



159 North Adams Street

2022I-00258

Request: CCN with waivers to C-MX-5

City Council: July 31, 2023

Presenter: Fran Peñafiel

Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request to Rezone from CCN w/waivers to C-MX-5



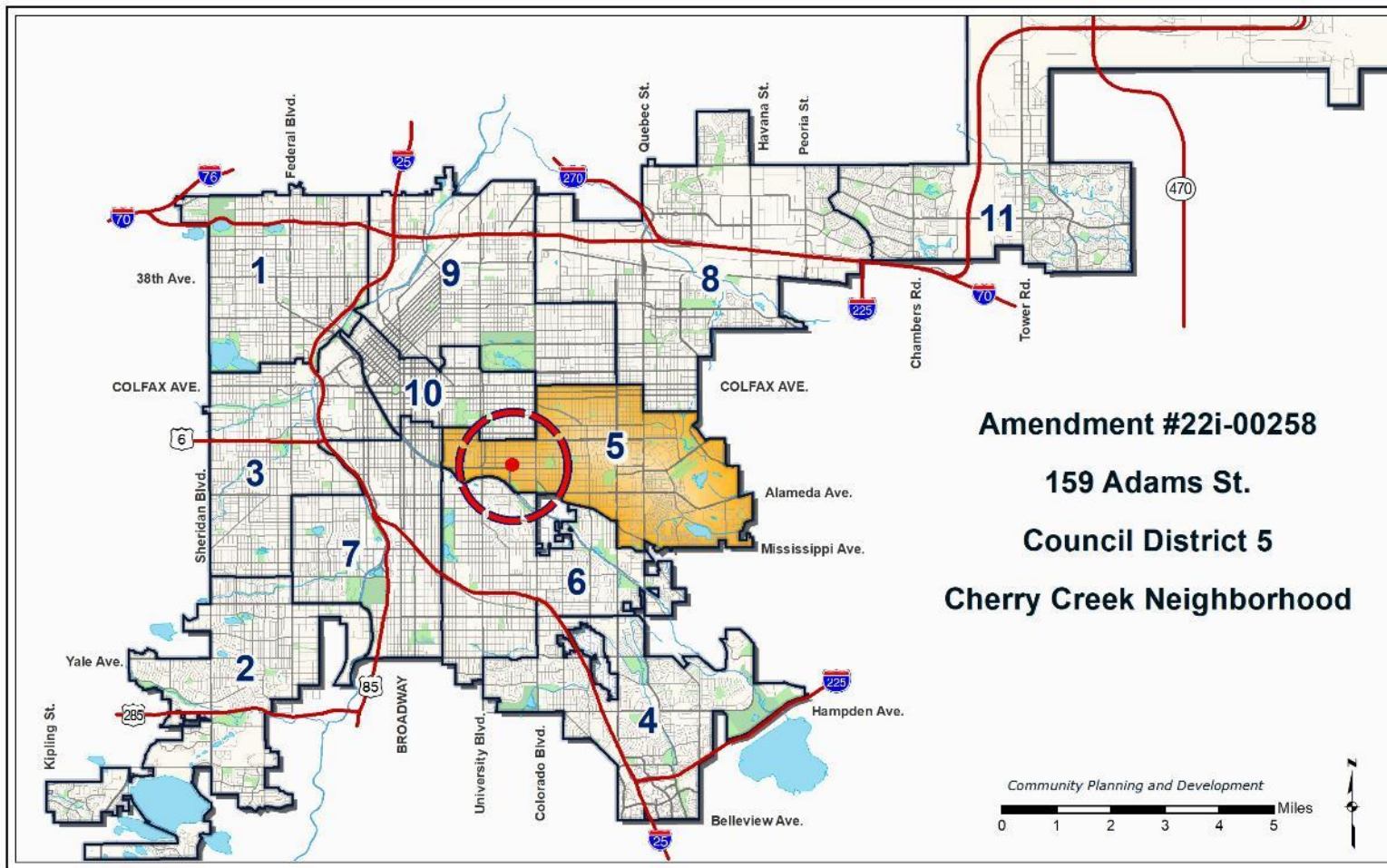
- **Location:**
 - Approx. 6,250 square feet or 0.14 acres
 - Commercial/retail
- **Proposal:**
 - Rezoning to C-RX-5 to allow residential mixed use

Agenda

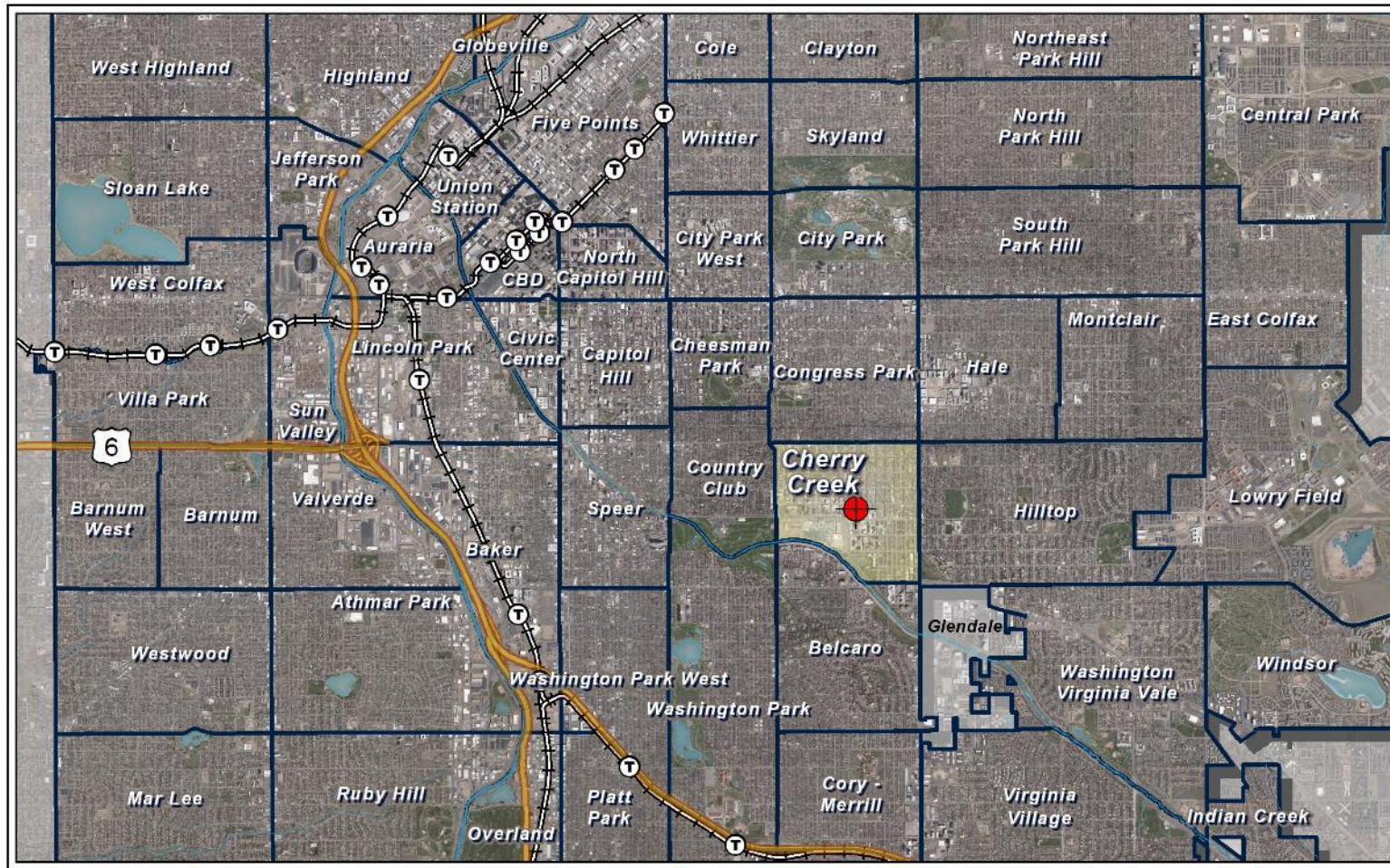
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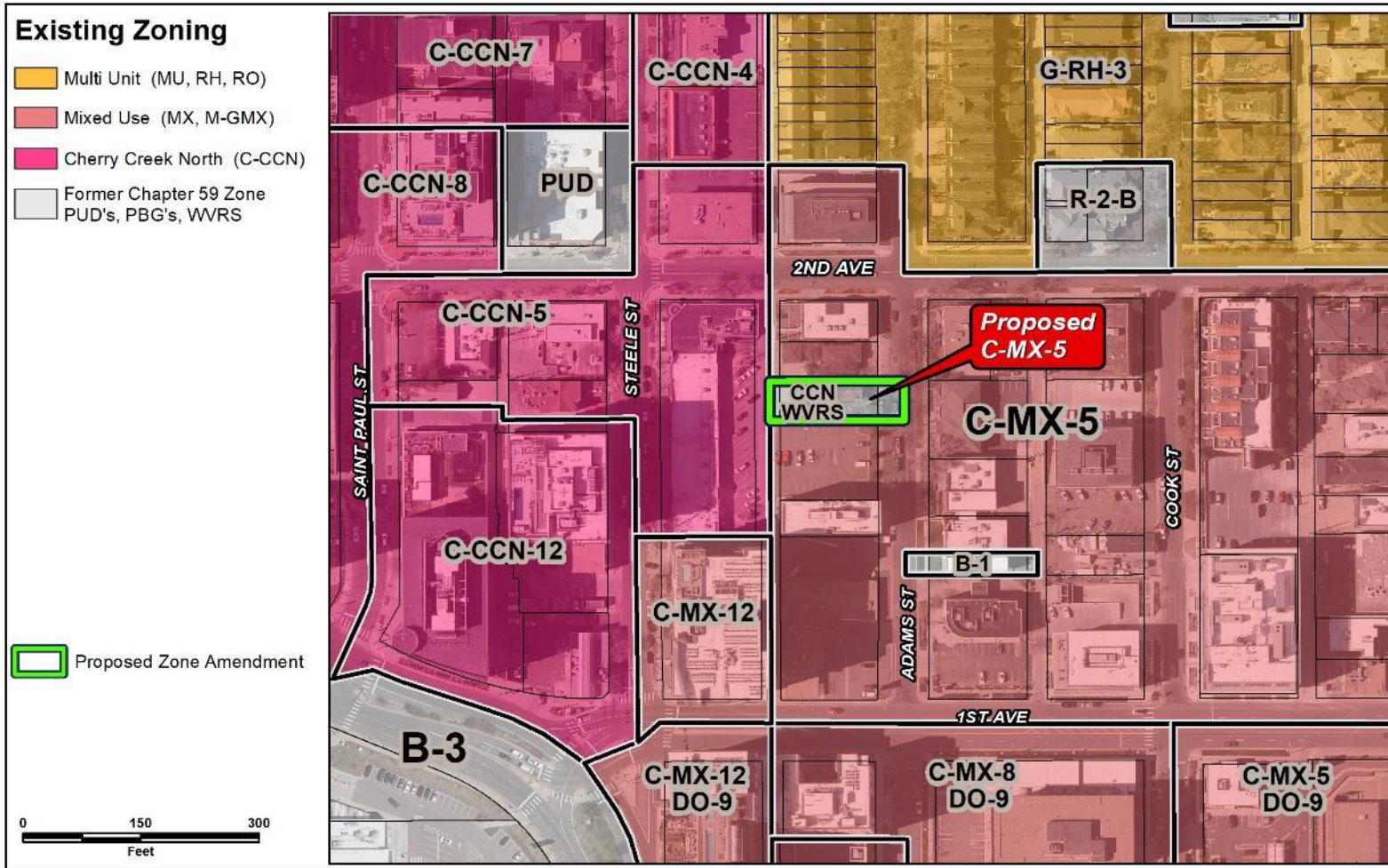
Council District 5



Cherry Creek Neighborhood



Existing Zoning



Current zoning:

- I-A, UO-2

Adjacent zoning:

- I-A, UO-2
- C-MX-8
- U-RH-2.5

Existing Land Use



Current land use:

- Industrial

Adjacent land uses:

- Industrial
- Single-unit Residential
- Two Unit Residential
- Multi unit Residential
- Public/Quasi-public

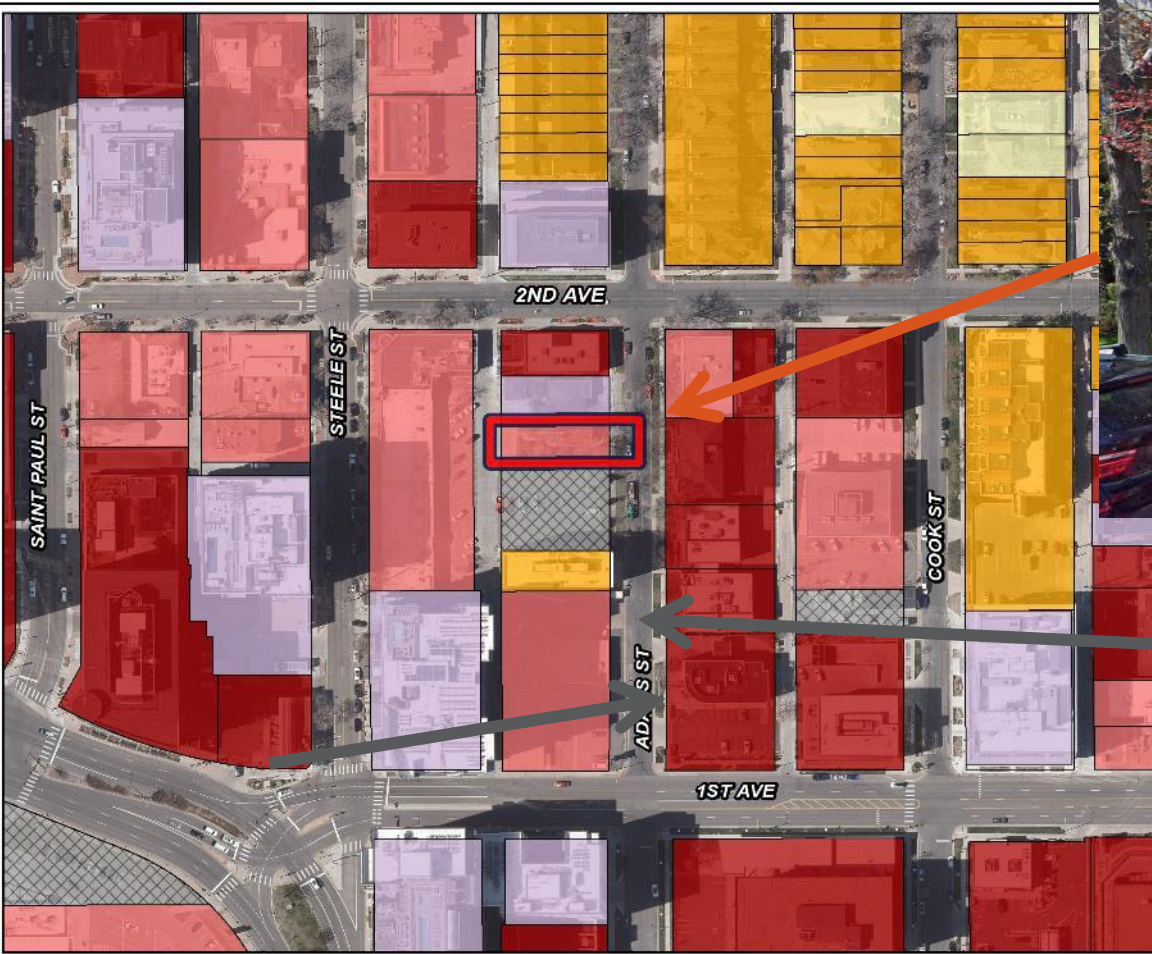
Existing Building Form/Scale

Existing Land Use

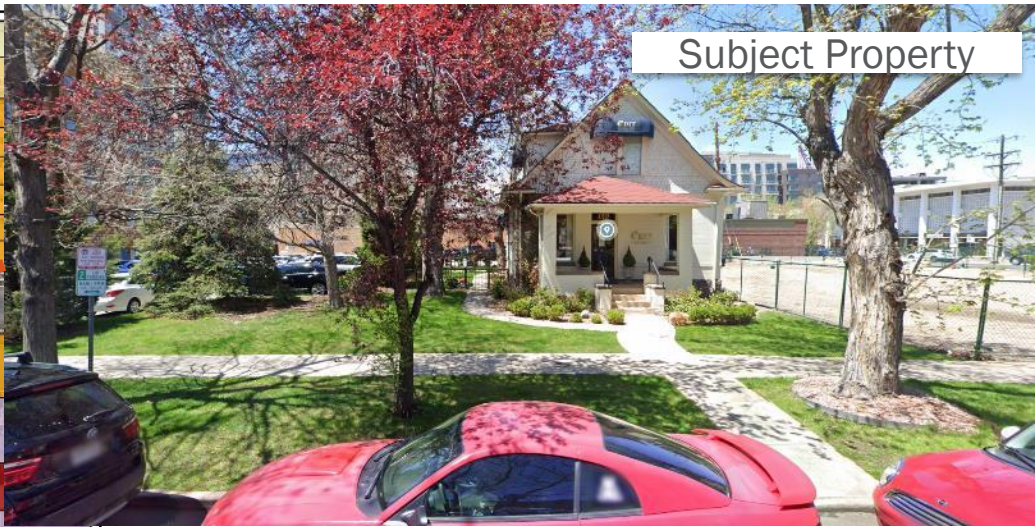
- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Office
- Mixed-use
- Parking

Proposed Zone Amendment

0 150 300
Feet



Subject Property



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Process

- Informational Notice: 2/28/2023
- Planning Board Public Hearing: 5/3/23
(Recommended for approval unanimously on consent agenda)
- LUTI Committee: 6/13/23
- City Council Public Hearing: 7/31/23
- Public Comment
 - Five letters of support and one in opposition from neighbors
 - One letter of support from Cherry Creek North Neighborhood Association

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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 2040*
- *Blueprint Denver (2019)*
- *Cherry Creek Area Plan (2012)*

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Consistency with Adopted Plans: Comprehensive Plan 2040

Equity

- Equitable, Affordable and Inclusive Goal 2, Strategy A: Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).



Climate

- Environmentally Resilient Goal 8, Strategy A: Promote infill development where infrastructure and services are already in place (p. 54).



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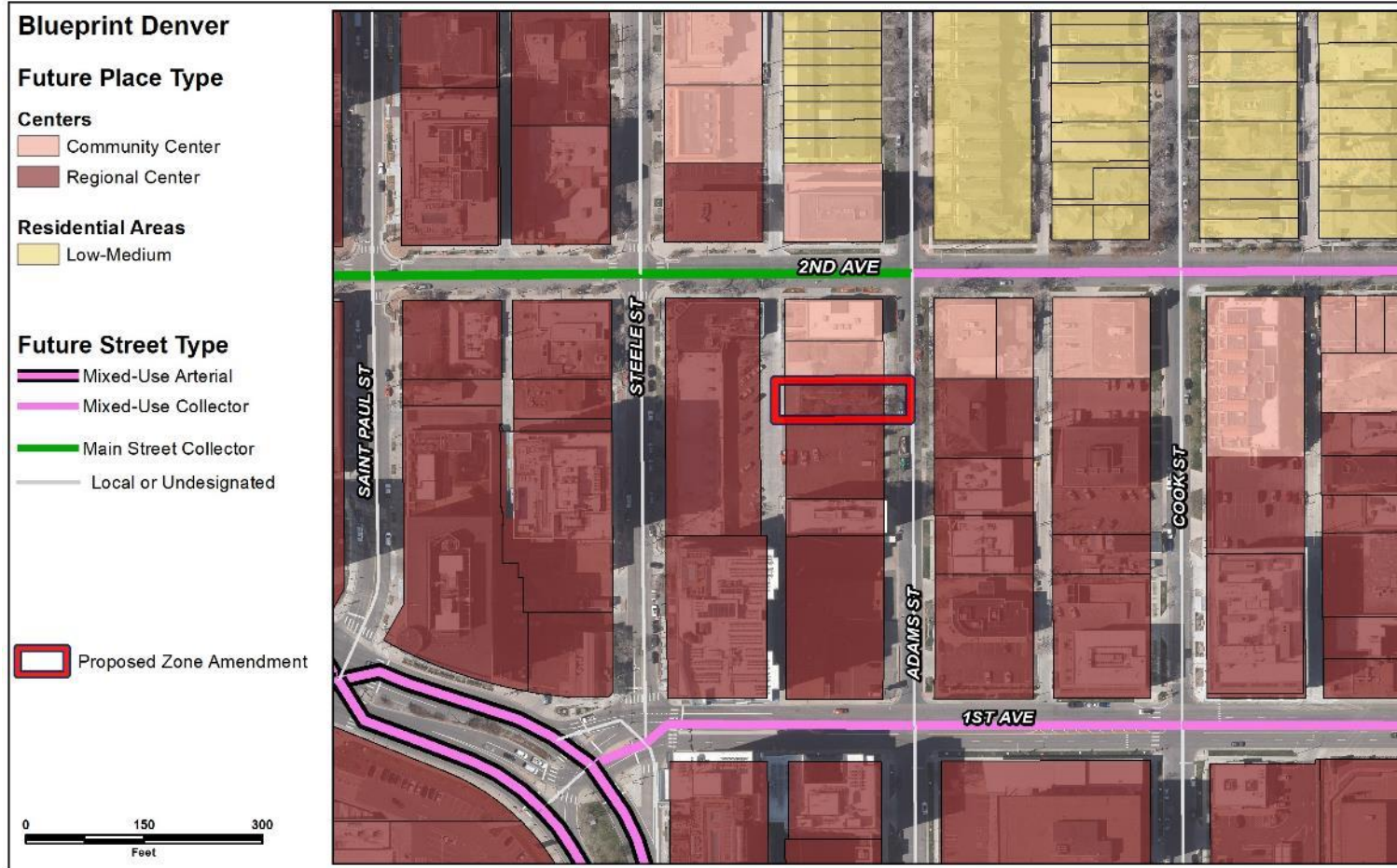
Blueprint Denver 2019



Urban Center Neighborhood Context

- High mix of uses throughout with good street activation and connectivity
- Buildings are usually multi-story with a high degree of lot coverage

Blueprint Denver 2019



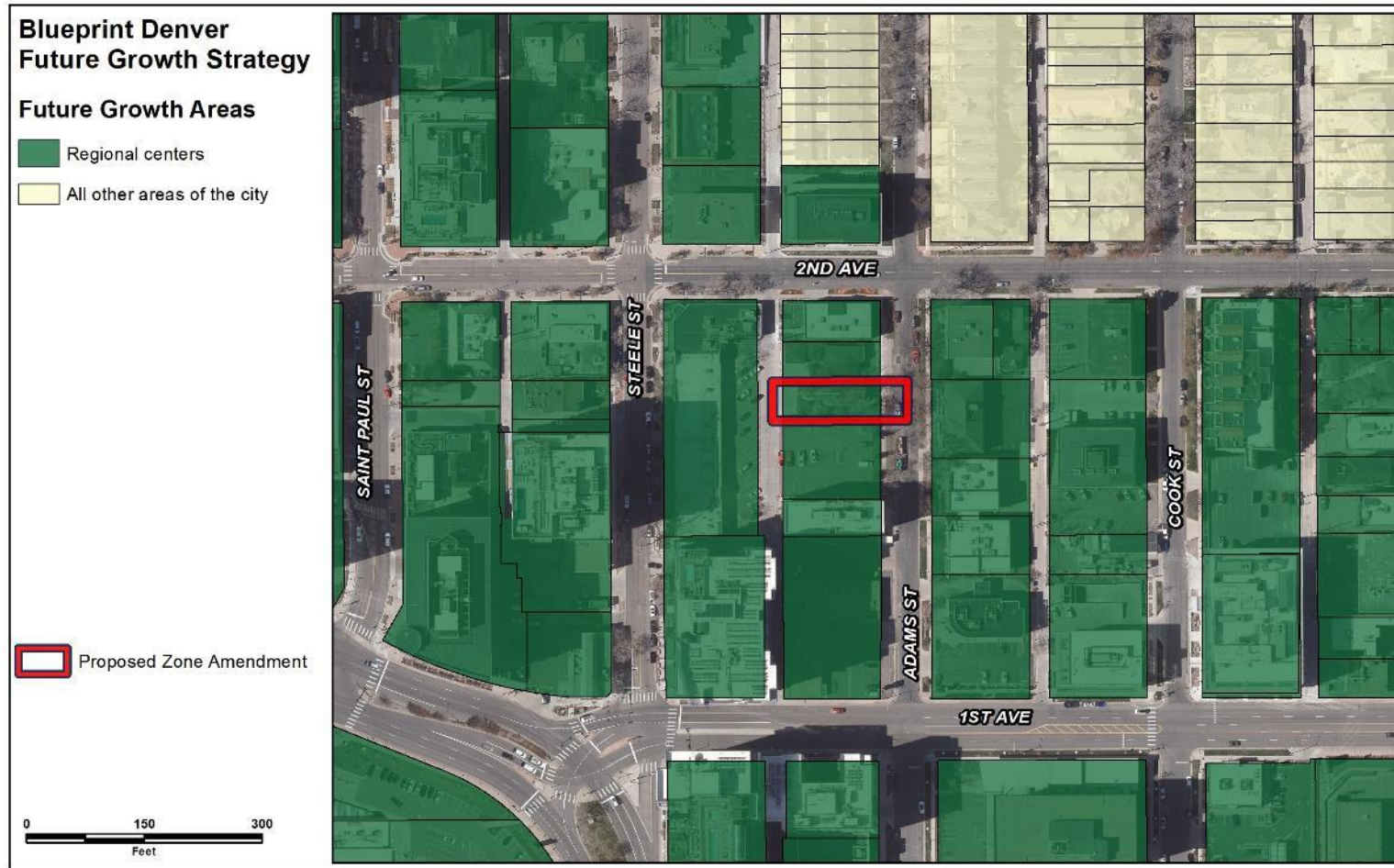
Regional Center

- Typically provides a mix of office, commercial and residential uses
- Building footprints are typically larger and heights are generally up to 5 stories

Street Types

- Adams St: Local or Undesignated
- 2nd Ave.: Main Street Collector/Mixed Use collector
- 1st Ave.: Mixed Use Collector

Blueprint Denver 2019



Growth Area Strategy: Regional Centers

- 30% of new housing
- 50% of new employment

Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, however more limited.

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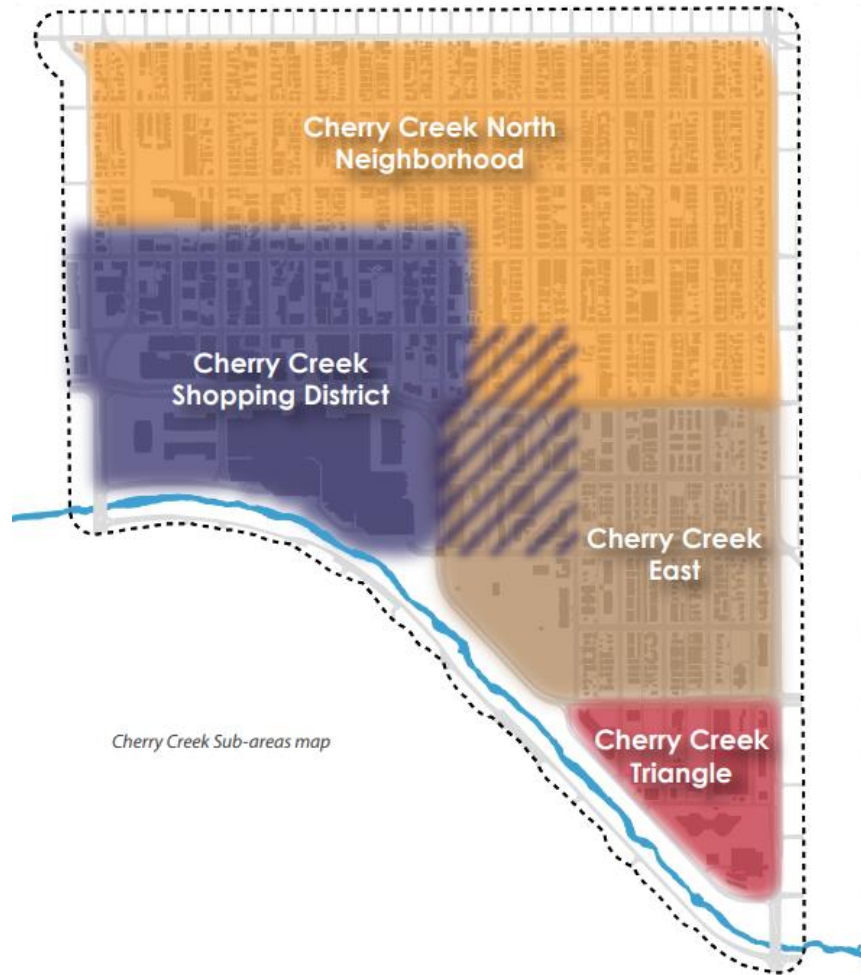
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Cherry Creek Area Plan (2012)

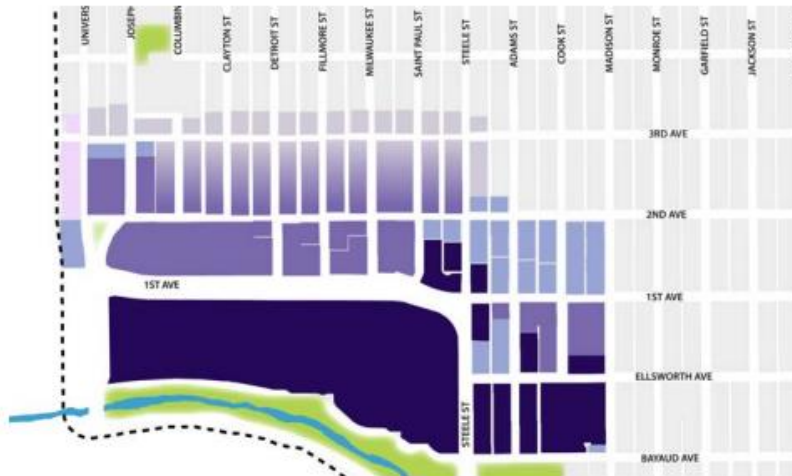


- Vision for transit-oriented development around light rail
- Recommends “transformation of industrial and commercial property to an active, pedestrian-oriented mixed-use community” (p 14).
- Land Use: Mixed-Use Residential
 - Primary use is intended to be residential, but office and retail may also be supported
 - Mix of housing types, active ground floor and urban form

Cherry Creek Area Plan (2012)



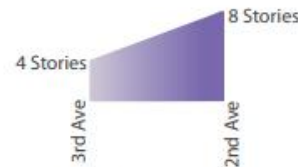
Future land use map - Cherry Creek Shopping District



Maximum building heights map - Cherry Creek Shopping District

■ Regional Center
■ Town Center
■ Other subareas

■ 12 Stories
■ 8 Stories
■ CCN Transition* - see graphic below
■ 5 Stories
■ 4 Stories
■ 3 Stories
■ Other subareas



*CCN Transition - 8 stories at 2nd Ave and 4 stories at 3rd Ave

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Zone District Purpose and Intent

CPD Recommendation

CPD recommends **approval**, based on finding all review criteria have been met

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