



DENVER
THE MILE HIGH CITY

6502 E. Union Ave.

From B-4 with waivers UO-1 UO-2
To S-MX-12

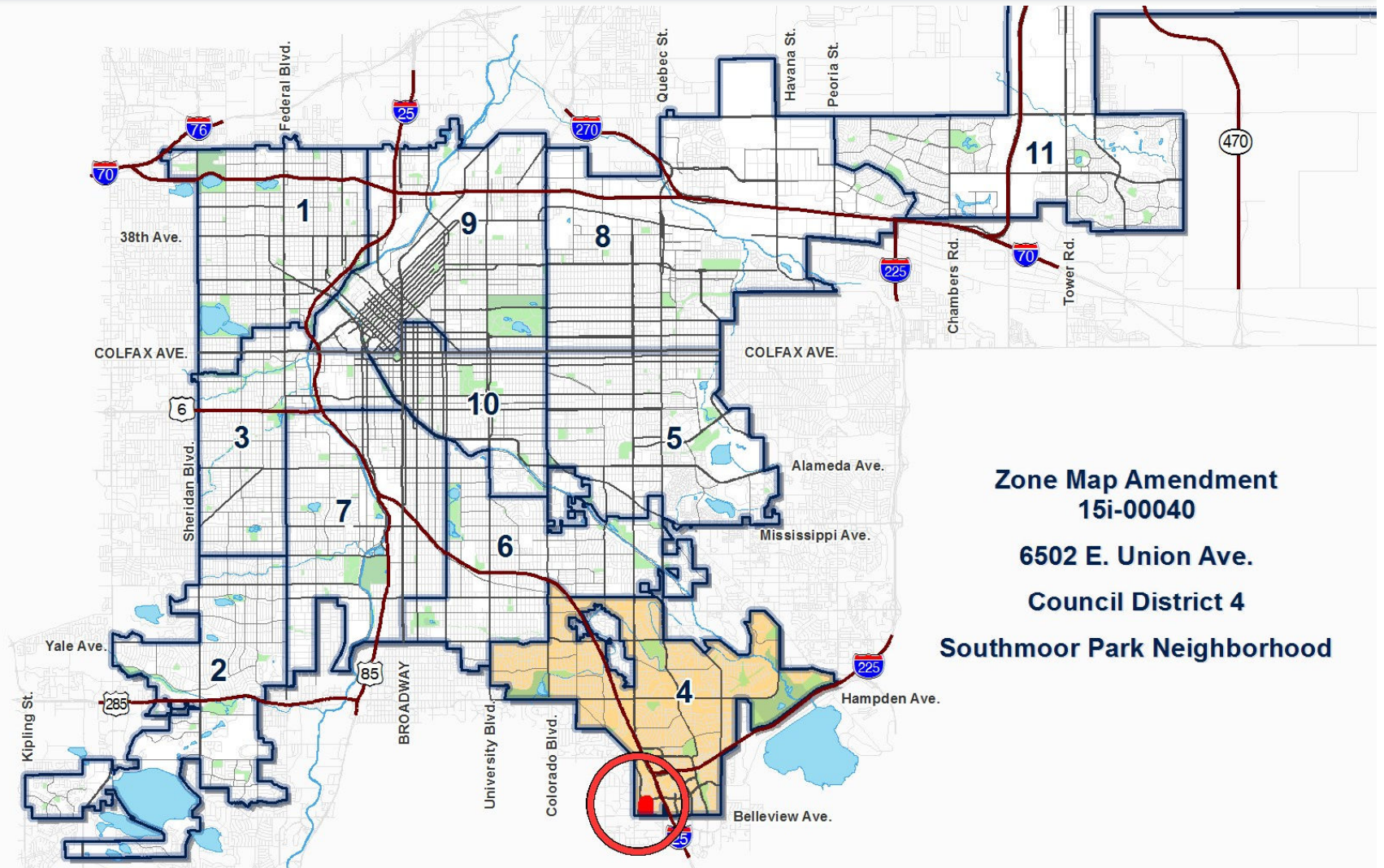
City Council
September 21, 2015

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



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Location Map



**Zone Map Amendment
15i-00040**

6502 E. Union Ave.

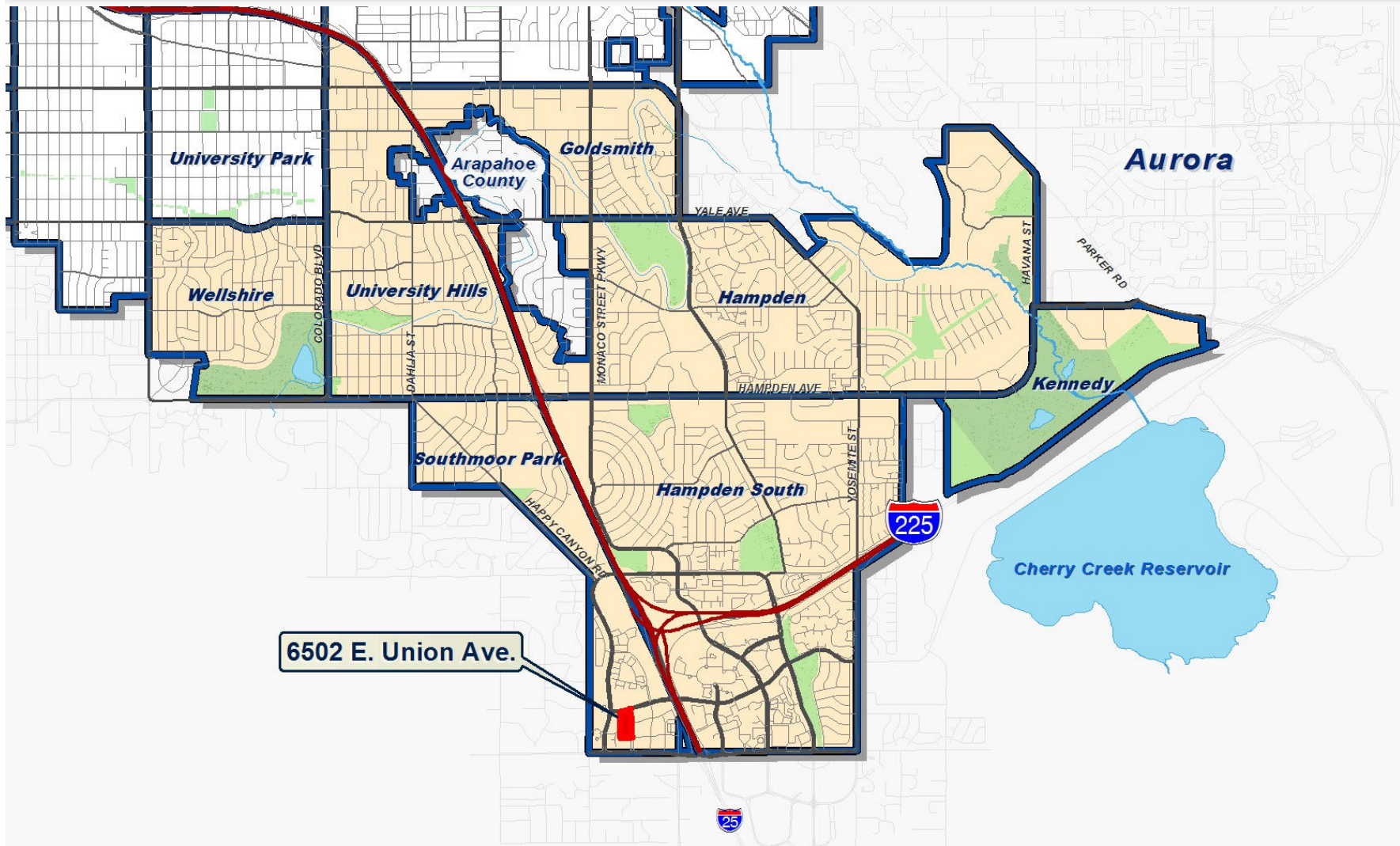
Council District 4

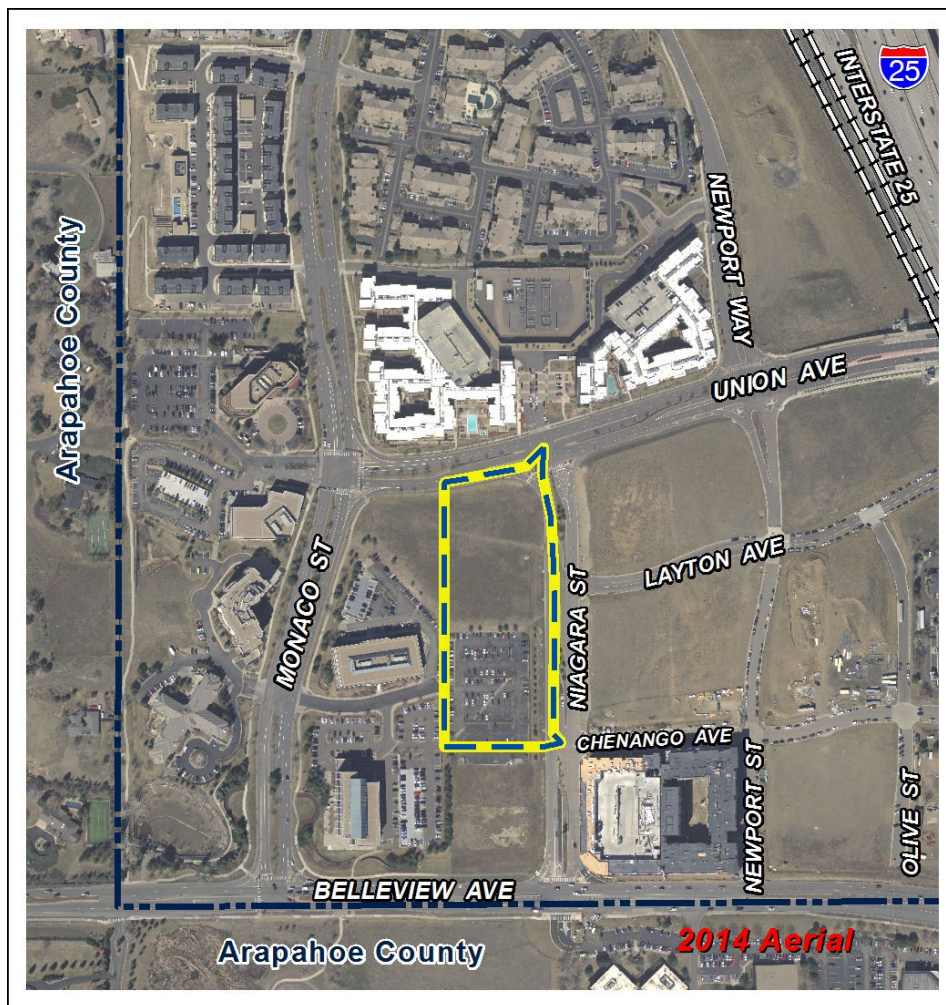
Southmoor Park Neighborhood



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Location Map – Council District and Neighborhood

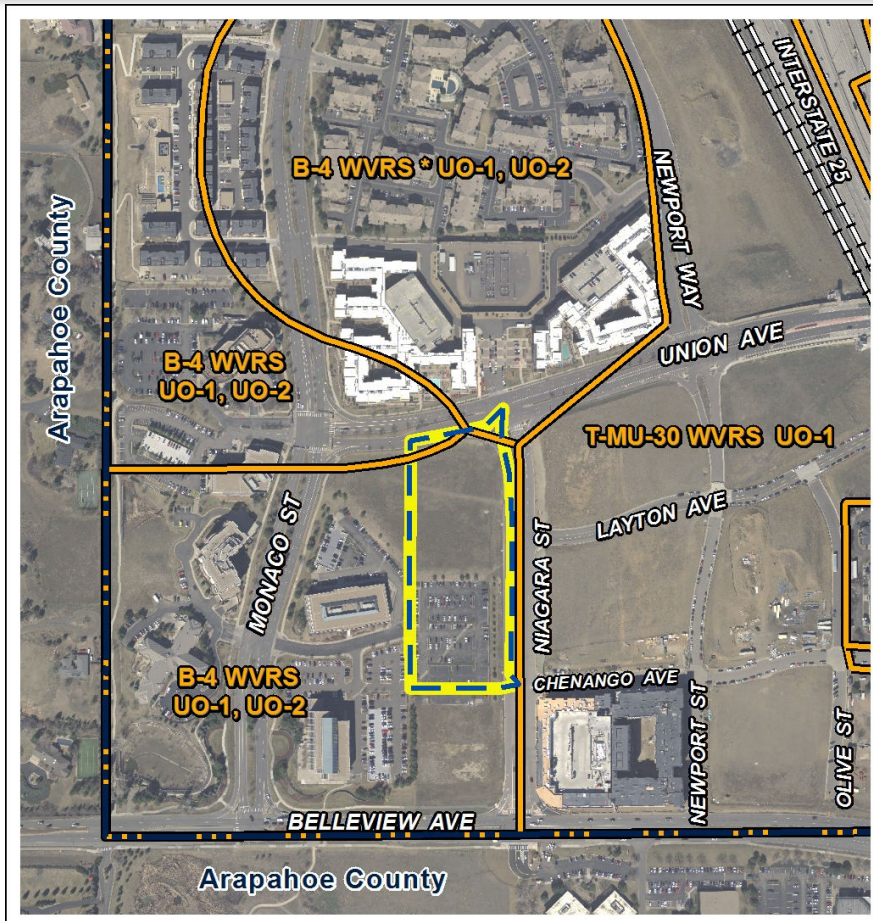




- E. Union Avenue and S. Niagara Street
- Property:
 - 4.69 Acres
 - Vacant
 - Surface Parking
- Property Owner:
 - Requesting rezoning to enable development

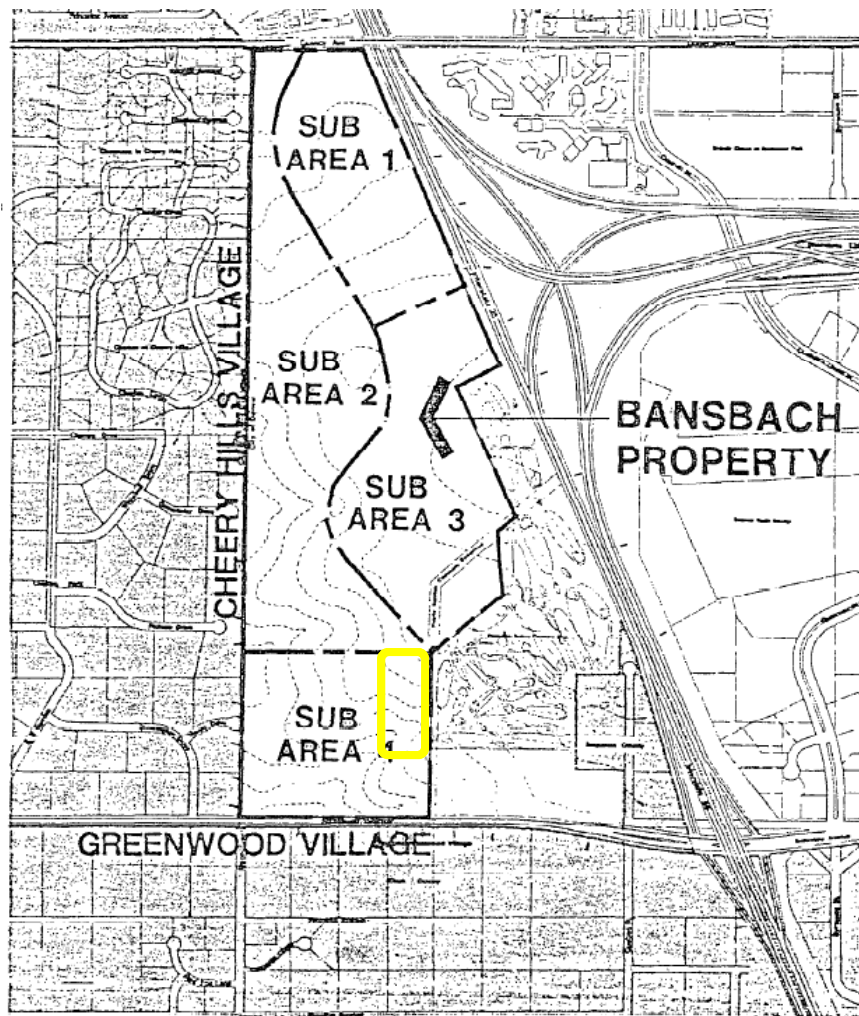
Reminder: Approval of a rezoning is not approval of a proposed specific development

Existing Context – Zoning



- Current Zoning:
 - B-4 with waivers UO-1 UO-2
- Surrounding Zoning:
 - B-4 with waivers UO-1 UO-2
 - B-4 with waivers and conditions UO-1 UO-2
 - T-MU-30 with waivers UO-1

Existing Context - Current Zoning Waivers



Subarea 4

- **Gross Floor Area**

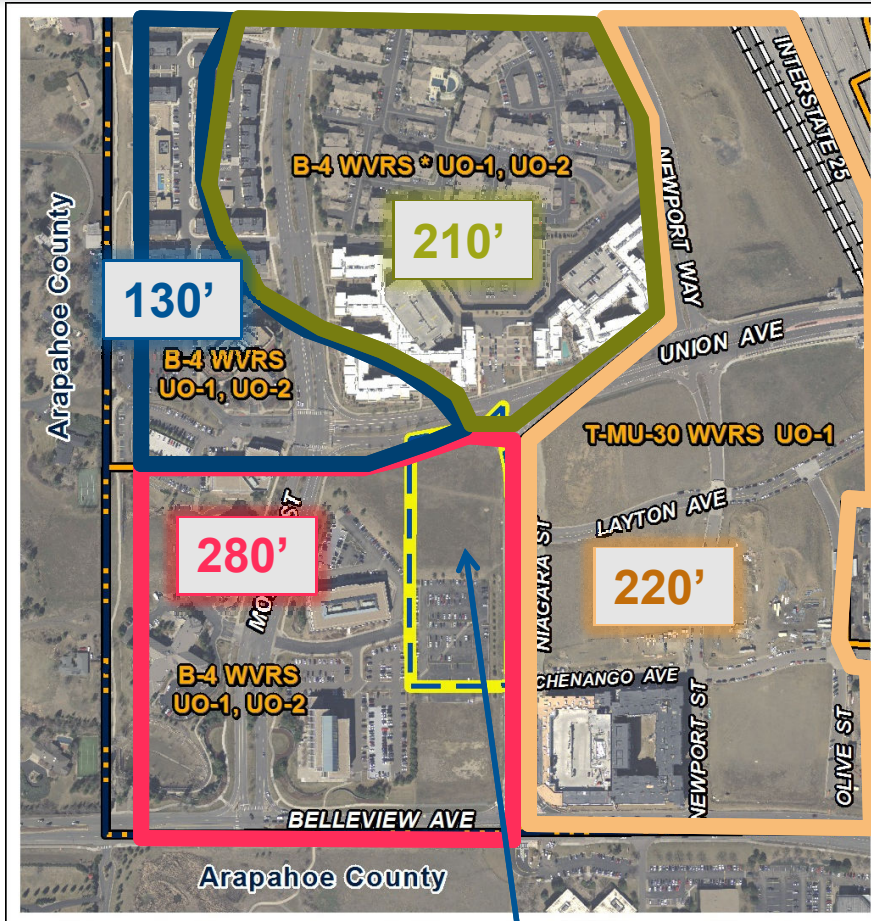
- (1) Waive the right to develop the maximum gross floor area as permitted in the B-4 District by agreeing not to construct, erect, and/or build in excess of 1,200,000 square feet of gross floor area in Sub Area 4, exclusive of publicly owned buildings, and agree within that 1,200,000 square foot limit to not construct more than 225,000 square feet of residential, more than 100,000 square feet of retail, or more than 500,000 square feet of hotel.

- All residential square footage in the subarea has been developed

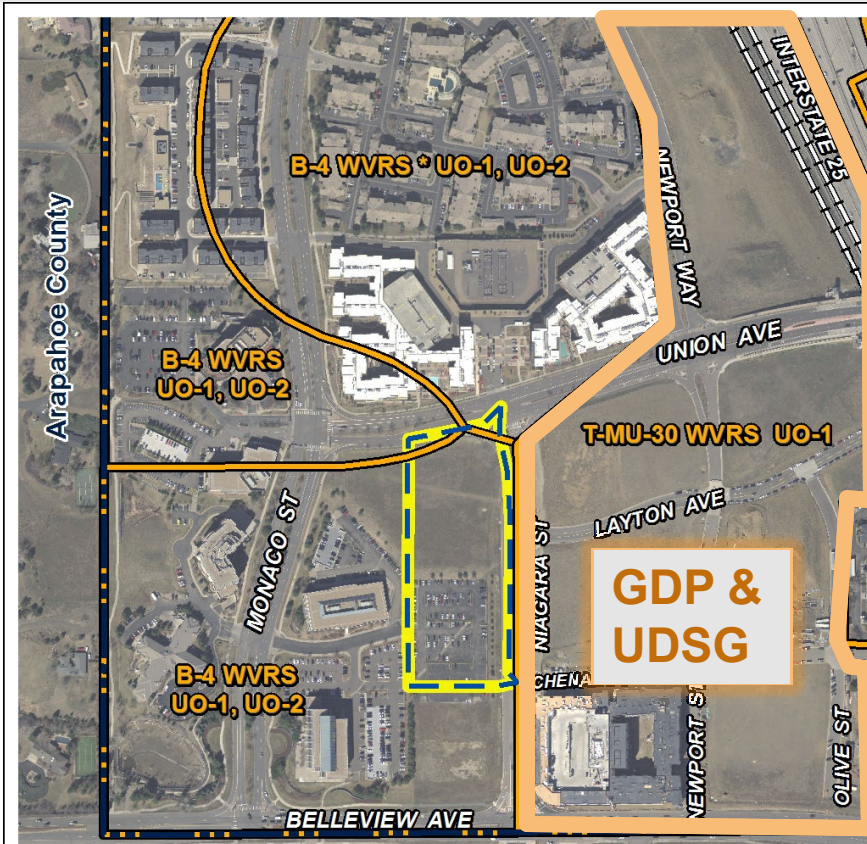
- 17 Use Waivers
- Maximum Height of 280'

Existing Context – Zoning Height

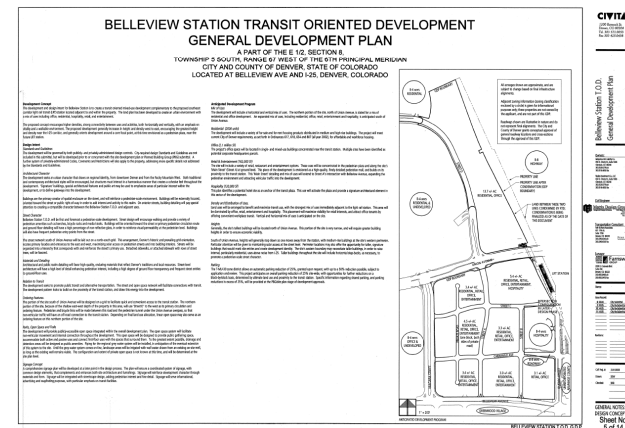
- Maximum height in feet in surrounding areas (Former Chapter 59 zoning)



Existing Context – Bellevue Station General Development Plan and Urban Design Standards & Guidelines

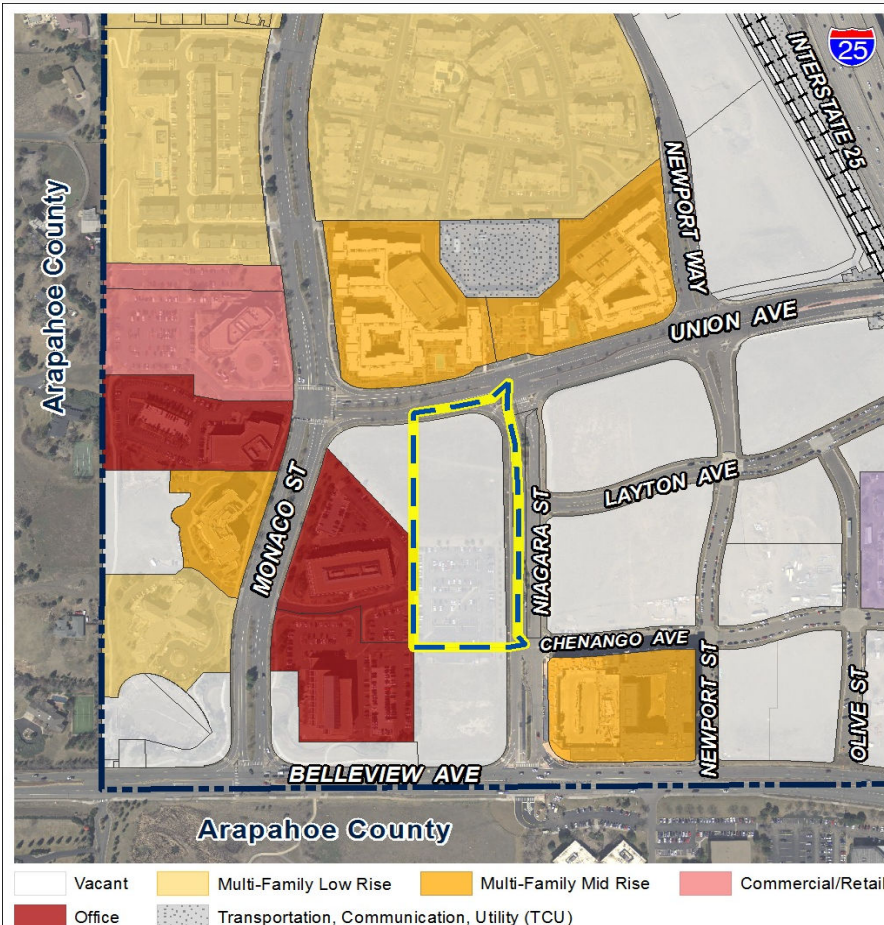


- GDP does not apply to the subject site



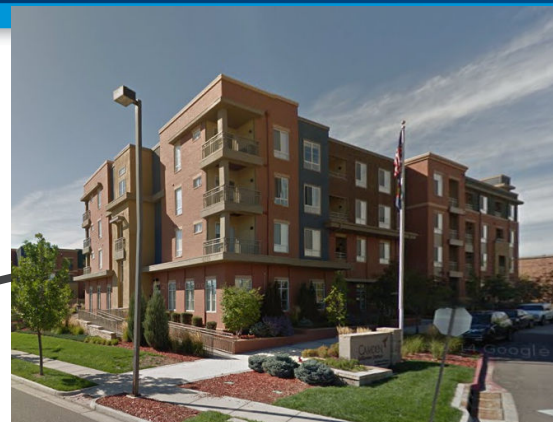
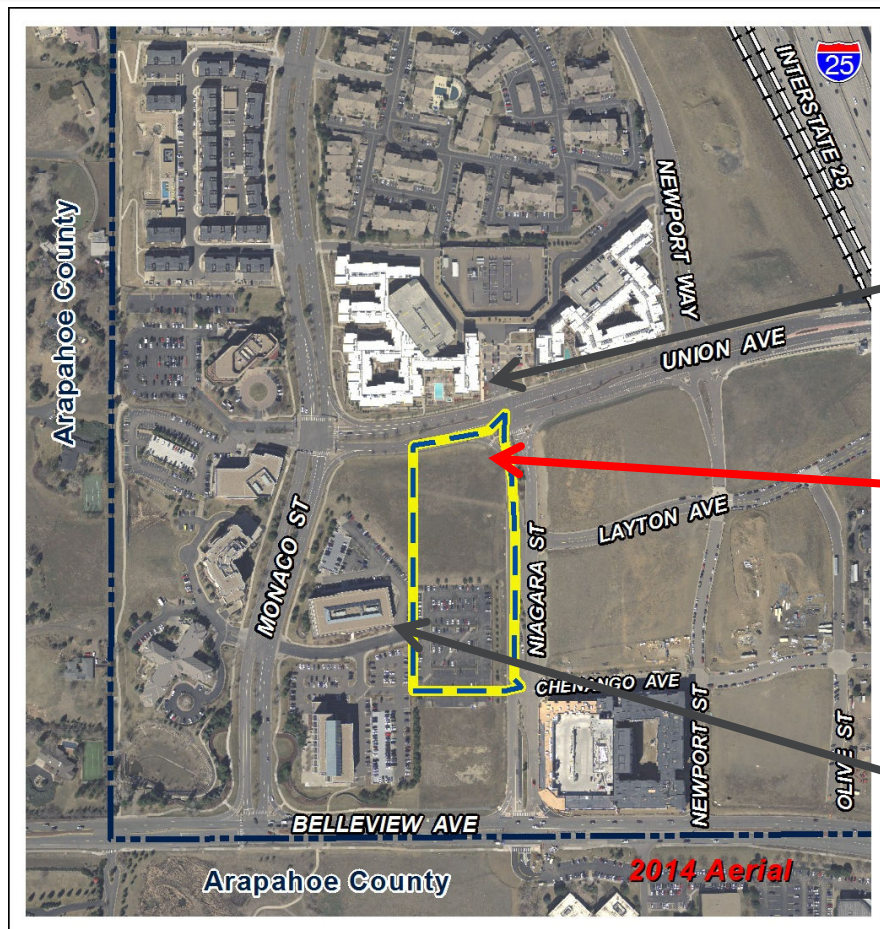
South of Union Avenue, heights will generally step down as one moves away from the station, with medium-rise buildings at the site's western perimeter. Particular attention will be given to maintaining solar access at the street level. Perimeter locations may also offer the opportunity for taller, signature buildings that would mark site entries and create development identity. The site's eastern boundary may necessitate taller buildings, in order to raise internal, particularly residential, uses above noise from I-25. Taller buildings throughout the site will include horizontal step-backs, as necessary, to promote a pedestrian-scale street character.

Existing Context – Land Use



- Existing Use:
 - Vacant
- Surrounding Use:
 - Office
 - Multi-family
 - Vacant

Existing Context – Building Form/Scale

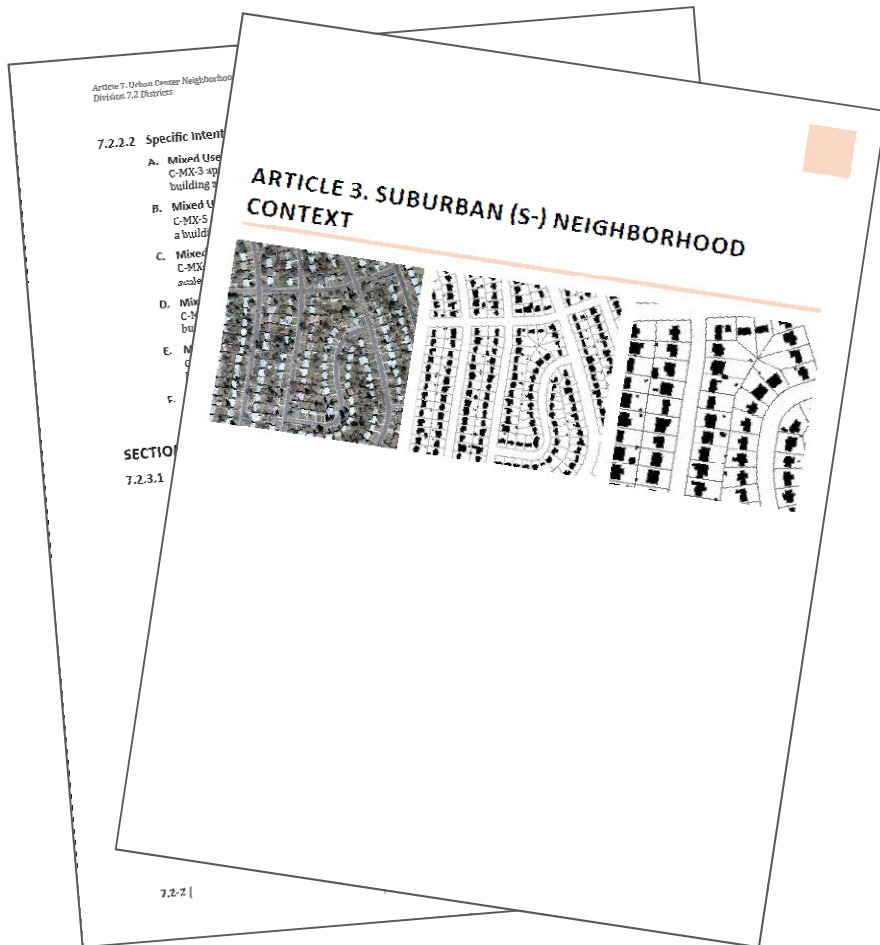




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Request: S-MX-12

Suburban Neighborhood Context – Mixed Use – 12 Stories





Request: From B-4 with waivers UO-1 UO-2 To S-MX-12

- Summary of effect of rezoning to S-MX-12
 - End co-dependency with other properties in the subarea
 - Access to Denver’s modern, form-based and context-based code
 - Reduces maximum building height
 - Broadens mix of allowable uses
- Does not include UO-1 UO-2
 - UO-1 would allow adult uses
 - UO-2 would allow billboards
 - Both of these uses are already waived out under the current Former Chapter 59 waivers
 - Applicant does not propose to add these uses so the overlays are not included in the application

- Notice of Receipt of Application (4/21/15)
- Planning Board Public Hearing (7/1/15)
 - Voted 7-0 to recommend approval, finding all applicable review criteria had been met
- Neighborhoods and Planning Committee meeting (7/22/15)
- City Council Public Hearing (9/21/15)
 - Signs posted and written notification sent
- Registered Neighborhood Organizations
 - Denver Neighborhood Association, Inc.; Inter-Neighborhood Cooperation

- Three emailed letters received
 1. Landowner to east opposes 12 stories and suggests 5-or 8-story maximum for building form and scale and some concern about potential downstream sewer impacts
 2. Developer in area supports the rezoning in light of changed conditions, to enable mixed use, and to promote transit-oriented development
 3. Developer to east opposes based on consistency with his development and potential impacts on views and infrastructure

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation Plan
- No adopted small area plan

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

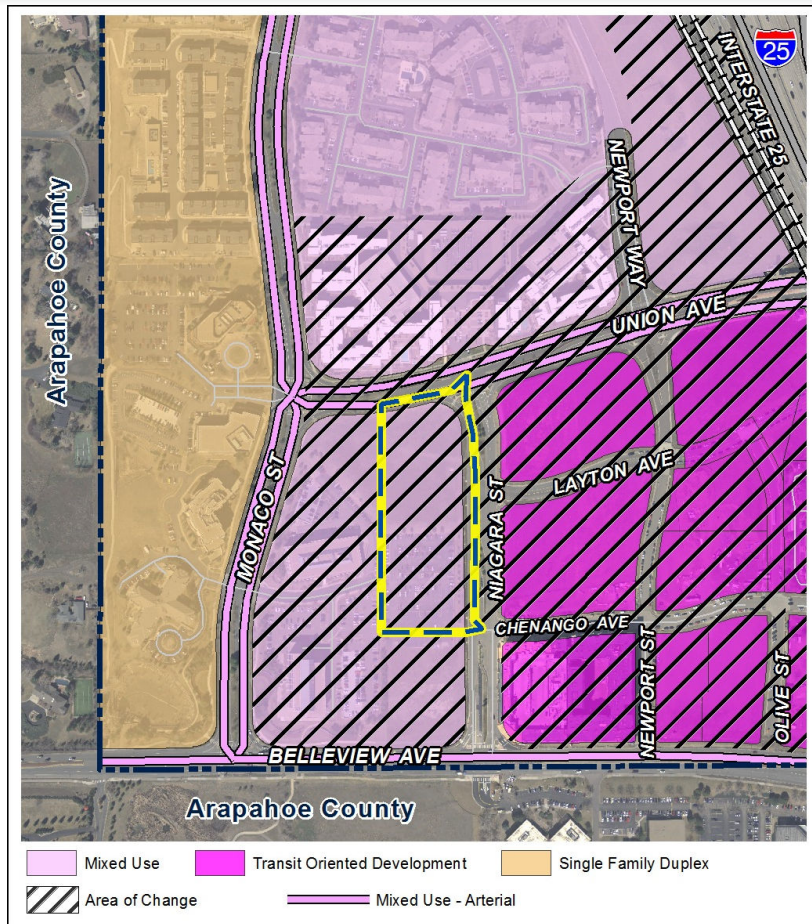
5. Consistency with Neighborhood Context, Zone District Purpose and Intent



DENVER Consistency with Adopted Plans: THE MILE HIGH CITY Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-F – *Conserve land by promoting infill development; design mixed use communities and reduce sprawl*
- Environmental Sustainability Strategy 4-A – *Promote development of sustainable communities accessible by multiple forms of transportation*
- Land Use Strategy 3-B – *Encourage quality infill development; offer opportunities for increased density and more amenities; broaden the variety of compatible uses*
- Land Use Strategy 4-A – *Encourage mixed-use, transit-oriented development*
- Mobility Strategy 4-E – *Continue to promote mixed-use development*
 - *The map amendment is consistent: will enable mixed-use development at infill location near transit, broadening the variety of*

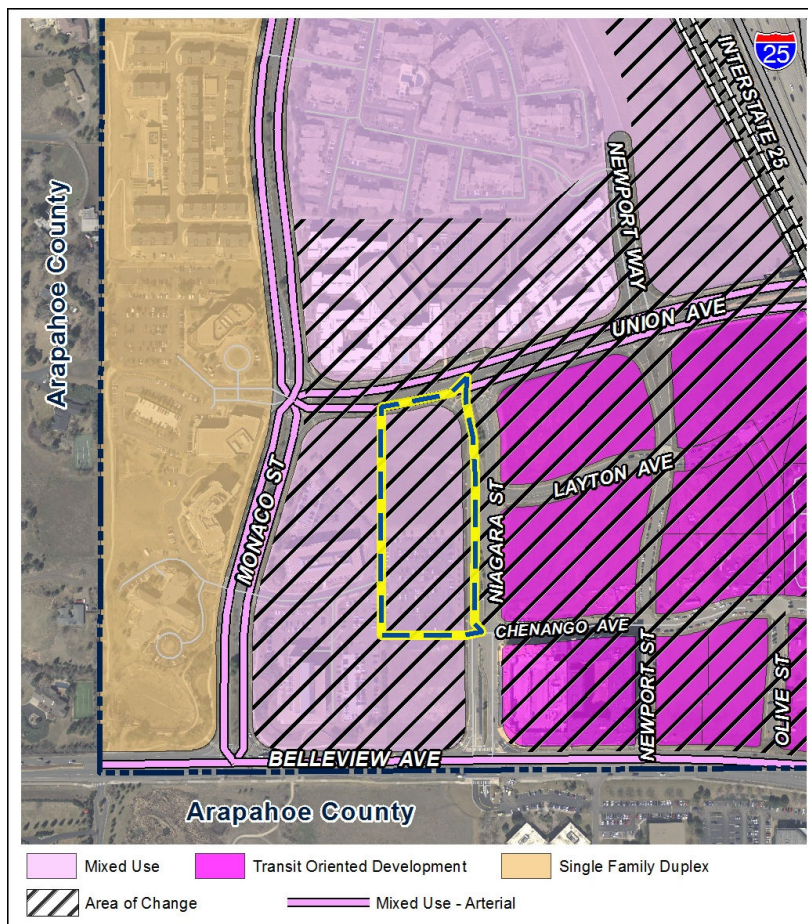
Consistency with Adopted Plans Blueprint Denver (2002)



- Land Use Concept:
 - Area of Change
Focused areas of growth and redevelopment
 - Mixed Use
These areas have a sizable employment base as well as housing.
Intensity is higher in mixed-use areas than in other residential areas.

The map amendment would be consistent.

Consistency with Adopted Plans Blueprint Denver (2002)



- Future Street Classification: (Bellevue, Monaco, and Union)
 - Located in high-intensity mixed-use commercial, retail, and residential areas
 - Emphasize a variety of travel choices yet are designed to provide a high degree of mobility

The map amendment would be

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

Denver Zoning Code Review Criteria

2. Uniformity of District Regulations

- Improves uniformity; zoning to standard zone district

3. Further Public Health, Safety and Welfare

- Implements city's plan; moves to Denver Zoning Code

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 recognize the changed character of the area.”
 - RTD light rail station
 - Street network development
 - Transit-oriented development
 - New Denver Zoning Code

5. Consistency with Neighborhood Context, Zone District Purpose and Intent
 - Suburban Neighborhood Context
 - Use, block, building form patterns
 - S-MX-12 zone district “applies to areas or intersections served primarily by major arterial streets where a building scale of 1 to 12 stories is desired”
 - On Union, near Monaco and Belleview; building scale based on adopted plan and existing entitlements

CPD recommends approval of the application, 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