

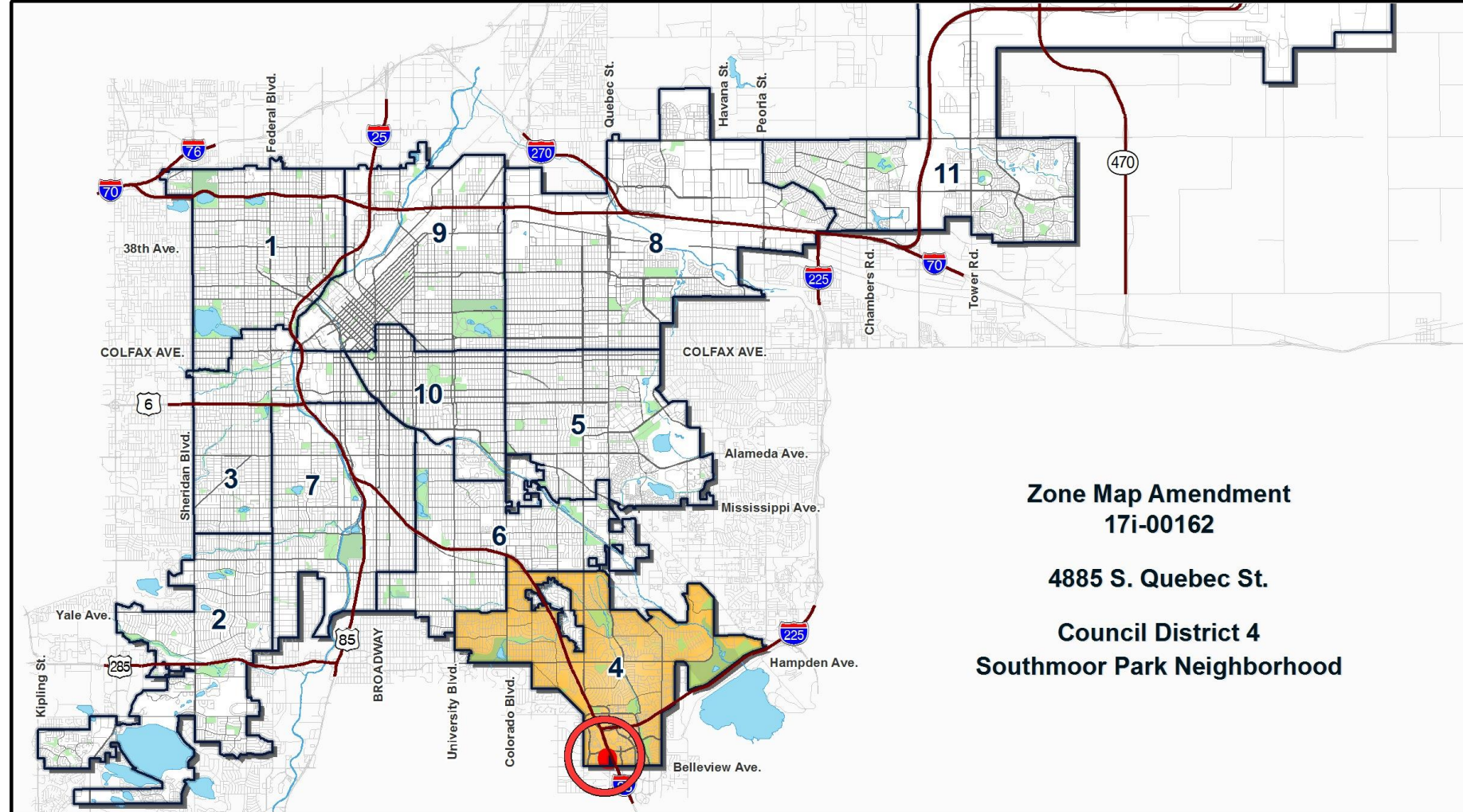


# Official Map Amendment

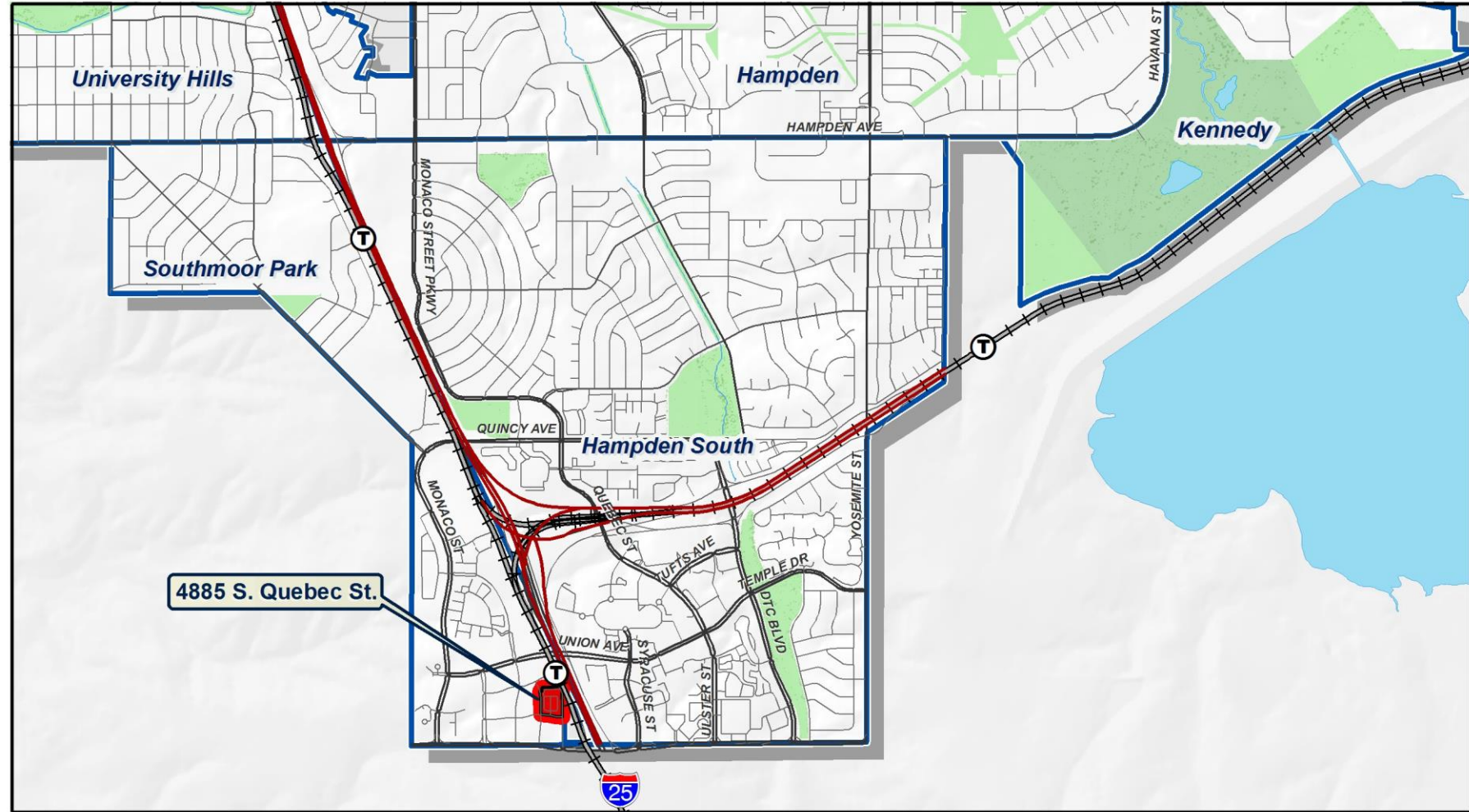
#2017I-00162 for 4885 and 4889 South Quebec Street from B-4 with  
waivers, UO-1, UO-2 to C-MX-20

Land Use, Transportation and Infrastructure Committee  
12/18/18

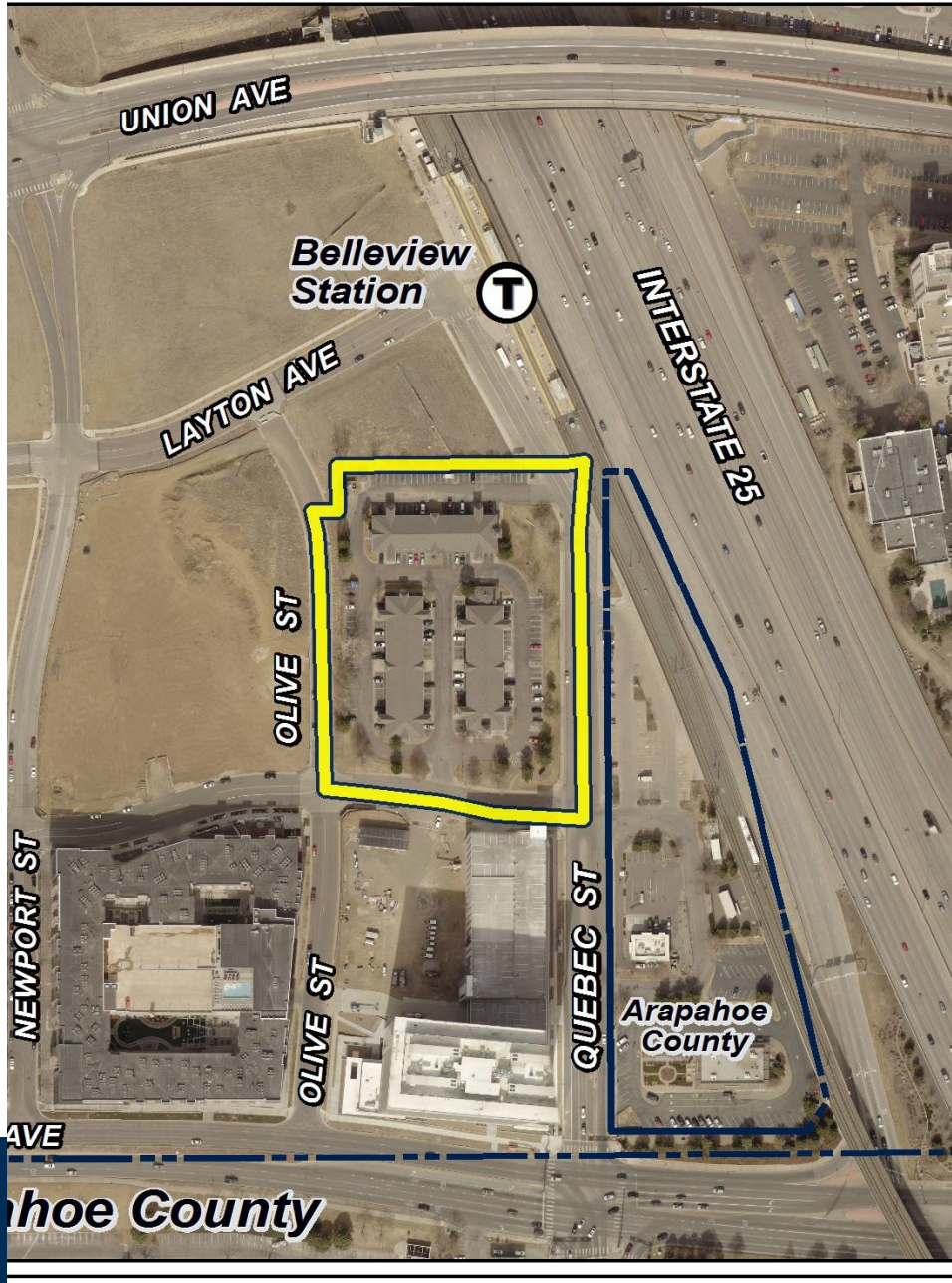
# Council District 4



# Southmoor Park Neighborhood





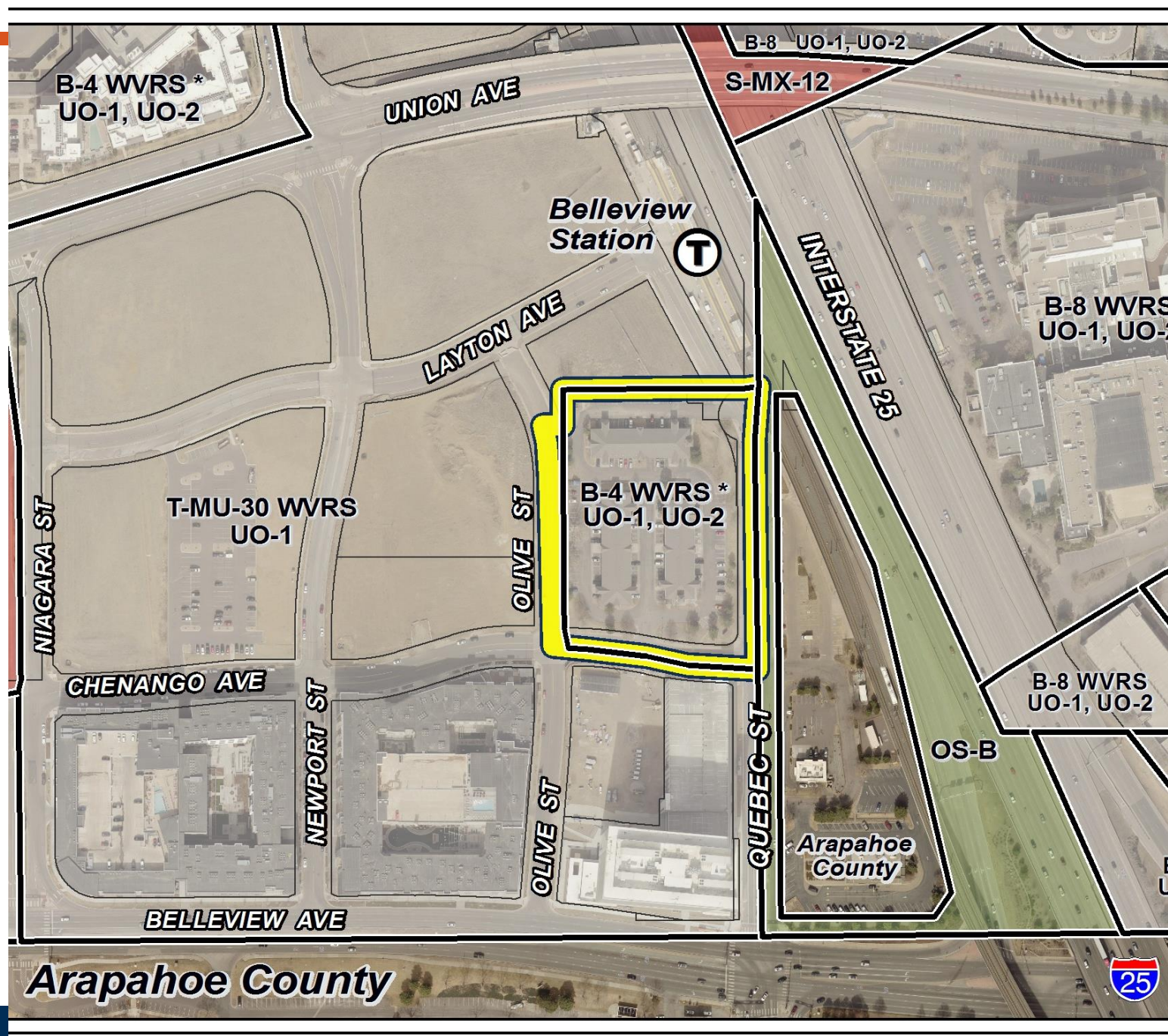


- **Request Area:**
  - 3.2 acres
- **Proposal:**
  - Rezoning from B-4 with waivers, UO-1, UO-2 to C-MX-20
- **Purpose:**
  - To accommodate redevelopment of mixed use project in transit oriented development area



# Existing Context: Zoning

- Subject site: B-4 with waivers, UO-1, UO-2
- Surrounding Properties: T-MU-30 with waivers, Arapahoe County



# B-4 Zone District with Waivers

- B-4 Zone District
  - Land uses: mixed use, office, retail
  - Maximum building height regulated by 2:1 Floor Area Ratio
- Waivers
  - 50' maximum building height
  - Land uses: some prohibited from B-4 zone district (e.g., automobile sales), restricted mix of uses
  - 30% minimum open space



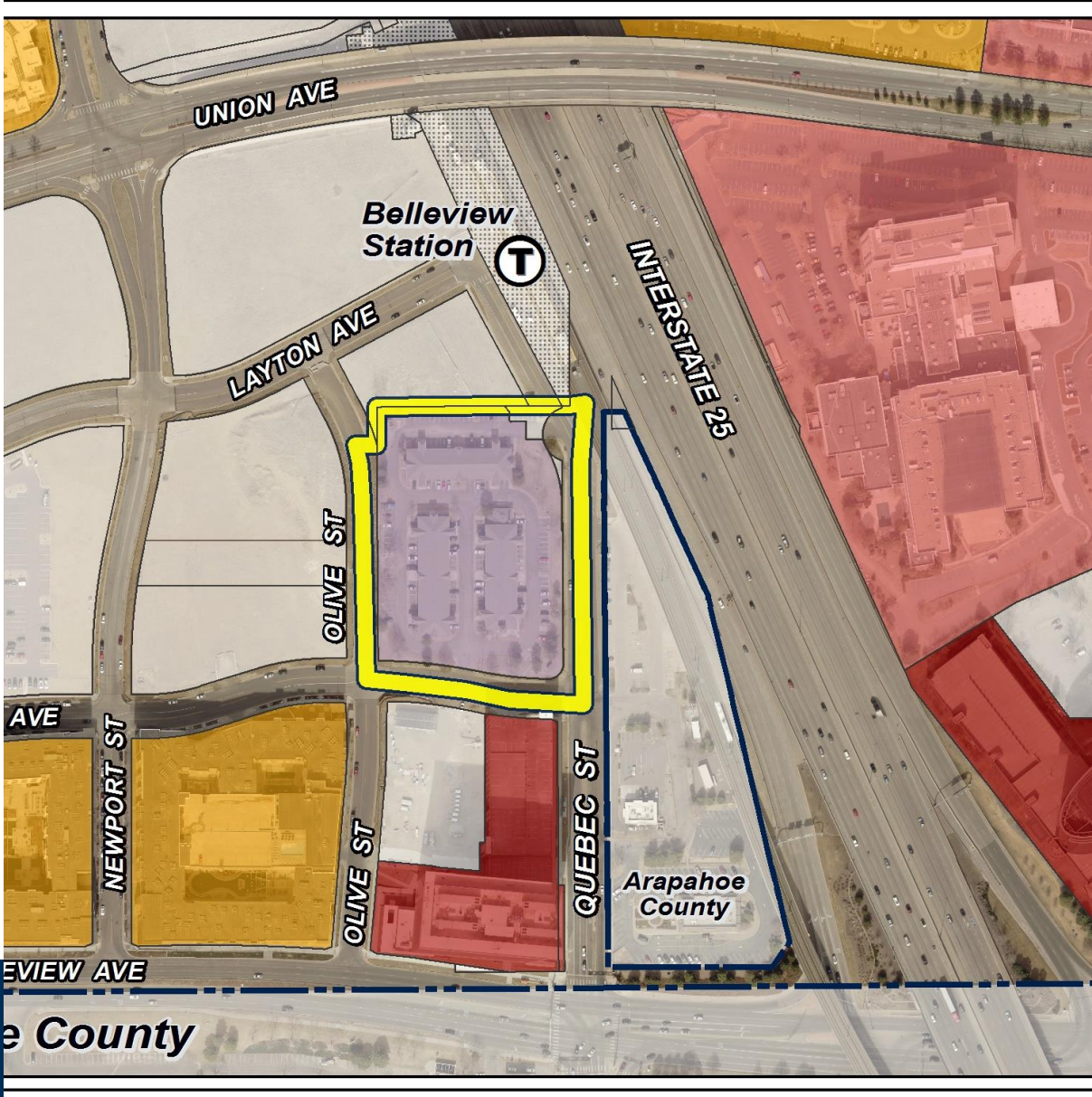
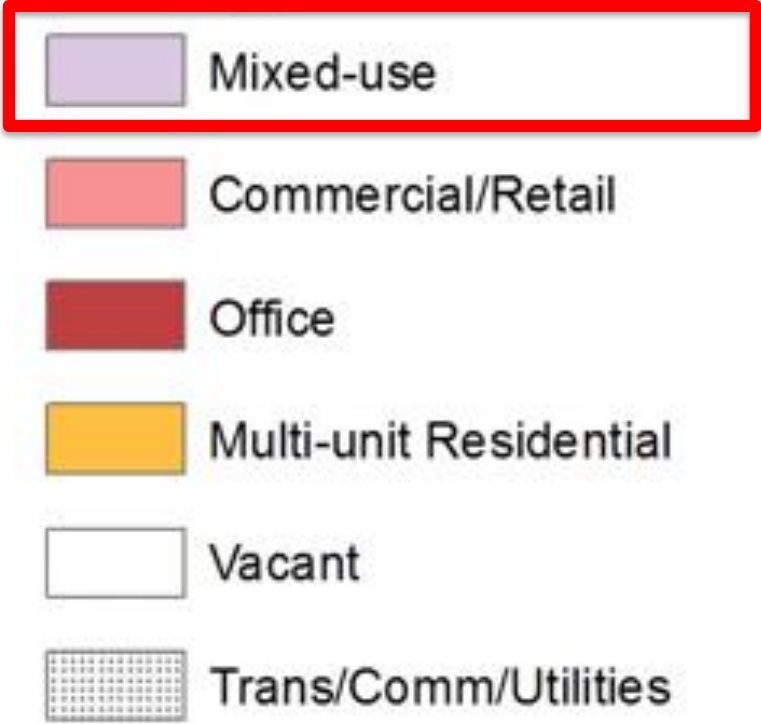
# UO-1, UO-2 Overlay Districts

- UO-1 (Adult Use Overlay)
- UO-2 (Billboard Use Overlay)
- Applicant not proposing to include either



# Existing Context: Land Use

## Existing Land Use





# Requested Zone District

## Urban Center Mixed Use 20 Story

- Greatest access to a multi-modal transportation systems
- Building Heights: 20 stories/250 feet
- Build To Requirements:
  - Primary Street: 70% of buildings between 0'-15'
  - Side Street: None
- Transparency Requirements
  - Primary Street: 40% ground level
  - Side Street: 25% ground level
- Street Level Active Use Requirements

# Building Heights Analysis





# Building Heights Analysis



	Built or Approved Building Height	Max. Permitted Building Height
Subject Property	50'	Current Zoning: 50' Proposed Zoning (C-MX-20): 250'
1-4	N/A (Vacant)	T-MU-30 Zoning: 220'
5	206'	
6	80'	
7	80'	
8	211'	

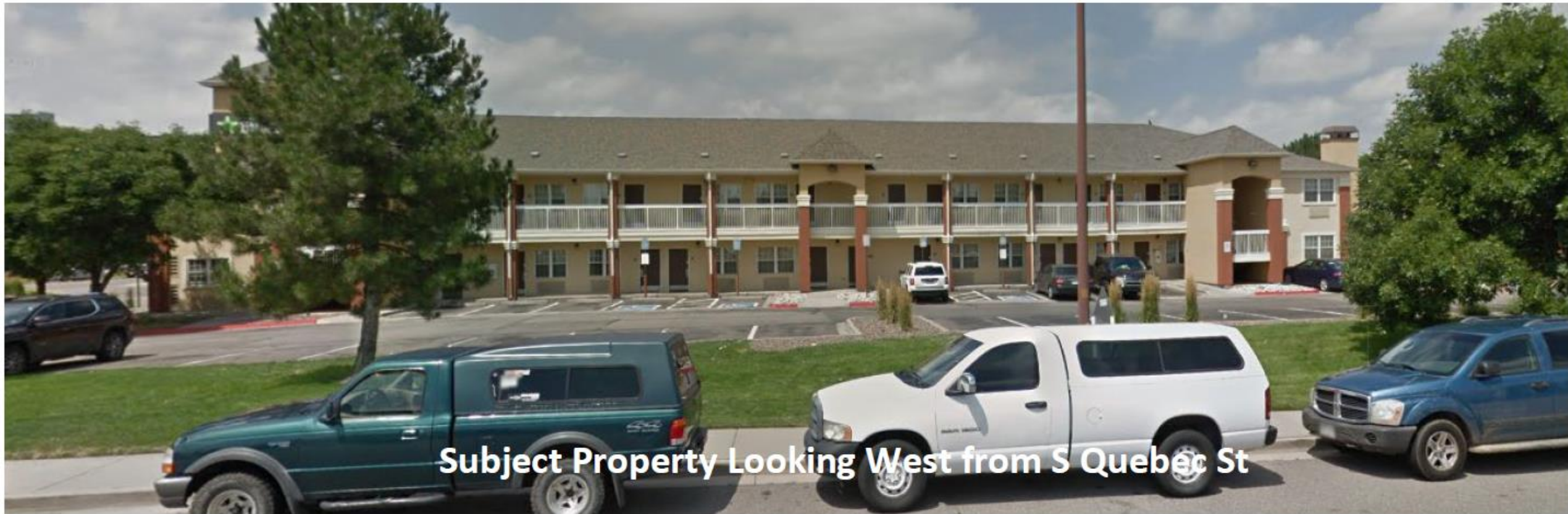
# Subject Property Images



Subject Property, looking west from Interstate 25



# Subject Property Images

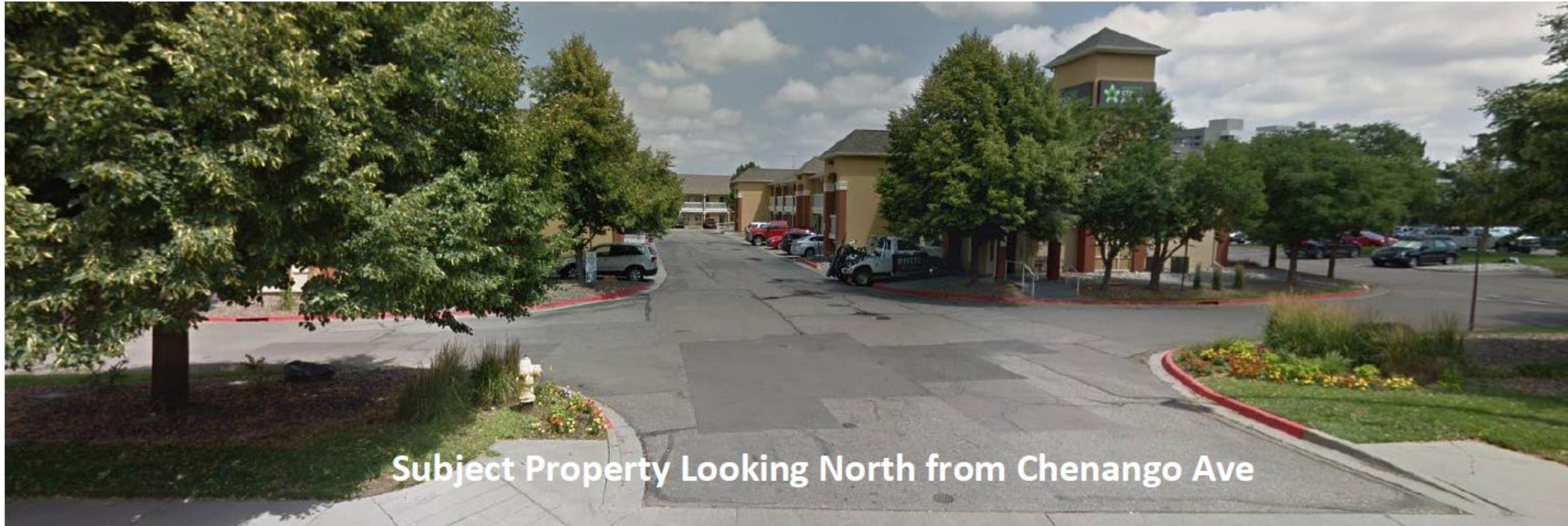


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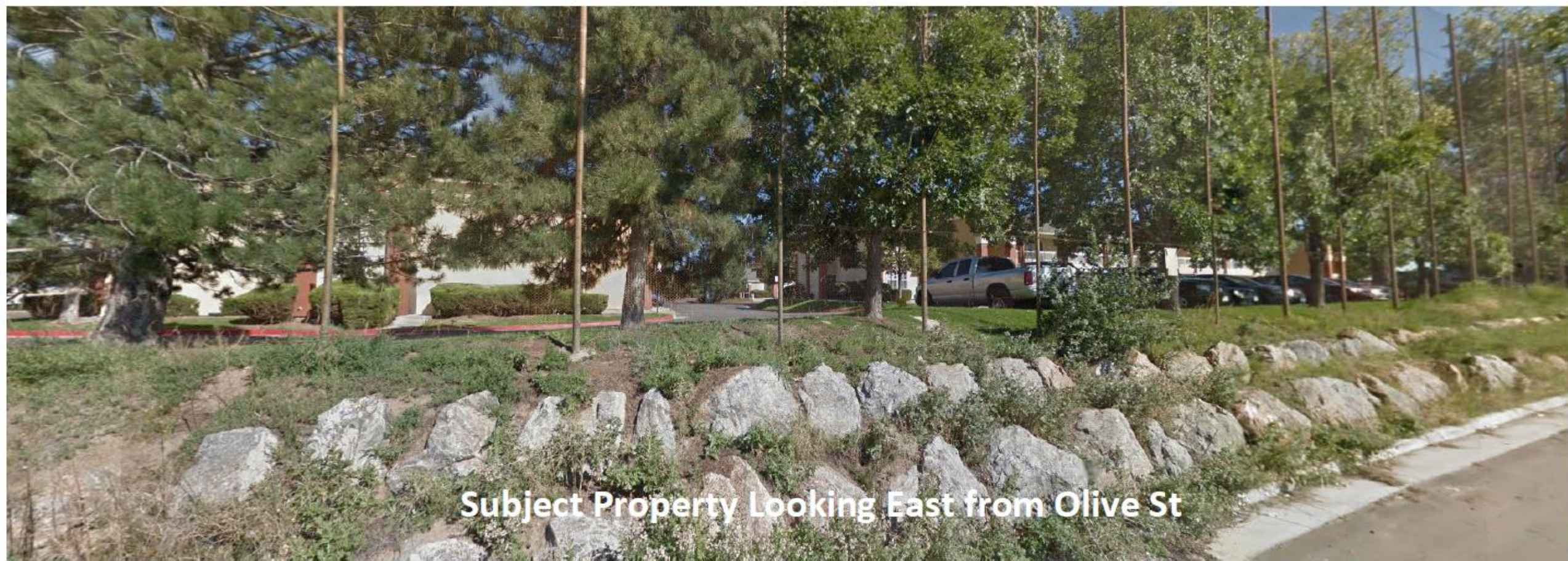


# Subject Property Images





# Subject Property Images



Subject Property Looking East from Olive St



# Subject Property Images



Subject Property Looking South from Olive St, Light Rail Station

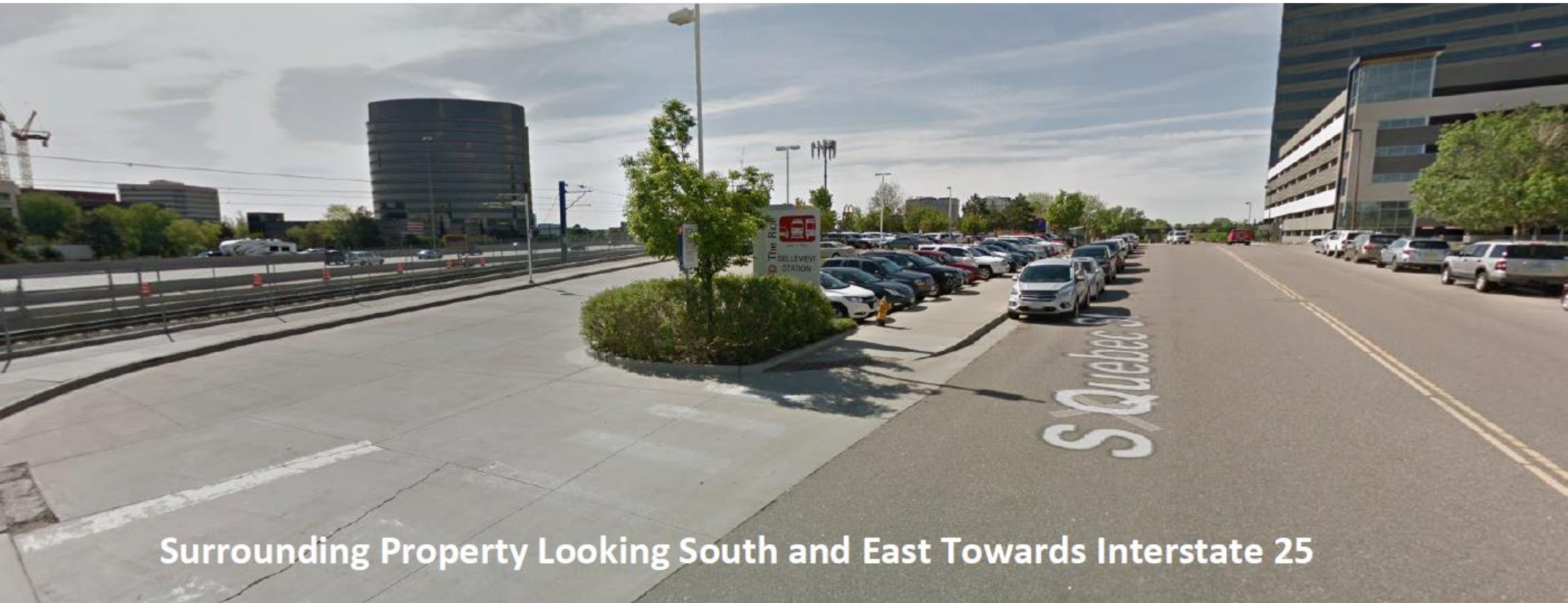


# Surrounding Property Images



Surrounding Property Looking North on S Quebec St

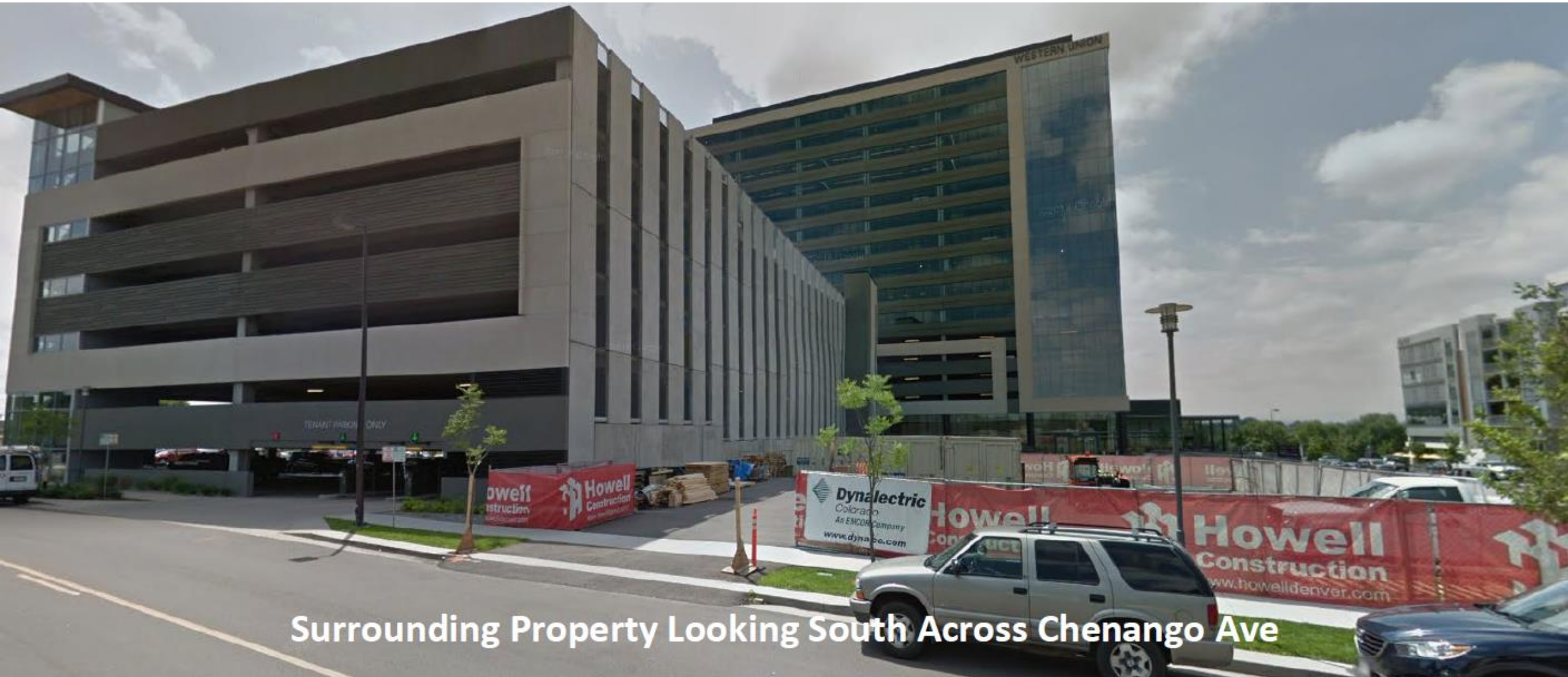
# Surrounding Property Images



Surrounding Property Looking South and East Towards Interstate 25



# Surrounding Property Images



Surrounding Property Looking South Across Chenango Ave



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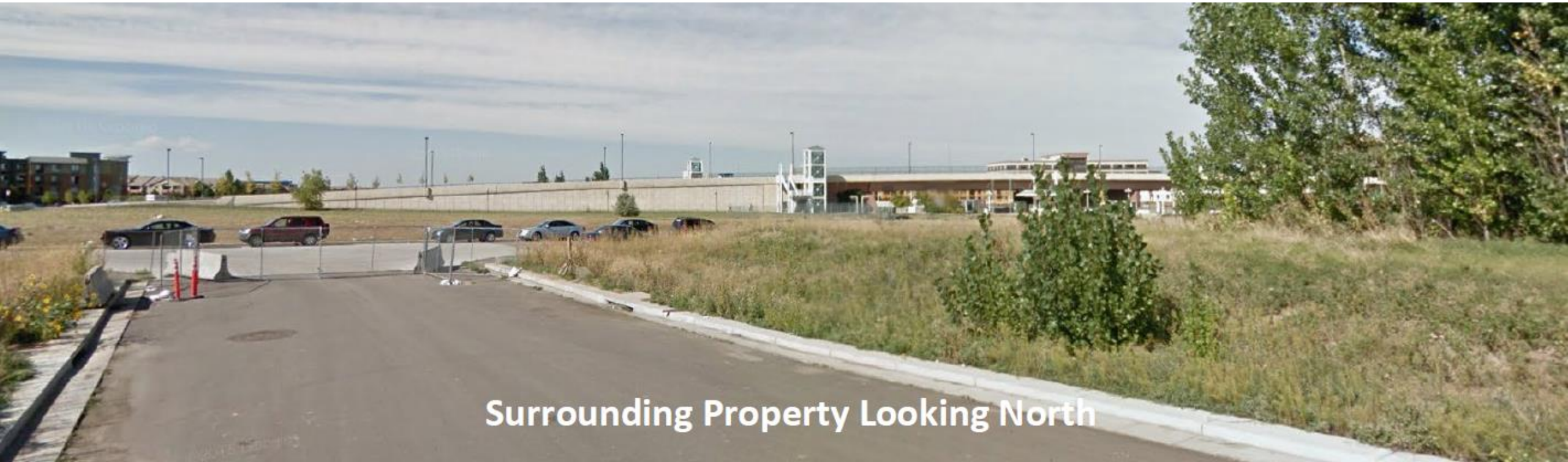
# Surrounding Property Images



Surrounding Property Looking West



# Surrounding Property Images



Surrounding Property Looking North

# Surrounding Property Images

Subject  
Property





# Process

- Informational Notice: 9/6/18
- Planning Board Notice Posted: 11/19/18
- Planning Board Public Hearing: 12/5/18
  - *Recommended approval 8-1, discussed infrastructure issues as a concern but not related to rezoning criteria*
- LUTI Committee: 12/18/18
- City Council Public Hearing: 1/28/18

# Public Outreach

- RNOs
  - Inter-Neighborhood Cooperation

One comment expressing concern that increased development intensity on subject property will result negative impacts on surrounding infrastructure



# Review Criteria for Standard Rezoning

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

# Standard Rezoning Review Criteria

## 1. Consistency with Adopted Plans

- Denver Comprehensive Plan 2000
- Blueprint Denver (2002)

## 2. Uniformity of District Regulations

## 3. Further Public Health, Safety and Welfare

## 4. Justifying Circumstances

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



# Review Criteria: Consistency with Adopted Plans

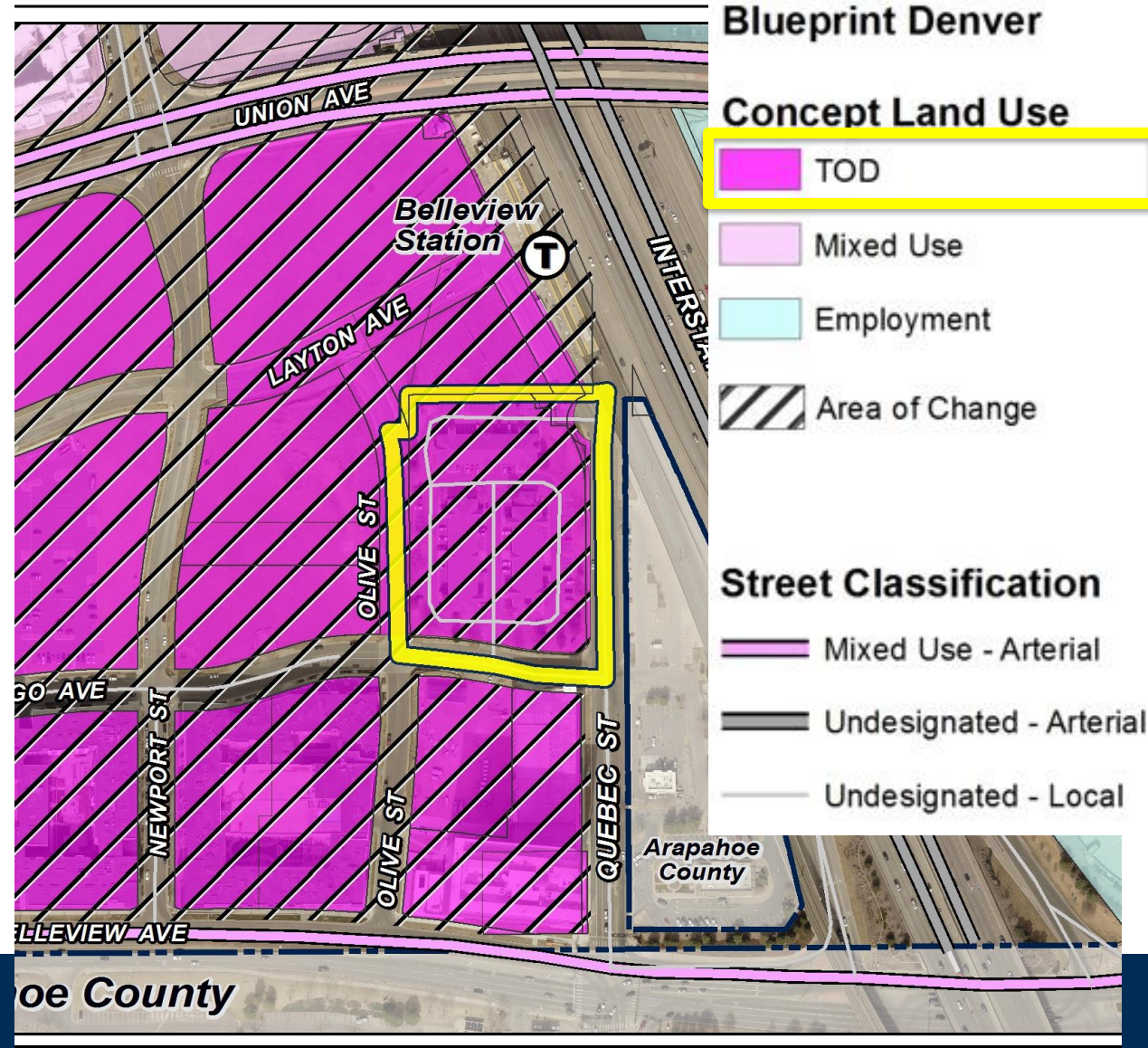
## Comprehensive Plan 2000

Rezoning request is consistent with the following policies:

- Conserve land by promoting infill development at sites where services and infrastructure are already in place (p. 39)
- Conserve land by creating more density at transit nodes (p. 39)
- Encourage mixed-use, transit-oriented development that makes effective use of existing transportation infrastructure, supports transit stations, increases transit patronage, reduces impact on the environment, and encourages vibrant urban centers and neighborhoods (p. 60)
- Determine the potential for transit-oriented development at public transit stations, and encourage such opportunities whenever possible (p. 79)

# Blueprint Denver (2002)

- Area of Change
  - New growth can best be accommodated
  - Areas adjacent to or near transit stations that have not realized their full development potential
  - Belleview Station area is TOD area of change “greatest potential” opportunity area
- Transit Oriented Development (TOD)
  - Areas with direct correlation to mass transit system
  - Compact, mixed use, mid- to high-density development





# Review Criteria: Consistency with Adopted Plans

## Relevant Blueprint Denver Policies

- Support transit-supportive land use development (p. 166)
- Support zoning changes in TOD areas (p. 167)
- In TOD areas, concentrate most intense types of development around transit stations (p. 189)

# Review Criteria: Consistency with Adopted Plans

## Blueprint Denver

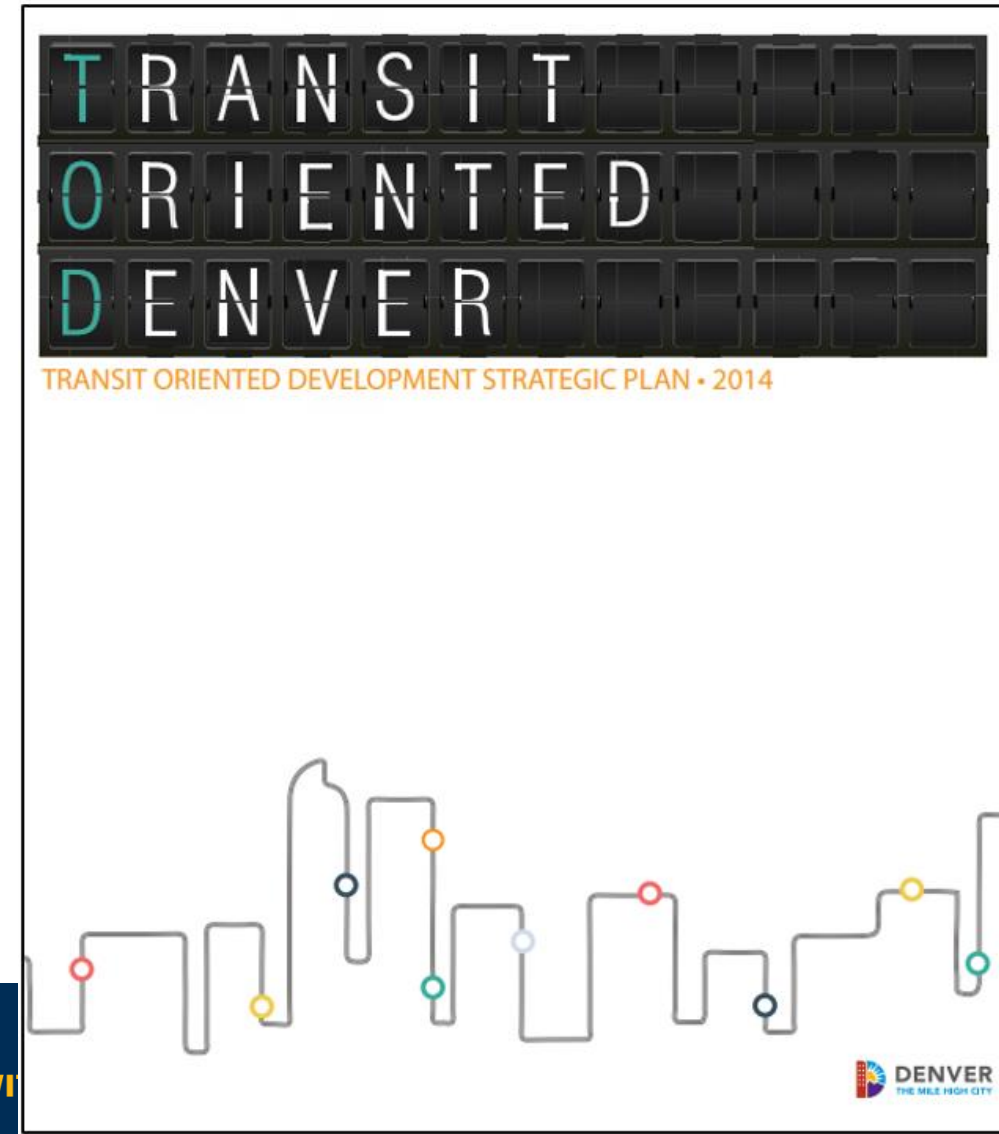
Rezoning request is consistent with Blueprint Denver because:

- The rezoning would support mid- to high-density development adjacent to light rail, in a Transit Oriented Development (TOD) area
- The rezoning would support redevelopment of a site that has not realized its full development potential in an area identified as having the greatest potential for TOD
- The rezoning would eliminate Former Ch. 59, custom zoning



# Transit Oriented Development Strategic Plan

- Not an adopted plan, but mayor initiative with land use and transit policies for TOD areas
- Bellevue Station is an Urban Center
  - High density, multimodal
  - Up to maximum of 20 stories



# Rezoning Review Criteria

1. Consistency with Adopted Plans

## 2. Uniformity of District Regulations

- *Will result in the uniform application of zone district building form, use, and design regulations.*

## 3. Further Public Health, Safety and Welfare

- *Implements adopted plans by eliminating custom, Former Ch. 59 zoning that precludes development intensity by restricting building heights. Both Blueprint Denver and the Comprehensive Plan support increased development intensity on the site.*



# Standard Rezoning Review Criteria

## 4. Justifying Circumstances

- *Former Chapter 59 custom zone district to Denver Zoning Code zone district*
- *Surrounding redevelopment pace*

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

*The request promotes mixed use development where an adopted plan supports larger-scale TOD with excellent multimodal access.*

# 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