

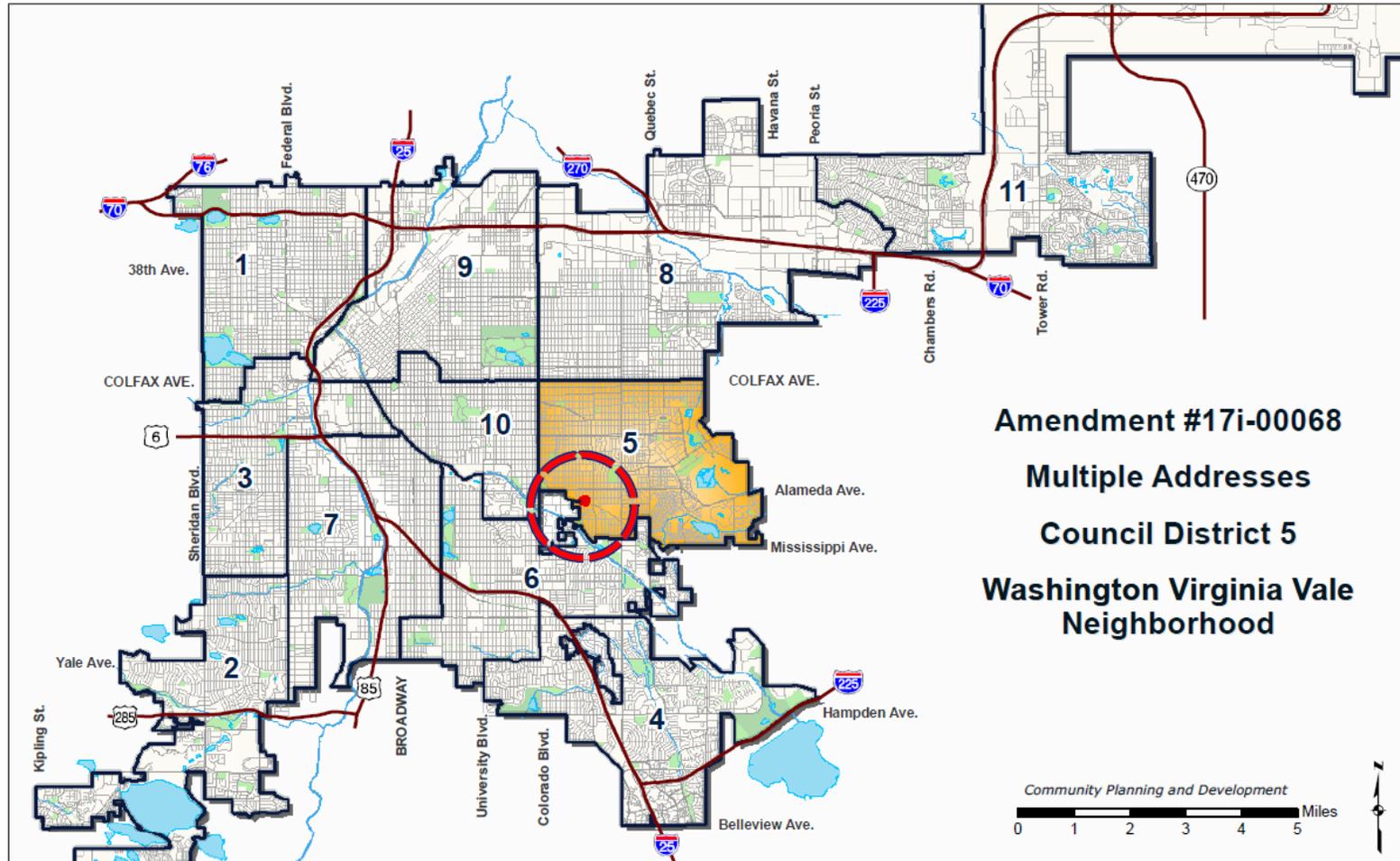


Official Map Amendment

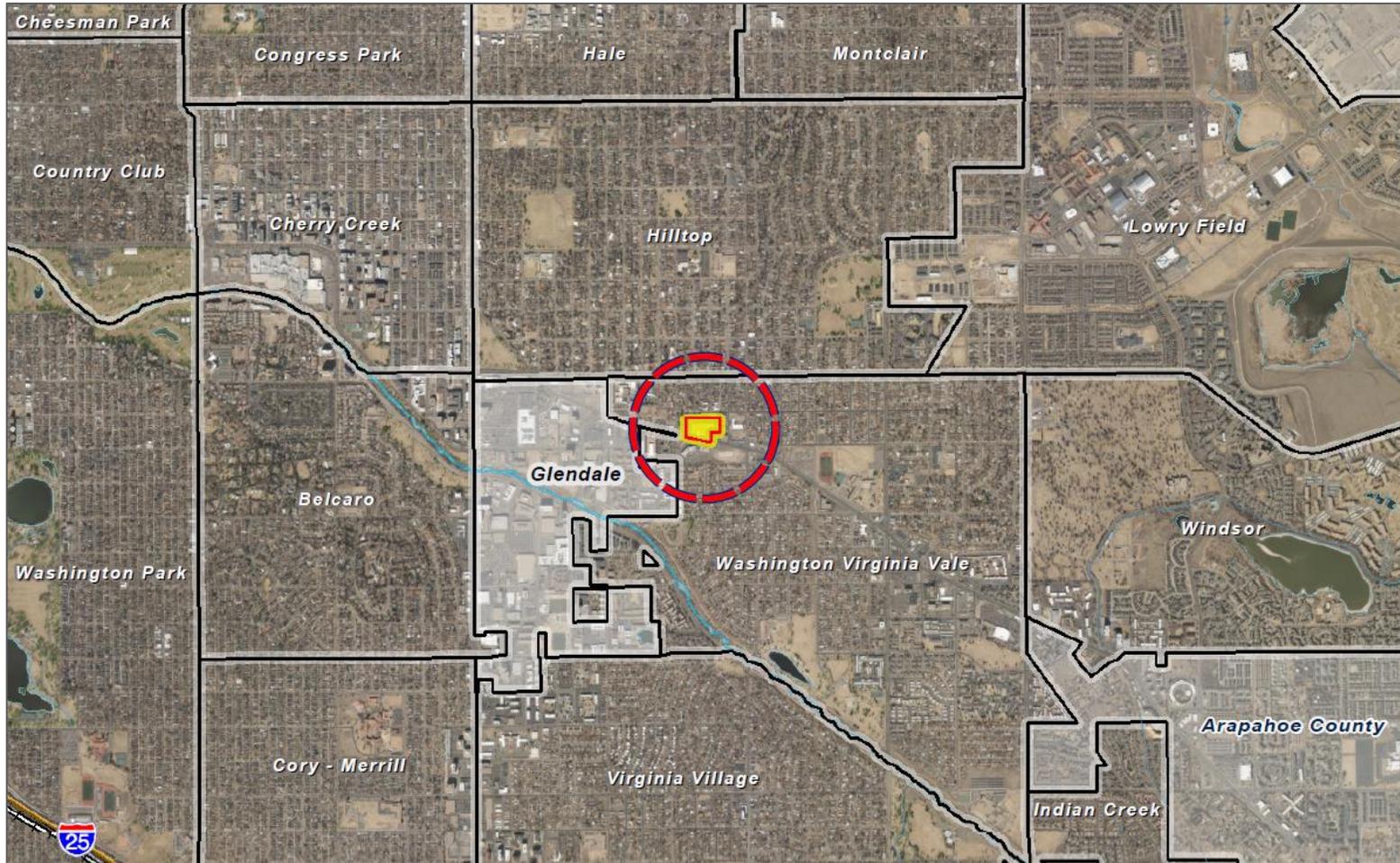
#2017I-00068 for 5231, 5301-5307, 5335 Leetsdale Drive &
420, 450 S. Grape Street from Planned Unit Development (PUD)
627 & B-3 Waivers and Conditions to E-CC-3

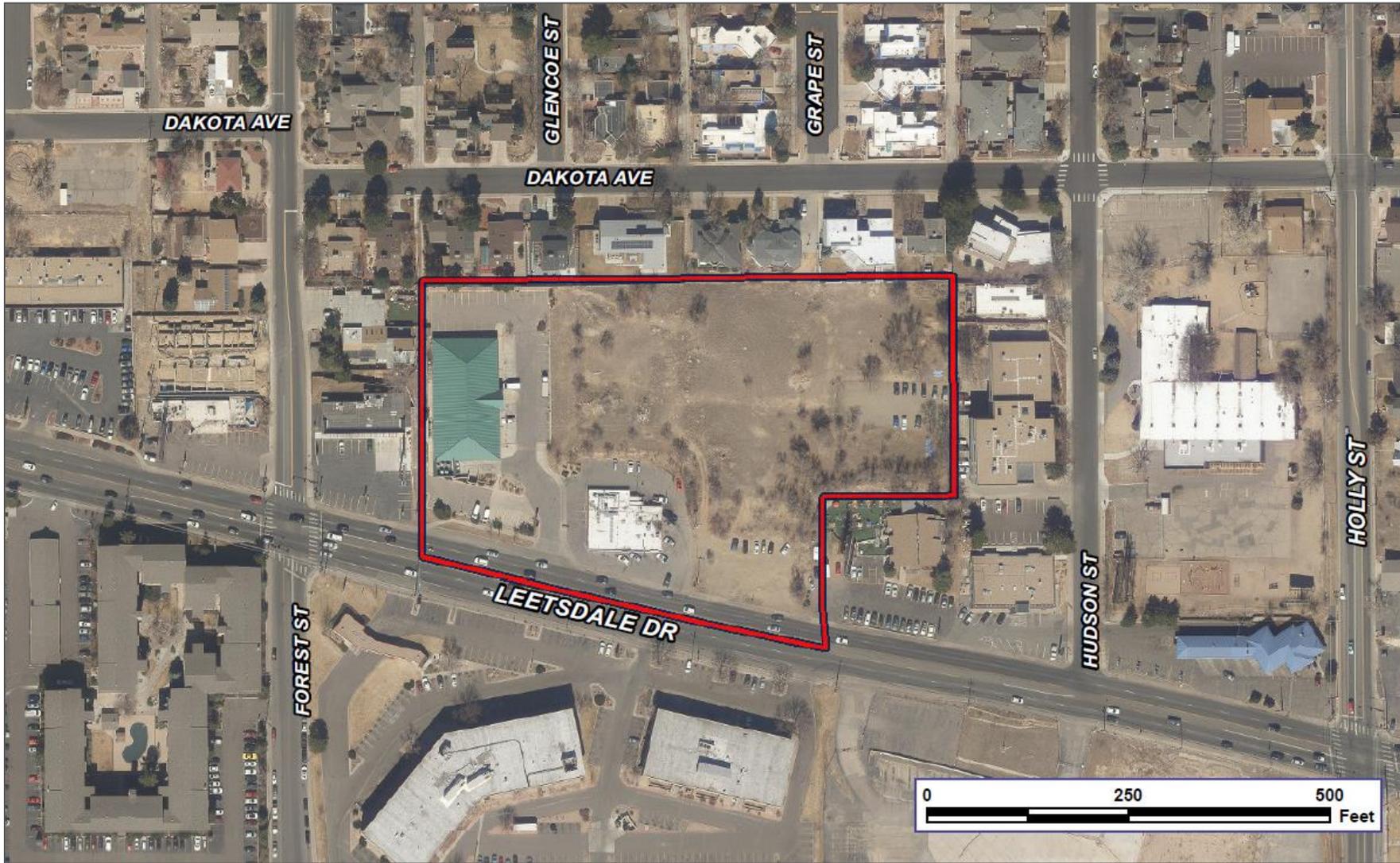
Land Use, Infrastructure, & Transportation Committee, May 21, 2019

Council District 9



Washington Virginia Vale Neighborhood

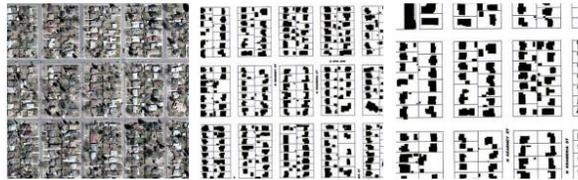




- **Location:**
 - Approx. 5 acres
 - Retail and undeveloped land
- **Proposal:**
 - Rezoning from PUD 627 and B-3 with waivers and conditions to E-CC-3
 - Facilitate redevelopment of the site with mixed uses

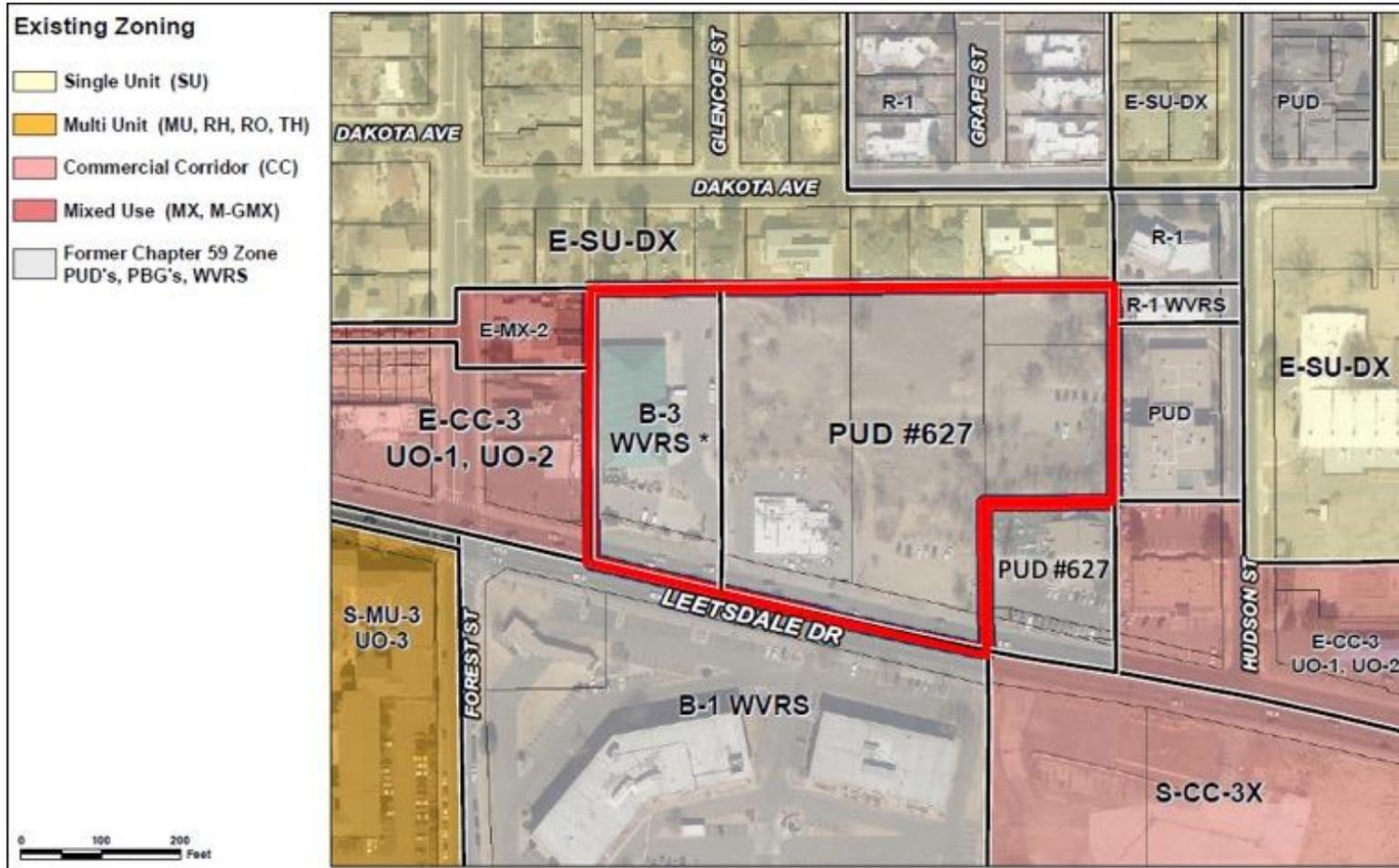
Request: E-CC-3

ARTICLE 4. URBAN EDGE (E-) NEIGHBORHOOD CONTEXT



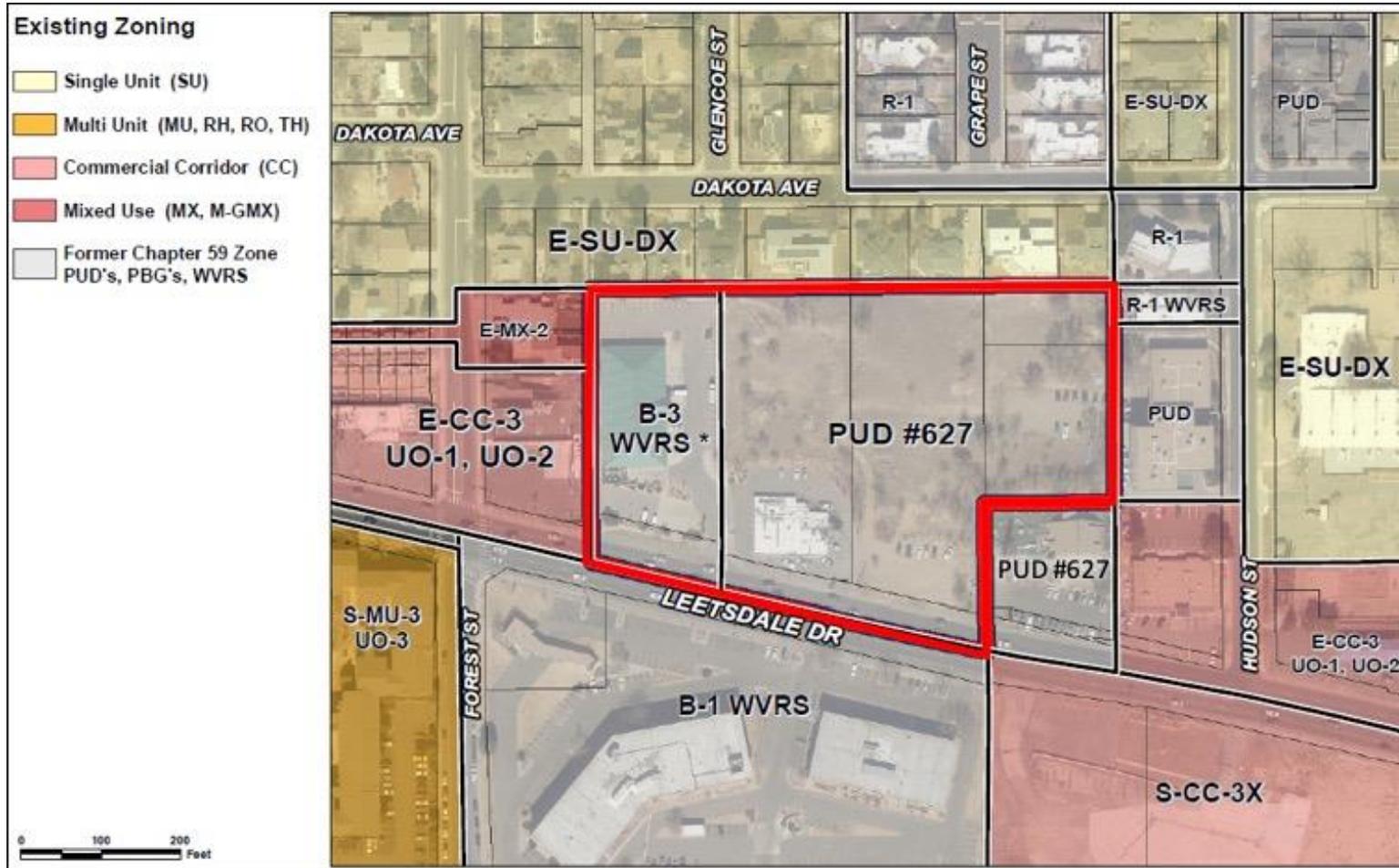
- Urban Edge Commercial Corridor – 3 stories
- Allows for a mix of uses that are intended to balance the need for safe, active, and pedestrian-scaled, diverse areas with the need for convenient automobile access
- Allowed building forms include General, Drive Thru Services, and Drive Thru Restaurant

Existing Context – Zoning



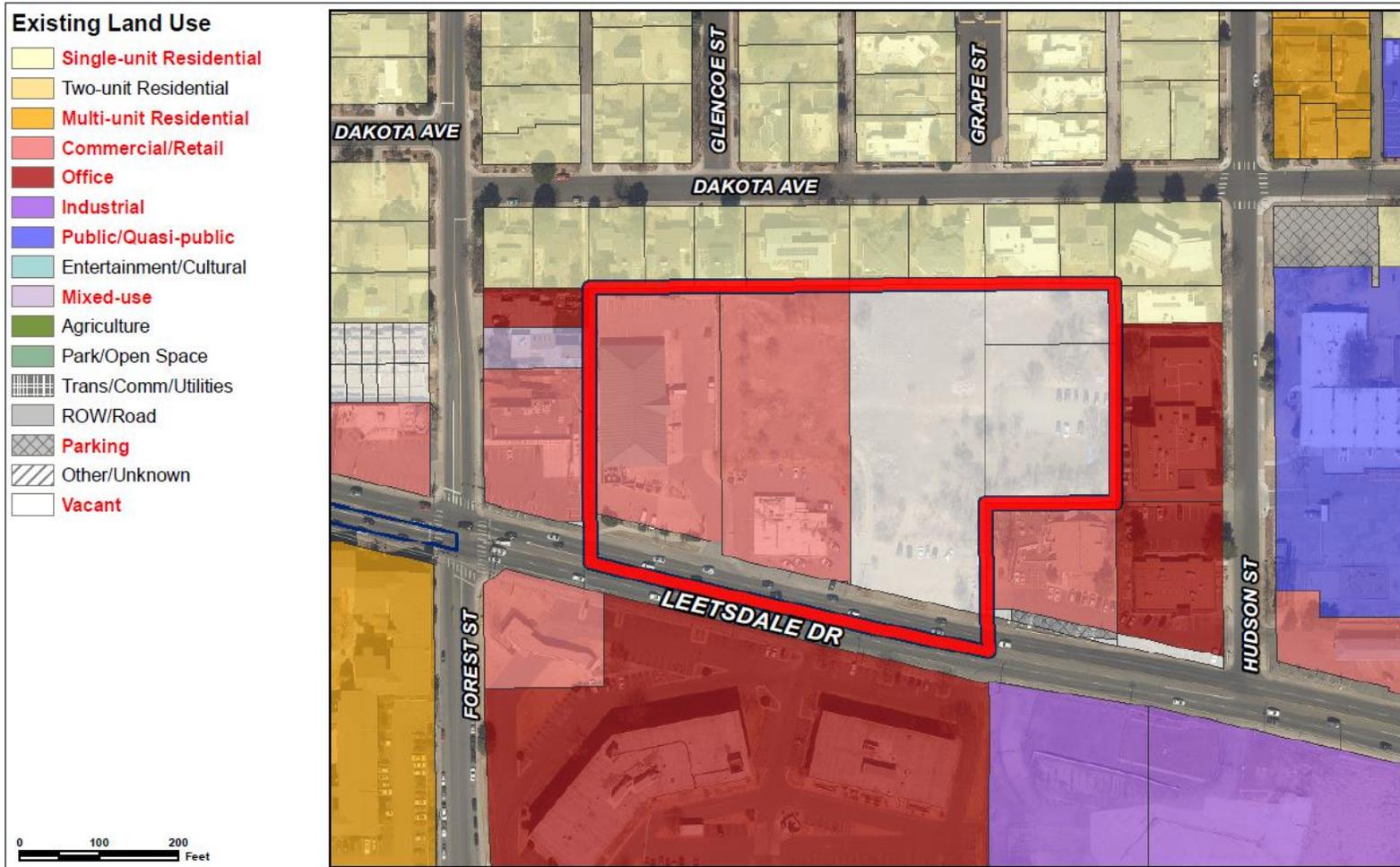
- Subject site: PUD 627 and B-3 with waivers and conditions
- Surrounding Properties:
 - PUD 627
 - E-SU-Dx
 - E-CC-3
 - E-MX-2
 - B-1 Waivers
 - S-CC-3x
 - S-MU-3

Existing Context – Zoning



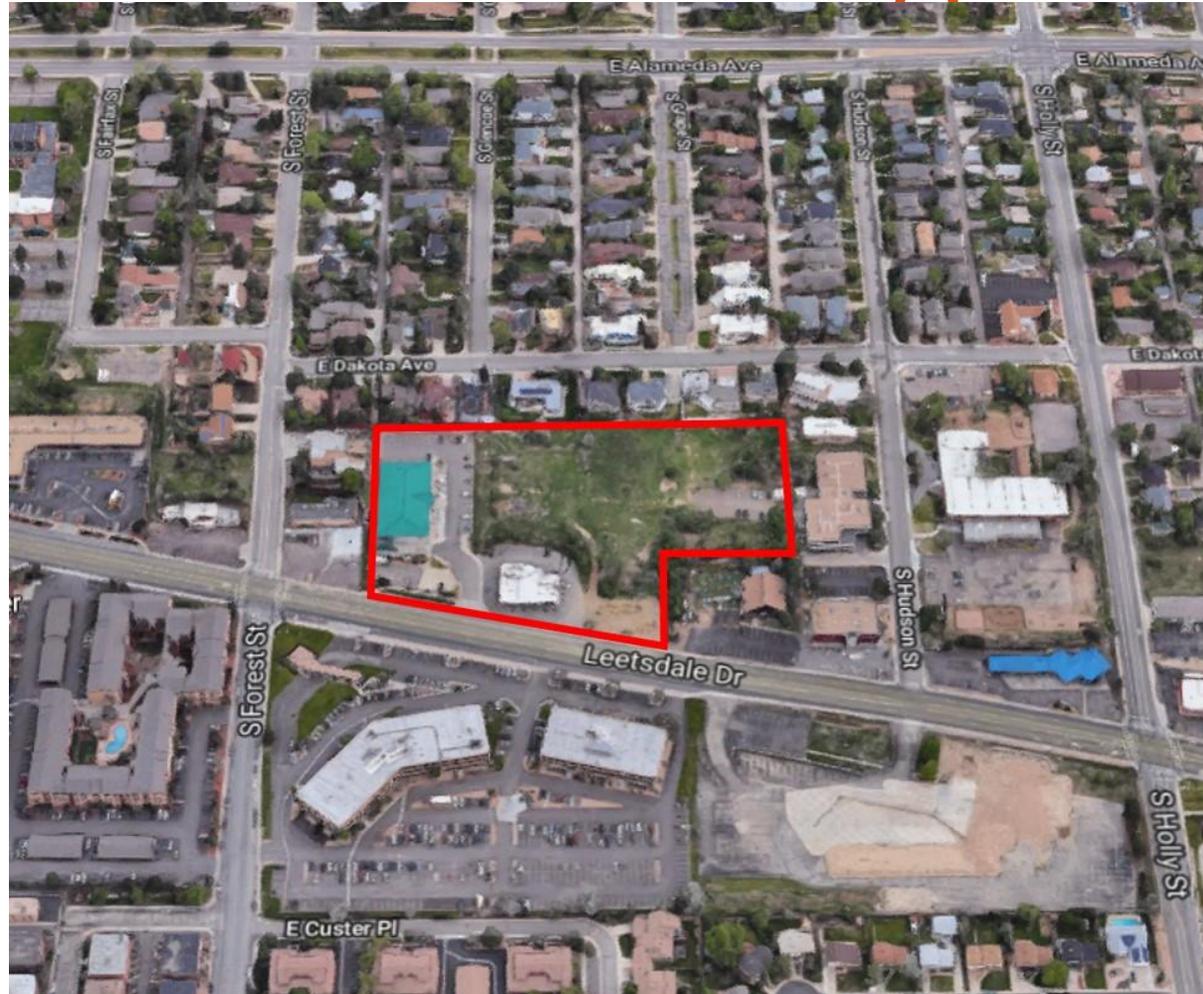
- PUD 627 (est. 2009) and B-3 with waivers and conditions (est. 1998)
 - Generally allow commercial uses, but prohibit residential
 - Maximum height in elevation
 - 5,422 ft elevation (PUD 627)
 - 39 ft height /5,403 ft elevation (B-3)
 - Additional setback requirements, use limitations, buffering/screening
- Portions of PUD 627 not included in this application

Existing Context – Land Use

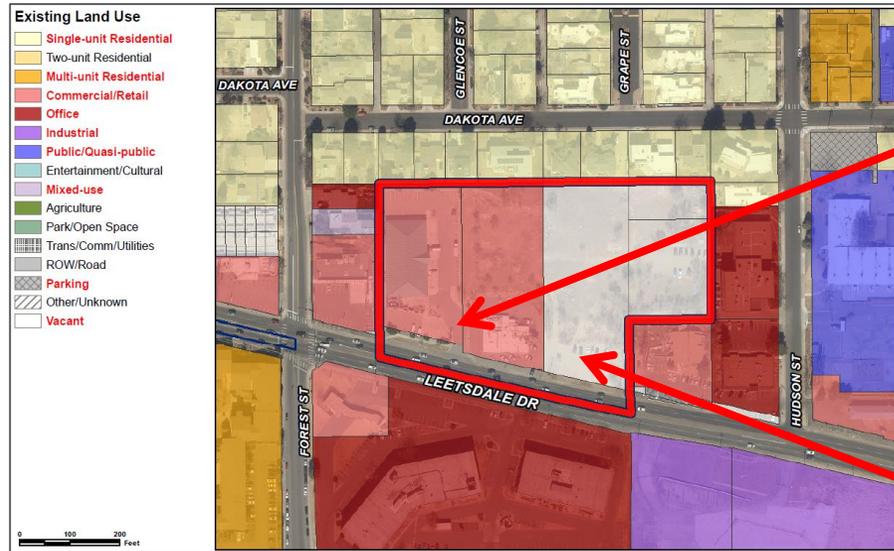


- **Subject Property:** Retail and undeveloped land
- **North:** Single-unit residential
- **East:** retail; office; residential
- **South:** retail; office
- **West:** retail; office; mixed use

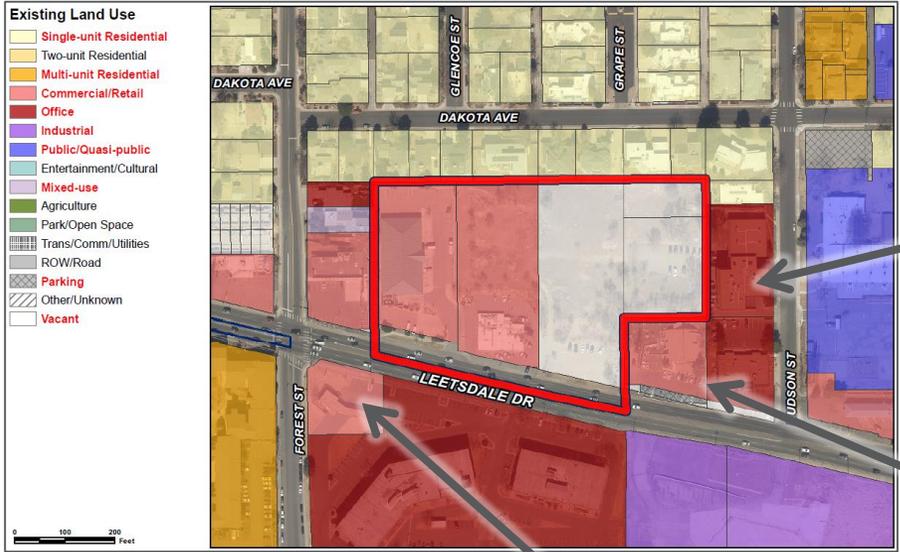
Existing Context – Building Form/Scale



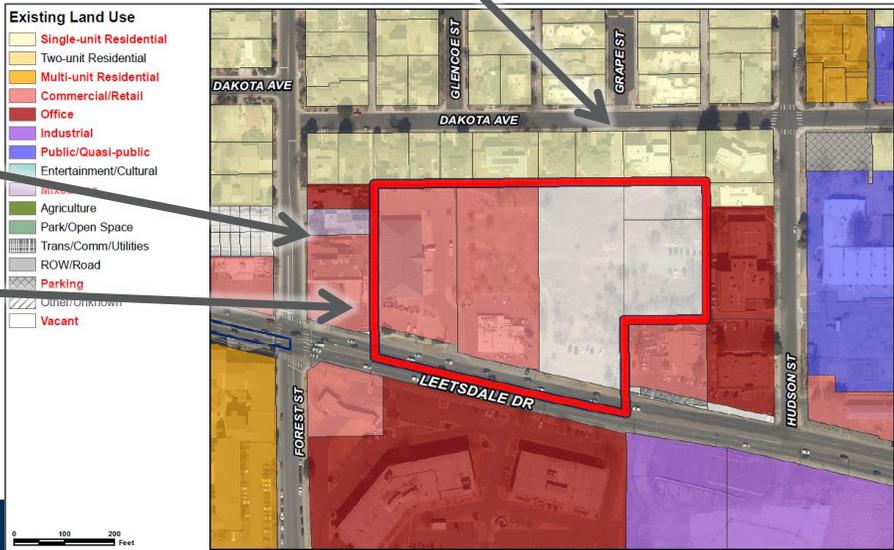
Existing Context – Building Form/Scale



Existing Context – Building Form/Scale



Existing Context – Building Form/Scale



Process

- Informational Notice: 10/30/18; 4/15/19
- Planning Board Public Hearing: 5/1/19
- LUTI Committee: 5/21/19
- City Council Public Hearing: 7/15/19
- Public Comment
 - Comments from Preservation of Residential South Hilltop Neighborhood Association (PRSHNA) and Dakota Hills Homeowners Association/Dakota Hills RNO (DHHA)
 - Two emails in support
 - Application working with PRSHNA to establish Good Neighbor Agreement
- Planning Board
 - Voted unanimously (11:0) to recommend approval
 - 3 members of the public spoke

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

1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver (2019)

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

Consistency with Adopted Plans: Comprehensive Plan 2040

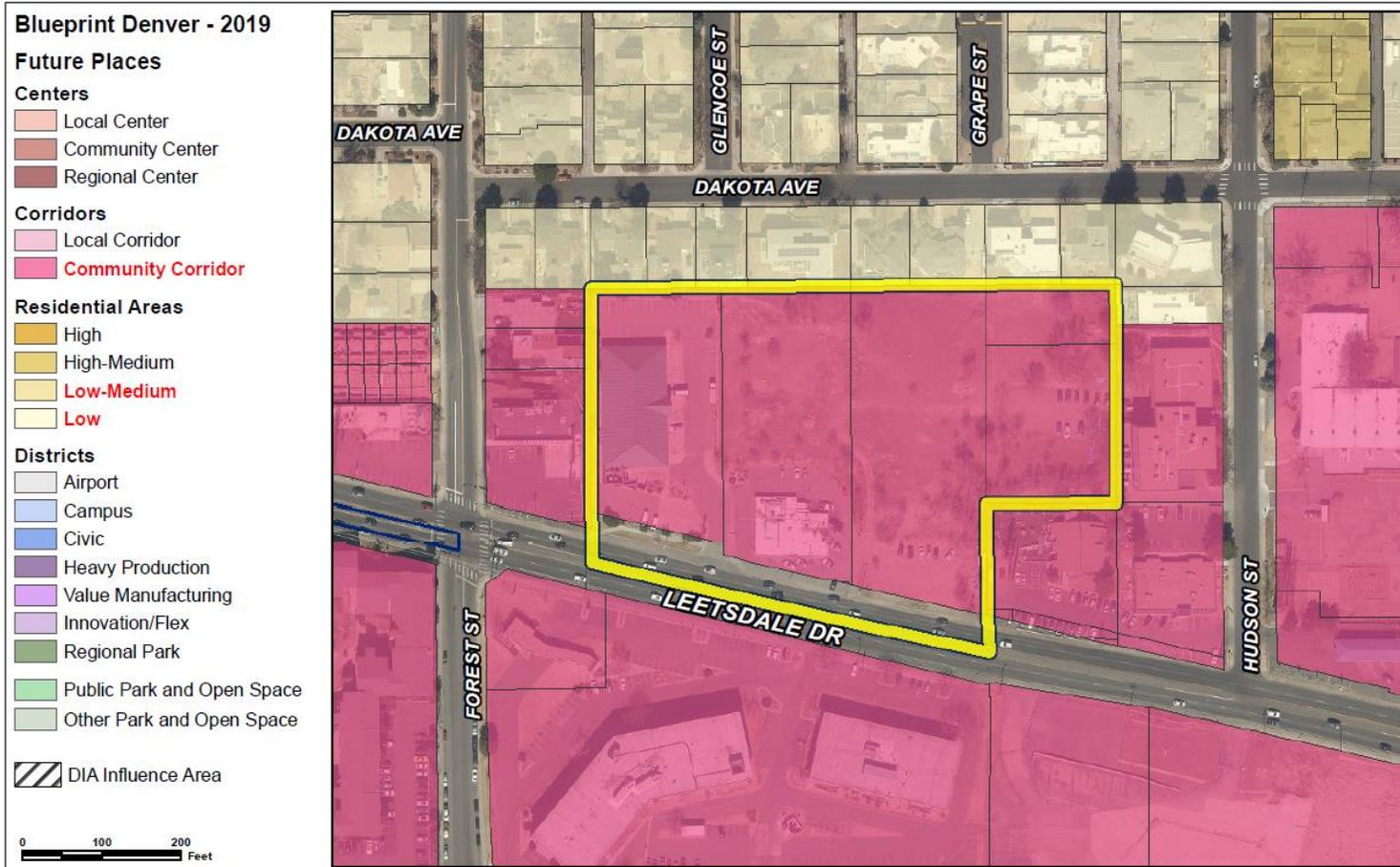
- ***Environmentally Resilient Goal 8, Strategy A*** – Promote infill development where infrastructure and services are already in place (p. 54)
- ***Environmentally Resilient Goal 8, Strategy B*** – Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54)
- ***Strong and Authentic Neighborhoods Goal 1, Strategy D*** – Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities (p. 34)
- ***Strong and Authentic Neighborhoods Goal 1, Strategy A*** – Build a network of well connected, vibrant, mixed-use centers and corridors (p. 34)

Consistency with Plans: Blueprint Denver 2019



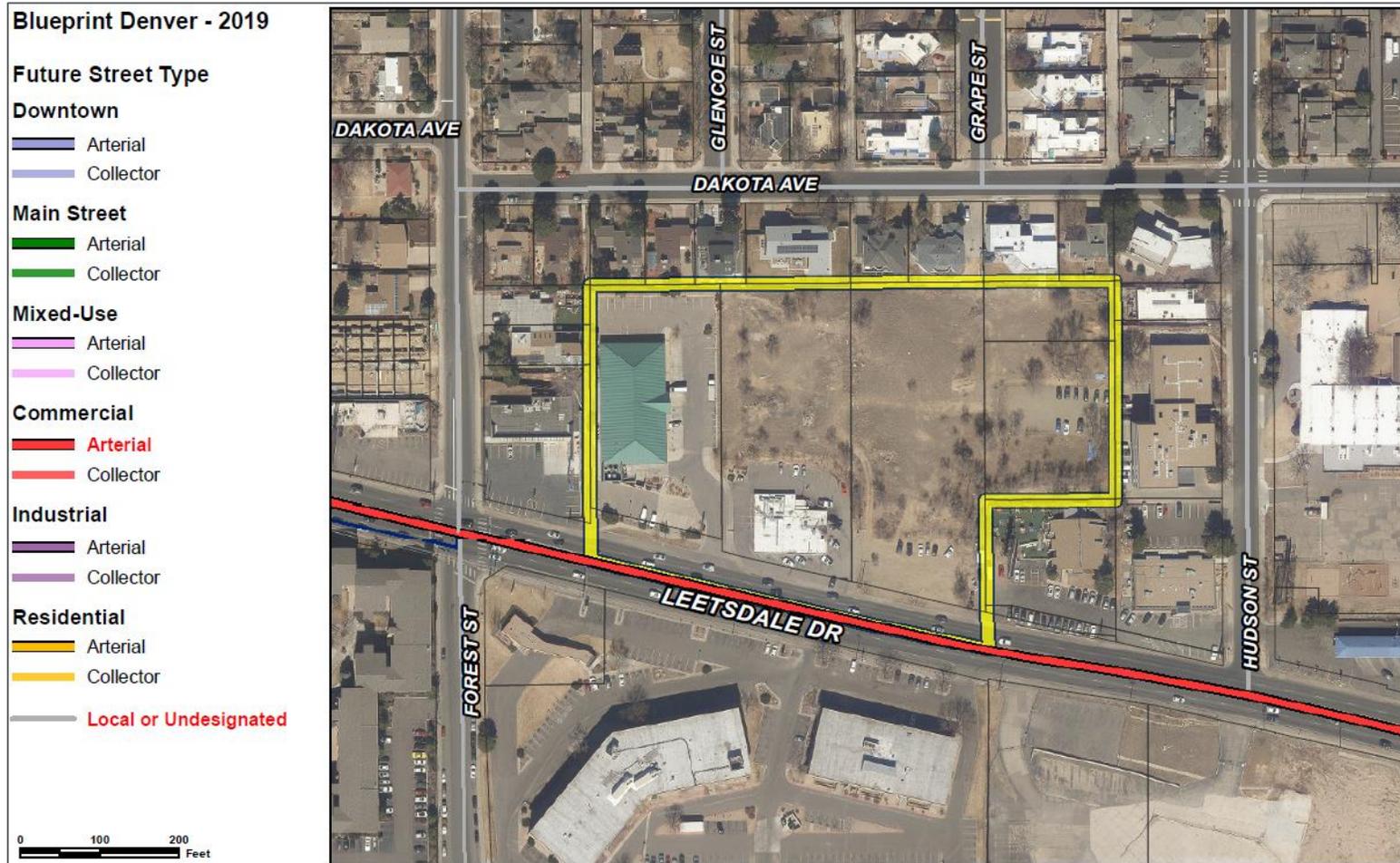
- **Urban Edge neighborhood context**
 - Predominantly residential and tend to act as a transition between urban and suburban areas
 - Commercial and mixed-use development in this context tends to be found along the main corridors bordering traditional residential areas, with some larger center development

Consistency with Plans: Blueprint Denver 2019



- **Community Corridor**
 - Provide some mix of office, commercial and residential
 - A mix of larger and smaller scale buildings, some being setback from the street to accommodate parking
 - Heights are generally up to 5 stories

Consistency with Plans: Blueprint Denver 2019



- **Leetsdale = Commercial Arterial**
 - Arterial streets are designed for the highest amount of through movement and the lowest degree of property access
 - Commercial streets typically contain commercial uses including shopping centers, auto services and offices. Buildings are often set back with onsite parking

Consistency with Plans: Blueprint Denver 2019



- **Growth Areas Strategy**

- Community Corridors are anticipated to see 25% of new housing growth and 20% of new employment growth by 2040
- Focusing growth in centers and corridors helps to provide a variety of housing, jobs and entertainment options within a comfortable distance to all Denverites and is a key element of building complete neighborhoods throughout Denver

Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
 - Change to such a degree that the proposed rezoning is in the public interest
 - Former Chapter 59 zoning
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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
 - Urban Edge Neighborhood Context
 - Primarily single-unit and two-unit residential uses; multi-unit residential and commercial uses are located along local streets, arterials, and main streets
 - Residential buildings have consistent moderate to deep front setbacks; commercial buildings typically have consistent orientation and front setbacks deep enough to allow for landscaping and some parking
 - Commercial Corridor Districts are intended to ensure new development contributes positively to established residential neighborhoods and character, and improve the transition between commercial development and adjacent residential neighborhoods
 - E-CC-3 primarily intended for auto-oriented arterial street corridors where a building scale of 1 to 3 stories

CPD Recommendation

CPD recommends that LUTI move the application forward for consideration by the full City Council, 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