

ZONING REPORT

April 3, 2013

Re-zoning at 2430 - 2490 S University Blvd: this is east side of the block except the 7-11 store (owned by 7-11 Corporation) & 2420 S University (owned by DU & used for storage). The owner is Nodef Colorado Inc. This entity has a Denver post office box and a New York, NY mailing address.

The Denver Zoning Code (DZC) and other city agencies regulate all aspects of development including uses, parking, signage, building height, location on property, vehicular access, etc.

Owner's team:

Bob Gollick - zoning consultant

Chris Shears - architect; his firm designed the University Lofts & One Observatory Park projects

Susan Jacobsen - property manager

City staff:

Community Planning & Development (CPD) - Deirdre Oss

Land use documents:

Blueprint Denver Comprehensive Plan

University Park Small Area Plan

Zoning

Current zoning = G-MX-3

Primary uses: residential, day care, museum, restaurant, lodging, office, market, retail, drive thru services, drive thru restaurant

Height: 3 stories or 45'

Building setbacks: front = 0', sides = 0', rear = 10'

Other significant parameters: parking must be in the rear; the building setback in the rear is more as the building height increases

Probable requested zoning change to C-MX-5:

Primary uses: residential, day care, museum, library, restaurant, lodging, office, market, retail, school, drive thru services, drive thru restaurant

Height: 5 stories or 70'; some uses are less

Building setbacks: front = 0', sides = 0', rear = 10'

Other significant parameters: parking must be in the rear; the building setback in the rear is more as the building height increases

Re-zoning process:

Applicant has pre-submittal meeting with CPD staff; this occurred March 20

Applicant meets with neighborhood, April 4

Applicant submits re-zoning application (design of the building is not required at this point*)

CPD & city agencies review application; advise applicant of any technical corrections

CPD & city agencies review application; make recommendation to the Planning Board

Public hearing at the Planning Board; opportunity for neighborhood speakers; submittal of RNO position; Planning Board can deny the application, request revisions, or send along to Land Use, Transportation, & Infrastructure Committee (LUTI)

Public hearing at LUTI Committee; opportunity for neighborhood speakers; submittal of RNO position; LUTI can deny the application, request revisions, or send along to City Council

First reading at City Council

Opportunity for legal protest by neighbors; increases number of Council votes for approval from a majority to ten of thirteen.

Second reading at City Council; neighborhood speakers; RNO position, vote by Council

*the building design will be developed as the process moves forward

Codified reasons to approve re-zoning:

Error in the current zoning, mistake of fact in the current zoning, constraints on the land (such as topography), changing conditions in the surrounding area

Overall time frame for this process = about 6 months