



DENVER
THE MILE HIGH CITY

270 South Madison Street

PUD 624 to G-RH-3

2015I-00033

City Council

Neighborhoods and Planning
Committee

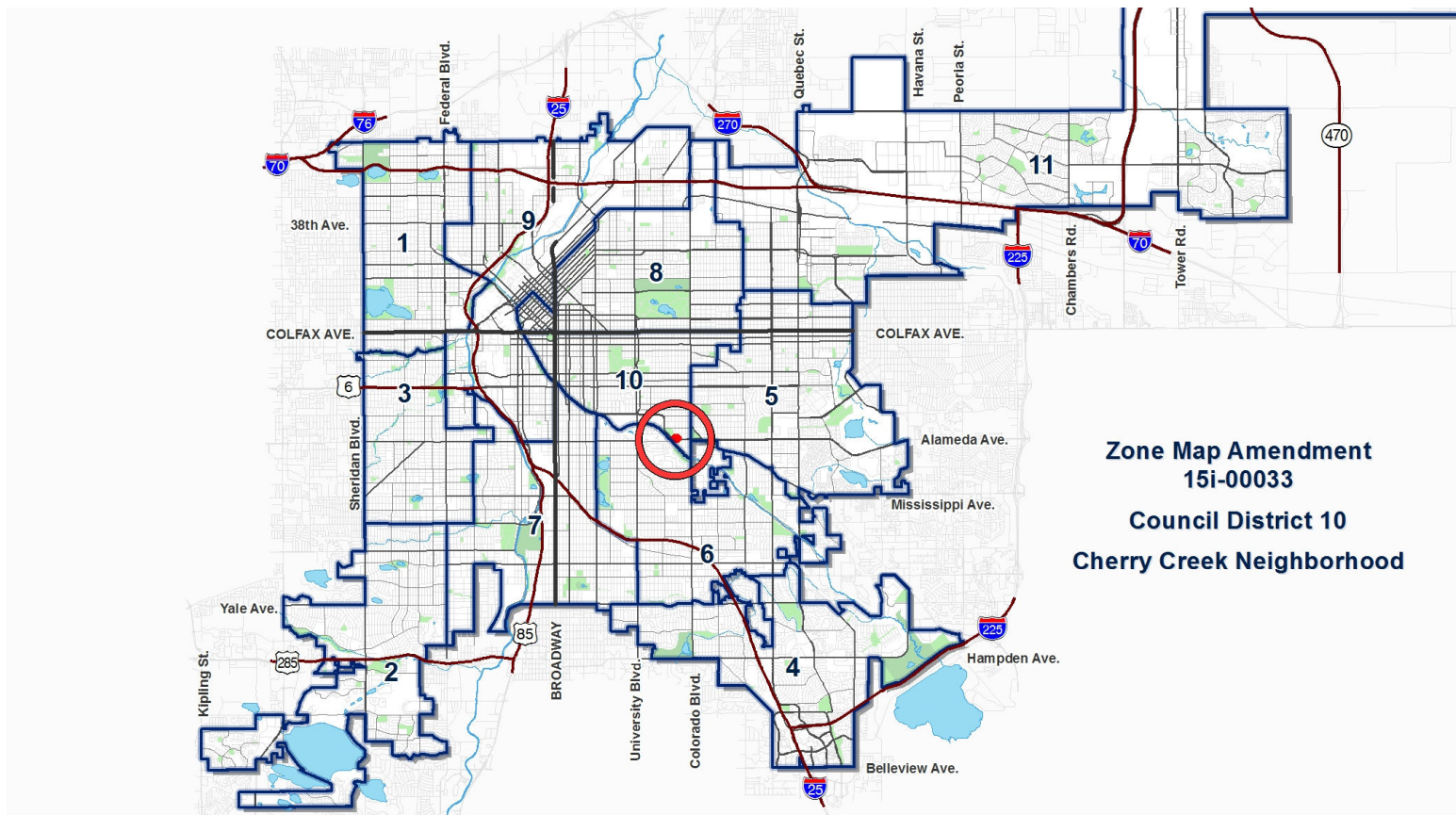
June 24, 2015

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



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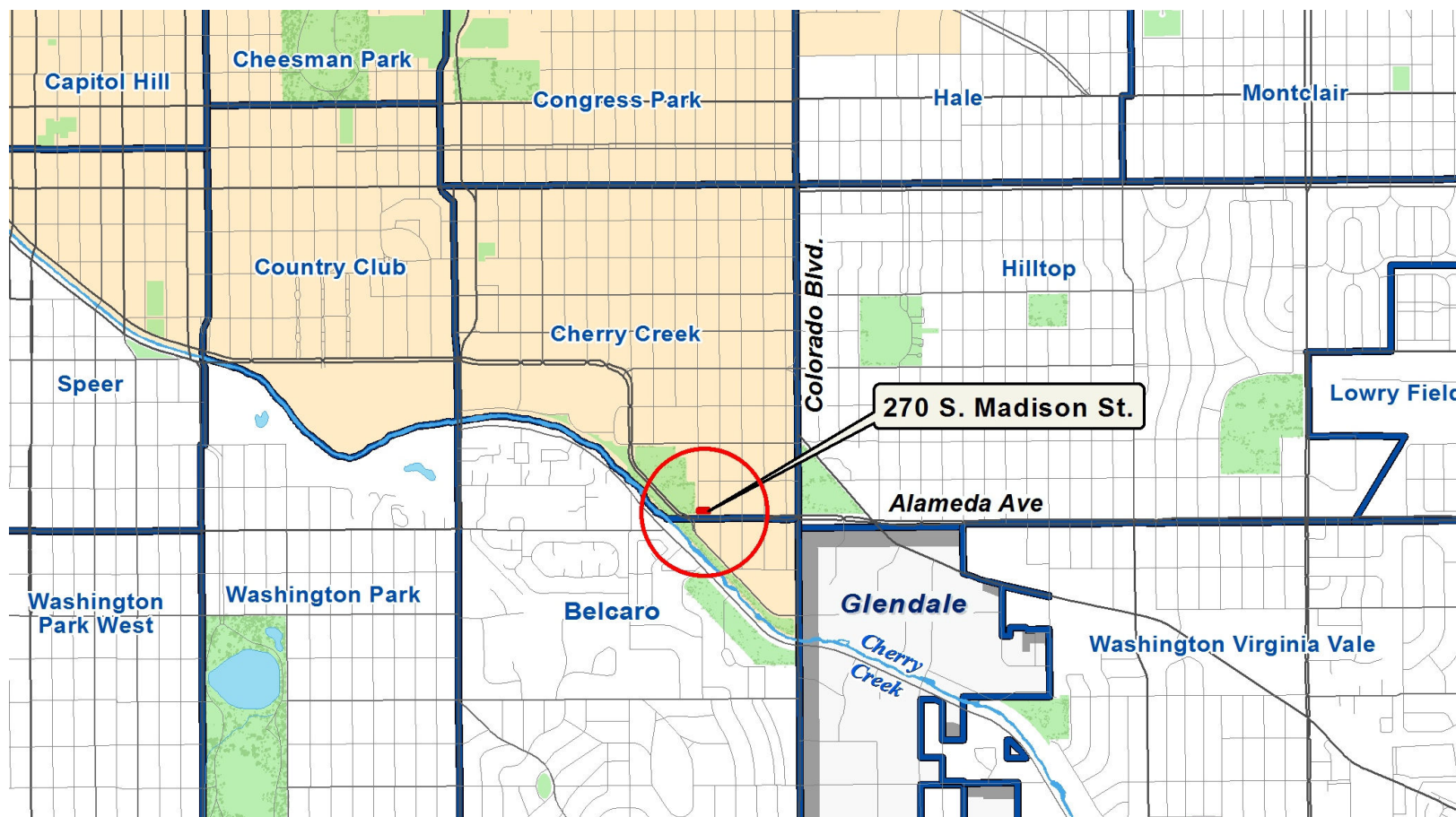
270 S Madison PUD 624 to G-RH-3



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Cherry Creek Statistical Neighborhood



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- Near the intersection of S Madison St and E Alameda Ave
- Pulaski Park across E Madison St and access to the Cherry Creek Trail is across Cherry Creek Drive
- E Alameda Avenue served by four RTD bus routes



- Property:
 - 6,250 sq ft
 - 1 assessor's parcels
 - Occupied by single family residential structure
- Property Owner:
 - Requesting rezoning to redevelop site under G-RH-3 standards, remove PUD
- Rezone from PUD 624 to G-RH-3

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

Article 6, General Urban Neighborhood Districts
Division 6.2 Neighborhood Context Description

DIVISION 6.1 NEIGHBORHOOD CONTEXT DESCRIPTION



SECTION 6.1.1 GENERAL CHARACTER
The General Urban Neighborhood Context is characterized by multi-unit residential uses in a variety of building forms. Single-unit and two-unit residential uses are also found in a mix of residential forms. Low-scale commercial areas are embedded within residential areas. Commercial uses occur in a variety of building forms that may contain a mixture of uses within the same structure. Residential uses are primarily located along local and residential arterial streets. Commercial uses are primarily located along mixed-use arterial and main streets but may be located at or between intersections of local streets.

SECTION 6.1.2 STREET, BLOCK AND ACCESS PATTERNS
The General Urban 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 6.1.3 BUILDING PLACEMENT AND LOCATION
Residential buildings typically have consistent, shallow to moderate front setbacks, shallow side setbacks and consistent orientation. Commercial buildings typically have consistent orientation and shallow front setbacks with parking at the rear and/or side of the building.

SECTION 6.1.4 BUILDING HEIGHT
The General Urban Neighborhood Context is characterized by moderate to high residential buildings and low to moderate commercial and mixed use structures in appropriate locations to promote a dense urban character. Lower scale structures are typically found in areas transitioning to a less dense urban neighborhood.

SECTION 6.1.5 MOBILITY
There is a balance of pedestrian, bicycle and vehicle reliance with greater access to the multi-modal transportation system.

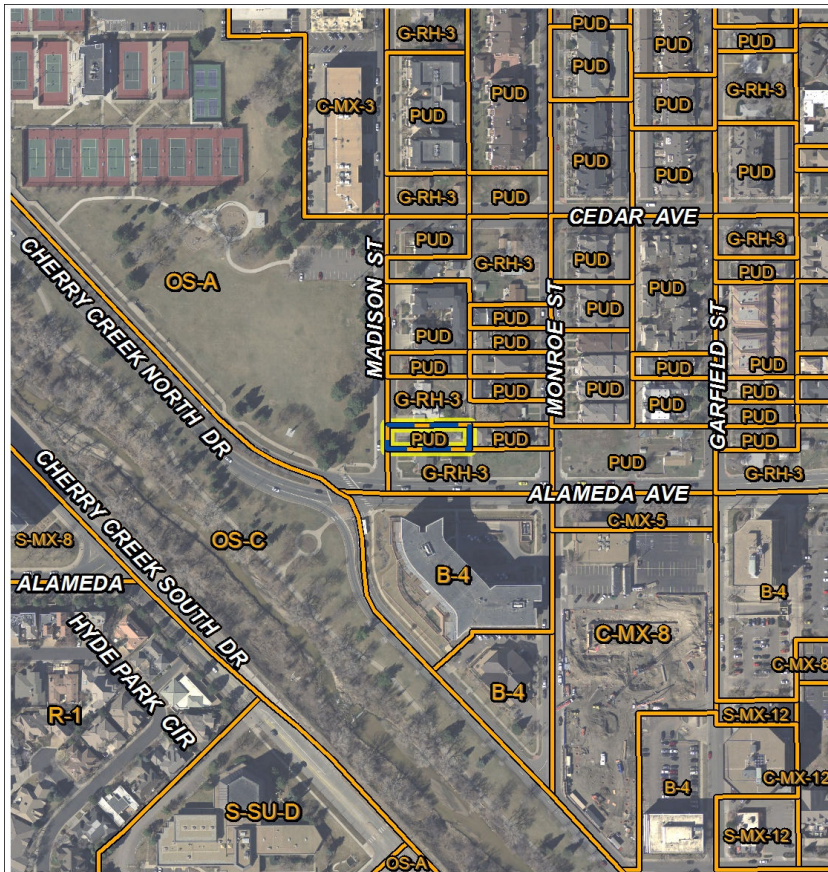
DENVER ZONING CODE
June 25, 2016 | Revised April 7, 2014

7.2-2 | [6.1-1



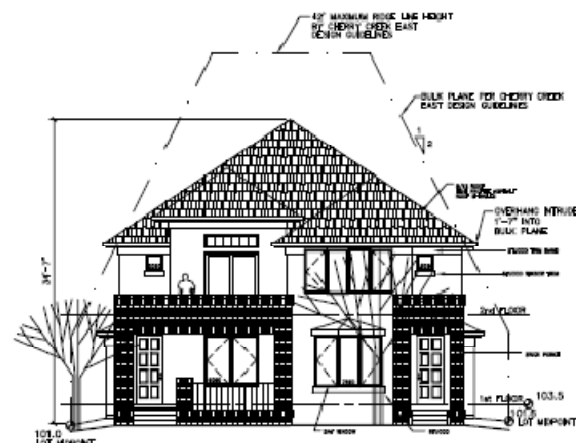
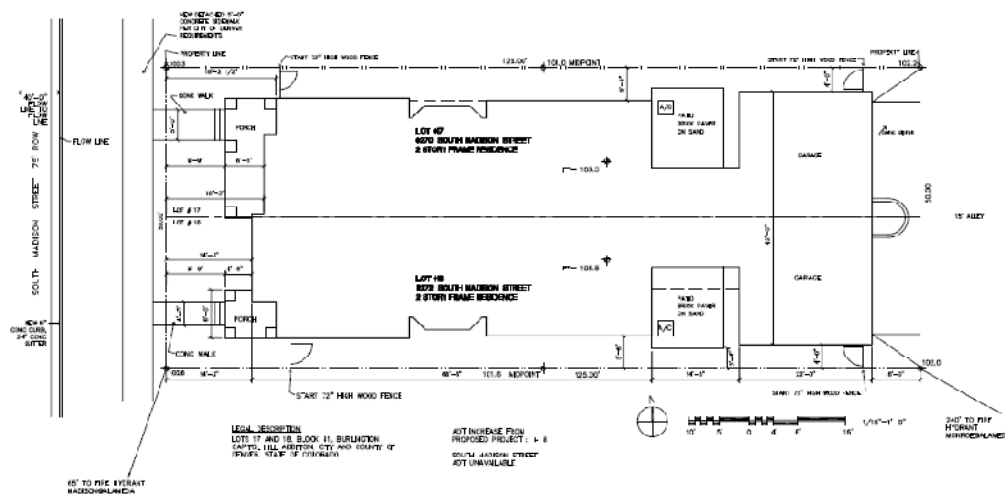
- Zoning
- Cranmer Park View Plane
- Land Use
- Building Form/Scale

Existing Context – Zoning



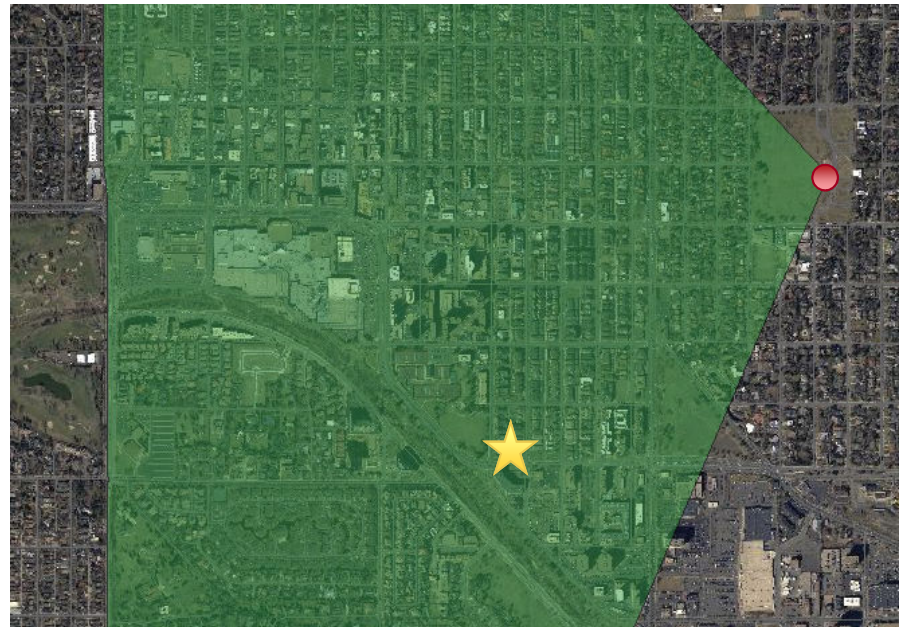
- Surrounded by G-RH-3 on two sides
- G-RH-3 and various PUDs throughout Cherry Creek East
- B-4 and C-MX to the south across E Alameda
- OS-A across E Madison at Pulaski Park
- OS-C at the Cherry Creek Trail

- Existing Zoning: PUD 624
 - Established in 2009
 - Permitted two dwelling units
 - Maximum height of 2 stories (35 feet)
 - Maximum gross floor area of 5,482

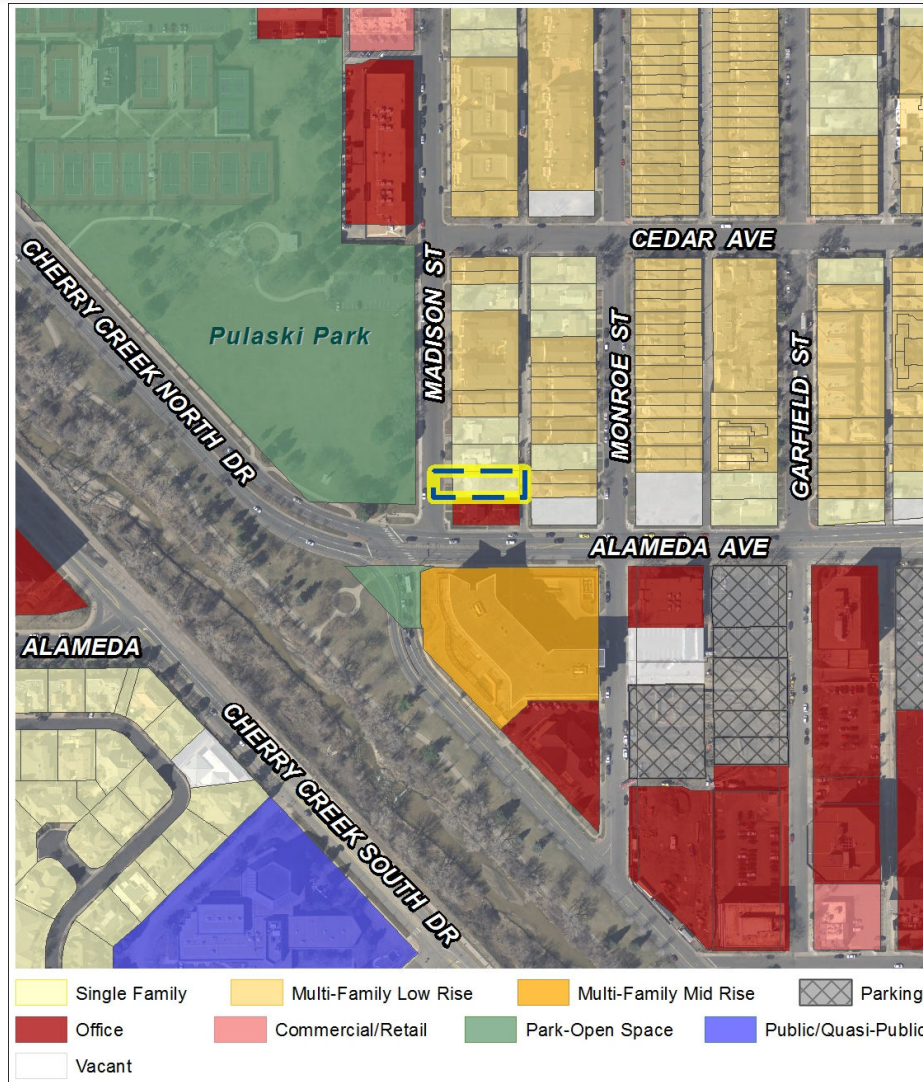


Existing Context – Cranmer Park View Plane

- Cranmer Park View Plane
 - Protect and preserve panoramic view of the mountains from Cranmer Park
 - Specifies maximum heights for all structures
 - Estimated maximum heights of 146-148 feet across the subject site

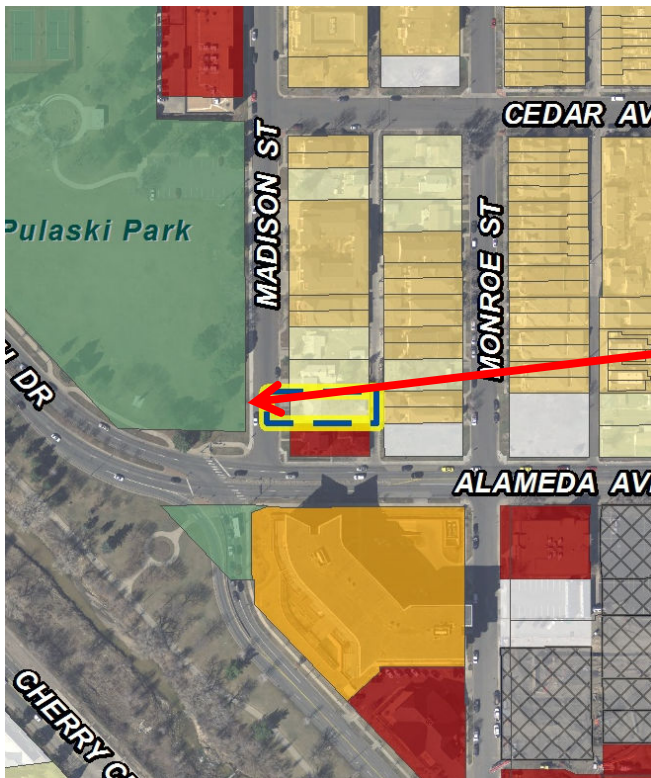


Existing Context – Land Use

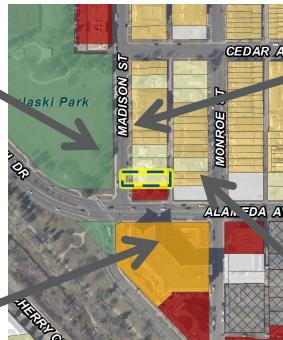


- Subject site is single family residential
- Surrounding uses:
 - North and East: Rowhouse, duplex, multifamily, scattered single family
 - South: Office and multifamily
 - West: Open space

Existing Context – Building Form/Scale



Existing Context – Building Form/Scale



- Notice of Receipt of Application: April 7, 2015
- Notice of Planning Board Public Hearing and Notification Signage: May 19, 2015
- June 3, 2015: Planning Board recommends unanimous approval of the rezoning
- Notice of Neighborhoods and Planning Committee meeting: June 10, 2015
- If Committee moves the bill today:
 - City Council 1st Reading: July 13
 - City Council 2nd Reading/Public Hearing: August 10

- Registered Neighborhood Organizations notified of this application:
 1. Cherry Creek East Association
 2. Denver Neighborhood Association, Inc.,
 3. Harman Neighborhood Association, Inc.,
 4. Inter-Neighborhood Cooperation
- Communication Received as of Today
 - Denver Neighborhood Assoc – no vote, but general support
 - Cherry Creek East Association – RNO vote of support

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
- Cherry Creek Area Plan (2012)

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

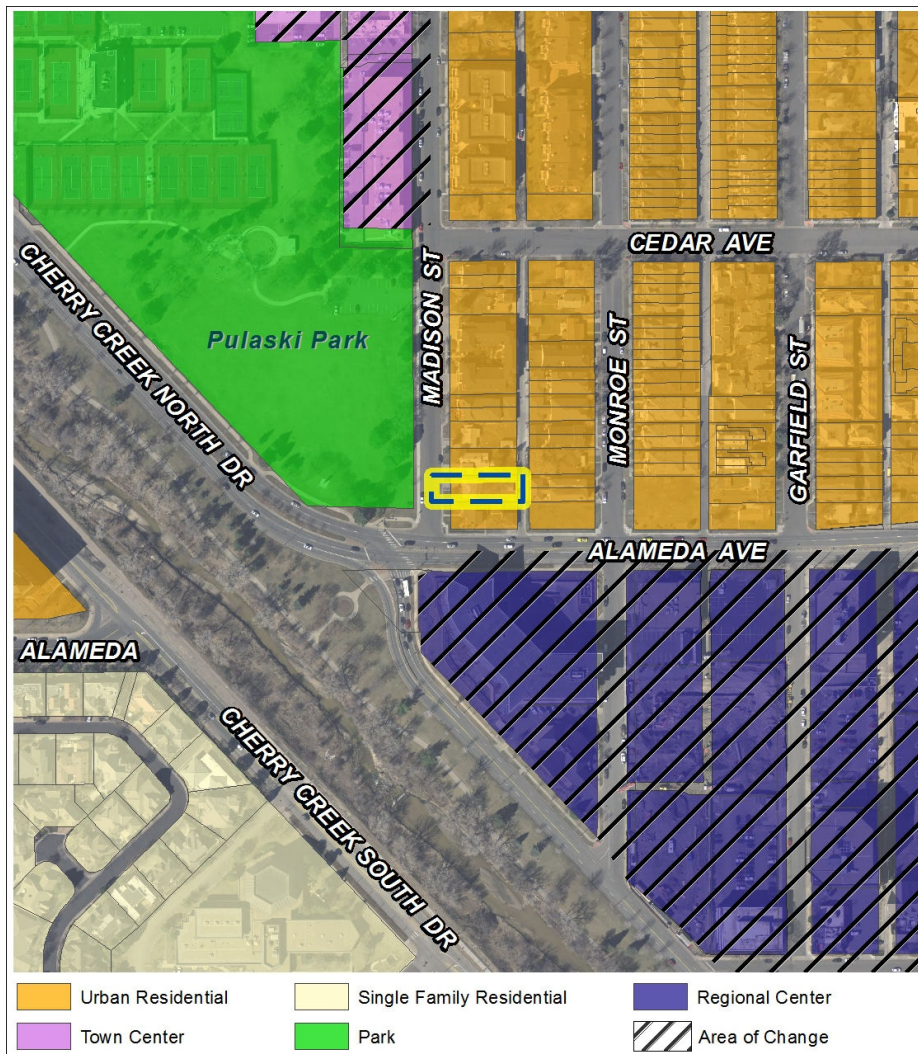
Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-F – *Conserve land by: **promoting infill development** 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. pg 39)*
- Environmental Sustainability Strategy 4-A – Promote the development of sustainable communities and centers of activity where shopping, jobs, recreation and schools are accessible by multiple forms of transportation, **providing opportunities for people to live where they work.** (pg 41)
- 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. (pg 60)*
- Neighborhood 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. (pg 150)

Review Criteria: Consistency with Adopted Plans

Blueprint Denver (2002)

- Land Use Concept:
 - Urban Residential
 - Higher density, primarily residential
 - Variety of housing types including single family, townhouses, small multifamily, sometimes high rises
 - Area of Stability



Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Future Street Classification:
 - S Madison St
 - Undesignated Local
 - E Alameda Ave
 - Mixed Use Arterial
- Enhanced Transit Corridor
 - E Alameda Ave and Cherry Creek North Drive
 - Increase transit ridership, improve service, efficiency

Review Criteria: Consistency with Adopted Plans

Cherry Creek Area Plan (2012)

- Framework Plan Recommendations
 - ***B.1.B AREAS OF Stability*** – *Maintain a mix of low scale residential building forms such as single family, duplex, row house and accessory dwelling units [...] Infill development should reinforce pedestrian friendly qualities of existing development patterns*
 - ***B.4.A RESPECT THE EXISTING CHARACTER OF STABLE RESIDENTIAL NEIGHBORHOODS***– *New development should reinforce the residential character, quality, and scale*



Review Criteria: Consistency with Adopted Plans



Future land use map - Cherry Creek East neighborhood

- Regional Center
- Town Center
- Urban Residential
- Other subareas

Cherry Creek Area Plan (2012)

- Subarea
Recommendations: Cherry
Creek East
 - *Urban Residential Concept
Land Use. Continue
supporting a variety of
housing types including low
and mid-rise multifamily, row
houses, duplex, single family,
and accessory dwelling units.*

Review Criteria: Consistency with Adopted Plans



Maximum building heights map - Cherry Creek East neighborhood



Cherry Creek Area Plan (2012)

- Subarea Recommendations: Cherry Creek East
 - **Respect the Existing Scale.** Enhance the existing pattern of development intensity with **low scale buildings in the residential areas**
 - **Rezone PUDs.** As opportunities arise with new development or property owner interest, property owners and neighborhood representatives will work together with the City to **determine an appropriate Denver Zoning Code district that serves to implement**

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, and Cherry Creek Area Plan (2012)

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

- 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
 - Recent infill and redevelopment in the area consistent with the G-RH-3 zone district
 - PUD 624's site and façade design no longer reflect desired character
 - Approval of Cherry Creek Area Plan in 2012
 - Adoption of Denver Zoning Code in 2010 introduced G-RH-3

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**
 - General Urban Neighborhood Context
 - Mix of residential uses in a variety of building forms, embedded low-scale commercial uses
 - Regular block patterns, consistent street grid, detached sidewalks

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**
 - G-RH-3 zone district promotes and protects higher density residential neighborhoods within the General Urban Neighborhood Context
 - G-RH-3 is a multiunit district allowing urban house, duplex, and row house building forms. Row houses are not taller than 3 stories.

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