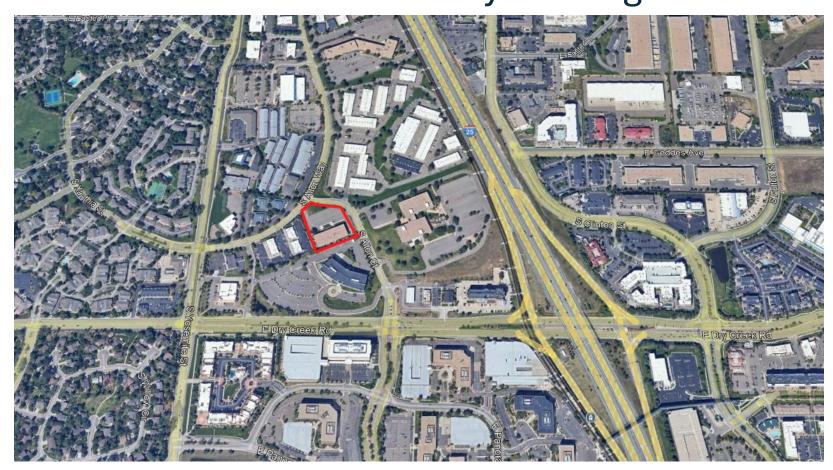
# REZONING 7409 S. Alton Court Virtual community Meeting



STARBOARD REALTY GROUP, LLC



OWNER: Colorado Public Radio SITE SIZE: 2.15 Acres CURRENT ZONING: BP PROPOSED NEW ZONING: EC-MU-75



#### **CONTEXT:**

- CPR's Centennial facility is too small and functionally obsolete
- CPR has purchased a new building in downtown Denver and will consolidate all operations to that building within the next 24 months
- CPR will be selling 7409 S. Alton Court

- In 2023 the City of Centennial updated CENTENNIAL NEXT, the City's Comprehensive Plan; prescribing new future land uses for areas of the City including the CPR property



## **PURPOSE OF REZONING:**

- Prior to selling the property, CPR is rezoning to prepare the site for future redevelopment consistent with CENTENNIAL NEXT

- CPR embraces the vision and future land use recommendations in CENTENNIAL NEXT – 2040 Comprehensive Plan

- CPR embraces the recommendations and plan guidance in CENTENNIAL NEXT and seeks to implement CENTENNIAL NEXT recommendations through rezoning the property to EC-MU-75



#### **Rezoning Approval Process**

- 1. The rezoning application will be submitted to the City only after the required community meeting
- 2. City staff will review the application to (i), confirm completeness and compliance with Plan guidance, (ii), prepare a staff report, (iii) City staff will provide public notice per code requirements and; (iv), City staff will schedule and provide notice of:
- 3. The application and rezoning request will have a required Public Hearing before the Planning & Zoning Commission
- 4. The application and rezoning request will have a required public hearing before the City Council



#### **CODE COMPLINACE: COMMUNITY MEETINGS**

A: The address/location of the Subject Property;

7409 S. Alton Court

B: Contact information for the applicant and/or developer;

Bruce O'Donnell <a href="mailto:bodonnell@starboardrealtygroup.com">bodonnell@starboardrealtygroup.com</a> 720-441-3310

C: Contact information for the property owner of the Subject Property;

Jenny Gentry, Colorado Public Radio jgentry@cprmail.org 303-871-9191

D: The acreage and current zone district of the Subject Property, and if rezoning, to which zone district;

2.15 acres Current Zoning: BP Rezoning to EC-MU-75



#### **CODE COMPLINACE: COMMUNITY MEETINGS**

E: A description of the proposed use(s);

Any possibly mix of uses allowed in EC-MU-75 to include multifamily residential, retail and commercial

F: The approval process required for the application;

Refer to rezoning process identified on page 5

G: A description or elevation drawings of the existing or proposed building(s), including height, square footage, and building materials;

Unknown at the time of rezoning. CPR will not develop the property. Redevelopment will be subject to EC-MU-75 zoning.

H: A description or conceptual plan that indicates the existing or proposed landscaping and buffering within and along the perimeter of the Subject Property;

Unknown at the time of rezoning. CPR will not develop the property. Redevelopment will be subject to EC-MU-75 zoning.



#### **CODE COMPLINACE: COMMUNITY MEETINGS**

I: A description or conceptual plan that indicates how vehicles will access the Subject Property and where parking will be provided;

Unknown at the time of rezoning. CPR will not develop the property. Redevelopment will be subject to EC-MU-75 zoning.

J: A description or conceptual plan that indicates how pedestrians will access the Subject Property and the existing or proposed building(s) within the Subject Property;

Unknown at the time of rezoning. CPR will not develop the property. Redevelopment will be subject to EC-MU-75 zoning.

K: A description or conceptual plan that indicates how stormwater will be managed, if required;

Unknown at the time of rezoning. CPR will not develop the property. Redevelopment will be subject to EC-MU-75 zoning.



#### **CODE COMPLINACE: COMMUNITY MEETINGS**

L: A description of potential traffic impacts and traffic mitigation measures;

Unknown at the time of rezoning. CPR will not develop the property. Redevelopment will be subject to EC-MU-75 zoning.

M: Information regarding when the applicant or developer anticipates beginning site construction, if applicable;

Unknown at the time of rezoning. CPR will not develop the property. Redevelopment will be subject to EC-MU-75 zoning.

N: Any other relevant information determined by the applicant or Director which community meeting participants may find pertinent to the proposed development.

None





# DISCUSSION

Contact: Bruce O'Donnell 720-441-3310 bodonnell@starboardrealtygroup.com

