



555 East 8th Avenue

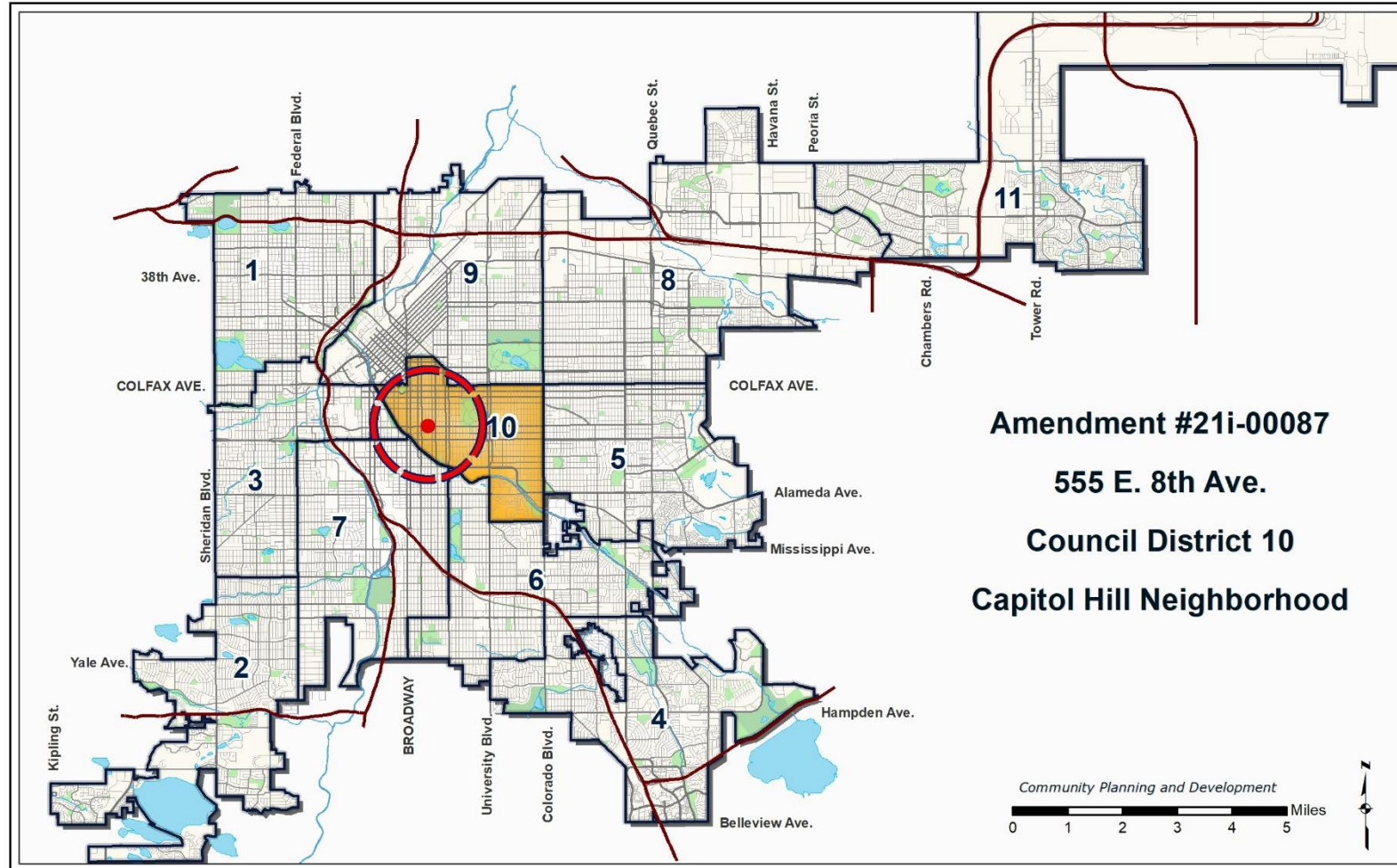
2021I-00087

Request: PUD 34 to G-MU-3, UO-3

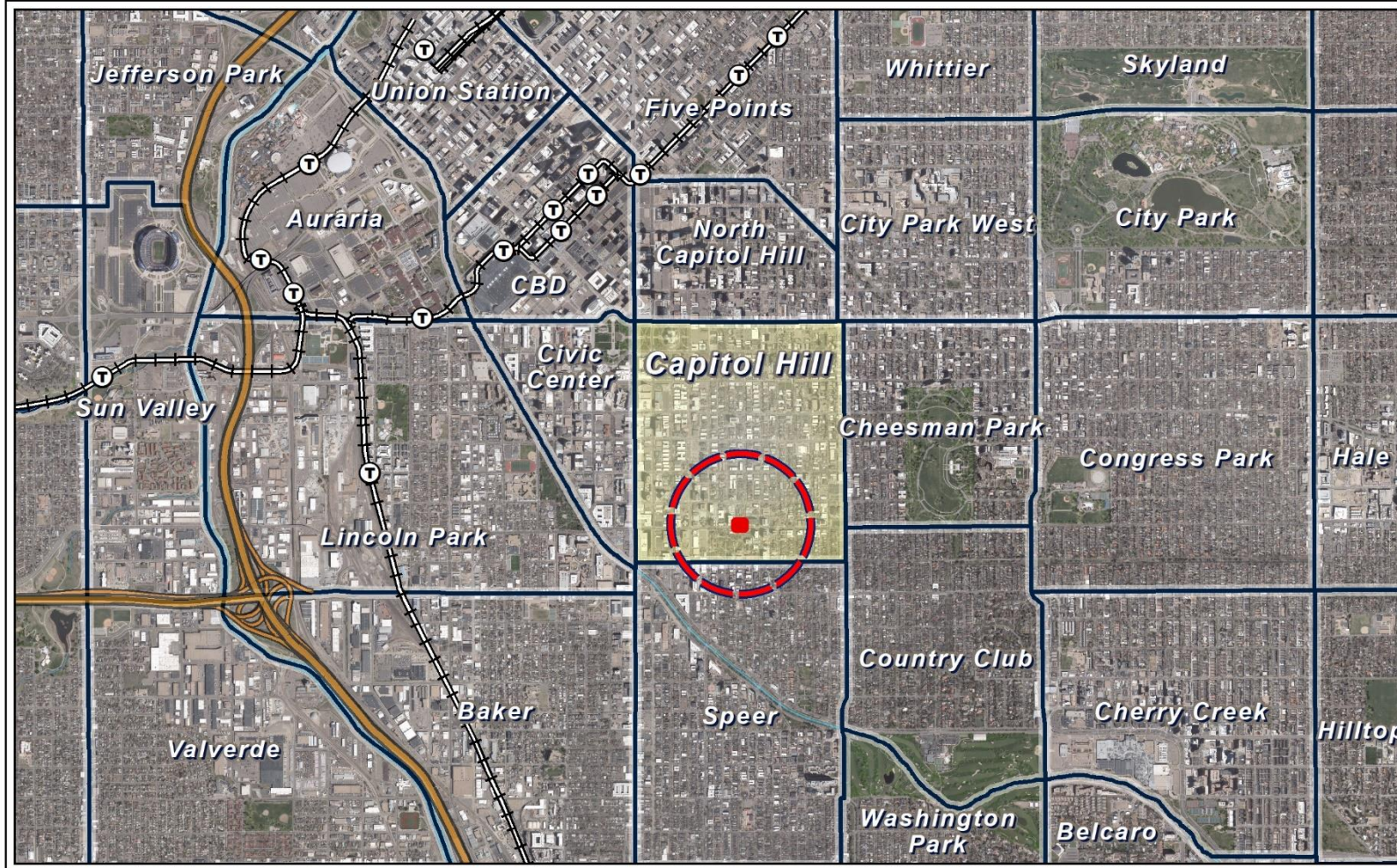
Land Use, Transportation and Infrastructure Committee: December 21, 2021

Presenter: Brandon Shaver

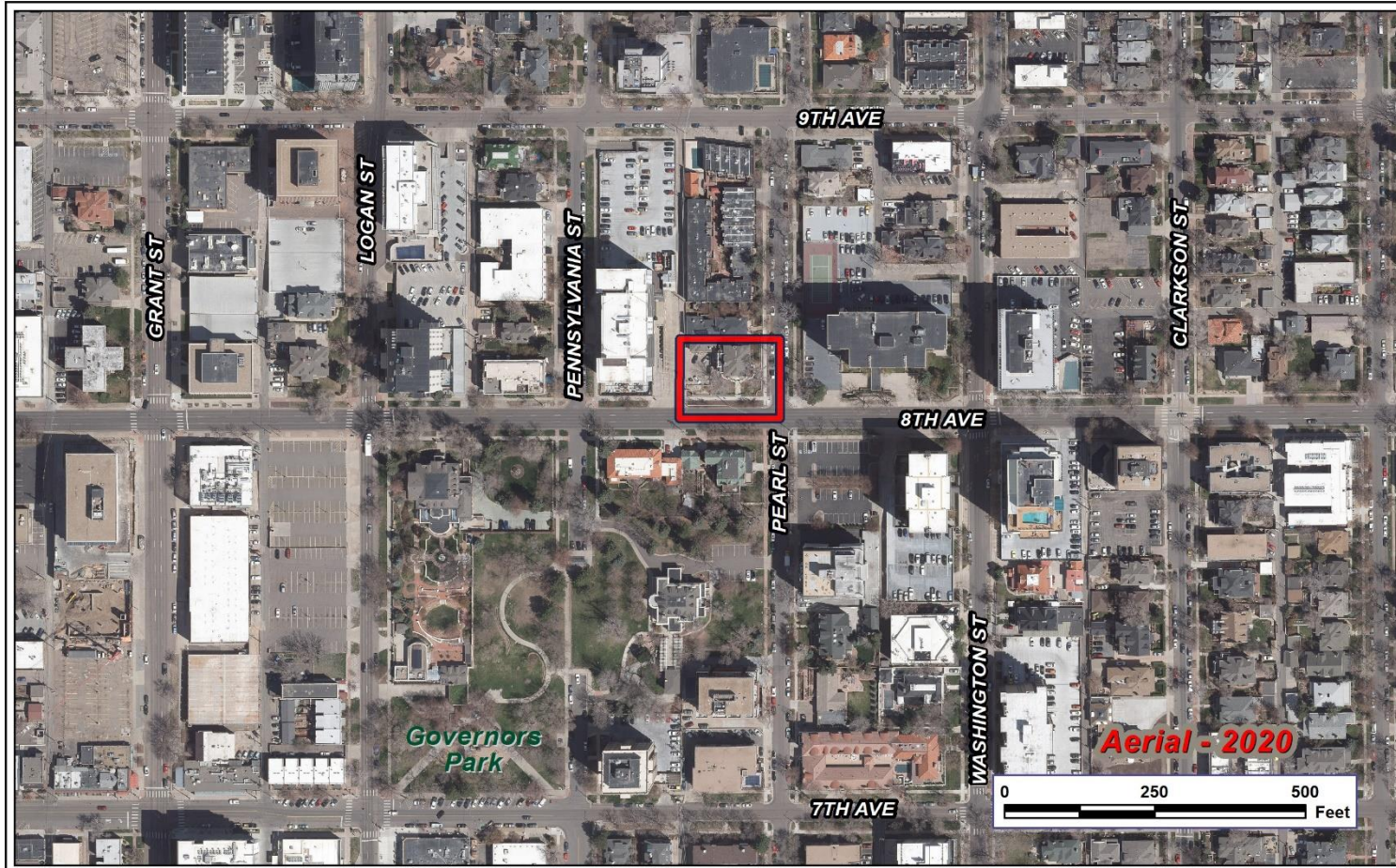
Council District 10 (Chris Hinds)



Capitol Hill Statistical Neighborhood

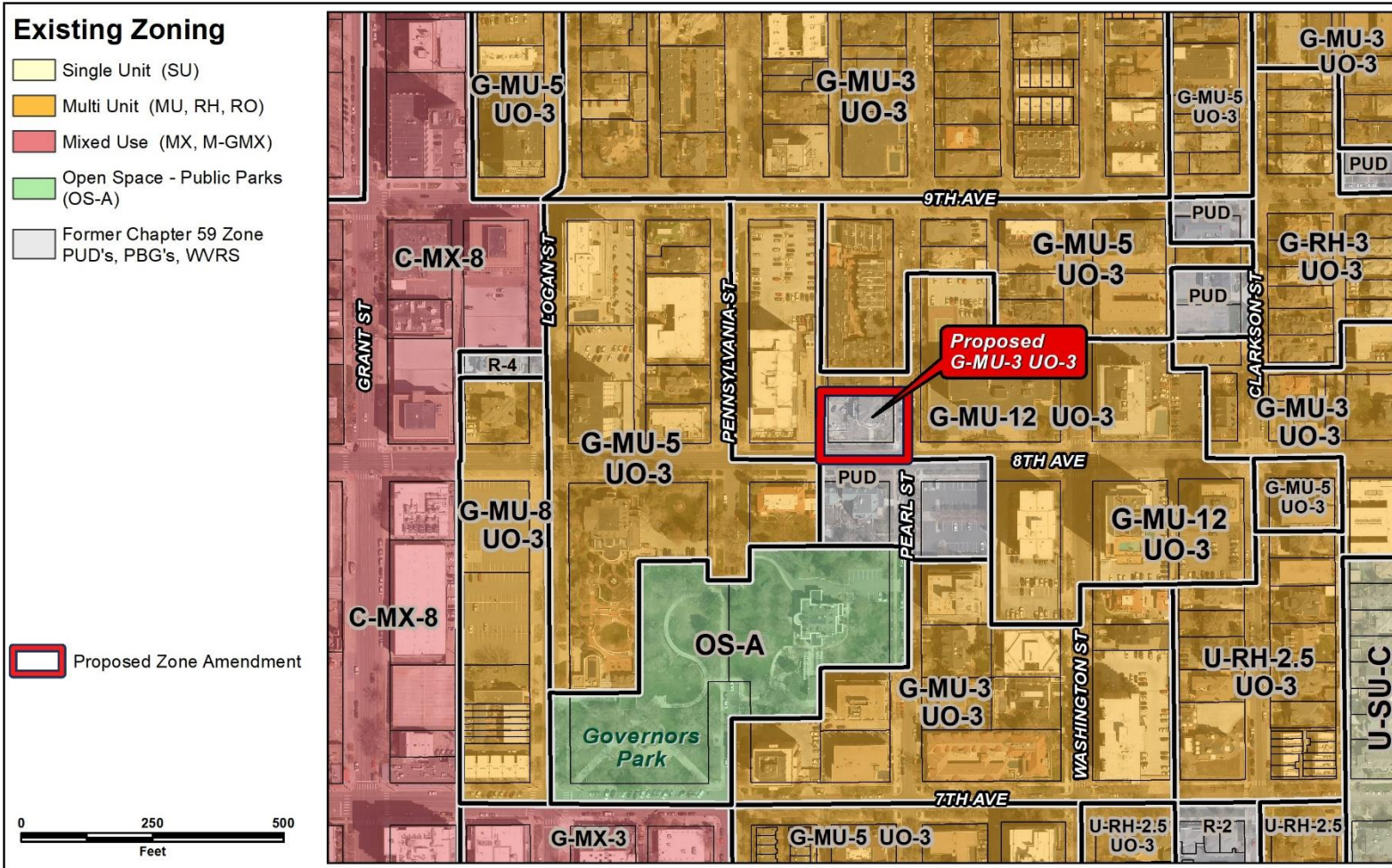


Request: G-MU-3, UO-3



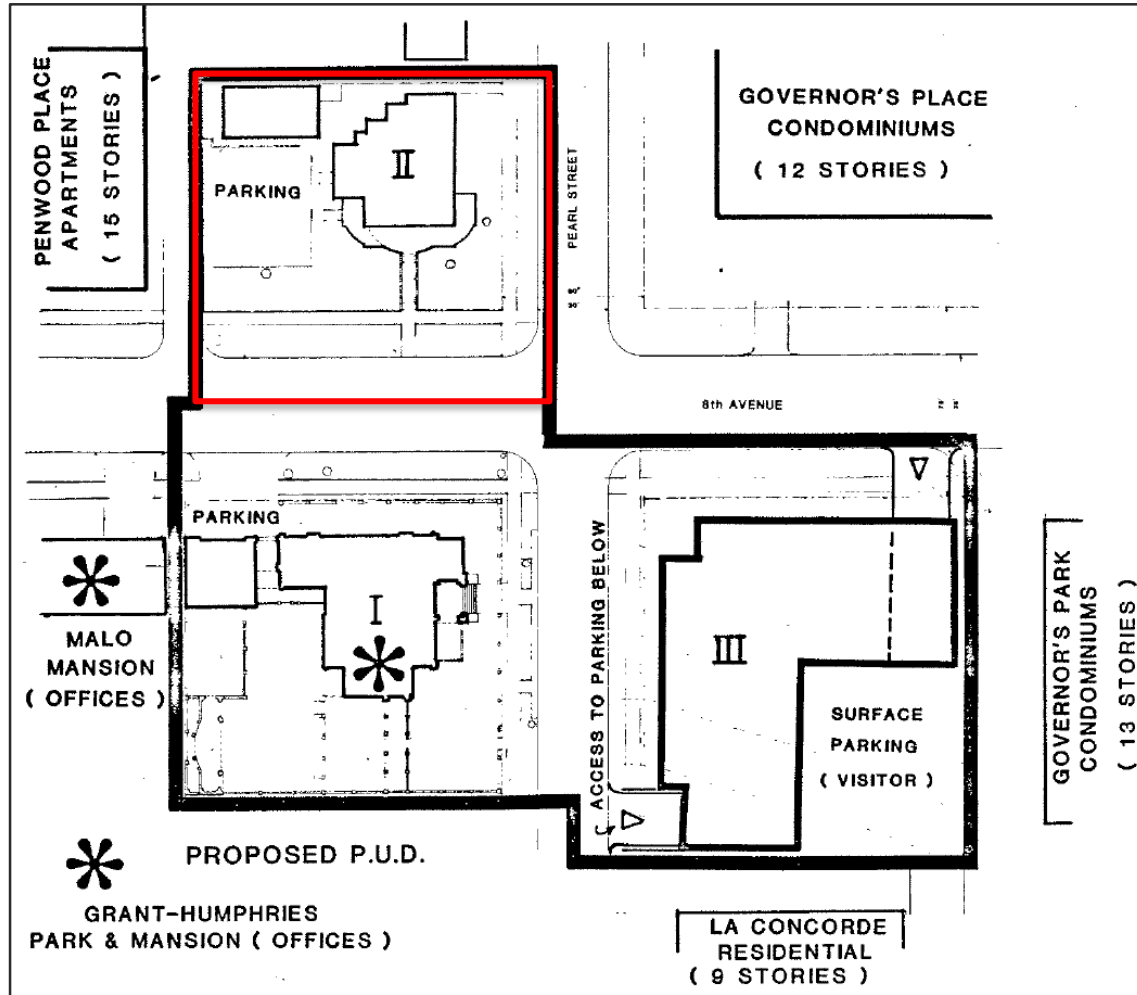
- Location
 - Approx. 11,997 square feet or 0.20 acres
 - Office
- Proposal
 - Rezoning from PUD 34 to G-MU-3, UO-3
 - Allows residential uses
 - Allows limited commercial uses if landmarked as Historic Structure
 - 1) Office, not including dental/medical or clinic
 - 2) Art studio
 - 3) Bed and breakfast lodging

Existing Zoning



- Current Zoning: PUD 34
- Surrounding Zoning:
 - G-MU-5, UO-3
 - G-MU-12, UO-3
 - G-MU-3, UO-3

PUD 34 (1980)



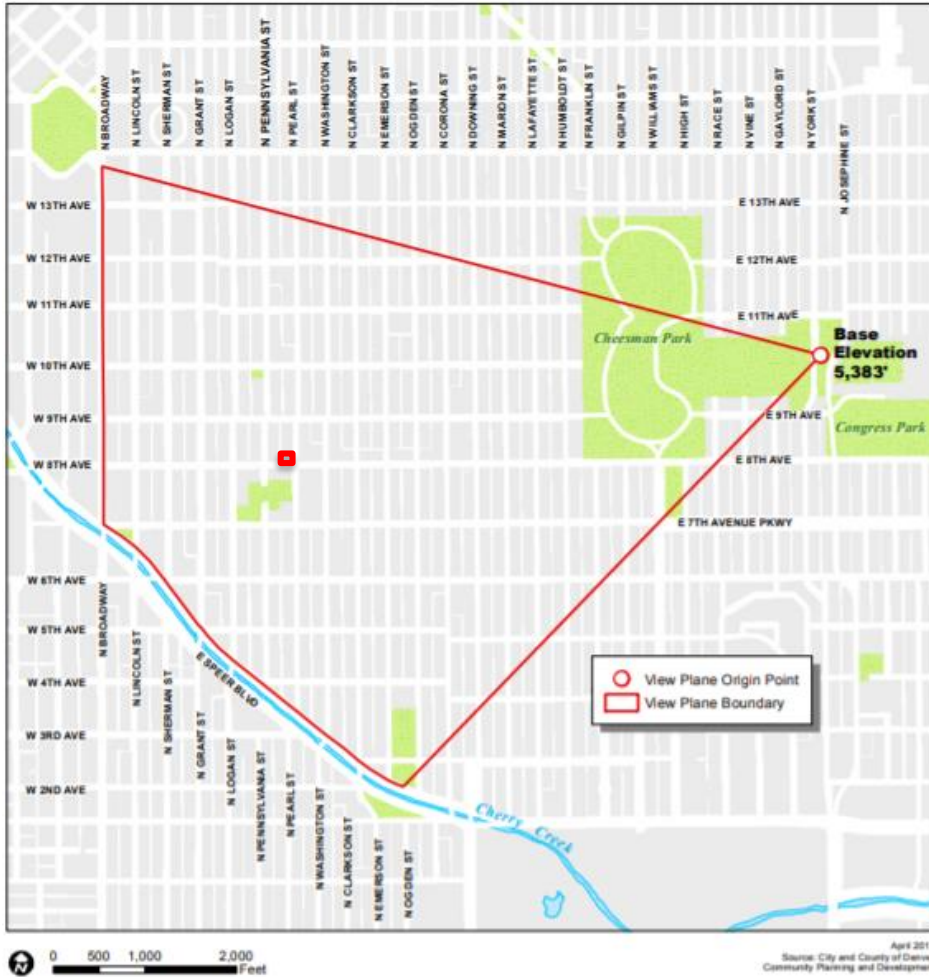
- Intended for low-rise office cluster
- Subject property = Parcel II/McCourt Mansion
- Parcel II to be renovated and converted to office
- Maximum height of 55 feet
- Other requirements largely focused on future development of Parcel III

- No adverse impact on remaining properties if 555 E 8th Ave rezoned out of PUD and into DZC

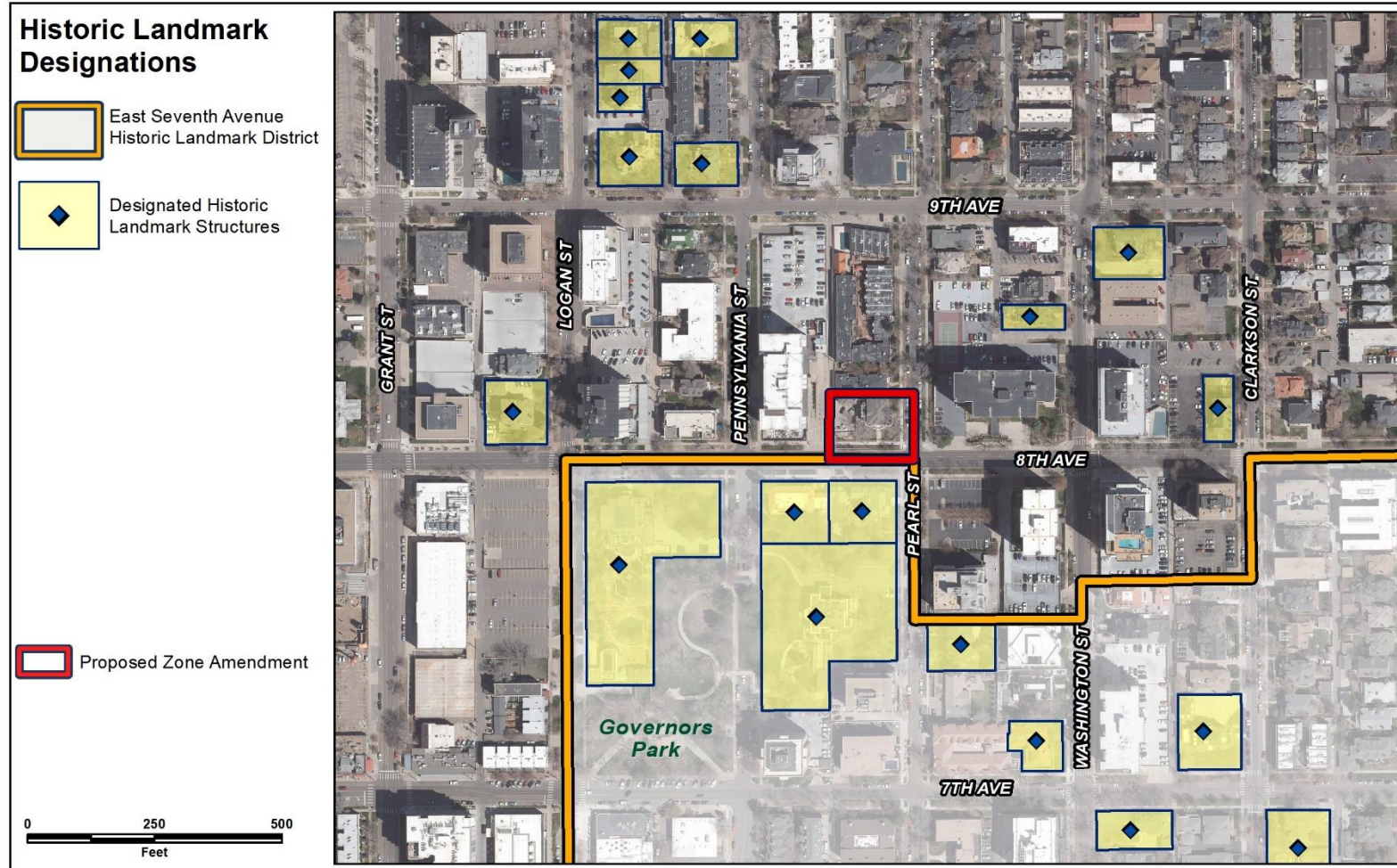
View Plane

Cheesman Park – Botanic Gardens View Plane

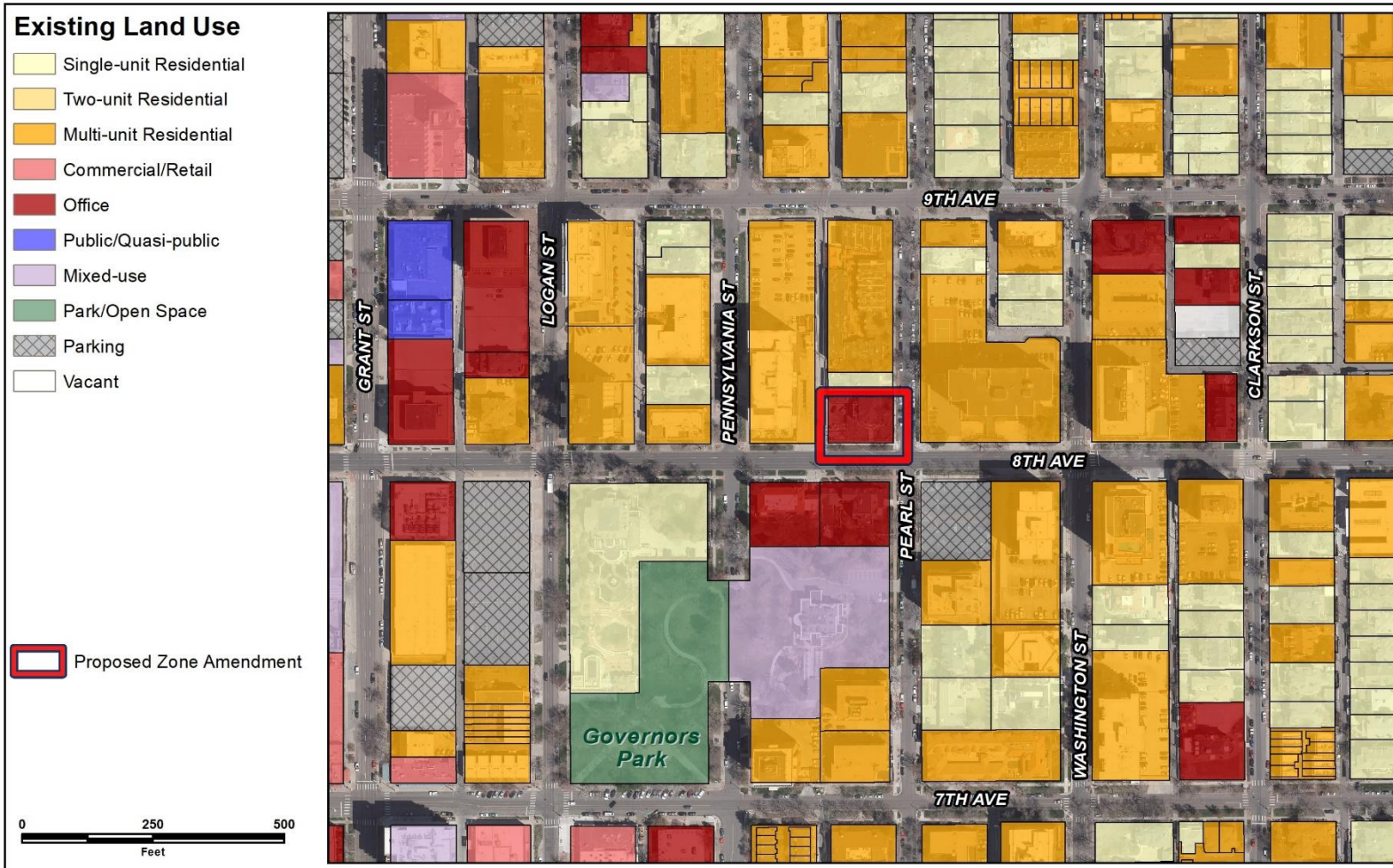
- Maximum height = 130 to 134 feet



Historic District Adjacency/Landmarks



Existing Land Use

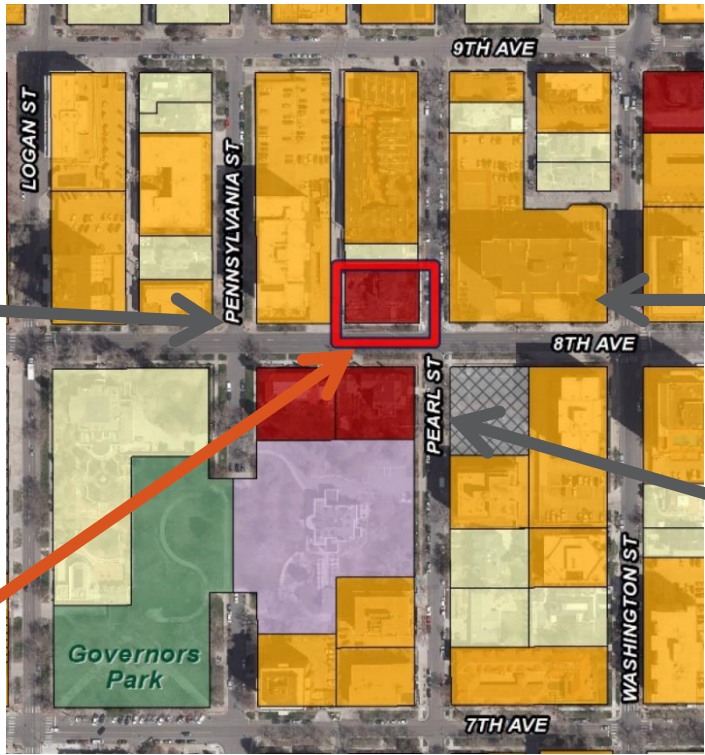


Land Use: Office

Surrounding Land Uses:

- Single-Unit Residential
- Multi-Unit Residential
- Office
- Parking

Existing Building Form/Scale



Process

- Informational Notice: 9/13/2021
- Planning Board Notice: 11/30/2021
- Planning Board Public Hearing (9 to 0 in favor): 12/15/2021
- LUTI Committee: 12/21/2021
- City Council Public Hearing: 2/7/2022 (tentative)
- RNO & Public Comment
 - 2 letters of support have been received from Capitol Hill United Neighbors & Neighbors for Greater Capitol Hill RNOs

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: A Land Use and Transportation Plan (2019)*
- *East Central Area Plan (2020)*

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 2040

Equity

- 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

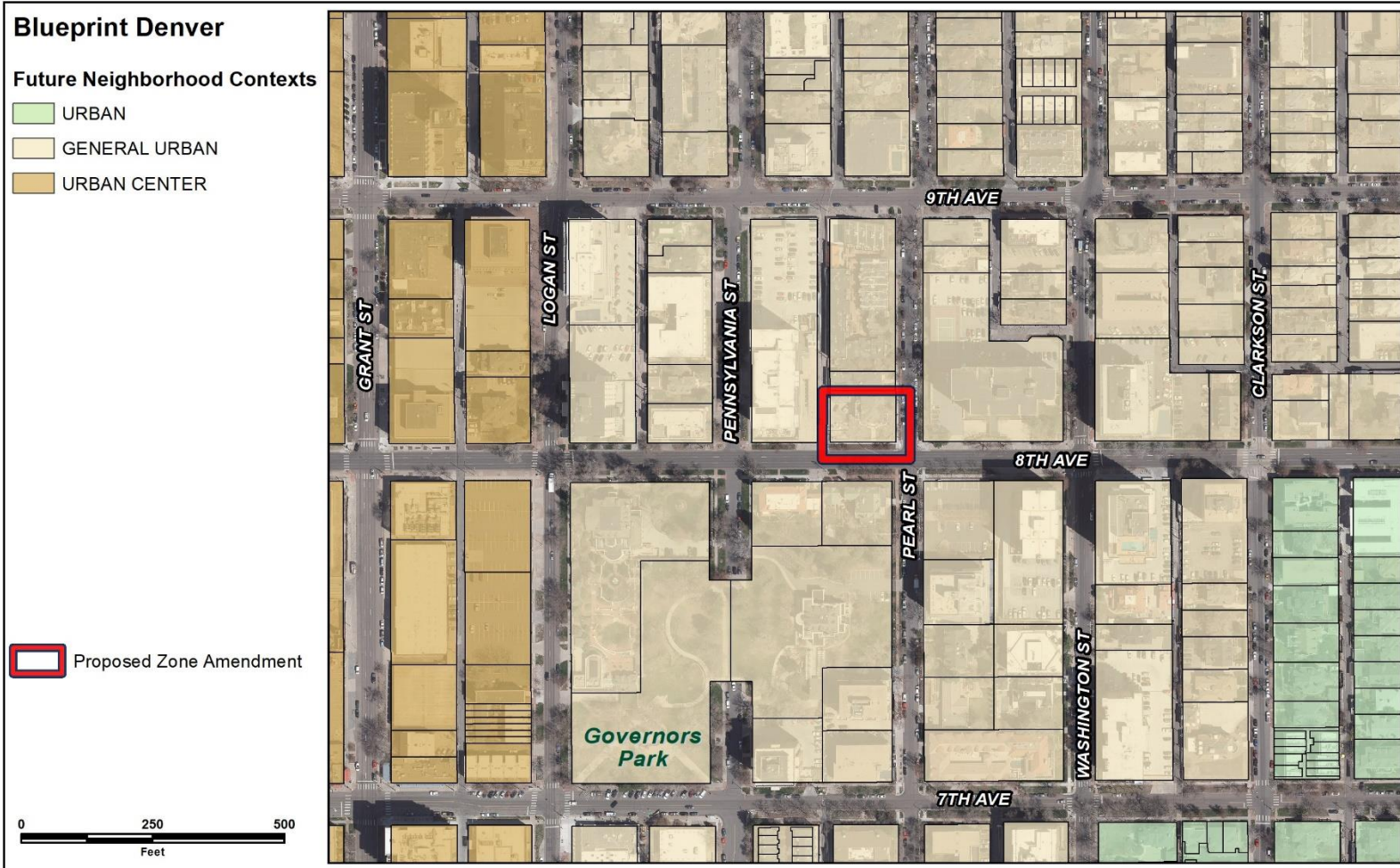
- Strong and Authentic Neighborhoods Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34).

Environmentally Resilient

- Environmentally Resilient Goal 8, Strategy A: Promote infill development where infrastructure and services are already in place (p. 54).

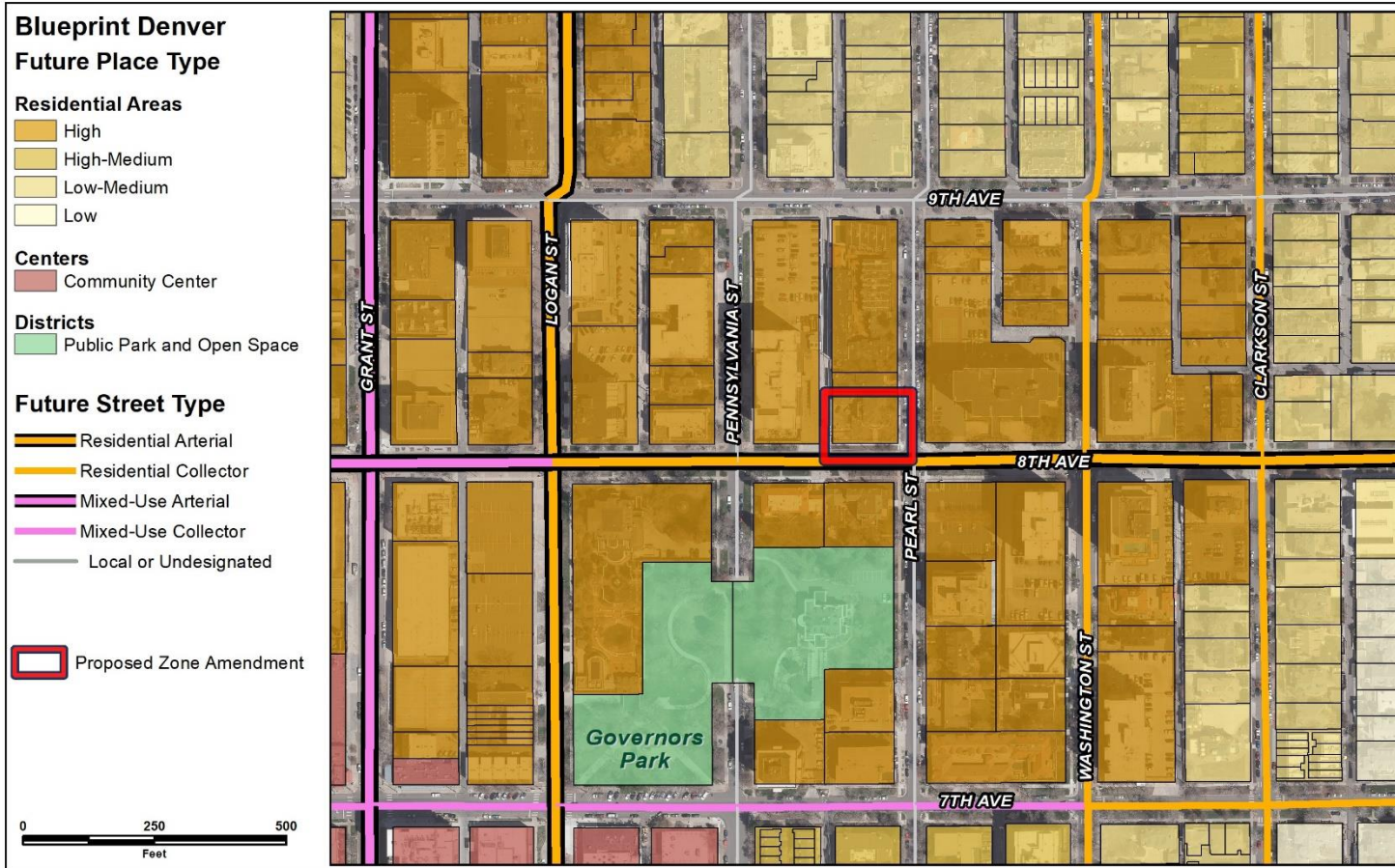


Consistency with Adopted Plans: Blueprint Denver



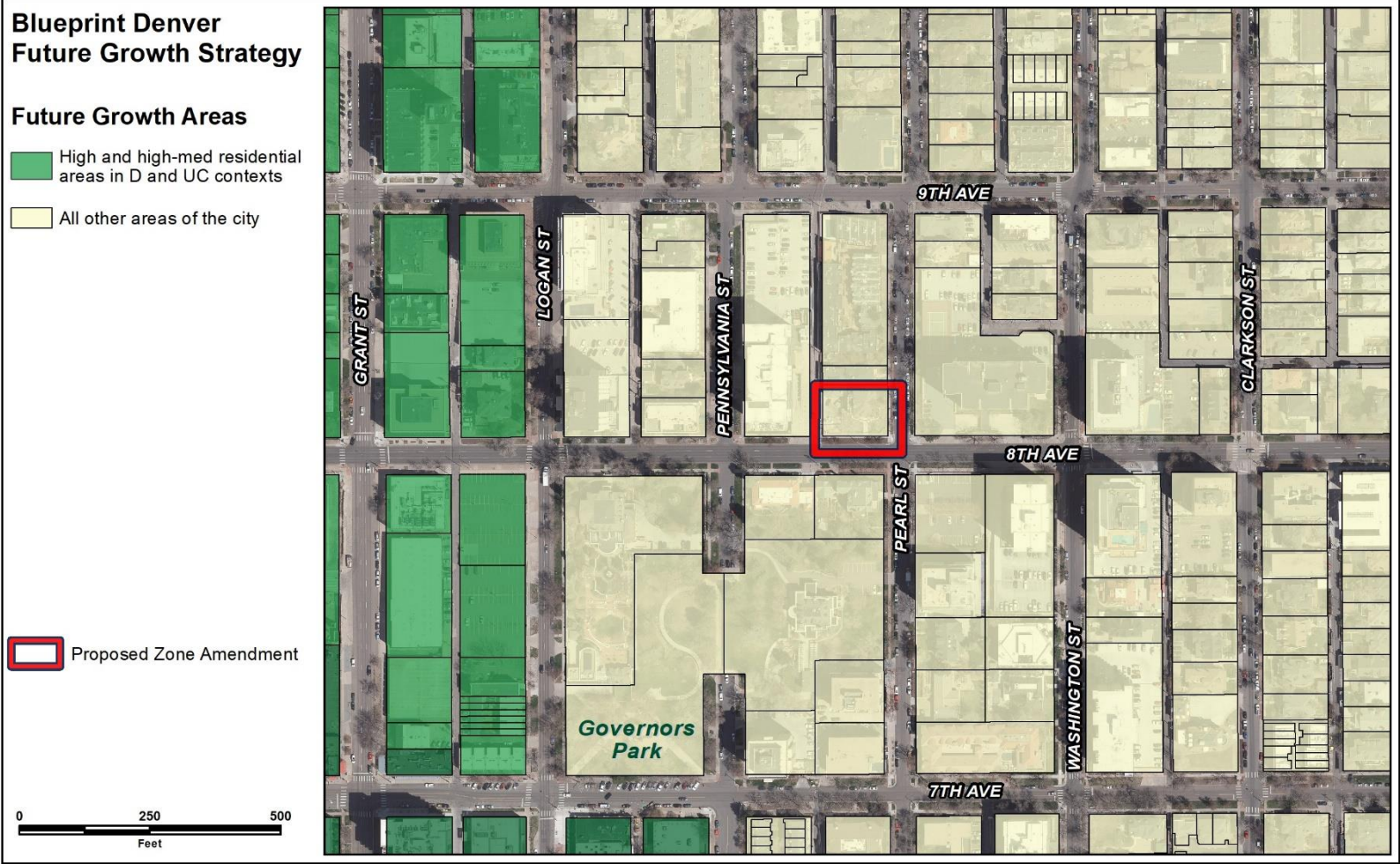
- **General Urban (G-)
Neighborhood Context**
 - Predominantly multi-unit residential structures
 - Block patterns are generally regular with consistent alley access.
 - Buildings are medium scale and close to the street

Consistency with Adopted Plans: Blueprint Denver



- **High Residential**
 - Predominantly multi-unit residential
 - Compatible commercial uses should be interspersed throughout
- **Future Street Type**
 - E 8th Ave: Residential Arterial
 - N Pearl St: Undesignated Local

Consistency with Adopted Plans: Blueprint Denver



- Growth Areas Strategy: All other areas of the city
 - 10% jobs by 2040
 - 20% housing by 2040

Consistency with Adopted Plans: Blueprint Denver

Land Use and Built Form, General – Policy 2, Strategy E: *In historic areas, balance efficiency with preservation through strategies that encourage the reuse of structures (p. 72).*

Land Use & Built Form: General Policy 3, Strategy B: *Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC, including continuing to incentivize owners to come out of the old code (p. 73).*

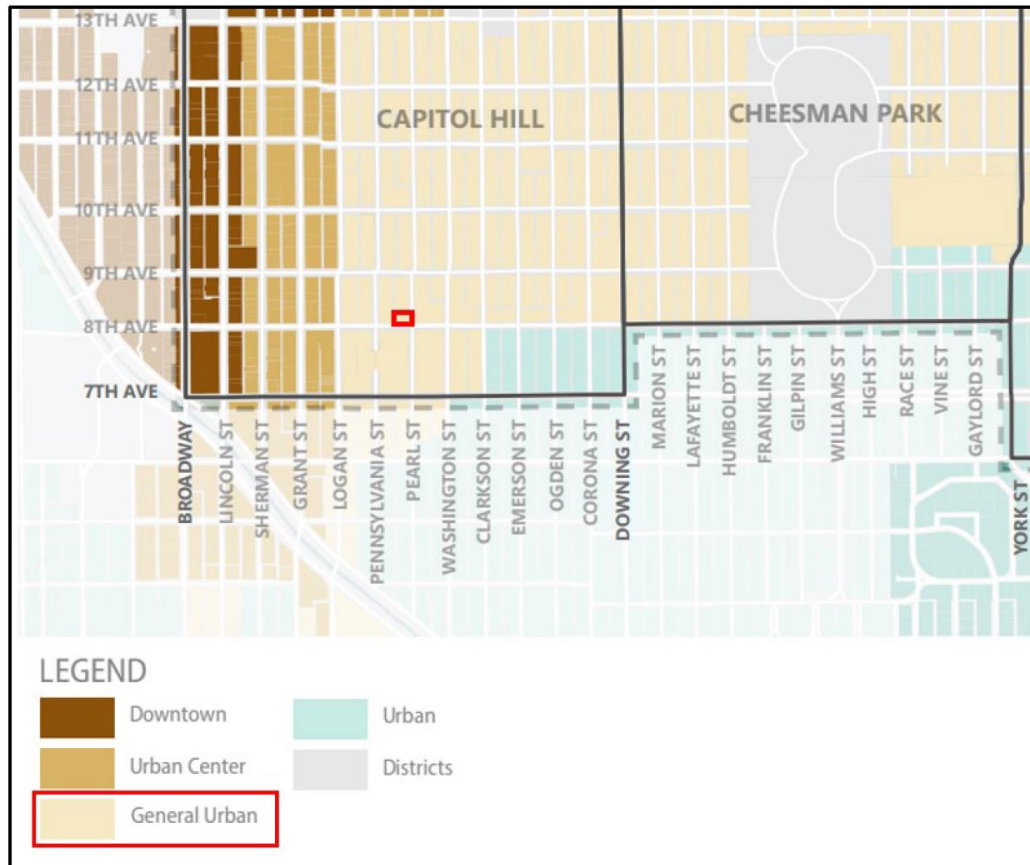
Land Use & Built Form: General Policy 3, Strategy B: *Limit the use of site-specific, customized zoning tools—such as Planned Unit Developments (PUDs) and waivers/conditions—to unique and extraordinary circumstances. The zoning code offers a wide variety of zone districts that cover the diverse contexts and places of Denver. Custom zoning tools are most effective when a standard zone district does not exist to implement the adopted plans for an area (p. 73).*

Consistency with Adopted Plans: East Central Area Plan (2020)

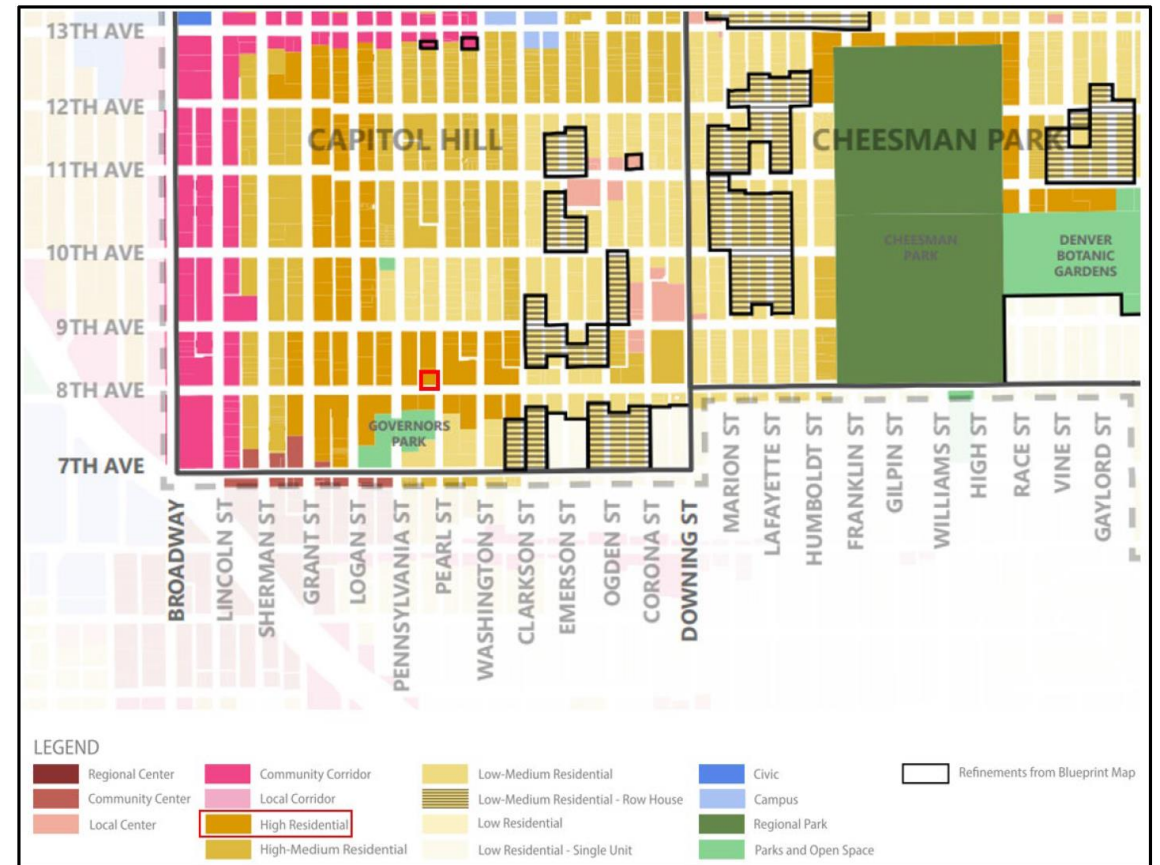
Zoning and Regulations Policy L6, Strategy A: *Promote preservation of historic and character defining single-unit, multi-unit, and mixed-use buildings. Consider individual landmarks, historic districts, or other tools as appropriate (p. 42).*

Zoning and Regulations Policy L6, Strategy A1: *Facilitate adaptive reuse of historic structures by allowing a broader range of uses, including compatible commercial uses, and appropriate additions (p. 42).*

Consistency with Adopted Plans: East Central Area Plan (2020)

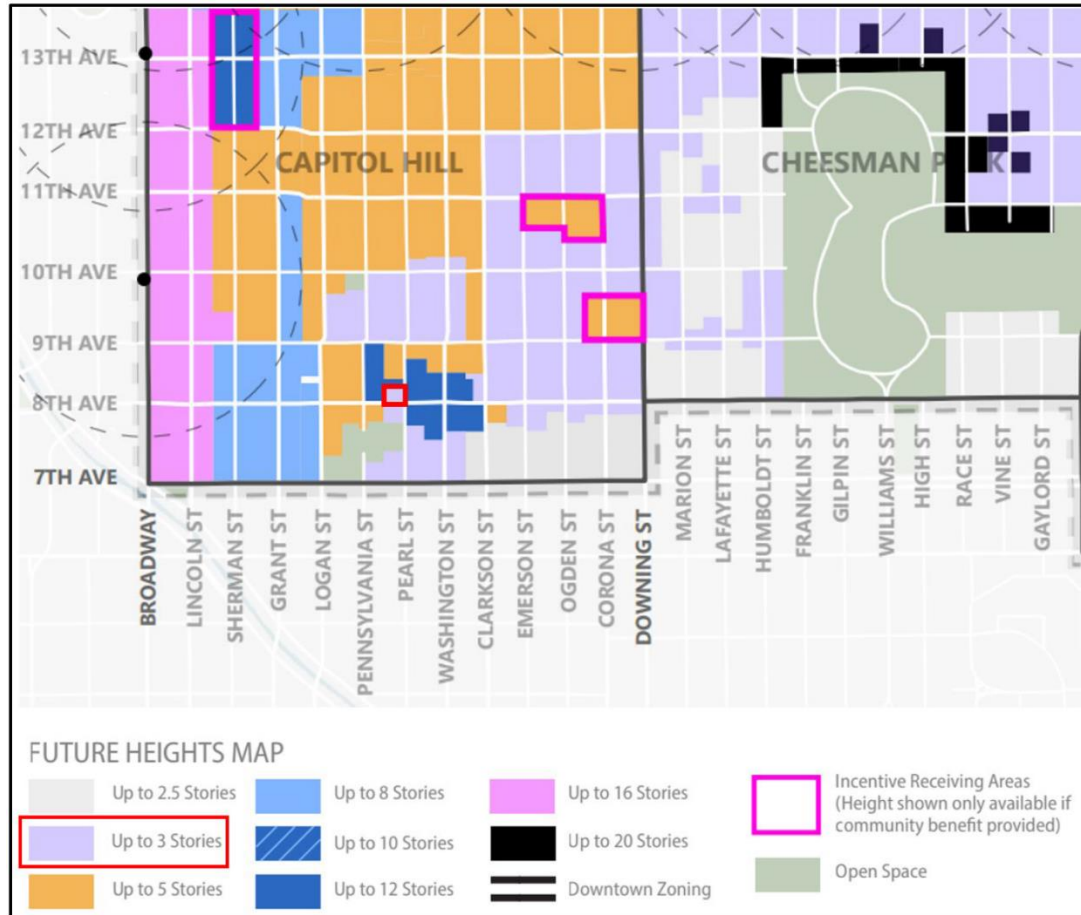


Future Neighborhood Context Map



Future Places Map

Consistency with Adopted Plans: East Central Area Plan (2020)



Future Heights Map

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
- Facilitate residential use of the property and limited commercial uses if landmarked

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

- Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:
 - a) **Changed or changing conditions** in a particular area, or in the city generally; or,
 - b) A City adopted plan; or,
 - c) **That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.**

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: A Land Use and Transportation Plan (2019)
- Elyria and Swansea Neighborhoods Plan (2015)

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

- General Urban Neighborhood Context primarily consists of multi-unit residential uses in a variety of building forms
- G-MU-3 promotes safe, active, pedestrian-scaled residential areas
- Street classifications and desired building heights are consistent and appropriate given intent statements
- U0-3 intent is “to encourage preservation, protection, adaptive use and enhancement of Historic Structures

CPD Recommendation

CPD recommends LUTI move request forward to full City Council, 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