



DENVER
THE MILE HIGH CITY

Official Map Amendments

#2015I-00151

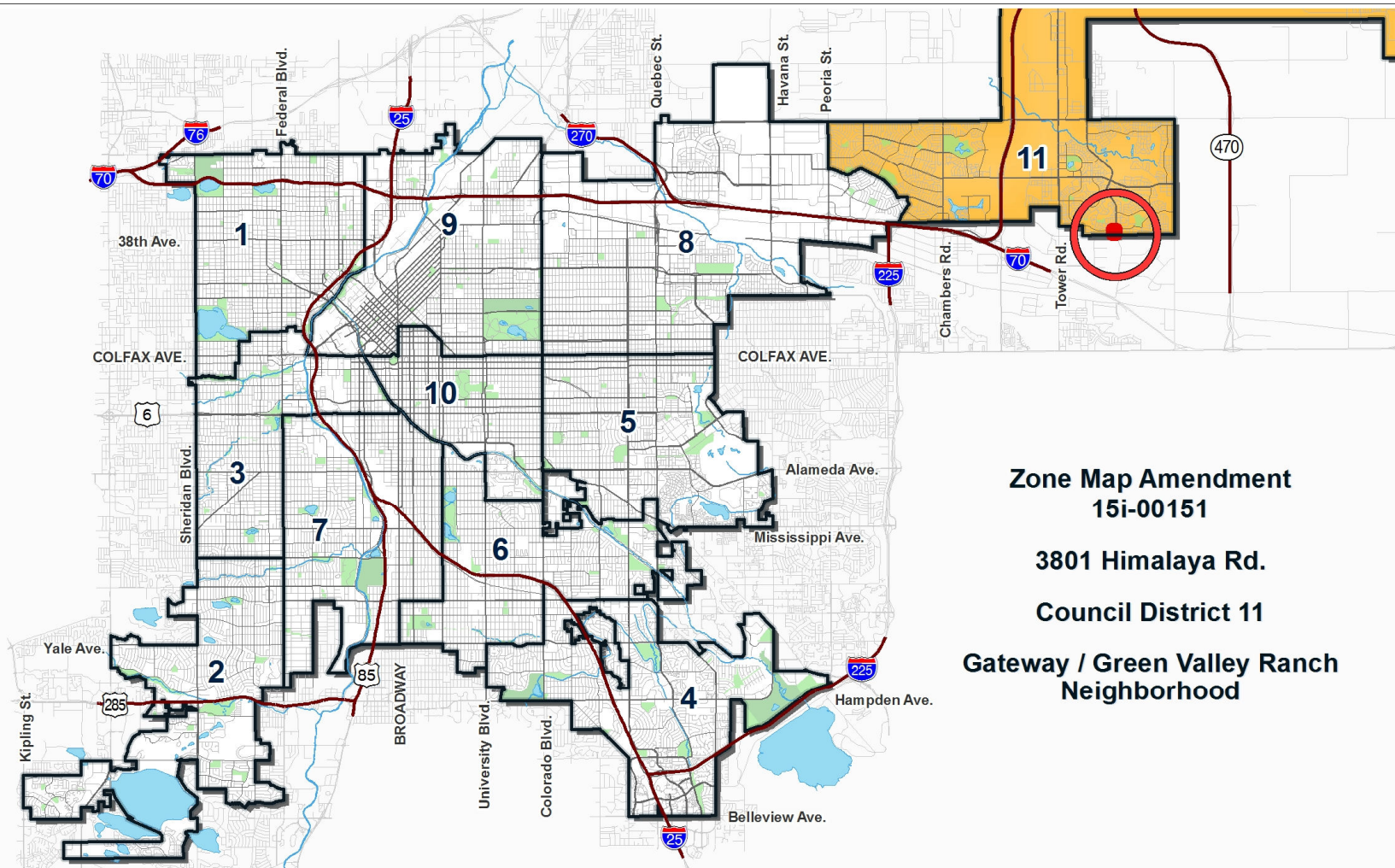
3801 Himalaya Rd.

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

Denver City Council
**Neighborhoods and Planning
Committee**
July 20th, 2016



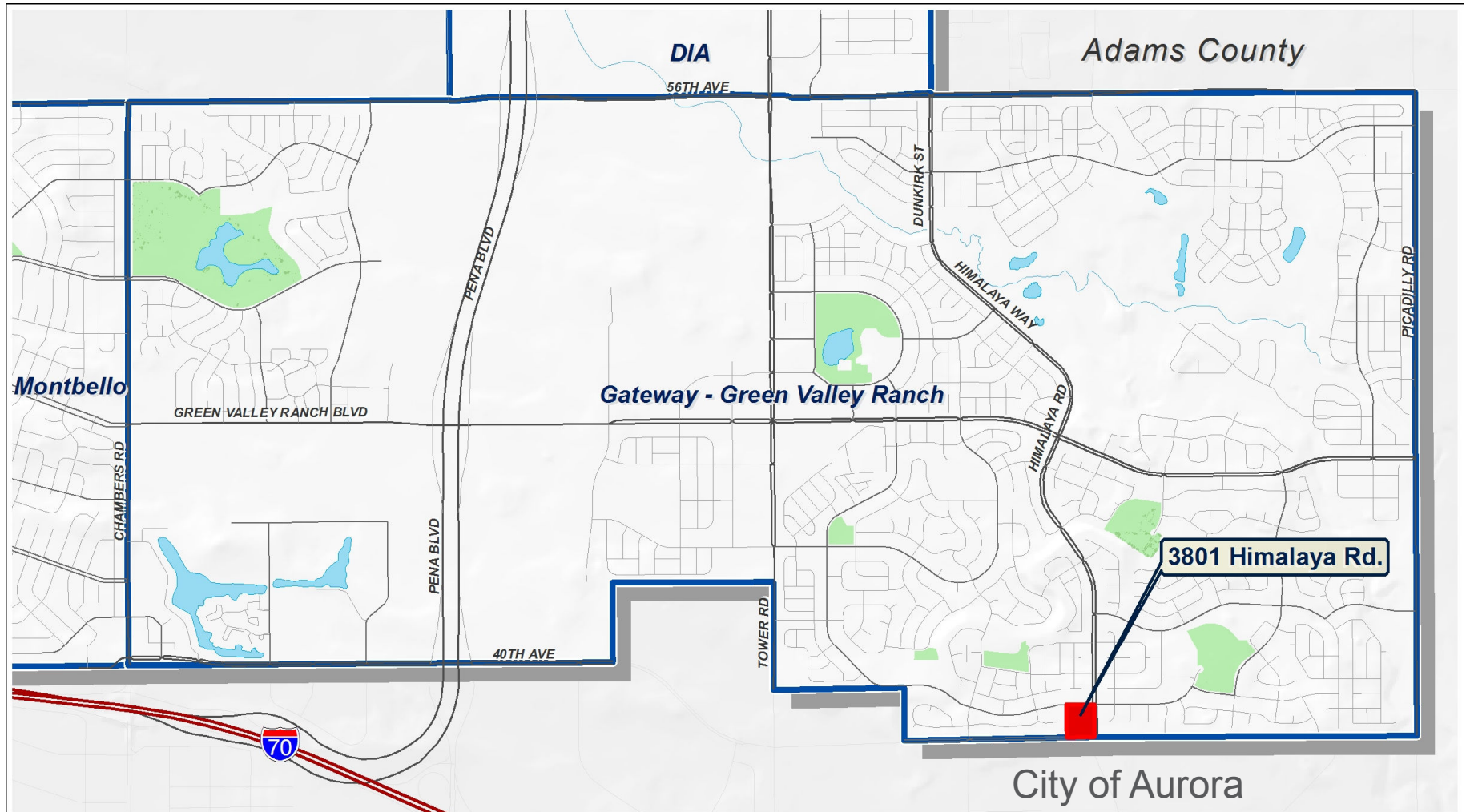
Location: NE Denver, District 11





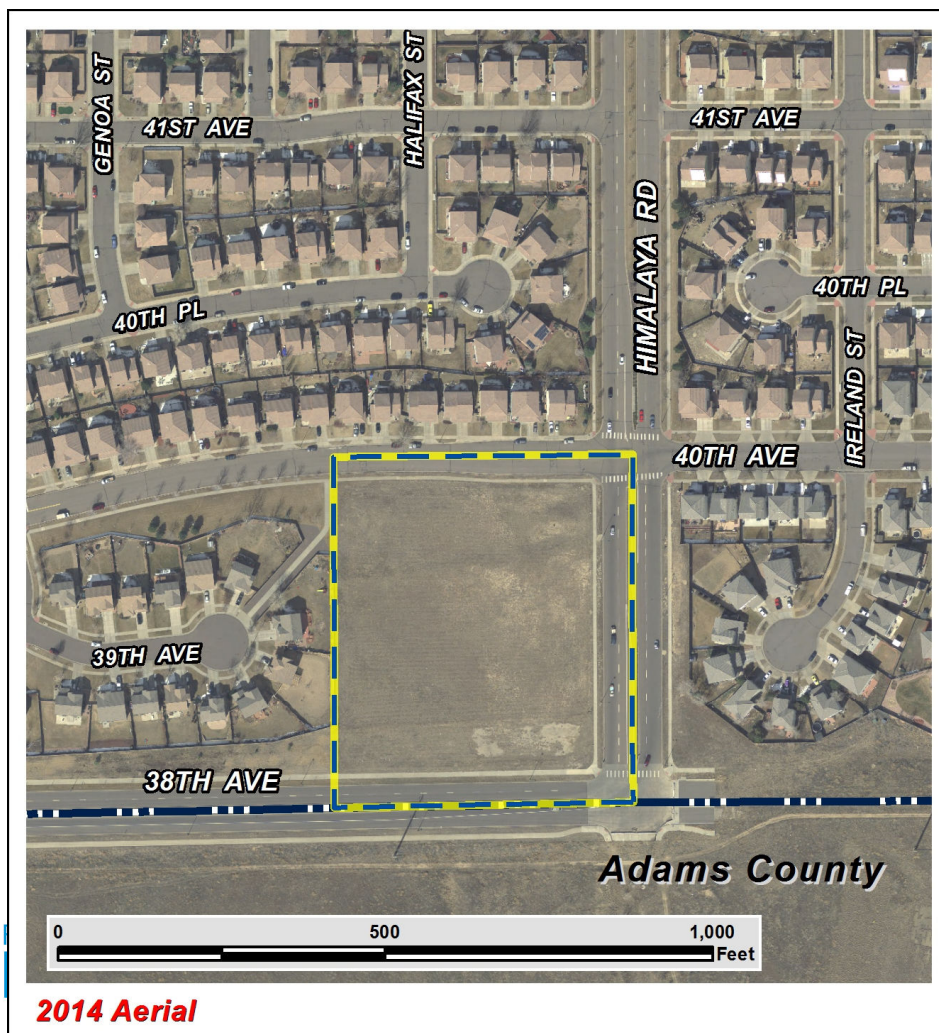
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Location: Gateway – Green Valley Ranch

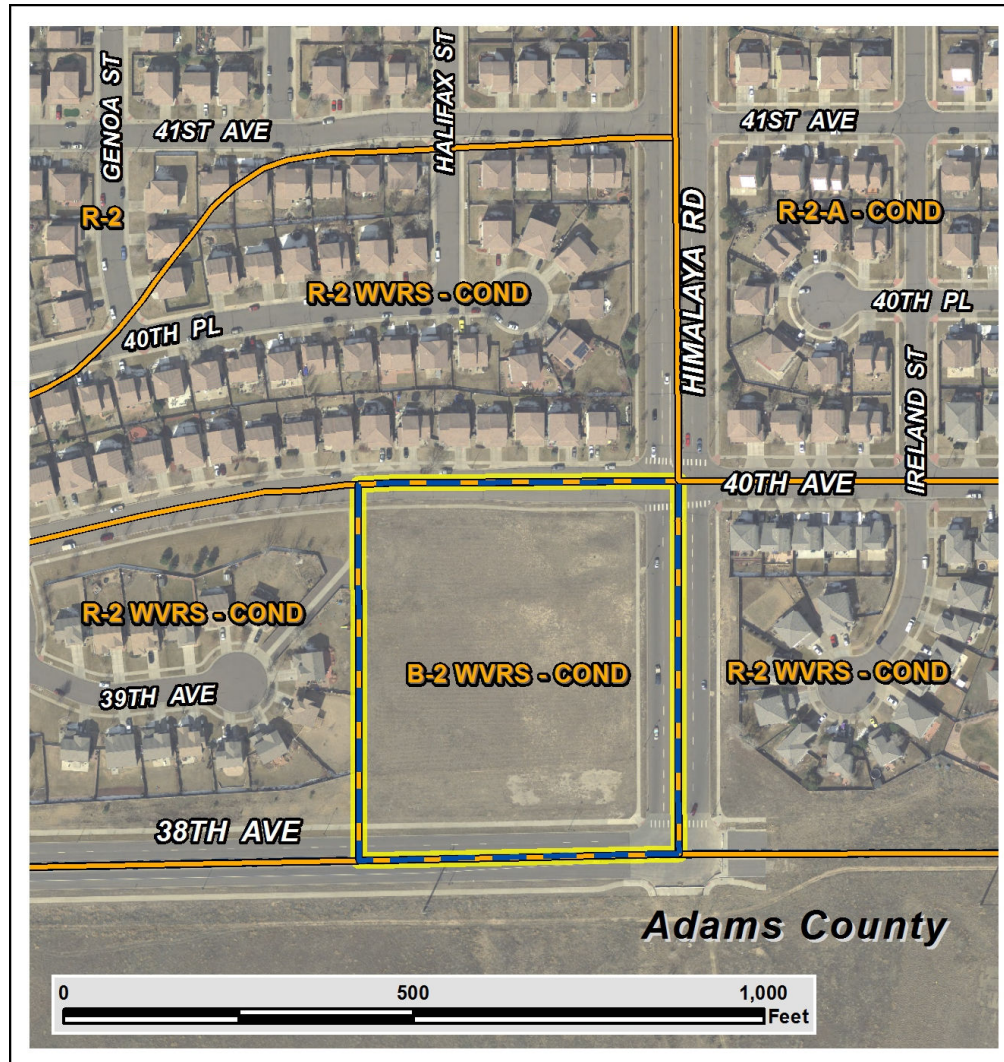


38th Ave & Himalaya Rd.





- Property:
 - 4 Ac.
 - **Owner Request:**
MX Zoning for residential townhomes



• Site:

B-2 (Neighborhood Business District) with W/C

- Convenience goods to serve surrounding neighborhoods
- 1:1 FAR
- **Waivers:** Restrict drive through services and multi-family residential
- **Conditions:** 30 ft. landscaping along 38th Ave.

Surrounding:

- R-2 W/C
- R-2-A – Cond

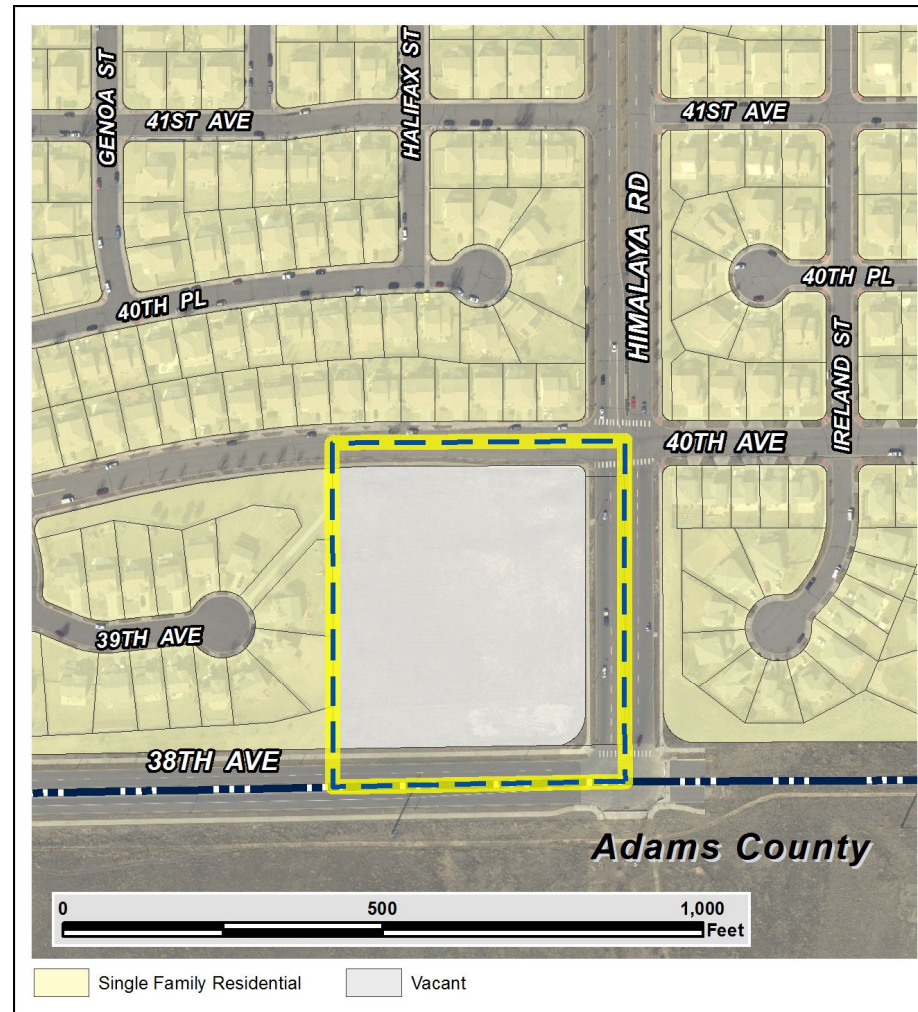
Request: S-MX-3

Suburban – Mixed Use – 3 Story



S-MX-3

- Appropriate along corridors, for larger sites and at major intersections
- Pedestrian-Scale Development of 1 to 3 Stories
- Positively contribute to established residential neighborhoods,
- Improve transition between commercial and adjacent residential
- Address streets while allowing flexibility for the variety of mixed use development in the S Context.

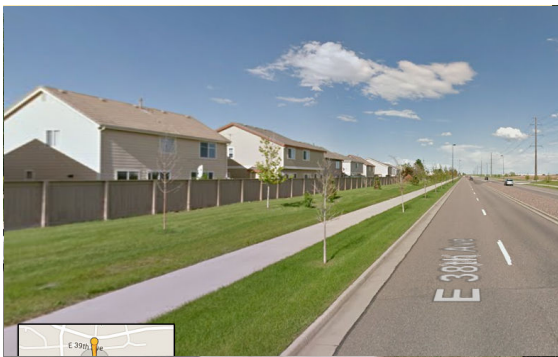


Existing Context – Building Form/Scale

North – 39th Ave & Himalaya Rd.



West – backing to 38th Ave.



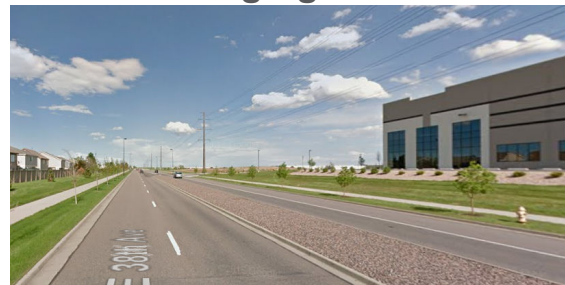
Site at 3801 Himalaya Rd.



East – 38th Ave & Himalaya Rd.



South – Emerging Industrial in Aurora





Rezoning Process

- Public Outreach
 - RNOs
- Far Northeast Neighbors, Inc.
- Montbello 20/20
- GVR Metropolitan District
- Green Valley Ranch Citizen's Advisory Board
- Inter-Neighborhood Cooperation (INC)
- Northern Corridor Coalition
- Denver Neighborhood Association, Inc.
 - Written Notice of Receipt of Application (Mar 15th 2016)
 - Written Notice / Signs Posted for Planning Board Public Hearing (15 day)
 - Neighborhood and Planning Committee Meeting (Jul 20th

- Applicant Outreach & Public Comments
 - Outreach meetings to discuss development and rezoning proposals
 - Letters of support (3):
 - Support residential townhomes based on developer proposal
 - Opposition April (6) and July (5):
 - Concern about increased density and possible traffic increase
 - Concern of negative impact on property values and parking
 - Some prefer current B-2 zoning for neighborhood services and landscape / open space separation
 - Outreach meetings to discuss development and rezoning proposals
 - **Planning Board Public Hearing (July 6th)**
 - 1 Comment of Support: Prefers residential townhomes over commercial
 - 2 Opposing: Prefer single family homes, or neighborhood serving commercial

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
 - Comprehensive Plan 2000
 - Gateway Concept Plan (1990, 1993)
 - Montbello / Green Valley Ranch Neighborhood Plan (1991)
 - Blueprint Denver: A Land Use and Transportation Plan (2002)
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

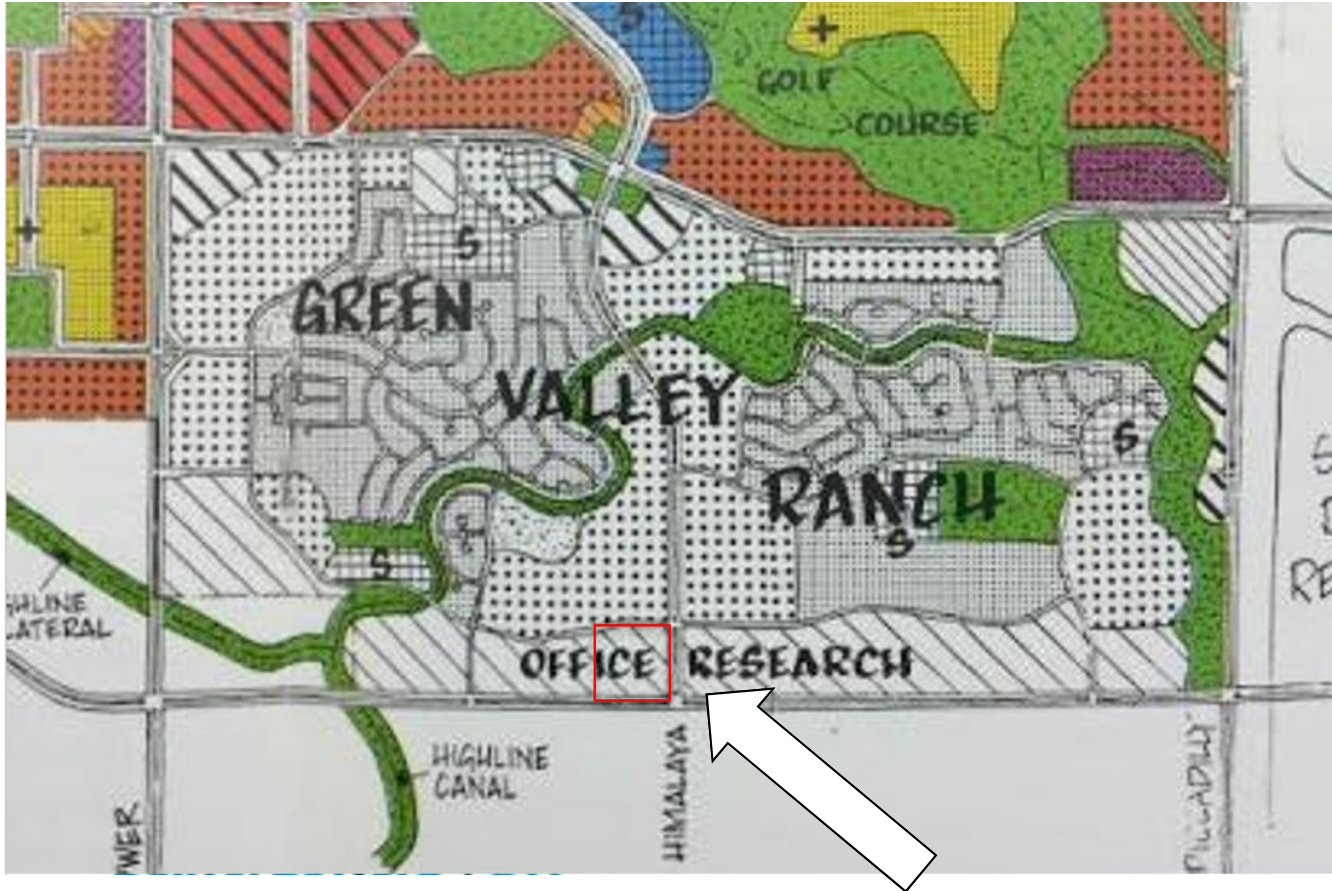
- Conserve land by promoting infill development (ES 2F), consistent with neighborhood character (LU 3B)
- Invest in a range of housing types and services (NS 1F)

Gateway Concept Plan (1990, Amended in 1993)

The Gateway plan map shows a concept land use of Office Research Park between 38th Ave and 40th Ave



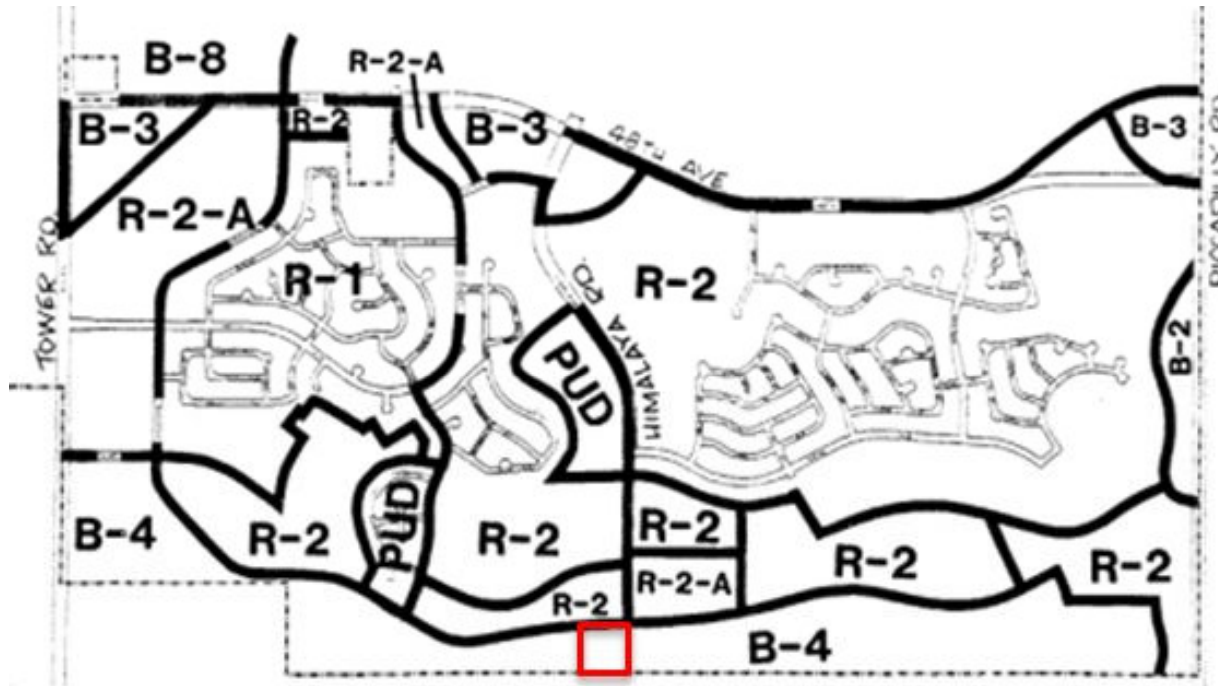
Review Criteria: Gateway Concept Plan 1990, Amended 1993





Review Criteria:

Montbello / Green Valley Ranch Neighborhood Plan (1991)



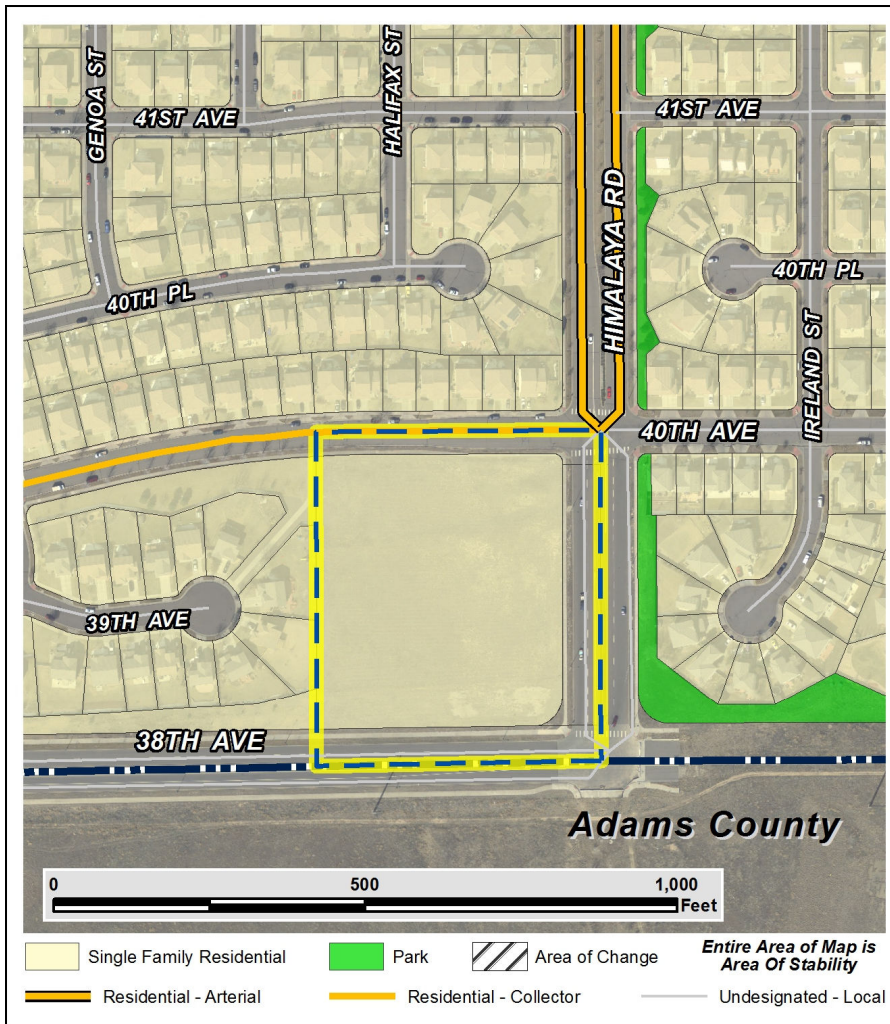
Neighborhood existing zoning map

- B-4 - General Business District
- Variety of consumer and business services adjacent to arterial streets and abutting residential districts.
- R-2 is defined as Single and Multi-Unit Dwellings at 14.5 DU's / acre.
- R-2-A is described as Multi-Unit Dwellings, Medium Density at 21.8 to 29 DU's / acre, depending on open space requirements.

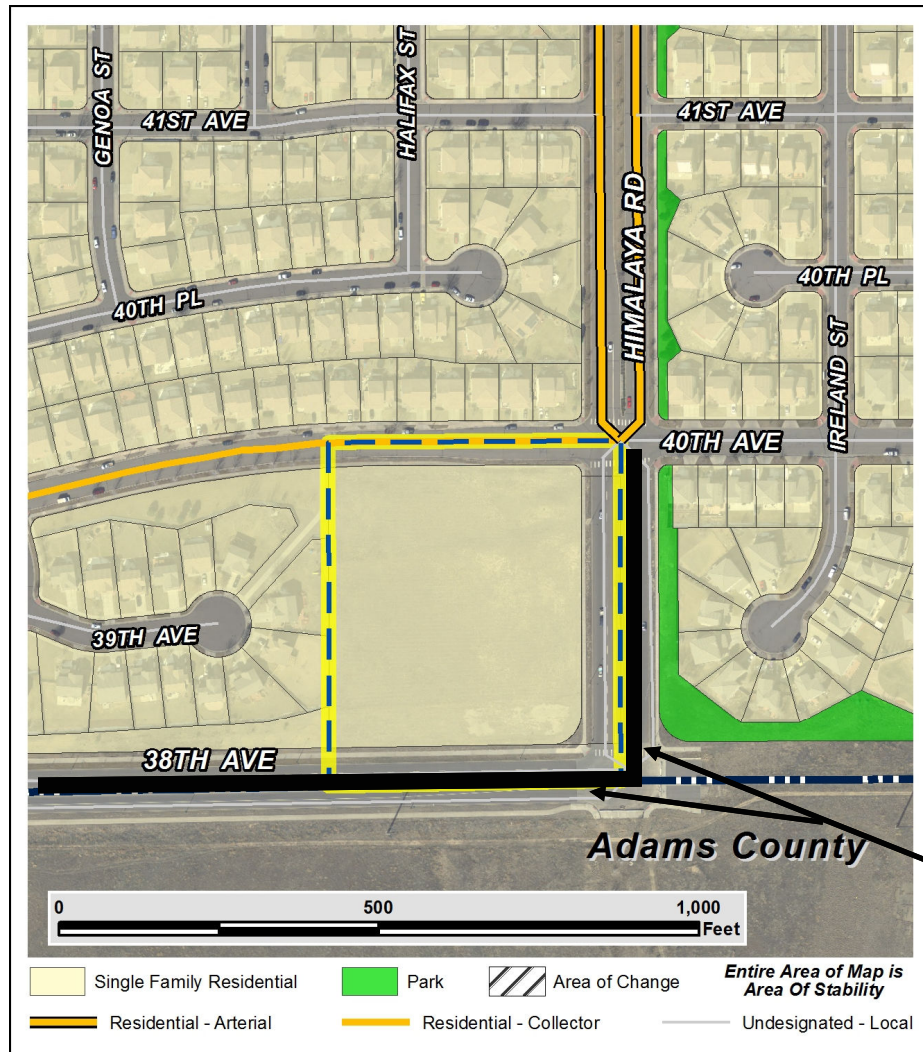
Review Criteria: Consistency with Adopted Plans

Blueprint Denver (2002)

- Land Use Concept:
 - **Single Family Residential**
 - Single Family homes are predominant development type
 - **Variety of housing types**
 - Complementary land uses (stores, parks and schools)
 - Significantly smaller employment base
- Area of Stability:
 - Maintain area character while accommodating some new development and redevelopment



Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Street Classifications:
 - 40th Ave
 - Residential Collector
 - Connects neighborhoods
 - Support bike, ped & vehicle trips
 - Himalaya Rd.
 - Residential Arterial
 - Connects to I-70, Rail, employment & commercial centers
-
- Note: 38th Ave & Himalaya
 - Public Works Street Classification: **Arterial**



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38th Ave.



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Himalaya Rd.



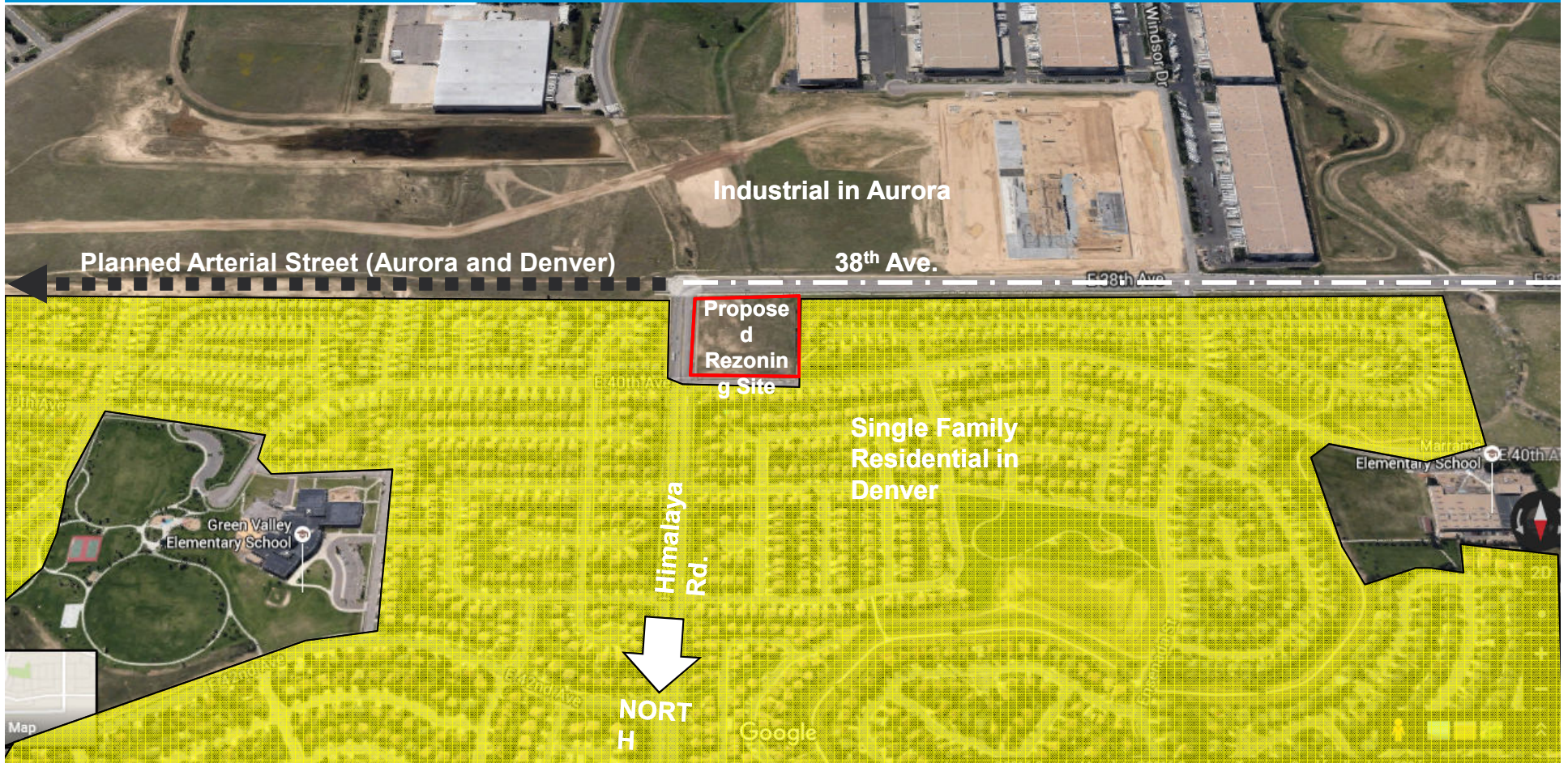


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40th Ave.



38th Ave and Himalaya Rd.



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Uniformity of District Regulations

- **S-MX-3 would result in uniform application of district building form, use and design 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
- **New commercial industrial uses developing south of 38th Ave in Aurora**
- **Single family residential development to the west, north and east from 1999 to 2002**
- **Site intended for commercial or single family homes has remained vacant**

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

- **Suburban Neighborhood Context**

- **Suburban Context:** Single & Multi-unit residential, Commercial Strips and Centers, and Office Parks
- Single-unit Residential located away from Arterial Streets
- Multi-unit Residential located along Arterial and Collector Streets

- **S-MX-3 Zone District**

- Pedestrian-Scale Development of 1 to 3 Stories
- Positively contribute to established residential neighborhoods,
- Improve transition between commercial and adjacent residential



CPD Recommendation

CPD Finding: All review criteria have been met

Recommendation: Approval

Planning Board recommendation: **Approval** (8 - 2)

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