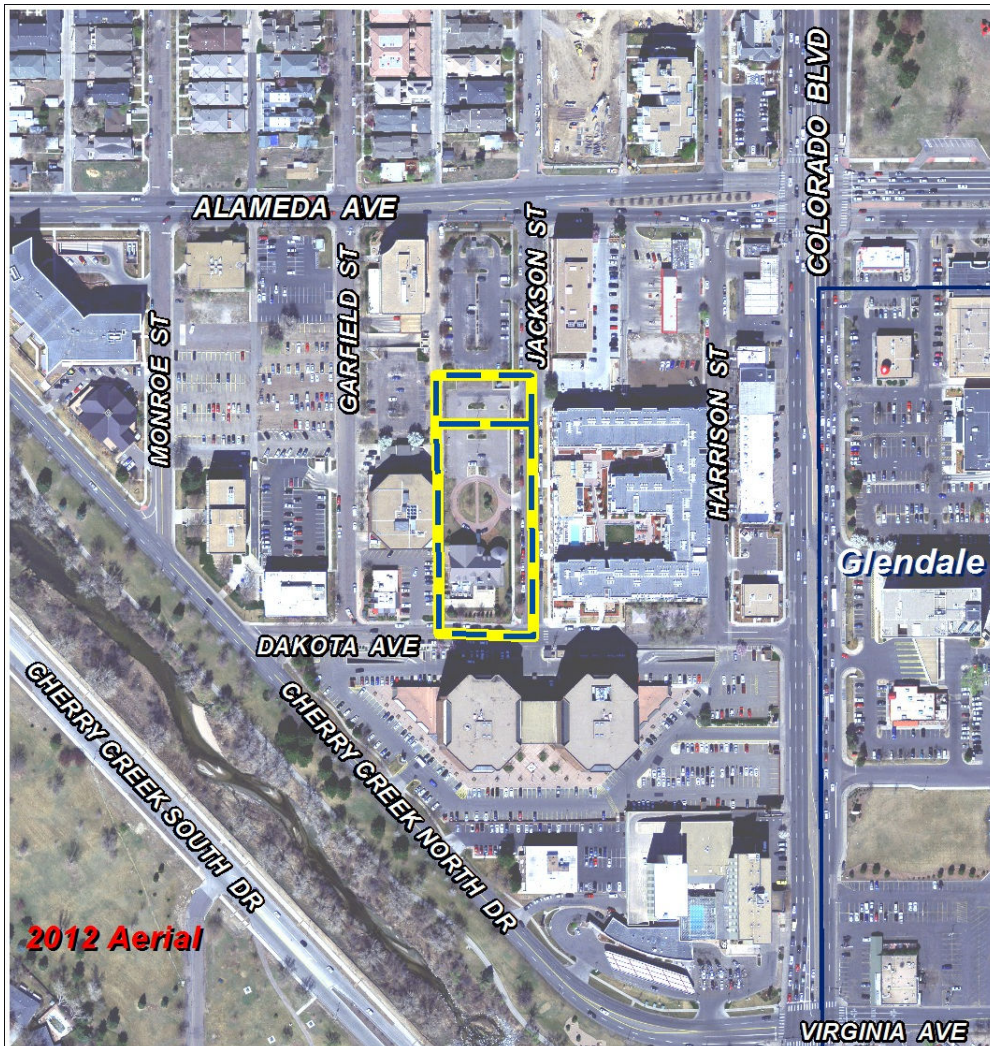
City Council District 10



Cherry Creek Statistical Neighborhood

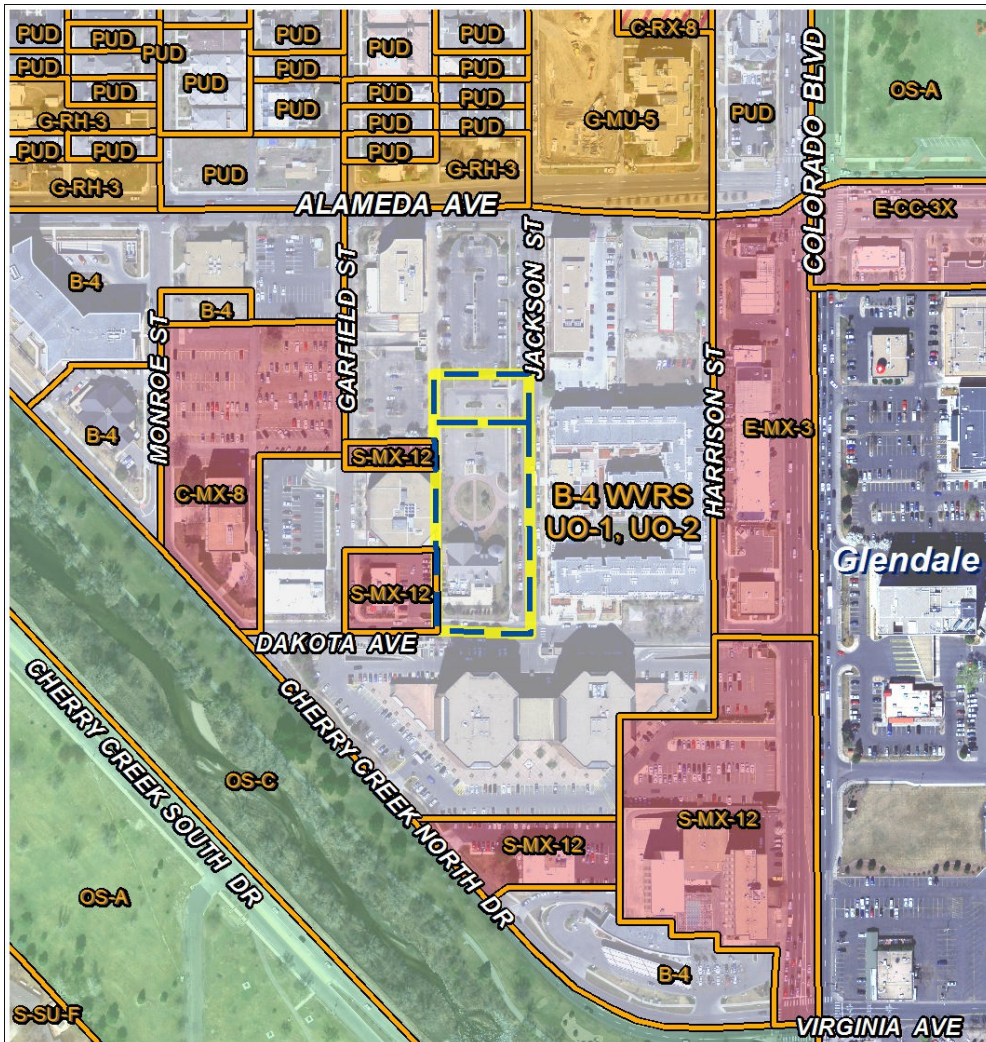


Location



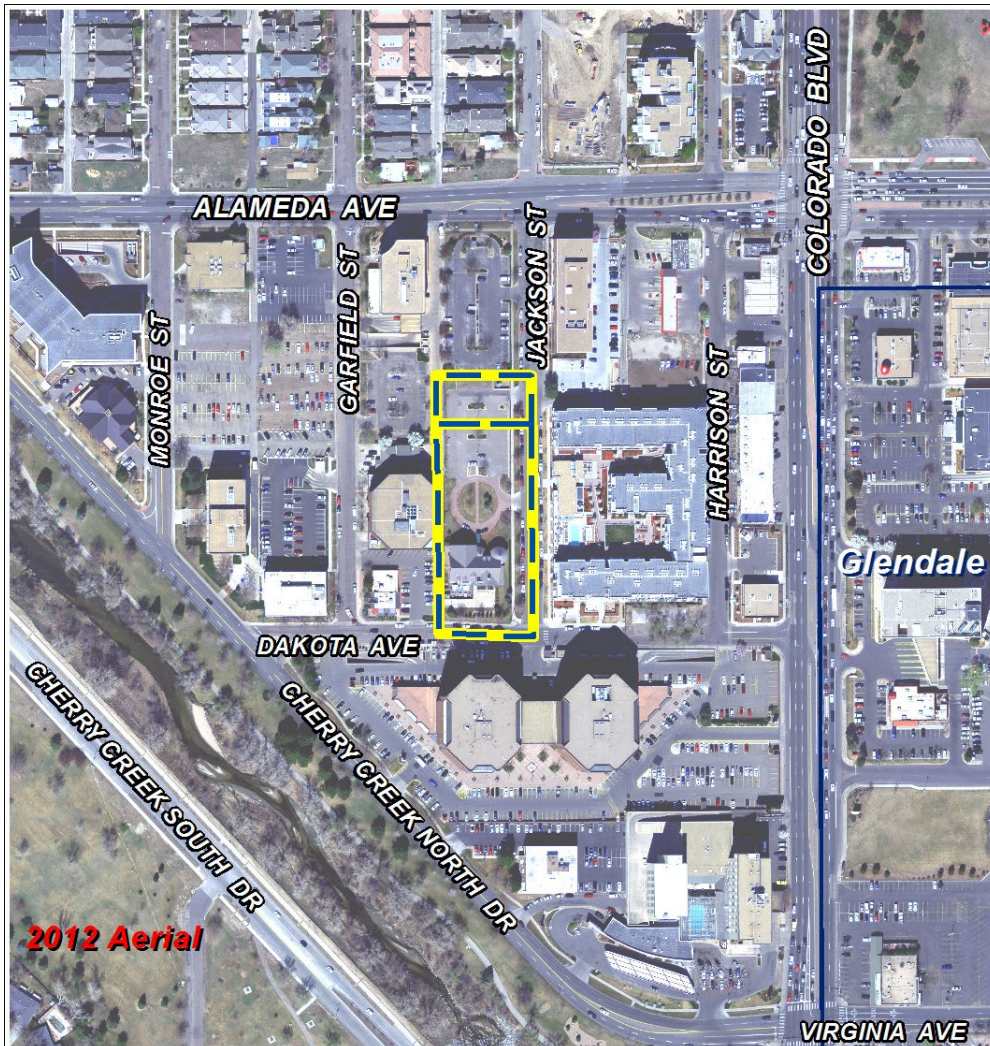
- Northwest corner of Jackson Street and Dakota Avenue
- Rectilinear block with alley access
- 1.3 acres
- Currently Colorado Private Reserve and associated parking
- Variety of building forms surrounding the site

Request



- Applicant: 351 S Jackson LLC
- Rezone to conform to Cherry Creek Area Plan recommendations
- Rezone from B-4 w/waivers to C-MX-8/12
 - C – Urban Center Context
 - MX – MiXed-Use
 - 8/12 – Maximum 8/12 stories

Existing Context



- General Character
 - Emerging Mixed-Use neighborhood consisting of residences, office, hotel and retail uses
- Street, Block, Access Pattern
 - Block pattern adjacent to diagonal Cherry Creek Greenway
 - Alley Access
- Mobility
 - Transit access on Colorado and Alameda
 - Access to Cherry Creek Greenway

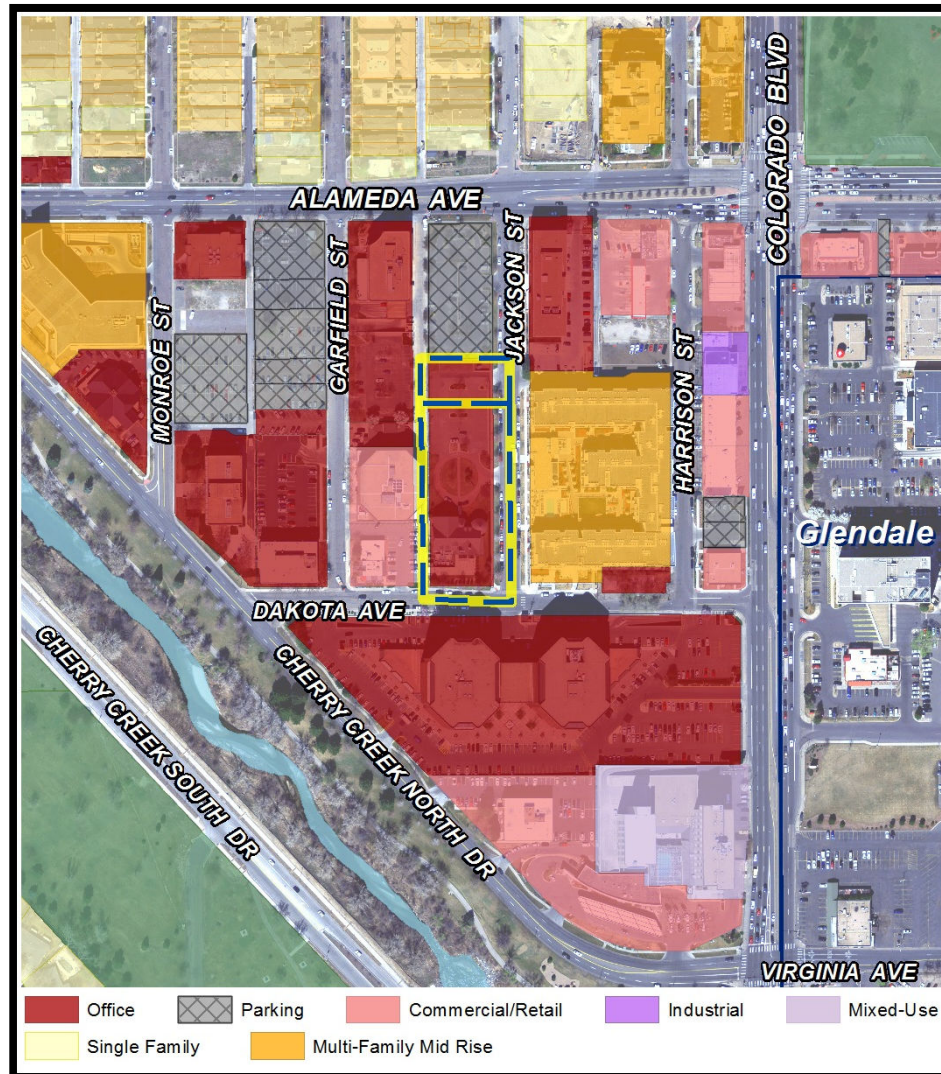
Existing Context



Existing Context



Existing Context – Land Use



Process



- Planning Board
 - ▣ Notification signs posted on property
 - ▣ Notification of RNO's
 - Cherry Creek Steering Committee
 - Harman Neighborhood Association, Inc
 - Denver Neighborhood Association, Inc
 - Inter-Neighborhood Cooperation
- Public Outreach
 - ▣ Applicant has conducted public outreach for this application

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

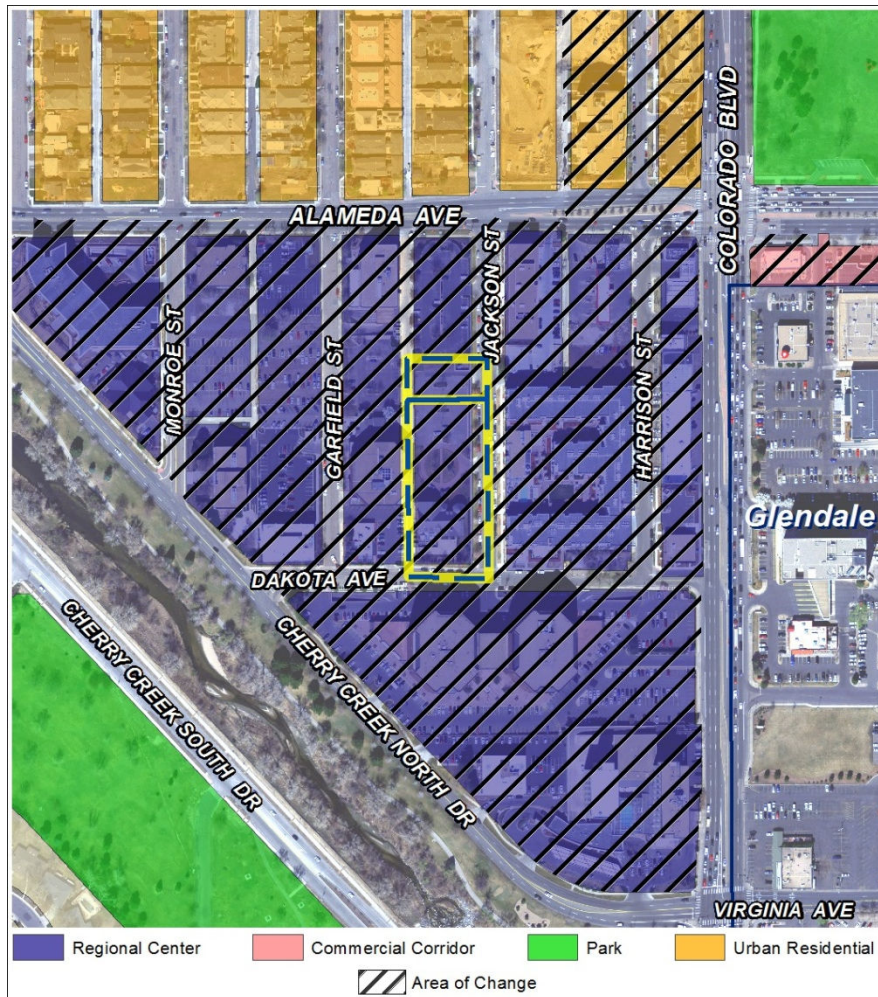
Review Criteria:

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 (confirmed in 2012 CCAP)
 - Regional Center
 - Balance of retail, employment and residential
 - Accommodate a variety of uses

Cherry Creek Area Plan (2012)



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

- Improve the Pedestrian Realm (p.76)
 - ▣ Included in Pedestrian Priority Zone
 - ▣ Pedestrian mobility should be considered a high priority
- Encourage positive change (p.76)
 - ▣ Cherry Creek Triangle remains an Area of Change
 - ▣ New development should include a mix of uses
 - ▣ Adopt form-based and context-based zoning for Cherry Creek Triangle properties
- Create an identity for Cherry Creek Triangle (p.77)
 - ▣ New infill development should improve the public realm

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
 - Rezoning will result in uniform district regulations across the site
3. Further Public Health, Safety and Welfare
 - Redevelopment of the site furthers the health, safety and welfare of the surrounding neighborhood
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 Urban Center Neighborhood Context and with the C-MX Zone District Purpose and Intent

Staff Recommendation



- ❑ Planning Board unanimously recommends approval
- ❑ CPD recommends approval of the C-MX-8 and C-MX-12 zone districts, based on finding all review criteria have been met