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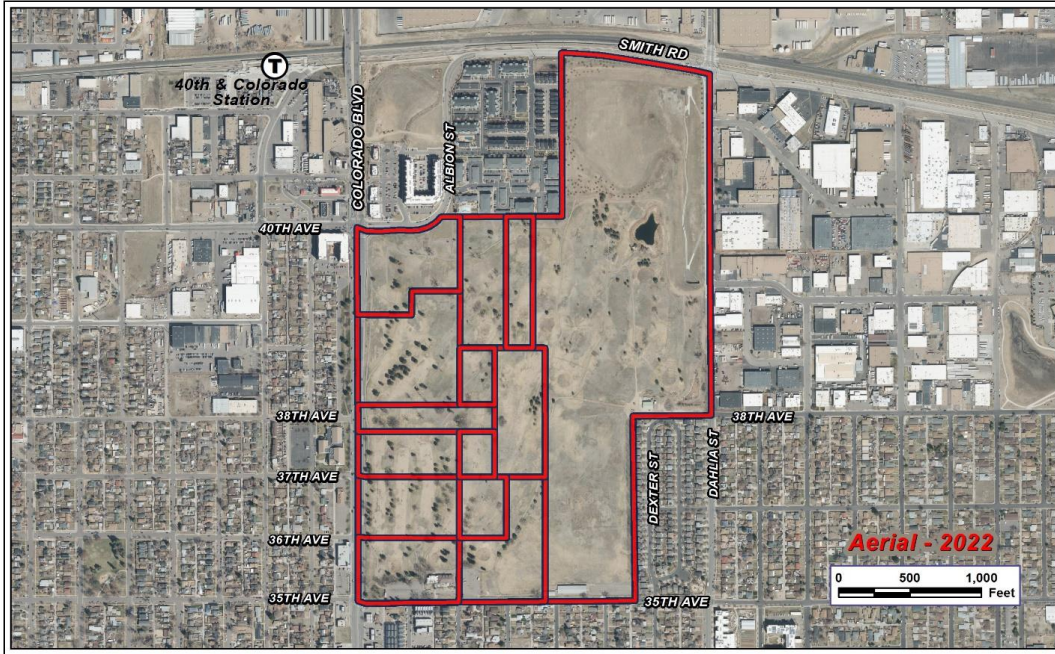
# 4141 E. 35<sup>th</sup> Ave. - Park Hill Golf Course

OS-A, C-MS-5 DO-8, C-MX-12, C-MX-8, C-MX-5,  
C-MX-5 w/waivers, G-RX-5, G-RX-5 w/waivers to OS-B

# Purpose of Map Amendment

- Initiated by Councilmember Herndon under Council Powers provision in Charter section 3.2.9
- Rezone the Park Hill Golf Course Property back to OS-B (open space recreation) per the terms of the development agreement in connection with the property.

# Rezoning back to OS-B



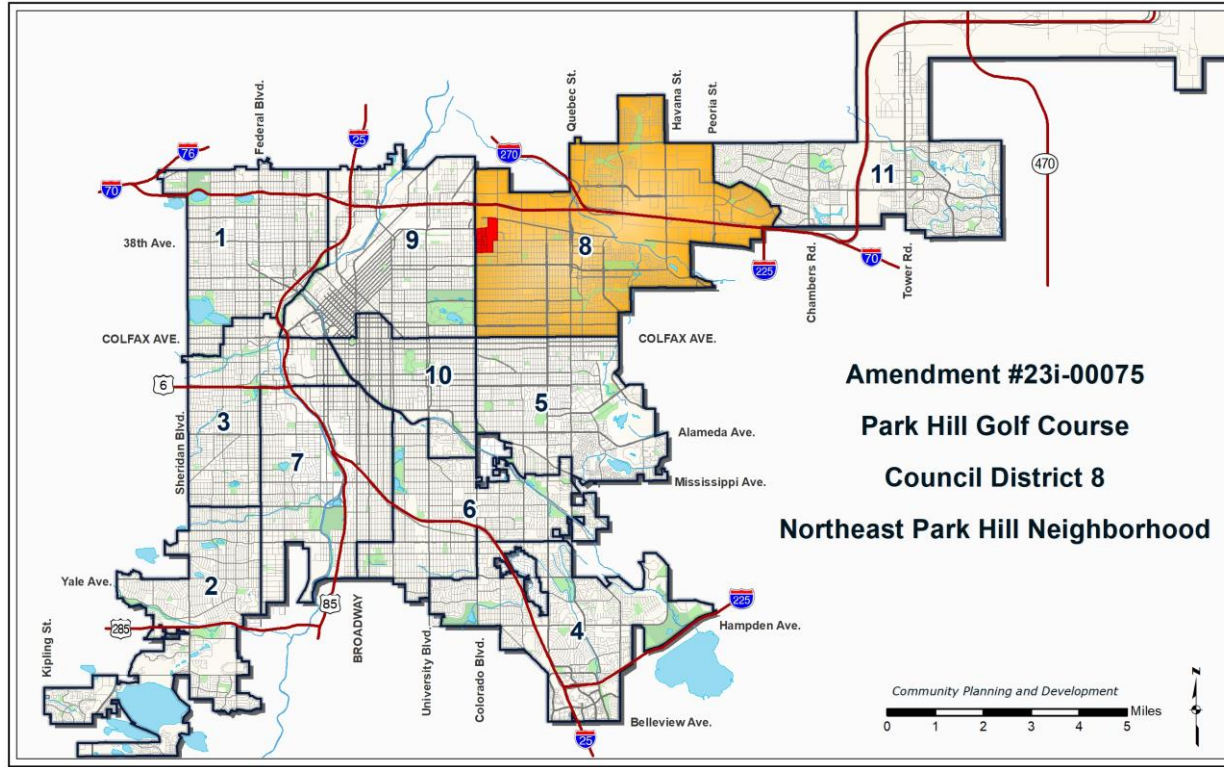
- **Property**
  - Approx. 155 acres
  - Privately owned, former private golf course
- **Request**
  - OS-B (open space recreation)
  - District for privately owned parks and open space

# Overview

- Request
- Location and Context
- Process
- Review Criteria

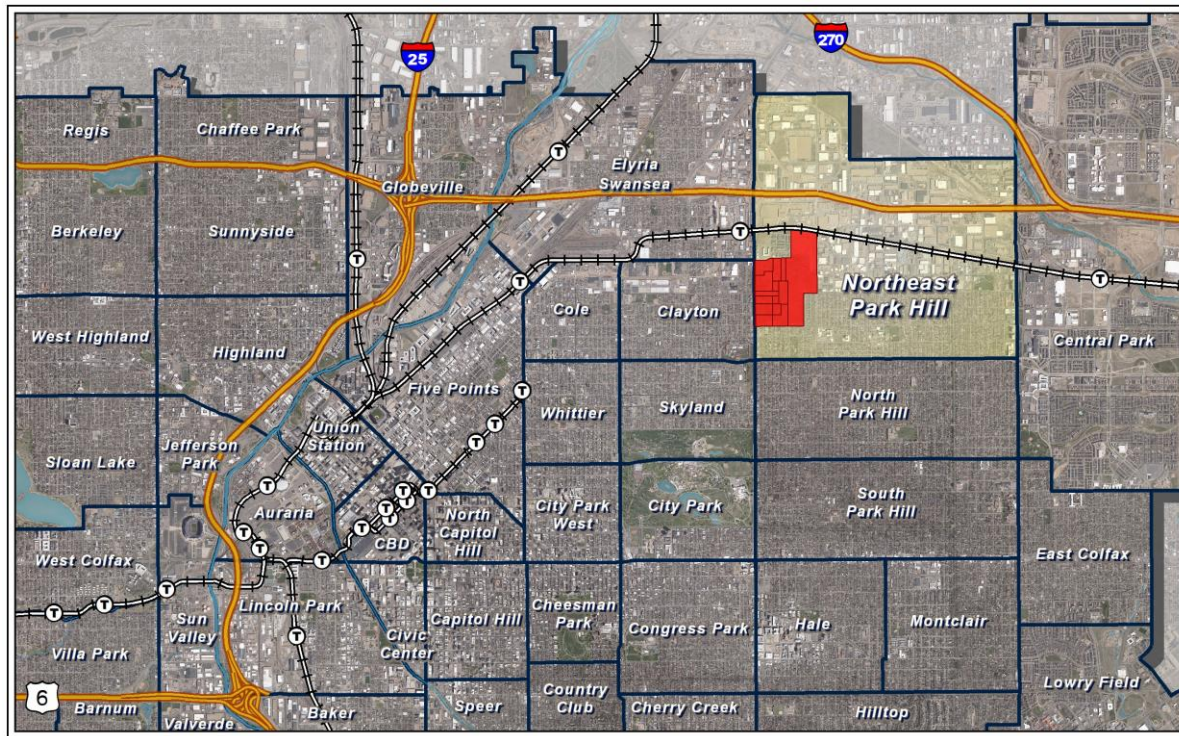


# Council District 8 – Councilmember Herndon

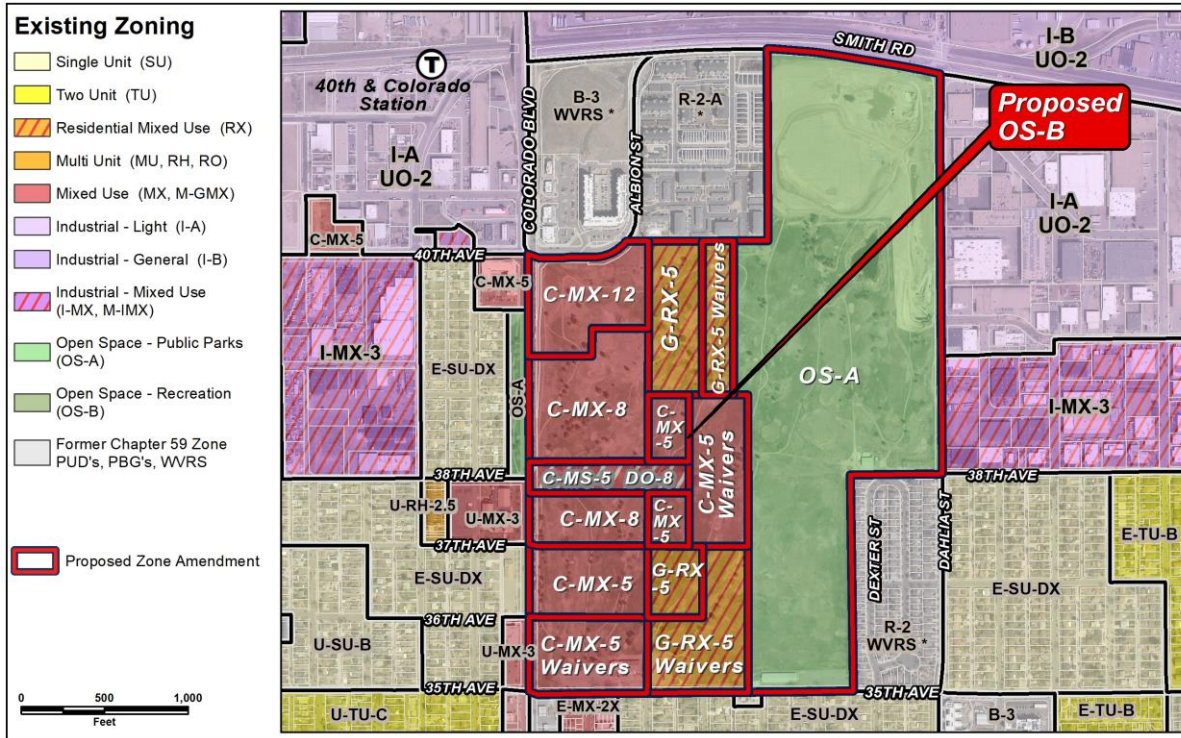




# Northeast Park Hill Statistical Neighborhood



# Existing Zoning

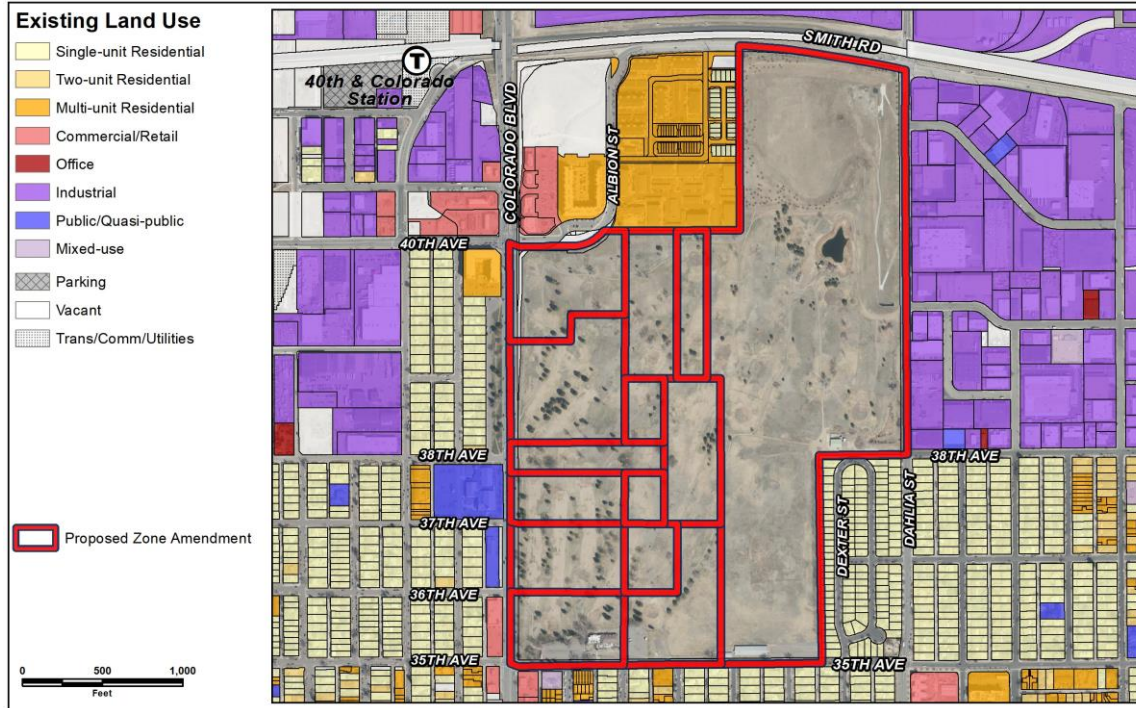


- Current Zoning:

OS-A, C-MS-5 DO-8, C-MX-12, C-MX-8, C-MX-5, C-MX-5 w/waivers, G-RX-5, G-RX-5 w/waivers



# Existing Land Use



Vacant private golf course



# Existing Context



# Overview

- Request
- Location and Context
- Process
- Review Criteria



# Charter Process

- Ordinance Request filed with City Council Offices 5/1/23
- Notice of Receipt of Proposed Action: 5/4/23
- Land Use, Transportation, and Infrastructure Committee: 5/9/23
- City Council 1<sup>st</sup> Reading: 5/22/23
- Hearing date published in Daily Journal: 5/26/23
- City Council Public Hearing: 6/20/23

# Public Comments

- No Comments Received



# Overview

- Request
- Location and Context
- Process
- 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 2040 (2019)*
- *Blueprint Denver (2019)*
- *Park Hill Golf Course Small Area Plan (2022)*

### 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

# Consistency with Adopted Plans: Comp Plan

## *Comprehensive Plan 2040*

- Healthy and Active Goal 2, Strategy C – Expand the supply of parks, recreational facilities and programs relative to Denver’s population growth (p. 58).



The OS-B district allows for park, open space and recreational use options consistent with the strategies in *Comprehensive Plan 2040*.



# Review Criteria

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

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- *Blueprint Denver (2019)*
- *Park Hill Golf Course Small Area Plan (2022)*

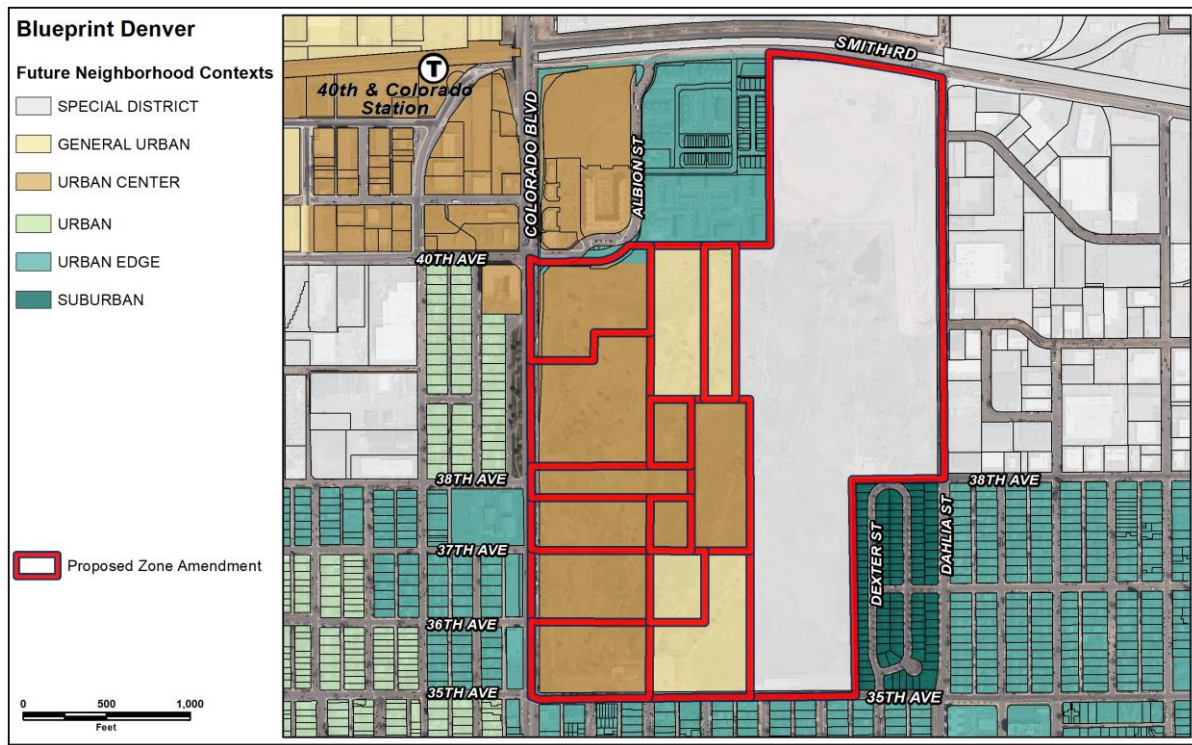
### 2. Uniformity of District Regulations

### 3. Further Public Health, Safety and Welfare

### 4. Justifying Circumstances

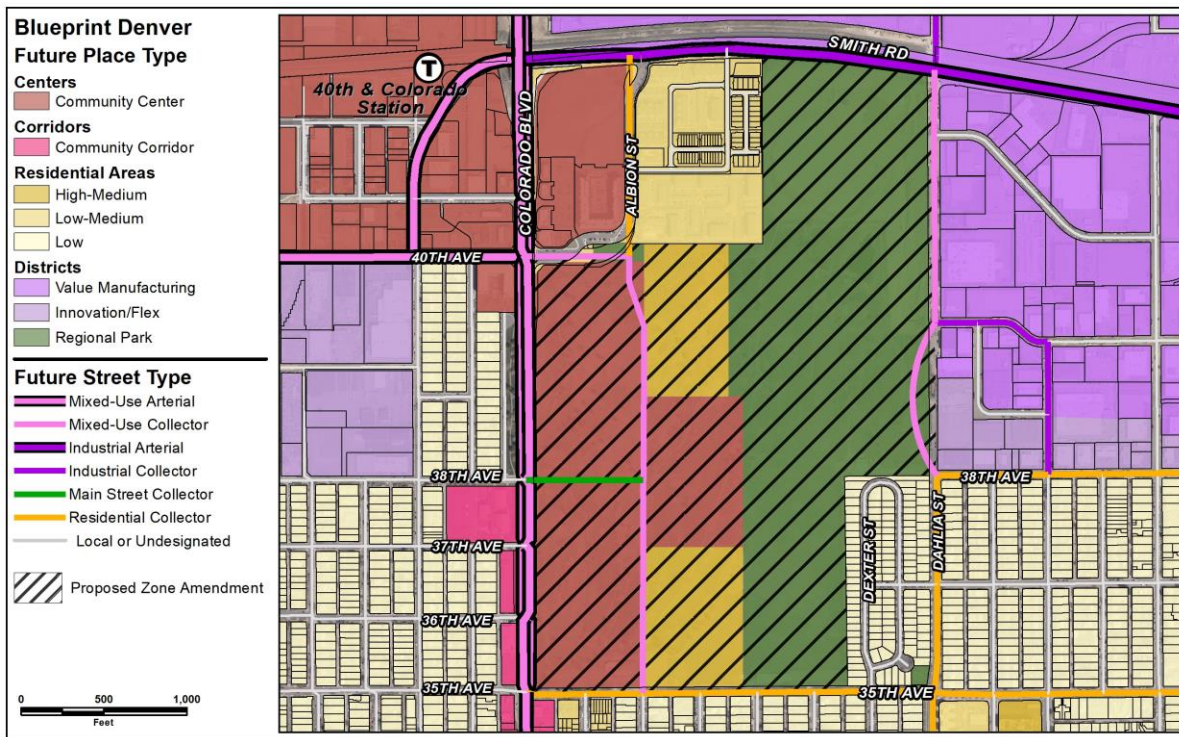
### 5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Blueprint Denver



*Blueprint Denver* acknowledges the presence of parks and open space throughout all contexts therefore, the OS-B district is consistent with plan guidance.

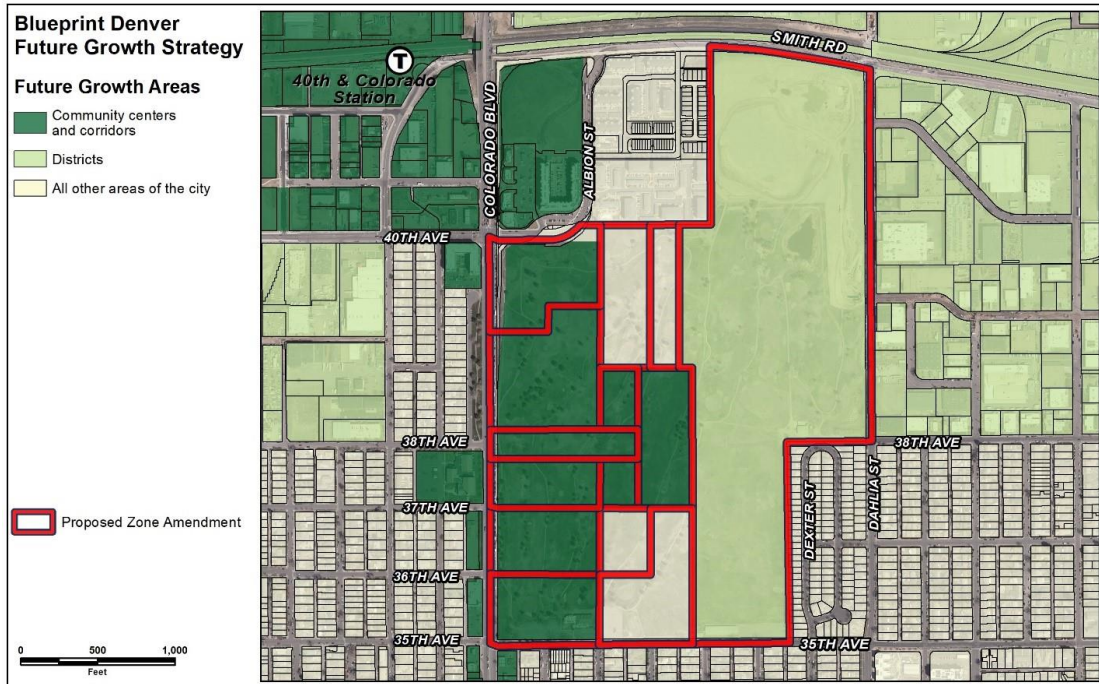
# Blueprint Denver



*Blueprint Denver* acknowledges the presence of parks and open space throughout all contexts, therefore, the proposed OS-B district is consistent

The proposed OS-B district is restoring the previous zone district and the surrounding street types can support and are consistent with the districts allowed uses.

# Blueprint Denver



- **Growth Areas Strategy:**

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

OS-B uses could create employment opportunities



# Review Criteria

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040 (2019)*
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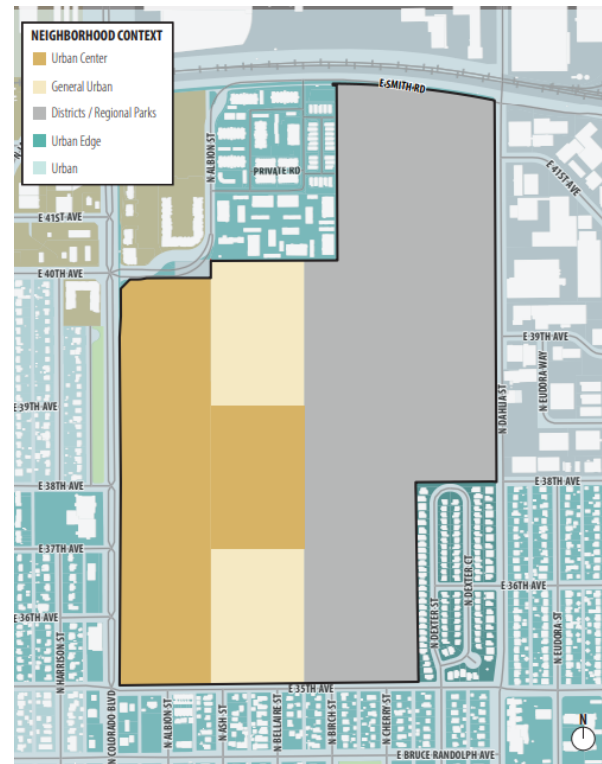
### 5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Park Hill Golf Course Small Area Plan

## Future Neighborhood Context

- Urban Center
- General Urban
- Districts

A core goal of the PHGC Plan is access to open spaces uses and such uses are generally appropriately in all contexts

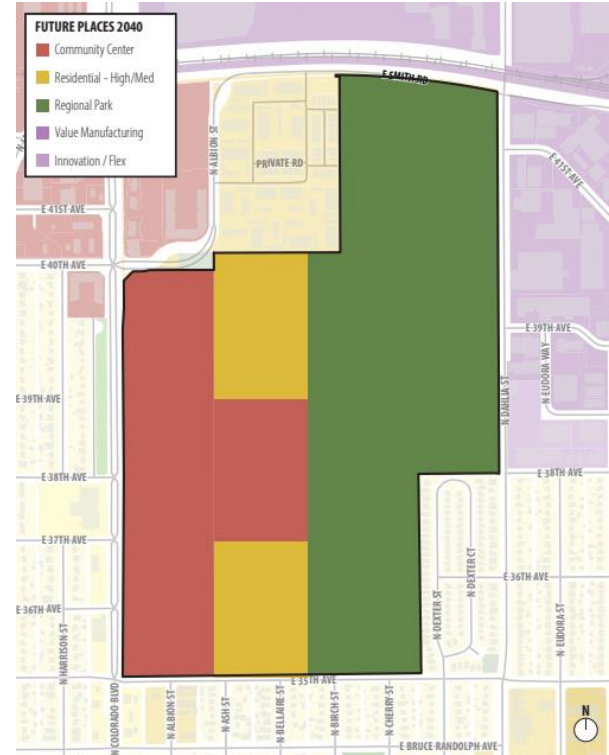


# Park Hill Golf Course Small Area Plan

## Future Places

- Community Center
- Residential – High/Medium
- Regional Park

A core goal of the PHGC plan is access to open spaces and such uses are generally appropriately in all contexts and places

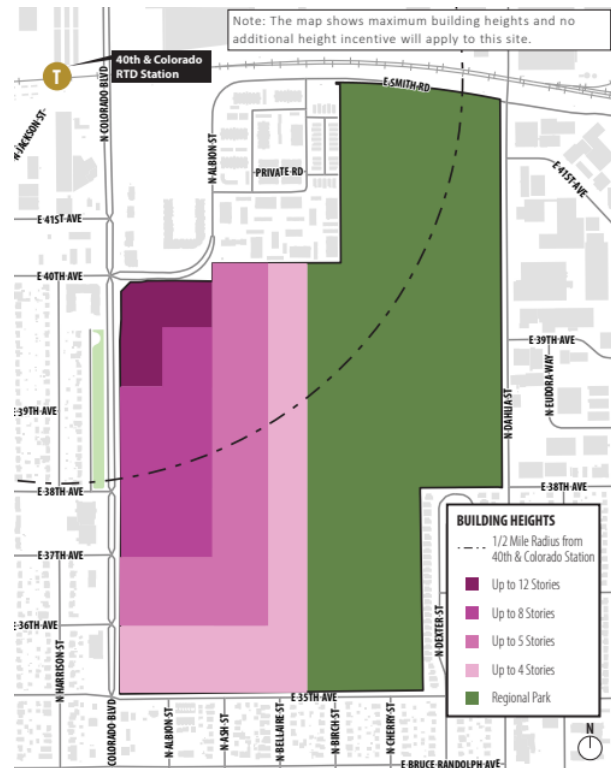


# Park Hill Golf Course Small Area Plan

## Maximum Building Heights

The plan map recommends maximum building heights for the property

OS-B district has a maximum height of 3 stories/40 feet – does not exceed any of the plan area maximum heights





# Review Criteria

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

### 2. Uniformity of District Regulations

- Proposed rezoning to OS-B will result in uniform application of zone district building form, use and design regulations

### 3. Further Public Health, Safety and Welfare

- By allowing for a recreational, open space use furthering public health by encouraging physical activity

### 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
  - Changed or Changing Conditions:
    - The recent election did not approve extinguishing the conservation easement on this property
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
  - OS-B zone district is intended to:
    - Protect and promote open space and parks not otherwise owned, operated or leased by the City, and generally intended for active or passive recreation use

# CPD Recommendation

CPD recommends **approval** of the map amendment,  
based on finding all review criteria have been met

# Open Space Recreation District (OS-B)

- District for privately owned parks and open space.
- Allows for community and public serving uses (community center, day care center, postal facility), cultural and special purpose uses including a library, cemetery, museum, and open space, school, public and religious assembly, arts, recreation, and entertainment uses including indoor recreational services, stadium and parking garage.
- OS-B allows only the General building form with a maximum height of 40 feet or 3 stories.
- The conservation easement remains in place and will **continue to limit of the use of the property beyond the allowances of the zone district.**