



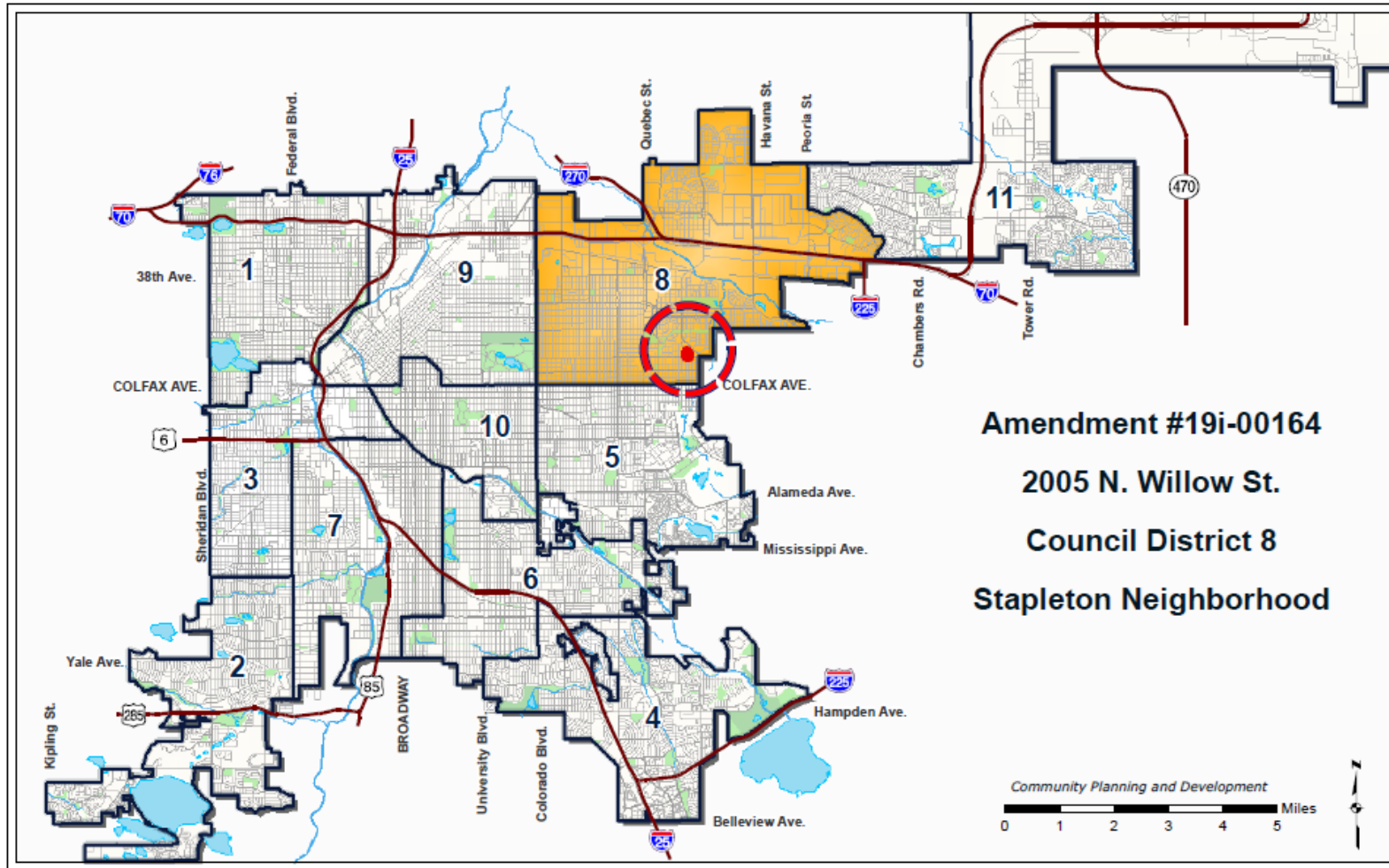
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# 2005 N. Willow Street

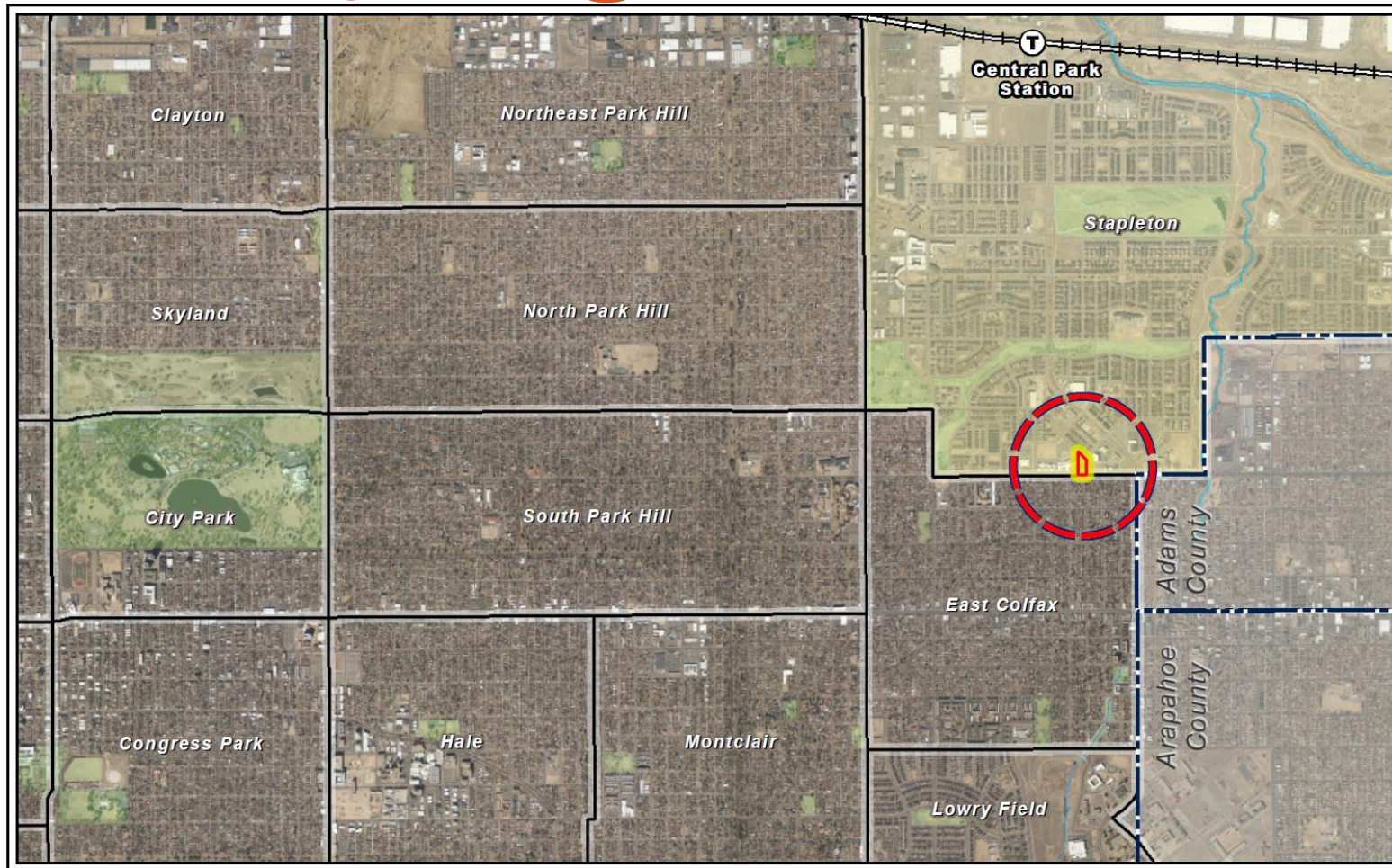
2019I-00164

Request: PUD 574 to U-MX-3

# Council District 8



# (Central Park) Neighborhood



Map Date: December 31, 2019

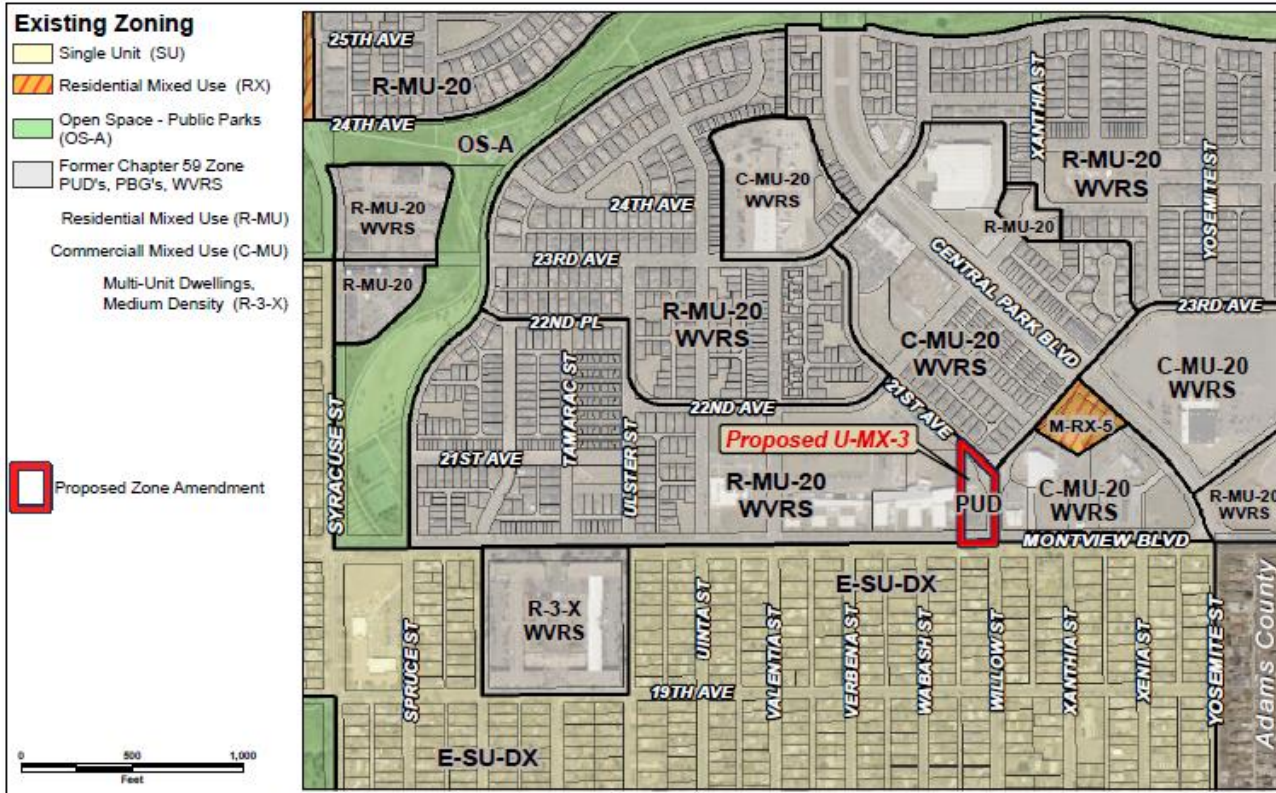
# Request: U-MX-3



Map Date: December 31, 2019

- Location
  - Approx. 34,337 square feet
  - 0.79 acres
  - Animal care and boarding facility
- Proposal
  - Rezoning from PUD 574 to U-MX-3
    - Allows Shopfront, General, Drive Thru Services, Drive Thru Restaurant and Town House
    - Max. building height 45 feet

# Existing Zoning: PUD 574



- Zoning: PUD 574
- Surrounding Zoning:
  - E-SU-DX
  - C-MU-20 with waivers
  - R-MU-20 with waivers

# Existing Zoning: PUD 574

## 3. WRITTEN STATEMENT

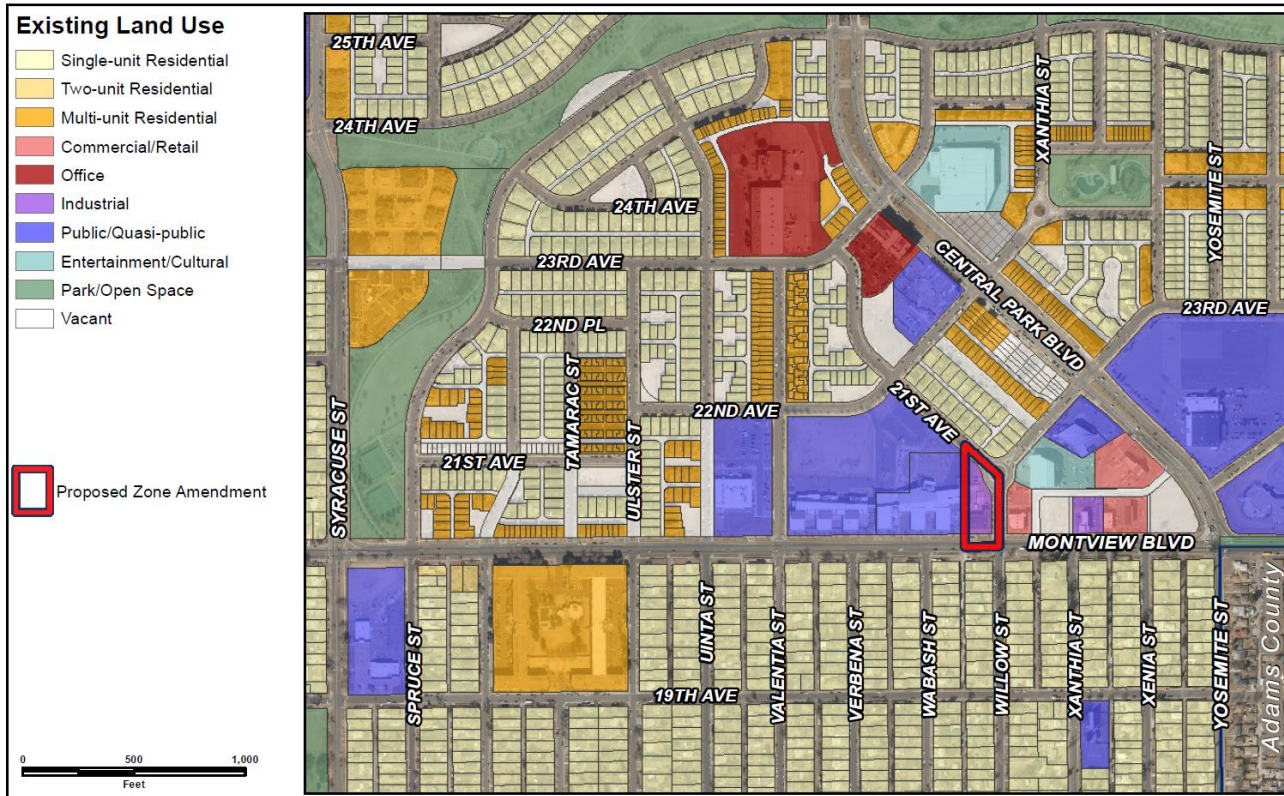
On an attached page a written statement is given generally describing:

### **3 A: The proposed P.U.D. and the market which it is intended to serve.**

The proposed PUD will permit development of a care and boarding facility for household pets, primarily dogs. The development of the Stapleton neighborhood(s) has created a market for numerous types of services. The ability of area residents to be able to leave their pets while on vacation or at other necessary times is just one of the services needed. Digstown Doggie Care will meet that need. The market served will be individuals wishing to board their pet in a safe, clean and quiet facility with secure sleeping facilities and an attentive staff.

# Existing Land Use

- Land Use: Industrial
- Surrounding Land Uses:
  - Single-Unit Residential
  - Two-Unit Residential
  - Public/Quasi-Public
  - Commercial
  - Park/Open Space



Map Date: December 31, 2019

Land Use Data Compiled 2018

# Existing Building Form/Scale





# Existing Building Form/Scale



# Process

- Informational Notice: 11/14/19
- Planning Board Notice Posted: 02/03/20
  - Approved Unanimously
- Planning Board Public Hearing : 2/19/20
- LUTI Committee: 2/25/20
- City Council Public Hearing: 8/10/20
  
- Public Comment
  - One Letter of Support

# 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)
  - Stapleton Development Plan (1995)
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
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# Review Criteria: Consistency with Adopted Plans

## Neighborhoods Vision Element

### Comprehensive Plan 2040

- 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).



# Review Criteria: Consistency with Adopted Plans

## Climate Vision Element

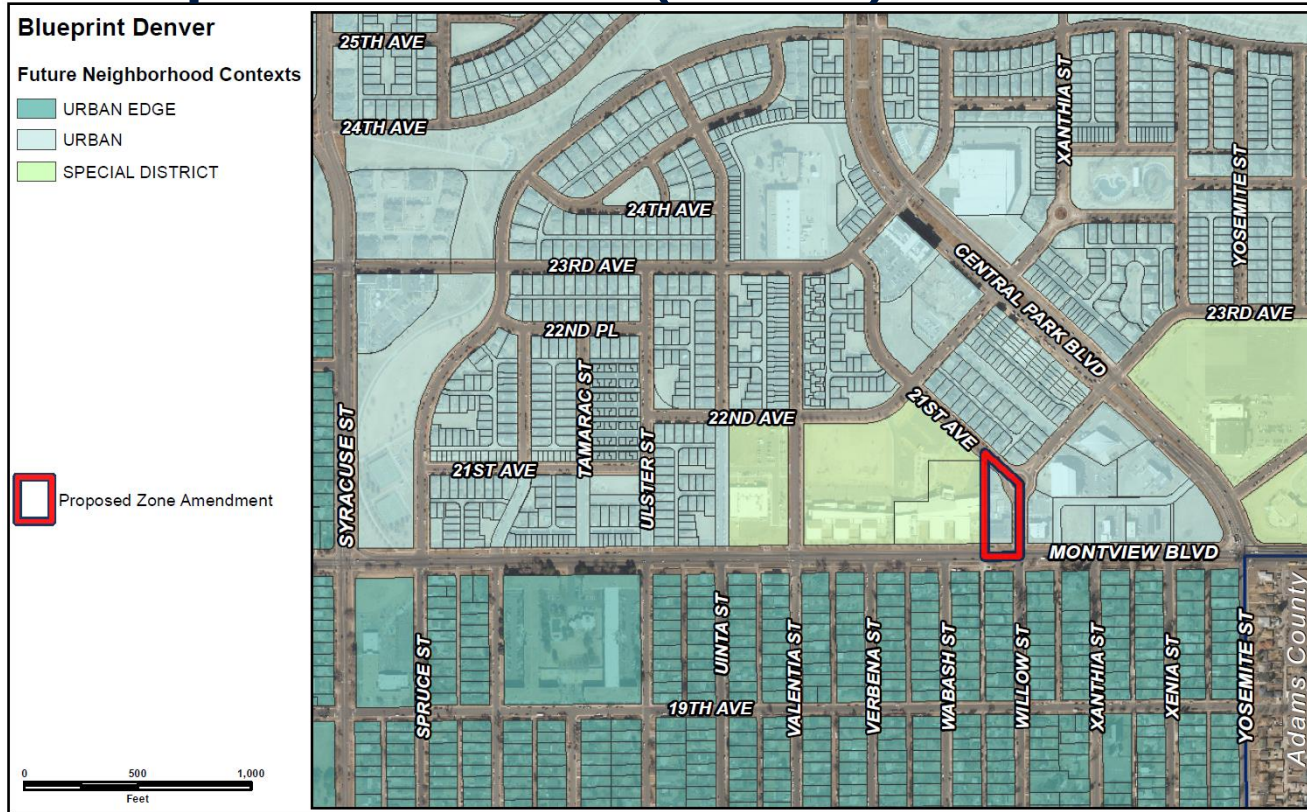
### Comprehensive Plan 2040

- Environmentally Resilient Goal 8, Strategy A – Promote infill development where infrastructure and services are already in place (p.54).
- Environmentally Resilient Goal 8, Strategy B – Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).



# Consistency With Adopted Plans

## Blueprint Denver (2019)



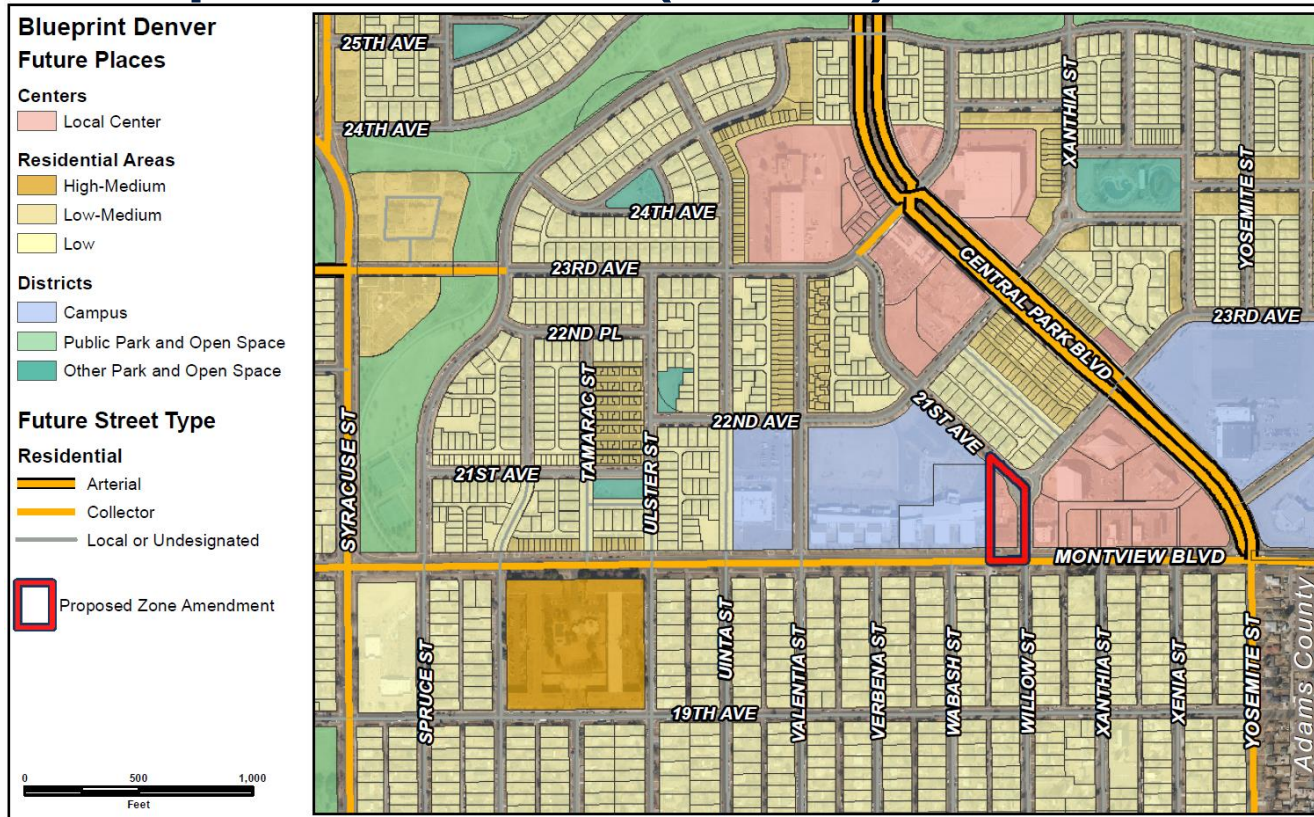
Map Date: December 31, 2019

## Future Context

- Small multi-unit residential and mixed-use areas are typically embedded in 1-unit and 2-unit residential areas.
- Block patterns are generally regular with a mix of alley access.
- High degree of walkability, bikeability, and good access to transit

# Consistency With Adopted Plans

## Blueprint Denver (2019)



Future Place

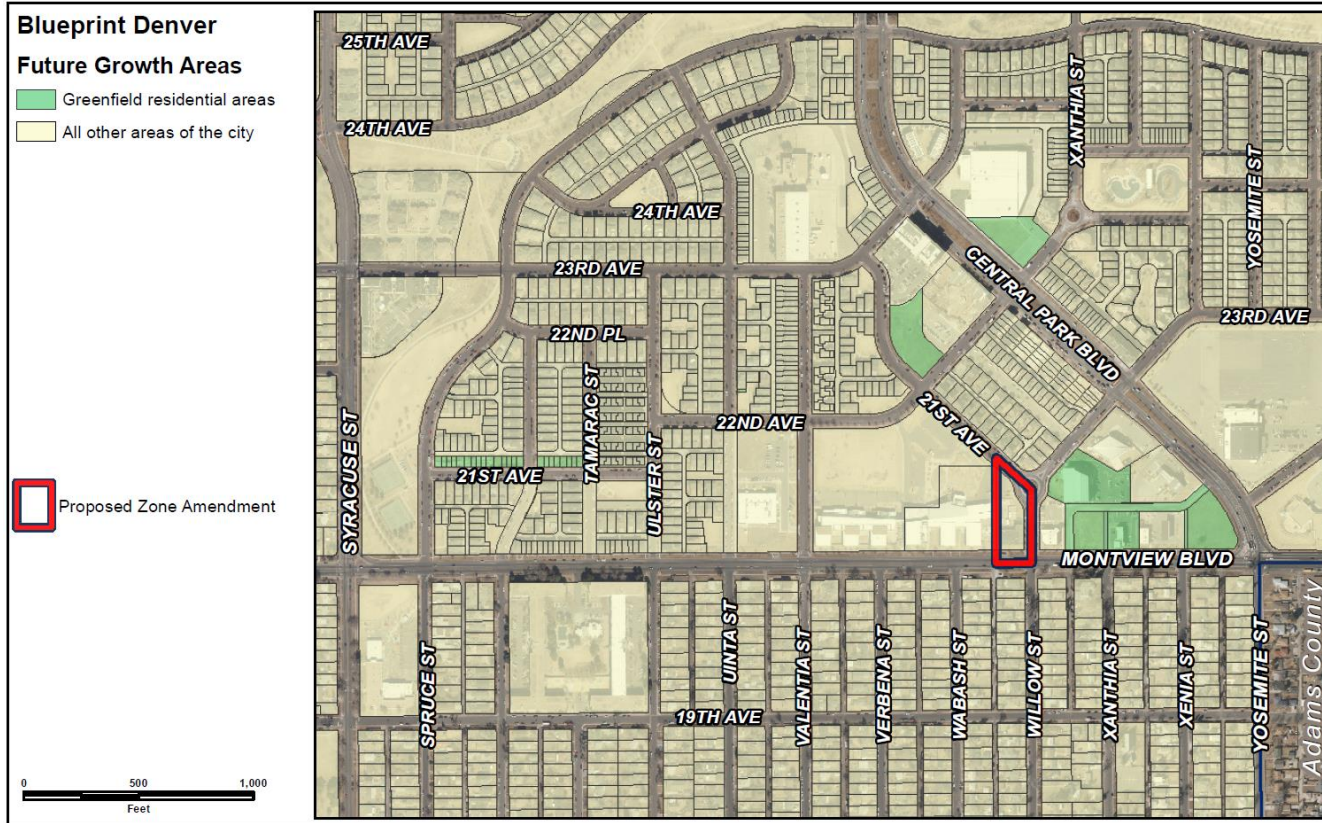
Local Center

- Primarily provides options for dining, entertainment and shopping. May also include some residential and employment uses
- Buildings are generally 3 stories or less in height



# Consistency With Adopted Plans

## Blueprint Denver

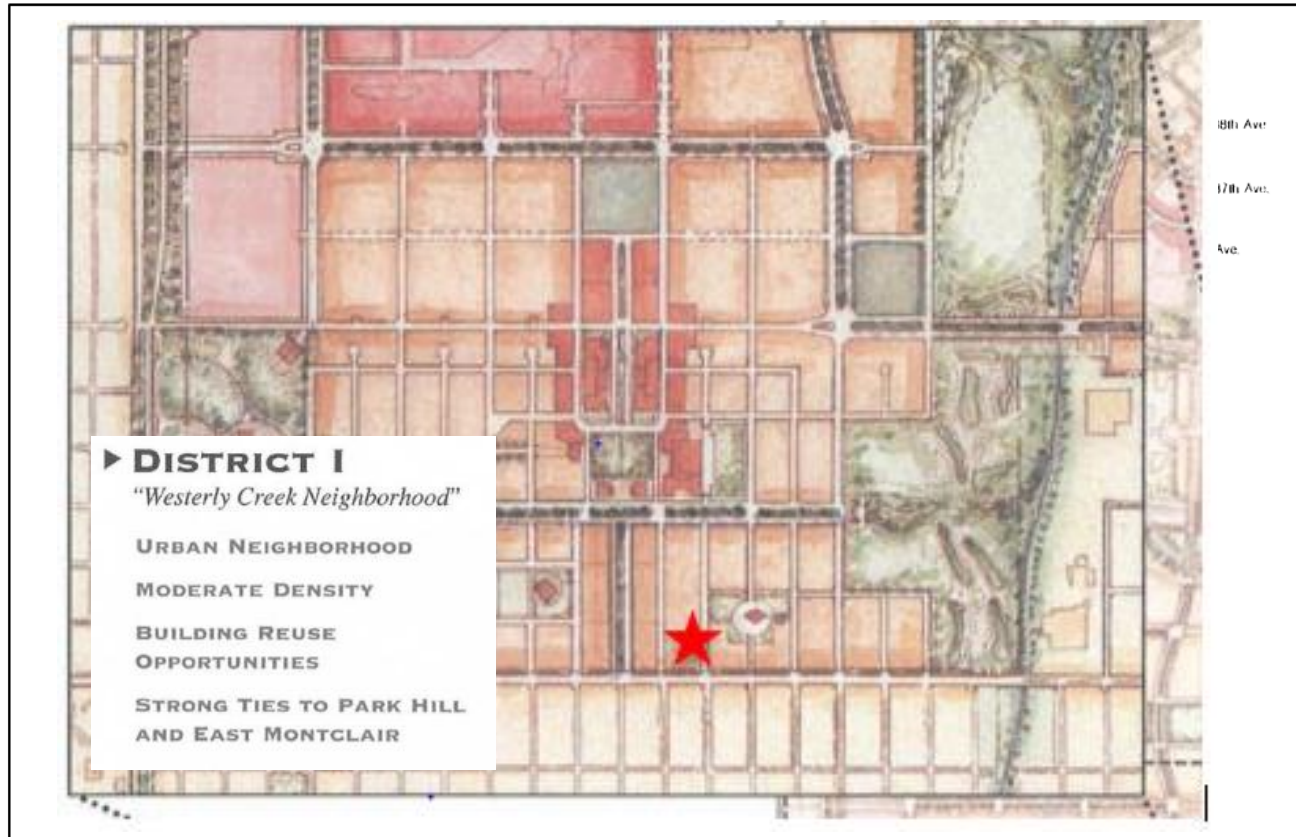


## Growth Areas Strategy

- 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, however more limited.*

# Consistency With Adopted Plans

## Stapleton Development Plan (1995)



- Vision:
  - Physical, social, environmental, economic and regulatory framework intended to guide the development and growth of the Stapleton Neighborhood
- General Recommendations:
  - promote diverse and successful communities
- District 1 Recommendations:
  - provide a mix of lower density, two to four-story commercial uses

# Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
  - Proposed rezoning will result in uniform application of zone district building form, use and design regulations
3. Further Public Health, Safety and Welfare
  - Implements adopted plans
4. Justifying Circumstances
  - Change to such a degree that the proposed rezoning is in the public interest
    - Former Chapter 59 zoning
5. Consistency with Neighborhood Context, Zone District Purpose & Intent

# 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

# Staff 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
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