

From: **Planning Services - CPD** [PlanningServices@denvergov.org](mailto:PlanningServices@denvergov.org)

Subject: **\*\*\*SPAM\*\*\* NOTICE OF PROPOSED DENVER ZONING CODE TEXT AMENDMENT #11 Pre-Existing Small Zone Lots Parking Exemption Amendment**

Date: January 3, 2017 at 6:54 PM

To:

Cc: Hirt, Jeffrey J. - CPD Planning Services [Jeffrey.Hirt@denvergov.org](mailto:Jeffrey.Hirt@denvergov.org), Dalton, Kyle A. - Community Planning and Development [Kyle.Dalton@denvergov.org](mailto:Kyle.Dalton@denvergov.org), Winterberg-Lipp, Ryan J - CPD Planning Services [Ryan.Winterberg-Lipp@denvergov.org](mailto:Ryan.Winterberg-Lipp@denvergov.org)

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<b>NOTICE OF PROPOSED DENVER ZONING CODE TEXT AMENDMENT</b>			
<b>NAME AND NUMBER</b>	Text Amendment #11: Pre-Existing Small Zone Lots Parking Exemption Amendment		
<b>PROPOSED BY</b>	City Council Member Albus Brooks		
<b>SUMMARY OF CONTENTS</b>	The proposed text amendment would revise the current vehicle parking exemption for Pre-Existing Small Zone Lots, which are defined as zone lots less than or equal to 6,250 square feet and zoned Mixed Use Commercial that existed on June 25, 2010. The current Pre-Existing Small Lot provisions allow a full exemption from vehicle parking on all these lots.  The proposed text amendment would exempt the first three stories of development from required vehicle parking when within proximity to high-frequency bus or rail transit. For zone lots not within proximity to high-frequency bus or rail transit, the first two stories of development would be exempt from required vehicle parking. Under the proposal, all other stories in these buildings would be required to provide vehicle parking with the possibility to utilizing vehicle parking reductions and alternative ratios available in the DZC. Additionally, existing buildings on Small Zone Lots would be exempt from providing vehicle parking.		
<b>CASE MANAGER</b>	Jeff Hirt Senior City Planner	<b>PHONE/EMAIL</b>	(720) 865-3264/ <a href="mailto:Jeffrey.hirt@denvergov.org">Jeffrey.hirt@denvergov.org</a>
<b>PLANNING BOARD PUBLIC HEARING INFORMATION</b>			
Once scheduled, information on the Planning Board public hearing will be available at: <a href="http://www.denvergov.org/textamendments">http://www.denvergov.org/textamendments</a> .			
<b>** NOTICE IS PROVIDED TO ALL REGISTERED NEIGHBORHOOD ORGANIZATIONS **</b>			
<b>** NOTICE IS PROVIDED TO ALL CITY COUNCIL MEMBERS **</b>			

A redline draft of the above-referenced proposed Denver Zoning Code Text Amendment and a summary of the process can be viewed at <http://www.denvergov.org/TextAmendments/>.

Any questions regarding this application may be directed to the Case Manager above.

RNOs are encouraged to submit the "RNO Position Statement.pdf" located at <http://www.denvergov.org/Rezoning/> by email to CPD at [PlanningServices@denvergov.org](mailto:PlanningServices@denvergov.org) prior to the Planning Board Hearing.

**WRITTEN COMMENTS WILL BE DISPERSED AS FOLLOWS:**

Written comments received by 5 p.m. 9 days prior to the Planning Board Public Hearing will be attached to the staff report that is provided to the Board. Written comments received after that time and prior to 12 p.m. (noon) on the day before the Hearing will be emailed regularly to the Board; hard copies of these comments also will be distributed to the Board at the Hearing. Written comments received after 12 p.m. (noon) on the day before the Hearing will not be distributed to the Board; to ensure these comments are considered by the Board, please submit them to the Board during the Hearing.

**ALL INTERESTED PERSONS AND ORGANIZATIONS SHOULD EXPRESS THEIR CONCERNS OR SUPPORT AT THE PLANNING BOARD HEARING AND AT THE PUBLIC HEARING BEFORE CITY COUNCIL.**

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