

REZONING 7409 S. Alton Court

Virtual community Meeting





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 bodonnell@starboardrealtygroup.com 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;

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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;

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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;

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

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CODE COMPLINACE: COMMUNITY MEETINGS

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

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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