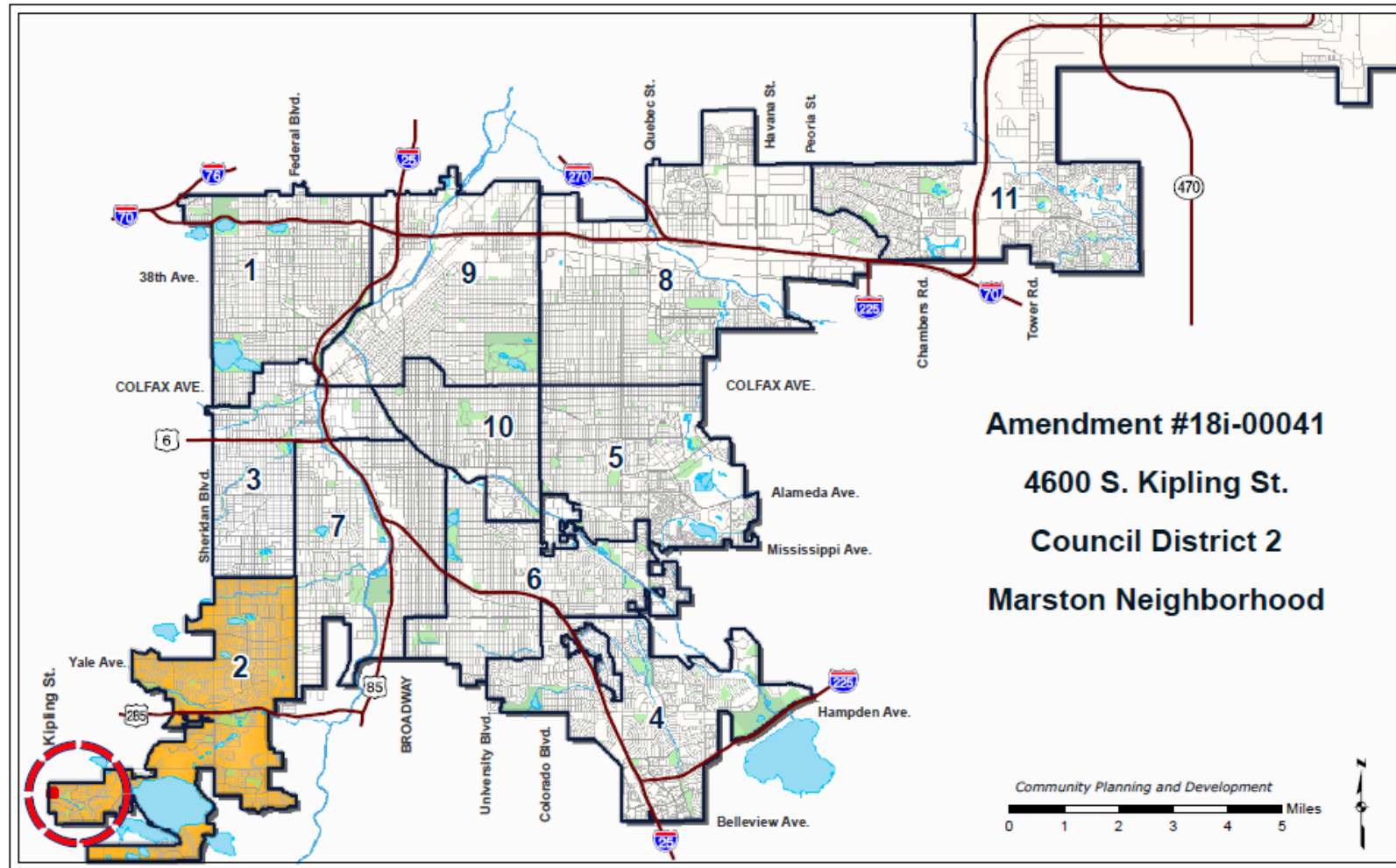




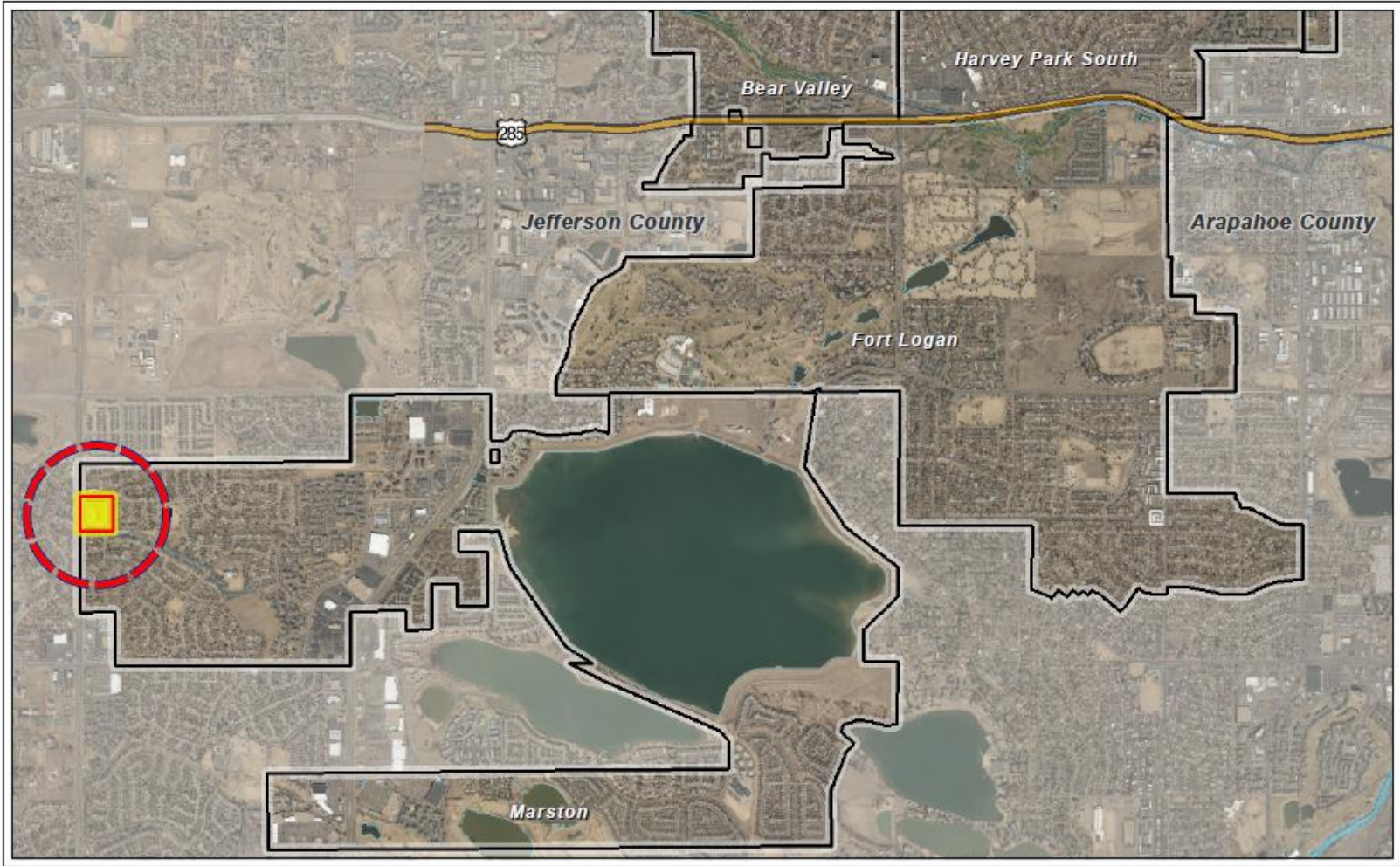
Official Map Amendment

#2018I-00041 rezoning 4600 South Kipling Street
from OS-B to S-RH-2.5

Council District 2



Marston Neighborhood



Request S-RH-2.5



Map Date: May 7 2019

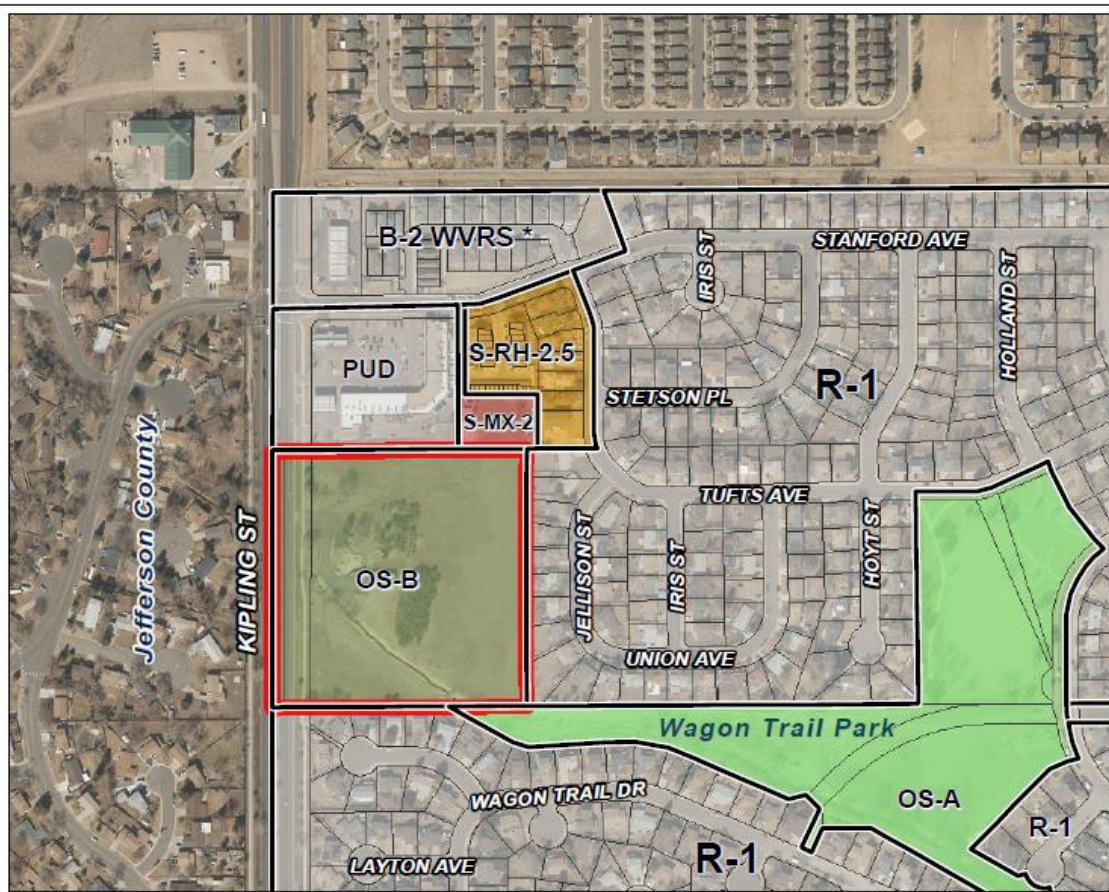
S-RH-2.5

- Suburban Context - Single-unit and multi-unit residential, commercial strips and centers, and office parks
- Suburban House, Duplex and Row House Forms
- 30-35 feet max. height

Existing Context: Zoning

Existing Zoning

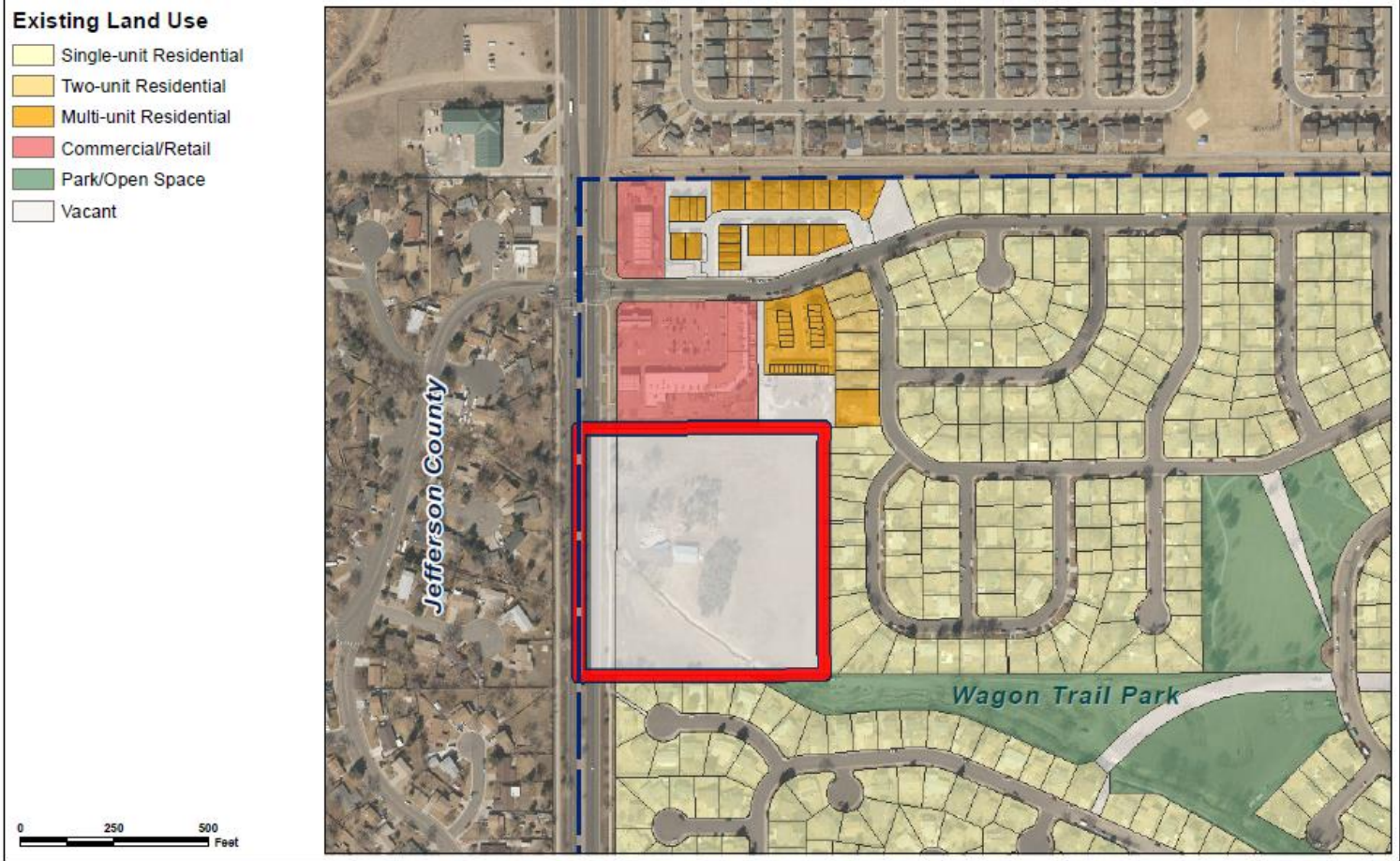
- Multi Unit (MU, RH, RO, TH)
- Mixed Use (MX, M-GMX)
- Open Space - Public Parks (OS-A)
- Open Space - Recreation (OS-B)
- Former Chapter 59 Zone PUD's, PBG's, WVRs



Map Date: May 6, 2019

- Subject site: OS-B
 - North – PUD, S-MX-2 & S-RH-2.5
 - South & East – R-1
 - West – R-1A (JeffCo)

Existing Context: Land Use



Map Date: May 7, 2019

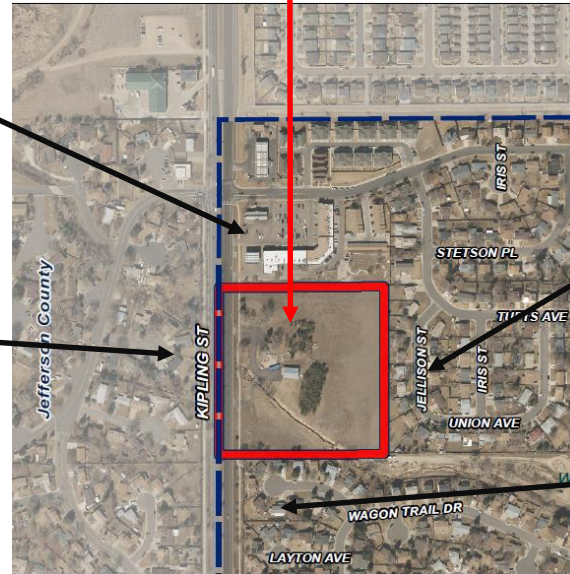
Land Use Data Compiled 2018

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

Existing Context – Form/Scale (Subject Property)



Existing Context – Form/Scale (Subject Property)



Process

- Informational Notice: 01/31/19
- Planning Board Notice Posted: 04/29/19
- Planning Board Public Hearing and unanimous (5-0) recommendation of approval: 05/15/19
- LUTI Committee: 06/18/19
- City Council Public Hearing: 08/19/19

Public Outreach

- RNOs
 - Glen Brook, Autumn Run and Parkwest Neighborhood Organization; Inter-Neighborhood Cooperation (INC)
- One RNO letter of support received from Glen Brook, Autumn Run and Parkwest Neighborhood Organization
- Three letters of opposition from neighbors concerned about loss of open space, drainage from the project and safety of traffic from the project.

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 2040
- Blueprint Denver (2019)

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

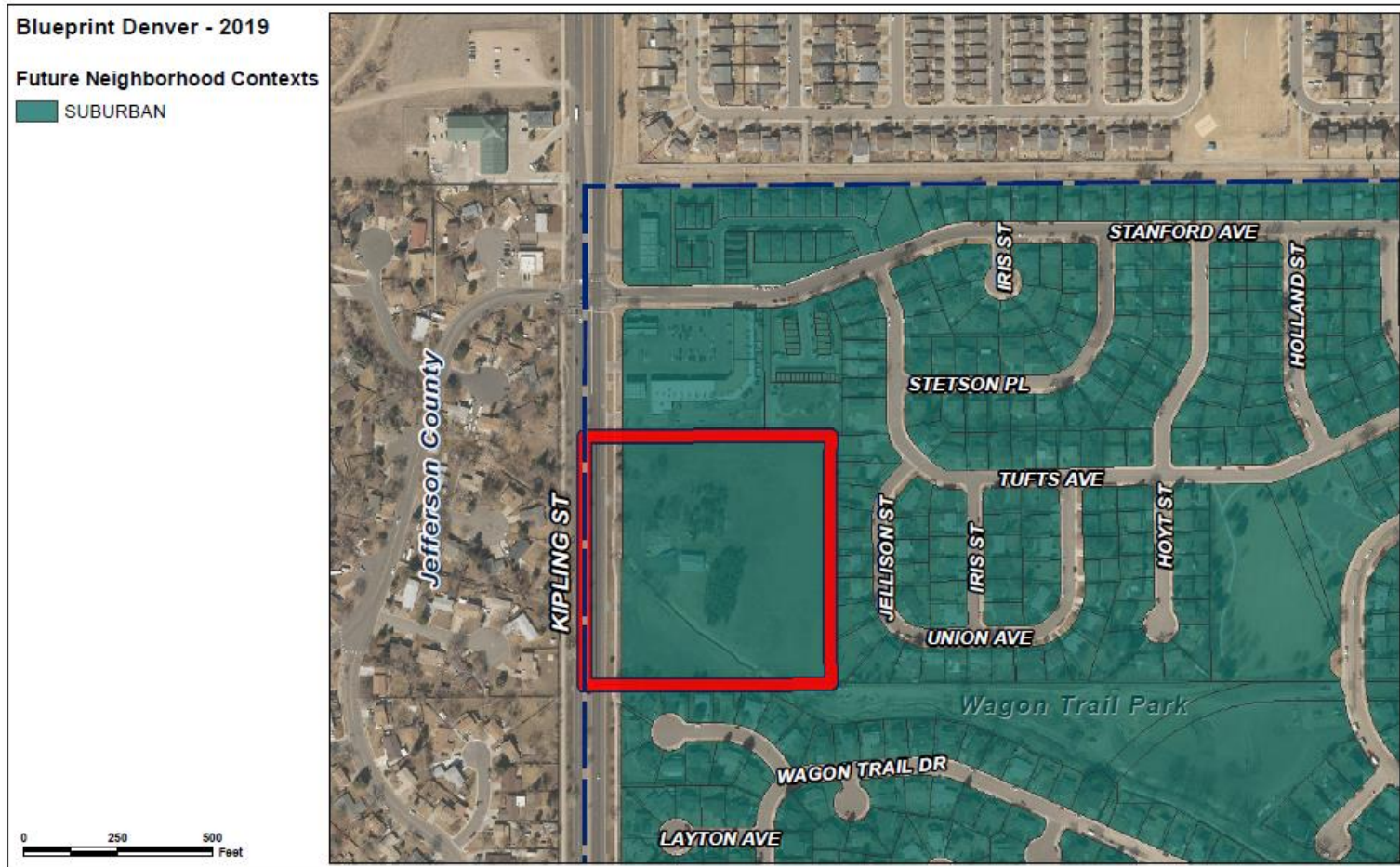
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2040

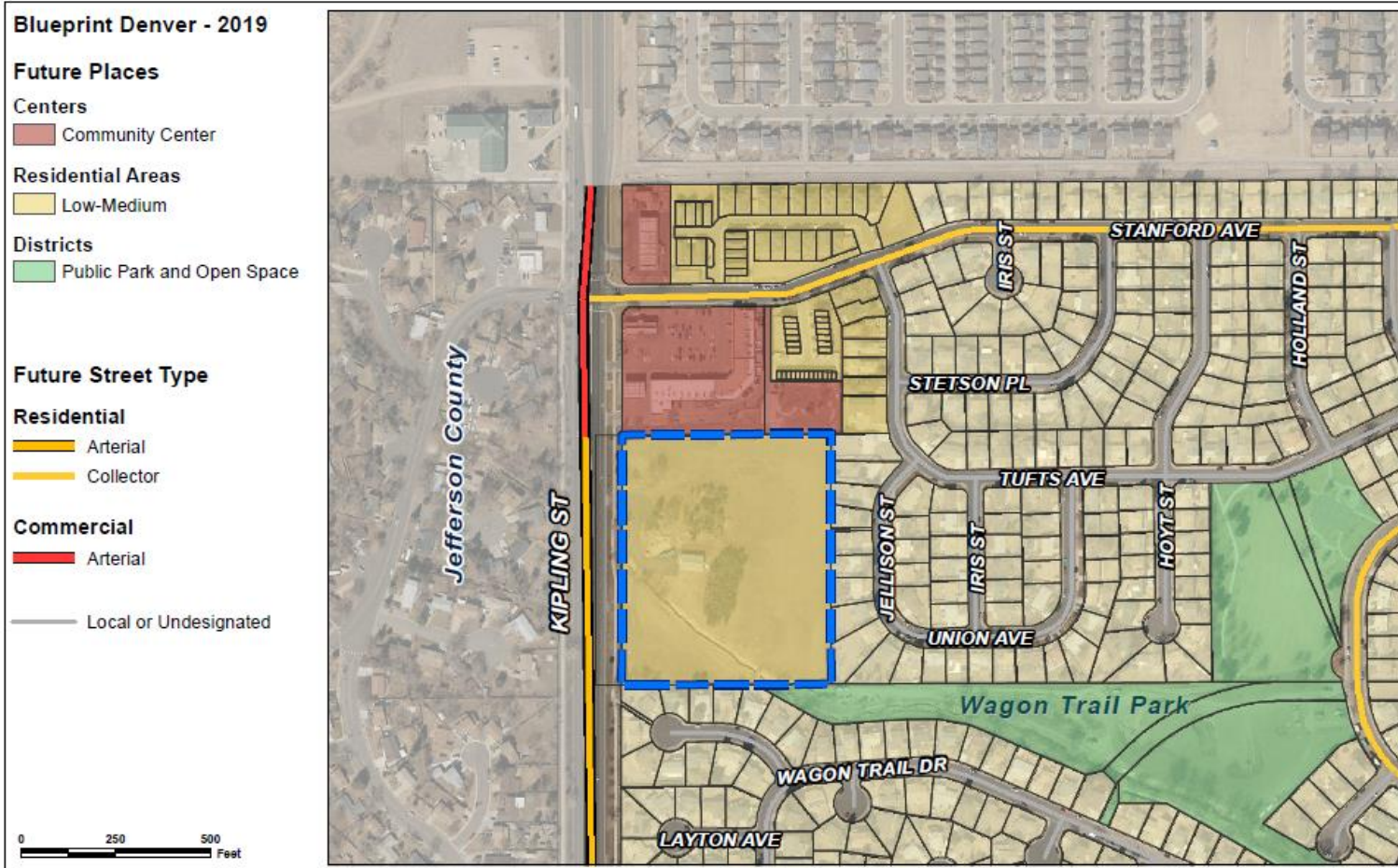
- Equitable, Affordable and Inclusive, Goal 2
- Equitable, Affordable and Inclusive, Goal 2, Strategy A
- Strong and Authentic Neighborhoods Goal 1, Strategy B
- Strong and Authentic Neighborhoods Goal 1, Strategy D
- Environmentally Resilient Goal 8, Strategy A

Blueprint Denver (2019)



- Future Context - Suburban
 - Single-family and multi-family Residential, Commercial corridors and centers
 - All residential intensities, but generally separated from each other
 - Curvilinear Streets, irregular blocks

Blueprint Denver (2019)



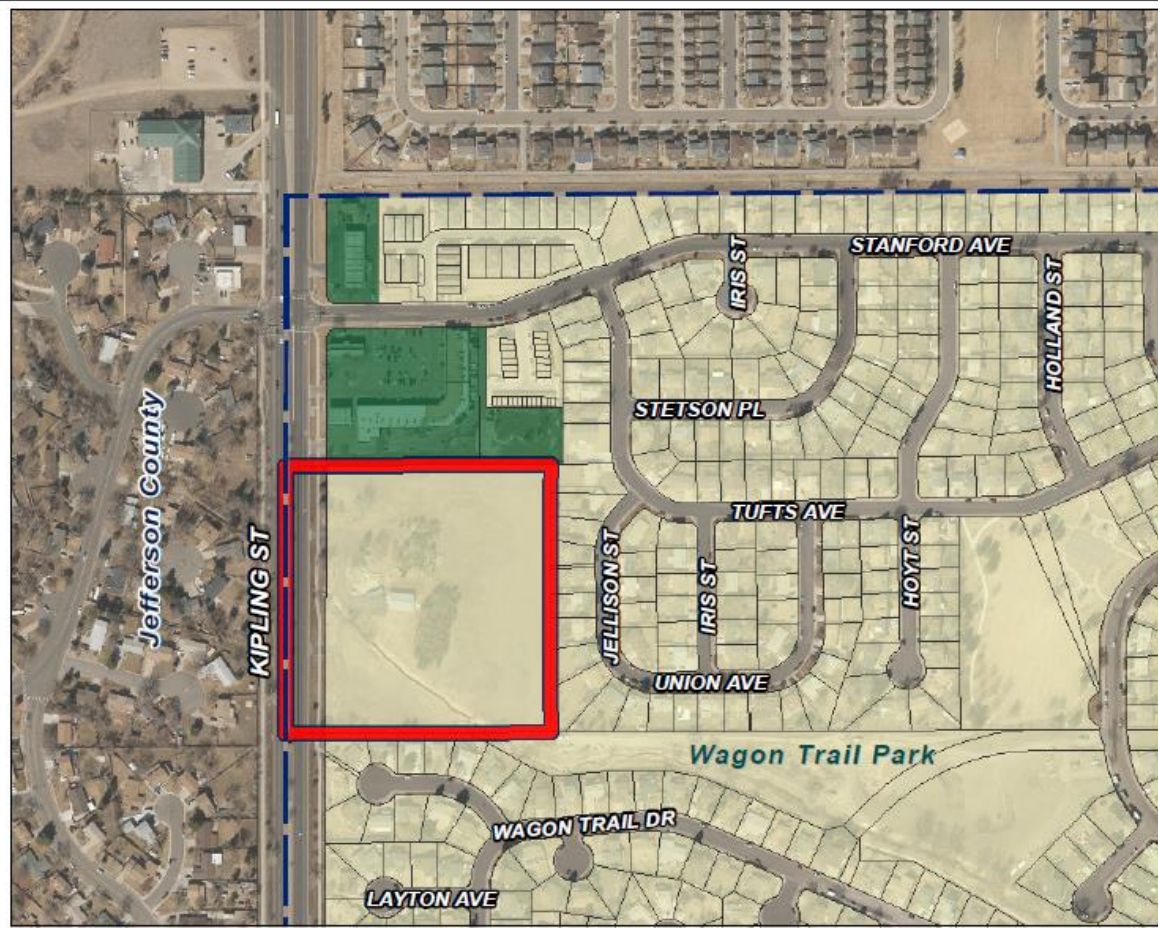
- Future Place – Residential Low-Medium
 - Mix of low- to mid-scale residential
 - Multi-unit buildings interspersed with single- and two-unit residential
 - Height – 3 stories or less
- Street Classifications
 - Kipling Street: Residential Arterial
 - Balance Residential Access and Mobility

Blueprint Denver (2019)

Blueprint Denver - 2019

Future Growth Areas

- Community centers and corridors
- All other areas of the city



Map Date: May 7, 2019

Future Growth Strategy – “All other areas of the City”

- Anticipated to see around 20% of new housing growth and 10% of new employment growth by 2040

Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, though more limited growth

Housing an Inclusive Denver (2018)

Core Goals:

- Create affordable housing in vulnerable areas AND in areas of opportunity.
- Promote equitable and accessible housing options...for Denver residents along the housing continuum.

S-RH-2.5 will allow the development of a mix of new housing units on an opportunity property.

Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
 - Request furthers the uniform application of zone district
3. Further Public Health, Safety and Welfare
 - Allows the re-development that is in character with the neighborhood in scale and intensity

Review Criteria

4. Justifying Circumstances

- The application identifies changed or changing conditions as the Justifying Circumstance under DZC Section 12.4.10.8.A.4, *“Since the date of the approval of the existing zone district, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include: Changed or changing conditions in a particular area, or in the city generally; or a city adopted plan; or that the city adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.”*
- The justifying circumstance is the adoption of Blueprint Denver 2019 and the Plan’s change of the subject property from an Area of Stability with a Single Family Residential land use concept to a Residential Low-medium place type. The newly recommended place type represents a change that opens the possibility of developing the property with multi-unit development.

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

- The proposed zoning is consistent with the Suburban Context, will allow moderately-scaled residential structures compatible with the existing area and is compatible with the zone district purpose and intent of promoting and protecting the existing patterns of residential neighborhoods.

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