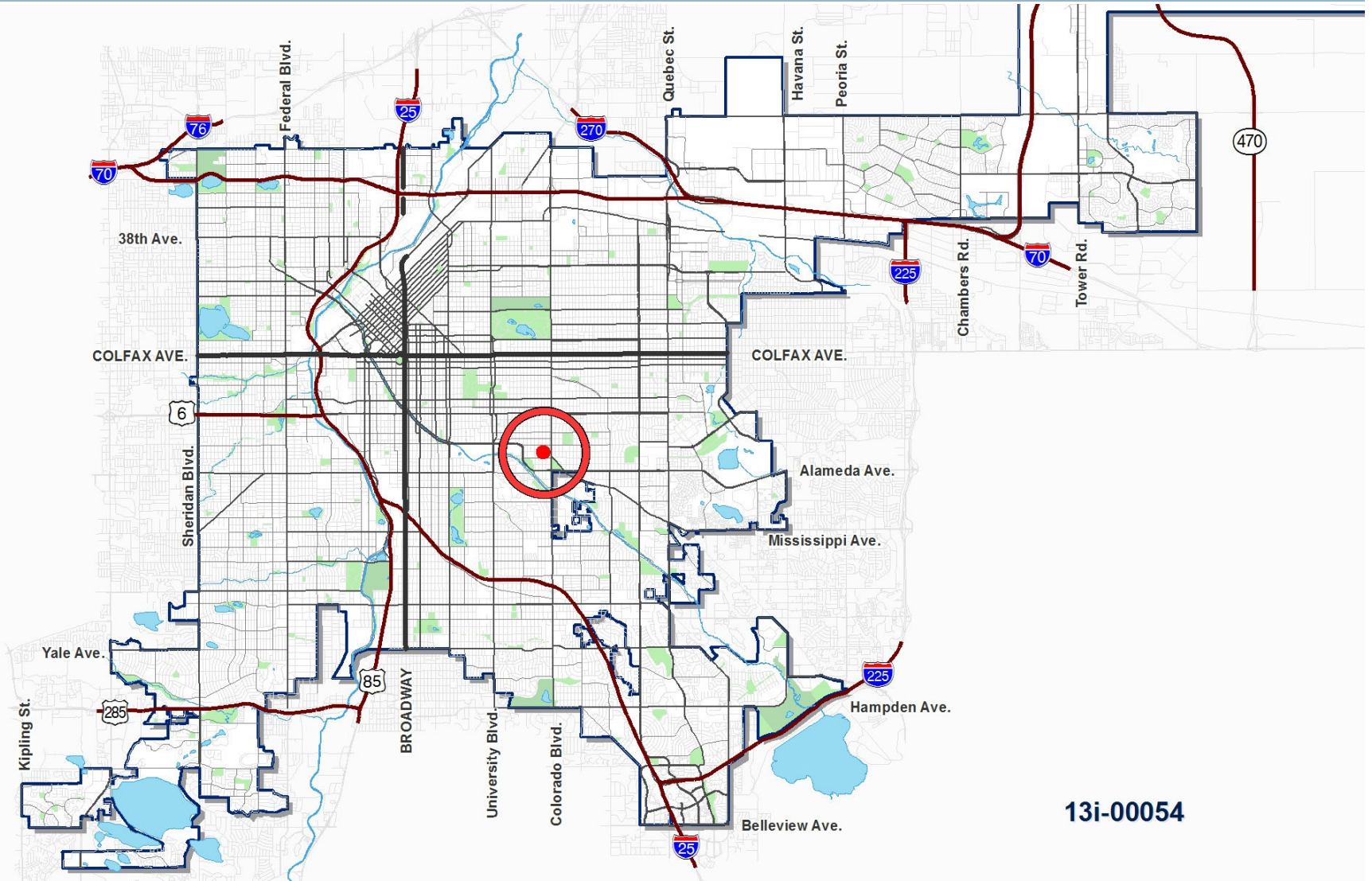


12 SOUTH GARFIELD STREET

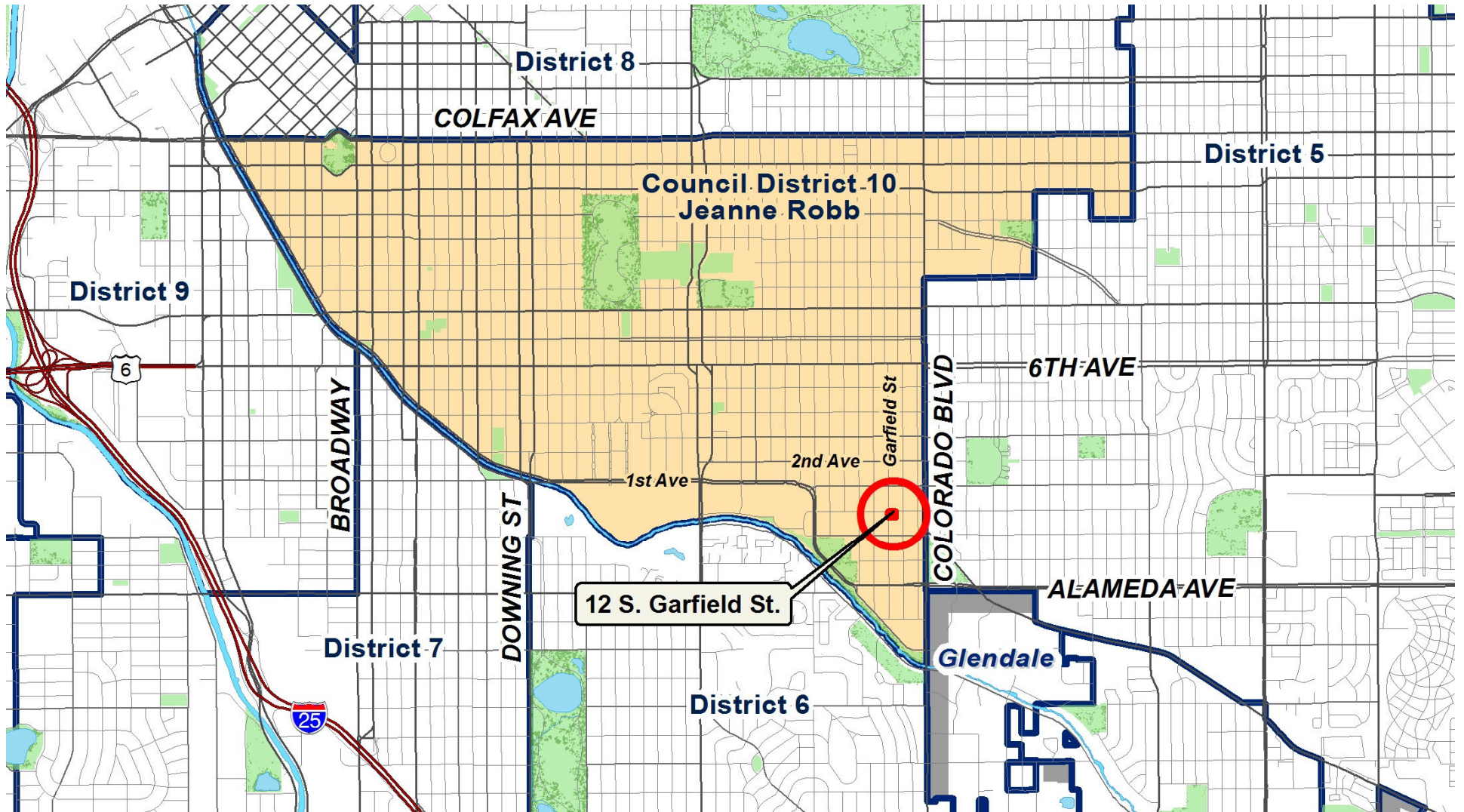
PUD #583 to G-RH-3

12 South Garfield Street PUD #583 to G-RH-3

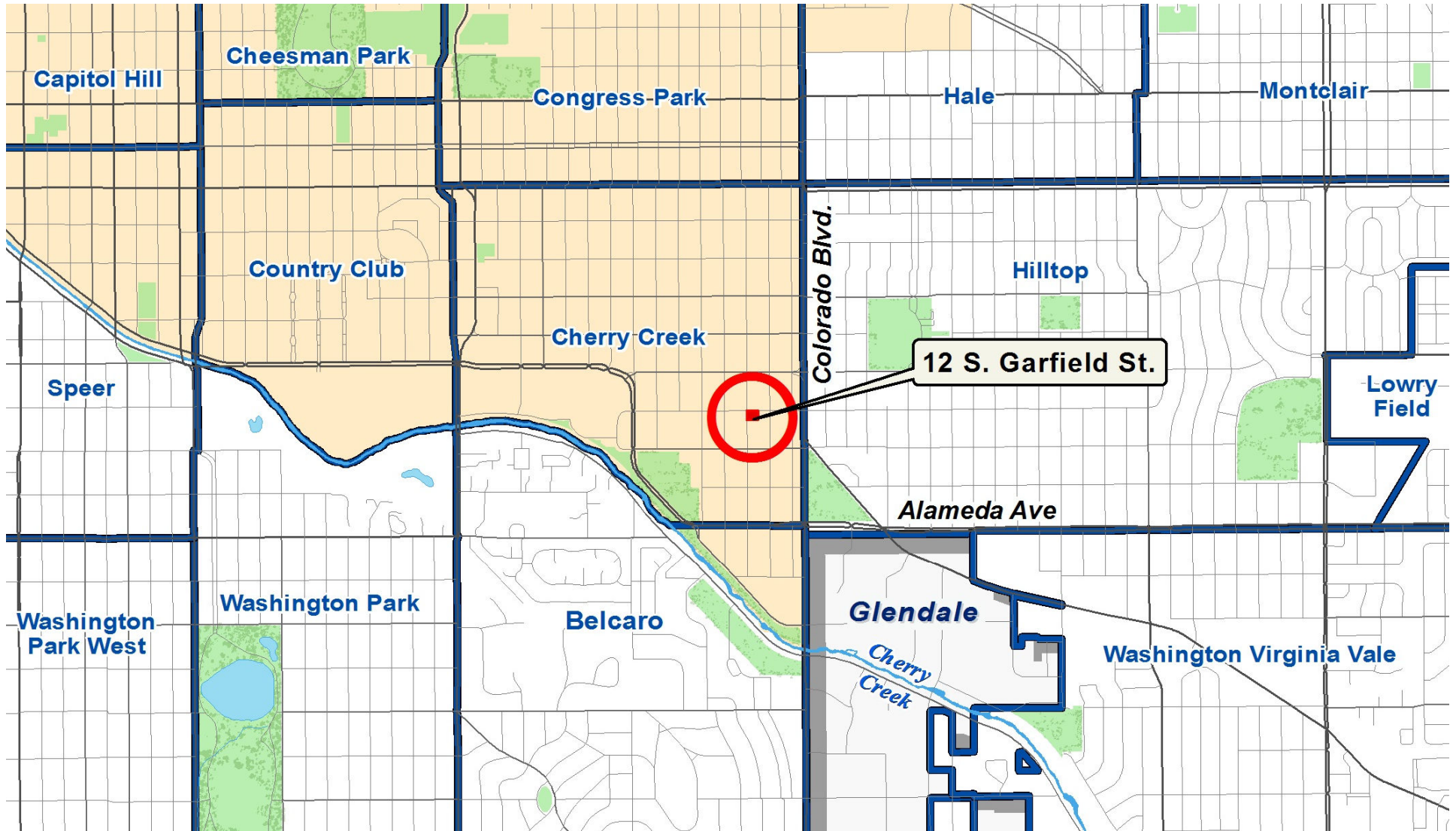


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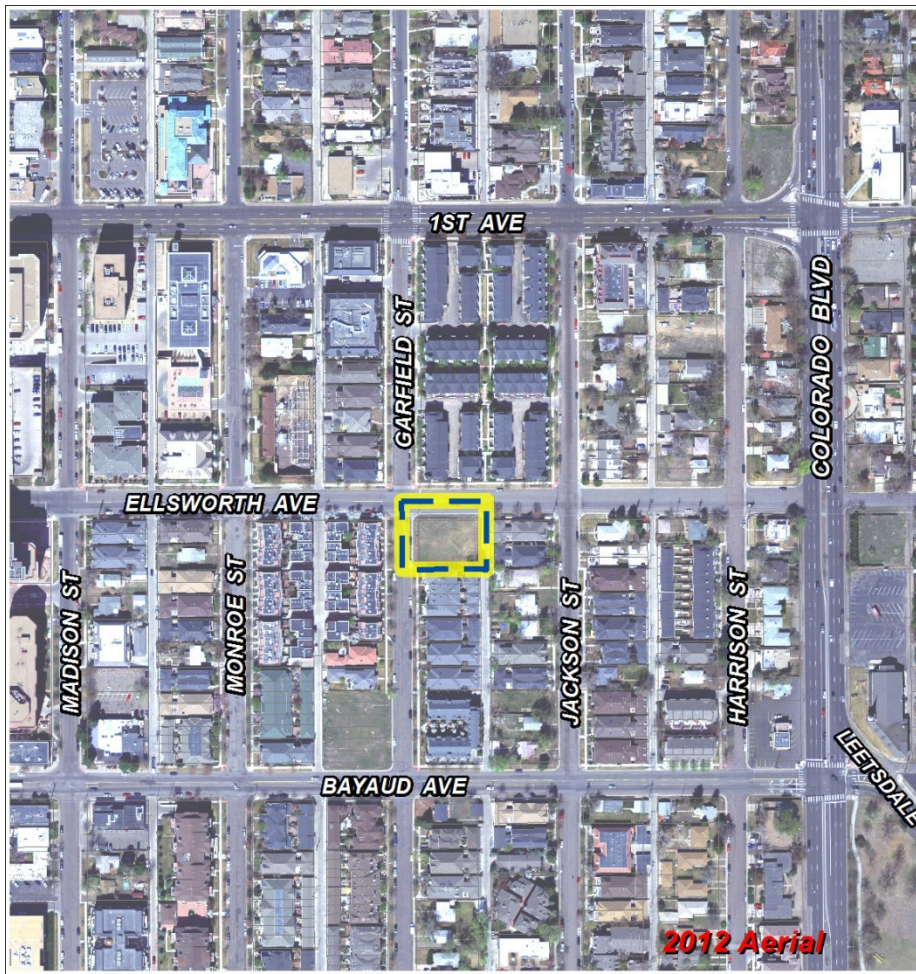
Council District #10



Cherry Creek Neighborhood



12 South Garfield Street



- Vacant lot
- Southeast corner of Ellsworth Avenue and Garfield Street
- 1st Ave is one block north
- Colorado Blvd is 2 blocks east

12 South Garfield Street



PUD #583 to G-RH-3



- Property:
 - ▣ 12, 512.5 sq ft
 - ▣ No Structures
 - ▣ Corner Lot
- Property Owner:
 - ▣ MAG Builders, INC
 - ▣ Representative: Mike and Kim Moylen
- Rezone from PUD #583 to G-RH-3

Request: G-RH-3

General Urban Neighborhood Context – Row House – 3 stories max. ht.

Article 6. General Urban Neighborhood Context
Division 6.1 Neighborhood Context Description


B. Multi-Unit 3 (G-RH-3) is a garden court, maximum

C. Multi-Unit (G-RH-4) courtyard

D. Multi-Unit (G-RH-5) courtyard

DIVISION 6.1 NEIGHBORHOOD CONTEXT DESCRIPTION

Article 6. General Urban Neighborhood Context
Division 6.1 Neighborhood Context Description



SECTION 6.1.1 GENERAL CHARACTER

The General Urban Neighborhood context is characterized by multi-unit residential uses in a variety of building forms. Single-unit and two-unit residential uses are also found in a mix of residential forms. Low-scale commercial areas are embedded within residential areas. Commercial uses occur in a variety of building forms that may contain a mixture of uses within the same structure. Residential uses are primarily located along local and residential arterial streets. Commercial uses are primarily located along sub-base arterial and main streets but may be located at or between intersections of local streets.

SECTION 6.1.2 STREET, BLOCK AND ACCESS PATTERNS

The General Urban 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 on-street parking, and landscaping in the front setback.

SECTION 6.1.3 BUILDING PLACEMENT AND LOCATION

Residential buildings typically have consistent, shallow front setbacks, shallow side setbacks and consistent orientation. Commercial buildings typically have consistent orientation and shallow front setbacks with parking at the rear and/or side of the building.

SECTION 6.1.4 BUILDING HEIGHT

The General Urban Neighborhood context is characterized by moderate to high residential buildings and low to moderate commercial and mixed use structures in appropriate locations to promote a dense urban character. Lower scale structures are typically found in areas transitioning to a less dense urban neighborhood.

SECTION 6.1.5 MOBILITY

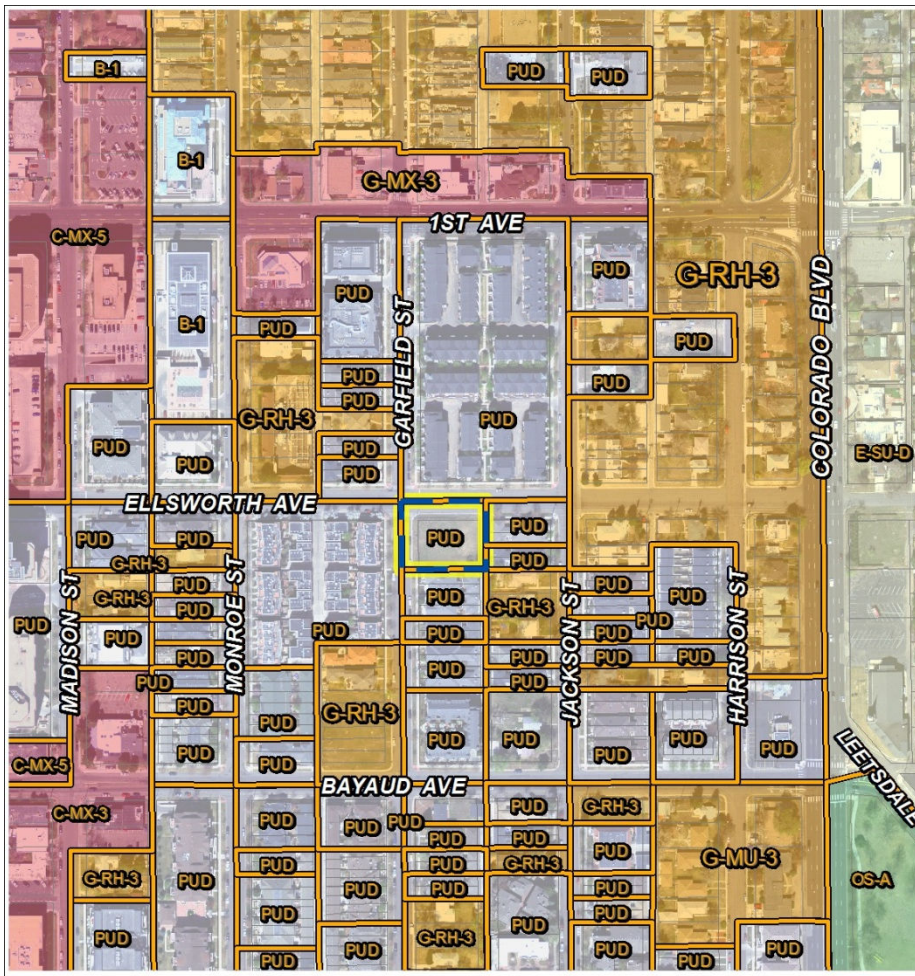
There is a balance of pedestrian, bicycle and vehicle reliance with greater access to the multi-modal transportation system.

DENVER ZONING CODE
June 27, 2015

6.2-21 [6.1-3

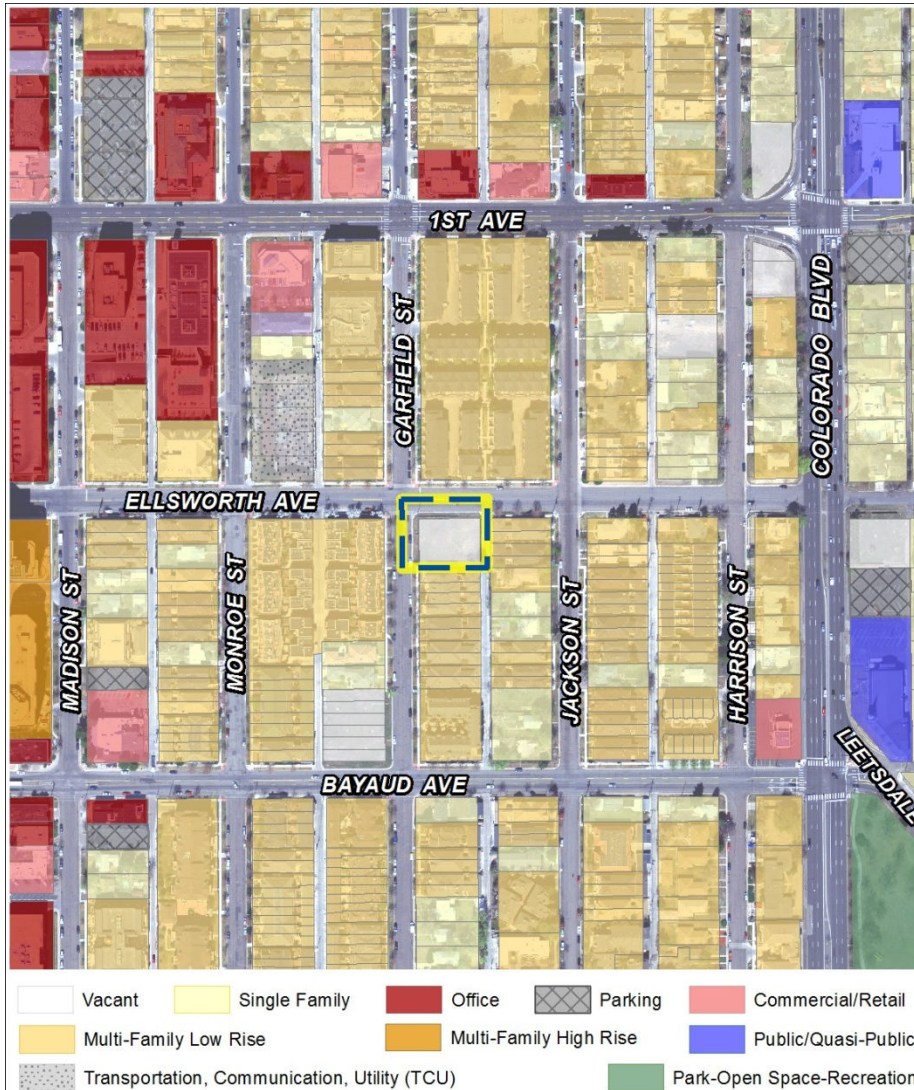


Existing Context - Zoning



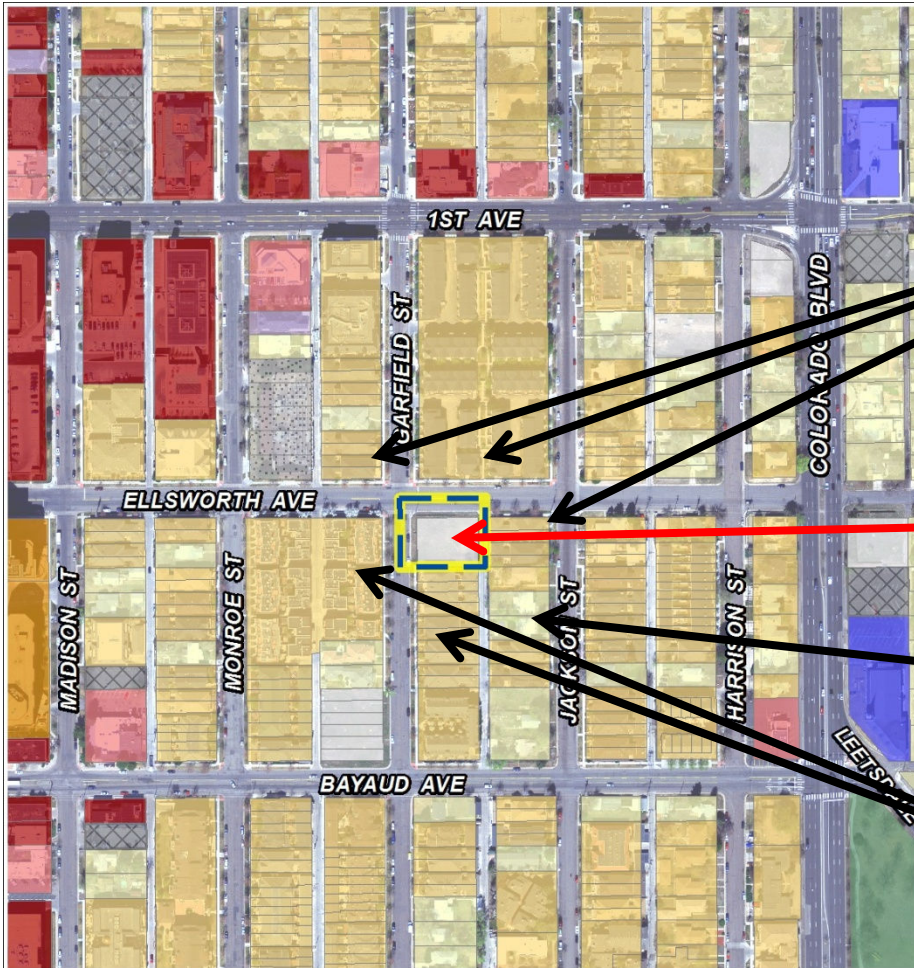
- Site: PUD #583 – allows a 4 unit dwelling
- North: PUD
- South: PUD
- East: PUD
- West: PUD

Existing Context – Land Use



- Vacant Lot
- Adjacent Land Uses:
 - North – MF residential
 - South – MF residential
 - West – MF residential
 - East – MF residential

Existing Context – Building Form/Scale

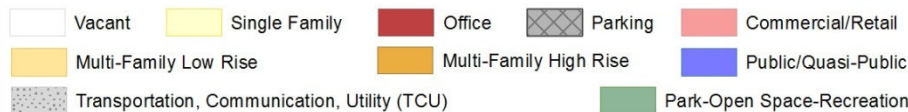


Row Houses

Property to be rezoned

Single-Family homes

Row Houses



12 South Garfield Street



North

12 South Garfield Street



West

12 South Garfield Street



South

12 South Garfield Street



East

Process

- Planning Board
 - ▣ **Unanimous approval on March 5, 2014**
- **LUTI**
- City Council
- Public Outreach
 - ▣ RNOs
 - Cherry Creek East Association, Harman Neighborhood Association, Inc., Cherry Creek Steering Committee, Denver Neighborhood Association, Inc., Inter-Neighborhood Cooperation
 - Notification signs posted on property
 - Received a letter of support from Cherry Creek East Association
 - Email from an adjacent property owner in support of the

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

Review Criteria



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
 - ▣ Comprehensive Plan 2000
 - ▣ Blueprint Denver: A Land Use and Transportation Plan
 - ▣ Cherry Creek Area 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:

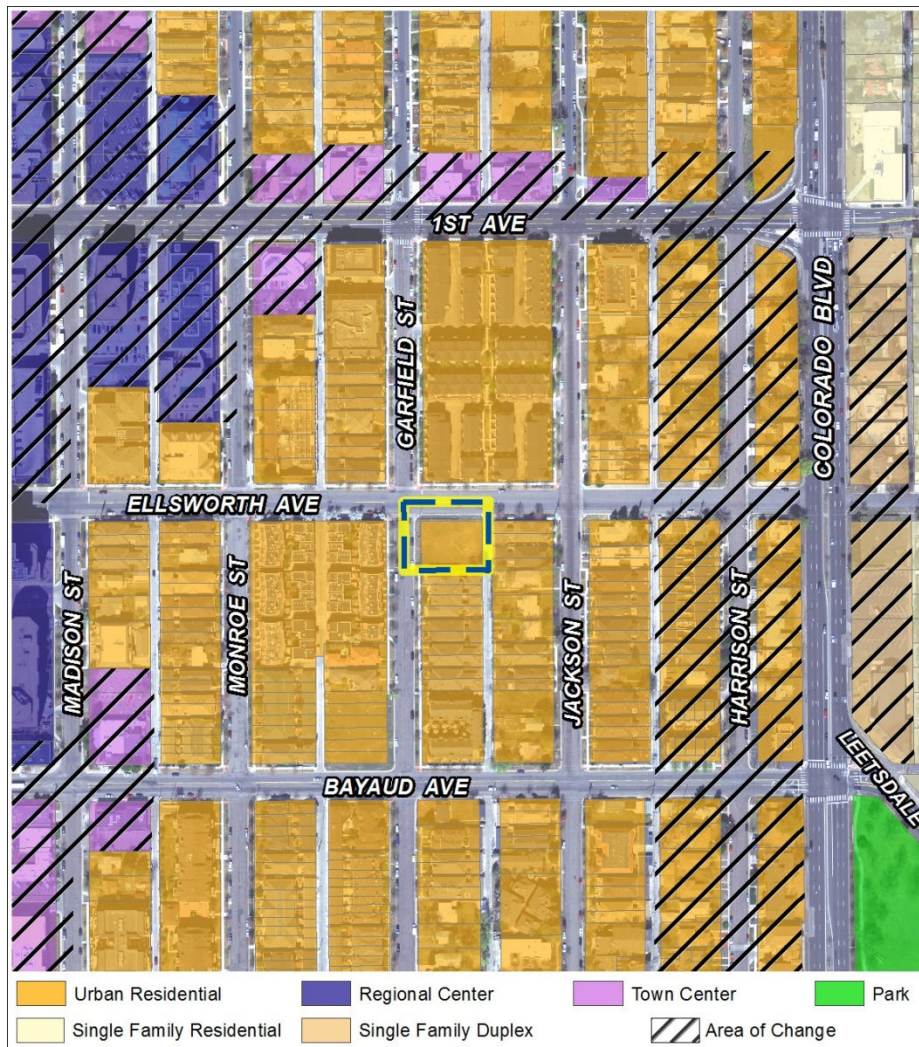
Consistency with Adopted Plans

Comprehensive Plan 2000

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

- 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 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.*
- Neighborhood Strategy 1-F – ***Invest in neighborhoods** to help meet citywide goals and objectives for **a range of housing types and prices**, community facilities, human services and mobility.*

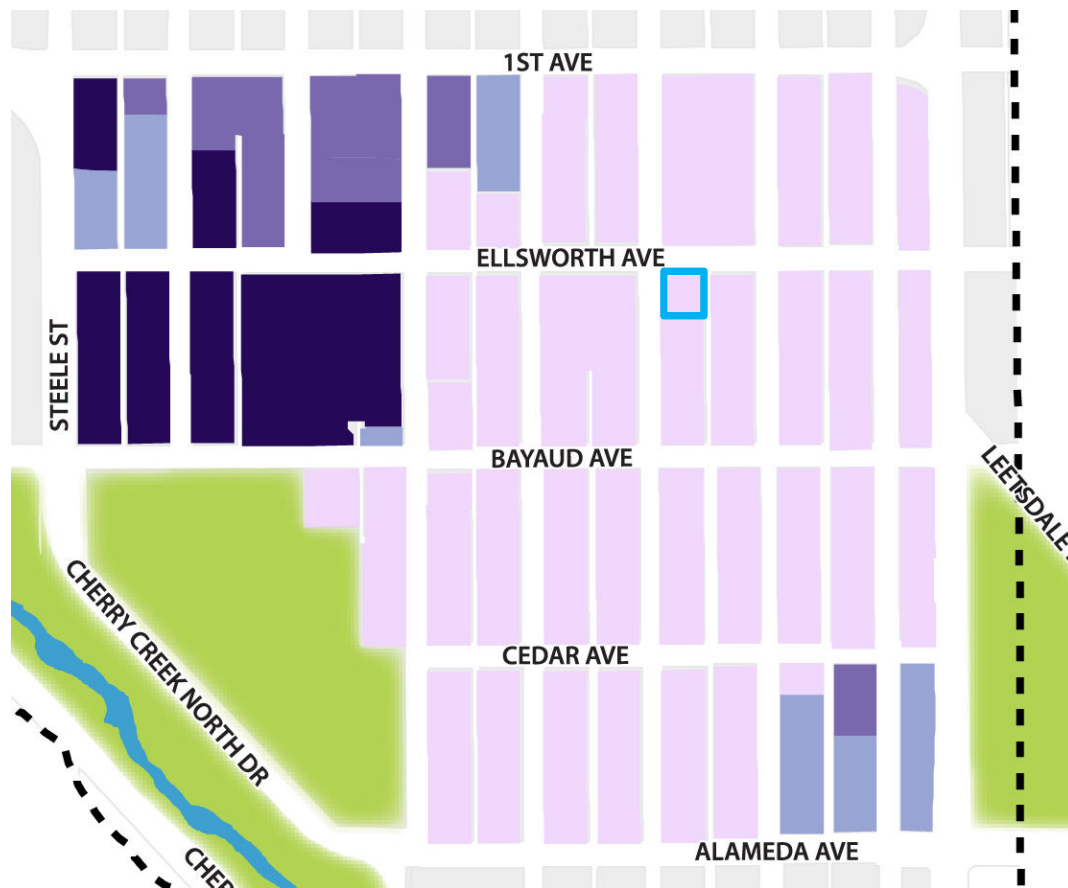
Review Criteria: Consistency with Adopted Plans



Blueprint Denver

- Land Use Concept:
 - Urban Residential
 - Area of Stability
- Future Street Classification:
 - Garfield Street
 - Undesignated – Local
 - Ellsworth Avenue
 - Undesignated – Local

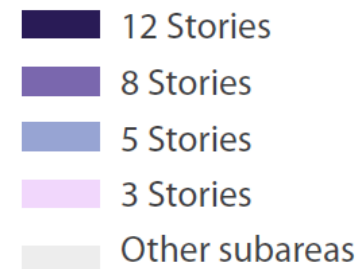
Review Criteria: Consistency with Adopted Plans



Cherry Creek Area Plan (2012)

Cherry Creek East

- 3 story building height maximum
- Rezone PUDs
- Respect the existing scale



Review Criteria



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 and the Cherry Creek Small Area 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

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 Conditions**
 - Adopted plan recommendations state that redevelopment of the area is desired
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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**

CPD Recommendation



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