

1609 S. Cascade Ave. Rezone

CPC MP 93-176-A6MN21, CPC ZC 21-00132, & CPC DP 21-00133

City Council
Public Hearing

February 22, 2022

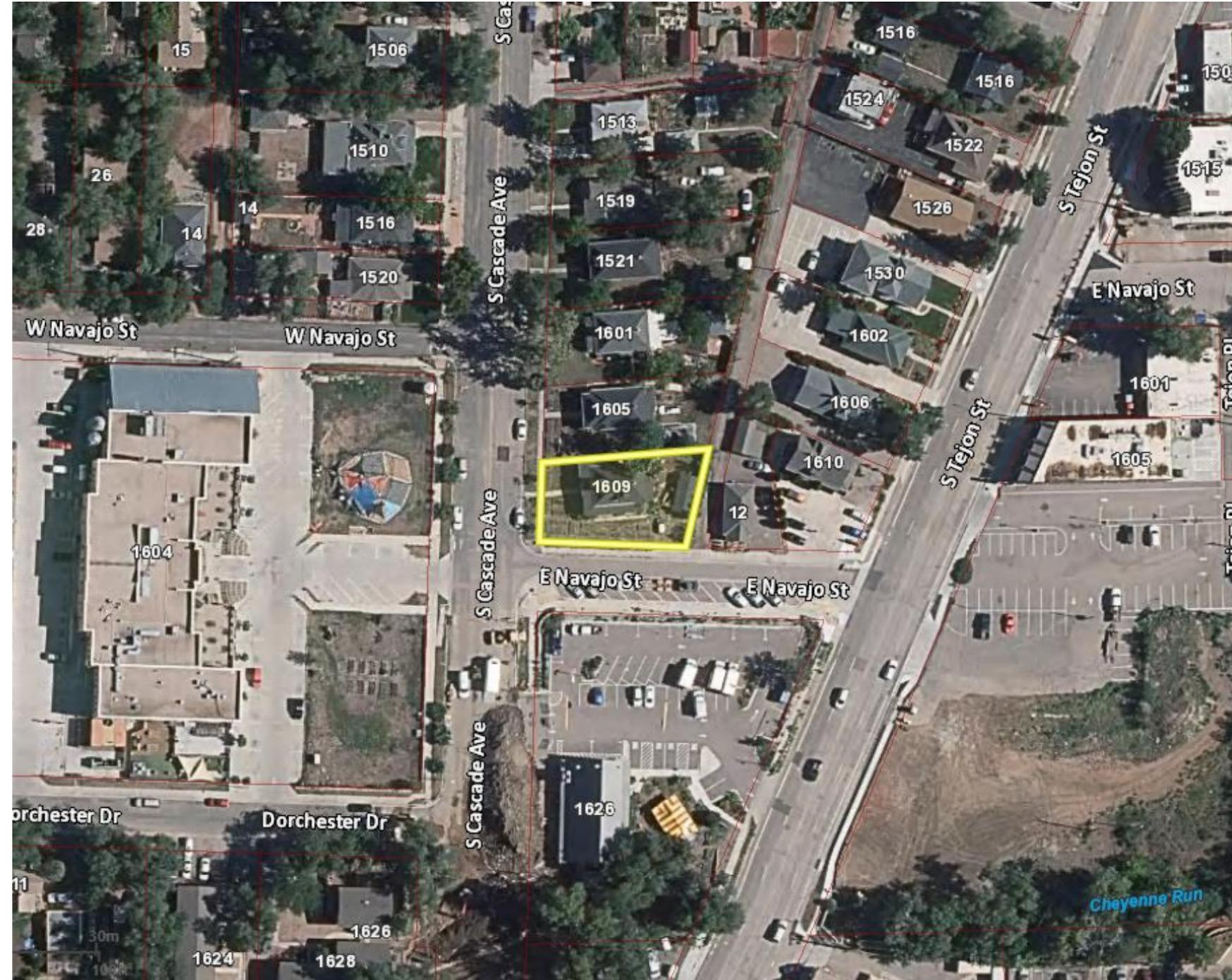
Ryan Tefertiller, Planning Manager



Background



- Site located on the NE corner of S. Cascade Ave. and E. Navajo St.
- 6,700 SF site
- Zoned R2
- Occupied with a 1,135 SF single-story residential structure built in 1904



Applications – Master Plan



- Initial City-approved Master Plan for Ivywild Neighborhood approved in 1993
- Multiple Amendments over the last 20+ years
- Proposed amendment affects multiple maps and figures

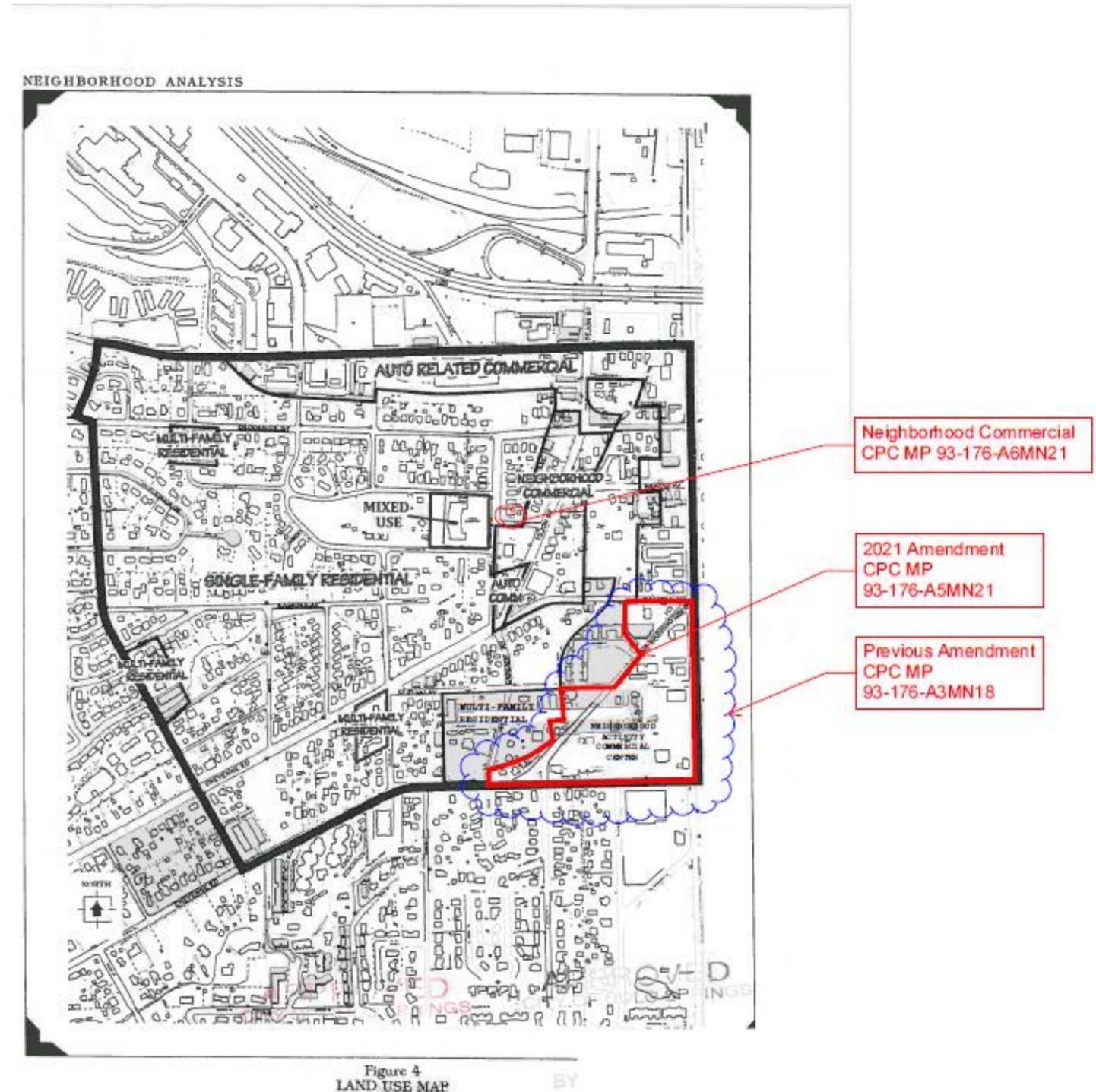


Figure 4
LAND USE MAP

Applications – Zone Change



- Remove existing R2 zone
- Establish OR zone
- OR considered a transitional zone
- Proposed zone permits office uses
- Non-residential zones exist today on 3 sides of the site

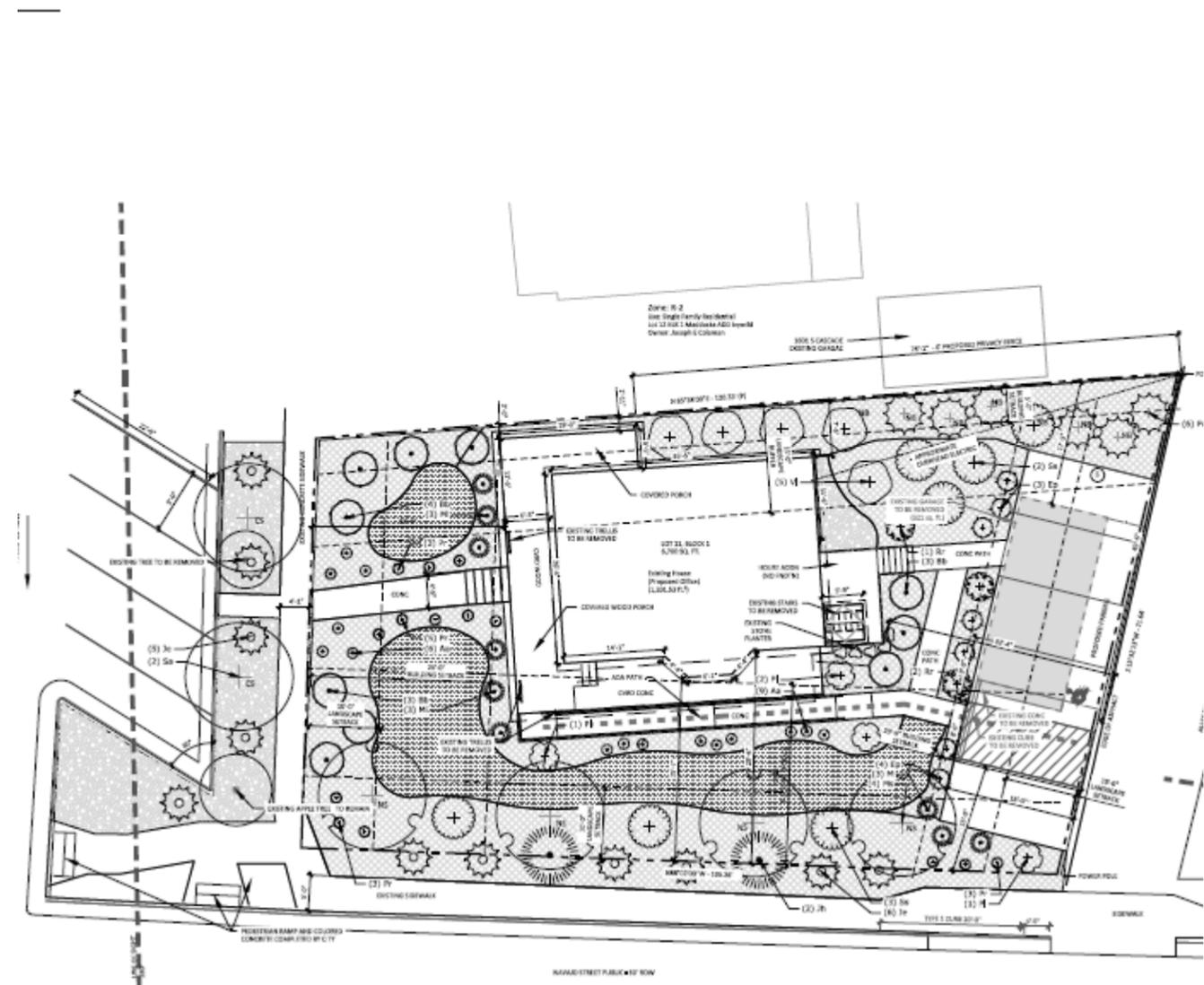


Applications – Development Plan



- The DP supports the zone change
- Illustrates existing and proposed conditions
- Removal of detached garage
- New alley parking
- Screen fence
- Landscape improvements

1609 S. CASCADE AVE
CITY OF COLORADO, COLORADO
FINAL LANDSCAPE PLAN



Stakeholder Notice



- Formal Public notice at:
 - Application Submittal
 - Prior to Planning Commission
- Notices sent to 182 property owners within 1,000'
- No public comments
- All standard City Agencies have reviewed and support the application

Analysis



- The site is in a transitional area
- Site size limits the range and intensity of uses
- Office use described on the development plan will be harmonious with surrounding properties
- No stakeholder objections
- Staff finds required criteria are met
- Technical modifications to the DP are still needed
- Approved unanimously on Planning Commission's Consent Calendar on Jan. 20, 2022

Recommendation



- Approval of the proposed master plan amendment, zone change to OR, and development plan based on the findings that the applications meet the required criteria.
 - Technical Modifications on development plan



QUESTIONS?