



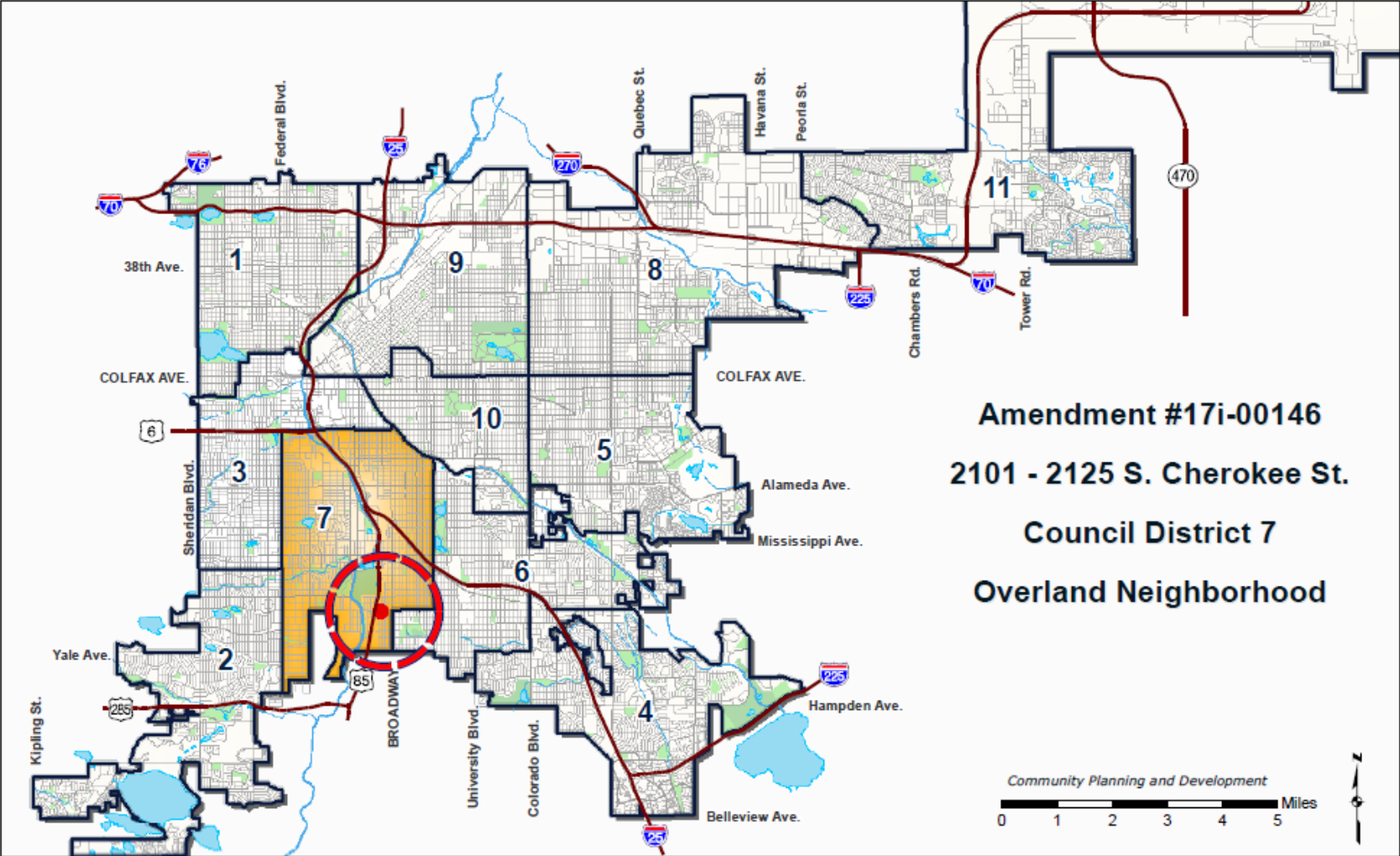
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# 2101, 2119, & 2125 S. Cherokee Street

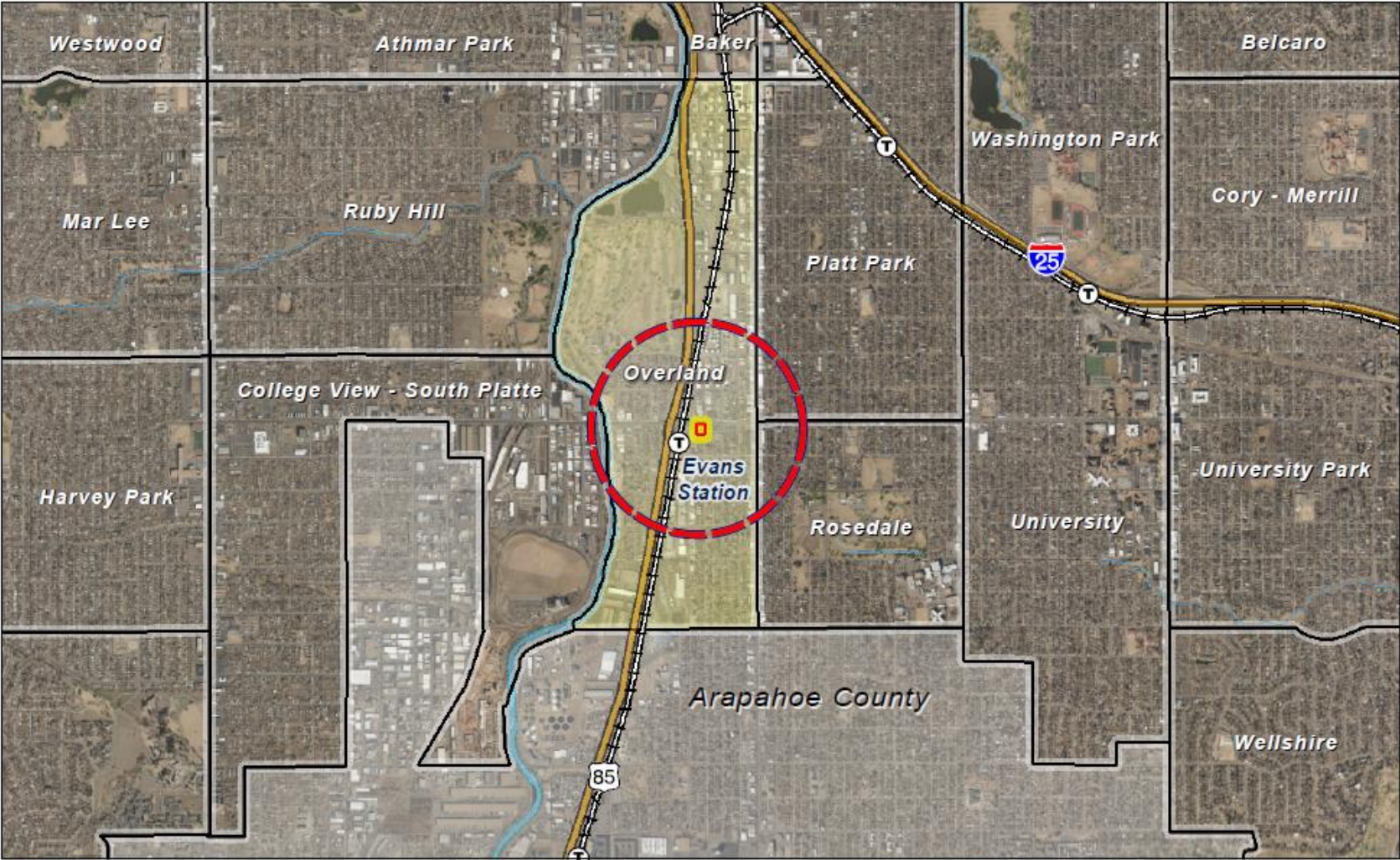
17I-00146: U-RH-2.5 to G-MU-3

Date: 6/30/2020

2101, 2119, &  
2125 S.  
Cherokee Street  
U-RH-2.5 to  
G-MU-3



# Overland Neighborhood





# Request: U-RH-2.5 to G-MU-3



## Location

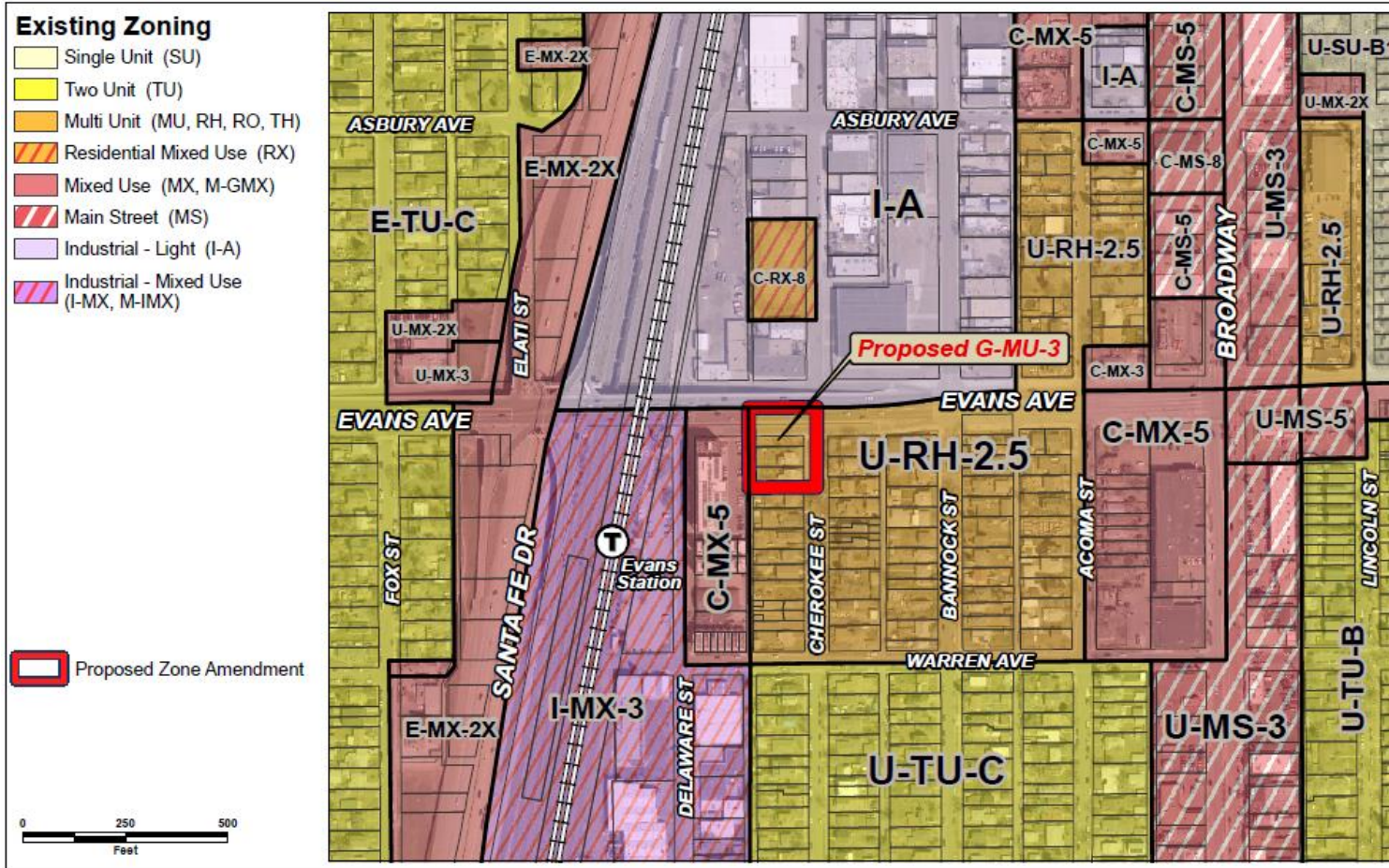
- Cherokee St. and Evans Ave. access road
- Evan Station area
- 15,625 square feet
- Two single-unit houses

## Proposal:

- Rezoning from U-RH-2.5 to G-MU-3
- Requesting rezoning to allow construction of small apartment building



# Existing Zoning



- Subject site: U-RH-2.5
- Surrounding properties: U-RH-2.5, C-MX-5, I-A

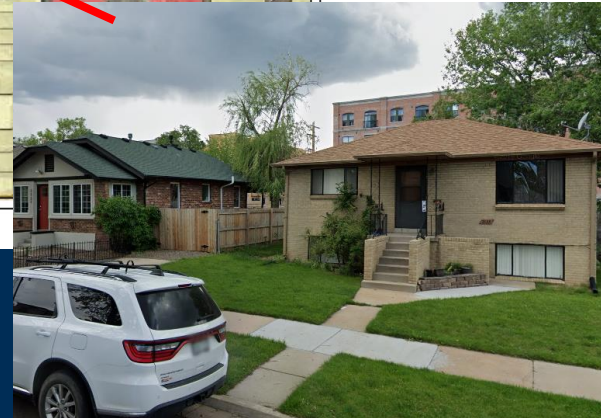
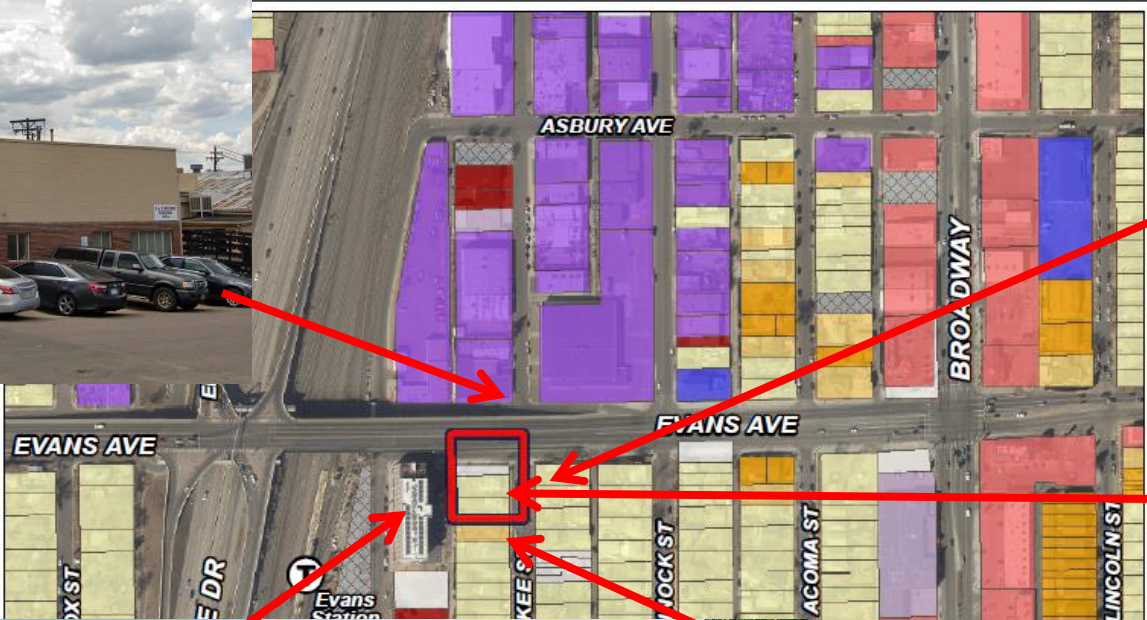
# Existing Land Use



- Subject property: Single-unit residential
- North: Industrial
- East: Single-unit residential
- South: Two-unit residential
- West: Multi-unit residential



# Existing Context – Building Form/Scale



# Proposed Zone District

General Urban (G-) Neighborhood Context Zone Districts		Building Forms											
		Suburban House	Urban House	Duplex	Tandem House	Row House	Garden Court	Town House	Apartment	Drive Thru Services	Drive Thru Restaurant	General	Shopfront
Max Number of Primary Structures Per Zone Lot		1*	1*	1*	2	No Maximum							
RESIDENTIAL ZONE DISTRICTS													
Row House (RH)	G-RH-3		■	■		■							
Multi Unit (MU)	G-MU-3, -5		■	■			■	■	■				
	G-MU-8, -12, -20		■	■				■	■				
Residential Office (RO)	G-RO-3, -5		■	■				■	■				

## G-MU-3

- Urban House, Duplex, Garden Court, Town House, Apartment building forms
- Single-unit, two-unit, and multi-unit residential uses
- 3 story/35-40' maximum height



# Process

- Planning Board (June 17, 2020)
  - Unanimous recommendation of approval
- Land Use, Transportation and Infrastructure Committee (June 30, 2020)
- City Council (Tentative: August 17, 2020)
- Public comment
  - 13 letters of support
  - Applicant entered mediation but no agreement was reached

# 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 2040*
- *Blueprint Denver 2019*
- *Overland Neighborhood Plan (1993)*
- *Evans Station Area Plan (2009)*

### 2. Uniformity of District Regulations

### 3. Further Public Health, Safety and Welfare

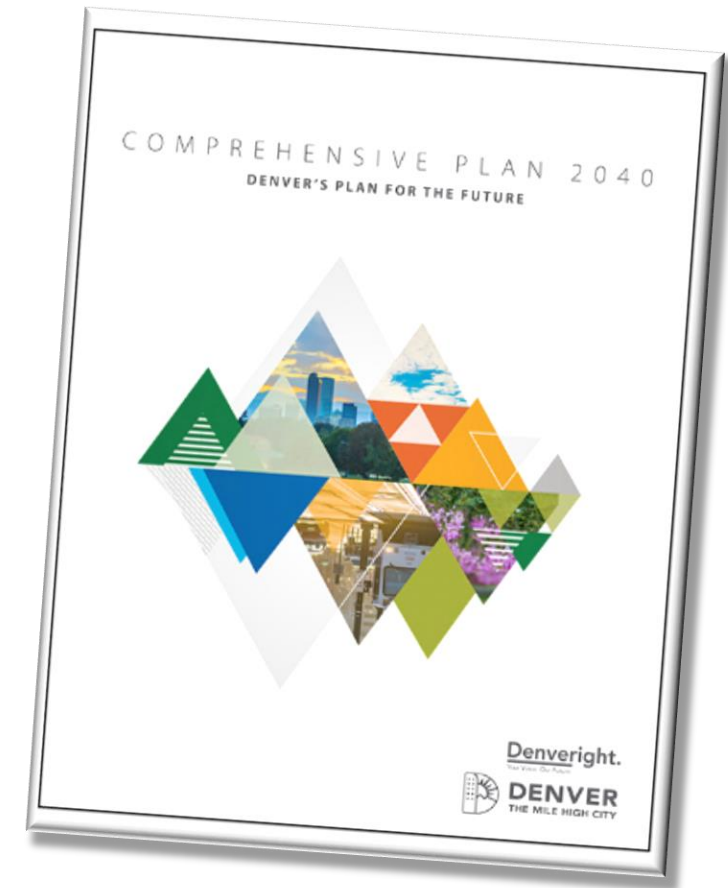
### 4. Justifying Circumstances

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

# Review Criteria: Consistency with Adopted Plans

## Comprehensive Plan 2040

- *Strong and Authentic Neighborhoods Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for diverse populations (p. 34).*
- *Connected, Safe and Accessible Places Goal 8, Strategy B – Promote transit-oriented development and encourage higher density development, including affordable housing, near transit to support ridership (p. 42).*
- *Denver and the Region Goal 2, Strategy A – Direct significant growth to regional centers and community centers and corridors with strong transit connections (p. 64).*





# Review Criteria: Consistency with Adopted Plans

## Equity



### Comprehensive Plan 2040

- Equitable, Affordable and Inclusive Goal 1, Strategy A – Increase development of housing units close to transit and mixed-use developments (p. 28).
- Equitable, Affordable and Inclusive Goal 2, Strategy B – Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).

# Review Criteria: Consistency with Adopted Plans

## Climate

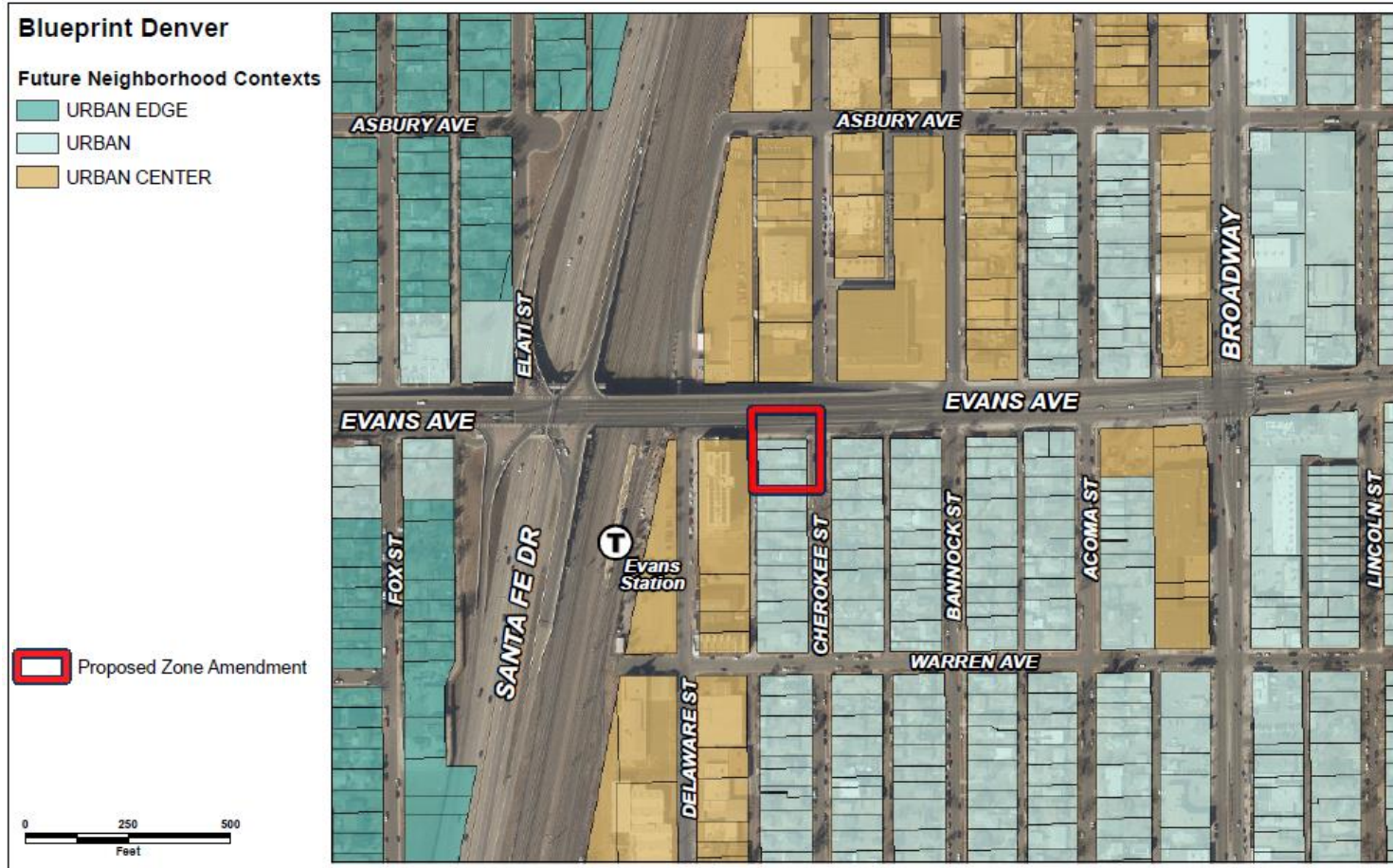
### Comprehensive Plan 2040

- Environmentally Resilient Goal 8, Strategy A - Promote infill development where infrastructure and services are already in place (p.54).
- Environmentally Resilient Goal 8, Strategy C – Focus growth by transit stations and along high- and medium-capacity transit corridors (p. 54).





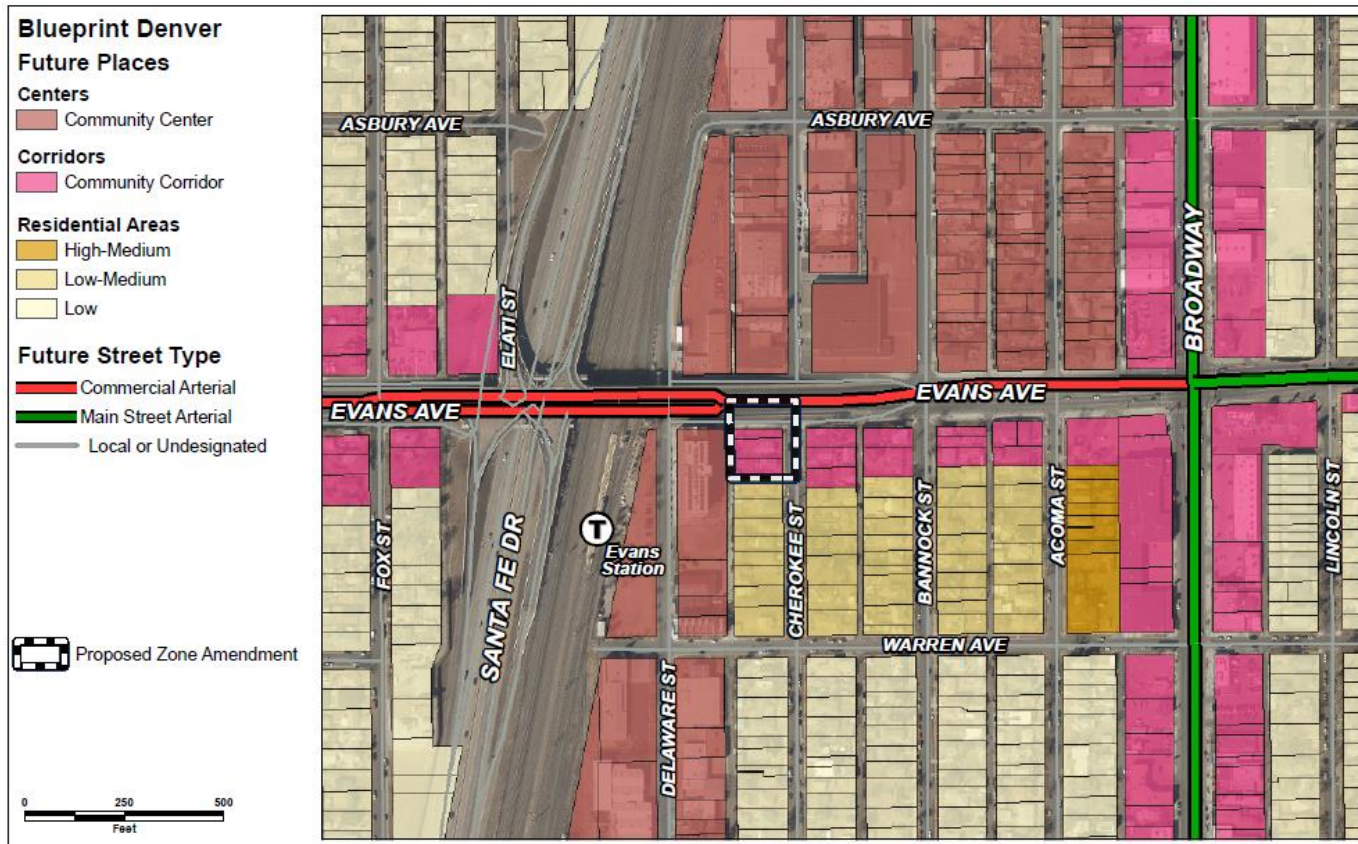
# Consistency with Adopted Plans: Blueprint Denver 2019



- **Urban Context**

- Homes vary from multi-unit developments to compact single-unit homes
- The boundaries of the context may be interpreted with limited flexibility if the request furthers the goals of Blueprint Denver and is consistent with the overall intent of the neighborhood context map

# Consistency with Adopted Plans: Blueprint Denver 2019



- Community Corridor
  - Some mix of office, commercial and residential uses
  - Building heights are generally up to 5 stories
  - Transitions to nearby residential areas
- Commercial Arterial
  - Commercial uses including shopping centers, auto services and offices
- Local Street
  - Designed for the highest degree of property access and the lowest amount of through movement



# Consistency with Adopted Plans: Blueprint Denver 2019



- Growth Areas Strategy
  - Community centers and corridors
    - 20% of new jobs
    - 25% of new housing



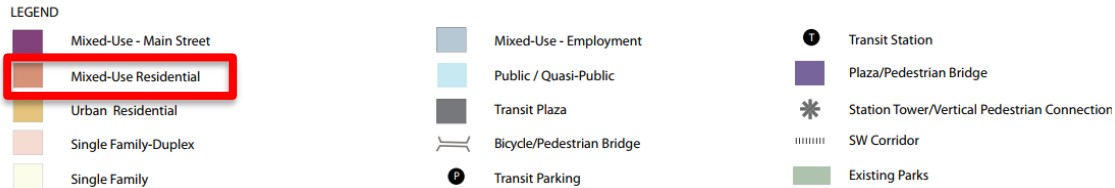
# Consistency with Adopted Plans: Blueprint Denver 2019

- Strategies
  - Land Use and Built Form General Policy 1 Strategy A: use zoning and land use regulations to encourage higher-density, mixed-use development in transit-rich areas including... Community corridors where transit priority streets are planned (p. 72)
    - Evans Ave designated Medium Capacity Transit Corridor

# Consistency with Adopted Plans: Overland Neighborhood Plan

- The plan envisions an Overland neighborhood where the stable residential area has related well to the business community so a sense of harmony and unity is present
- Recommendation LZ-1: Encourage property owners in residential areas to invest time and necessary resources on the beautification of their neighborhood
- Recommendation LZ-3: Develop the remaining vacant land in a manner that is compatible with the land use character and density of surrounding land uses and existing zoning

# Consistency with Adopted Plans: Evans Station Area Plan



- Maintain the residential character of surrounding communities and encourage development of a full range of housing types and housing price points
- Mixed-Use Residential: the primary use is intended to be residential, but office and retail may also be supported
- Encourage a mixture of housing types and density including but not limited to: row houses, stacked flats, live-work, low-rise apartments or multi-family condos
- Taller buildings up to 3 stories are supported along Evans



# Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
  - Request is consistent
3. Further Public Health, Safety and Welfare
  - Implements adopted plans, promotes additional housing options near transit
4. Justifying Circumstances
  - Changed or Changing Conditions: Changes in the neighborhood, increasing density around the transit station
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
  - “A multi-unit district allowing urban house, duplex, row house, garden court, town house, and apartment building forms”

# CPD Recommendation

CPD recommends approval, based on finding 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