



DENVER
THE MILE HIGH CITY

210 St. Paul Street

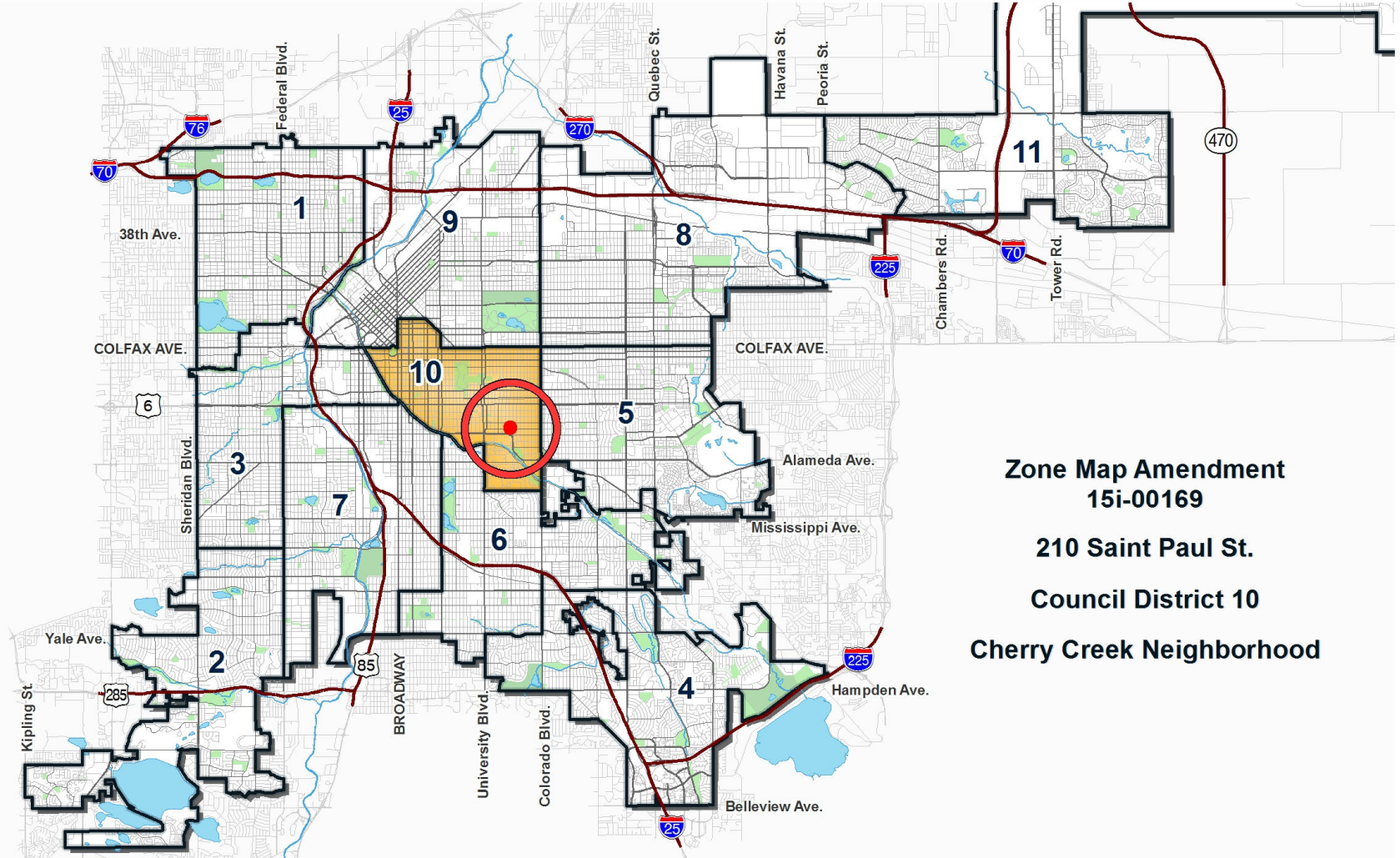
PUD-G #1 to
C-CCN-7 and C-CCN-8

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Location



**Zone Map Amendment
15i-00169**

210 Saint Paul St.

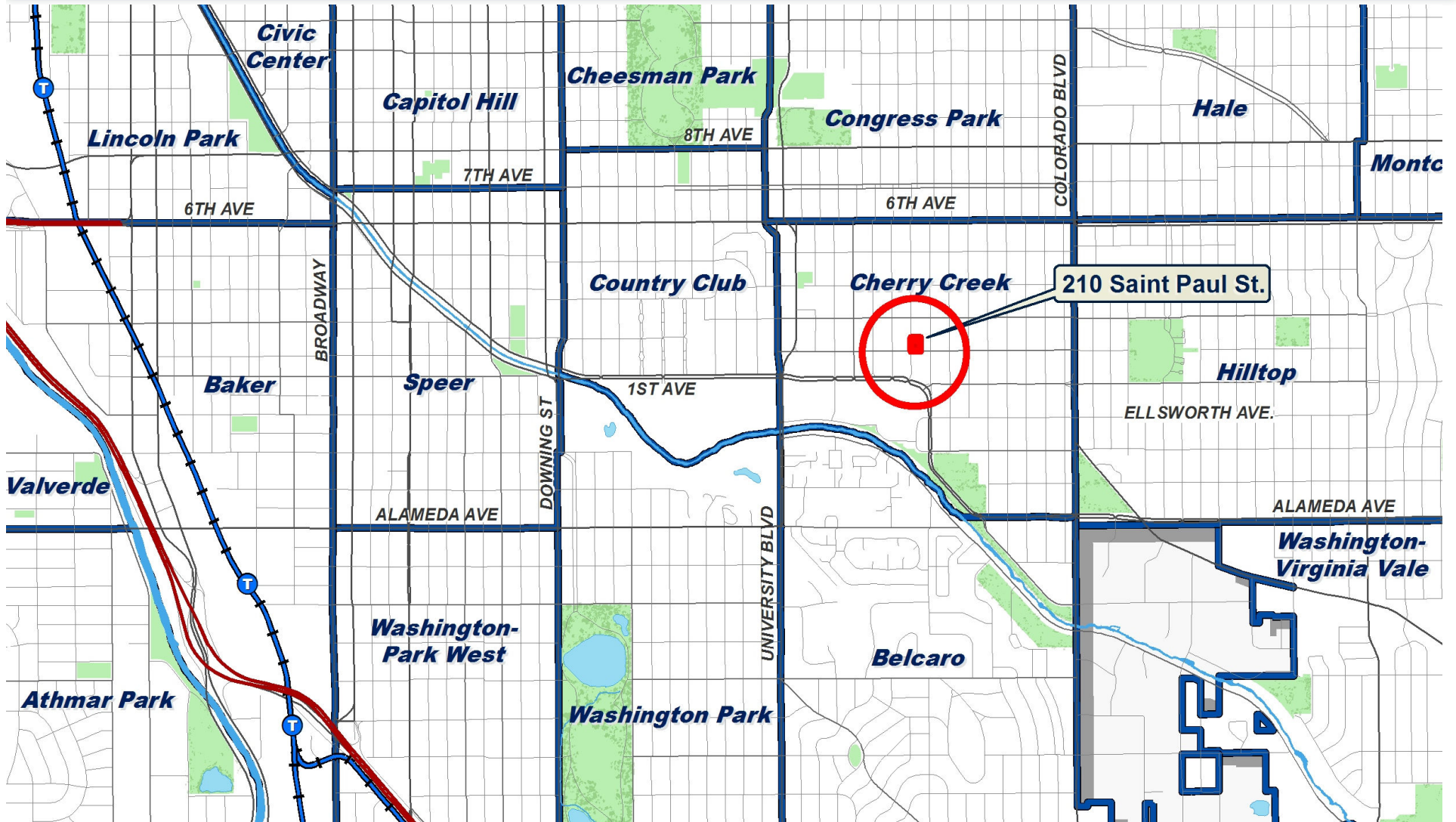
Council District 10

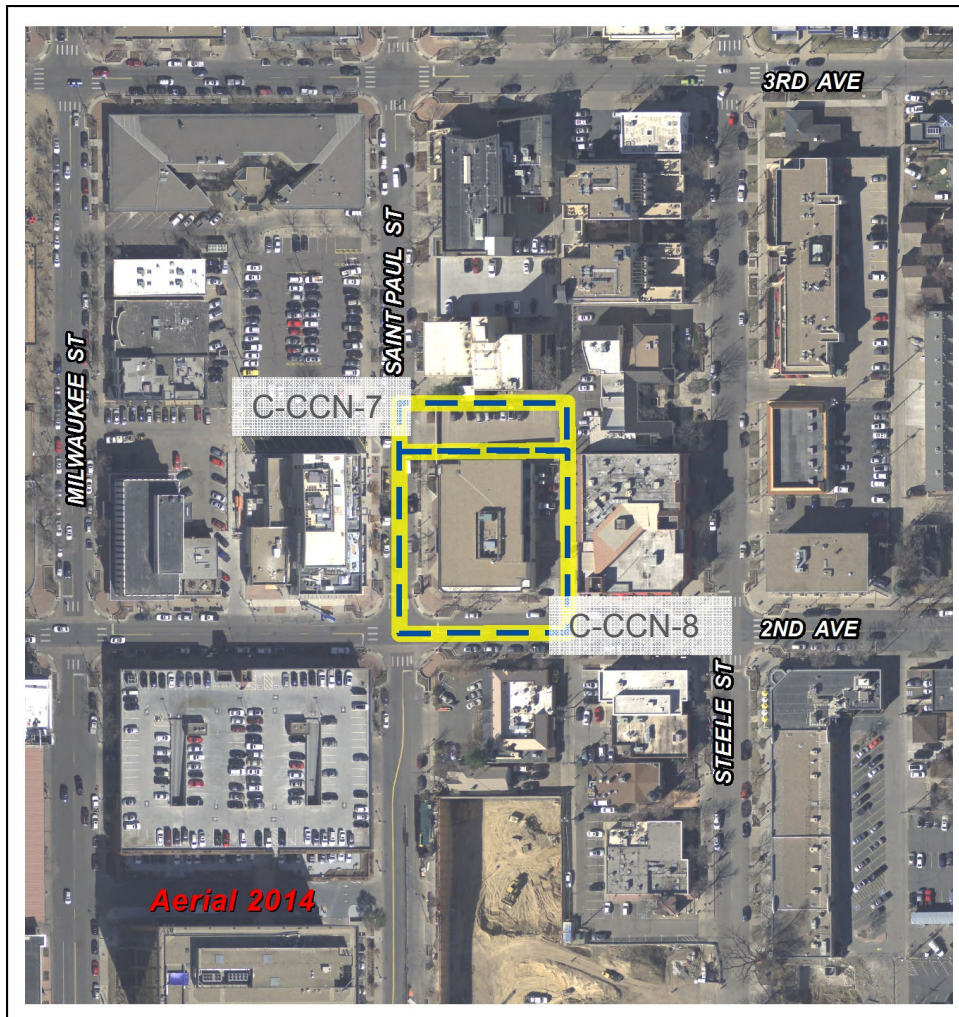
Cherry Creek Neighborhood



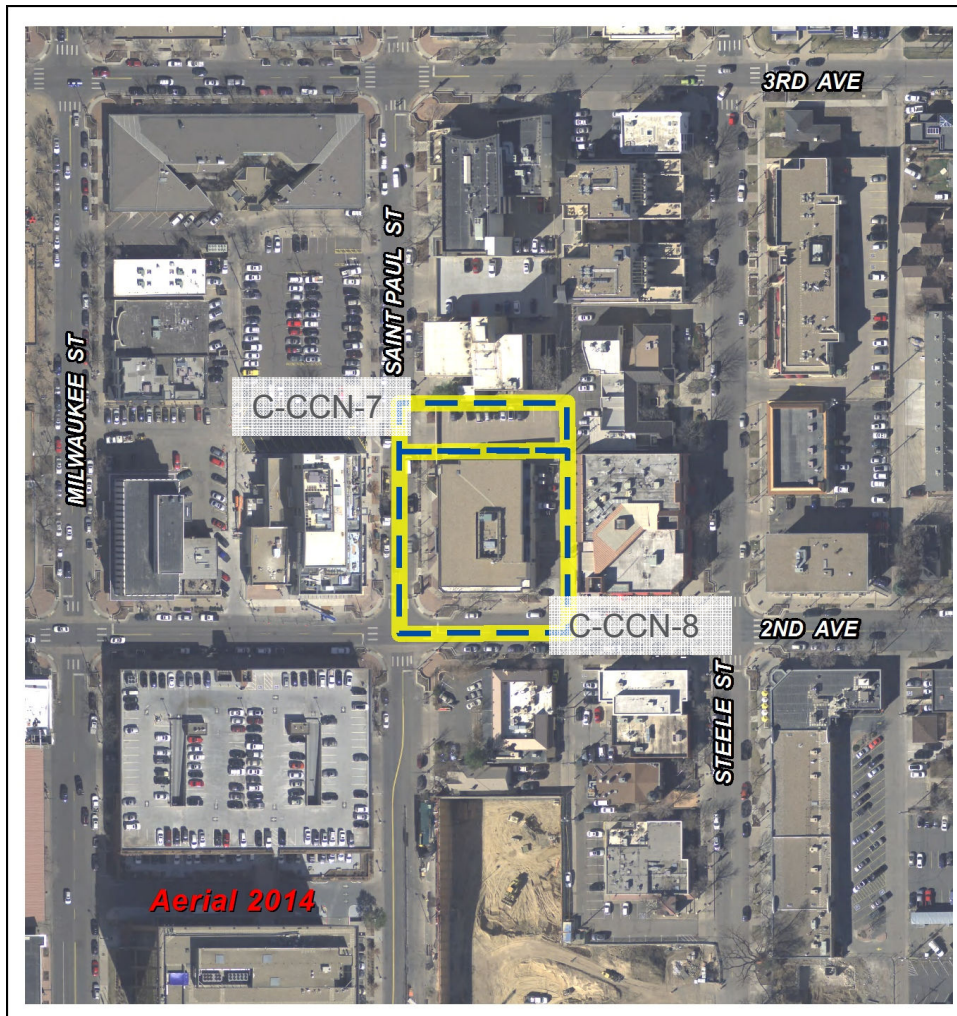
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Location





- Property:
 - 25,205 S.F. , 0.57 acres
 - Existing 2-story Commercial Structure
- Property Owner:
 - Requesting rezoning to redevelop the property
 - Rezone from PUD-G #1 to C-CCN-7 and C-CCN-8



- Cherry Creek Neighborhood
- Cherry Creek North Retail District
- 1 block north of Cherry Creek Shopping Center
- 4 blocks south of 6th Avenue
- 7 blocks east of University Boulevard



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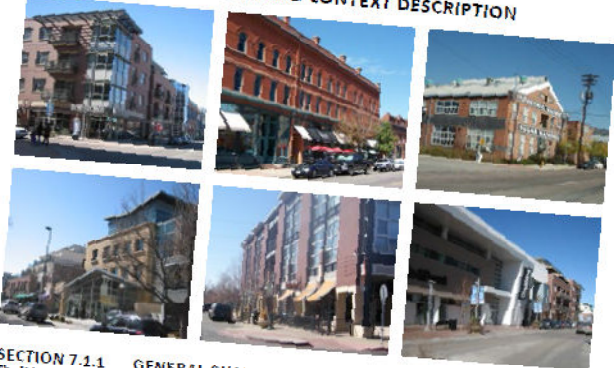
Request: C-CCN-7/8

Urban Center Neighborhood Context – Cherry Creek North – 7/8 stories max. ht.

Article 5, Urban Neighborhood Context
Paragraph 5.2 Districts

Article 7, Urban Center Neighborhood Context
Division 7.1 Neighborhood Context Description

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 collectors, 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 building 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.

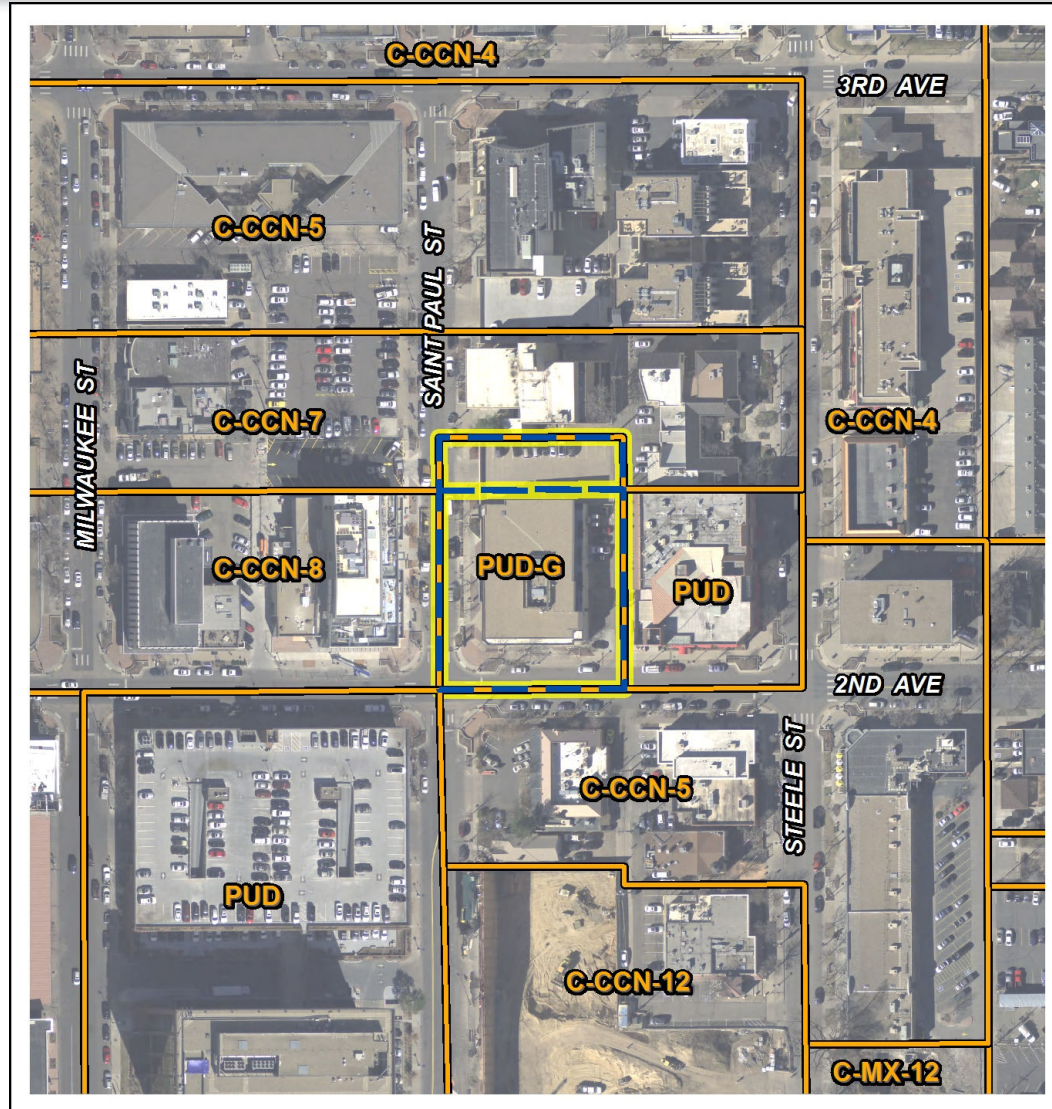
DENVER ZONING CODE
June 25, 2010 | Republished April 7, 2014

| 7.1-1

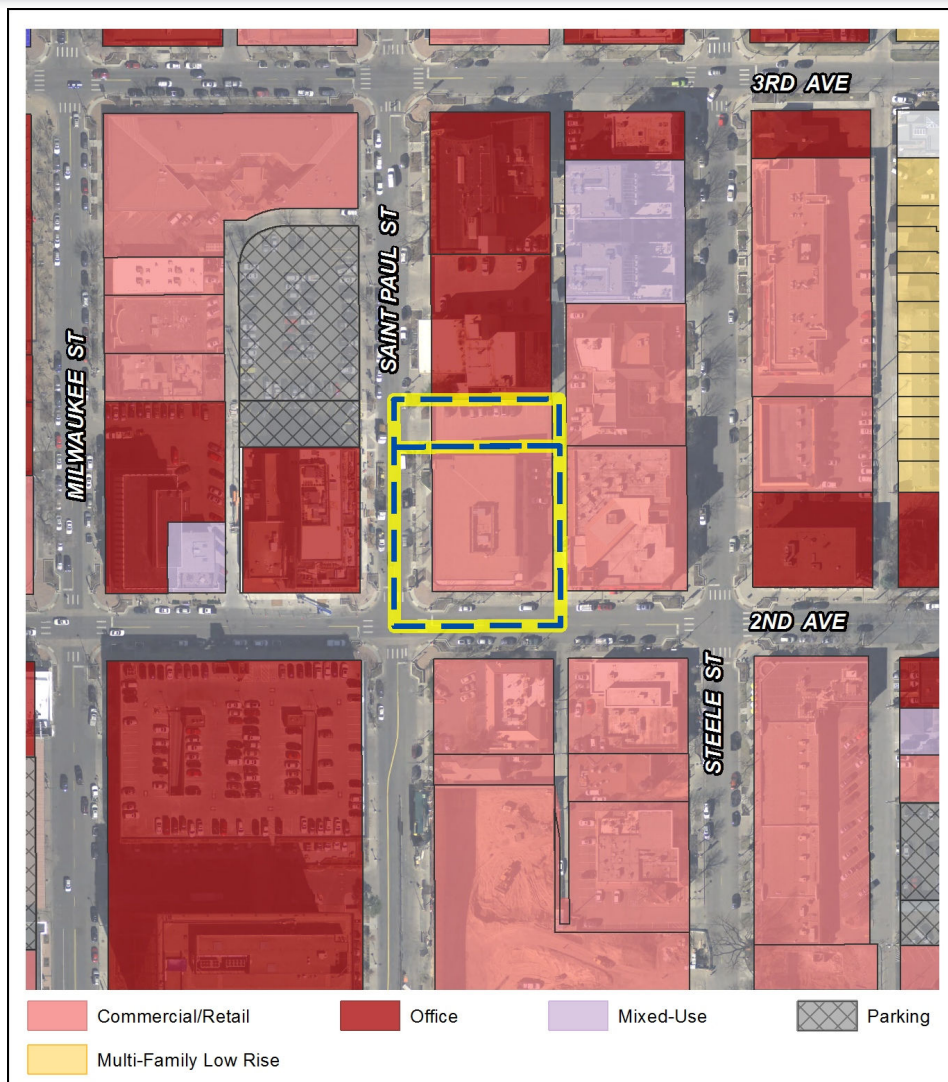


- Zoning – PUD-G #1
- Cranmer Park View Plane – 141-160 feet
- Land Use - Commercial
- Building Form/Scale – 2-story Commercial

Existing Context – Zoning



Existing Context – Land Use

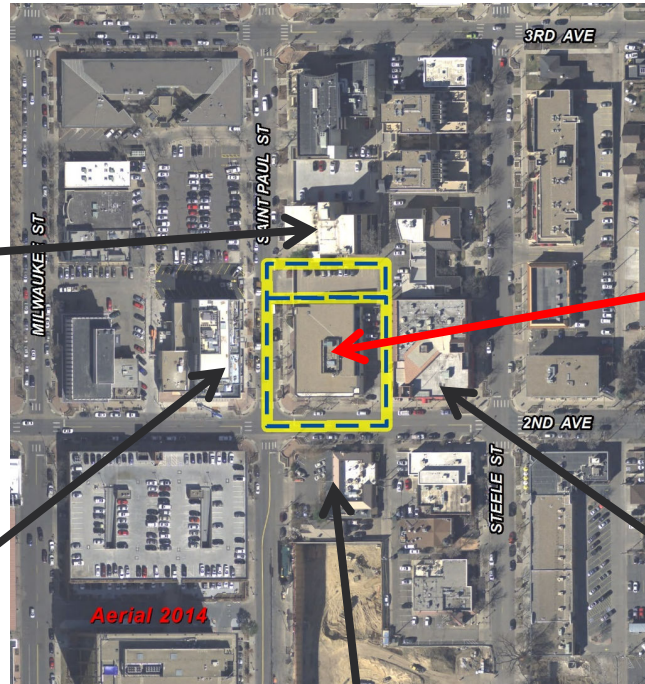


- Existing Use:
 - Commercial
- Surrounding Uses:
 - South - Commercial
 - North – Office
 - East – Commercial
 - West – Office



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Existing Context – Building Form/Scale



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- Planning Board – February 3, 2016, notification signs posted on property
- Neighborhoods and Planning Committee – March 2, 2016
- City Council – April 11, 2016
- Public Outreach
 - RNOs
 - Cherry Creek Area Business Alliance; Cherry Creek North Neighborhood Association; Cherry Creek North Business Improvement District; Harman Neighborhood Association, Inc.; Capitol Hill United Neighbors, Inc.; Denver Neighborhood Association, Inc.; Inter-Neighborhood Cooperation
 - To date, one comment letter of non-opposition received from Cherry Creek North Neighborhood Association

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 (2002)
- Cherry Creek Area Plan (2012)
- Uniformity of District Regulations

2. Further Public Health, Safety and Welfare

3. Justifying Circumstances

4. Consistency with Neighborhood Context, Zone District Purpose and Intent



Review Criteria

Consistency with Adopted Plans

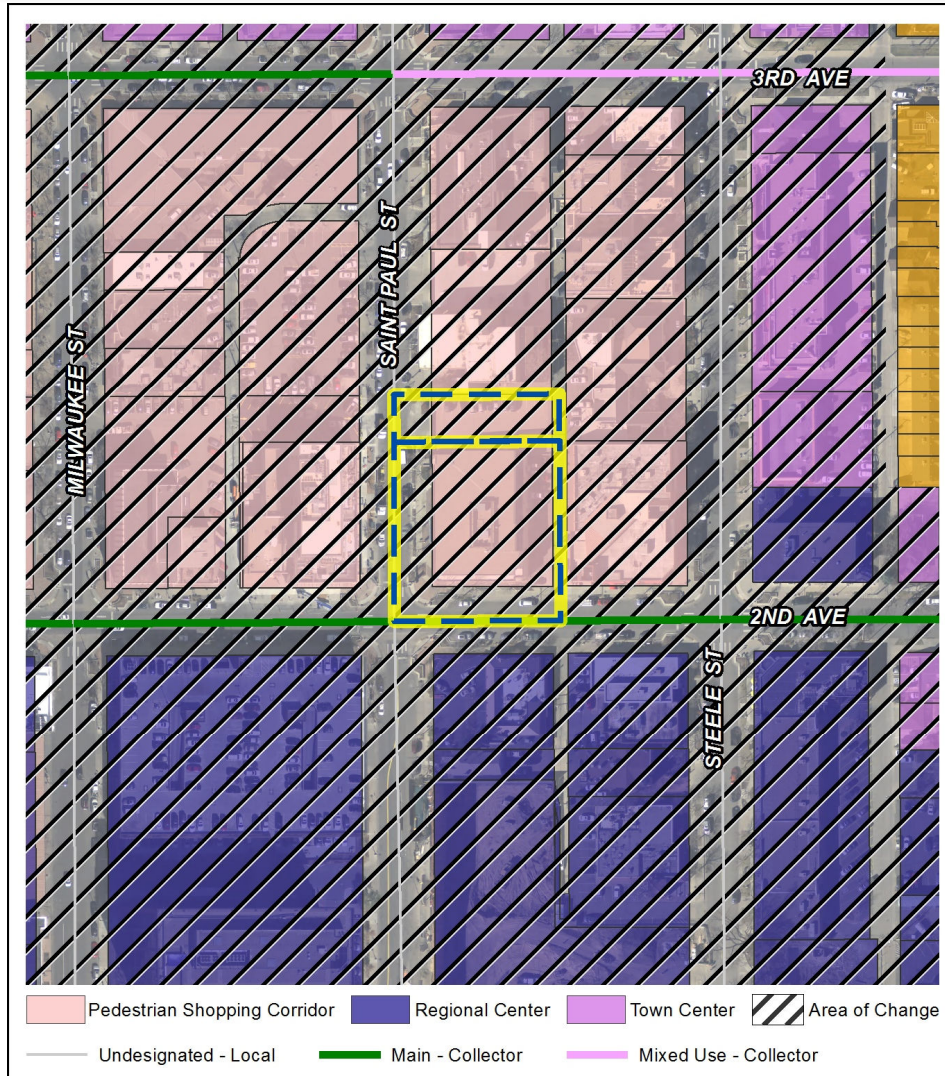
Comprehensive Plan 2000

- **Environmental Sustainability** Strategy 2-F – “*Conserve land by promoting infill development within Denver at sites where services and infrastructure are already in place*” (p. 39).
- **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).
- **Economic Activity** 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. Maintain the Cherry Creek Shopping Center, Cherry Creek North and other nearby areas as the premier retail destination in the Denver metro area and the Rocky Mountain region*” (p. 135).

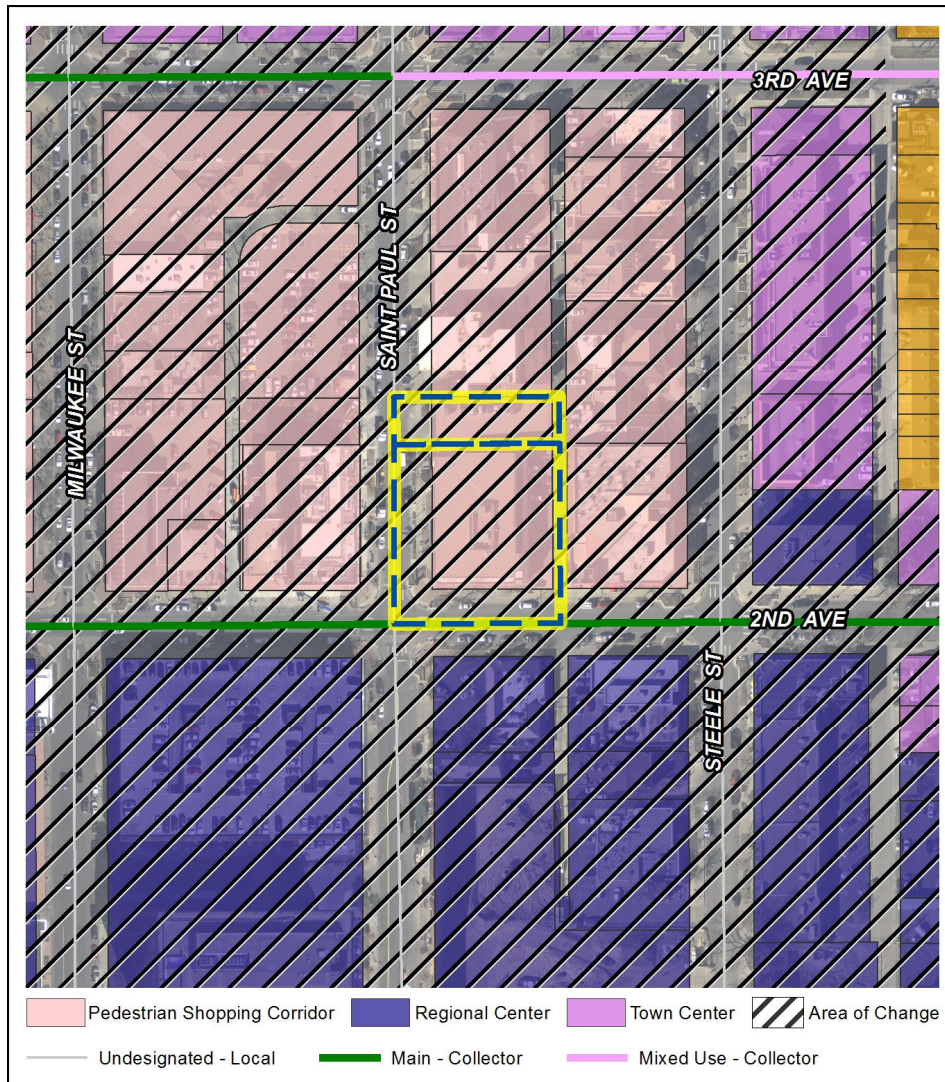
Review Criteria: Consistency with Adopted Plans

Blueprint Denver (2002)

- Land Use Concept:
 - Area of Change
 - Pedestrian Shopping Corridor
 - A mix of shopping, entertainment, restaurant and service uses with many pedestrian amenities
 - "Scaled to be compatible with surrounding residential neighborhoods" (p. 45).



Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Future Street Classification:
 - St. Paul Street – Undesignated Local
 - Providing Local Access
 - 2nd Avenue – Main Street Collector
 - Providing a greater balance between mobility and land access within residential, commercial and industrial areas



Review Criteria: Consistency with Adopted Plans

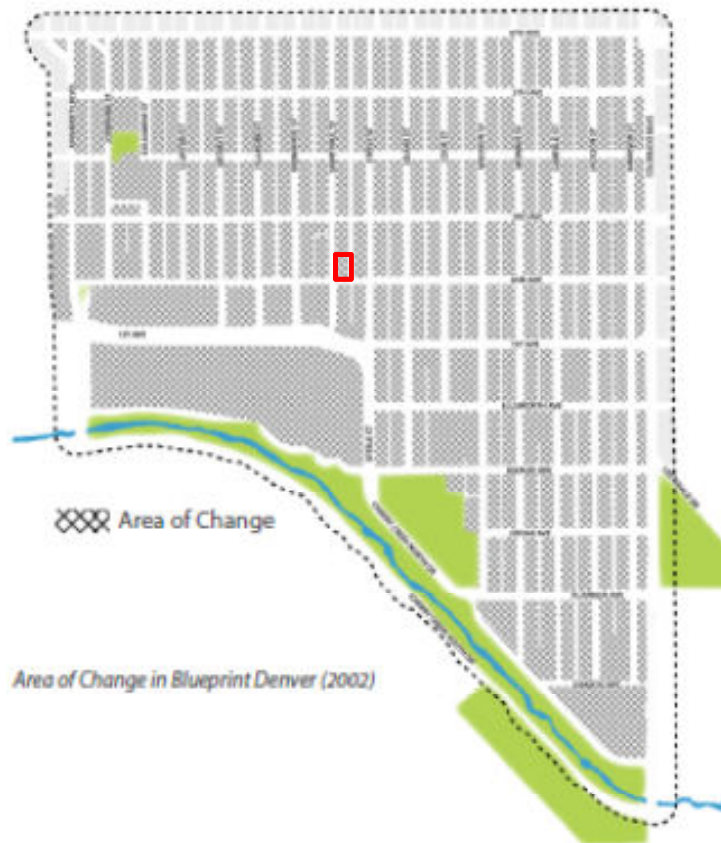
Cherry Creek Area Plan (2012)

Framework Plan

- ***“Acknowledge that to remain prosperous, Cherry Creek must continue to grow and change. In order for this growth to occur in a way that reinforces the quality of life for Cherry Creek residents, the bulk of this growth should occur in these areas [of change] rather than stable neighborhoods”*** (p. 29).
- ***“Update the Blueprint Denver map to reflect revised Areas of Change boundaries. The updated Areas of Change are targeted to receive most of Cherry Creek’s residential and commercial growth over the next twenty years”*** (p. 29).
- ***“Modify land use policy, zoning regulations and design guidelines to encourage appropriate reinvestment to assure that Areas of Change continue to mature in positive ways”*** (p. 29).

Review Criteria Consistency with Adopted Plans

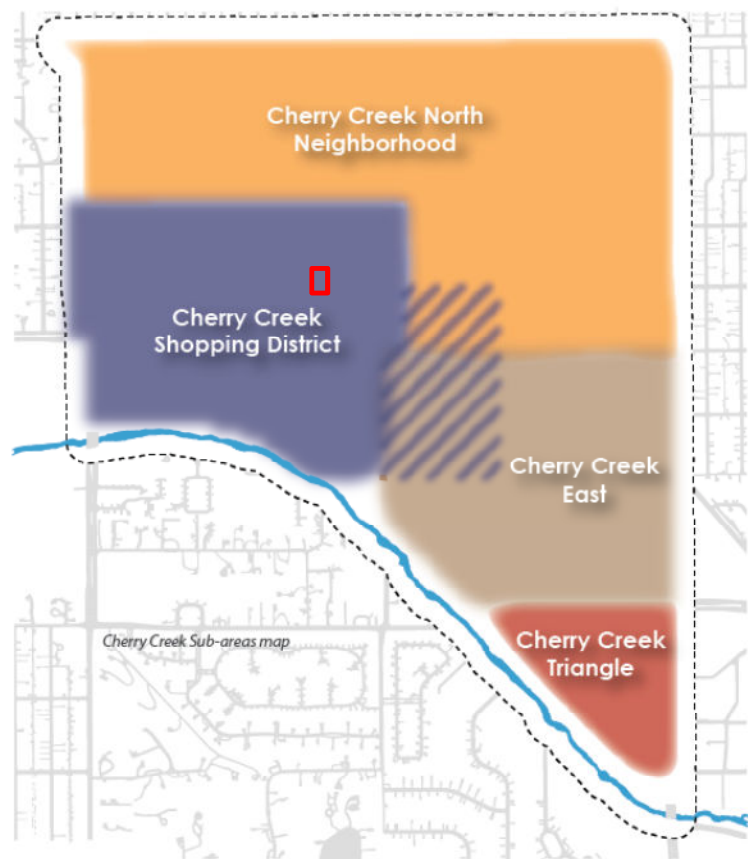
Cherry Creek Area Plan (2012) Area of Change



Review Criteria Consistency with Adopted Plans

[Cherry Creek Area Plan \(2012\)](#)

Subarea - Cherry Creek Shopping District



Review Criteria Consistency with Adopted Plans

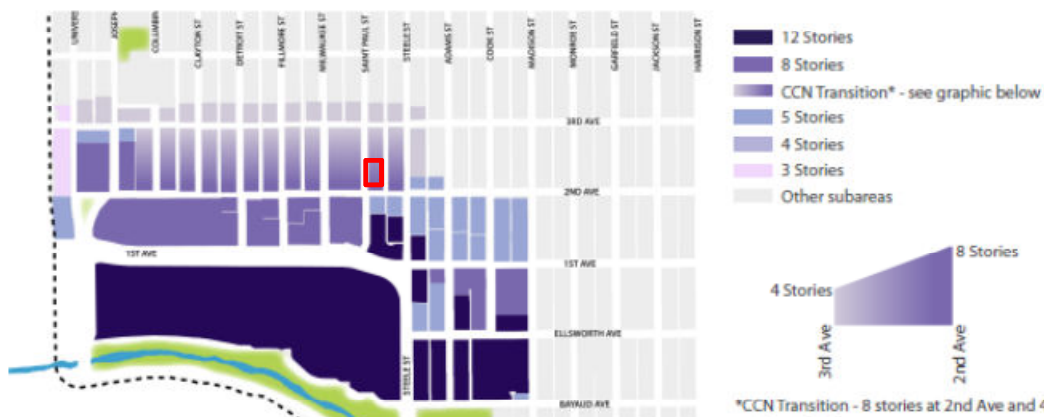
Cherry Creek Area Plan (2012)

Cherry Creek Shopping District Subarea Recommendations

- Regional Center and Town Center. Continue to support a mix of uses including office, retail, commercial and multifamily residential.
- Retain and enhance Cherry Creek North's unique physical character
- Make reinvestment economically viable
- Transition from higher buildings along 2nd Avenue to lower buildings along



Future land use map - Cherry Creek Shopping District



Maximum building heights map - Cherry Creek Shopping District

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

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver, and the 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



Justifying Circumstance

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
 - Property is located within an Area of Change
 - Change of use of the property from retail to residential with ground floor commercial
 - New zone district allows structures in character with existing area

5. Consistency with Neighborhood Context and Zone District Purpose and Intent

- **Urban Center Neighborhood Context:**
 - Multi-unit residential, commercial strips and centers
 - Multi-unit buildings are typically in Rowhouse or Apartment forms
 - Multi-unit residential and commercial uses are primarily located along residential collector, mixed-use arterial and local streets
 - Block shapes are uniform sizes shaped by a grid street pattern
- **C-CCN-7 and C-CCN-8 (Urban Center Neighborhood – Cherry Creek North– 7 and 8 Story Max)**
 - Specifically tailored to unique character and scale of Cherry Creek North to promote compatible development
 - Promote transition from higher buildings along 2nd Avenue to lower buildings along 3rd Avenue



CPD Recommendation

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

Planning Board recommendation: Approval (8-0)

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