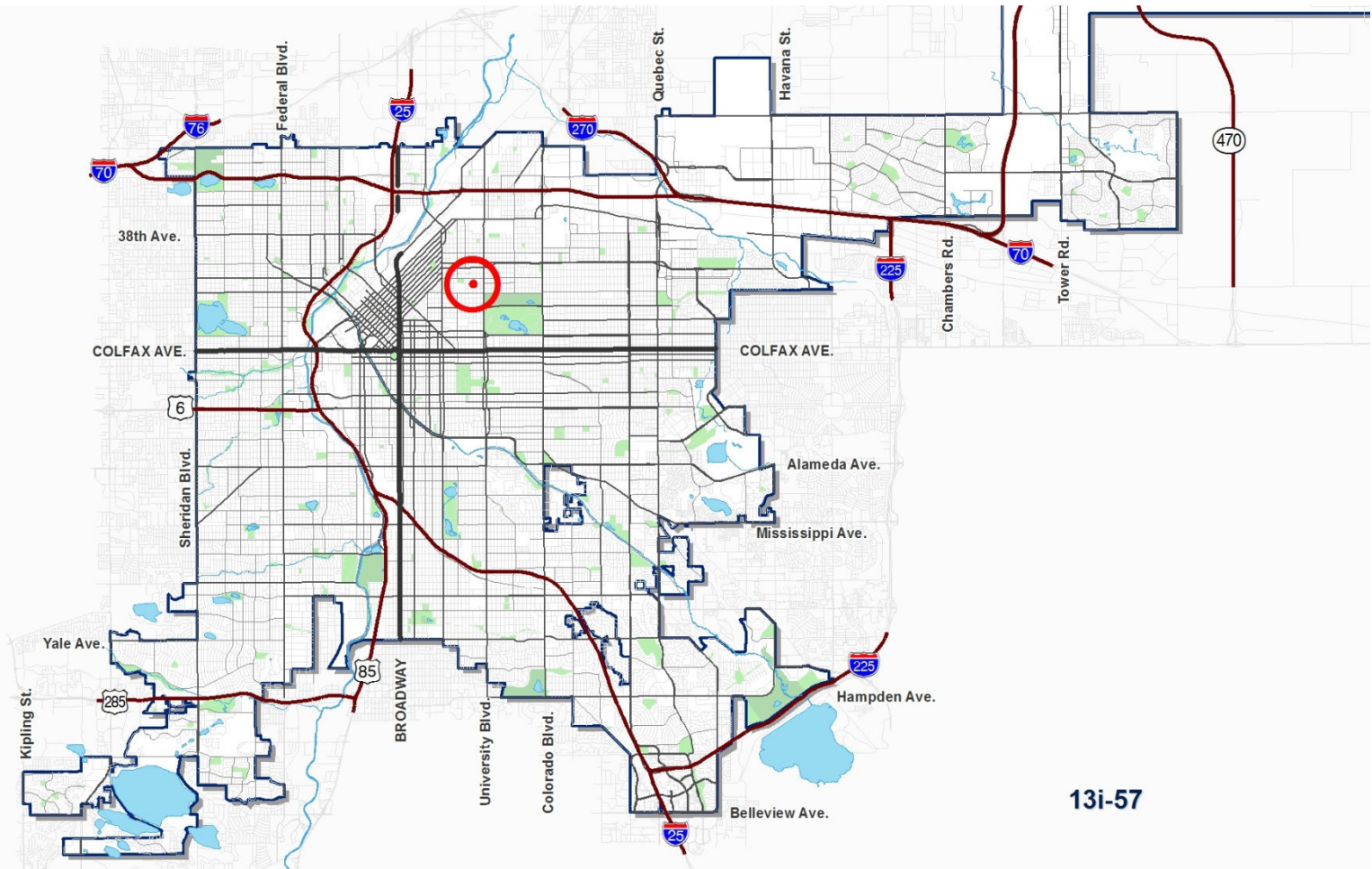


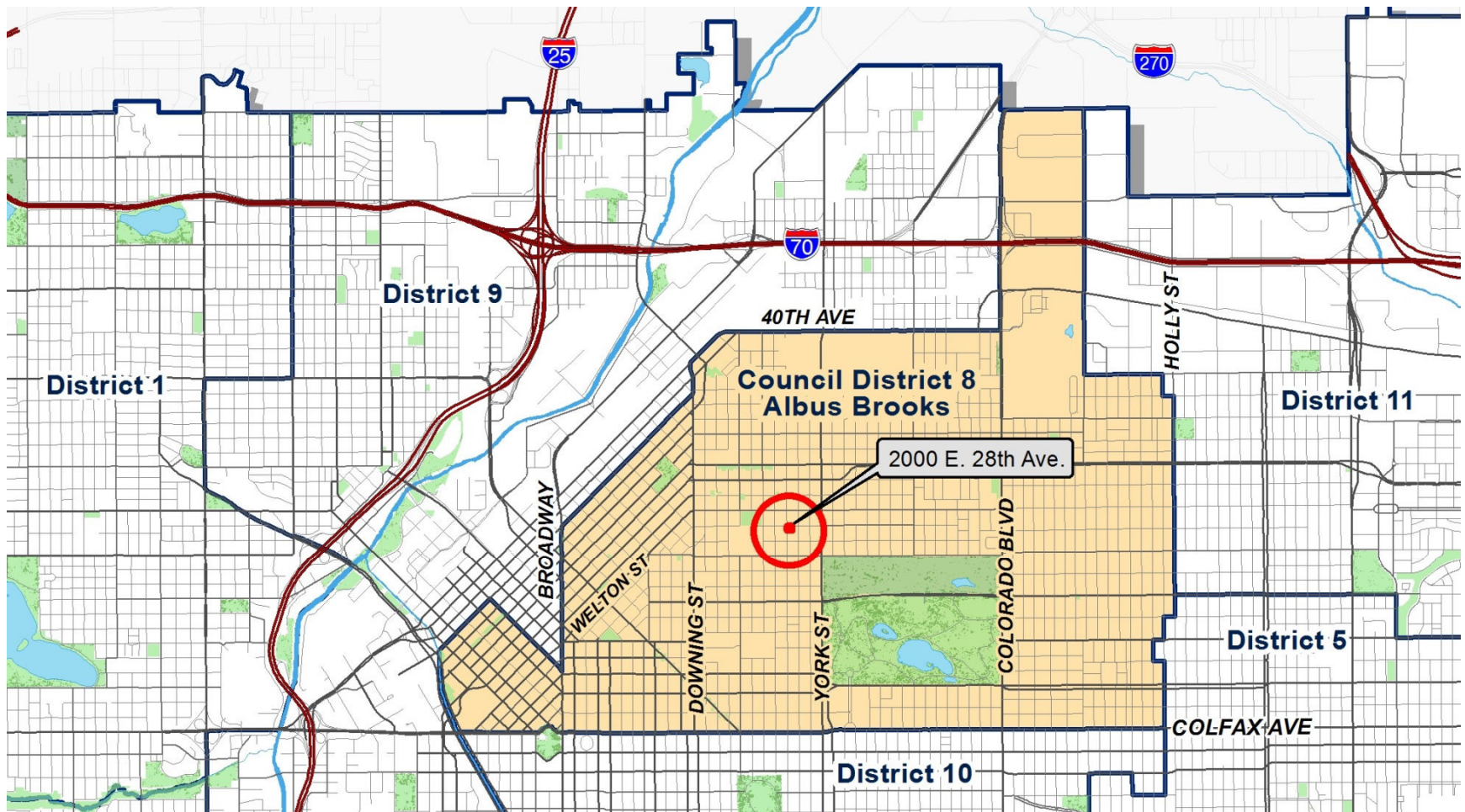
2000 E. 28TH AVE.

PUD #572 to PUD #636 Under Former Chapter
59

2000 E. 28th Ave. PUD #572 to PUD #636



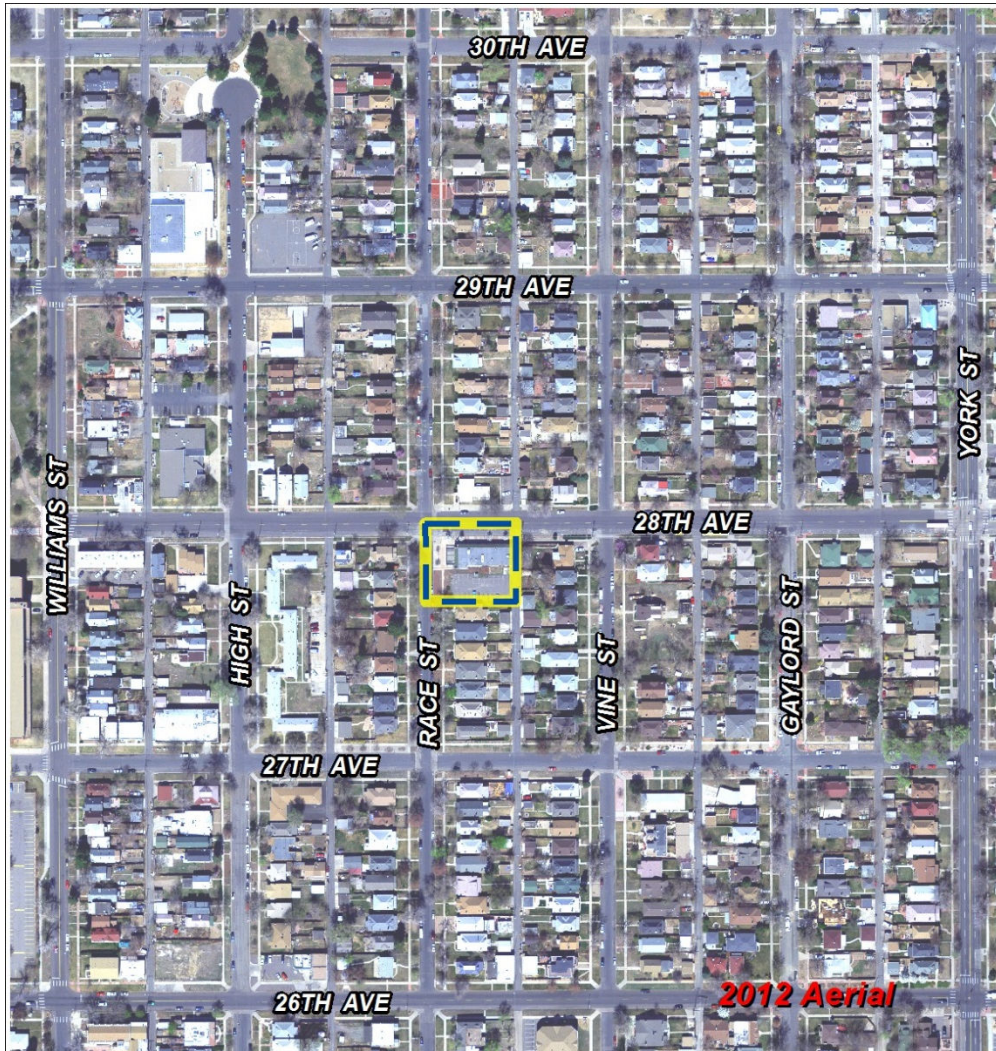
Council District 8



Whittier Statistical Neighborhood



Location



- Whittier Neighborhood
- Southeast corner of 28th Ave and Race St.

PUD #572 to PUD #636



- Property:
 - ▣ Embedded commercial shoppette
 - ▣ Multiple storefronts
 - ▣ Faces 28th Ave
 - ▣ .323 acre/14,083sf
 - ▣ PUD 572
- Applicant:
 - ▣ Requesting rezoning to new PUD under Former Chapter 59

PUD #572

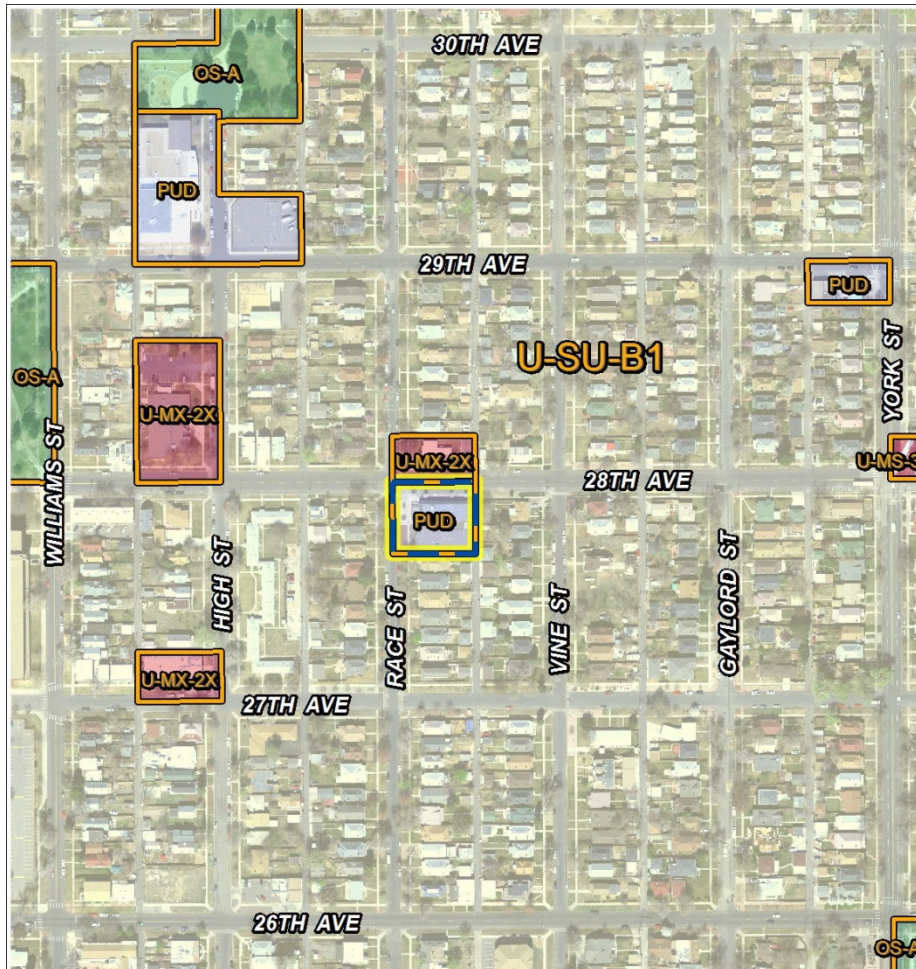
- ❑ Created in 2005 to facilitate improvements for M&D's Restaurant
- ❑ Development standards are specific to the property as it exists
- ❑ Allows 2 uses:
 - ❑ Restaurant and Office
 - ❑ Each use has limited square footage



Proposed PUD #636 Under Former Chapter 59

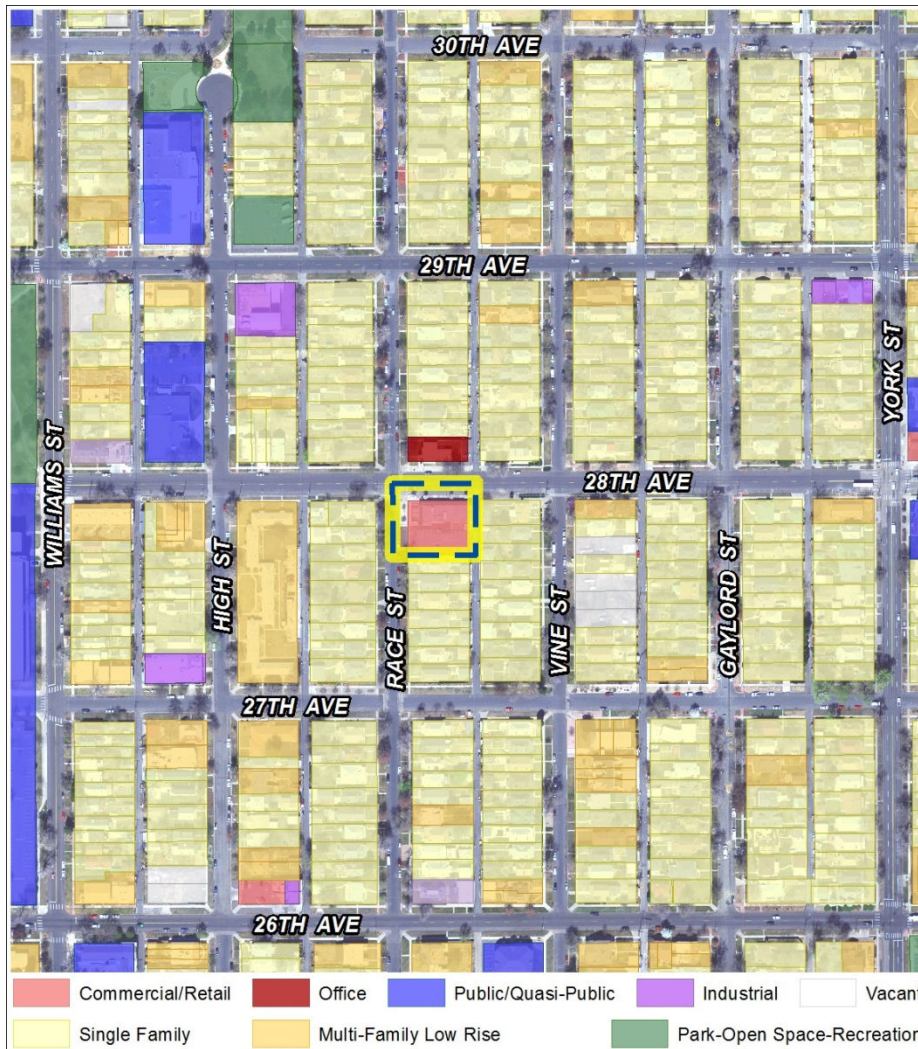
- Retains all provisions of existing PUD #572 except:
 - Expands the list of allowed uses to include most permitted uses in the B-2 District, and removes PUD #572's square footage limitations for individual uses within the building
 - Updates other sections of PUD that are directly related to use:
 - Off-street parking
 - Signs
 - Waives sections of Former Chapter 59 PUDs that do not apply because the information is not needed or because no new construction is proposed:
 - Schedule
 - Transportation
 - Phasing
 - Existing Conditions Man

Existing Context - Zoning



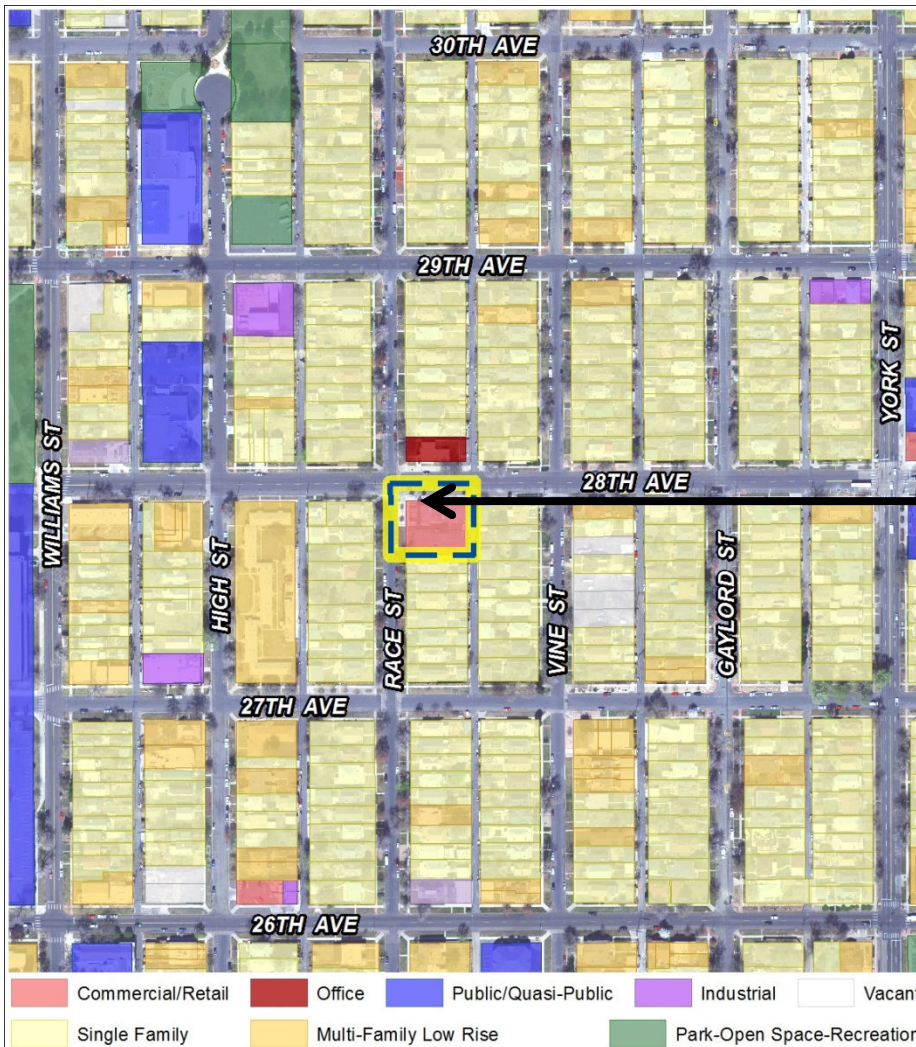
- Adjacent properties are zoned:
 - U-SU-B1
 - U-MX-2x

Existing Context – Land Use

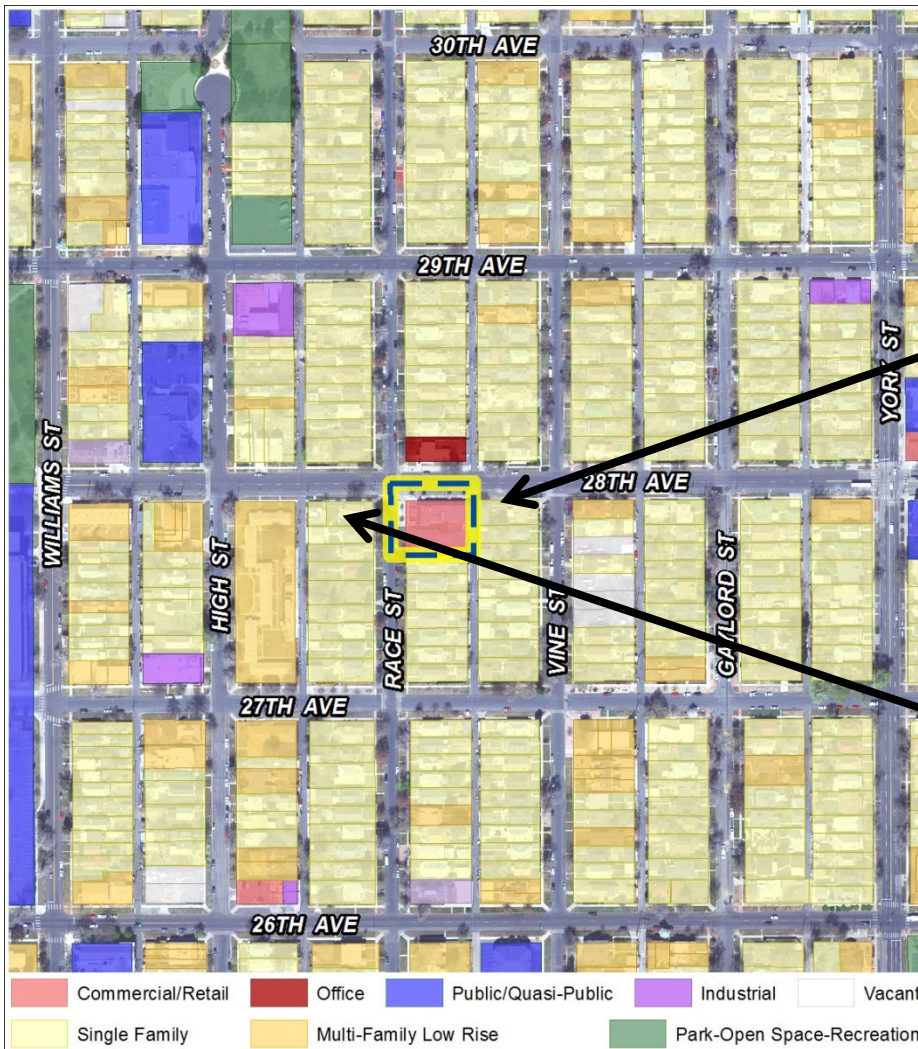


- Current Uses:
 - Restaurants (2)
 - Vacant
- Adjacent Uses:
 - North: Office
 - South: Single-family Residential
 - East: Single-family Residential
 - West: Single-family Residential

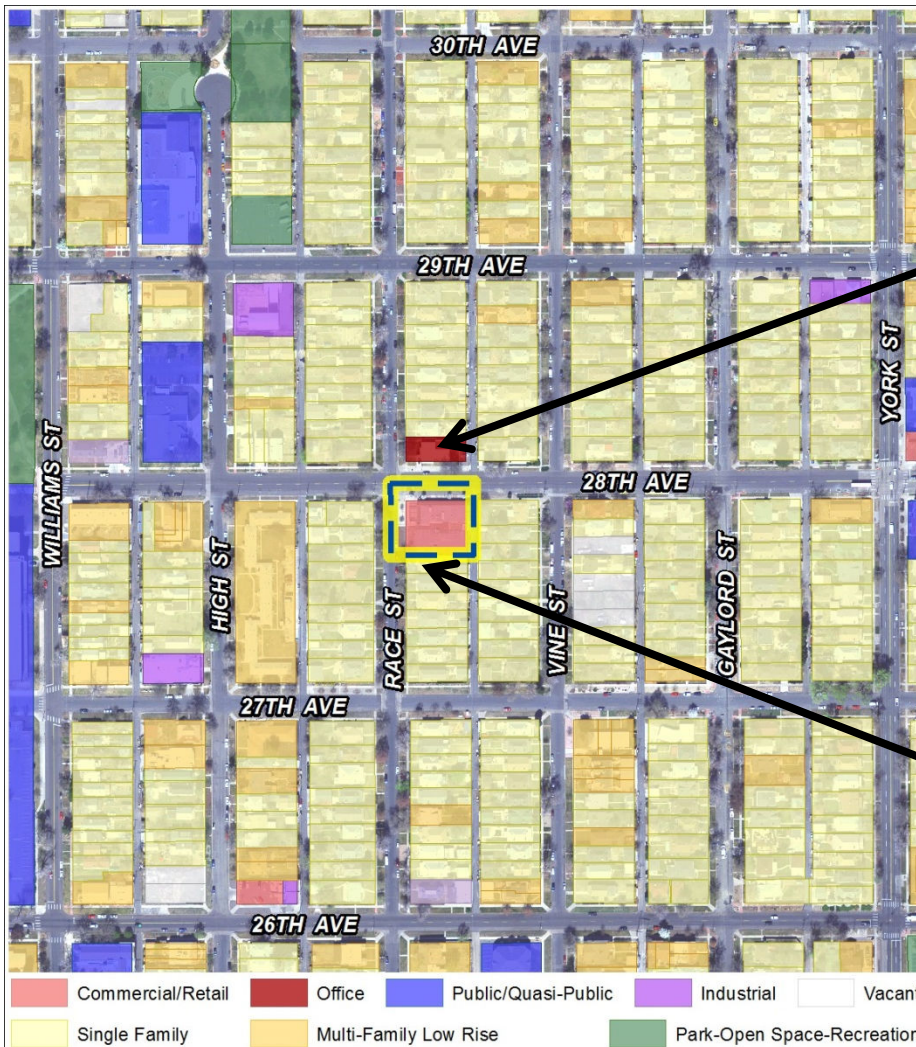
Existing Context – Building Form/Scale



Existing Context – Building Form/Scale



Existing Context – Building Form/Scale



Process



- Planning Board (4/2/14)
 - ▣ Recommended Approval (unanimous vote)
- LUTI (4/22/14)
- City Council (6/2/14- tentative)
- Public Outreach
 - ▣ RNOs
 - Whittier Neighborhood Association, The Points Historical Redevelopment Corp, Five Points Business District, Denver Neighborhood Association, Inter-Neighborhood Cooperation, City Park Friends and Neighbors
 - Notification signs posted on property
 - ▣ No public comments received

CPD Recommendation



CPD recommends **approval**, based on finding that all review criteria for new PUDs under Former Chapter 59 have been met

1. Consistency with Adopted Plans
2. Reasonably necessary for the promotion of public health, safety, or general welfare
3. Justifying Circumstances
4. Uniformity of district regulations and restrictions



Additional Support Materials

Rezoning Former Chapter 59 PUDs



- City policy decision not to rezone existing PUDs as part of DZC update project
- 421 distinct Former Chapter 59 PUD Zone Districts mapped in Denver
- What happens if the owners in a FC59 PUD want to rezone?

Rezoning Former Chapter 59 PUDs

- Governed by Ordinance # 333-2010 (DRMC, Chapter 59, Sec. 59-3)
- Rezoning options for “old code” PUDs:
 - ▣ Rezone to a zone district under the Denver Zoning Code, including a new code PUD district
 - ▣ “may be rezoned to **new PUD** under the Former Chapter 59”
- “New PUD” interpreted to mean:
 - ▣ “from scratch” PUD zone district must be drafted
 - ▣ simply amending the existing, old PUD not an option

Review Criteria for Former Chapter 59 PUDs

1. Consistency with Adopted Plans
2. Reasonably necessary for the promotion of public health, safety, or general welfare
3. Justifying Circumstances:
 - a) Correct manifest error in the chapter, or
 - b) Because of changed or changing conditions
4. Uniformity of district regulations and restrictions

Review Criteria



1. Consistency with Adopted Plans
 - ▣ Comprehensive Plan 2000
 - ▣ Blueprint Denver: A Land Use and Transportation Plan
 - ▣ Whittier Neighborhood Plan
2. Reasonably necessary for the promotion of public health, safety, or general welfare
3. Justifying Circumstances:
 - a) Correct manifest error in the chapter, or
 - b) Because of changed or changing conditions
4. Uniformity of district regulations and restrictions

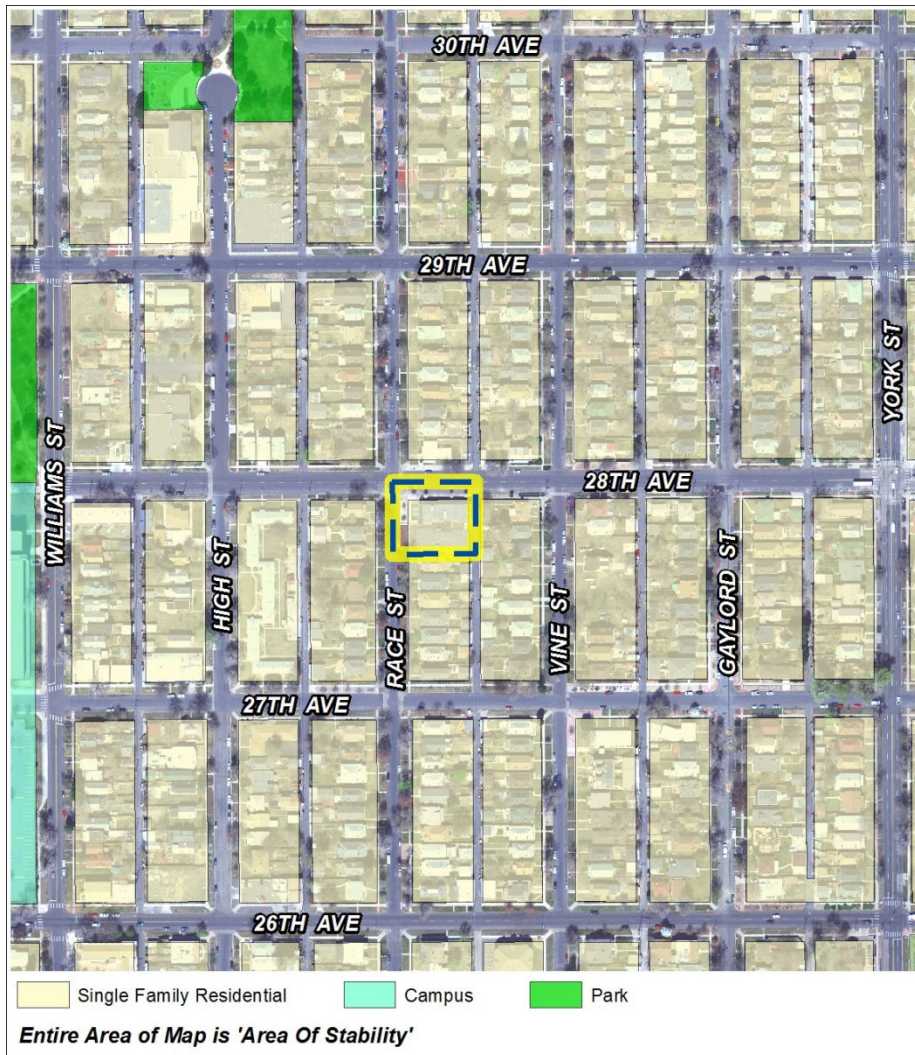
Review Criteria:

Consistency with Adopted Plans

Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-F – Conserve land by promoting infill development with Denver at sites where services and infrastructure are already in place; designing mixed use communities and reducing sprawl so that residents can live, work and play within their own neighborhoods.
- Mobility Strategy 4-E – Continue to promote mixed-use development, which enables people to live near work, retail and services.
- Land Use Strategy 3-B – Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses.
- Legacies Strategy 3-A – Identify areas in which increased density and new uses are desirable and can be accommodated.

Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Land Use Concept:
 - ▣ Single-Family Residential
 - ▣ Area of Stability
- Street Classification
 - ▣ E. 28th Ave=
Undesignated- Local
 - ▣ Race St.=
Undesignated- Local

Review Criteria:

Consistency with Adopted Plans



Whittier Neighborhood Plan (2000)

- Plan expresses clear support for re-establishing commercial uses in areas where they were historically located:
 - ▣ Land Use and Zoning Strategy LZ3- Encourage effective use and redevelopment of underutilized commercial facilities
 - ▣ Urban Design Strategy UD6- Encourage the redevelopment of commercial sites to compatible retail services
 - ▣ Economic Development/Employment Strategy E1- Inventory and evaluate vacant properties in order to recruit neighborhood businesses

Review Criteria



1. Consistency with Adopted Plans
 - ▣ Rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver, and the Whittier Neighborhood Plan
2. Reasonably necessary for the promotion of public health, safety, or general welfare
 - ▣ Implements adopted land use plans
3. Justifying Circumstance:
 - ▣ Changed or changing conditions
4. Uniformity of district regulations and restrictions
 - ▣ Proposed PUD would apply only to the subject property

CPD Recommendation



CPD recommends **approval**, based on finding that all review criteria have been met

1. Consistency with Adopted Plans
2. Reasonably necessary for the promotion of public health, safety, or general welfare
3. Justifying Circumstances
4. Uniformity of district regulations and restrictions