



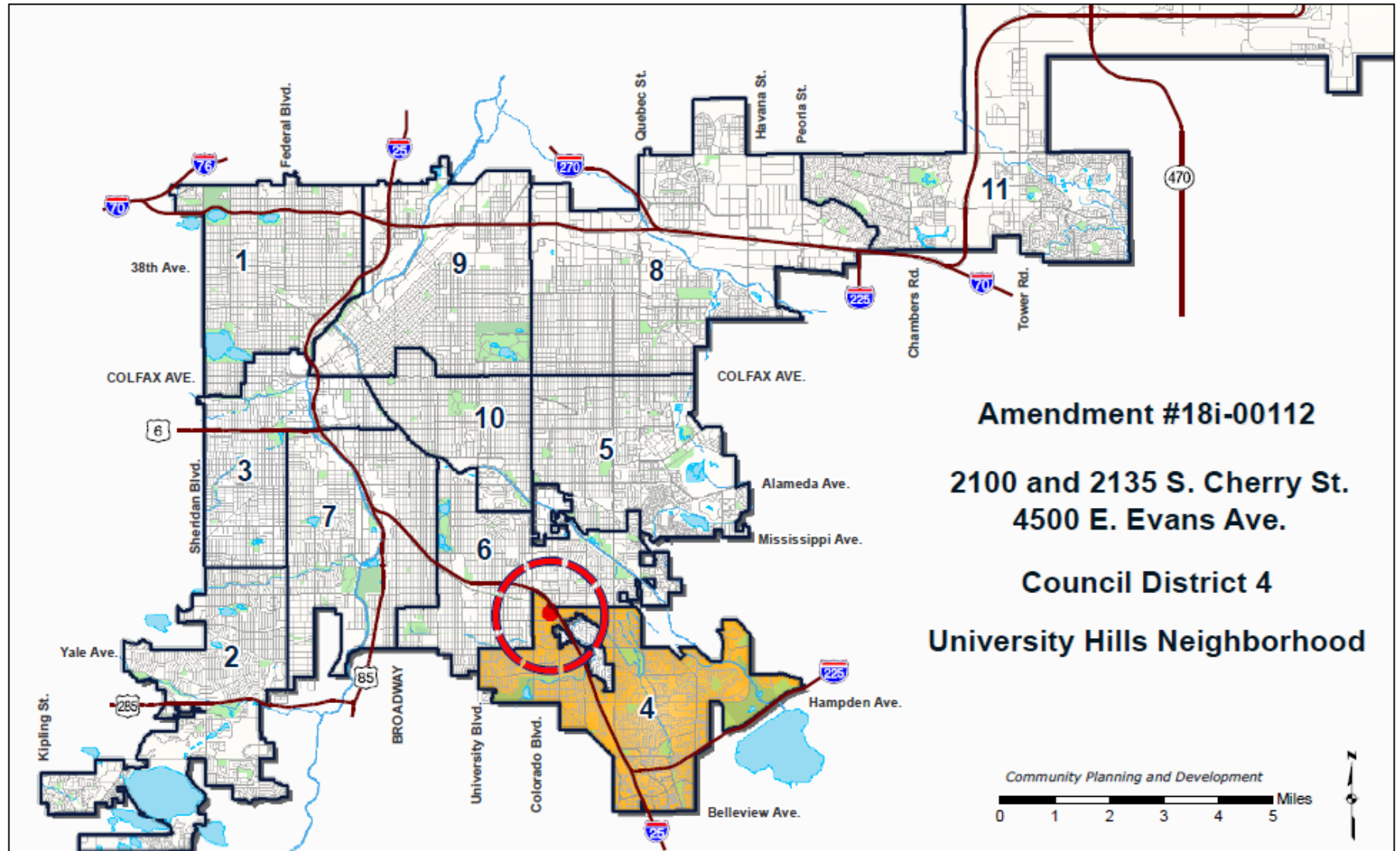
---

# 2100 & 2135 S. Cherry St. and 4500 Evans Ave

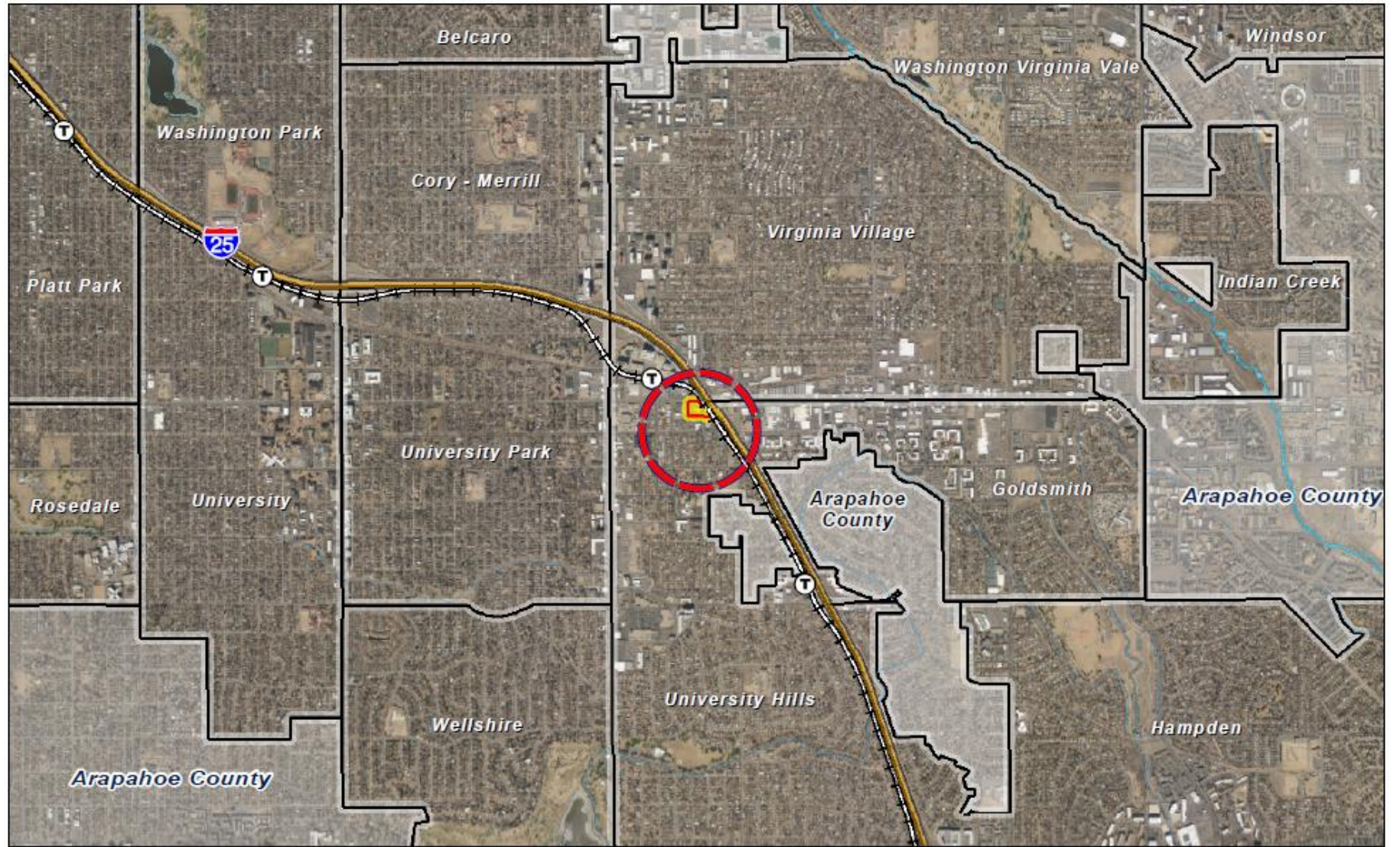
#18I-00112: C-MX-5 to C-MX-8

Date: 11/18/2019

2100 & 2135  
S. Cherry St.  
and 4500  
Evans Ave.  
C-MX-5 to  
C-MX-8



# University Hills Neighborhood



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



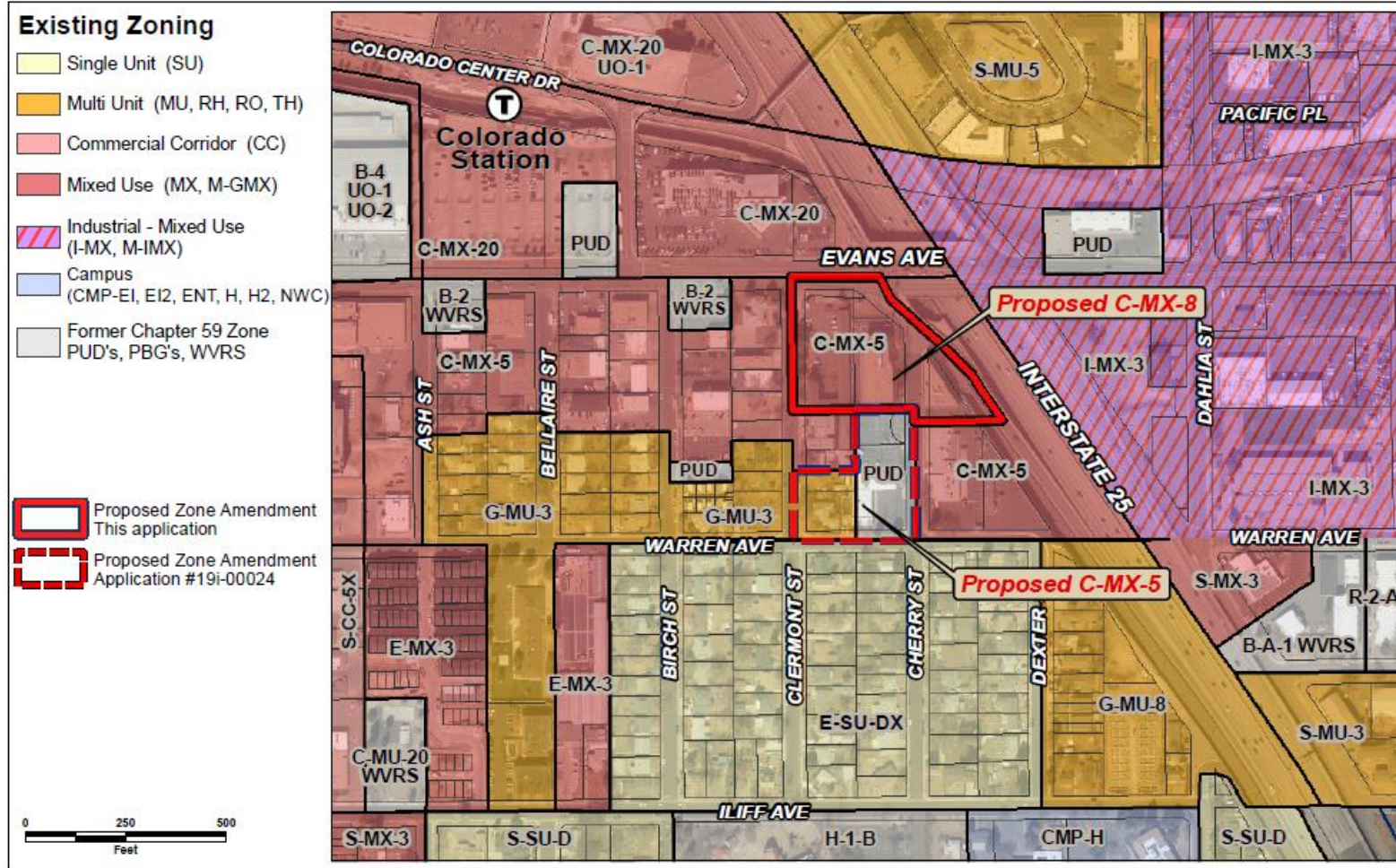
## Location

- Southwest corner of I-25 and Evans Ave.
- Just south of Colorado Station
- 1.73 acres
- Two office buildings and a motel

## Proposal:

- Rezoning from C-MX-5 to C-MX-8
- Requesting rezoning to redevelop the site

# Existing Context: Zoning

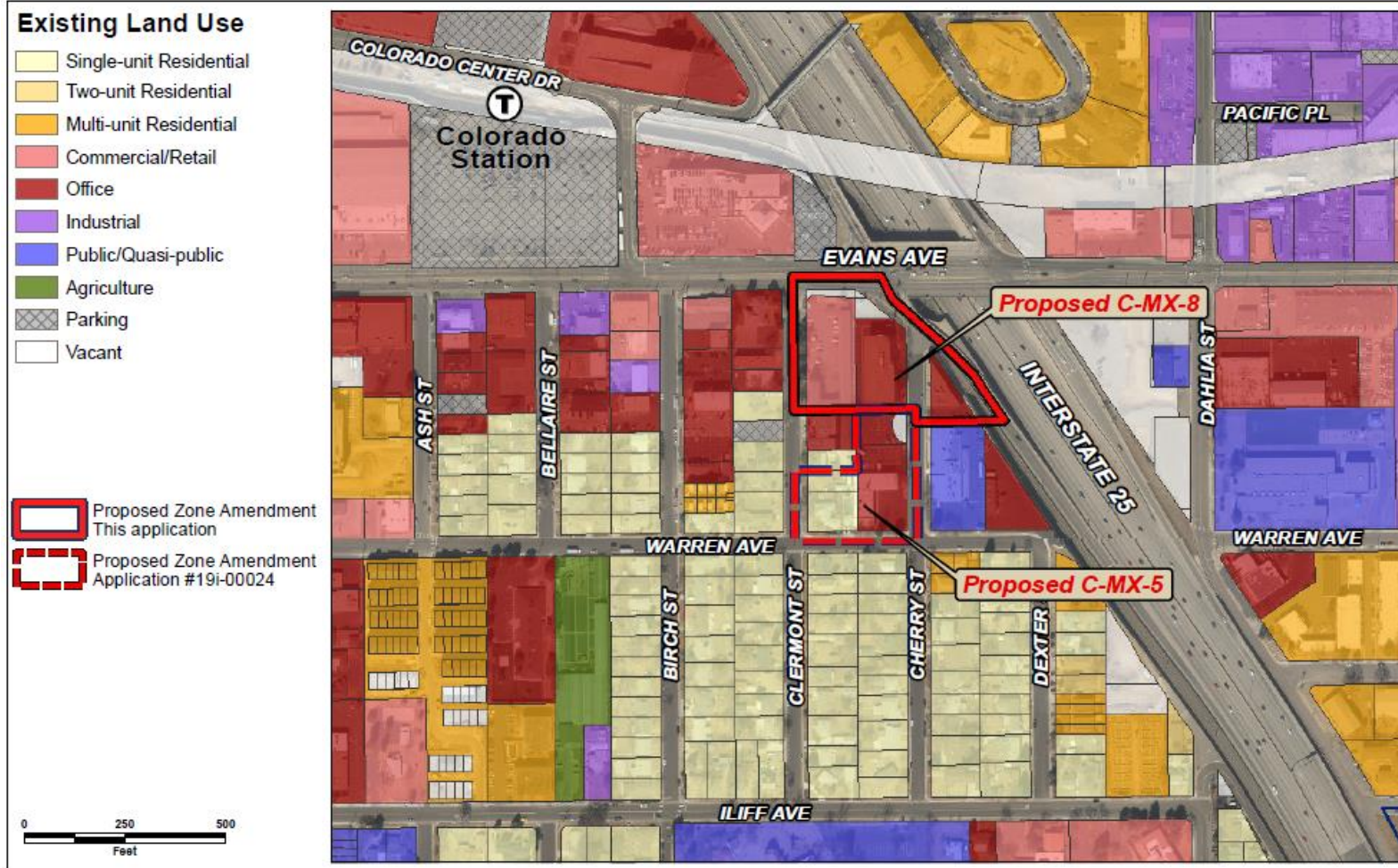


- Subject site: C-MX-5
- Surrounding Properties: C-MX-5, C-MX-20, PUD

# Colorado Station GDP

- Approved in 2008
- Secondary GDP Area, Development Area 2
- “Primary land use is office due to proximity to major travel corridors”
- Building heights of 1-6 stories
- Ground floor retail uses
- New open space if land assembly and redevelopment allows
- Does not specifically allocate use, height, or density

# Existing Context: Land Use



- Subject Property: Office/Commercial
- North: Commercial, Parking
- East: Interstate
- South: Office, Church
- 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
  - Parking
  - Vacant



Proposed Zone Amendment  
This application  
Proposed Zone Amendment  
Application #19I-00024





# 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
  - 1 member 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

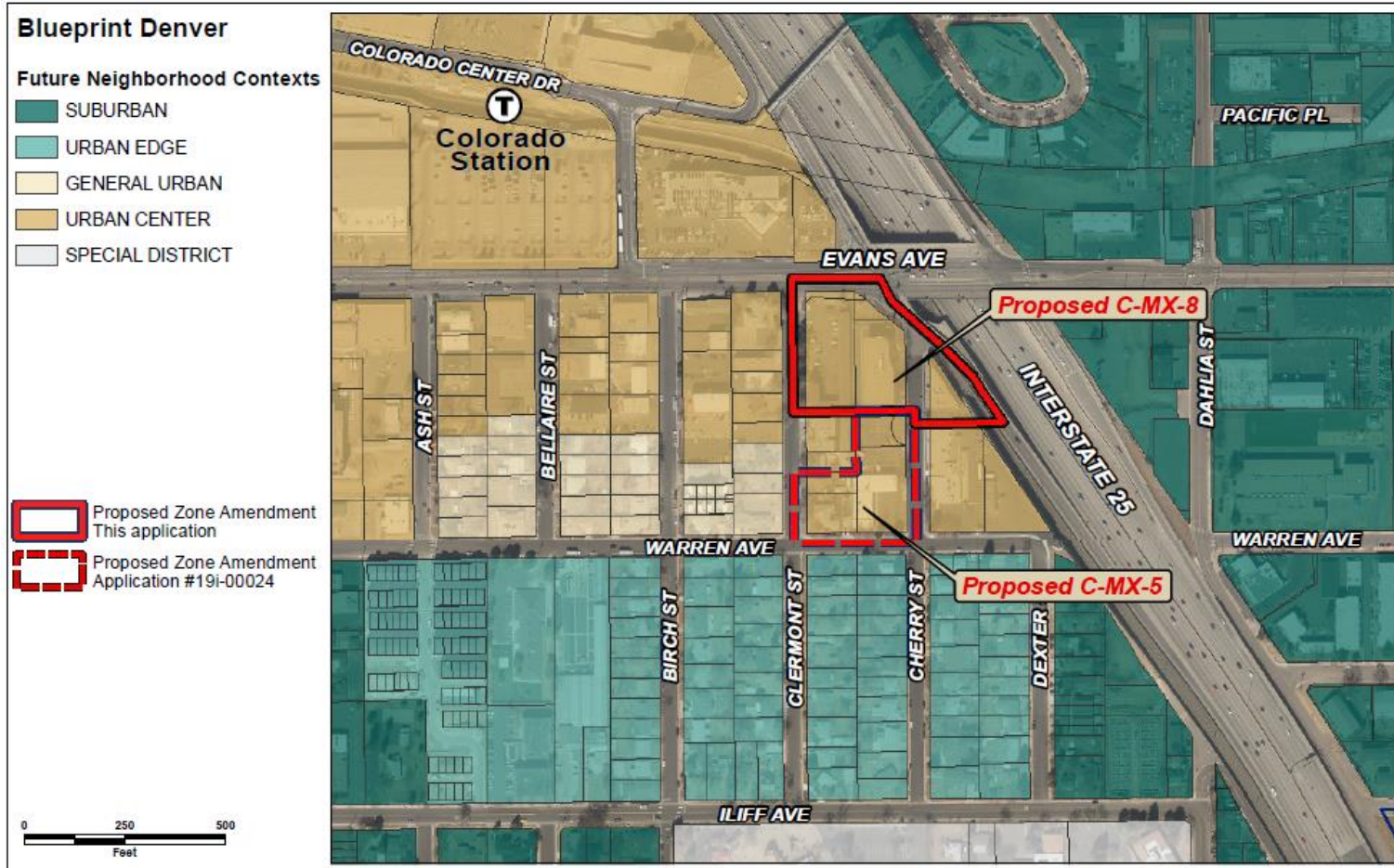
1. Consistency with Adopted Plans
  - *Comprehensive Plan 2040*
  - *Blueprint Denver 2019*
  - *Colorado Station General Development Plan*
  - *Housing an Inclusive Denver*
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with 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

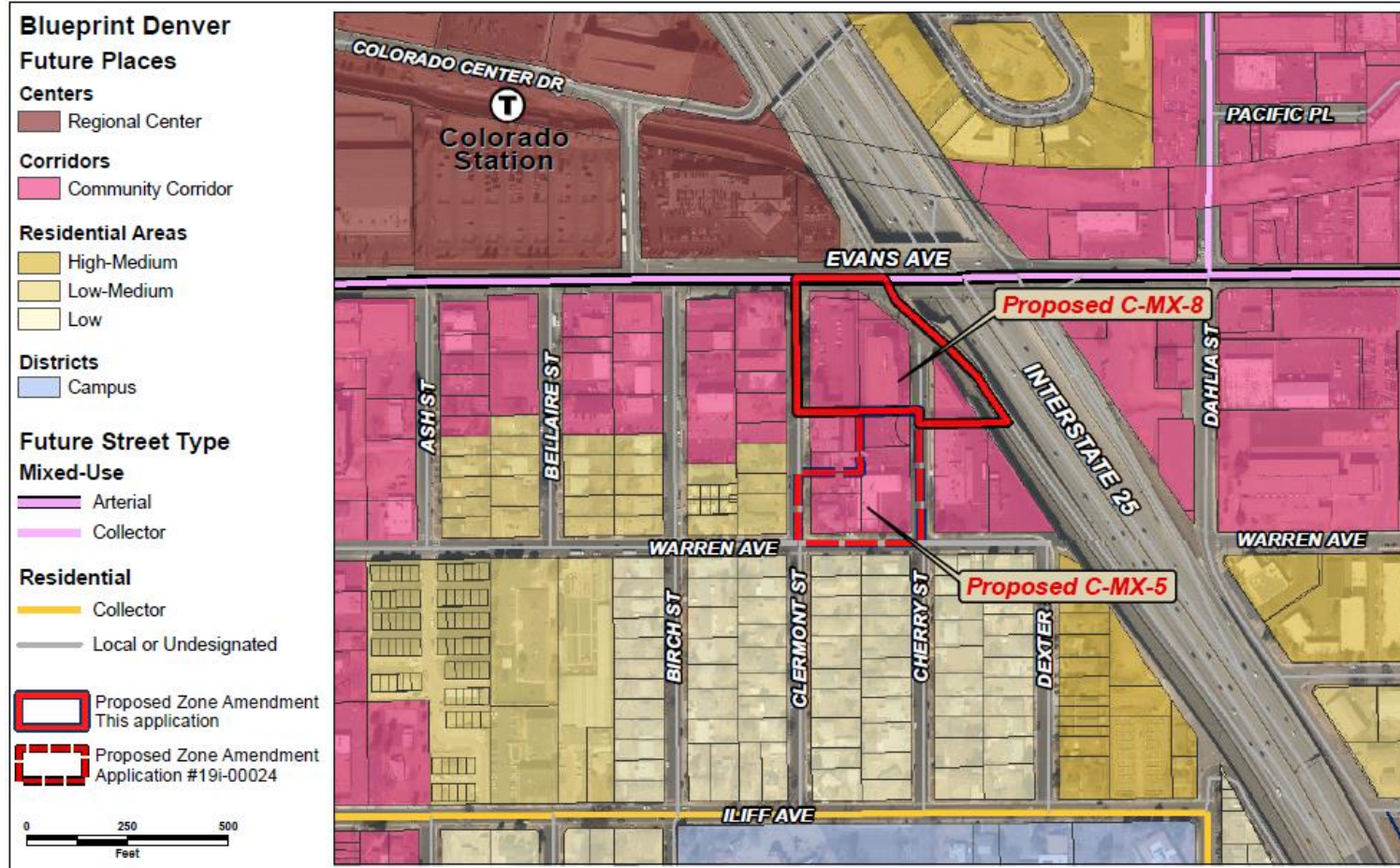
# Review Criteria: Consistency with Adopted Plans



## 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
- Mixed-Use Arterial
  - Varied mix of uses
- 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
  - Quality of Life Infrastructure Policy 2, Strategy B

# Colorado Station GDP

- Approved in 2008
- Secondary GDP Area, Development Area 2
- “Primary land use is office due to proximity to major travel corridors”
- Building heights of 1-6 stories
- Ground floor retail uses
- New open space if land assembly and redevelopment allows
- Does not specifically allocate use, height, or density

# 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, development at Colorado Station
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
  - “Applies to areas or intersections served primarily by arterial streets where a building scale of 2 to 8 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