



DENVER
THE MILE HIGH CITY

**3990 E Cornell Ave., 3015, 3029,
3043 & 3071 S Colorado Blvd.**

PUD #601 to S-TH-2.5

FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**



2014 Aerial

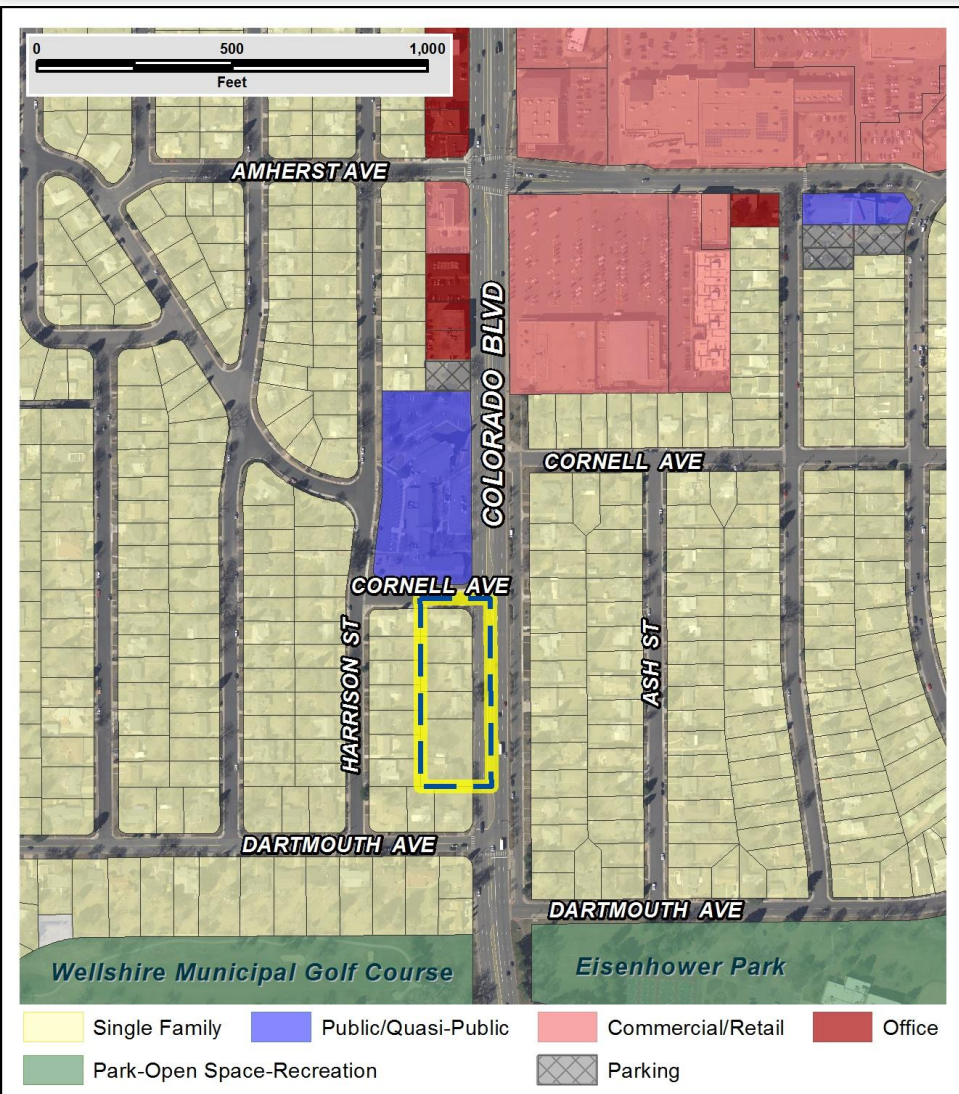
- Property:
 - 60,400 square feet/1.39 acres
 - 5 single family homes
- Councilwoman Black
 - Requesting rezoning to remove PUD #601

Existing Context – Zoning



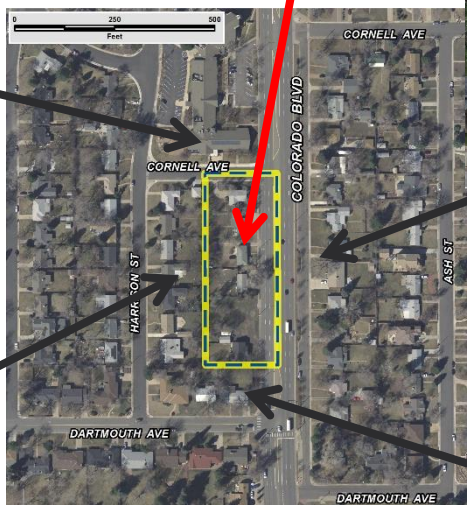
- Subject Property is PUD #601
- *Surrounding properties on all sides are S-SU-D*

Existing Context – Land Use



- Subject site is comprised of 5 single family residential structures in separate ownership
- Surrounded by single family residential uses
- Church property to the north
- University Hills shopping area to the north
- Wellshire Golf Course and Eisenhower Recreation Center and Park to the south

Existing Context – Building Form/Scale



Summary of Public Notice

- Receipt of complete rezoning application – May 10, 2016
- Planning Board public hearing - September 7, 2016, voted 9-0 to recommend approval
- LUTI Committee October 4, 2016
- City Council Public hearing November 14, 2016
- RNOs:
 - Wellshire Homeowners Assoc.
 - University Hills Neighborhood Assoc.
 - Denver Neighborhood Association, Inc.
 - Inter-Neighborhood Cooperation
- To date, 2 letters of support have been received.

Denver Zoning Code 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

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation 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

Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

- 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).

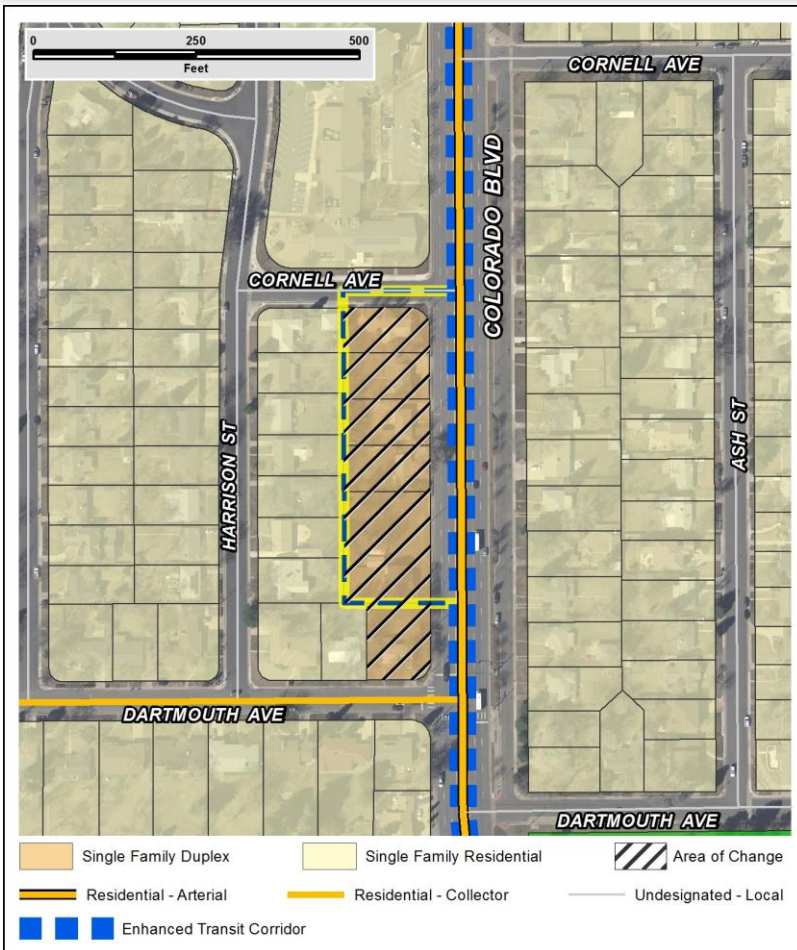
Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Land Use Concept:
 - Single Family Duplex
 - Moderately dense, primarily residential
 - Mixture of housing types including Suburban House, Duplex, Town House
 - Area of Change
 - Direct growth to Areas of Change

Review Criteria: Consistency with Adopted Plans



- Future Street Classification:
 - South Colorado Boulevard
 - Residential Arterial: Higher degree of mobility, balance land access and mobility
 - Enhanced Transit Corridor: Develop transit-supportive incentives and land uses
 - East Cornell Avenue
 - Undesignated Local: Local access

Reminder: Evaluating whether the proposed zone district is consistent with the Future Street Classification, but not to assess the traffic impacts of a specific development proposal.¹⁷

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver: A Land Use and Transportation 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

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
 - 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 (DZC 12.4.10.8.A.4)
 - CPD find this criteria is met because the change or changing condition in this case is the multiple changes in ownership of the properties since the PUD was approved, the lack of agreement among the new property owners and the resulting obsolescence of PUD.
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

5. Consistency with Neighborhood Context and Zone District Propose and Intent
 - **Suburban Neighborhood Context:**
 - *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.*
 - **S-TH-2.5 Specific Intent:**
 - *“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.*

CPD recommends approval, 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