

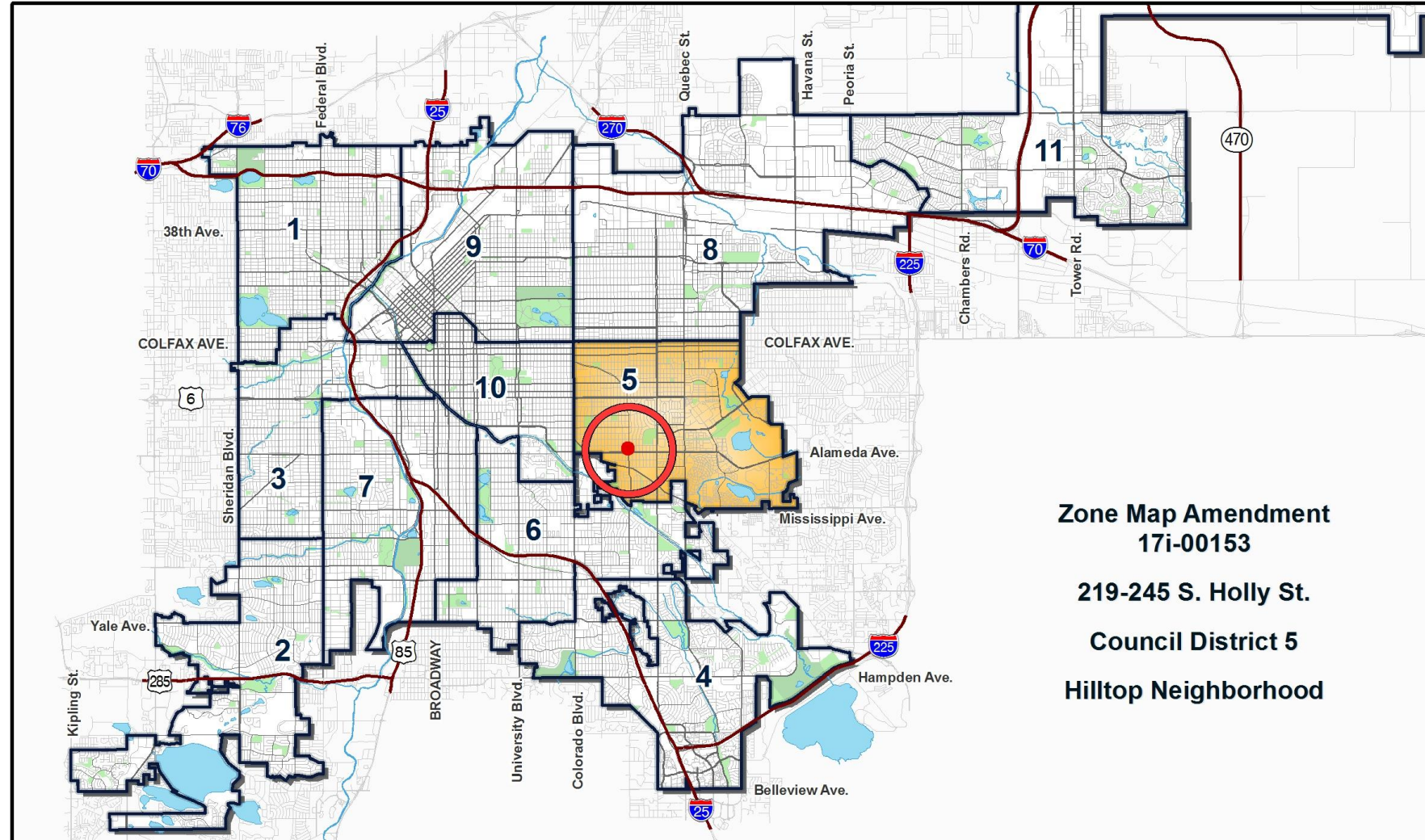


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# Official Map Amendment

#2017I-00153 rezoning 219, 221, 223, 225, 227, 235  
and 245 South Holly Street from E-MU-2.5 and E-SU-Dx  
to E-MU-2.5 with a Waiver

# Council District 5



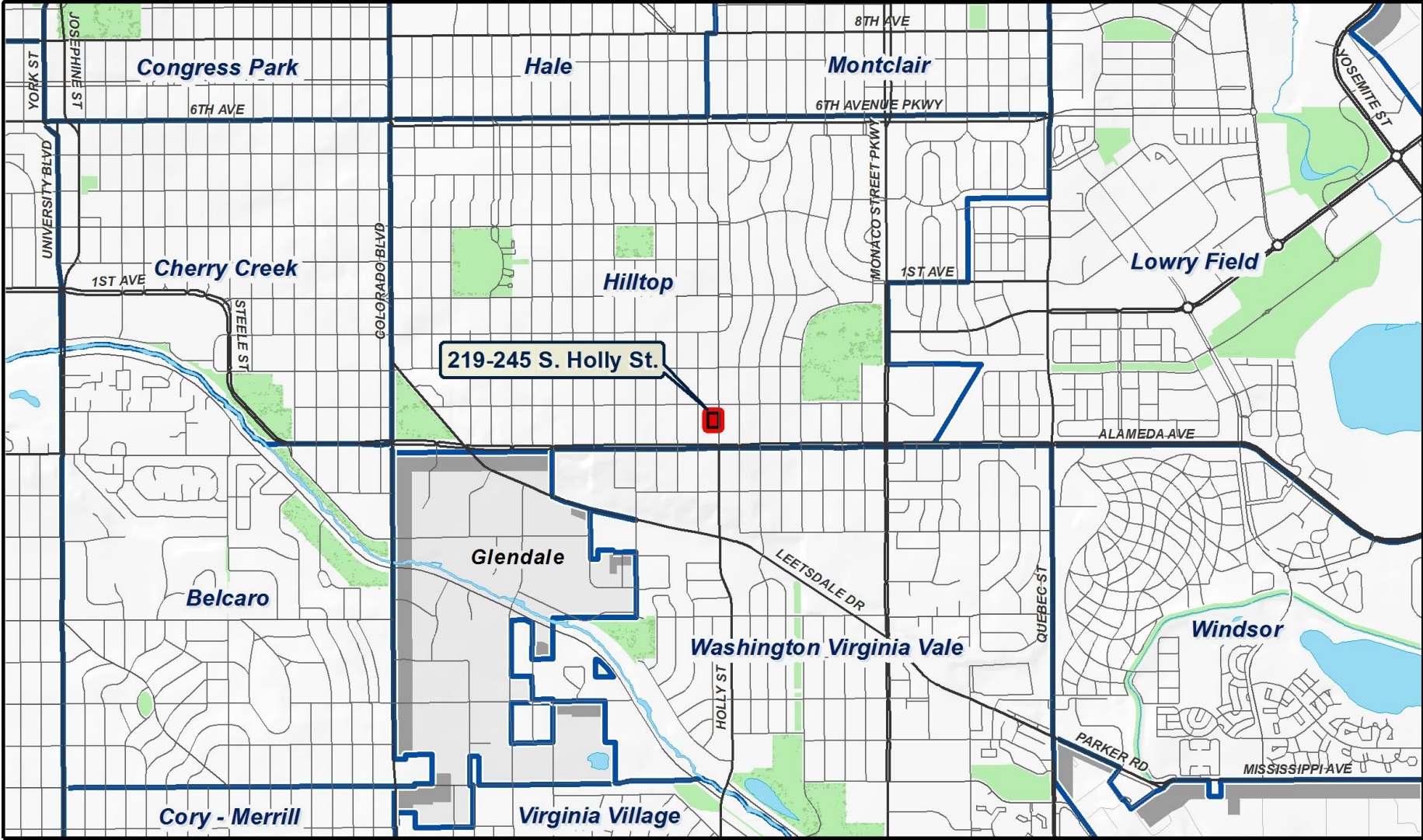
**Zone Map Amendment  
17i-00153**

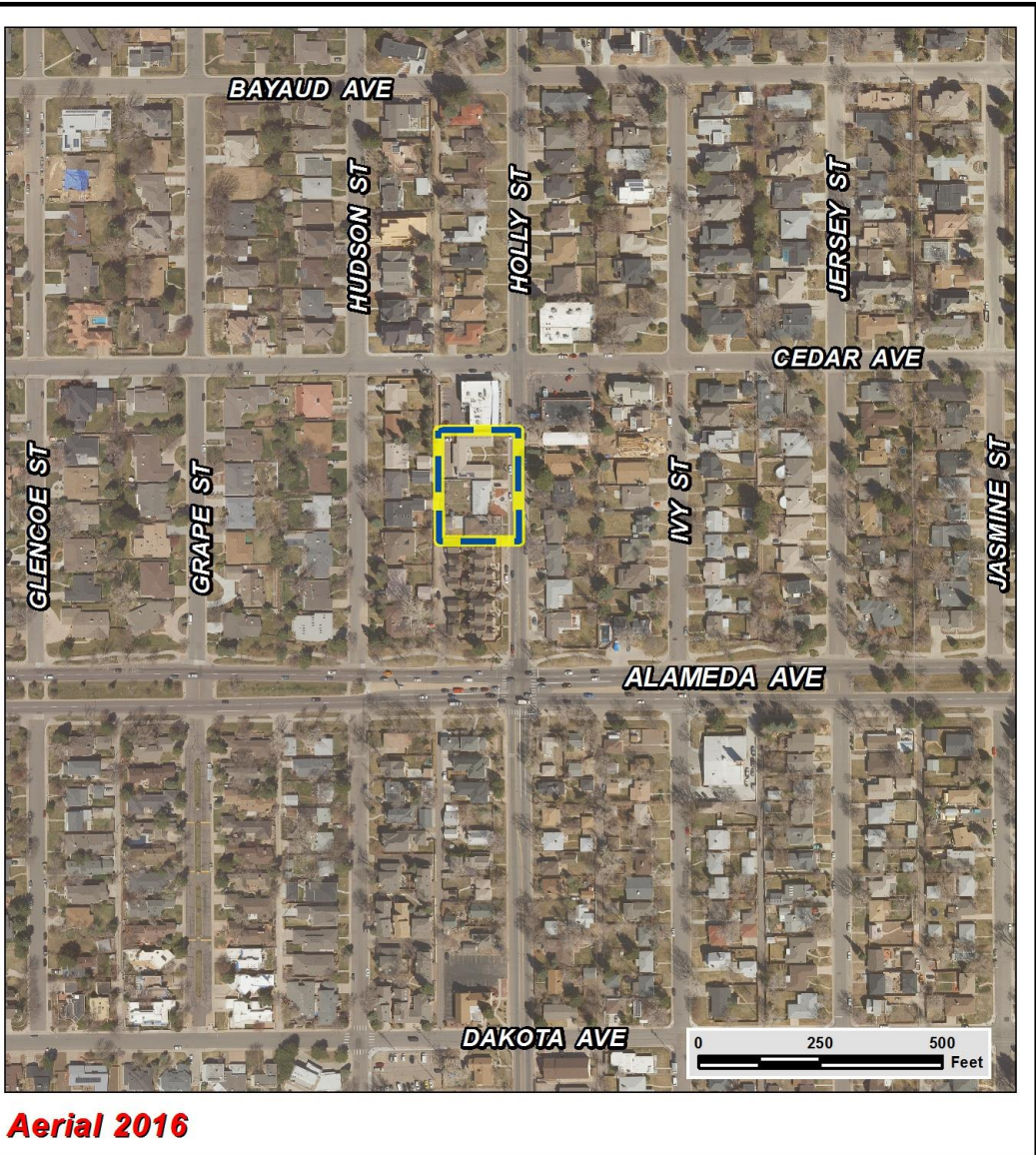
**219-245 S. Holly St.**

**Council District 5**

**Hilltop Neighborhood**

# Hilltop Neighborhood





# Location and Request

- 28,129 SF (0.65 acres)
- 3 one-story Residences, 2 SF and 1 Multi-unit

# Proposal:

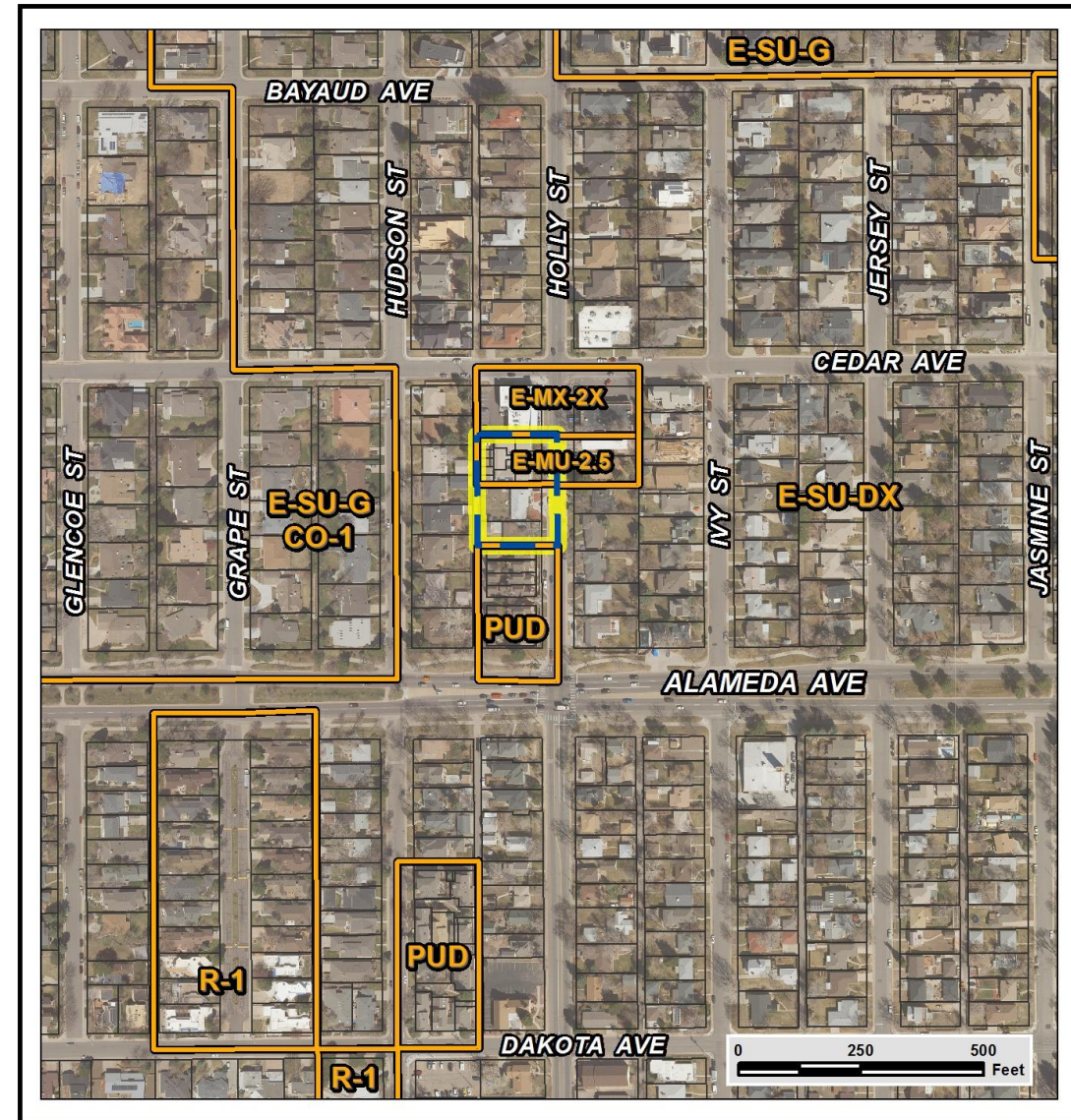
- Rezoning from E-MU-2.5 and E-SU-Dx to E-MU-2.5 with a Waiver to redevelop property with multi-unit residential structure

# Requested Waiver

One requested waiver to the E-MU-2.5 maximum height of 2 stories for the Apartment building form. Waiver replaces 2 story height limit with an allowed height of 2.5 stories. The effect of the waiver would be to allow a structure using the Apartment building form to attain a 3-story building height with reduced gross floor area on the 3<sup>rd</sup> floor. All other E-MU-2.5 zoning standards would apply.

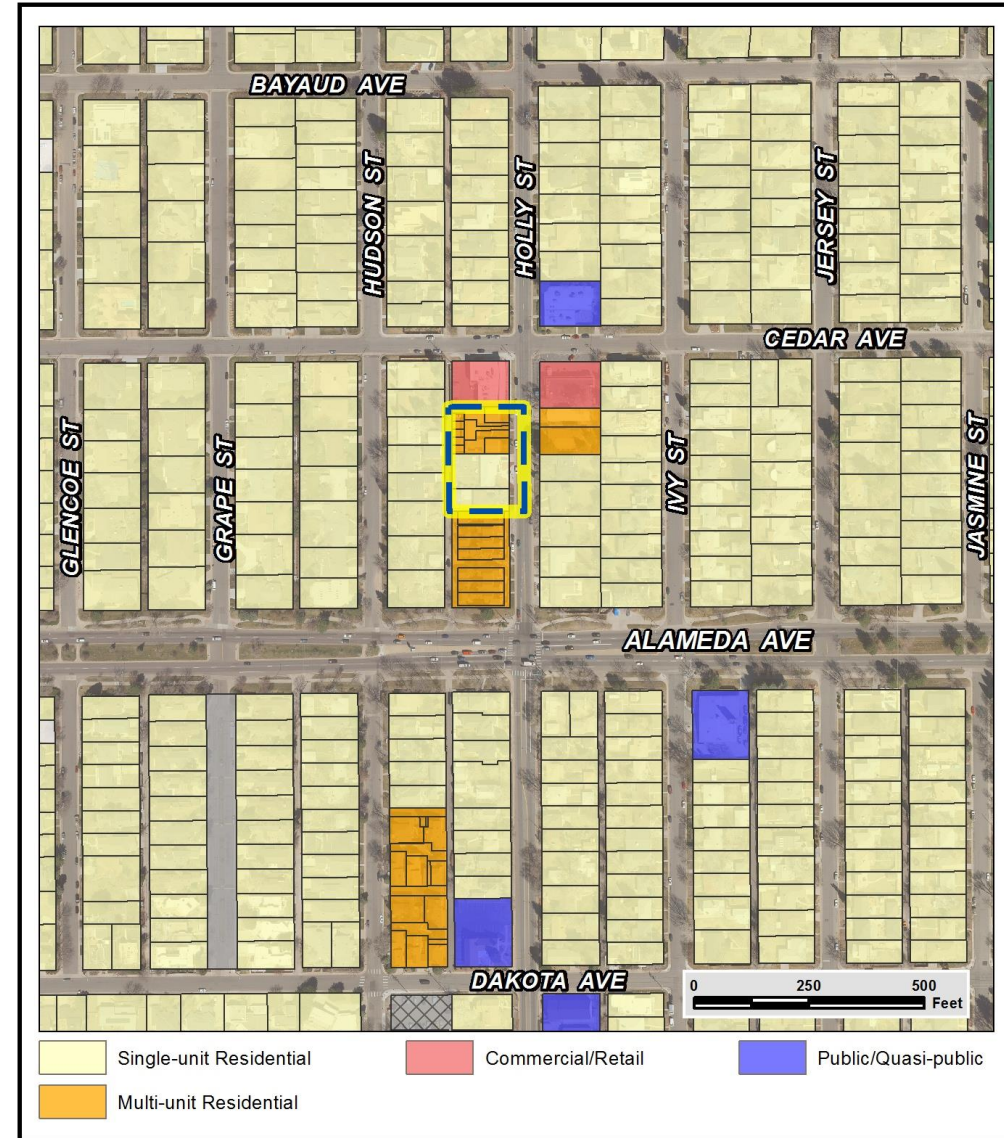
# Existing Context: Zoning

- Subject site: E-MU-2.5 and E-SU-Dx
- Surrounding Properties:
  - North – E-MX-2X
  - South – PUD #101
  - East – E-MU-2.5 and E-SU-Dx
  - West – E-SU-Dx

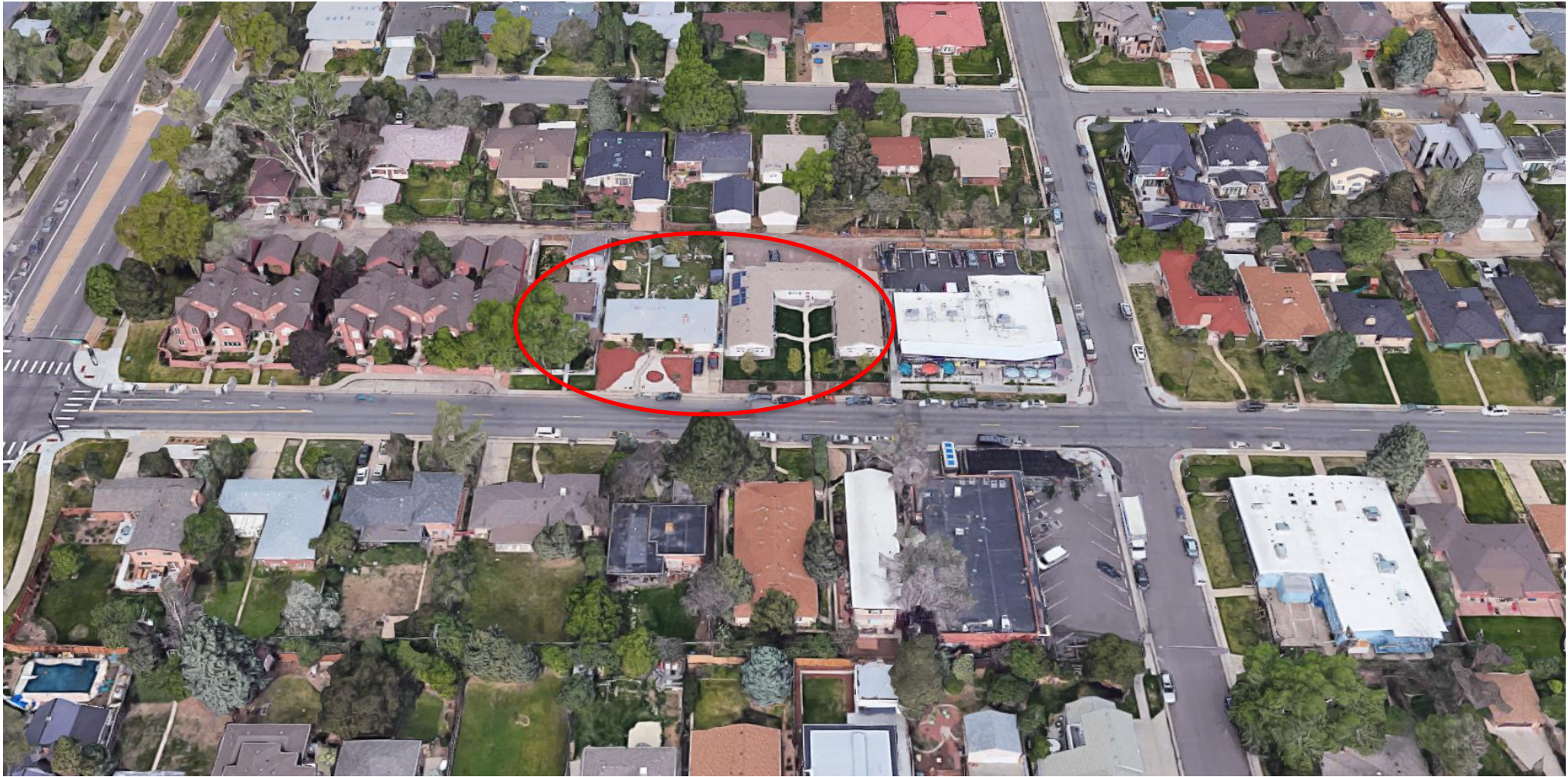


# Existing Context: Land Use

- Subject Property: Single- and Multi-unit Residential
- North: Commercial
- South: Multi-unit Residential
- East: Single- and Multi-unit Residential
- West: Single-unit Residential

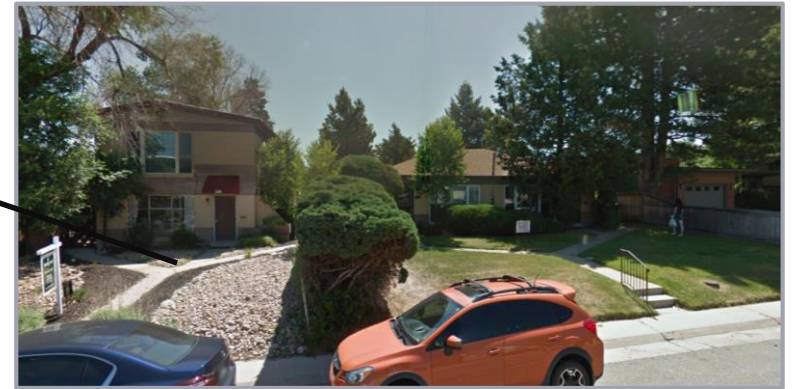
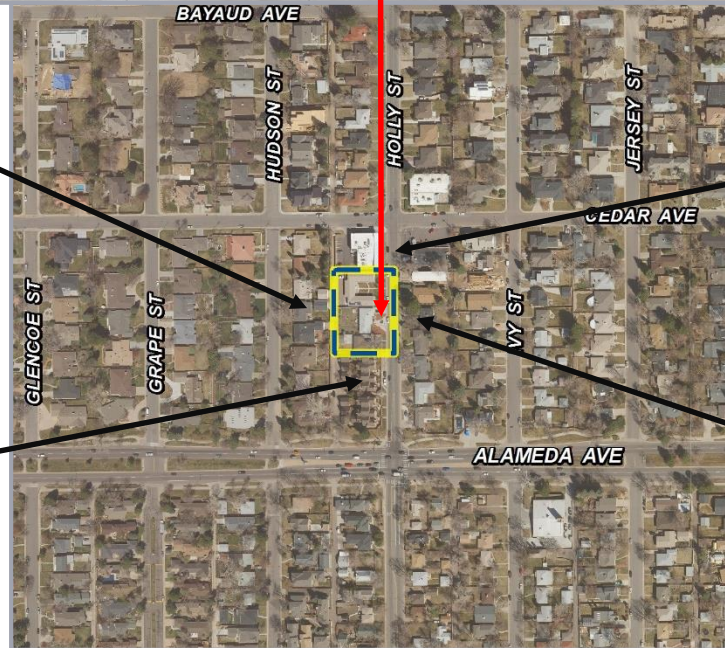
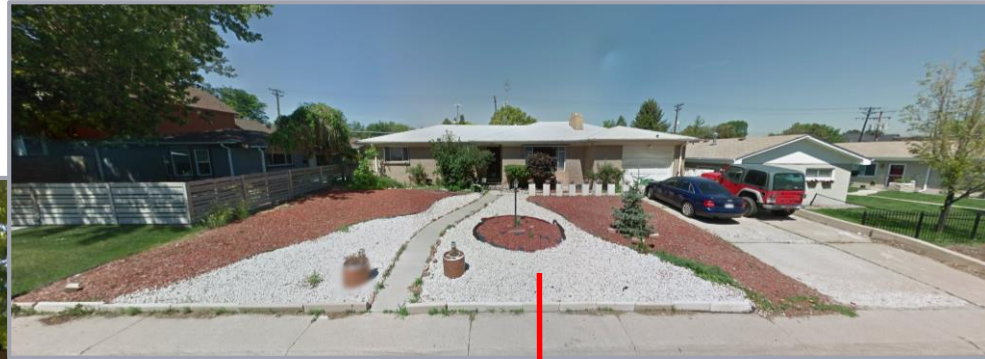


# Existing Context – Form/Scale (Subject Property)





# Existing Context – Form/Scale (Subject Property)



# Process

- Informational Notice: 04/23/18
- Planning Board Notice Posted: 10/22/18
- Planning Board Public Hearing, 9-0 with 1 abstention to recommend approval : 11/07/18
- LUTI Committee: 11/27/18
- City Council Public Hearing: 01/07/18

# Public Outreach

- RNOs
  - Cranmer Park-Hilltop Civic Association, Crestmoor Park Neighborhood Association; Hilltop Heritage Association; Inter-Neighborhood Cooperation
- Two RNO letters, Cranmer Park – Hilltop Civic Association does not oppose and has negotiated a covenant, Crestmoor Park Neighborhood Association opposes the rezoning.
- 6 letters of Support (including 2 owners within the subject property)
- 35 letters of Opposition

# 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

# Review Criteria

## 1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver (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

### Consistent

- Environmental Sustainability 2F
- Land Use Strategy 1H
- Land Use Strategy 3B
- Legacies Strategy 2A
- Housing Objective 1
- Housing Objective 2
- Housing Objective 4

# E-MU-2.5

## Urban Edge Neighborhood Context – Multi-unit–2.5 Stories Max

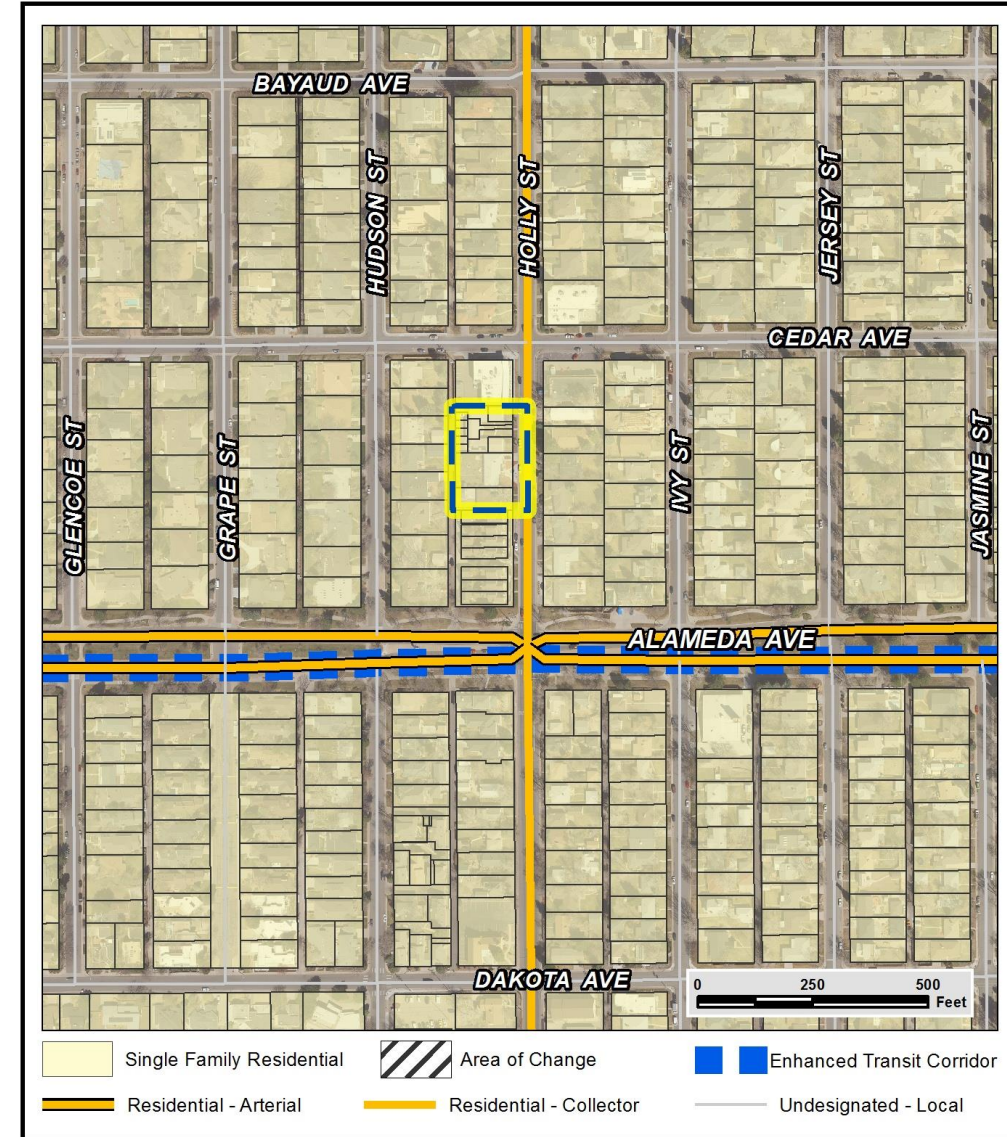
### DIVISION 4.1 NEIGHBORHOOD CONTEXT DESCRIPTION



- Mix of Suburban and Urban Contexts and is primarily single-unit and two-unit residential uses with single-use commercial structures
- Multi-unit Residential typically embedded with other residential uses
- Multi-unit Residential building forms include Row House, Garden Court and Town House up to 2.5 stories, and an Apartment form up to 2 stories

# Blueprint Denver (2002)

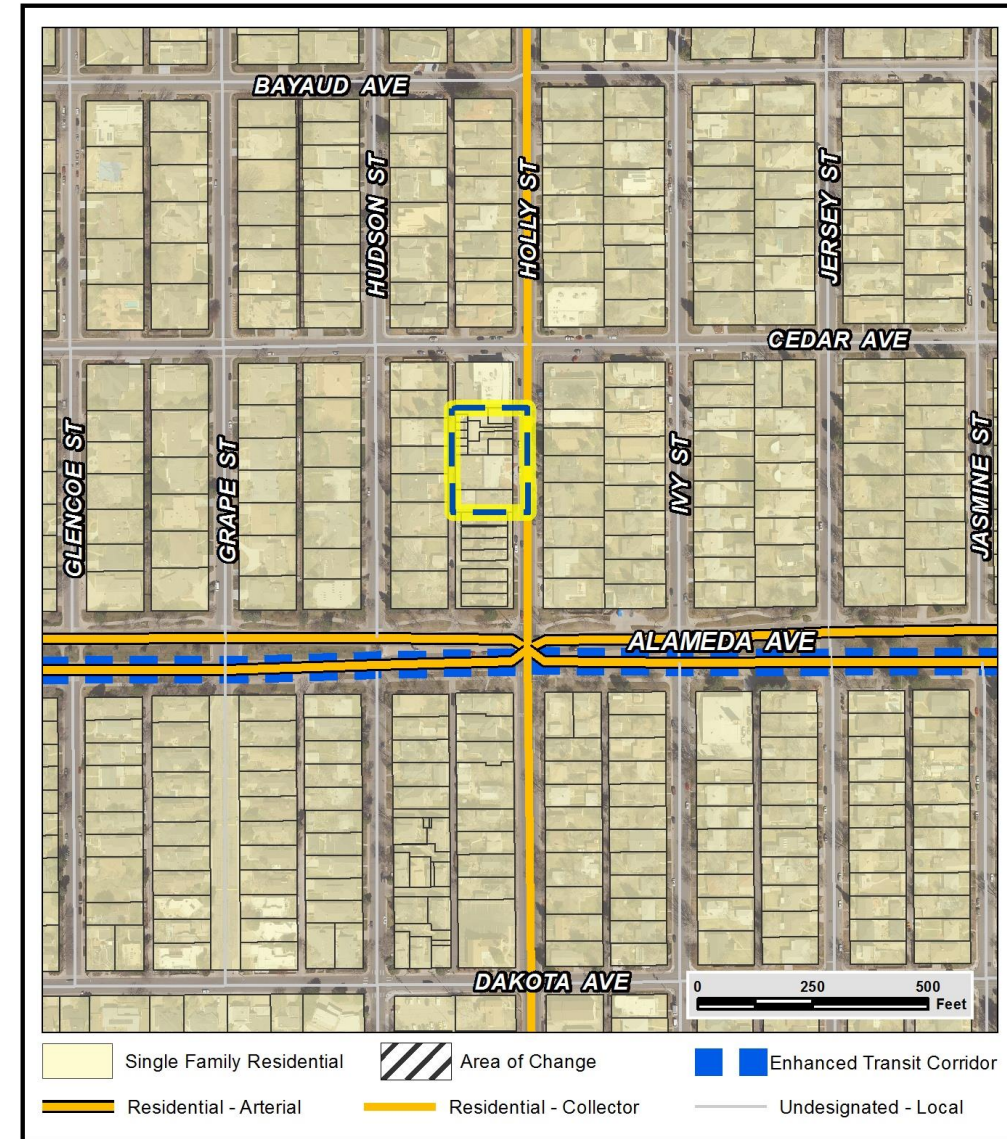
- Area of Stability
  - Preserving and revitalizing neighborhood character
- Single Family Residential
  - Predominately single–family residential
  - Strategies for Areas of Stability include: Compatibility between existing and new development, and Diversity of housing types, size and cost.





# Blueprint Denver (2002)

- Street Classifications
  - Holly Street: Residential Collector
    - Balance Mobility and Local Access
  - East Alameda Avenue: Residential Arterial and Enhanced Transit Corridor
    - Connect Major Urban Elements
    - Located in High Intensity Mixed-use Commercial Areas
    - Focused on Developing Transit-supportive Land Uses



# Review Criteria

## 1. Consistency with Adopted Plans

- Staff believes the proposed zone district is consistent with Comprehensive Plan policies promoting infill development where services are already in place, diversifying housing choices, increasing density at a scale compatible with the existing area and Blueprint Denver stressing the compatibility of development with existing neighborhood character.

## 2. Uniformity of District Regulations

- Furthers the uniform application of district regulations in the City because the same regulations will apply to the subject site as to all other areas zoned E-MU-2.5 in the city.

# Review Criteria

## 3. Further Public Health, Safety and Welfare

- Furthers the public health, safety, and general welfare of the City primarily by allowing the re-development that is in character with the neighborhood in scale and design, and by supporting reinvestment that increases the variety of housing types in the existing neighborhood.

## 4. Justifying Circumstances

- Changed or Changing Conditions in the immediate and wider area.

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

- The proposed zone district is consistent with the existing Urban Edge Context characterized by a mix of urban and suburban characteristics with primarily single and two-unit residential land uses, and small-scale multi-unit residential and commercial areas embedded in residential areas. Single-unit structures in the zone district are either Suburban or Urban House forms, allowed multi-unit building forms include Duplex, Garden Court, Town House and the Apartment forms. And is consistent with the E-MU-2.5 district which is intended to promote and protect residential neighborhoods in this context.

# CPD Recommendation

CPD recommends **approval**, based on finding that 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