DENVER
CITY COUNCIL
Legislative Services

Land Use, Transportation & Infrastructure Committee
Summary Minutes

Tuesday, April 17, 2012   **10:30 AM**   **City & County Building, Room 391**

Committee Members: Robb, Chair; Montero, Co-Chair; Lehmann; López; Shepherd; Susman

Committee Staff: Gretchen Williams

Members Present: Lehmann, Lopez, Montero, Robb, Shepherd, Susman, Nevitt

Members Absent: None

Bill Requests

> **BR12-0261**   **Changes the zoning classification from I-A, UO-2 (light industrial, billboard overlay) to C-MS-12 (urban center context, main street, 12 stories) to allow for development consistent with the 41st and Fox Station Area Plan at 3901 and 3965 Fox in Council District 9.**
> *Steve Nalley, Community Planning & Development*

This 1-acre, vacant site is a full block face in the Globeville Neighborhood, one block from the future 41st & Fox transit station. Current uses in the area are office, industrial and warehouse. The purpose of the proposed zoning is to prepare for a mixed-use, pedestrian-friendly development.

Community Planning & Development staff determined the proposed zoning is consistent with Comprehensive Plan 2000, Blueprint Denver, and 41st & Fox Station Area Plan, which calls for pedestrian friendly development with active ground floors. Fox is identified in the Area Plan as the main commercial street. RTD will build a pedestrian bridge over the tracks from Inca on 41st St., and the City plans a pedestrian/bike bridge at 38th and Inca.

The neighborhood was notified and the site was posted regarding the application.

The legal justification for this rezoning is changed and changing conditions as the area redevelops in anticipation of the rail station.

The Planning Board unanimously recommended approval of this map amendment at its meeting on March 21.

A motion offered by Councilmember Montero, duly seconded by Councilmember Lopez, to file the bill carried by the following vote:

AYES: Lehmann, Lopez, Montero, Robb, Shepherd, Susman(6)
NAYS: (None)
ABSENT: (None)
ABSTAIN: (None)

BR12-0264   Changes the zoning classification from U-TU-C (urban neighborhood context, two-unit, 55 sf min. lot) to U-MS-2X (urban neighborhood context, small scale imbedded mixed use on local street) at 1804 S. Pearl in Council District 7.
Chris Gleissner, Community Planning & Development

This is an "L"-shaped, 0.29-acre property in the Platt Park Neighborhood, south across Colorado Avenue from Grant Middle School. The area is a mix of residential, commercial and the school.

The site is currently used for commercial and office uses. The proposed U-MS-2X zoning allows a maximum of two stories and is intended to be used for commercial uses embedded in residential areas. The new zoning will also eliminate the split zoning currently on the lot, which will be cleaner.

Community Planning & Development staff determined that the proposal is consistent with adopted plans, specifically Denver Comprehensive Plan 2000 and Blueprint Denver. The area is designated as an Area of Stability for single and 2-unit residential in Blueprint Denver. This area includes existing embedded small-scale commercial uses, including on this site, and the rezoning will allow redevelopment and improvements on the property.

Legal justification is changing conditions as owners redevelop the properties.

Old South Pearl Street merchants Association submitted a letter of support for the rezoning, as did the owner of the property to the south of this site.

Planning Board recommended approval on its consent agenda on March 21.

Councilman Nevitt said the anticipated project at the time of the current zoning

was to have a commercial building on Pearl St. and two residential units on the "L" portion of the lot fronting on Colorado Ave. However, that project did not come to fruition.

A motion offered by Councilmember Nevitt, duly seconded by Councilmember Lopez, to file the bill carried by the following vote:

AYES: Lehmann, Lopez, Montero, Robb, Shepherd, Susman(6)
NAYS: (None)
ABSENT: (None)
ABSTAIN: (None)

BR12-0265   Changes the zoning classification PUD #614 to PUD-G to allow for future mixed use development on the southeast corner of 8th Ave. and Colorado in Council District 5.
Chris Gleissner, Community Planning & Development

This 1.5-acre site is on the southeast corner Colorado Blvd. and E. 8th Ave. and is currently zoned as PUD#614, specifically for a hotel. The requested rezoning will permit development more closely based on the new Denver zoning Code form standards while adhering to the height, mass and bulk restrictions agreed upon with the neighborhood in the original PUD (Planned Unit Development).

This is the first PUD to be processed under the new format that better reflects the zoning code. PUD is a tool to respond to unique and extraordinary circumstances, in this case, evolving from the existing PUD to the new PUD-G (general). It is not a tool to get out of respecting the context and character of the neighborhood.

The PUD-G was designed for phased projects with the PUD providing a detailed development plan and serving as a site development plan. The PUD establishes Subareas to guide the location for building forms (on Colorado vs. on Albion) and create severability (subareas can be rezoned individually later).

Blueprint Denver identifies this site as Campus in an Area of Stability. Colorado is a major arterial, meant to move people, but access to other properties is required. The proposed PUD-G locates the larger, more intense uses along Colorado. There is potential for a drive-through banking operation on the land east of the alley, fronting on Albion.

Planning Board unanimously recommend approval at its meeting on March 21. A letter from the Cranmer Park-Hilltop Neighborhood states that the organization has no objections.

The new PUD will provide better guidance for design and building form. The current PUD was written specifically for a hotel project.

A motion offered by Councilmember Susman, duly seconded by Councilmember

Shepherd, to file the bill carried by the following vote:

AYES: Lehmann, Lopez, Montero, Robb, Shepherd, Susman(6)
NAYS: (None)
ABSENT: (None)
ABSTAIN: (None)