



4151-4155 North Jason Street

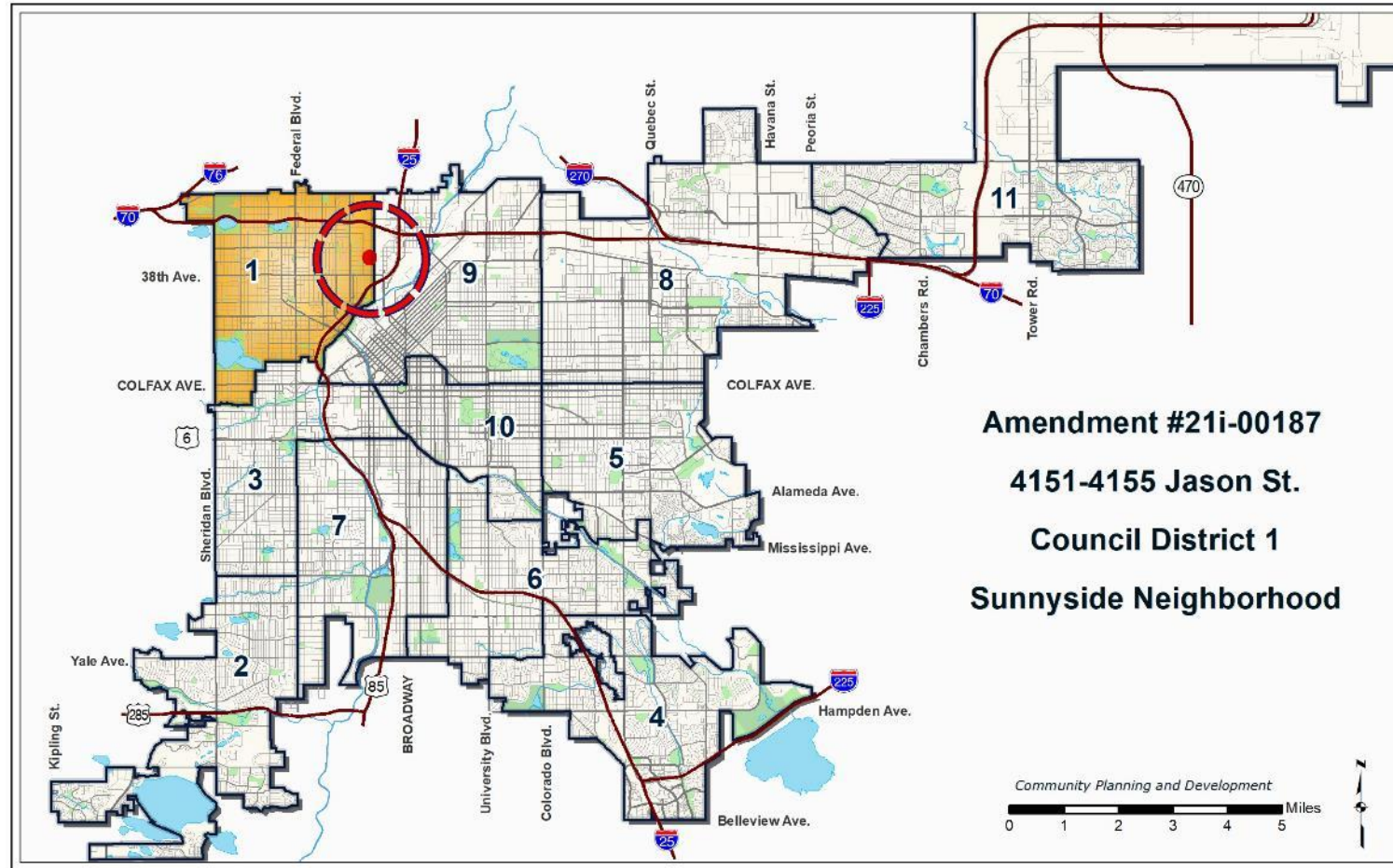
2021-00187

Request: I-MX-3 to U-RX-5

LUTI: March 1, 2022

Presenter: Fran Penafiel

Council District 1

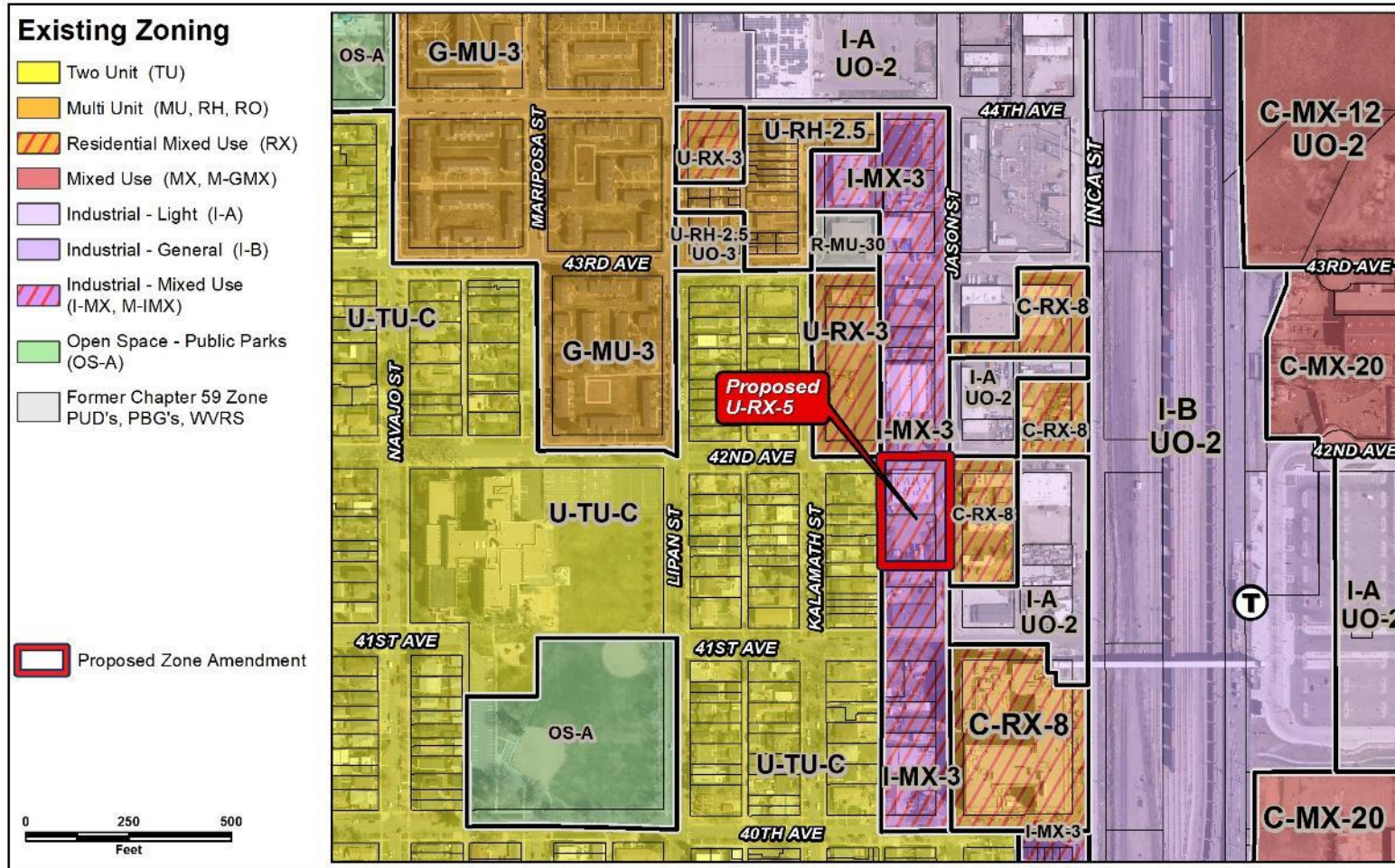


Request: U-RX-5



- **Location:**
 - Approx. 28,125 sf
 - Industrial warehouse
- **Proposal:**
 - Rezoning to U-RX-5
 - Allows residential mixed-use development

Existing Zoning



Current zoning:
I-MX-3

Adjacent zoning:
I-MX-3
C-RX-8
U-TU-C
U-RX-3
I-A UO2

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



Requested Zone District

Design Standards	I-MX-3	U-RX-5 (Proposed)
Primary Building Forms Allowed	Town House, General, Industrial	Town House; Shopfront
Heights in Stories / Feet (max)	3/45'	5/70'
Primary Street Build-To Percentages (min)	0-70%	70%
Primary Street Build-To Ranges	0'-15'*	0' to 15'*
Primary Street Setbacks (min)	0' to 10'*	0' to 10'*
Surface Parking Between Building and Primary Street/Side Street	Allowed for Industrial Building Form	Not Allowed/Allowed
Transparency, Primary Street (min)	40% for Townhouse and General Building Forms	60% - 40%*

*Standard varies between building forms

Proposed Affordable Housing Agreement

- Voluntary agreement reached in principle with HOST
- 10% (7) of all units (73) are IRUs
 - 8% (6) of IRUs serve 80% AMI
 - 2% (1) of IRUs serve 60% AMI

Process

- Informational Notice: 12/28/2021
 - Planning Board Notice: 02/01/2022
 - Planning Board Public Hearing: 02/16/2022
 - LUTI Committee: 03/01/2022
 - City Council Public Hearing: 04/25/2022
- RNO Comment – One letter of support from SUNI
 - 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)*
- *41st and Fox Station Area (2009)*
- *Sunnyside Neighborhood Plan (1992)*

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

Consistency with Adopted Plans: Comprehensive Plan



- Equitable, Affordable and Inclusive Goal 1, Strategy B – Implement a high-quality, affordable and accessible multi-modal transportation system.

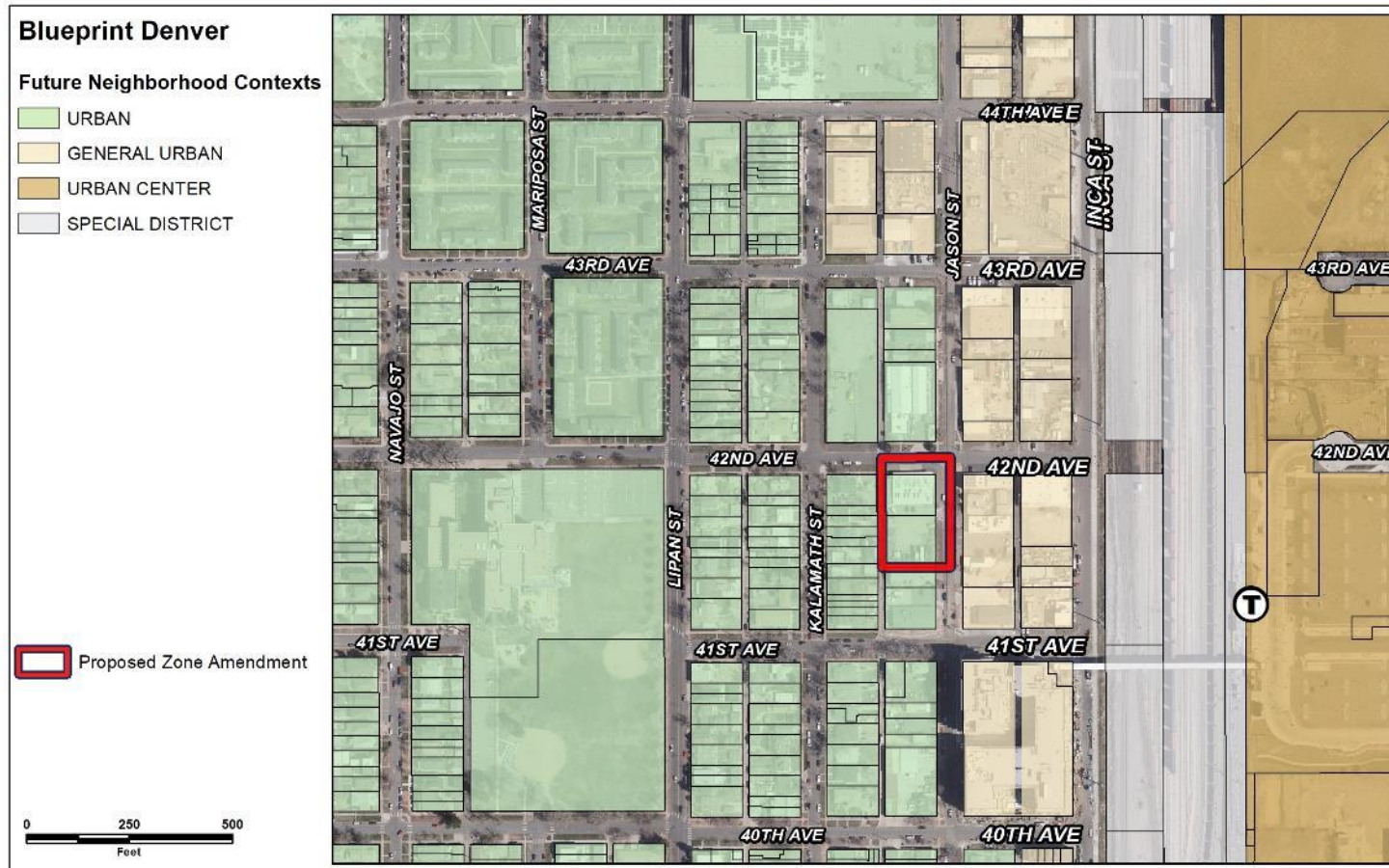


- Strong and Authentic Neighborhoods Goal 1, Strategy B – Build a network of well-connected, vibrant, mixed-use centers and corridors.
- Environmentally Resilient Goal 8, Strategy A - Promote infill development where infrastructure and services are already in place.



- Environmentally Resilient Goal 8, Strategy C – Focus growth by transit stations and along high- and medium-capacity transit corridors.

Consistency with Adopted Plans: Blueprint Denver

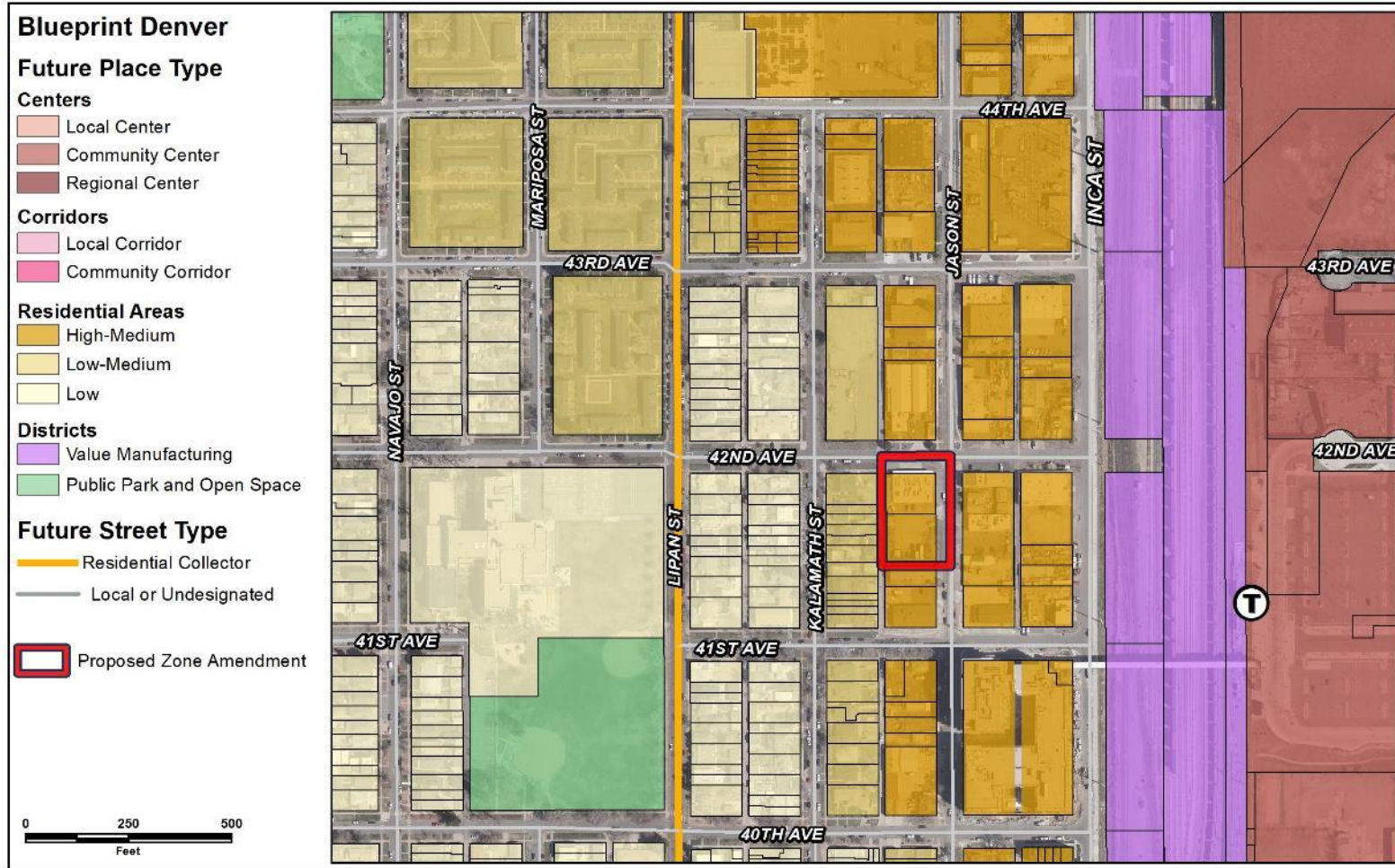


- **Urban Neighborhood Context**

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.

The urban context is walkable due to a predictable street grid in residential areas and the availability of transit and dedicated bike lanes. These areas offer access to neighboring areas and commercial nodes, with some small mixed-use nodes within the neighborhood. Parking is predominately off-street complemented by managed on-street options (pg. 221).

Consistency with Adopted Plans: Blueprint Denver



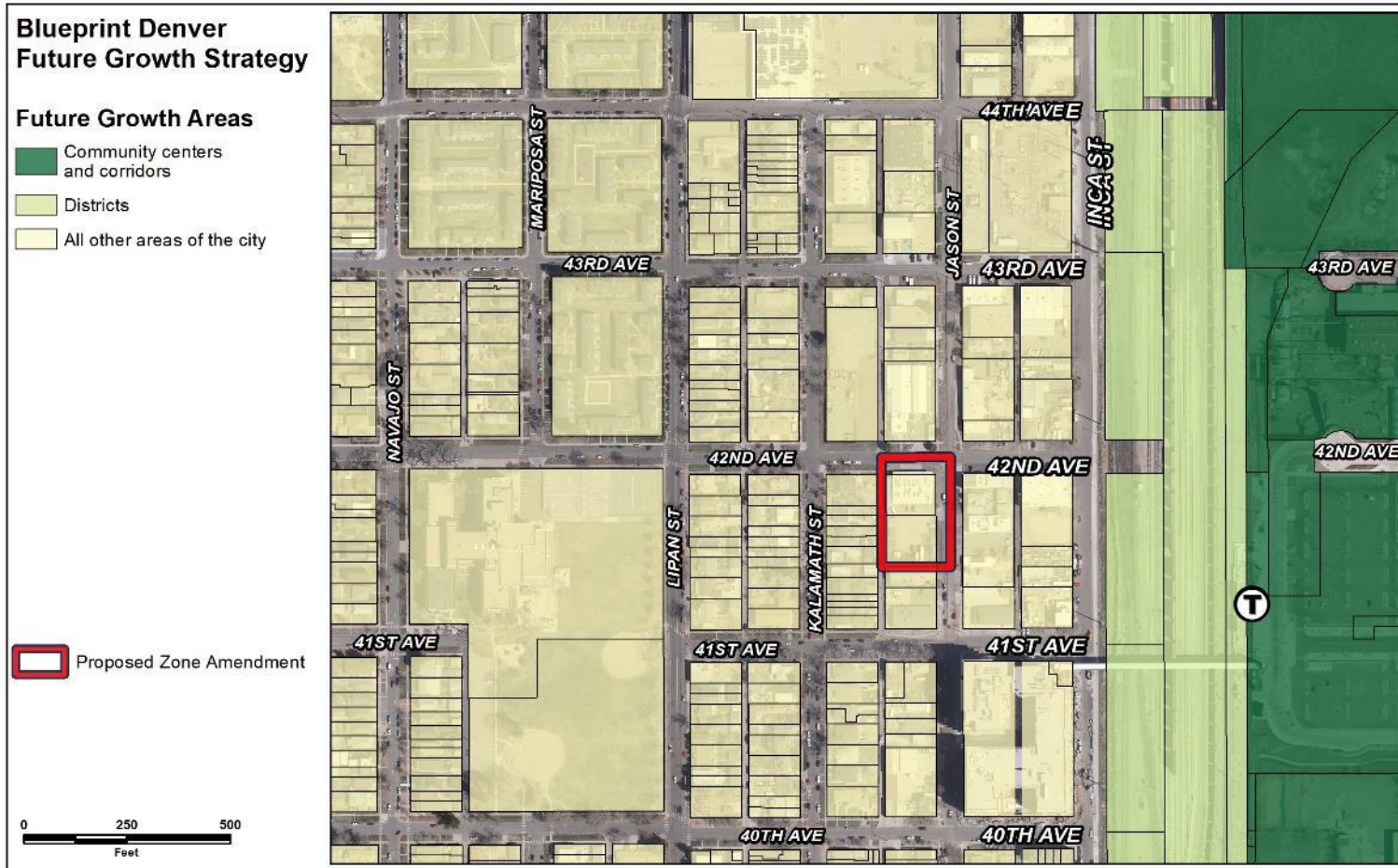
Residential High-Medium

- Mix of mid-scale multi-unit residential options.
- Building heights are generally up to 5 stories

Street Types

- Jason St & 42nd Ave: Local or Undesignated Future Street Type
- 5 stories in height

Consistency with Adopted Plans: Blueprint Denver



Growth Area Strategy: All Other Areas of the City

- 20% of new housing
- 10% 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.

Review Criteria: Consistency with Adopted Plans

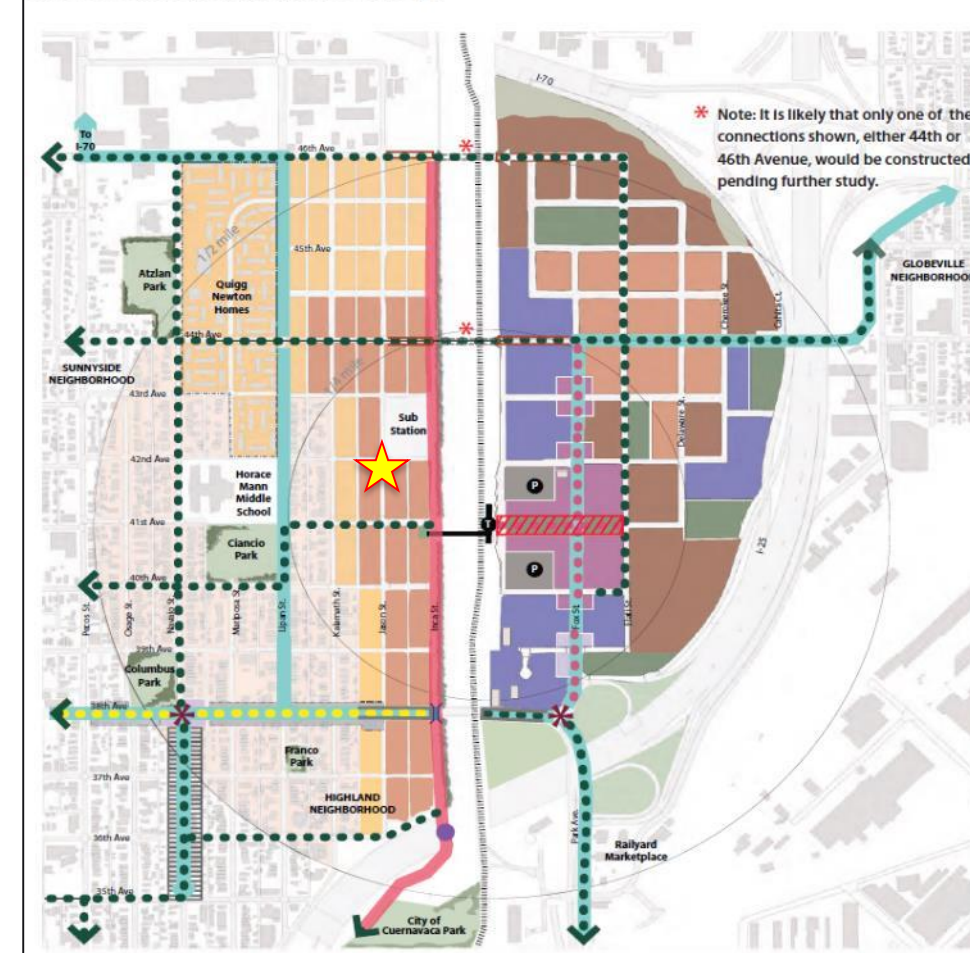
41st and Fox Station Area Plan (2009)

1e. **Urban Residential (2-8 stories)** is found in two parts of the station area: north of the existing Regency Student Housing and along the west side of the tracks along Inca Street near the station. These areas are intended as new, moderate-density neighborhoods. On the west side of the tracks along Inca it forms a new edge between the station and the existing neighborhood to the west. On the east side of the tracks, this moderate-density residential will provide a range of housing types that help support the pedestrian shopping district and employment base. New parks and plazas on the east side will provide needed relaxation and breathing space for new residents and help to increase the values of nearby residential buildings.

- Respect existing housing west of the station by redeveloping along the edges of the Sunnyside neighborhood leading to Inca Street and in a mixed-use node at 38th and Navajo

 Pedestrian Shopping District (2-8 stories)	 Pedestrian Shopping District Improvements	 Proposed Ped. Bridge /Potential Future Vehicular Access
 Pedestrian Shopping District (2-5 stories)	 Priority Street for Pedestrian/Bike Improvements	 Transit Platform and Pedestrian Bridge
 Mixed-Use Office/Residential (3-20 stories)	 Off-Street Multi-Use Path	 Future RTD Structured Parking
 Urban Residential (2-12 stories)	 Existing Bus Routes	 FasTracks Gold Line
 Urban Residential (2-8 stories)	 Intersection Improvements	 Existing Park
 Urban Residential (1-3 stories)	 Pedestrian Connection Improvements	 38th Avenue Improvements
 Single Family / Single Family Duplex	 Funded New Pedestrian/Bike Bridge over 38th Ave.	 Historically Significant Buildings
 Proposed Open Space/ Parks/ Plaza	 Pedestrian Plaza	 Navajo District

Land Use and Circulation Plan Concept



Review Criteria: Consistency with Adopted Plans

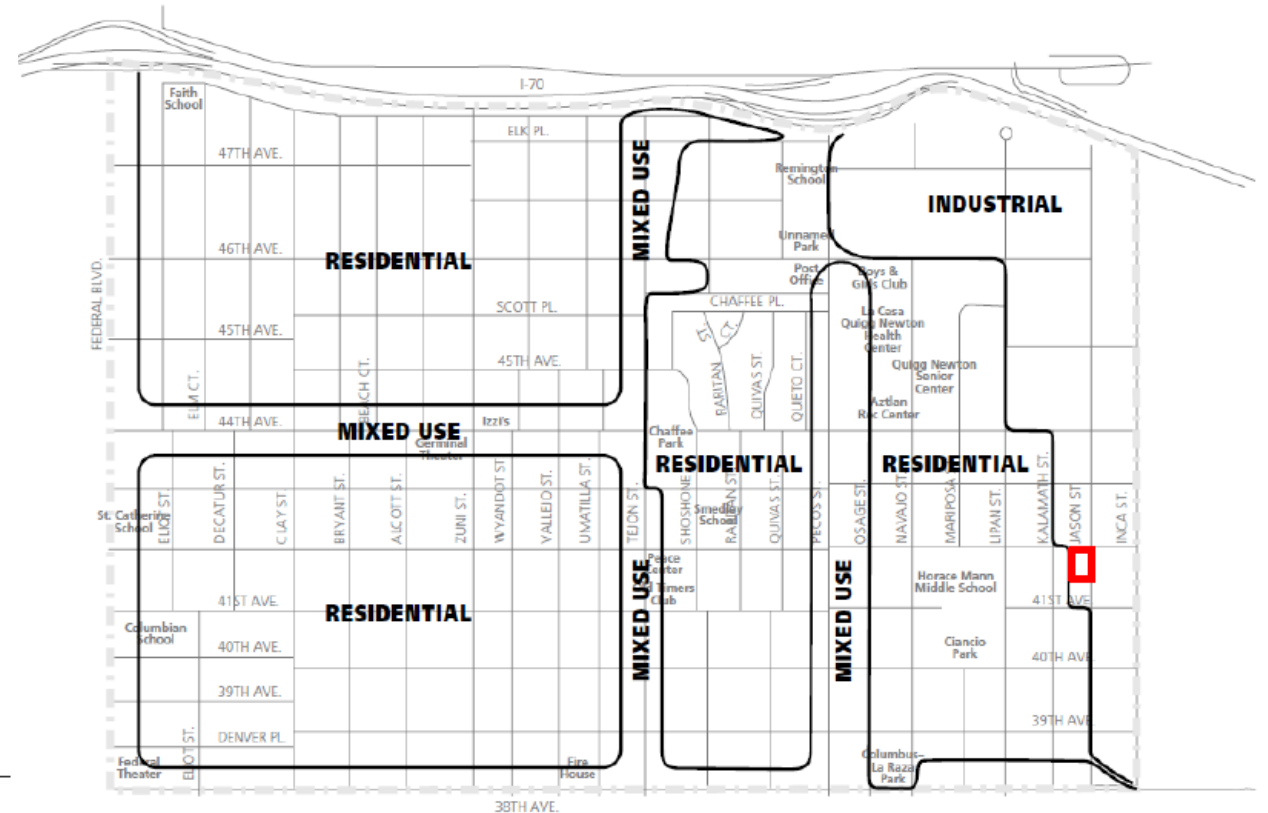
Sunnyside Neighborhood Plan (1992)



SUNNYSIDE NEIGHBORHOOD PLAN



AUGUST 1992



Generalized Land Use Map

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
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
 - Changing conditions in the neighborhood
 - A city adopted plan (Blueprint Denver)
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 Planning Board recommend **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