



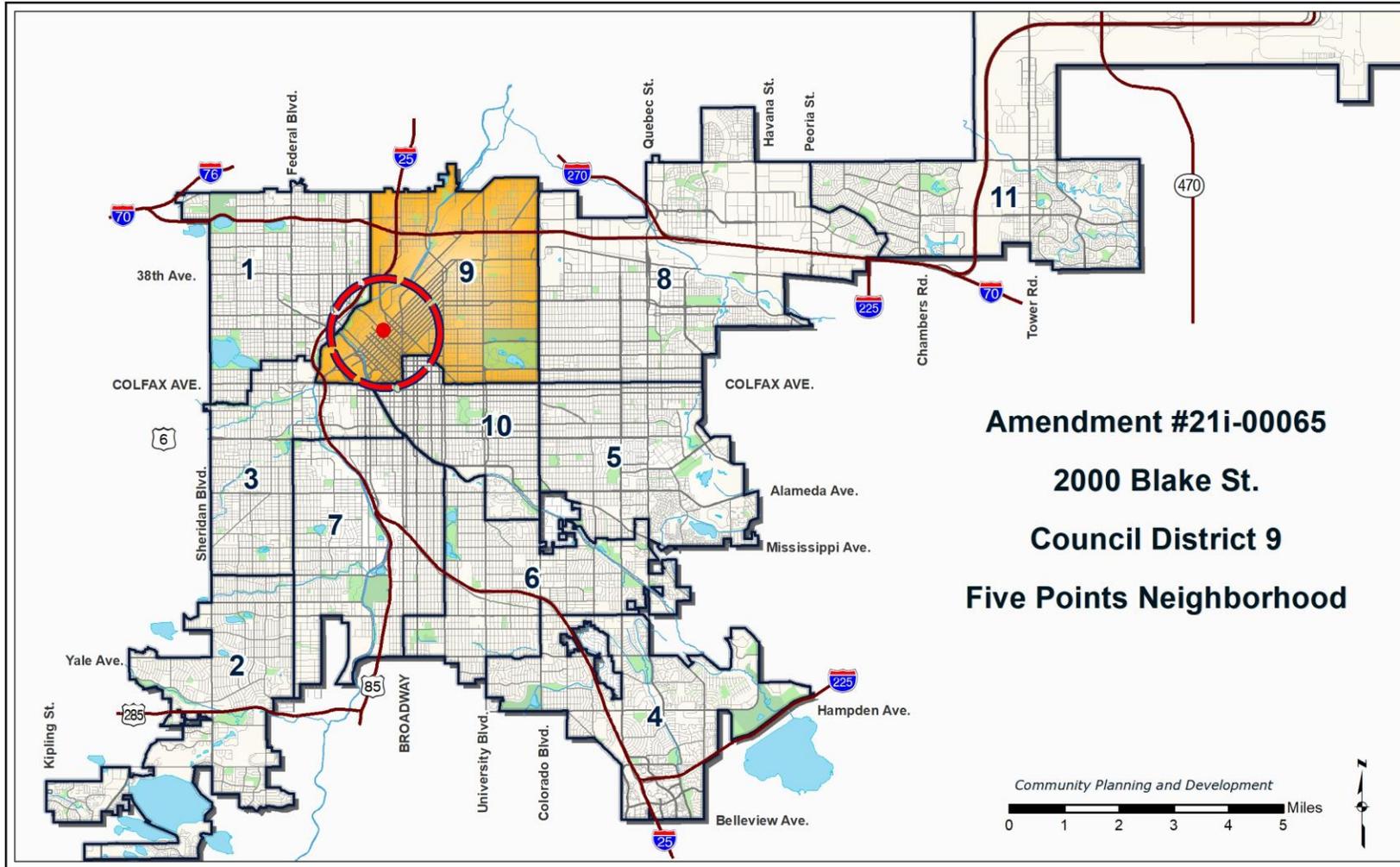
2000 Blake Street

Request: PUD & B-8 to C-MX-8

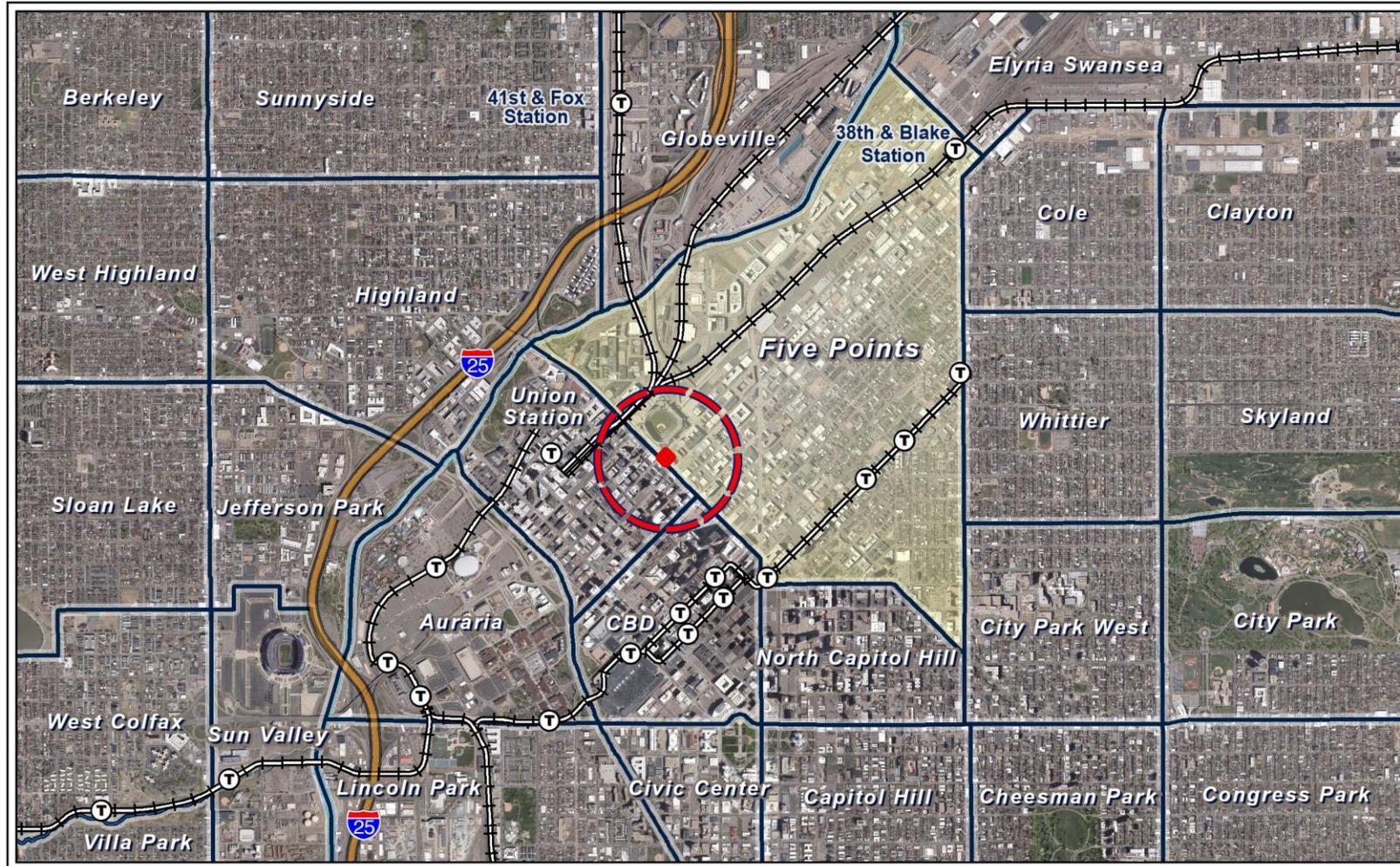
City Council: 3/21/2022

Case #: 2021i00165

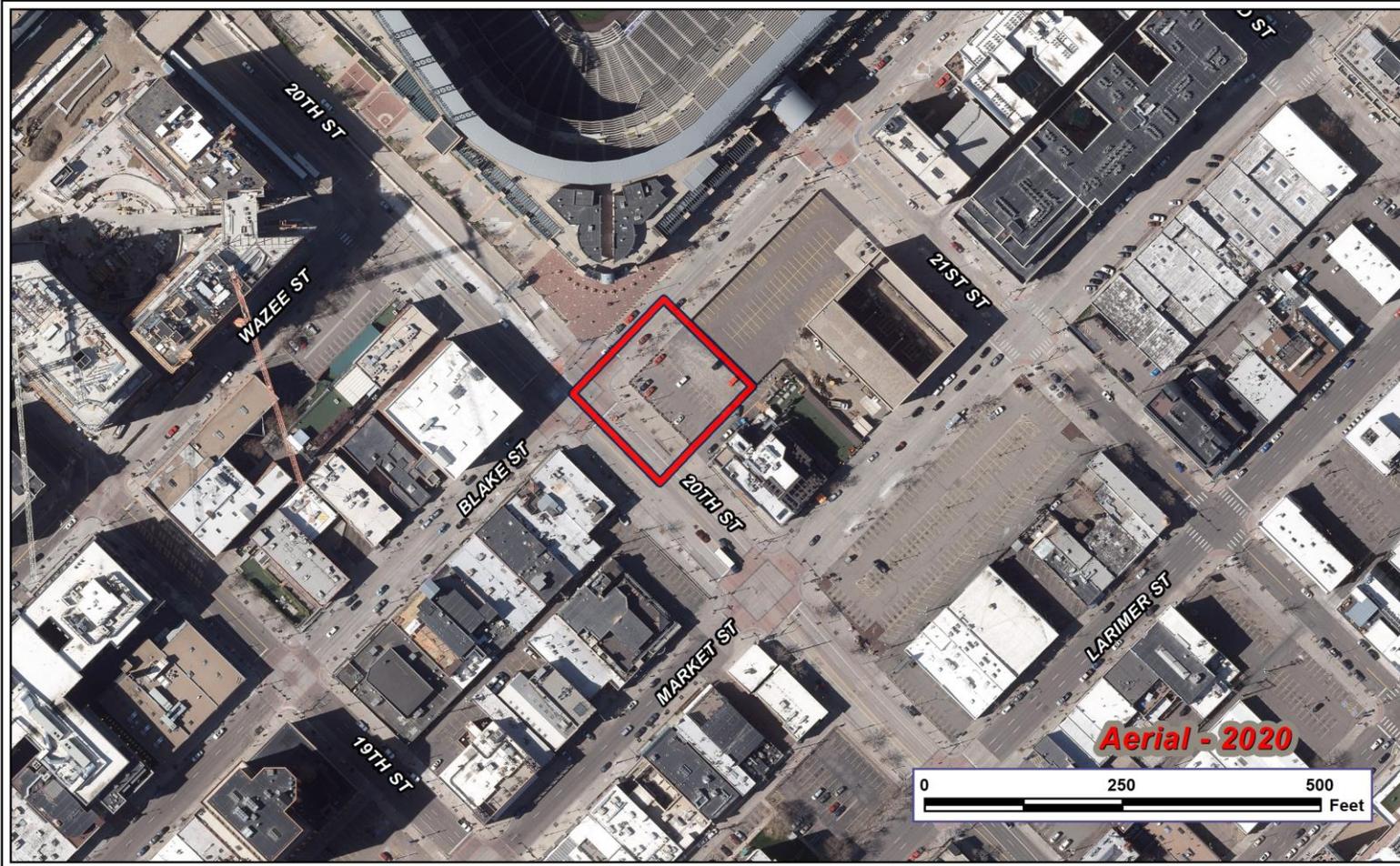
Council District 9: Candi CdeBaca



Five Points Neighborhood



Request: PUD & B-8 to C-MX-8



Subject Property

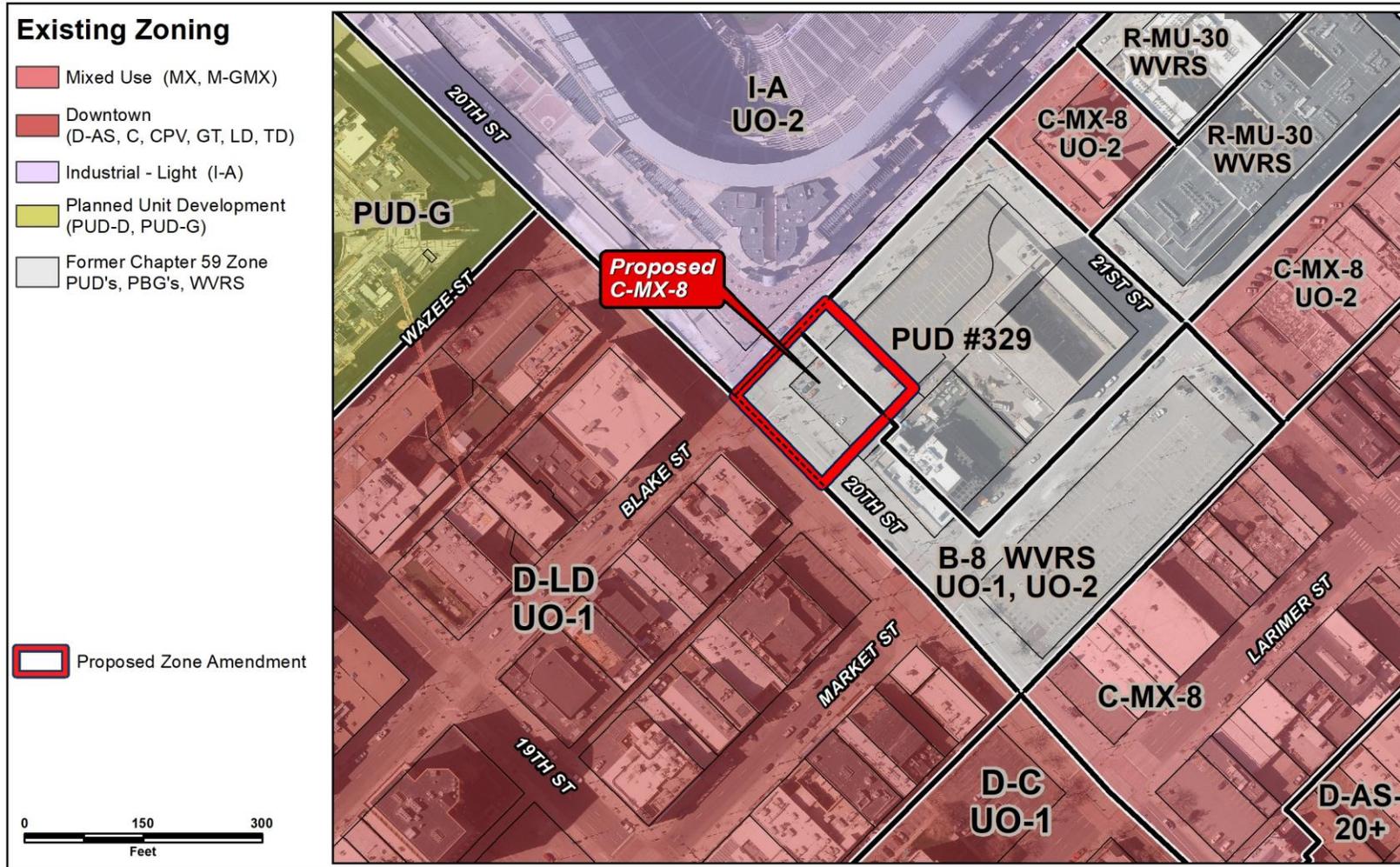
- Surface parking lot
- 2 Parcels: 12,569 square feet or 0.29 acres

Proposal

- C-MX-8
 - Townhouse
 - General
 - Shopfront
 - Drive Thru Services
 - Drive Thru Restaurants

Reminder: Approval of a rezoning is not approval of a proposed specific development project

Existing Zoning: PUD 329 & B-8 w/ Waivers



Existing Zoning

- PUD 329 (FC 59)
- B-8 w/ Waivers, UO-1, UO-2 (FC 59)

Surrounding Zoning

- I-A, UO-2
- C-MX-8, UO-2
- C-MX-8
- D-C, UO-1
- D-LD, UO-1

Existing Context – Use/Building Form/Scale

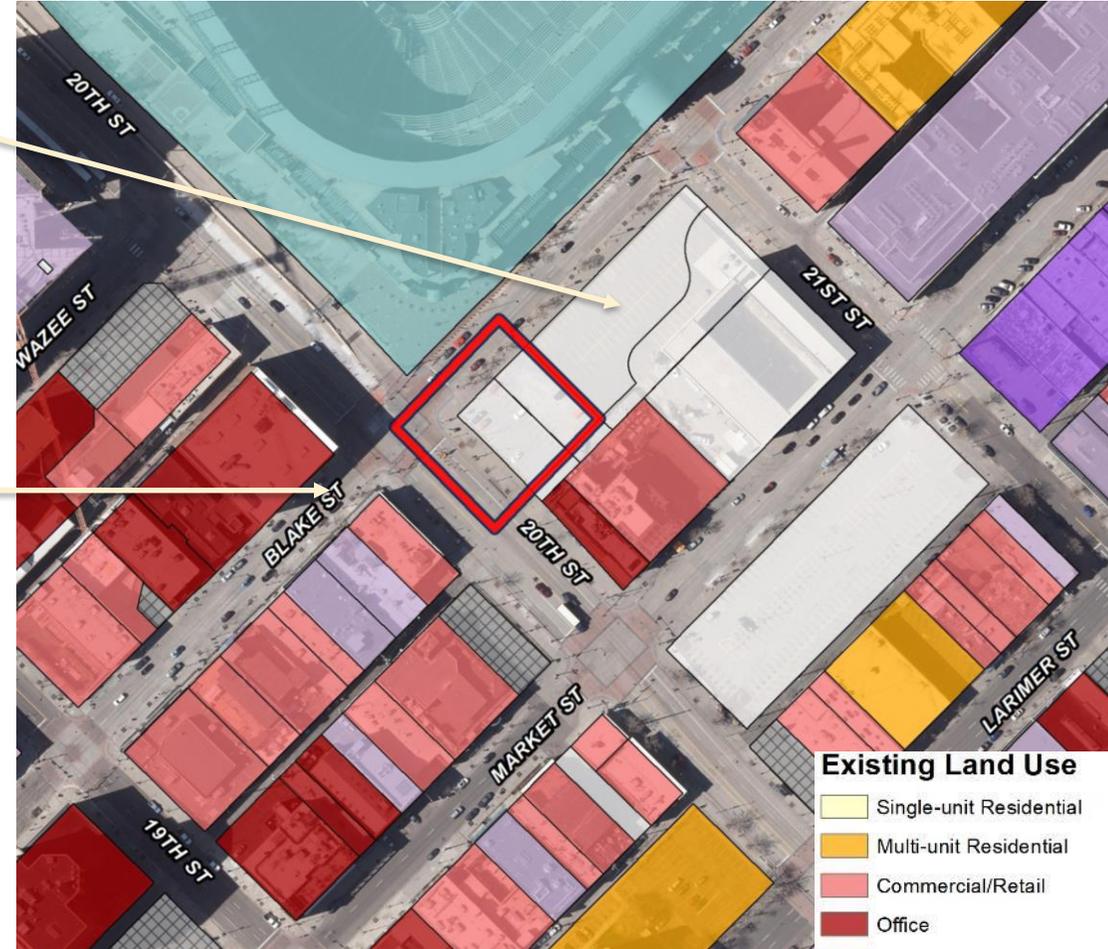


Existing Land Use

- Single-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Office
- Industrial
- Public/Quasi-public
- Mixed-use
- Park/Open Space
- Vacant

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Process

- Informational Notice: 7/7/2021
- Planning Board Notice: 11/1/2021
- Planning Board Public Hearing: 11/17/2021 (approved unanimously)
- LUTI Committee: 12/7/21
- Affordable Housing Agreement: 1/18/22
- City Council Public Hearing: 1/18/22 Postponed to 3/21/22
- Public Comment:
 - 3 letters in support
 - 2 letters of concern regarding design standards and engagement. The letter mentioned two rezoning projects that were PUDs. PUDs provide flexibility in exchange for public benefits.

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)*
- *Northeast Downtown Neighborhoods Plan (2011)*
- *Downtown Area Plan (2007)*

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 A – Increase development of housing units close to transit and mixed-use developments (p. 28)

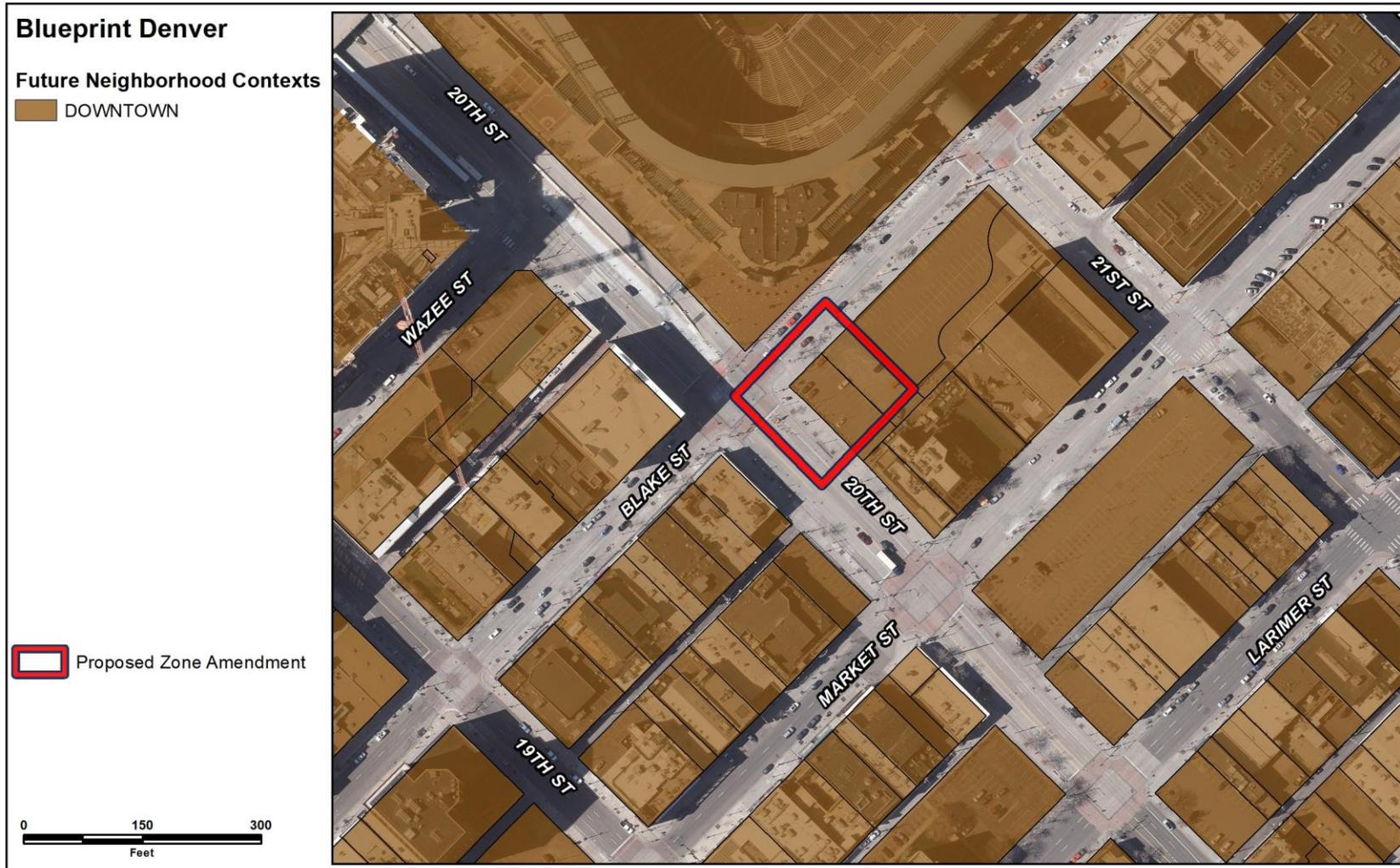


- Connected, Safe and Accessible Places Goal 8, Strategy B – Promote transit-oriented development and encourage higher density development, including affordable housing, near transit to support ridership (p. 42)



- Environmentally Resilient Goal 8, Strategy B – Encourage mixed-use communities where residents can live, work and play in their own neighborhoods. (p. 54)

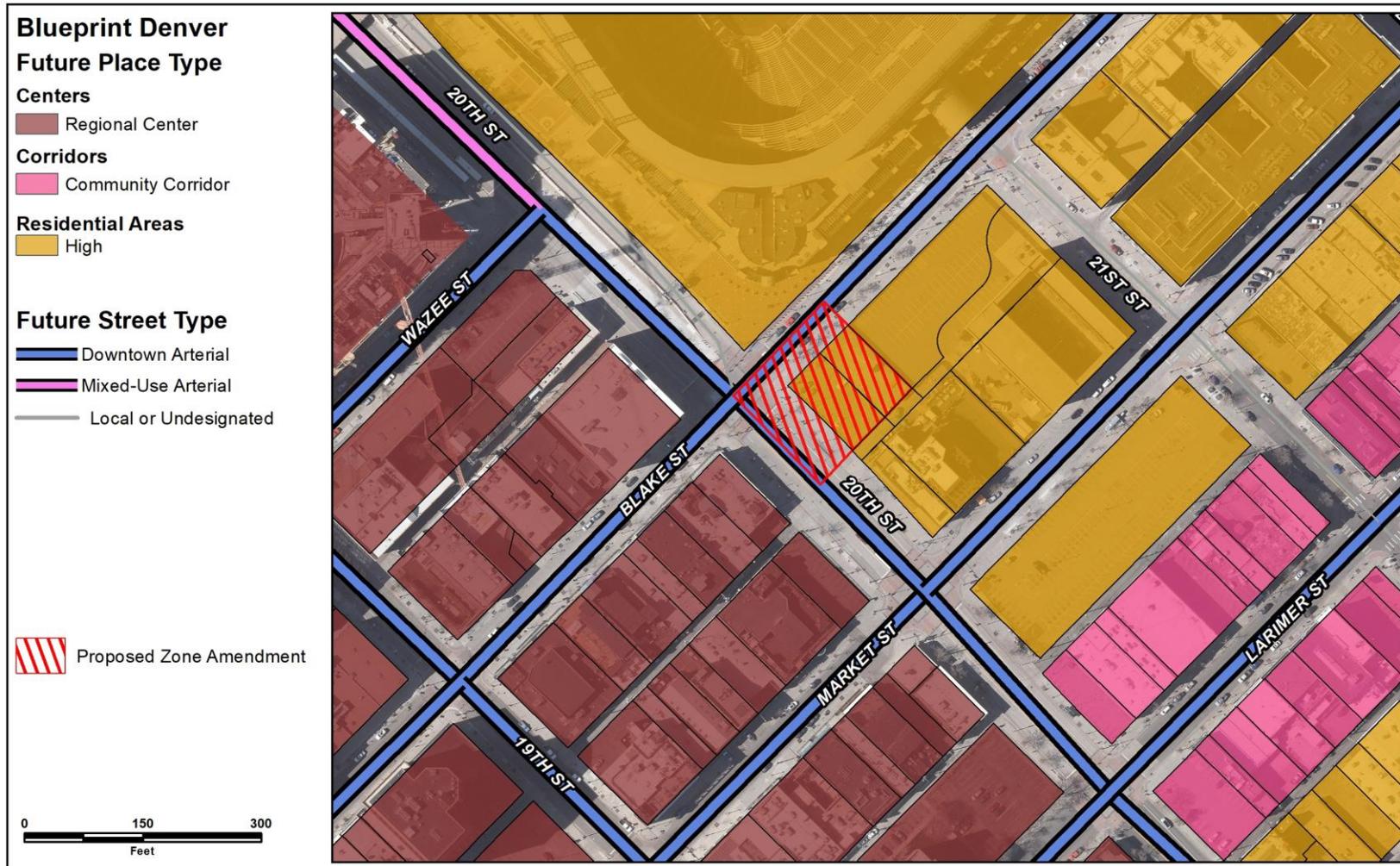
Consistency with Adopted Plans: Blueprint Denver



Downtown Future Neighborhood Context

- Highest mix of uses in the city.
- Large mixed-use buildings close to the street.
- Greatest level of multimodal connectivity.
- Range of flexible outdoor spaces.

Consistency with Adopted Plans: Blueprint Denver



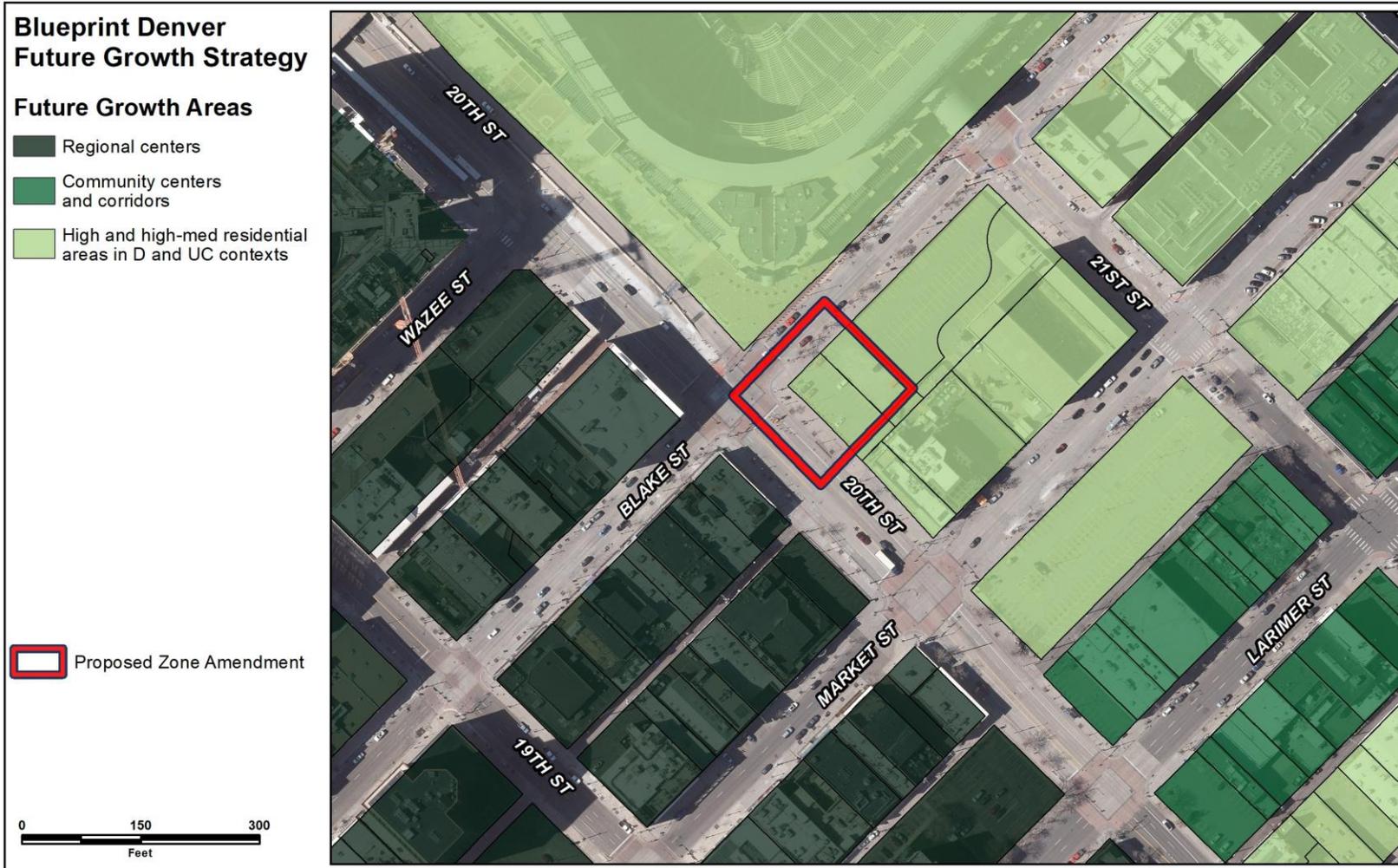
High Residential Future Place Type

- While the focus is residential, these are typically mixed-use areas with many other complementary uses.
- Taller mixed-use buildings are common.

Future Street Type

- Downtown Arterials

Consistency with Adopted Plans: Blueprint Denver



High and High-Med Residential Areas in D and UC Contexts

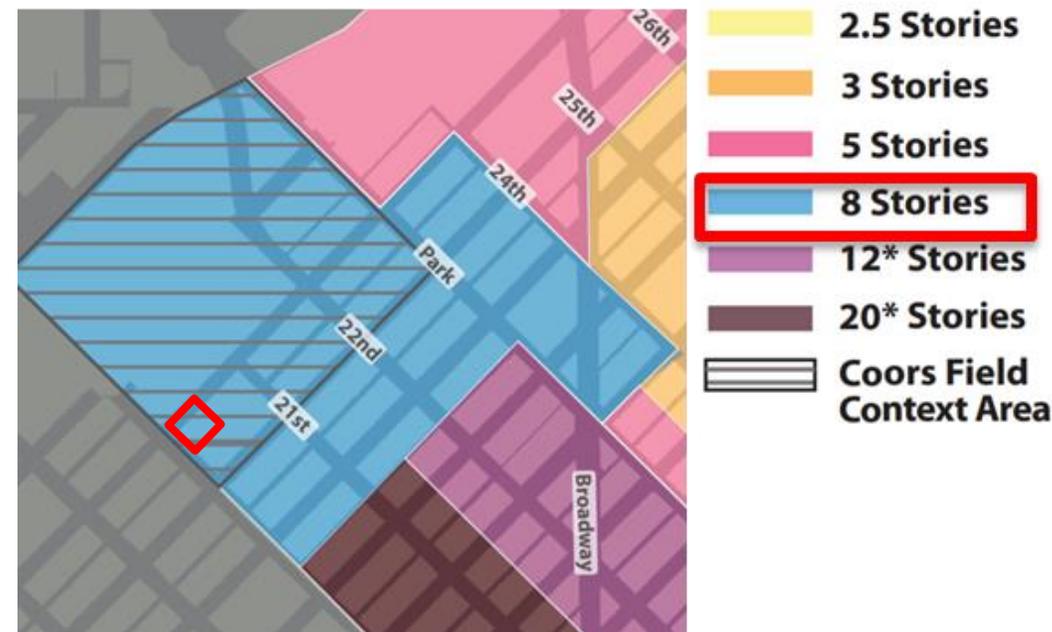
- 5% of new employment
- 15% of new housing

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.

Consistency with Adopted Plans: Blueprint Denver

- **Land Use & Built Form: General – Policy 3, Strategy A:** *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).*

Consistency with Adopted Plans: Northeast Downtown Neighborhoods Plan



Consistency with Adopted Plans: Downtown Area Plan



Ballpark Strategy

Legend

- LRT Stop
- ➔ LRT Line
- ➔ Proposed FasTracks Rail Line
- ➔ Intra-Downtown Transit
- Opportunity Site
- Grand Boulevard
- ▨ Special District
- ➔ Priority Pedestrian Connection
- 1/4-mile Radius Around Key Node/Transit Hub
- Neighborhood-Serving Retail

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
 - A City adopted plan
 - The property retained Former Chapter 59 zoning
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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