



DENVER
THE MILE HIGH CITY

2600 S Sheridan Blvd

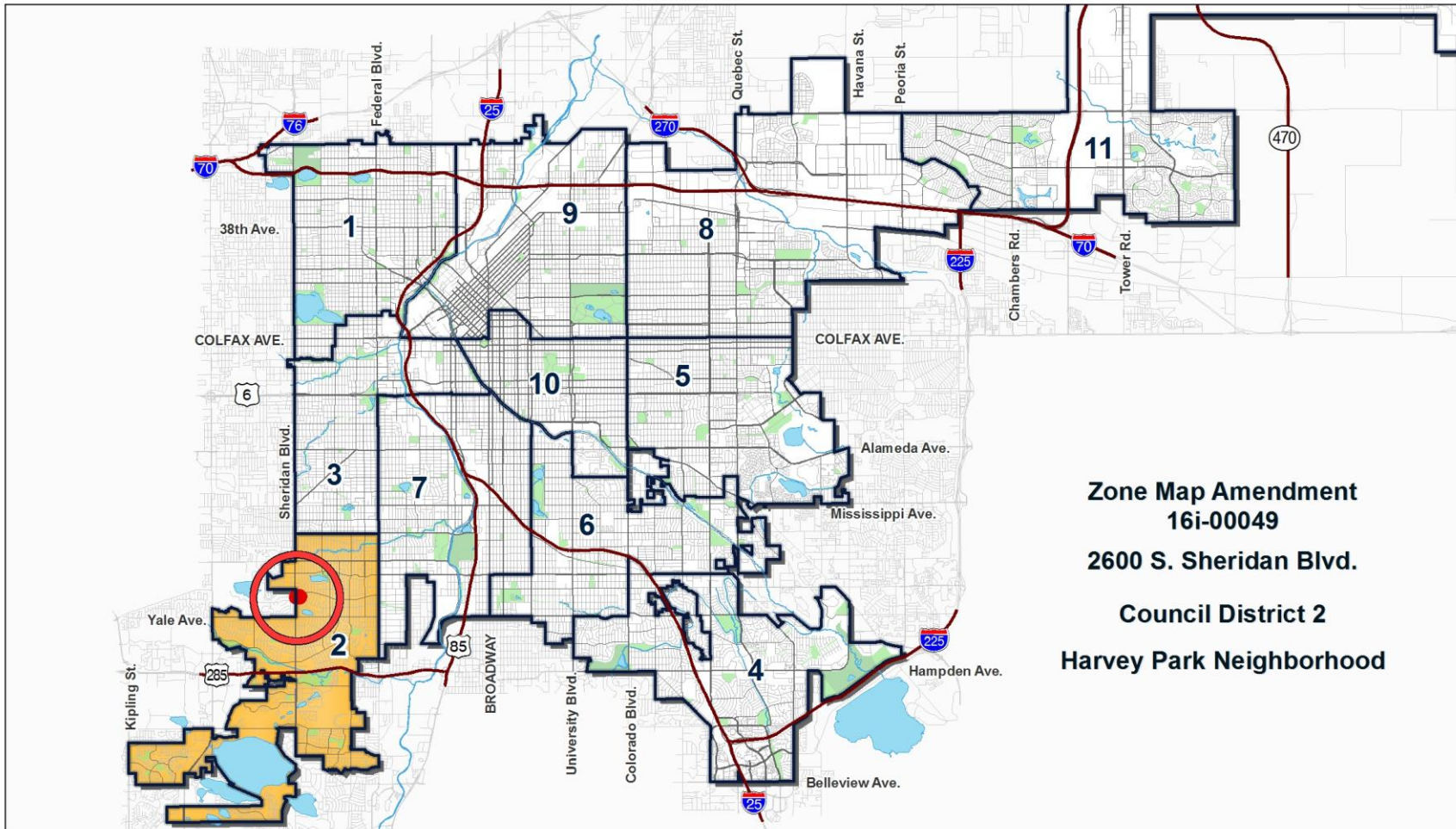
PUD #579 to S-SU-D

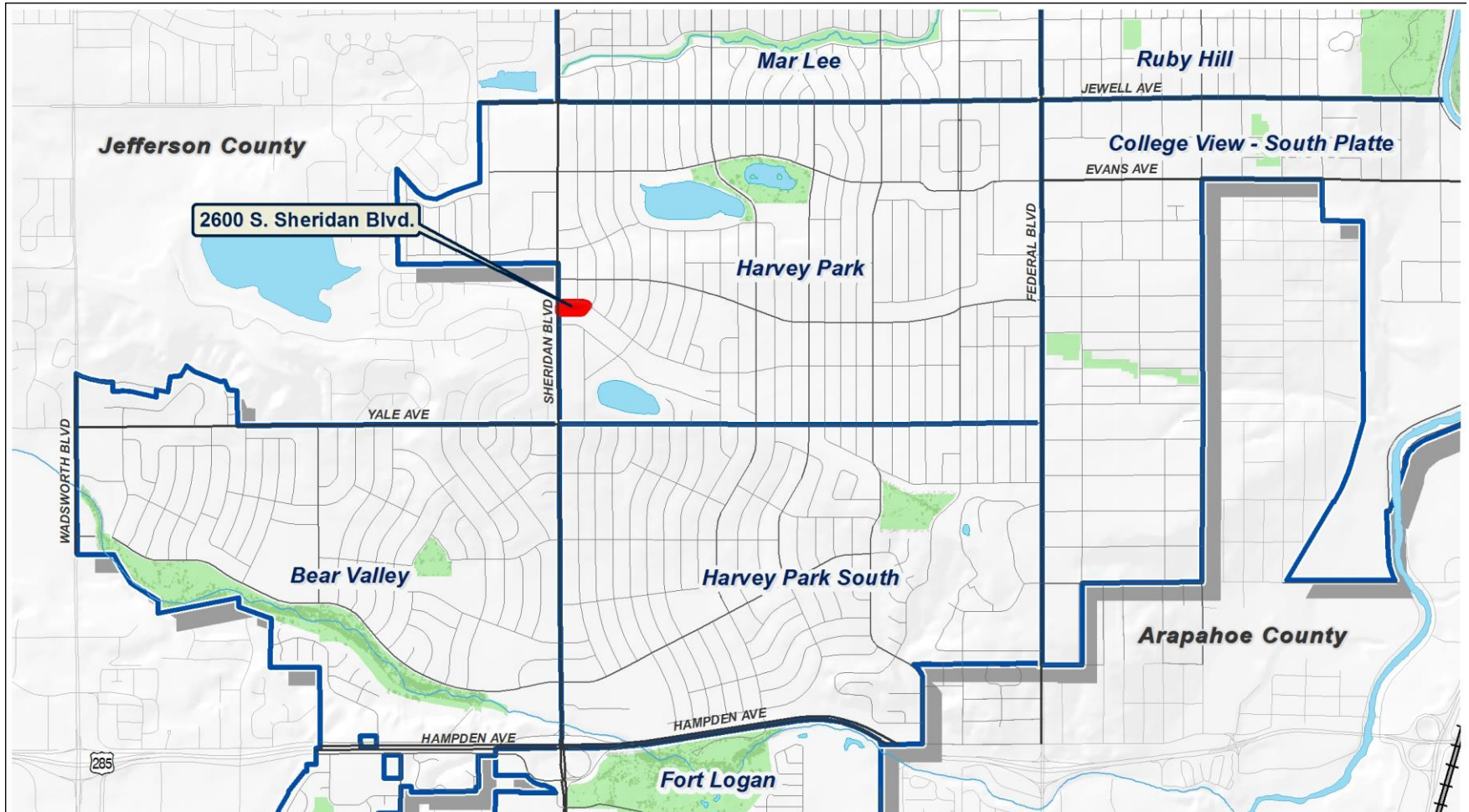
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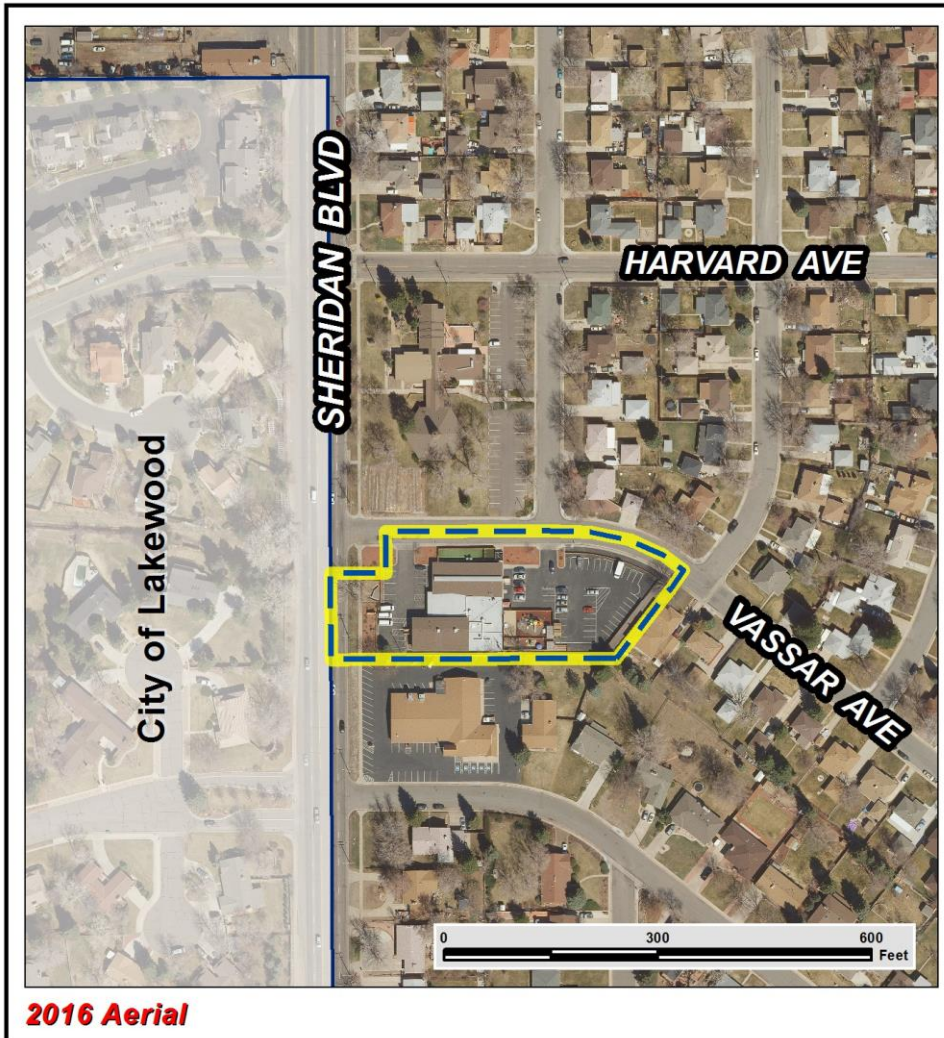
June 21, 2017

FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**

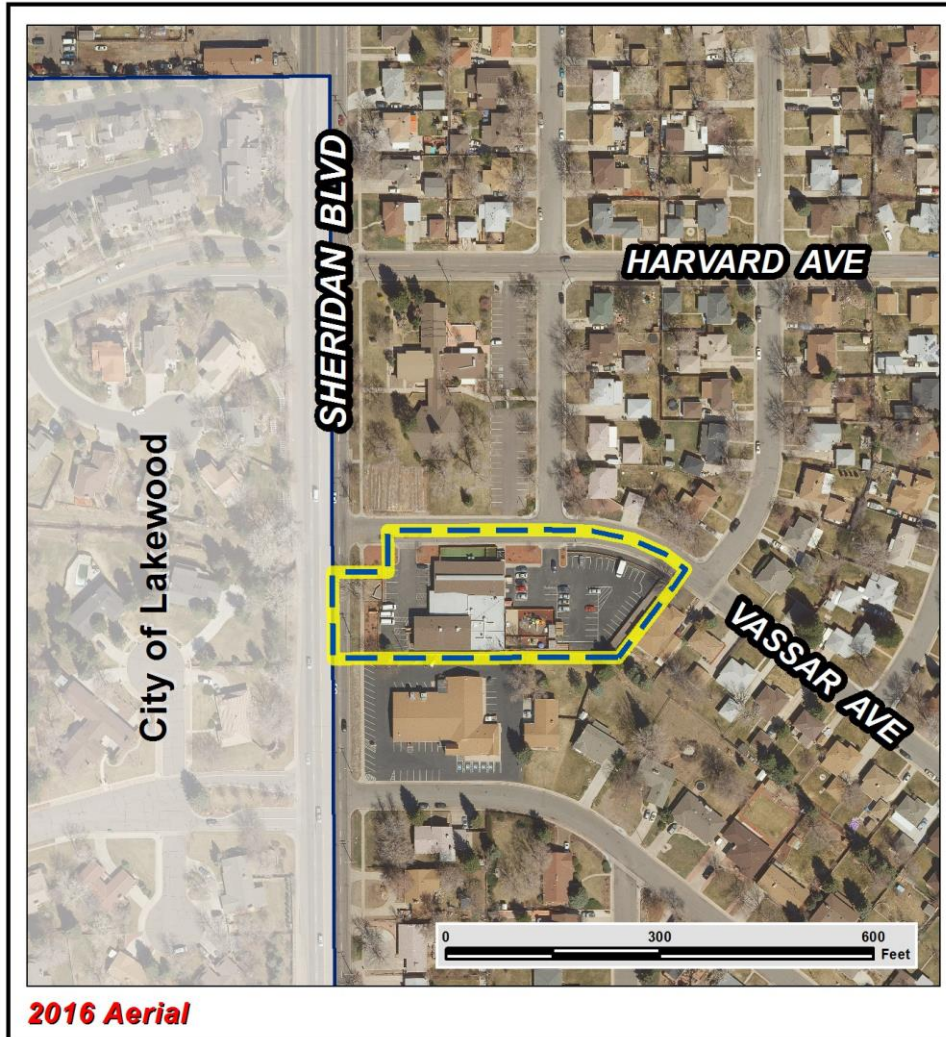
2600 S Sheridan PUD #579 to S-SU-D







- W Vassar Ave & S Sheridan Blvd
- Council District 2
- Harvey Park Neighborhood



- Property:
 - 55,200 sq. ft.
(approx. 1.26 acres)
 - Day Care Center
 - Requesting rezoning to allow for zone lot amendment
 - Rezone from PUD 579 to S-SU-D

Reminder: Approval of a rezoning is not approval of a proposed specific development project

Article 7. Urban Center Neighborhood Context
Division 7.2 Districts

7.2.2.2 Specific Intent


- A. Mixed Use – C-MX-3 applies building scale
- B. Mixed Use – C-MX-5 applies a building
- C. Mixed Use – C-MX-6 applies a scale of
- D. Mixed Use – C-MX-7 applies a building
- E. Mixed Use – C-MX-8 applies a building
- F. Mixed Use – C-MX-9 applies a building

SECTION 7

7.2.3.1 General Intent

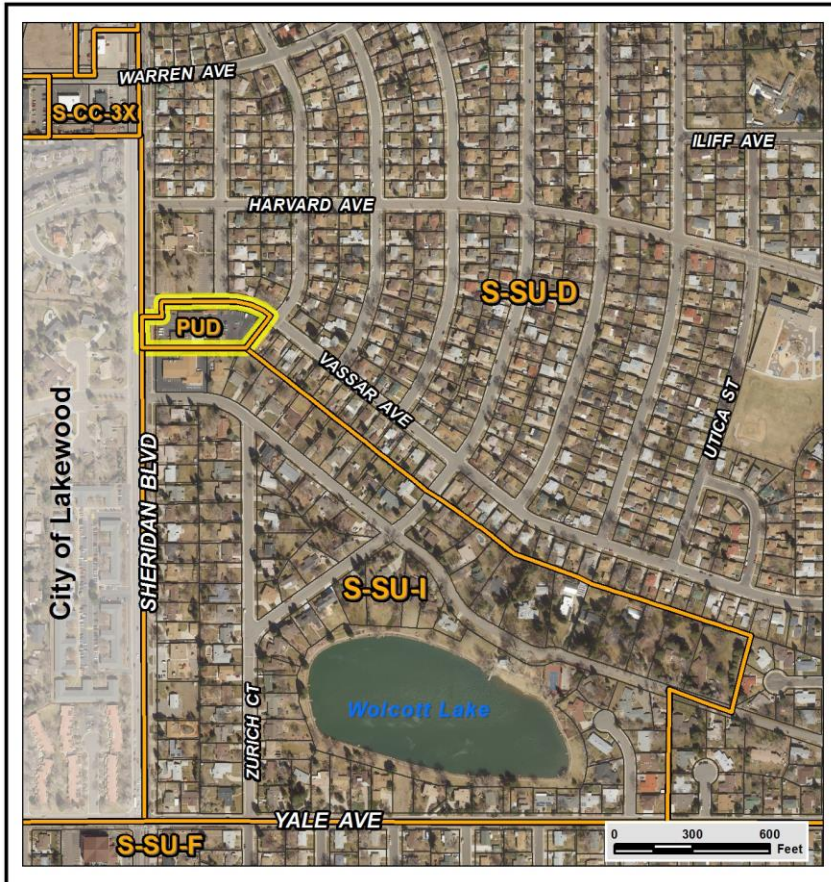
A. Suburban Neighborhood Context

ARTICLE 3. SUBURBAN (S-) NEIGHBORHOOD CONTEXT



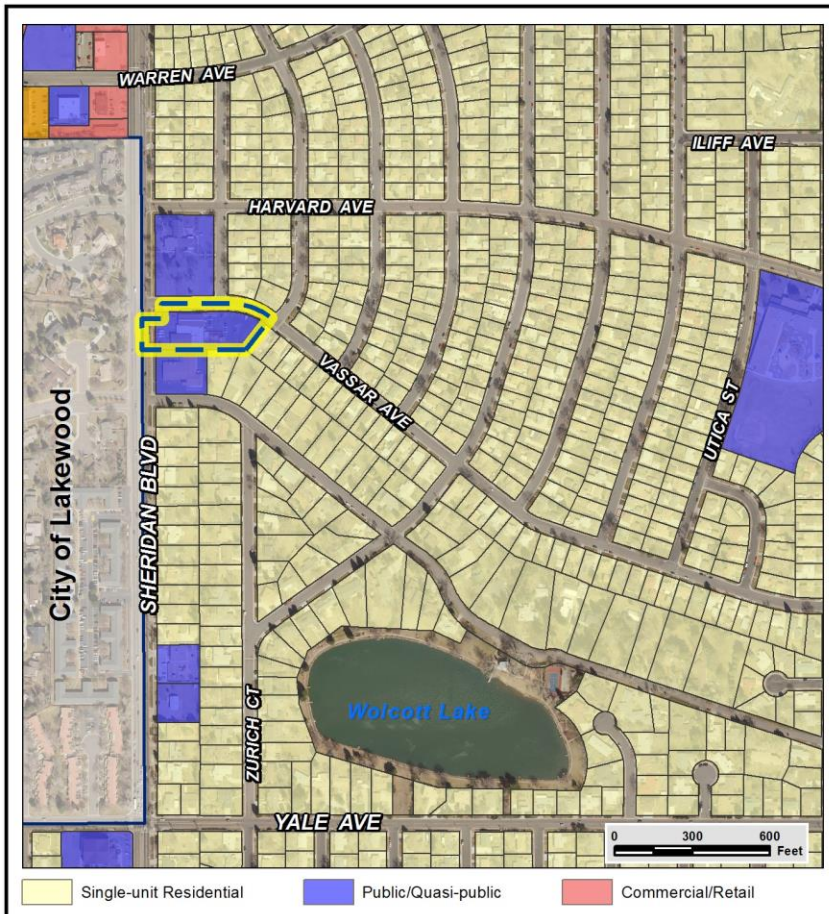
- Zoning
- Land Use
- Building Form/Scale

Existing Context - Zoning



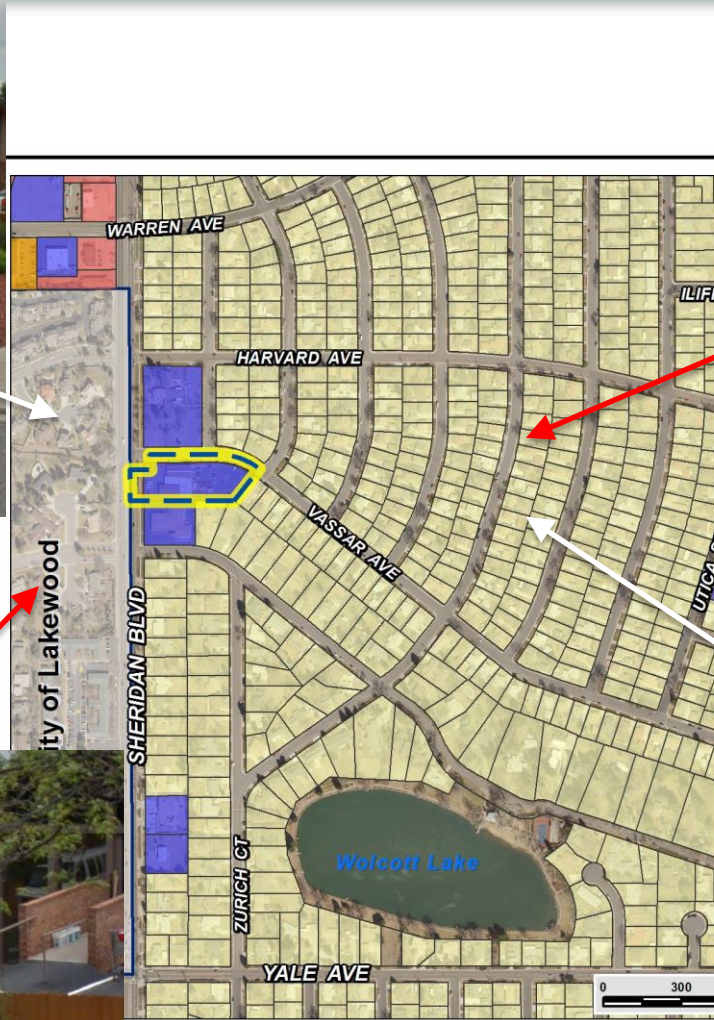
- PUD 579 (2005)
 - Allows: R-1 uses and child care as a stand alone use
 - Limits GFA, Parking, setbacks, etc. prohibiting the ability for a zone lot amendment

Existing Context – Land Use



- Site: Public/Quasi-Public
- North: Public/Quasi-Public
- South: Public/Quasi-Public
- East: Single Unit Residential
- West: Single Unit Residential

Existing Context – Building Form/Scale



Unit Residential Public/Quasi-public Commercial/Reta



- Planning Board (June 21, 2017)
- Land Use, Transportation and Infrastructure Committee City Council (July 18, 2017)
- Public Outreach
 - RNOs: Harvey Park Improvement Association; Denver Neighborhood Association, Inc.; Inter-Neighborhood Cooperation (INC);
 - No comments
- Notification signs posted on property

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

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

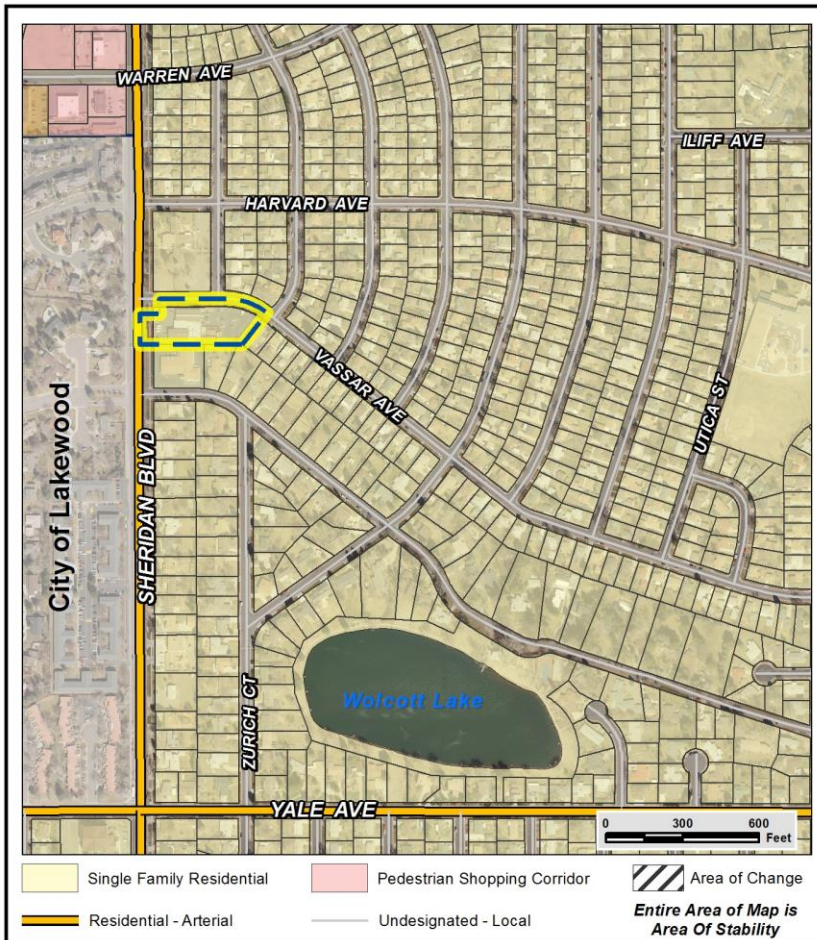
Comprehensive Plan 2000

- 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. Creating more density at transit nodes. (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 Strategy 1-F – Support a collaborative effort by business, educational intuitions and regulatory agencies to enhance the supply, quality of childcare. (p 130)
- Neighborhoods 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. Continue to foster integrity and livability of neighborhoods. (p 150)

Review Criteria: Consistency with Adopted Plans

Blueprint Denver (2002)

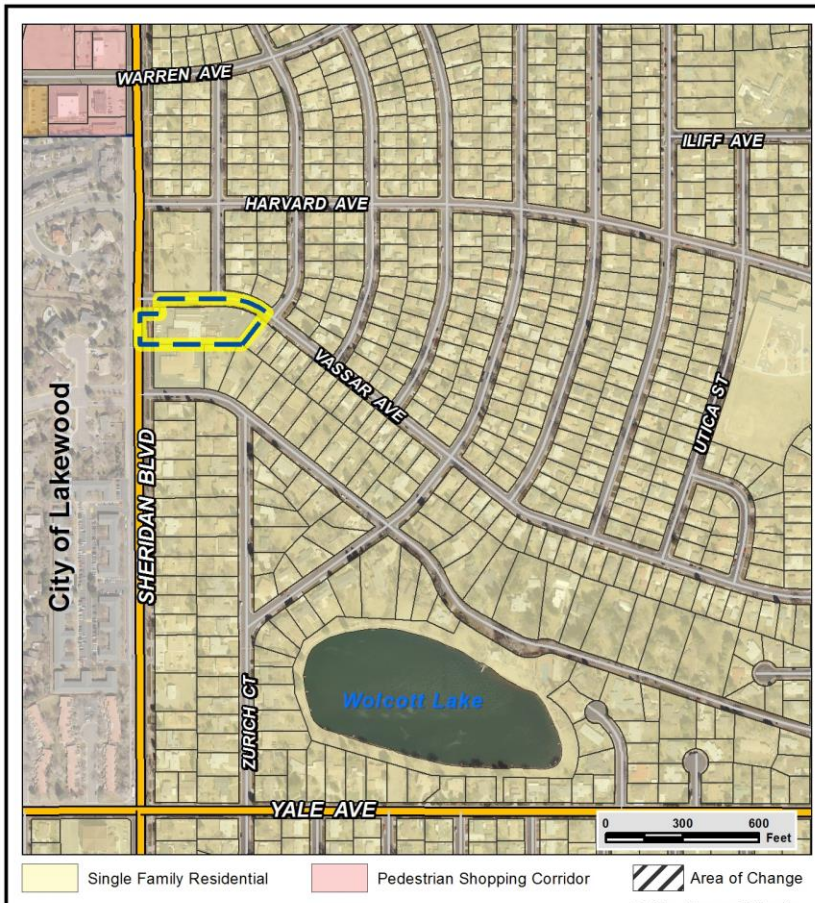
- Land Use Concept:
 - Single Family Residential
 - Same land uses as a town center or neighborhood center, but orients those uses in a linear rather than circular pattern
 - Scaled to be compatible with surrounding residential neighborhoods
 - Continuous street frontage of buildings, wide sidewalks, on-street parking, and shared parking among businesses
 - Area of Stability



Review Criteria: Consistency with Adopted Plans

Blueprint Denver (2002)

- Future Street Classification:
 - Residential Arterial: S Sheridan Blvd
 - High degree of mobility and generally serve longer vehicle trips
 - Movement of people and goods, rather than access is the primary function
 - Undesignated – Local: W Vassar Ave
 - Local streets are influenced less by traffic volumes and are tailored more to providing local access
 - Low travel speeds because of their “neighborhood” nature



Reminder: Evaluating whether the proposed zone district is consistent with the Future Street Classification, but not to assess the traffic impacts of a specific development proposal.

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, Others here:

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
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
 - Denver Zoning Code (DZC)
 - Neighborhood and citywide demand for child care
 - Change in the land abutting 5880 W Vassar
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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