



TO: Denver Planning Board, Julie Underdahl, Chair
FROM: Theresa Lucero, Senior City Planner
DATE: August 31, 2016
RE: Official Zoning Map Amendment Application #2015I-00102
3990 East Cornell Avenue, 3015, 3029, 3043 and 3071 South Colorado
Boulevard
Rezoning from PUD #601 to S-TH-2.5

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends **approval** for Application #2015I-00102 for a rezoning from PUD #601 to S-TH-2.5.

Request for Rezoning

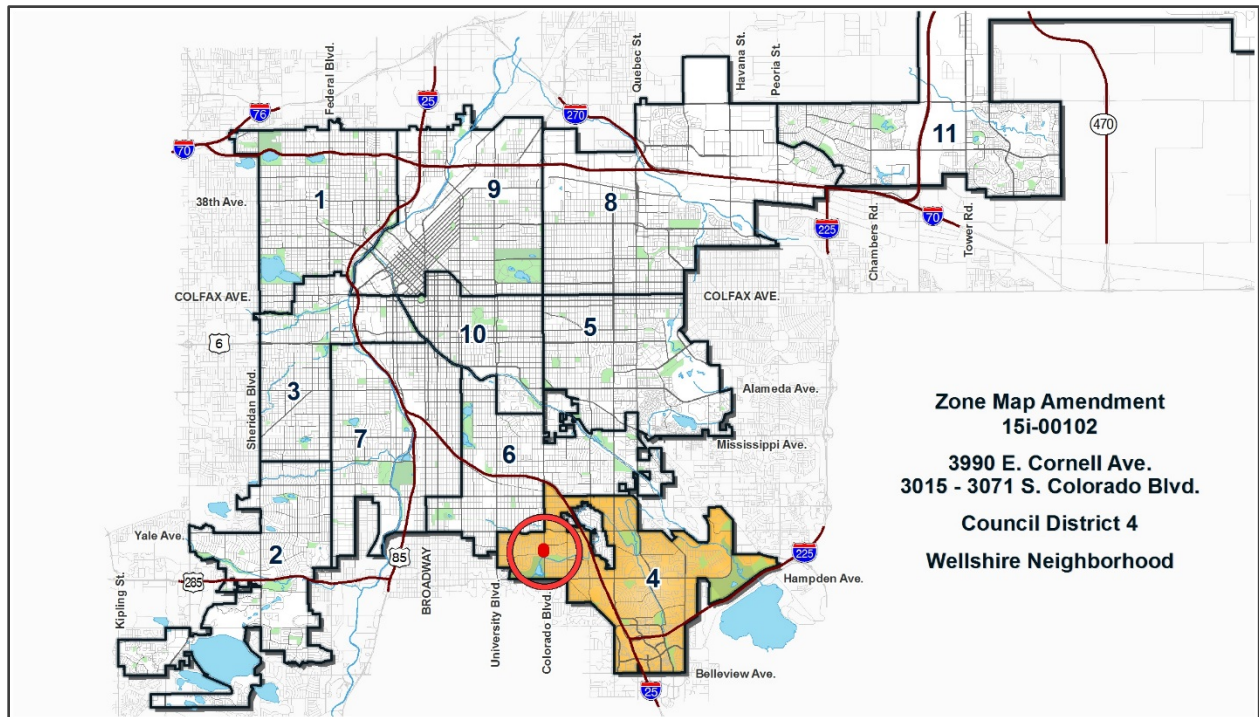
Application: 2015I-00102
Address: 3990 East Cornell Avenue, 3015, 3029, 3043 and 3071
South Colorado Boulevard
Neighborhood/Council District: Wellshire Neighborhood / City Council District 4
RNOs: Wellshire Homeowners Association; University Hills
Neighborhood Association; Denver Neighborhood
Association, Inc.; Inter-Neighborhood Cooperation
Area of Property: 60,400 square feet, 1.39 acres
Current Zoning: PUD #601
Proposed Zoning: S-TH-2.5
Property Owner(s): Five Property Owners
Applicant: City Councilwoman Kendra Black

Summary of Rezoning Request

- The subject property is located at the southwest corner of Colorado Boulevard and Cornell Avenue and on the eastern edge of the Wellshire Neighborhood.
- The property is comprised of five individually owned single family houses.
- When the Former Chapter 59 PUD was approved in 2007, the applicant was assembling all five houses for redevelopment as a single project that was never built.
- Since the 2007 approval of the Former Chapter 59 PUD, each property within the PUD has sold a minimum of two times, and the new property owners do not agree on the development of the approved PUD. A key feature of the PUD is a shared driveway extending south from Cornell Avenue at the rear of all properties. With new property owners, there is no longer agreement on this key access for the development of the PUD, and so development of the PUD is not possible. The Councilwoman proposes to rezone the property to invalidate the Former Chapter 59 PUD, and to unbind the individual properties from being interdependent for redevelopment purposes.

The **S-TH-2.5** (**S**uburban, **T**own **H**ouse, **2.5**-story, (30 to 35 feet maximum building height)) zone district is intended for use in the Suburban Neighborhood Context which is characterized by single and multi-unit residential, commercial strips and centers, and office

park. The S-TH-2.5 zone district has the same building height as the Suburban Single Unit zone districts and will provide a transition from South Colorado Boulevard to the Single Unit zone districts that surround the property. The primary building forms allowed in S-TH-2.5 are Suburban House, Duplex, and Town House. The Garden Court building form is not an allowed building form in the Suburban Neighborhood Context. Further details of the zone district can be found in Article 3 of the Denver Zoning Code (DZC).

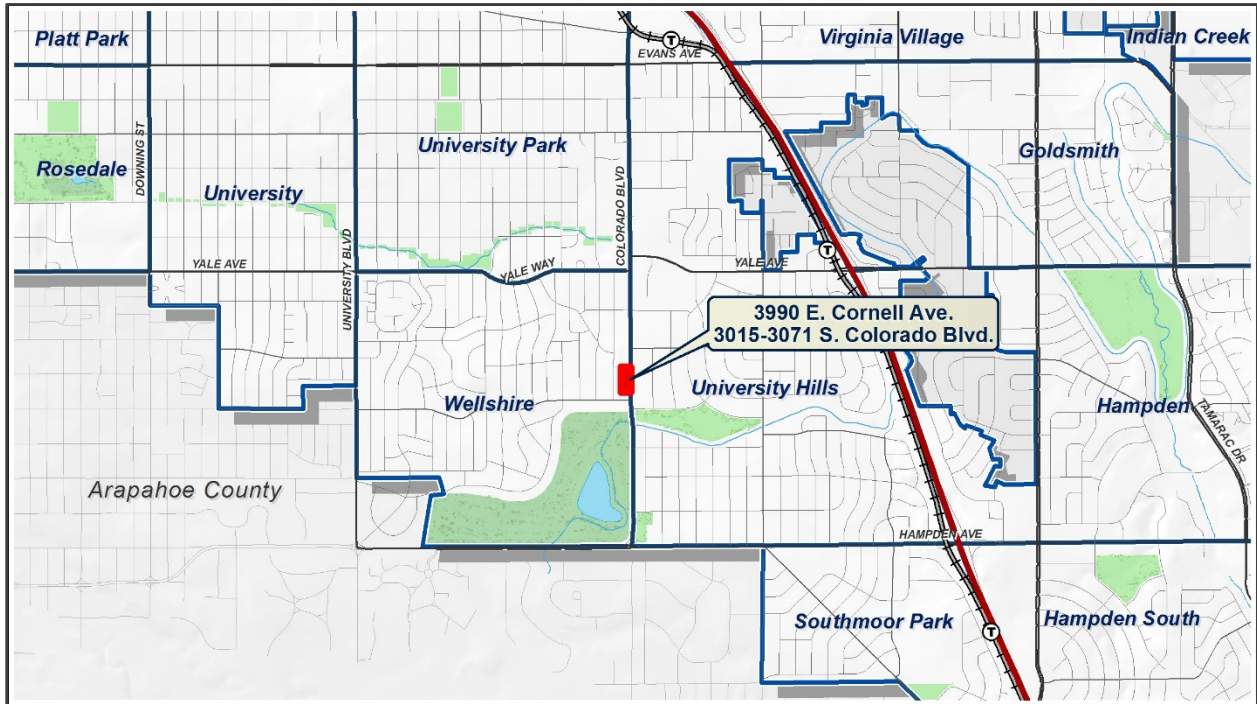


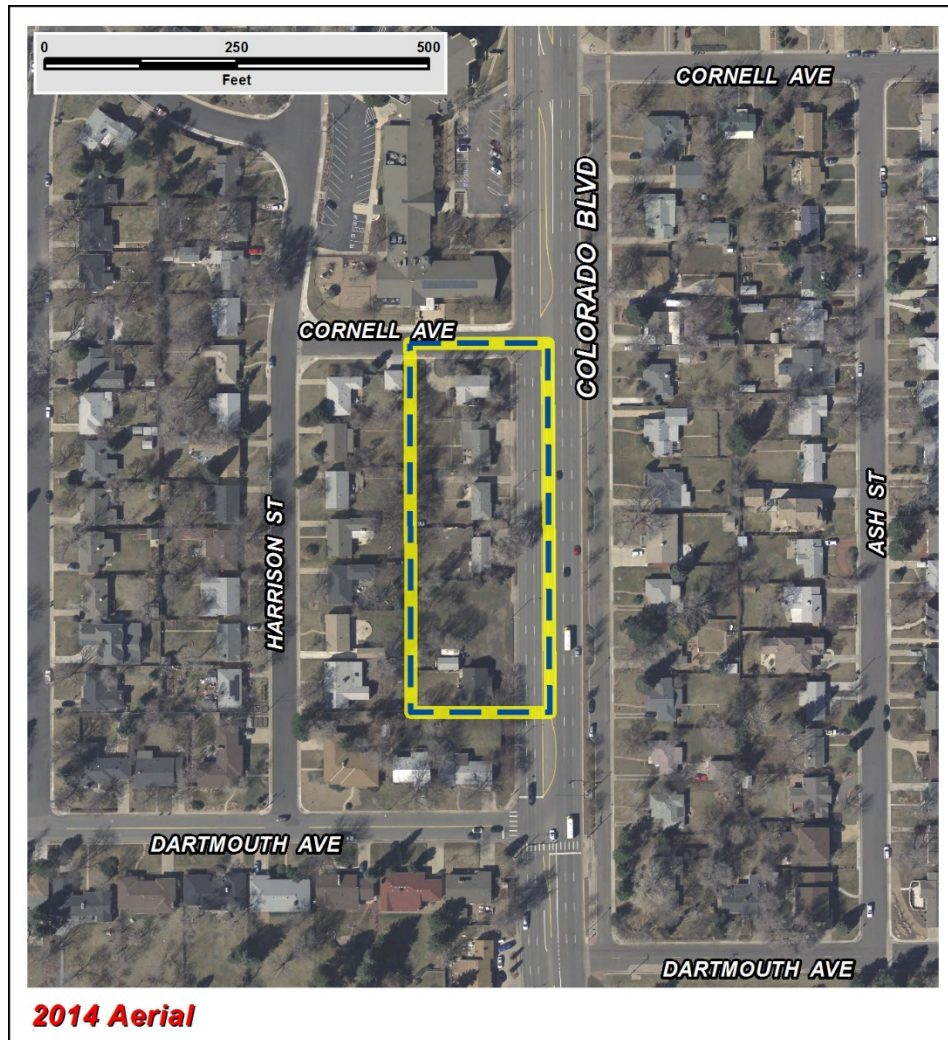
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Existing Context

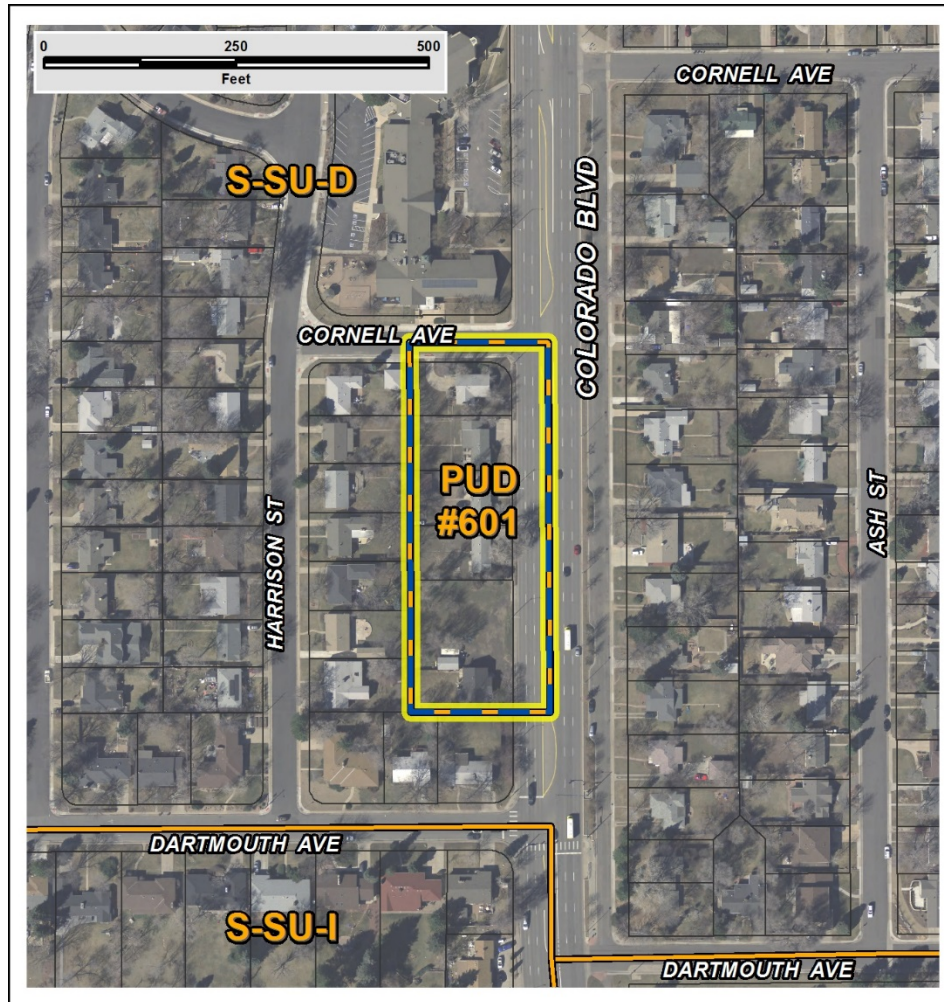
The subject property is located on the eastern edge of Wellshire Neighborhood at the southwest corner of Colorado Boulevard and Cornell Avenue, across Colorado Boulevard from the University Hills Neighborhood. The Wellshire Neighborhood is generally characterized by single family development, with the exception of office and commercial land uses in the northeast corner of the neighborhood along Colorado Boulevard, the Cherry Hills III Condominiums in the northwest corner of the neighborhood and the Wellshire Golf Course located in the southeast corner of the neighborhood. In the general area of the subject property are commercial and civic/institutional land uses including:

- the University Hills Shopping Center 1 ½ block north;
- University Hills Plaza 3 blocks north;
- Wellshire Presbyterian Church, directly across Cornell Avenue to the north;
- Ross-University Hills Branch Library, 3 blocks to the northeast;
- Eisenhower Park and Recreation Center, 1 block to the southeast; and
- Bradley International Elementary School, 7 blocks to the east.

The following table summarizes the existing context proximate to the subject site:

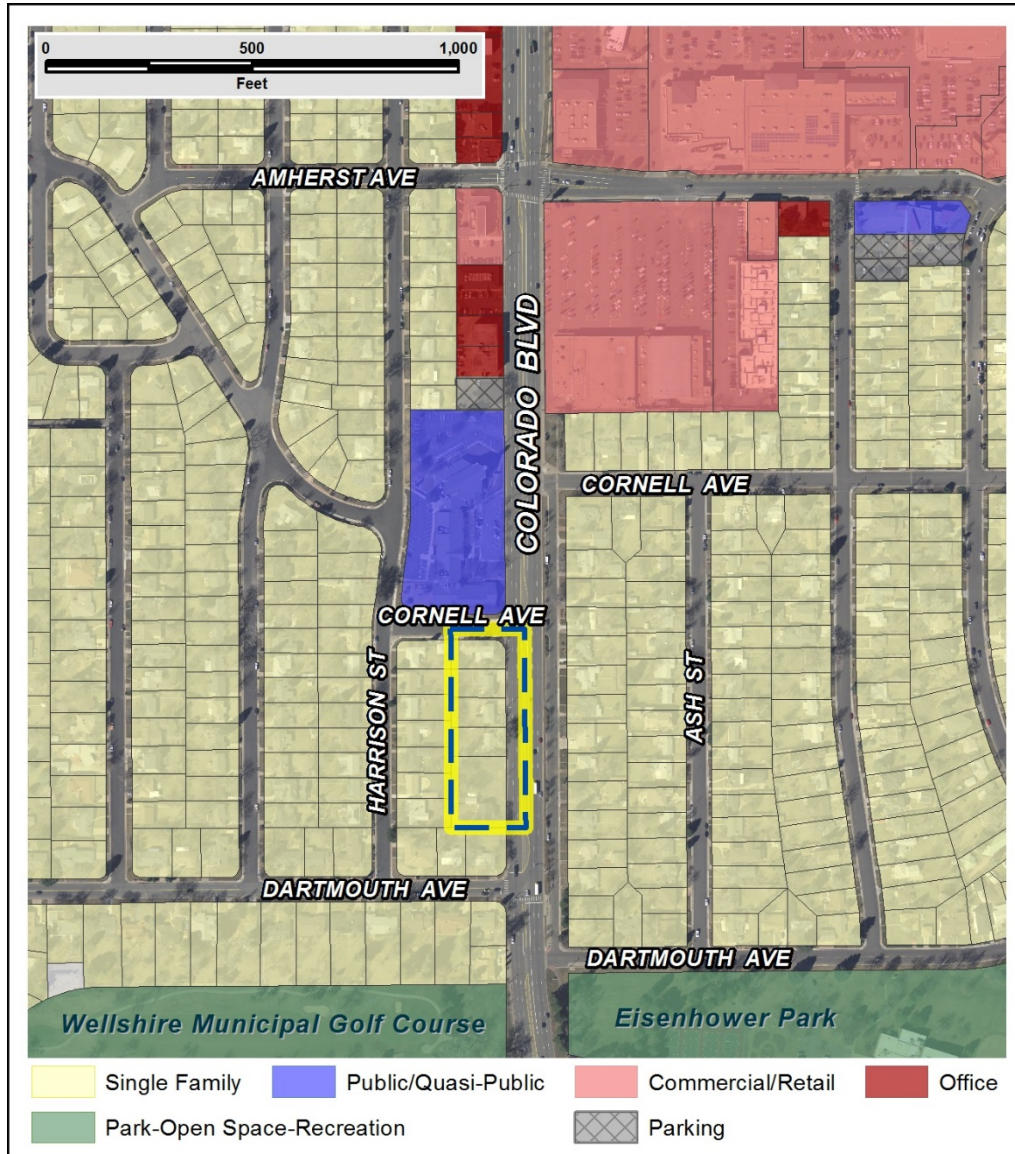
	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	PUD #601	SF Residential	1-2 story structures	Modified grid street pattern with an irregular pattern of block shapes; no alleys and sidewalks are generally attached. Vehicle parking in front-loaded garages.
North	S-SU-D	Church	1-2 story structure	
South	S-SU-D	SF Residential	1-2 story structures	
East	S-SU-D	SF Residential	1-2 story structures	
West	S-SU-D	SF Residential	1-2 story structures	

1. Existing Zoning



PUD #601 is a Former Chapter 59 PUD approved in 2007. The property was rezoned in 2007 from the R-1 zone district to the PUD which allows a maximum of 22 Town Home dwellings in 4 buildings with 44 parking spaces. Maximum building heights in the PUD are 3 stories, or 38 feet. The only land use proposed in the PUD was multiple unit dwelling, though the existing single family dwellings are allowed as an “interim use.” See the attached PUD document for further details.

2. Existing Land Use Map



1. Existing Building Form and Scale



Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

Department of Environmental Health – Approved with the following comments: Notes. The Denver Department of Environmental Health (DEH) is not aware of environmental concerns that would affect the proposed rezoning at 3001-3071 S Colorado Boulevard.

General Notes: Most of Colorado is high risk for radon, a naturally occurring radioactive gas. Due to concern for potential radon gas intrusion into buildings, DEH suggests installation of a radon mitigation system in structures planned for human occupation or frequent use. It may be more cost effective to install a radon system during new construction rather than after construction is complete.

Denver's Noise Ordinance (Chapter 36–Noise Control, Denver Revised Municipal Code) identifies allowable levels of noise. Properties undergoing Re-Zoning may change the acoustic environment, but must maintain compliance with the Noise Ordinance. Compliance with the Noise Ordinance is based on the status of the receptor property (for example, adjacent Residential receptors), and not the status of the noise-generating property. Violations of the Noise Ordinance commonly result from, but are not limited to, the operation or improper placement of HV/AC units, generators, and loading docks. Construction noise is exempted from the Noise Ordinance during the following hours, 7am–9pm (Mon–Fri) and 8am–5pm (Sat & Sun). Variances for nighttime work are allowed, but the variance approval process requires 2 to 3 months. For variance requests or questions related to the Noise Ordinance, please contact Paul Riedesel, Denver Environmental Health (720-865-5410).

Scope & Limitations: DEH performed a limited search for information known to DEH regarding environmental conditions at the subject site. This review was not intended to conform to ASTM standard practice for Phase I site assessments, nor was it designed to identify all potential environmental conditions. In addition, the review was not intended to assess environmental conditions for any potential right-of-way or easement conveyance process. The City and County of Denver provides no representations or warranties regarding the accuracy, reliability, or completeness of the information provided.

Development Services – Transportation: Approved with the following comments: DES Transportation approves the subject zoning change. The applicant should note that redevelopment of this site may require additional engineering, ROW dedication to the City, access changes, traffic studies and/or right of way improvements. The extent of the required design and improvements will be determined once this property begins the redevelopment process.

Public Works – City Surveyor: Approved with the following comments: 1) Revise address list to include all addresses: 3001, 3015, 3029, 3043 and 3071 S. Colorado Blvd. Do not include address list in legal description.

2) Revise legal description to: Lots 10 through 14, Block 13, WELLSHIRE HEIGHTS, City and County of Denver, State of Colorado.

Development Services – Wastewater: Approved with the following comments: If approved, any subsequent development will need to comply with current Wastewater development criteria, including stormwater detention and water quality treatment if the development area is 0.5 acres or more.

Public Review Process

Informational Notice

CPD staff provided informational notice of receipt of the rezoning application requesting S-TH-2.5 to affected members of City Council and registered neighborhood organizations on June 15, 2016.

Planning Board

The property was legally posted for a period of 15 days announcing the September 7, 2016, Denver Planning Board public hearing, and written notification of the hearing was sent to all affected Registered Neighborhood Organizations and City Council members.

Land Use, Transportation and Infrastructure Committee

Following Planning Board review, the rezoning application will be referred to the Land Use, Transportation and Infrastructure (LUTI) Committee of the City Council for review at a public meeting. The LUTI Committee meeting is tentatively scheduled for October 4, 2016. Electronic notice of the meeting will be sent to all affected Registered Neighborhood Organizations 10 days in advance of the meeting. At the meeting Committee members will vote on whether to move the application forward to a public hearing before the full City Council.

City Council LUTI Committee review, the rezoning application is typically referred to the full City Council for final action at a public hearing. The City Council public hearing is tentatively scheduled for November 14, 2016. Electronic notice of the public hearing will be sent to all affected Registered Neighborhood Organizations and notification signs will be posted on the property 21 days in advance of the hearing.

Registered Neighborhood Organizations (RNOs)

To date, CPD has received no comment letters on the application.

Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7 and 12.4.10.8, as follows:

DZC Section 12.4.10.7

1. Consistency with Adopted Plans
2. Uniformity of District Regulations and Restrictions
3. Public Health, Safety and General Welfare

DZC Section 12.4.10.8

1. Justifying Circumstances
2. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

1. Consistency with Adopted Plans

The following adopted plans apply to this property:

- Denver Comprehensive Plan 2000
- Blueprint Denver (2002)

Comprehensive Plan 2000

The proposal is consistent with many Denver Comprehensive Plan strategies, including:

- Environmental Sustainability Strategy 2-F – *“Conserve land by promoting infill development within Denver at sites where services and infrastructure are already in place”* (p. 37).
- 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”* (p. 60).
- Housing Strategy 2-F – *“Explore opportunities for housing in all proposed development and redevelopment projects, including commercial and retail projects”* (p. 114).
- Housing Strategy 6-E – *“Identify and capitalize on opportunities to develop housing along transit lines”* (p. 118).

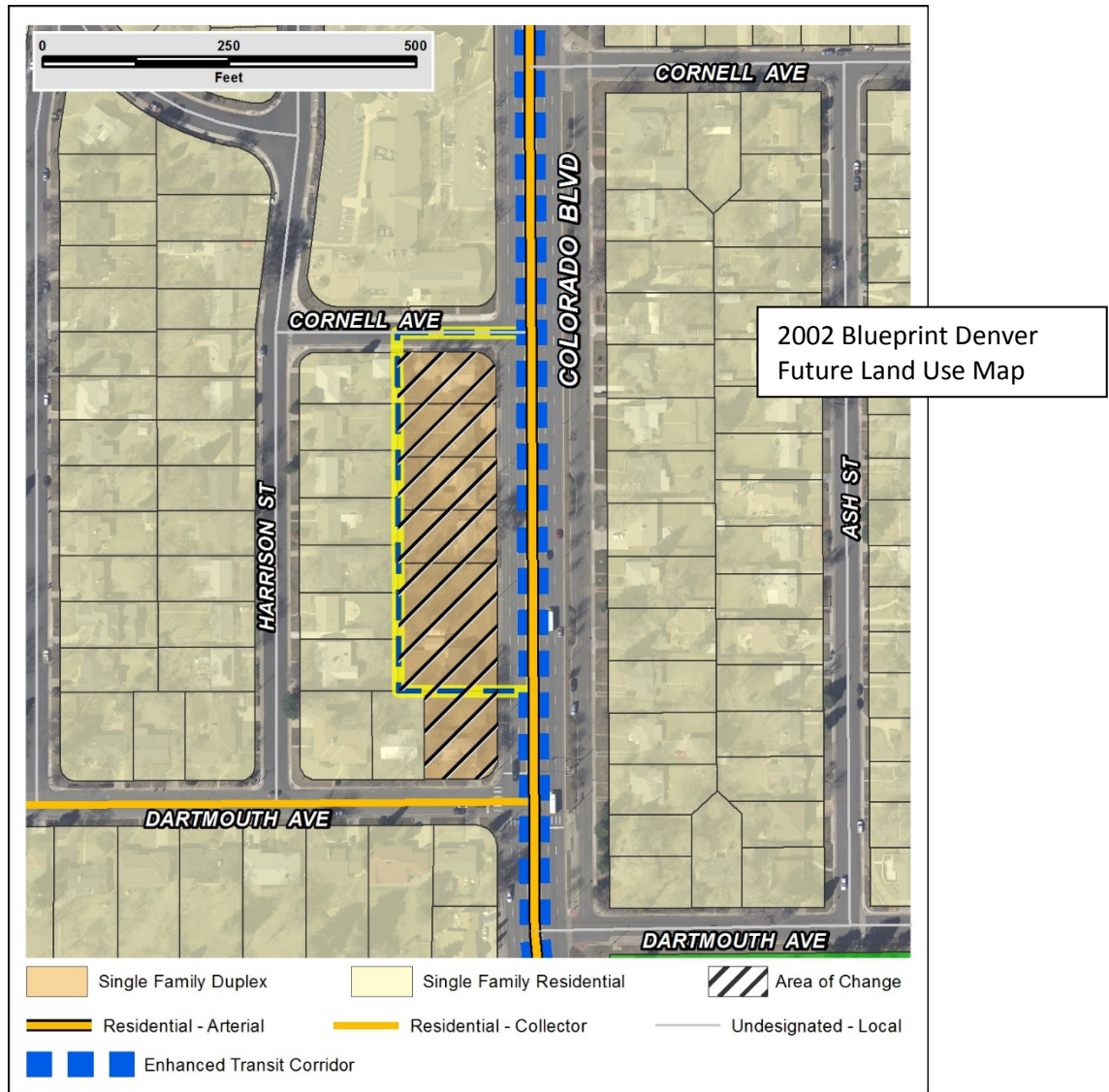
The proposed map amendment will enable the addition of low-scale residential development on the Colorado Boulevard edge of the Wellshire neighborhood. The location of the subject property at the eastern edge of the neighborhood and at the southern edge of the more intense commercial and civic land uses located to the north of the property offer the opportunity for a modest increase in density. The allowed primary building forms in the S-TH-2.5 zone district are Suburban House, Duplex, and Town House, and the allowed building height is the same 30 to 35 feet building height allowed in the surrounding S-SU-D zone district. The location of the property at the edge of the neighborhood serves as a transition from Colorado Boulevard to the predominately single-family Wellshire Neighborhood. The rezoning is consistent with the Comprehensive Plan policies that encourage infill development where services and infrastructure are already in place, where the infill development is in character with the existing neighborhood, where a modest increase in density can be accommodated and where additional housing is supported by the adjacency to a major arterial corridor.

Blueprint Denver

According to the 2002 Plan Map adopted in Blueprint Denver, this site has a concept land use of *Single Family/Duplex Residential* and is located in an *Area of Change*.

Future Land Use

Blueprint Denver’s description is “Single Family/Duplex Residential areas are moderately dense areas that are primarily residential but with some complementary small-scale commercial uses... There is a mixture of housing types including single family houses, duplexes, townhouses and small apartment buildings. Typical densities are between 10 and 20 housing units per acre area-wide, and single family detached structures often predominate” (p. 42). The S-TH-2.5 zone district allows moderate density on the subject property by allowing the addition of Duplex or Town House building forms named in the description of the Single Family/Duplex Residential land use type, and the district has the same allowed height as the adjacent neighborhood.



Area of Change / Area of Stability

As noted, the subject property is in an Area of Change. A key strategy of Blueprint Denver is to direct growth to Areas of Change. Blueprint Denver cites one type of Area of change as “areas where land use and transportation are is closely linked” (p. 20). Colorado Boulevard is an arterial street served by the number 40 bus. In this portion of Colorado Boulevard daytime buses arrive every 30 minutes. The subject property, because it’s on an arterial corridor with consistent bus service, is in an area where land use and transportation are linked. “The goal for Areas of Change is to channel growth where it will be beneficial and can best improve access to jobs, housing and services with fewer and shorter auto trips” (p. 127).

Blueprint Denver provides additional specific strategies for Areas of Change. Strategies applicable to these types of Areas of Change include:

- *“Address edges between Areas of Stability and Areas of Change*
- *Compatibility between existing and new development*
- *Pedestrian and transit supportive design and development standards*
- *Infill and redevelop vacant and underused properties*
- *Transit service and transit access*
- *Diversity of housing type, size and cost*
- *Retain low and moderate income residents” (p. 23)*

The rezoning application is consistent with these Blueprint Denver Area of Change strategies. The S-TH-2.5 zoning standards will provide a low-scale transition between Colorado Boulevard and the Wellshire Neighborhood. The zone district will also compel that the allowed building scale will be the same as the adjacent Area of Stability. The zone district also creates the opportunity for a more diverse menu of moderately dense building types.

Street Classifications

Blueprint Denver classifies this section of Colorado Boulevard as a *Residential Arterial* and an *Enhanced Transit Corridor*. Cornell Avenue is classified as an *Undesignated Local Street*. Residential Arterials provide “*a high degree of mobility*” (p. 51) and “*balance transportation choices with land access, without sacrificing mobility*” (p. 55). Blueprint Denver encourages “*evaluating and implementing enhanced bus transit service*” (p. 98) on Enhanced Transit Corridors like Colorado Boulevard, and “*developing transit-supportive incentives like shared or reduced parking, and a mix of transit-supportive land uses*” (p. 100). The proposed map amendment to S-TH-2.5 will enable a modest increase in density in an area that Blueprint Denver identifies as appropriate for change. Future residential development will add to the diversity of housing types in the area at the same scale as existing adjacent residential uses, and will serve as a transition from Colorado Boulevard to the predominately single-family Wellshire Neighborhood.

2. Uniformity of District Regulations and Restrictions

The proposed rezoning to S-TH-2.5 will remove the subject property from an obsolete customized zone district into a standard zone district and will result in the uniform application of zone district building form, use and design regulations.

3. Public Health, Safety and Welfare

Because the proposed map amendment implements the City’s plan, the proposed official map amendment furthers the public health, safety and general welfare of the City.

4. Justifying Circumstances

The application identifies changed or changing conditions as the Justifying Circumstance under DZC Section 12.4.10.8.A.4, “*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.*”

For changed circumstances the application identifies the changes in the ownership since the PUD was approved, the lack of agreement among the new property owners and the resulting obsolescence of PUD. As discussed above, many adopted Plan recommendations state that redevelopment of the property is desirable. With the Single Family/Duplex Residential land use

category Blueprint Denver recognized the changes that the PUD envisioned. These are appropriate justifying circumstances for the proposed rezoning.

5. Consistency with Neighborhoods Context Description, Zone District Purpose and Intent Statements

The proposed S-TH-2.5 zone district is within the Suburban Neighborhood context. This context is *"characterized by single-unit and multi-unit residential, commercial strips and centers, and office parks. Single-unit residential consists typically of Suburban House forms with street-facing garages. Multi-unit building forms are typically separated from single-unit residential and consist of clustered Garden Court, Town House, and occasional mid- and high-rise Apartment forms. Commercial buildings are typically separated from residential and consist of Shopfront and General building forms. Single-unit residential uses are primarily located away from residential and commercial arterial streets. Multi-unit residential and commercial uses are primarily located along arterial and collector streets."* (DZC p. 3.1-1).

The S-TH-2.5 zone district is intended *"to promote and protect residential neighborhoods within the character of the Suburban Neighborhood Context. These regulations allow for some multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood. The building form standards, design standards, and uses work together to promote desirable residential areas. The standards of the townhouse and multi-unit districts promote existing and future patterns of multiple building forms on a single lot. These building forms include duplex, townhouse and apartments and are typically organized around common open space and parking areas with an internal circulation system"* (DZC p. 3.2-2). The 2.5 story maximum height allowed by the zone district is consistent with the adjacent suburban neighborhood and provides an acceptable transition between Colorado Boulevard and the Wellshire Neighborhood.

Staff Recommendation

Based upon the analysis set forth above, CPD staff finds that the application for rezoning the subject property to the S-TH-2.5 zone district meets the requisite review criteria. Accordingly, staff recommends approval.

Attachments

1. Application
2. Approved Legal Description

Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Multiple Property Owners	Representative Name	Councilwoman Kendra Black
Address	3990 E. Cornell Ave., 3015, 3029, 3043	Address	3540 South Poplar Street, #102
City, State, Zip	Denver, Colorado 80222	City, State, Zip	Denver, Colorado 80237
Telephone	N/A	Telephone	720-337-4444
Email	N/A	Email	kendra.black@denvergov.org
<p>*If More Than One Property Owner: All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.</p>		<p>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</p>	
Please attach Proof of Ownership acceptable to the Manager for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed or deed of trust, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):	3990 East Cornell Avenue and 3015, 3029, 3043 and 3071 South Colorado Boulevard		
Assessor's Parcel Numbers:	161699401, 161699410, 161699321, 161699428, 161699339		
Area in Acres or Square Feet:	60,400 SF; 3.19 acres		
Current Zone District(s):	PUD #601		
PROPOSAL			
Proposed Zone District:	S-TH-2.5		
Does the proposal comply with the minimum area requirements specified in DZC Sec. 12.4.10.3:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	

REVIEW CRITERIA	
<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7</p>	<input type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan. Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.
	<input type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.
	<input type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.
<p>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8</p>	<p>Justifying Circumstances - One of the following circumstances exists:</p> <input type="checkbox"/> The existing zoning of the land was the result of an error. <input type="checkbox"/> The existing zoning of the land was based on a mistake of fact. <input type="checkbox"/> The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage. <input type="checkbox"/> The land or its surroundings has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area. <input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (Overlay Zone Districts), of this Code.
	<p>Please provide an attachment describing the justifying circumstance.</p> <input type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.
	<p>Please provide an attachment describing how the above criterion is met.</p>
REQUIRED ATTACHMENTS	
Please ensure the following required attachments are submitted with this application:	
<input type="checkbox"/> Legal Description (required to be attached in Microsoft Word document format) <input type="checkbox"/> Proof of Ownership Document(s) <input type="checkbox"/> Review Criteria	
ADDITIONAL ATTACHMENTS	
Please identify any additional attachments provided with this application:	
<input type="checkbox"/> Written Authorization to Represent Property Owner(s)	
Please list any additional attachments:	

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION/PETITION

We, the undersigned represent that we are the owners of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement (must sign in the exact same manner as title to the property is held)	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved	Property owner representative written authorization? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	NO
Application initiated by a member of City Council. No owner authorization required per DZC Section 12.4.10.4.A.1.a						

Consistency with Adopted Plans

Comprehensive Plan 2000

The proposal is consistent with many Denver Comprehensive Plan strategies, including:

- Environmental Sustainability Strategy 2-F – *“Conserve land by promoting infill development within Denver at sites where services and infrastructure are already in place”* (p. 37).
- 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”* (p. 60).
- Legacies Strategy 3-A – *“Identify areas in which increased density and new uses are desirable and can be accommodated”* (p. 99).

Housing Objective 2 – *“Encourage preservation and modernization of Denver’s existing housing stock and established neighborhoods. Support addition of housing in expansion and infill development”* (p. 114).

The map amendment application to S-TH-2.5 will apply a zone district that is consistent with the density allowed in the current zoning of the property, PUD #601 and will allow the redevelopment of the property.

Blueprint Denver

According to the Blueprint Denver Plan Map the property has a land use concept designation of Single Family Duplex Residential and the property is located within an Area of Change.

“Single Family/Duplex Residential areas are moderately dense areas that are primarily residential but with some complimentary small-scale commercial uses... There is a mixture of housing types including single family houses, duplexes, townhouses and small apartment buildings. Typical densities are between 10 and 20 housing units per acre area-wide, and single family detached structures often predominate” (p. 42). The S-TH-2.5 zone district allows a similar mix of building forms named in the description of the Single Family/Duplex Residential land use type, Suburban House, Detached Accessory Dwelling Unit, Duplex, and Town House, and the district allows the structures with the same allowed number of stories as the adjacent neighborhood.

Areas of Change are places in the City where growth should be directed.

Uniformity of District Regulations

The rezoning of the property will remove the property from a customized zone district and place it in a standard zone district with uniform zoning standards throughout the City.

Public Health, Safety, and Welfare

The rezoning furthers the public health, safety and welfare of the City by implementing the City’s Plan and by facilitating the development to improve the condition of the properties.

Justifying Circumstances

Since the approval of the PUD zoning property ownership on some of the properties has changed and the multiple property owners do not agree on the development of the approved PUD. The PUD was predicated on the cooperation of all of the property owners. With a lack of agreement among the property, owners the development of the property is uncertain. The change in circumstance is a justifiable reason for rezoning the property out of the PUD zoning.

Consistency with Neighborhood Context, Stated Purpose and Intent

The requested S-TH-2.5 is in the Suburban Neighborhood Context. This Context is characterized by single-unit and multi-unit residential, commercial strips and centers, and office parks. Multi-unit building forms are typically separated from single-unit residential and consist of Garden Court, Town House, and occasional mid- and high-rise Apartment forms. Multi-unit residential and commercial uses are primarily located along arterial and collector streets. The intent of the S-TH-2.5 zone district is to promote and protect residential neighborhoods with building form standards, design standards and uses that work together to promote desirable residential neighborhoods. The regulations are intended to reinforce desired development patterns in existing neighborhoods while accommodating reinvestment. The S-TH-2.5 zone district is a multi-unit district and allows suburban house, duplex and townhouse building forms up to two and a half stories in height. The rezoning request for the subject property is consistent with the Suburban Context description and the S-TH-2.5 zone district intent.

Legal Description

Lots 10 through 14, Block 13, WELLSHIRE HEIGHTS, City and County of Denver, State of Colorado.