



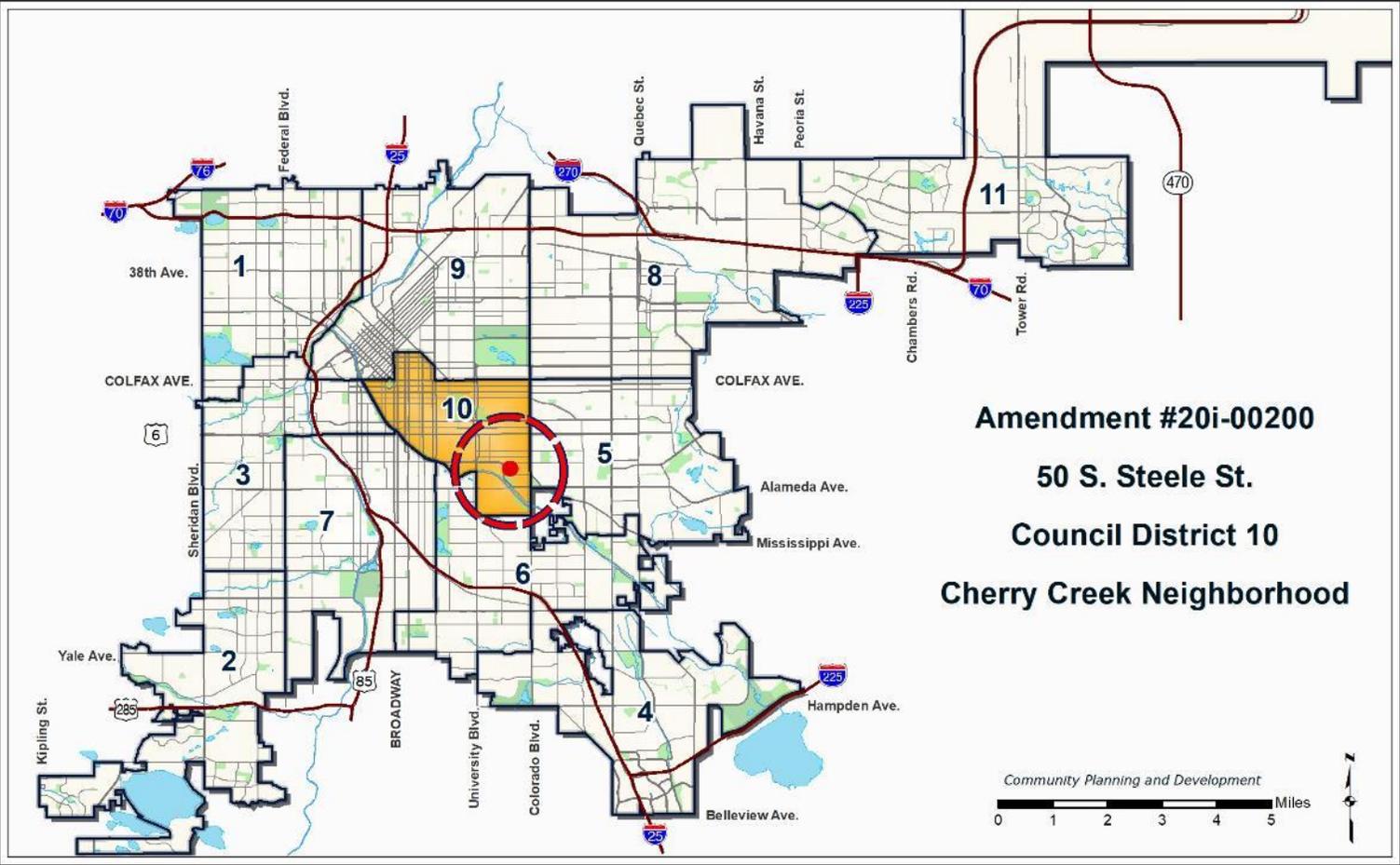
50 S. Steele Street

Request: From C-MX-8 to C-MX-12

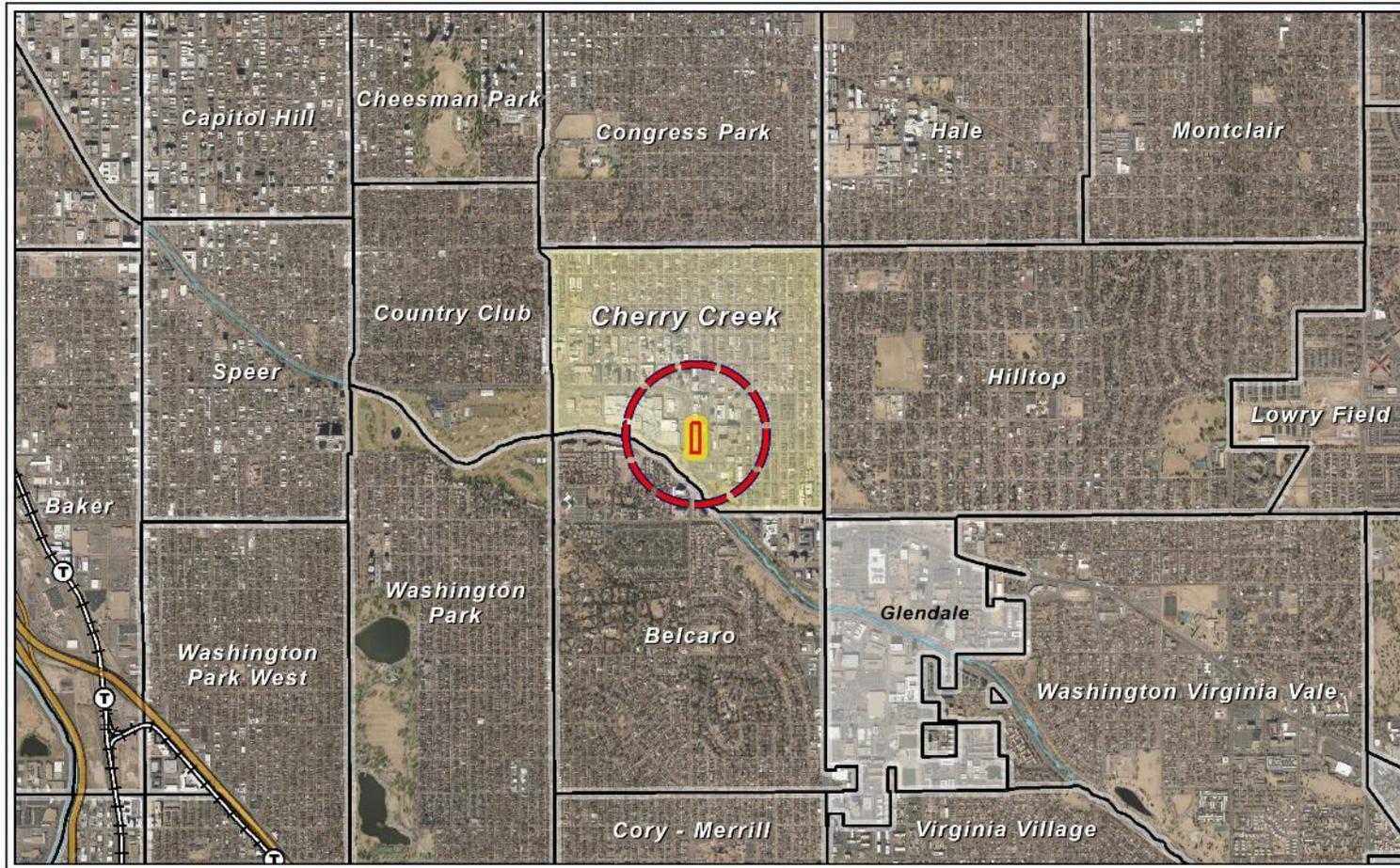
City Council: 11.01.2021

#20I-00200

Council District 10 – Councilmember Hinds



Statistical Neighborhood – Cherry Creek



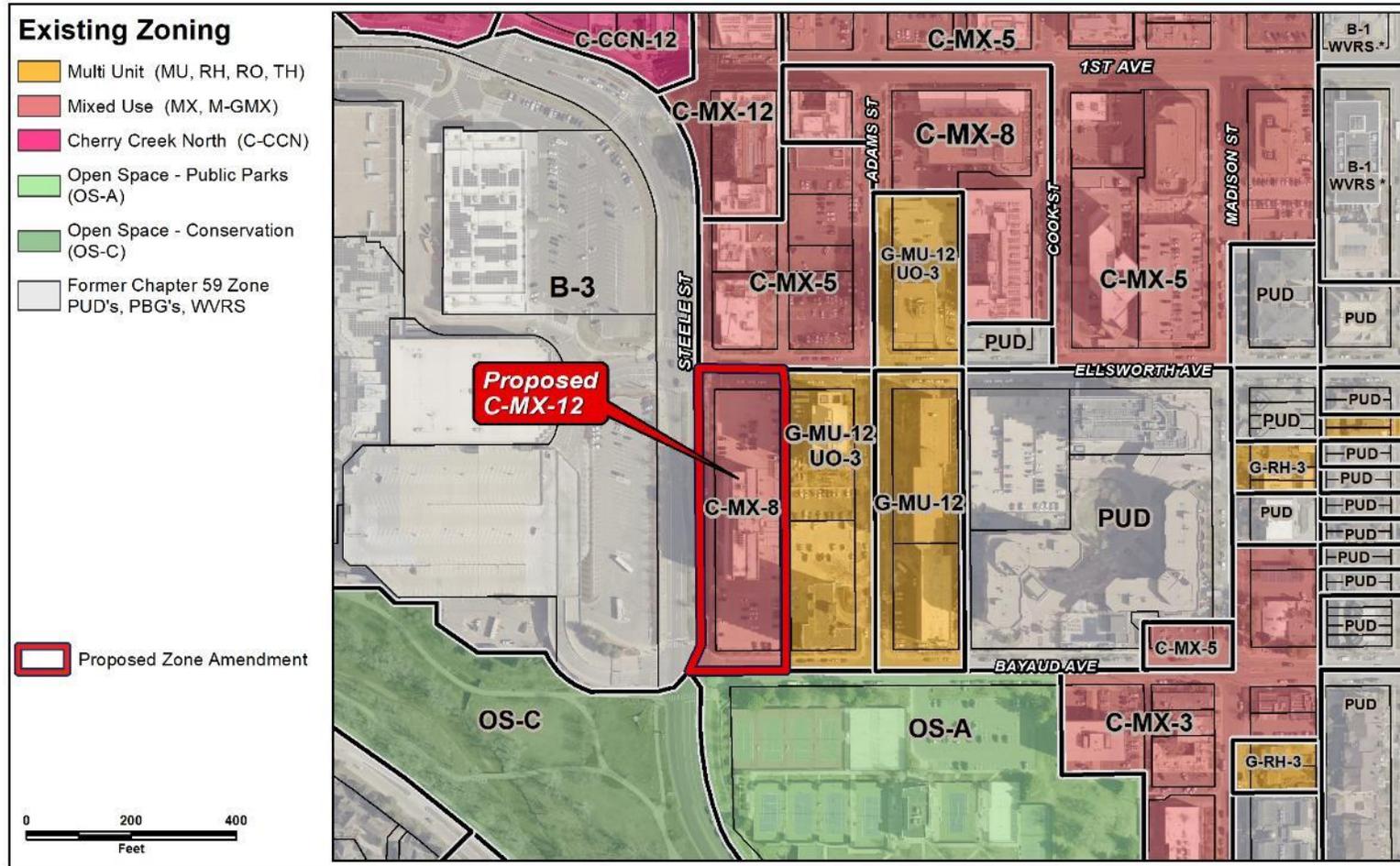
Request: C-MX-12



- **Subject Site:**
 - Approx. 62,625 sq ft (1.4 acres)
 - Ten-story building
- **Proposal:**
 - Rezoning to C-MX-12 to facilitate redevelopment
- **Request:**
 - Urban Center Neighborhood Context – Mixed Use – 12 stories maximum height
 - Allows a mix of uses
 - Allows Town House, General, and Shopfront building forms

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

Existing Zoning



Current Zoning:

- C-MX-8

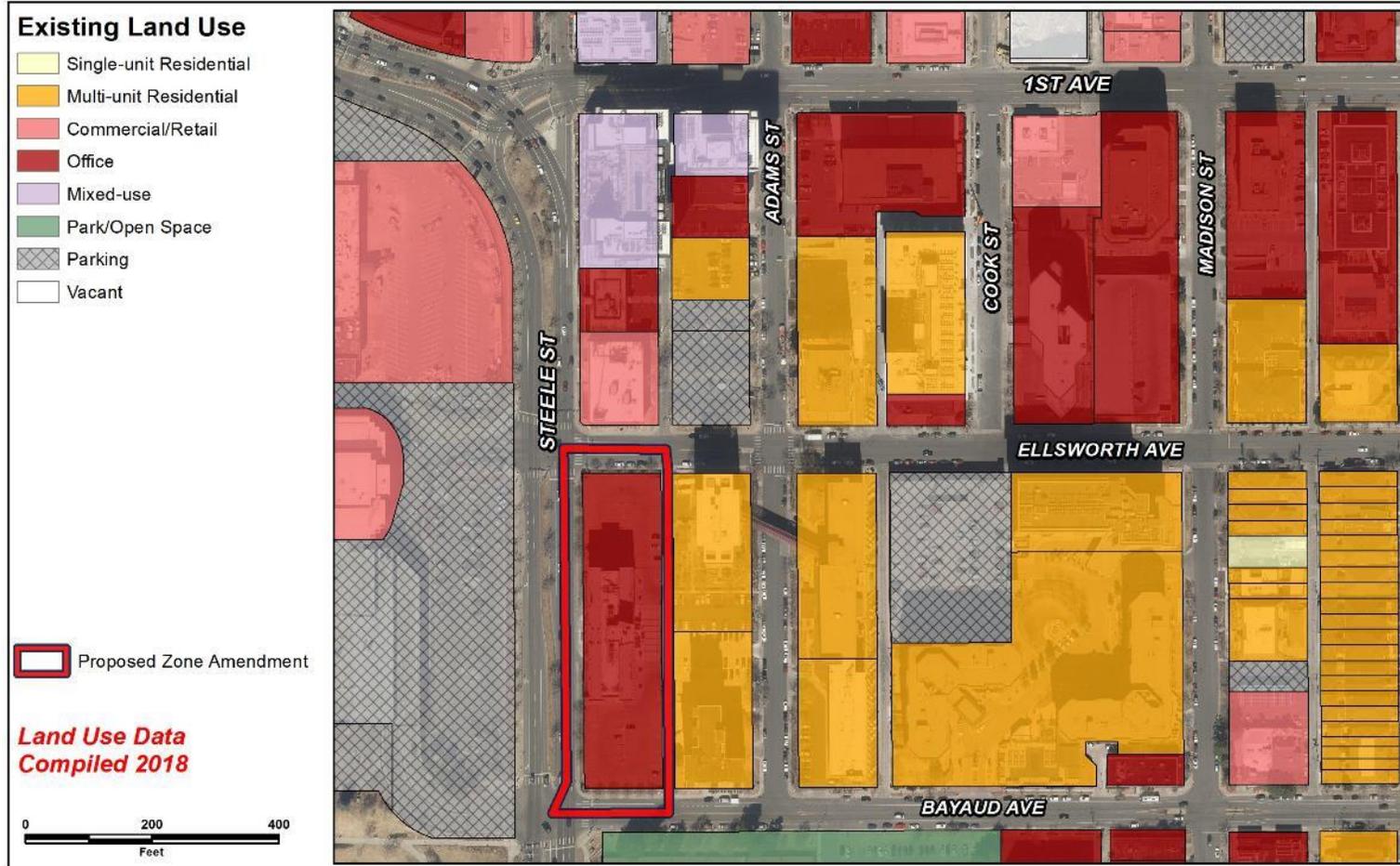
Adjacent Zoning:

- G-MU-12 UO-3
- C-MX-5
- OS-A
- B-3

Existing Zoning – C-MX-8

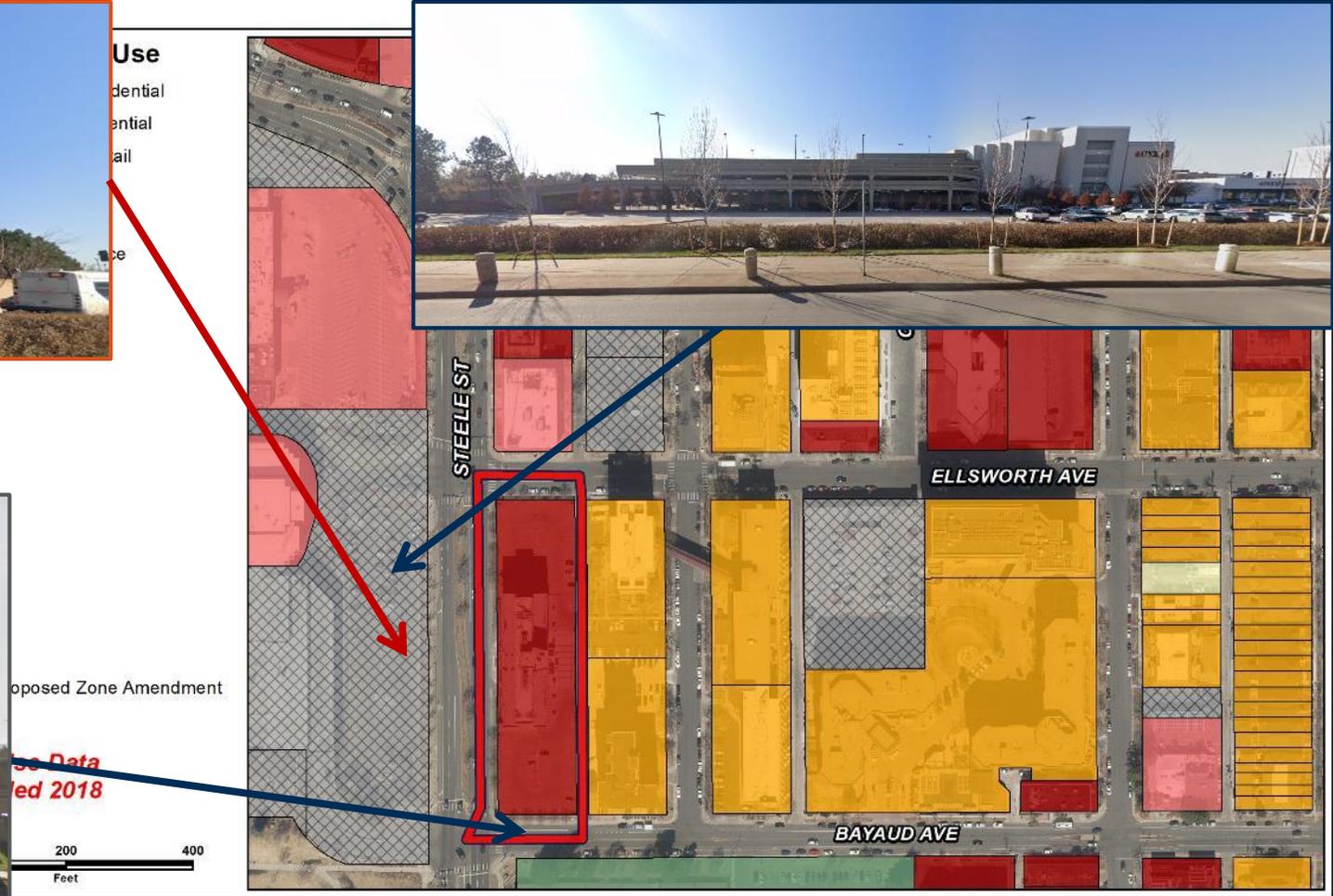
Design Standards	C-MX-8 (Existing)	C-MX-12 (Proposed)
Primary Building Forms Allowed	Town House; General; Shopfront	Town House; General; Shopfront
Height in Stories / Feet (max)	8/110'	12/150'
Primary Street Build-To Percentages (min)	70% to 75%*	70% to 75%*
Primary Street Build-To Ranges	0' to 15'*	0' to 15'*
Minimum Zone Lot Size/Width	N/A	N/A
Primary Street Setbacks (min)	0' to 10'*	0' to 10'*
Building Coverage	N/A	N/A

Existing Land Use

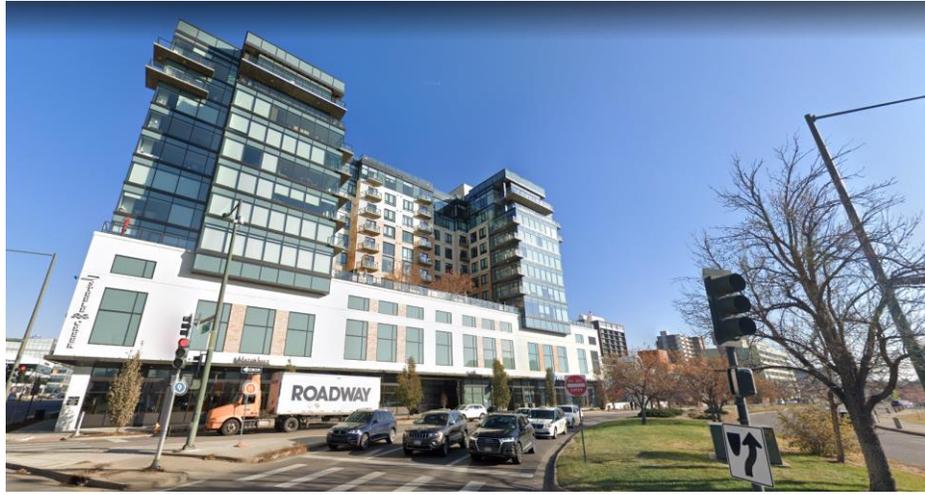


- Current use: Office
- Surrounding uses: Multi-unit residential, Office, Parking Commercial/Retail

Existing Context – Building Form/Scale

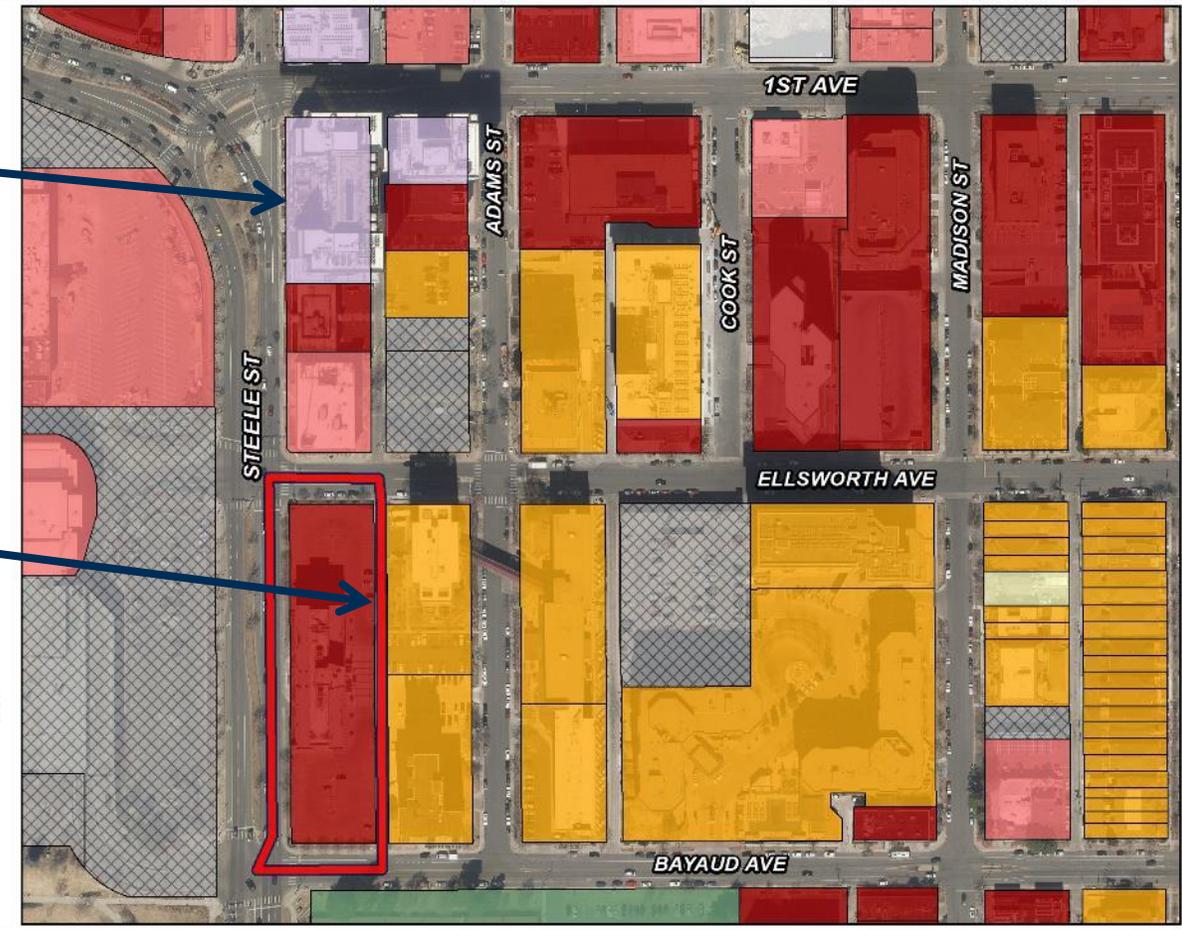


Existing Context – Building Form/Scale



Existing Land Use

- Single-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Office
- Mixed-use
- Park/Open Space
- Parking
- Vacant



Zone Amendment

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Proposed Affordable Housing Agreement

- Voluntary agreement reached in principle with HOST
- 12.5% (60) of all units (480) are IRUs
 - 100% of IRUs serve 80% AMI

Process

- Informational Notice: 6/24/21
 - Planning Board Notice Posted: 8/31/21
 - Planning Board Public Hearing: 9/15/2021
 - LUTI Committee: 9/21/2021
 - City Council Public Hearing: 11/01/2021
- One letter of opposition from the public
 - One letter of support and one of opposition from RNO

Site-Specific Traffic Impacts

- Potential traffic impacts are evaluated at the time of the site development review for a specific project.
- Transportation engineers in Development Services perform the review. They may require a traffic study for the proposed development.
- Whether or not a traffic study is required, transportation engineers will identify if mitigation measures are required prior to issuing a permit.

Review Criteria

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

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*
- *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

Consistency with Adopted Plans: Comprehensive Plan

Equitable, Affordable and Inclusive

- Equitable, Affordable and Inclusive Goal 1 – Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities (p. 28).
- Equitable, Affordable and Inclusive Goal 1, Strategy A – Increase development of housing units close to transit and mixed-use developments



Consistency with Adopted Plans: Comprehensive Plan

Strong & Authentic

- Strong and Authentic Neighborhoods Goal 1, Strategy D – Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities (p. 34).
- Strong and Authentic Neighborhoods Goal 2, Strategy D – Use urban design to contribute to economic viability, public health, safety, environmental well-being, neighborhood culture and quality of life (p. 34).



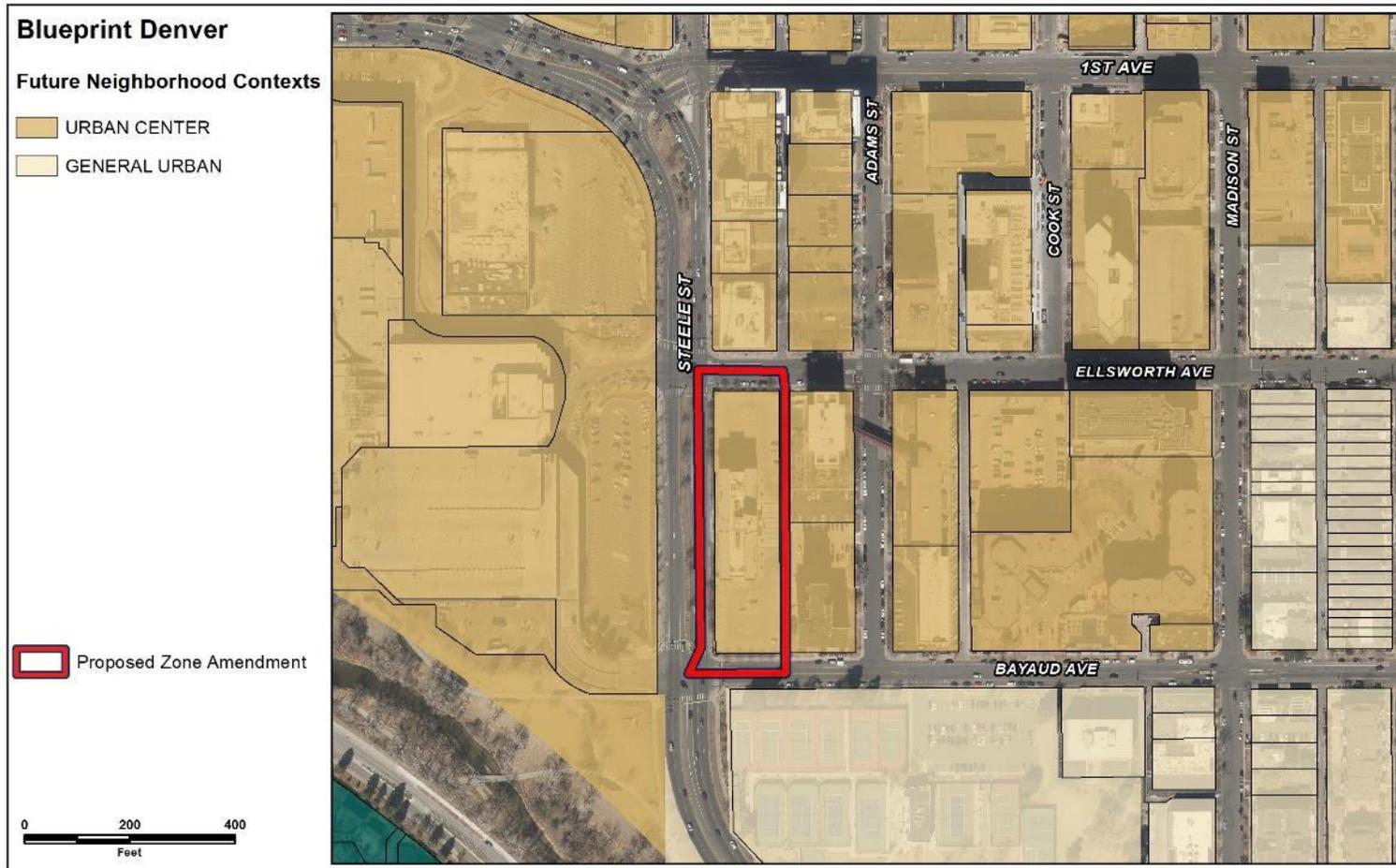
Consistency with Adopted Plans: Comprehensive Plan

Environmentally Resilient

- Environmentally Resilient Goal 8, Strategy A – Promote infill development where infrastructure and services are already in place (p. 54).
- Environmentally Resilient Goal 8, Strategy B – Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).

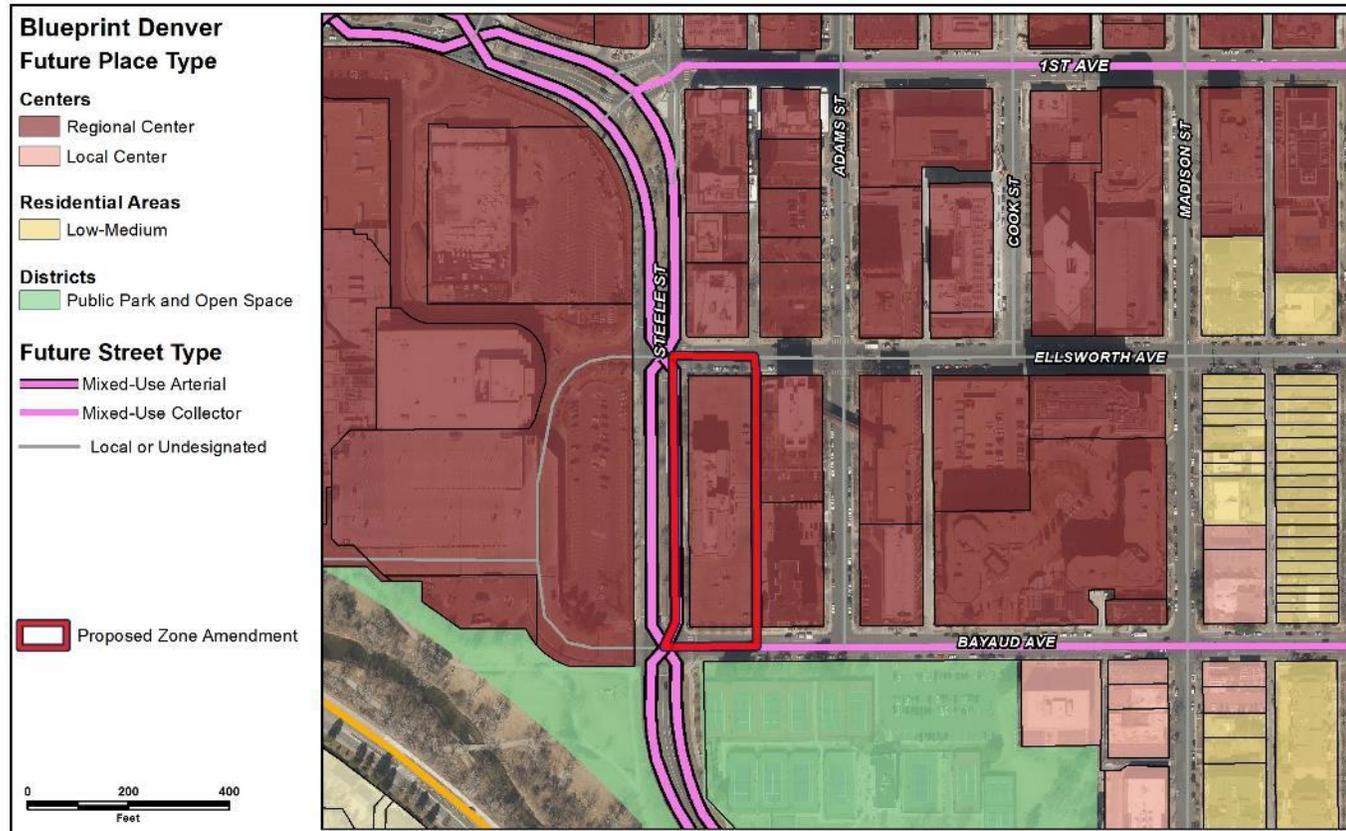


Consistency with Adopted Plans: Blueprint Denver



- **Urban Center Neighborhood Context**
 - High mix of uses throughout with good street activation and connectivity
 - Buildings are usually multi-story with a high degree of lot coverage

Consistency with Adopted Plans: Blueprint Denver



Future Place: Regional Center

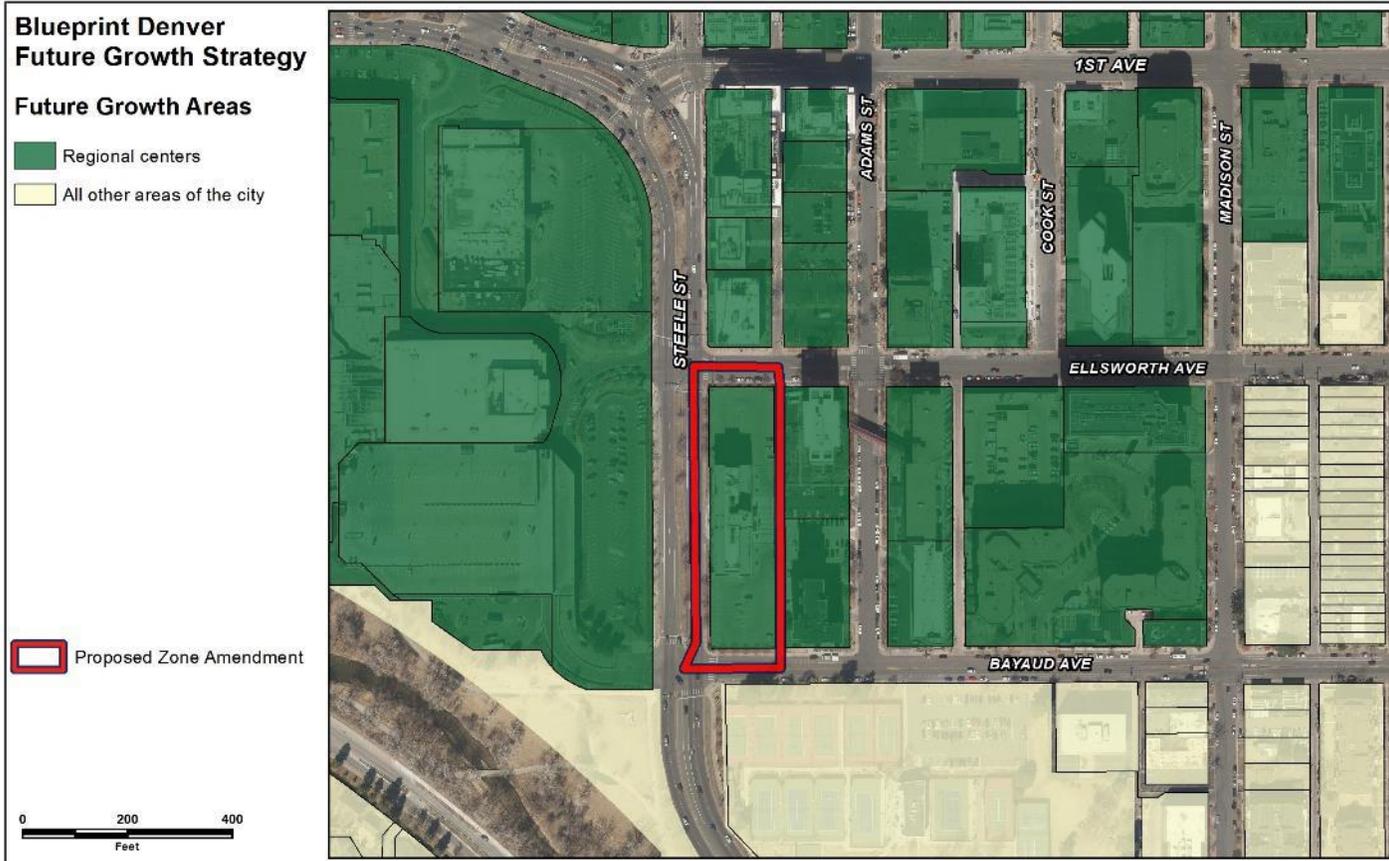
- High mix of uses— providing a dynamic environment of living, dining, entertainment and shopping, while incorporating a diverse set of employment options
- Larger scale mixed-use buildings are common
- Heights are generally the tallest in the context

Street Type:

- Mixed-Use Arterial: are designed for the highest amount of through movement and the lowest degree of property access
- Local Streets: Can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses

Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

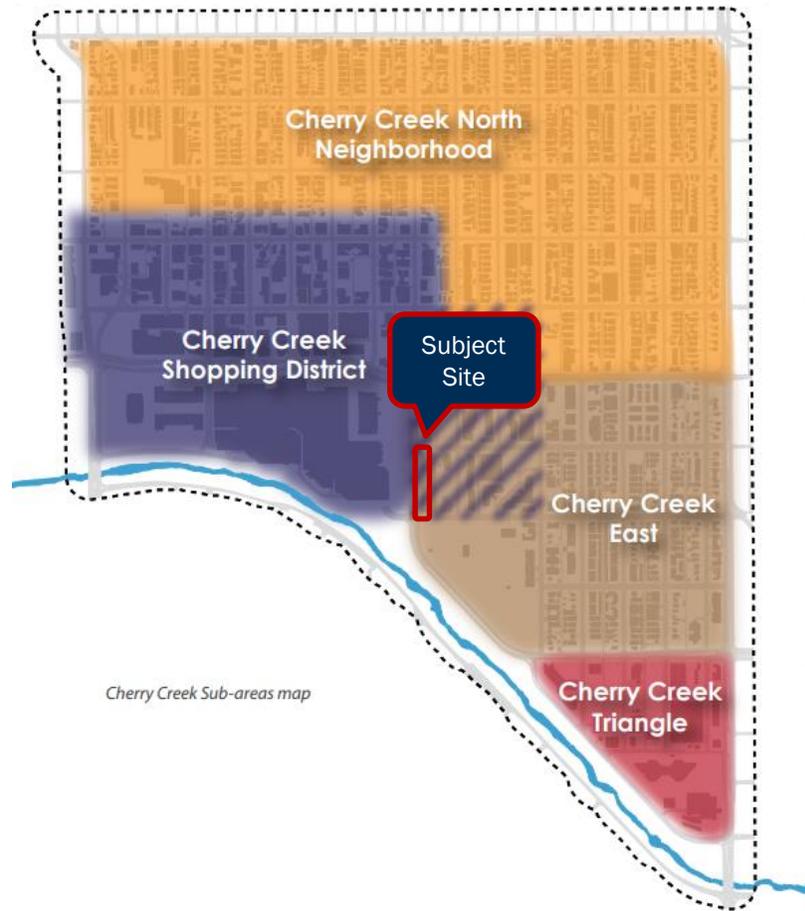
Consistency with Adopted Plans: Blueprint Denver



- Growth Areas Strategy: Regional Centers
 - 50% of job growth
 - 30% of new households

Focusing growth in centers and corridors helps to provide a variety of housing, jobs and entertainment options within a comfortable distance to all Denverites and is a key element of building complete neighborhoods throughout Denver” (p. 49).

Consistency with Adopted Plans: Cherry Creek Area Plan



- Cherry Creek Area Plan (2012)
- Provides guidance on where growth should occur in Cherry Creek.
- Subject site “area of change”
- New, moderate-density neighborhoods
- Forming a new edge between the station and the existing neighborhood to the west

Consistency with Adopted Plans: Cherry Creek Area Plan

Regional Center: Continue to support a mix of uses including office, retail, commercial, multifamily residential and hotels. Support compact development patterns and an enhanced public realm including landscaping, wayfinding signage, pedestrian lighting, public art and inviting building entries



Future land use map - Cherry Creek Shopping District



Maximum building heights map - Cherry Creek Shopping District

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver: A Land Use and Transportation Plan (2019)
- Small Area Plans
- Others, as applicable: e.g., General Development 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

Review Criteria

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
 - 12.4.10.8.A.4.c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria

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

CPD Recommendation

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