



201 W. Colfax Ave., Dept. 205
Denver, CO 80202
p: 720.865.2915
f: 720.865.3052
www.denvergov.org/CPD

TO: Denver City Council, Neighborhoods and Planning Committee
FROM: Theresa Lucero, Senior City Planner
DATE: February 11, 2016
RE: **Official Zoning Map Amendment Application #2015I-00156**
5050 South Syracuse Street
Rezoning from B-8 with waivers/UO-1, UO-2 to S-MX-12

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends **approval** for application #2015I-00156 for a rezoning from B-8 with waivers/UO-1, UO-2 to S-MX-12.

Request for Rezoning

Application:	#2015I-00156
Address:	5050 South Syracuse Street
Neighborhood/Council District:	Hampden South / City Council District 4
RNOs:	Denver Neighborhood Association, Inc. and Inter-Neighborhood Cooperation
Area of Property:	1.26 Acres / 55,000 SF
Current Zoning:	B-8 with waivers/UO-1, UO-2
Proposed Zoning:	S-MX-12
Applicant/Owner:	5050 South Syracuse LLC
Contact Person:	Michael Komppa

Summary of Rezoning Request

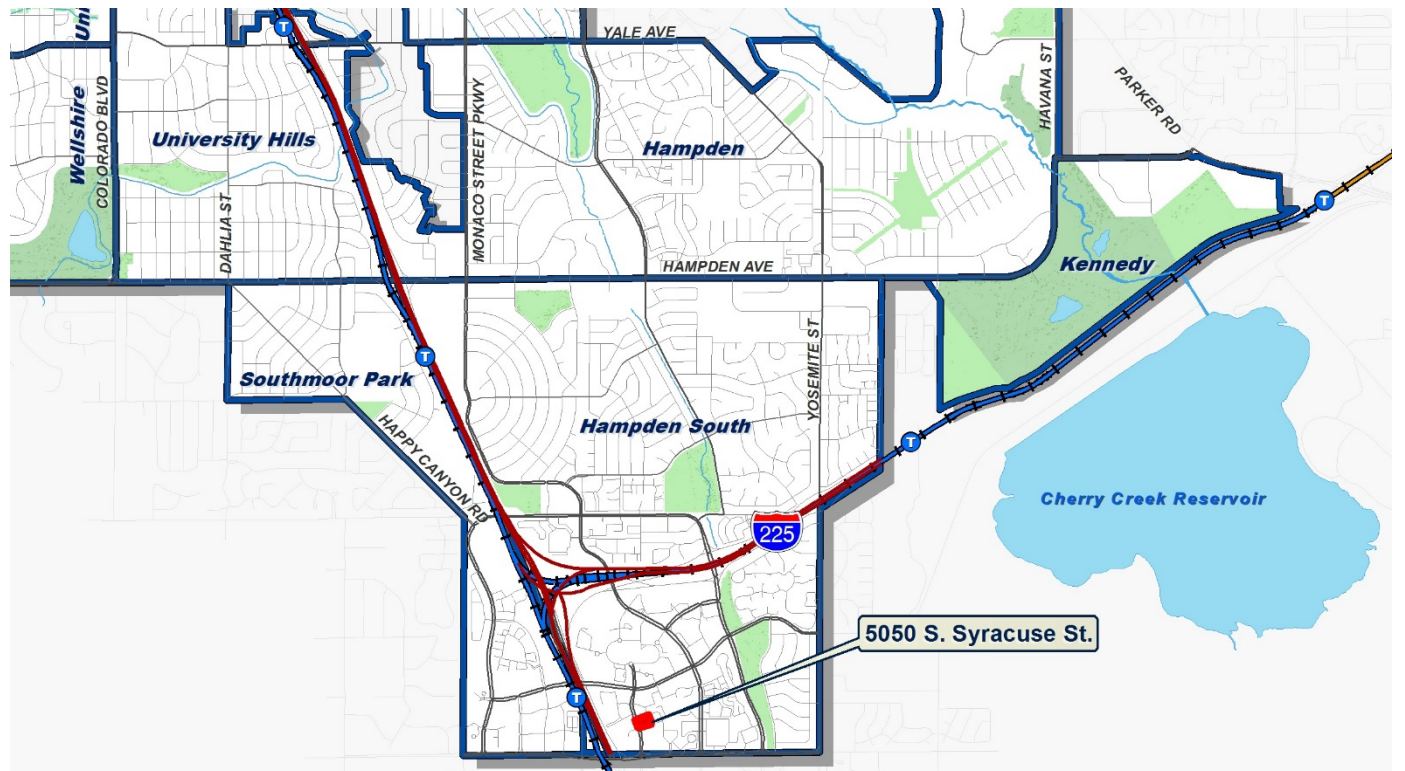
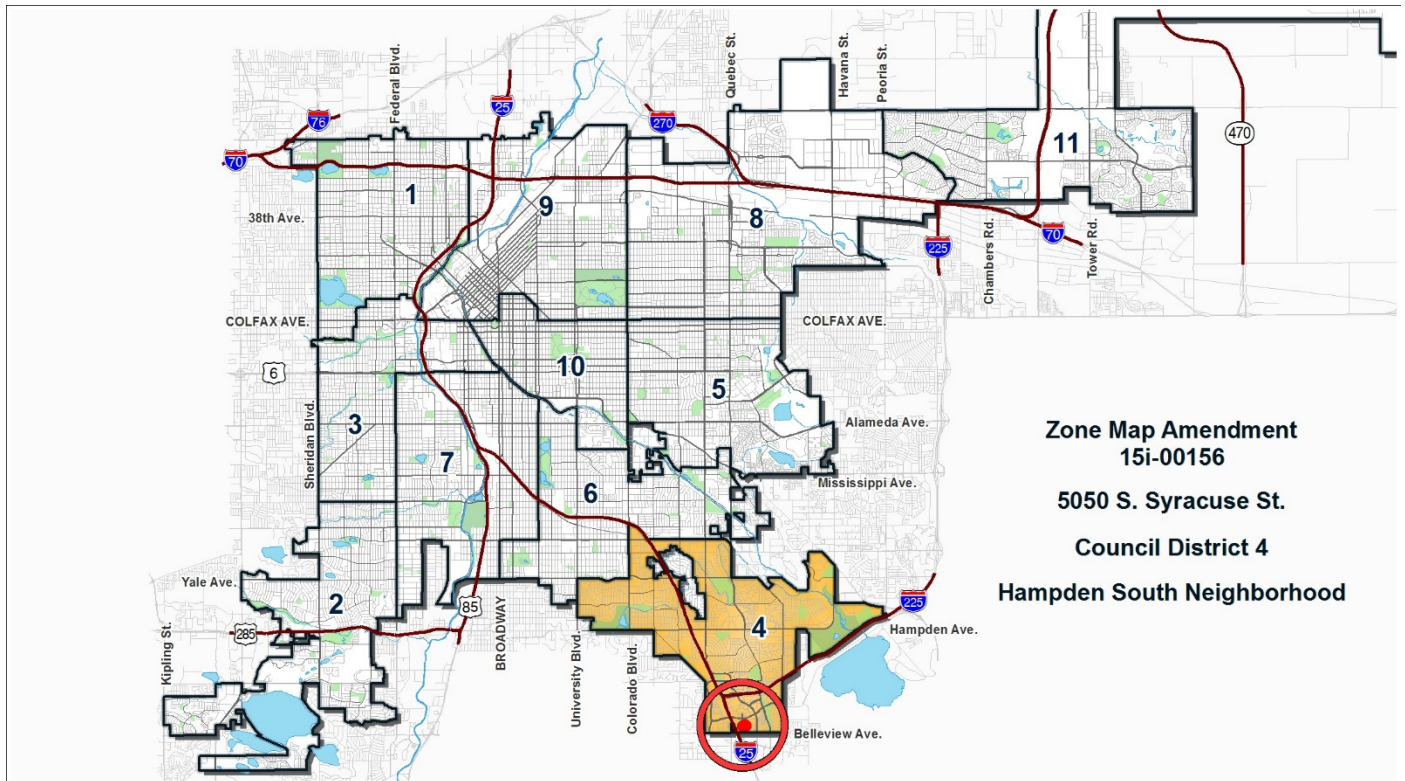
The property is a one-story commercial structure located on the northeast corner of Syracuse Street and Syracuse Circle (a private road) in the Denver Technological Center (DTC). The property owner is requesting to rezone the property to demolish the existing structure and redevelop the property into a commercial office building. The current zoning of the property limits the Floor Area Ratio (FAR), or buildable area, to twice the area of the property. The property owner wishes to remove this limit and bring the property into a current Denver Zoning Code zone district.

The current zone district is a Former Chapter 59 district intended for intense highly concentrated business areas with high density residential uses also allowed. The UO-1 and UO-2 use overlays make adult uses and billboards allowed land uses on the property. The waivers in the existing zoning:

- waive the right to fabricate anything other than art goods, custom clothing, costumes, custom furniture, jewelry and needlework;
- waive the right to sell at wholesale and warehouse, however reserve the right to sell at retail;
- waive the right to the amount of gross floor area allowed in the B-8 district (4 times the zone lot area) and instead agree to floor area which is 2 times the area of the zone lot.

The proposed S-MX-12 zone district has a similar the list of residential, civic and commercial allowed land uses to the existing B-8 zone district. The S-MX-12 zone district is in the Suburban Neighborhood Context and has a maximum building height of 12 stories and 150 feet. Further details of the zone district can be found in Article 3 of the Denver Zoning Code.

General Location



Existing Context

The subject property is located in the Denver Tech Center on the east side of South Syracuse Street, one block north of East Belleview Avenue and the southern city boundary. In the general vicinity are:

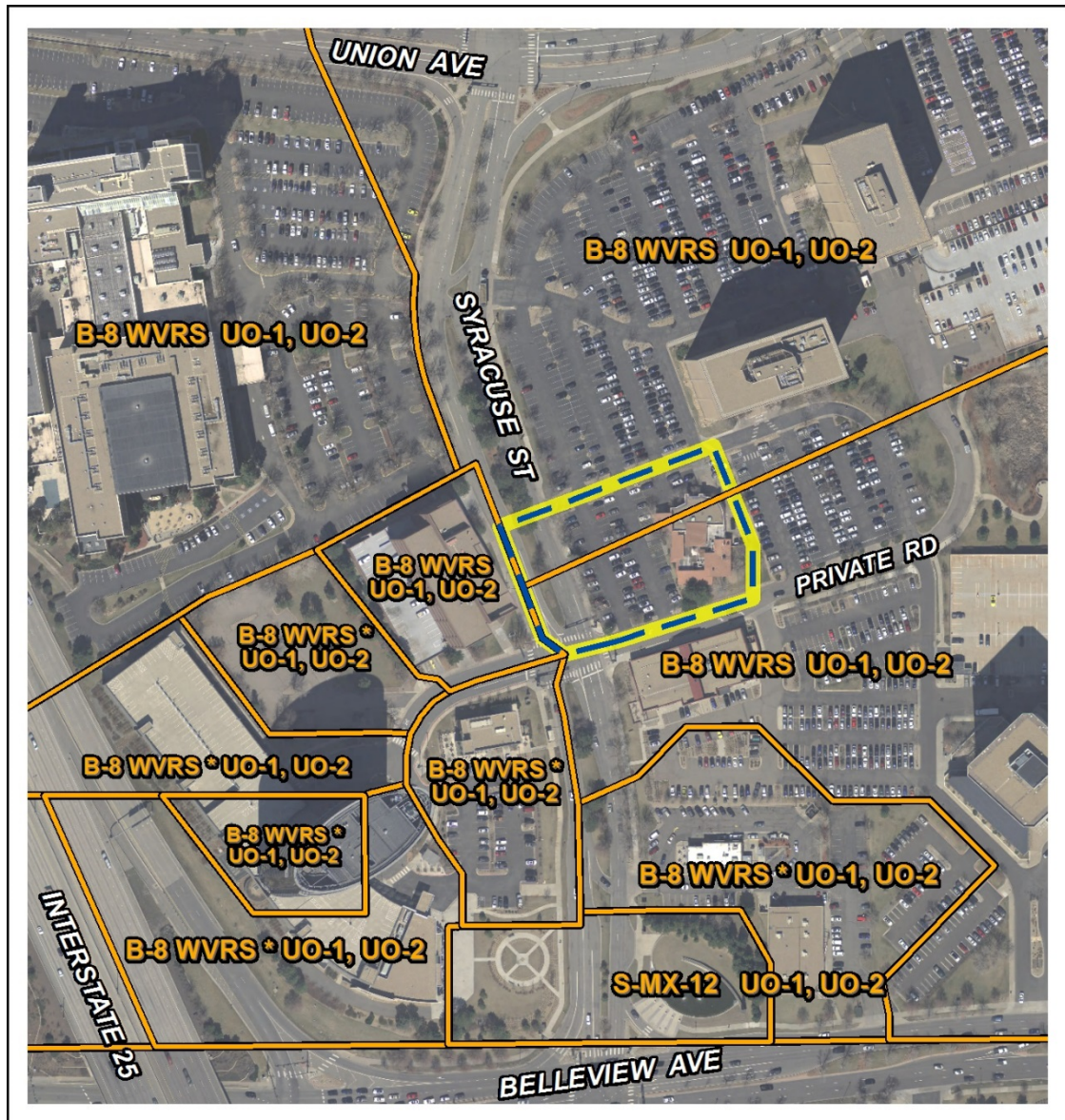
- Intersection of Interstate 25 and 225, approximately 6 blocks north,
- Wallace Park and Goldsmith Gulch, approximately ¾ of a mile to the east,
- Cherry Creek High School, Campus Middle School and Belleview Elementary School approximately 1 ½ mile to the east,
- Marina Square Shopping Center, three blocks to the east,
- Belleview Light Rail Station, approximately six blocks to the northwest.

Immediately north of the subject property is a twelve-story office building and surface parking, south across Syracuse, is a one-story commercial structure, and on the east side of the property is surface parking, and on the west across Syracuse Street is a 5-story office building.

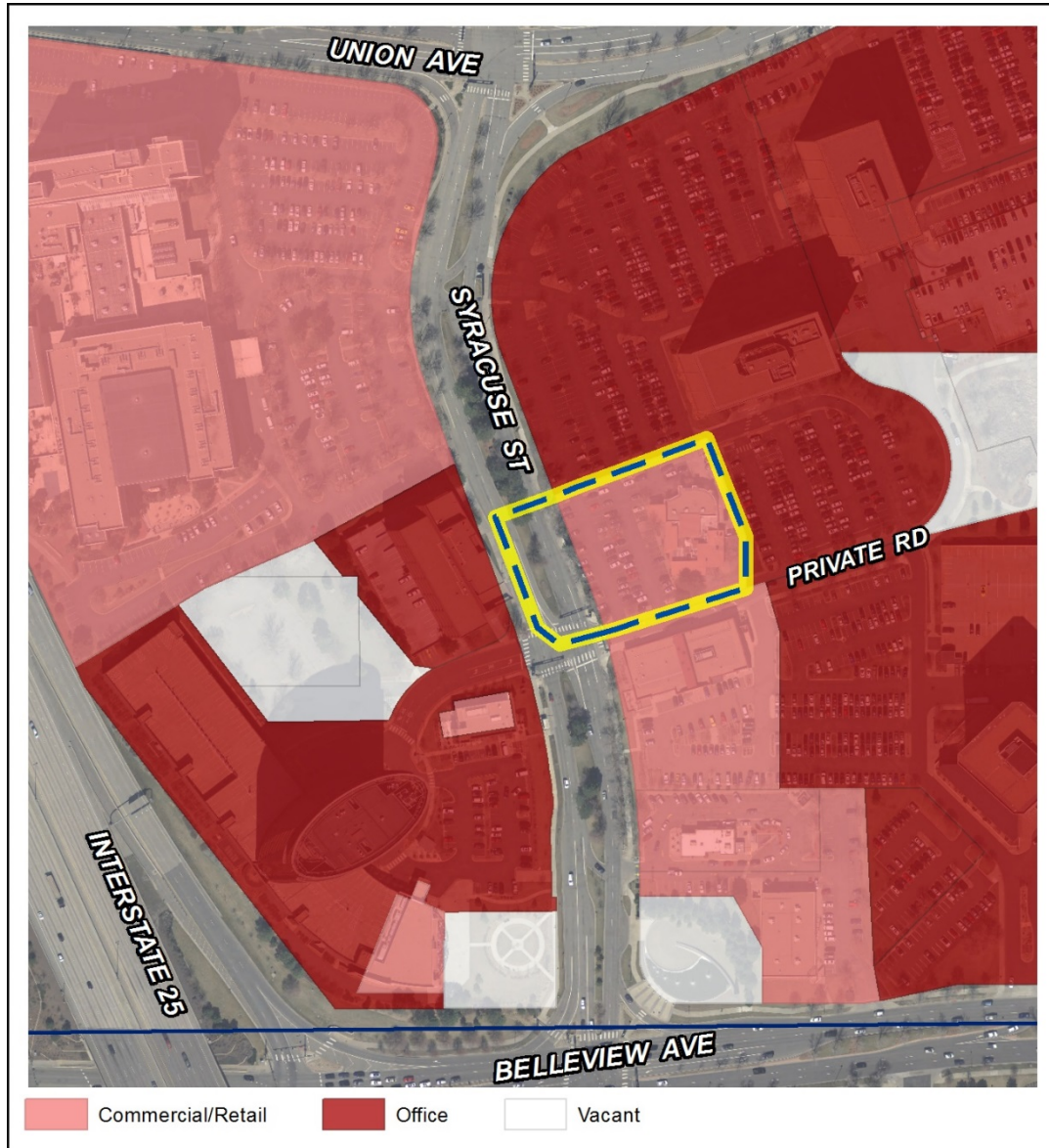
The following table summarizes the existing context proximate to the subject site:

	Existing Zoning	Existing Land Use	Existing Building Form, Scale	Existing Block, Lot, Street Pattern
Site	B-8 with Waivers, UO-1, UO-2	Low-rise Commercial (Restaurant)	One-story Structure	Overall modified grid street patterns with no alleys, attached sidewalks and some tree lawns.
North	B-8 with Waivers, UO-1, UO-2	High-rise Commercial (Office) and Surface Parking	Twelve-story Structure	
South	B-8 with Waivers, UO-1, UO-2	Low-rise Commercial (Restaurant)	One-story Structure	
West	B-8 with Waivers, UO-1, UO-2	Mid-rise Commercial (Office)	5-story Structure	
East	B-8 with Waivers, UO-1, UO-2	Surface Parking	No Structure	

Existing Zoning

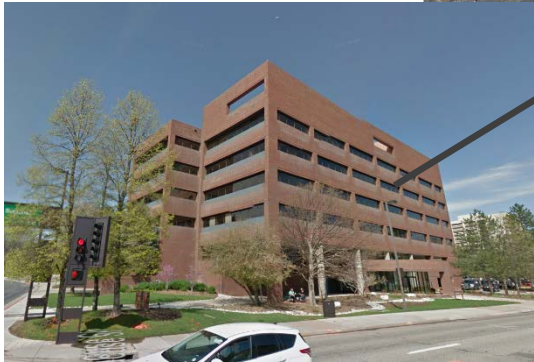
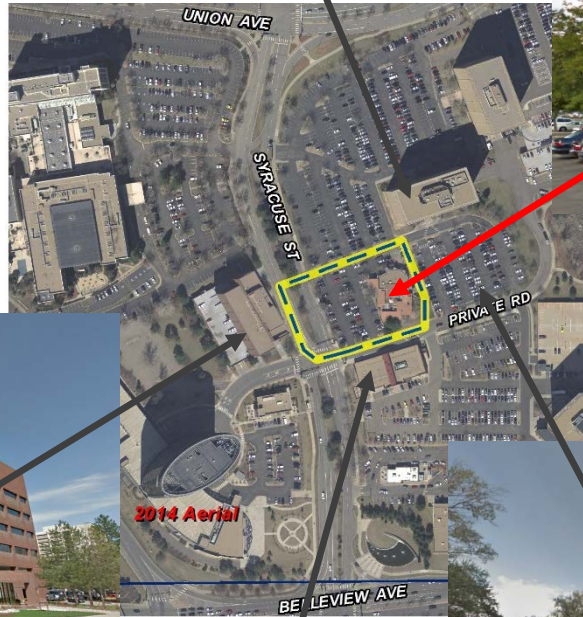


Existing Land Use



Existing Building

Form and Scale



Summary of City Agency Referral Comments

This rezoning has been reviewed concurrently within the context of the Denver Zoning Code and other applicable City Codes as utilized by the referral agencies listed below.

Asset Management:	Approved – No Comments
Denver Parks:	Approved
Development Services-City Survey:	Approved – No Comments
Development Services-Project Coordination:	Approve rezoning only – Will require additional information at Site Plan Review.
Development Services-Transportation:	No Comments
Development Services-Wastewater:	Approved, There is no objection to the rezone; however applicant should be under notice that Public Works will not approve any development of this property without assurance that there is sufficient sanitary and storm sewer capacity. A sanitary study and drainage study may be required. These studies may results in a requirement for the developer to install major infrastructure improvements or a limit to development if current infrastructure is insufficient. Approval of this rezone on behalf of Wastewater does not state, or imply, public storm/sanitary infrastructure can, or cannot, support the proposed zoning.
Environmental Health:	Approved, with the following comments: 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. 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.

Public Review Process

- CPD staff provided informational notice of receipt of the application to affected members of City Council and Registered Neighborhood Organizations on November 5, 2015.
- The property was legally posted for a period of 15 days announcing the January 20, 2016, Planning Board public hearing, and written notification of the hearing has been sent to all affected Registered Neighborhood Associations and City Council members. At the January 20 meeting the Planning Board voted unanimously to recommend support of the rezoning application.
- Following Planning Board review, the rezoning application is referred to the Planning and Neighborhoods Committee (PLAN) of the City Council. CPD staff sends electronic notification of the meeting to affected Registered Neighborhood Associations and to At-large and local City Council members. The PLAN Committee is scheduled for February 17, 2016.
- Following the PLAN 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 scheduled for March 29, 2016.
- To date, staff has received no public comment on the proposed rezoning.

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 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 criteria for review of this rezoning application include conformance with the Comprehensive Plan and applicable supplements. Applicable plan documents are:

- *Denver Comprehensive Plan 2000*
- *Blueprint Denver*

Denver Comprehensive Plan 2000

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

- Economic Activity, Strategy 4-B, “**Enhance existing business centers and establish new business centers in a manner that offers a variety of high-quality uses that support Denver’s business environment, complements neighboring residential areas, generates public revenue, and creates jobs. Consider the following key strategies as top priorities:… Continue to enhance the Denver Technological Center, Denver’s second largest employment center and home to many of the area’s high-tech businesses. Help relieve congestion along the I-25/225 corridor by working toward a balance of jobs and housing within the DTC. Support pedestrian-friendly development links to the new light rail stations and further development of shuttle service within the center and to surrounding neighborhoods**” (p. 135).
- Land Use Objective 3, “**Preserve and enhance** the individuality, diversity and livability of Denver’s neighborhoods and **the vitality of Denver’s business centers** (p. 59).
- 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).

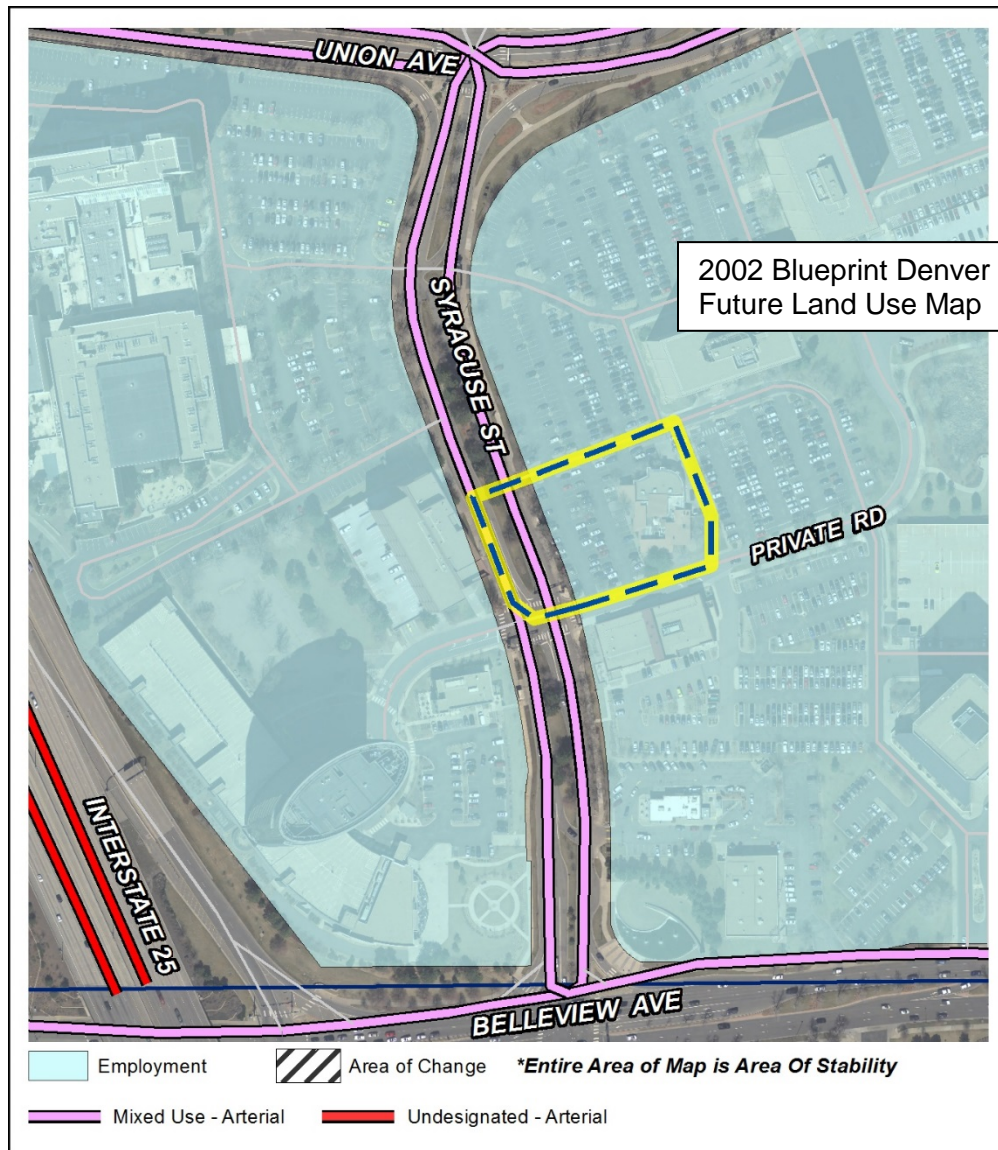
The proposed map amendment will enable the redevelopment at an infill location where services and infrastructure are already in place and support the creation of new office space and employment opportunities. The S-MX-12 zone district allows the property owner to build more square feet than the existing B-8 zone district. The rezoning is consistent with these Comprehensive Plan recommendations.

Blueprint Denver

According to the 2002 Plan Map adopted in Blueprint Denver, this site has a land use concept of *Employment* and is located within an *Area of Stability*.

Future Land Use

Employment areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing and information technology. They require access to highways and major arterial streets and have primarily commercial land uses. The proposed S-MX-12 zone district allows for a broad range of non-residential land uses consistent with the Employment land use concept. The 12-story building scale is consistent with the existing building scale in the area.



Area of Stability

According to Blueprint Denver, “*the goal for Areas of Stability is to identify and maintain the character of an area while accommodating some new development and redevelopment*”(p. 120). The S-MX-12 district allows for a range of commercial land uses which are compatible with the range of existing land uses in the DTC, and the zone district has a building scale that is similar to the surrounding area.

Street Classification

The Blueprint Denver street type for Syracuse Street is *Mixed Use Arterial*. Mixed Use streets are located in high intensity mixed use, commercial and residential areas with substantial pedestrian activity. Arterials function to provide a high degree of mobility. The proposed mixed use zoning is compatible with the Mixed Use Arterial street type.

2. Uniformity of District Regulations and Restrictions

The proposed rezoning to the S-MX-12 zone district will result in the uniform application of zone district building form, use and design regulations.

3. Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety and general welfare of the City primarily through implementation of the City’s adopted land use plans.

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.*” The current B-8 with waivers zoning was left in place in 2010 because it is customized zoning. The property owner cites the obsolescence of the current zone district in limiting the amount of square feet allowed in a structure. The change of use on the subject property from restaurant to office signals change and reinvestment that is in character with the existing area and is an appropriate justifying circumstance for the proposed rezoning.

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

The Suburban Neighborhood 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. 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. Street and block patterns consist of an irregular pattern of block shapes surrounded by curvilinear streets within a modified or non-existent grid, with cul-de-sacs and typically no alleys. Block shapes and sizes vary. The typical block pattern includes attached sidewalks (though sidewalks may be detached or nonexistent) and street and surface parking.

As the proposed rezoning is a commercial use located on a mixed use arterial in an office park, the proposal is consistent with the Suburban Neighborhood Context. Section 3.2.4 of the DZC states that the purpose of mixed use zone districts is to promote safe, active pedestrian-scaled, diverse areas, and that these districts are appropriate along corridors, for larger sites and at major intersections. The

specific intent of the S-MX-12 zone district states that the district applies to areas or intersections served primarily by major arterial streets where a building scale of 1 to 12 stories is desired. The location of the proposed rezoning on a mixed use arterial fits the zone district intent. In addition, the scale of the proposed structure fits within the 1-12 story limit stated in the zone district intent statement.

Staff Recommendation

Based on the criteria for review as defined above, Staff recommends **approval** for rezoning the property located at 5050 South Syracuse Street (Application #2015I-00156) from B-8 with waivers/UO-1, UO-2 to S-MX-12.

Attachments:

- 1. Application**
- 2. 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	5050 South Syracuse LLC	Representative Name	Michael Komppa
Address	4725 South Monaco Street, #215	Address	600 South Cherry Street, Suite 625
City, State, Zip	Denver, CO 80237	City, State, Zip	Glendale, CO 80246
Telephone	303-761-5213	Telephone	303-796-2000
Email	jwoodward@practicallawyer.com	Email	mike.komppa@corumrealestate.com
<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>	
<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.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):	5050 South Syracuse Street; Denver, CO 80237		
Assessor's Parcel Numbers:	163037561		
Area in Acres or Square Feet:	1.262 Acres or 55,000		
Current Zone District(s):	B-8 Waivers, UO-1, UO-2		
PROPOSAL			
Proposed Zone District:	SMX-12		
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	

Last updated: February 4, 2015

Return completed form to rezoning@denvergov.org

311 | FOR INFORMATION & CITY SERVICES

201 W. Colfax Ave., Dept. 205
Denver, CO 80202

720-865-2974 • rezoning@denvergov.org

REVIEW CRITERIA

<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7</p>	<p><input checked="" 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.</p> <p>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.</p> <p><input checked="" 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.</p> <p><input checked="" 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>
<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> <p><input type="checkbox"/> The existing zoning of the land was the result of an error.</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact.</p> <p><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.</p> <p><input checked="" 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.</p> <p><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> <p>Please provide an attachment describing the justifying circumstance.</p> <p><input checked="" 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> <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 checked="" type="checkbox"/> Legal Description (required to be attached in Microsoft Word document format)
<input checked="" type="checkbox"/> Proof of Ownership Document(s)
<input checked="" type="checkbox"/> Review Criteria

ADDITIONAL ATTACHMENTS

Please identify any additional attachments provided with this application:

<input checked="" type="checkbox"/> Written Authorization to Represent Property Owner(s)
--

Please list any additional attachments:

--



REZONING GUIDE

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 Josie Q. Smith</i>	01/01/12	(A)	NO
5050 South Syracuse LLC, a Colorado limited liability company	5050 South Syracuse St. Denver, CO 80237	100%	<i>Jarvis</i>	<i>11/3/05</i>	B	Yes
					B	
					B	
					B	
					B	

Last updated: February 4, 2015

Return completed form to rezoning@denvergov.org

311 | FOR INFORMATION & CITY SERVICES

201 W. Colfax Ave., Dept. 205
Denver, CO 80202
720-865-2974 • rezoning@denvergov.org

5050 SOUTH SYRACUSE, LLC
4725 South Monaco Street, #215
Denver, Colorado 80237
303-761-5213

November 3, 2015

City and County of Denver
Community Planning and Development
201 West Colfax Avenue
Department 205
Denver, Colorado 80202

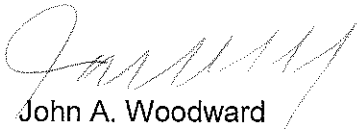
Re: 5050 South Syracuse Street, Denver, Colorado 80237
APN 163037561

To Whom It May Concern:

5050 South Syracuse, LLC, a Colorado limited liability company, is the owner of the above-referenced property. Please accept this letter as authorization for Corum Real Estate Group and Michael Komppa, Eric Komppa or Phil Buckley to serve as our representative in all matters pertaining to our application to rezone the property.

Sincerely,

5050 SOUTH SYRACUSE, LLC
A Colorado limited liability company



John A. Woodward
Agent

JAW:jp



Help me find ▾

Neighborhood Services

Business Services

Visiting

Government

Online Services

Denver Property Assessment and Taxation System (3.2.3)

[New Search](#)

5050 S SYRACUSE ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
5050 SOUTH SYRACUSE LLC 4725 S MONACO ST 215 DENVER , CO 80237-3445	0709300131000 PIN 163037561	T5 R67 S9 SW/4 BEG CENTER LINESYRACUSE ST & S LINE SW/4 TH N205.72FT CV/L 371FT NE 60FT TOTPOB TH NE 226.51FT N 78.26FT NW 155.57FT SW 250FT SE 140FT	COMMERCIAL - RESTAURANT	125B

Summary | Assessment | Assessment Protest | Taxes | Comparables | Neighborhood Sales | Chain of Title

Property Summary

Property Map

Assessment

Actual Value Year: 2015

Actual Value: \$1,594,000

[More](#)

Property

Year Built: 1981

Square Footage: 10628

[More](#)

Comparables

Schedule Number / Parcel Id	Address	Sale Month/Year	Sales Price	PIN
No comparables available for this property.				

[More](#)

136.50-3

SPECIAL WARRANTY DEED

[Statutory Form - C.R.S. § 38-30-115]

SYSTEM RETIREMENT TRUST FUND, a trust fund organized under the laws of the State of Colorado, f/k/a Denver Public School Employees' Pension and Benefit Association ("Grantor"), whose street address is 1301 Pennsylvania Street, Suite 700, Denver, Colorado 80203, for Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, hereby sells and conveys to 5050 SOUTH SYRACUSE LLC, a Colorado limited liability company, whose street address is 2525 15th Street, Unit 1C, Denver, Colorado 80211, the real property in the City and County of Denver and State of Colorado that is legally described on Exhibit A attached hereto, with all its appurtenances and warrants the title against all persons claiming under Grantor, subject to the matters set forth on Exhibit B attached hereto.

Signed as of November 30, 2001.

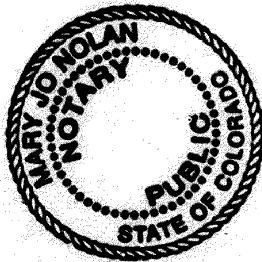
SYSTEM RETIREMENT TRUST FUND, a trust fund organized under the laws of the State of Colorado, f/k/a Denver Public School Employees' Pension and Benefit Association

By: E. Albert Thomas
E. Albert Thomas
Chief Investment Officer

STATE OF COLORADO)
CITY AND) ss.
COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 30th day of November, 2001 by E. Albert Thomas as Chief Investment Officer for System Retirement Trust Fund, a trust fund organized under the laws of the State of Colorado, f/k/a Denver Public School Employees' Pension and Benefit Association.

Witness my hand and official seal.



Mary Jo Nolan
Notary Public
Commission Expires 10/30/03

Exhibit A

LEGAL DESCRIPTION

A tract of land in the SW 1/4 of A Subdivision of Section 9, Township 5 South, Range 67 West of the 6th P.M., more particularly described as follows:

Commencing at the point of intersection of the centerline of South Syracuse Street and the South line of said SW 1/4;
thence North along said centerline of South Syracuse Street 205.72 feet to a point of curvature;
thence along a curve to the left having a radius of 1273.24 feet and a central angle of 16° 41' 42" an arc distance of 371.00 feet;
thence radially to the right 60.00 feet to the True Point of Beginning;
thence continuing along the last mentioned course an additional distance of 226.51 feet;
thence on an angle to the left of 73° 50' 35" a distance of 78.26 feet;
thence on an angle to the left of 19° 26' 31" a distance of 155.58 feet;
thence on an angle to the left of 90° a distance of 230.00 feet;
thence on an angle to the left of 90° a distance of 140.00 feet to a point of curvature;
thence along a curve to the right having a radius of 1333.24 feet and a central angle of 3° 17' 06" an arc distance of 76.44 feet to the True Point of Beginning,
City and County of Denver,
State of Colorado.

Known and numbered as 5050 South Syracuse Street, Denver, Colorado.

Exhibit B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2001 and subsequent years, a lien not yet due and payable.
2. Reservations made by the Union Pacific Railway Company in deed recorded April 3, 1896, in Book 1122 at Page 78, providing substantially as follows: Reserving unto the company and its assigns all coal that may be found underneath the surface of land herein described and the exclusive right to prospect and mine for same, also such right of way and other grounds as may appear necessary for proper working of any coal mines that may be developed upon said premises, and for transportation of coal from same; and any and all assignments thereof or interests therein.

By instrument recorded August 31, 1968, in Book 1616 at Page 519, December 17, 1964, in Book 1566 at Page 402, and June 6, 1969, in Book 1816 at Page 4, the Union Pacific Railway Company relinquished its rights to enter upon or damage the surface of the land.

3. Covenants, conditions and restrictions, which do not include a forfeiture or reverter clause, set forth in the instrument recorded July 13, 1976, in Book 1282 at Page 381. Provisions regarding race, color, creed and national origin, if any, are deleted.
4. An easement for underground communications and incidental purposes granted to The Mountain States Telephone and Telegraph Company by the instrument recorded June 11, 1975, in Book 1068 at Page 183.
5. Easements and right of way and the terms, conditions, burdens and obligations contained in conveyance of easements recorded February 28, 1979, in Book 1858 at Page 690.
6. An easement for utility lines and incidental purposes granted to Public Service Company of Colorado by the instrument recorded June 4, 1980, in Book 2166 at Page 635.
7. Terms, conditions and provisions contained in Memorandum of Lease dated October 6, 1987, with Famous Restaurants, Inc., a Delaware corporation, as tenant, recorded March 30, 1988, at Reception No. 00250964. Assignment to Garcia's Restaurants Inc., recorded November 14, 1989, at Reception No. 89-104766.
8. Those matters affecting title as shown on the survey dated October 25, 2001, by Kurt O. Linn Surveyor, Inc., Job No. 0109-16.

5050 South Syracuse – Review Criteria Narrative

Describe 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.

Several areas of the Denver Tech Center have been rezoned from Former Chapter 59 B-8 zoning to S-MX-12. The closest rezoned area to our site is at the intersection of South Syracuse Street and East Bellevue Avenue where it is currently zoned S-MX-12 UO-1, UO-2. To keep consistent with the few zone lots that have been rezoned in the Denver Tech Center to current standards, we are proposing to rezone our site to S-MX-12.

Provide an attachment describing the justifying circumstance

The current zoning of the property is outdated and a part of former Chapter 59 of the old Denver Zoning Code. The B-8 zoning with waivers needs to be updated to similar current zoning which is determined to be Suburban Mixed Use 12 (S-MX-12) for this site. This zoning will help maintain the current feel and design of the Suburban Office Park while bringing the zoning up to current City of Denver standards.

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.

Please provide an attachment describing how the above criterion is met.

The Suburban Neighborhood Context allows for office parks where multi-unit residential and commercial uses are primarily located along arterial and collector streets. Building heights in the Suburban Neighborhood context are characterized by low scale buildings except for some mid- and high-rise multi-unit residential and commercial structures, particularly along arterial streets. The Mixed Use District is appropriate at major intersections and arterial streets where the building form balances the importance of street presence and provides adequate screened parking while activating the street level experience.

The project site is located off of South Syracuse Street, a major arterial street so that the proposed zoning of S-MX-12 applies as it is served primarily by a major Arterial Street (South Syracuse Street) where a building scale of 1 to 12 stories is desired.


[Help me find ▾](#)
[Neighborhood Services](#)
[Business Services](#)
[Visiting](#)
[Government](#)
[Online Services](#)

Denver Property Assessment and Taxation System (3.2.3)

[New Search](#)

5050 S SYRACUSE ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
5050 SOUTH SYRACUSE LLC 4725 S MONACO ST 215 DENVER , CO 80237-3445	0709300131000 PIN 163037561	T5 R67 S9 SW/4 BEG CENTER LINESYRACUSE ST & S LINE SW/4 TH N205.72FT CV/L 371FT NE 60FT TOTPOB TH NE 226.51FT N 78.26FT NW 155.57FT SW 250FT SE 140FT	COMMERCIAL - RESTAURANT	125B

[Summary](#)
[Assessment](#)
[Assessment Protest](#)
[Taxes](#)
[Comparables](#)
[Neighborhood Sales](#)
[Chain of Title](#)

Property Summary

Property Map

Assessment

Actual Value Year: 2015
Actual Value: \$1,594,000

[More](#)

Property

Year Built: 1981
Square Footage: 10628

[More](#)

Comparables

Schedule Number / Parcel Id	Address	Sale Month/Year	Sales Price	PIN
-----------------------------	---------	-----------------	-------------	-----

No comparables available for this property.

[More](#)



Facebook



Twitter



YouTube



Flickr



Newsfeed



Open Data Catalog

Stay Informed

- ▶ [Connect with Denver](#)
- ▶ [Emergency Alerts](#)
- ▶ [News & Subscriptions](#)
- ▶ [Mayor's Blog](#)
- ▶ [More](#)

Apps & Tools

- ▶ [Connect Denver App](#)
- ▶ [311 Help App](#)
- ▶ [Recreation App](#)
- ▶ [Property App](#)
- ▶ [More](#)

Services

- ▶ [Online Services](#)
- ▶ [Neighborhood Services](#)
- ▶ [Business Services](#)
- ▶ [Government Services](#)
- ▶ [More](#)

Get Help

311 | FOR INFORMATION & CITY SERVICES