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# 3150 W. Jewell Ave.

Request: From PUD 475 to S-CC-3x

Date: 04.02.2024

Presenter: Tony Lechuga

# Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



# Request: from PUD 475 to S-CC-3x



- Property:
  - 16,469 sf
  - 1 story commercial/retail drive thru
  - Requesting rezoning to align with the remainder of the Brentwood Shopping Center as part of the LDR process

*Reminder: Approval of a rezoning is not approval of a proposed specific development project*

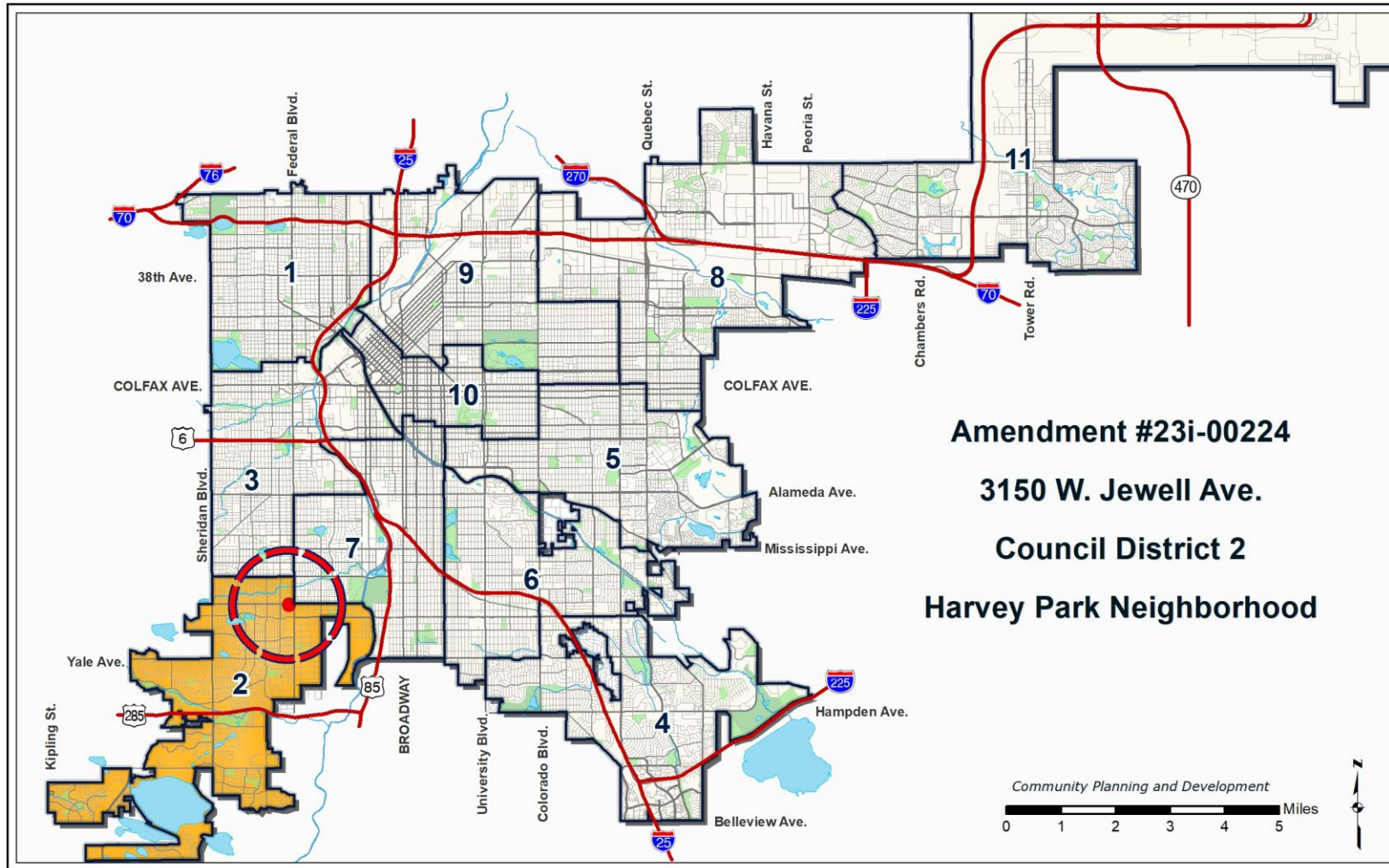


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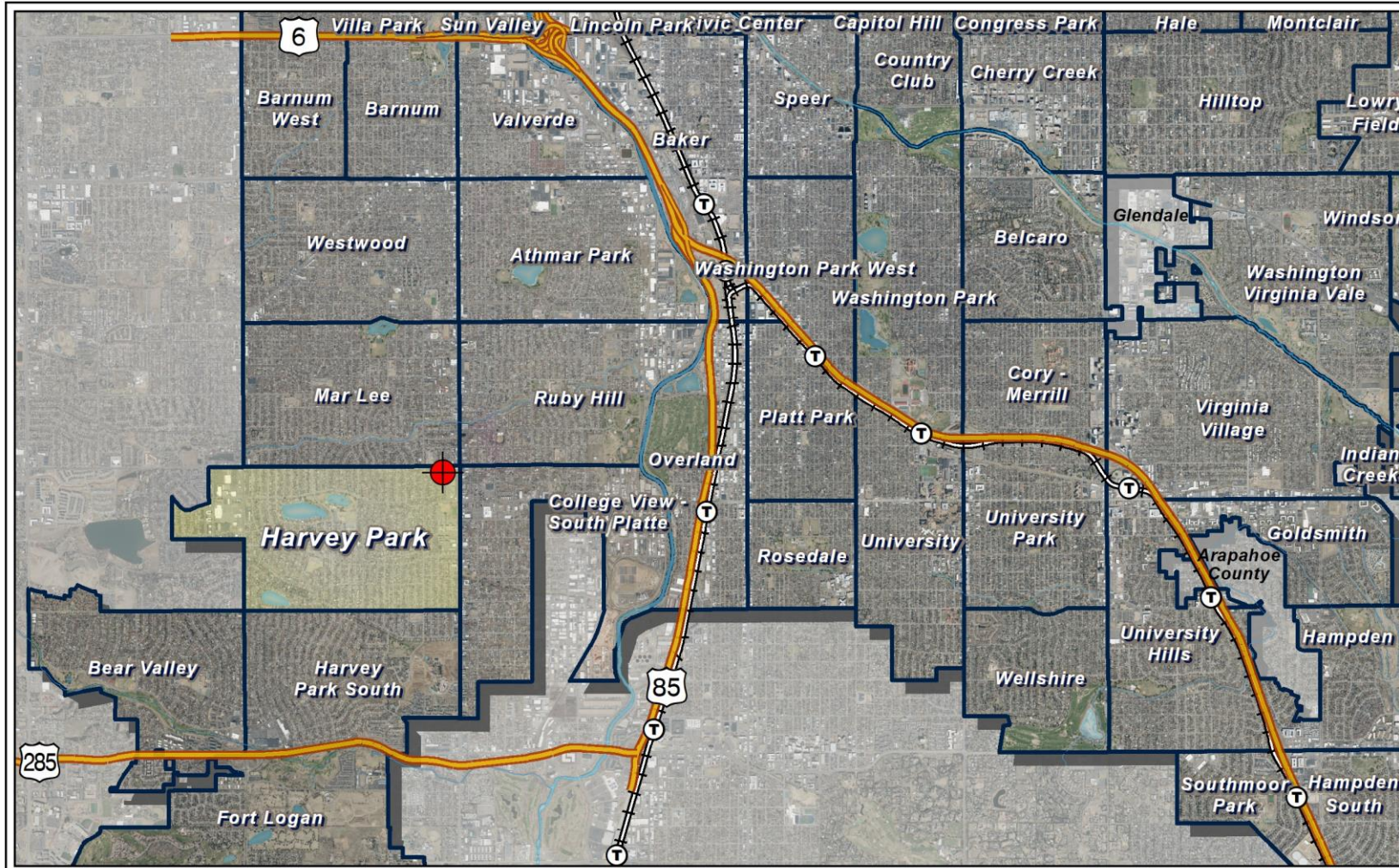


# Council District 2 – Councilmember Flynn



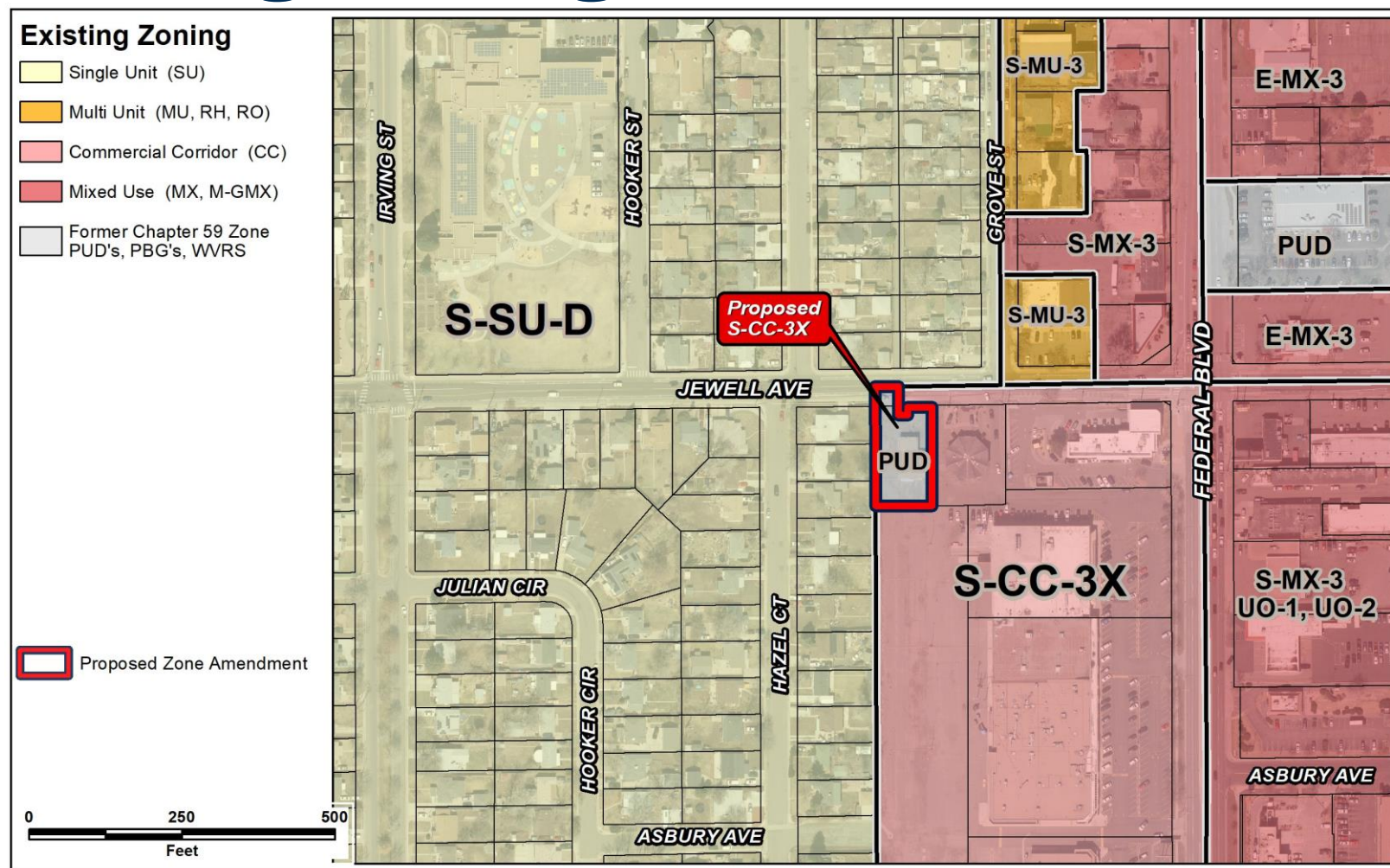


# Statistical Neighborhood – Harvey Park





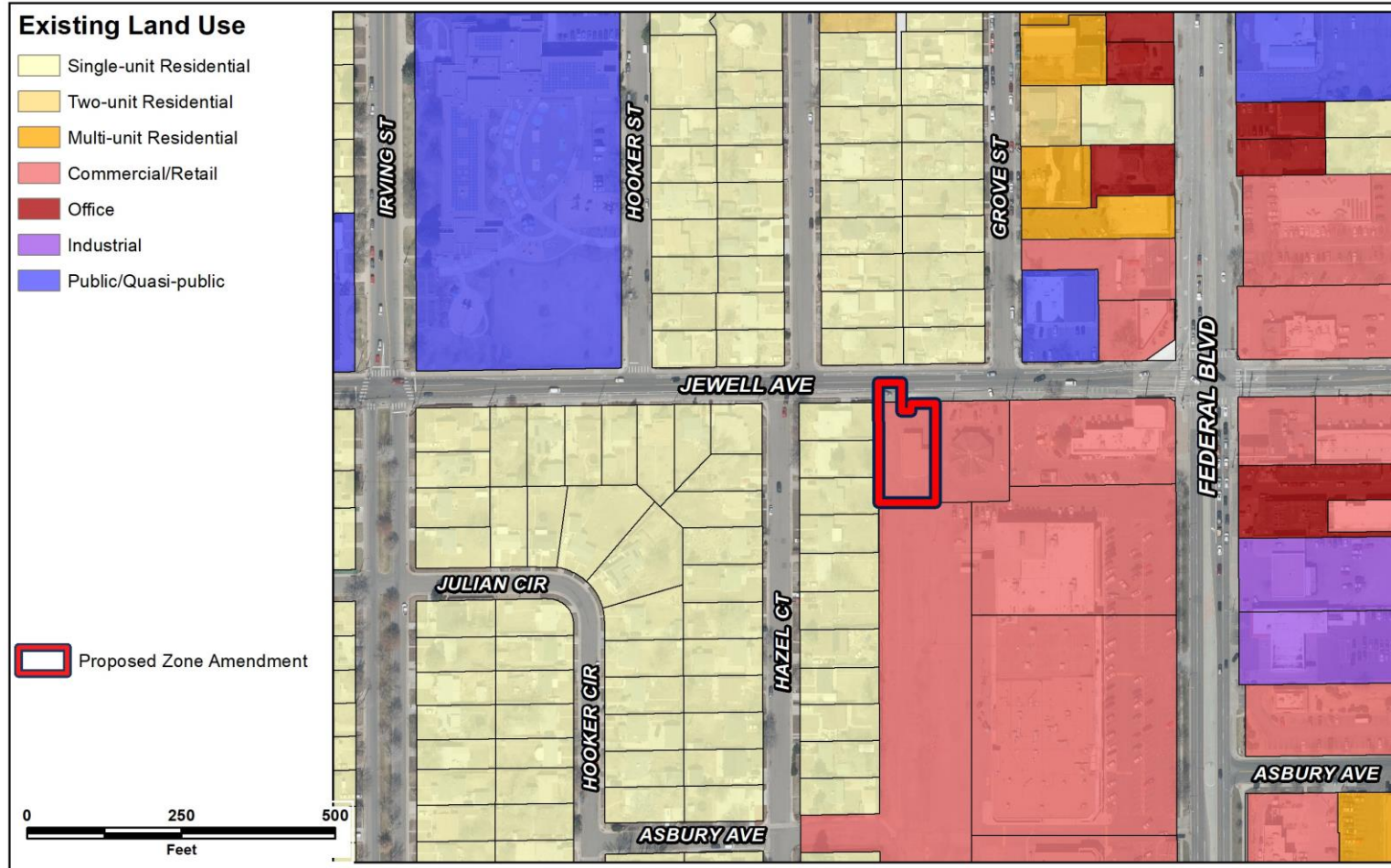
# Existing Zoning – PUD 475



Proximity to:

- S-CC-3x
- S-SU-D
- S-MU-3
- S-MX-3

# Existing Context – Land Use



## Commercial/Retail

Adjacent to:

- Commercial/Retail
- Single-unit Residential
- Vacant
- Multi-unit Residential



# Existing Context – Building Form/Scale



# Agenda

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# Process

- Informational Notice: 01/09/24
- Planning Board Notice: 03/05/24
- Planning Board Public Hearing: 03/20/24
- LUTI Committee: 04/02/24
- City Council Public Hearing: 05/13/24

# Public Comments

- RNOs
  - 0 comments
- General Public
  - 1 letter of opposition to the larger development proposal of the LDR



# Planning Board

- Planning Board held a hearing on this item on 3/20
- The board voted unanimously to recommend approval
- Key points raised in board deliberation included plan consistency and negotiated agreements in the LDF.

# Presentation Agenda

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# 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

# Denver Zoning Code 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

# Comprehensive Plan 2040

- Increase development of housing units close to transit and mixed-use developments.
- Build a network of well-connected, vibrant mixed-use centers and corridors.
- Ensure neighborhoods offer a mix of housing types and services for a diverse population.
- Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased development.
- Promote infill development where infrastructure and services are already in place.
- Encourage mixed-use communities where residents can live, work, and play in their own neighborhoods.





# Denver Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver (2019)*

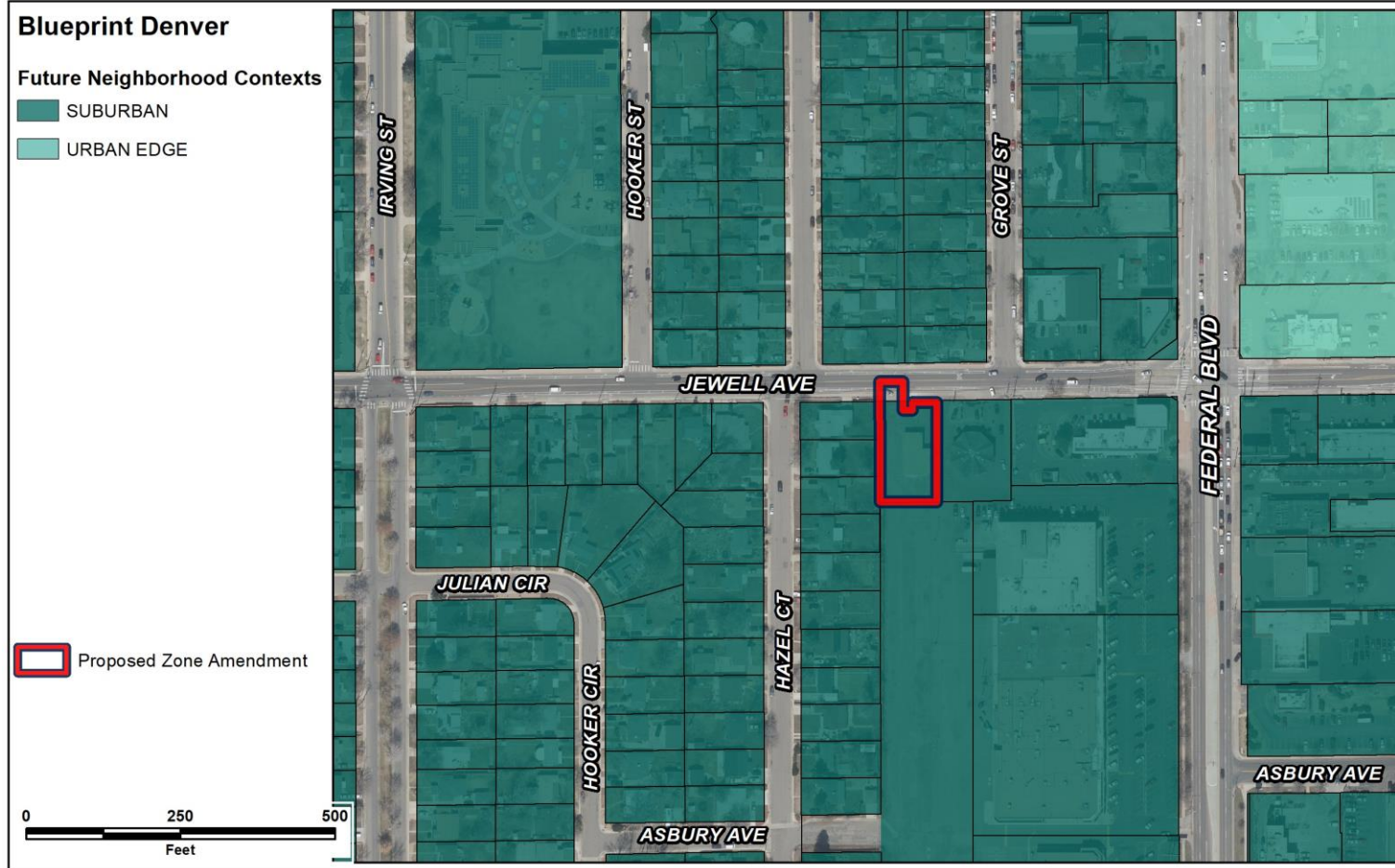
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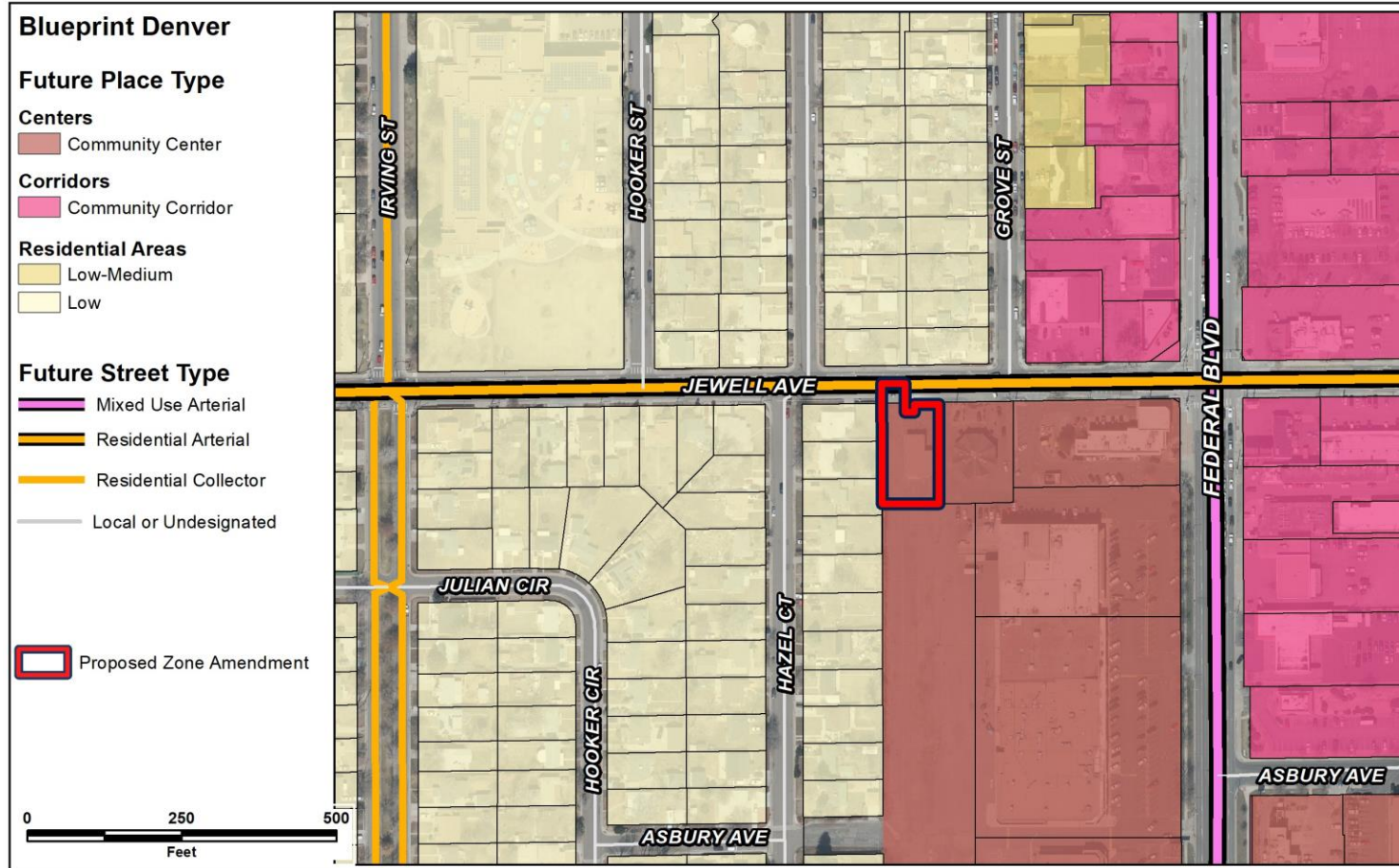
# Blueprint Denver 2019



## Suburban

- Largely single-unit
- Can include higher intensity residential
- Commercial focused along main corridors bordering residential areas

# Blueprint Denver 2019



## Community Center

- Mix of uses to create a dynamic environment
- High degree of urbanism
- Heights generally tallest in context

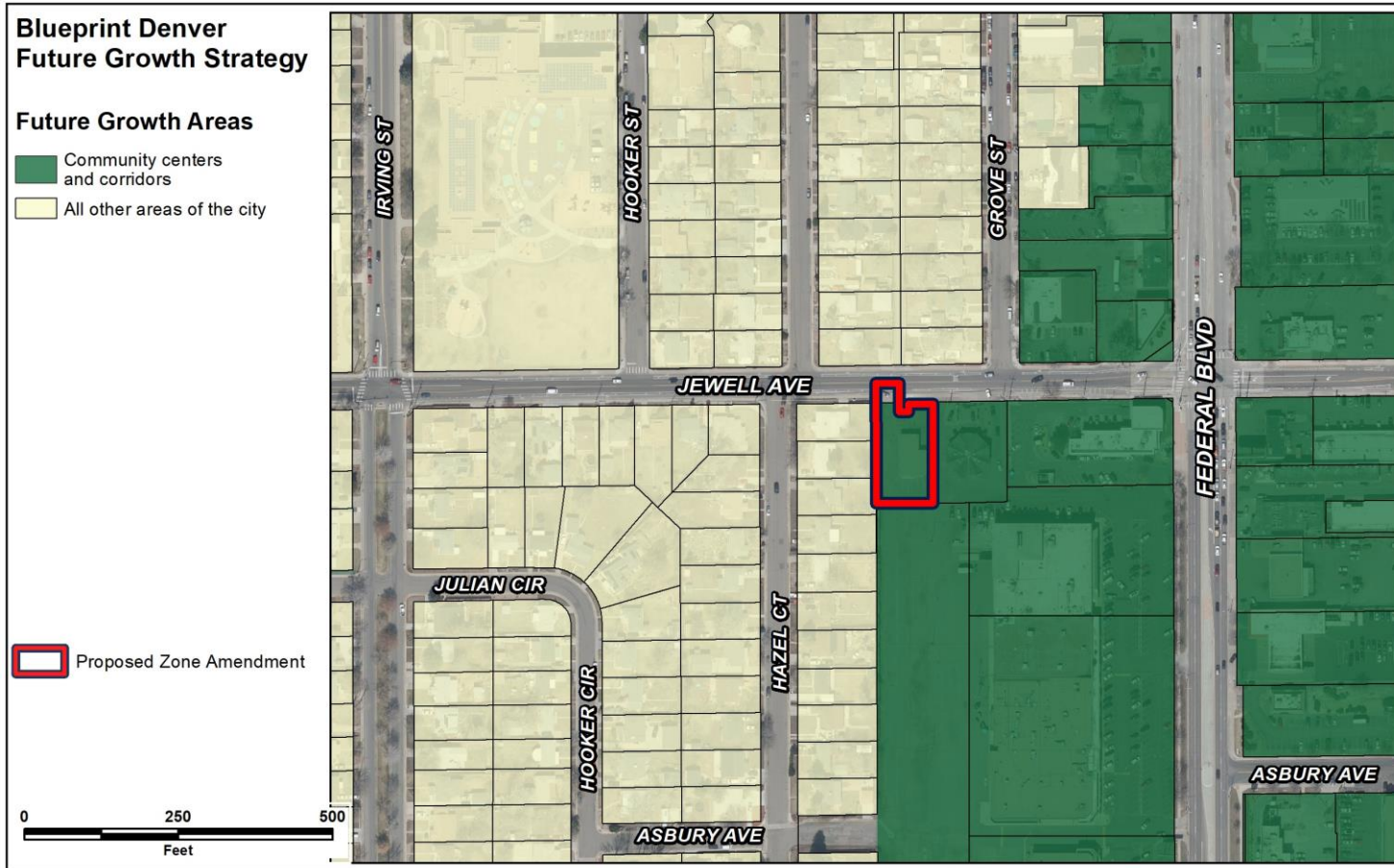
## Street types

- Jewell – residential arterial
- Federal – mixed use arterial

Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.



# Blueprint Denver 2019



- Community centers and corridors: 50% of new housing and 20% of new jobs by 2040 (p. 51)

# *Blueprint Denver 2019*

## Land Use Recommendations

- Land Use 3, Strategy 3 – Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC, including continuing to incentivize owners to come out of the old code (p. 73)

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# 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
  - Changing conditions
    - Adoption of the DZC but property retained FC59
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
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4. Justifying Circumstances
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Zone District Purpose and Intent

# 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