


Burke Rezoning

RCU2020-00026
2525 West 65th Place

February 23, 2021

Board of County Commissioners Public Hearing
Community and Economic Development Department
Case Manager: Greg Barnes



Rezoning Summary

- Current Zoning: Residential-2
- Proposed Zoning: Residential-3
- Lot Size: 0.4 ac. / 17,860 sf

AERIAL MAP

Federal Boulevard

Railroad

SITE

W. 65th Place

Little Dry Creek



AERIAL MAP

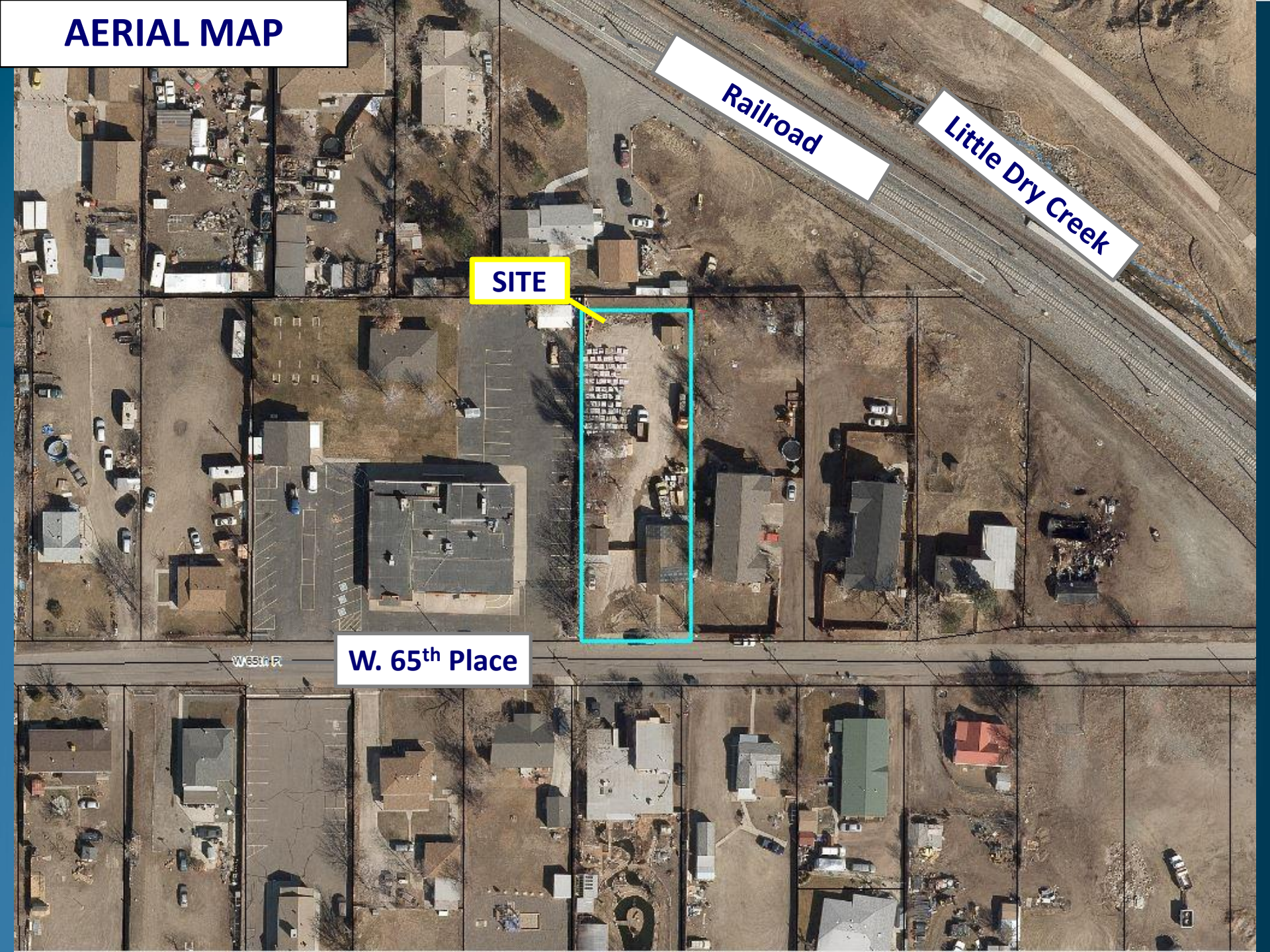
Railroad

Little Dry Creek

SITE

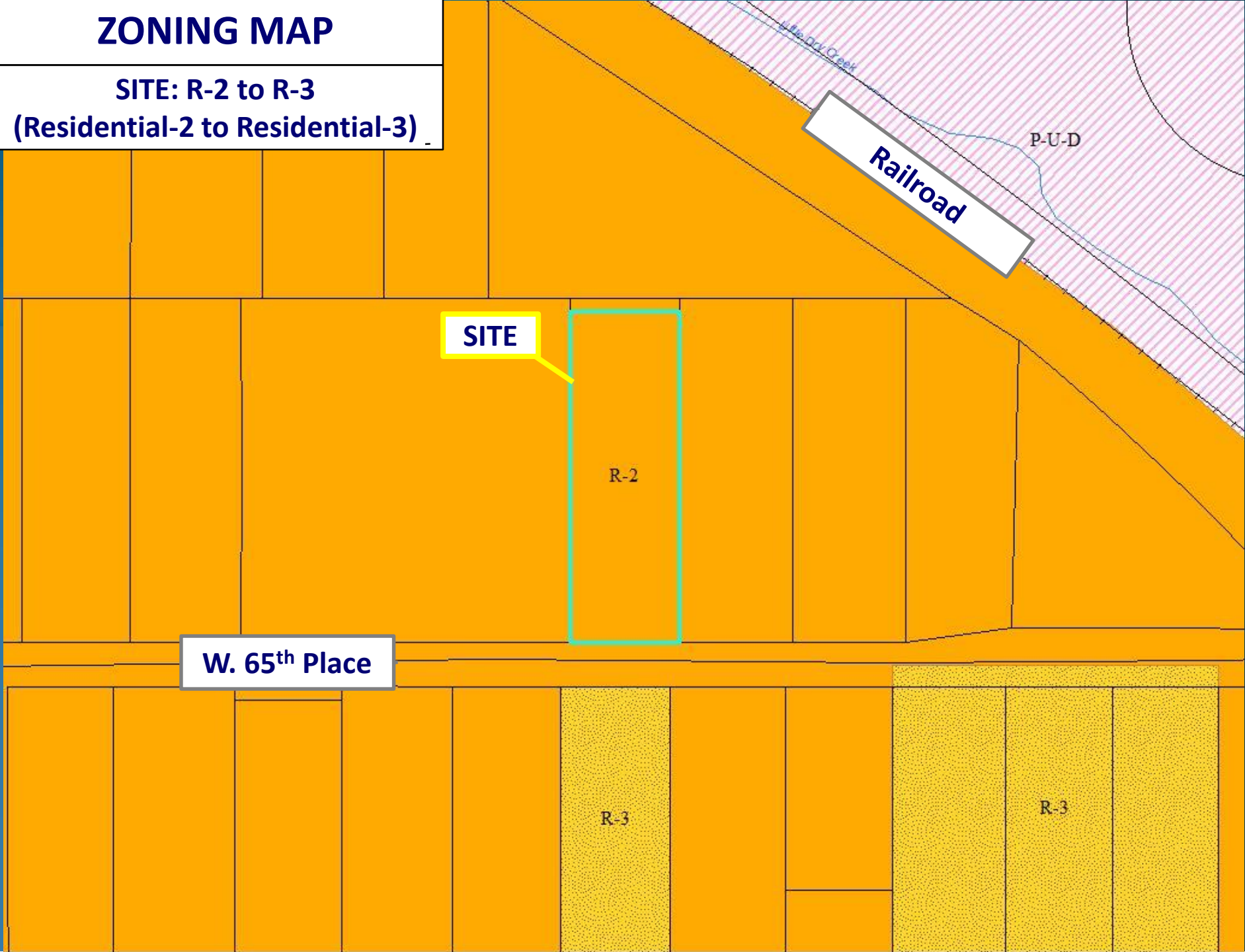
W. 65th Place

W 65th Pl



ZONING MAP

SITE: R-2 to R-3
(Residential-2 to Residential-3)



SITE

R-2

W. 65th Place

R-3

R-3

Railroad

P-U-D

Little Dry Creek

FUTURE LAND USE MAP

SITE: Urban Residential

SITE

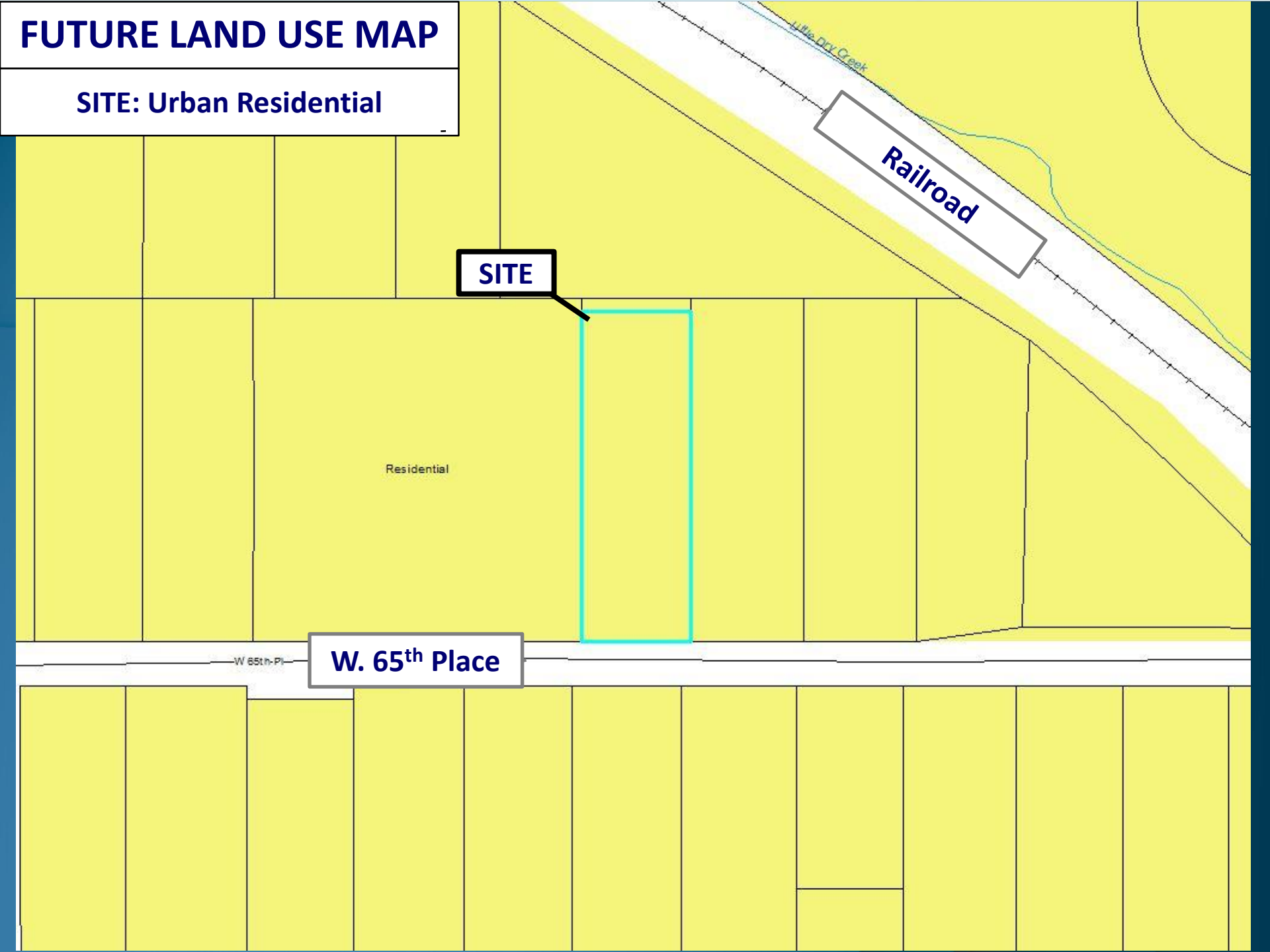
Railroad

Little Dry Creek

Residential

W. 65th Place

W 65th Pl



Comprehensive Planning

The Balanced Housing Plan (2018) which identifies triplex products as part of the solution for missing middle housing type, which encompasses smaller scale housing solutions such as accessory dwelling units, duplex, triplex, and four-plex.

Criteria of Approval

Section 2-02-15-06-02

1. Consistent with Comprehensive Plan
2. Consistent with purpose of Development Standards
3. Complies with Development Standards
4. Compatible with Surrounding Area

Development Standards

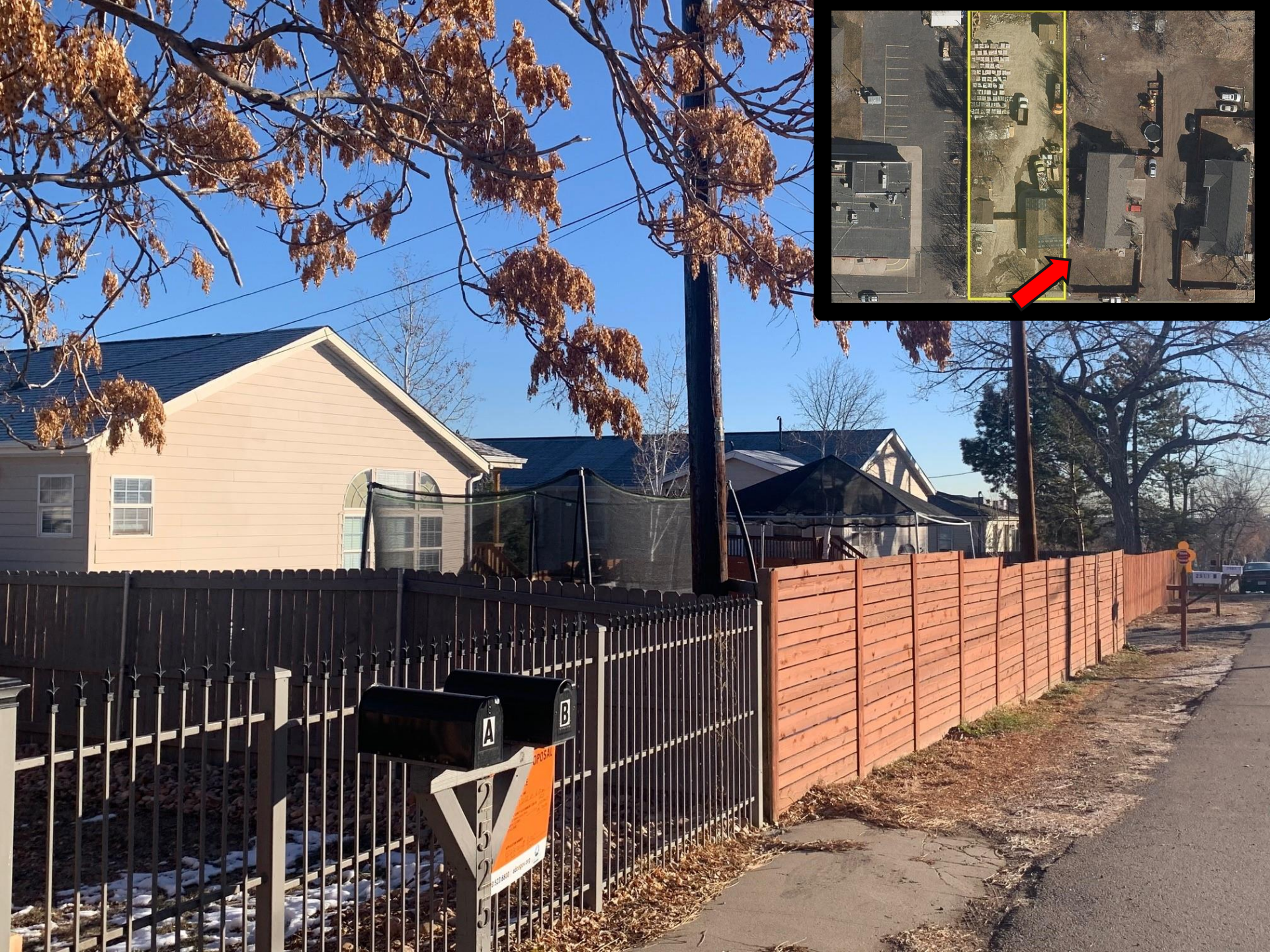
Residential-3 District (R-3)

- Minimum Lot Size
 - 2,500 sq. ft. per dwelling unit
 - Max. Density of 14 du/ac
 - (Max. 5 dwellings on this lot)
 - Multi-Family is Permitted, Duplex is Conditional
- Minimum Lot Width
 - 150 feet, measured at minimum front setback
 - Variance approved due to unique lot depth





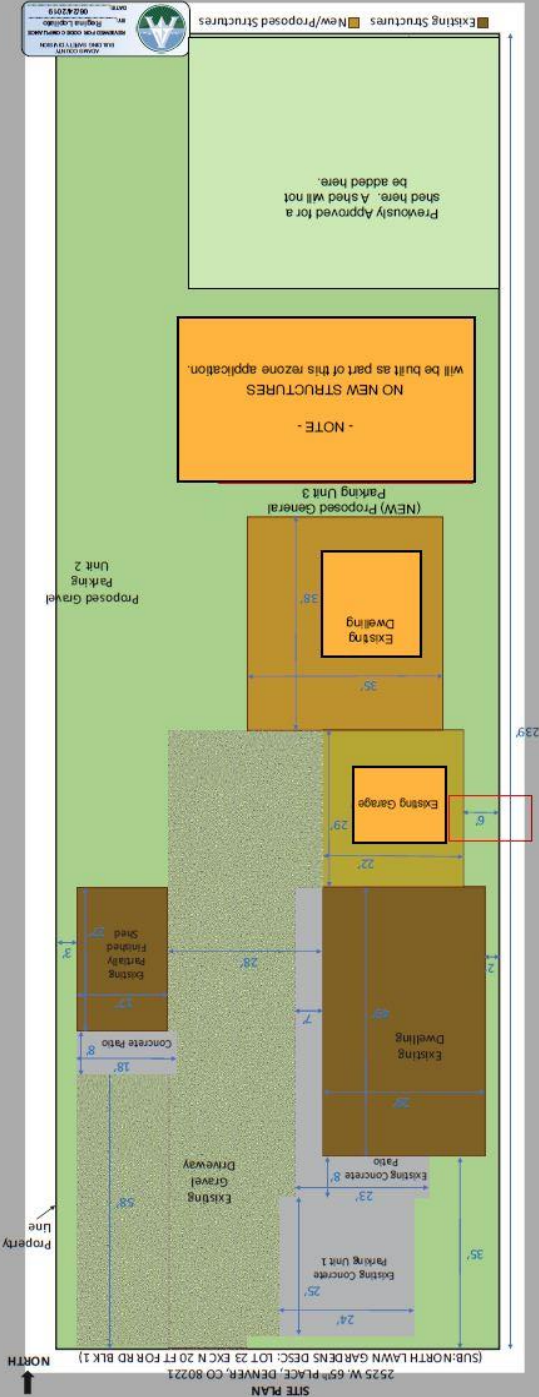








CONCEPTUAL SITE PLAN



Referral Period

Notices Sent	Comments Received
269	3

Property owners and residents within 1,000 feet notified

One comment generally supportive

- Increased housing supply

Two comments in opposition

- Preference for single-family and two-family dwellings

REFERRAL AGENTS

Sheriff's office identified concern for providing services

No other referral agency objections

Planning Commission Update

- Public Hearing: January 28, 2021
- No public comments provided at the hearing
- Staff Summarized:
 - Consistent with Future Land Use of Comprehensive Plan
 - Supports Balanced Housing Plan
 - Complies with Development Standards & Regulations
 - R-3 Zoning is compatible with Surrounding Area
- Recommended Approval (7-0)

Staff and PC Recommendation

**Approval of rezoning case # RCU2020-00026, Burke,
with 4 Findings-of-Fact.**