



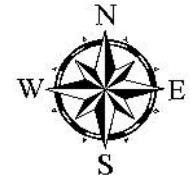
Z-17-02

- The applicant is requesting a change in zoning from AR (agriculture residential) to RD-4 (multifamily)
- The rezoning consists of 2.8 +/- acres and is located within the Urban Core future land use category.

Surrounding Uses / Zoning Districts



Aerial / Site Photos

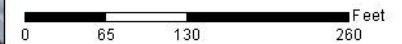


Legend

-  Subject Site
-  Parcel

Rezoning: REZ-2017000002

Rezoning AR to RD

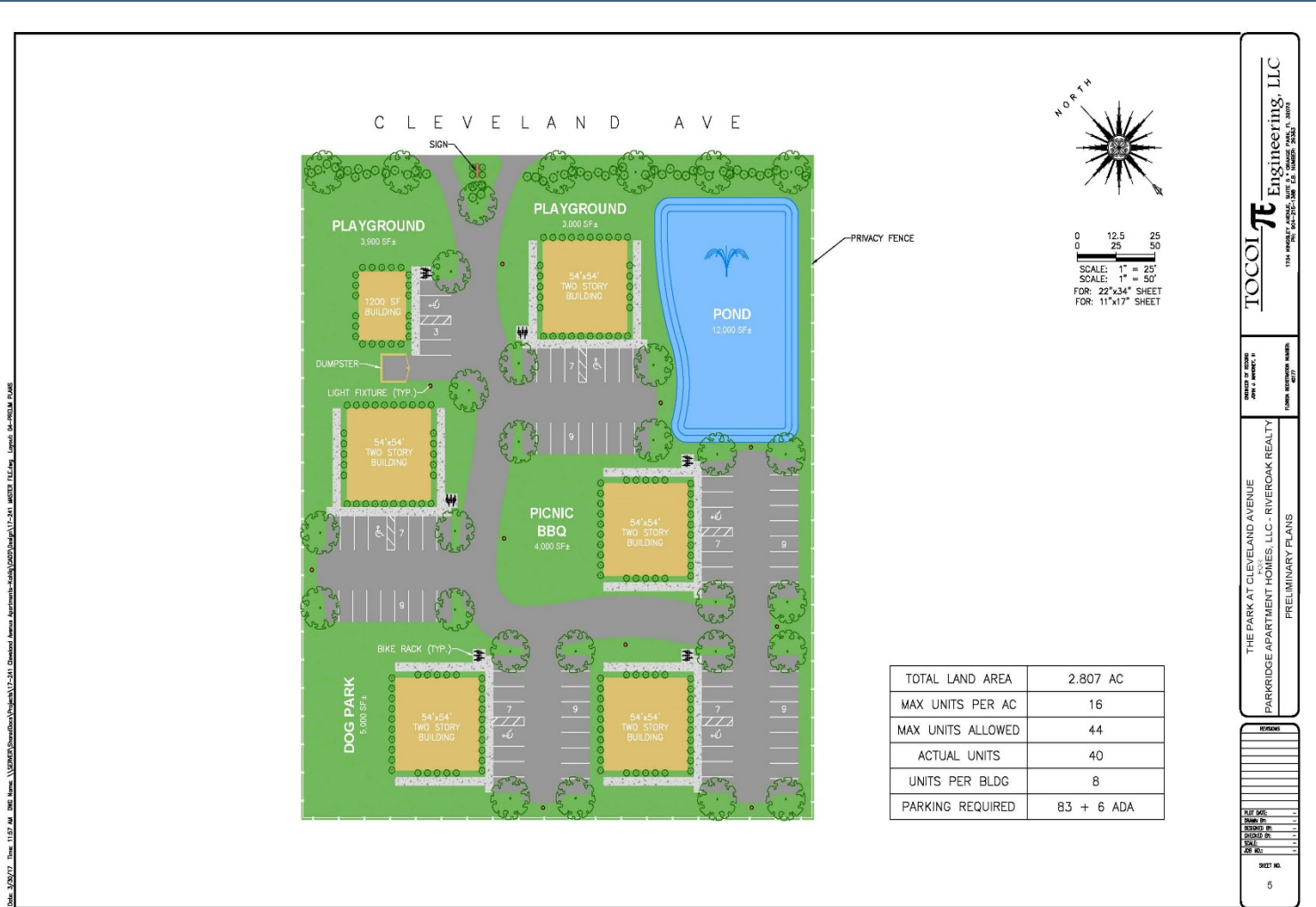




Applicant Request

- The applicant is requesting a change in zoning to develop the property into affordable housing apartments. The total number of proposed units is 40 and will offer amenities such as playgrounds, picnic area and a dog park.

Site Plan



Date: 3/29/17 Time: 11:57 AM DWG Name: \\SVP\GIS\GIS\Projects\17-541 Cleveland Avenue Apartments-6484\2017\17-541 APPTS 17-541.dwg Layout: 17-541.dwg

TOCOI Engineering, LLC

11144 W. 14TH AVE. SUITE 1000, DENVER, CO 80202

PROJECT NO. 17-541
JOB NO. 17-541

THE PARK AT CLEVELAND AVENUE
PARKRIDGE APARTMENT HOMES, LLC - RIVEROAK REALTY

PRELIMINARY PLANS

SHEET NO.
5



Staff Recommendation

- Staff has reviewed the application and has determined that the change in zoning is consistent with the Comprehensive Plan and compatible with the surrounding area. The property is adjacent to heavy business and other than the adjacent AR / RE properties, the parcel is setback over 100' from single family due to Cleveland Ave and a Clay Electric distribution line.
- Staff recommends approval of application Z-17-02.