

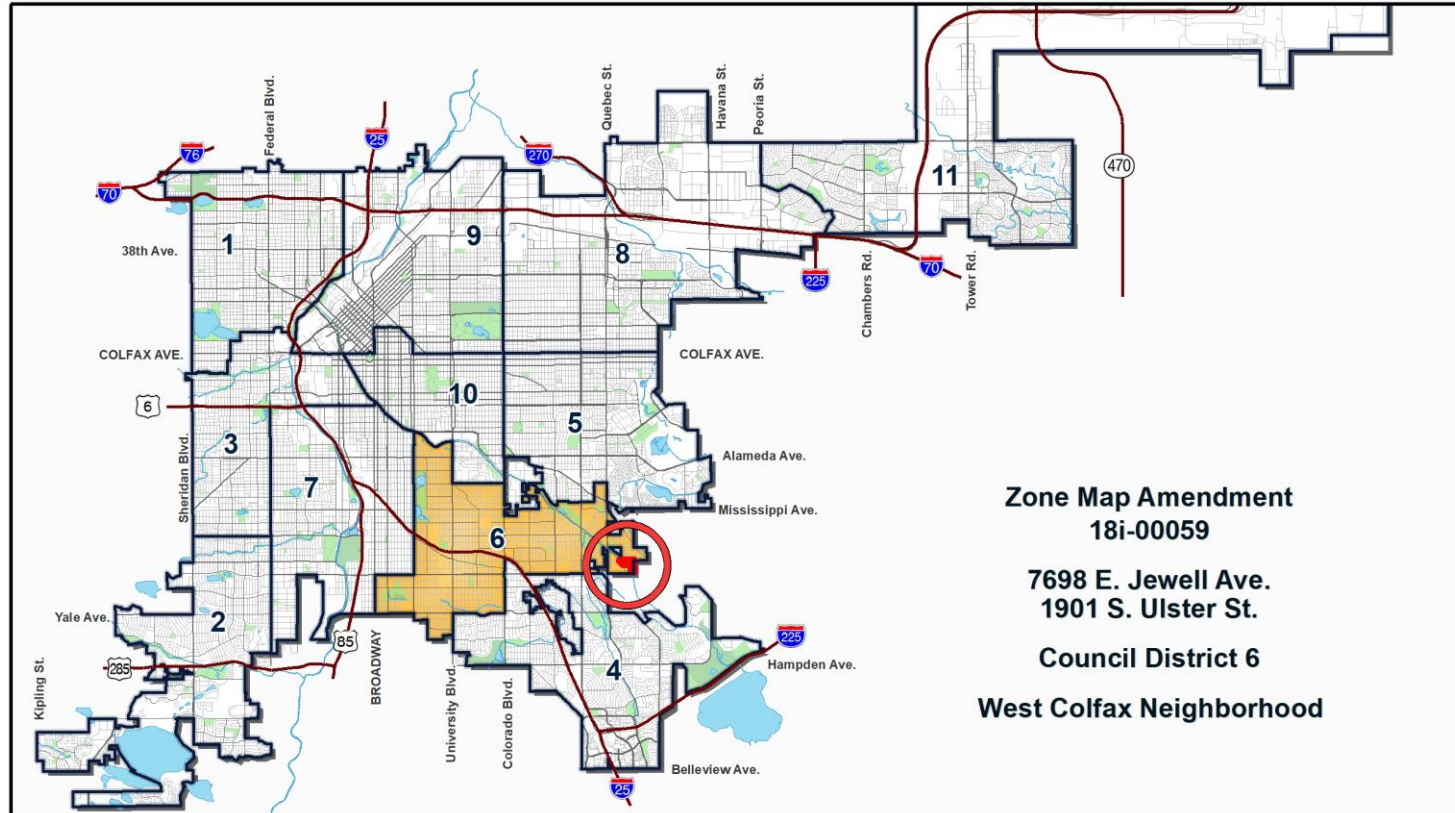


# Official Map Amendment

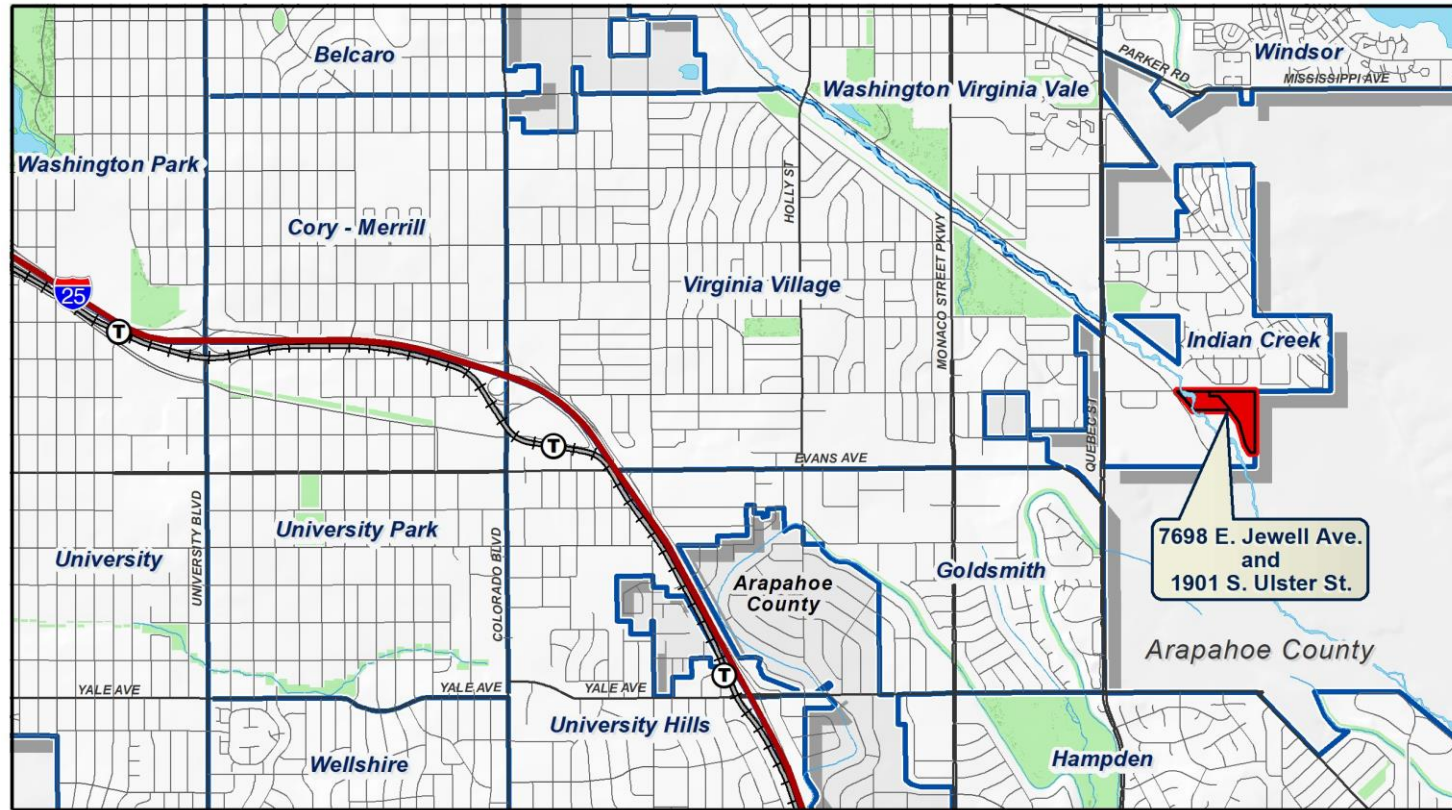
#2018I-00059 for 7698 Jewell Avenue, 1901 S. Ulster Street  
from S-SU-D and OS-C to OS-C and OS-B with Waiver

Land Use, Transportation & Infrastructure Committee  
May 7, 2019

# Council District 6

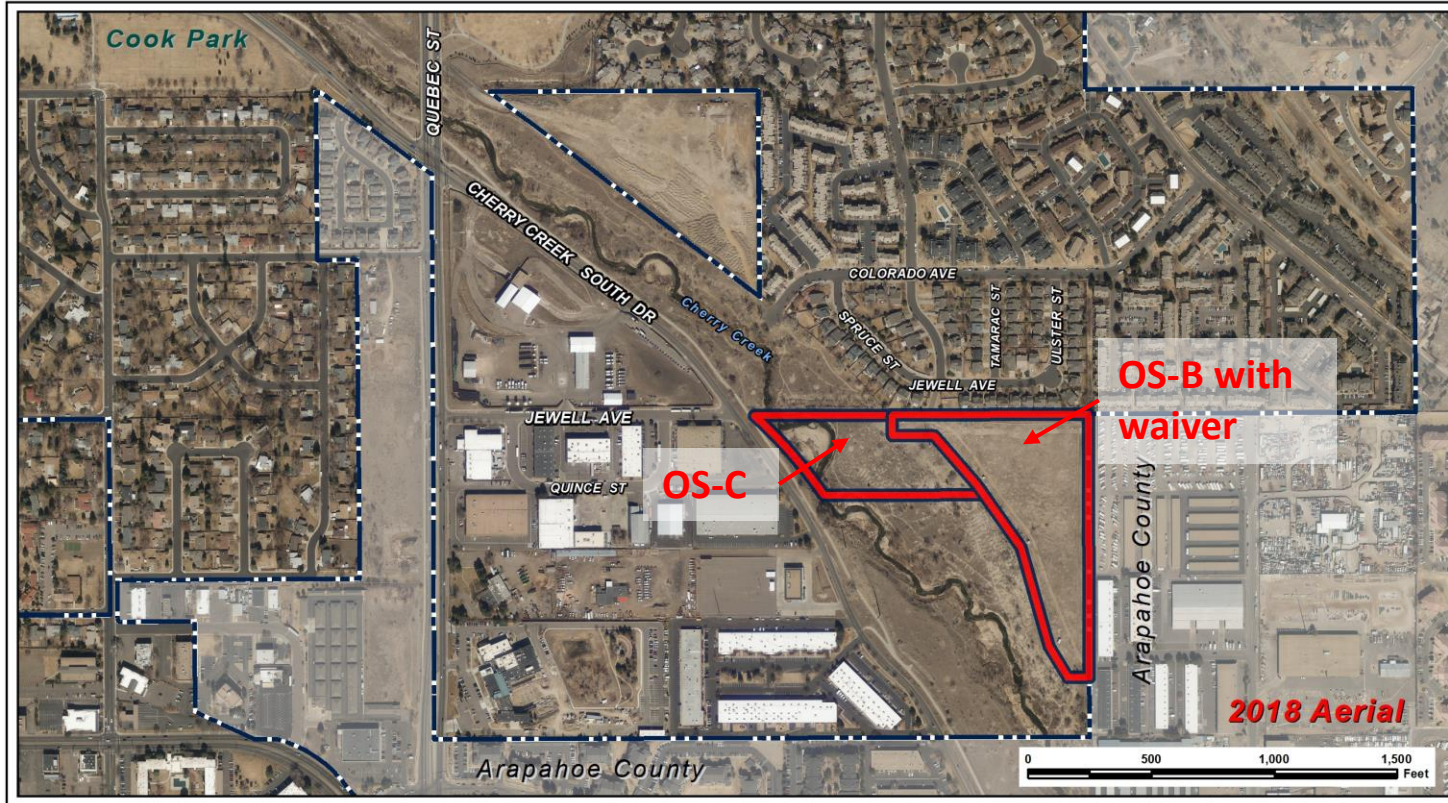


# Indian Creek Neighborhood





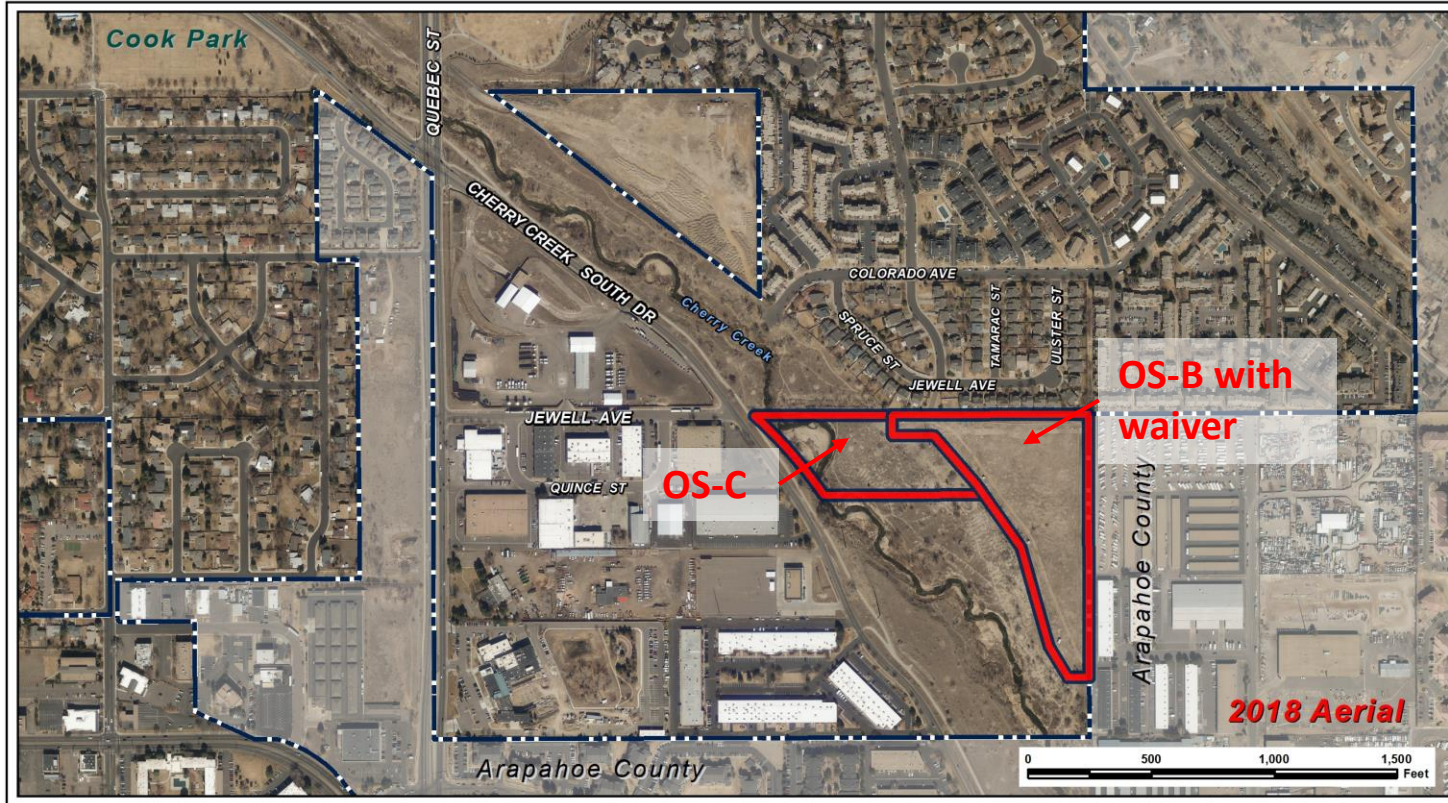
# Request: OS-C, OS-B with Waiver



- **Location:**
  - Approx. 13 acres
  - Vacant, Denver Water historic and operable wells
- **Proposal:**
  - Rezoning from S-SU-D and OS-C to OS-C and OS-B with Waiver
  - Facilitate Cherry Creek Corridor Improvement Project

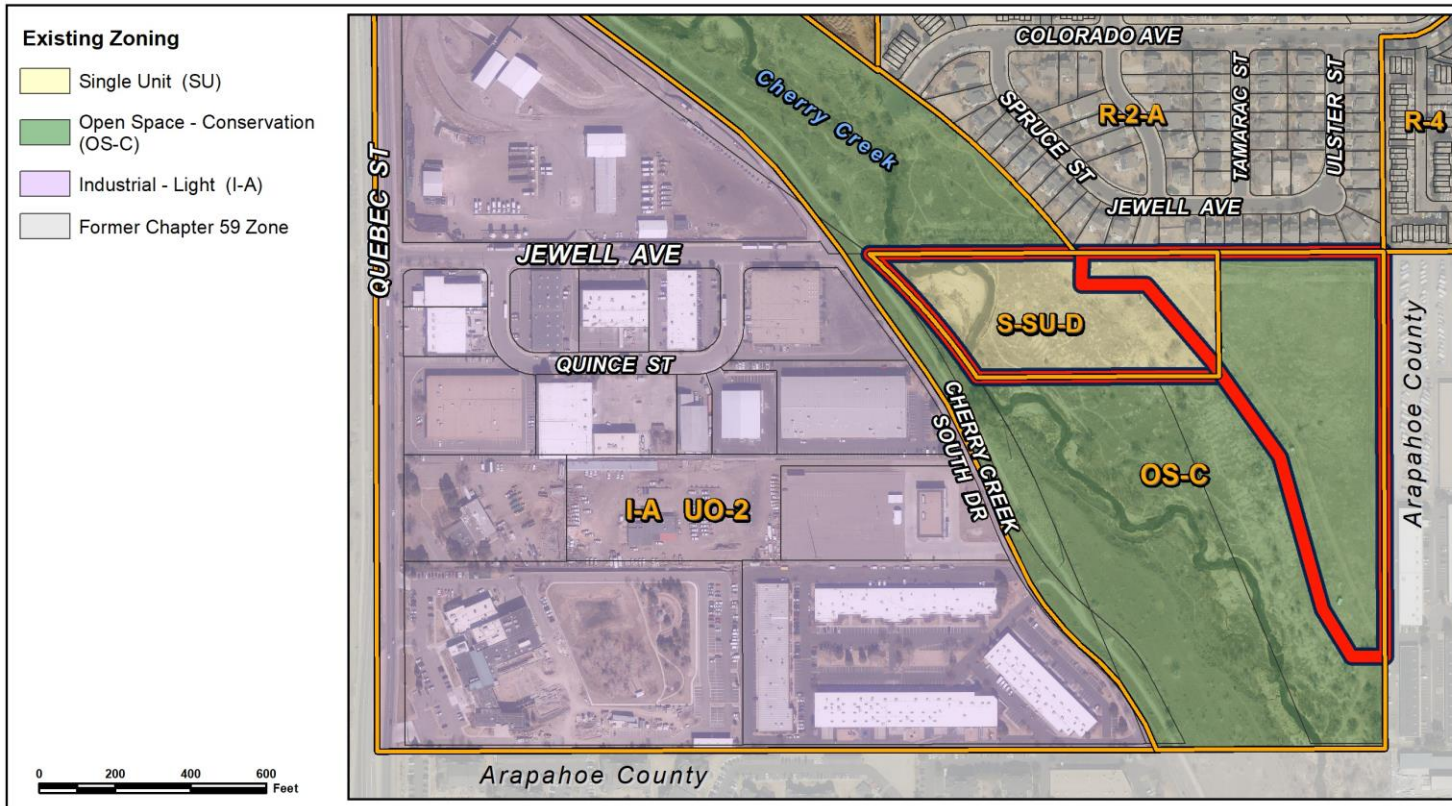


# Request: OS-C, OS-B with Waiver



- **Waiver:**
  - Expands what is permitted under Major Utility use limitations
  - Allows water galleries, wells and pumping stations for water supply or recharge; water utility operations
  - Retains the current OS-B requirement for Special Exception Review for utility uses
  - Introduces spacing requirements from Residential Zone Districts

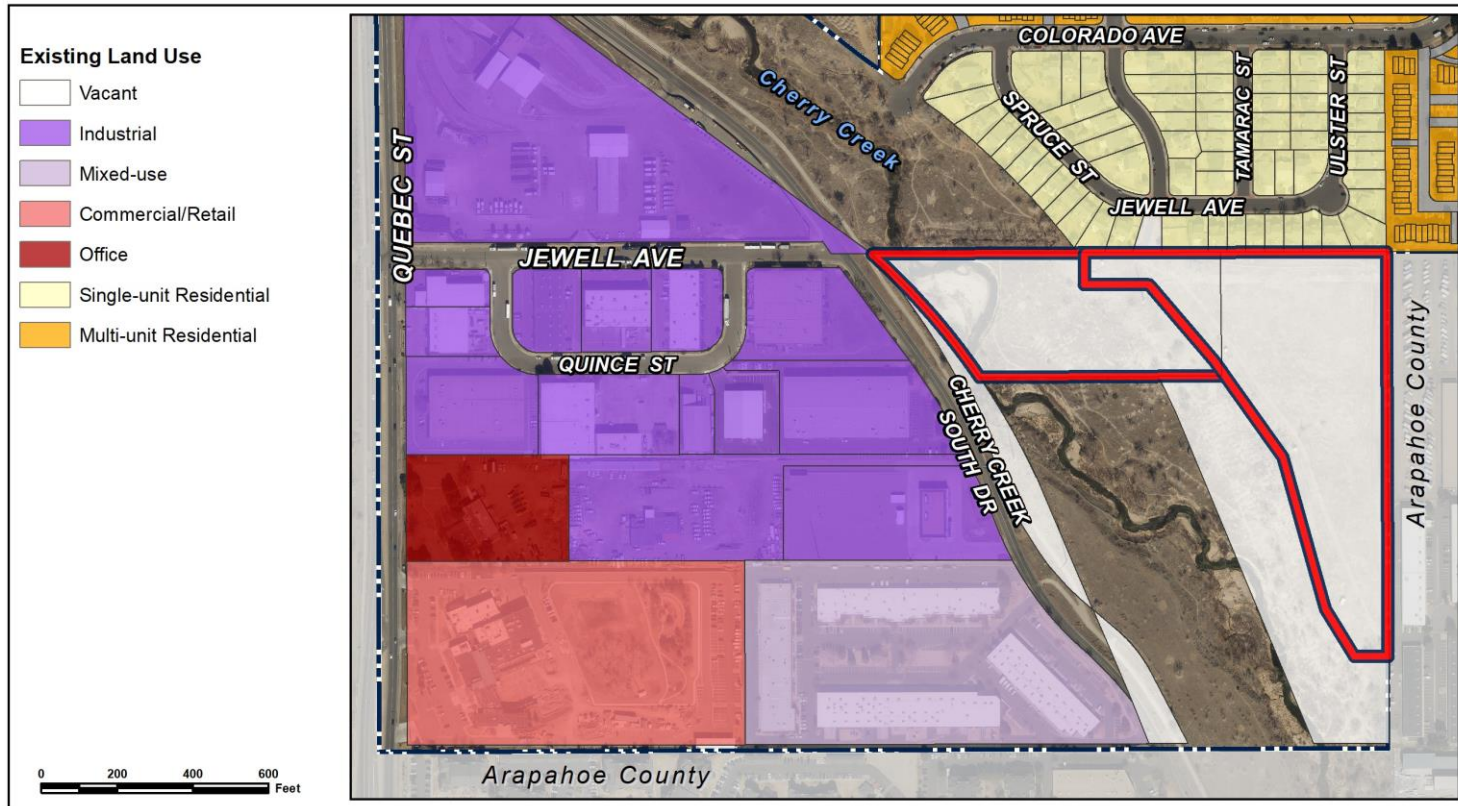
# Existing Zoning



- Subject site: S-SU-D and OS-C
- North: OS-C and R-2-A
- South: OS-C
- East: Light Industrial (Arapahoe County)
- West: OS-C, I-A UO-2

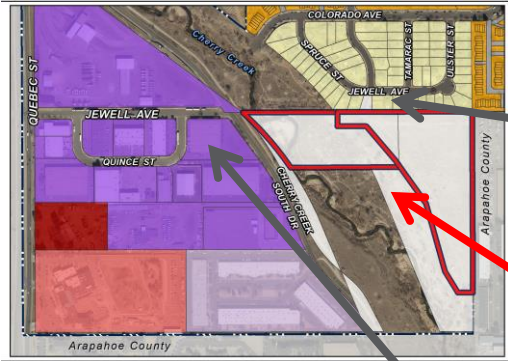


# Existing Land Use



- **Subject Property:** Water utility, vacant
- **North:** Single-unit residential, Cherry Creek
- **South:** Vacant
- **East:** Industrial
- **West:** Vacant, Industrial

# Existing Context – Building Form/Scale





# Process

- Informational Notice: 12/18/18
- Planning Board Notice: 4/1/2019
- Planning Board Public Hearing: 4/17/2019
- LUTI Committee: 5/7/19
- City Council Public Hearing (tentative): 6/17/2019
- Public Comment
  - Denver Water and Department of Park and Recreation held two public meetings, reached out to the two RNOs and two homeowner associations, attended a Concha Townhome Association meeting, and mailed letters to 450 nearby residences and businesses.
  - Two letters in support

# 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*
- *Blueprint Denver 2019*
- *Cherry Creek Greenway Master Plan (2000)*

### 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

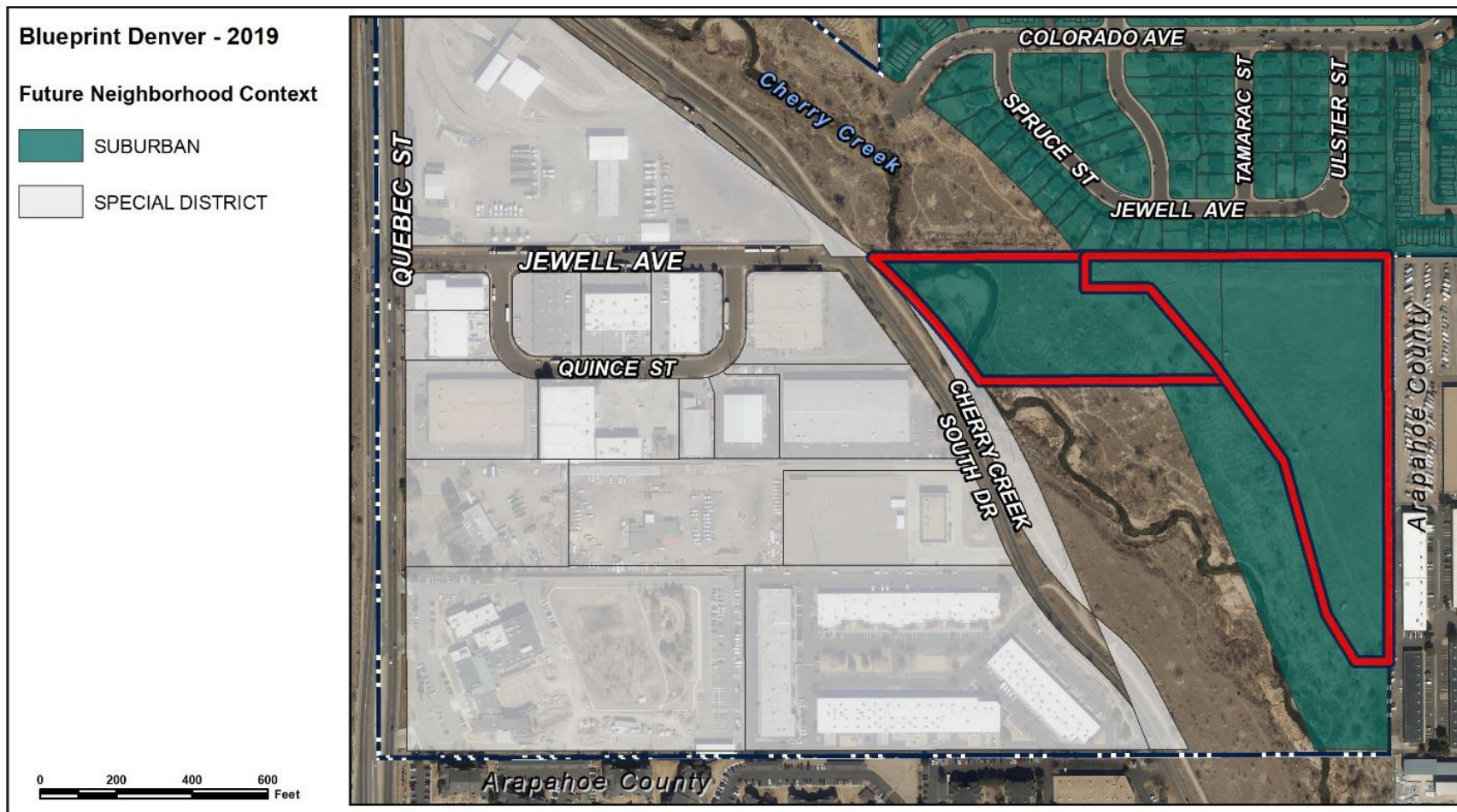
# Review Criteria: Consistency with Adopted Plans

## Comprehensive Plan 2040

- Environmentally Resilient Goal 3, Strategy
- Environmentally Resilient Goal 4, Strategy
- Environmentally Resilient Goal 4, Strategy B
- Environmentally Resilient Goal 4, Strategy C
- Environmentally Resilient Goal 6, Strategy A
- Environmentally Resilient Goal 6, Strategy B
- Environmentally Resilient Goal 11, Strategy A
- Connected, Safe and Accessible Places Goal 4, Strategy A
- Healthy and Active Goal 1, Strategy A



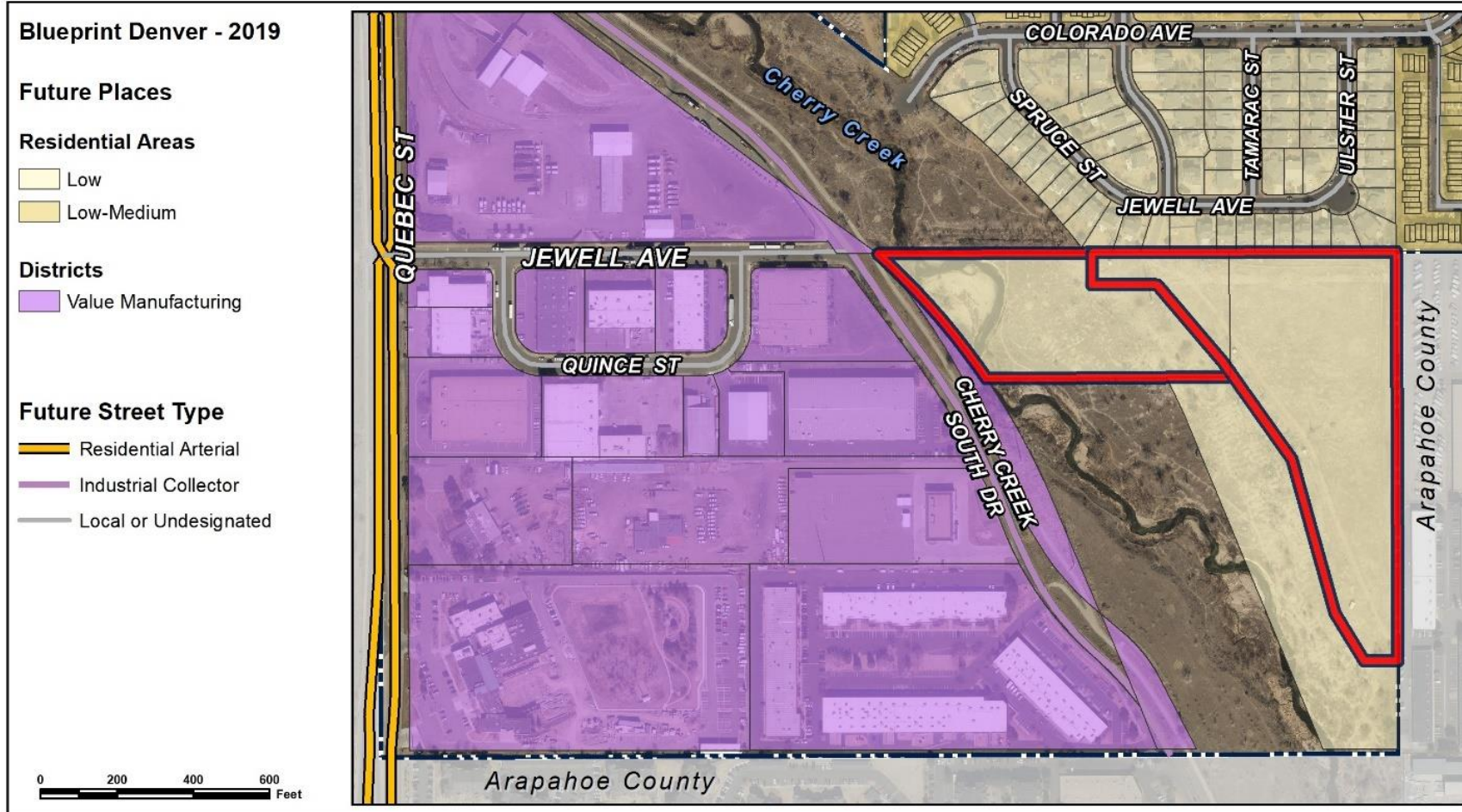
# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2019)

- Future Neighborhood Context: Suburban
  - Variety of residential intensities as well as commercial and mixed uses along corridors or centers
  - Intensity and scale of uses are dependent upon the surrounding character
  - Parks of various sizes, designated natural areas and open spaces

# Review Criteria: Consistency with Adopted Plans

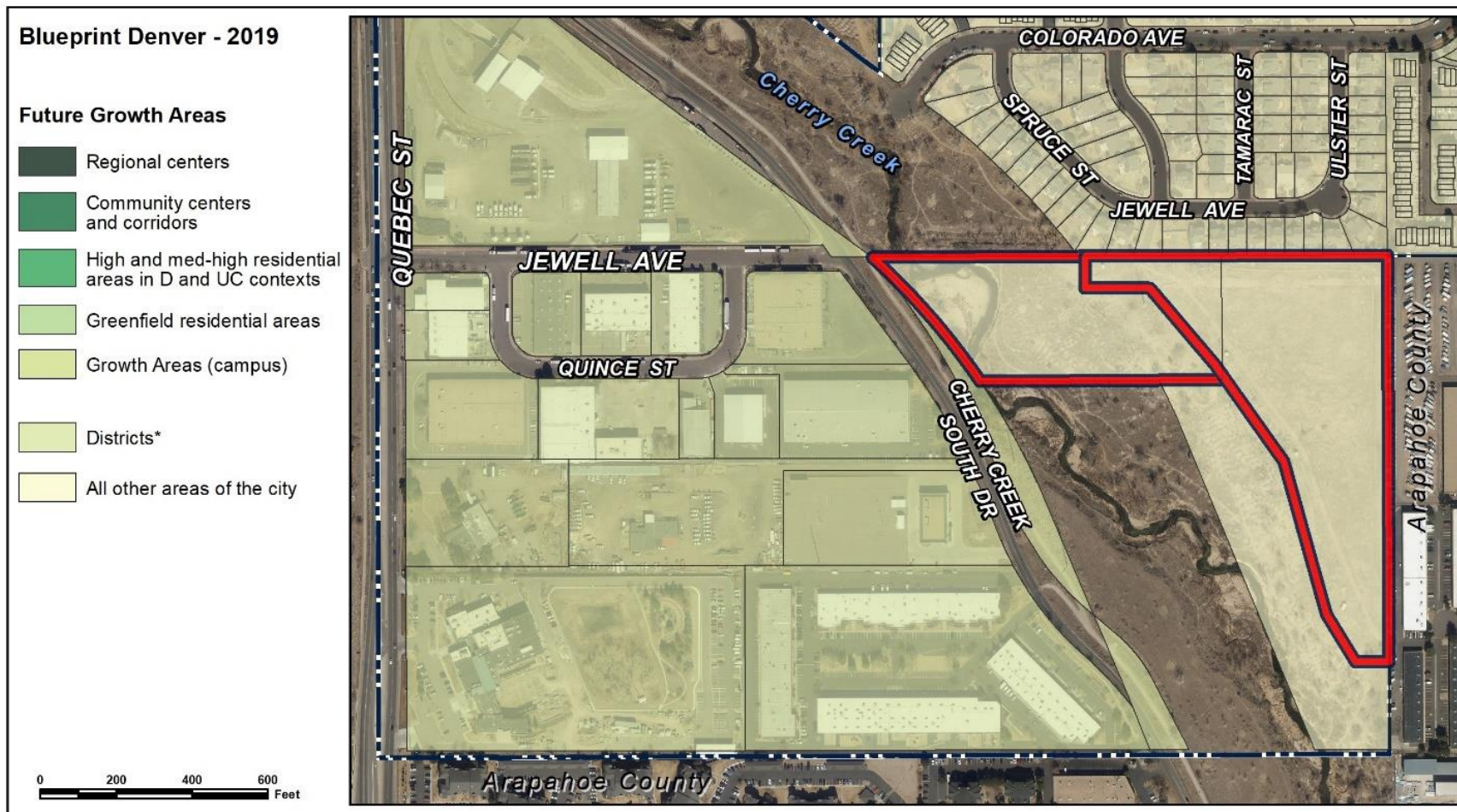


## Blueprint Denver (2019)

- Future Place:  
Residential - Low
  - Supported by compatible embedded uses such as parks
  - Context-appropriate integration of utility infrastructure part of a complete neighborhood
- Street Type:
  - Jewell Avenue, Ulster Street: Undesignated Local
  - Cherry Creek South Drive: Industrial Collector



# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2019)

- Growth Strategy: All other areas
  - 10% of City's employment growth
  - 20% of City's new housing growth

# Review Criteria: Consistency with Adopted Plans

## Cherry Creek Greenway Master Plan (2000)

- Preserve/protect existing natural resources and creatively develop adjacent land to integrate and increase open space
- Dedicate right-of-way to the Parks and Recreation Department
- Illustrates a restored natural area around the creek with natural screening between this restored area and adjacent industrial land uses

# Review Criteria

## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
  - Proposed OS-C will result in uniform application of zone district building form, use and design regulations
  - Proposed OS-B with waiver will result in the uniform application of zone district building form, use and design regulations within the unique zone district.
3. Further Public Health, Safety and Welfare
  - Implements adopted plans
  - Facilitates Cherry Creek Corridor Improvement Project
  - Enables Denver Water to respond to changing water demand as City grows
  - Waiver includes language to mitigate negative impacts
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:
    - Erosion of Cherry Creek corridor
    - Population growth impacting water utility needs
    - Increased use of the Cherry Creek Trail
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
  - Open Space context consists of all forms of public and private parks and open spaces including those embedded in a neighborhood
  - Open Space Conservation District (OS-C) is intended to allow for conservation of open space and natural areas not intended for development.
  - Open Space Recreation District (OS-B) is intended to protect and promote open space generally intended for active or passive recreation use
  - Waiver maintains building form requirements and includes specific language around siting and impact mitigation to ensure that the water utility uses will remain compatible with the adjacent open space and residential uses.

# 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