



# City Council Land Use, Transportation, and Infrastructure Committee

July 31, 2018

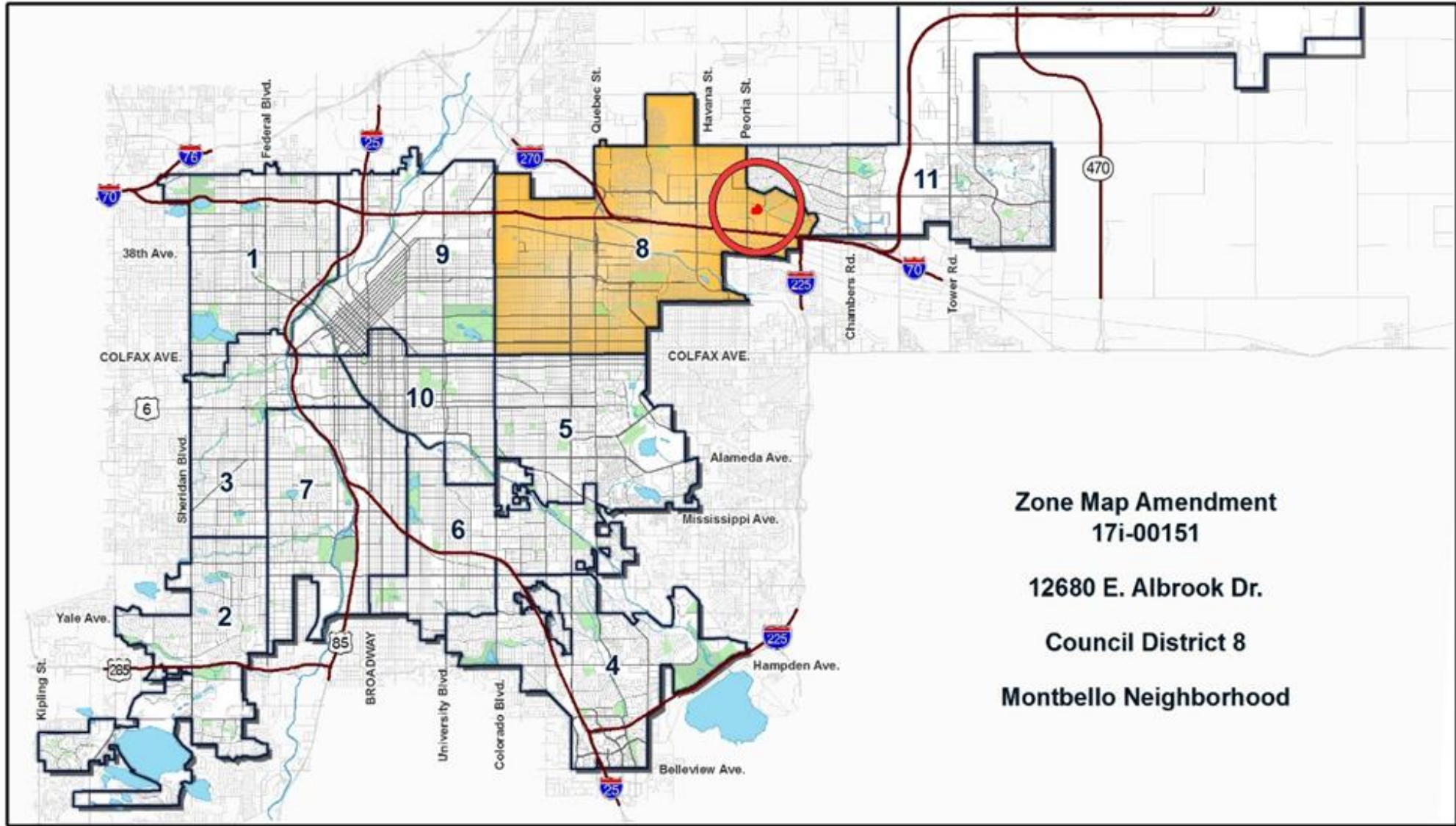


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# Official Map Amendment

#2017I-00151 for 12680 E. Albrook Dr.

From S-MX-12 to OS-A

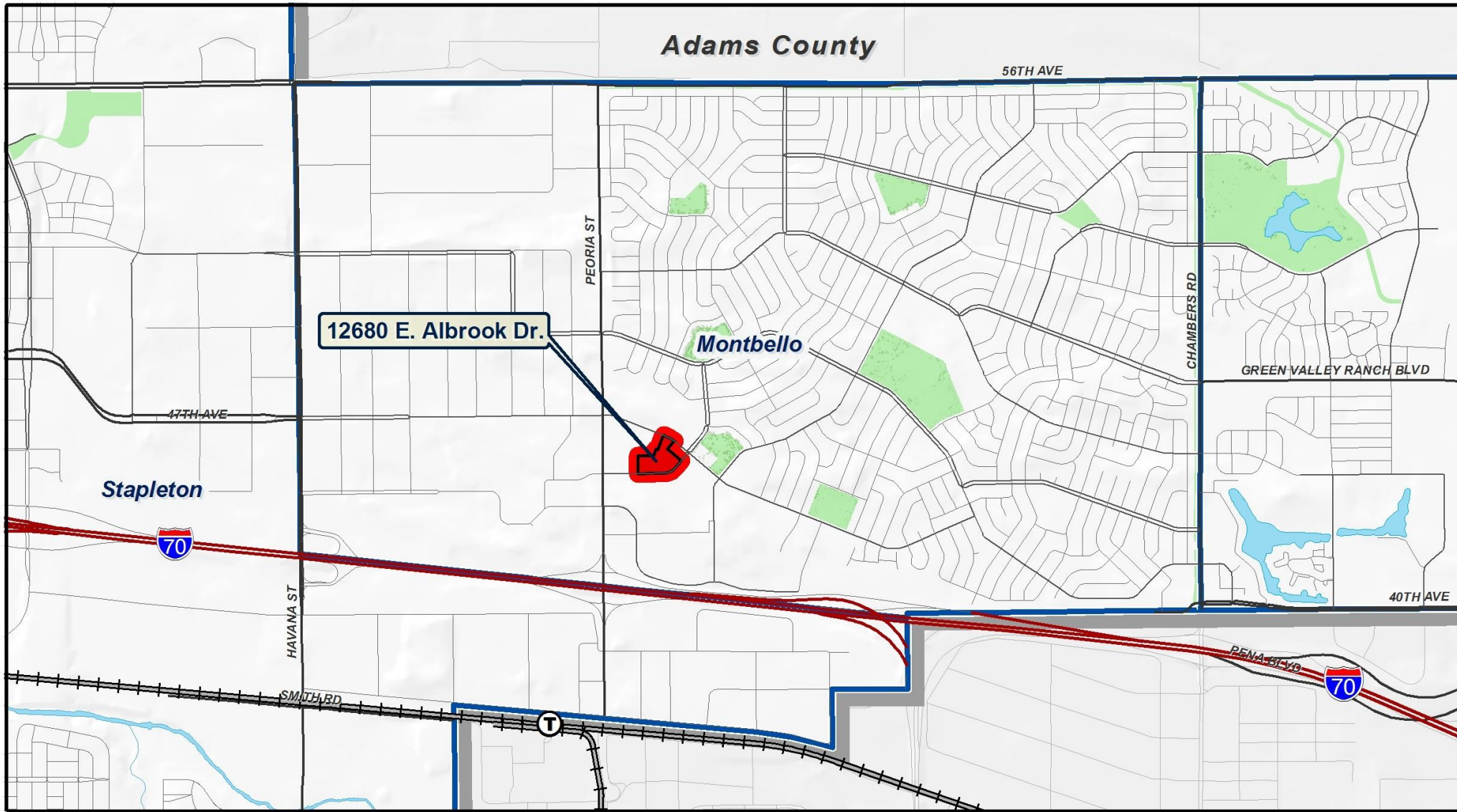


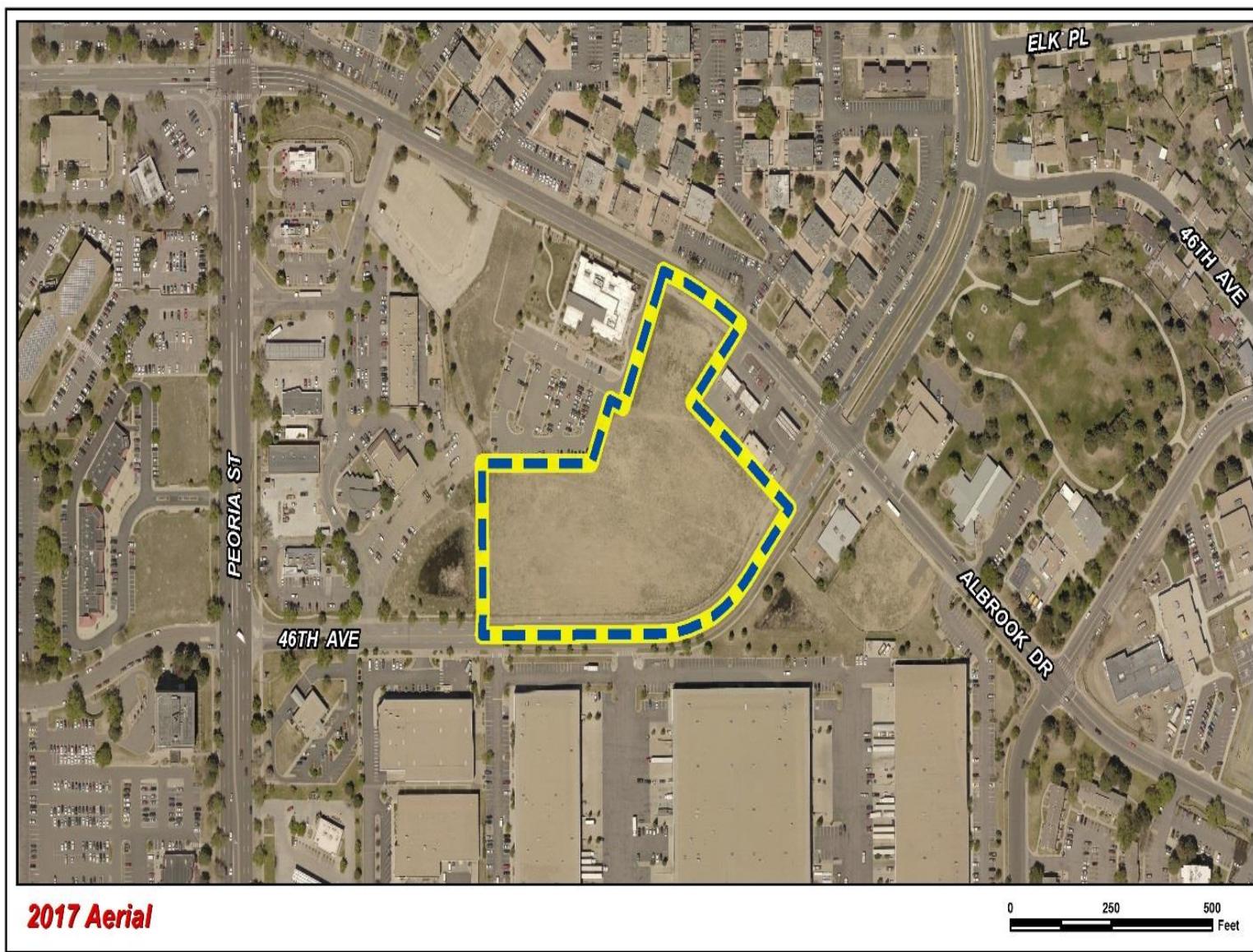
**Zone Map Amendment  
17i-00151**

**12680 E. Albrook Dr.**

**Council District 8**

**Montbello Neighborhood**





2017 Aerial

**Size:** 5.52 acre property

**Proposal:**

CPD on behalf of DPR is requesting to rezone from S-MX-12 to OS-A

**Purpose:**

- Align zoning with City ownership and use as a public open space park

# Existing Context: Zoning

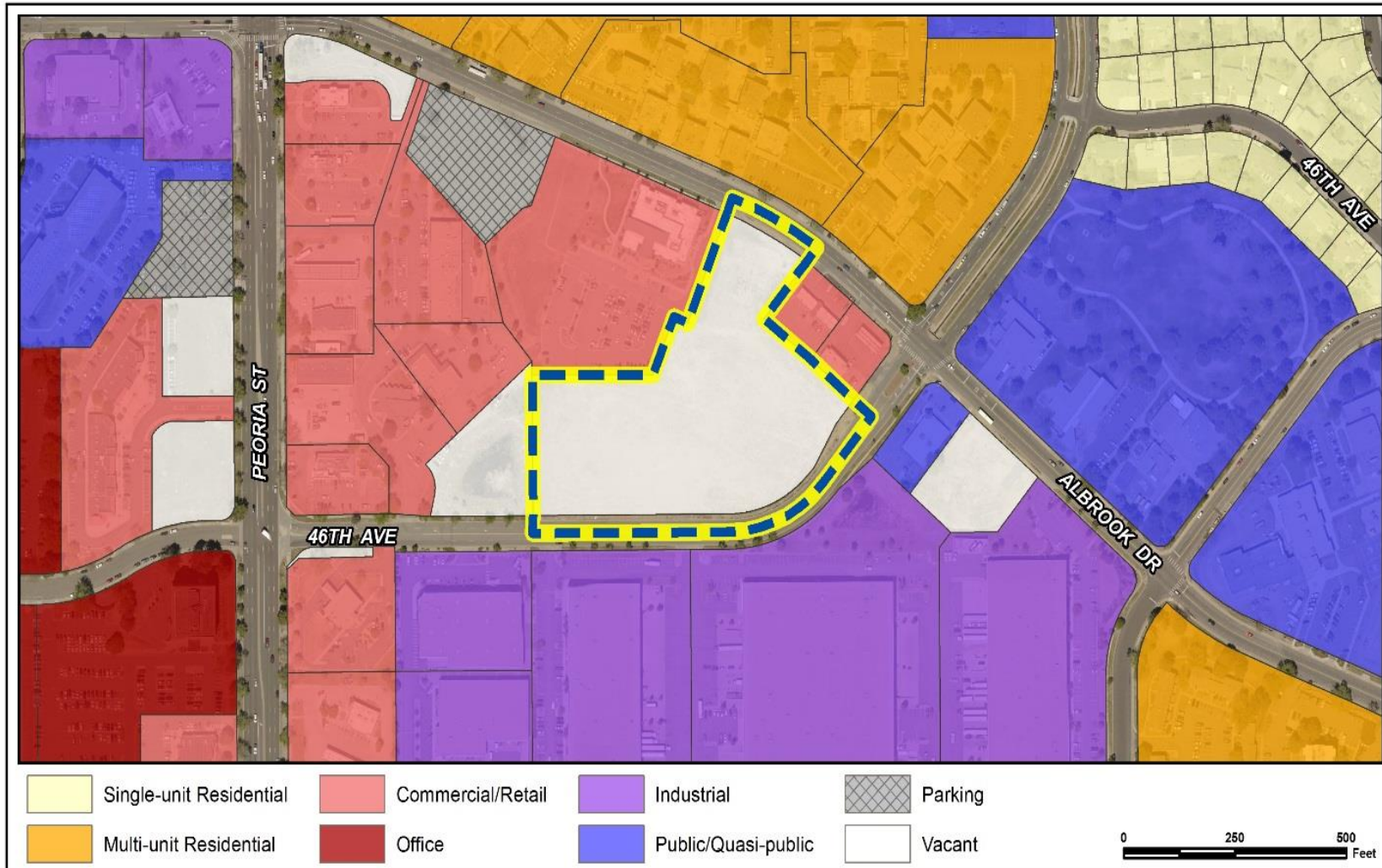


## Subject Site: S-MX-12

### Surrounding Properties:

- S-MX-12 UO-1, UO-2
- B-4 Wavers, UO-1, UO-2
- B-8, UO-1, UO-2
- R-3, UO-3

# Existing Context: Land Use



## Subject Property

- Vacant / under construction for park

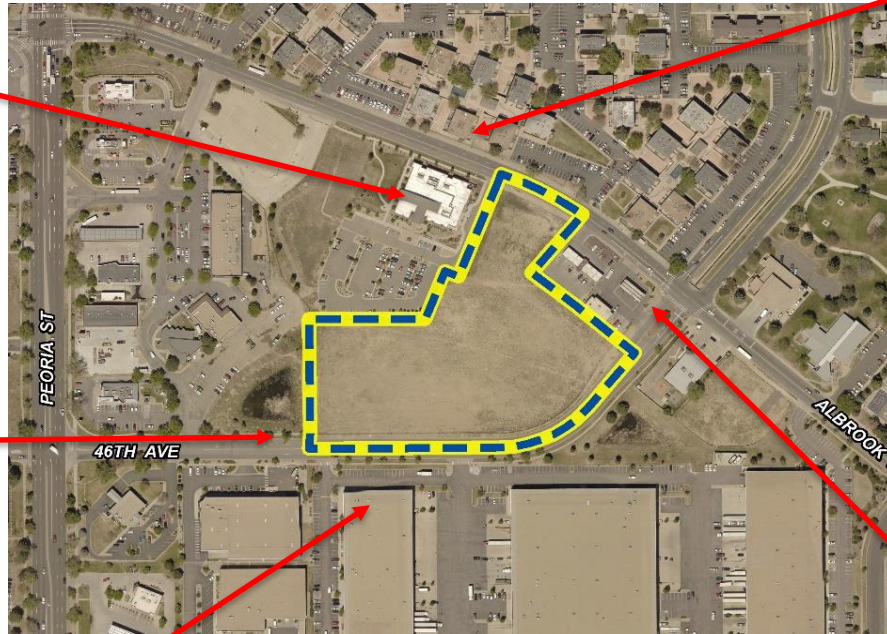
## Surrounding Properties:

- Commercial/Retail
- Public/Quasi Public
- Vacant
- Industrial

# Existing Context







# Proposal: OS-A

## DIVISION 9.3 OPEN SPACE CONTEXT (OS-A, OS-B, OS-C)

### SECTION 9.3.1 OPEN SPACE CONTEXT DESCRIPTION



## OS-A

- Open Space Public Parks District
- Specifically for parks and open space property owned, operated or maintained by the City

# Process

- Informational Notice of Application: 5/9/18
- Planning Board Notice Posted: 6/25/18
- Planning Board Public Hearing: 7/11/18
  - **Recommended approval 8-0**
  - LUTI Committee: 7/31/18
- City Council Public Hearing: 9/10/18

# Registered Neighborhood Organizations

- Montbello 20/20
- Opportunity Corridor Coalition of United Residents
- Northern Corridor Coalition
- Montbello Neighborhood Improvement Association
- Denver Neighborhood Association, Inc
- Inter-Neighborhood Cooperation

## Public Comment

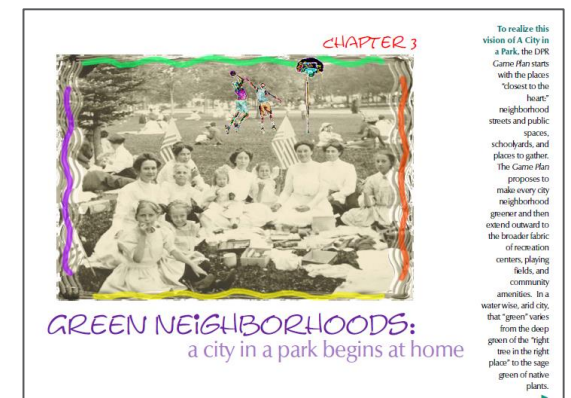
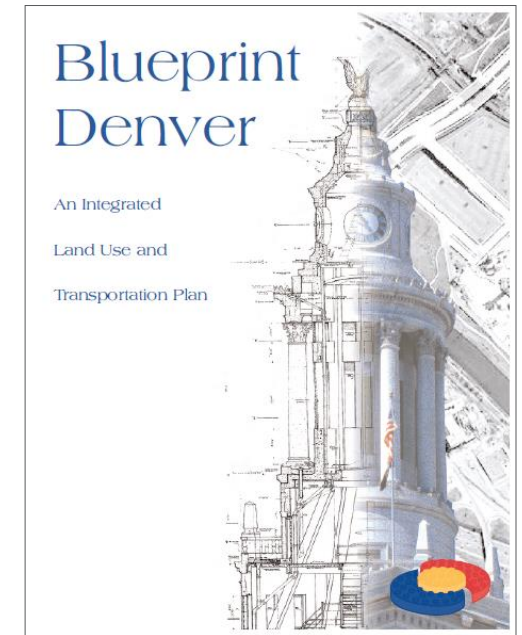
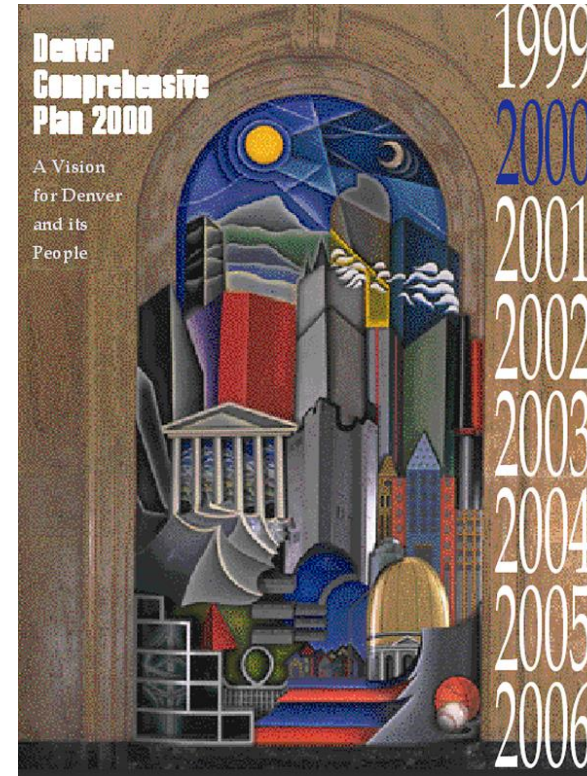
- No public comments to date

# Review Criteria for Rezoning

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

- *Denver Comprehensive Plan (2000)*
- *Parks Game Plan (2003)*
- *Blueprint Denver (2002)*
- *Montbello/Green Valley Ranch Neighborhood Plan (1991)*

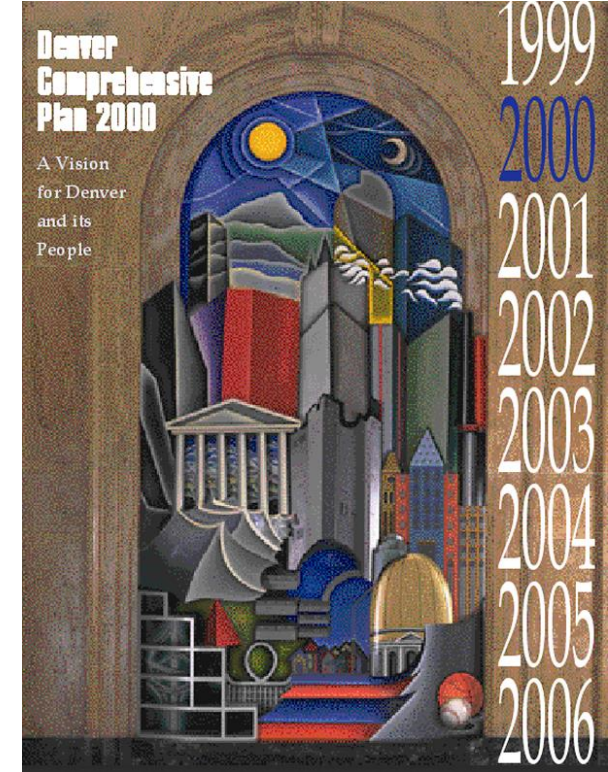


# Review Criteria:

## Consistency with Adopted Plans

### Comprehensive Plan 2000

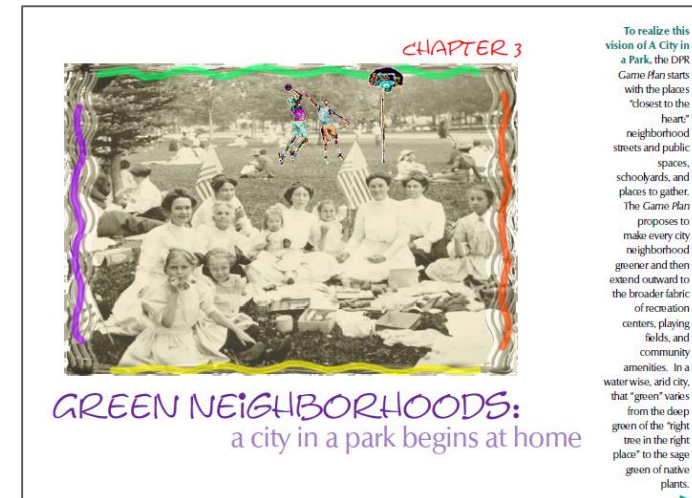
- Environmental Sustainability Strategy 2-G – “Preserve and restore, wherever possible, natural habitat for wildlife and plants native to the region” (p. 40).
- Environmental Sustainability Strategy 4-C – “Respect, conserve and expand wildlife habitat, watersheds, open space and other natural resources” (p. 41).
- Denver’s Legacies Strategy 9-B – “Integrate sufficient open space and recreational amenities into large-scale development plans” (p. 102).
- Environmental Stewardship Strategy 12-B – “Continue to encourage residents’ sense of stewardship for their parks through environmental education and volunteer maintenance programs, with special emphasis on youth” (p. 104).
- Recreation Strategy 13-B – “Coordinate with DPS and community-based organizations to expand recreation opportunities and after-school programs throughout the city” (p. 104).



# Review Criteria: Consistency with Adopted Plans

## Parks and Recreation *Game Plan* (2003)

- “Safe, accessible and flexible open spaces located within ½ mile of every home” (p. 32). *The Game Plan* describes a number of amenities that could be in the city’s open spaces, which include passive recreation, learning landscapes, and natural open space with opportunities for wildlife.
- “Encourage a variety of public spaces so residents have choices” (p. 36).
- “Strengthen partnerships with nonprofits working to increase types and availability of open space” (p. 42).
- “Reach more people and create efficiencies through innovative partnerships with other recreation providers” (p. 48).
- “Increase Denver Parks and Recreation’s ability to provide more programs ‘outside the walls’ by strengthening existing programs, such as community recreation, outdoor recreation, special needs and service-based learning. Expanding recreation programs to park-based education, cultural and social programs” (p. 48).
- “Engage the public, increase stewardship and volunteerism, build partnerships that encourage advocacy and additional financial resources and respond to diverse community needs” (p. 104).





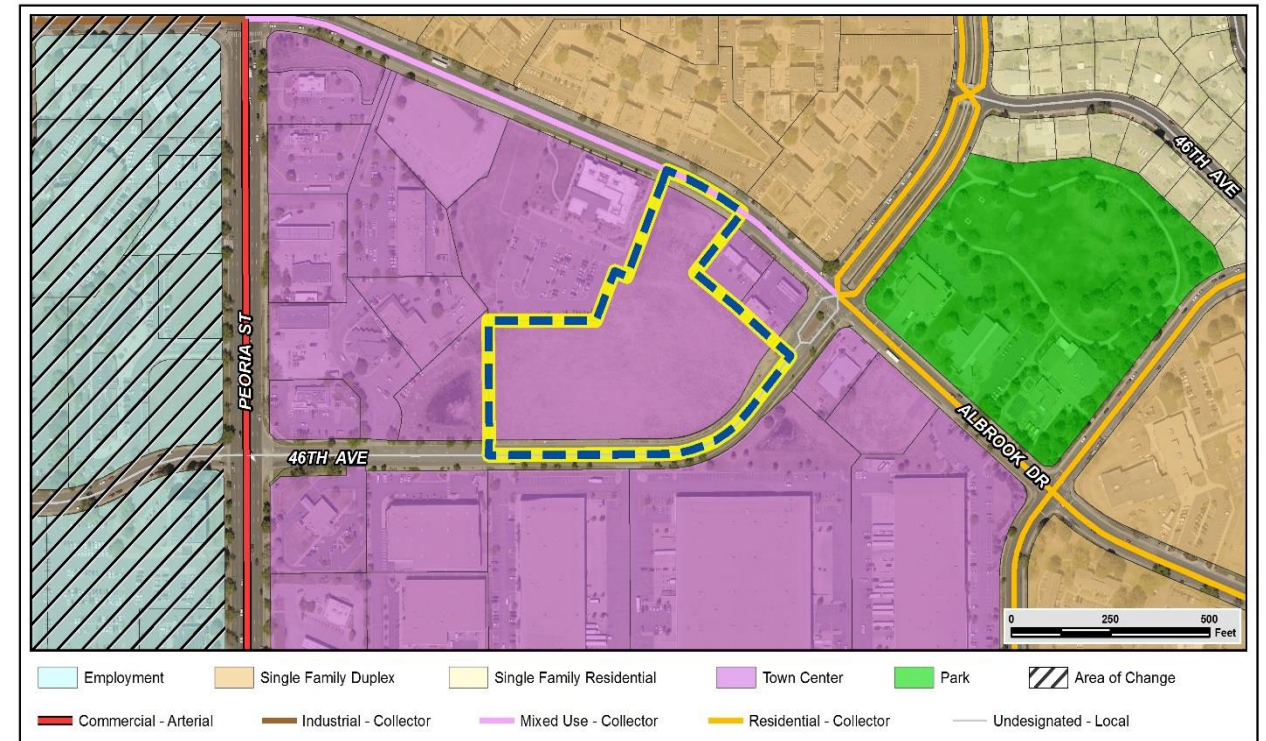
# Blueprint Denver (2002)

## Land Use Concept: Town Center

- “similar to neighborhood centers but meet a larger variety of shopping, entertainment, service and employment needs and are large enough to serve several neighborhoods...Urban design features such as plazas, landscaping, small parks and civic features contribute to making these places focal points of community activity” (pg. 43).

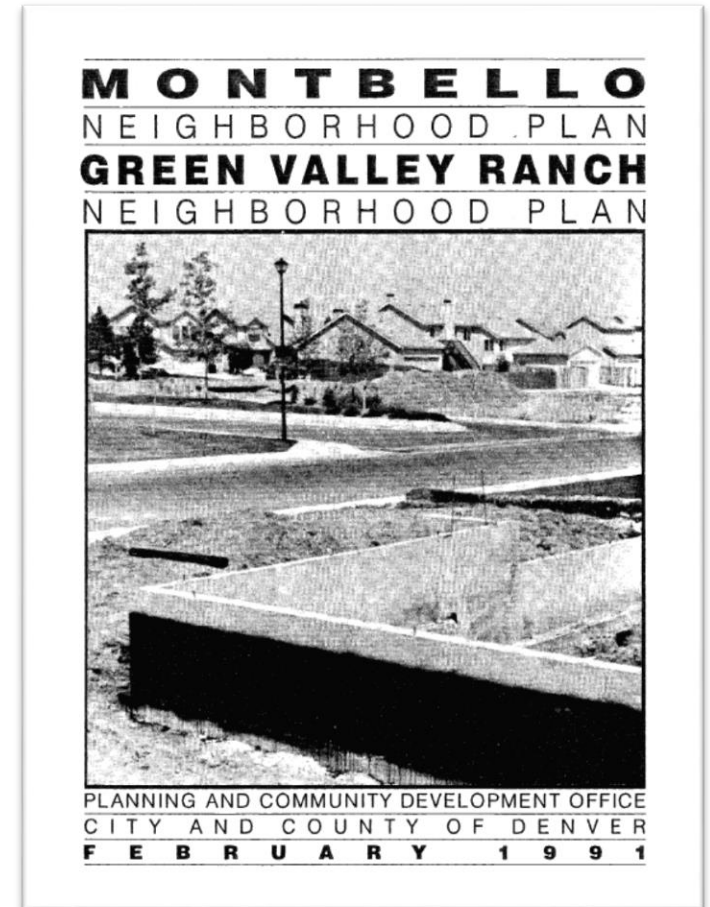
- ## Area of Stability

“the goal for Areas of Stability is to identify and maintain the character of an area while accommodating some new development and redevelopment” (p. 120).



# Montbello/Green Valley Ranch Neighborhood Plan (1991)

- Contains policies supporting community services, parks and open space
- “prohibit vehicle sales, adult businesses, billboards and uses inappropriate at this major entry point to the residential neighborhood. Encourage neighborhood serving retail shops and attractive landscaping along Albrook Dr. street frontage” (p. 8).



# Map Amendment Review Criteria

## Uniformity of District Regulations

- *This rezoning will result in the uniform application of OS-A district regulations across the site.*

## Further Public Health, Safety and Welfare

- *Implements and furthers adopted plans. OS-A provides flexibility and better enables maintenance and enhancements for the park and associated uses.*

## Justifying Circumstances

- *City recently acquired property, SDP approved and construction of park is underway.*

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

- OS-A zone district is specifically for public parks owned by CCD.

# 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