



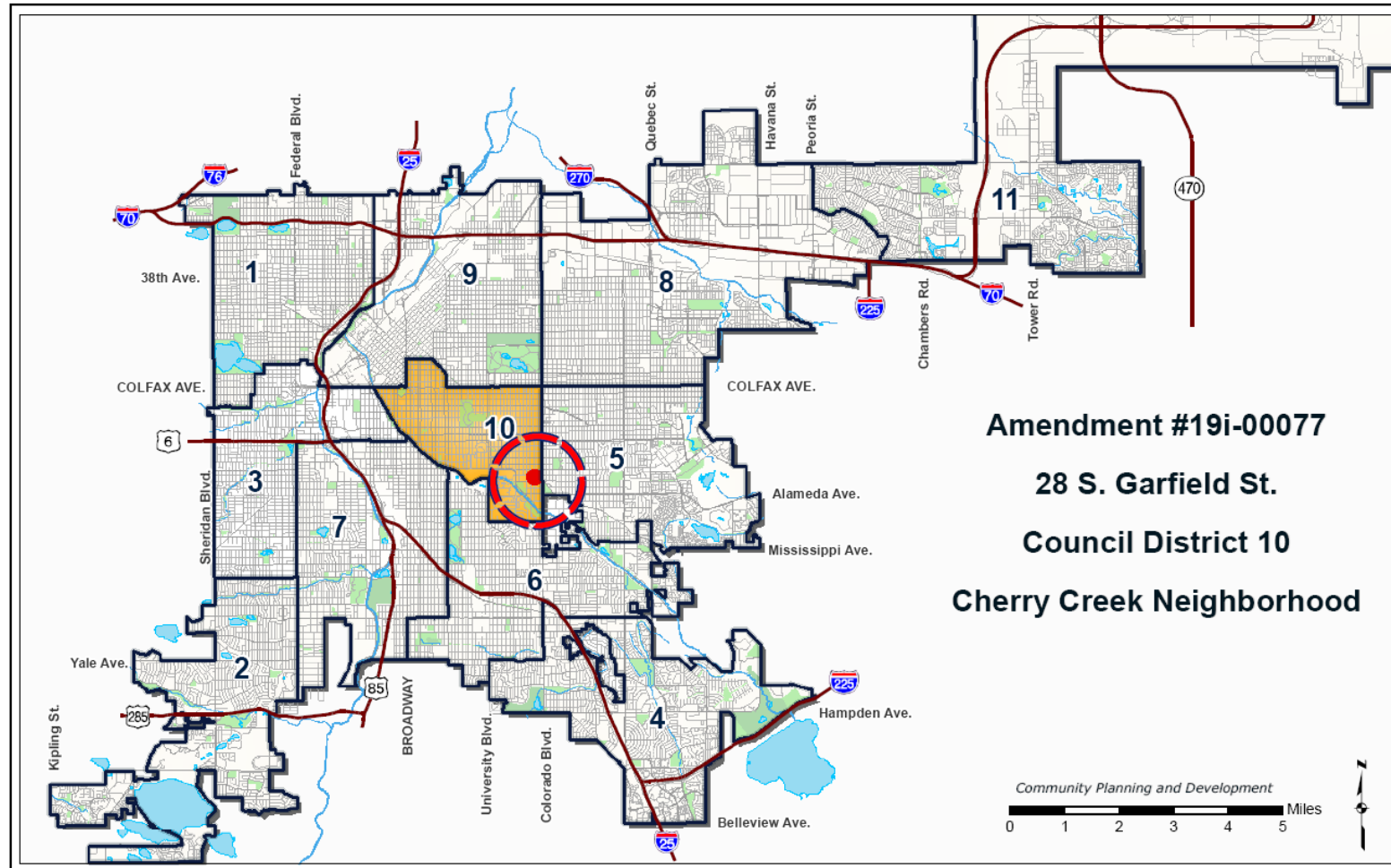
22, 24, 26 & 28 S. Garfield Street

2019I-00077

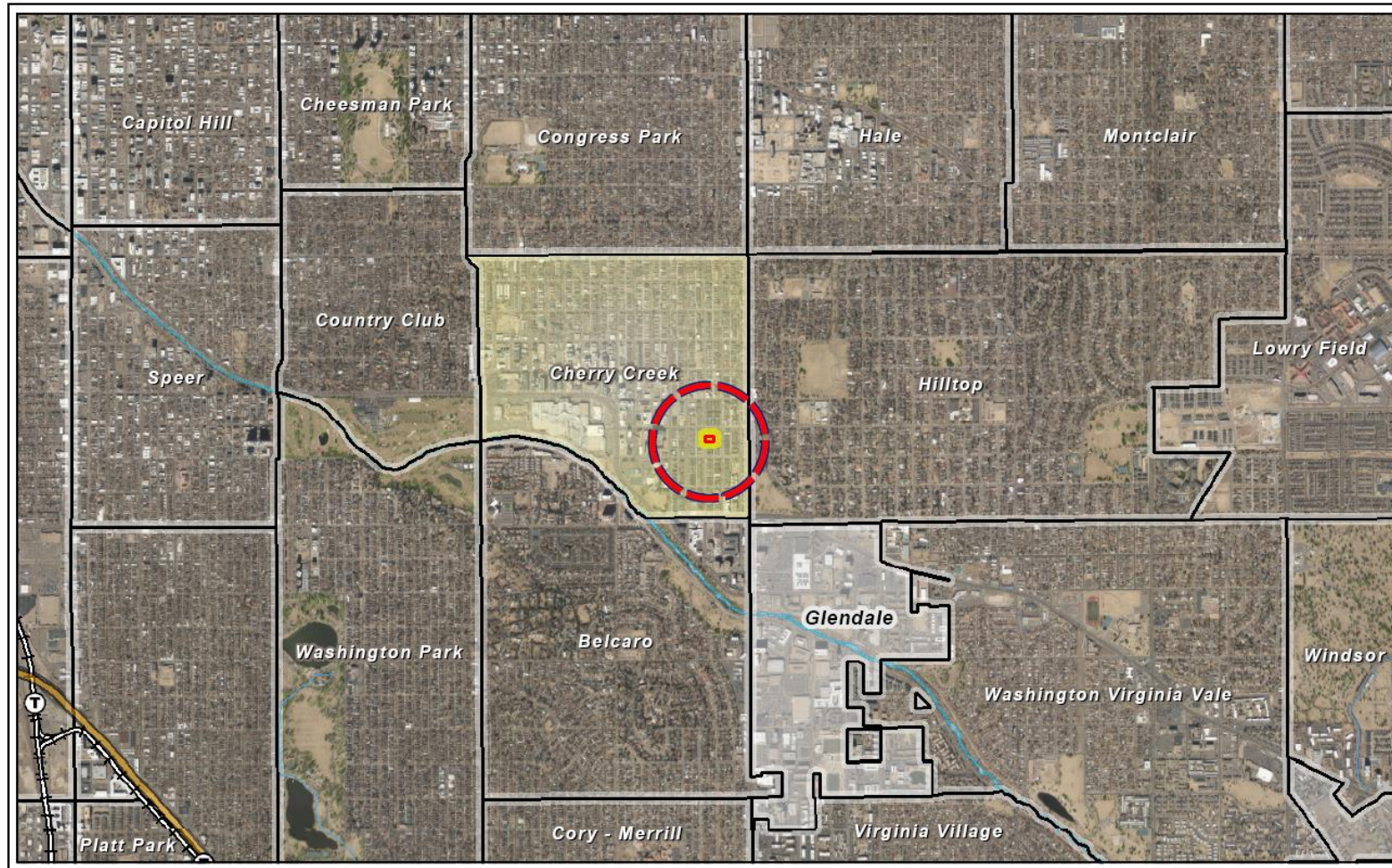
Request: PUD 470 to G-RH-3

Date: 6/2/2020

Council District 10



Cherry Creek Neighborhood

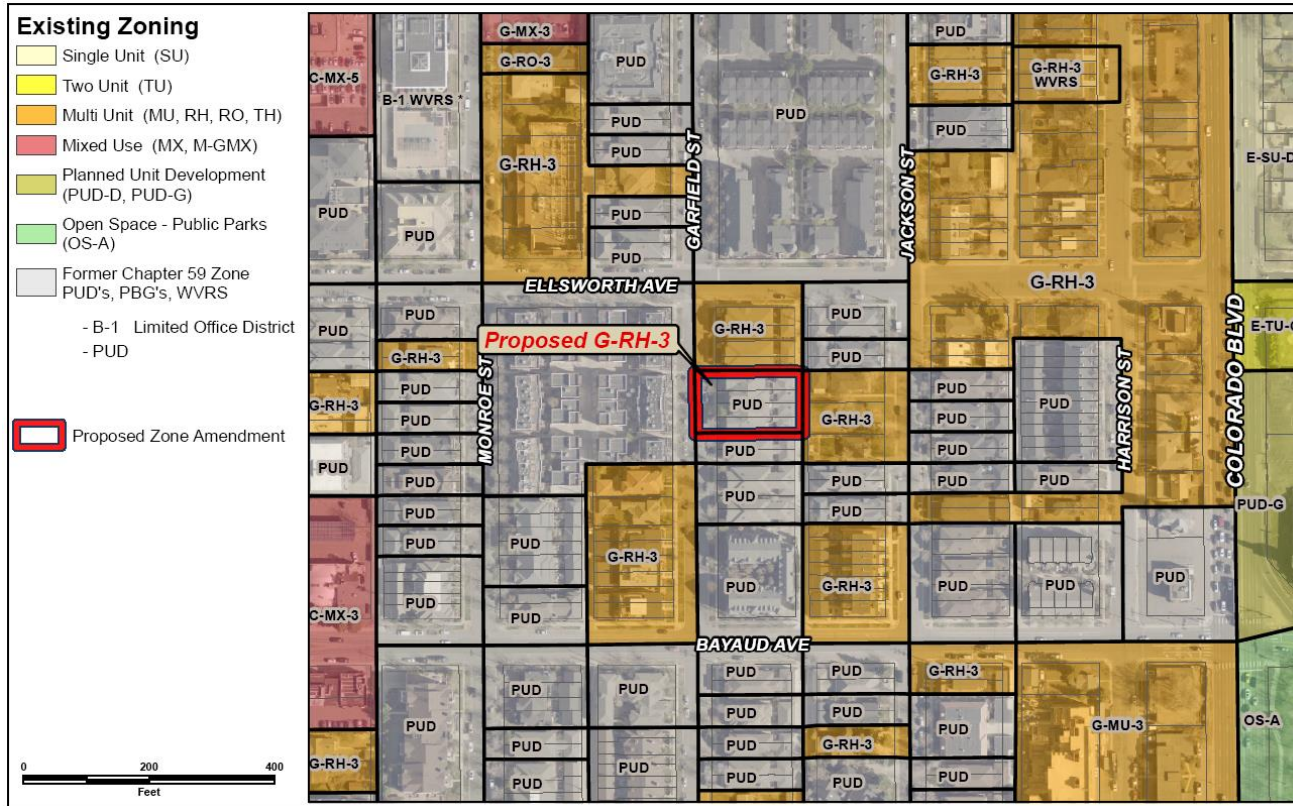


Request: G-RH-3



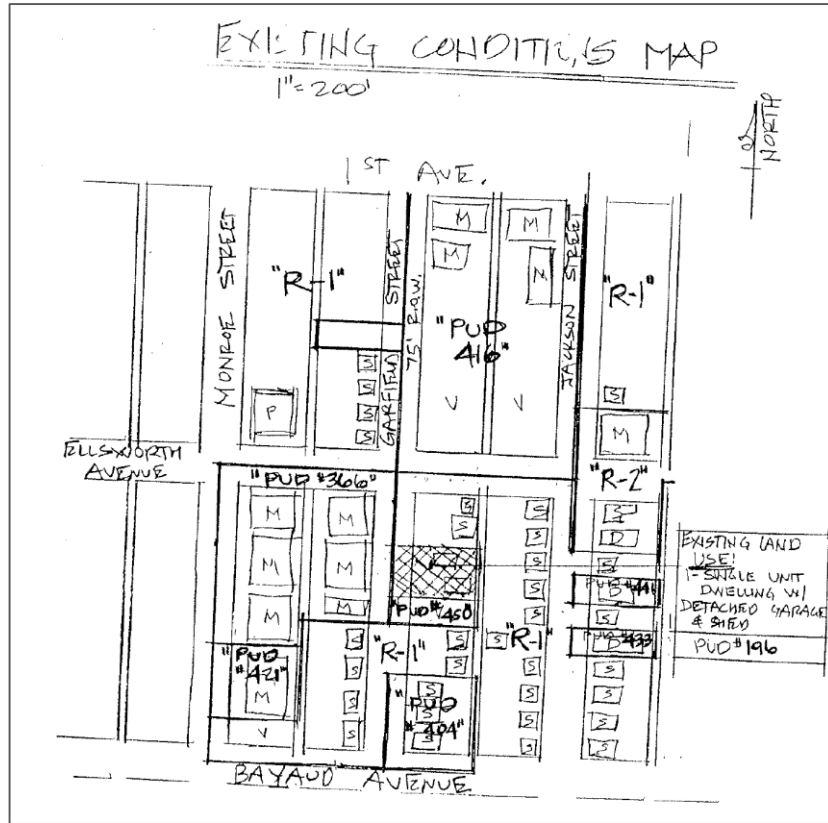
- Location
 - Approx. 12,503 square feet
 - 0.287 acres
 - Multi-unit residential
- Proposal
 - Rezoning from PUD 470 to G-RH-3
 - Allows Urban House, Duplex, Row House
 - Max. building height 3 stories

Existing Zoning: PUD 470



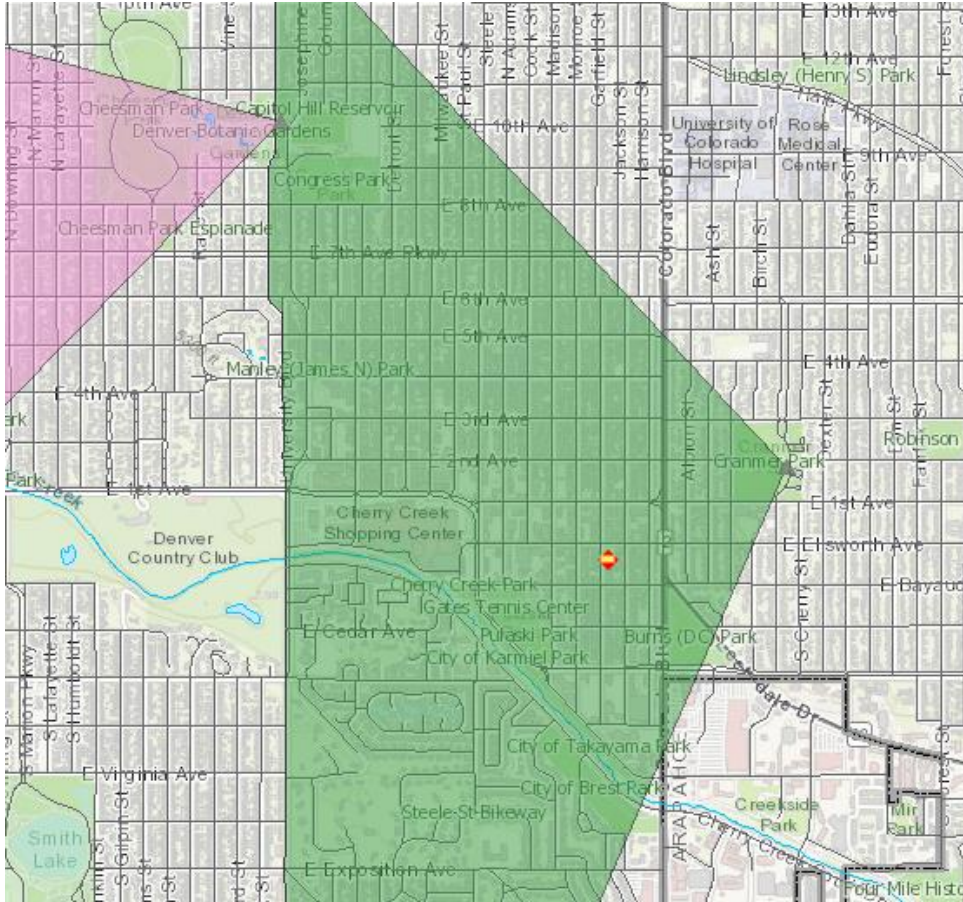
- Zoning: PUD 470
- Surrounding Zoning:
 - G-RH-3
 - PUD
 - C-MX-3
 - C-MX-5

Existing Zoning: PUD 470



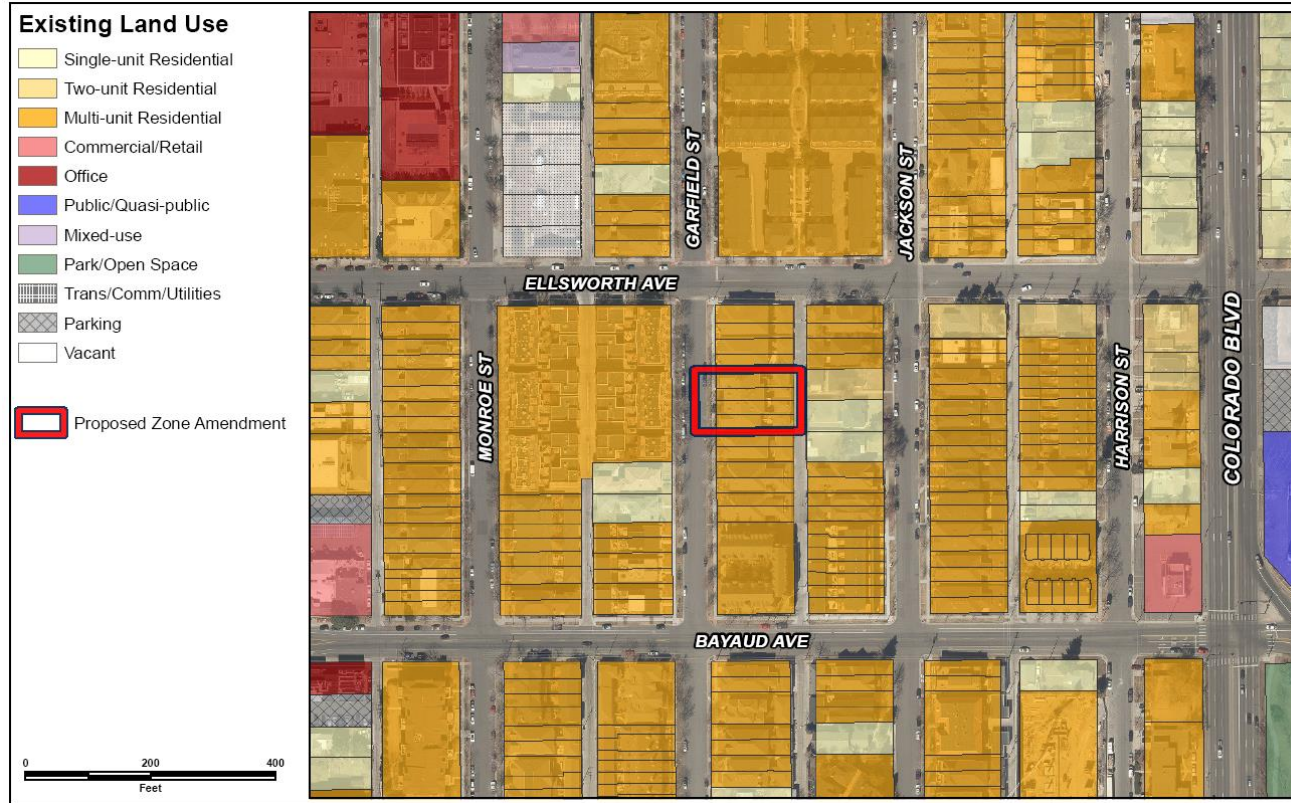
- Allows four adjoining units with two-car garages
- Maximum building coverage can't exceed 60.5%
- Maximum building height is 2 stories
- Front, rear, and side setbacks conform to the R-2 zone district

Existing Context: View Plane



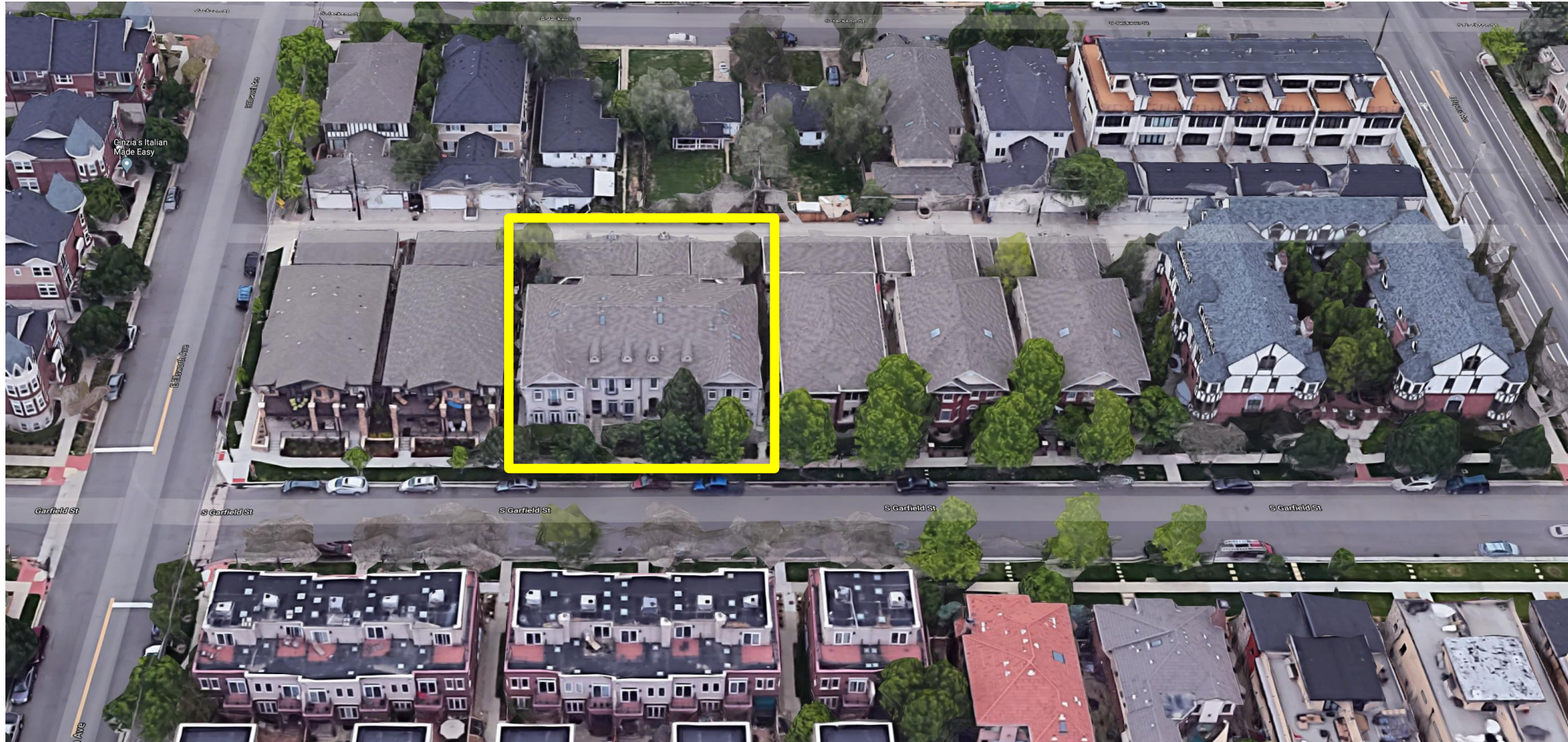
- Cranmer Park View Plane
- Preserve view of Rocky Mountains from Cranmer Park
- Sight is subject to maximum height of 131 feet
- Proposed zone district of G-RH-3 has lower height restriction of 30 feet maximum height for primary structures

Existing Land Use



- Land Use: Multi-Unit
- Surrounding Land Uses:
 - Multi-Unit Residential
 - Two-Unit Residential
 - Single-Unit Residential
 - Office
 - Commercial/Retail

Existing Building Form/Scale



Existing Building Form/Scale



Process

- Informational Notice: 1/7/2020
- Planning Board Notice Posted: 5/5/2020
- Planning Board Public Hearing : 5/20/2020
- LUTI Committee: 6/2/2020
- City Council Public Hearing: 7/13/2020 (tentative)
- Public Comment
 - One comment in opposition

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)
 - Cherry Creek Area Plan (2012)
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
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Consistency With Adopted Plans

Comprehensive Plan 2040

- **Equitable, Affordable and Inclusive** Goal 1, Strategy A – *Increase development of housing units close to transit and mixed-use developments (p. 28).*
- **Equitable, Affordable and Inclusive** Goal 2, Strategy A – *Create a greater mix of housing options in every neighborhood (p. 28).*
- **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).*
- **Environmentally Resilient** Goal 8, Strategy A – *Promote infill development where infrastructure and services are already in place (p.54).*

Review Criteria: Consistency with Adopted Plans

Equity



Comprehensive Plan 2040

- **Equitable, Affordable and Inclusive** Goal 1, Strategy A – *Increase development of housing units close to transit and mixed-use developments (p. 28).*
- **Equitable, Affordable and Inclusive** Goal 2, Strategy A – *Create a greater mix of housing options in every neighborhood (p. 28).*

Review Criteria: Consistency with Adopted Plans

Climate

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)

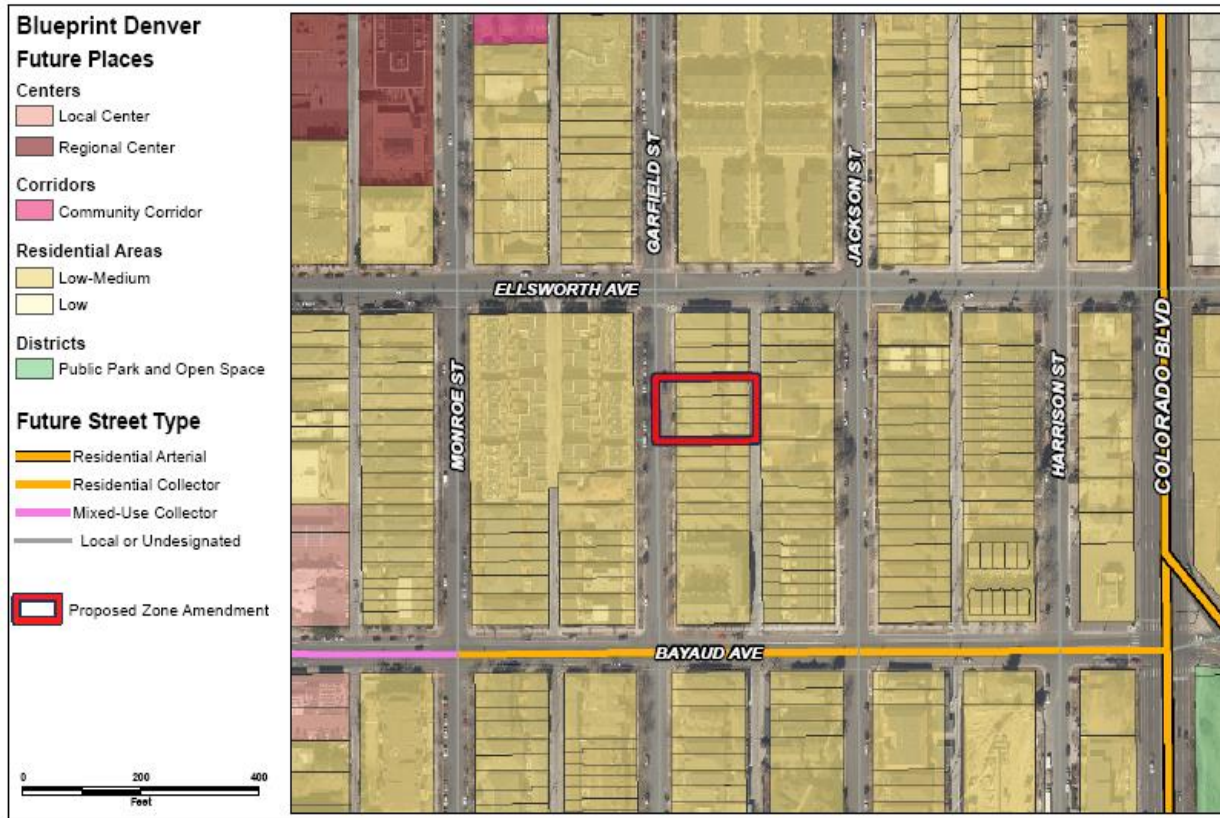


Future Context General Urban

- Residential varies from multi-unit complexes to compact two-unit and single unit residential
- Development should be sensitive to the existing character and offer residents a mix of uses
- High degree of walkability, bikeability, and good access to transit

Consistency With Adopted Plans

Blueprint Denver (2019)



Future Place

Low-Medium Residential

- Mix of low- to mid-scale multi-unit residential options
- Buildings are generally 3 stories or less in height

Consistency With Adopted Plans

Blueprint Denver (2019)



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

Cherry Creek Area Plan (2012)



- General Framework
 - Create a connected, distinctive, green and prosperous neighborhood
- Subarea Recommendations:
 - Cherry Creek East – “...moderate density residential neighborhood that includes a high-density office and residential district on it’s western edge.”
 - Urban Residential – “..variety of housing types including low and mid-rise multi-family...” & three story maximum building height

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
 - Provides additional housing units that are compatible with neighborhood
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
5. Consistency with Neighborhood Context, Zone District Purpose and Intent