

Official Zoning Map Amendment

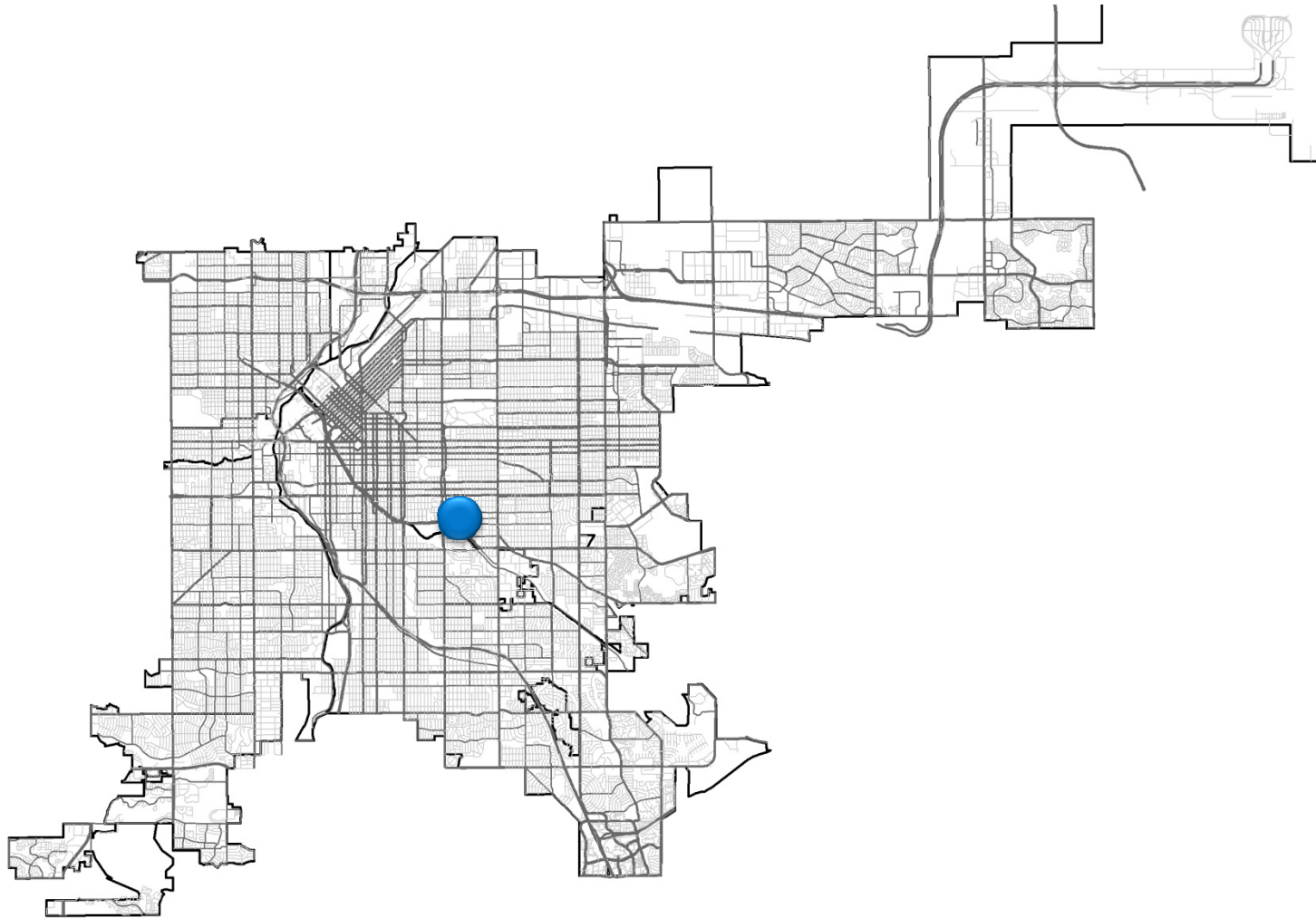
NorthCreek PUD

Application #2011I-00037

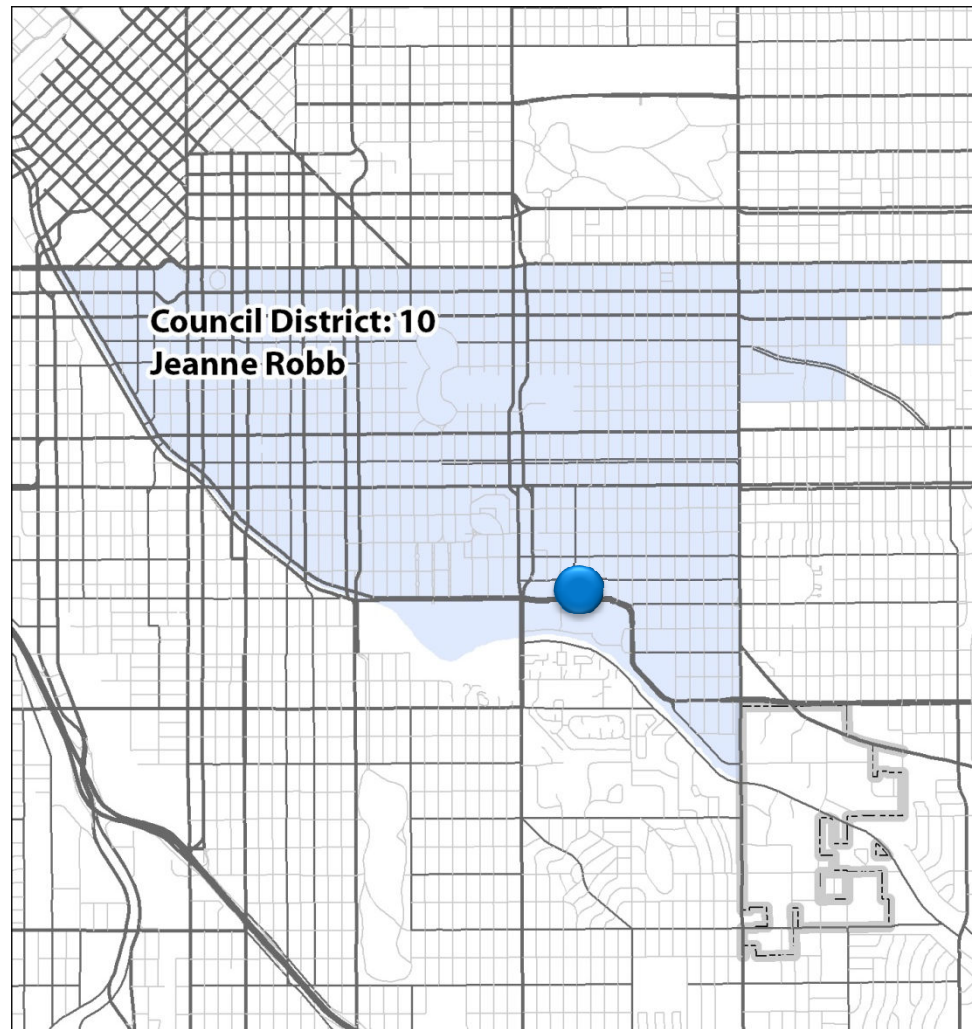
PUD #607 to PUD-G



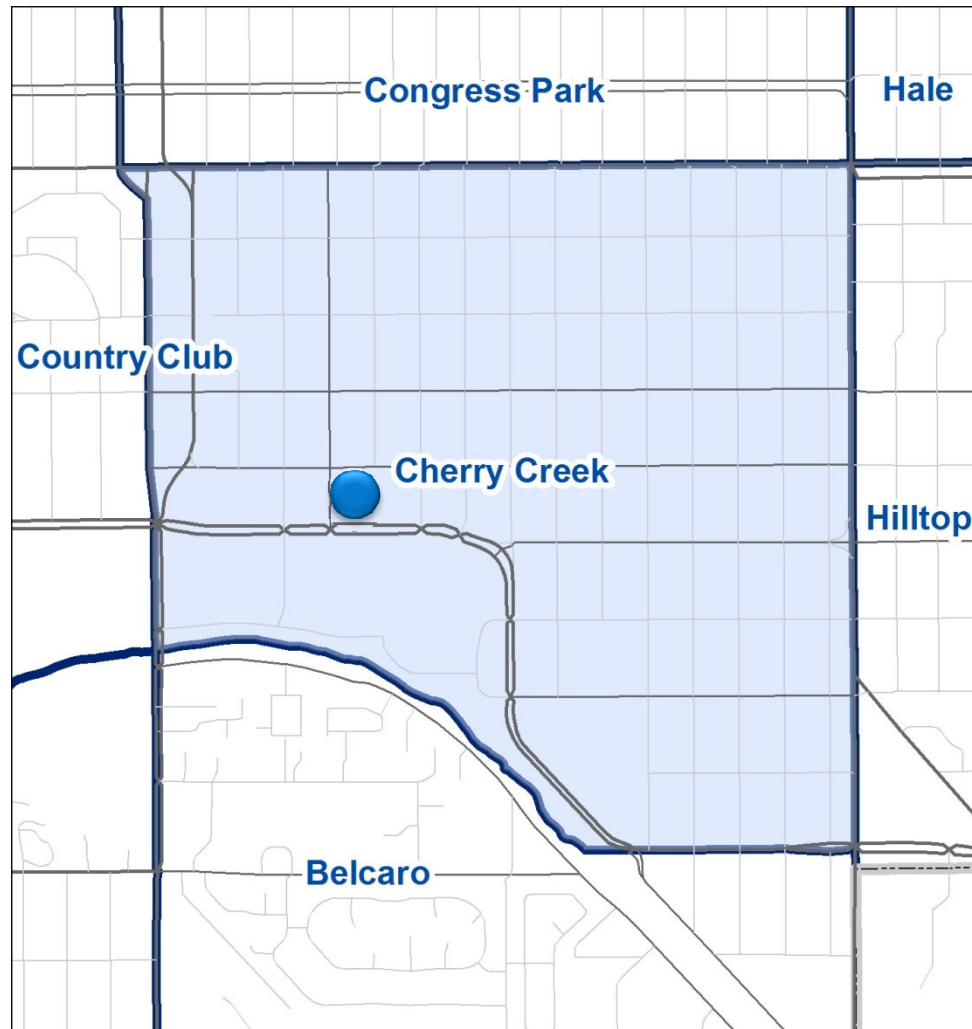
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NorthCreek **PUD #607** to **PUD-G**



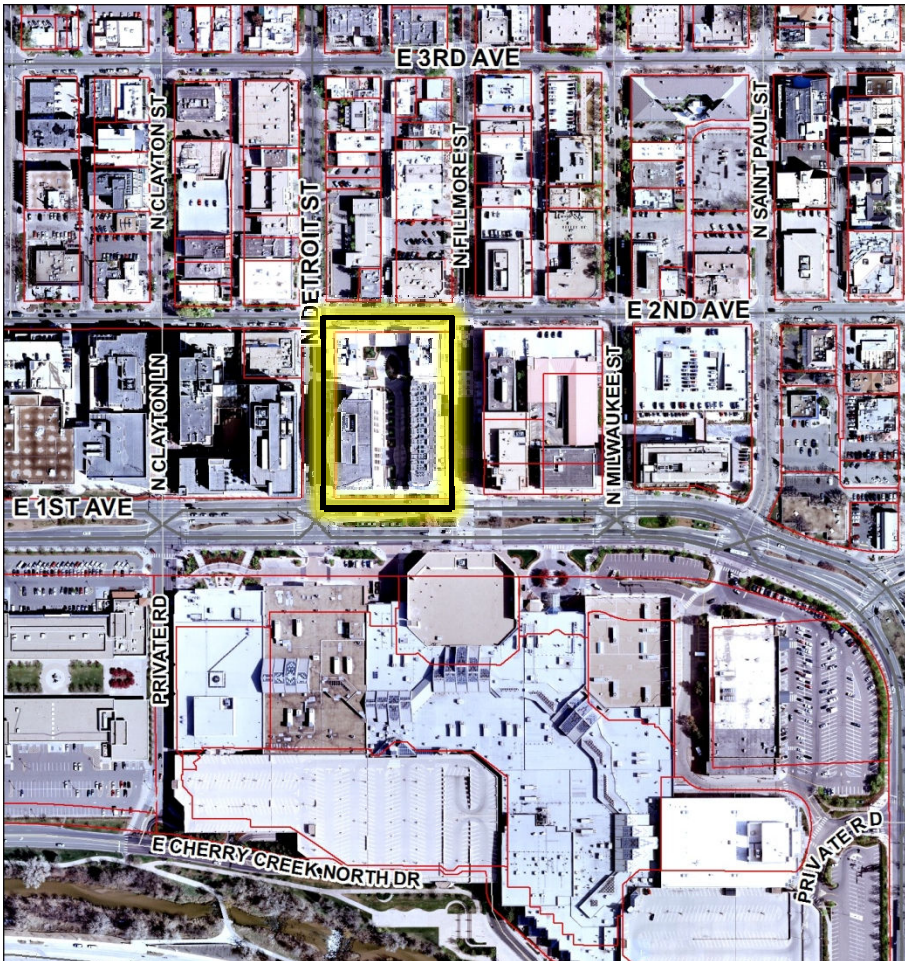
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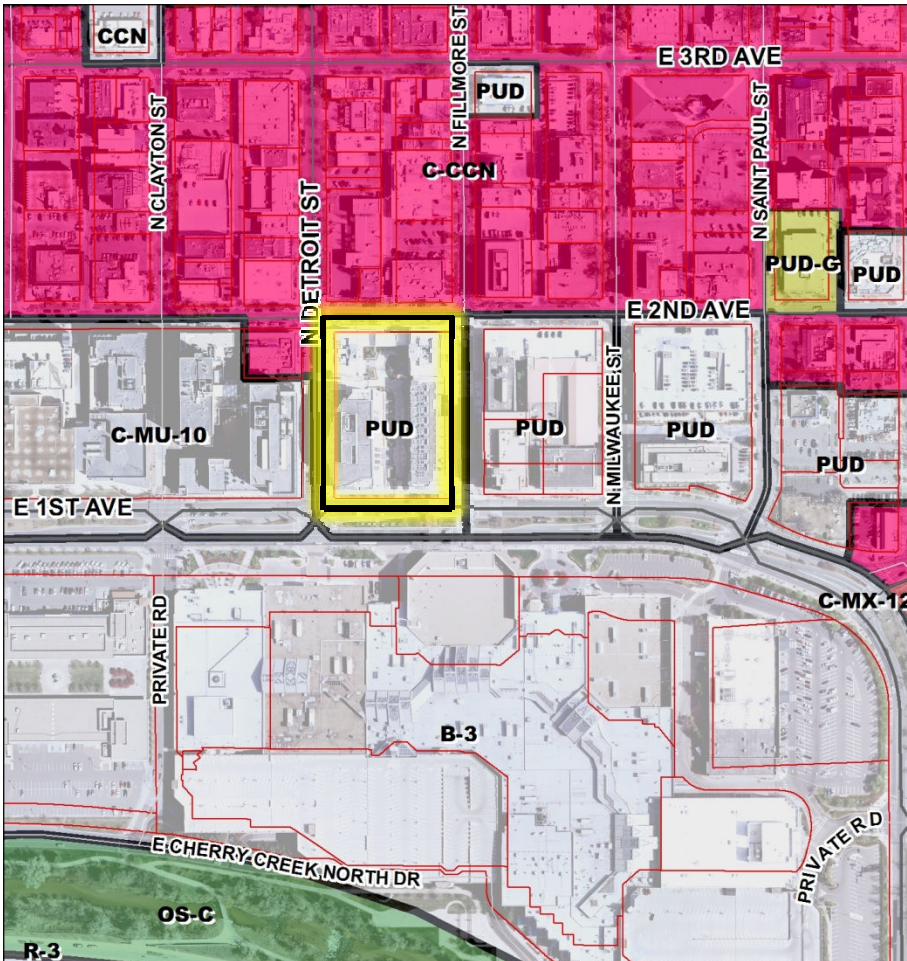
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Site:

- 2.26 Acres
- Site includes an existing mixed-use structure with ground floor retail uses
- Consistent pattern of streets and blocks with ground floor retail
- Consistent sidewalks throughout district – recently upgraded
- Adjacent to Cherry Creek Shopping Center

Applicant Request



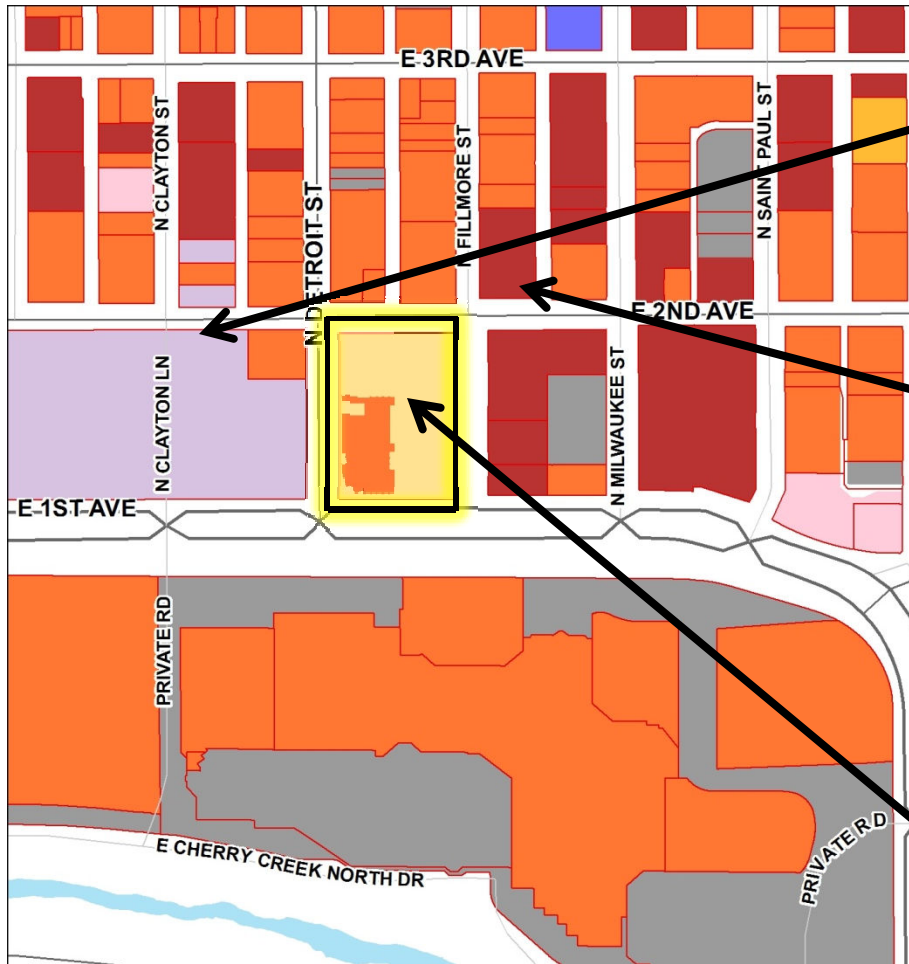
Applicant: Detroit Street Properties

Request: Rezone in order to allow for continued development on the site allowing upper story residential units along 2nd Avenue, not to exceed 55' in height

From: (PUD) Planned Unit Development

To: (PUD-G) General Planned Unit Development

Existing Context




Process

- Notice of Receipt of Application sent October 27, 2011
- Planning Board – January 18, 2012
 - Notice of Public Hearing sent January 3, 2012
- LUTI – February 7, 2012
 - Notice of LUTI sent January 26, 2012
- City Council – April 2, 2012
 - Notice of Public Hearing sent March 12, 2012

- Public Outreach
 - Notification signs posted on property
 - RNOs
 - Capitol Hill United Neighborhoods
 - Cherry Creek East Association
 - Cherry Creek North Business Improvement District
 - Cherry Creek North Neighborhood Association
 - Cherry Creek Steering Committee
 - CommUNITY Renaissance Neighbors
 - Harman Neighborhood Association
 - Neighborhood Advisory Committee to the Botanic Gardens
 - Inter-neighborhood Cooperation

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
 - Comprehensive Plan 2000
 - Blueprint Denver
 - 2000 Cherry Creek Neighborhood 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
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Review Criteria:


Consistency with Adopted Plans

- **Land Use**

- “Encourage quality infill development that...offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses.”

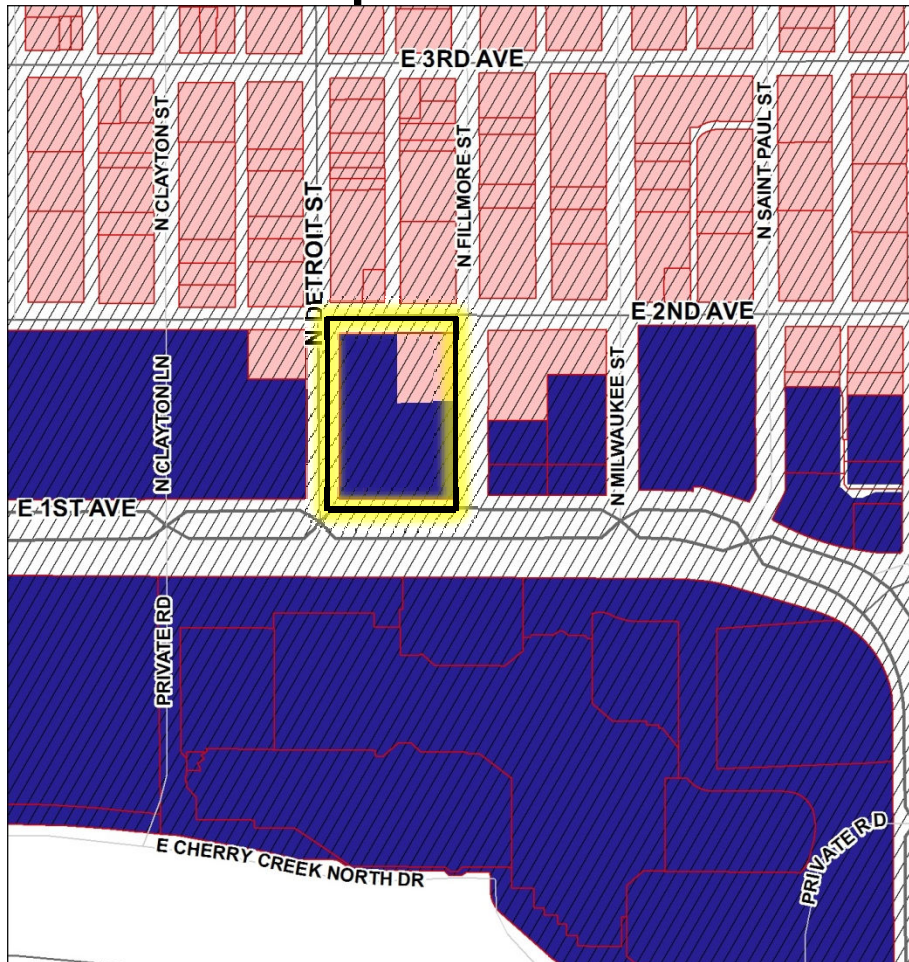
- **Mobility**

- “Continue to promote mixed-use development, which enables people to live near work, retail and services.”

- CPD finds consistent with Comprehensive Plan 2000 strategies for land use and mobility.
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Review Criteria: Consistency with Adopted Plans

Blueprint Denver



The rezoning proposal is consistent with Blueprint :

- Regional Center/Pedestrian Shopping Corridor
- Area of Change
- Channel growth where it will be beneficial and improve access to services
- 1st Avenue– Mixed Use- Arterial Street
- 2nd Avenue – Main Street Collector

Review Criteria:

Consistency with Adopted Plans

The rezoning proposal is consistent with the goals of the 2000 Cherry Creek Neighborhood Plan:

- The general land use plan designation is Retail/Office and the site is located within the Commercial District. Recommended policies in this district that apply to this location include: Broaden and balance the mixture of uses; Balance development with carrying capacity; Create permanent quality; Reinvest in the commercial district; Enhance the distinct character; Enhance the cohesiveness of the district.

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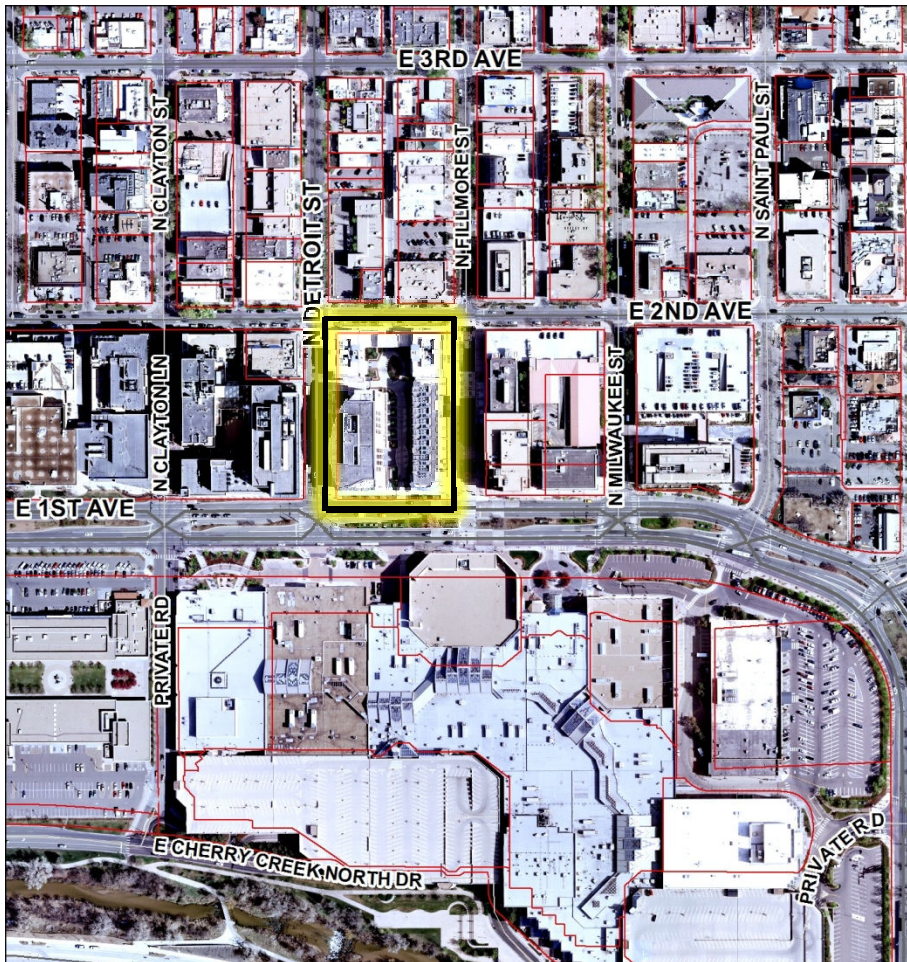
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Review Criteria:

Consistency with Context and Zone District Purpose and Intent



- **Urban Center Context:**
 - The Urban Center Neighborhood Context consists of multi-unit residential and mixed-use commercial strips and centers, with moderate to high building heights, a dense urban character, and high levels of access to multi-modal transportation
- **Zone District Purpose & Intent:**
 - PUD-G responds to the existence of the current PUD and reflects a more consistent approach to current form based zoning

Additional Review Criteria for PUDs

1. The PUD District is consistent with the intent and purpose of such districts
 2. The PUD complies with all applicable standards and criteria
 3. The development is not feasible under an other Zone District and would require variances, waivers or conditions
 4. PUD establishes permitted uses compatible with existing land uses
 5. PUD establishes permitted forms compatible with surrounding building forms
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Staff Recommendation

- Based on the criteria for review, CPD recommends approval for rezoning application #2011I-00037.