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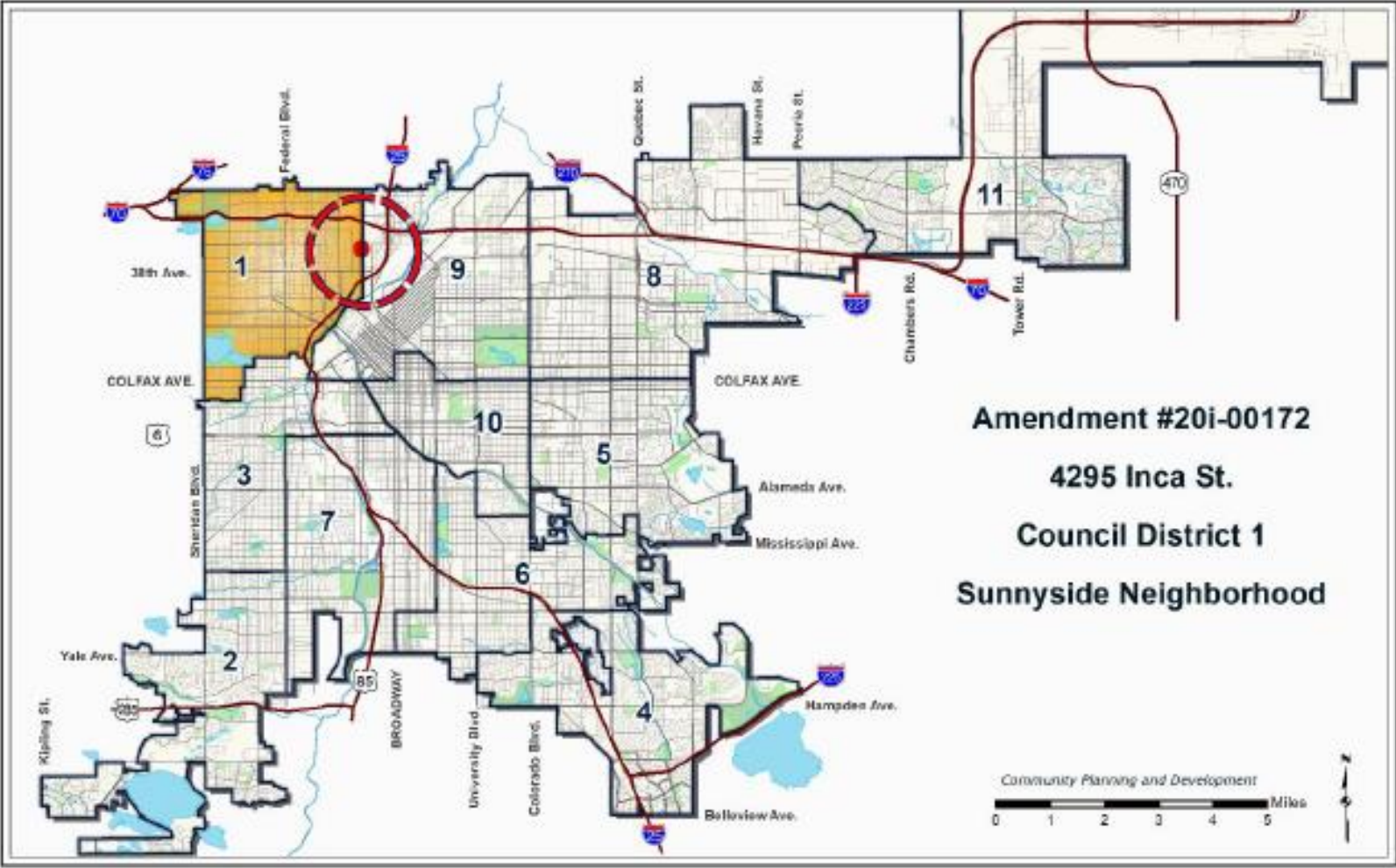
# Official Map Amendment

#2020I-00172 rezoning 4295 North Inca Street from I-A, UO-2 to C-RX-8

LUTI

June 22, 2021

# Council District 1 (Sandoval)



# Sunnyside





# Request: C-RX-8



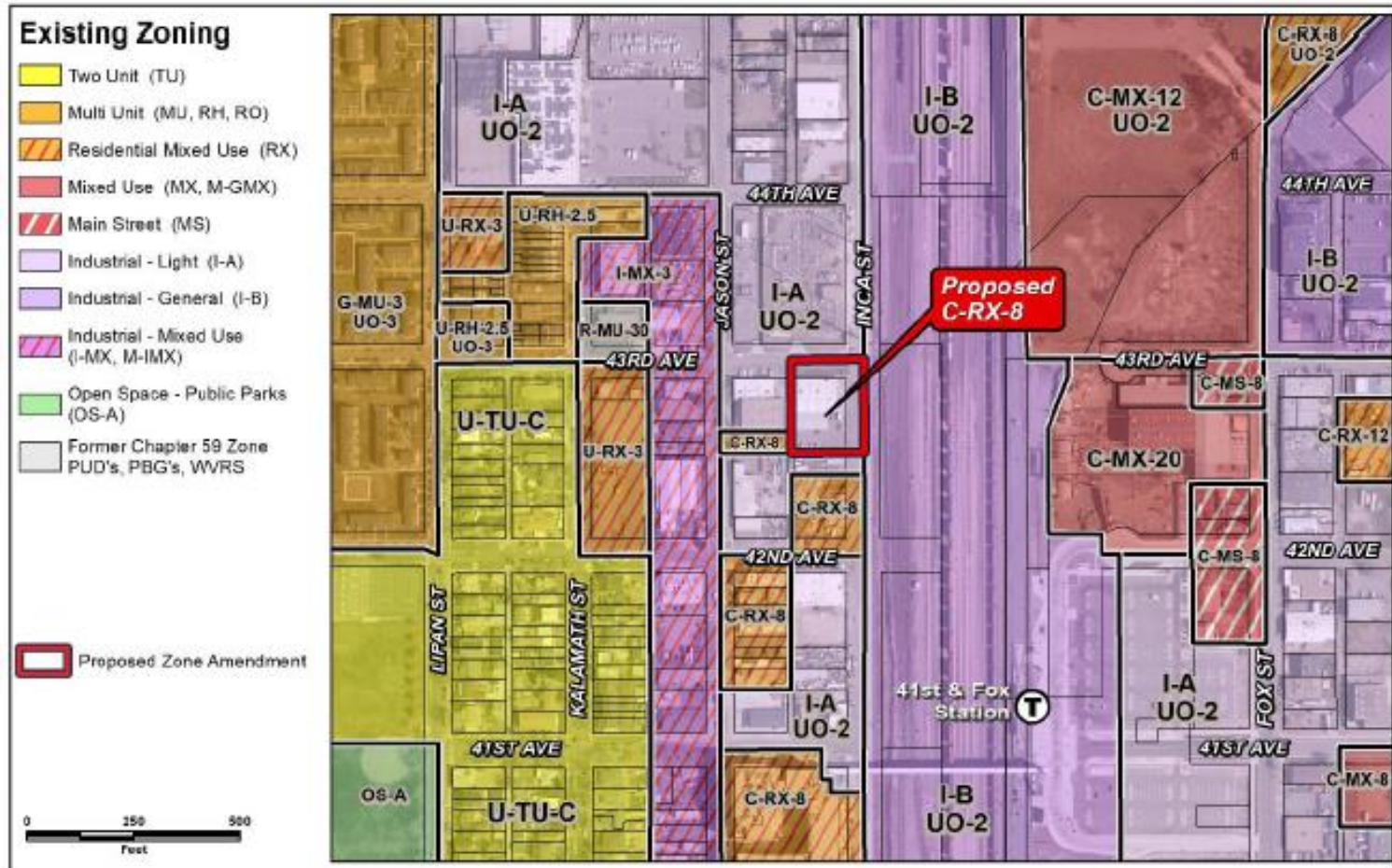
*Reminder: Approval of a rezoning is not approval of a proposed specific development project*

Urban Center Neighborhood  
Context - Residential Mixed  
Use - 8 stories maximum  
height

Residential Mixed Use can  
have street-level retail uses,  
but upper stories are reserved  
exclusively for housing or  
lodging accommodation uses

Town house, General building  
forms

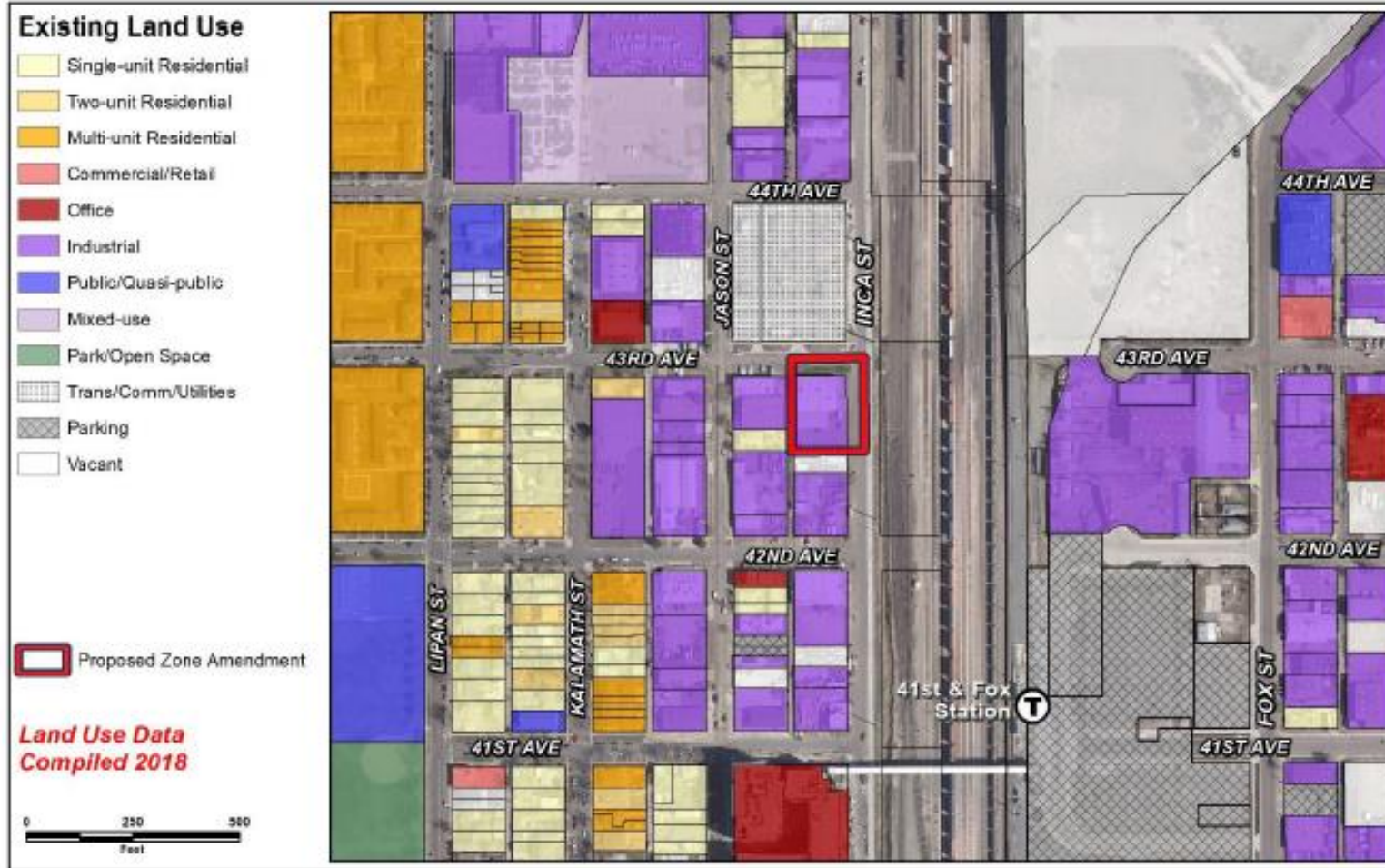
# Existing Zoning



- Subject site: I-A, UO-2
  - Light industrial district with the billboard use overlay
- Adjacent:
  - I-A, UO-2
  - I-MX-3
  - C-RX-8
  - U-TU-C



# Existing Land Use



Subject Site:

- Industrial

Adjacent:

- Industrial
- Single-Unit Residential

Other Uses Nearby:

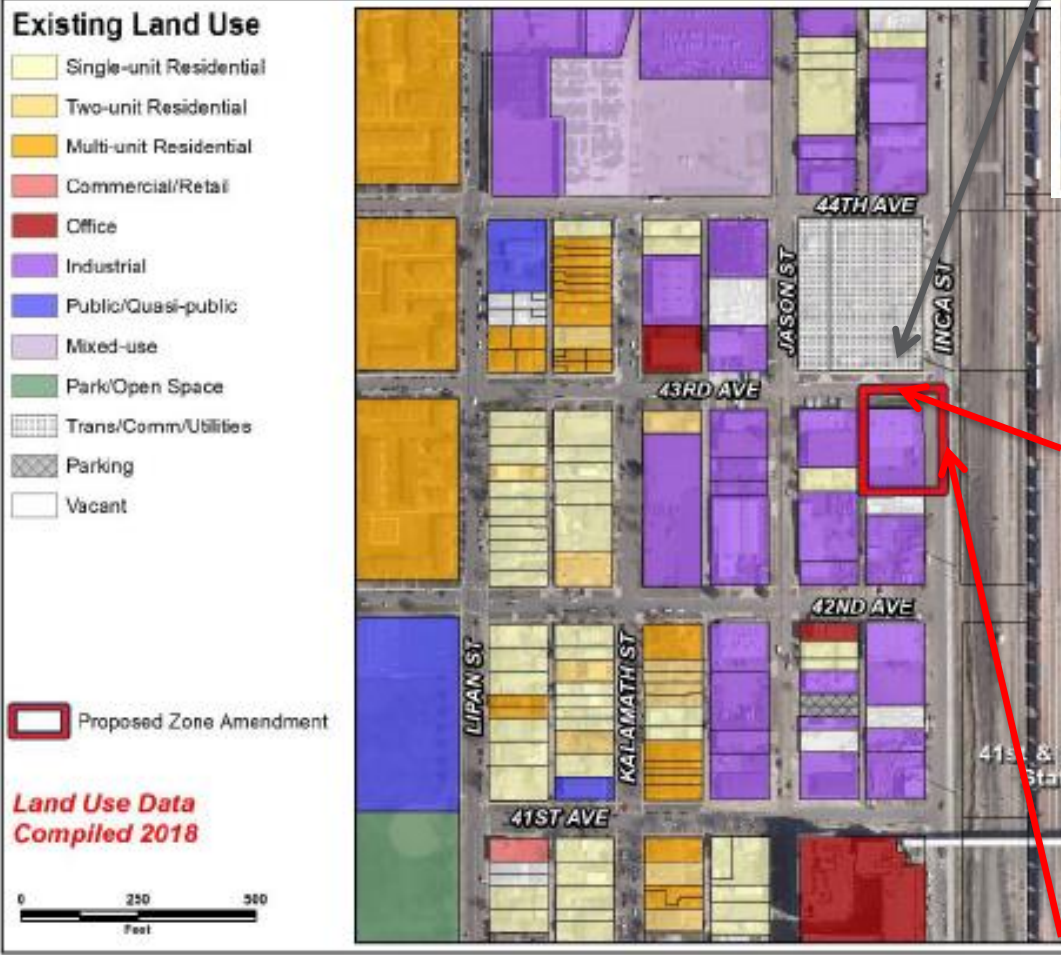
- Single-, Two-Unit, and Multi-Unit Residential
- Vacant
- Office

# Existing Context – Building Form/Scale





# Existing Context – Building Form/Scale





# Existing Context – Building Form/Scale

## Existing Land Use

- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Office
- Industrial
- Public/Quasi-public
- Mixed-use
- Park/Open Space
- Trans/Comm/Utilities
- Parking
- Vacant



# Voluntary Affordable Housing Agreement

- 12.5% of units income-restricted at 80% or less AMI
- 20% of 2+ bedrooms will be income-restricted units
- 60 year period of affordability



# Process

- Informational Notice: 3/6/21
- Planning Board Notice Posted: 6/1/21
- Planning Board Public Hearing: 6/16/21
  - Approved Unanimously
- LUTI Committee: 6/22/21
- City Council Public Hearing: 8/16/21

# Public Outreach

- RNOs
  - Globeville First; Denver North Business Association; Globeville Civic Partners; Unite North Metro Denver; Neighborhood Coalitions of Denver, Inc.; District 1 Neighborhood Coalition, Inc.; Inter-Neighborhood Cooperation (INC); Sunnyside United Neighbors, Inc. (SUNI); UCAN; District 9 Neighborhood Coalition, Inc.
- 1 letters in support from Sunnyside United Neighbors (RNO)



# Review Criteria

## 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

# Review Criteria

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*
- *Sunnyside Neighborhood Plan (1992)*
- *41st & Fox Station Area Plan (2009)*

### 2. Uniformity of District Regulations

### 3. Further Public Health, Safety and Welfare

### 4. Justifying Circumstances

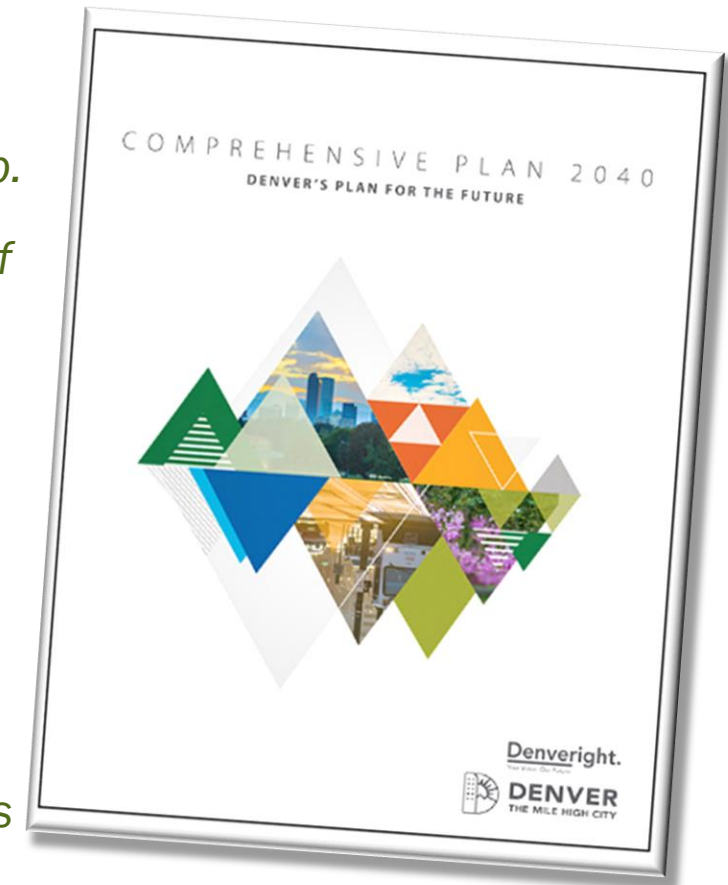
### 5. Consistency with Neighborhood Context, Zone District Purpose and Intent



# Review Criteria: Consistency with Adopted Plans

## Comprehensive Plan 2040

- *Equitable, Accessible and Inclusive Goal 1 Strategy A – Increase the development of housing units close to transit and mixed-use developments (p. 28).*
- *Equitable, Affordable and Inclusive Goal 2 Strategy A - Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).*
- *Strong and Authentic Neighborhoods Goal 1, Strategy B - Build a network of well-connected, vibrant, mixed-use centers and corridors (p. 34).*
- *Strong and Authentic Neighborhoods Goal 1, Strategy D – Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities (p. 34).*
- *Environmentally Resilient Goal 8, Strategy A - Promote infill development where infrastructure and services are already in place (p. 54).*
- *Environmentally Resilient Goal 8, Strategy B - Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).*
- *Environmentally Resilient Goal 8, Strategy B - Focus growth by transit stations and along high- and medium-capacity transit corridors (p. 54).*



# Review Criteria: Consistency with Adopted Plans

## Equity



### *Comprehensive Plan 2040*

- *Equitable, Accessible and Inclusive Goal 1 Strategy A – Increase the development of housing units close to transit and mixed-use developments (p. 28).*
- *Equitable, Affordable and Inclusive Goal 2 Strategy A - Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).*



# Review Criteria: Consistency with Adopted Plans

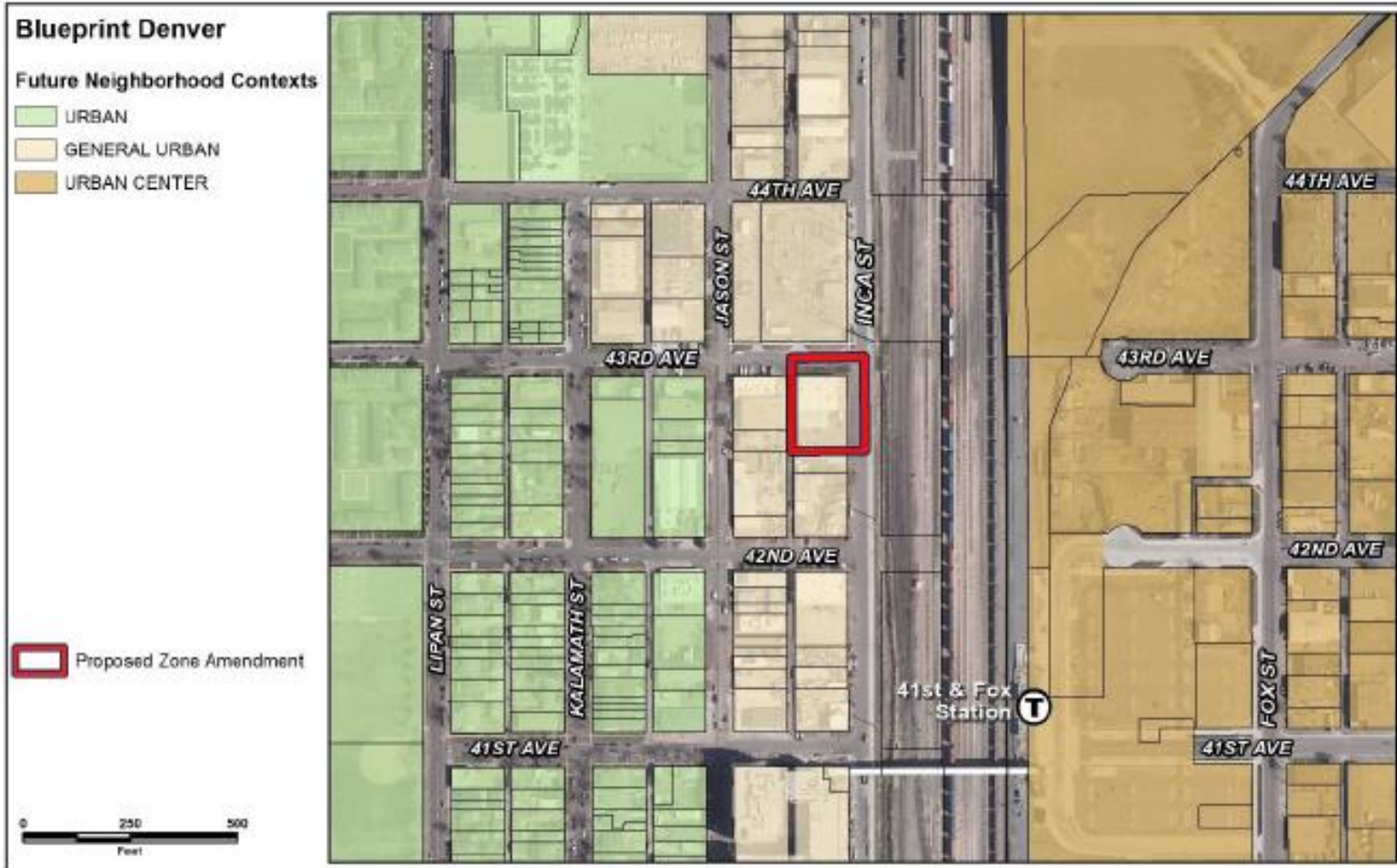
## Climate

### Comprehensive Plan 2040

- Environmentally Resilient Goal 8, Strategy A - *Promote infill development where infrastructure and services are already in place* (p. 54).
- Environmentally Resilient Goal 8, Strategy B - *Encourage mixed-use communities where residents can live, work and play in their own neighborhoods* (p. 54).
- Environmentally Resilient Goal 8, Strategy B - *Focus growth by transit stations and along high- and medium-capacity transit corridors* (p. 54).



# Consistency with Adopted Plans: Blueprint Denver

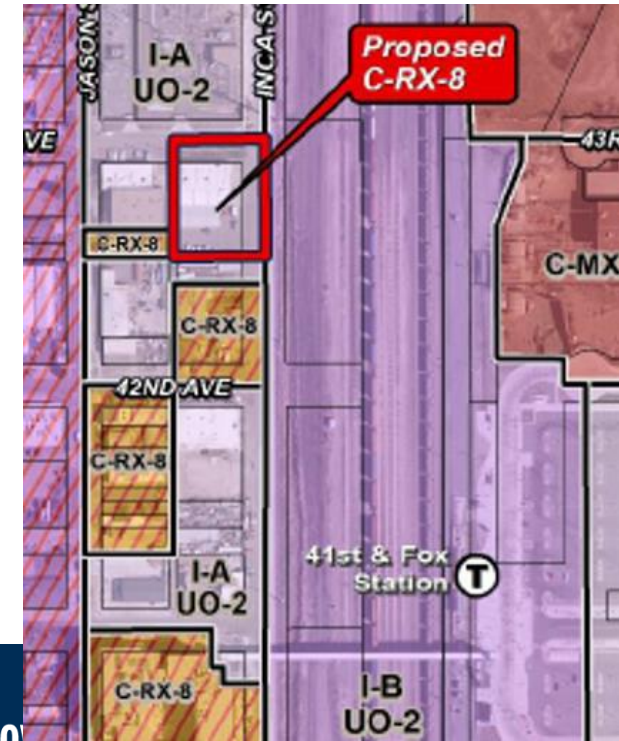


- **General Urban**
  - Homes vary from multi-unit complexes to compact single-unit homes.
  - Development should be sensitive to the existing neighborhood character and offer mix of uses, with good street activation and connectivity.
  - Well served by transit and enjoy access to abundant amenities and entertainment options.
- The mapping of neighborhood context is at the citywide scale, so the boundaries of the context 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 context map (p. 66)

## Consistency with Adopted Plans: Blueprint Denver

The mapping of neighborhood context is at the citywide scale, so the boundaries of the context 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 context map (p. 66)

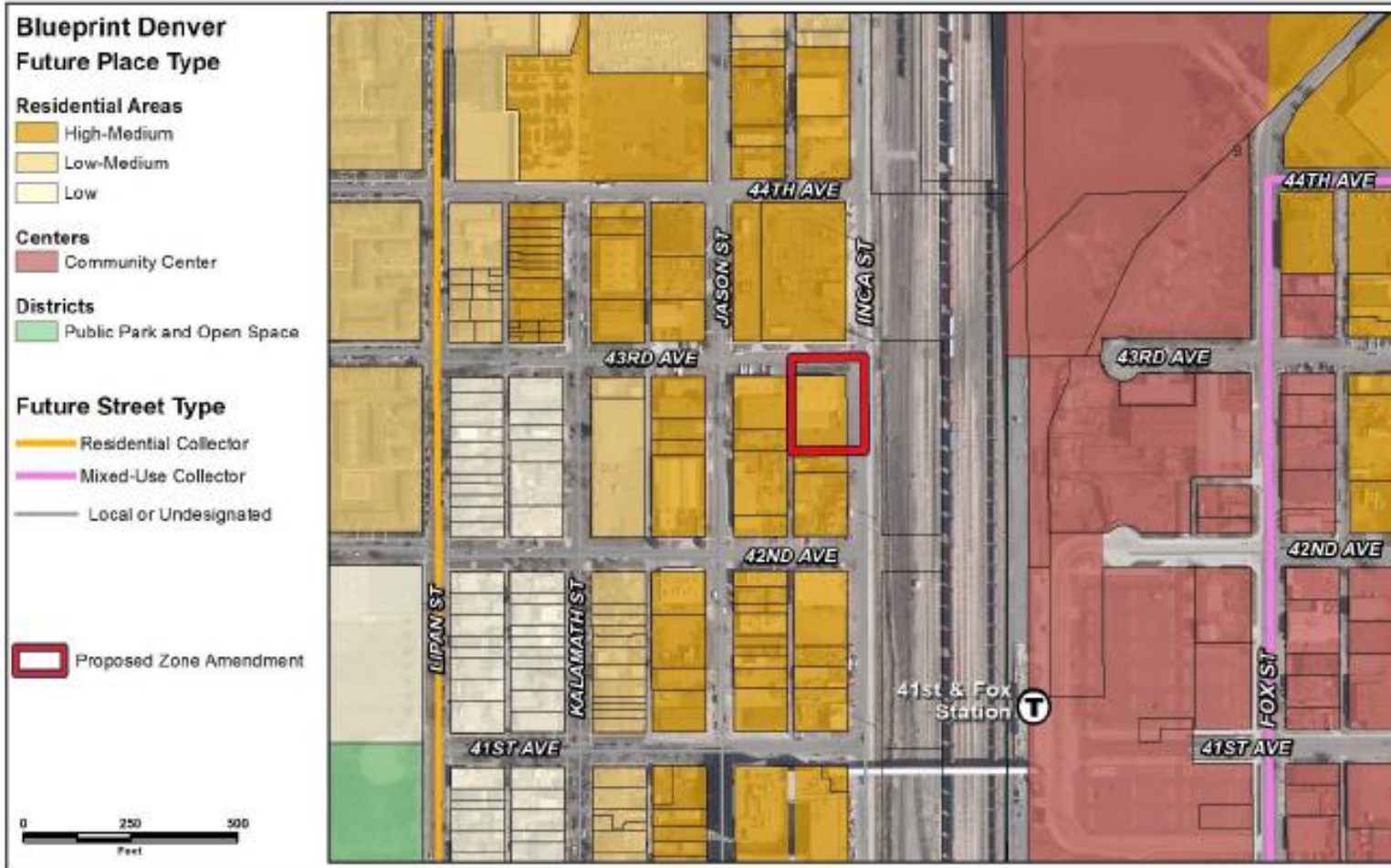
- Affordable Housing Options (Goal 1)
- Promote compatible design (Goal 8)
- Walkable Mixed-Use Centers (Goal 5)





Standards	G-RX-5	Proposed C-RX-8
Primary Building Forms allowed	Town House and Shopfront	Town House and General
Stories/Height (max)	5 70'	8 110'
Surface Parking between building and Primary Street/Side Street	Not Allowed/Not Allowed	Not Allowed/Not Allowed
Primary Street (min build-to % within min/max range)	75% 0'/10'	70% 0'/10'
Transparency, Primary Street (min)	60%	40%

# Consistency with Adopted Plans: Blueprint Denver



- **High-Medium Residential**
  - Mix of low- to medium-scale multi-unit residential uses with some neighborhood-serving mixed use distributed throughout.
  - Buildings are generally up to 8 stories in height.
  - Block patterns are consistent and pedestrian-scaled building forms clearly define and activate the street
- 43<sup>rd</sup> Avenue and Inca Street
  - Undesignated Local Streets

# Consistency with Adopted Plans: Blueprint Denver



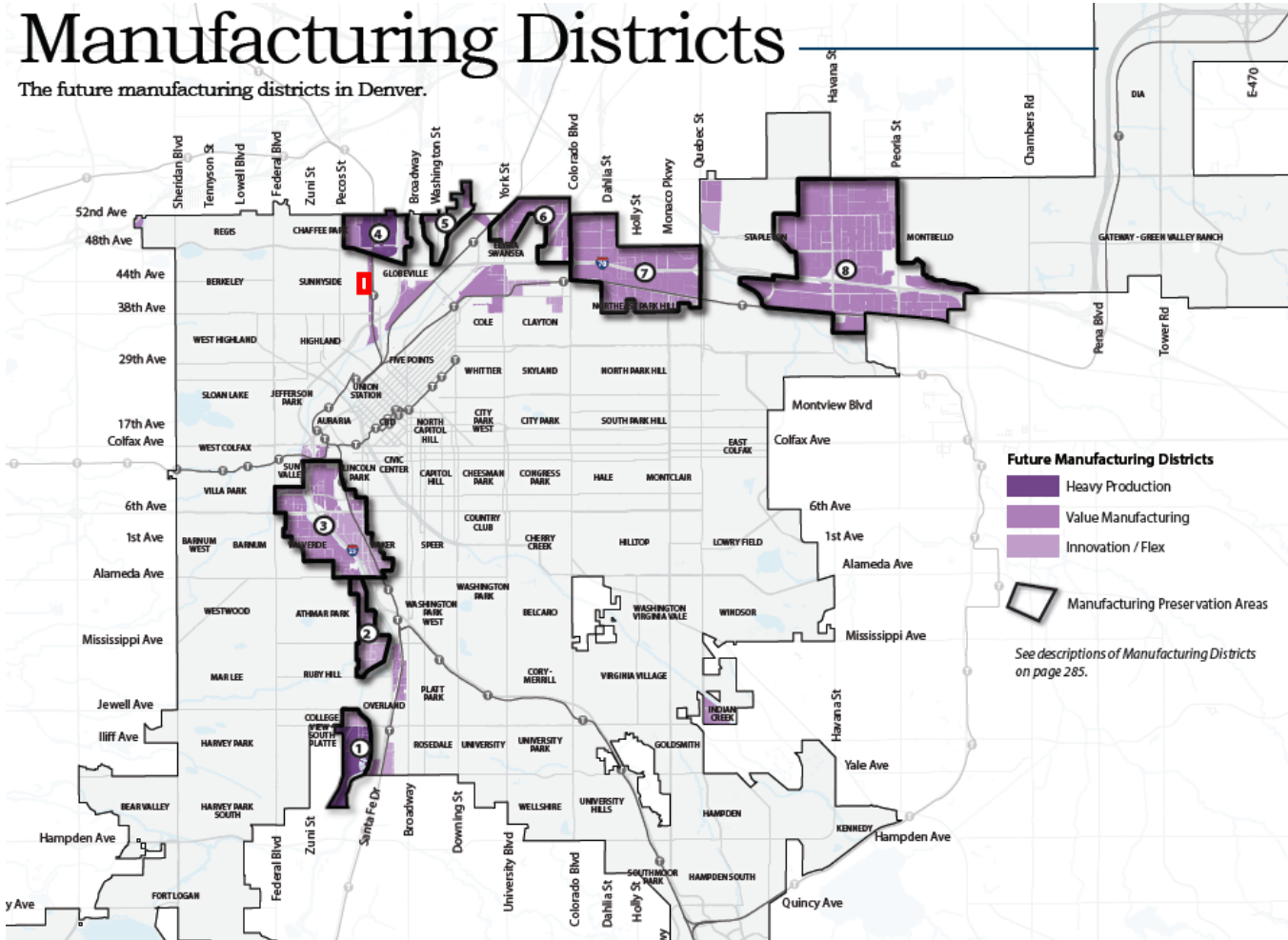
- **Growth Areas Strategy**
  - All area of the City are anticipated to see 10% of new job growth and 20% of new housing growth by 2040 (p. 51)
- *Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, however more limited.*



# Consistency with Adopted Plans: Blueprint Denver

## Manufacturing Districts

The future manufacturing districts in Denver.

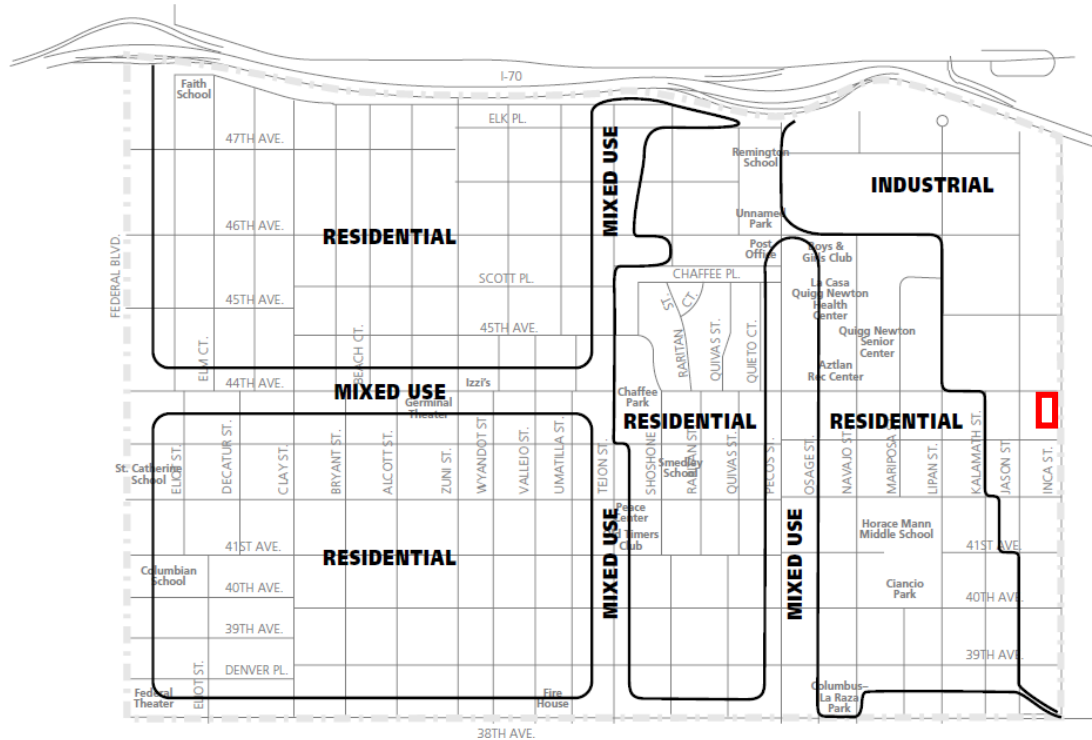


## Manufacturing District

- Subject site is not in a manufacturing district or Manufacturing Preservation Area

# Review Criteria: Consistency with Adopted Plans

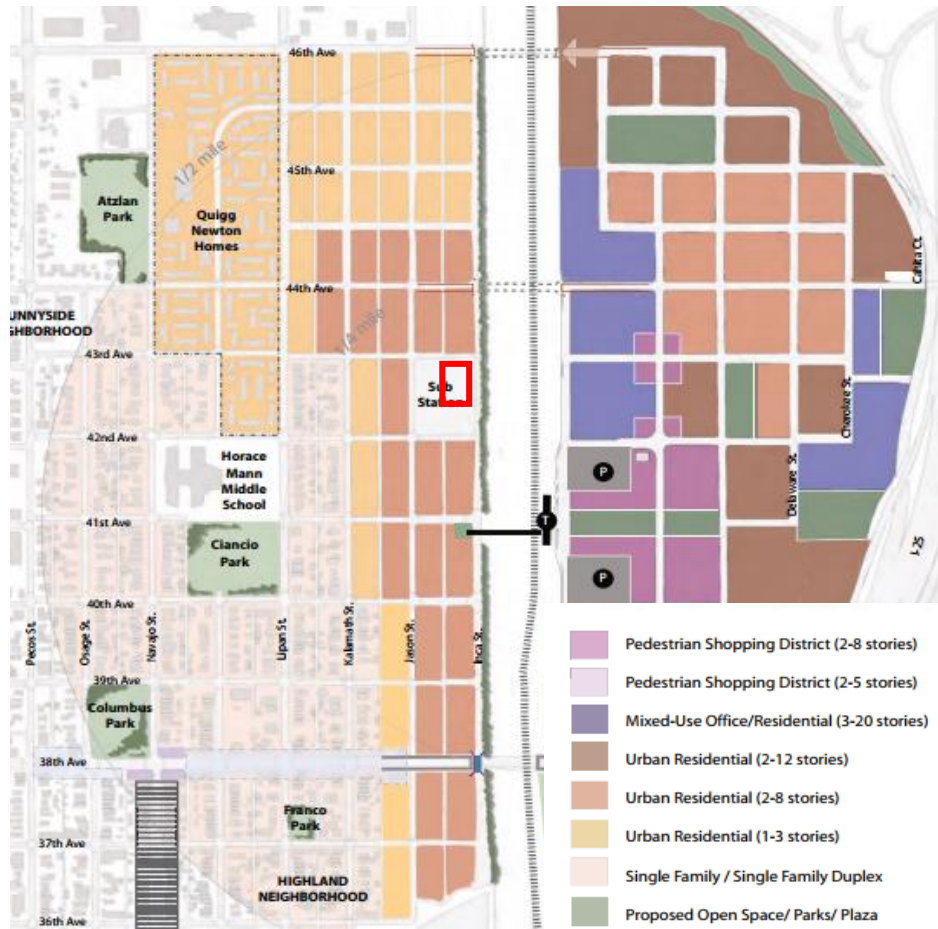
## Sunnyside Neighborhood Plan (1992)



- Identifies the subject property as industrial, and states that the far eastern edge of the neighborhood is desirable for industry because of access to I-25 and I-70, and the proximity to rail facilities.
- Scattered residential uses located within the industrial area could eventually be redeveloped as industrial uses (p.16).

# Review Criteria: Consistency with Adopted Plans

## 41<sup>st</sup> and Fox Station Area Plan (2009)



- Vision for a diverse, transit supportive and environmentally sustainable urban center
- Land Use
  - Electrical Substation
  - Mapping Error
- Inferred Land Use: Urban Residential 2-8 stories
  - New, moderate-density neighborhoods
  - Forming a new edge between the station and the existing neighborhood to the west



# Review Criteria

## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
  - Request is consistent
3. Further Public Health, Safety and Welfare
  - Implements adopted plans
  - Furthering City's Goal creating a cohesive, walkable community around the 41st and Fox station
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Review Criteria

## Denver Zoning Code Review Criteria

### 4. Justifying Circumstances

- Changed or changing conditions in a particular area, or in the city generally
  - Mixed use redevelopment in the area
  - 41st & Fox Commuter Station & Pedestrian Bridge
  - Inca Street Multi-Use Path

# Review Criteria

## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
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3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
  - C-RX-8 zone districts promote safe, active, and pedestrian-scaled, diverse areas through building forms that activate the public realm.



# 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