



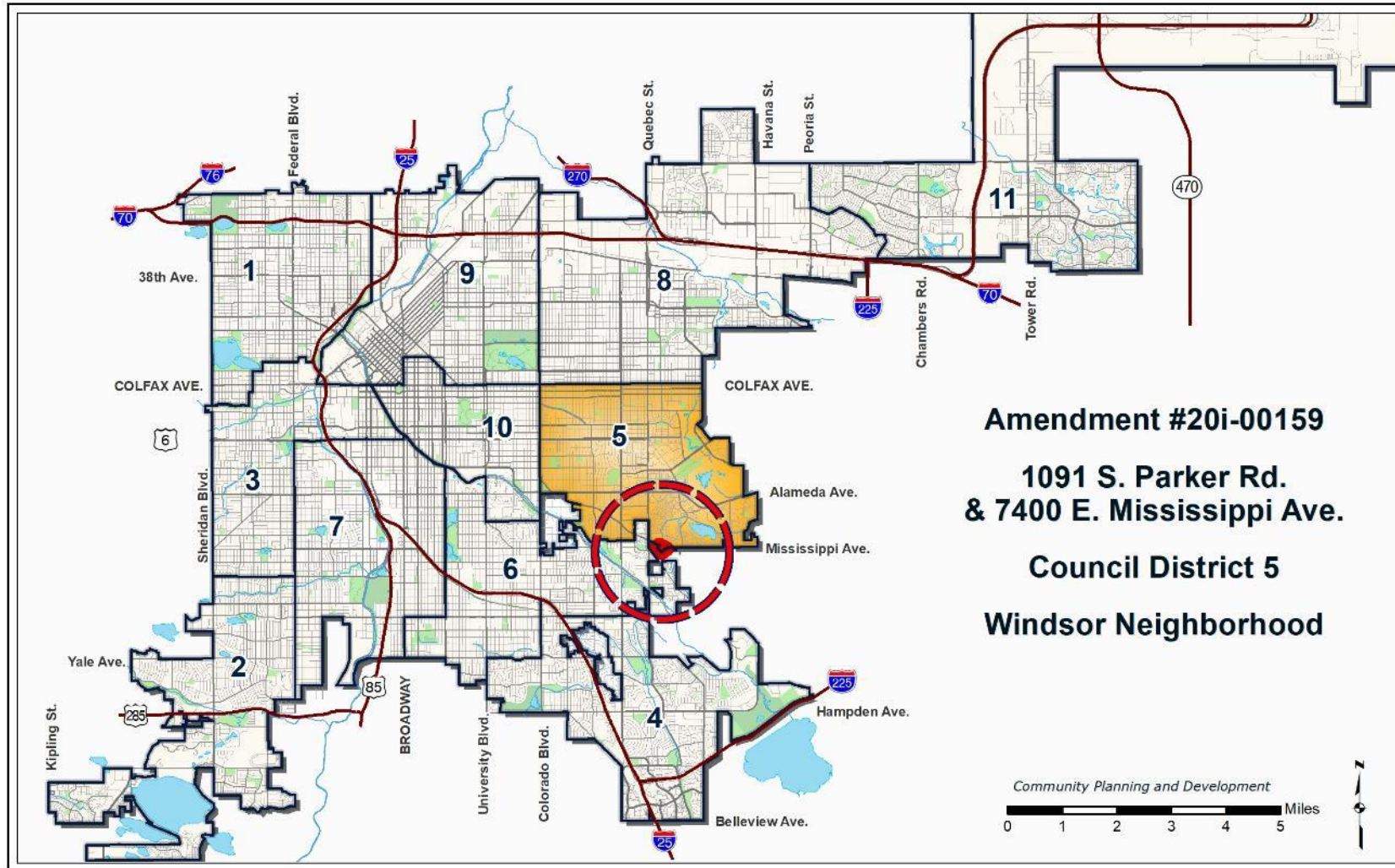
1091 S. Parker Rd. & 7400 E. Mississippi Ave.

Request: S-SU-D to S-MU-3 & S-MU-5

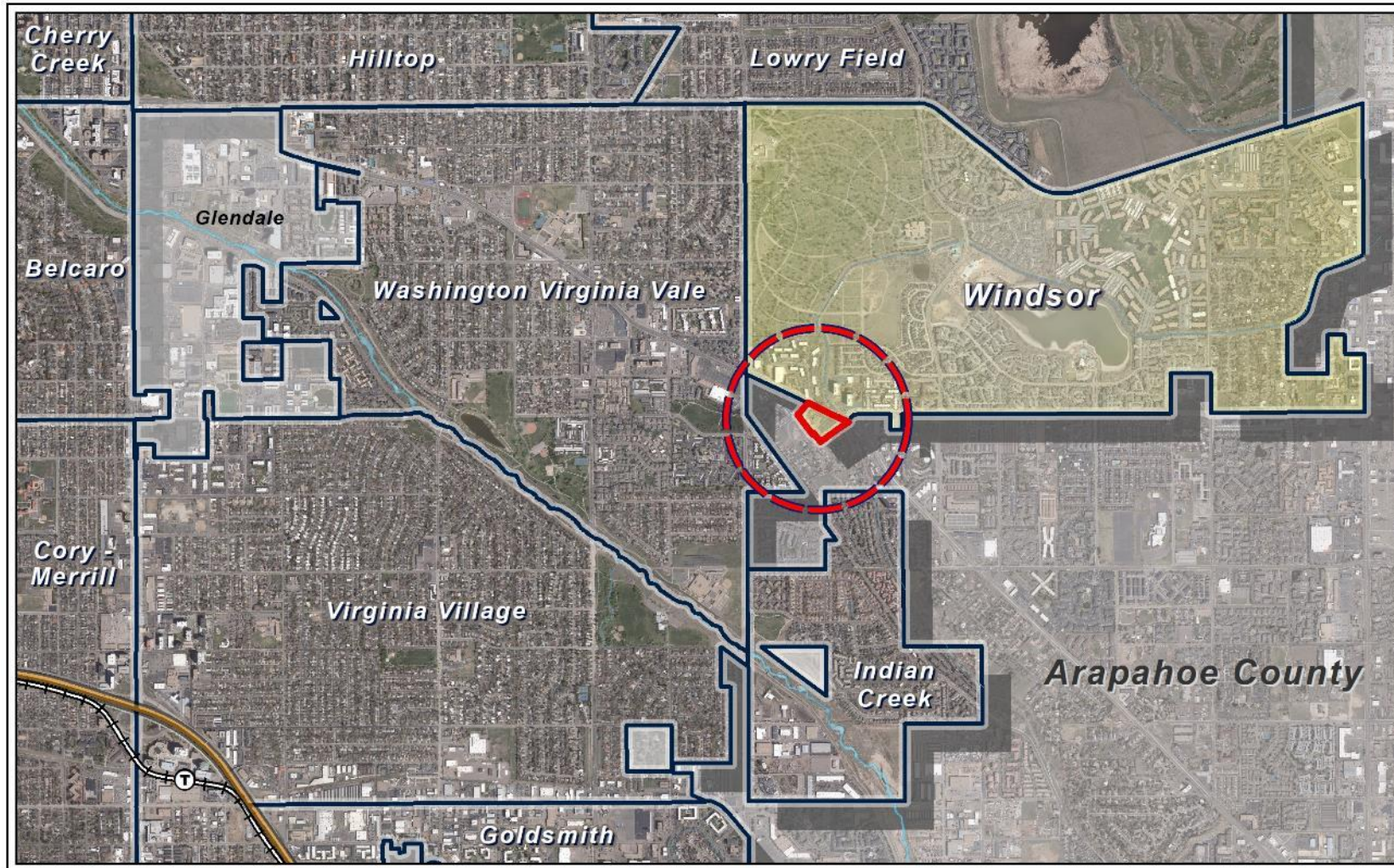
City Council: 8/30/2021

Case #: 2020i00159

Council District 5: Amanda Sawyer



Windsor Neighborhood



Request: S-SU-D to S-MU-3 & S-MU-5



Subject Property

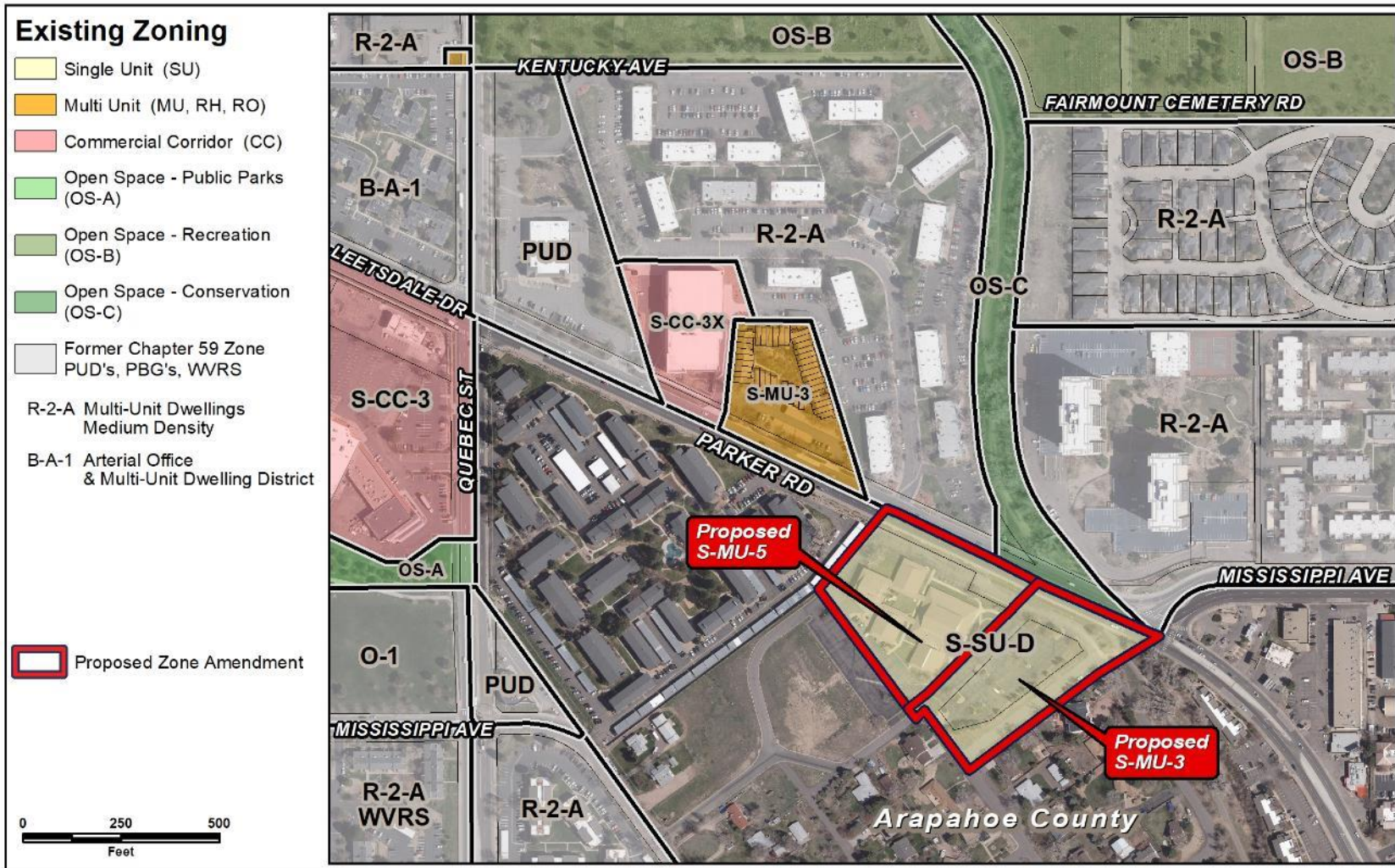
- Church & parking lot
- 148,898 square feet or 3.4 acres

Proposal

- S-MU-3 & S-MU-5
 - Suburban House
 - Duplex
 - Row House
 - Apartment

Reminder: Approval of a rezoning is not approval of a proposed specific development project

Existing Zoning: S-SU-D



Existing Zoning

- S-SU-D

Surrounding Zoning

- Denver
 - S-MU-3
 - S-CC-3X
 - OS-C
 - R-2-A (FC 59)
- Arapahoe County
 - R-1-A
 - R-3
 - RR-B

Zoning: S-SU-D to S-MU-3 & S-MU-5

Design Standards	Existing S-SU-D	Proposed S-MU-3	Proposed S-MU-5
Primary Building Forms Allowed	Suburban House	Suburban House, Duplex, Row House, and Apartment	Suburban House, Duplex, Row House, and Apartment
Height in Stories / Feet (max)	2.5 stories / 30'-35'*	3 stories / 40'	5 stories / 65'
Primary Street Build-To Percentages (min)	N/A	Row House, Apartment: 50% Other forms: no build-to	Row House, Apartment: 50% Other forms: no build-to
Primary Street Build-To Ranges	N/A	Row House, Apartment: 0' to 80' Other forms: no build-to	Row House, Apartment: 0' to 80' Other forms: no build-to
Minimum Zone Lot Size/Width	6,000sf / 50'	Suburban House: 6,000sf / 50' Duplex: 4,500sf / 37.5' Row House, Apartment: 6,000sf / 50'	Suburban House: 6,000sf / 50' Duplex: 4,500sf / 37.5' Row House, Apartment: 6,000sf / 50'
Primary Street Setbacks (min)	15'-20'*	Suburban House, Duplex: Block sensitive or 15'-20'* Row House, Apartment: Block sensitive or 10'	Suburban House, Duplex: Block sensitive or 15'-20'* Row House, Apartment: Block sensitive or 10'
Building Coverages (max)	50%	Suburban House, Duplex: 50% Other forms: no max building coverage	Suburban House, Duplex: 50% Other forms: no max building coverage

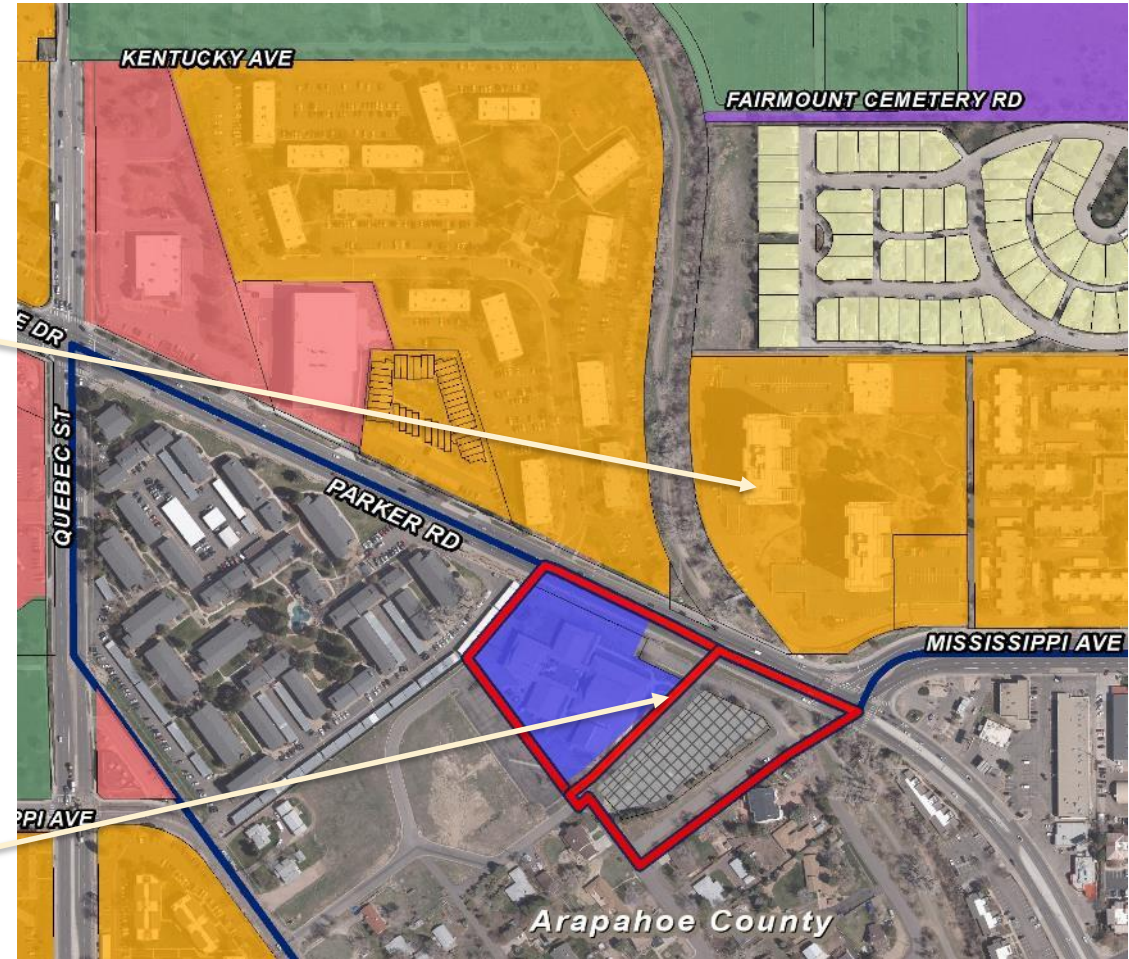
Existing Context – Use/Building Form/Scale



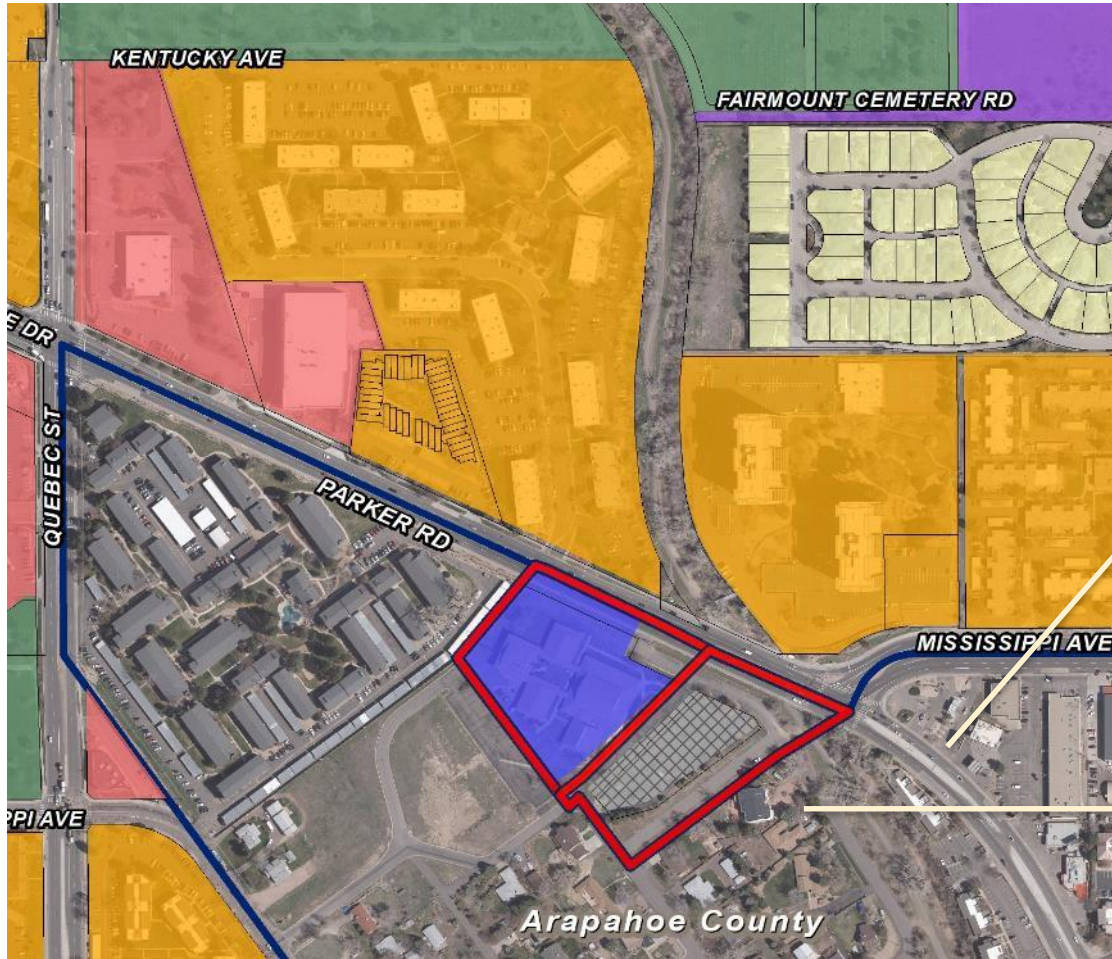
Properties to the North



Subject Property



Existing Context – Use/Building Form/Scale



Properties to the East



Properties to the Southeast

Process

- Informational Notice: 2/15/2021
- Planning Board Notice: 7/6/2021
- Planning Board Public Hearing: 7/21/2021
- LUTI Committee: 7/27/2021
- City Council Public Hearing: 8/30/2021
- Public Comment: 10 individuals in support, 10 opposed
- Protest Petition: Didn't meet legal threshold
- Good Neighbor Agreement

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Denver Zoning Code Review Criteria

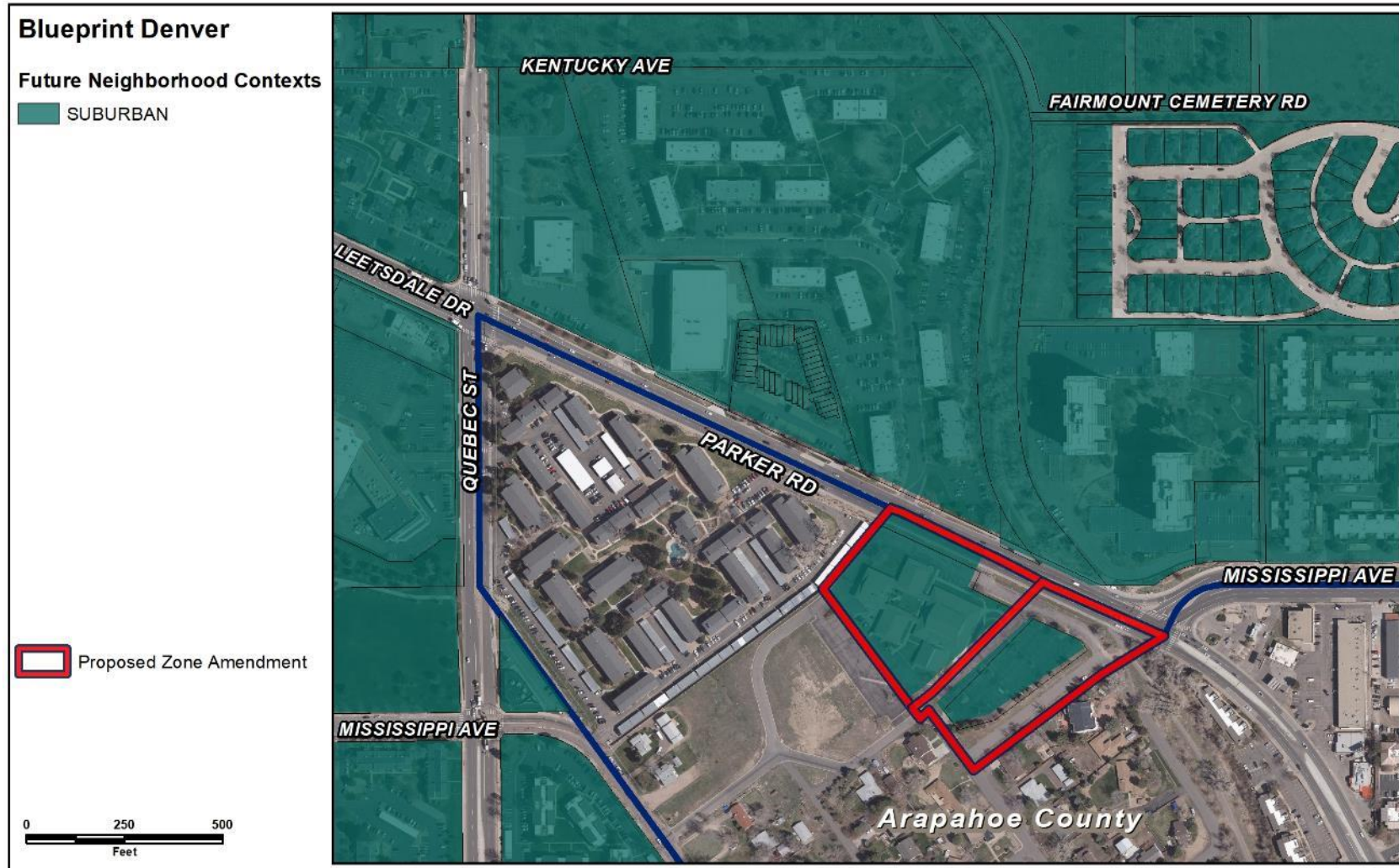
1. Consistency with Adopted Plans
 - *Comprehensive Plan 2040*
 - *Blueprint Denver*
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Consistency with Adopted Plans: Comprehensive Plan



- Equitable, Affordable and Inclusive Goal 1, Strategy A – Increase development of housing units close to transit and mixed-use developments (p. 28).
- Strong and Authentic Neighborhoods Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34).
- Environmentally Resilient Goal 8, Strategy A - Promote infill development where infrastructure and services are already in place.
- Environmentally Resilient Goal 8, Strategy C – Focus growth by transit stations and along high- and medium-capacity transit corridors.

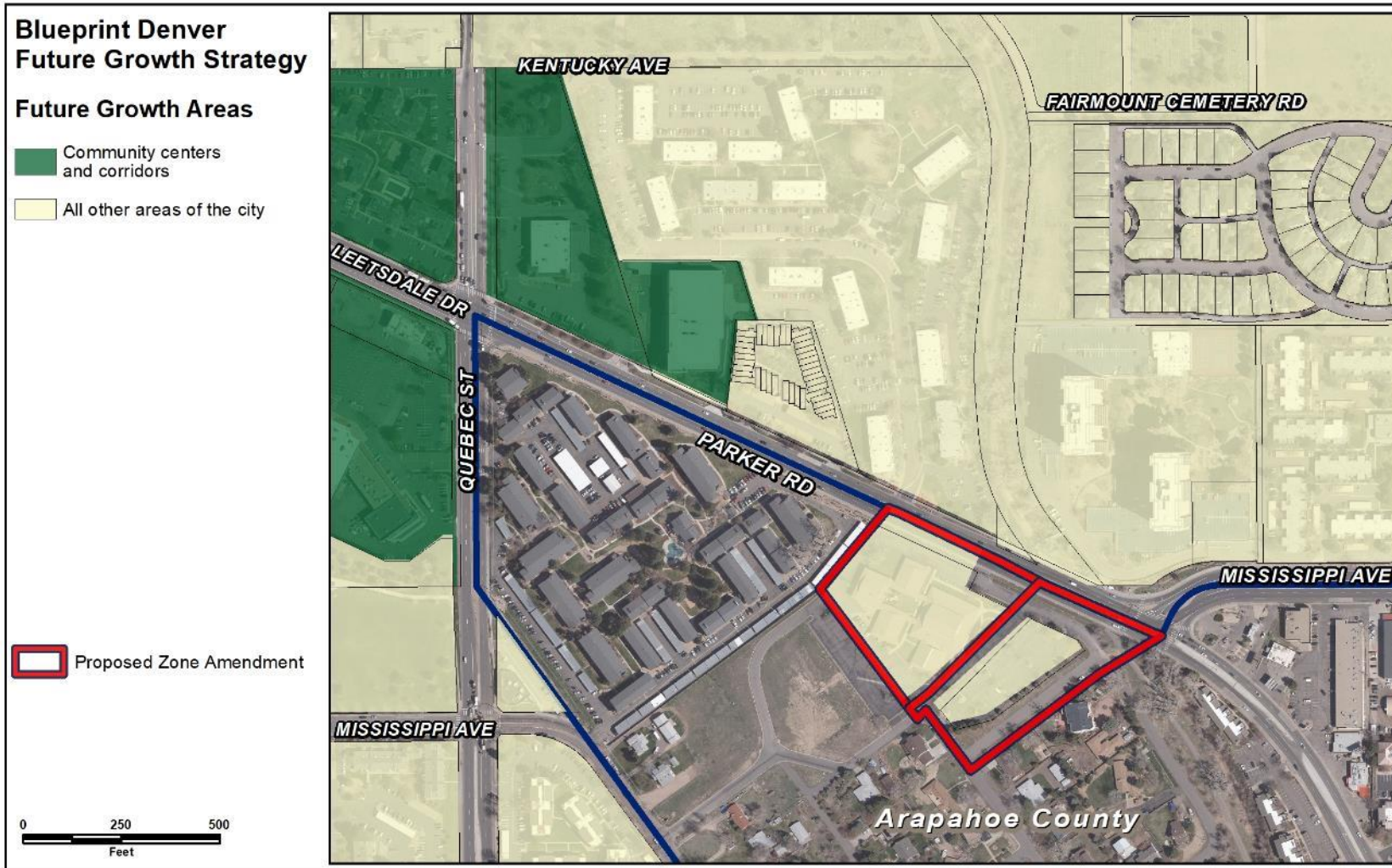
Consistency with Adopted Plans: Blueprint Denver



Suburban Future Neighborhood Context

- Many areas are single-unit residential, but multi-unit also occurs
- Commercial development is focused along main corridors and centers bordering residential areas
- Although this context is more auto-oriented than others, there should still be quality multimodal connectivity

Consistency with Adopted Plans: Blueprint Denver

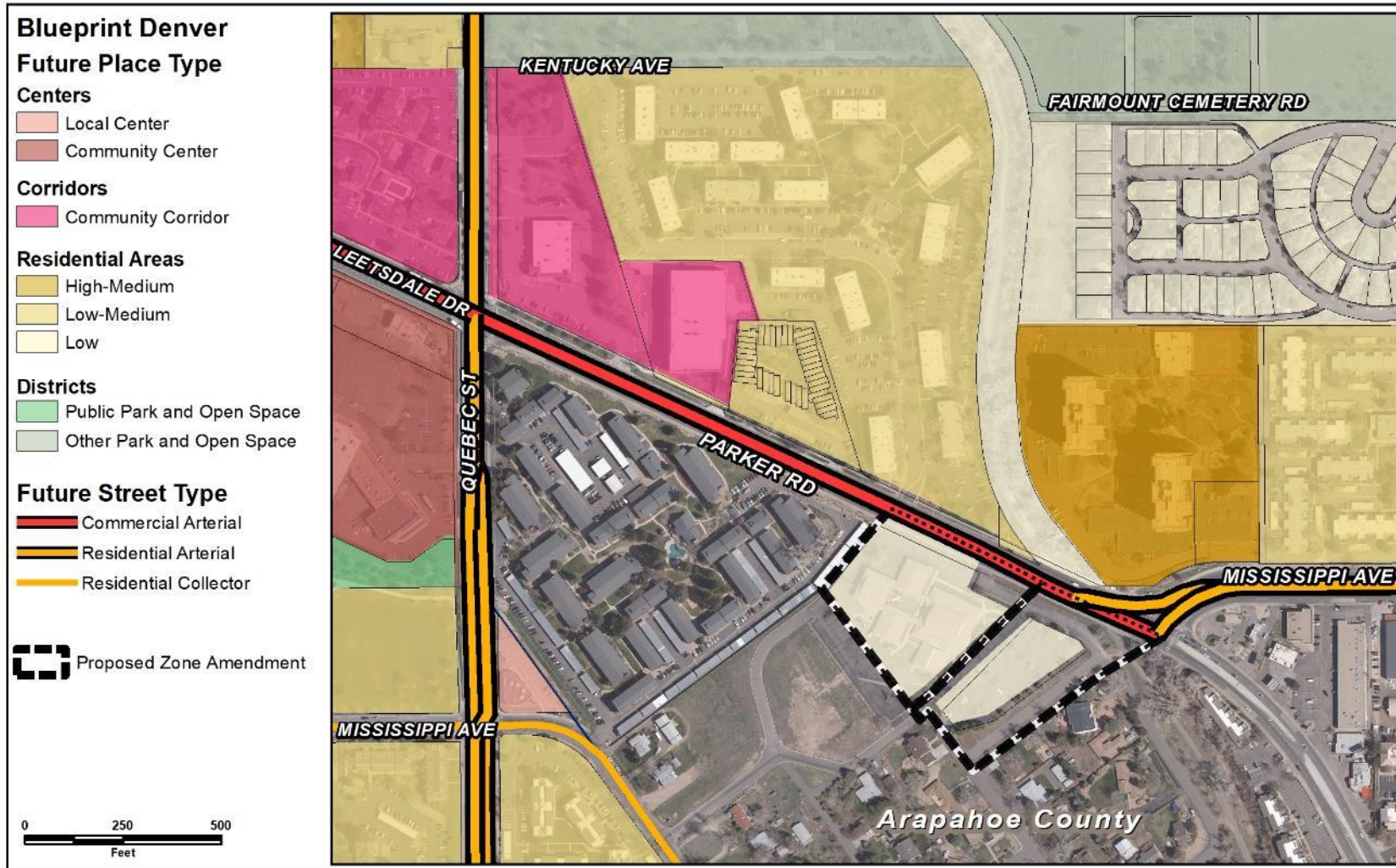


All Other Areas of the City

- 10% of new employment
- 20% of new housing

Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, however more limited.

Consistency with Adopted Plans: Blueprint Denver



Future Street Type

- Commercial Arterial
- Local / Undesignated

Residential Low Future Place Type

- Generally characterized by single-unit uses on larger lots.
- Buildings are typically up to 2.5 stories in height.
- Vacant institutional uses on corners or select sites may be appropriate locations to introduce additional suburban residential intensity.

Consistency with Adopted Plans: Blueprint Denver

Applying Blueprint Denver to Rezoning Requests

Blueprint Denver components to consider in rezoning requests:

Always Applicable

Neighborhood Context

When a new zone district is proposed for a site, the neighborhood contexts map and description should be used to guide which zone districts are appropriate. The mapping of neighborhood context is at the citywide scale, so the boundaries of the contexts may be interpreted with limited flexibility if the request furthers the goals of *Blueprint Denver* and is consistent with the overall intent of the neighborhood contexts map. However, neighborhood context should be consistent across an area and should generally not vary at the parcel level.

See the neighborhood contexts map in Chapter 4 and the neighborhood context descriptions in Chapter 5.

Place

The proposed zone district for a site should be consistent with *Blueprint Denver's* guidance for the future place. This includes:

Places map

The future places map shows which place description(s) should be used to evaluate the appropriateness of the proposed zone district. Since it is a citywide map, the boundaries of the mapped places should be interpreted with limited flexibility, especially at edges, if the request furthers the goals of *Blueprint Denver* and is consistent with the overall intent of the places map.

See the future places map in Chapter 4.

Places descriptions

The place descriptions include information about land use and built form that provide helpful guidance for evaluating a proposed new zone district.

See the places descriptions in Chapters 4 and 5.

Building Heights

Blueprint Denver is a citywide plan, and therefore cannot provide specific detailed guidance on all aspects of a place. Small area plans will provide more certain height guidance through maps of proposed building height.

The building heights identified in this plan provide a general sense of scale and are not intended to set exact minimums or

maximums. For example, there may be times when building heights taller than specified are appropriate, such as a site immediately adjacent to a transit station. Alternatively, the tallest building heights may not make sense where a site is providing a transition between a higher intensity area to a lower intensity area. Factors to consider when applying *Blueprint Denver* building height guidance may include:

- Guidance from a current small area plan
- Surrounding context, including existing and planned building height
- Transitions, including transitions from higher intensity to lower intensity areas
- Adjacency to transit, especially mobility hubs
- Achieving plan goals for community benefits, including affordable housing
- Furthering urban design goals

Growth strategy

Certain future places are anticipated to take on more jobs and housing than others, but all areas of Denver are expected to evolve. A rezoning in an area planned for less growth may still be appropriate, as smaller-scale growth and reinvestment should be occurring in these areas as well.

See the growth strategy and related map in Chapter 2.

Rezoning, also known as map amendments since they amend the city's official zoning map, change the zoning (or zone district) for a property. Zoning sets the rules for what is allowed on the property including the permitted uses and the height and form of buildings. All rezoning applications must be approved by city council, who evaluate the request against required criteria, including whether the proposed rezoning is consistent with the city's adopted plans. As an adopted plan, *Blueprint Denver* will play an important role in guiding rezoning decisions.

Sometimes Applicable

Plan Policies and Strategies

Most of the plan recommendations (organized into policies and strategies in Chapter 3) are intended to inform implementation through amendments to the zoning code and large area rezonings. These are effective tools for implementing plan recommendations at a large-scale with bigger impact. However, there may be recommendations that are relevant to a specific rezoning request. For example:

- Rezoning requests for sites that are former institutional uses, such as a school or church embedded in a residential neighborhood, may find helpful guidance in Land Use and Built Form: General, policy 6.
- Rezoning requests to enable an accessory dwelling unit may find helpful guidance in Land Use and Built Form: Housing, policy 4.

See recommendations in Chapter 3.

Street Type

Street types work in concert with the future place to evaluate the appropriateness of the intensity of the adjacent development. This includes:

Street types map

The street types map should be used to identify the street types that serve the site to be rezoned.

See the street types map in Chapter 4.

Street type descriptions

The street type descriptions convey key characteristics of different streets and can inform the types of zone districts that would best align with the desired land use and built form characteristics of the street.

See the street types descriptions in Chapter 4 and Chapter 5.

Building Heights

- Surrounding context, including existing and planned building height
- Transitions, including transitions from higher intensity to lower intensity areas
- Adjacency to transit, especially mobility hubs
- Affordable housing

Consistency with Adopted Plans: Blueprint Denver

- Land Use & Built Form: General Policy 6: *Implement zoning code revisions to facilitate compatible redevelopment of institutional sites within neighborhoods.*
 - *“Institutional uses, such as schools and places of worship, are typically embedded in residential areas and provide key services to surrounding residents. This also may include areas of privately-owned open space. When these uses leave a neighborhood, it leaves a site that previously housed a non-residential use in the middle of a residential neighborhood. These sites have the potential to provide additional neighborhood services and/or more diverse housing options without displacing existing residents.”*
 - *“Until a citywide approach is implemented, individual rezonings of these sites may be an opportunity for more intense residential uses or limited neighborhood services to be provided if done in a way that minimizes impacts to surrounding character.”*

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
 - Changing conditions and a City adopted plan
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

CPD Recommendation

CPD recommends approval, based on finding all review criteria have been met

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent