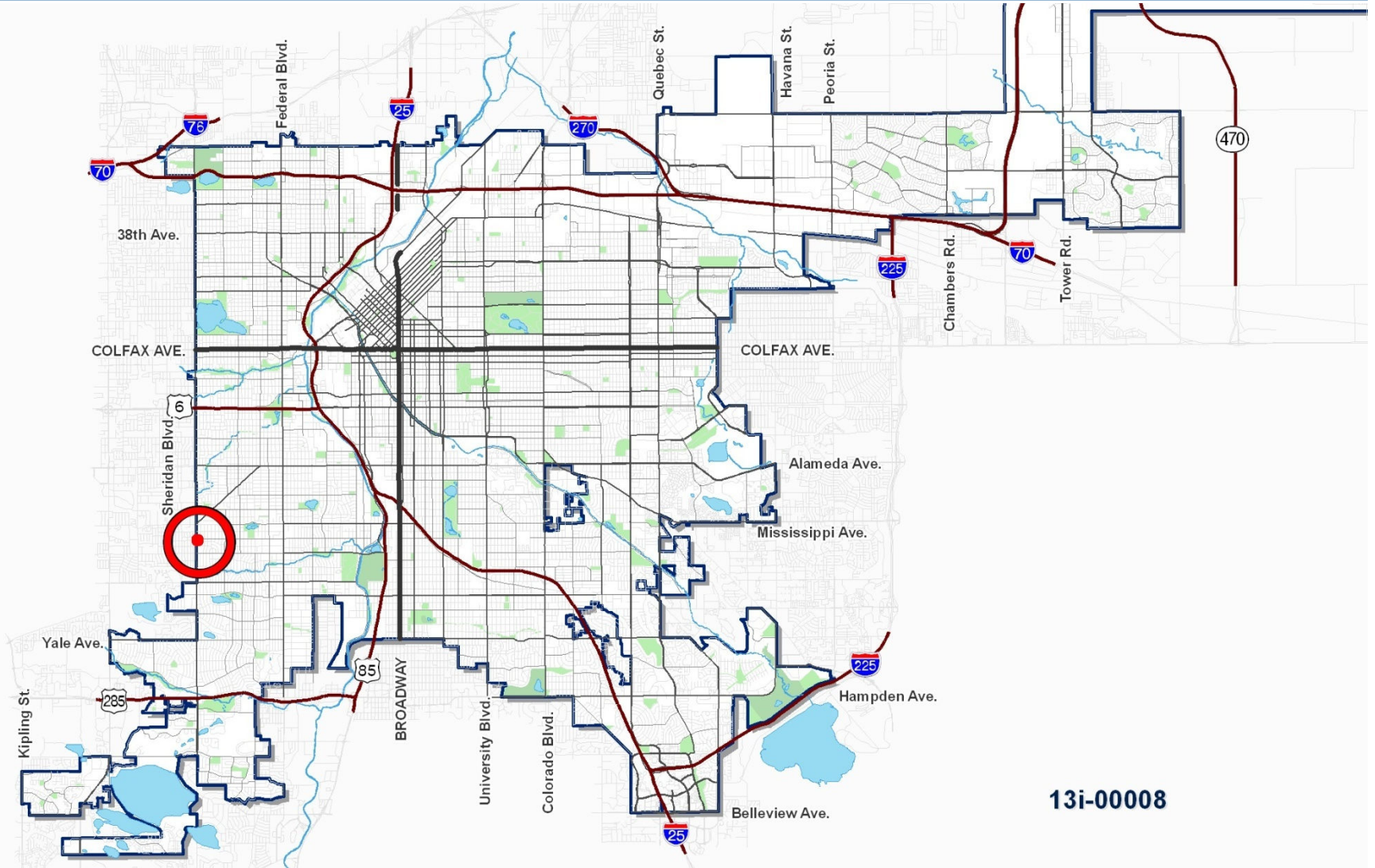


1300 S. SHERIDAN  
BLVD

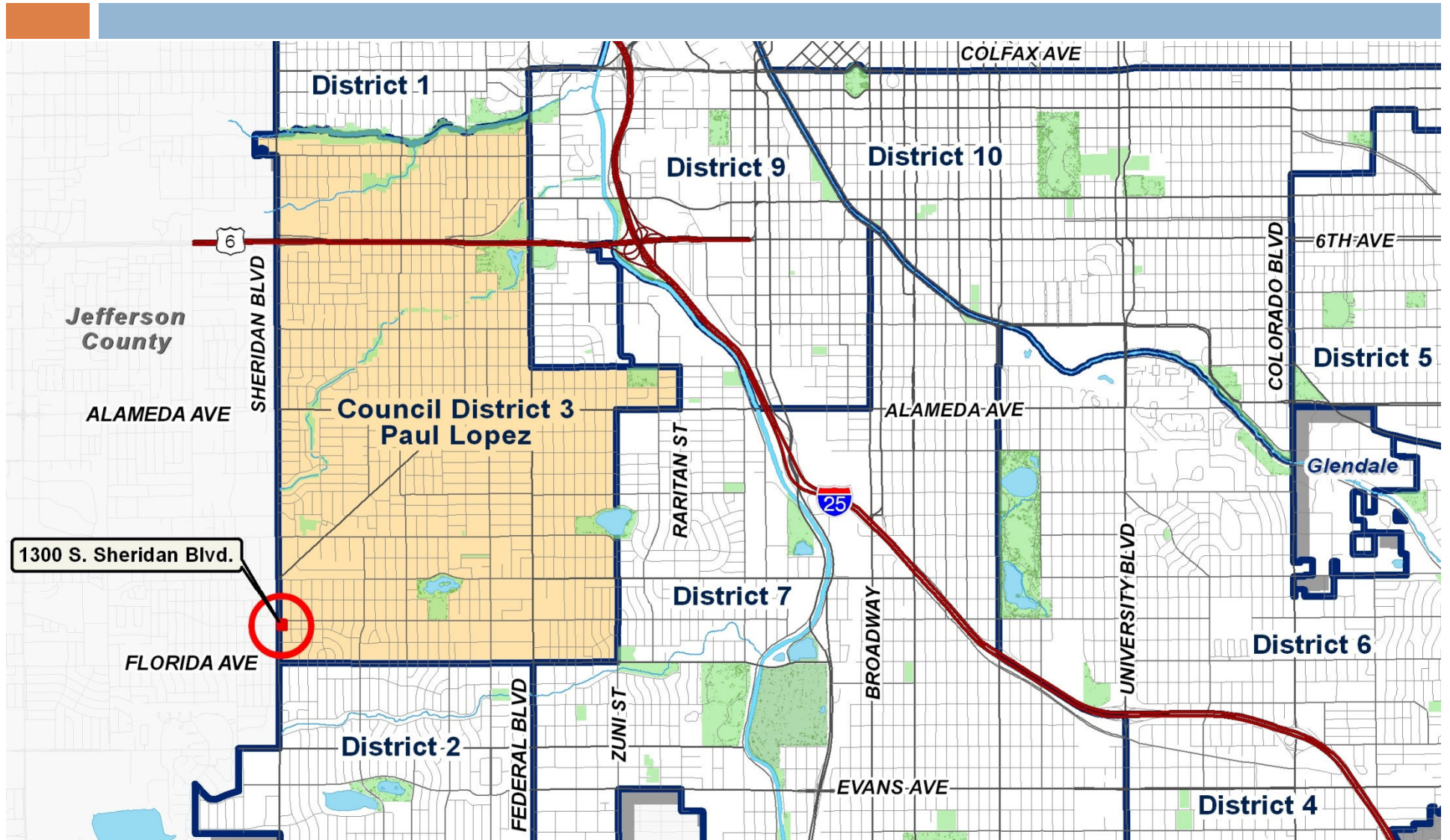
PUD 511 TO E-MX-3

# 1300 S. Sheridan Blvd PUD 511 to E-MX-3

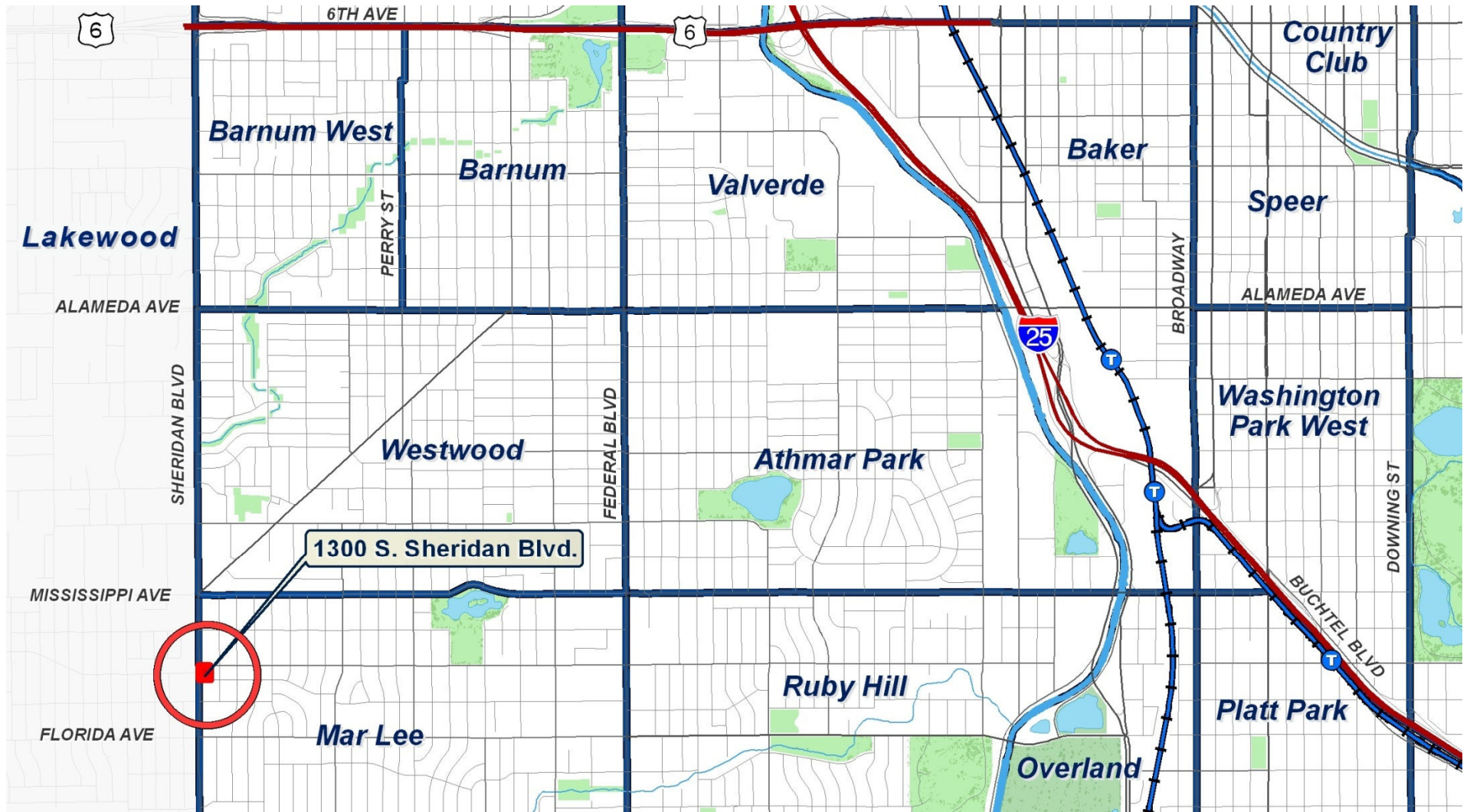


13i-00008

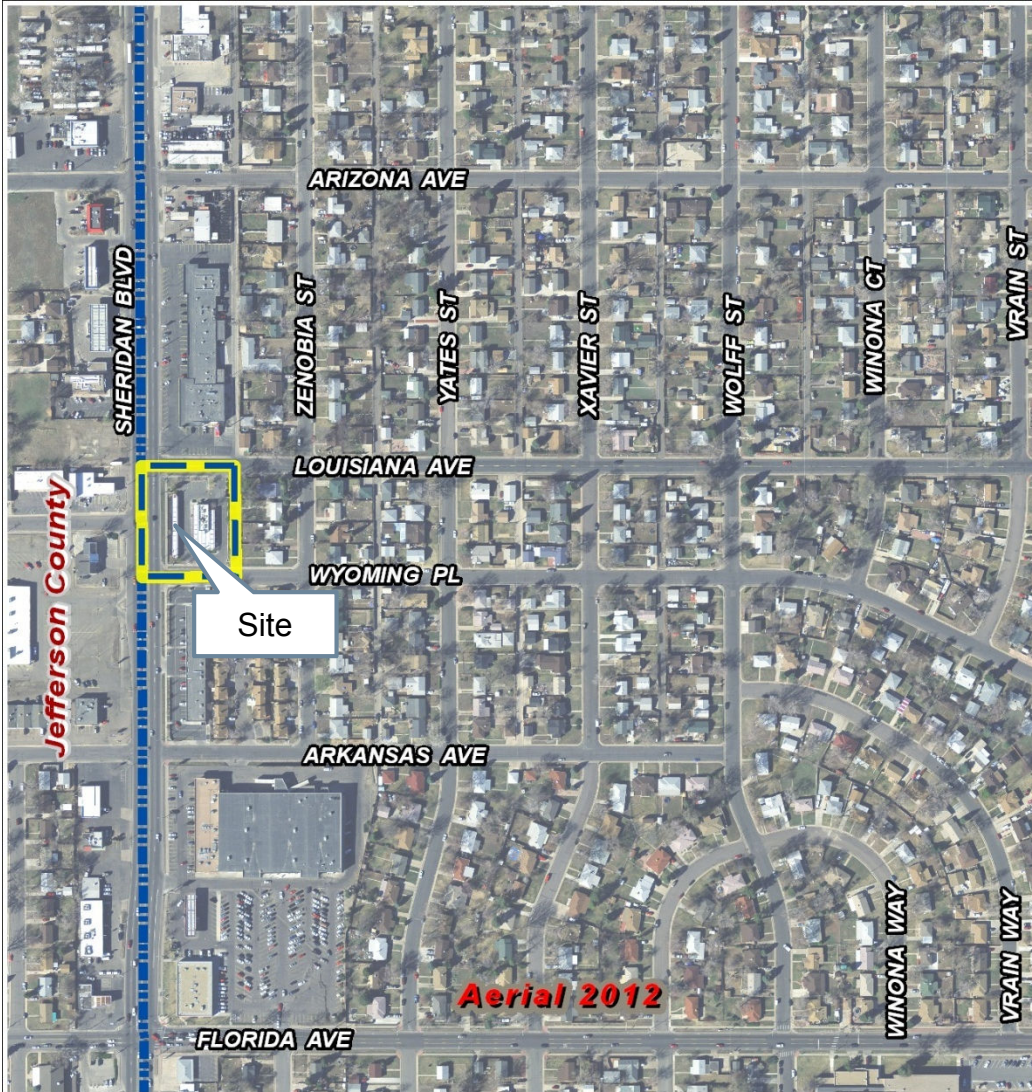
# Council District 3



# Mar Lee Statistical Neighborhood



# Location: 1300 S. Sheridan Blvd.



- Sheridan forms western boundary of Denver

# PUD 511 to E-MX-3



- Property:
  - ▣ 28,632 SF (0.65 AC)
  - ▣ Existing Structure is approx. 1,400 SF
  - ▣ Current PUD 511 for drive-in eating use
- Property Owner:  
SRI Real Estate Properties
- Rezone from PUD 511 to E-MX-3

# Request: E-MX-3

Urban Edge Neighborhood Context – Mixed Use – 3 stories max. ht.

Article 4. Urban Edge Neighborhood Context  
Division 4.1 Neighborhood Context Description

D. The request is within the limits of the zoning ordinance to require a review.

4.2.2.2 Specific Use Categories

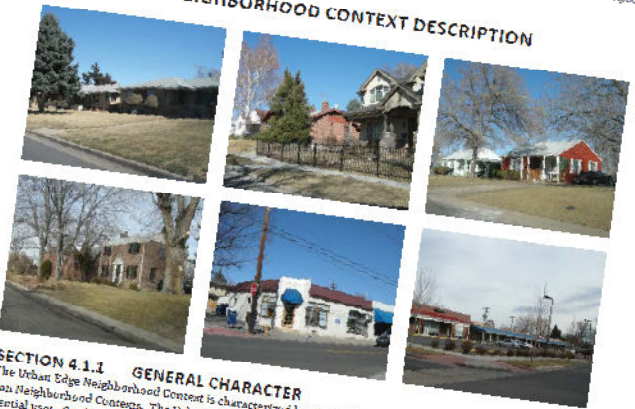
A. Single-Family Residential

B. Single-Family Attached Residential

C. Multi-Family Residential

D. Commercial

## DIVISION 4.1 NEIGHBORHOOD CONTEXT DESCRIPTION



**SECTION 4.1.1 GENERAL CHARACTER**  
The Urban Edge Neighborhood Context is characterized by a mix of elements from both the Urban and Suburban Neighborhood Contexts. The Urban Edge Neighborhood Context is primarily single-unit and two-unit residential uses. Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas. Single-unit residential structures are typically Urban House forms and Suburban House forms. Multi-unit forms are typically Town House, Garden Court, or Apartment forms embedded with other residential forms. Commercial buildings are typically stripfront and general forms that typically contain a single type of use. Single and two-unit residential uses are primarily located along local and residential arterial streets. Multi-unit residential and commercial uses are located along local streets, arterials, and main streets.

**SECTION 4.1.2 STREET, BLOCK AND ACCESS PATTERNS**  
The Urban Edge Neighborhood Context consists of a regular pattern of block shapes surrounded by orthogonal streets within a grid or modified grid. Orthogonal streets provide connections and a mixed presence of alleys. Block sizes and shapes are consistent and include attached, detached and non-existent sidewalks, tree-lawns where provided for by detached sidewalks, street and surface parking, and landscaping in the front setback.

**SECTION 4.1.3 BUILDING PLACEMENT AND LOCATION**  
Single, two-unit and multi-unit residential buildings typically have consistent moderate to steep front setbacks. Building orientation along a block face may be inconsistent or consistent. Commercial buildings typically have consistent orientation and front setbacks deep enough to allow for a mix of landscaping and some parking.

**SECTION 4.1.4 BUILDING HEIGHT**  
The Urban Edge Neighborhood Context is characterized by low-scale buildings except for some mid-rise commercial and mixed use structures, particularly at nodes or along arterial streets.

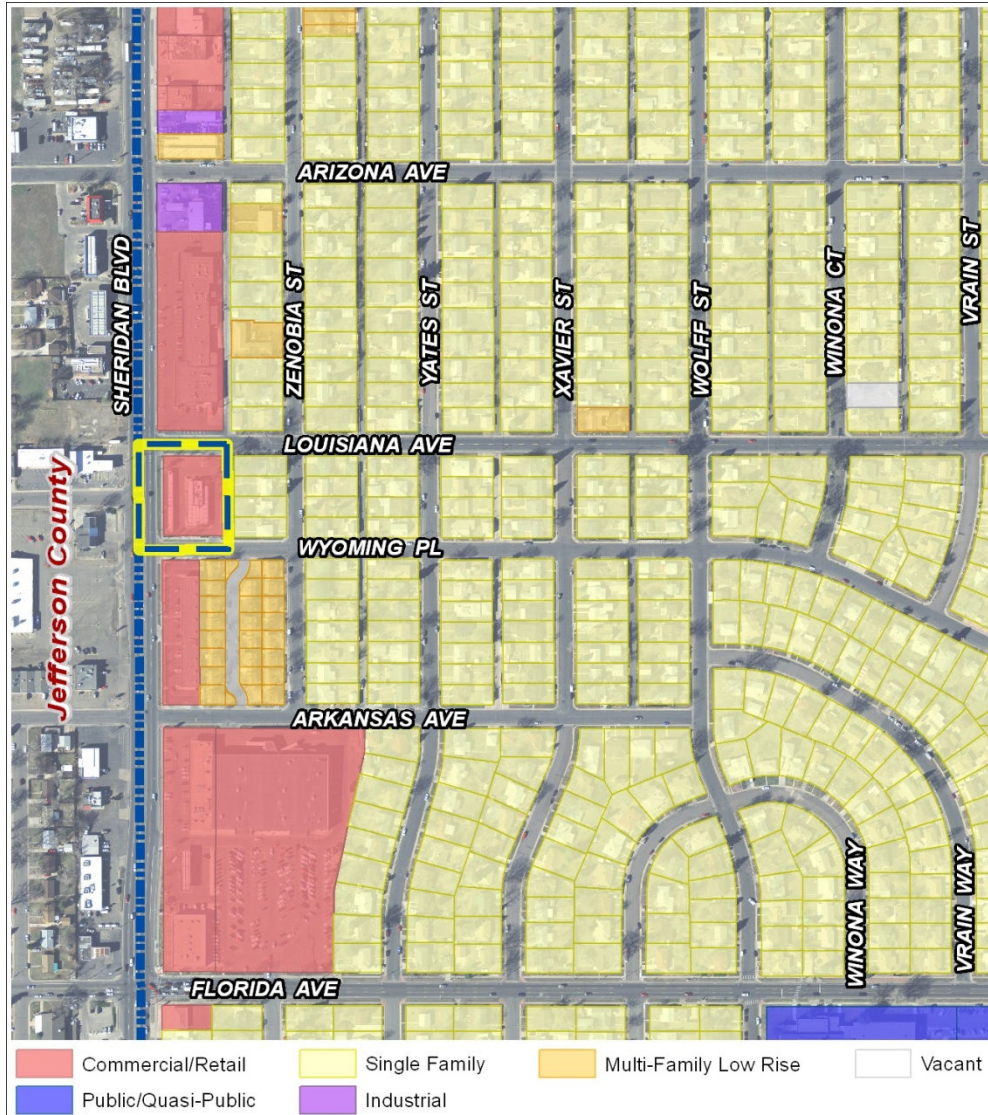
**SECTION 4.1.5 MOBILITY**  
There is reliance on the automobile with some pedestrian and bicycle activity and low to medium level of access to the multi-modal transportation system.

DENVER ZONING CODE  
June 25, 2010

4.1-1



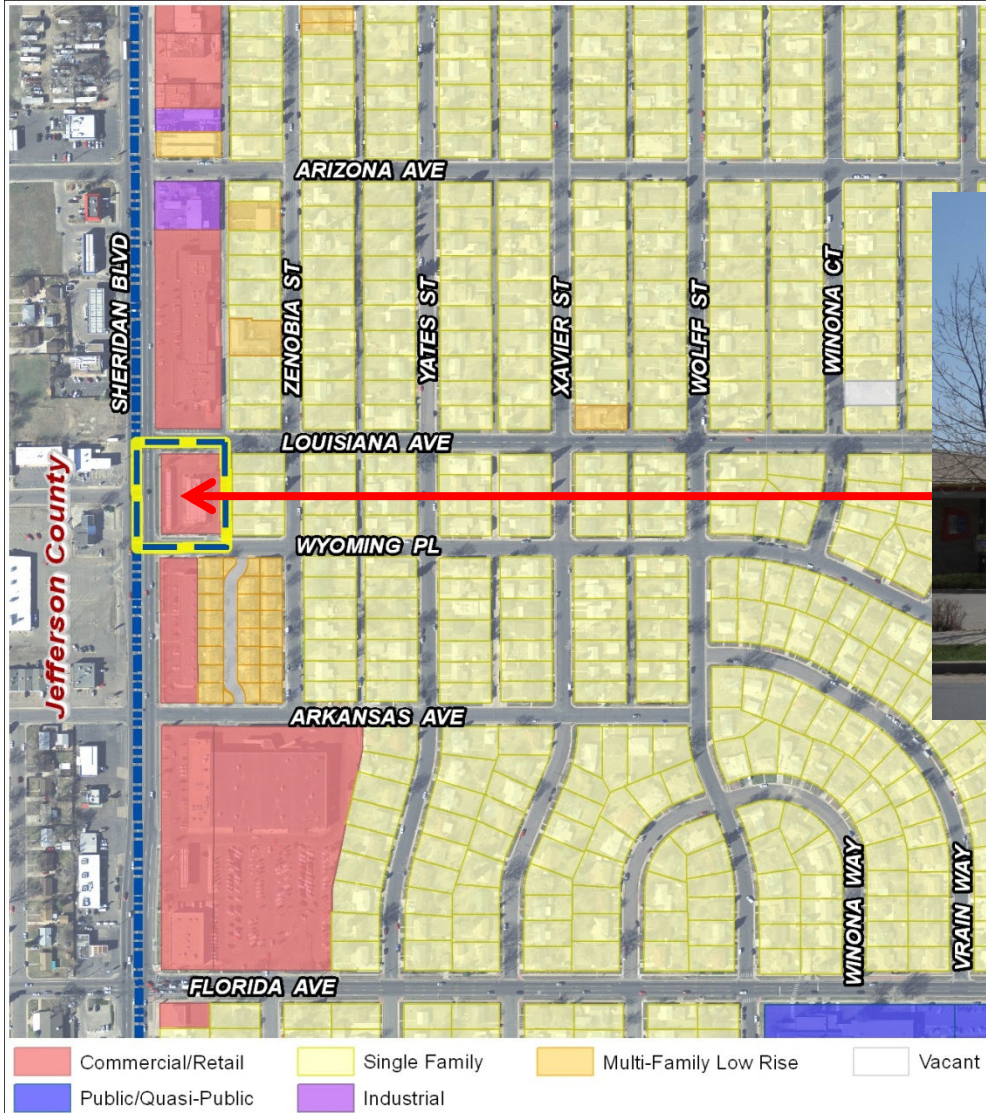
# Existing Context – Land Use



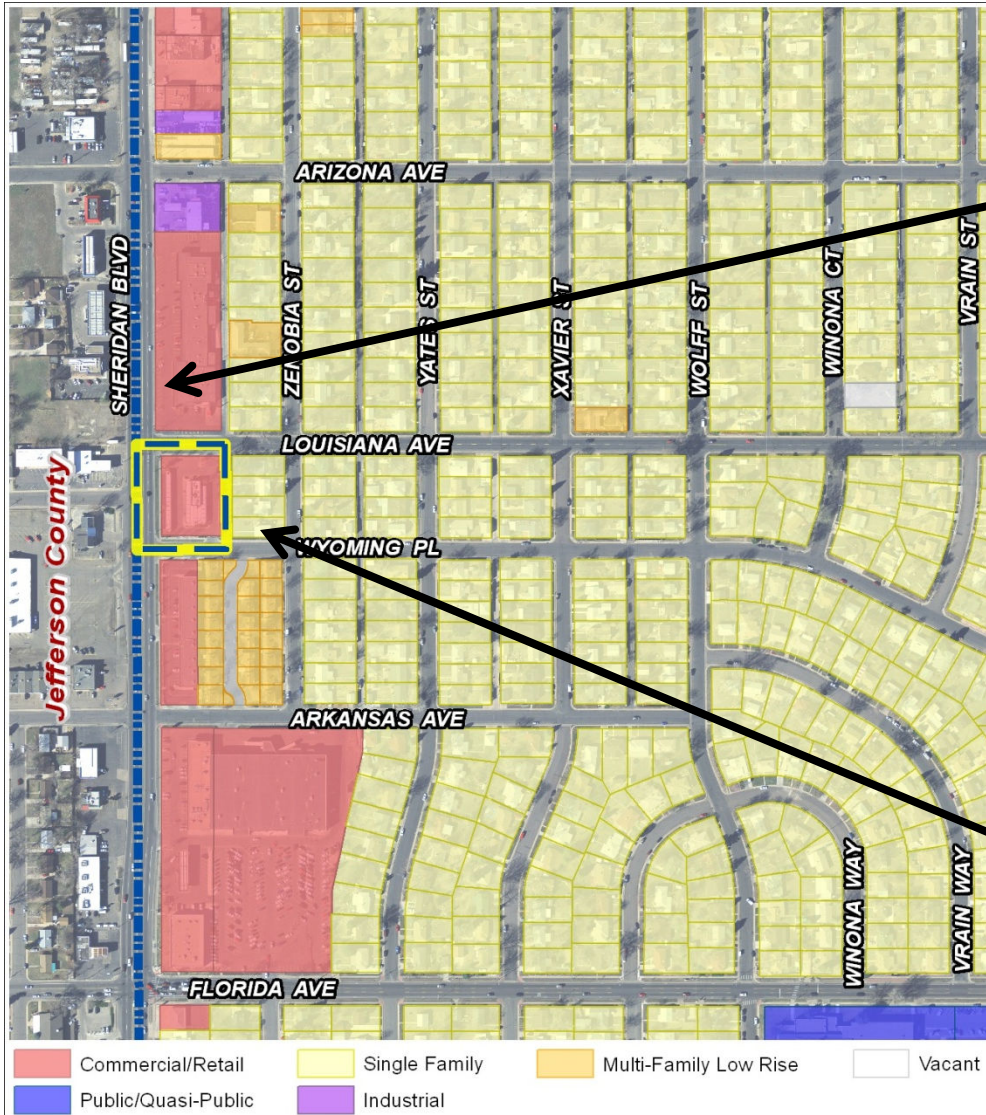
- Site:  
Commercial/Retail
- Sheridan:  
Commercial/Retail  
with some Industrial
- Neighborhood to  
east: Single Family  
with some low rise  
Multi-Family



# Existing Context – Building Form/Scale



# Existing Context – Building Form/Scale



# Process



- Planning Board Recommended Approval unanimously on June 5, 2013
- LUTI: June 25, 2013
- City Council
- Public Outreach
  - RNOs
    - Greater Mar Lee Neighborhood Association, Inter-Neighborhood Cooperation
  - Notification signs posted on property
  - No public comments received

# 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

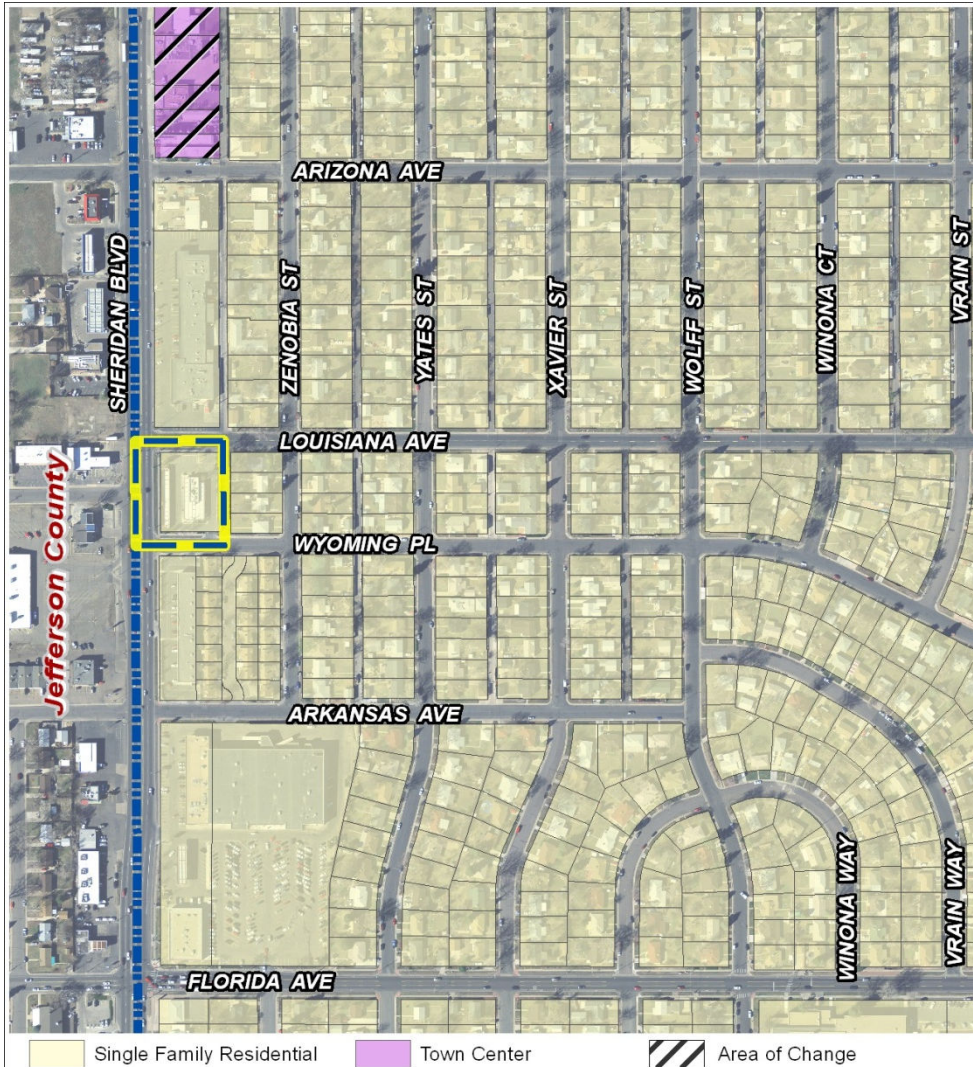
# Review Criteria



## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
  - ▣ Comprehensive Plan 2000
  - ▣ Blueprint Denver: A Land Use and Transportation 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

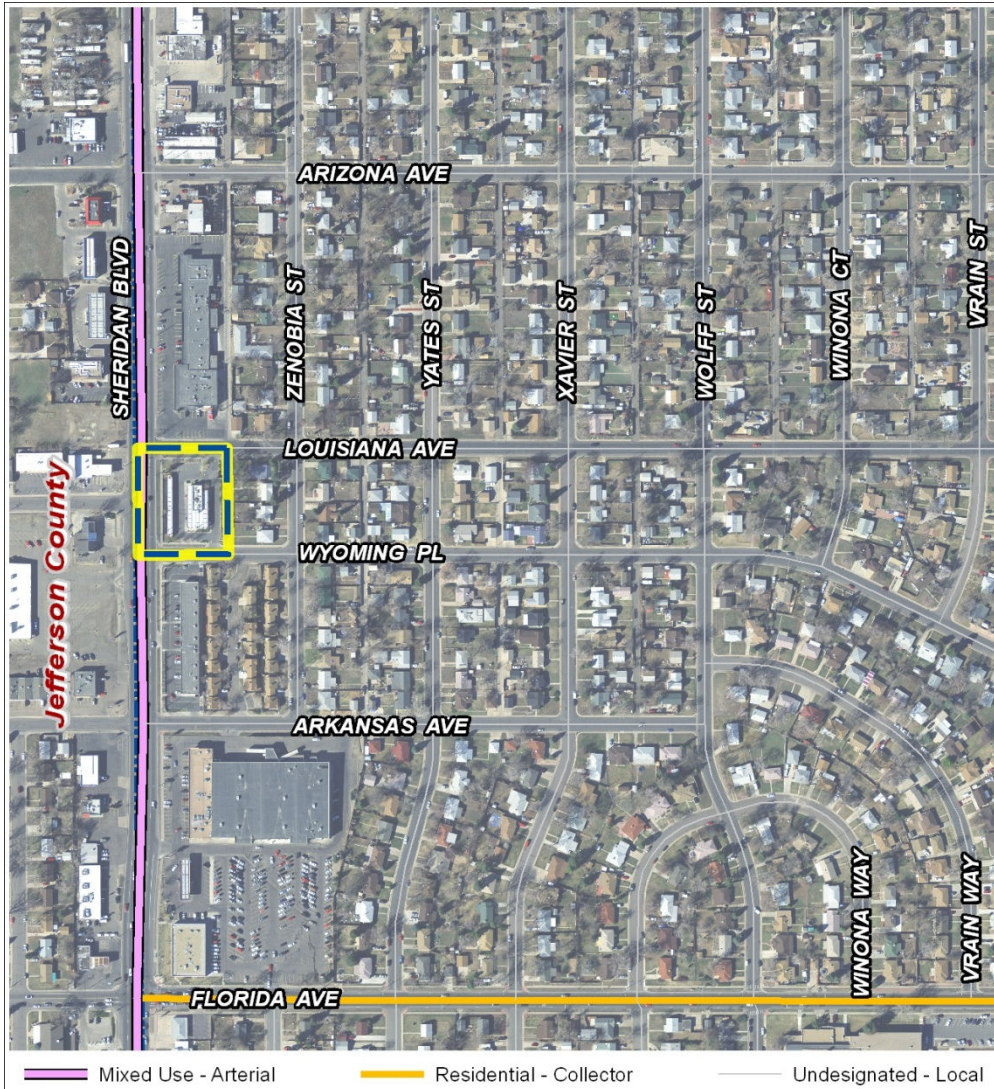
# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2002)

- Land Use Concept:
  - Single Family Residential
    - Residential neighborhoods with densities fewer than 10 units per acre
    - E-MX-3 allows single family
  - Area of Stability
    - Maintain the character of an area while accommodating some new development and redevelopment
    - E-MX-3 allows redevelopment on a major corridor but also has

# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2002)

### Future Street Classification:

- Sheridan = Mixed Use Arterial
  - High degree of mobility
  - High-intensity mixed-use commercial, retail, and residential areas
- Louisiana and Wyoming = Undesignated Local

# Review Criteria



## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
  - ▣ CPD finds the rezoning is consistent with Comprehensive Plan 2000 and Blueprint Denver
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: “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: Morrison Road District is an area of change and reinvestment; 2010 Zoning Update created E-MX-3 along Sheridan
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
  - ▣ Urban Edge Context: single-unit and two-unit residential areas with small-scale commercial embedded in residential neighborhoods
  - ▣ E-MX-3 intent: applies to areas served by collectors and arterials; buildings are 1-3 stories with varying setbacks
  - ▣ Existing E-MX-3 context to north

# 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