

## Comprehensive Plan Issues

**Character Area:**     Established Residential

**Description:** Typically an older neighborhood having relatively well-maintained housing, possessing a distinct identity through architectural styles, lot and street design, and having higher rates of home-ownership. These areas are typically located closer to the core of the community and may be located next to areas facing intense development pressures..

**Development Strategy:** Focus should be on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties. Vacant properties offer opportunity for infill development of new, architecturally compatible housing. Strong pedestrian and bicycle connections should be provided to enable residents to walk/bike to work, shopping, or other destinations in the area.

**Goals and Policies:**

**GOAL 3: HOUSING** – To ensure access to adequate and affordable housing options for all residents in all income levels.

Objective 3.1.3 – Promote the appropriate use of infill and redevelopment in established residential neighborhoods.

Objective 3.2.3 – Protect well established neighborhoods from incompatible uses.

**GOAL 7: LAND USE** – To ensure the community’s anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development

**POLICY 7.4** – Positive impacts on the built and natural environment shall be anticipated through only the highest standard of development throughout all parts of the community.

### Standards for the Exercise of Zoning Power (Review Criteria)

*In reviewing and making a decision on a rezoning request, the City staff, Planning Commission and City Council shall consider the following standards. The proposed responses to these standards by the applicant and staff are listed below.*

<b>(1) Is the proposed zoning change consistent with the surrounding land use pattern and will it permit a range of uses that are suitable with regard to the use and development of adjacent and nearby properties?.</b>	
<b>Applicant:</b>	Yes, all adjacent properties have been zoned residential. The rationale behind the proposed split zoning is to have a less dense zoning of R-10 abutting R-15, with a more dense zoning of R-6 within the proposed development abutting a similar density to the south.
<b>Staff:</b>	Yes, the proposed zonings are consistent with the zoning and land use patterns for the “overall” area, and serve as a transition from R-15 on one side of the development, to R-6 and R-P/R-M densities on the other.
<b>(2) How will the proposed rezoning adversely affect the existing use(s) or usability of adjacent or nearby properties ?</b>	
<b>Applicant:</b>	The proposed zoning will in no way adversely affect adjacent properties
<b>Staff:</b>	No adverse impacts.
<b>(3) Does the subject property have a reasonable economic use as it is currently zoned ?</b>	
<b>Applicant:</b>	Yes. The proposed rezoning is to increase the ability to add character to the design.
<b>Staff:</b>	Yes. However, developing this property <u>entirely</u> as an R-15 subdivision with frontage along this portion of Cherry Creek Road and mandated two (2) points of connected access to existing R-6 density development seems a little unreasonable.
<b>(4) Will the proposed rezoning result in a use that will or could cause an excessive or burdensome use of existing streets or other transportation facilities, and capacity of other public facilities – including utilities, parks, schools and other community facilities ?.</b>	
<b>Applicant:</b>	No. The proposed rezoning will utilize existing dead-ends, therefore helping the flow of traffic.
<b>Staff:</b>	No significant adverse impacts on existing infrastructure, beyond what is already allowed under R-15 zoning.