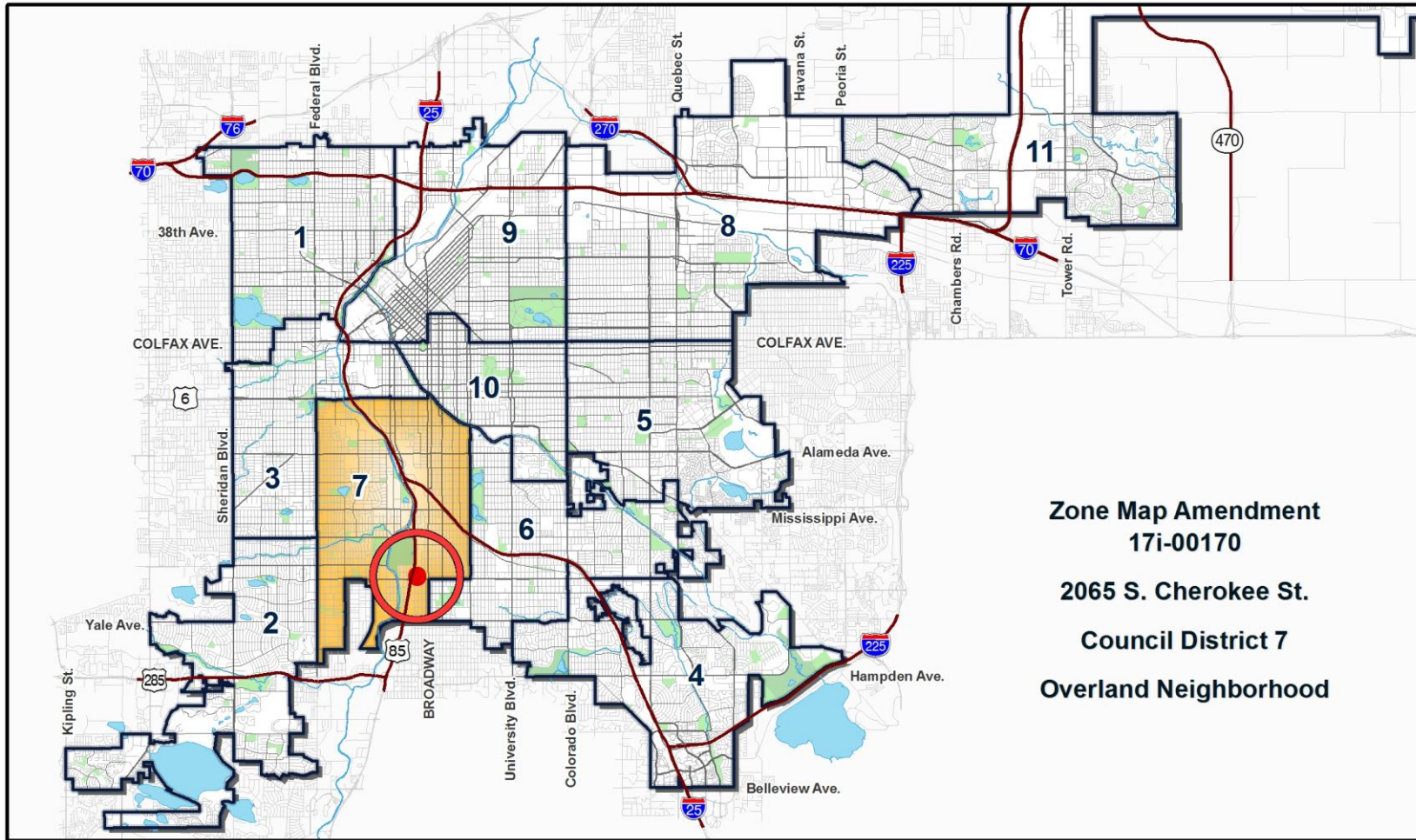




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# Official Map Amendment

#2017I-00170 rezoning Application 2065 S Cherokee St.  
from I-A UO-2 to C-RX-8



# 2065 S. Cherokee St.

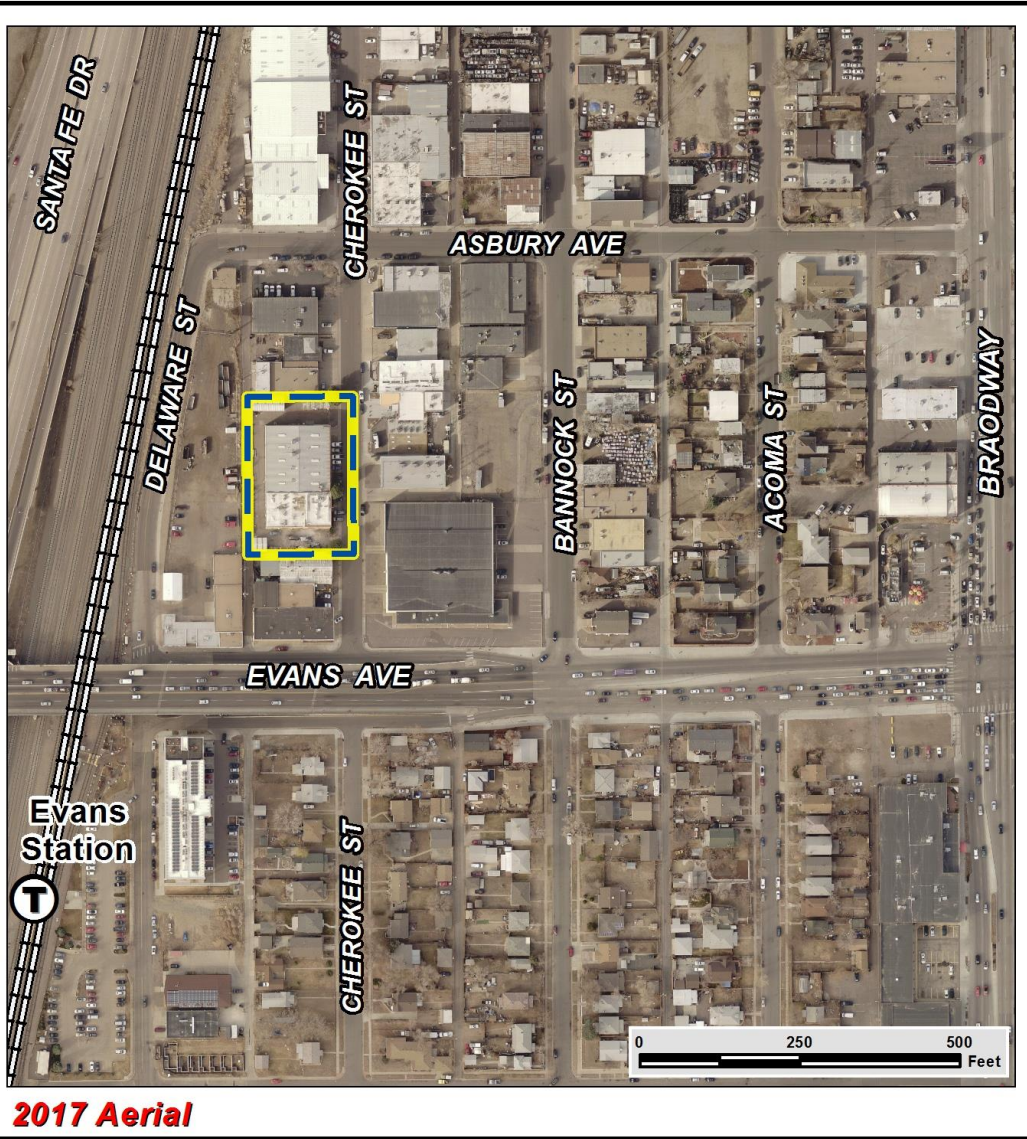
## I-A UO-2 to C-RX-8

**Zone Map Amendment  
17i-00170**

**2065 S. Cherokee St.**

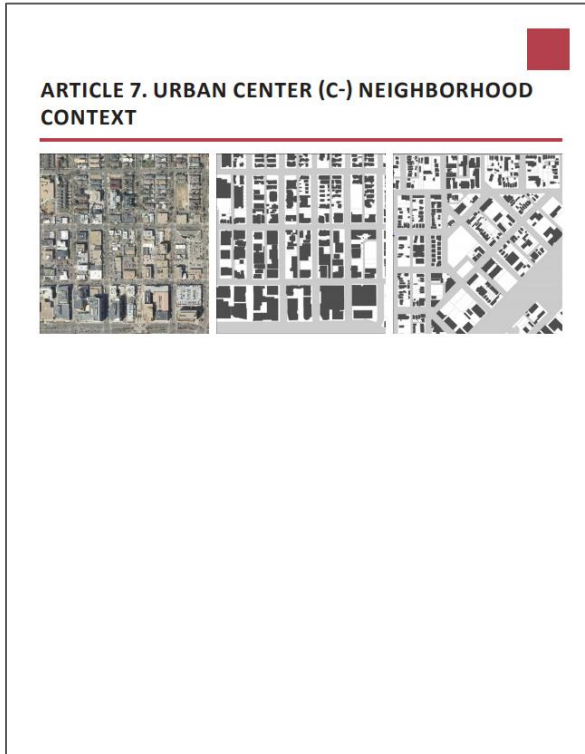
**Council District 7**

**Overland Neighborhood**

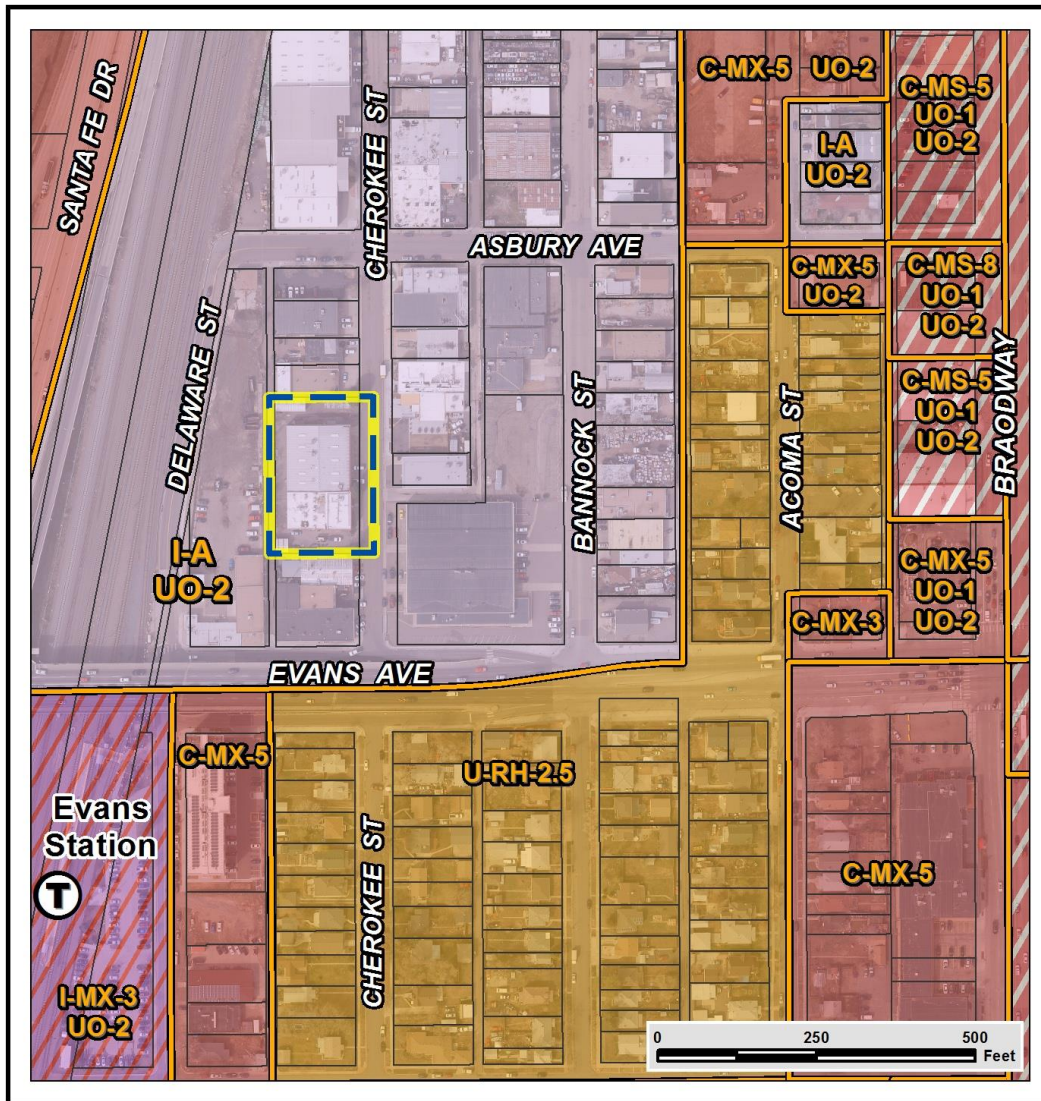


- **Location:**
  - Approx. 31,259 sf (.7 acres)
  - One- to two-story industrial buildings, currently vacant
- **Proposal:**
  - Rezoning from I-A UO-2 to C-RX-8
  - Allow redevelopment with mixed residential and commercial uses

# Request: C-RX-8

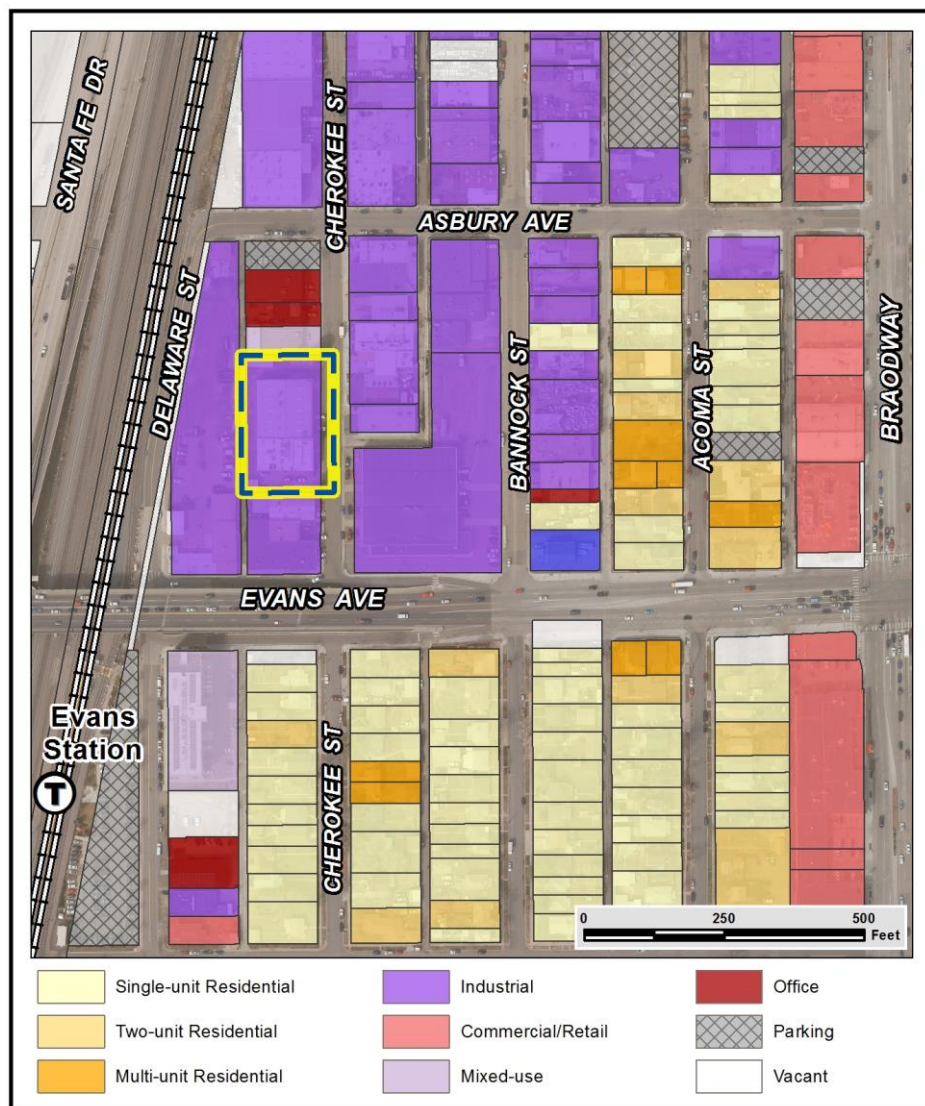


- Urban Center – Residential Mixed Use – 8 stories max. height



## Existing Context: Zoning

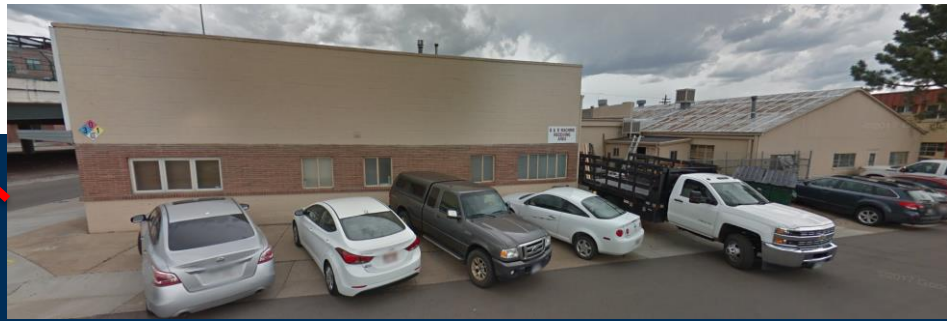
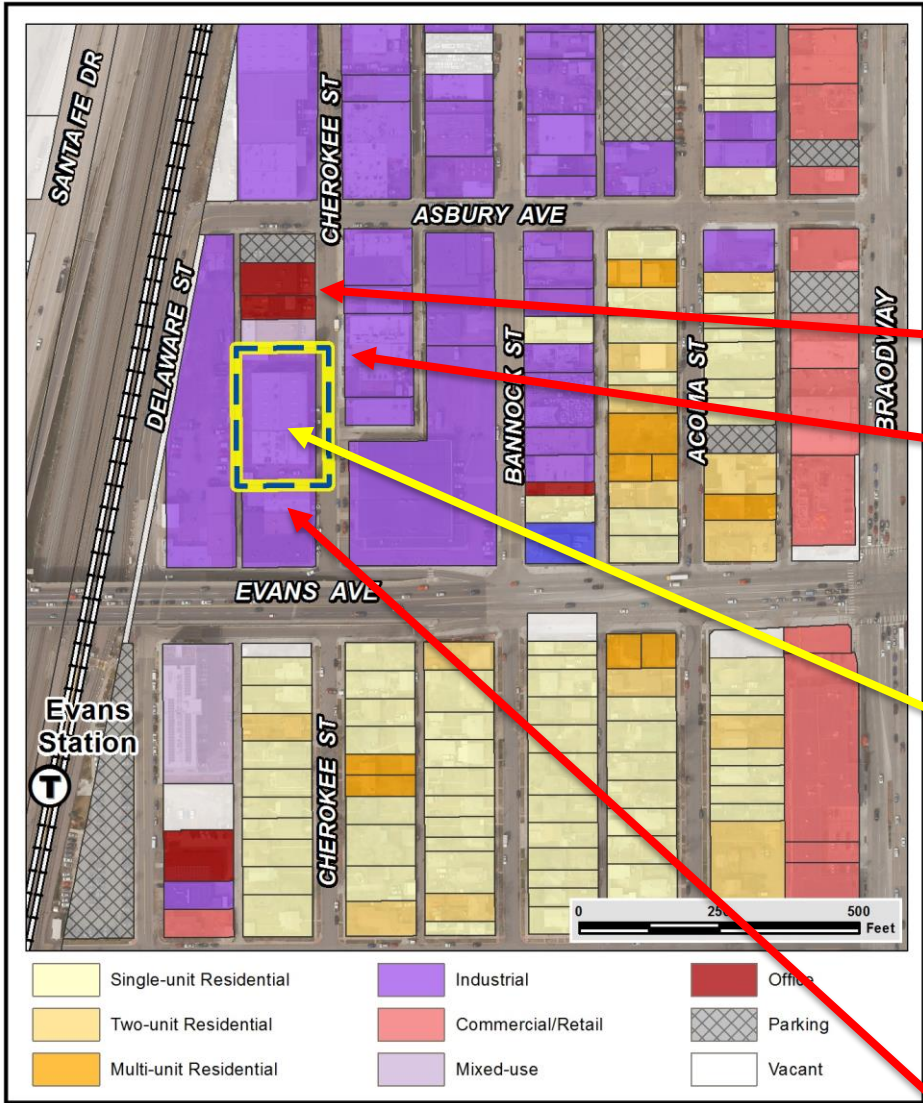
- Subject site: I-A UO-2
- Surrounding Properties:
  - North – I-A UO-2
  - East – I-A UO-2; U-RH-2.5
  - South – I-A UO-2; C-MX-5; U-RH-2.5
  - West – I-A UO-2



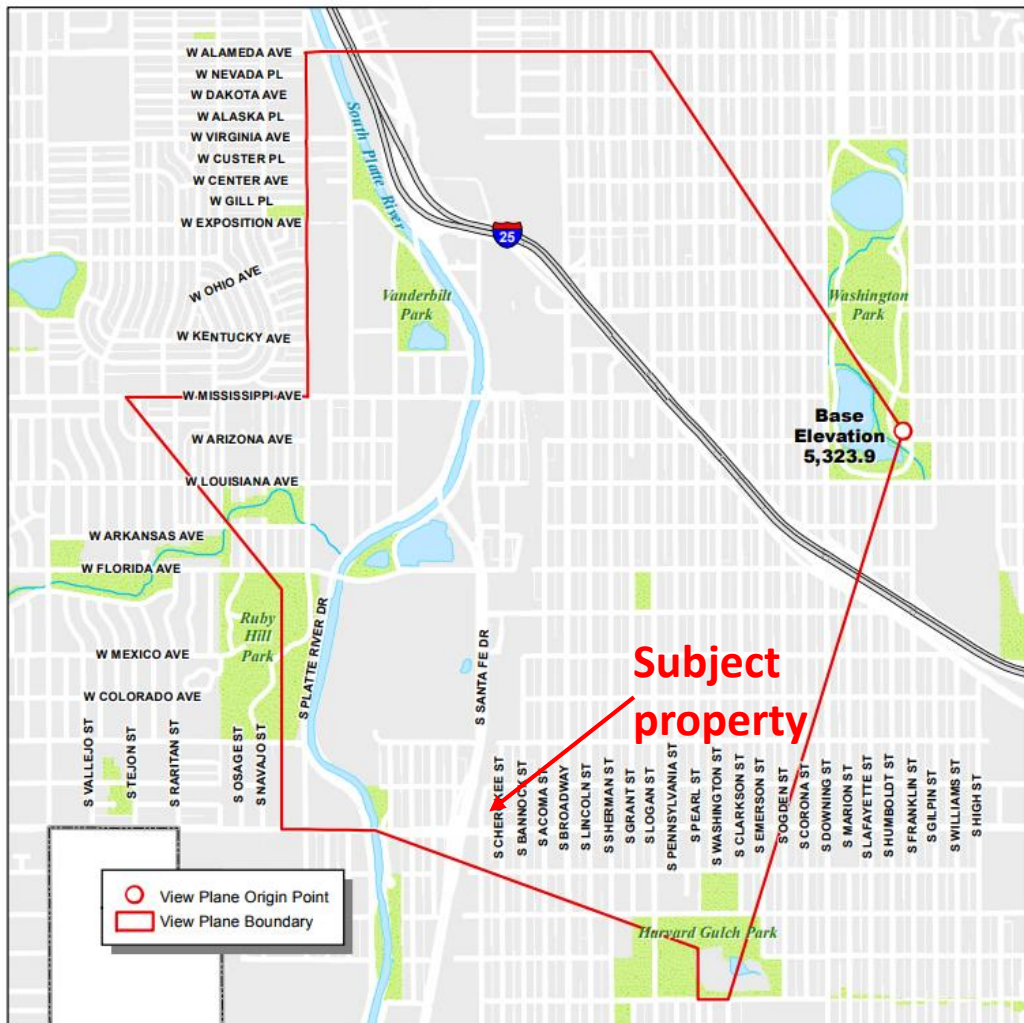
## Existing Context: Land Use

- **Subject Property:** Vacant
- **North:** Industrial; office; and parking
- **East:** Brewery; communications services; industrial; single-, two- and multi-unit residences further east
- **South:** Industrial; mixed use and single-, two-, and multi-unit residences south of Evans Avenue
- **West:** Industrial; rail line

# Existing Context: Building Form/Scale



### Washington Park View Plane



# Existing Context: View Plane

View Plane Name: Washington Park  
 View Plane Type: Mountain View  
 Approximate Height Limit: 138 feet



# Process

- Planning Board: April 4, 2018
  - Voted unanimously to recommend approval
- Land Use, Transportation and Infrastructure Committee: April 24, 2018
- City Council (Tentative: June 4, 2018)
- Public comment
  - Letter of support from Overland Park Neighborhood Association

# 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)
  - Overland Neighborhood Plan (1993)
  - Shattuck District Plan (2003)
  - Evans Station Area Plan (2009)
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

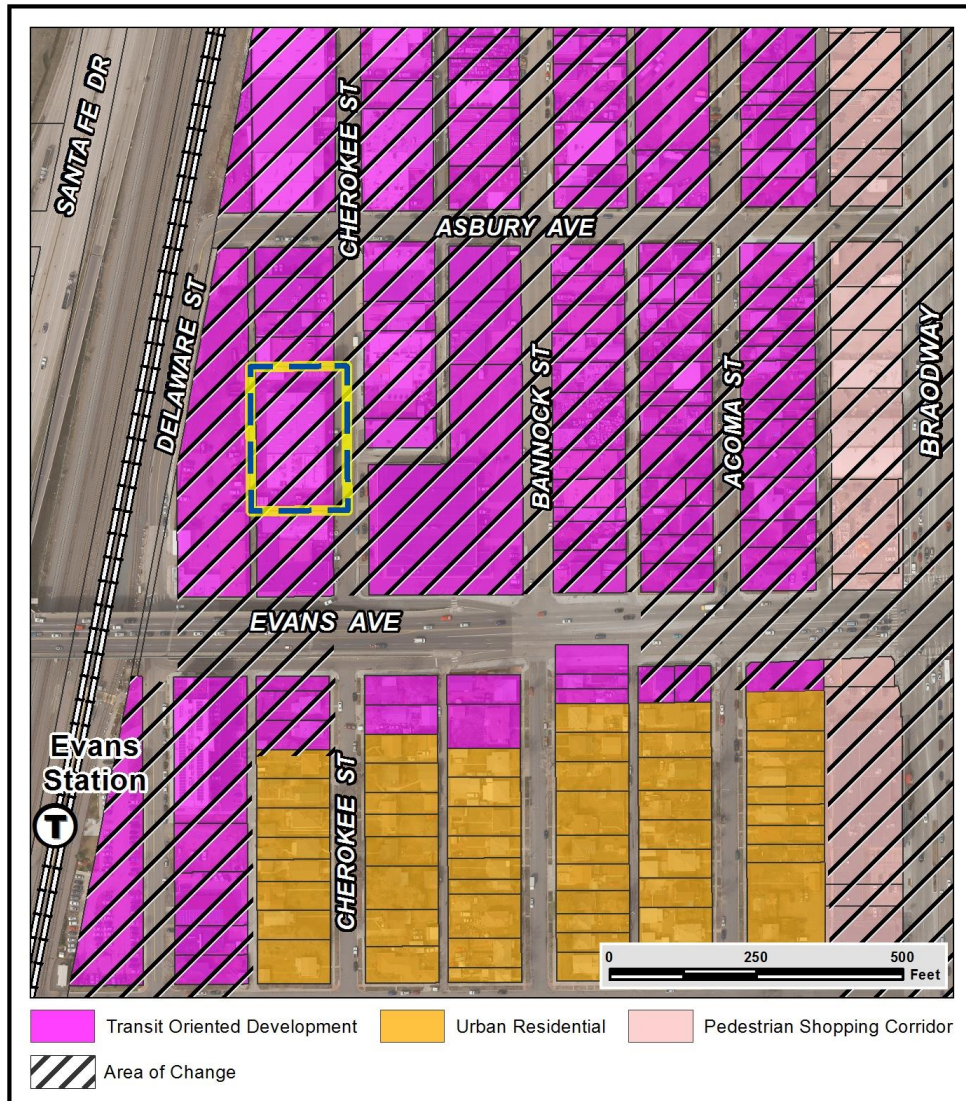
# Review Criteria: Consistency with Adopted Plans

## Comprehensive Plan 2000

- Land Use Strategy 3-B
- Land Use Strategy 4-A
- Mobility Strategy 3-B
- Mobility Strategy 4-E
- Legacies Strategy 3-A
- Environmental Sustainability Strategy 2-F

# Blueprint Denver (2002)

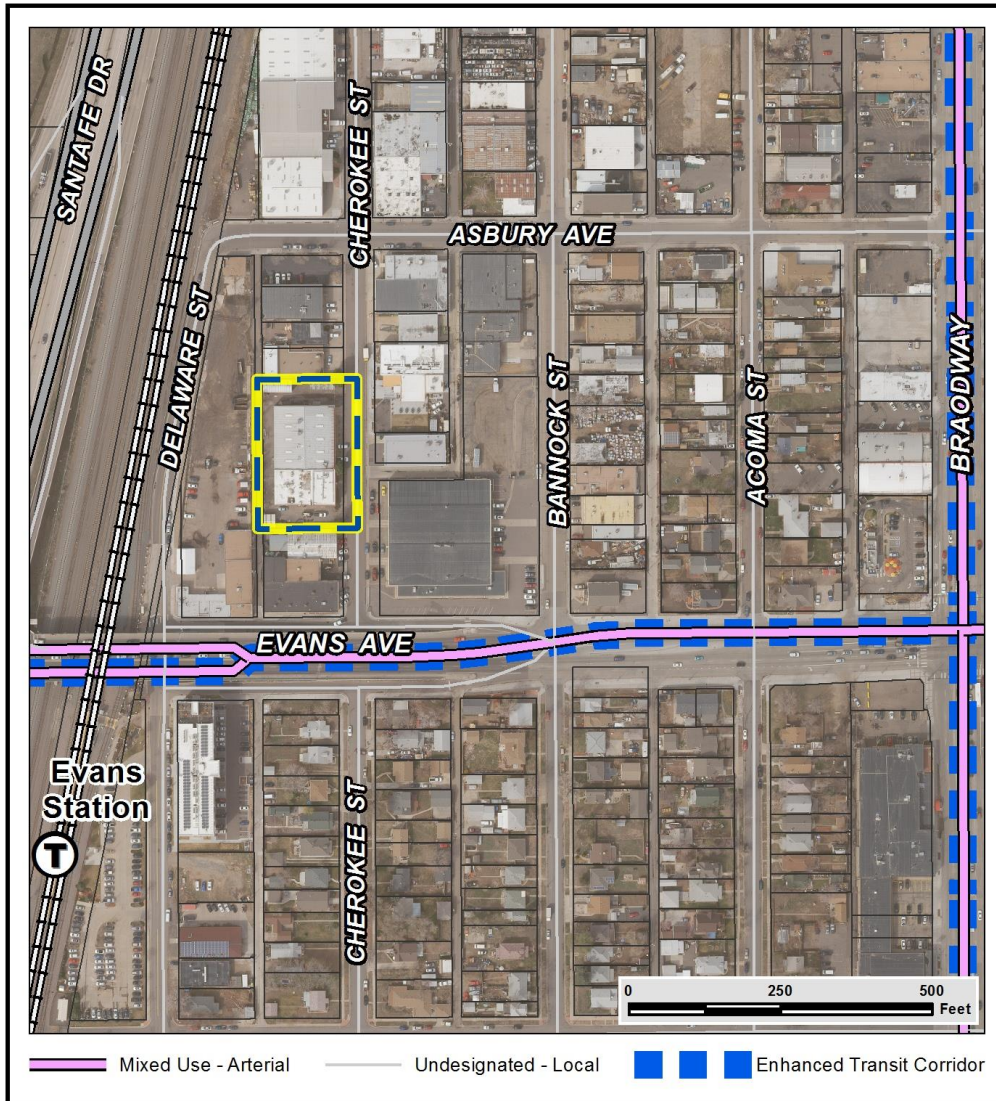
- Land Use Concept
  - Transit Oriented Development
    - Balanced mix of uses, compact, mid- to high-density development, close proximity to transit, variety of housing types, and pedestrian-friendly environment
  - Area of Change



# Blueprint Denver (2002)

- Street Classifications

- S. Cherokee Street: Undesignated Local
  - Tailored to provide local access with short trips at lower speeds
- Evans Avenue: Mixed-Use Arterial; Enhanced Transit Corridor
  - Emphasize a variety of travel choices
  - High-intensity mixed uses with substantial pedestrian activity



# Overland Neighborhood Plan (1993)

- Recommends that commercial and industrial businesses investing in beautification and clean-up (p. 13)
- Recommends supporting light rail and neighborhood access to it (p. 18)

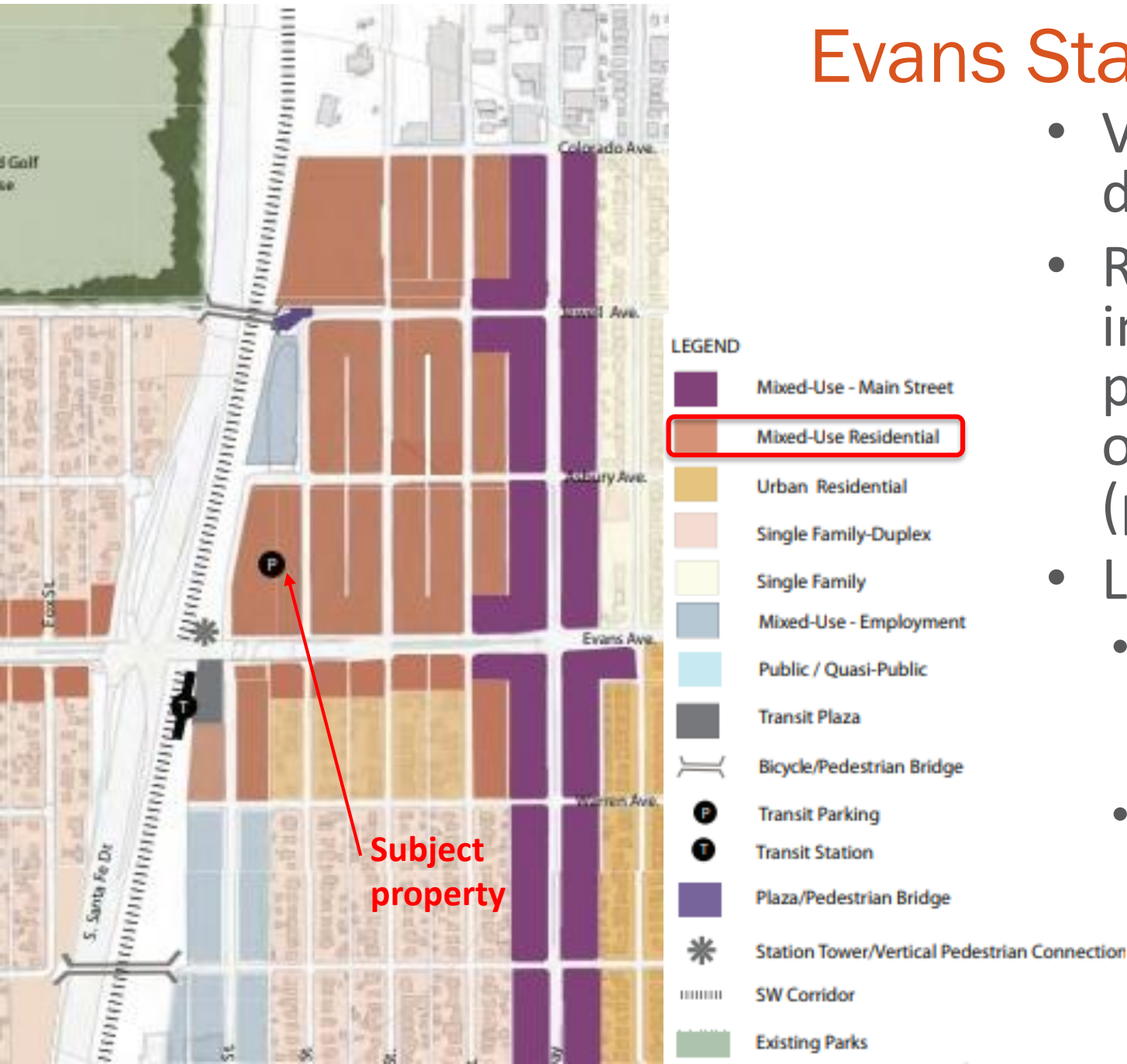
# Shattuck District Plan (2003)

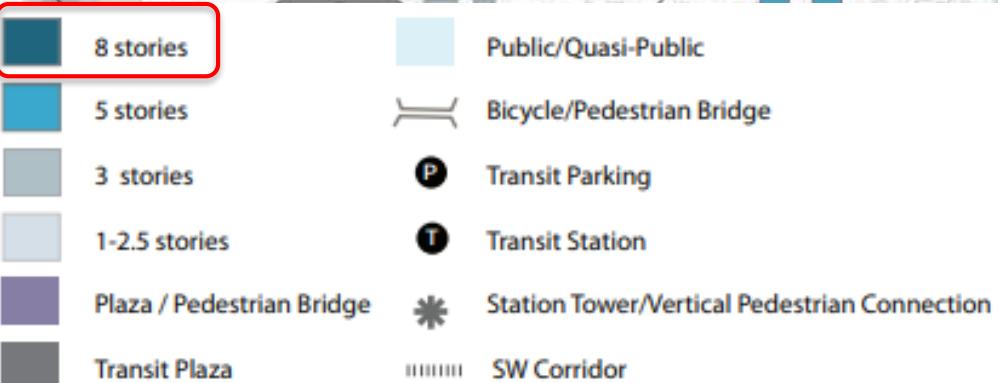
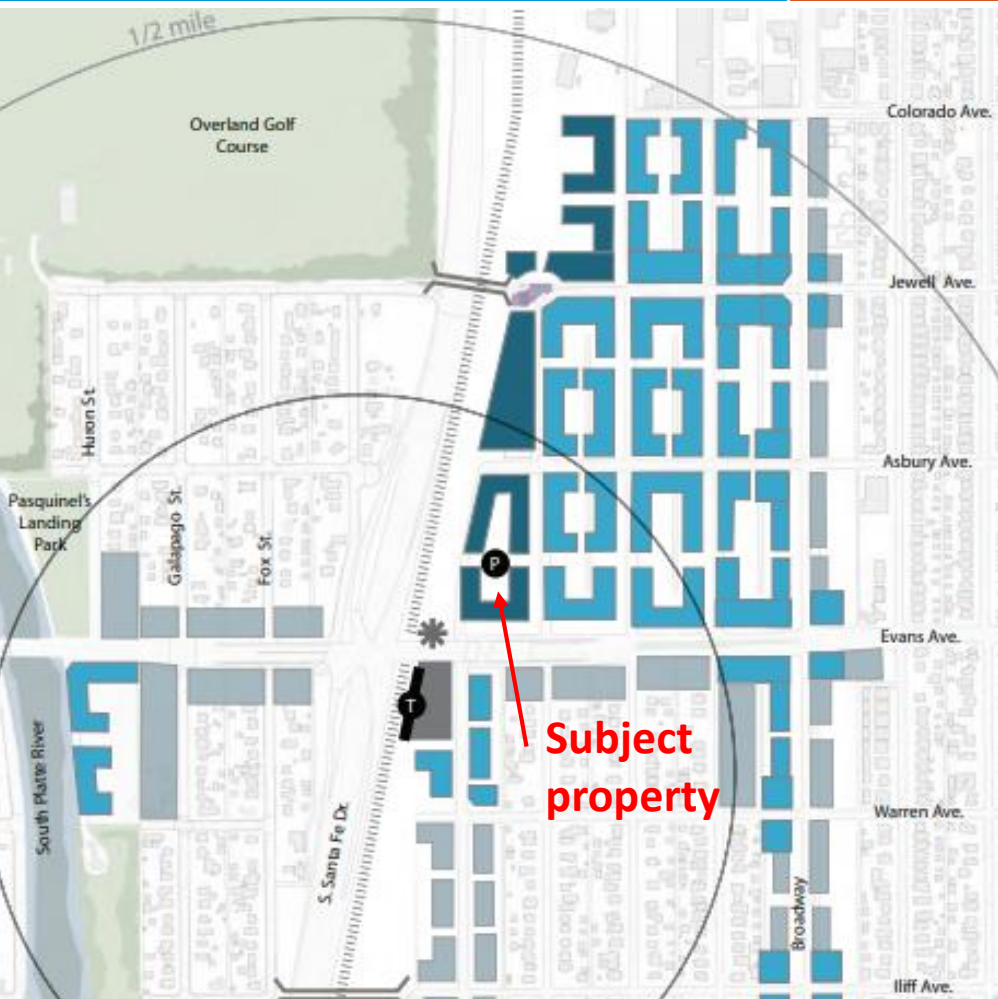
- Vision for a neighborhood with a mix of housing, employment, and services (p. 22)
- “Put underutilized commercial/industrial parcels into more productive uses” (p. 26)



# Evans Station Area Plan (2009)

- Vision for transit-oriented development around light rail
- Recommends “transformation of industrial and commercial property to an active, pedestrian-oriented mixed-use community” (p 14).
- Land Use: Mixed-Use Residential
  - Primary use is intended to be residential, but office and retail may also be supported
  - Mix of housing types, active ground floor and urban form





# Evans Station Area Plan (2009)

- Recommended height: 8 stories
- Strategic areas adjacent to the rail tracks are appropriate for taller buildings and higher residential intensities

# Review Criteria

1. Consistency with Adopted Plans
  - CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver, Overland Neighborhood Plan, Shattuck District Plan, and Evans Station Area Plan
2. Uniformity of District Regulations
  - Request is consistent
3. Further Public Health, Safety and Welfare
  - Implements adopted plans and establishes building form and site design requirements that will enhance walkability
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
  - Changed or Changing Conditions: New residential units and commercial revitalization demonstrate emerging mixed use character
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
  - Urban Center Neighborhood Context consists of multi-unit residential and mixed-use commercial areas. Residential Mixed Use Zone Districts are intended to promote safe, active, pedestrian-scaled, diverse areas through the use of building forms that define and activate the public realm.

# 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