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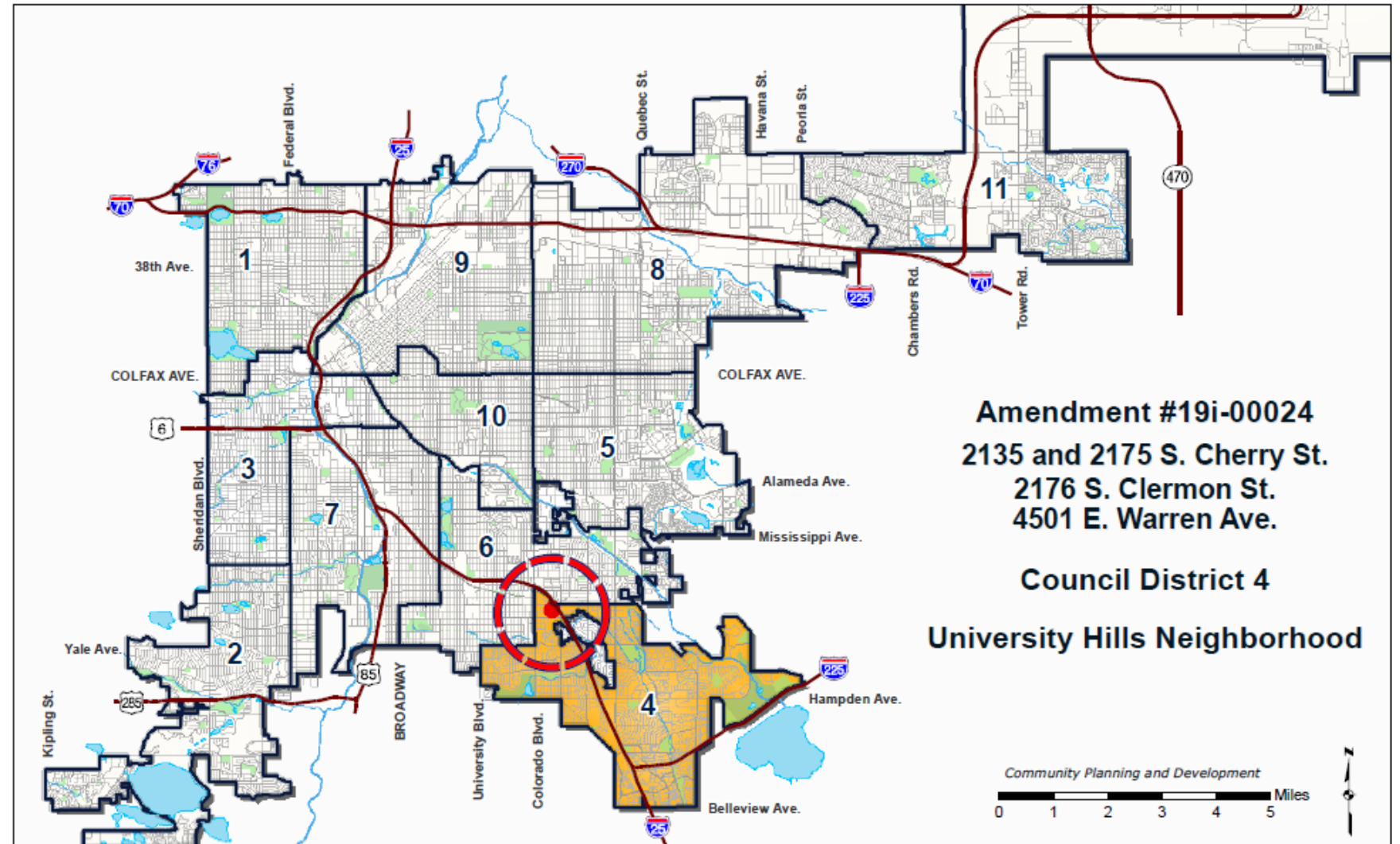
2135 & 2175 S. Cherry St., 2176 S.  
Clermont St., and 4501 Warren Ave.

#19I-00024: G-MU-3 & PUD 277 to C-MX-5

Date: 11/18/2019

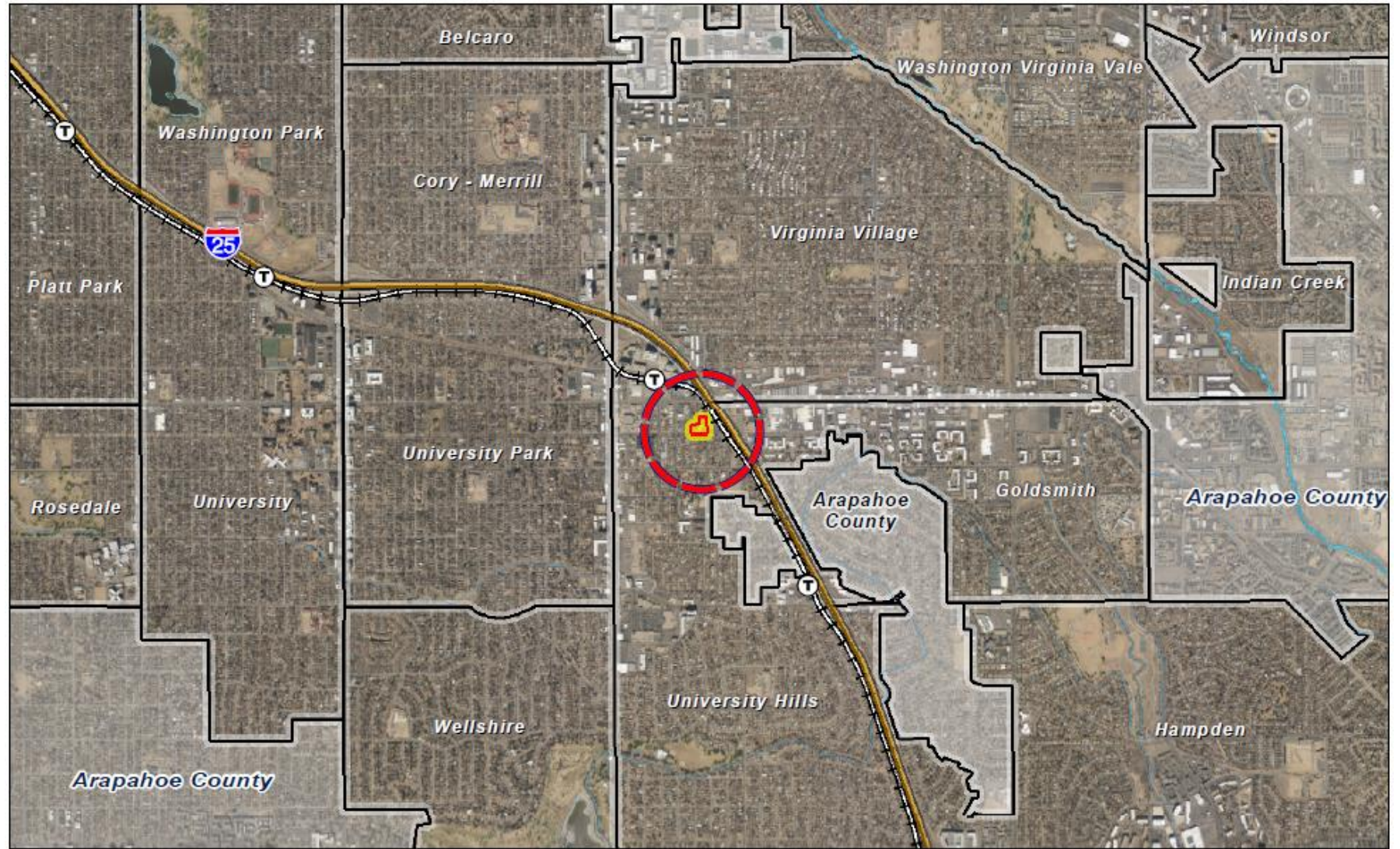
2135 & 2175 S.  
Cherry St., 2176  
S. Clermont St.,  
and 4501  
Warren Ave.

G-MU-3 & PUD  
277 to C-MX-5





# University Hills Neighborhood





# Request: C-MX-5 to C-MX-8



## Location

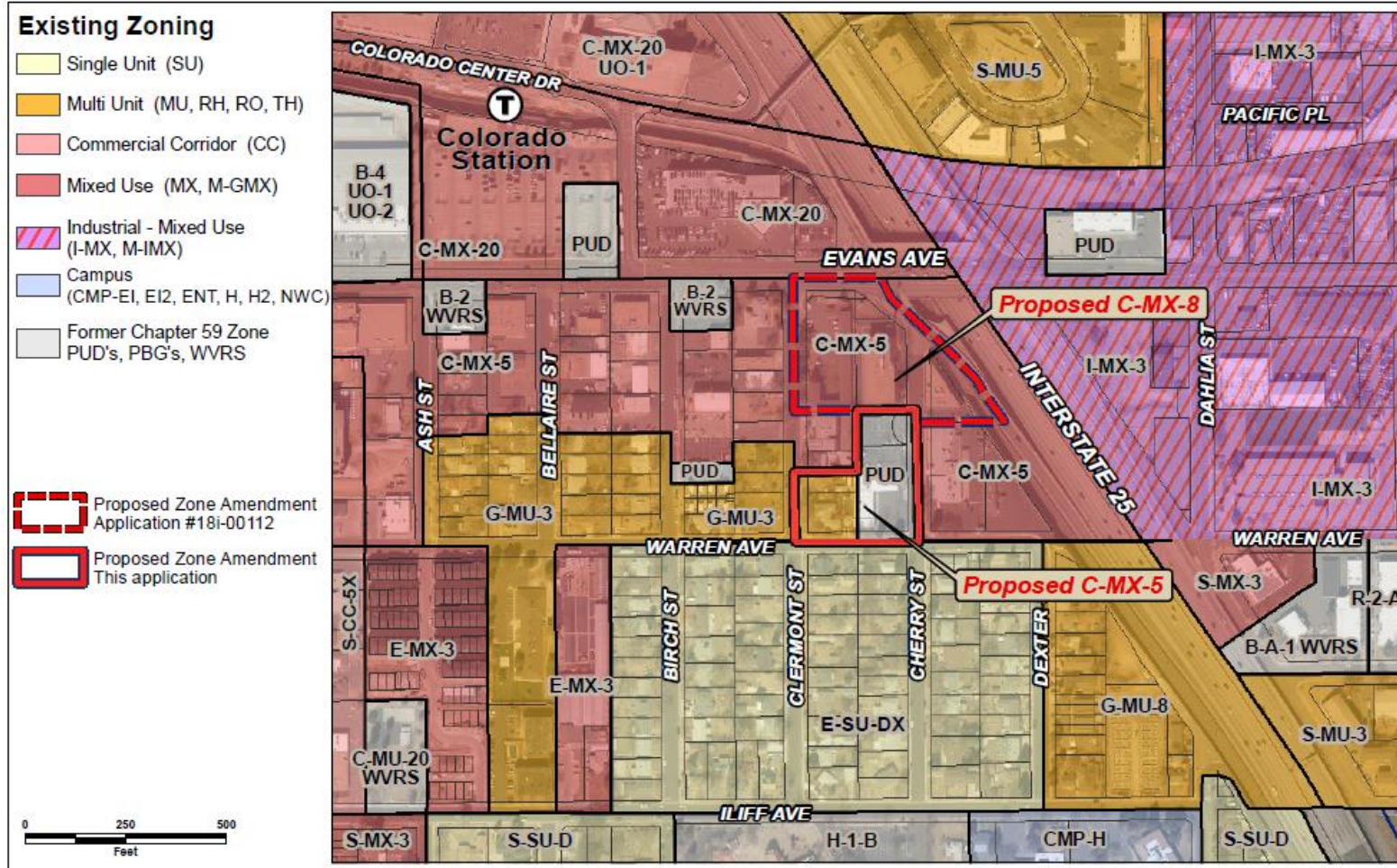
- Southwest corner of I-25 and Evans Ave.
- Just south of Colorado Station
- 1.28 acres
- Two houses and an office building

## Proposal:

- Rezoning from G-MU-3 & PUD 277 to C-MX-5
- Requesting rezoning to redevelop the site

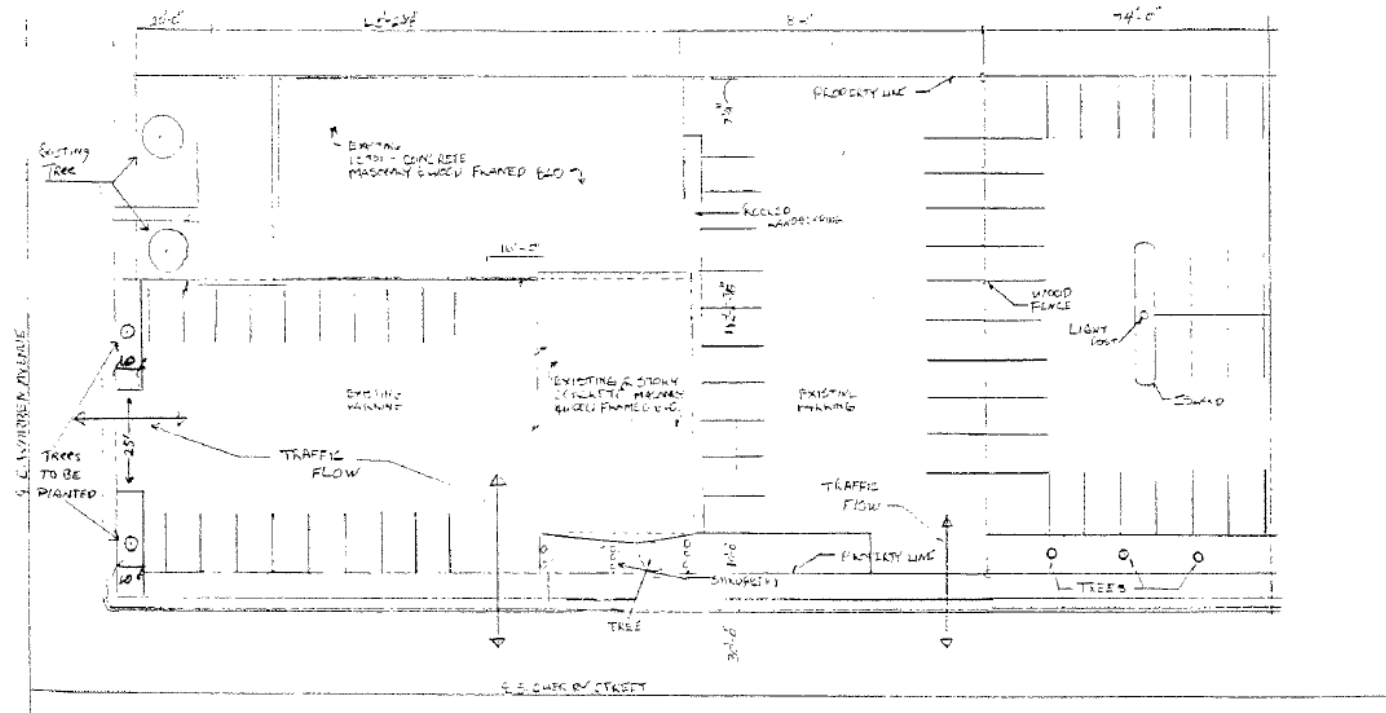


# Existing Context: Zoning



- Subject site: G-MU-3 & PUD 277
- Surrounding Properties: C-MX-5, G-MU-3, E-SU-Dx

# Existing Context: PUD 277



DISTRICT PLAN MAP

Scale 1"=20'

Present Zone: P.U.D. #137

October 1, 1989

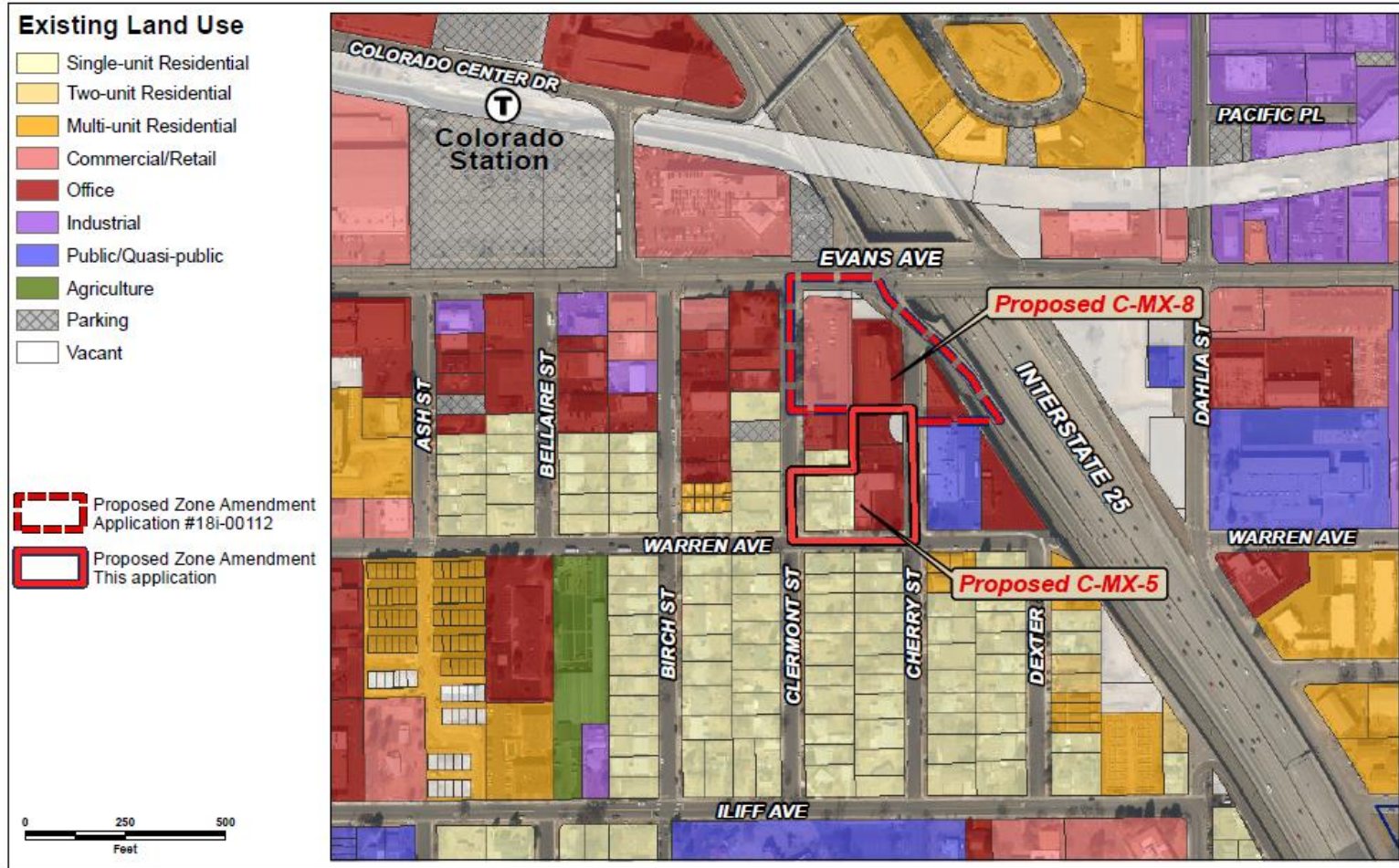
- Allows office, repair, rental, and storage of machines and computers
- Allows existing 2-story office building

# Colorado Station GDP

- Approved in 2008
- Secondary GDP Area, Development Area 1
- “Residential transition area between the intensive office development and lower-density uses south of E. Warren Ave.”
- Building heights of 1-4 stories
- Mixture of housing types
- New open space if land assembly and redevelopment allows
- Does not specifically allocate use, height, or density



# Existing Context: Land Use



- Subject Property: Office/Residential
- North: Office, Residential
- East: Church
- South: Residential
- West: Office, Residential

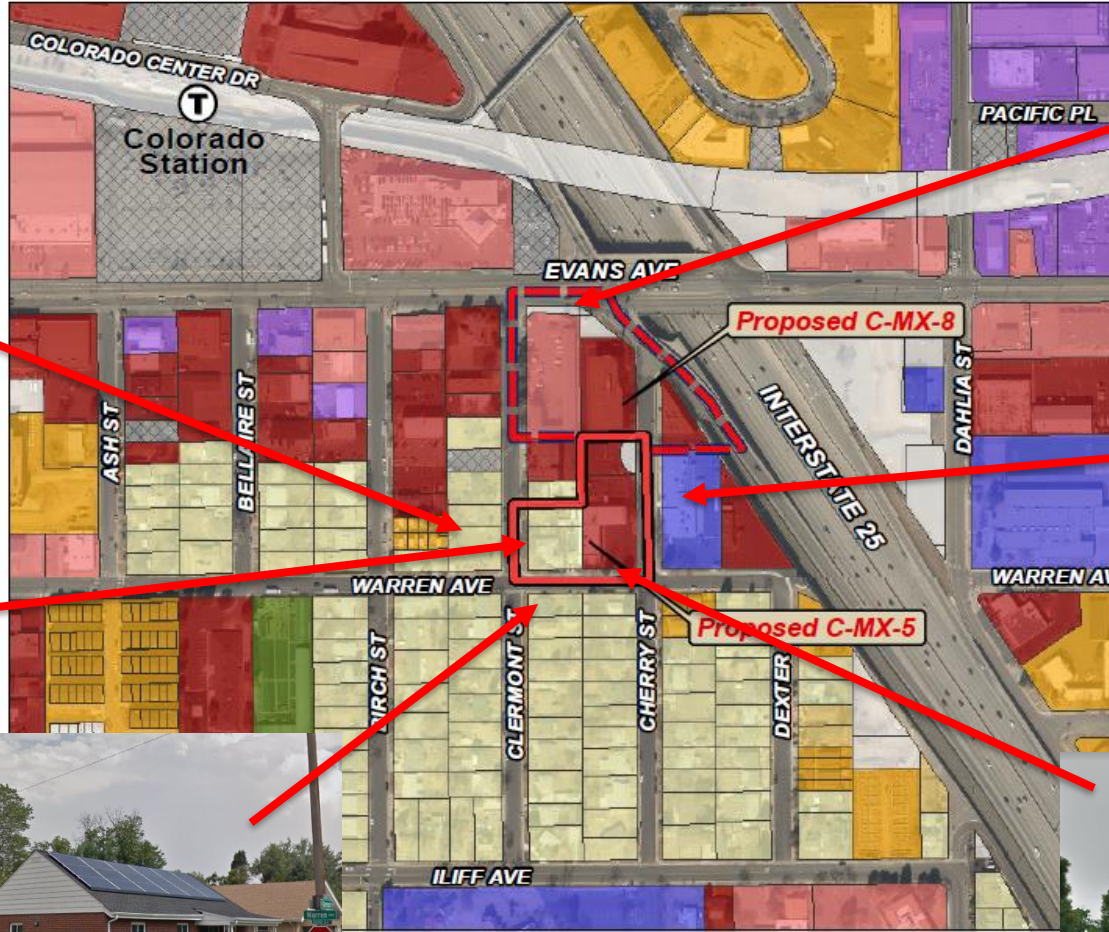


# Existing Context: Building Form/Scale



## Existing Land Use

- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Office
- Industrial
- Public/Quasi-public
- Agriculture
- Working
- Transient



Proposed Zone Amendment Application #18I-00112

Proposed Zone Amendment This application



# Development Agreement

## – Affordable Housing

- Minimum of 10% of all units at or below 80% AMI for 99 years
- Minimum of 25% of affordable units will be 2 bedroom
- Units will be built in first phase of development

## – Publicly Accessible Private Open Space

- Minimum 30,000 SF, with 20,000 SF compact and contiguous
- Applicant to own and maintain with open space easement

## – Streetscape

- Detached sidewalks with tree lawn



# Process

- Planning Board (September 18, 2019)
  - 10-0 vote for recommendation of approval
  - 2 members of the public spoke
- Land Use, Transportation and Infrastructure Committee (October 8, 2019)
- City Council (November 18, 2019)
- Public comment
  - Letter of support from University Hills North Community

# 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*
  - *Colorado Station General Development Plan*
  - *Housing an Inclusive Denver*
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

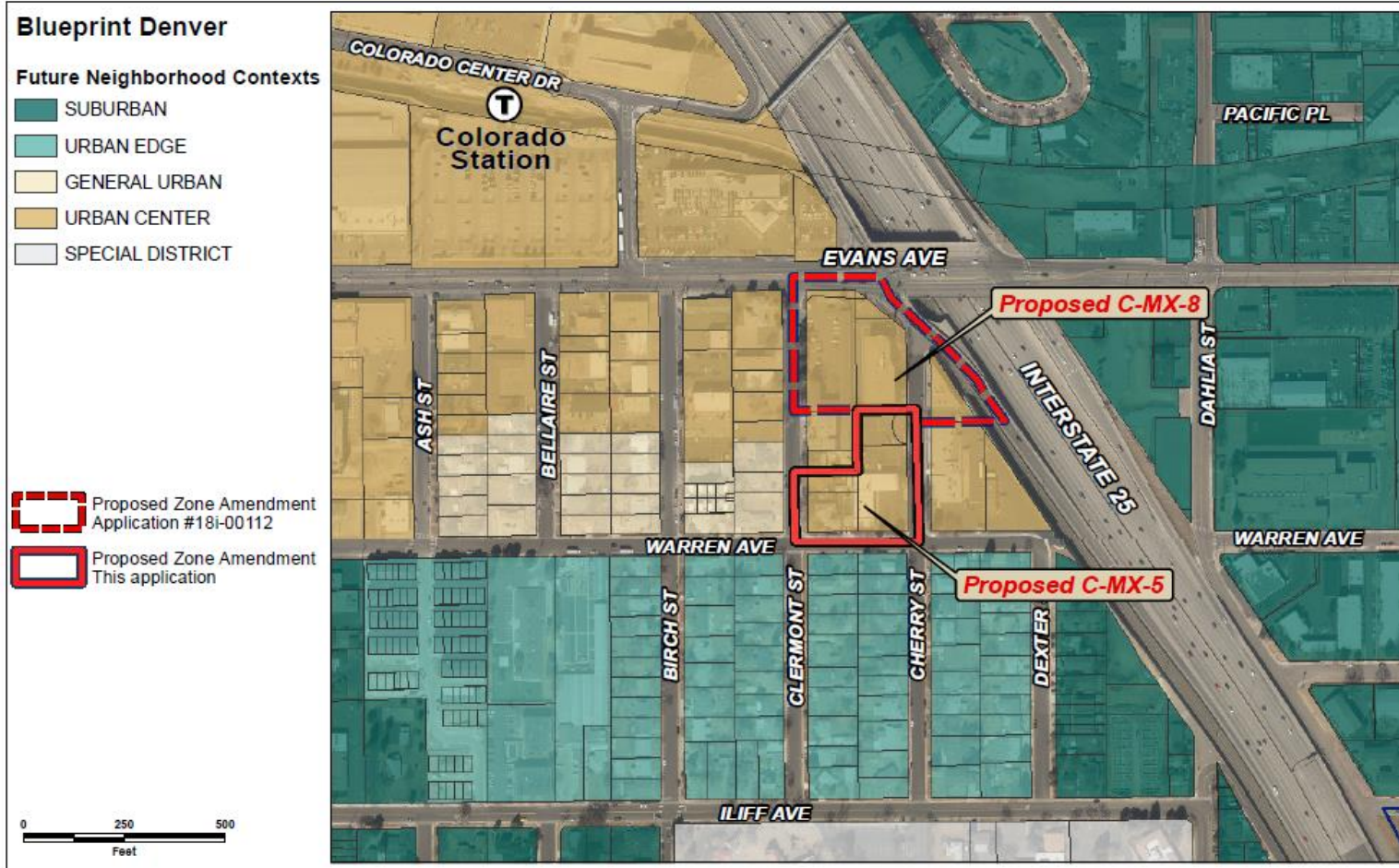
# Review Criteria: Consistency with Adopted Plans

## Comprehensive Plan 2040

- Equitable, Affordable, and Inclusive Goal 1, Strategy A
- Equitable, Affordable, and Inclusive Goal 2, Strategy D
- Equitable, Affordable, and Inclusive Goal 3, Strategy B
- Strong and Authentic Neighborhoods Goal 1, Strategy A
- Strong and Authentic Neighborhoods Goal 1, Strategy D
- Connected, Safe, and Accessible Places Goal 8, Strategy B
- Environmentally Resilient Goal 8, Strategy A
- Environmentally Resilient Goal 8, Strategy B
- Environmentally Resilient Goal 8, Strategy C
- Healthy and Active Goal 2, Strategy C



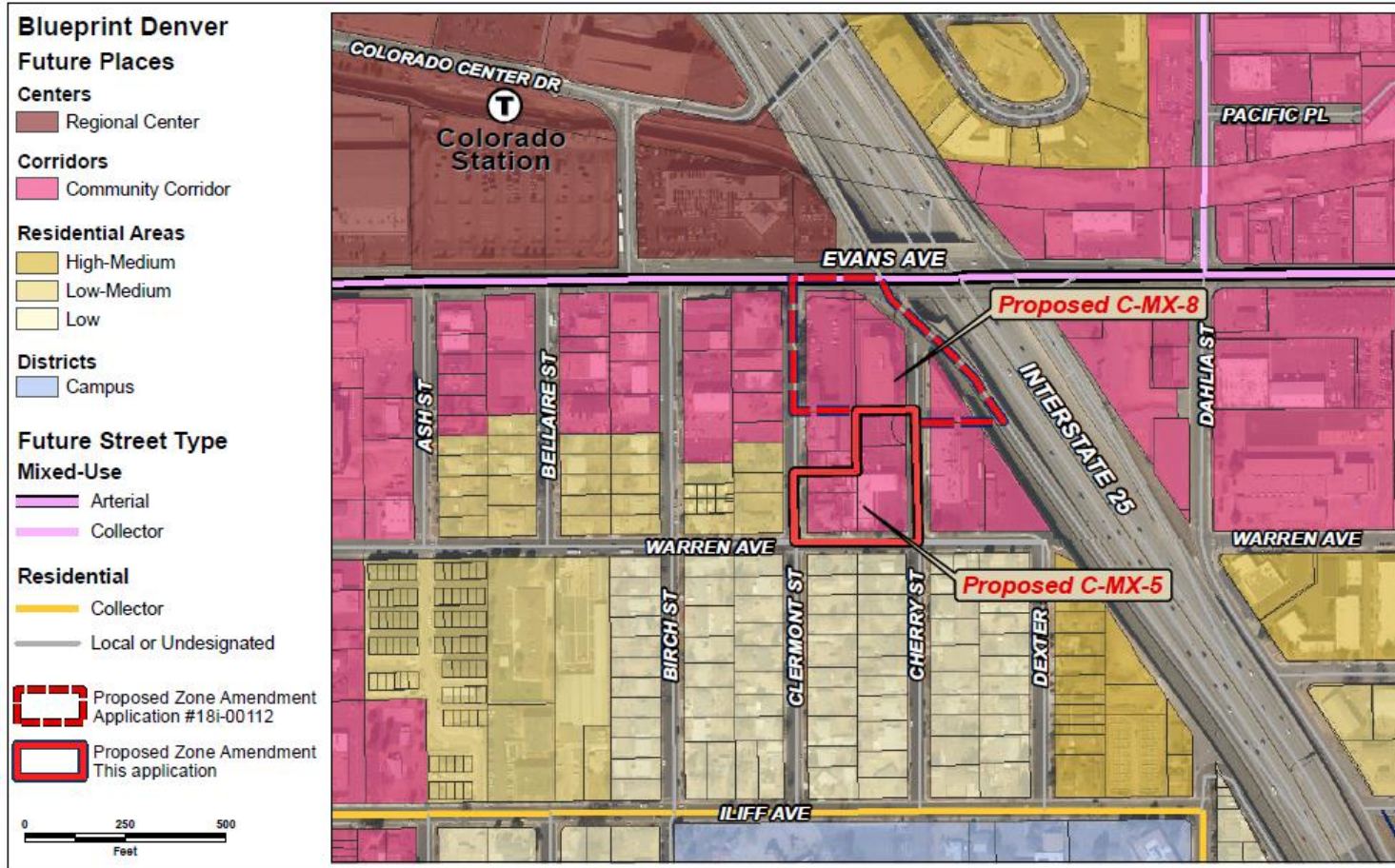
# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2019)

- Urban Center Context
  - High intensity residential and significant employment areas
  - Development typically contains a substantial mix of uses, with good street activation and connectivity

# Review Criteria: Consistency with Adopted Plans

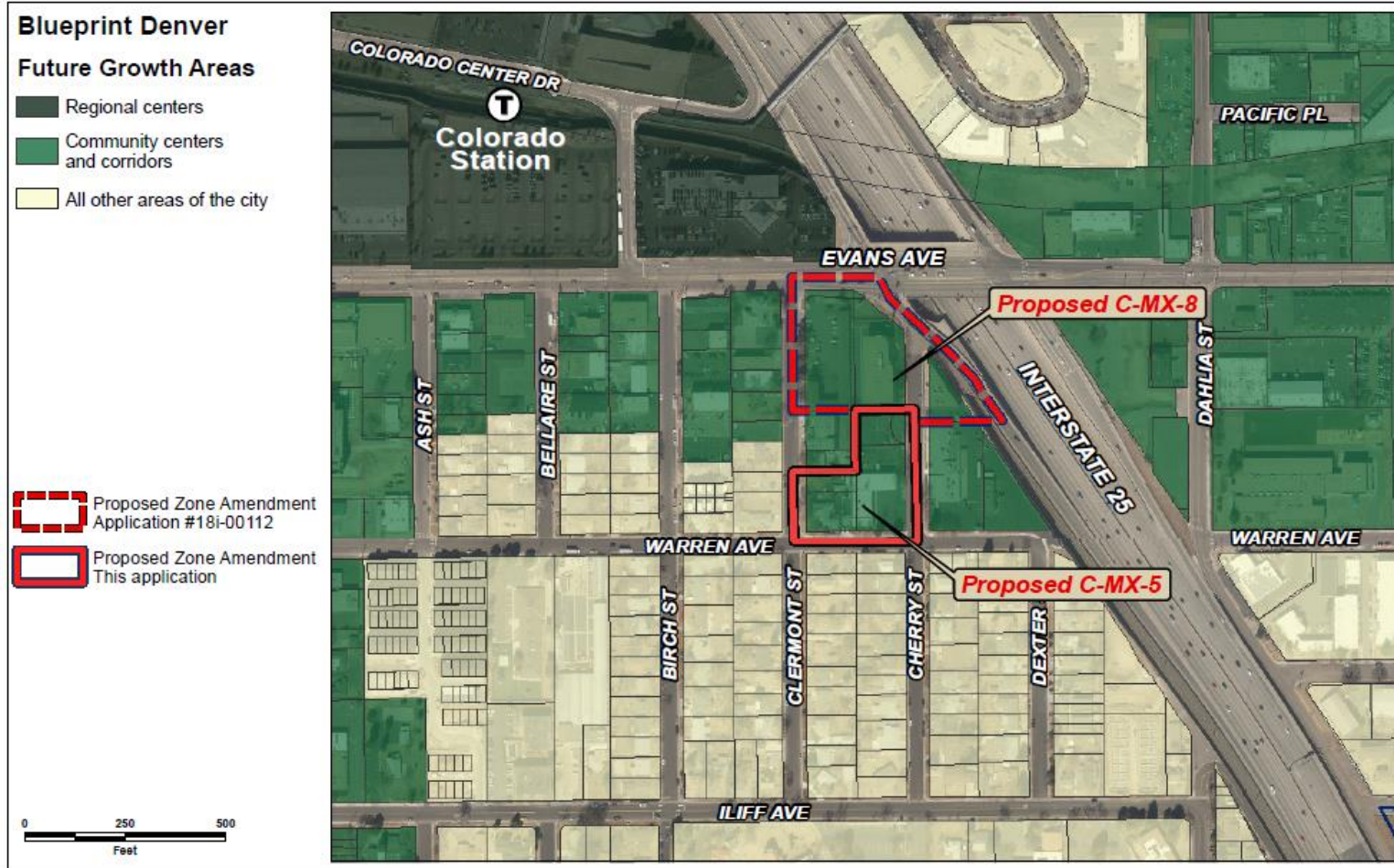


## Blueprint Denver (2019)

- Community Corridor
  - Typically provides a mix of office, commercial and residential uses
  - Heights are generally up to 8 stories
- Undesignated Local
  - Providing local access



# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2019)

- Community Corridors and Centers
  - 25% of new housing
  - 20% of new jobs



# Review Criteria: Consistency with Adopted Plans

## Blueprint Denver (2019)

- Strategies
  - Land Use and Built Form: General Policy 1, Strategy A
  - Land Use and Built Form: General Policy 2, Strategy C
  - Land Use and Built Form: General Policy 3, Strategy A
  - Quality of Life Infrastructure Policy 2, Strategy B

# Colorado Station GDP

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# Review Criteria: Consistency with Adopted Plans

## Housing an Inclusive Denver

- Create and preserve strong and opportunity-rich neighborhoods with diverse housing options that are accessible and affordable to all Denver residents
  - “Promote development of new affordable, mixed-income and mixed-use rental housing”



# 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 physical activity
4. Justifying Circumstances
  - Changed or Changing Conditions: Changing character in the area, retains Former Chapter 59 zoning
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
  - “Applies to areas or intersections served primarily by collector or arterial streets where a building scale of 1 to 5 stories is desired”

# 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