



TO: Denver Planning Board
FROM: Francisca Peñafiel, Senior City Planner
DATE: July 13, 2021
RE: Official Zoning Map Amendment Application #2021I-00180

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval for Application #2021I-00180.

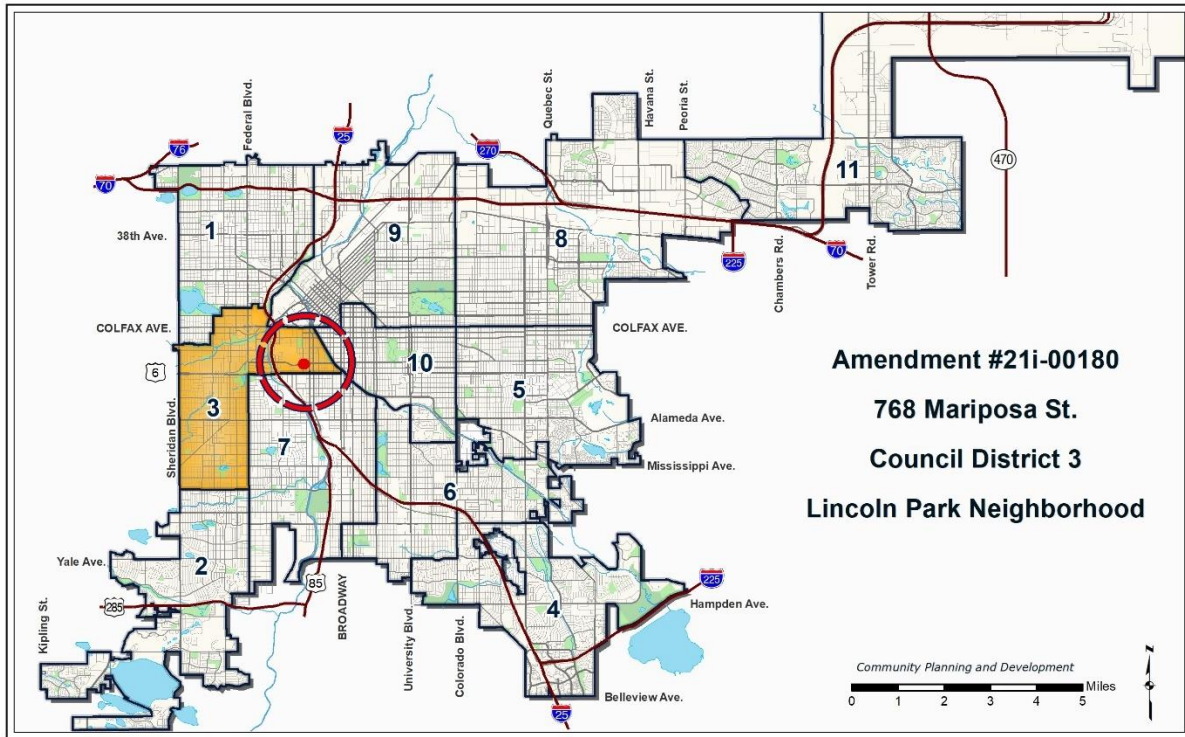
Request for Rezoning

Address: 768 N Mariposa Street
Neighborhood/Council District and CM: Lincoln Park / Council District 3, CM Torres
RNOs: United Northwest Denver, Inter-Neighborhood Cooperation (INC), La Alma Lincoln Park Neighborhood Association, La Alma Lincoln Park Neighborhood Association, La Alma Neighborhood Association
Area of Property: 3,124 square feet or 0.07 acres
Current Zoning: I-A, UO-2
Proposed Zoning: C-MS-5
Property Owner(s): Regas Christou
Owner Representative: Bruce O'Donnell

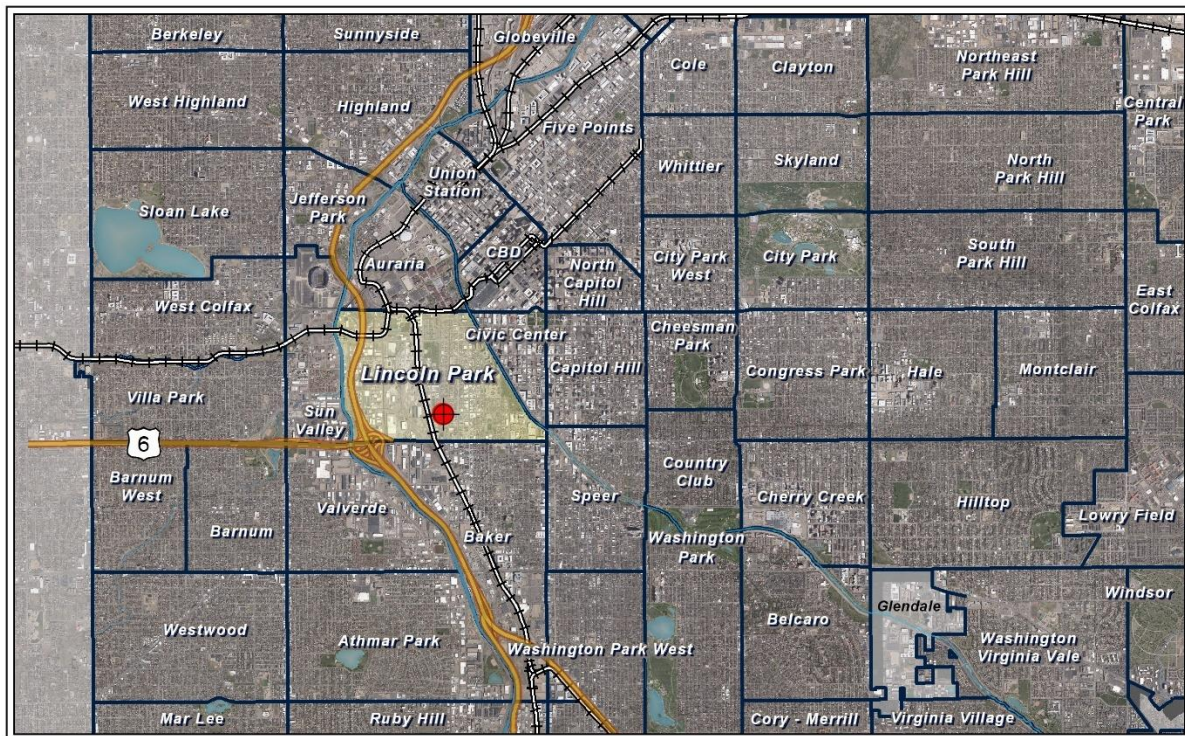
Summary of Rezoning Request

- The property is a 25 feet wide vacant lot on the east side of Mariposa Street just south of 8th Avenue. The property is located one block east of the rail tracks, in the Lincoln Park statistical neighborhood.
- The applicant is requesting to rezone the site to allow for redevelopment in conjunction with the adjacent property to the north, owned by the same property owner.
- The site is currently zoned I-A (Light Industrial District), UO-2 (Billboard Use Overlay District) which allows employment activities like businesses, offices and industrial activities, but prohibits new residential uses. The UO-2 district allows outdoor general advertising devices.
- The requested C-MS-5 zone district (Urban Center – Main Street – 5 Stories) zone district is typically applied linearly along entire block faces of commercial, industrial, main, mixed-use and residential arterial streets. It should be applied where active street level retail is desired or within larger mixed-use areas to promote street level retail activity. C-MS-5 applies where a building scale of 2 to 5 stories is desired. Further details about the C-MS-5 zone district can be found in Article 7 of the Denver Zoning Code (DZC).

Existing Context



Neighborhood Location – Lincoln Park





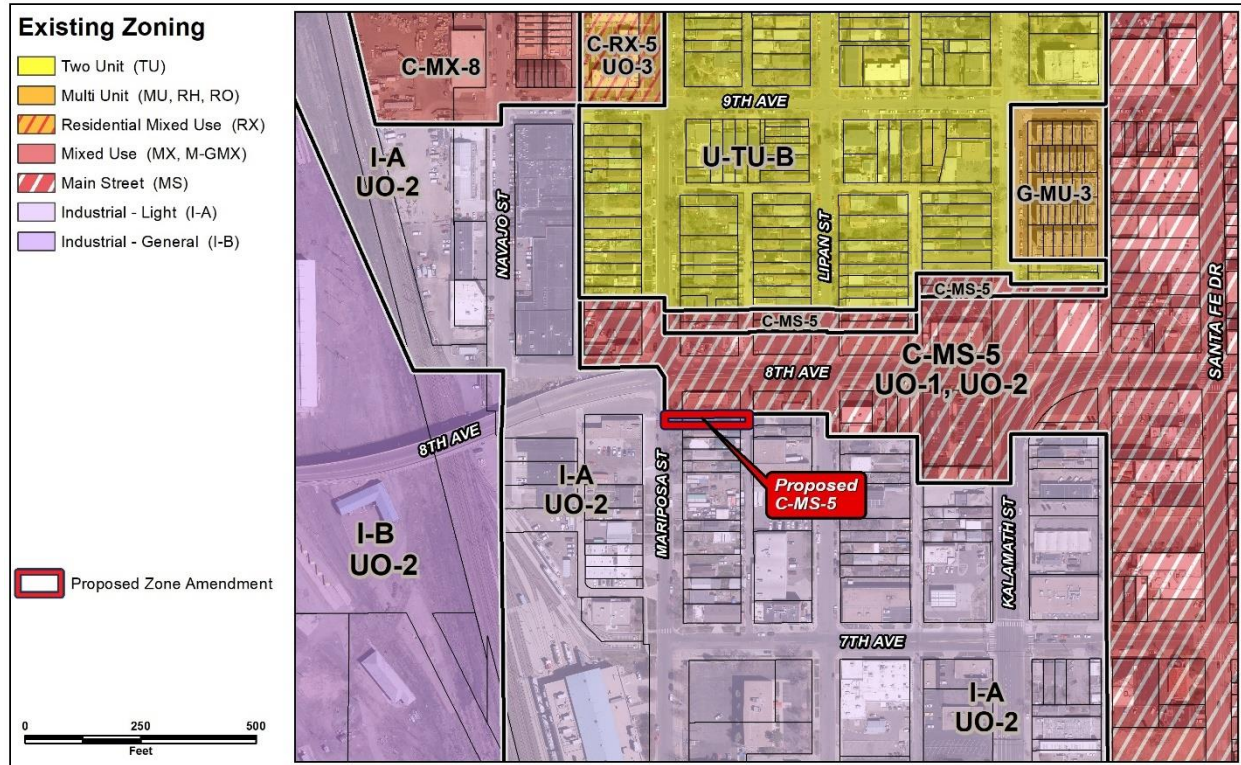
The subject property is located between West 8th Avenue and West 7th Avenue, along the east side of Mariposa Street. It is located two blocks north of West 6th Avenue Freeway and four blocks south of La Alma Lincoln Park, which provides a variety of recreational opportunities. Substantial redevelopment has occurred on the blocks to the north in recent years, most of which houses residential, retail and neighborhood services. The site is currently vacant but if rezoned, it could be developed in conjunction with the abutting property directly north, currently zoned C-MS-5.

The subject property is within half a mile of the RTD 10th & Osage light rail station. This station services light rail lines D, E and H. RTD bus routes 9 and 1 runs just north of the site on 8th Avenue and provide service to Union Station in the eastbound direction and Lakewood in the westbound direction.

The following table summarizes the existing context proximate to the subject site:

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	I-A, UO-2	Vacant	N/A	Generally regular grid of streets with alleys; however, the grid is interrupted by the rail corridor and large oddly shaped industrial sites to the west.
North	C-MS-5	Commercial/Retail	1 story commercial building with parking on the alley side	
South	I-A, UO-2	Single-unit Residential	1 story residential buildings	
East	I-A, UO-2	Single-unit residential	3 story residential buildings	
West	I-A, UO-2	Industrial - warehouse	2 story industrial building	

Existing Zoning

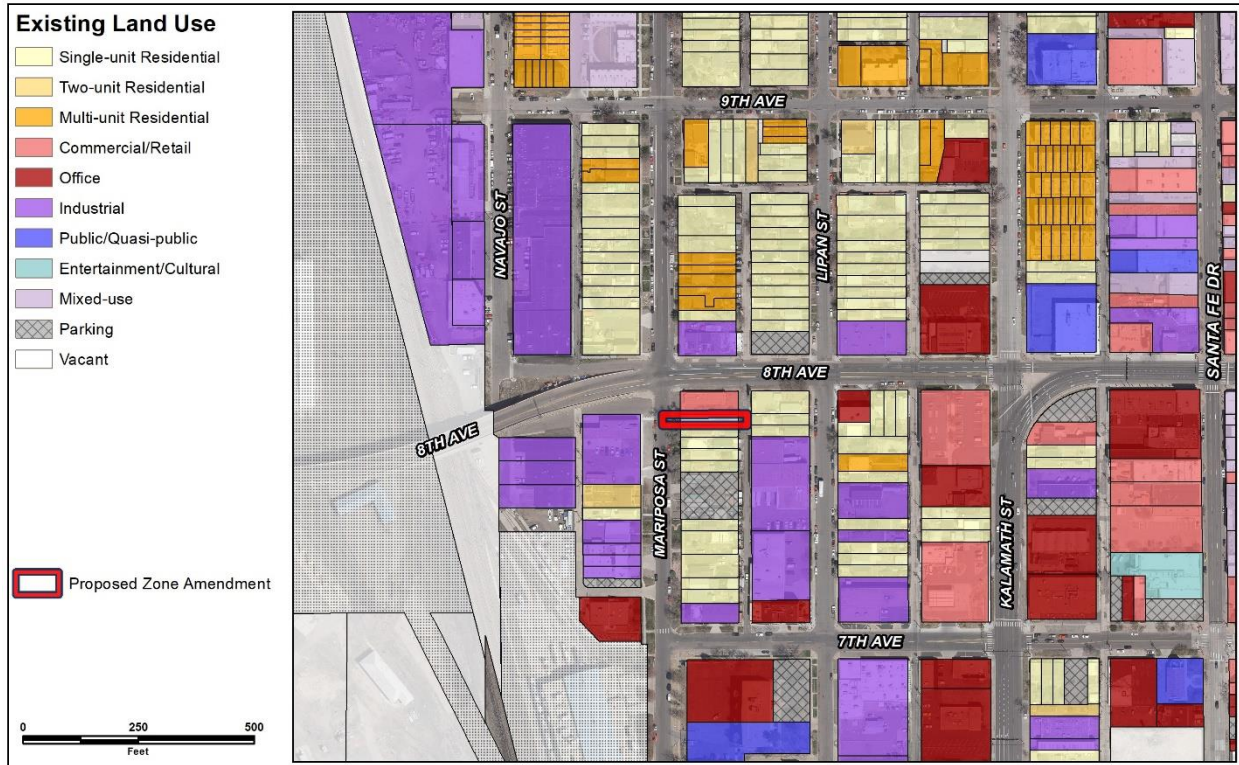


The existing zoning on the subject property is I-A, UO-2. I-A is a light industrial zone district in the Industrial Context. It allows office, business, and light industrial uses. Residential uses are only permitted where a residential structure existed prior to July 1, 2004. The General and Industrial building forms are allowed in the I-A zone district, and building mass is regulated by a maximum Floor Area Ratio of 2.0. No maximum building height is specified for the zone district except for when a site is within 175 feet of a Protected District, in which case the maximum permitted building height is 75 feet. The subject property is not within 175 feet of a protected zone district.

There are no build-to requirements, transparency requirements, or street level activation standards in the I-A zone district. Surface parking is permitted between the building and primary and side streets. For additional details on the zone district, see DZC Division 9.1.

The UO-2 Billboard Use Overlay allows for “outdoor general advertising device” signs (i.e. billboards) within the applicable area. Additional standards and limitations regarding minimum separation and distance requirements also apply. There are currently no billboards on the subject site, and the applicant is proposing to eliminate the UO-2 overlay on the property. For additional details on the overlay, see DZC Section 9.4.4.7.

Existing Land Use Map



Existing Building Form and Scale (all images are from google street view).



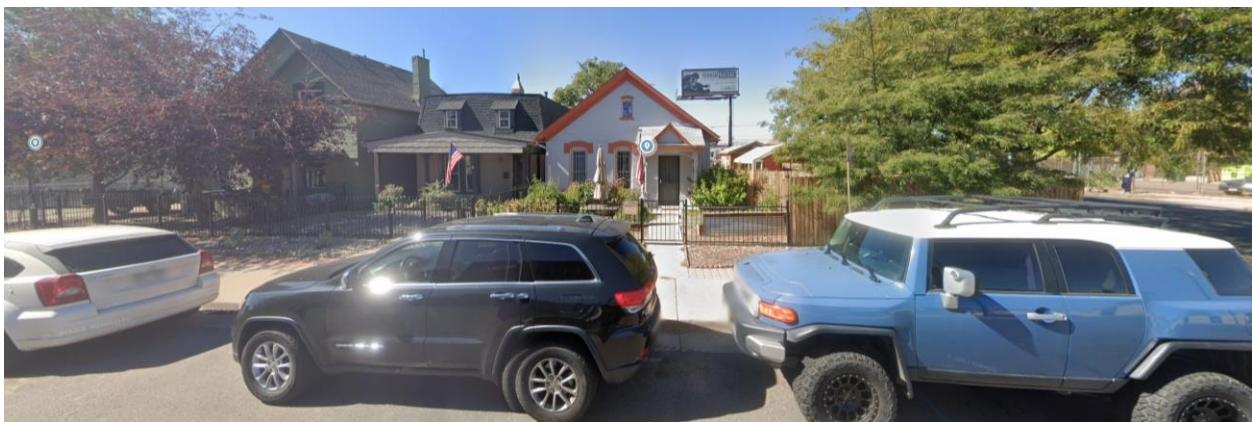
Site: View of the subject site, looking east on Mariposa Street.



North: View of the building directly north from the subject site, looking southeast at the intersection of 8th Avenue and Mariposa Street.



South: View of the homes south of the subject site, looking northeast on Mariposa Street.



East: View of the homes east (across the alley) from the subject site, looking west from Lipan Street.



Northeast: View from the corner of 8th Avenue and Lipan Street, looking southwest.



West: View of the two-story industrial building just west from the subject site, looking west from Mariposa Street.

Proposed Zoning

The requested C-MS-5 zone district has a maximum height of five stories or 70’ with allowable encroachments. The minimum primary street front setback is 0’, except for the town house building form which has a 10’ minimum primary street setback. A variety of residential and commercial uses are allowed. Minimum vehicle parking requirements in the C-MS-5 zone district are generally lower than the minimum vehicle parking requirements in the existing I-A zone district. For additional details of the requested zone district, see DZC Article 7.

The primary building forms allowed in the existing zone district and the proposed zone district are summarized below.

Design Standards	I-A, UO-2 (Existing)	C-MS-5 (Proposed)
Primary Building Forms Allowed	General, Industrial	Town House; Drive Thru Services*; Drive Thru Restaurant*; Shopfront
Stories/Heights (max)	N/A, except max height of 75’ within 175’ of a protected district	5 stories/70’
Primary Build-To Percentages (min)	N/A	70% to 75%**
Primary Build-To Ranges	N/A	0’ to 5’, 10’ to 15’**
Minimum Zone Lot Size/Width	N/A	N/A
Primary Street Setbacks (min)	20’	0’ to 10’* *
Primary Street Transparency (min)	N/A	40% to 60%**
Floor Area Ratio (max)	2:1 FAR	N/A

* Building form not allowed within a ¼ mile of a transit station platform. This site is within ¼ mile of the 10th and Osage light rail station platform.

**Standard varies between building forms

Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

Assessor: Approved – No response.

Asset Management: Approved – No comments.

Denver Public Schools: Approved – No response.

Denver Parks and Recreation: Approved – No comments.

Public Works – R.O.W. - City Surveyor: Approved – No comments.

Development Services - Transportation: Approved – No response.

Development Services – Wastewater: Approved – No response.

Development Services – Project Coordination: Approved – No response.

Development Services – Fire Prevention: Approved – No response.

Department of Public Health and Environment: Approved – See comments below.

- Nearby petroleum releases have been documented with the Colorado Division of Oil and Public Safety. For more information, please visit <https://ops.colorado.gov/Petroleum> or call 303-318-8525.
- Gas/service stations may have historically operated nearby. These facilities can be associated with releases of petroleum products, solvents, and other hazardous materials resulting in soil and groundwater contamination that can also negatively impact indoor air quality.

Although EQ is not aware of contaminated environmental media at the Site, there is potential to encounter undocumented contamination and regulated materials during onsite redevelopment activities. Proper due diligence, including environmental site assessments, should be conducted by the property owner/developer to determine the presence, nature, and extent of potential contamination and to identify any specific cleanup needs for their property prior to commencing soil disturbing activities.

State and federal environmental regulations and guidance may be applicable to the handling and disposition of suspect materials depending on the conditions encountered. If encountered, contaminated environmental media, and regulated materials must be properly managed in accordance with applicable environmental regulations.

Because of the potential for vapor intrusion into buildings from contaminated soil or groundwater, the applicant may wish to consider installation of a vapor mitigation system in enclosed structures, which would also accommodate concerns for naturally occurring radon gas. This is of special concern should the proposal include on-grade or below-grade living or working spaces.

Public Review Process

	Date
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	03/03/22
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council, registered neighborhood organizations, and property owners:	07/05/22
Planning Board Public Hearing	07/20/22
CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten (10) working days before the meeting:	07/19/22
Land Use, Transportation and Infrastructure Committee of the City Council moved the bill forward:	08/02/22 (tentative)
Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations:	08/22/22 (tentative)
City Council Public Hearing:	09/12/22 (tentative)

- **Public Outreach and Input**
 - **Registered Neighborhood Organizations (RNOs)**
 - As of the publishing of this staff report, no letters of support or opposition have been received from RNOs.
 - **General Public Comments**
 - As of the publishing of this staff report, no letters of support or opposition have been received from members of the public.

Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7 and 12.4.10.8, as follows:

DZC Section 12.4.10.7

1. Consistency with Adopted Plans
2. Uniformity of District Regulations and Restrictions
3. Public Health, Safety and General Welfare

DZC Section 12.4.10.8

1. Justifying Circumstances
2. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

1. Consistency with Adopted Plans

The following adopted plans apply to this property:

- *Denver Comprehensive Plan 2040 (2019)*
- *Blueprint Denver (2019)*
- *La Alma Lincoln Park Neighborhood Plan (2012)*

Denver Comprehensive Plan 2040

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, which are organized by vision element.

The proposed rezoning would facilitate the development of a vacant site and an abutting underutilized site that would allow for additional housing options near transit within an established neighborhood, consistent with the following strategies in the Equitable, Affordable and Inclusive vision element:

- 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).
- Equitable, Affordable and Inclusive Goal 2, Strategy B – Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).

The proposed rezoning would facilitate transforming 8th Avenue into a mixed-use center by allowing a mix of housing and services, including neighborhood-serving businesses, through pedestrian-oriented infill, which is consistent with the following strategies in the Strong and Authentic Neighborhoods vision element:

- 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 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population (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).
- Strong and Authentic Neighborhoods, Goal 4, Strategy A – Grow and support neighborhood-serving businesses (p. 35).

The proposed map amendment would allow for compatible infill development in an established neighborhood with accessible parks and recreation facilities, services and bus and light rail transit, consistent with the following strategies from the Environmentally Resilient vision element:

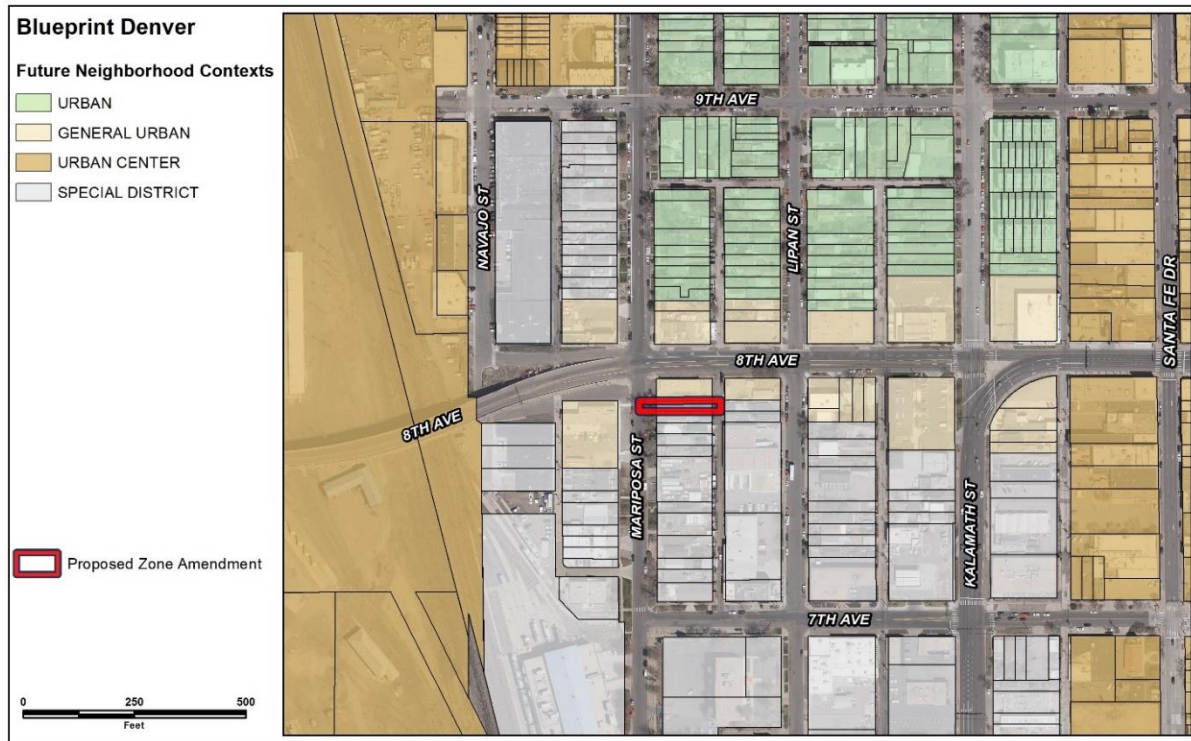
- Environmentally Resilient Goal 8, Strategy A - Promote infill development where infrastructure and services are already in place (p.54).
- Environmentally Resilient Goal 8, Strategy B – Encourage mixed-use communities where residents can live, work and play in their own neighborhoods. (p. 54)
- Environmentally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

For these reasons, the proposed rezoning is consistent with Comprehensive Plan 2040.

Blueprint Denver

Blueprint Denver was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city's land use and transportation decisions. *Blueprint Denver* identifies the subject property as value manufacturing future place type within a special district and provides guidance from the future growth strategy for the city.

Blueprint Denver Future Neighborhood Context



In *Blueprint Denver*, future neighborhood contexts are used to understand differences across land use and built form and mobility options at a higher scale, between neighborhoods. The subject property is within the District Context. *Blueprint* states, "Districts are contexts with a specially designed purpose, such as educational campuses, civic centers or manufacturing areas. They can be mixed-use and offer a diverse range of amenities and complementary services to support the district's purpose." (p. 278). "Residential uses are largely limited to the campus and innovation/flex districts. Other places in Denver benefit from districts containing uses that may not be generally compatible with less intense uses." (p. 280). The subject site directly abuts an area within the General Urban context, which "are typically located at the edge of higher intensity contexts like urban center and downtown" (p. 241) and are characterized by multi-unit residential and community-serving mixed uses. This context is identified for properties abutting or near the stretch of 8th Ave. between two areas designated with the Urban Center Context: properties around the 10th and Osage station and former railroad facilities to the west, and properties along Santa Fe Dr. to the east.

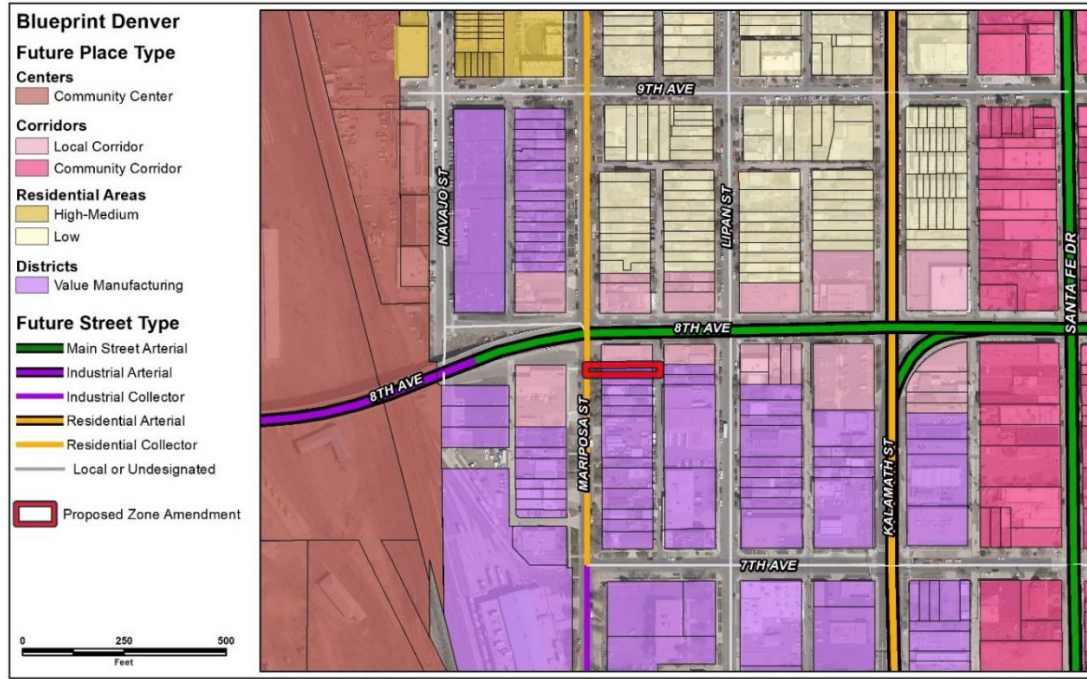
Consistent with area-specific recommendations from the applicable area plan (see *La Alma Lincoln Park Area Plan*, below), properties along 8th Ave. at this location identified as being within *Blueprint's* General Urban context have Main Street zone districts. However, the zone district applied to this area in 2010, C-

MS-5, is from the Urban Center (C) Neighborhood Context, matching the zone districts applied in Urban Centers to the west and east described above. Districts in the Urban Center context are intended to promote development that “typically contains a substantial mix of uses, with good street activation and connectivity,” (p. 253).

The applicant for this rezoning proposed C-MS-5 to be consistent with the zoning of the abutting property, enabling redevelopment that spans both parcels with a single set of regulations. Staff finds that the proposed C-MS-5 is consistent as it achieves very similar outcomes and goals as a General Urban neighborhood context zone district would achieve. Districts in both the Urban Center and General Urban neighborhood contexts allow the same Shopfront building form with nearly identical standards for building form (height, transparency, etc.) and uses.

The proposed C-MS-5 base zone district is part of the Urban Center context and is “intended to promote safe, active, and pedestrian-scaled diverse commercial streets through the use of building forms that clearly define and activate the public street edge” and “the Main Street district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character and improves the transition between commercial development and adjacent residential neighborhoods.” (DZC 7.2.4.1). The subject site is located at the edge of the area with a recommended future neighborhood context of Special District. Blueprint Denver acknowledges that neighborhood contexts are mapped at a citywide scale and that boundaries of contexts may be interpreted with limited flexibility if the request furthers Blueprint goals. (p. 66). The proposed C-MS-5 zone district allows for a mix of uses and allowable building forms that contribute to street activation consistent with Blueprint and Area Plan recommendations in this area. Additionally, it would align the zoning requirements of this property with the parcel directly to its north allowing redevelopment in a single zone district. The subject site is a 25-foot-wide vacant parcel directly abutting single-unit residential uses to its south, which makes future redevelopment with industrial uses unlikely. This proposed rezoning would create a 75-foot deep developable area in combination with the underutilized parcel to the north, increasing the likelihood of development of both parcels with community-serving uses and contributing to a more consistent depth of Main Street zoning along 8th Ave, which is generally 100 feet or more deep north and south of 8th Avenue in this area. This aligns with Blueprint’s recommendation to encourage infill redevelopment of underutilized parcels in community centers and corridors (p. 49). Taking these factors into consideration, staff finds the proposed rezoning to an Urban Center context is consistent with Blueprint Denver.

Blueprint Denver Future Place Type



Blueprint Denver designates the subject property as Value Manufacturing Future Place Type. This Future Place Type in the District context is described as serving “the primary purpose of light manufacturing, wholesale trade, transportation and warehousing” (p. 285). “Residential uses are not compatible. These areas typically consist of single or multitenant buildings, that are designed for freight movement with some storage and typically do not provide pedestrian-oriented features such as street level transparency” (p.285)

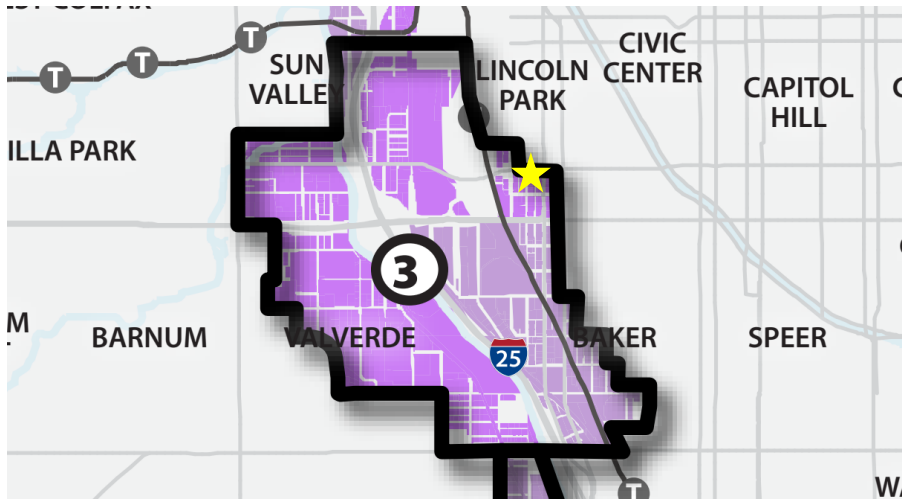
However, *Blueprint Denver* acknowledges the need for location-specific analysis. “The future places map shows which place description(s) should be used to evaluate the appropriateness of the proposed zone district. Since it is a citywide map, the boundaries of the mapped places should be interpreted with limited flexibility, especially at the edges, if the request furthers the goals of *Blueprint Denver* and is consistent with the overall intent of the places map” (p. 66). The property directly to the north is within the Local Corridor Future Place Type, intended to provide a variety of commercial and residential uses in a pedestrian-oriented pattern with an active street level.

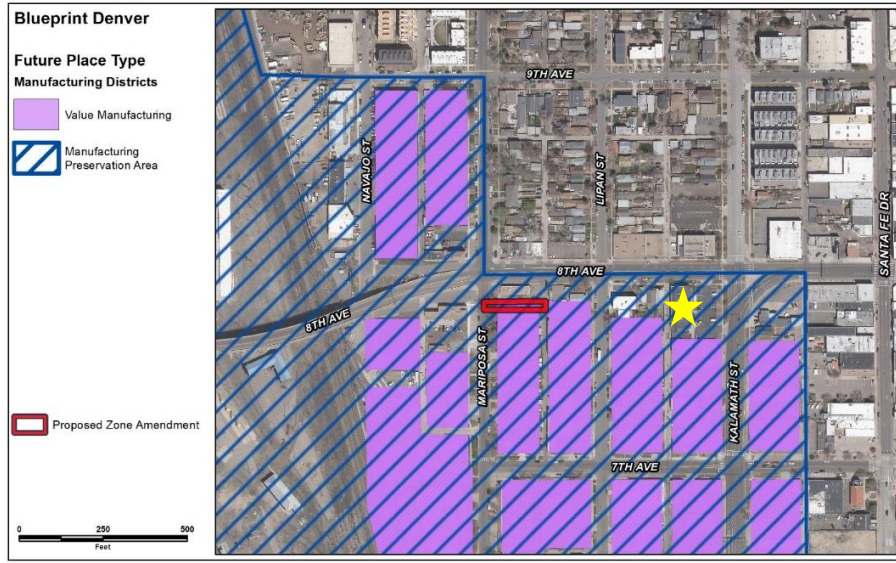
The Local Corridor future place type recommends a maximum height of up to 3 stories (p. 244). However, *Blueprint Denver* provides that “small area plans will provide more certain height guidance through maps of proposed building height,” and “factors to consider when applying *Blueprint Denver* building height guidance may include guidance from a small area plan and surrounding context, including existing and planned building height...” (p. 66). As further detailed below in the analysis of the La Alma Lincoln Park Neighborhood Plan, these factors support a higher maximum building height of 5 stories in this location.

As such, staff finds the proposed C-MS-5 zone district, consistent with neighboring parcels facing 8th Ave., will allow for the development of this small, vacant parcel combined with the parcel to its north, consistent with the Local Corridor Future Place Type mapped in Blueprint Denver along 8th Ave.

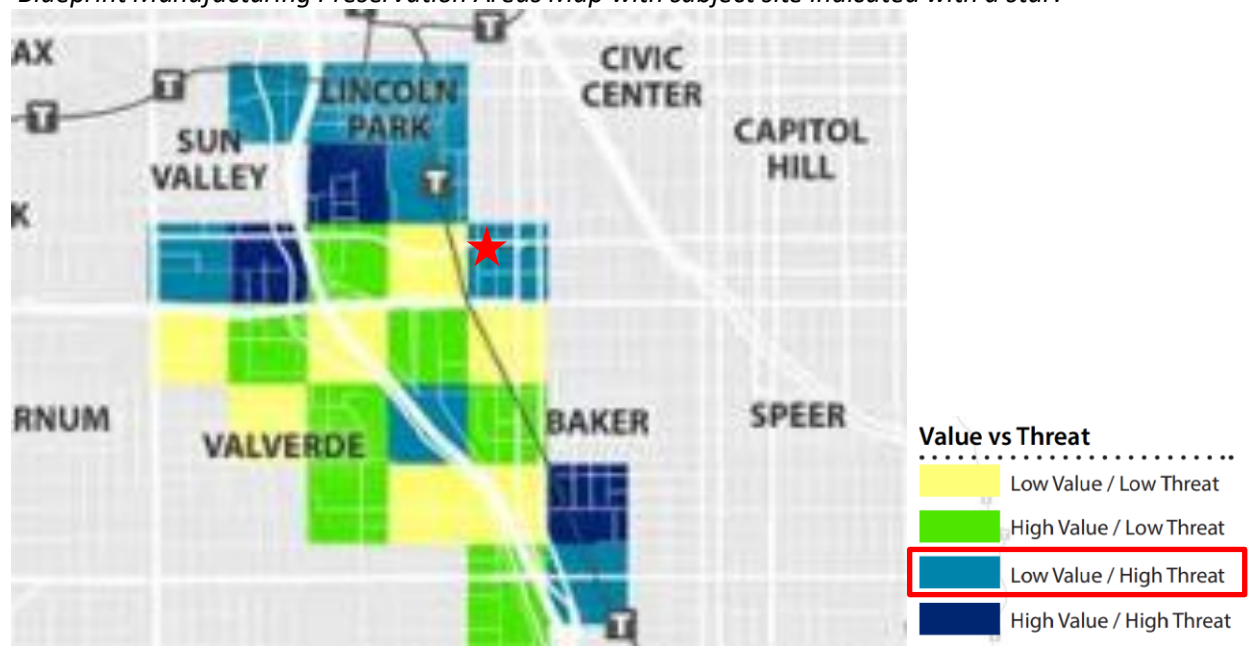
Manufacturing Preservation Areas

Blueprint Denver identifies eight areas in the city to preserve the ability to continue and expand manufacturing uses (p. 289). This small site falls just within the boundary of the Manufacturing Preservation Area. The Manufacturing Preservation Area boundary appears to follow the centerline of 8th Avenue. However, the Manufacturing Districts map (p. 286-287) identifies the subject site as part of the Low Value/High Threat area, which Blueprint acknowledges may evolve to other uses over time: “Areas with low value and high threat are “convert” areas and can change to other uses” (p. 287). The subject site is a small parcel situated between main street commercial uses on 8th Ave. and existing single-unit homes to the south along Mariposa and is unlikely to be developed for manufacturing uses. As such, staff finds the rezoning of this property to C-MS-5 is consistent with Blueprint Denver’s recommendations for Manufacturing Preservation Areas.





Blueprint Manufacturing Preservation Areas Map with subject site indicated with a star.



Blueprint Manufacturing Preservation Areas Map with subject site indicated with a star.

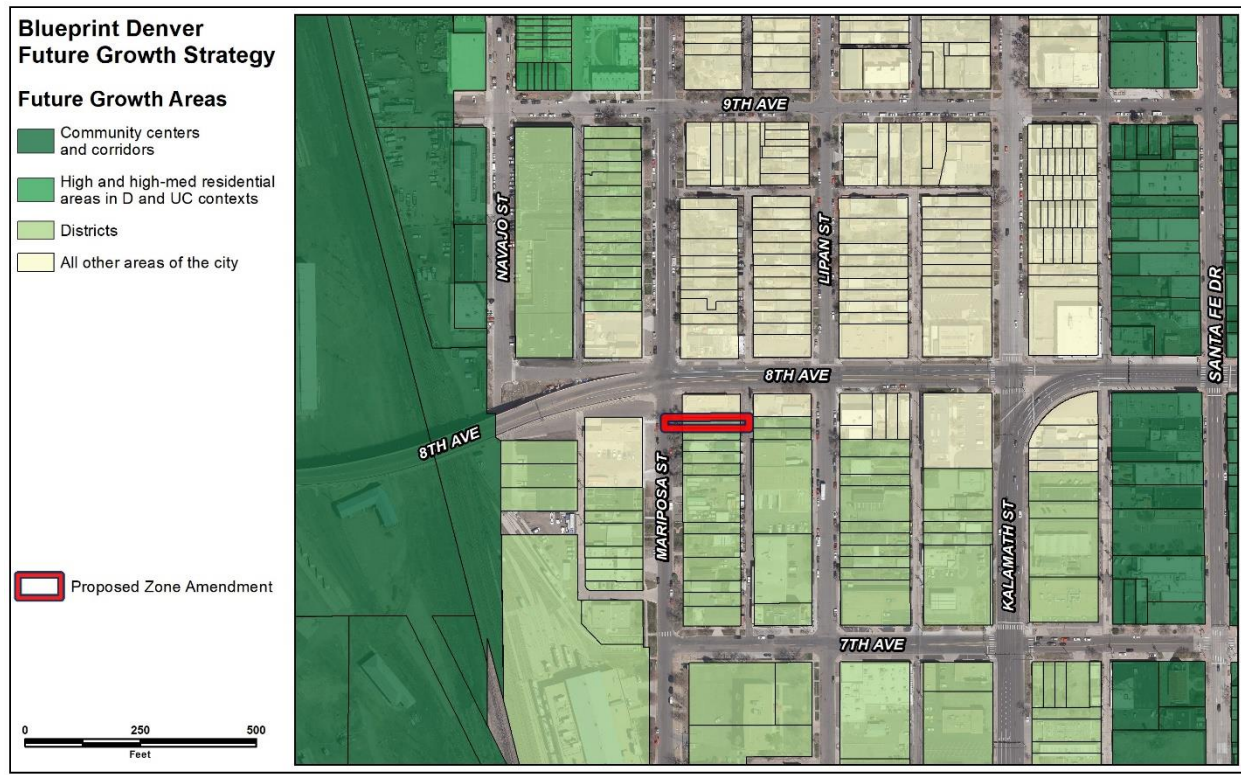
Blueprint Denver Street Types

In *Blueprint Denver*, future street types work in concert with the future place type to evaluate the appropriateness of the intensity of the adjacent development (p. 67). *Blueprint Denver* classifies Mariposa Street as a Residential Collector. *Blueprint Denver* states that “Primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses. Buildings on residential streets usually have a modest setback. The depth of the setback varies by neighborhood context” (p. 160). Once rezoned and combined with 778 N. Mariposa St., the combined lot will have frontage on 8th Avenue, which is classified as a Main Street Arterial, where MS zone districts are

appropriate. Given the flexibility for adjacent uses and building form for these Street Types, the proposed C-MS-5 zone district would be consistent with these Future Street Type classifications.

Growth Strategy

Blueprint Denver's growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (p. 51). The subject property is part of the districts area. Citywide, districts are anticipated to see around 5% of new housing growth and 15% of new employment growth by 2040 (p. 51). *Blueprint* notes that “Higher intensity residential areas near downtown, mid-scale housing in innovation/flex districts and low-scale greenfield residential all contribute to Denver’s future housing stock. (p.49)” The proposed map amendment to C-MS-5 will allow mixed-use growth in this area, which is an intended location for this kind of growth and helps to support the future employment and housing growth anticipated by *Blueprint Denver*. Therefore, this proposed rezoning is consistent with the growth strategy.



La Alma Lincoln Park Neighborhood Plan (2012)

The subject property is within the boundaries of the La Alma Lincoln Park Neighborhood Plan. The Plan divides the Plan Area into Character Areas and provides direction for each. The subject site is located on the border of the “Main Street Corridor Character Area” and the “Industrial Character Area,” and the plan notes that “boundaries are not absolute and some characteristics overlap district boundaries.” (p. 38)

The Plan identifies the following relevant vision, goals and recommendations for the Main Street Corridor Character Area:

- Encourage mixed use development with a diversity of uses.
- Promote multi-stories mixed use buildings.
- Support infill development of retail, office, live-work and residential uses.
- Develop land in a manner that is consistent with the surrounding land uses in terms of character and use.

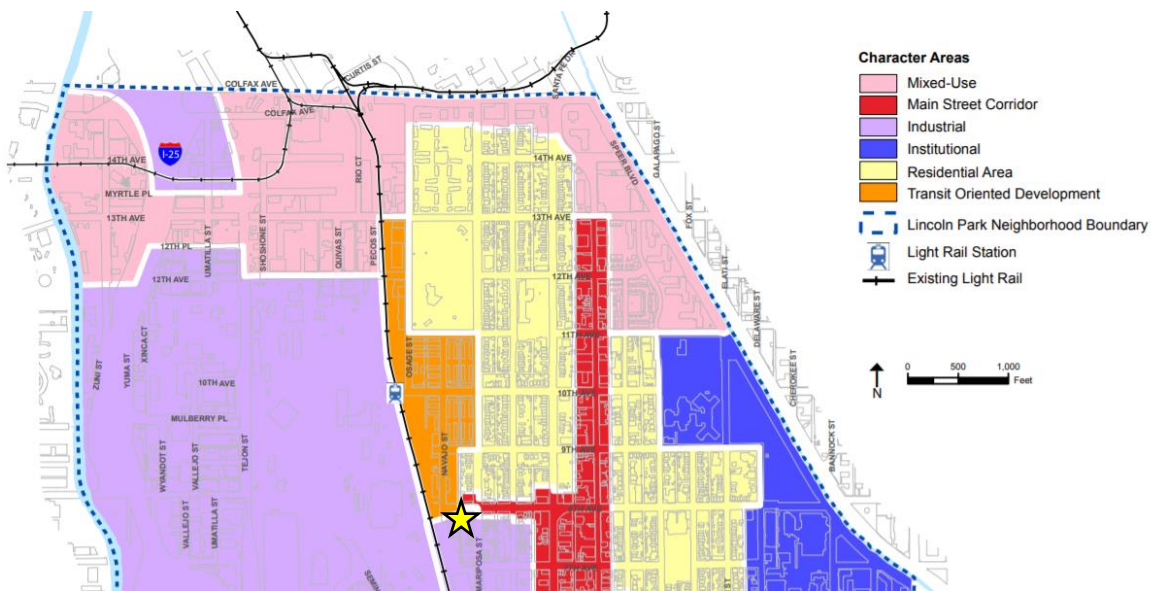
The Plan identifies the following relevant vision, goals and opportunities for Industrial Character Area:

- Mixed land uses are supported in adjacent character areas – to give employees access to commercial uses with walking distance.
- Vacant and underutilized properties offer opportunities for business expansion and infill development.

The plan designates the Property as being in an Area of Change: “The purpose of Areas of Change is to channel growth where it will be beneficial and can best improve access to jobs, housing and services. A major goal being to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.” (p. 21) Because of this vacant property’s small size and surrounding residential uses, mixed-use redevelopment in combination with the property to the north in the Main Street Corridor Character area is more feasible than redevelopment for industrial uses.

Land Use and Urban Design Recommendations:

- Apply mixed use zoning to Areas of Change
- Encourage a mixture of uses that assure the availability of neighborhood services and amenities



Designated Character Areas Map (La Alma Lincoln Park Neighborhood Plan – 2012).

The plan recommends building heights of up to 5 stories for the subject site (p. 25). Consistent with the plan's acknowledgement that character areas are not absolute, staff analyzed the proposed C-MS-5 zoning and found it to be an appropriate district that aligns with the vision, goals, and recommendations of the La Alma / Lincoln Park Neighborhood Plan. The proposed zone district contributes to maintaining the character of the neighborhood while embracing the Plan's vision through low to mid-rise building heights and mixed-use projects through the development of a vacant and underutilized lot.

2. Uniformity of District Regulations and Restrictions

The proposed rezoning to C-MS-5 will result in the uniform application of zone district building form, use and design regulations.

3. Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety, and general welfare of the city through implementation of the city's adopted land use plans. The proposed zone district will allow for transit-supportive uses near a transit station and require pedestrian-oriented design in a Transit-Oriented neighborhood.

4. Justifying Circumstance

The application identifies several changed or changing conditions as the Justifying Circumstance under DZC Section 12.4.10.8, including recent redevelopment in the area oriented toward nearby transit infrastructure. As discussed above, many adopted plan recommendations state that redevelopment of the area with transit-supportive uses is desired, including residential uses. The site's existing I-A zone district does not allow residential uses, but the size and location of the site adjacent to single-unit residential uses likely precludes development with industrial uses. Staff agrees that aligning the parcel's zoning with the underutilized parcel to the north may help encourage redevelopment of both parcels with other plan-recommended uses, thus implementing area plan guidance for Main Street Corridor and nearby Transit-Oriented Development in this area. This is an appropriate justifying circumstance for the proposed rezoning.

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

As described in the Denver Zoning Code, the General Character of the Urban Center (C-) district will include "multi-unit residential and mixed-use commercial strips and commercial centers." It is also described as follows: "Multi-unit residential uses are typically in multi-story mixed use building forms. Commercial buildings are typically Shopfront and General forms. Multi-unit residential uses are primarily located along residential collector, mixed-use arterial, and local streets. Commercial uses are primarily located along main and mixed-use arterial streets" (DZC Section 7.1.1). The site is located on a residential collector street and the general area is transforming into a Transit-Oriented neighborhood with a mix of uses. These conditions make the rezoning consistent with the Urban Center Neighborhood Context description.

The C-MS zone districts are “intended to promote safe, active and pedestrian-scaled, commercial streets through the use of building forms that clearly define and activate the public street edge” (DZC Section 7.2.4.1.A). As these districts are also intended to enhance the ease of walking and support transit, C-MS-5 is consistent and appropriate given the purpose of the district and the location in which it has been requested.

According to the zone district intent stated in the Denver Zoning Code, the C-MS-5 district “applies primarily to collector or arterial street corridors or may be embedded within a larger commercial shopping center or mixed-use area, where a building scale of 2 to 5 stories is desired” (DZC Section 7.2.4.2.A). The site is directly served by a collector street. As such, the site and rezoning are consistent with the specific zone district intent.

Attachments

1. Application