



DENVER
THE MILE HIGH CITY

5050 South Syracuse Street

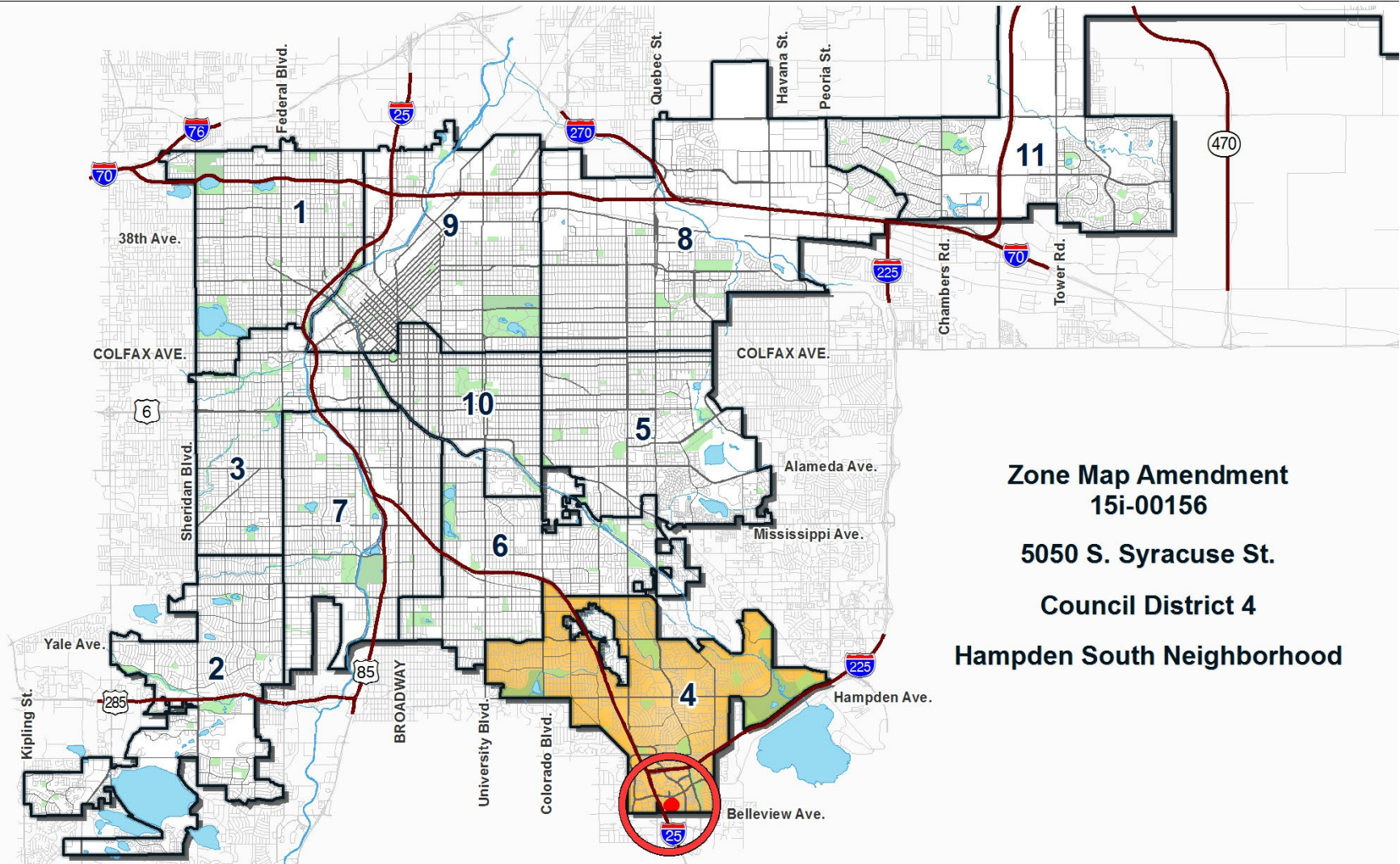
B-8 w/waivers, UO-1, UO-2 to S-
MX-12

FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**



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5050 South Syracuse Street B-8 w/waivers, UO-1, UO-2 to S-MX-12

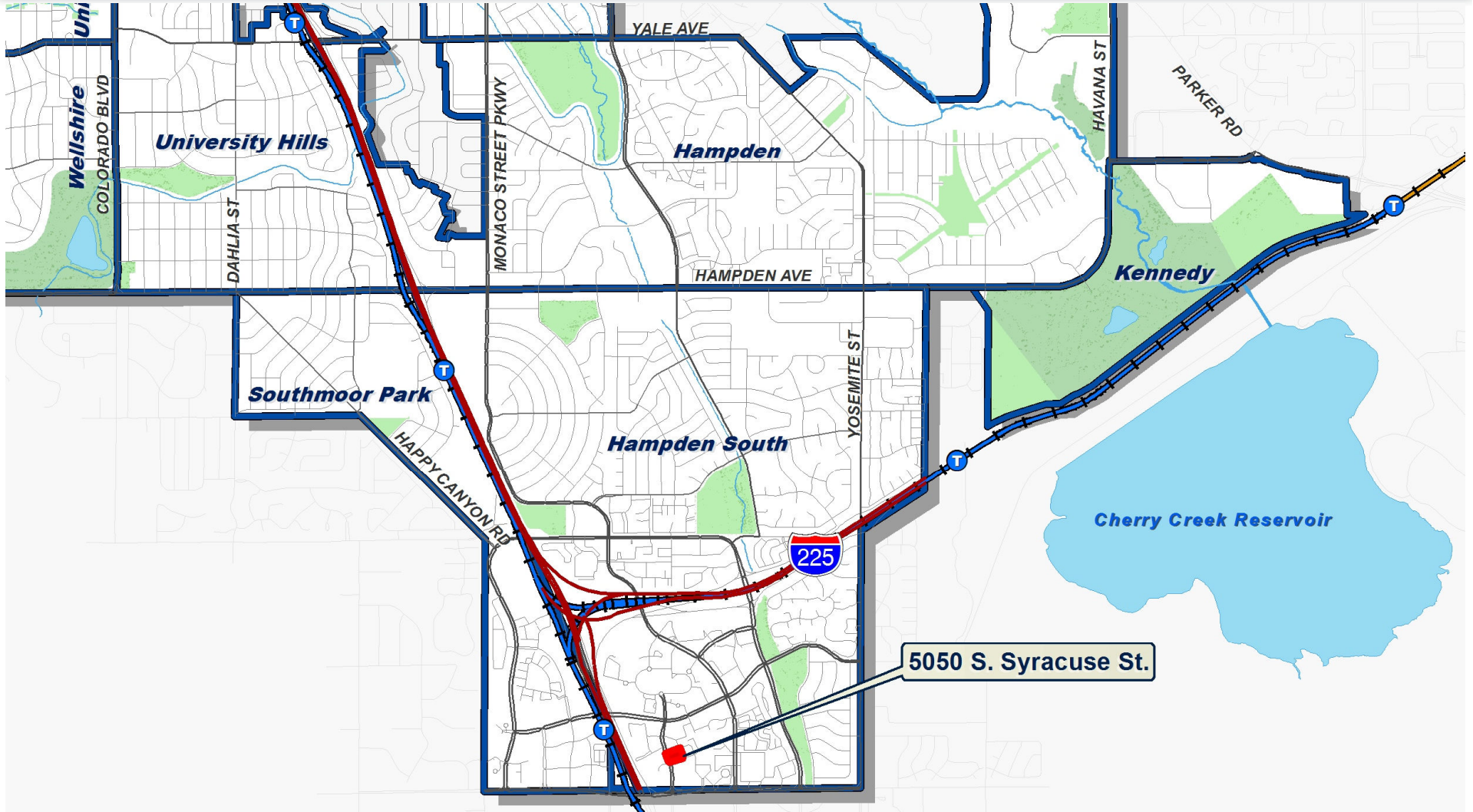


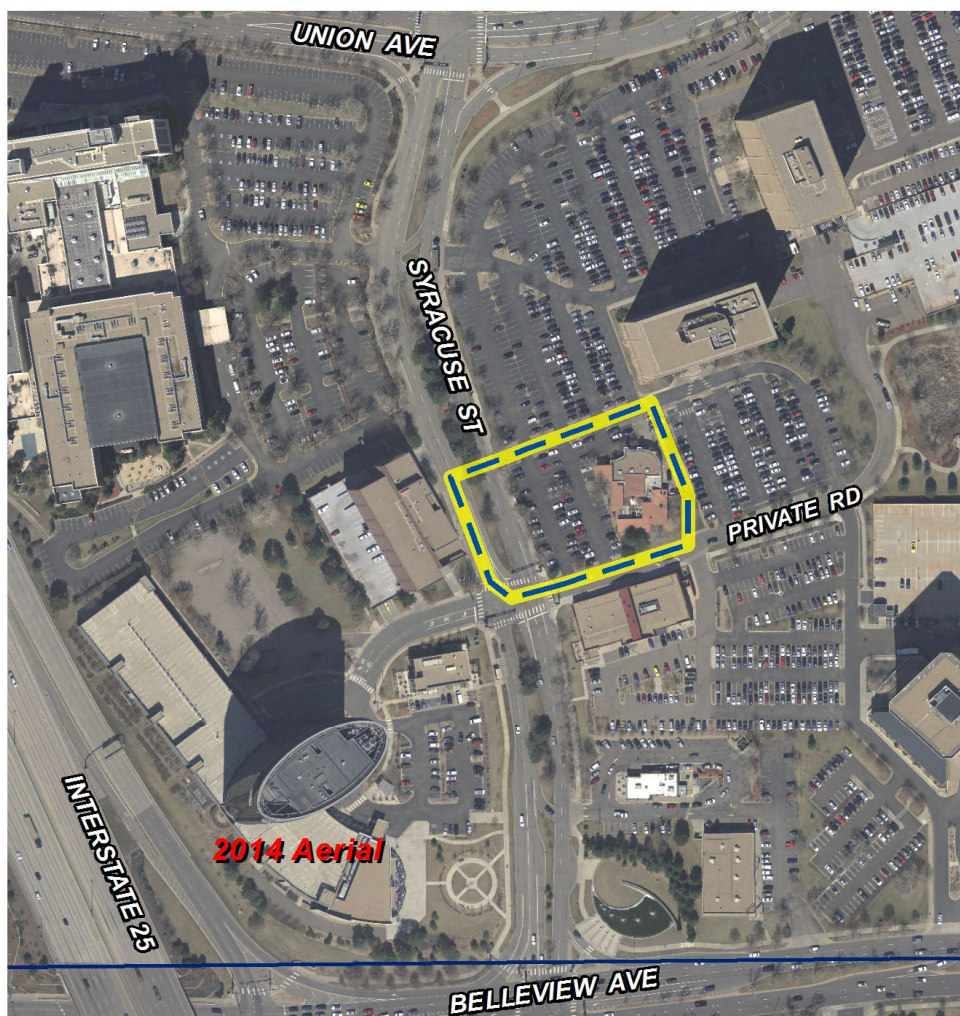
**Zone Map Amendment
15i-00156**
5050 S. Syracuse St.
Council District 4
Hampden South Neighborhood



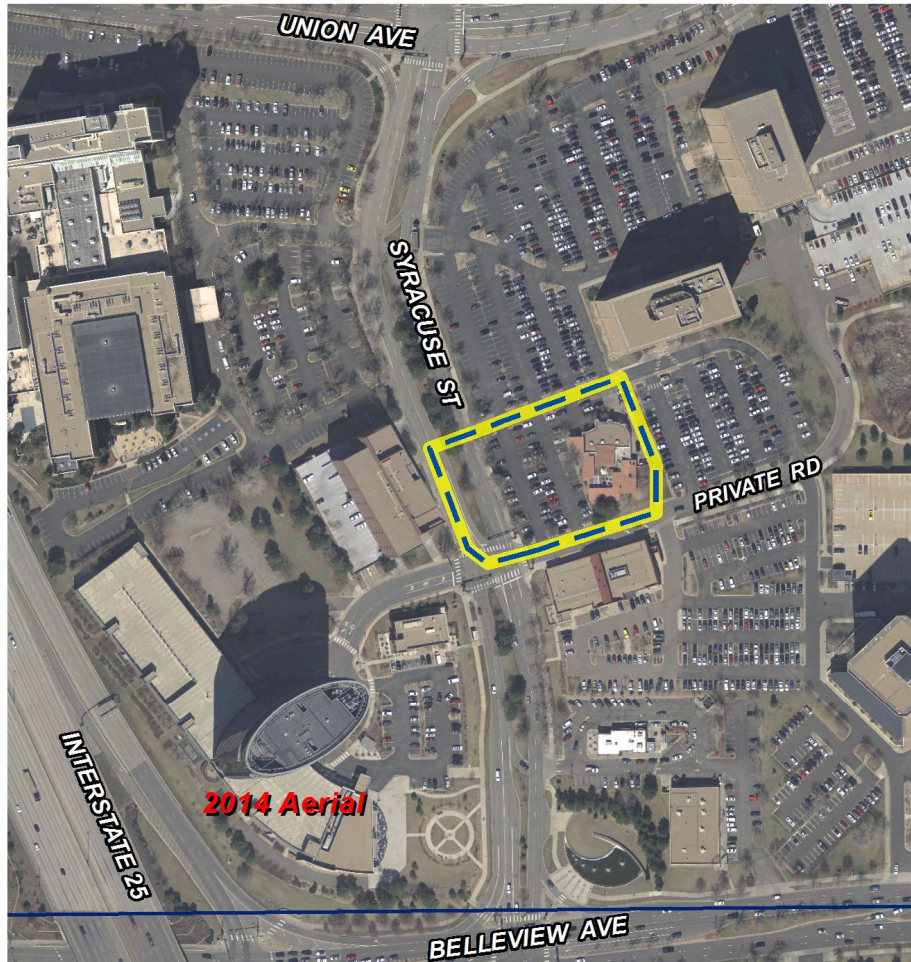
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Hampden South Neighborhood





- North of Bellevue Avenue
- South of Union Avenue
- East of Interstate 25
- West of Goldsmith Gulch
- Within ½ mile of Bellevue Station Transit Station



- Property:
 - 1.26 acres, 55,000 SF
 - Current Restaurant Use
 - Waivers: fabrication & wholesale & warehousing uses, FAR 2:1
- Property Owner:
 - Requesting rezoning to remove limiting FAR and redevelop site
- Rezone from B-8 w/waivers, UO-1, UO-2 to S-MX-12

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



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Request: S-MX-12

Suburban Neighborhood Context – Mixed Use – 12 stories max. ht.

Article 3. Suburban Neighborhood Context
Division 3.1.2. Street Patterns

SECTION 3.2.4.1

Article 3. Suburban Neighborhood Context
Division 3.1. Neighborhood Context Description

DIVISION 3.1 NEIGHBORHOOD CONTEXT DESCRIPTION

SECTION 3.1.1 GENERAL CHARACTER
The Suburban Neighborhood Context is characterized by single-unit and multi-unit residential, commercial strips and centers, and office parks. Single-unit residential buildings are typically separated from street-facing garages. Multi-unit building forms are typically separated from single-unit residential and consist of clustered Garden Court, Town House, and occasional mid- and high-rise Apartment forms. Commercial buildings are typically separated from residential and consist of Shopfront and General forms. Single-unit residential uses are typically located away from residential and commercial arterial streets. Multi-unit residential and commercial uses are primarily located along arterial and collector streets.

SECTION 3.1.2 STREET AND BLOCK PATTERNS
The Suburban Neighborhood Context consists of an irregular pattern of block shapes surrounded by curvilinear streets within a modified or non-existent grid, with cul-de-sacs and typically no alleys. Block shapes and sizes vary. The typical block pattern includes attached sidewalks (though sidewalks may be detached or non-existent), street and surface parking, and generous landscaping between the street and buildings.

SECTION 3.1.3 BUILDING PLACEMENT AND LOCATION
Single-unit residential buildings typically have consistent, deep front setbacks and varying side setbacks and building orientation. Multi-unit residential buildings typically have deep front setbacks and wide side setbacks. Commercial buildings may have varying orientation and typically have deep front and side setbacks to accommodate landscaping and parking.

SECTION 3.1.4 BUILDING HEIGHT
The Suburban Neighborhood Context is characterized by low scale buildings except for some mid- and high-rise multi-unit residential and commercial structures, particularly along arterial streets.

SECTION 3.1.5 MOBILITY
The Suburban Neighborhood Context has a higher reliance on the automobile with some access to pedestrian and bicycle facilities and the multi-modal transportation system.

DENVER ZONING CODE
June 25, 2010 | Repealed April 7, 2018

| 3.1-1



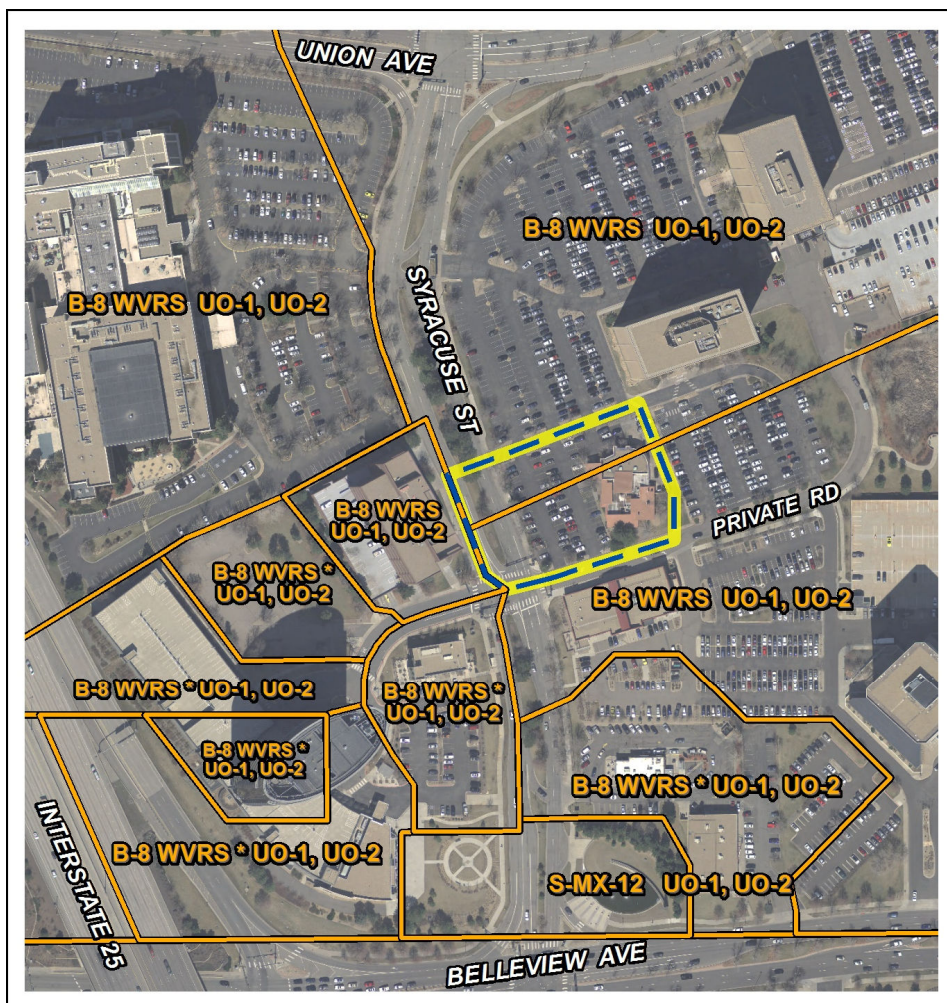
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Existing Context

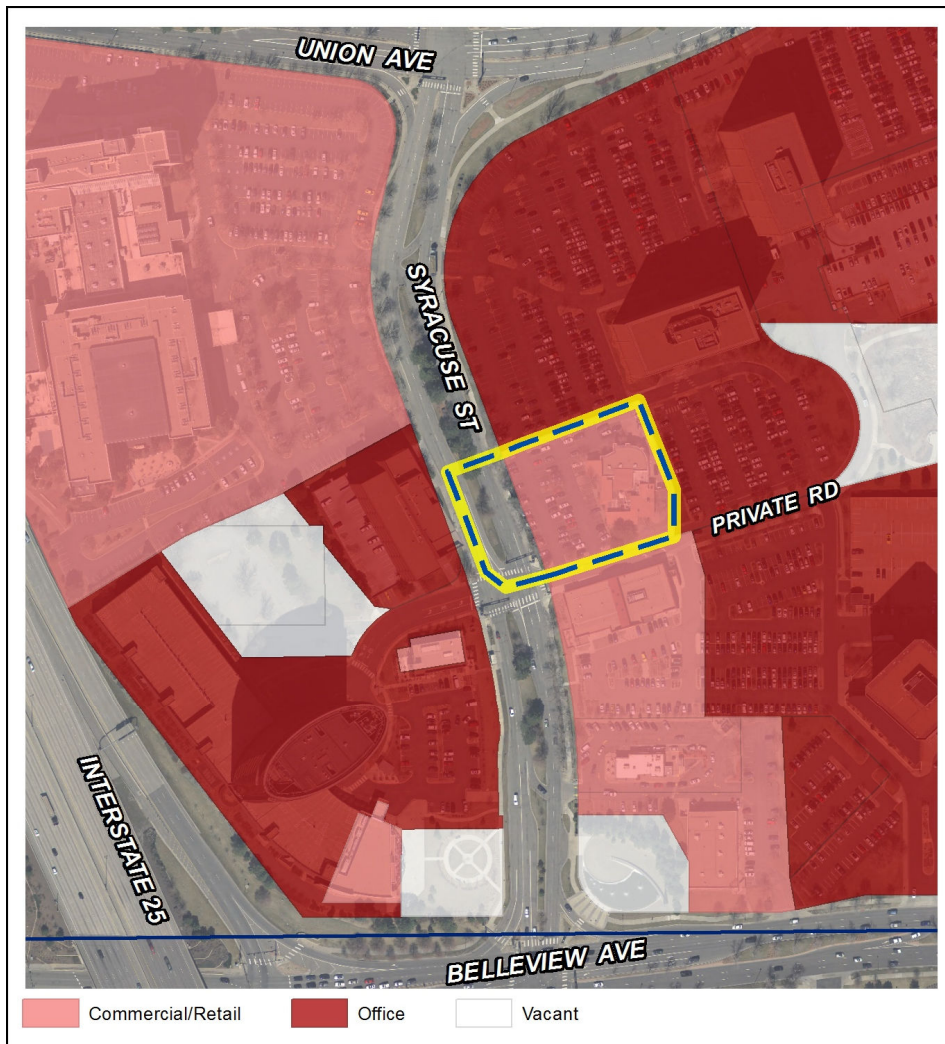
- Zoning – B-8 w/waivers, UO-1, UO-2
- Land Use - Restaurant
- Building Form/Scale – One-story

Existing Context – Zoning



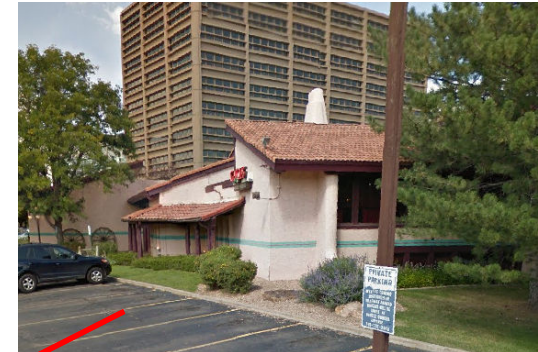
- Existing Zoning – B-8 w/waivers, UO-1, UO-2
 - waive the right to fabricate anything other than art goods, custom clothing, costumes, custom furniture, jewelry and needlework;
 - waive the right to sell at wholesale and warehouse, but reserve the right to sell at retail;
 - waive the right to the amount of gross floor area allowed in the B-8 district (4 times the zone lot area) and instead agree to floor area which is 2 times the area of the zone lot.
 - UO-1 & UO-2 – use overlays allowing adult uses and billboards
- Surrounding Zoning – B-8 w/waivers, UO-1, UO-2

Existing Context – Land Use



- Existing restaurant land use
- Adjacent office, restaurant and surface parking

Existing Context – Building Form/Scale





Rezoning Process

- Public Outreach
 - RNOs - Inter-Neighborhood Cooperation (INC), Denver Neighborhood Association, Inc.
- Written Notice of Receipt of Application (Nov 5th)
- Written Notice / Signs Posted for January 20 Planning Board Public Hearing (15 day)
- Written Notice for February 17 Neighborhood and Planning Committee Meeting (10 day)
- City Council Hearing: March 29, 2016
- Applicant outreach
 - No public comments received

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
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

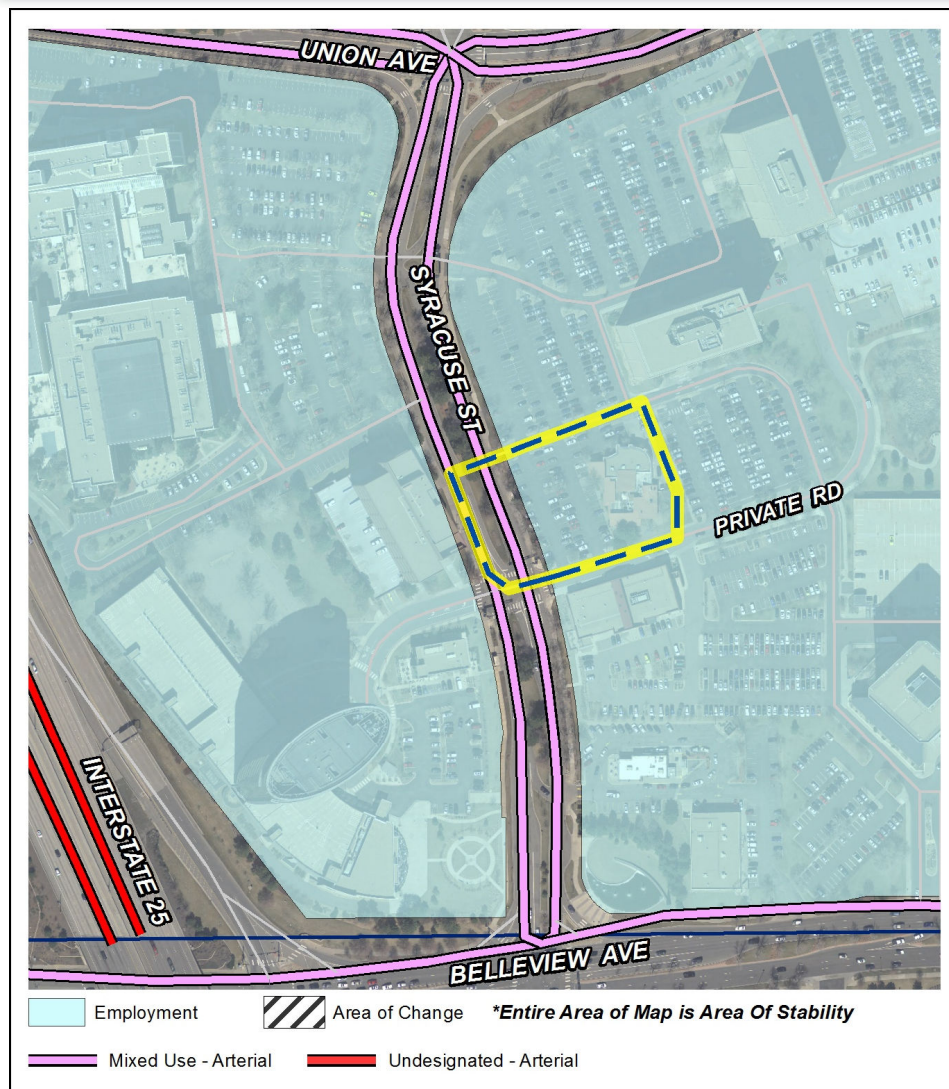


Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

- **Economic Activity**, Strategy 4-B, *“Enhance existing business centers and establish new business centers in a manner that offers a variety of high-quality uses that support Denver’s business environment, complements neighboring residential areas, generates public revenue, and creates jobs. Consider the following key strategies as top priorities:… Continue to enhance the Denver Technological Center, Denver’s second largest employment center and home to many of the area’s high-tech businesses. Help relieve congestion along the I-25/225 corridor by working toward a balance of jobs and housing within the DTC. Support pedestrian-friendly development links to the new light rail stations and further development of shuttle service within the center and to surrounding neighborhoods”* (p. 135).
- **Land Use Objective 3**, **“Preserve and enhance** the individuality, diversity and livability of Denver’s neighborhoods and **the vitality of Denver’s business centers** (p. 59).
- **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.* (p.60).

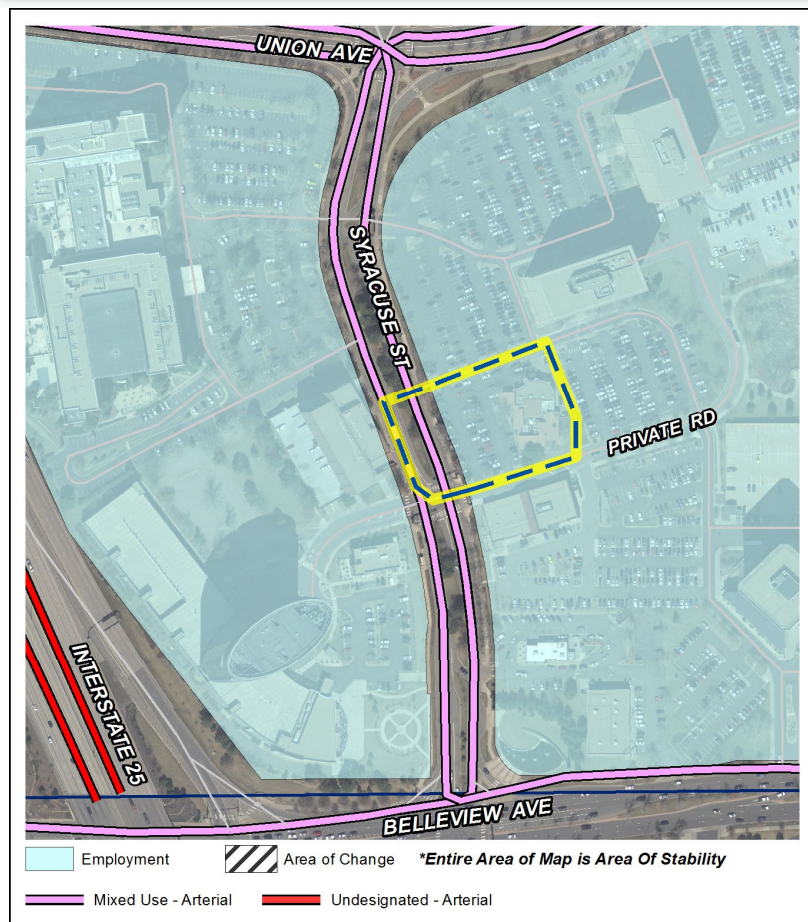
Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Land Use Concept:
 - Employment
 - Contains office, warehouse, light manufacturing and high tech uses
 - Few residences with more extensive commercial and some industrial
 - Area of Stability

Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Future Street Classification:
 - South Syracuse Street– Mixed Use Arterial
 - High degree of mobility
 - Interconnects major urban elements

Syracuse Circle -

Reminder: Evaluating whether the proposed zone district is consistent with the Future Street Classification, but not to assess the traffic impacts of a specific development proposal.

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

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



Justifying Circumstance

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
 - Applicant cites obsolescence of existing custom zone district
 - Change of use of the property from restaurant to office
 - New zone district allows structures in character with existing area

5. Consistency with Neighborhood Context and Zone District Purpose and Intent

- **Suburban Neighborhood Context:**
 - Single-unit and multi-unit residential, commercial strips and centers, and office parks
 - Multi-unit residential and commercial uses are primarily located along arterial and collector streets
 - Block shapes and sizes vary with curvilinear or modified grid street pattern
- **S-MX-12 (Suburban Neighborhood – Mixed Use– 12 Story Max)**
 - Promotes safe & active diverse uses
 - Appropriate for areas served by major arterial streets (mixed use arterial)



CPD Recommendation

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

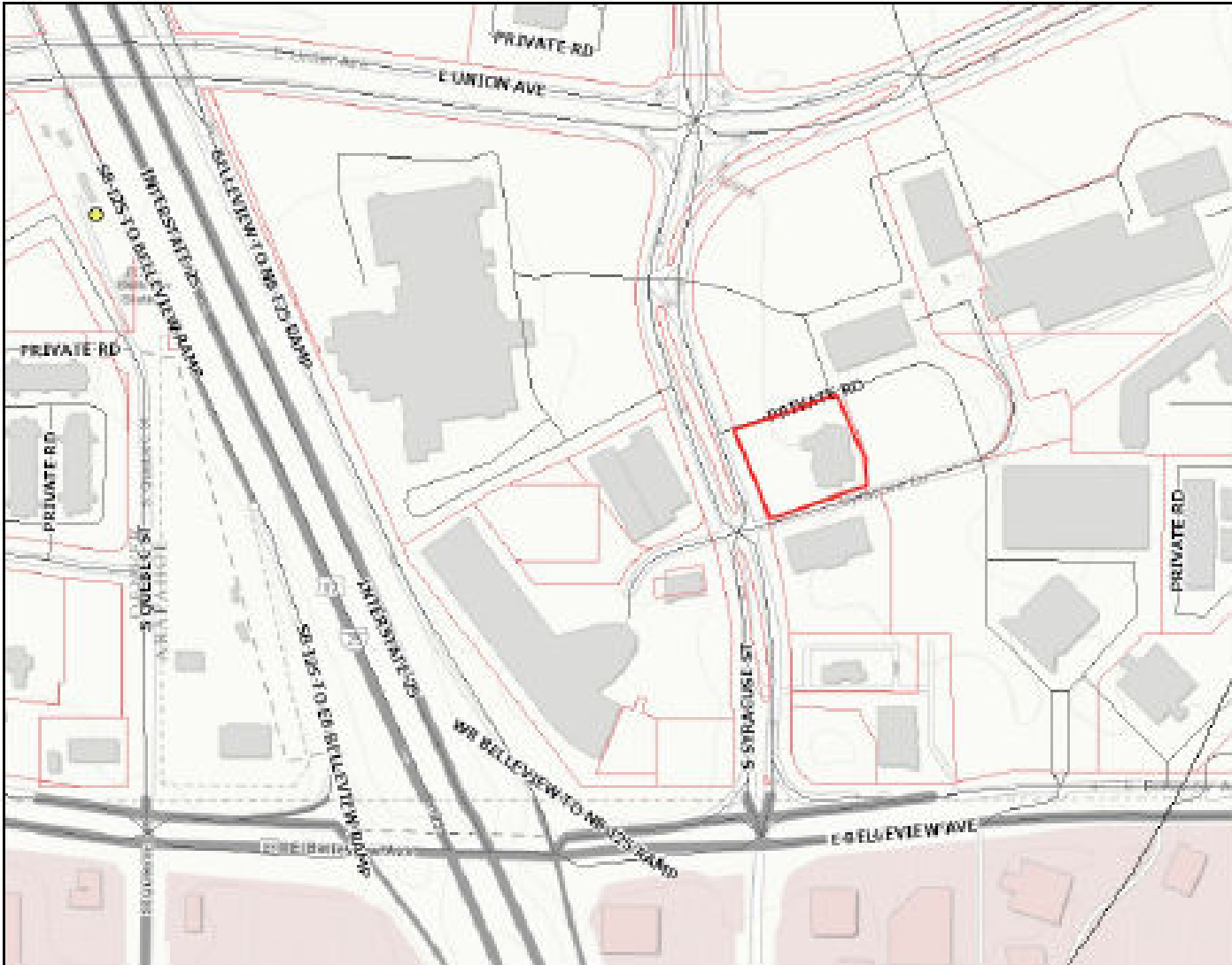
Planning Board recommendation: Approval (9-0)

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



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Transit Station



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