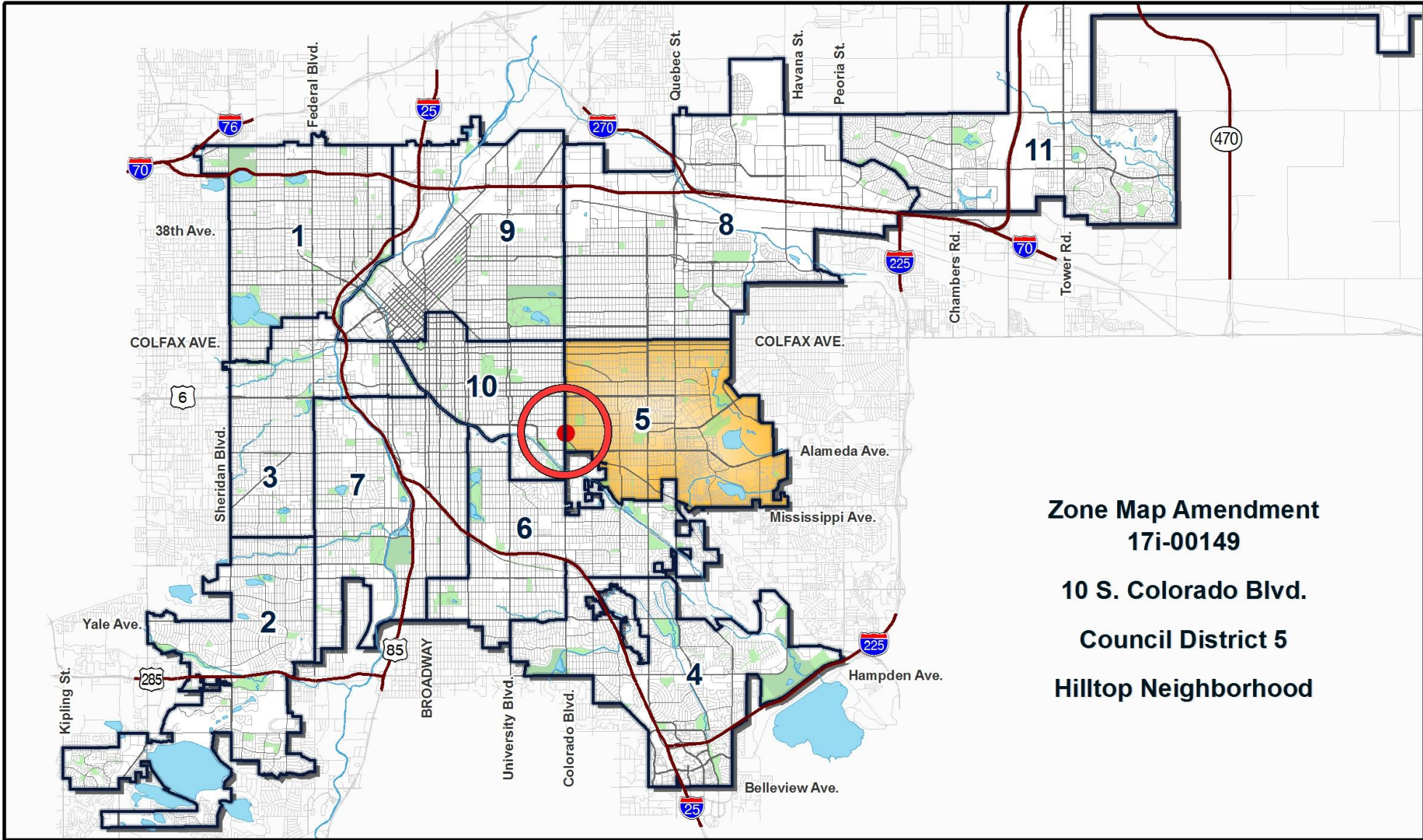




10 South Colorado Boulevard

Map Amendment #2017I-00149

Request: From E-SU-D to E-TU-C



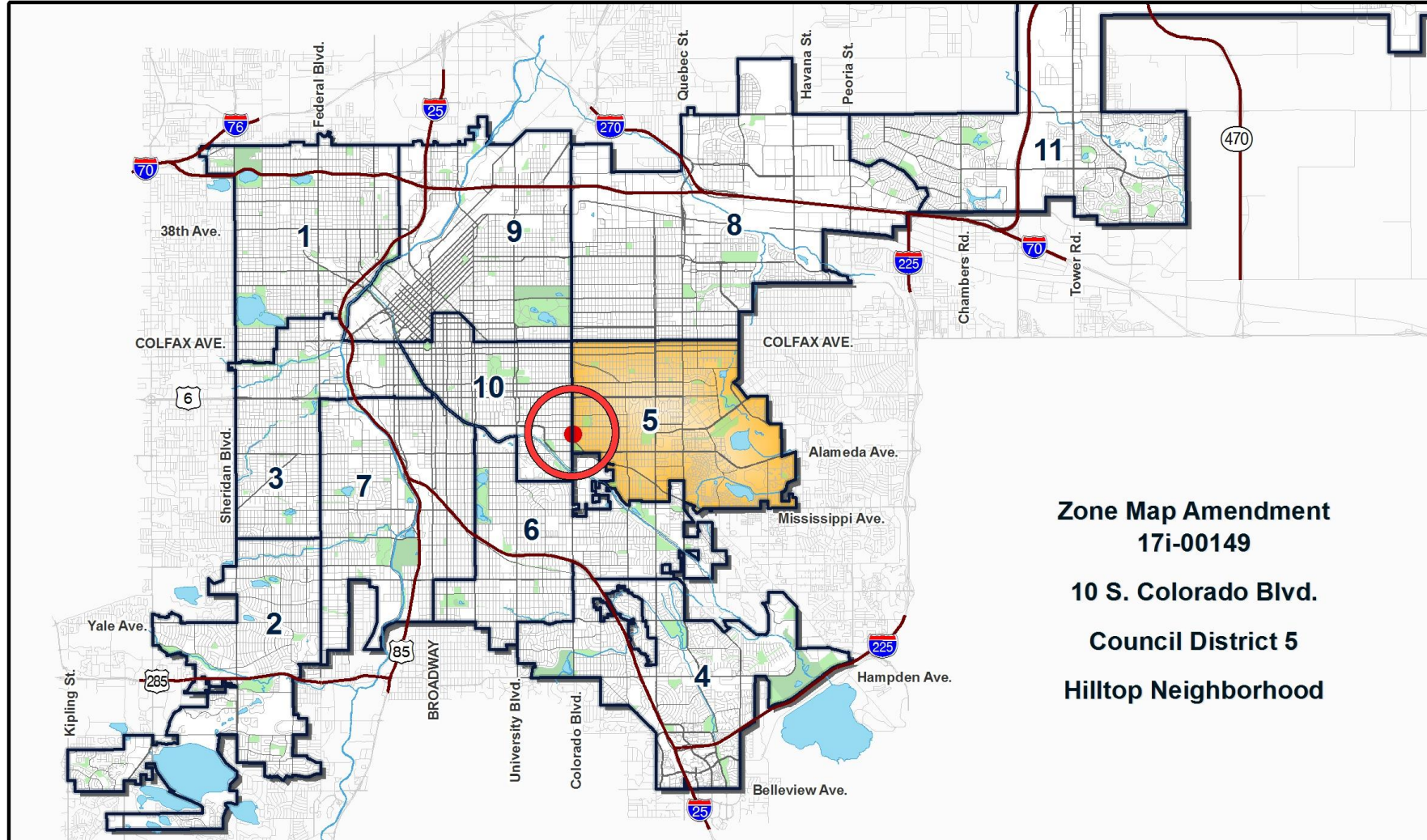
**Zone Map Amendment
17i-00149**

10 S. Colorado Blvd.

Council District 5

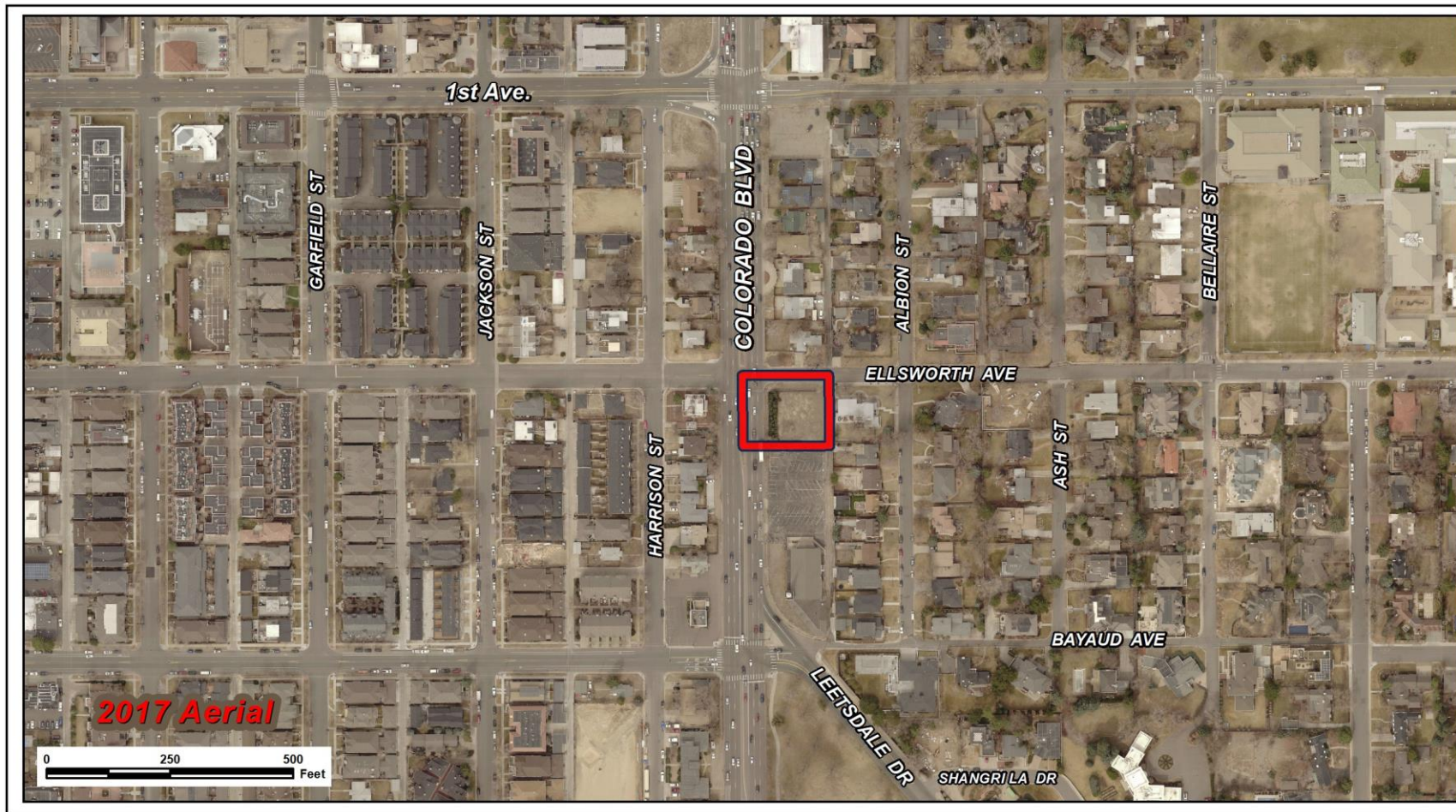
Hilltop Neighborhood

Hilltop Statistical Neighborhood



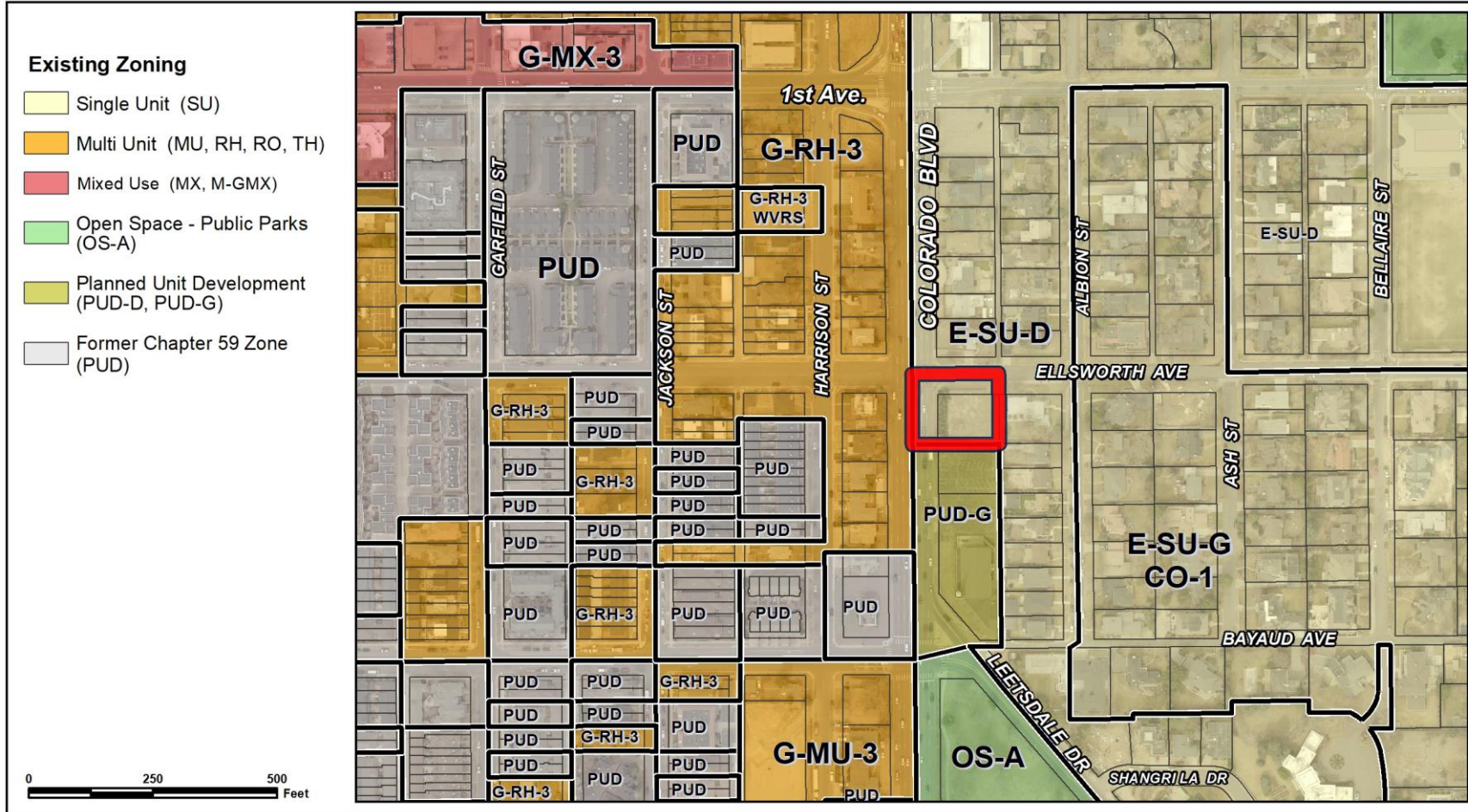
**Zone Map Amendment
17i-00149**
10 S. Colorado Blvd.
Council District 5
Hilltop Neighborhood

Request: E-TU-C



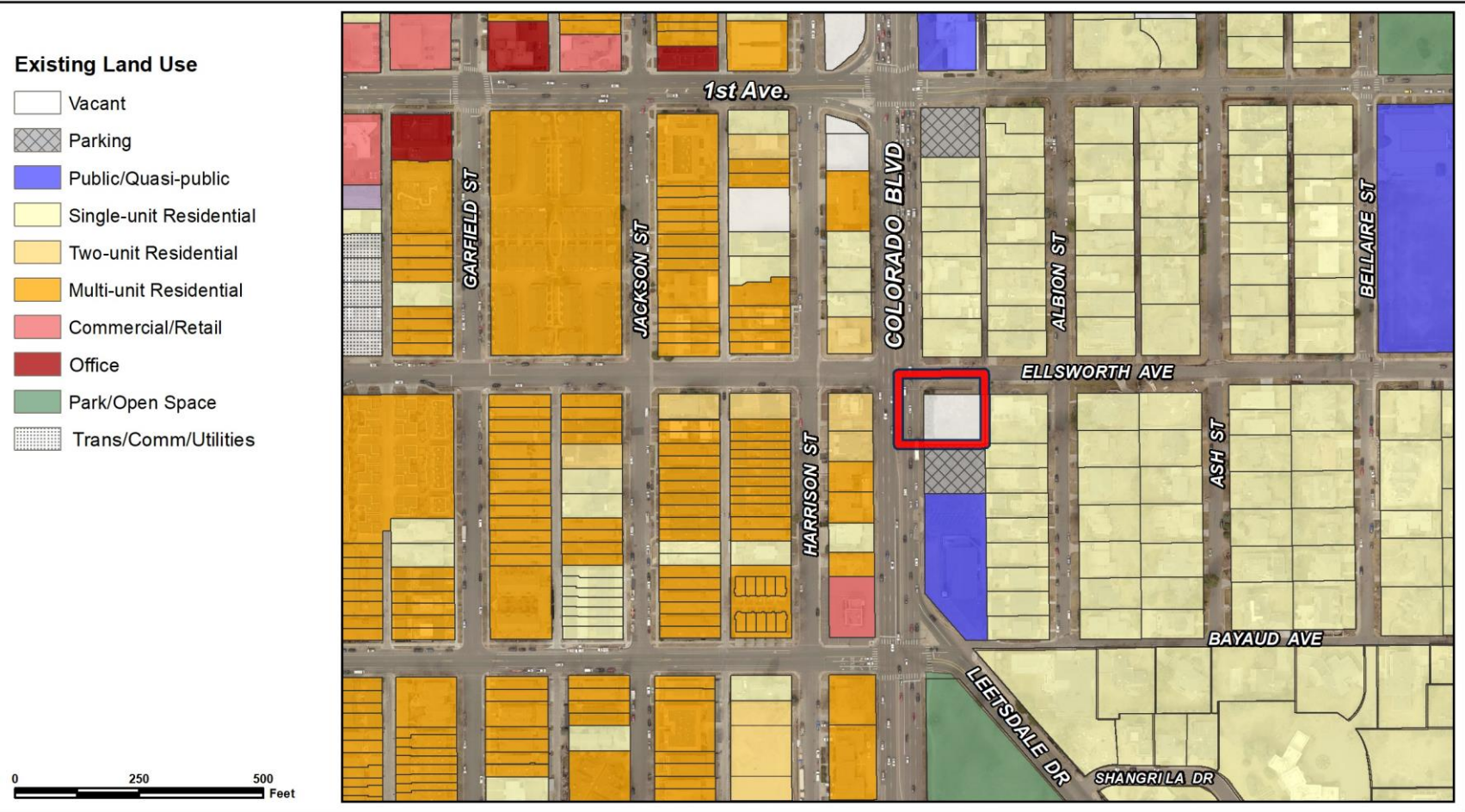
- Urban Edge Context
- Intended to Promote and Protect Residential Neighborhoods
- Allows Urban House, Tandem House and Duplex building forms
- Max. Building Height 30-35 feet
- 5,500 SF Min. Zone Lot

Existing Zoning



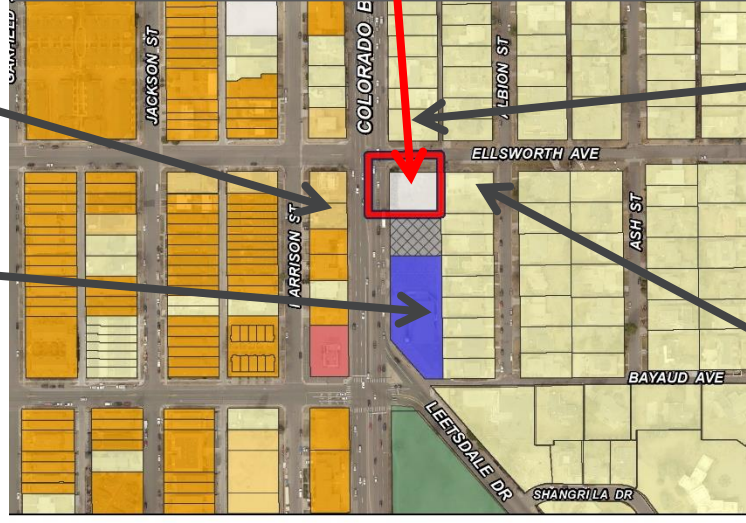
- North & East: E-SU-D
- South: PUD G #17
- West: G-RH-3

Existing Land Use



- Subject Property is Vacant
- North & East: Single-unit Residential
- South: Vacant Church
- West: Mix of 2-unit and Multi-unit Residential

Existing Context – Building Form/Scale



Process

- Initial Informational Notice of Receipt of Application: 01/25/18
- Informational Notice of Revised Application: 12/28/18
- Planning Board Notice Posted: 02/18/19
- Planning Board Public Hearing and Unanimous (8-0) Recommendation of Approval: 03/06/19
- LUTI Committee: 03/19/19
- City Council Public Hearing: 04/29/19

Public Outreach

- One RNO letter of support from Cranmer Park – Hilltop Civic Association
- No other comment letters 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*
- *Comprehensive Plan 2040*
- *Blueprint Denver 2002*
- *Blueprint Denver 2019*
- *The Boulevard Plan (1991)*

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

Blueprint Denver Update - 2019

- Current Blueprint Denver was adopted in 2002, more than 15 years ago
- Growth in Denver and the region has been significant and is expected to continue, requiring updated strategies for responding to and anticipating growth.
- Part of larger Denverright process, started in 2016
- Anticipated adoption: April 2019
 - Additional opportunities for public input prior to adoption
 - Revised 2nd Draft was available: January 7, 2019

Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-F – *“Conserve land by promoting infill development within Denver at sites where services and infrastructure are already in place”* (p. 39).
- Land Use Strategy 3-B – *“Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses”* (p. 60).
- Legacies Strategy 3-A – *“Identify areas in which increased density and new uses are desirable and can be accommodated”* (p. 99).
- Housing Objective 2 – *“Encourage preservation and modernization of Denver’s existing housing stock and established neighborhoods. Support addition of housing in expansion and infill development”* (p. 114).

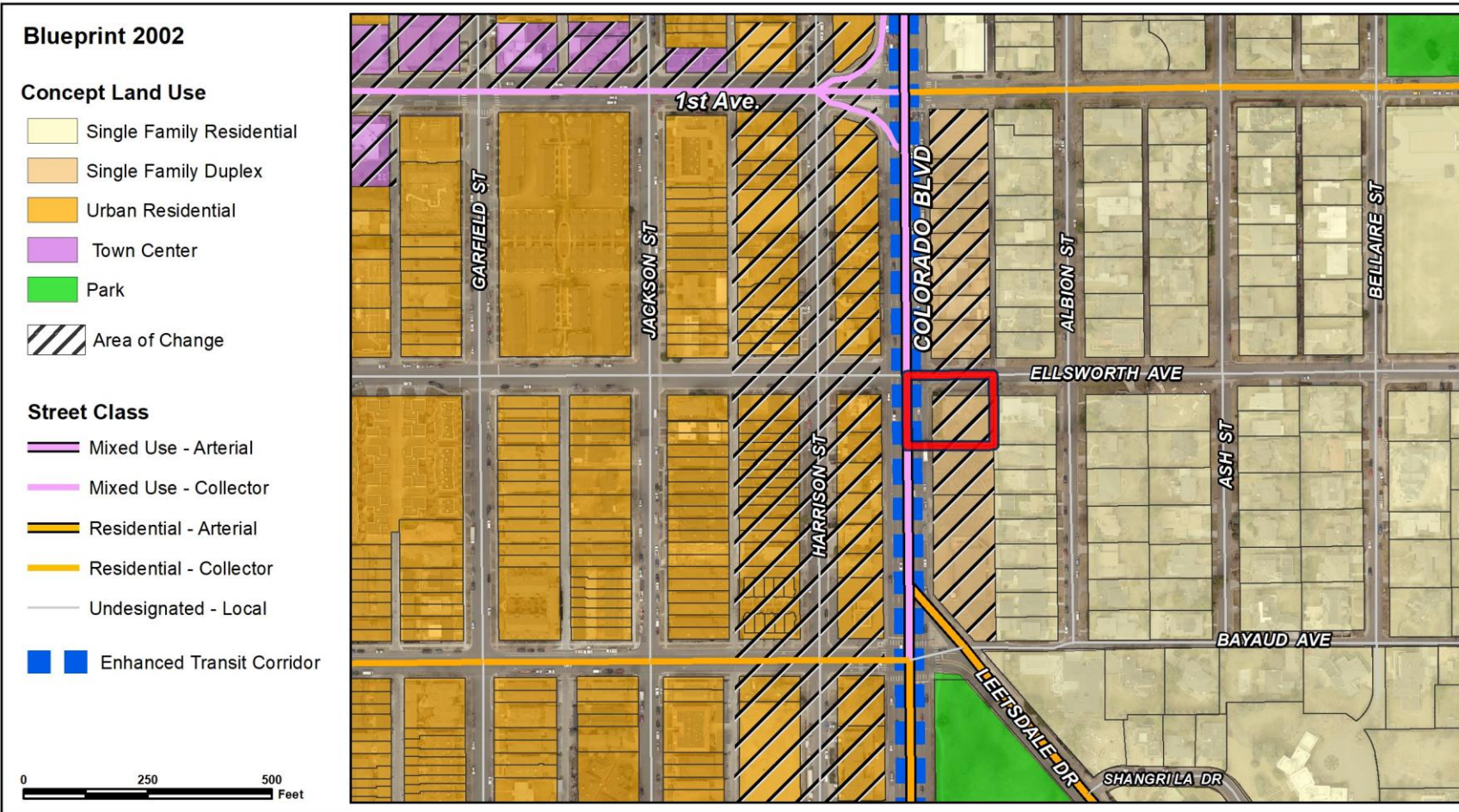
Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2040

- Equitable, Affordable and Inclusive, Goal 1, Strategy A – *“Increase development of housing units close to transit and mixed use development”* (p. 28).
- Equitable, Affordable and Inclusive, Goal 2, Strategy A – *“Create a greater mix of housing options in every neighborhood for all individuals and families”* (p.28).
- Strong and Authentic Neighborhoods Goal 1, Strategy B – *“Ensure neighborhoods offer a mix of housing types and services for a diverse population”* (p.34).
- 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).
- Environmentally Resilient Goal 8, Strategy A - *“Promote infill development where infrastructure and services are already in place”* (p.54).

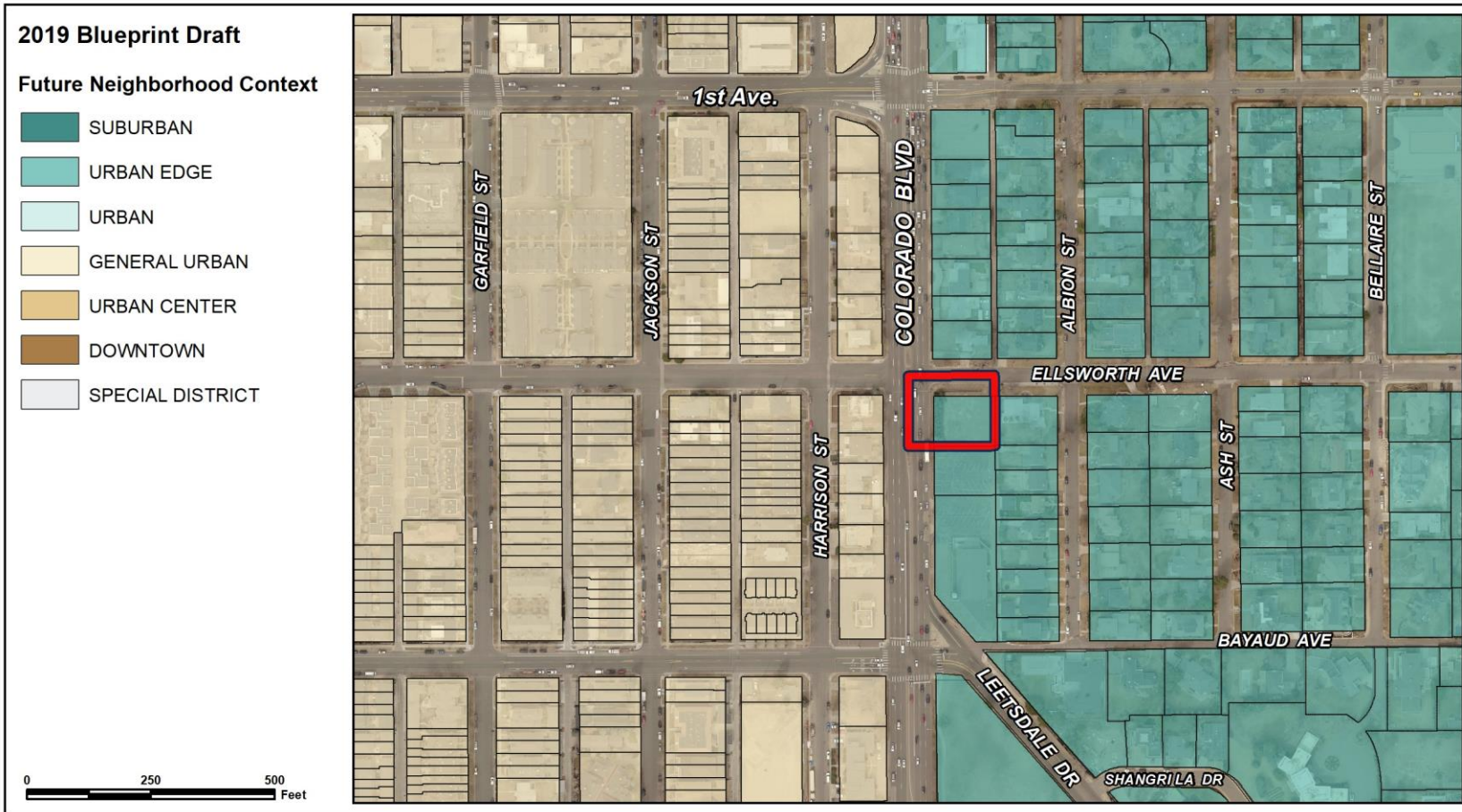
Please note that this is still draft and plan language may change due to public comment.

Consistency with Adopted Plans: Blueprint Denver 2002



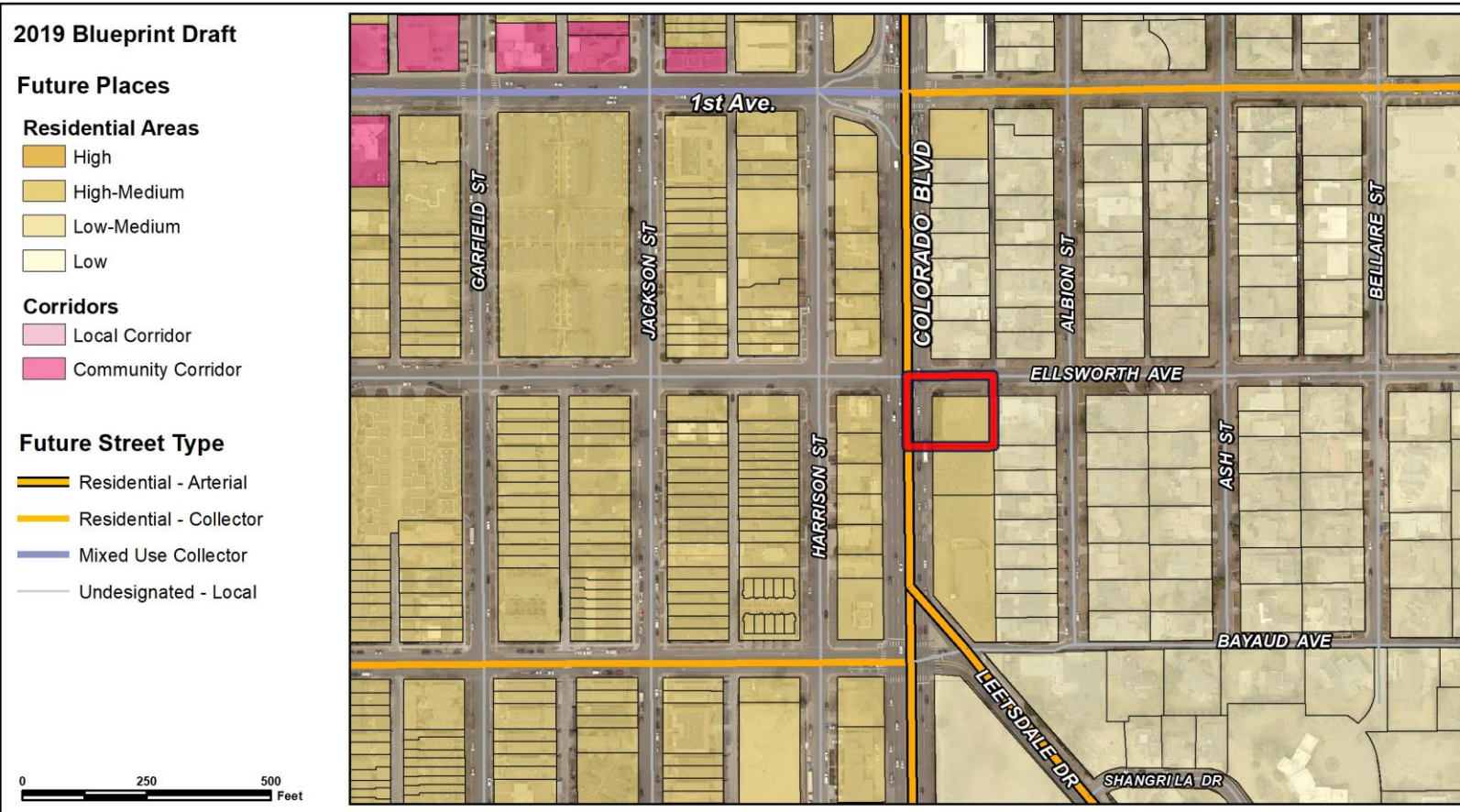
- **Area of Change**
 - Areas appropriate for new growth
- **Concept Land Use**
 - Single Family/Duplex
 - Mix of single family, duplex and townhouses
- **Street Type**
 - Colorado Boulevard - Mixed Use Arterial/Enhanced Transit Corridor
 - Ellsworth Avenue - Undesignated Local

Consistency with Adopted Plans: Blueprint Denver 2019



- Urban Edge Context
 - Low-scale multi-unit and commercial areas embedded in 1 to 2-unit residential areas, with regular block patterns

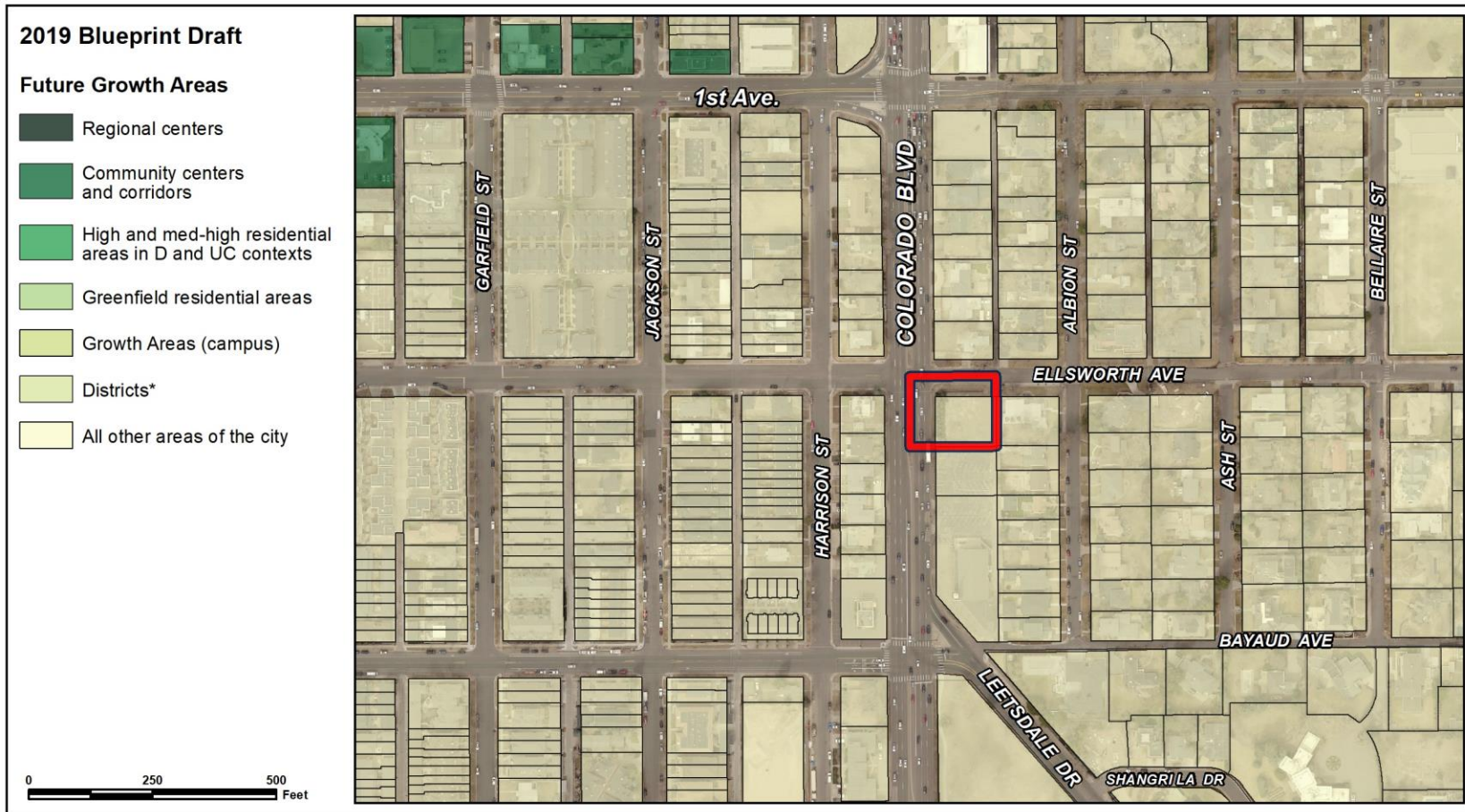
Consistency with Adopted Plans: Blueprint Denver 2019



- **Future Place - Residential Low-Medium**
 - Small-scale multi-unit within single and two-unit residential areas, up to 3 stories
- **Colorado Boulevard – Residential Arterial/Designated Parkway**
 - Primarily residential with other uses, modest setbacks and traffic calming./Parkway Enhanced landscaping and setbacks.
- **Ellsworth Avenue – Undesignated Local**

Reminder: Evaluating whether the proposed zone district is consistent with the Future Street Classification, but not to assess the traffic impacts of a specific development proposal.

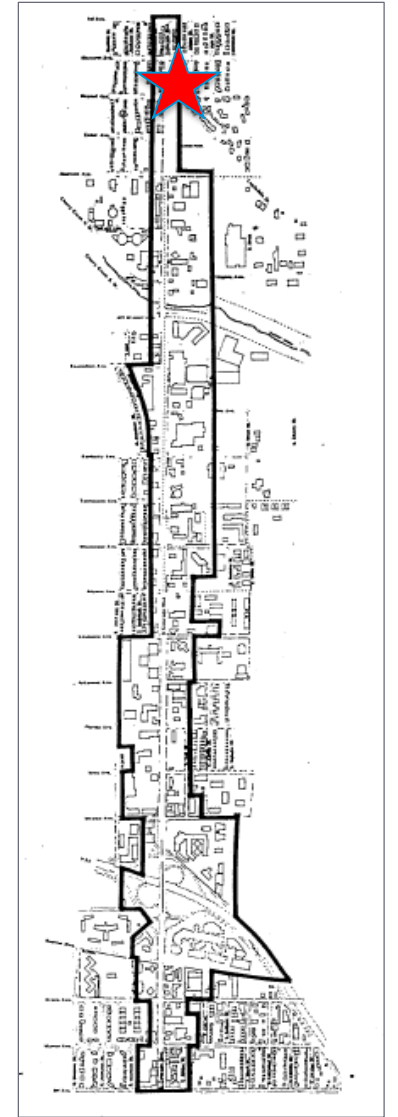
Consistency with Adopted Plans: Blueprint Denver 2019



- Growth Areas 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.*

The Boulevard Plan (1991)

- *Land Use Goals: “While no wholesale increases in overall allowable development seem appropriate, some increase in development intensity may be appropriate for individual projects because of specific site or development proposal issues”*
- *Land Use Mix: “Seek to retain a diversity of land uses in the corridor”*



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
 - Comprehensive Plan 2000
 - Comprehensive Plan 2040
 - Blueprint Denver; An Integrated Land Use and transportation Plan (2002)
 - Blueprint Denver: A Land Use and Transportation Plan (2019)
 - The Boulevard Plan (1991)
2. Uniformity of District Regulations – using a standard zone district will result in the uniform application of zone district building form, use and design regulations
3. Further Public Health, Safety and Welfare by allowing a moderate level of reinvestment in the area which is consistent with the area character and by implementing the city’s adopted land use plans.
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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
 - *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.*
 - CPD finds this criteria is met by recognizing citywide changes and ongoing changes in the adjacent Cherry Creek area.
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Denver Zoning Code Review Criteria

1. Consistency with Neighborhood Context, Zone District Purpose and Intent
 - Context – The Urban Edge context is characterized by a mix of urban and suburban characteristics with primarily single and two-unit residential land uses, and small-scale multi-unit residential and commercial areas embedded in residential areas, and the allowed multi-unit building form is the Duplex form on minimum zone lots of 5,500 square feet. The surrounding area and the recommended neighborhood context both make the proposed rezoning to E-TU-C consistent with the neighborhood context description.
 - Zone District Purpose and Intent - The standards of the two unit and row house districts promote existing and future patterns of lower scale multi-unit building forms that typically address the street in the same manner as an urban house building form.

The rezoning allows lower scale single- and two-uses and building forms consistent with the desired development pattern of the area.

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