



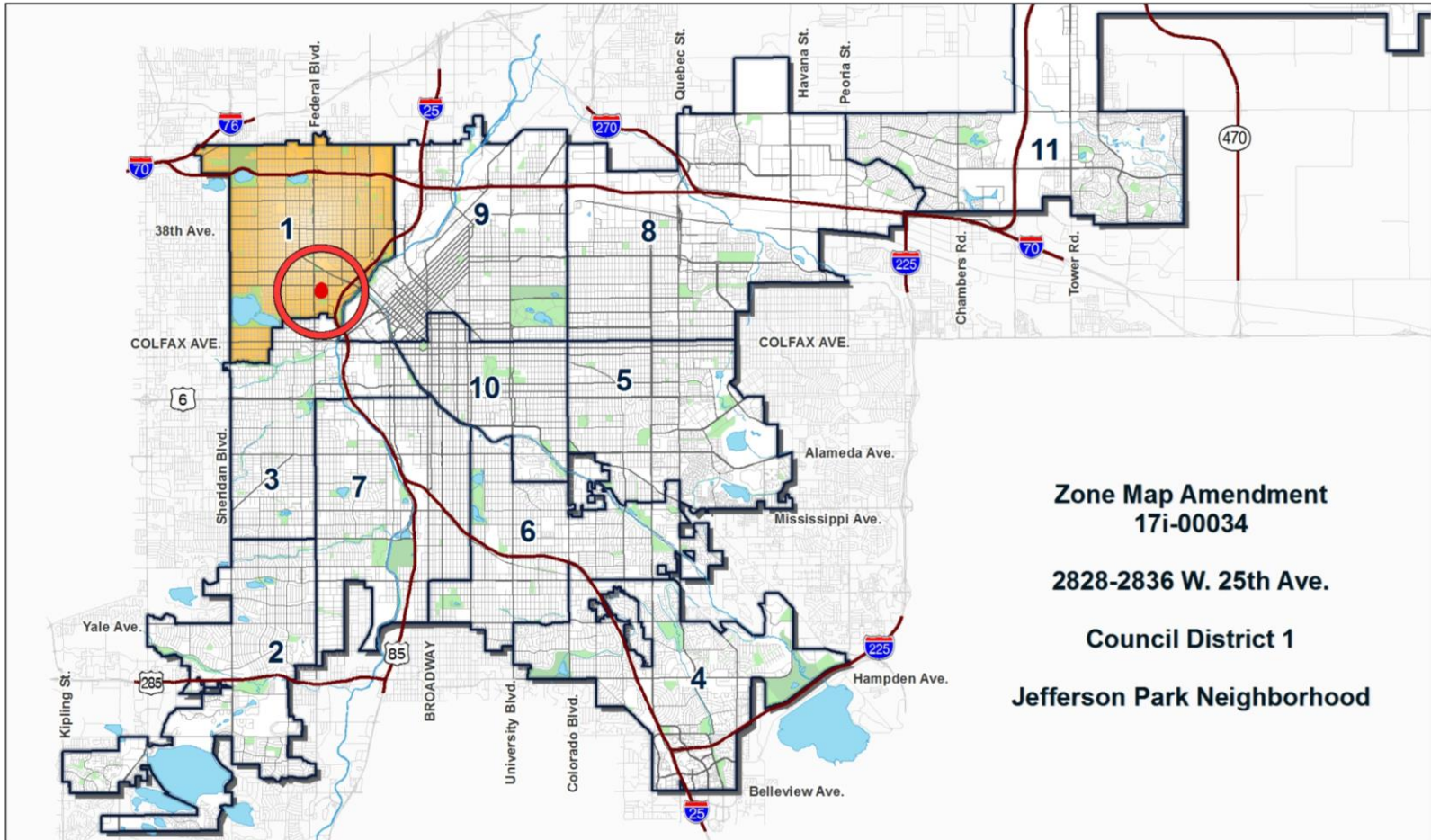
**DENVER**  
THE MILE HIGH CITY

**2812, 2814, 2816, 2821, 2828,  
2830, 2836, 2840 and 2842 W 25<sup>th</sup>  
Ave**

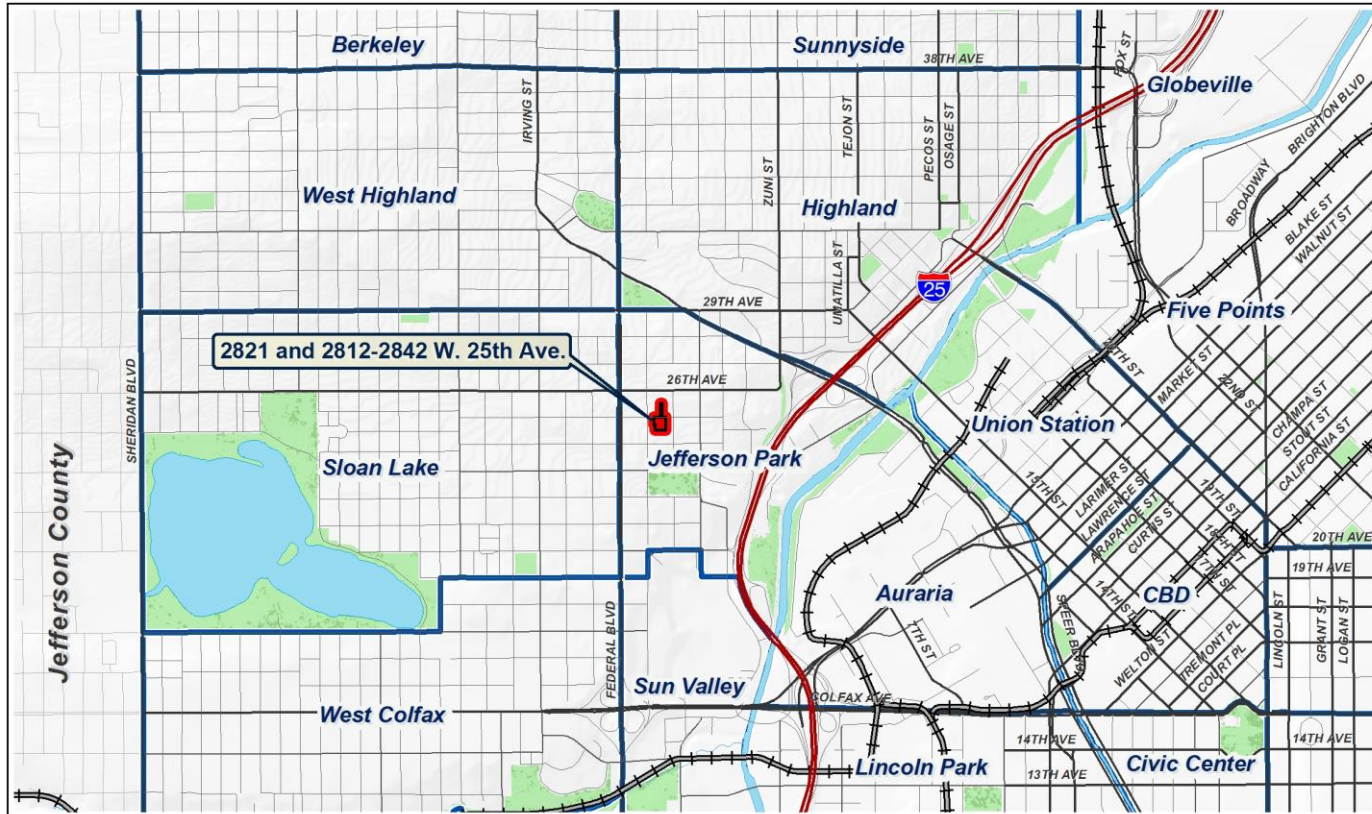
G-MU-3, UO-3 to G-MS-3 w/waivers



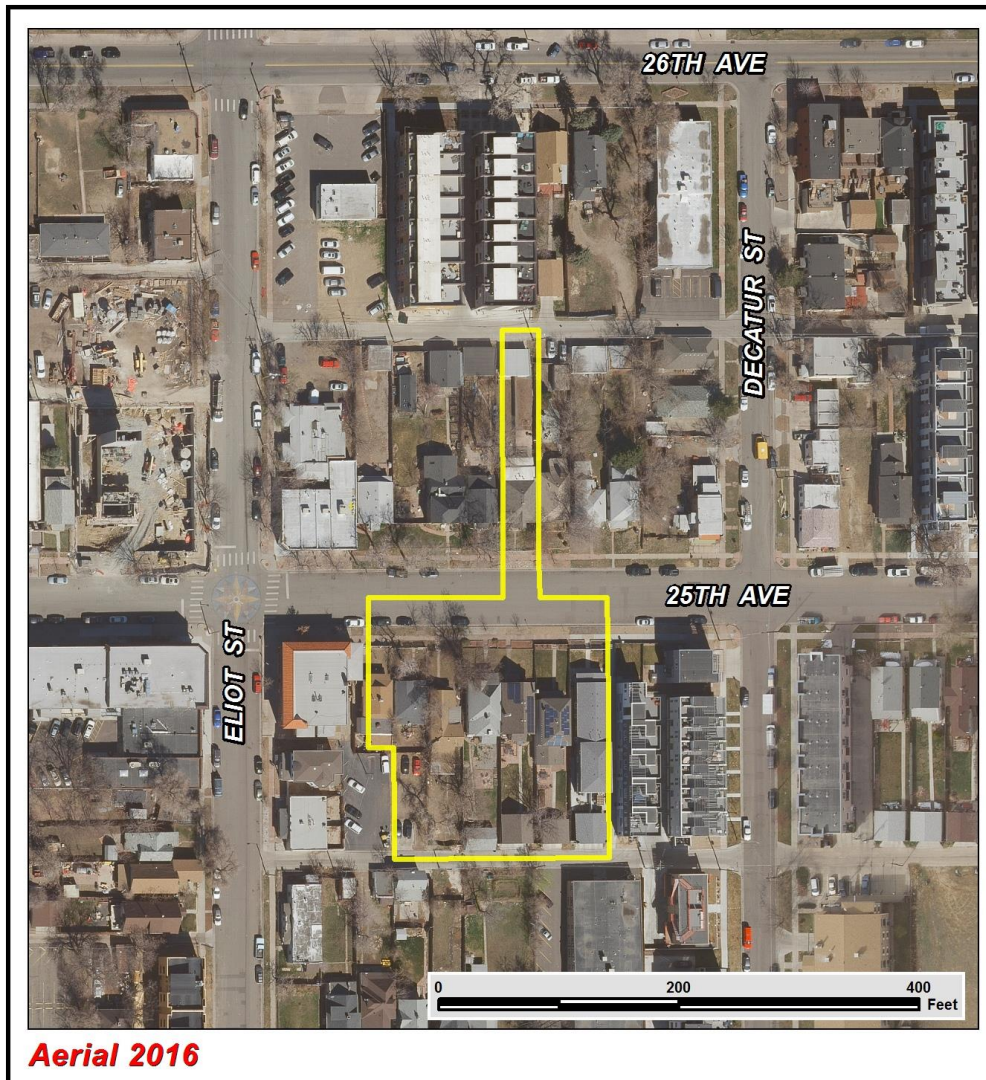
# 2812, 2814, 2816, 2821, 2828, 2830, 2836, 2840 and 2842 W 25<sup>th</sup> Ave G-MU-3, UO-3 to G-MS-3 w/waivers



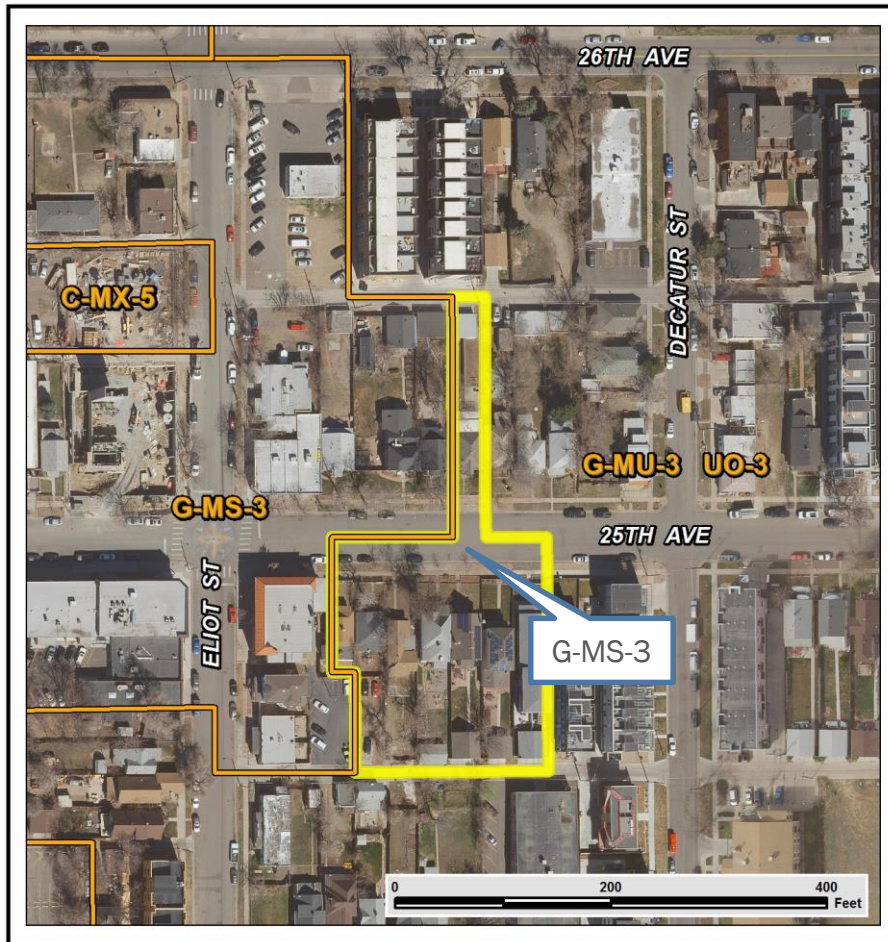
# Jefferson Park Neighborhood







- Just east of 25<sup>th</sup> & Eliot intersection and commercial area
- 2 blocks east of Federal



- Property:
  - Approx. 38,652 sf
  - Single family and duplex structures
- Application Sponsor:
  - Requesting rezoning to allow neighborhood mixed-use
- Rezone from G-MU-3, UO-3 to G-MS-3 with waivers

- Form waivers
  - Waive out Drive Thru forms
  - Waive in Urban House & Duplex forms with use restrictions
- Street Level Active Use (SLAU) waivers
  - Waive out certain incompatible primary uses from the SLAU requirement, including residential, utilities, automobile services and others.
  - Waive out incompatible accessory uses



Article 6. General Urban Neighborhood Context  
Division 6.1 Neighborhood Context Description

### DIVISION 6.1 NEIGHBORHOOD CONTEXT DESCRIPTION



#### SECTION 6.1.1 GENERAL CHARACTER

The General Urban Neighborhood Context is characterized by multi-unit residential uses in a variety of building forms. Single-unit and two-unit residential uses are also found in a mix of residential forms. Low-scale commercial areas are embedded within residential areas. Commercial uses occur in a variety of building forms that may contain a mixture of uses within the same structure. Residential uses are primarily located along local and residential arterial streets. Commercial uses are primarily located along mixed-use arterial and main streets but may be located at or between intersections of local streets.

#### SECTION 6.1.2 STREET, BLOCK AND ACCESS PATTERNS

The General Urban Neighborhood Context consists of a regular pattern of block shapes surrounded by an orthogonal street grid. Orthogonal streets provide a regular pattern of pedestrian and vehicular connections through this context and there is a consistent presence of alleys. Block sizes and shapes are consistent and include detached sidewalks, trees, street and surface parking, and landscaping in the front setback.

#### SECTION 6.1.3 BUILDING PLACEMENT AND LOCATION

Residential buildings typically have consistent, shallow to moderate front setbacks, shallow side setbacks and consistent orientation. Commercial buildings typically have consistent orientation and shallow front setbacks with parking at the rear and/or side of the building.

#### SECTION 6.1.4 BUILDING HEIGHT

The General Urban Neighborhood Context is characterized by moderate to high residential buildings and low to moderate commercial and mixed use structures in appropriate locations to promote a dense urban character. Lower scale structures are typically found in areas transitioning to a less dense urban neighborhood.

#### SECTION 6.1.5 MOBILITY

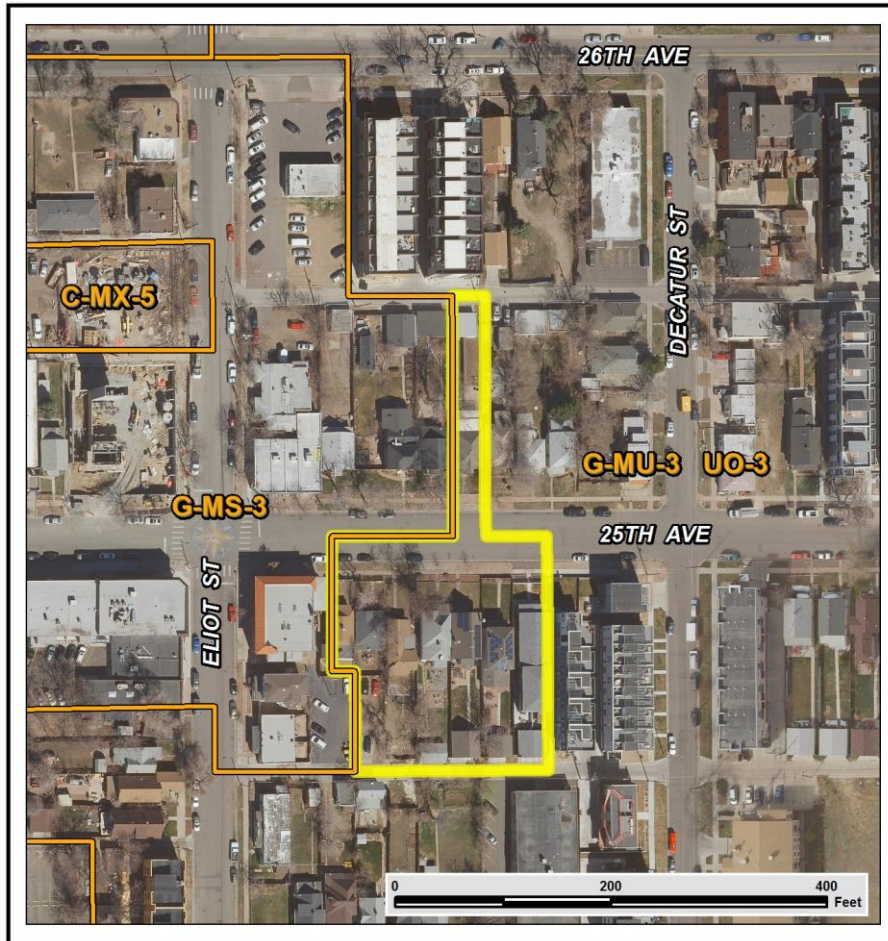
There is a balance of pedestrian, bicycle and vehicle reliance with greater access to the multi-modal transportation system.

DENVER ZONING CODE  
June 25, 2010 | Repealed April 7, 2014

| 6.1-1



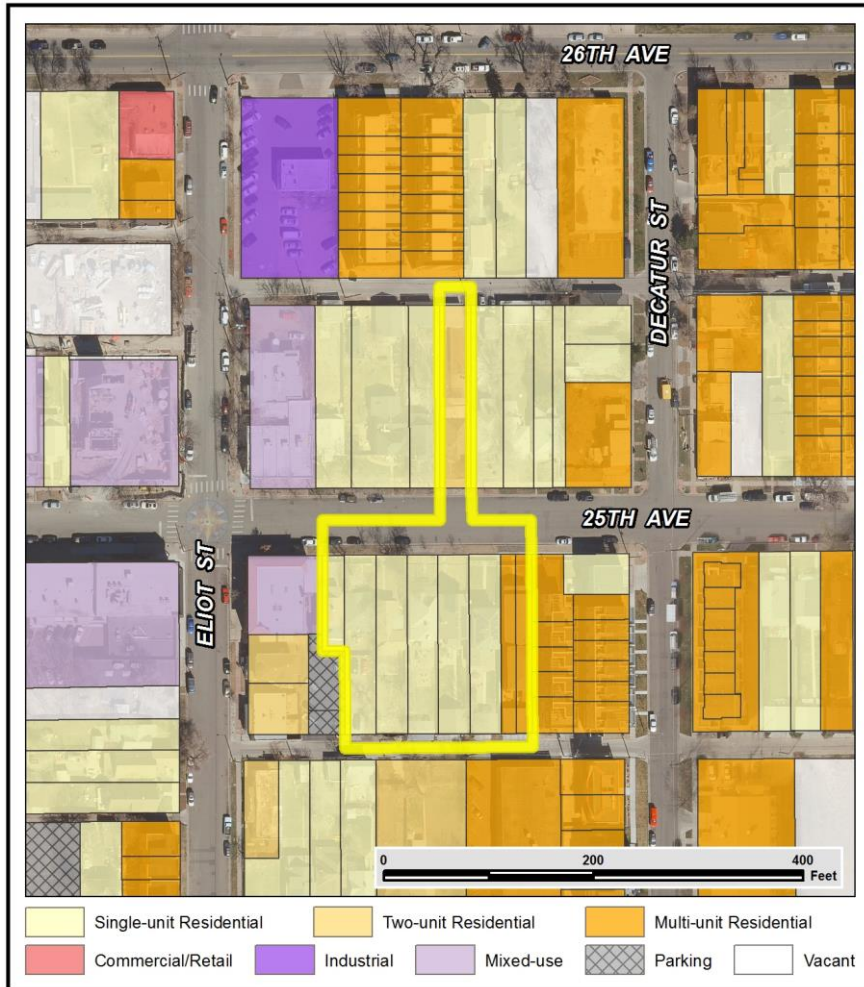
# Existing Context – Zoning



- West: G-MS-3
- North, east, south:  
G-MU-3, UO-3

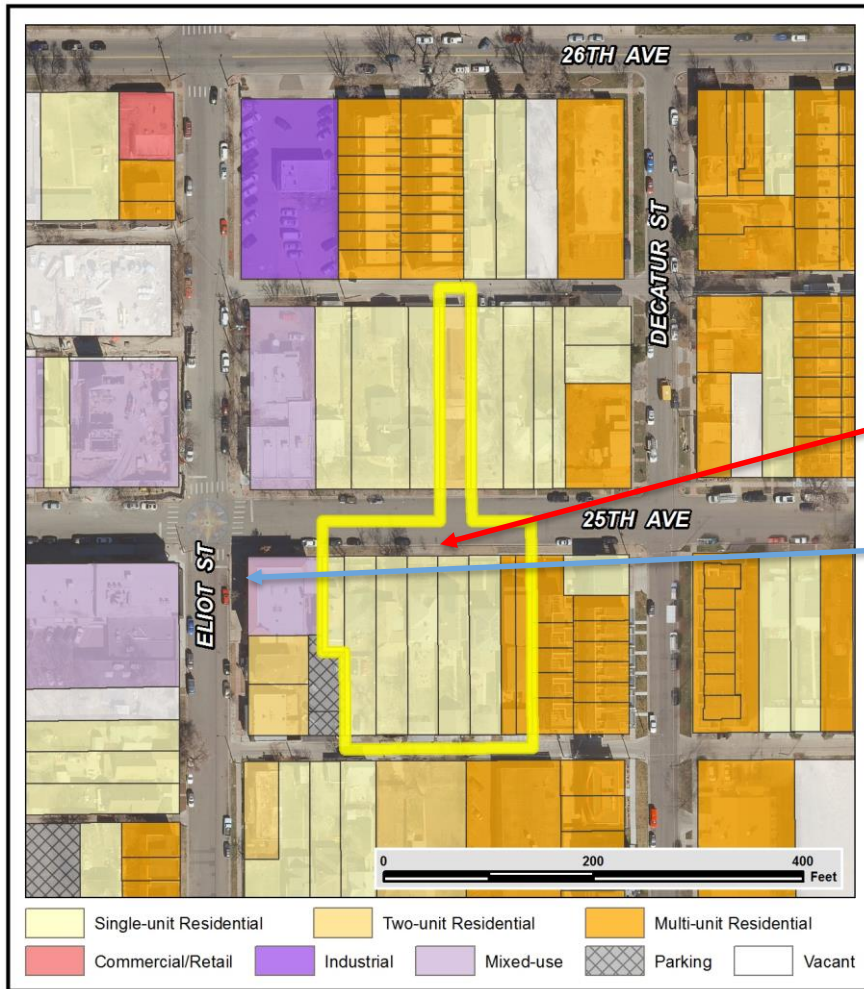


# Existing Context – Land Use



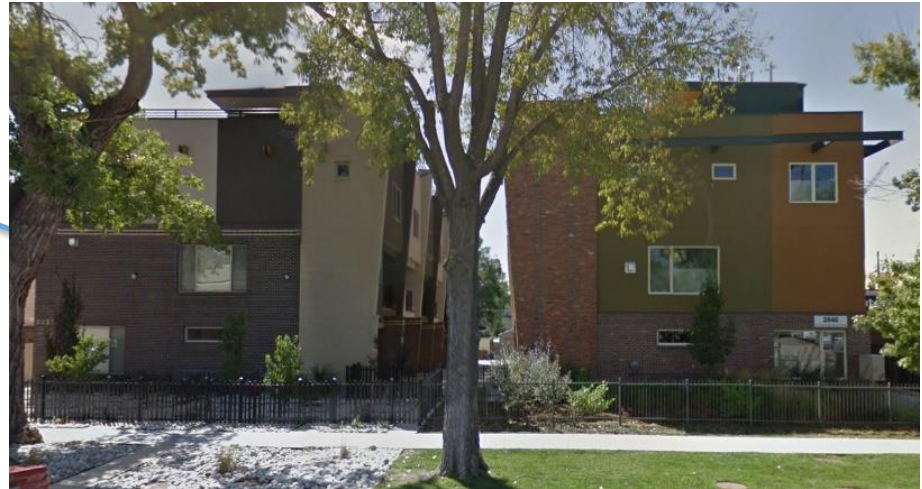
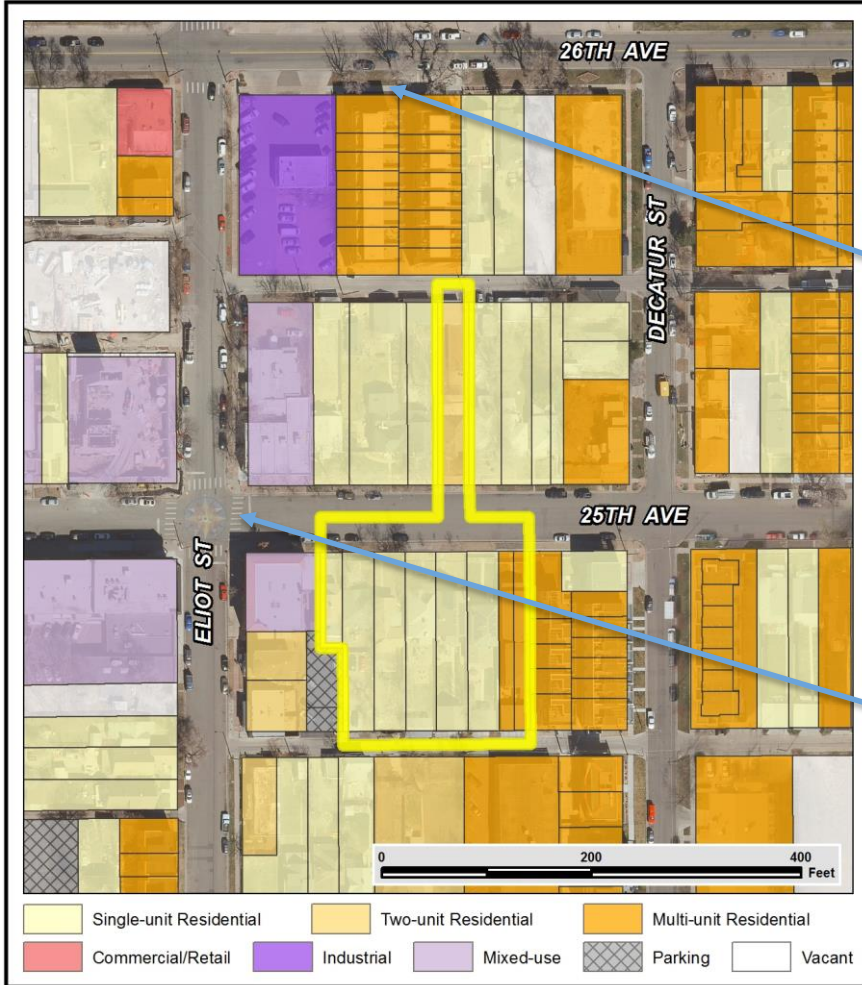
- Site is currently Single Family and Two Family Residential.
- Properties to the north, east and south are a mix of single family and lower-scale multi-family including an under-construction multi-family development at 25<sup>th</sup> & Decatur
- To the west is 25<sup>th</sup> & Eliot commercial node

# Existing Context – Building Form/Scale





# Existing Context – Building Form/Scale





- Planning Board – October 4<sup>th</sup>
  - Voted unanimously to recommend approval to City Council
- Land Use, Transportation and Infrastructure Committee – Tentative for 10/31
- City Council – Tentative for 12/11
- Public Outreach
  - Jefferson Park United Neighbors, United North Side Neighborhood, Federal Boulevard Corridor Improvement Partnership, Denver Neighborhood Association, Denver Urban Resident Association, Inter-Neighborhood Cooperation (INC)
    - Letter of support submitted with application from JPUN
  - Notification signs posted on property 9/18 for Planning Board

## 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 2000
  - Blueprint Denver: A Land Use and Transportation Plan
  - Jefferson Park Neighborhood Plan
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: Consistency with Adopted Plans

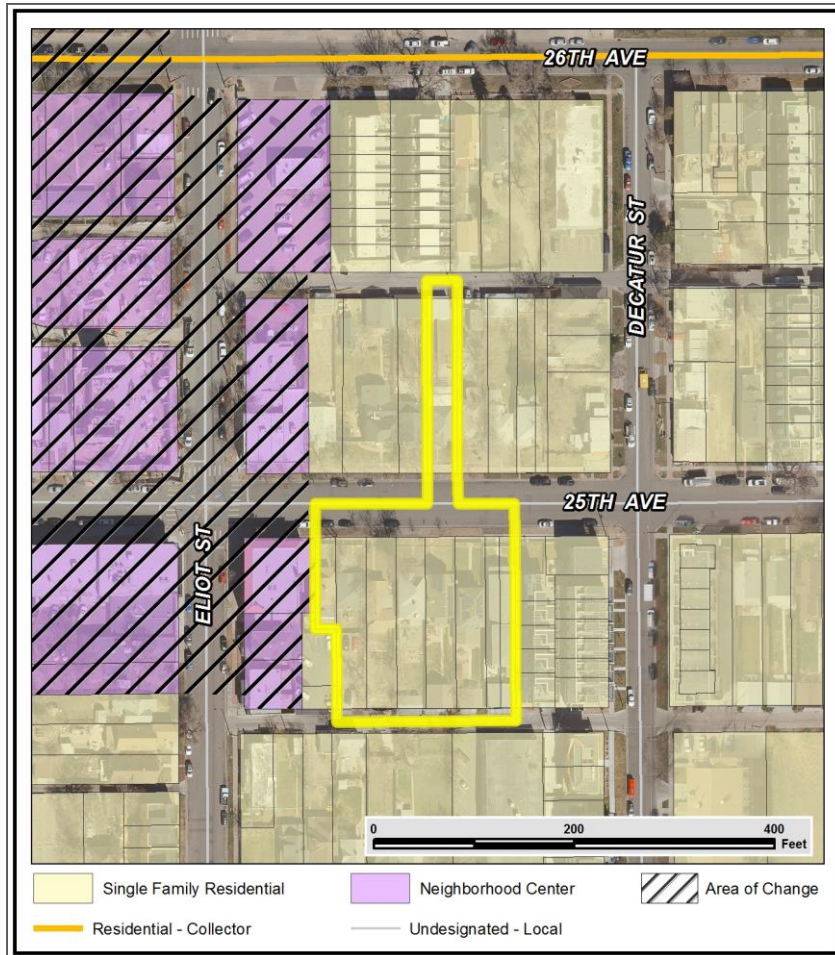
## Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-F – *Conserve land by promoting infill development with Denver at sites where services and infrastructure are already in place; designing mixed use communities and reducing sprawl so that residents can live, work and play within their own neighborhoods.*
- Land Use Strategy 3-B – *Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses.*
- Land Use Strategy 3-C – *Identify and enhance focal points in the neighborhoods, and encourage the development of such focal points where none exist.*
- Mobility Strategy 4-E – *Continue to promote mixed-use development, which enables people to live near work, retail and services.*
- Legacies 3-A – *Identify areas in which increased density and new uses are desirable and can be accommodated.*

# Review Criteria: Consistency with Adopted Plans

## Blueprint Denver (2002)

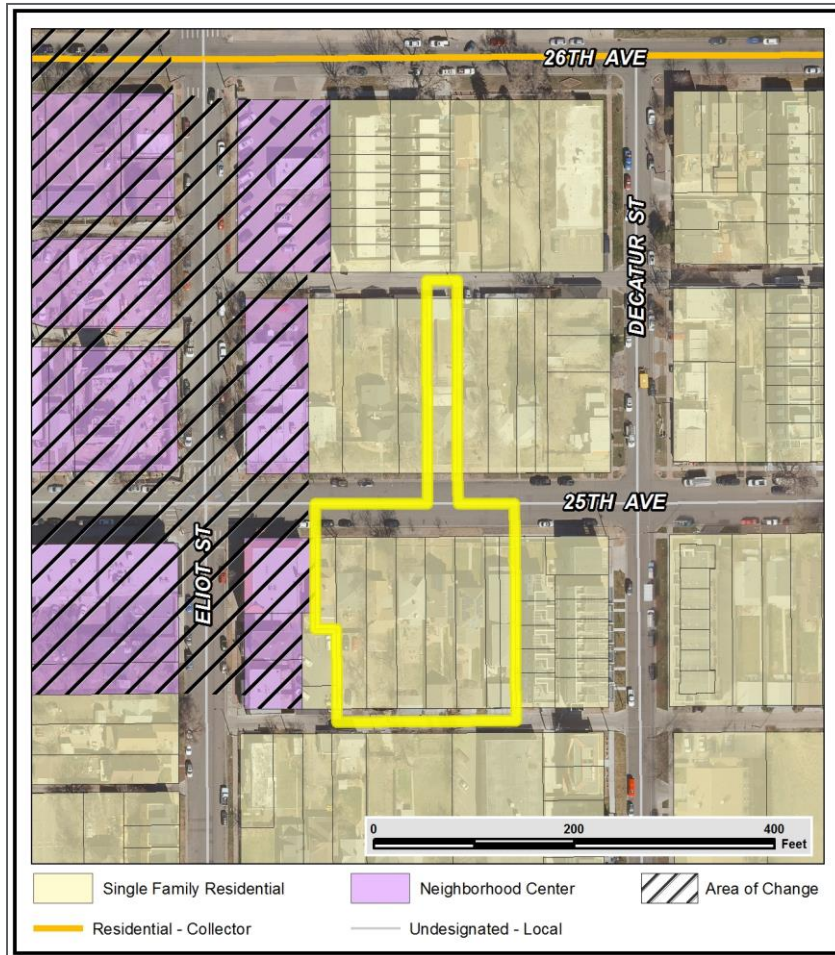
- Land Use Concept:
  - Single Family Residential
    - Single family residential is the predominant residential type
    - Employment base is significantly smaller than housing base
  - Proximate to Neighborhood Center
  - Area of Change



# Review Criteria: Consistency with Adopted Plans

## Blueprint Denver (2002)

- “The boundaries of the land use building blocks provided in the plan are not fixed - some areas are in a state of transition” (p.38)





# Review Criteria: Consistency with Adopted Plans

## Blueprint Denver (2002)

- “[W]aivers and conditions, which are not organized in the zoning code, further complicate Denver’s zoning situation. In addition, these conditions are written to address the construction of buildings and are not crafted broadly enough to address the ongoing regulation of the land after construction is completed. They remain enforceable for decades after, regardless of their effectiveness and applicability. The result is that the regulatory system does not deliver effective land-use regulation, but its administration absorbs a large amount of resources. It is difficult to envision how Blueprint Denver will be implemented by simply adding another layer of regulation on top of the current code. In fact, if the reforms mentioned in this chapter [regarding a new zoning code] are instituted, it may be appropriate to eliminate the practice of rezoning with conditions and waivers.” (p.82)
- Mix of use requirements for neighborhood-serving zone districts identified as a future regulatory priority
  - Consistent with CPD waivers & conditions policy

## Jefferson Park Neighborhood Plan (2005)

- Overall framework goals and recommendations
  - Maintain and enhance the character and identity of the historic Jefferson Park neighborhood (p. 25)
  - “Create focal points within the neighborhood. The primary focal point is Jefferson Park, and a secondary focal point is the neighborhood commercial area at West 25<sup>th</sup> and Eliot” (p. 25).
  - “Develop the potential of West 25<sup>th</sup> Avenue as the principal neighborhood corridor anchored at one end by the West 25<sup>th</sup> and Eliot neighborhood commercial area and at the other by redevelopment at Diamond Hill.” (p. 36)

# Review Criteria: Consistency with Adopted Plans

## Jefferson Park Neighborhood Plan (2005)

- “boundaries between the sub-areas are not absolute and that characteristics overlap sub-area boundaries.”
- On the boundary between 25<sup>th</sup> & Eliot and Core Residential subareas



# Review Criteria:

## Consistency with Adopted Plans

### Jefferson Park Neighborhood Plan (2005)

- 25<sup>th</sup> & Eliot subarea goals and recommendations
  - Neighborhood commercial subarea includes older buildings that will have been carefully restored and vacant lots developed in a manner that reinforces the historic character of this small neighborhood commercial district.” (p.48)
  - “Strengthen the neighborhood retail center to support the neighborhood as a self-contained community with a healthy activity center.” (p.50)
  - “Encourage new construction to be mixed use with residential and retail.” (p.50)
  - “New buildings in this area should be compatible in scale and character with the existing buildings.” (p.51)

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver: A Land Use and Transportation Plan, and the Jefferson Park Neighborhood Plan

### 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
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
  - The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area.
5. Consistency with Neighborhood Context, Zone District Purpose and Intent



## 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 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