



DENVER
THE MILE HIGH CITY

1520 Grape Street

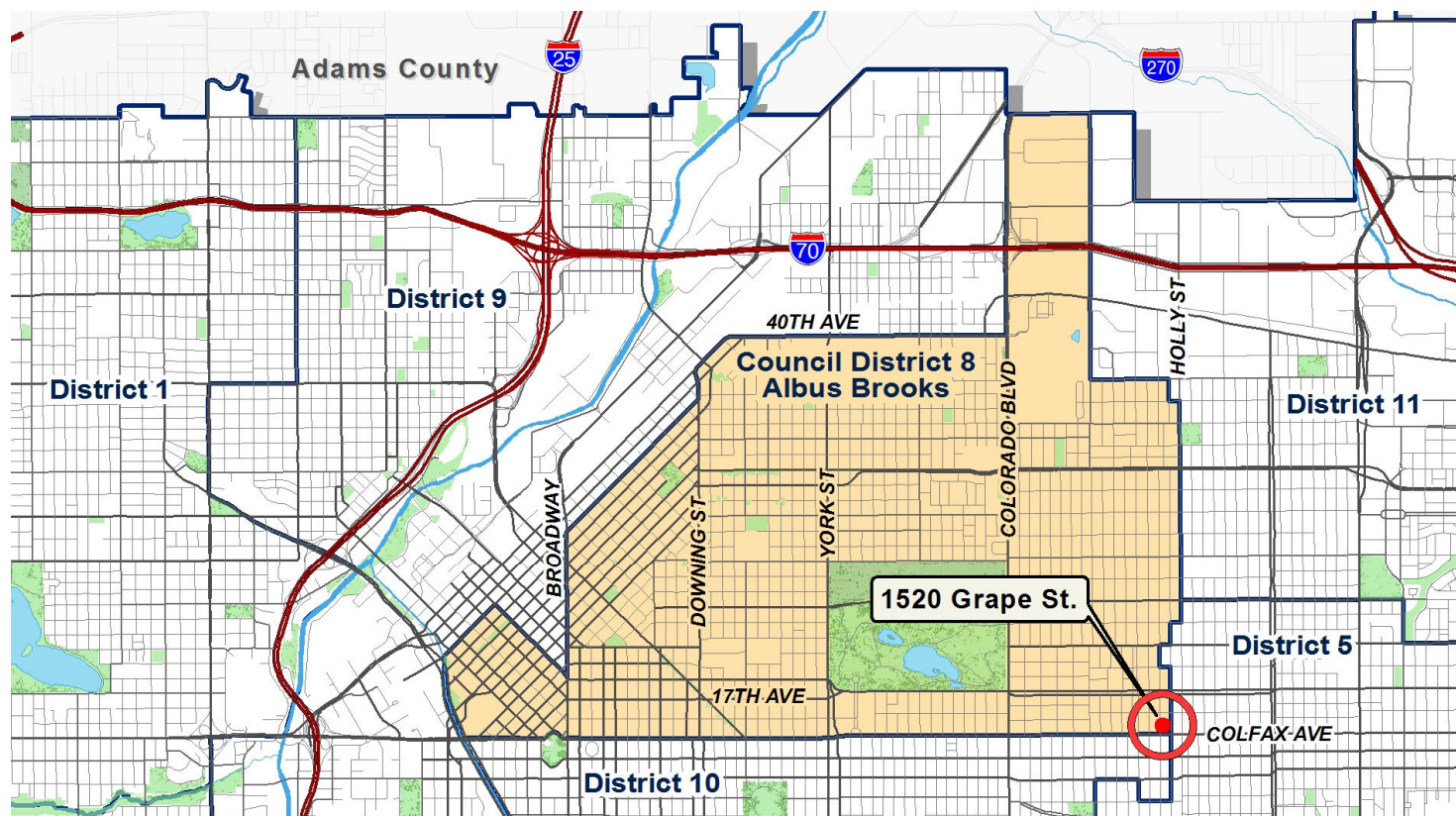
U-TU-C to U-MS-2

FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**



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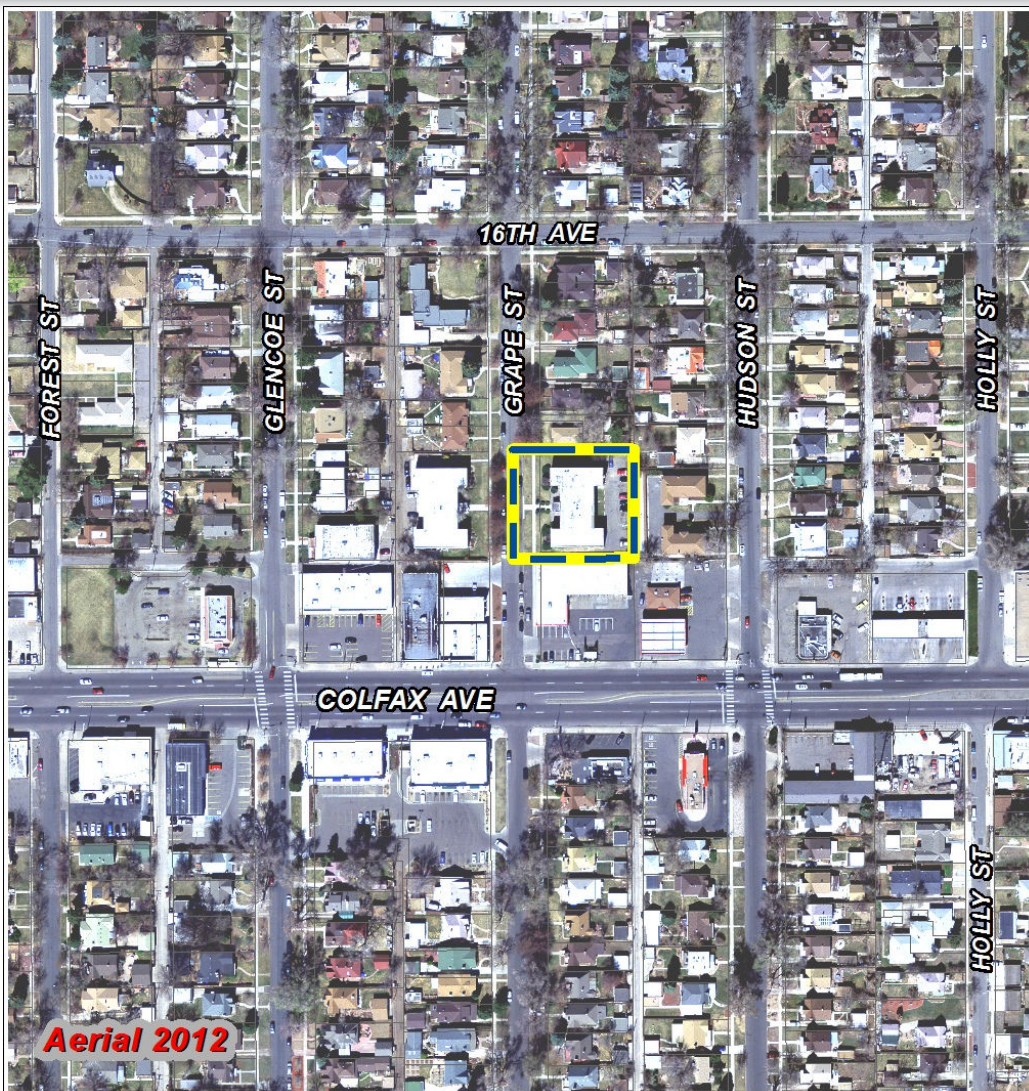
Council District 8

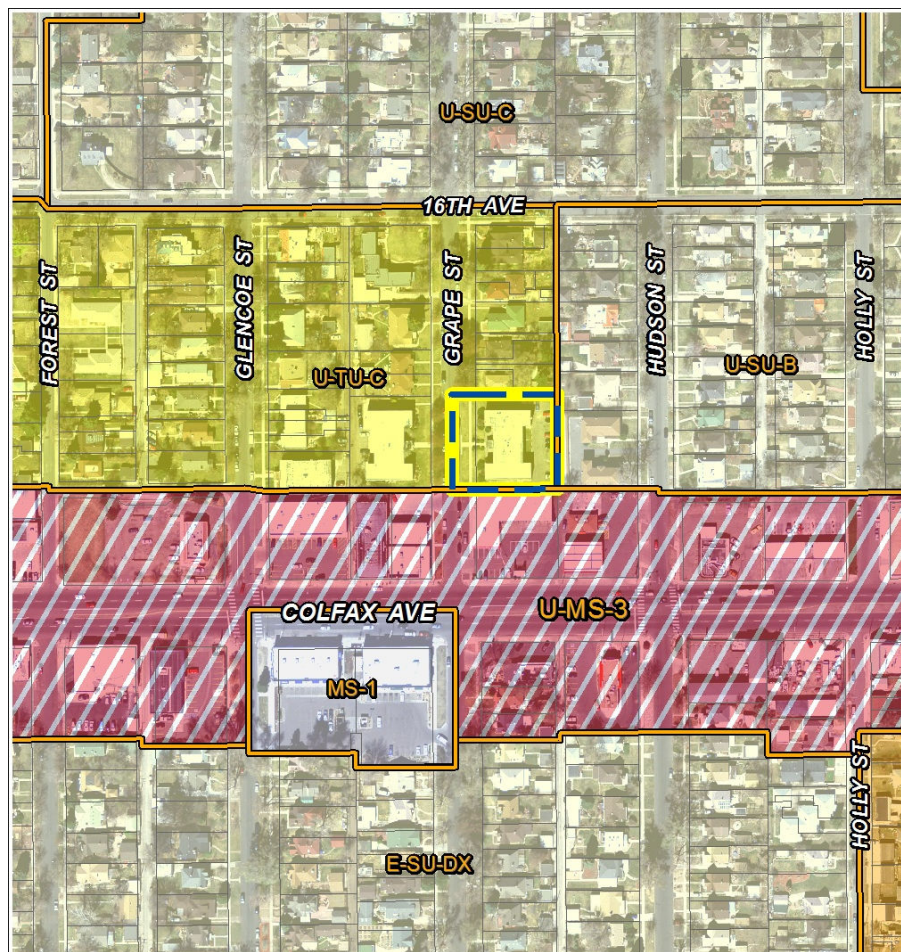


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1520 Grape Street

- Just north of Colfax Avenue





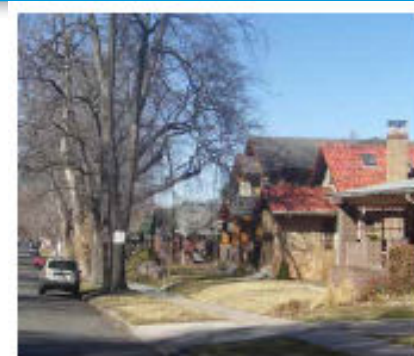
- Property:
 - 19,500 SF
 - Existing 2-story apartment building
 - Multi-Unit use (allowed as a conforming use in this district, but cannot be expanded)
- Property Owner:
 - Requesting rezoning to add more dwelling units to the existing structure
- Requesting rezone from U-TU-C to U-MS-2



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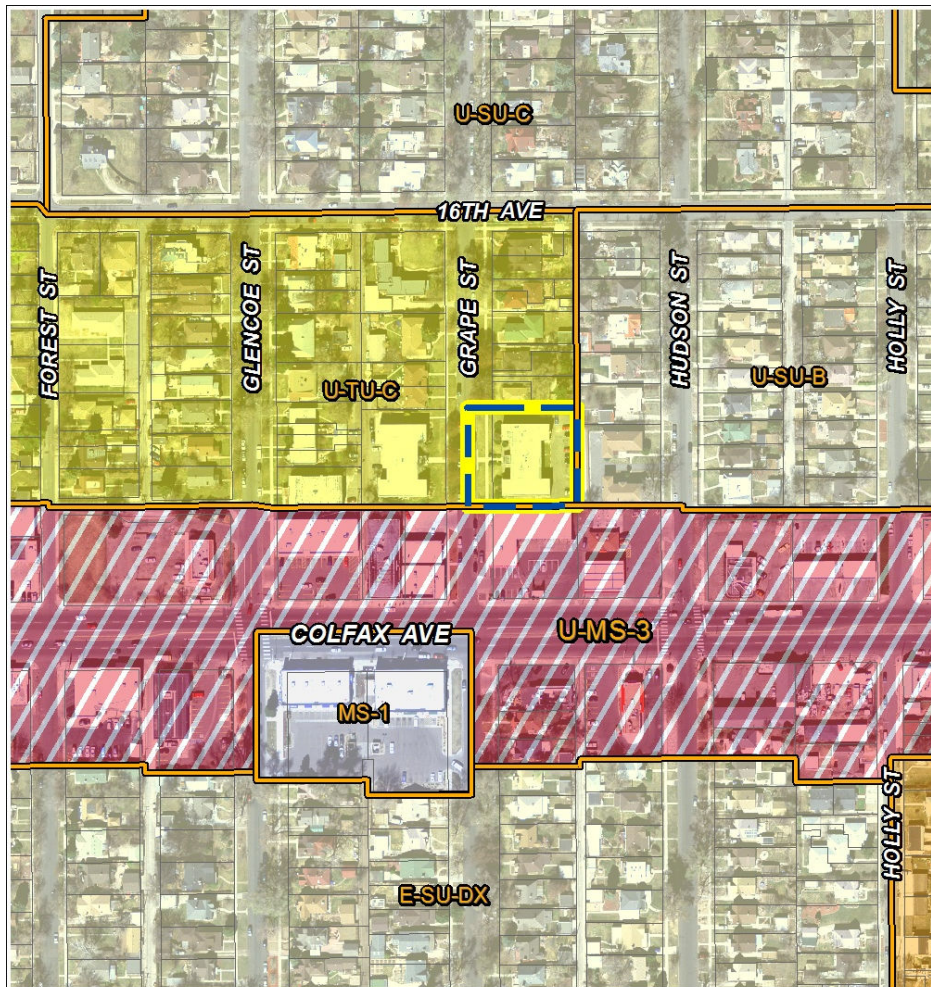
Request: U-MS-2

Urban Neighborhood Context – Main Street – 2 stories max.
ht.



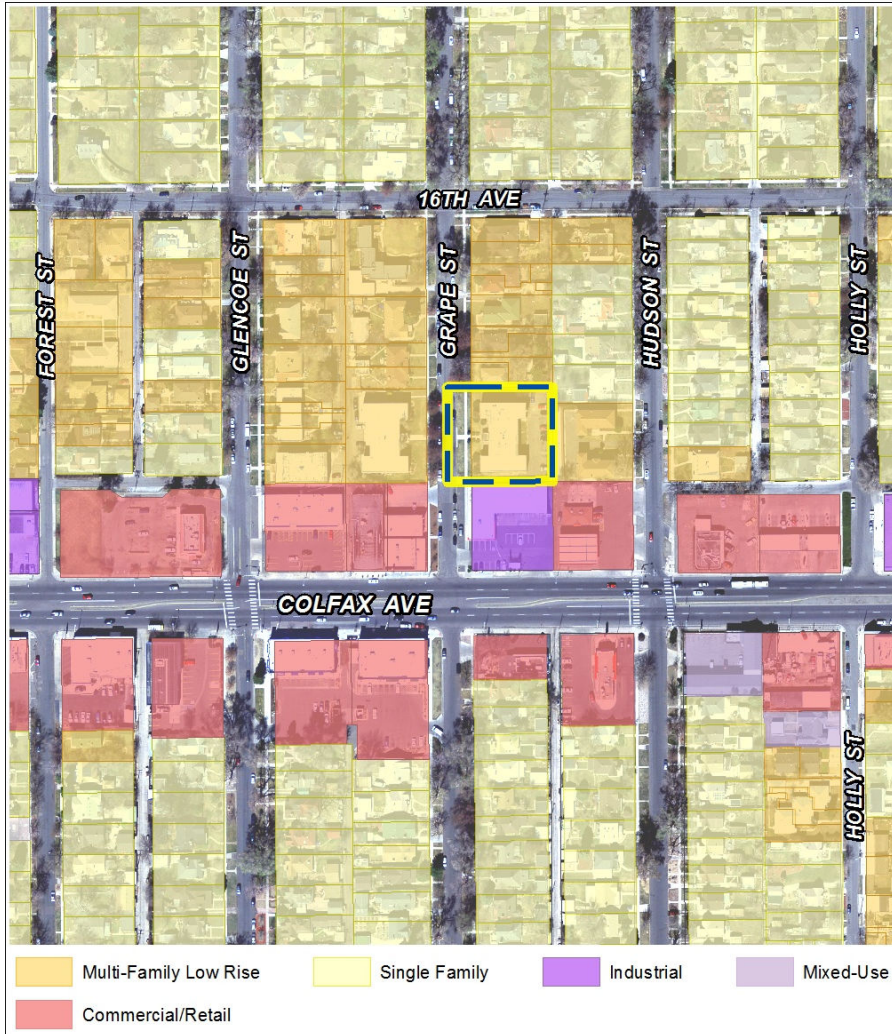
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Existing Context – Zoning



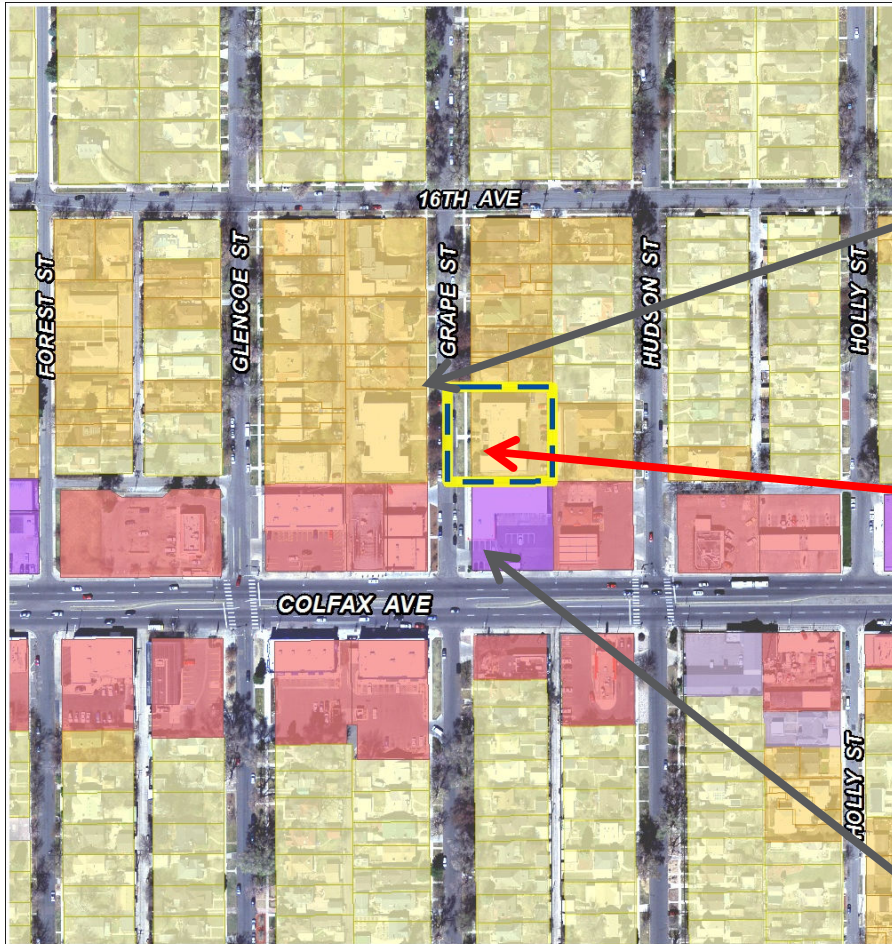
- Adjacent properties are zoned:
 - U-TU-C
 - U-SU-B
 - U-MS-3

Existing Context – Land Use

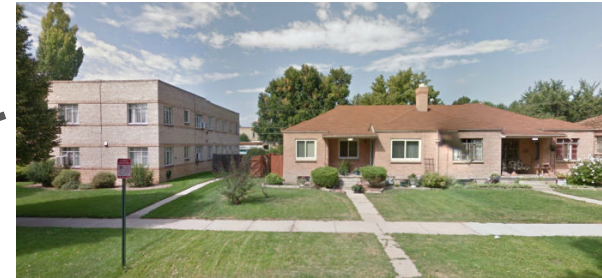


- Existing use: Multi-family
- Use of surrounding properties:
 - Commercial/Retail and mixed use along Colfax
 - Multi-family along this block of Grape Street
 - Mix of multi-family and single-family in surrounding neighborhood

Existing Context – Building Form/Scale



Multi-Family Low Rise Single Family Industrial Mixed-Use
Commercial/Retail



- Planning Board – August 21, 2014
 - Recommended approval 9-0
- Neighborhoods and Planning Committee – September 17, 2014
- City Council

- RNOs
 - The following RNOs provided comment on this application:
 - Fax Partnership – support
 - Mayfair Neighbors, Inc. – support
 - Denver Neighborhood Association, Inc. – support
 - Greater Park Hill Community, Inc. – support (9-4)
- Emails
- Notification signs posted on property

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 2000
- Blueprint Denver: A Land Use and Transportation Plan
- Park Hill Neighborhood Plan

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

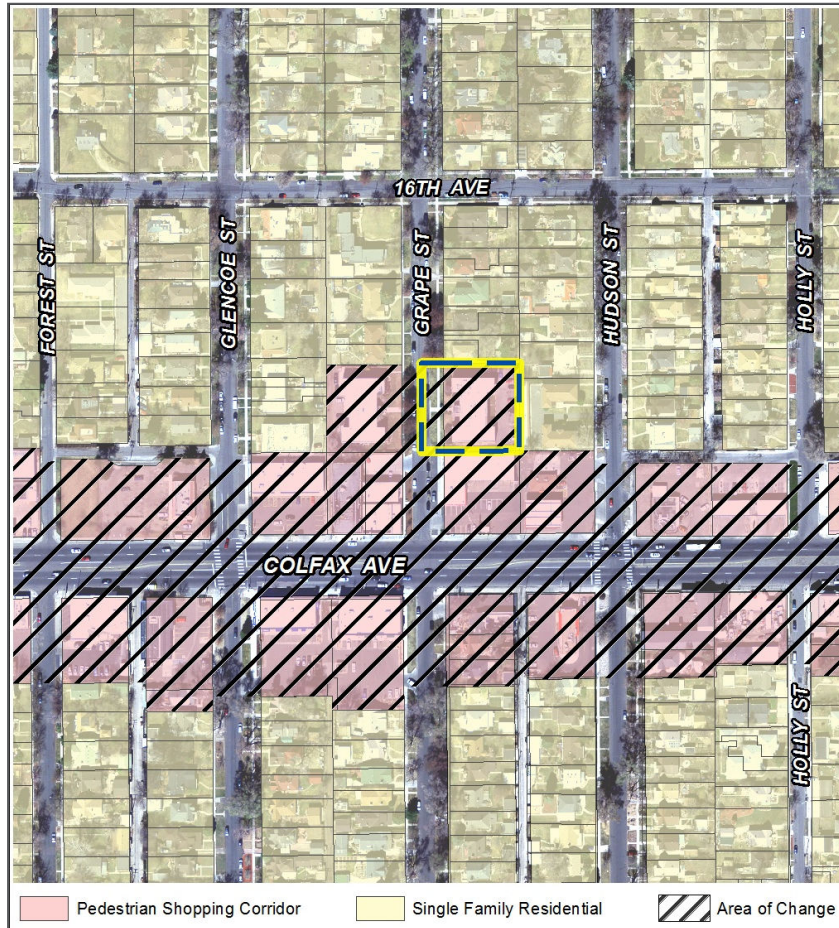


Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-F – *Promote infill development where services and infrastructure are already in place; design mixed use communities; reduce sprawl.*
- Land Use Strategy 3-B – *Encourage quality infill development consistent with the character of the surrounding neighborhood; offer opportunities for increased density and more amenities; broaden the variety of compatible uses.*
- Mobility Strategy 4-E – *Continue to promote mixed-use development.*
- The proposed map amendment will enable reuse of an existing multi-family structure at an infill neighborhood location near transit, where services and infrastructure are already in place, in a manner compatible with the existing context. The U-MS-2 zone district will broaden the variety of uses.
- The rezoning is consistent with these plan recommendations.

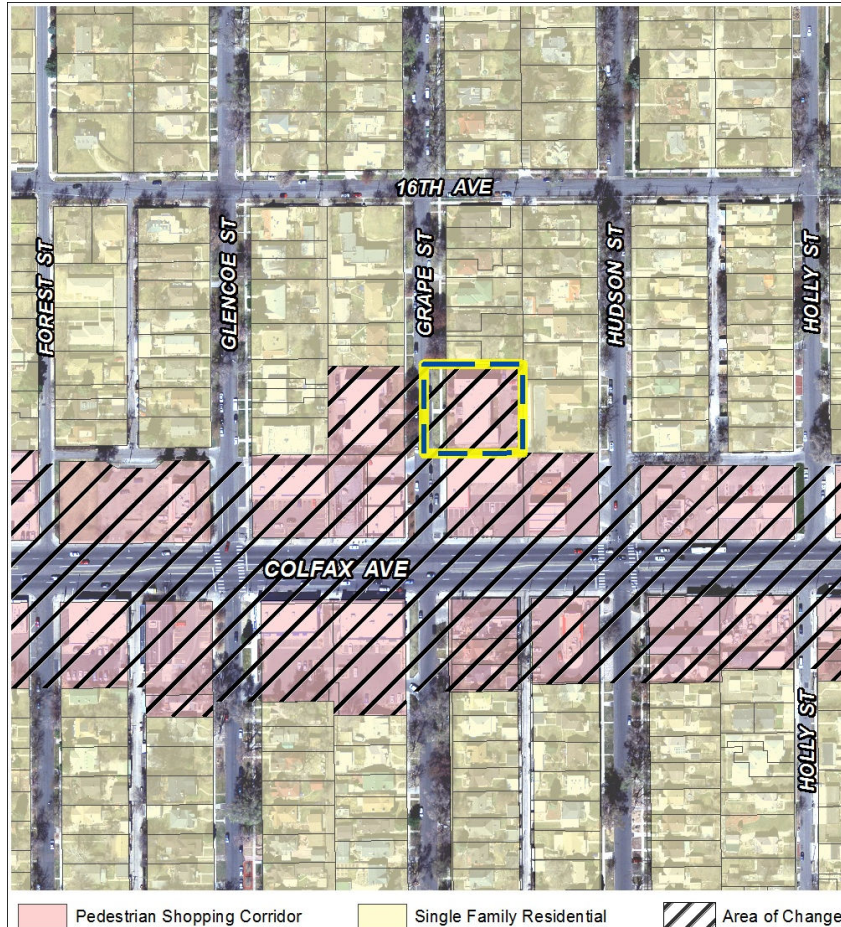
Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Land Use Concept:
 - Pedestrian Shopping Corridor
 - Same land uses as a town center or neighborhood center, but oriented in a linear pattern
 - Area of Change
 - Redevelopment possibilities for the East Colfax sub-area include introducing mixed-uses along this major bus corridor

Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Future Street Classification:
 - Grape Street
 - Undesignated Local
 - Colfax Avenue
 - Mixed Use Arterial



Review Criteria: Consistency with Adopted Plans

Park Hill Neighborhood Plan (adopted in 2000)

- Selected recommendations from Park Hill Neighborhood Plan:
 - “Assure that continued growth and development in Park Hill results in a balanced and compatible mix of housing types and densities.”
 - “Review existing business uses and zoning along Colorado Blvd. and East Colfax Avenue as well as within the neighborhood for compatibility of the allowed business uses with the adjoining and nearby residential uses. Propose zoning and other regulatory changes that would address the issues of compatibility.”
 - CPD finds this application to be consistent because the U-MS-2 zone district will be compatible with the scale of the balance of housing types in the immediate area.

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver: A Land Use and Transportation Plan, and the Park Hill Neighborhood Plan

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
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
- 4. Justifying Circumstances**
 - The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area. CPD finds this criterion is met due to the Area of Change plan direction and redevelopment occurring in the Colfax area.
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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
 - “U-MS-2 applies to areas or intersections served primarily by local streets embedded within an existing or proposed neighborhood where a building scale of 1 to 2 stories is desired.”
 - CPD finds this criterion is met the based on the plan recommendations for this area and existing and desired character

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