



DENVER
THE MILE HIGH CITY

6200 Leetsdale Drive

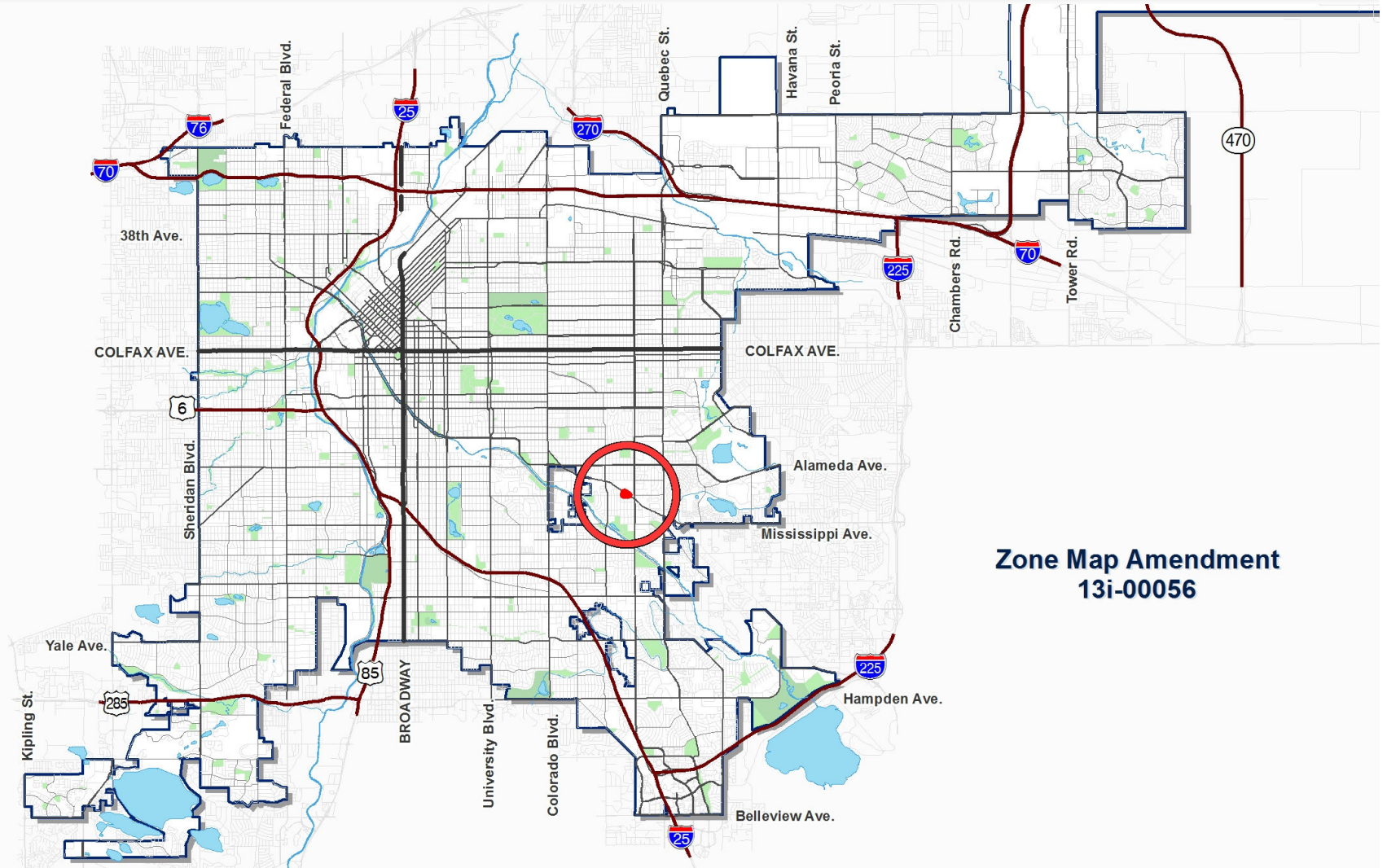
PUD 584 to S-CC-3x

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



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6200 Leetsdale Drive From PUD 584 to S-CC-3x

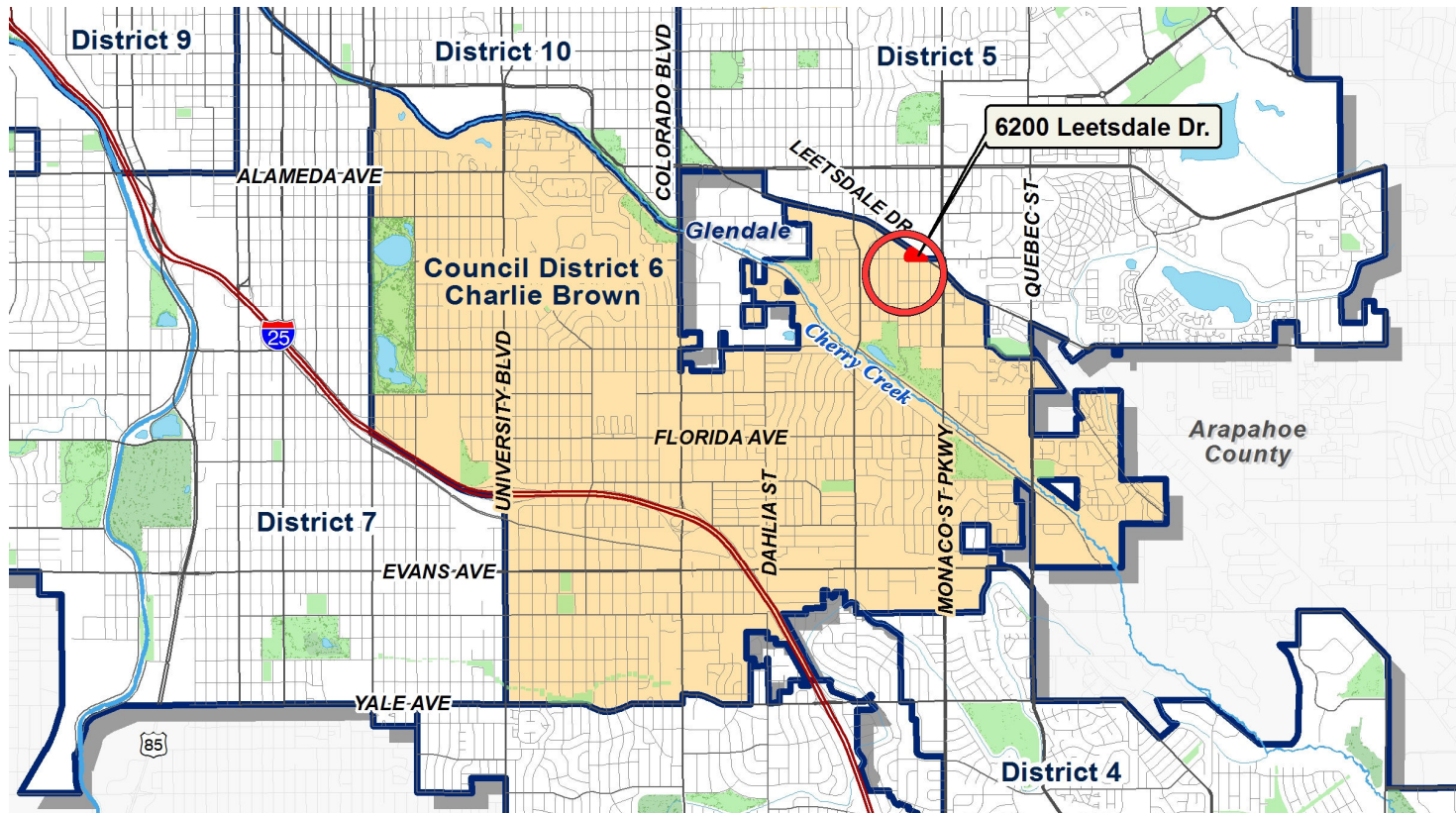


**Zone Map Amendment
13i-00056**



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Council District 6

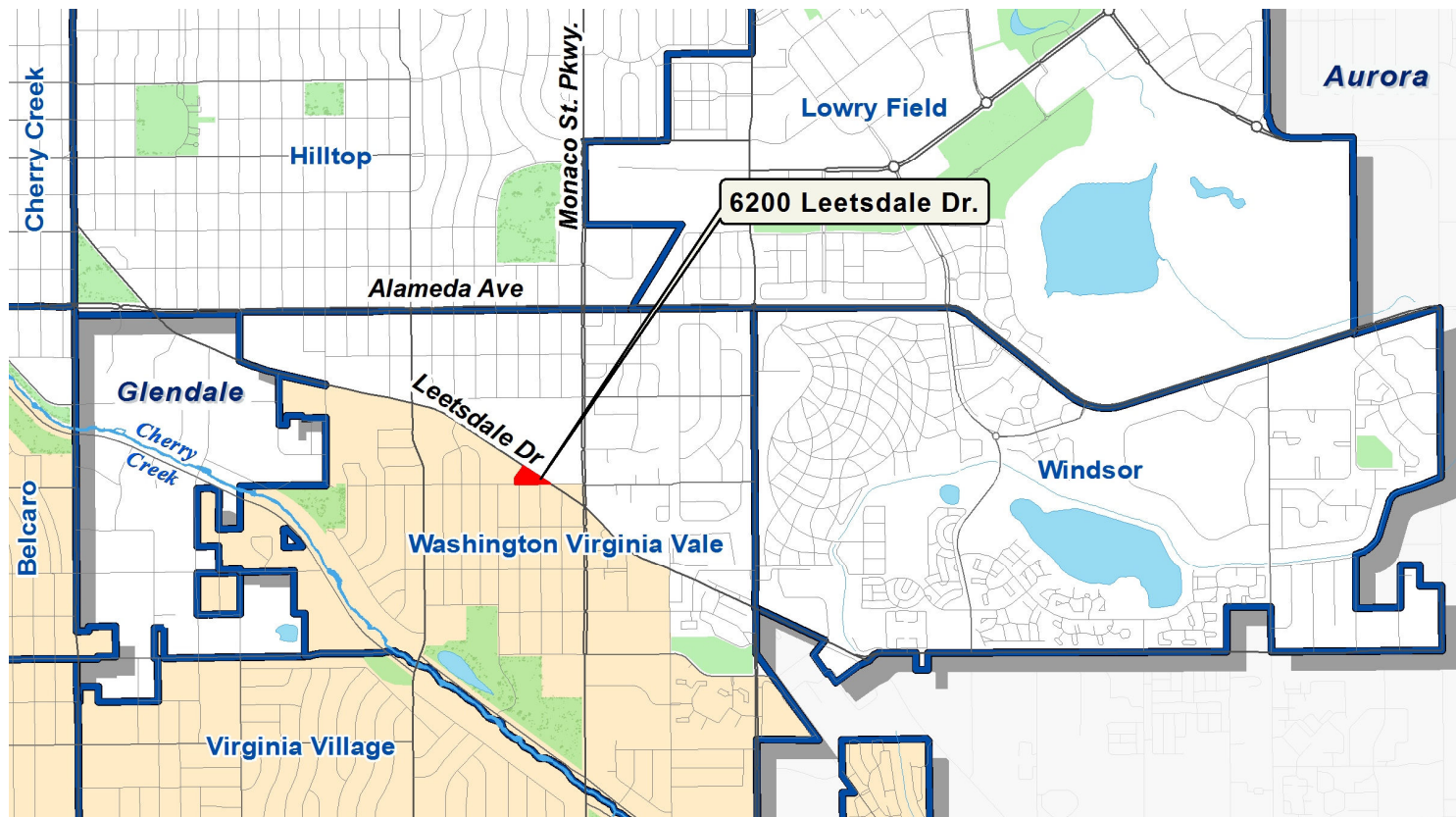


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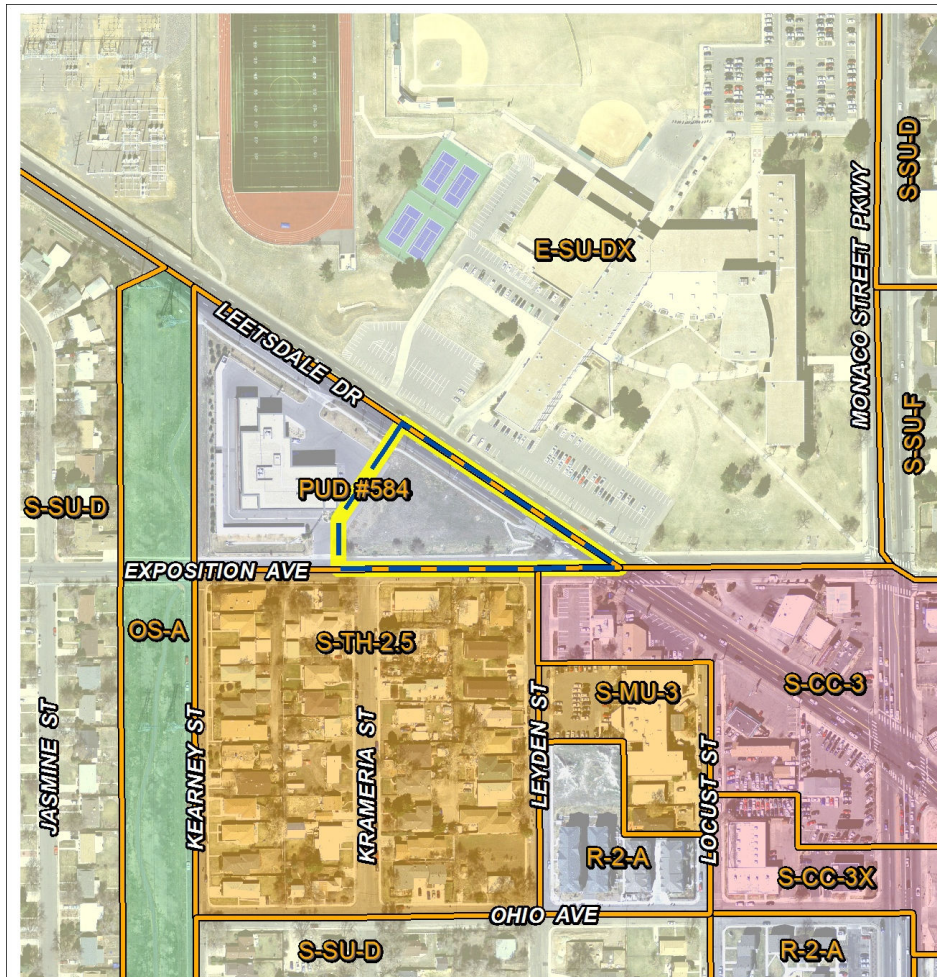
Washington Virginia Vale



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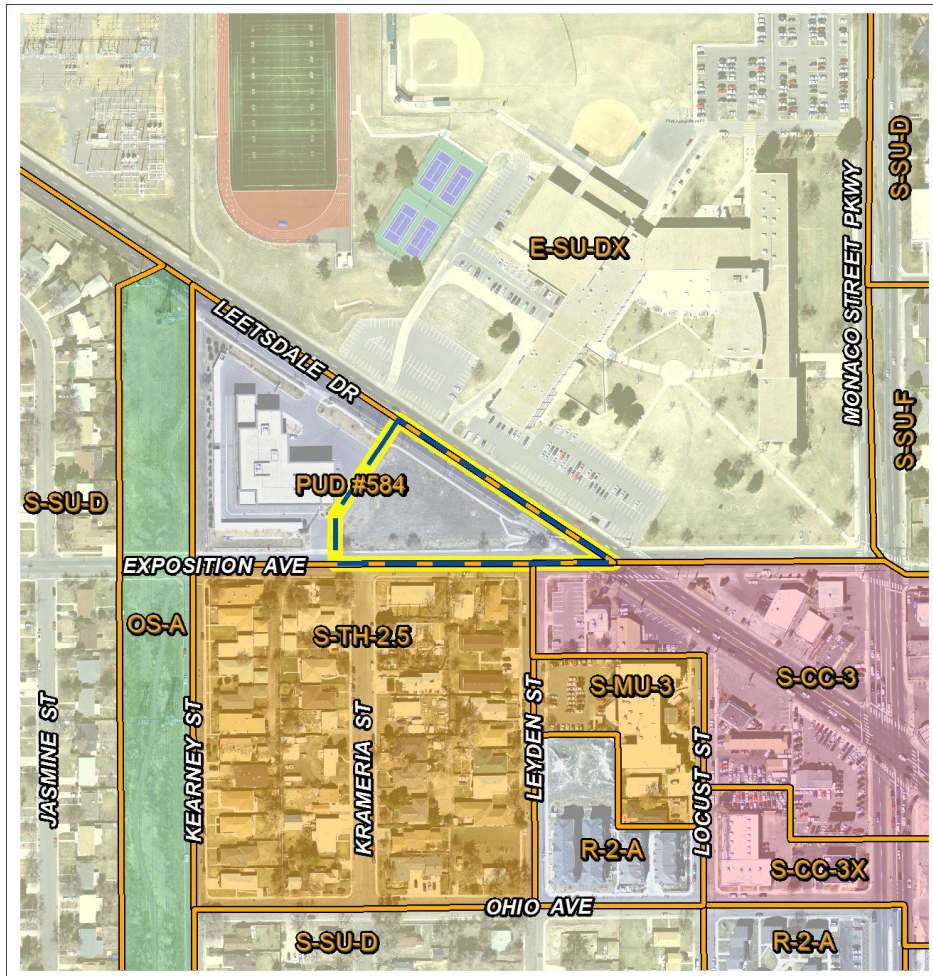
- Northwest corner of Leetsdale Drive and Exposition Avenue



- Property to be rezoned:
 - 40,200 SF
 - Vacant
- Property Owner:
 - Requesting rezoning to facilitate development
- Requesting rezone from PUD 584 to S-CC-3x
- Consent by all

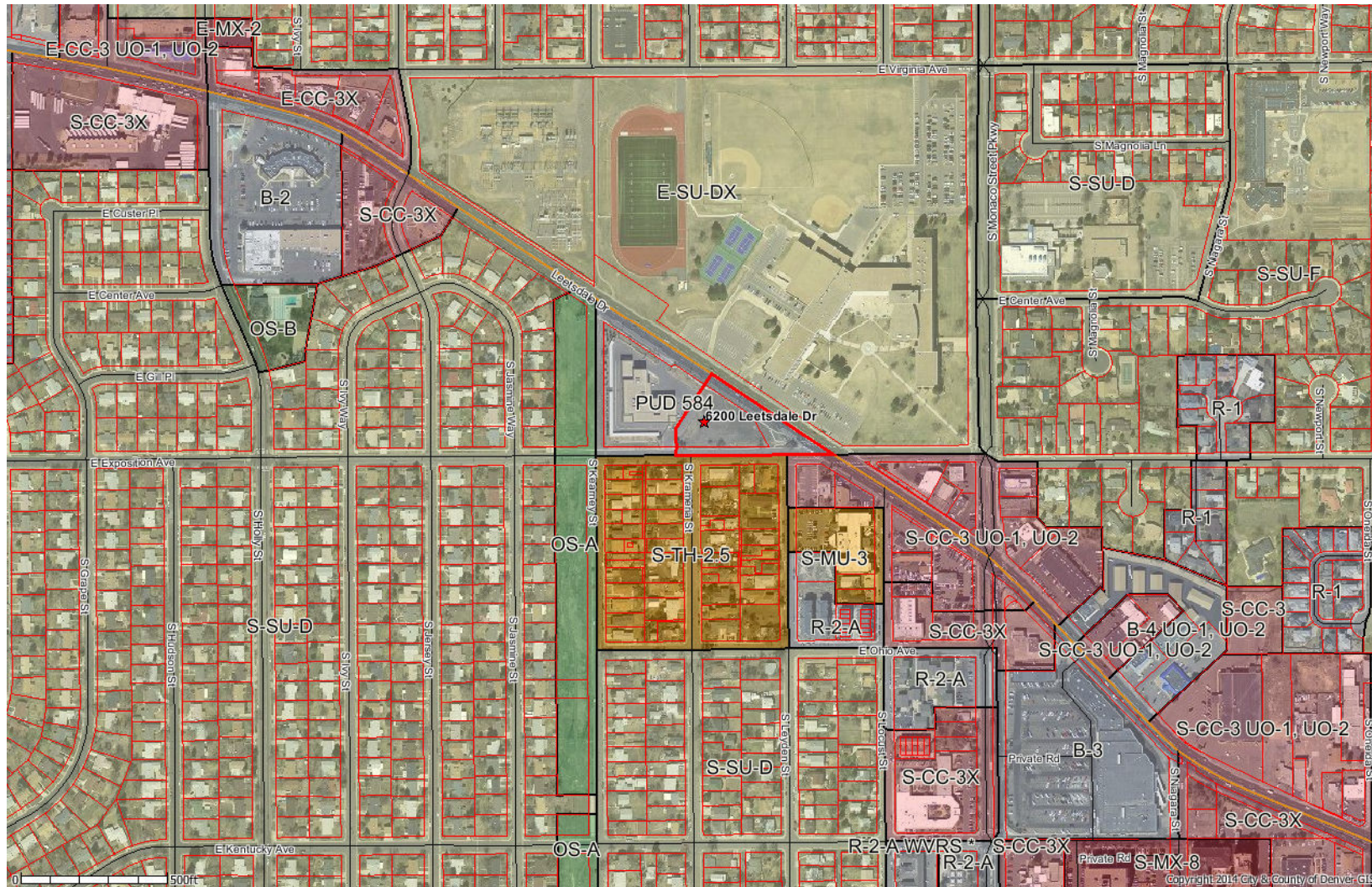
Reminder: Approval of a rezoning is not approval of a proposed specific development

Existing Context – Zoning

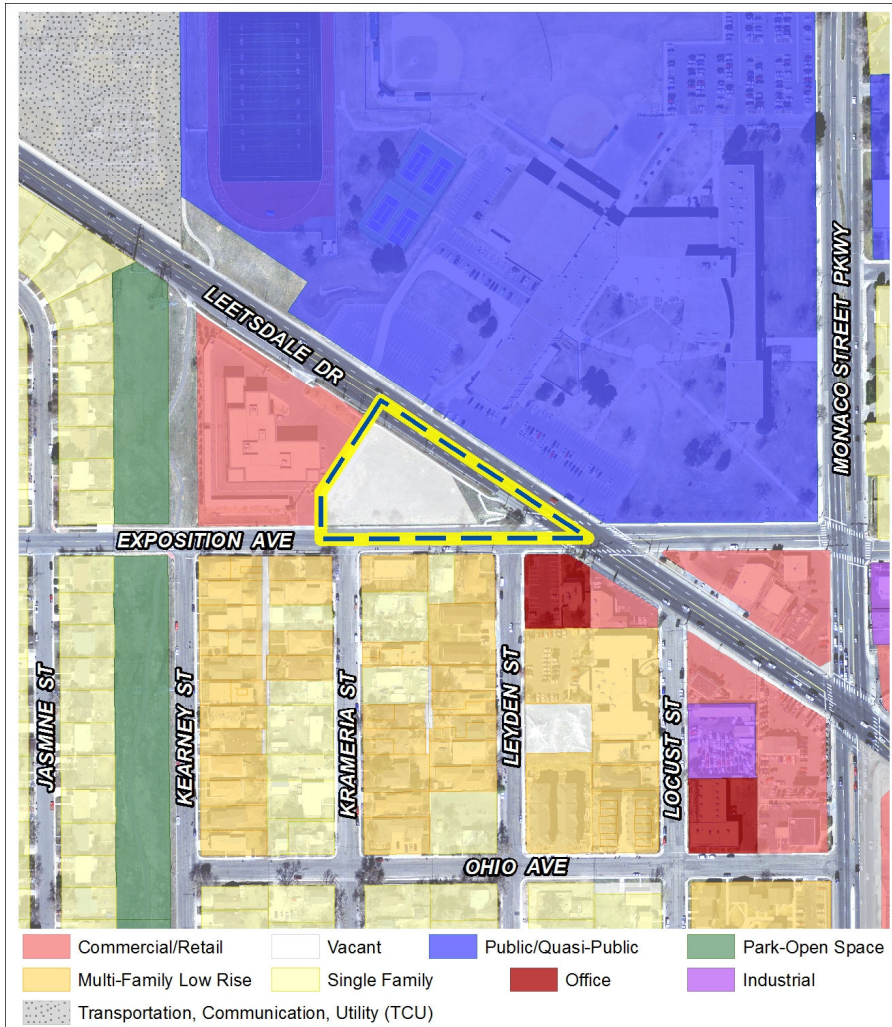


- Adjacent properties are zoned:
 - PUD
 - E-SU-Dx
 - S-CC-3
 - S-TH-2.5

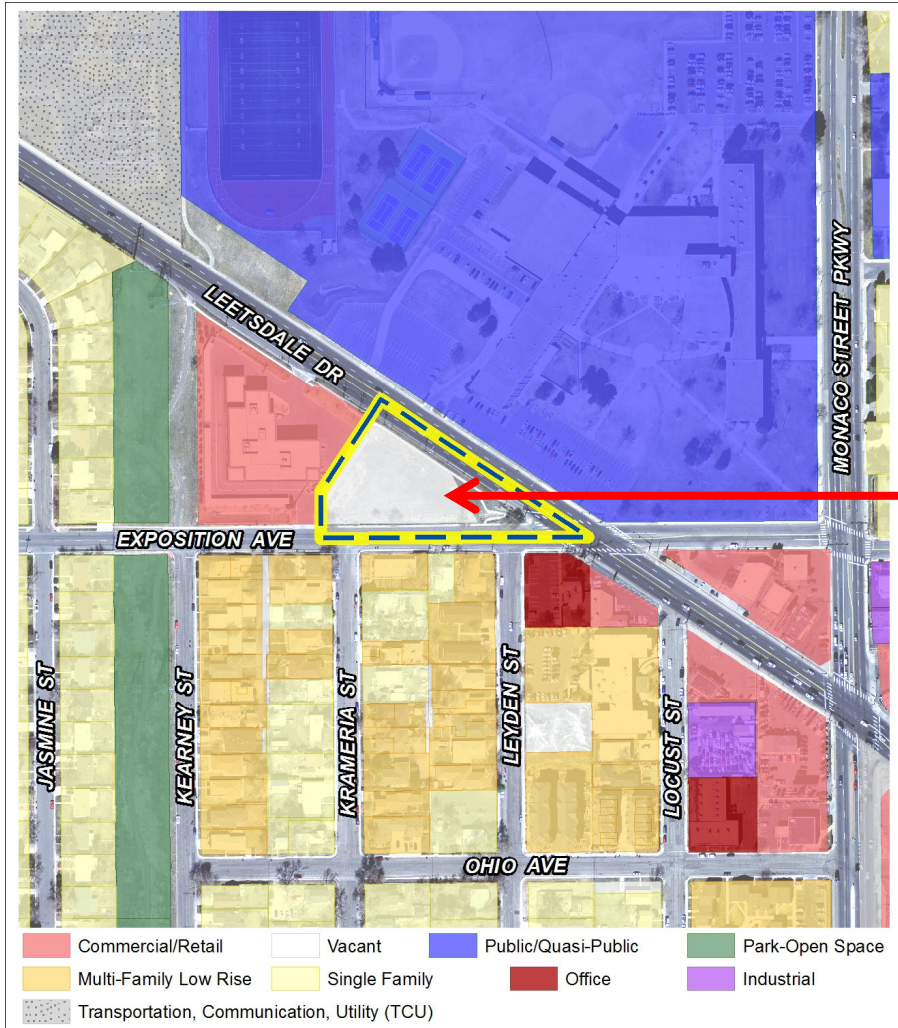
Existing Context – Corridor Zoning



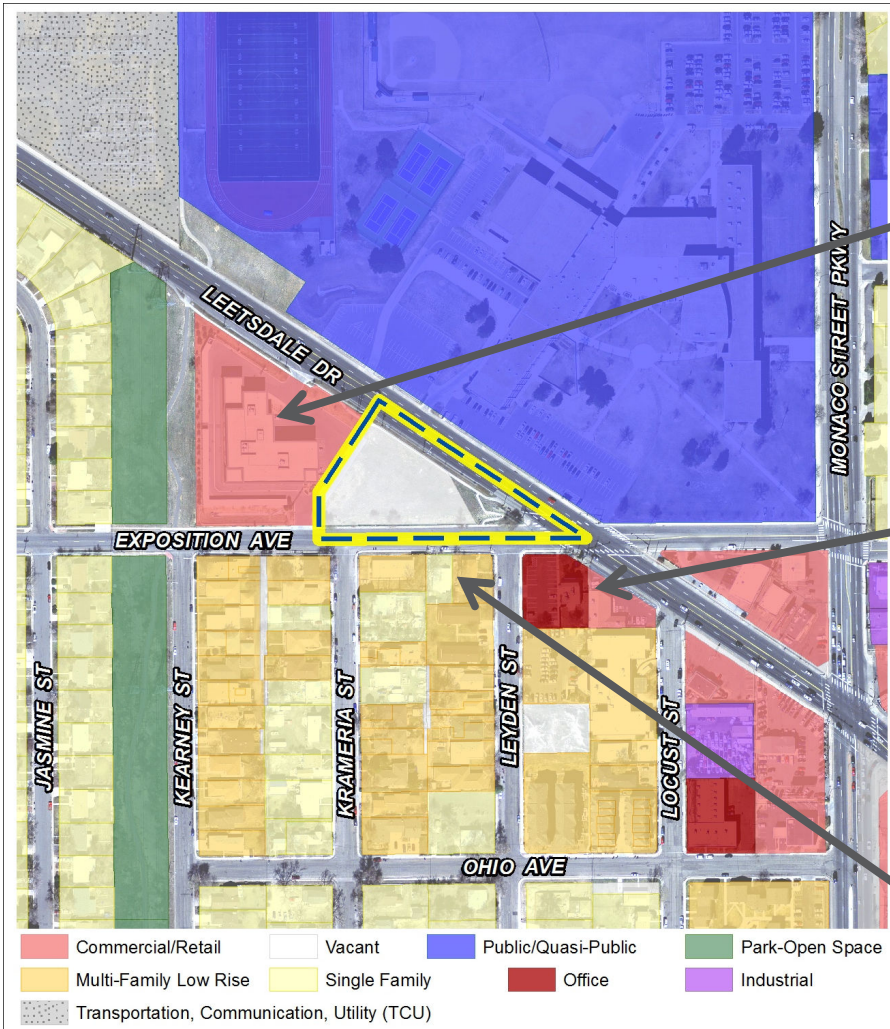
Existing Context – Land Use



- Existing use: Vacant
- Use of surrounding properties:
 - Mini-Storage Facility
 - High School
 - Office and Retail
 - Mix of multi-unit and single-unit dwellings



Existing Context – Building Form/Scale/Use



- Notice of receipt of complete rezoning application for PUD-G sent to RNOs: July 3, 2014
- Planning Board public hearing: September 3, 2014
 - Recommended Approval, 8-0
- Neighborhoods and Planning Committee meeting: October 15, 2014
 - Held in Committee, 6-1, with applicant consent and direction to change the application to standard zone district S-CC-3x

ARTICLE 3. SUBURBAN (S-) NEIGHBORHOOD
CONTEXT



- Suburban neighborhood context
- Commercial Corridor
- 3-story height maximum
- x = Less intense uses



Current Zoning compared to Proposed Zoning

	Current PUD (Based on B-1)	Proposed S-CC-3x
Allowed Uses	Single and multi-unit dwellings, office, and limited retail uses including optician, art gallery, sale of pharmaceuticals and medical supplies, hearing aids, and photography studio	Expands allowed retail uses and adds eating & drinking establishments, including accessory drive-through facilities
Area	Maximum 19,200 SF	No max
Max Height	2 stories and 32'	3 stories and 45'
Other	Follow Former Chapter 59	Follow Denver Zoning



Proposed Zoning Drive-Through Limitations


- Opaque screen shall be provided along visible portion of drive through queuing and operating lane
- Drive-through shall be separate from parking circulation aisles
- Vehicle access shall not unreasonably interfere with automobile or ped traffic
- Queuing lanes shall be adequate to prevent backups onto public streets



Previous Application compared to Revised Application

	Previous PUD application	Current S-CC-3x application
Height, max	1 story, 25 feet	Follows 3-story max
Liquor store	Use was Not Permitted	Use is permitted with distance limitations
Marijuana sales, preparation, storage, and growing	Use was Not Permitted	Is still prohibited by marijuana licensing code due to proximity to school
Mini-storage	Use was Not Permitted	Permitted in zoning <i>(owner will enter into private agreement/restriction to prohibit)</i>

- Notice of receipt of complete rezoning application for S-CC-3x sent to RNOs: October 21, 2014
- Planning Board public hearing: November 5, 2014
 - Recommended approval, 9-0

 Neighborhoods and Planning Committee meeting: November 12, 2014, 1:30 p.m.



Process – Public Outreach

- RNOs
 - The following RNOs were notified of this application:
 - Virginia Vale Community Association
 - South Hilltop Neighborhood Association
 - Inter-Neighborhood Cooperation
 - Denver Neighborhood Association, Inc.

- Comments Received in Opposition
 - Virginia Vale Community Association
 - Includes petitions with 42 signatures
 - South Hilltop Neighborhood Association
 - 12 resident emails from 4 individuals
- Comments are concerned with the possibility of negative impacts due to the addition of retail, restaurant, and drive-through uses



Comments Received

Issue Raised	Enforced in Zoning?	Discussion
Traffic on residential streets	No	<ul style="list-style-type: none">• Traffic code enforced by Denver Police Department• Public Works will review traffic impacts and mitigation at time of development review
Access on Exposition Avenue	Yes/No	<ul style="list-style-type: none">• Existing access onto Exposition Ave. is not located on subject property• The existing access is required for Fire and Public Works standards
Students crossing Leetsdale Drive	No	<ul style="list-style-type: none">• Jaywalking is enforced by Denver Police Department
Intersection congestion	No	<ul style="list-style-type: none">• Public Works traffic standards, review, and applicable mitigation apply at time of

Issue Raised	Enforced in Zoning?	Discussion
Litter	No	<ul style="list-style-type: none"> Prohibited by Solid Waste article of DRMC
Noise	No/Yes	<ul style="list-style-type: none"> Noise ordinance enforced by DEH Noise controls apply adjacent to residential zone district (does not apply here)
Loitering	No	<ul style="list-style-type: none"> It is a violation of amusement and liquor licenses to allow loitering
Lighting	Yes	<ul style="list-style-type: none"> Outdoor lighting standards apply
Late night hours of operation	Yes	<ul style="list-style-type: none"> However, hours of operation are not restricted in the proposed zone district at this location, because the street

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

Consistency with Adopted Plans

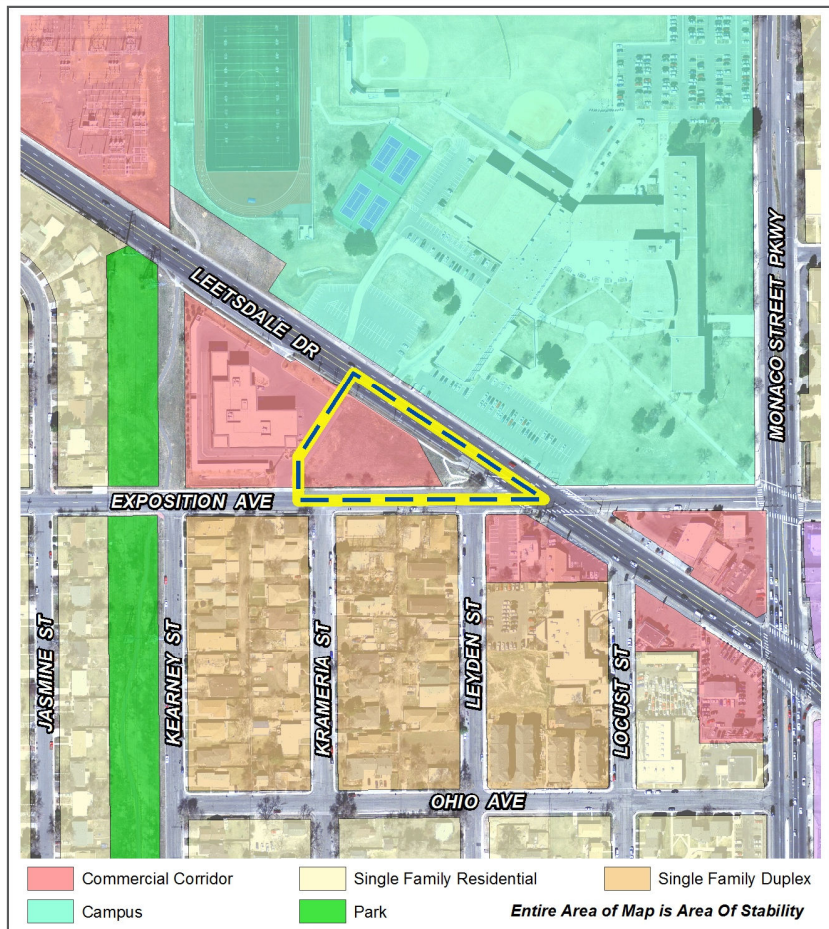
- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation Plan



Consistency with Adopted Plans: Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-F – *Promote infill development where services and infrastructure are already in place; design mixed use communities; reduce sprawl.*
- Land Use Strategy 3-B – *Encourage quality infill development consistent with the character of the surrounding neighborhood; offer opportunities for increased density and more amenities; broaden the variety of compatible uses.*
- Mobility Strategy 4-E – *Continue to promote mixed-use development.*
- Economic Activity 4-B – *Continue to strengthen and, where necessary, revitalize Denver’s commercial corridors*

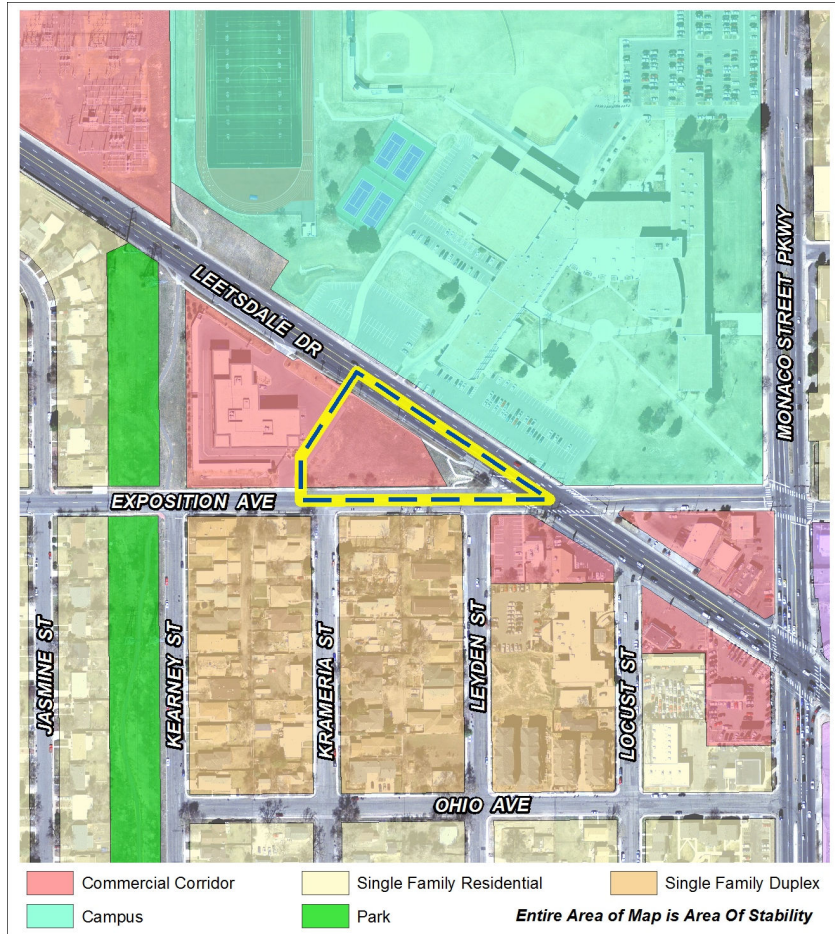
Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Land Use Concept:
 - Commercial Corridor
 - Linear business district, oriented to arterial street
 - Area of Stability
 - Maintain character while accommodating some new development and redevelopment
 - Leetsdale Drive is Commercial Arterial

Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Future Street Classification:
 - Leetsdale Drive
 - Commercial Arterial
 - Exposition Avenue
 - Undesignated Local

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- CPD finds the rezoning is consistent with Comprehensive Plan 2000 and Blueprint Denver: A Land Use and Transportation Plan

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. CPD finds this criterion is met due to changes in the surrounding area and development along the corridor such that redevelopment is appropriate.

5. Consistency with Neighborhood Context, Zone District Purpose and Intent
 - Suburban Neighborhood Context
 - S-CC-3x applies to auto-oriented arterial street corridors where a building scale of 1-3 stories is desired with less intense uses than S-CC-3



CPD Recommendation

CPD recommends **approval**, based on finding all generally applicable review criteria and all quasi-judicial review criteria have been met.