



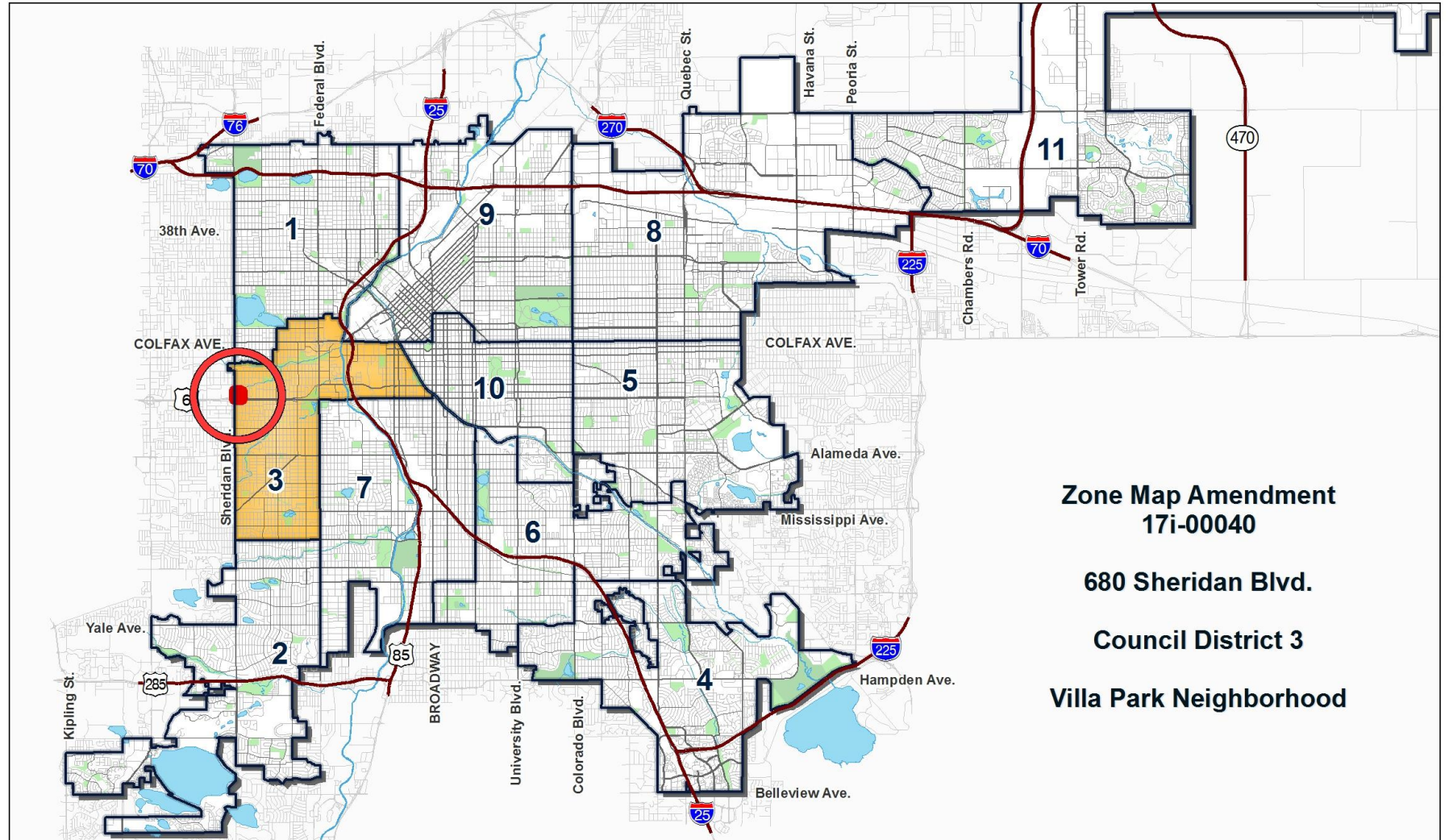
**DENVER**  
THE MILE HIGH CITY

# 680 Sheridan Blvd.

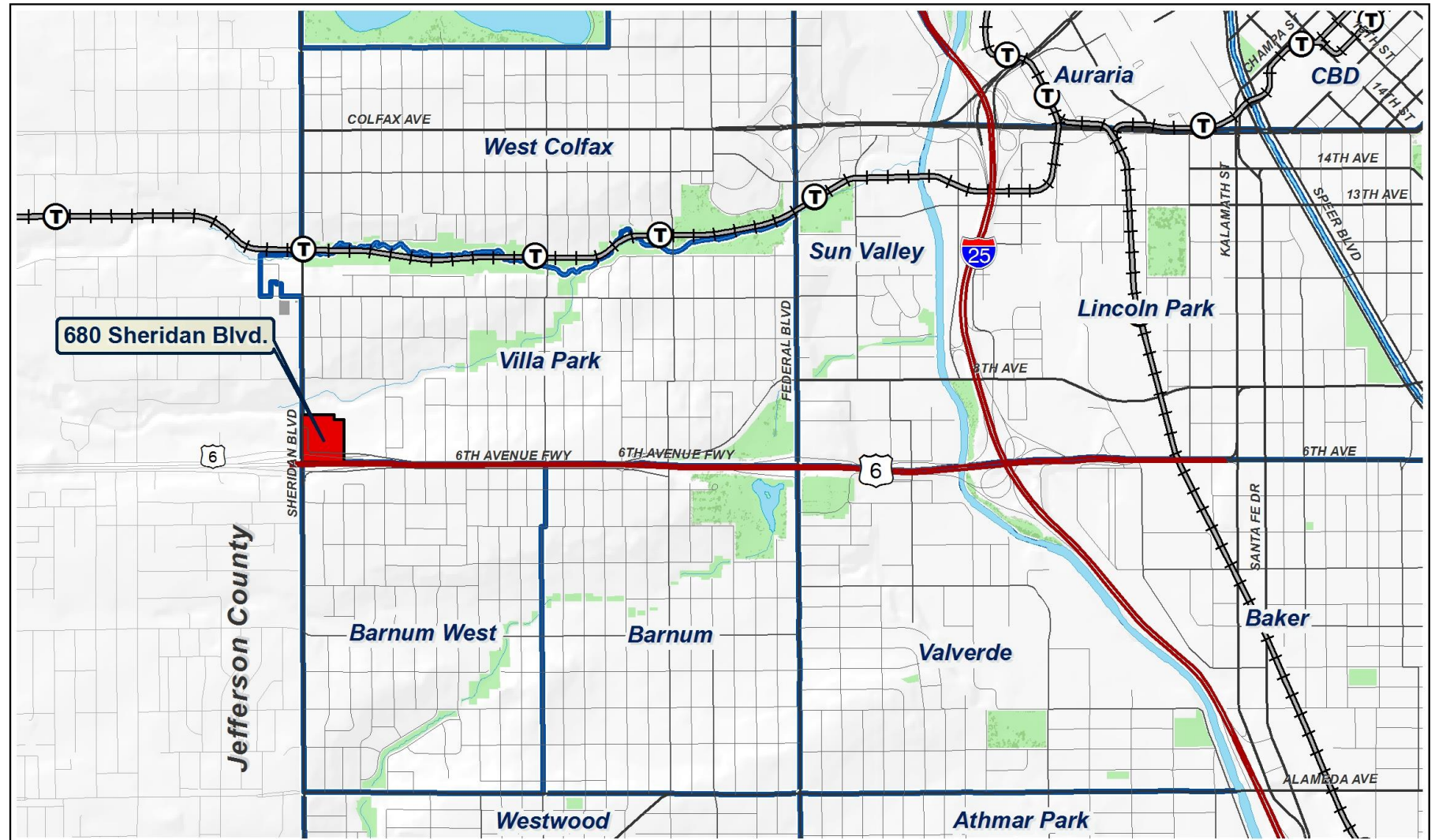
PUD #1 to E-MX-3

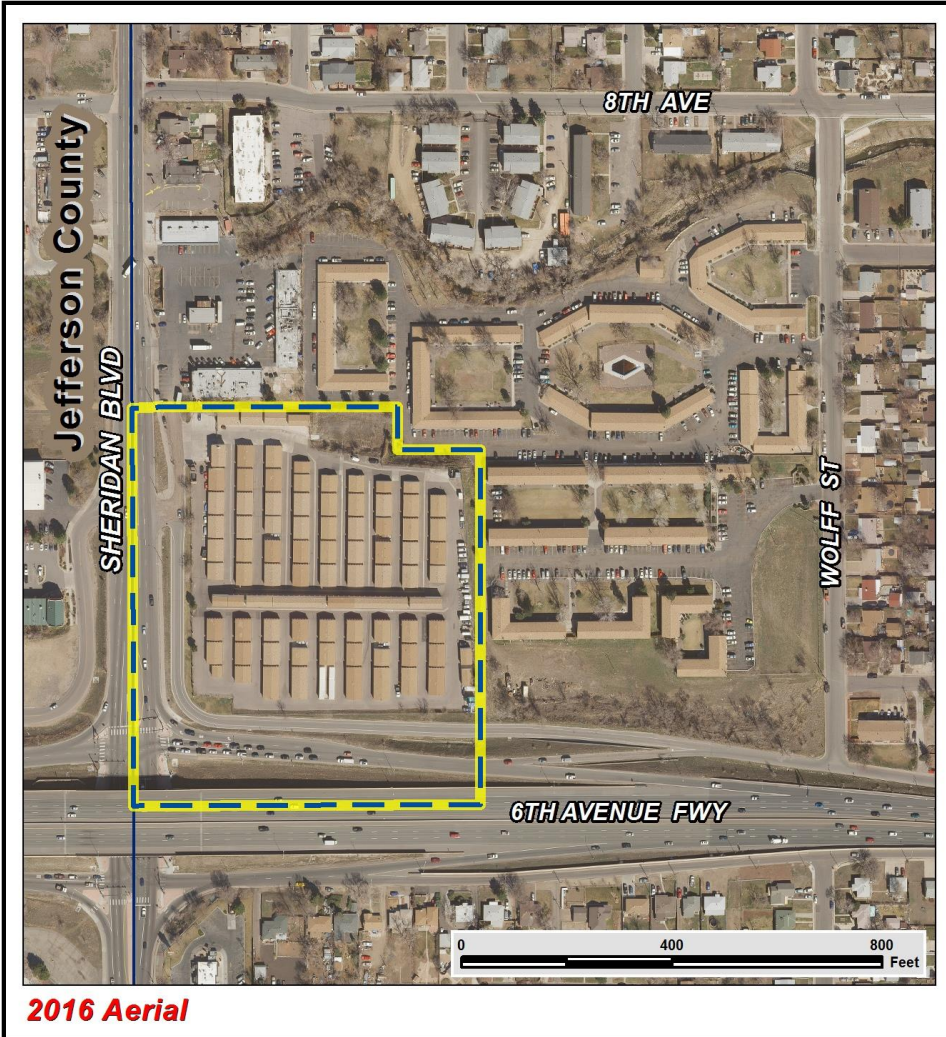
FOR CITY SERVICES VISIT | CALL  
**DenverGov.org** | **311**

# 680 Sheridan Blvd. PUD #1 to E-MX-3



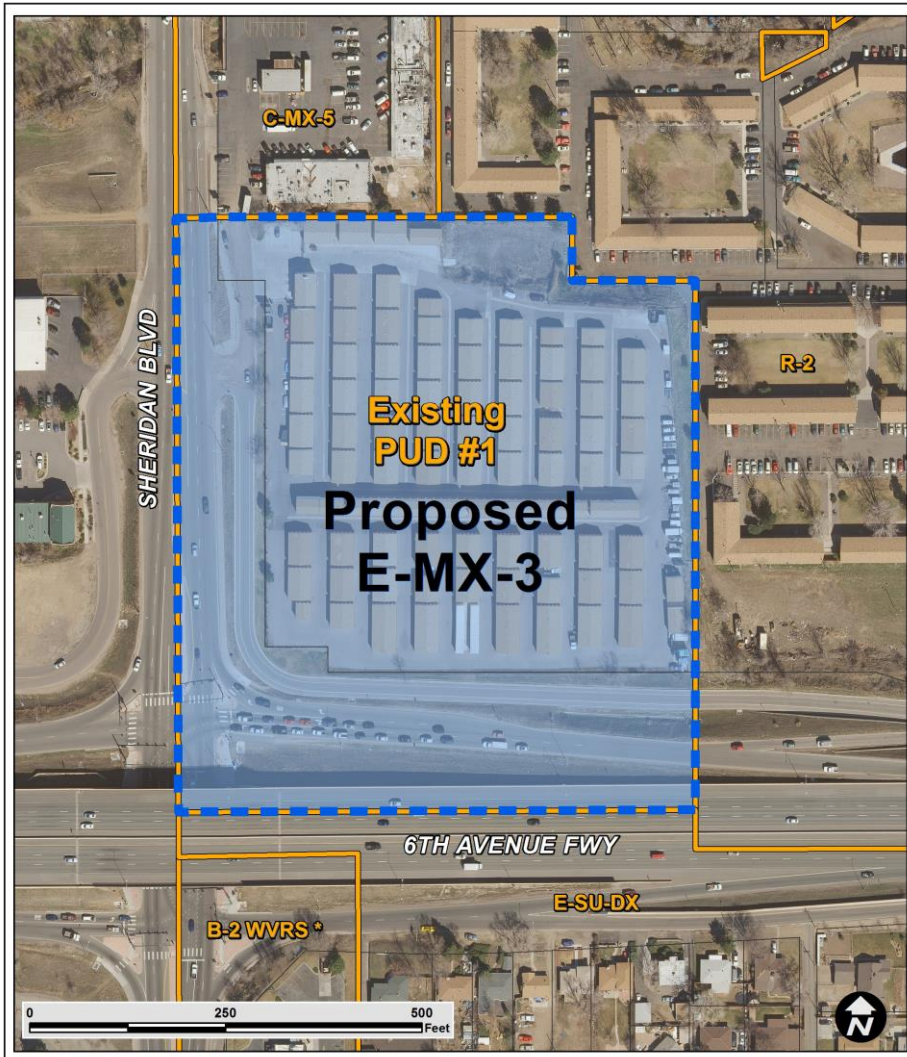
# Villa Park Neighborhood





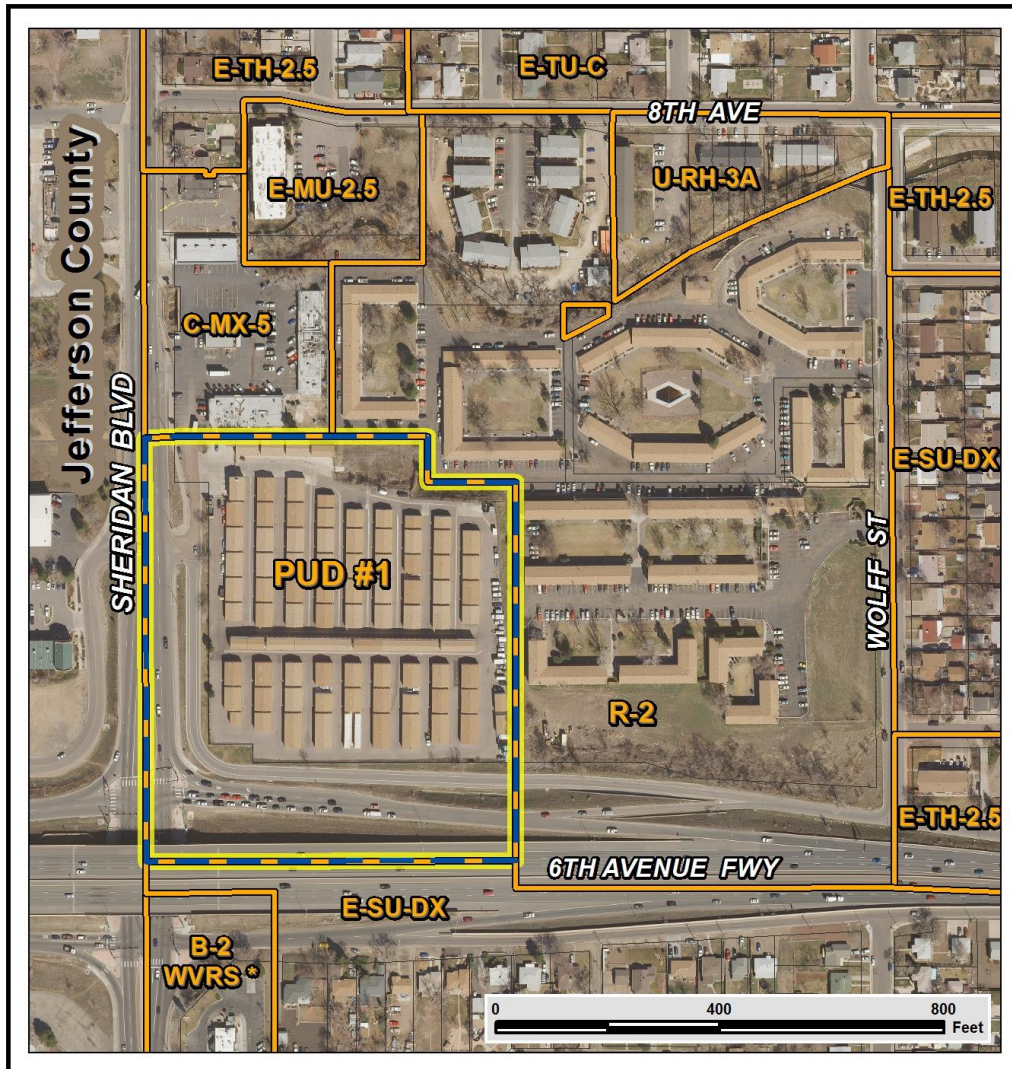
2016 Aerial

- NE Corner of Sheridan Blvd. and 6<sup>th</sup> Ave. Freeway
- Lakewood to the west across Sheridan Blvd.

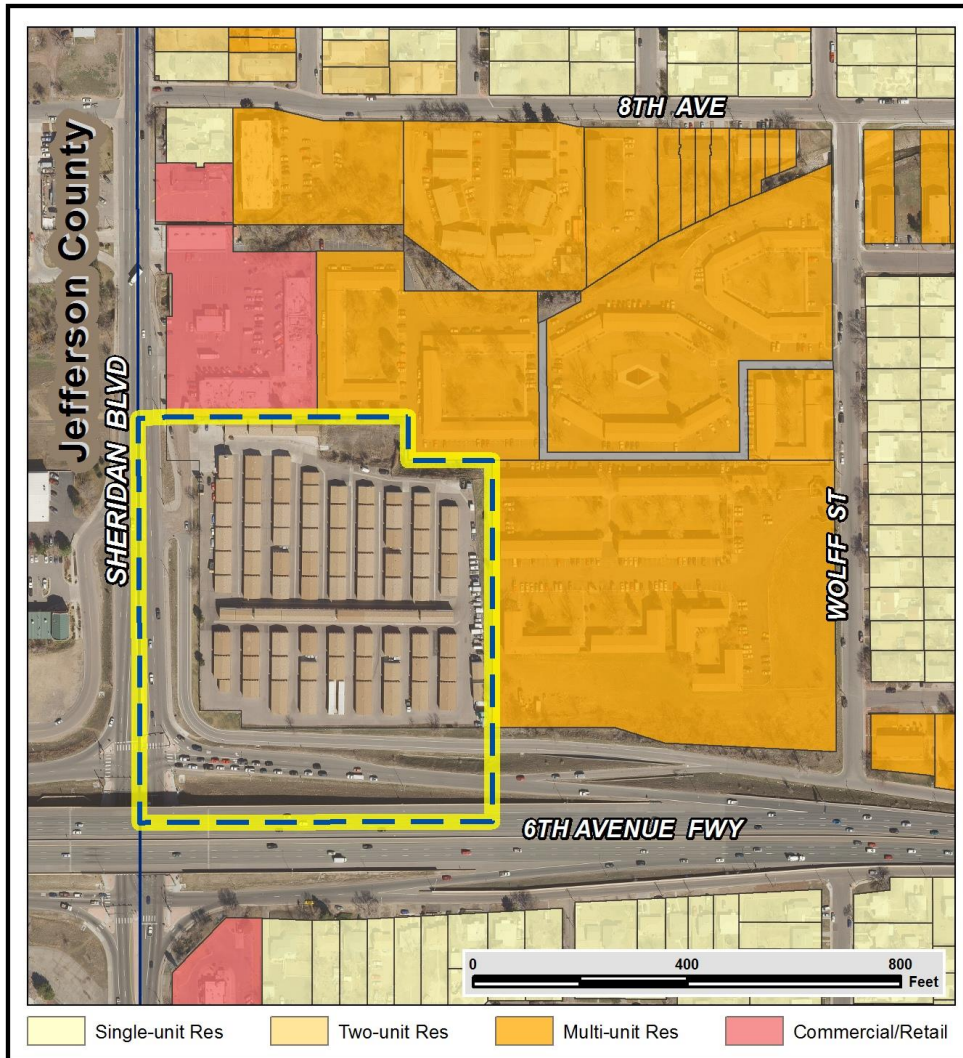


- Property:
  - 7.3 Acres
  - Self-storage facility
  - 1-2 story drive-up buildings
- Applicant:
  - Requesting rezoning to redevelop as storage
- Rezone from PUD #1 to E-MX-3

# Existing Context – Zoning

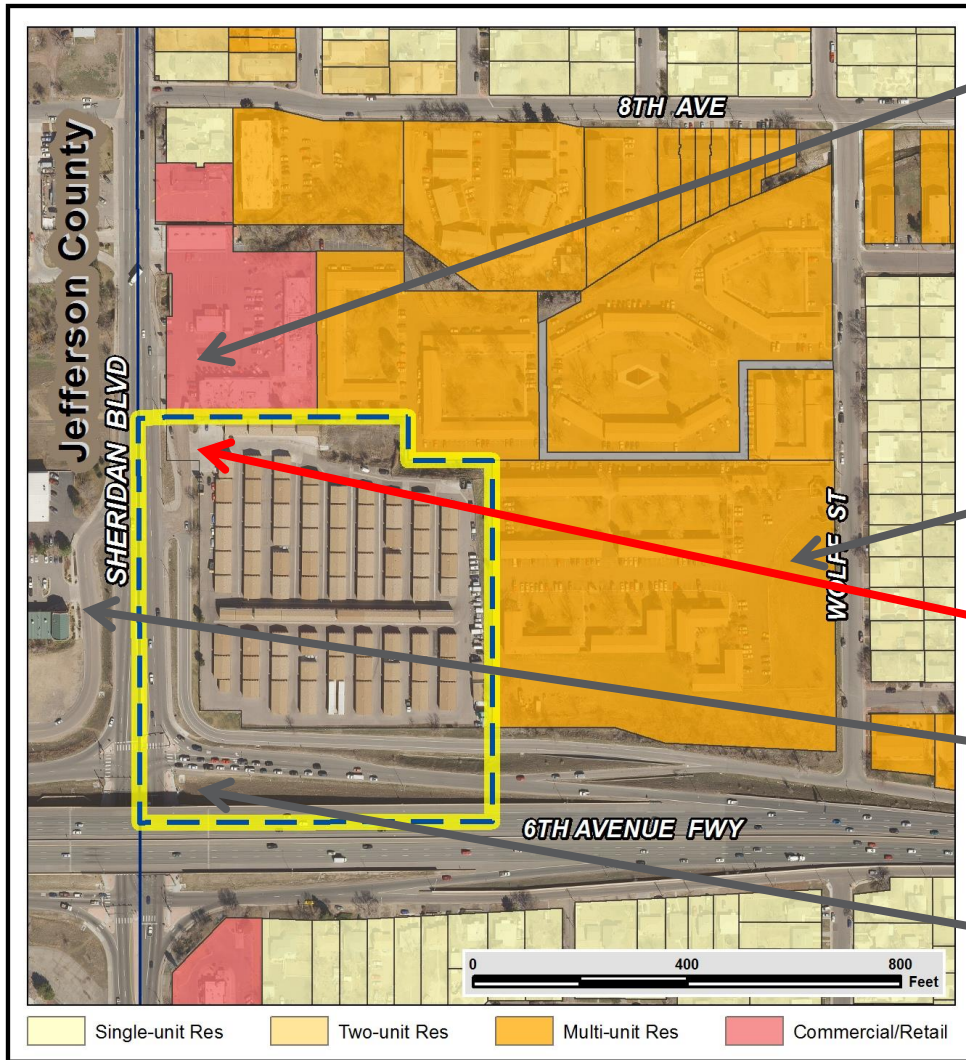


- Site:
  - PUD #1
- Surrounding Zoning:
  - North – C-MX-5, R-2
  - South – E-SU-Dx
  - East – R-2
  - West – Lakewood LI & M-G-S



- Site – Commercial
- North – Commercial, Residential
- South – Commercial, Residential
- East – Residential
- West – Office, Light Industrial

# Existing Context – Building Form/Scale





- Planning Board (January 17, 2018)
  - 9-0 vote for recommendation of approval
  - No public comment received
- Land Use, Transportation and Infrastructure Committee (February 6, 2018)
- City Council (Tentative: March 19, 2018)
- Public comment
  - No comment letters received

## 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

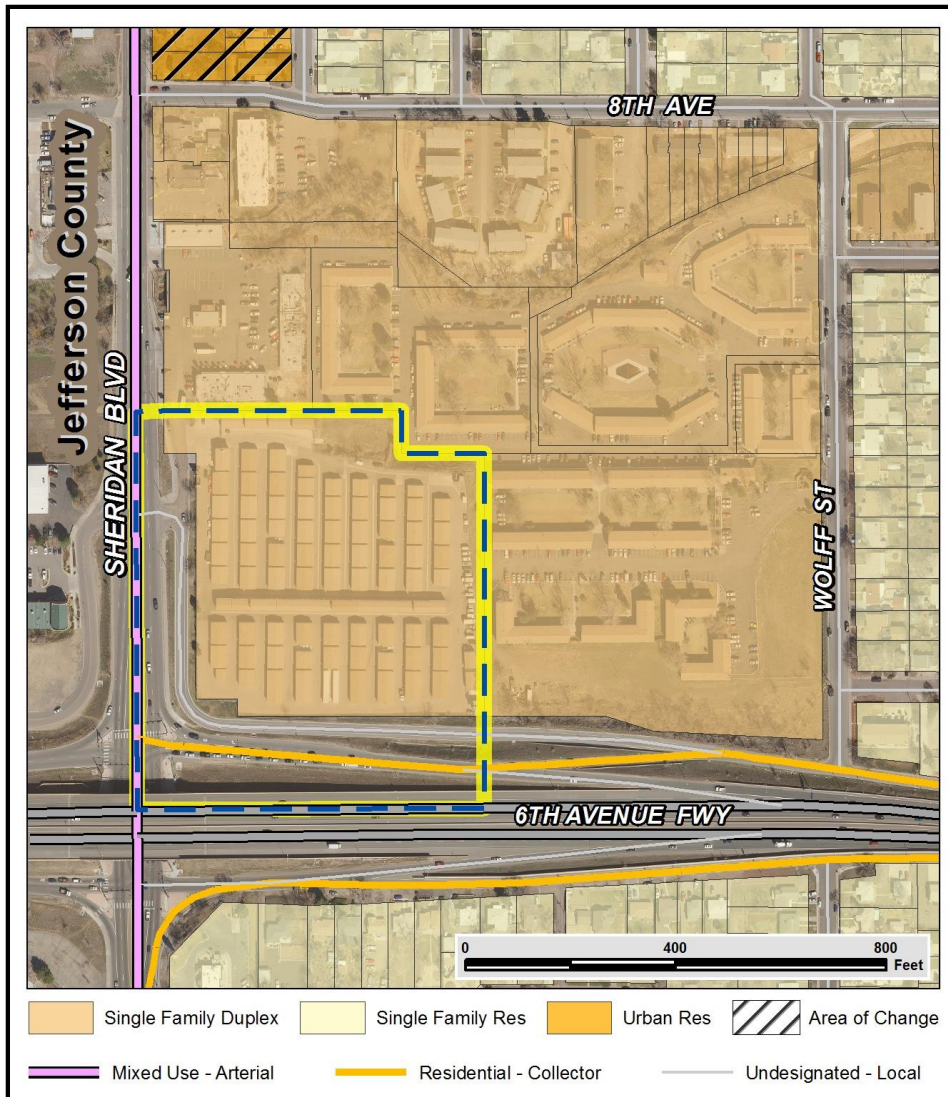
## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
  - Comprehensive Plan 2000
  - Blueprint Denver: A Land Use and Transportation Plan
  - Villa Park Neighborhood 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

## Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-F
- Land Use Strategy 3-B
- Mobility Strategy 4-E
- Economic Activity Strategy 4-B

# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2002)

- Land Use Concept:
  - Single Family Duplex
    - Moderately dense areas
    - Primarily residential but with some complementary, small-scale commercial uses
  - Area of Stability
- Future Street Classification:
  - Sheridan Blvd.
    - Mixed-Use Arterial
  - 6<sup>th</sup> Ave. Service Road
    - Undesignated Local

## Villa Park Neighborhood Plan (1991)

- Improve neighborhood arterials
- Discourage higher density development
- Discourage development that is incompatible with the scale and quality of the neighborhood
- Support and enhance neighborhood commercial activities
- Increase retail activity

## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
  - Request is consistent
3. Further Public Health, Safety and Welfare
  - Implements adopted plans, facilitates reinvestment in existing business
4. Justifying Circumstances
  - Changed or Changing Condition: Changes in surrounding neighborhood and site since 1977
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
  - E-MX-3 zone district promotes mixed-use along corridors and on larger sites

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