



**DENVER**  
THE MILE HIGH CITY

# Official Map Amendments

**#2015I-00082**

**2765 S. Colorado  
Blvd.**

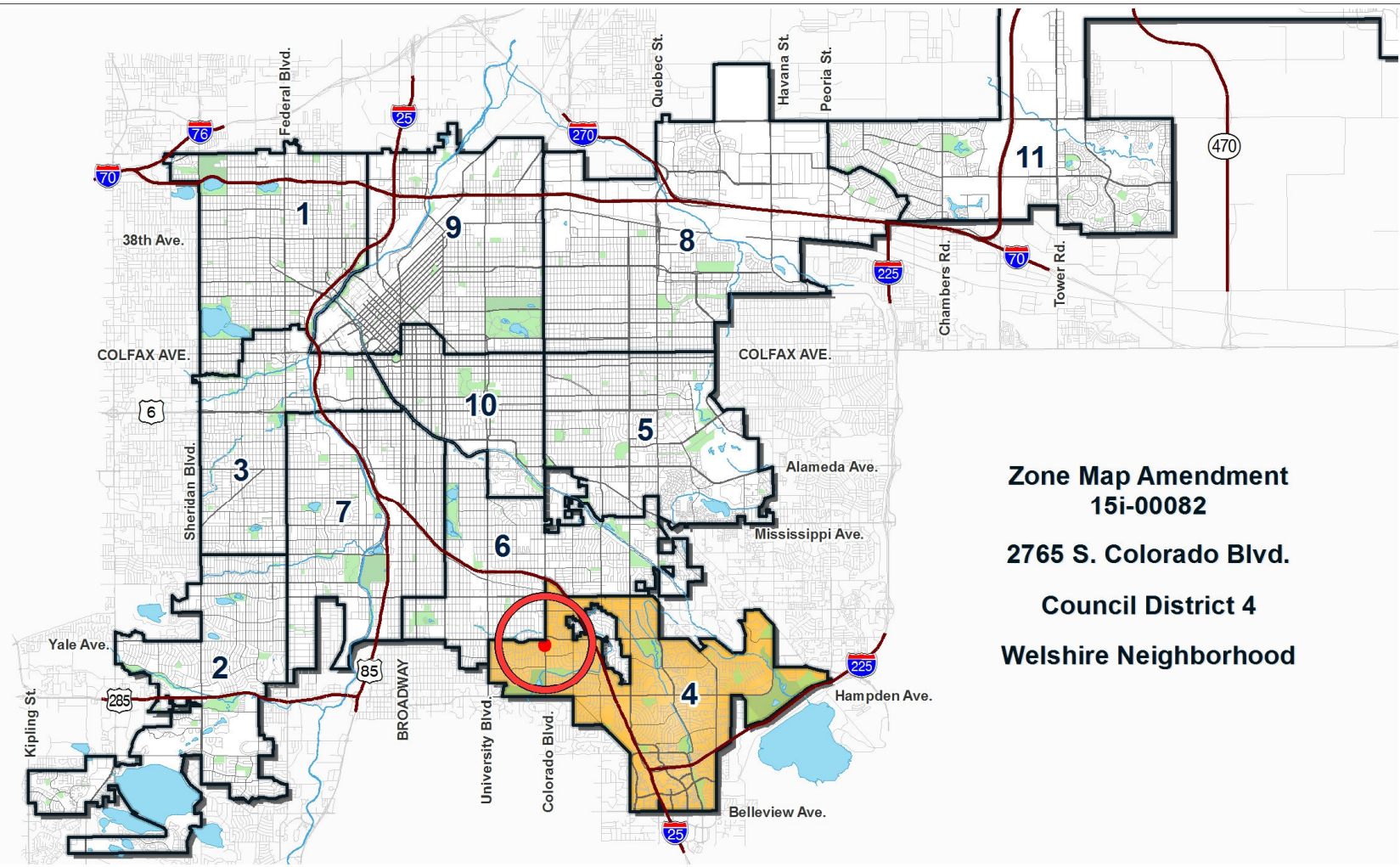
FOR CITY SERVICES VISIT | CALL  
**DenverGov.org** | **311**

Denver City Council  
Neighborhoods and Planning  
Committee  
March 10<sup>th</sup>, 2016



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# Location: South Denver, District 4

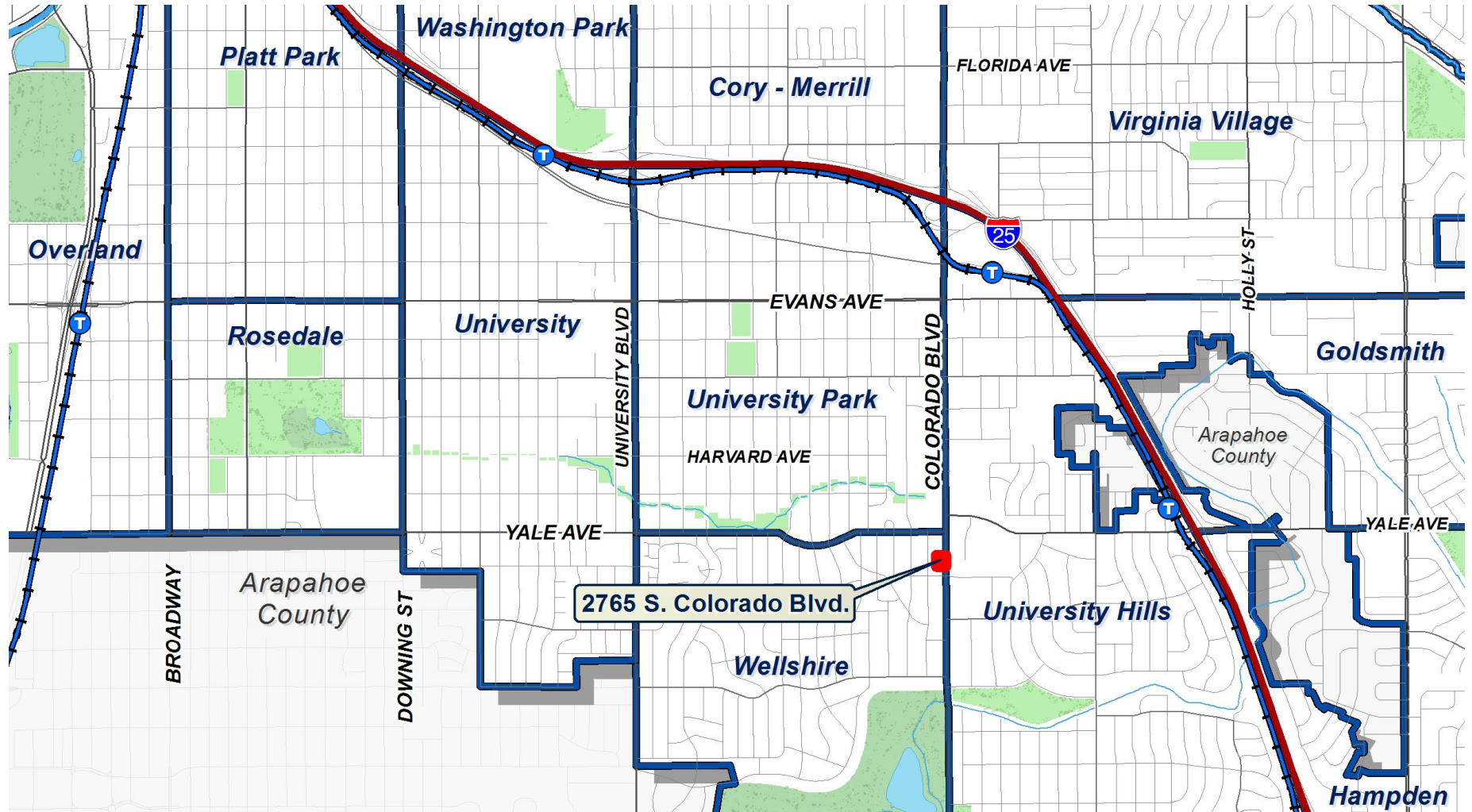


**Zone Map Amendment  
15i-00082**  
**2765 S. Colorado Blvd.**  
**Council District 4**  
**Welshire Neighborhood**



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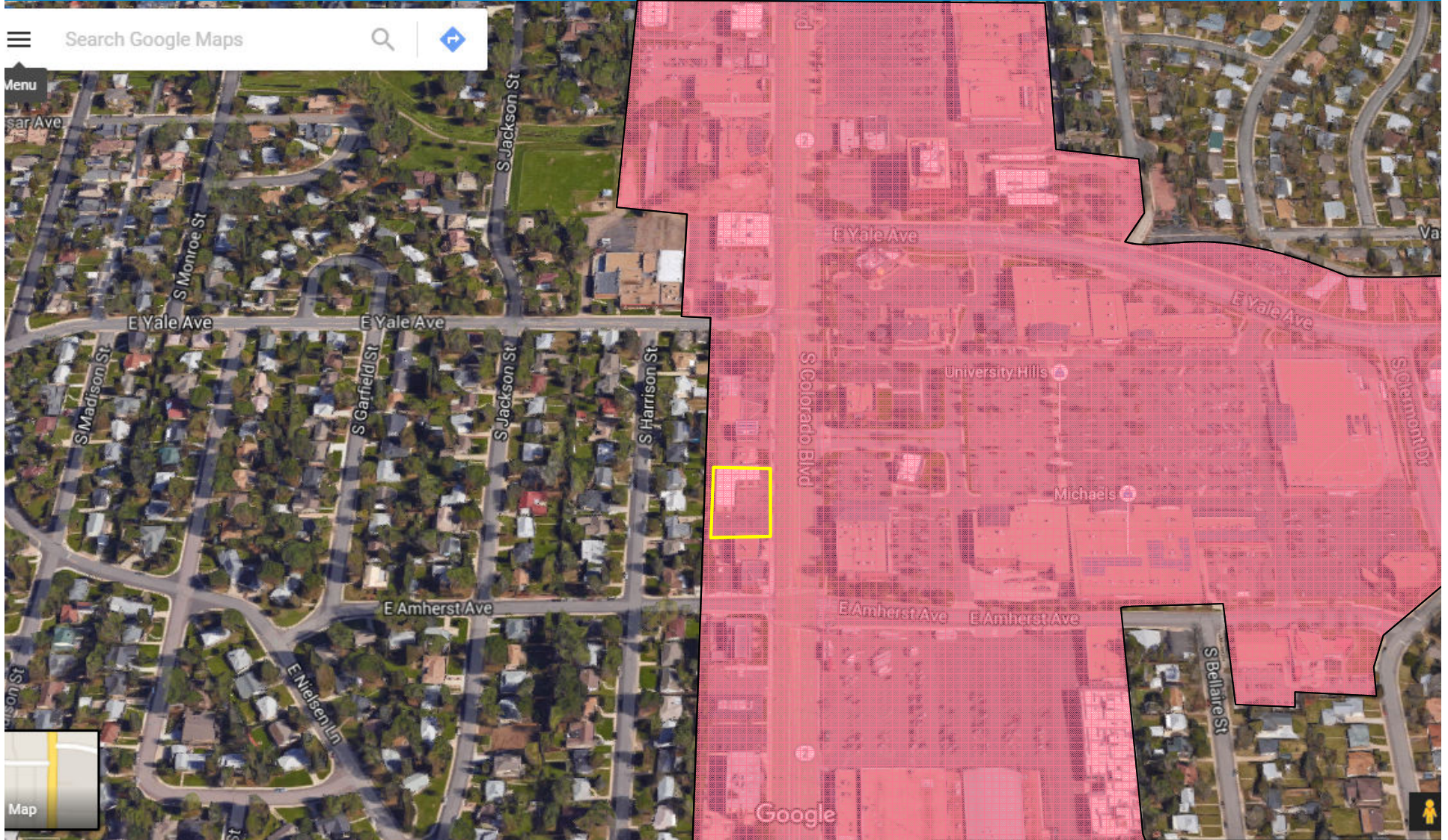
# Location: Wellshire

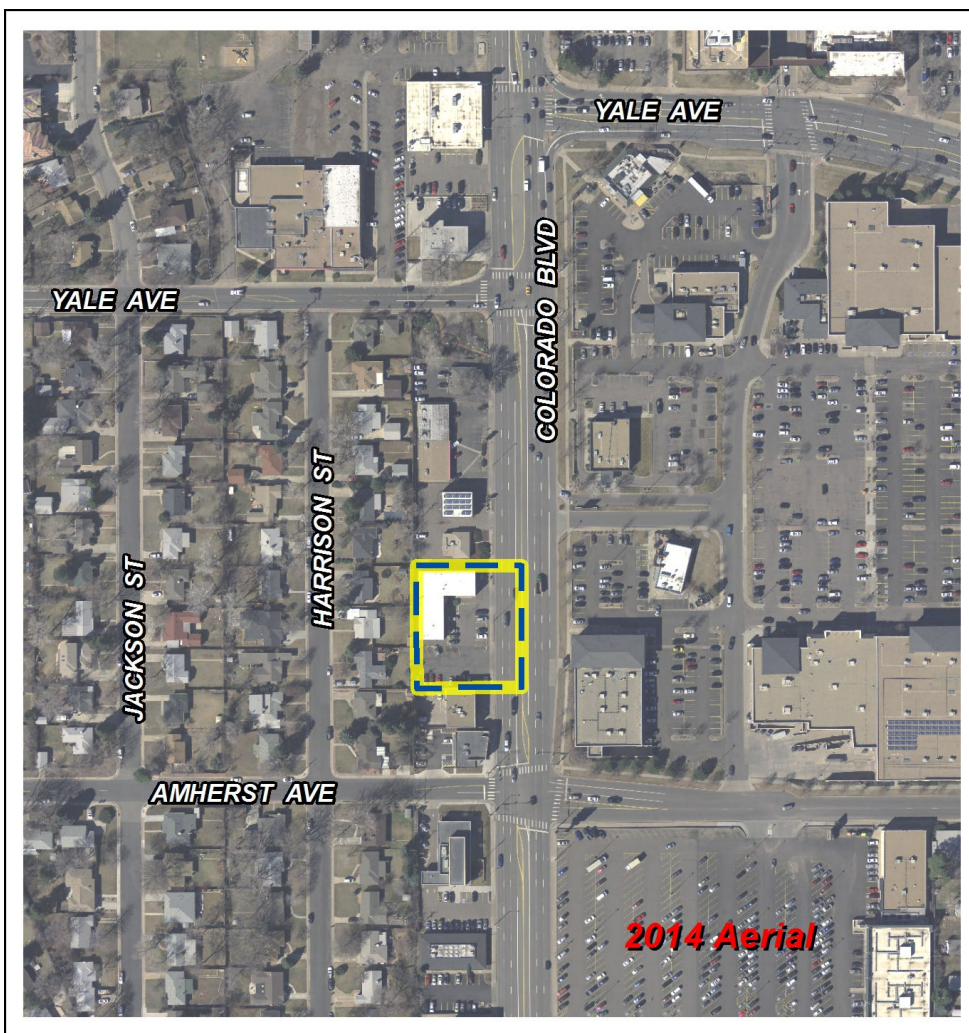




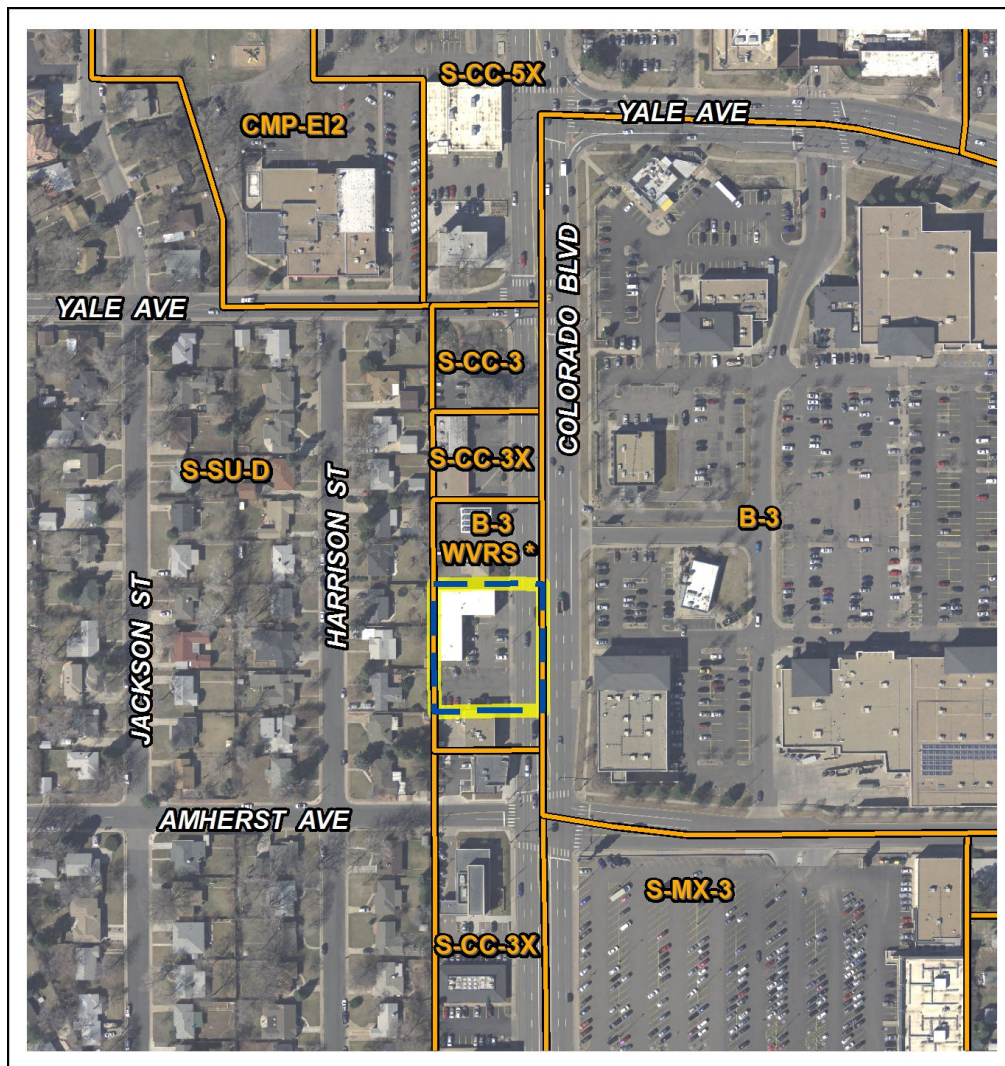
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# Colorado Blvd.





- Property:
  - 21,451 s.f.
  - Owner Request:  
Zoning to allow for repurposing commercial property fronting Colorado Blvd.



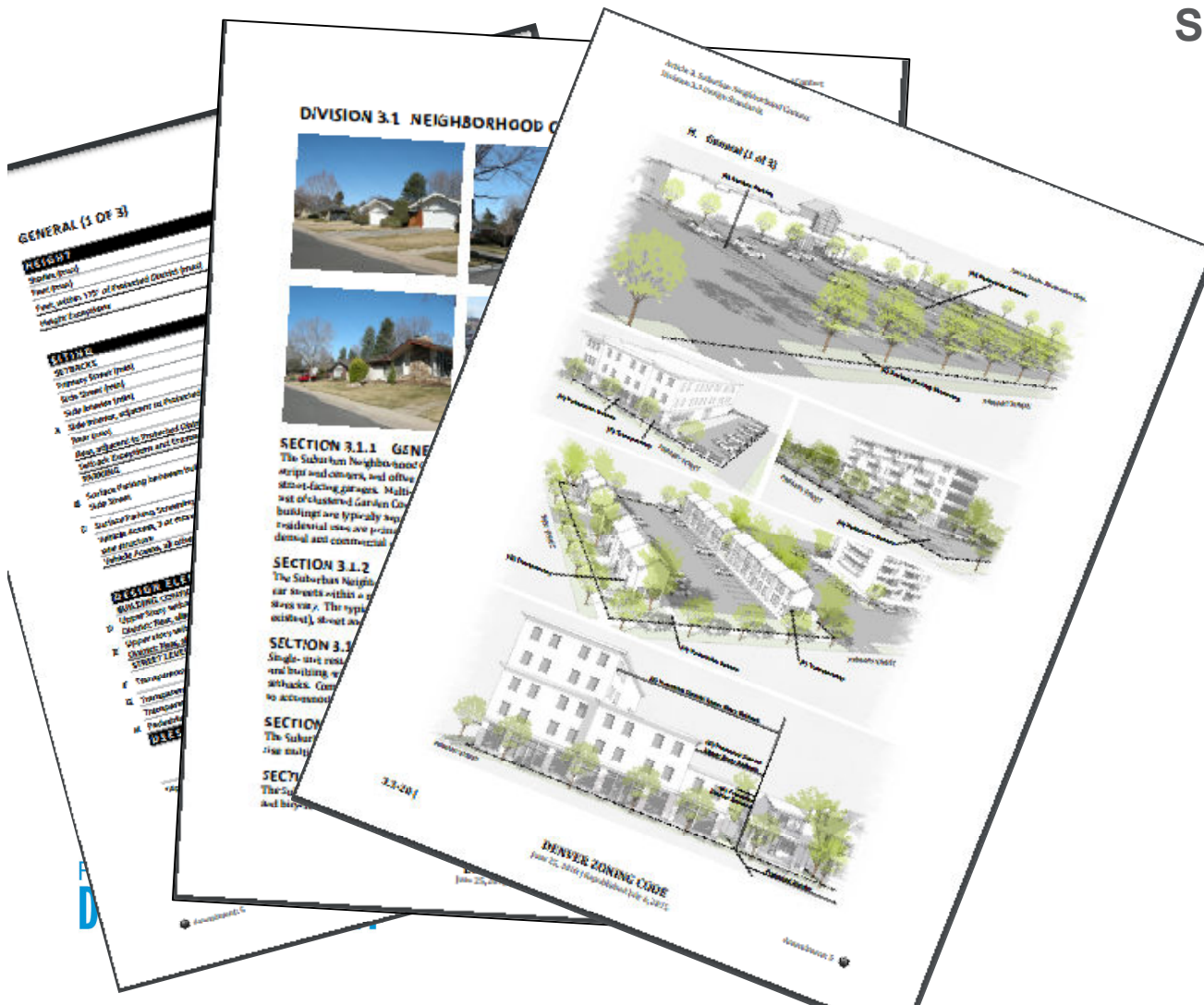
• Site:

**B-3 (Shopping Center District) with W/C**

- Shopping Center District
- 1:1 FAR
- **Waivers:** Restrict more intensive commercial uses
- **Conditions:** Fencing, street trees, retail uses between 6 a.m. to 9 p.m.

**Surrounding:**

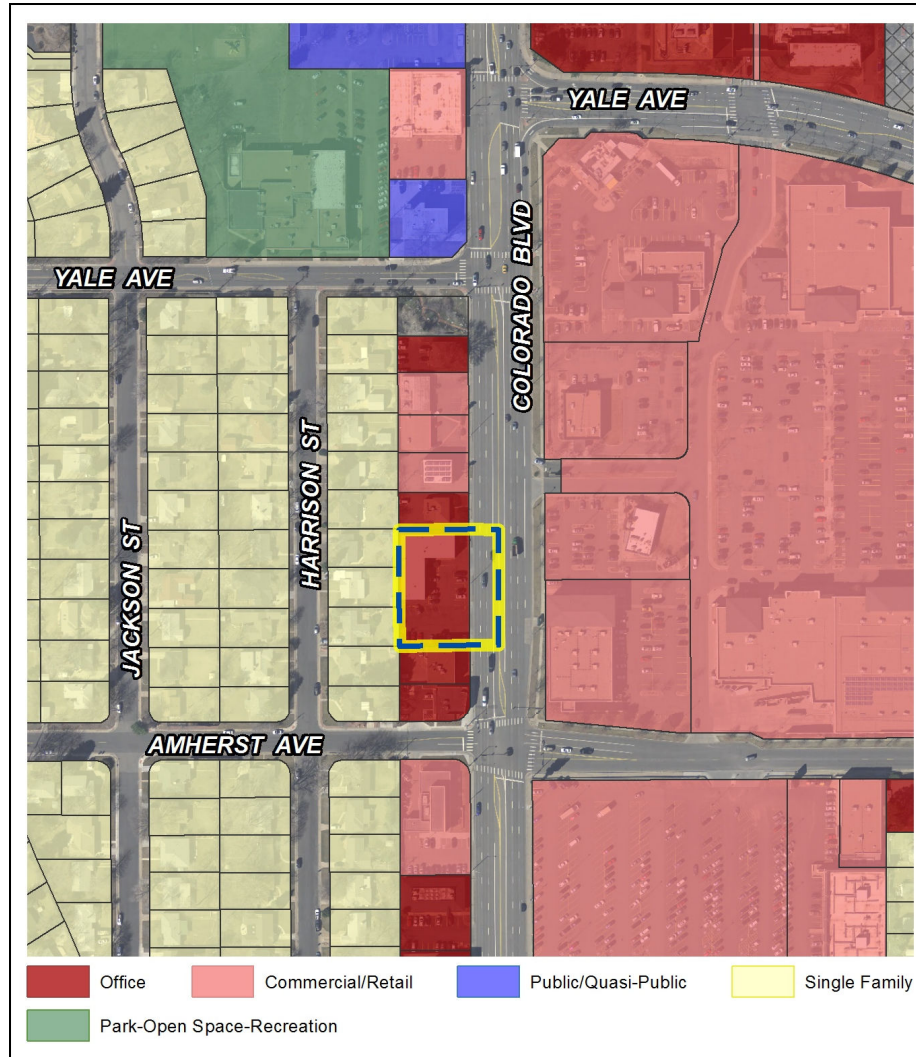
- S-CC-3X – (north and south)
- S-SU-D - Single Unit – 6,000 s.f. min



### S-CC-3X

- Balance pedestrian and automobile access
- Provide for Commercial mixed use development along auto-dominated corridors
- Less intensive mixed uses to improve transition from commercial to residential
- Up to 3 stories

# Existing Context – Land Use





# Existing Context – Building Form/Scale

North – fronting Colorado Blvd



West – fronting Harrison St.



Site at 2765 S Colorado Blvd.



East – Retail fronting Colorado Blvd



South – fronting Colorado Blvd





# Rezoning Process

- Public Outreach
  - RNOs
- Wellshire Homeowners Association
- University Hills Neighborhood Association
- Denver Neighborhood Association, Inc.
- Inter-Neighborhood Cooperation (INC)
  - Written Notice of Receipt of Application (Dec 3<sup>rd</sup> 2015)
  - Written Notice / Signs Posted for Planning Board Public Hearing (15 day)
  - Neighborhood and Planning Committee Meeting (March 16th)
  - Tentative Council Hearing: (May 2<sup>nd</sup>)
  - **Applicant outreach**
    - No public comments to present

## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
  - Comprehensive Plan 2000
  - Blueprint Denver: A Land Use and Transportation Plan
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

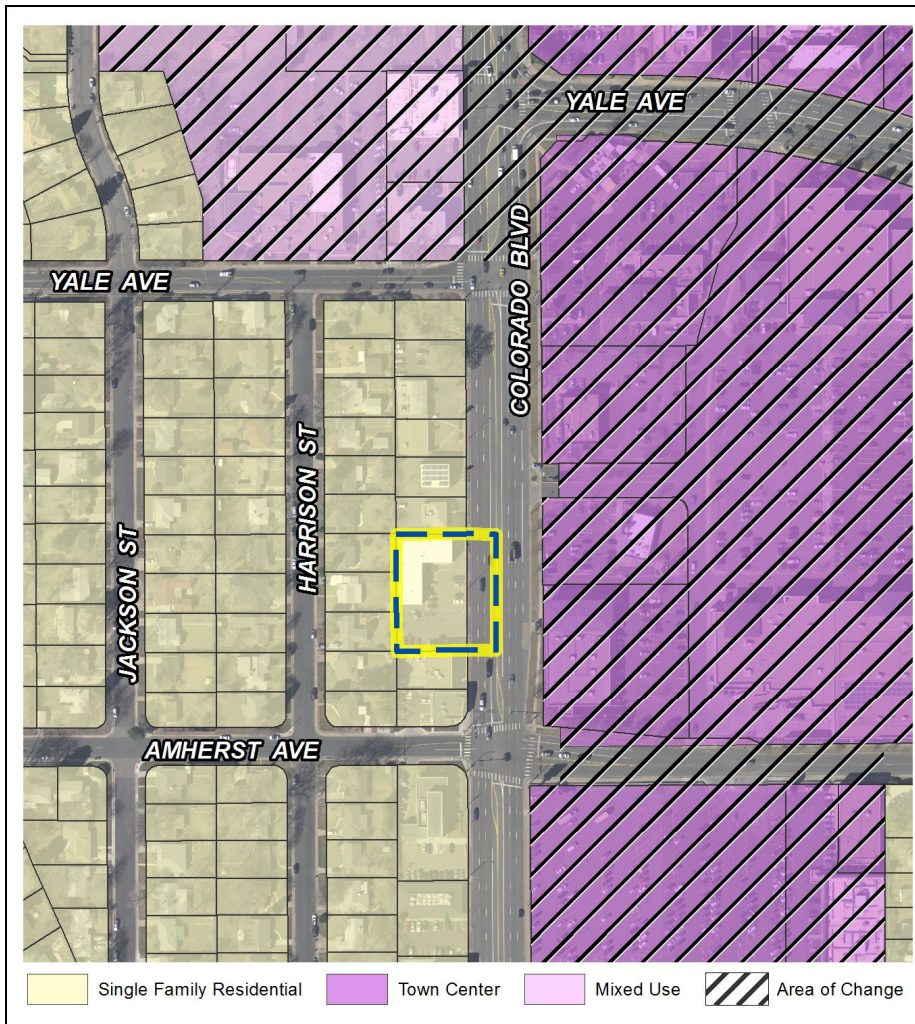


# Review Criteria: Consistency with Adopted Plans

## Comprehensive Plan 2000

- Conserve land by promoting infill development (ES 2F), consistent with neighborhood character (LU 3B)
- Encourage Mixed Use Development (LU 4-E)
- Invest in a range of housing types and services (NS 1F)

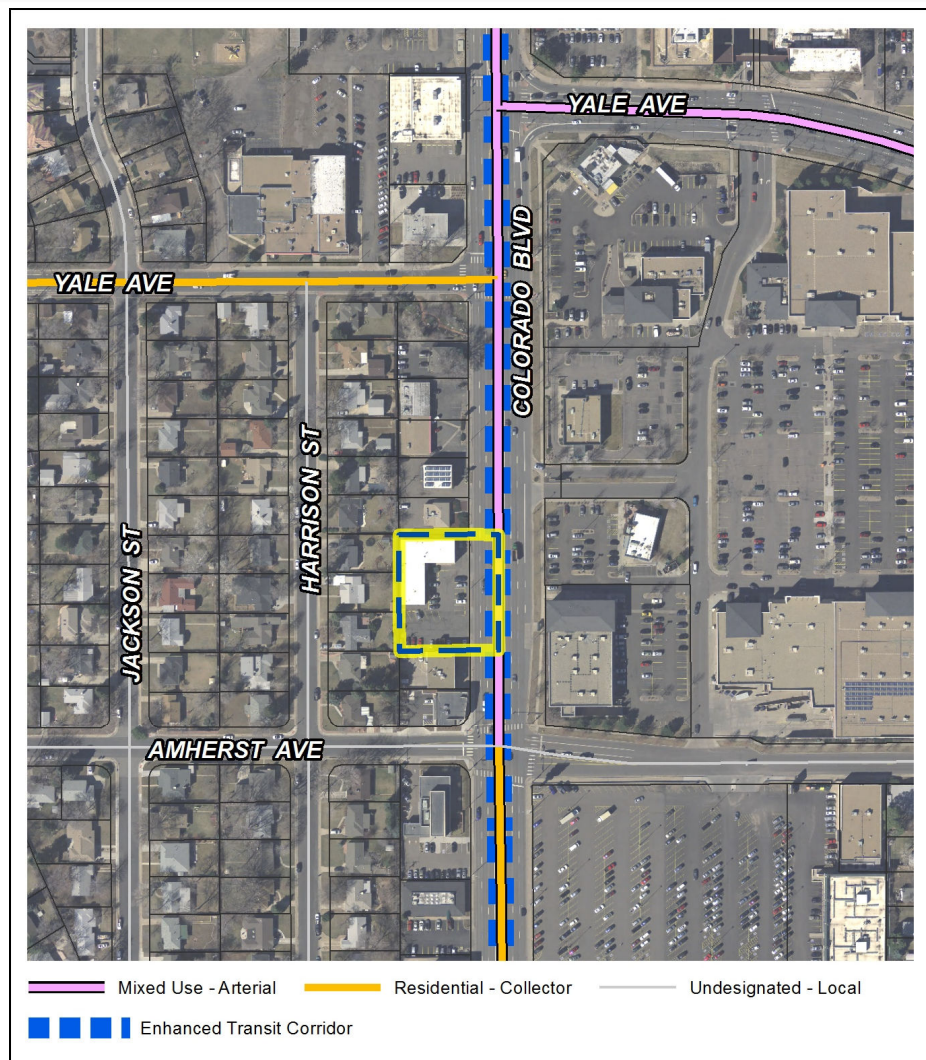
# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2002)

- Land Use Concept:
  - **Single Family Residential**
    - Variety of housing types
    - Complementary land uses (**stores**, parks and schools)
    - Single Family homes are predominant development type
    - Significantly smaller **employment** base
  - **Area of Stability**
    - Maintain character of an area while accommodating some new development and redevelopment

# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2002)

- Street Classifications:
  - Colorado Boulevard.  
**Mixed Use Arterial**
  - Connect neighborhoods to employment & commercial centers
  - Variety of travel choices (vehicle, ped & bike )



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# Colorado Blvd.



## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

### **2. Uniformity of District Regulations**

- **S-CC-3X would result in uniform application of district building form, use and design regulations**

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

4. Justifying Circumstances

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





# Justifying Circumstance

## 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 –**

- The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area
- **Commercial retail on the east side of Colorado (1997)**
- **2010 comprehensive city-wide rezoning process, S-CC-3x north and south.**
- **Aging Commercial properties in need of reinvestment, some from early 1960's**

5. Consistency with Neighborhood Context and Zone District Purpose and Intent
- **S-CC-3X (Suburban–Commercial Corridor– 3 Story Max – Use Limitations)**
    - **Suburban Context:** Single & Multi-unit residential, Commercial Strips and Centers, and Office Parks
    - Single Unit Residential uses Located away from Arterial Streets
    - **S-CC-3X**
      - Development opportunities along auto-dominated corridors
      - Flexible design standards for building, circulation and parking



# CPD Recommendation

**CPD Finding:** All review criteria have been met

**Recommendation:**

Planning Board recommend: **Approval (8 to 1)**

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