



2042 & 2062 South Bannock Street

2022I-00211

Request: I-A UO-2 to C-RX-5

City Council: July 24, 2023

Presenter: Fran Peñafiel

Agenda

- What is a rezoning ?
- Request
- Location and Context
- Process
- Review Criteria



Rezoning (Zoning Map Amendments)

Rezoning is the process of changing the zone district of a property on the zoning map.

Rezoning changes the rules for development and land use. Rezoning does not approve a specific project.

The Denver Zoning Code provides review criteria that must be met to approve a rezoning.



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Request to Rezone from I-A, UO-1 to C-RX-5



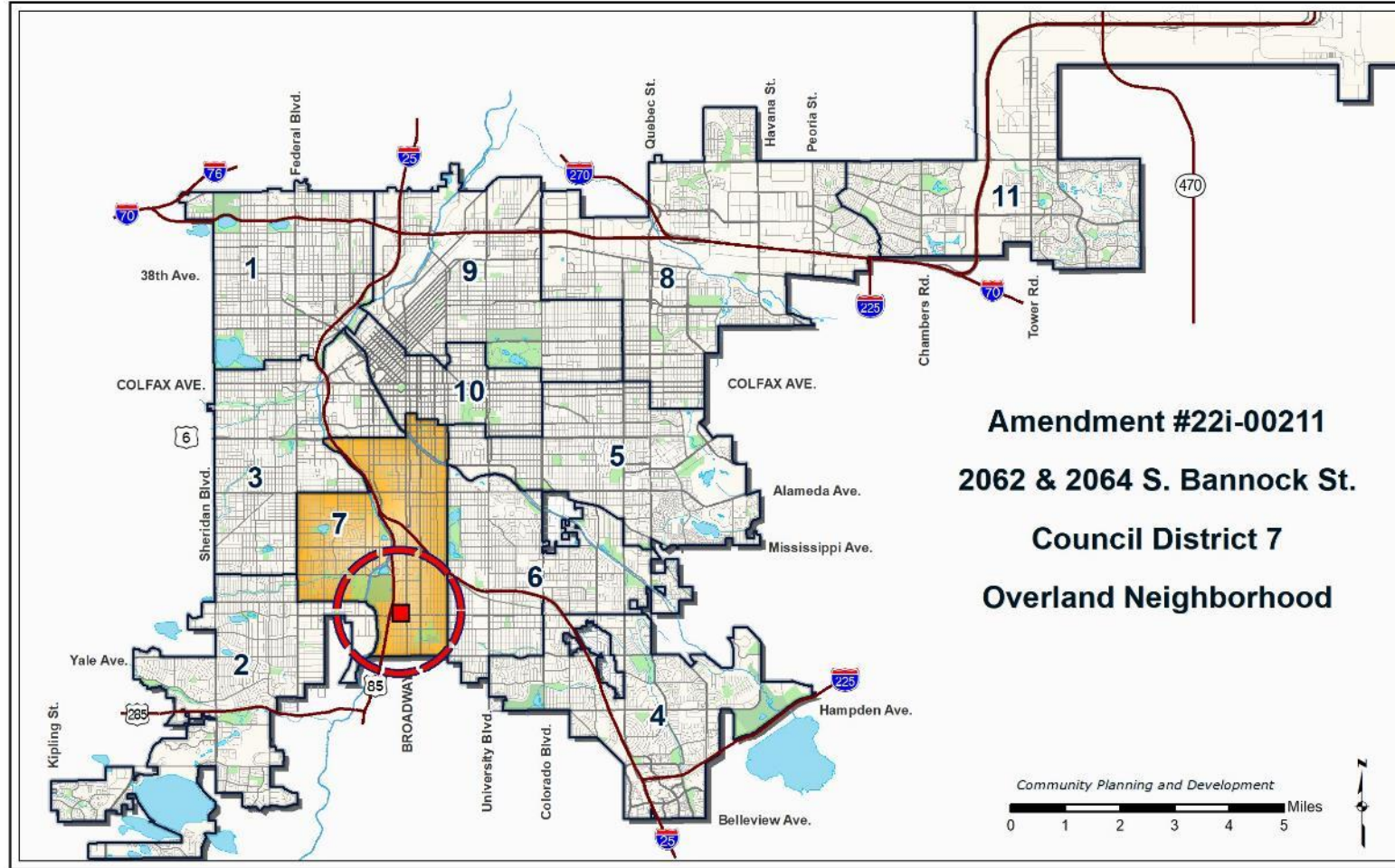
- **Location:**
 - Approx. 34,375 square feet or 0.79 acres
 - Industrial/commercial
- **Proposal:**
 - Rezoning to C-RX-5 to allow residential mixed use

Agenda

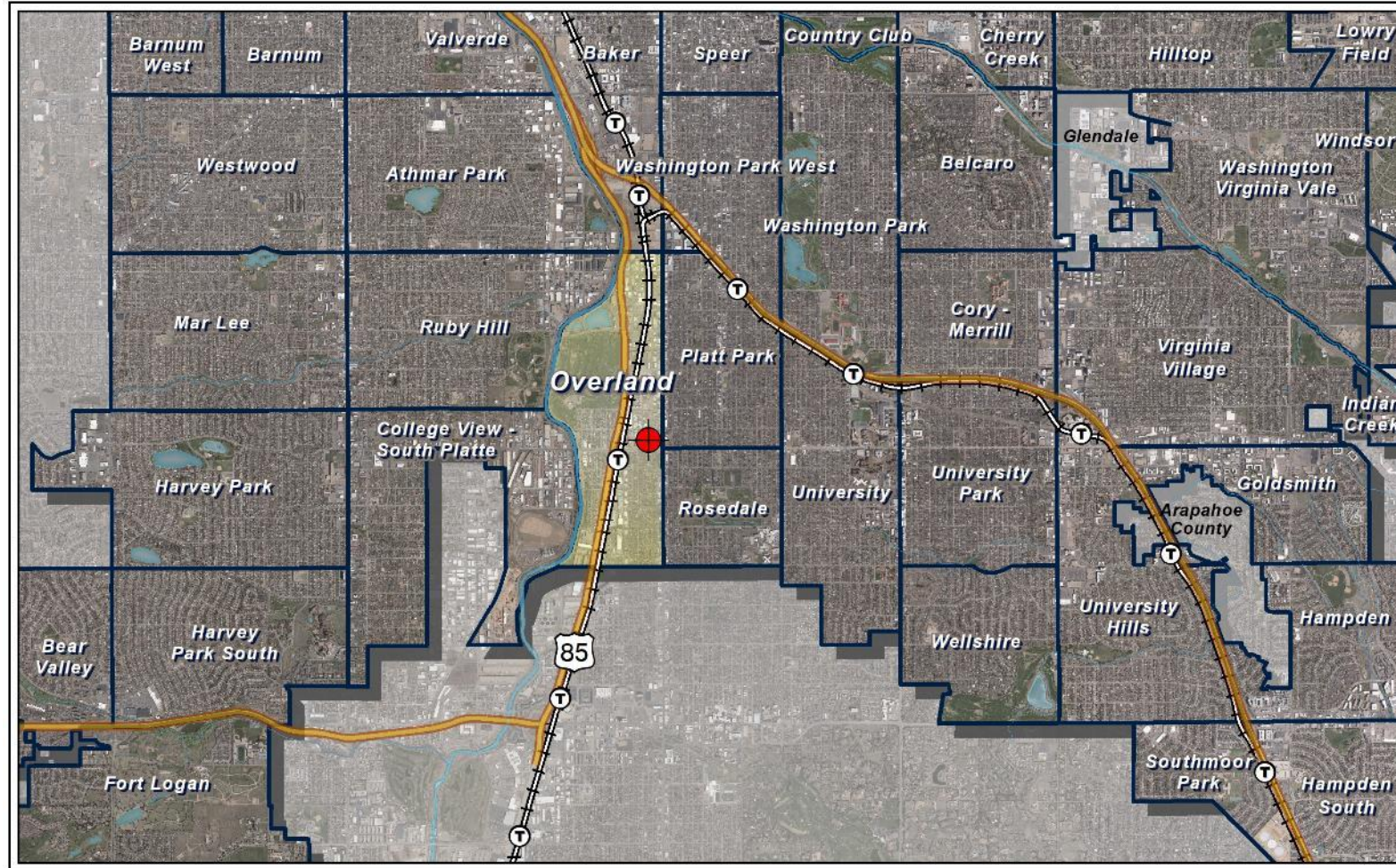
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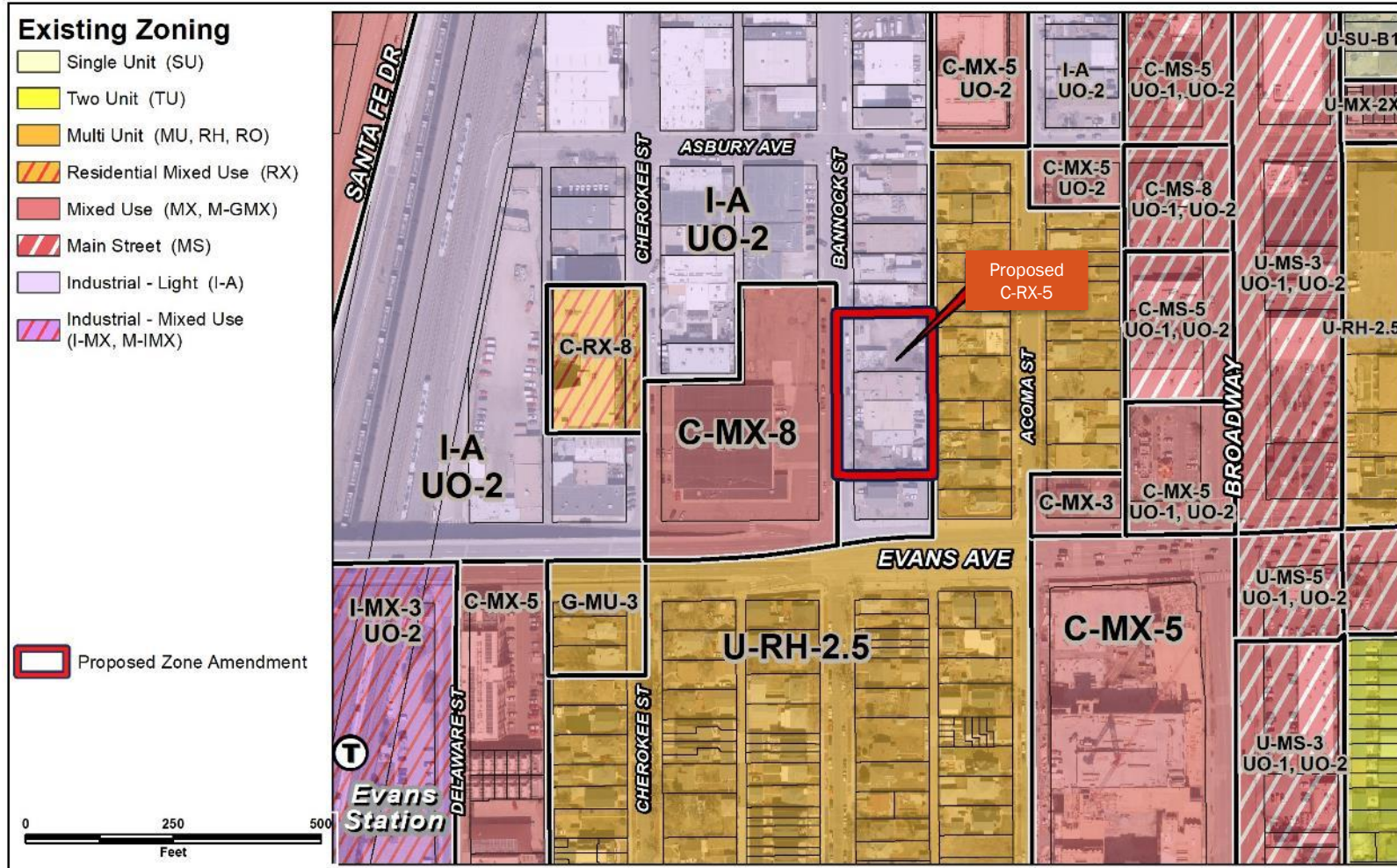
Council District 7



Overland Neighborhood



Existing Zoning



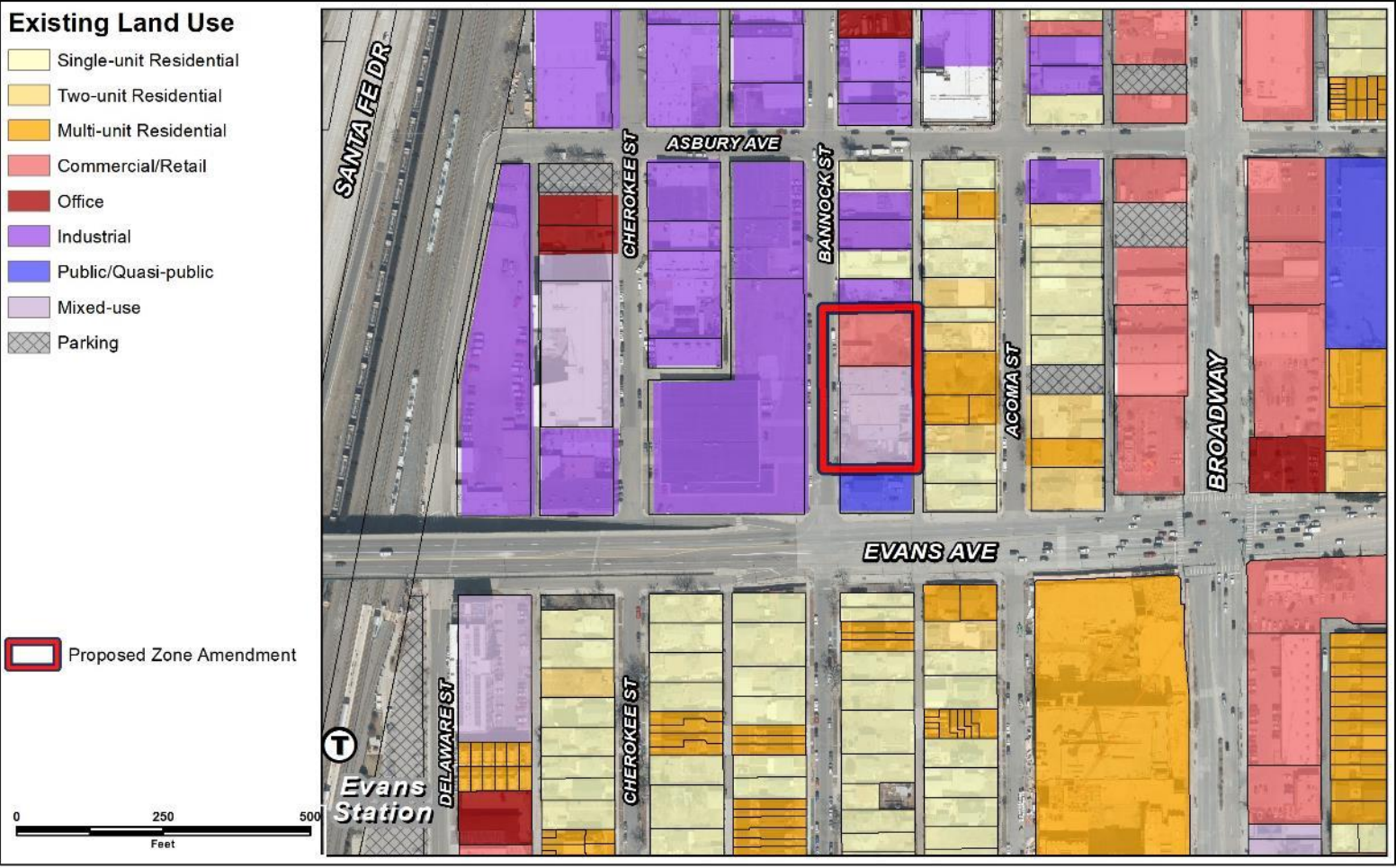
Current zoning:

- I-A, UO-2

Adjacent zoning:

- I-A, UO-2
- C-MX-8
- U-RH-2.5

Existing Land Use



Current land use:

- Industrial

Adjacent land uses:

- Industrial
- Single-unit Residential
- Two Unit Residential
- Multi unit Residential
- Public/Quasi-public

Existing Building Form/Scale



Parking



250

Feet



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Submit Pre-Application
Review Request

Attend Pre-Application
Meeting

Recommended Public
Outreach

Submit Application

City/Agency Review

Planning Board Public
Hearing

LUTI, Mayor Council, and
1st Reading

City Council Public Hearing



Rezoning Process

Process

- Informational Notice: 2/27/2023
- Planning Board Notice: 4/4/23
- Planning Board Public Hearing: 4/19/23

- LUTI Committee: 5/9/23
- City Council Public Hearing: 7/24/23

- Public Comment
 - One letter of support 3 letters of opposition from community members
 - One letter of support from RNO

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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 2040*
- *Blueprint Denver (2019)*
- *Evans Station Area Plan*
- *Shattuck District Plan*
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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).



Climate

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



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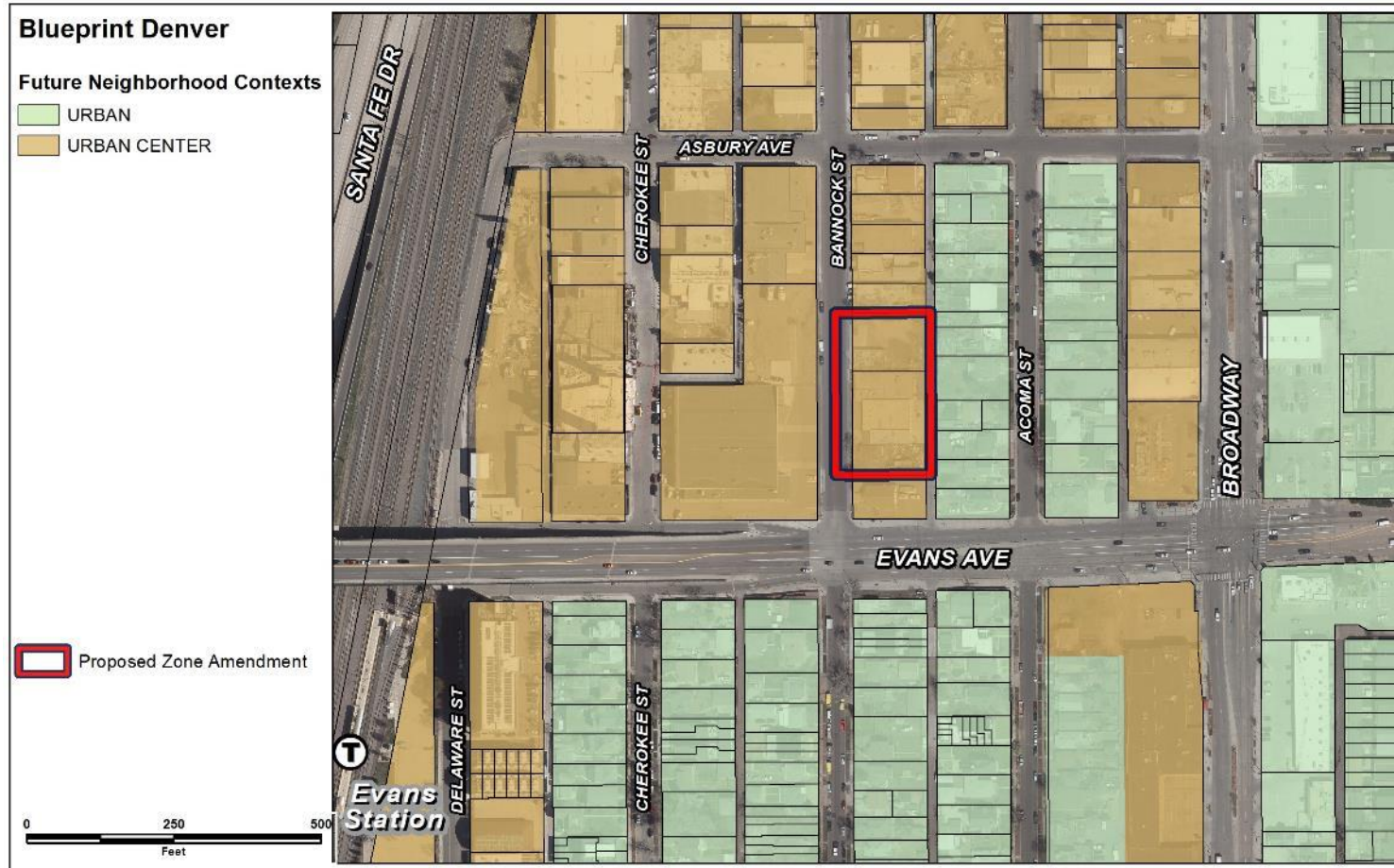
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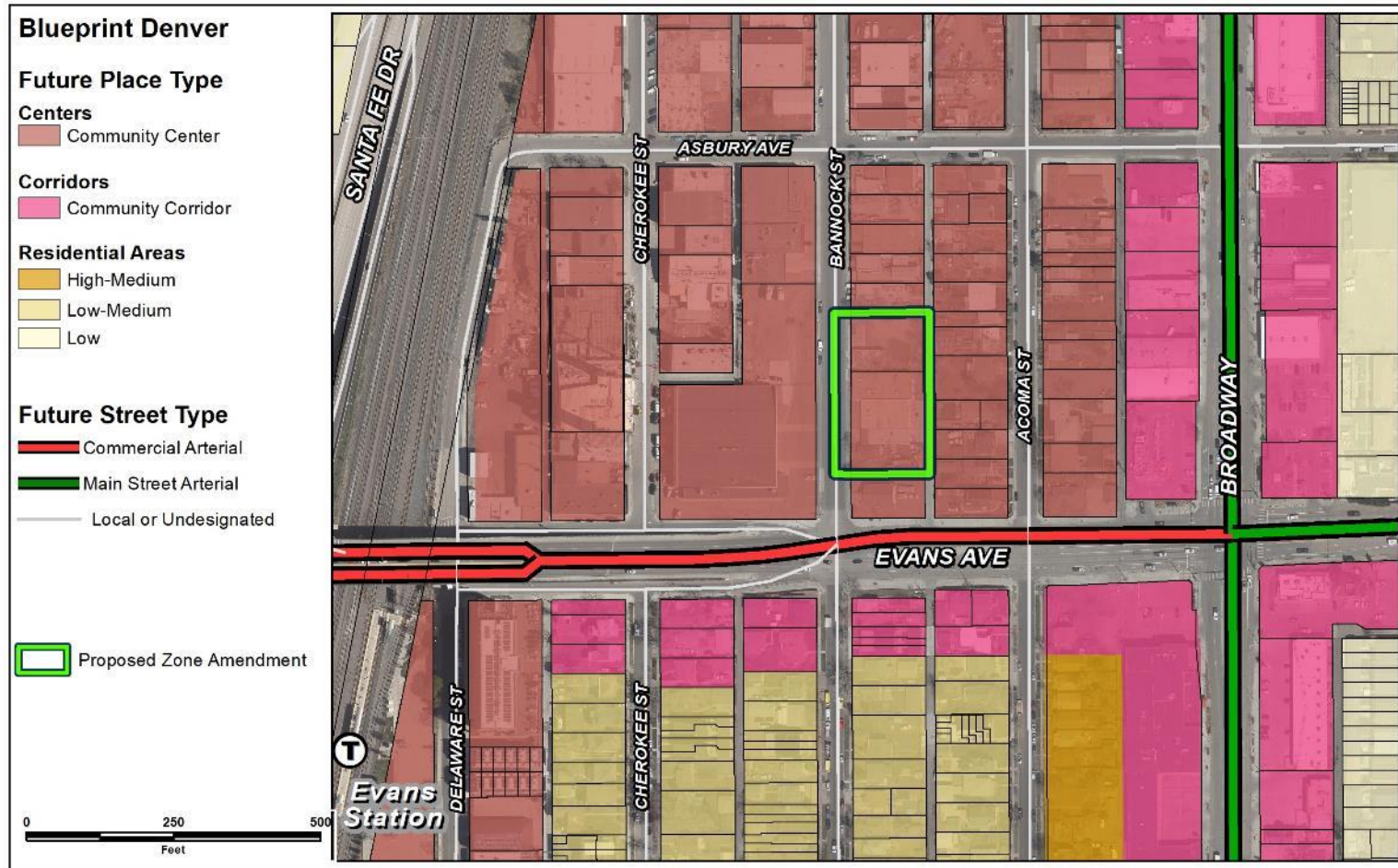
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Blueprint Denver 2019



- **Urban Center Neighborhood Context**
 - High mix of uses throughout with good street activation and connectivity
 - Buildings are usually multi-story with a high degree of lot coverage

Blueprint Denver 2019



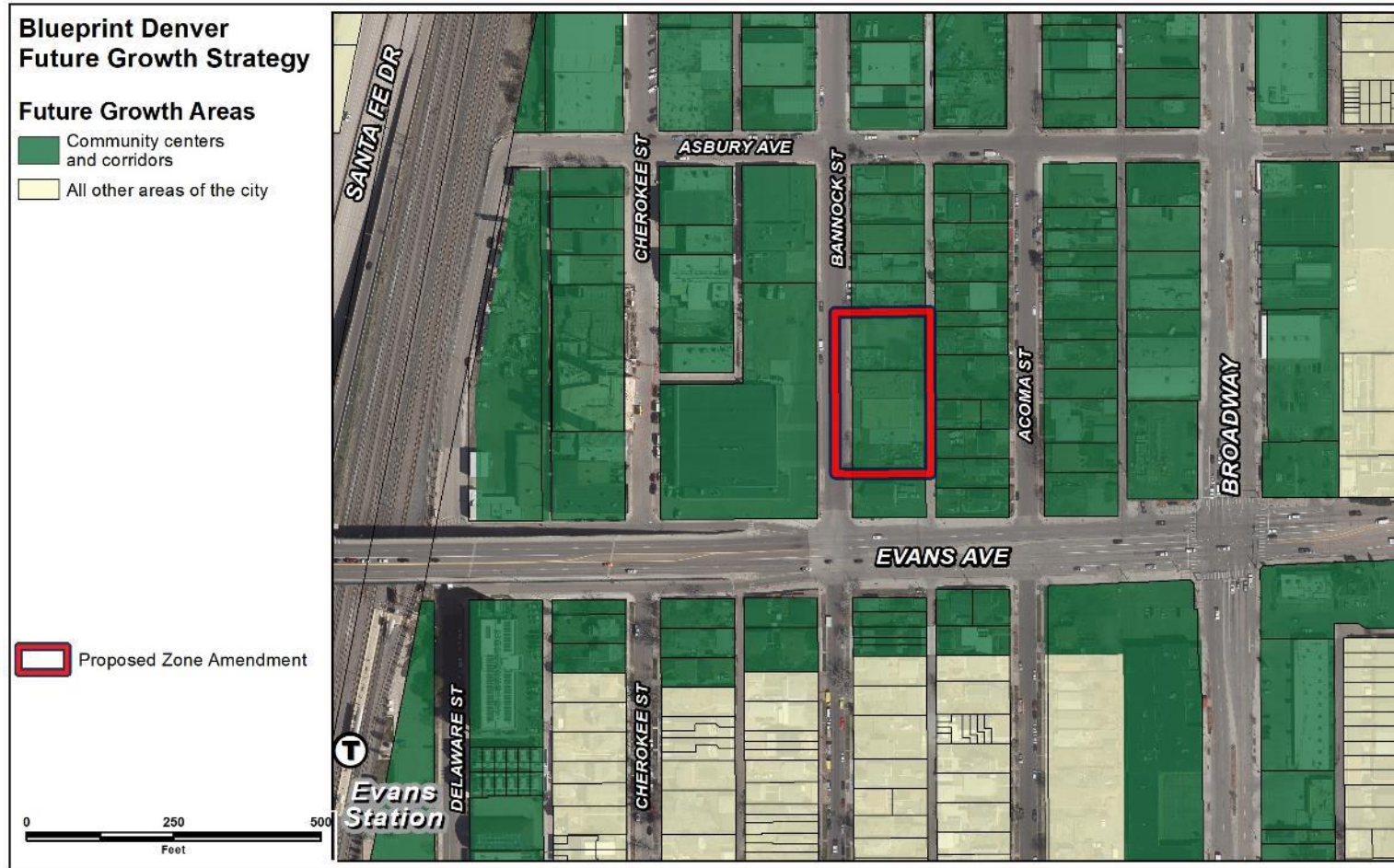
Community Center

- Typically provides a mix of office, commercial and residential uses
- Building footprints are typically larger and heights are generally up to 8 stories

Street Types

- S. Bannock St & S. Cherokee St: Local or Undesignated
- W. Evans Ave: Commercial Arterial
- S. Broadway: Main Street Arterial

Blueprint Denver 2019



Growth Area Strategy:

- Community centers and corridors
- 25% of new housing
- 20% 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.

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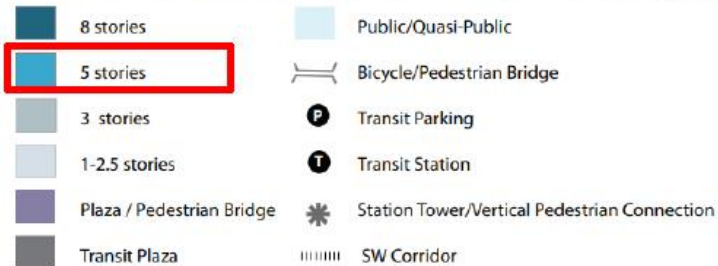
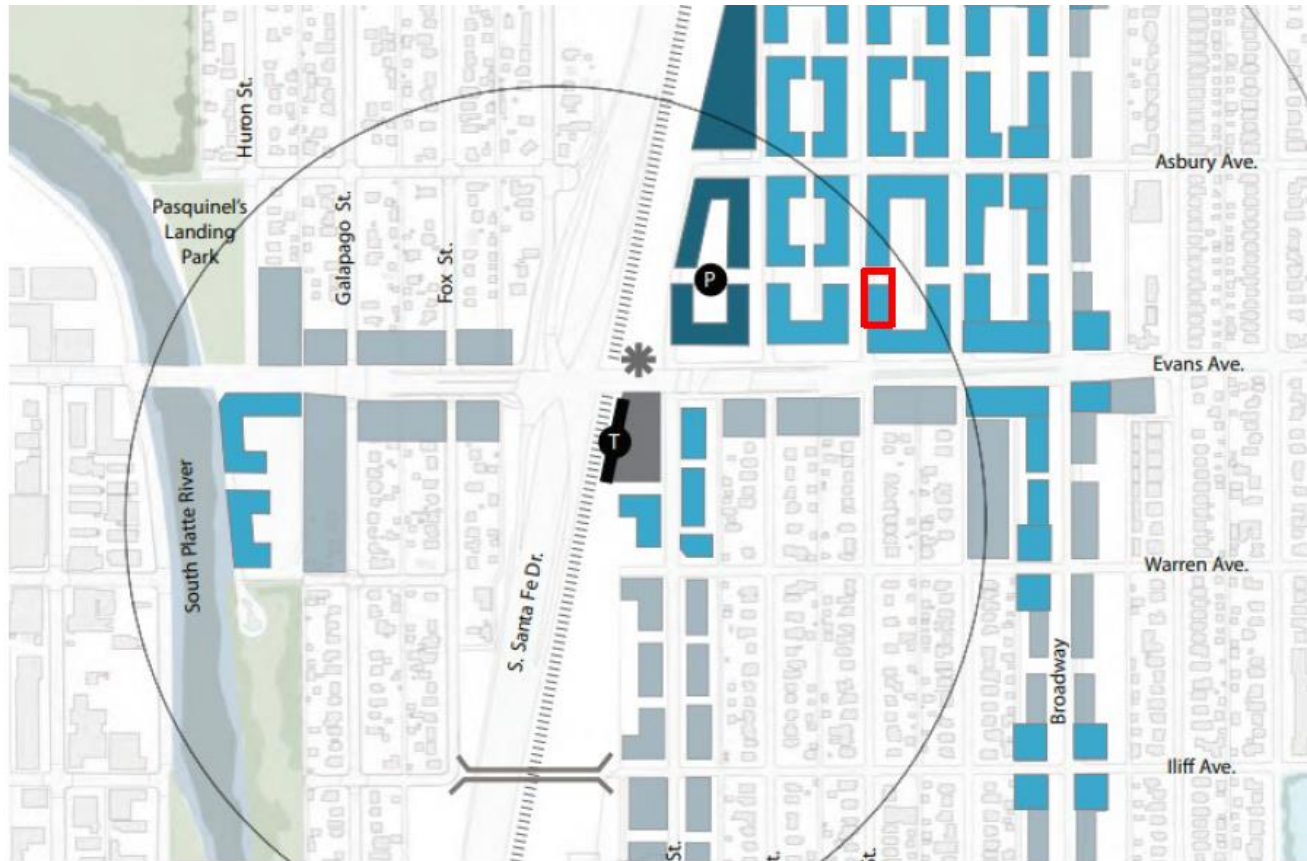
Evans Station Area Plan (2009)



- LEGEND
- Mixed-Use - Main Street
 - Mixed-Use Residential
 - Urban Residential
 - Single Family-Duplex
 - Single Family
 - Mixed-Use - Employment
 - Public / Quasi-Public
 - Transit Plaza
 - Bicycle/Pedestrian Bridge
 - Transit Parking
 - Transit Station
 - Plaza/Pedestrian Bridge
 - Station Tower/Vertical Pedestrian Connection
 - SW Corridor
 - Existing Parks

- Vision for transit-oriented development around light rail
- Recommends “transformation of industrial and commercial property to an active, pedestrian-oriented mixed-use community” (p 14).
- Land Use: Mixed-Use Residential
 - Primary use is intended to be residential, but office and retail may also be supported
 - Mix of housing types, active ground floor and urban form

Evans Station Area Plan (2009)



- Mixed-use residential area north of Evans is appropriate to develop higher residential intensities for prominent buildings or intersections that exceed expectations of TOD principles
 - Rich mix of choices
 - Location efficiency
 - Value capture
 - Maximize station's role as a portal to the region

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Shattuck District Plan (2000)

Shattuck

District Plan:

An Economic Feasibility Plan For
the Redevelopment of the Shattuck
Superfund Site
And Context



- Vision for a neighborhood with a mix of housing, employment, and services (p. 22)
- “Put underutilized commercial/industrial parcels into more productive uses” (p. 26)

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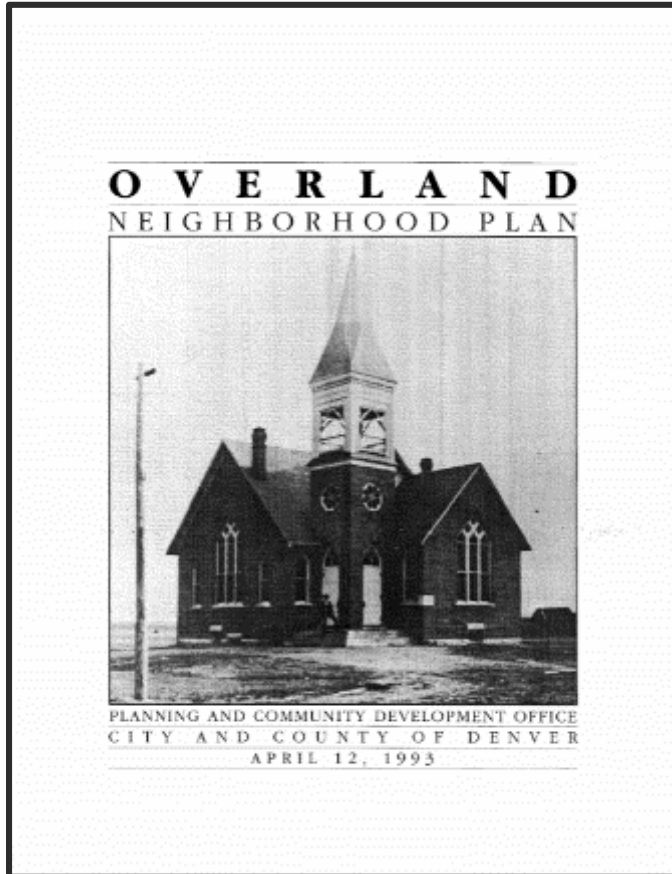
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Overland Neighborhood Plan (1993)



- Provide adequate transitions between industrial and residential uses
- Support light rail and neighborhood access to the station
- Action Recommendation LZ-2: Commercial and industrial reinvestment to enhance existing neighborhood character

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CPD Recommendation

CPD recommends approval, based on finding all review criteria have been met

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