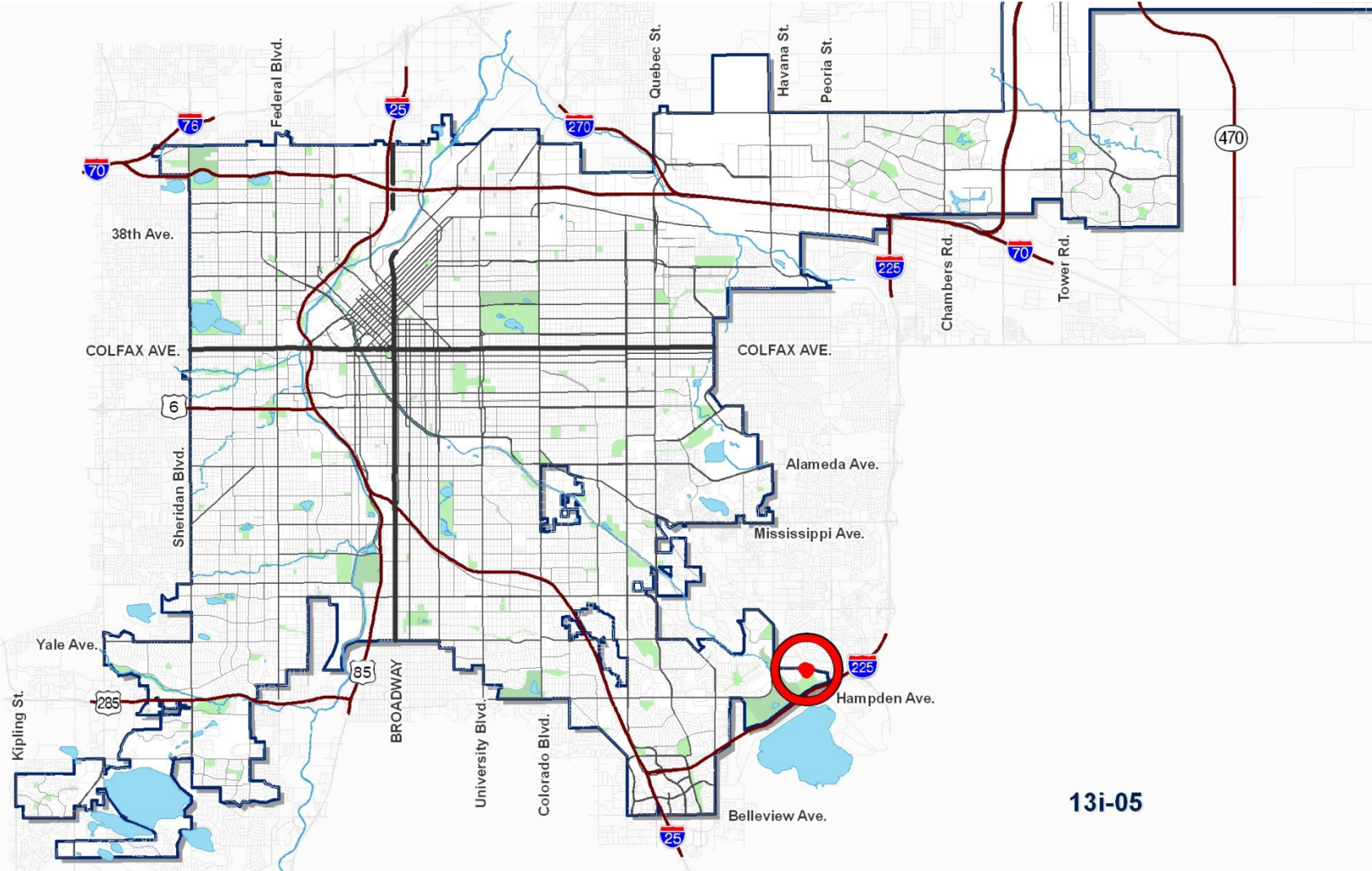


11150 E DARTMOUTH
ST.

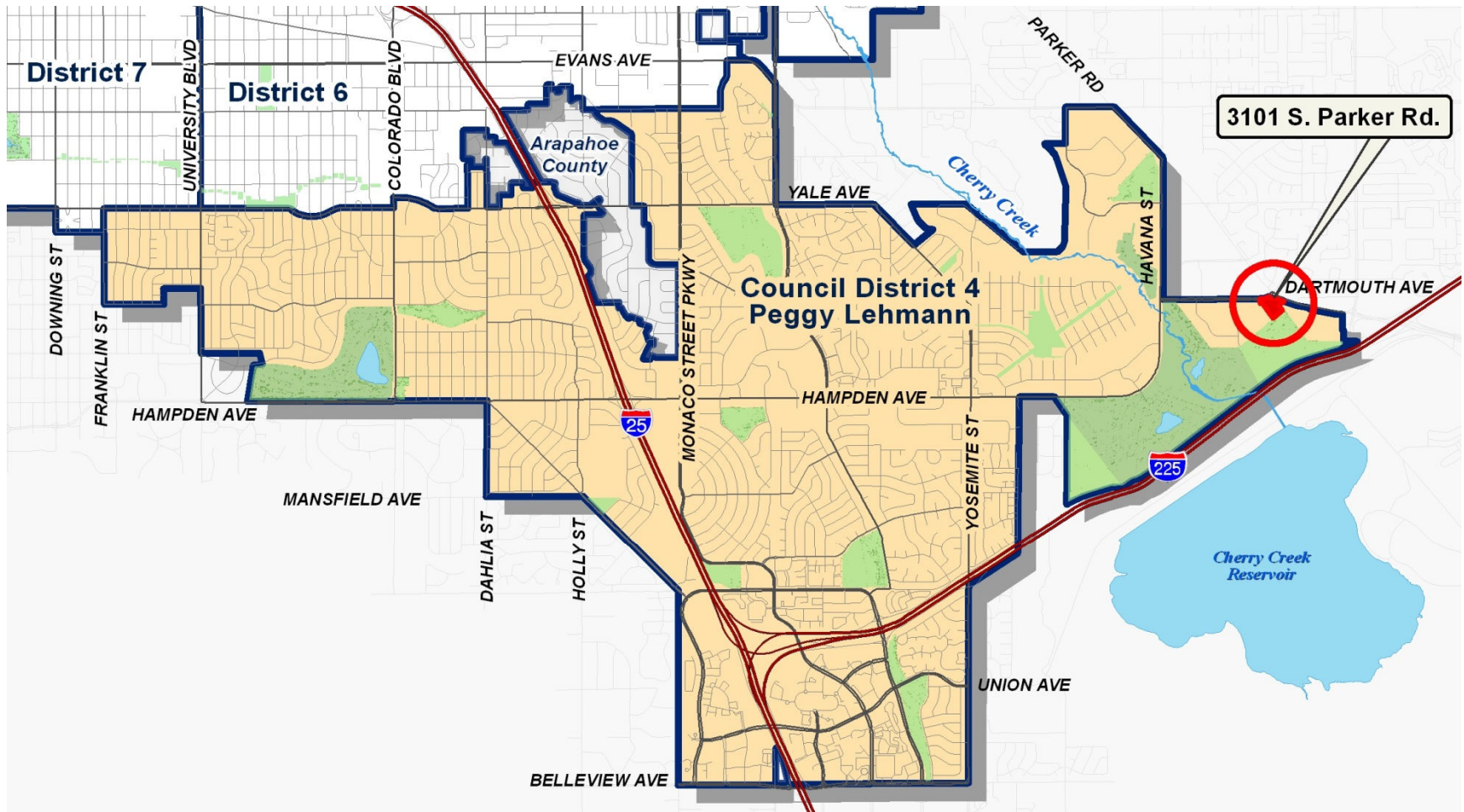
From PUD #309 to PUD-G

Located in Southeast Denver

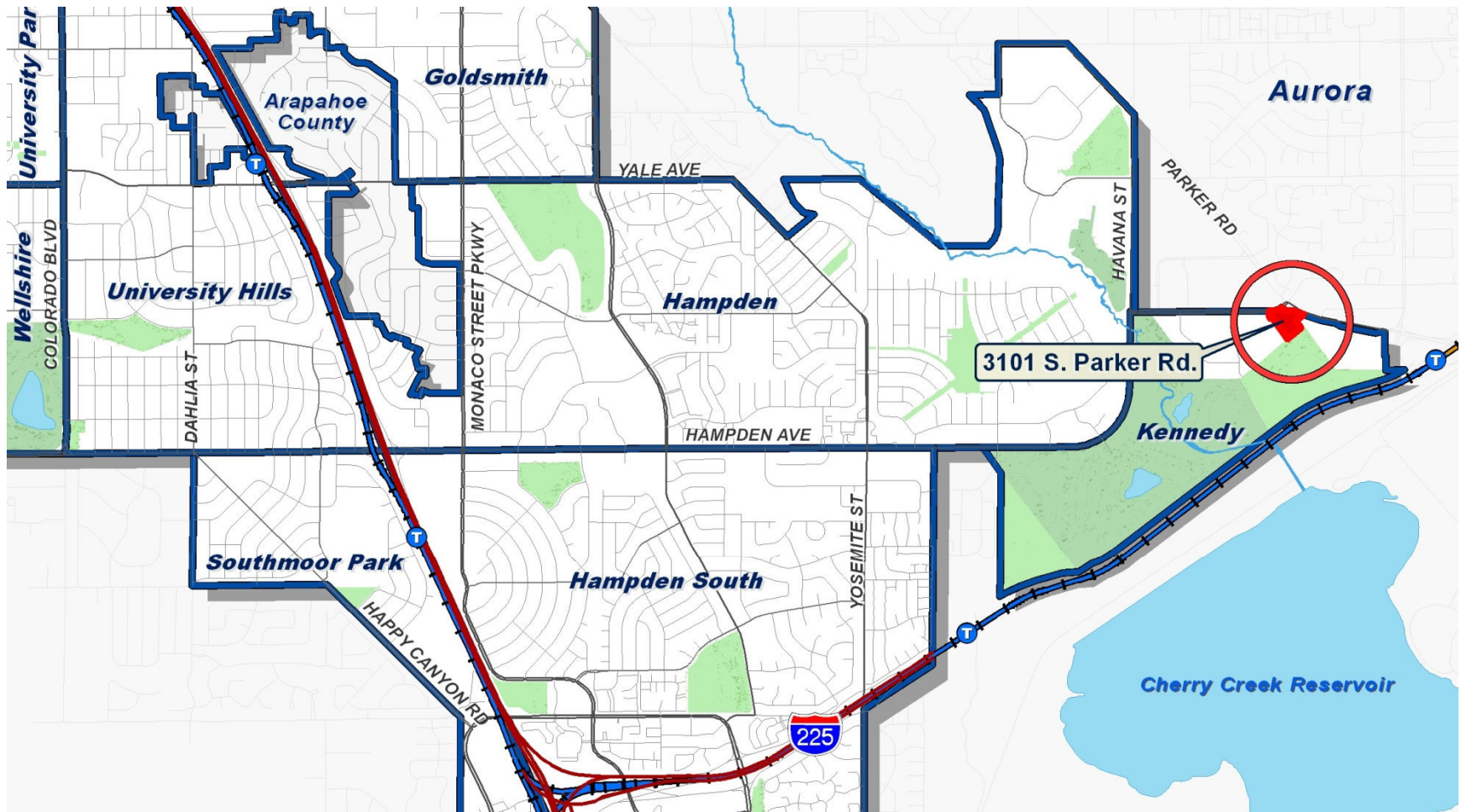
From PUD #309 to PUD-G



Council District 4



Kennedy Neighborhood



Subject Site Location and Request



- 4.5 acres / 196,020 sf.
- John Horan, Horan and McConaty Funeral Services
- Rezone from PUD #309 to **PUD-G**
 - Planned Unit Development - General

Current Zoning



□ PUD #309

□ Uses:

- Mortuary
- Memorial Tower
- Mausoleum
- Retail
- Eating and Drinking
- Office Complex

□ Heights:

- Variety of heights up to 14 stories

Request



□ PUD-G

- Purpose: allow the continuation of existing cemetery and crematorium uses while providing flexibility for future development.
- Based on S-CC-5 uses and forms with two use deviations:
 - Cemetery
 - Crematorium – limited as accessory to a funeral home use.

Request: C-MX-8

Urban Center Neighborhood Context – Mixed Use – 8 stories max. ht.

Article 7. Urban Center Neighborhood Context
Division 7.2 Districts


7.2.2.2 Specific Intent

- A. Mixed Use C-MX-5 building
- B. Mixed Use C-MX-6 building
- C. Mixed Use C-MX-7 building
- D. Mixed Use C-MX-8 building
- E. Mixed Use C-MX-9 building

SECTION 7.2.3

Article 7. Urban Center Neighborhood Context
Division 7.1 Neighborhood Context Descriptions

DIVISION 7.1 NEIGHBORHOOD CONTEXT DESCRIPTION



SECTION 7.1.1 GENERAL CHARACTER
The Urban Center Neighborhood Context consists of multi-unit residential and mixed-use commercial strips and commercial centers. Multi-unit buildings are typically Rowhouse, Courtyard Apartment and Apartment forms. Commercial buildings are typically Live-Work, Shopfront, and General Commercial forms. Multi-unit residential uses are primarily located along residential collector, mixed-use arterial, and local streets. Commercial uses are primarily located along main and mixed-use arterial streets.

SECTION 7.1.2 STREET, BLOCK AND ACCESS PATTERNS
The Urban Center Neighborhood Context consists of a regular pattern of block shapes surrounded by an orthogonal street grid. Orthogonal streets provide a regular pattern of pedestrian and vehicular connections through this context and there is a consistent presence of alleys. Block sizes and shapes are consistent and include detached sidewalks, tree lawns, street and surface parking, and landscaping in the front setback.

SECTION 7.1.3 BUILDING PLACEMENT AND LOCATION
All buildings typically have consistent orientation and shallow front setbacks with parking at the rear and/or side of the building.

SECTION 7.1.4 BUILDING HEIGHT
The Urban Center Neighborhood Context is characterized by moderate to high building heights to promote a dense urban character. Lower scale structures are typically found in areas transitioning to a less dense urban neighborhood.

SECTION 7.1.5 MOBILITY
There are high levels of pedestrian and bicycle use with the greatest access to multi-modal transportation system.

DENVER ZONING CODE
June 25, 2010

[7.1-1

7.2-2 |

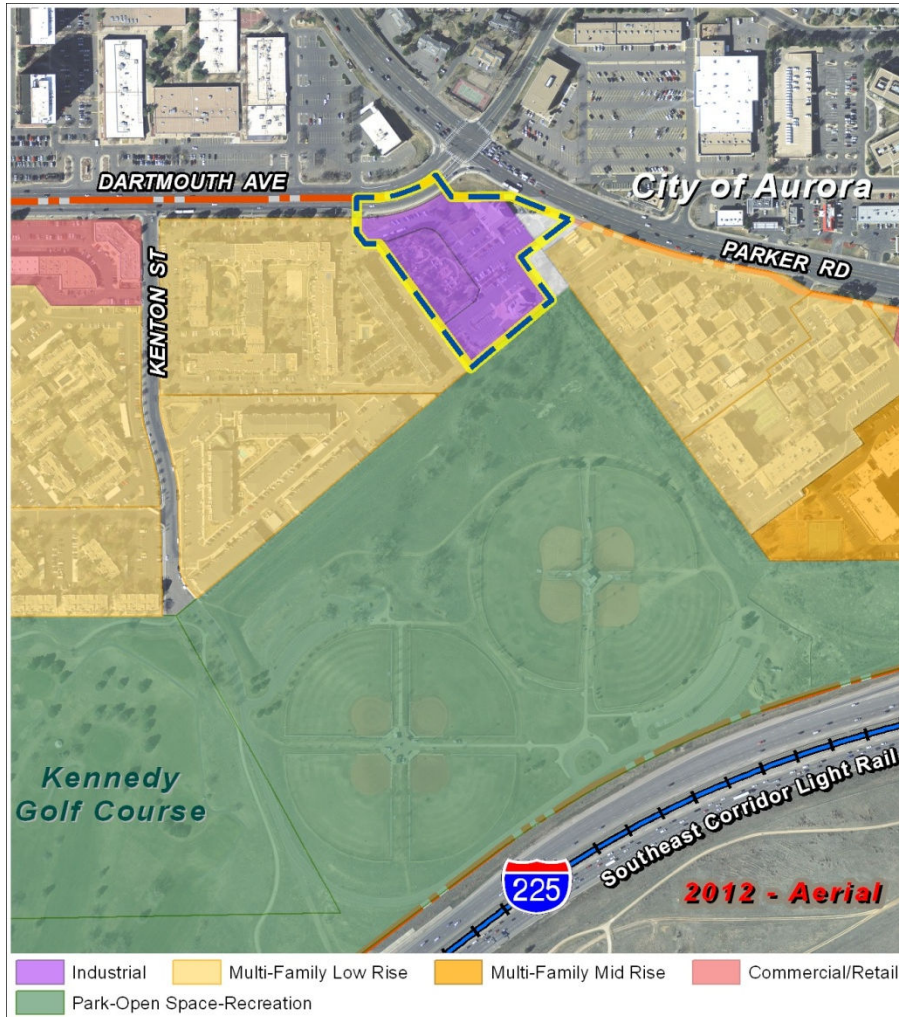


Existing Context

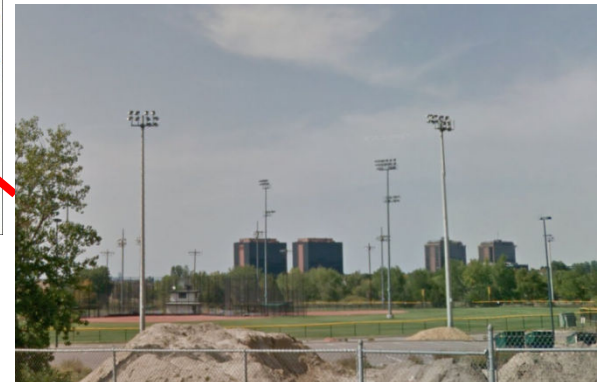


- Zoning – B-2, B-3, R-3, OS-A, and Aurora zoning
- Building Form & Scale
 - Heights
 - 2 buildings on-site: 2 stories
 - Immediate area heights range from 1 to 3 stories
 - 6 to 11 stories found within one to two blocks
 - Setbacks
 - Typically deep setbacks but varied by use
 - Off-street parking location
 - Typically to the front or side; some parking structures in the vicinity

Existing Context – Land Use



- Site is Industrial - funeral home, crematorium, burial park
- Surroundings are residential, strip-retail/commercial, office, and open space



Process



- Planning Board – March 20, 2013
- LUTI – April 16, 2013
- Tentative Remaining Schedule:
 - ▣ City Council first reading – May 6, 2013
 - ▣ City Council public hearing – June 3, 2013
- Public Outreach
 - ▣ Notification and signs posted on property
 - ▣ RNOs
 - Denver Neighborhood Association, Inc.; INC

Review Criteria



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
6. Additional Review Criteria for Rezoning to PUD

Review Criteria



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
6. Additional Review Criteria for Rezoning to PUD

Review Criteria:

Consistency with Adopted Plans

Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-F – “*Conserve land by **promoting infill development** with Denver at sites where services and infrastructure are already in place; designing **mixed use communities** and reducing sprawl so that residents can **live, work and play** within their own neighborhoods.*”
- Land Use Strategy 1-G – “*Reinforce Denver as the focal point of the metropolitan area.*”
- 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.***”
- Legacies 3-A – Identify areas in which increased density and new uses are desirable and can be accommodated.

Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Land Use Concept:
 - Urban Residential
 - The goals include higher density and primarily residential, but may include a noteworthy number of complementary commercial uses.
 - Area of Stability
 - The goal is to maintain the character yet accommodate some new development to prevent stagnation.

Review Criteria:

Consistency with Adopted Plans

Blueprint Denver Future Street Classifications

- Dartmouth Ave.: Undesignated Local
- Parker Rd.: Undesignated Local

Additionally, both streets are considered arterials by the Department of Public Works. Both streets serve horizontal and vertical mixed-use developments around the subject site and serve RTD routes 35, 79L and 83L.

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
 - ▣ CPD finds the rezoning is consistent with Comprehensive Plan 2000, and 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
6. Additional Review Criteria for Rezoning to PUD

Review Criteria

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**
 - ▣ **Changed or Changing Land or Surrounding Environs**
 - CPD finds this criterion is met as the rezoning will allow the continued successful operation of an existing business by providing flexibility for future operational needs, consistent with adopted plans.
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
6. Additional Review Criteria for Rezoning to PUD

Review Criteria



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**
6. Additional Review Criteria for Rezoning to PUD

Review Criteria



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
6. **Additional Review Criteria for Rezoning to PUD**

Review Criteria



Additional Review Criteria for Rezoning to PUD

- ❑ The development site is subject to an existing PUD and rezoning to a new PUD District will bring the site closer to conformance with current zoning regulations and adopted plans.
- ❑ The General PUD complies with all standards and criteria stated in Division 9.6.
- ❑ The General PUD District is necessary because the existing PUD was developed through a public process, resulting in agreements for uses that cannot be accomplished with standard zone districts.
- ❑ The General PUD District utilizes the S-CC-5 and the zone district use list to ensure land use compatibility with the surrounding properties.
- ❑ The General PUD District utilizes the S-CC-5 building forms and standards to ensure compatibility with the context.

Review Criteria



Based on the Denver Zoning Code criteria for review, CPD recommends approval of this rezoning application.