



1618 East 38th Avenue.

2022I-00066

Request: PUD 17 to U-MX-2x

City Council: February 13, 2023

Presenter: Fran Penafiel

Agenda

- Request
- Location and Context
- Process
- Review Criteria



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Request: U-MX-2x



Location

- Approx. 6,063 square feet or 0.14 acres
- Church

Proposal

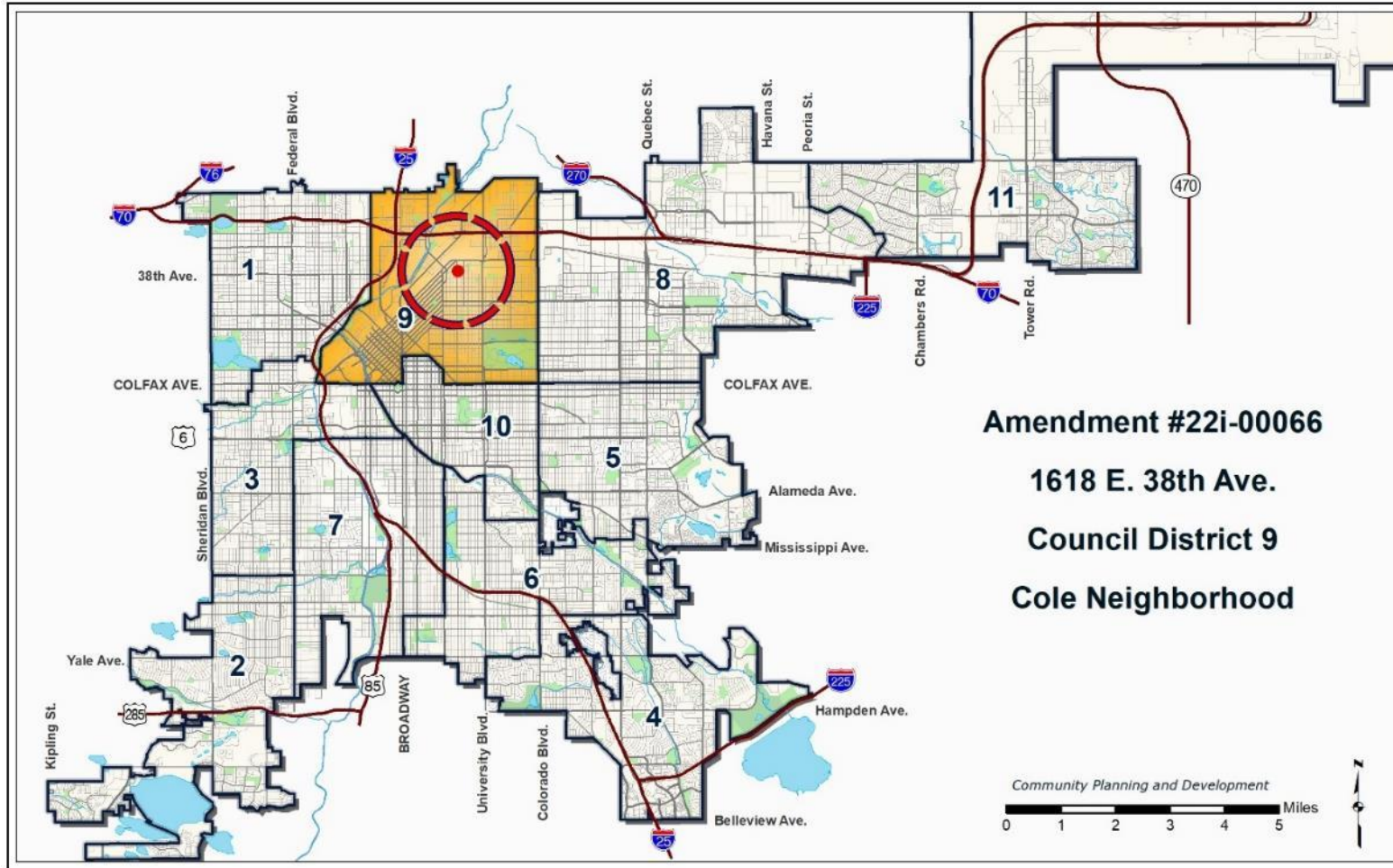
- Rezoning from PUD 17 to U-MX-2x
 - Allows Town House, General, and Shopfront building forms
 - Max. building height 110'

Agenda

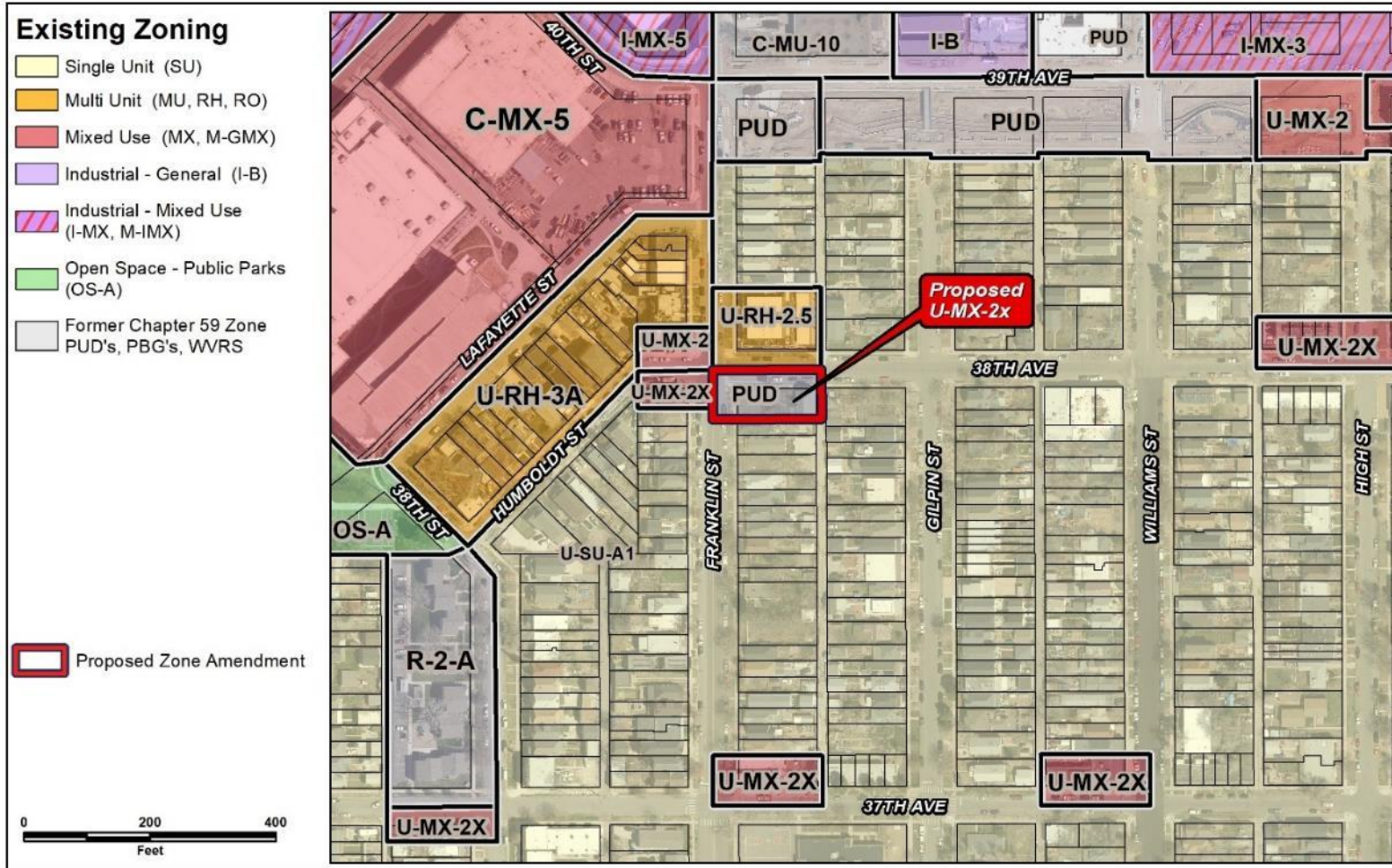
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Council District 9: Councilmember CdeBaca



Existing Zoning: PUD 17



- Current Zoning:

PUD 17:

Allowed uses: Artisan's studio, limited retail sale of work crafted on the premises, fine crafts gallery, and limited instruction. Plus uses by right in the R-2 zone district.

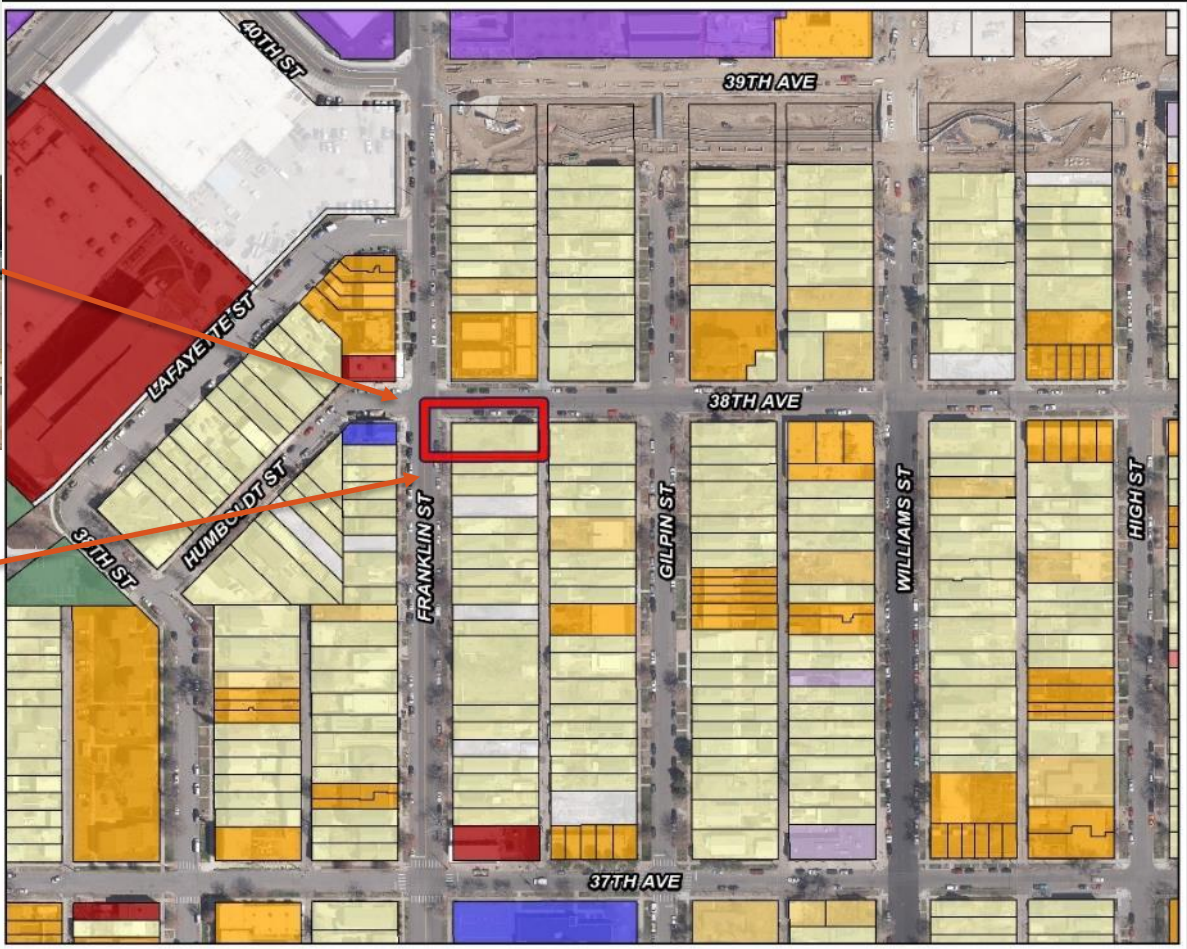
Existing Land Use



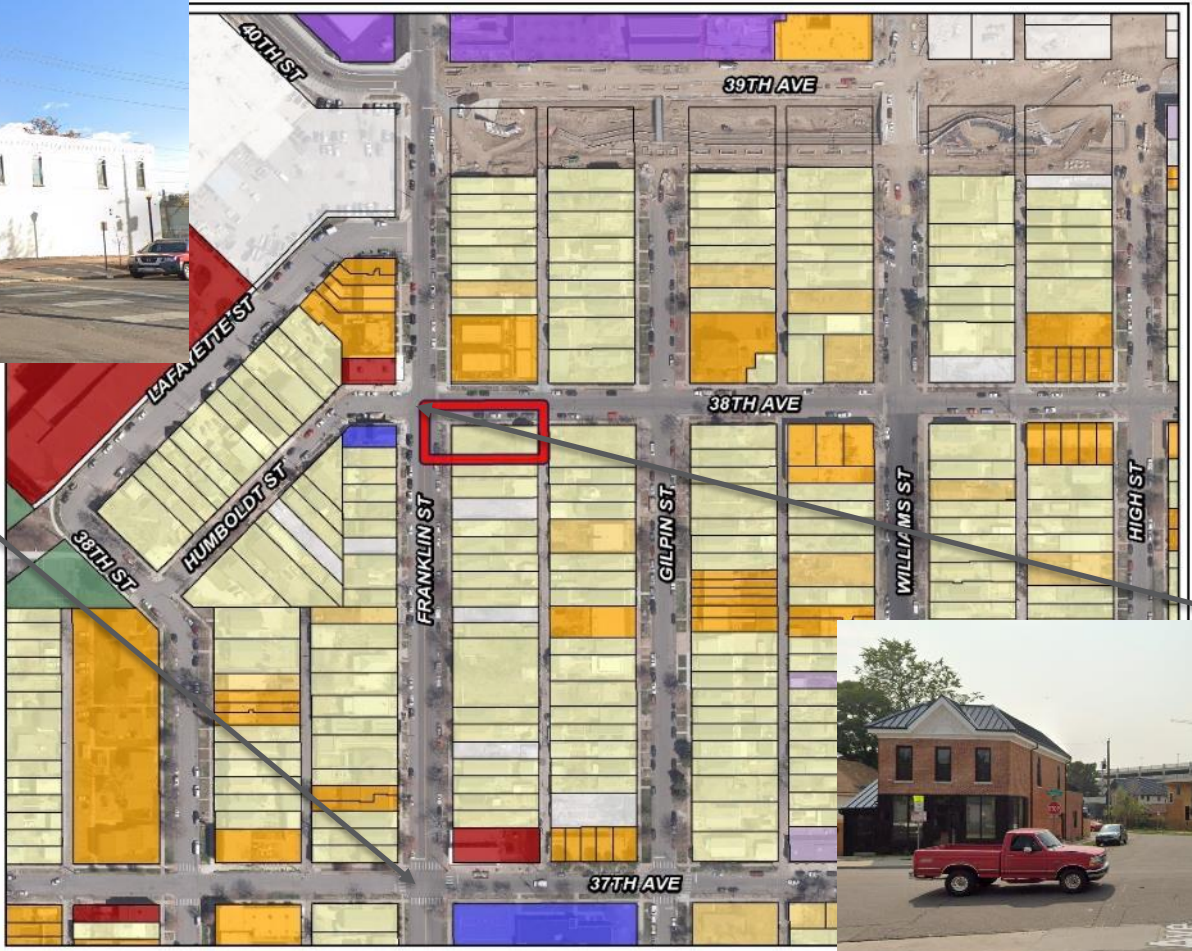
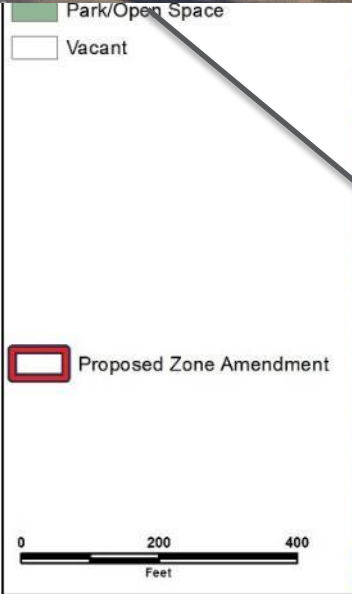
Land Use: Single Unit Residential

- Surrounding Land Uses:
- Single Unit Residential
 - Multi Unit Residential
 - Public/Quasi public
 - Office

Existing Building Form/Scale



Existing Building Form/Scale



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Process

- Informational Notice: 5.16.2022
- Planning Board Notice Posted: 11.22.2022
- Planning Board Public Hearing : 12.07.2022
- **Planning Board Recommended Approval Unanimously**
- LUTI Committee: 01.03.2023
- City Council Public Hearing: 02.13.2023
- Public Comment
 - One letter of support from the Cole Neighborhood Association.

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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)*
- *Elyria Swansea Neighborhood (2015)*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

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Comprehensive Plan 2040

Equity

- 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).
- Equitable, Affordable and Inclusive – Goal 3, Strategy B: Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit (pg. 28).



Climate

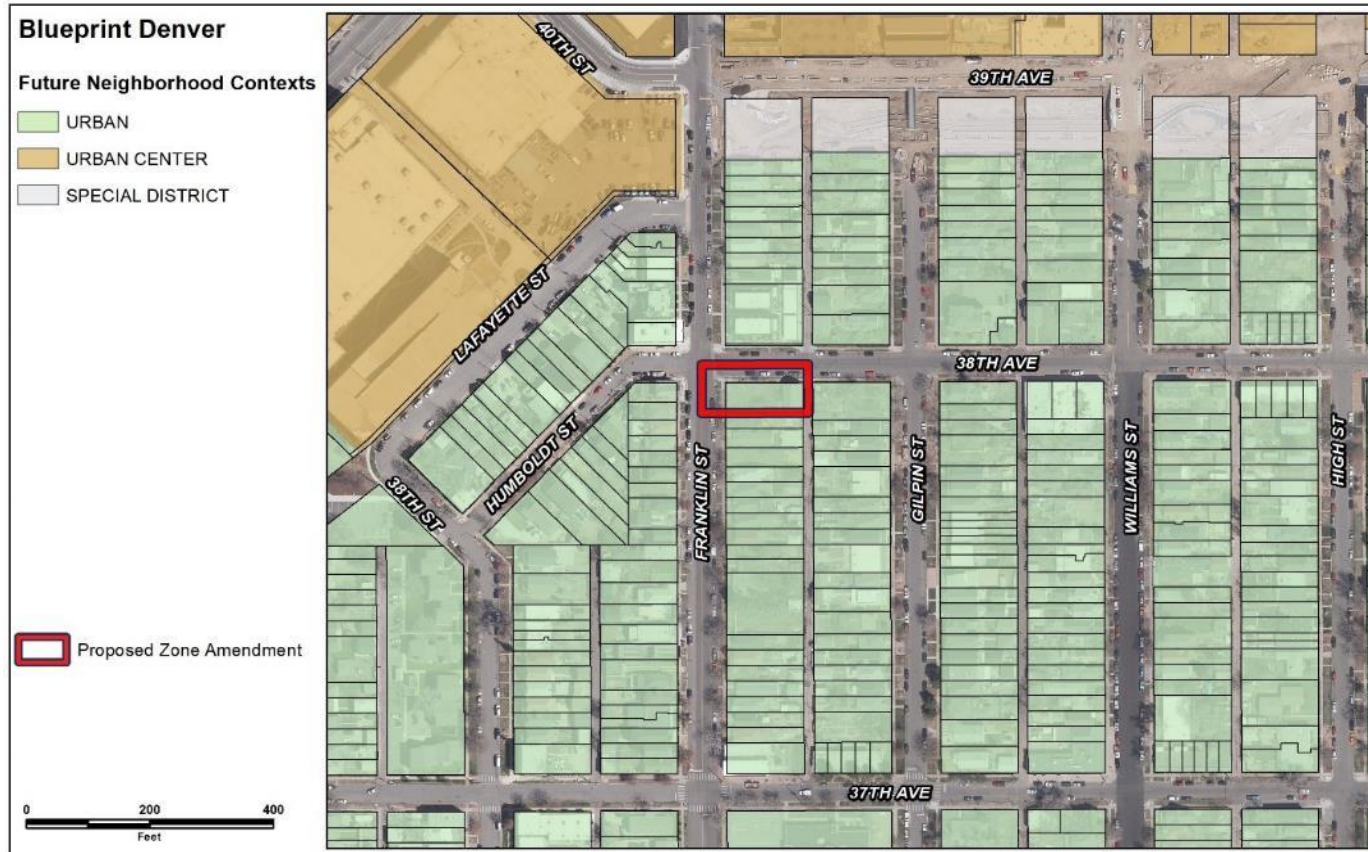
- Environmentally Resilient Goal 8, Strategy A: Promote infill development where infrastructure and services are already in place (p. 54).
- Environmentally Resilient Goal 8, Strategy B - Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).



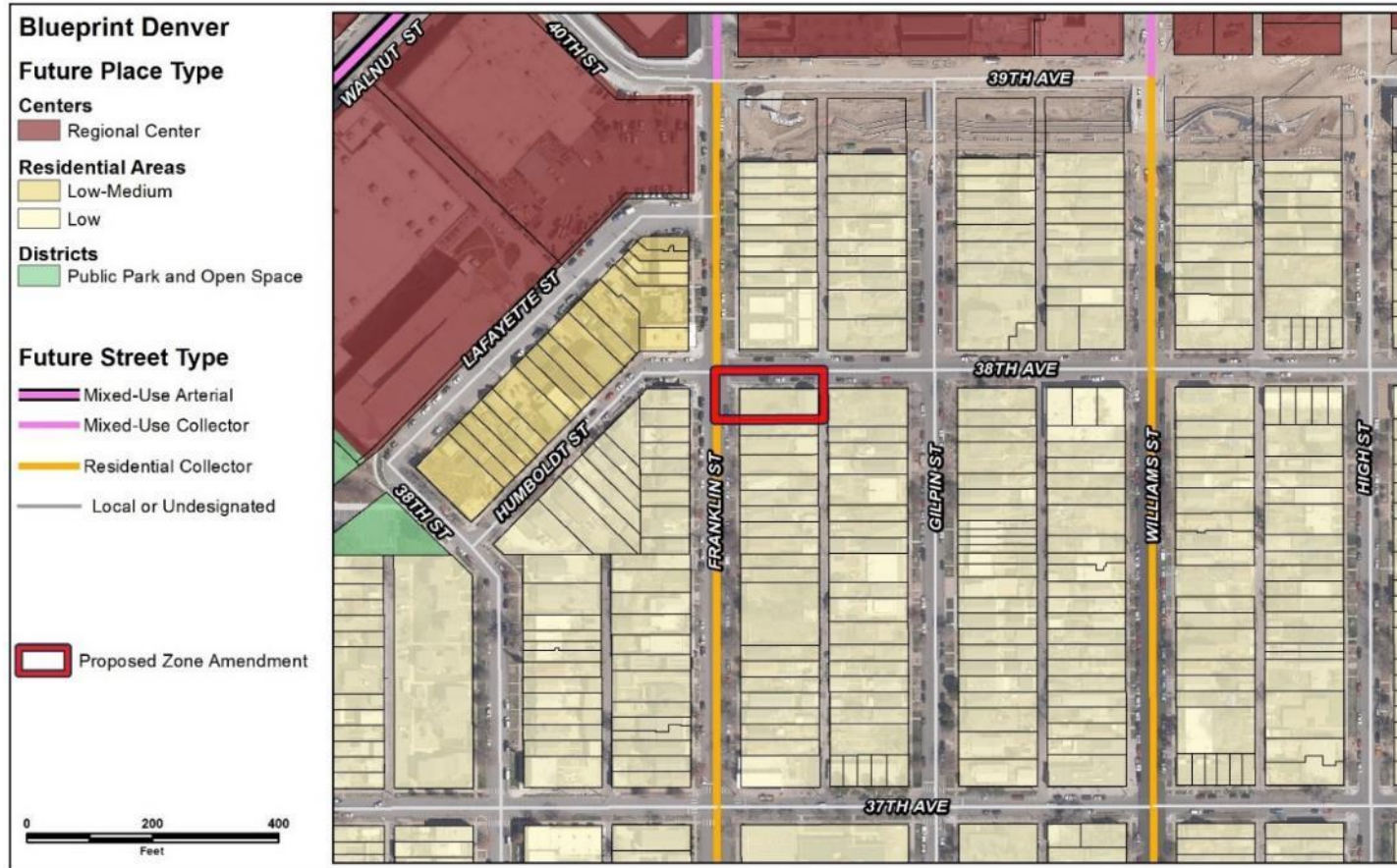
Blueprint Denver 2019

Urban Future Neighborhood Context

- The urban neighborhood context is widely distributed throughout the city. Homes vary from multi-unit developments to compact single-unit homes. Development in this context should be sensitive to the existing neighborhood character and offer residents a mix of uses, with good street activation and connectivity. Residents living in this context have access to varied transit options and amenities



Blueprint Denver 2019



Future Place – Low Residential

“Predominately single- and two-unit uses on smaller lots. Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible. Some civic and institutional uses are compatibly integrated throughout and limited mixed-use can occur along arterial and collector streets, as well as where commercial uses have been already established. Vacant institutional uses on corners or select sites may be appropriate locations to introduce additional residential intensity.

Future Street Type

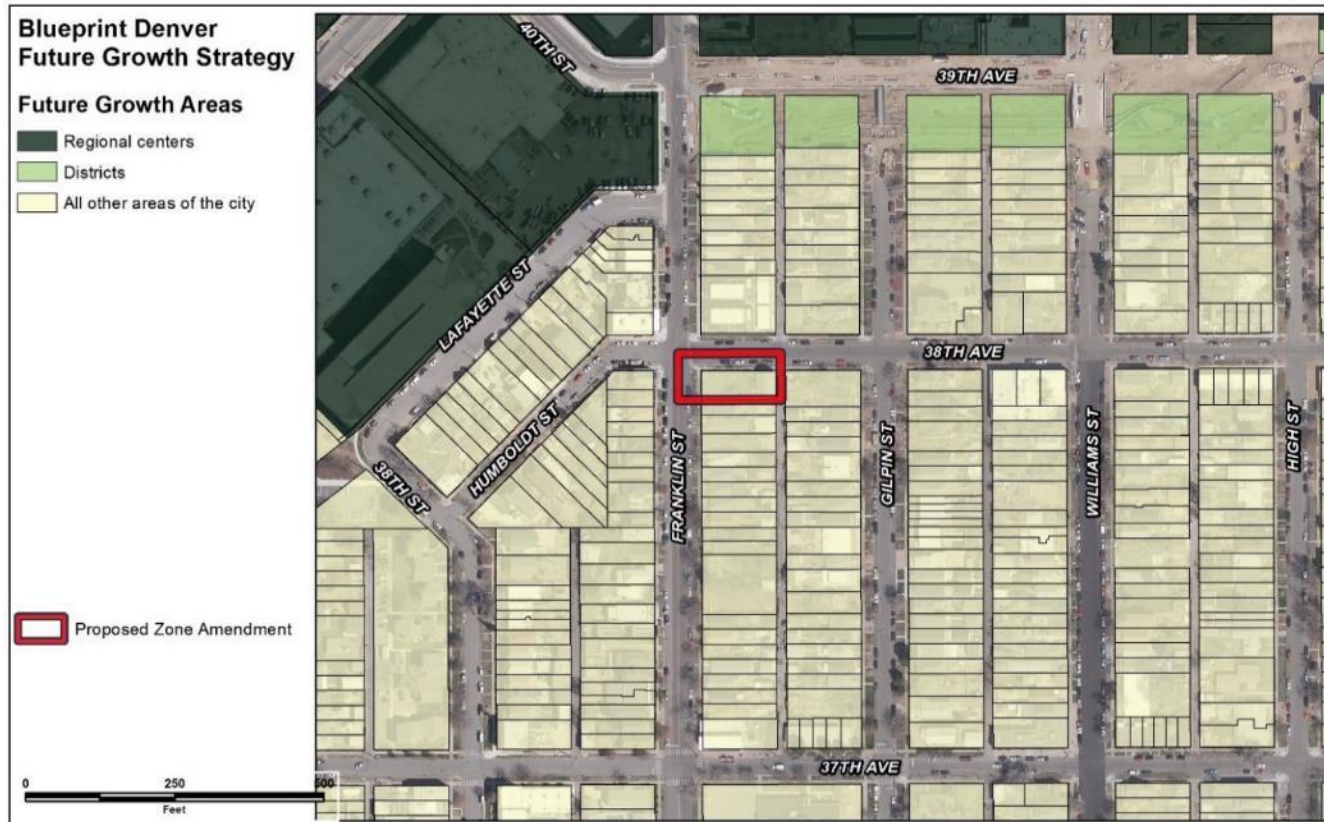
Franklin St. – Residential Collector

38th Avenue – Local or Undesignated

Blueprint Denver 2019

All Other Areas of the City

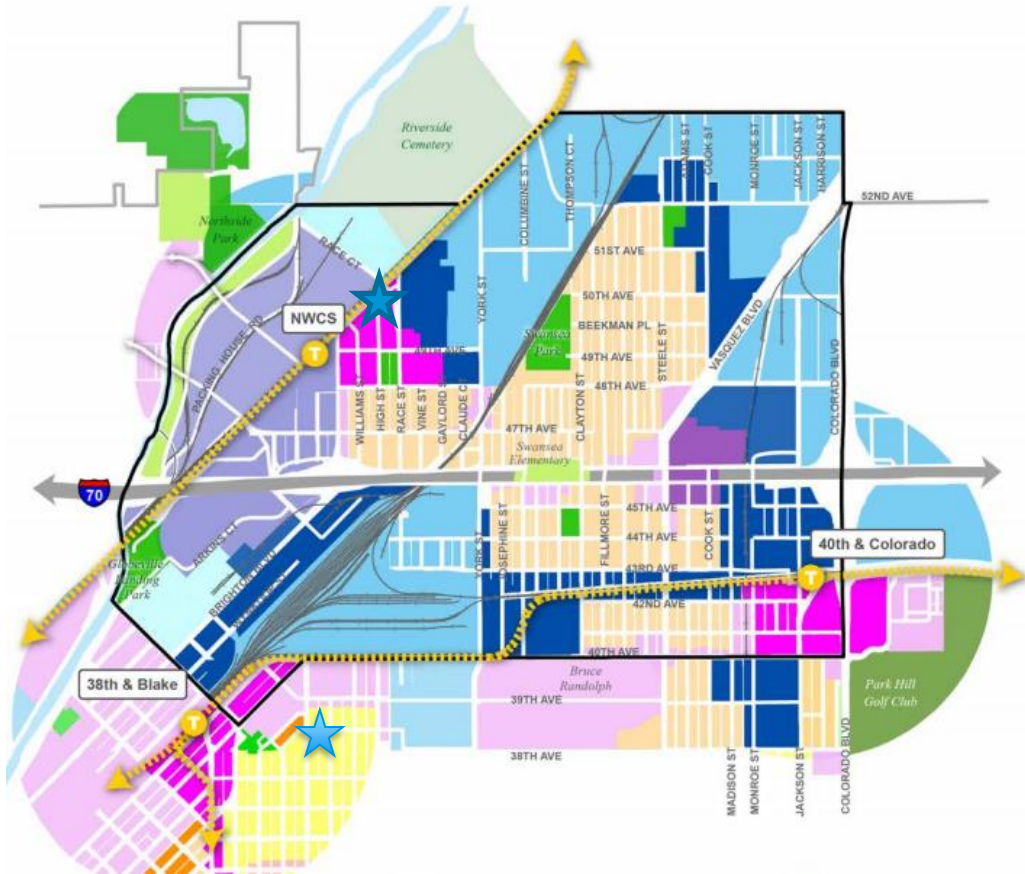
- 10% of new employment
- 20% of new housing



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.

Elyria and Swansea Neighborhood Plan

CONCEPT LAND USE MAP



The Concept Land Use Map: Single Family Residential

- Mixed Use
- Transit Oriented Development
- Town Center
- Entertainment, Cultural, Exhibition
- Single Family Residential**
- Single Family Duplex
- Urban Residential
- Pedestrian Shopping Corridor
- Existing Park
- Future Open Space
- Golf Course
- Riverside Cemetery
- Employment
- Industrial
- Industrial Mixed Use

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Uniformity of District Regulations

- Proposed rezoning will result in uniform application of zone district building form, use and design regulations

3. Further Public Health, Safety and Welfare

- Implements adopted plans
- Provides new housing in an area vulnerable to displacement

4. Justifying Circumstances

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

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