



3161 Walnut St

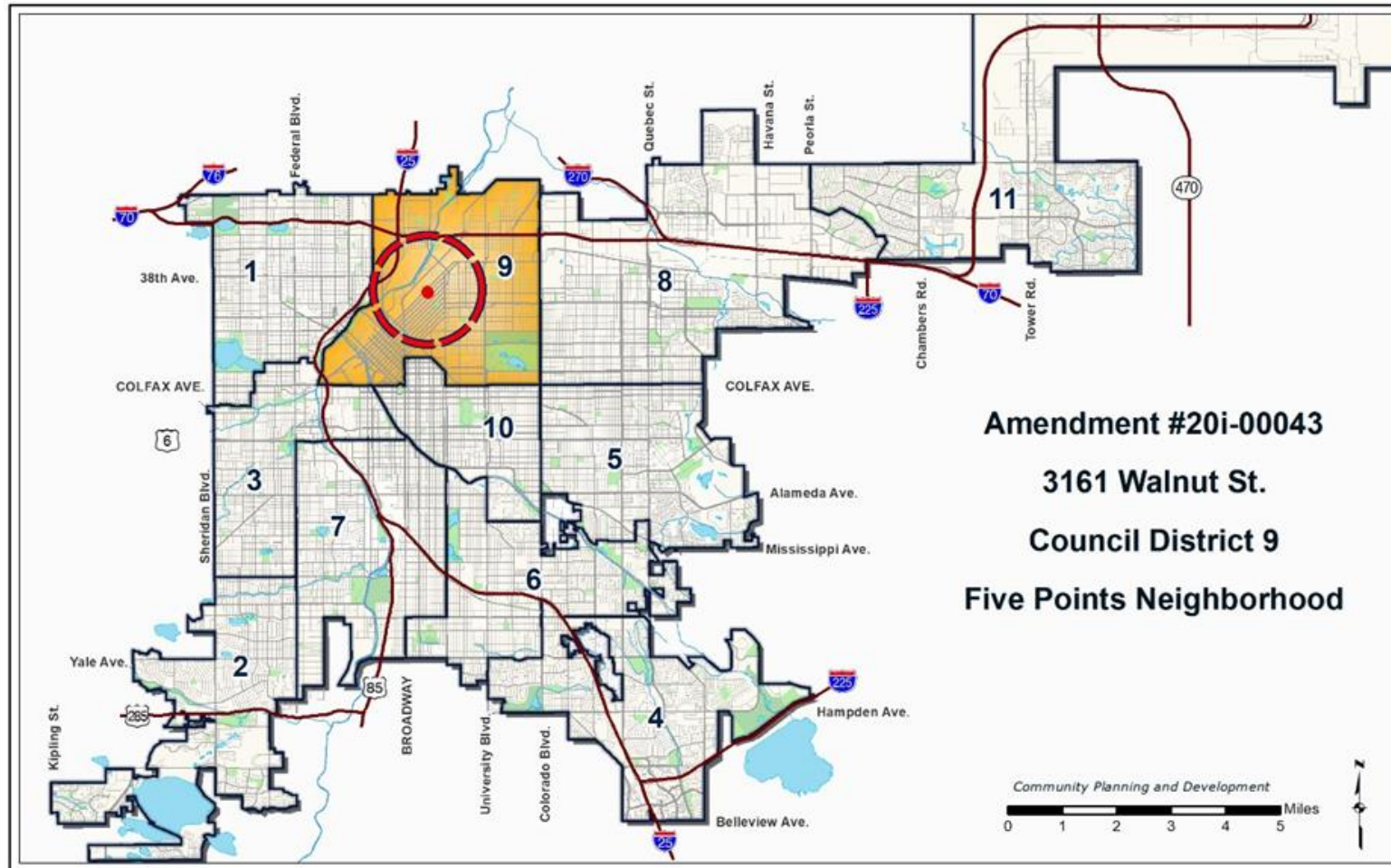
2020-00043

Request: I-MX-3, UO-2, DO-7 to C-MX-5, DO-7

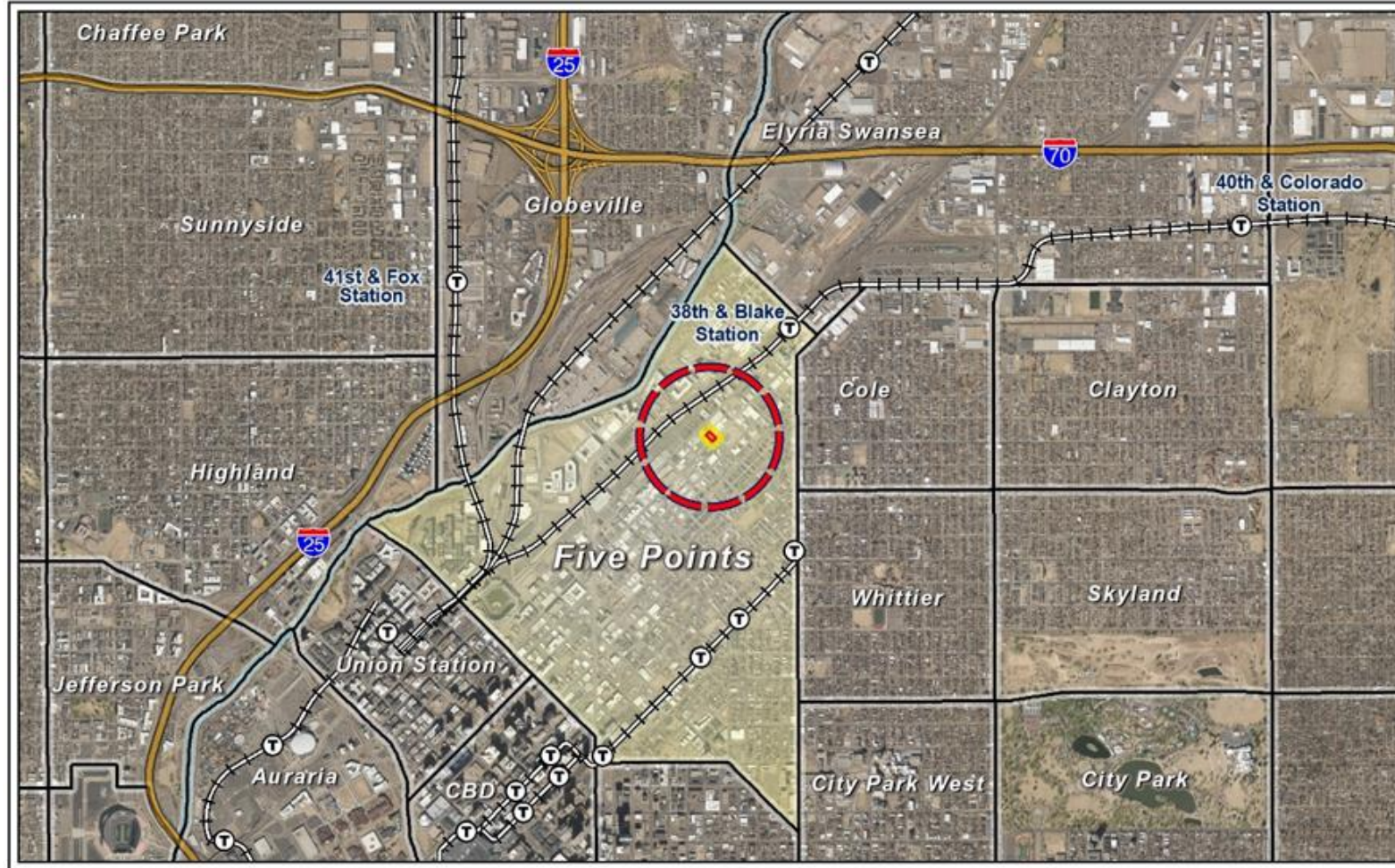
City Council Public Hearing

Date: 12/14/2020

Council District 9



Five Points Neighborhood

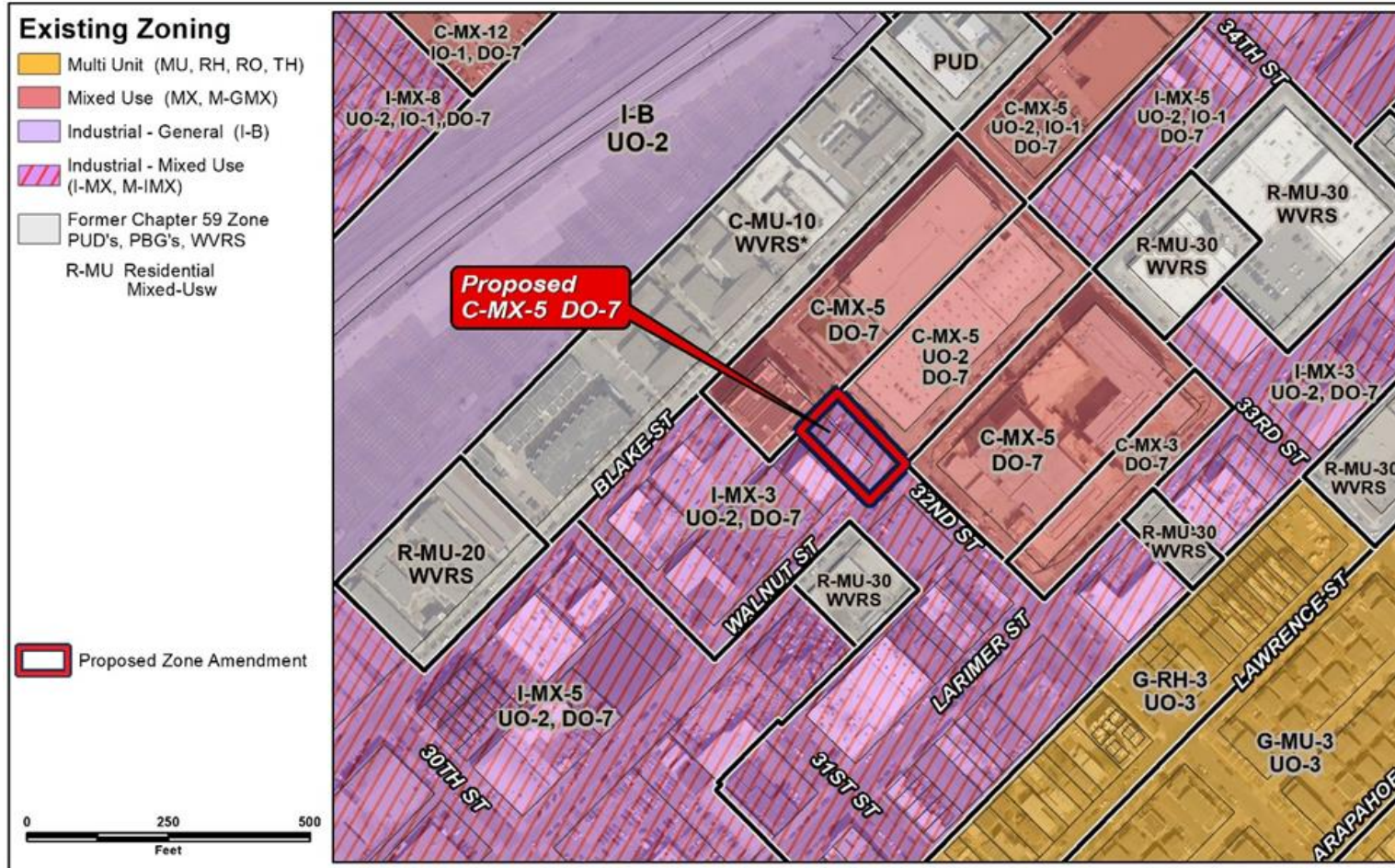


Request: C-MX-5, D0-7



- **Location:**
 - Approx. 6,247 sf
 - One-story commercial/industrial building
- **Proposal:**
 - Rezoning to C-MX-5, D0-7
 - Allows mixed-use development

Existing Zoning



Current zoning:
I-MX-3, UO-2, DO-7

Adjacent zoning:
I-MX-3, UO-2, DO-7;
C-MX-5, DO-7

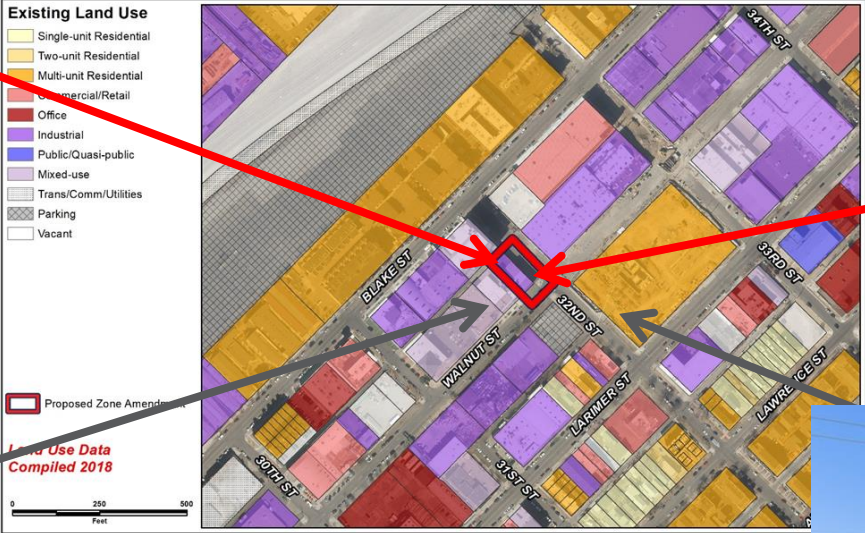
Existing Land Use



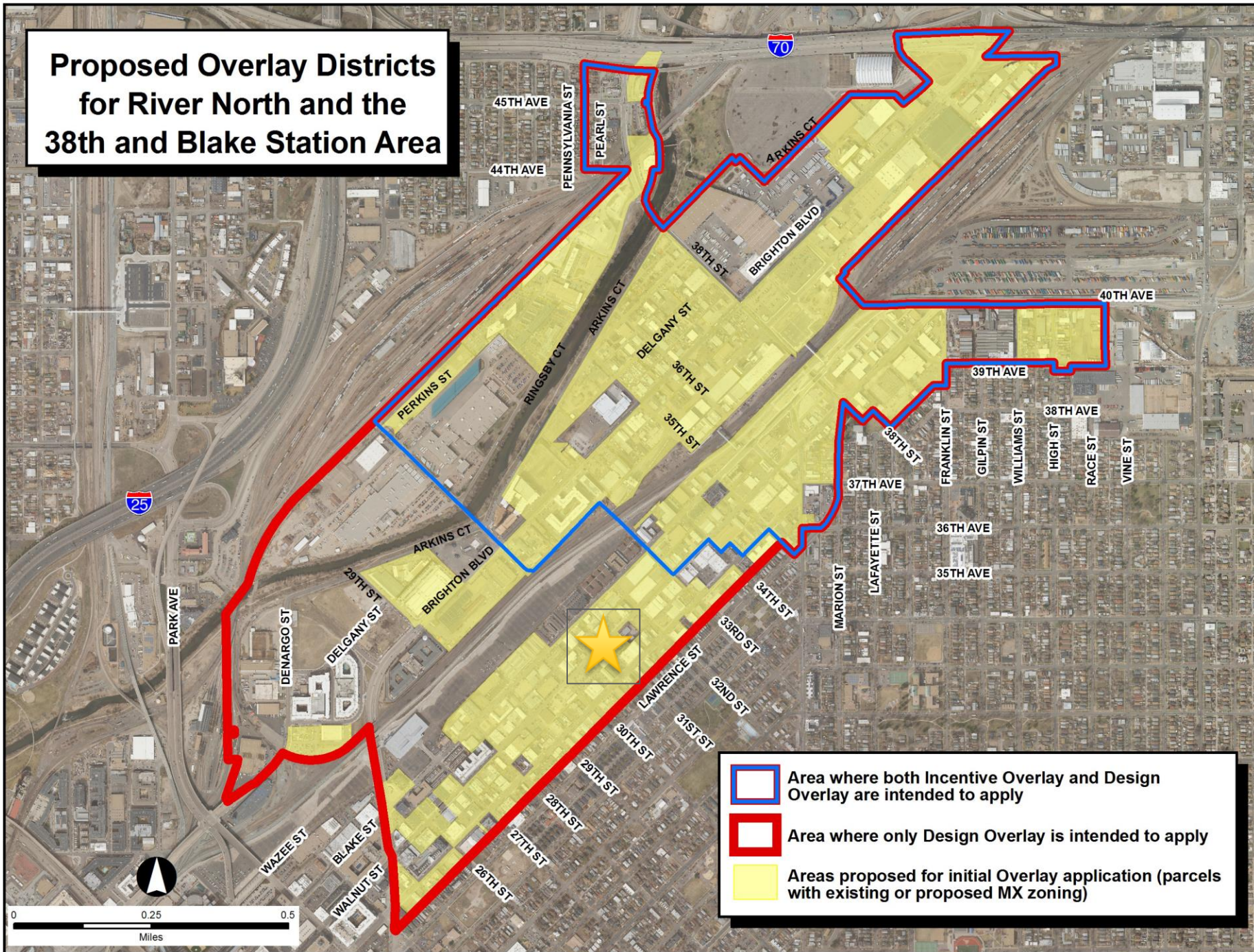
Current land use:
Industrial

Adjacent land uses:
Industrial, Mixed-use,
Multi-unit residential,
Parking

Existing Context – Building Form/Scale



Proposed Overlay Districts for River North and the 38th and Blake Station Area



Requested Zone District

Design Standards	I-MX-3 (Existing)	C-MX-5 (Proposed)
Primary Building Forms Allowed	Town House; General; Industrial	Town House, General, Shopfront
Height in stories/Height in feet (max)	3/38' - Town House 3/45'	5/70'
Primary Street Build-To Percentages (min)	70% - Town House 50% - General	70% to 75%*
Primary Build-To Ranges	10' to 15' Town House 0' to 10' - General	0' to 15'*
Primary Street Setback (min)	10' - Town House 0'	0' to 10'*
Building Coverage	N/A	N/A

*Standard varies between building forms

Process

- Informational Notice: 7/14/2020
- Planning Board Notice: 10/5/2020
- Planning Board Public Hearing: 10/21/2020
(Unanimous recommendation of approval)
- LUTI Committee: 11/3/2020
- City Council Public Hearing: 12/14/2020
- RNO Comment – None at this time
- Public Comment – None at this time

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 (2019)*
- *38th & Blake Station Area Plan (2009)*
- *Elyria & Swansea Neighborhoods Plan (2015)*
- *Northeast Downtown Neighborhoods Plan (2011)*

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 – *Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities (p. 28).*
- Equitable, Affordable and Inclusive Goal 1, Strategy A – *Increase 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 D – *Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities (p. 34).*
- Strong and Authentic Neighborhoods Goal 1, Strategy A – *Build a network of well connected, vibrant, mixed-use centers and corridors (p. 34).*
- Strong and Authentic Neighborhoods Goal 2, Strategy D – *Use urban design to contribute to economic viability, public health, safety, environmental well-being, neighborhood culture and quality of life (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 C – *Focus growth by transit stations and along high and medium-capacity transit corridors (p. 54).*



Consistency with Adopted Plans: Blueprint Denver



- Urban Center Neighborhood Context
 - High mix of uses throughout
 - Well served by high capacity transit

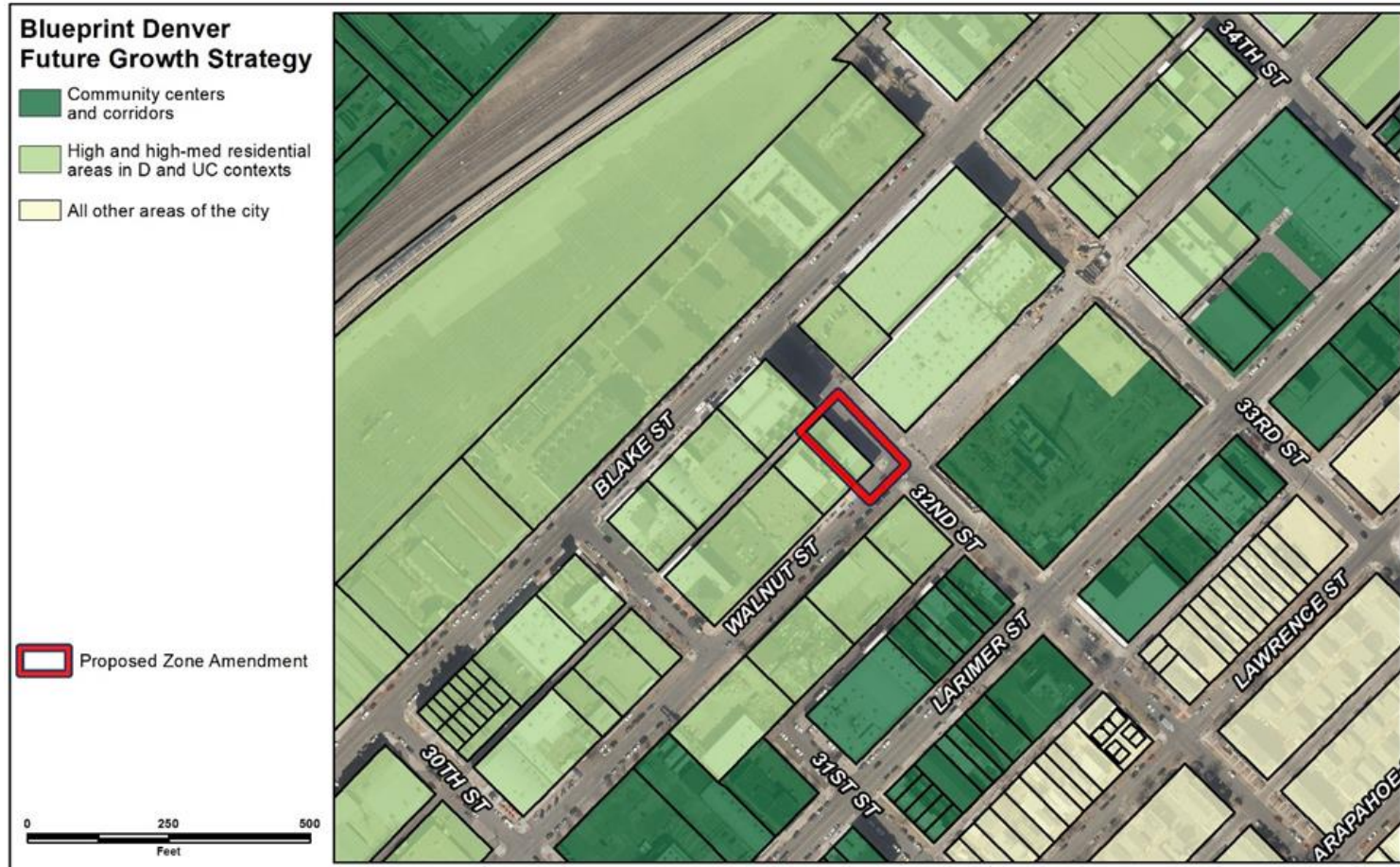
Consistency with Adopted Plans: Blueprint Denver



- **High-Medium Residential**
 - Mix of uses, including multi-unit residential
 - Building heights are generally up to 8 stories
- **Street Types**
 - Walnut St: Mixed-use Arterial
 - 32nd St: Local or Undesignated

Reminder: Evaluating whether the proposed zone district is consistent with the Future Street Classification, but not to assess the traffic impacts of a specific development proposal.

Consistency with Adopted Plans: Blueprint Denver

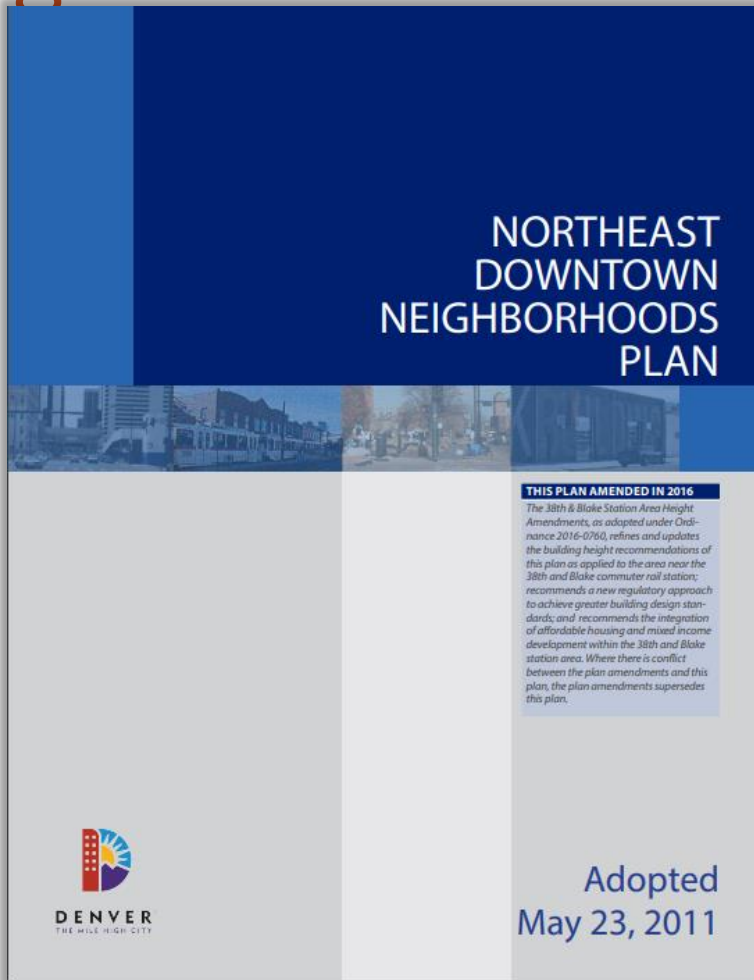


Growth Area Strategy: Community centers and corridors

- 15% of new housing
- 5% of new employment

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.

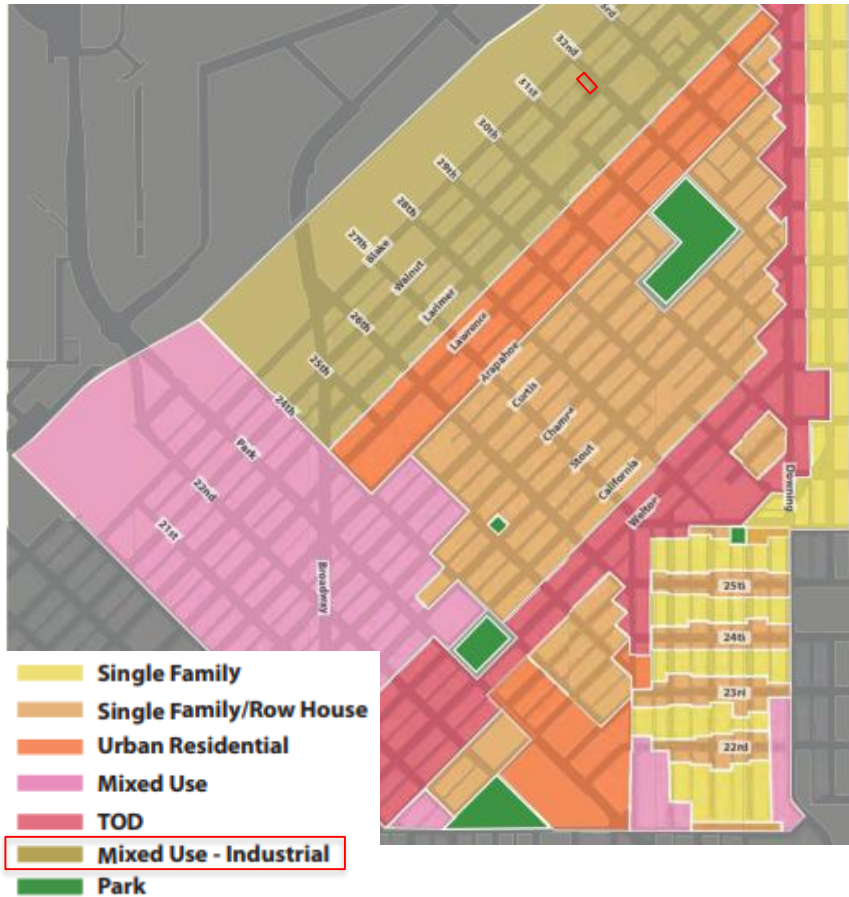
Consistency with Adopted Plans: Northeast Downtown Neighborhoods Plan



Guiding Principles

- Enhance multimodal connectivity
- Complete and enhance the public realm
- Enhance and support existing retail corridors
- Create a development-friendly atmosphere
- Protect neighborhood fabric
- Create appropriate transitions between neighborhoods
- Increase open space access
- Fill gaps in neighborhood services
- Capitalize on transit
- Promote diversity

Consistency with Adopted Plans: Northeast Downtown Neighborhoods Plan

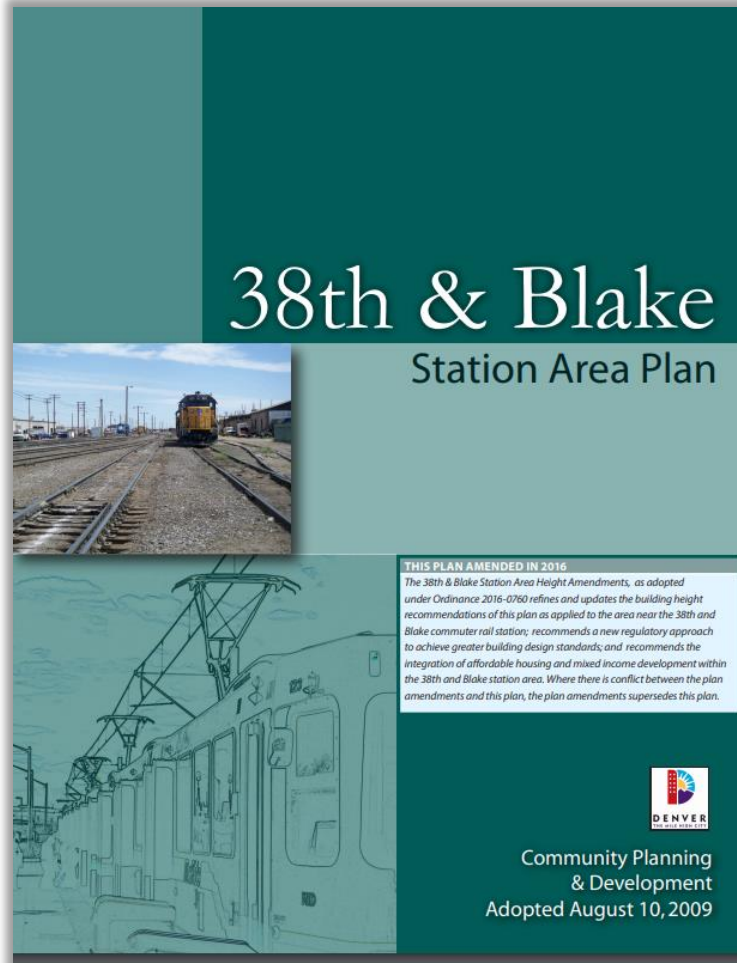


Lands Use Concepts

Mixed Use / Industrial

- Similar to Mixed Use, but with recognition that light industrial uses, such as light manufacturing and smaller warehouses are compatible with urban residential housing types. These areas have both a sizable employment base as well as a variety of mid-to-high density housing options. Land Uses can be, but are not necessarily, mixed in each building, development, or block. Pedestrian access is of important within the area, with residential and non-residential uses always within walking distance of one another.

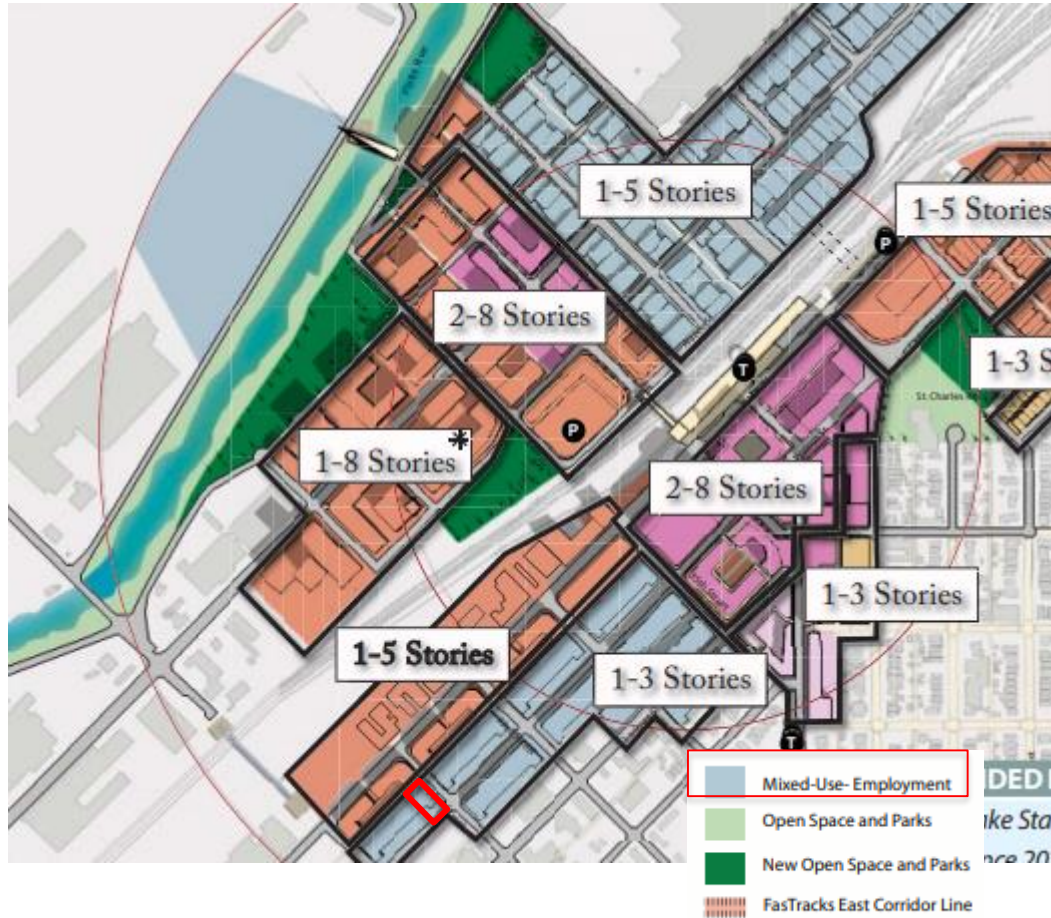
Consistency with Adopted Plans: 38th & Blake Station Area Plan



Plan Goals

- Connect Upper Larimer, Cole and River North to the station and each other with pedestrian paths and bicycle routes
- Move vehicles safely to the station, station parking lots and through the station area without jeopardizing safe pedestrian circulation
- Address storm water management issues with sustainable, urban solutions for detention, conveyance and water quality that also serve to provide usable open space that provides an amenity for the community
- Utilize the station investment to strengthen existing diverse neighborhoods and create a new center for the community

Consistency with Adopted Plans: 38th & Blake Station Area Plan



Land Use Concept: Mixed-Use Employment

Encourages employment opportunities and allows for a mix of uses that includes: warehouse, retail, research and development, creative services, offices, incubator business, arts/cultural uses, and compatible recreational uses. New infill development should be compatible with the other recommended uses near the station area. Mixed-use Employment is meant to attract and accommodate cutting-edge industries and transition over time to include opportunities for a unique and inviting place to live and work – residential uses are allowable. This designation is envisioned in two places within the station area. Along Larimer and Walnut Streets southwest of the station (which are one-way streets with more employment uses than Blake Street) where building heights are up to 3 stories.

Consistency with Adopted Plans: Elyria & Swansea Neighborhood Plans (2015)

While the subject property is not in the Elyria or Swansea Neighborhoods, this plan also incorporates all parcels within a ½ mile radius of the 38th & Blake Station. No additional guidance is provided for the site, rather this plan reinforces the findings and recommendations of the station area plan.

Consistency with Adopted Plans

- Conflicting height guidance between various plans.
- Station Area Plan (2009) recommends 3 story height
- Neighborhood Plan (2011) supports proposed 5 story height.
- Blueprint Denver (2019) supports heights up to 8 stories but also shows deference to small area plans.
- Staff finds the proposed rezoning to 5 stories to be consistent with the *totality* of plan guidance.

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
 - Implementation of adopted plans
 - Facilitate increased housing density near transit
 - Provide better health outcomes through increased physical activity
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
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
 - Changed or changing conditions in a particular area
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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

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