



DENVER
THE MILE HIGH CITY

1555-1597 Stuart Street

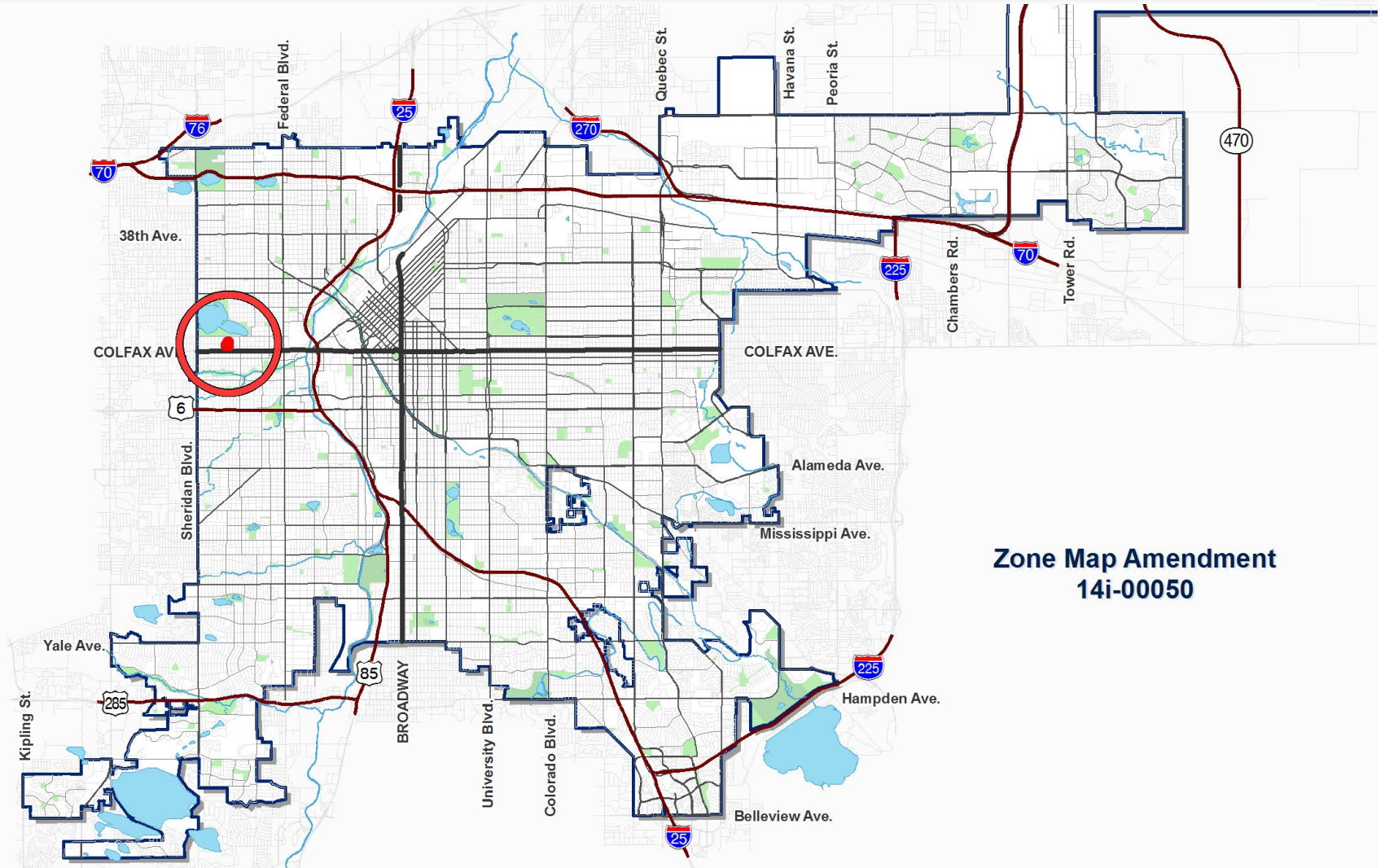
PUD 559 to C-MX-3

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



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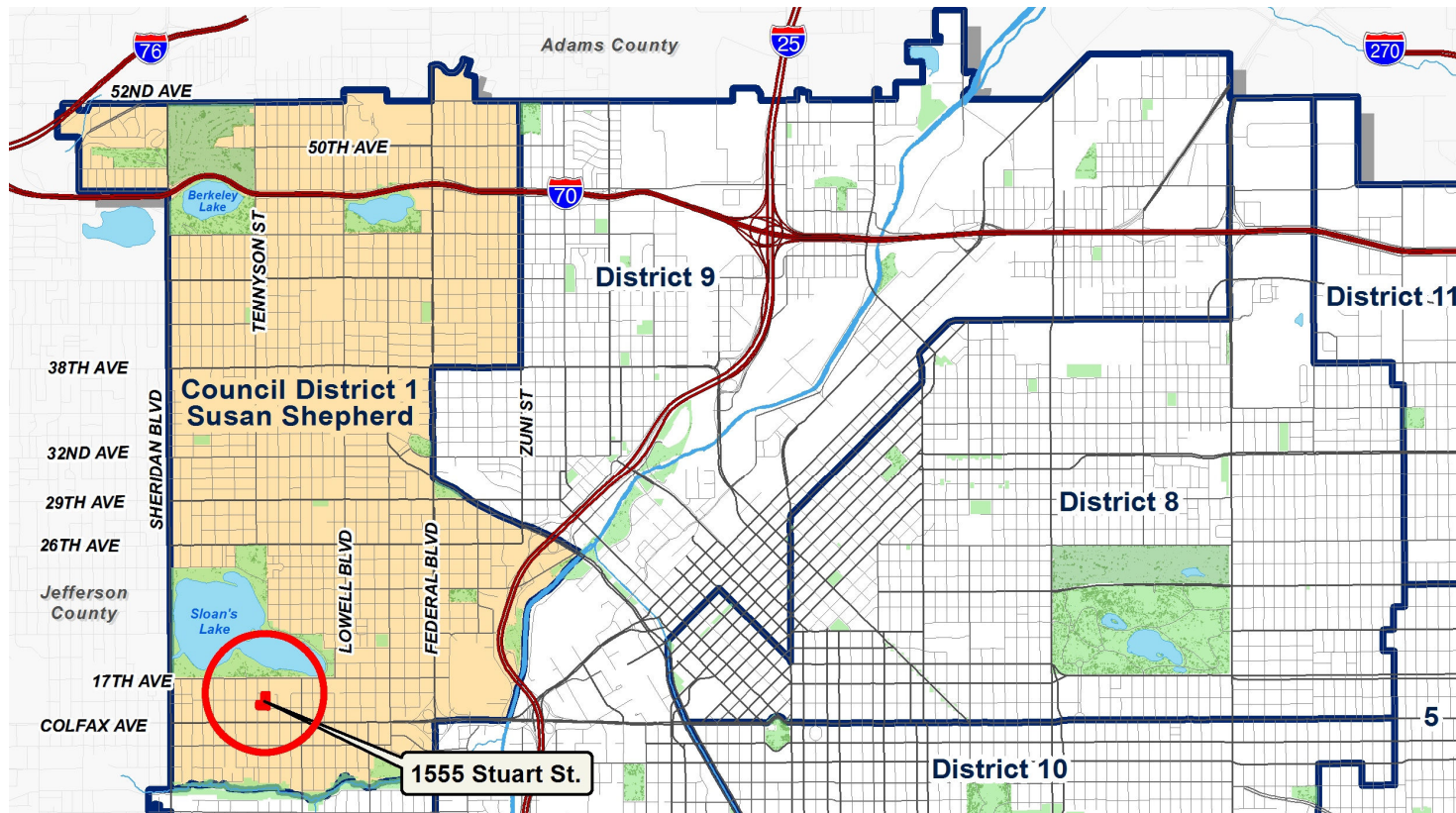


**Zone Map Amendment
14i-00050**



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Council District 1

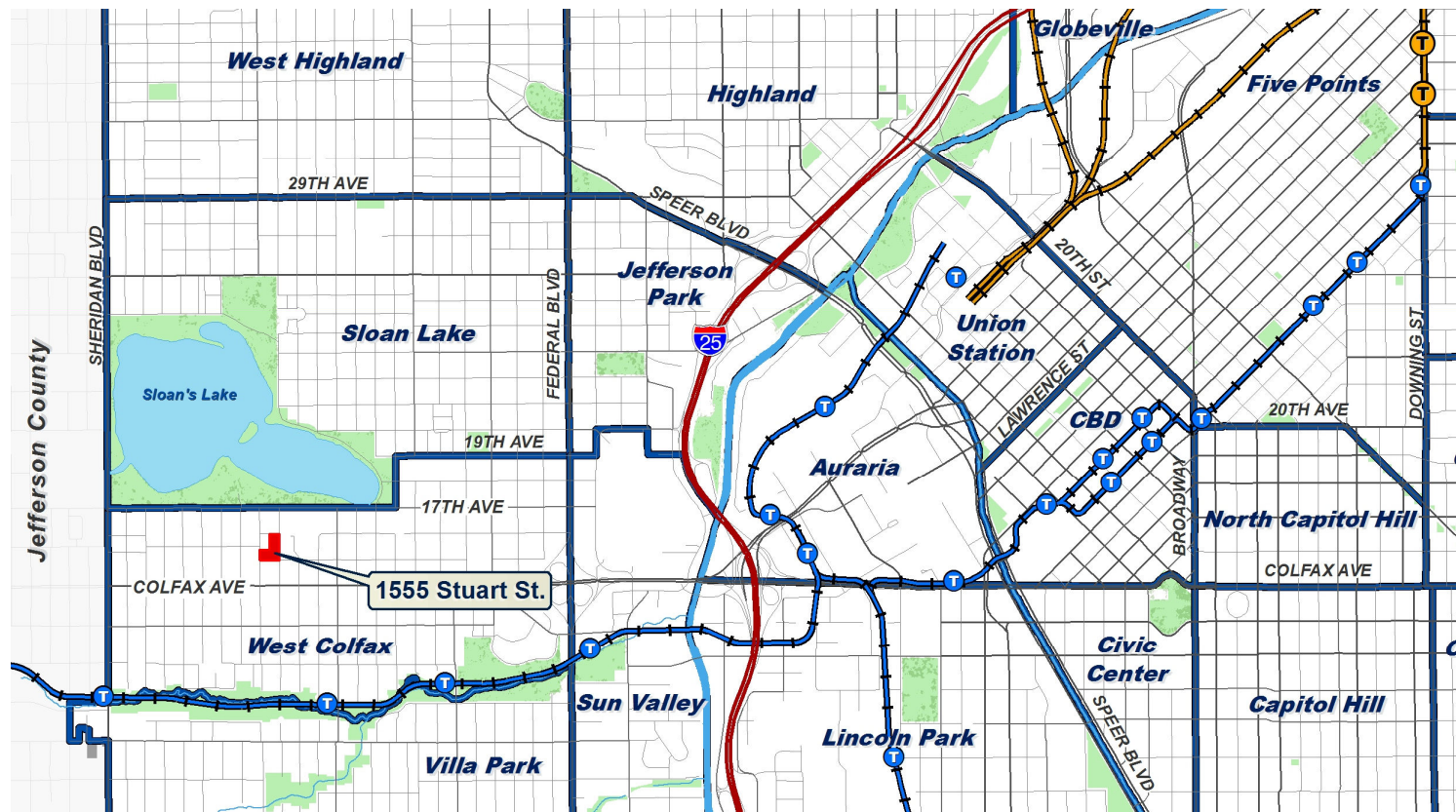


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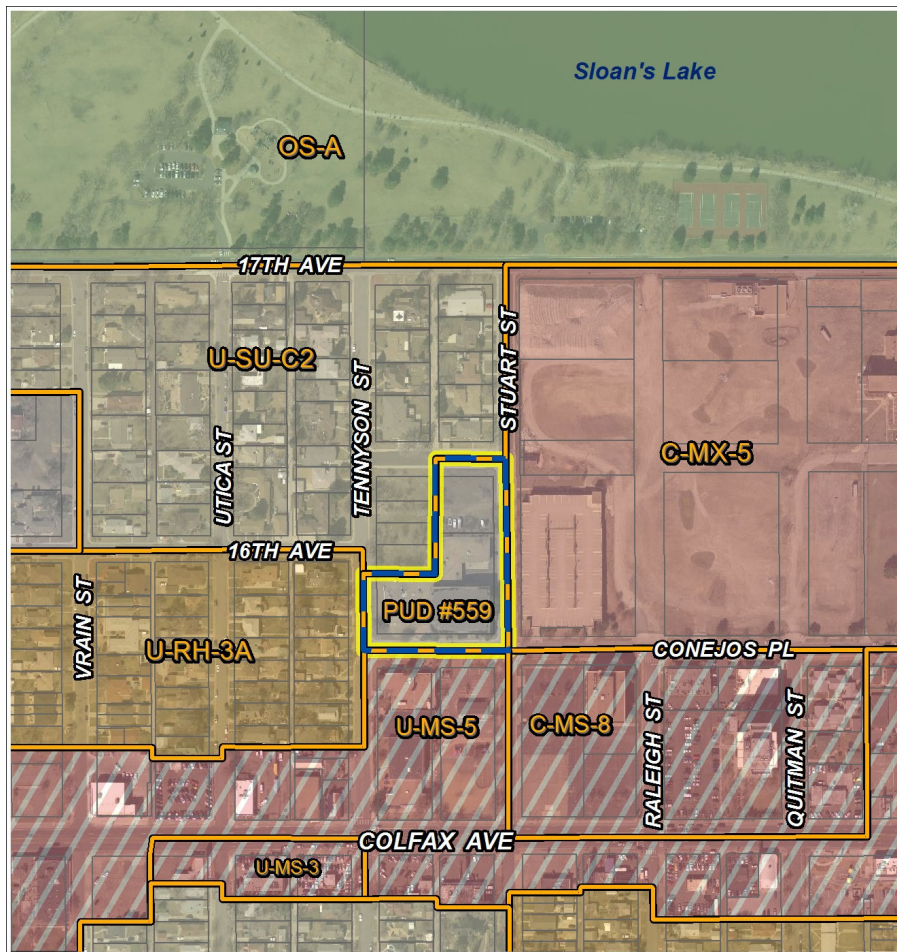
West Colfax



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- West side of Stuart St. to Tennyson St., Conejos Place to 16th Avenue
- Across from old St. Anthony's parking garage and Colfax Elem.



- Property:
 - 64,535 sq. ft.
 - Former religious assembly structure with attached school facilities
- Property Owner:
 - Requesting rezoning to facilitate development and remove old, restrictive PUD

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



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Request: C-MX-3

Urban Center Neighborhood Context – Mixed Use – 3 stories max. ht.

Article 7. Urban Center Neighborhood Context
Division 7.1 Districts

7.2.2.2 Specific Intent

A. Mixed Use C-MX-3 building

B. Mixed Use C-MX-3 building

C. Mixed Use C-MX-3 building

D. Mixed Use C-MX-3 building

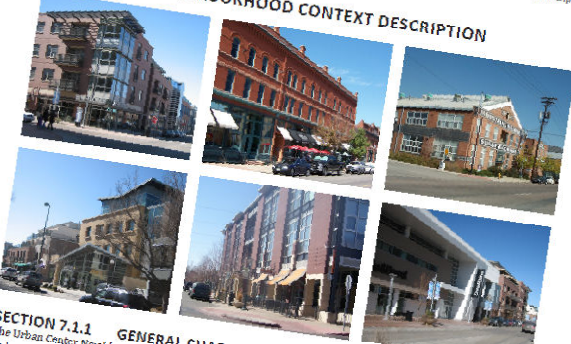
E. Mixed Use C-MX-3 building

SECTION 7.1

7.2.3.1

DIVISION 7.1 NEIGHBORHOOD CONTEXT DESCRIPTION

Article 7. Urban Center Neighborhood Context
Division 7.1 Neighborhood Context Descriptions



SECTION 7.1.1 GENERAL CHARACTER
The Urban Center Neighborhood Context consists of multi-unit residential and mixed-use commercial strips and commercial centers. Multi-unit buildings are typically Rowhouse, Courtyard Apartment and Apartment forms. Commercial buildings are typically Live-Work, Shopfront, and General Commercial forms. Multi-unit residential uses are primarily located along residential collector, mixed-use arterial, and local streets. Commercial uses are primarily located along main and mixed-use arterial streets.

SECTION 7.1.2 STREET, BLOCK AND ACCESS PATTERNS
The Urban Center 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, tree lawns, street and surface parking, and landscaping in the front setback.

SECTION 7.1.3 BUILDING PLACEMENT AND LOCATION
All building typically have consistent orientation and shallow front setbacks with parking at the rear and/or side of the building.

SECTION 7.1.4 BUILDING HEIGHT
The Urban Center Neighborhood Context is characterized by moderate to high building heights to promote a dense urban character. Lower scale structures are typically found in areas transitioning to a less dense urban neighborhood.

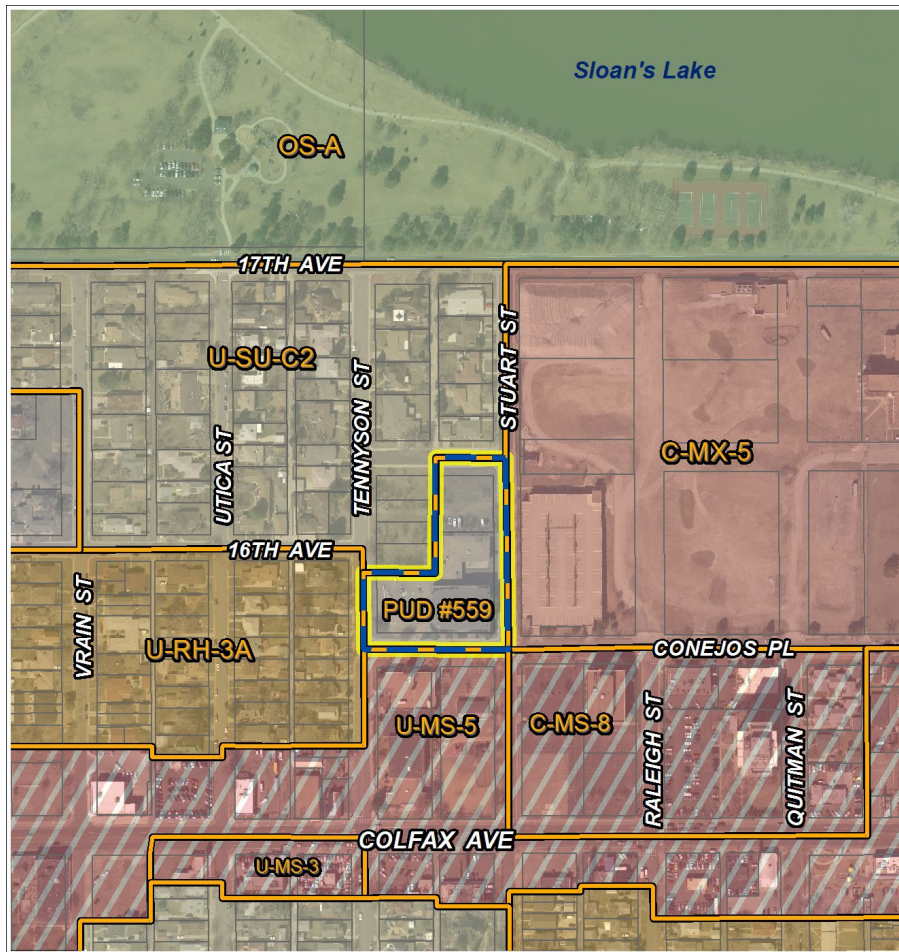
SECTION 7.1.5 MOBILITY
There are high levels of pedestrian and bicycle use with the greatest access to multi-modal transportation system.

DENVER ZONING CODE
June 25, 2010

7.2-2 | 7.1-1



Existing Context – Zoning

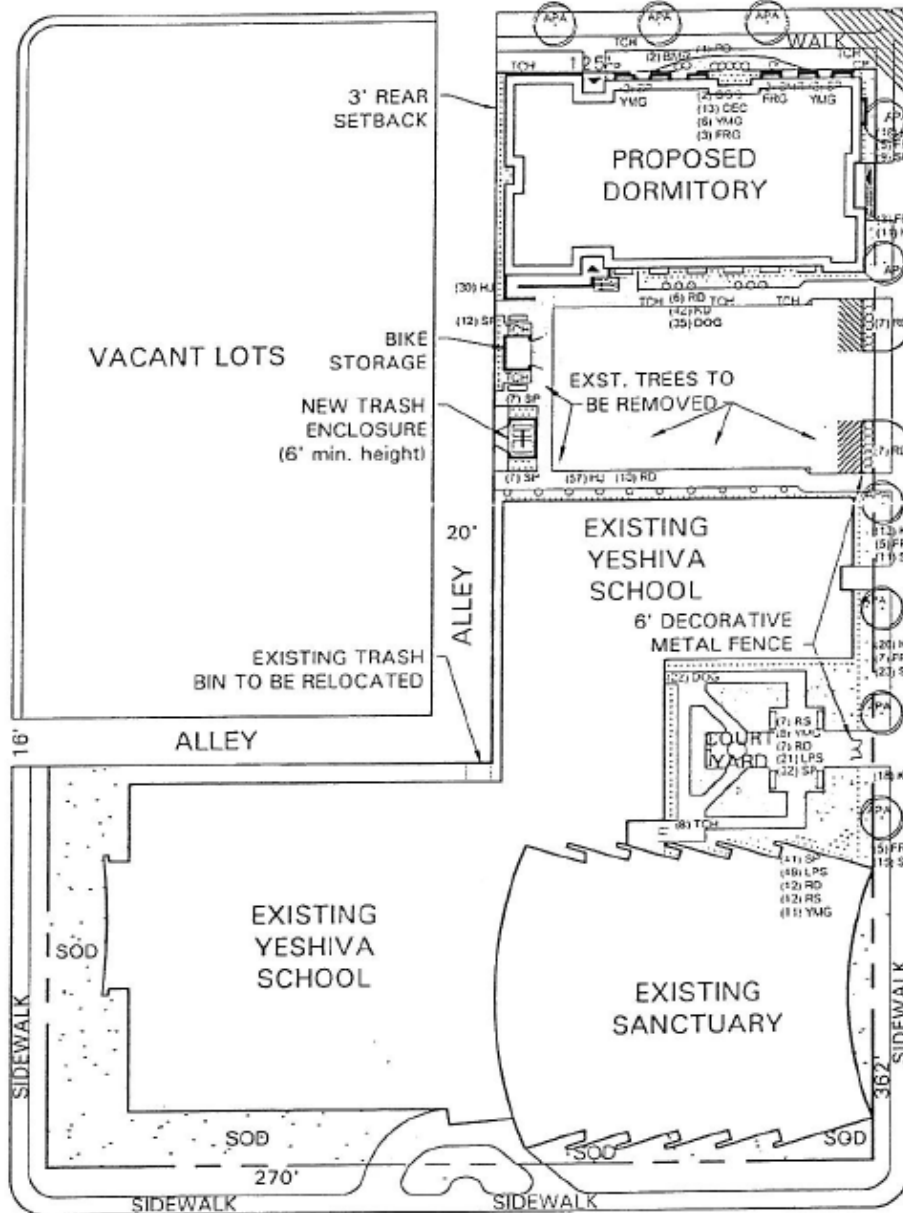


- C-MX-5 to east
- U-SU-C2 to northwest
- U-RH-3A to southwest
- U-MS-5 to south

- Existing Zoning: PUD 559
 - Established in 2004; based on R-1
 - Permits construction of a dormitory up to 25,330 sq. ft. at the north end of the block
 - Allows continuance of existing school and religious assembly sanctuary, with some expansion allowed through remodeling
 - Specific, detailed district plan does not allow reconfiguration of site improvements

W. 16TH AVE.

TENNYSON ST.



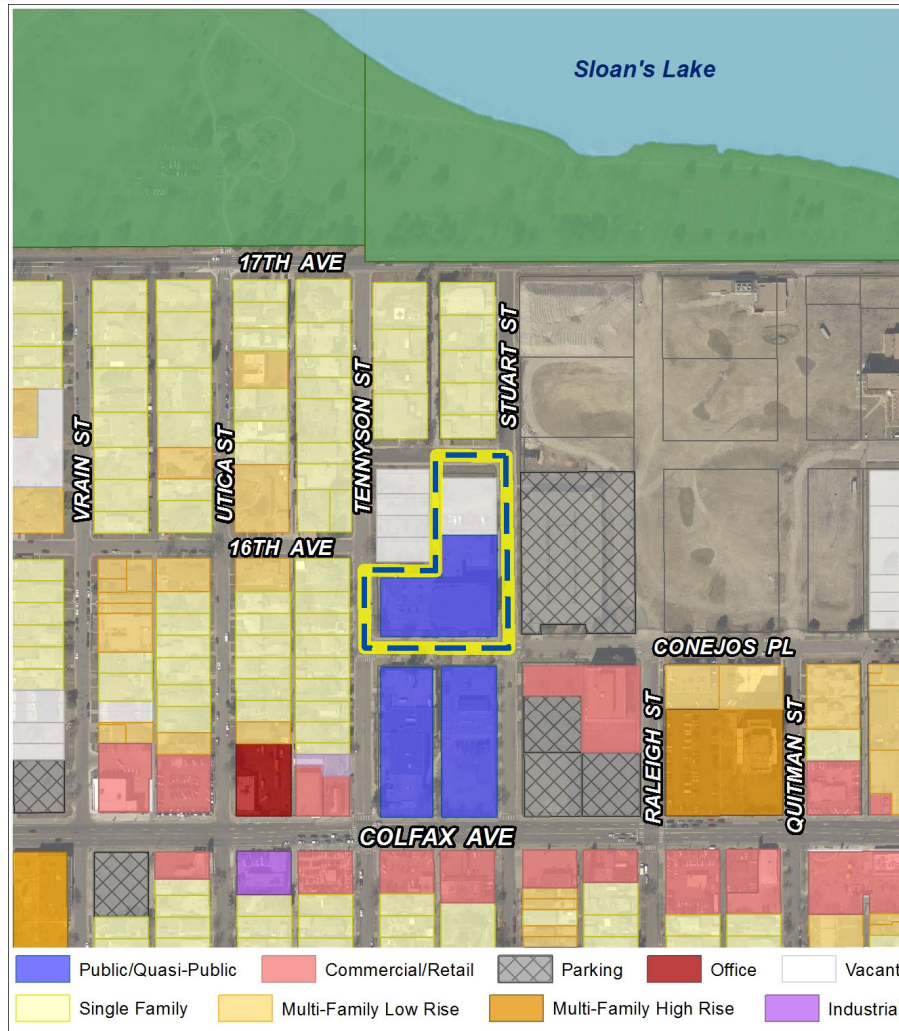
STUART ST.

W. CONEJOS AVE.

Existing Context – Zoning

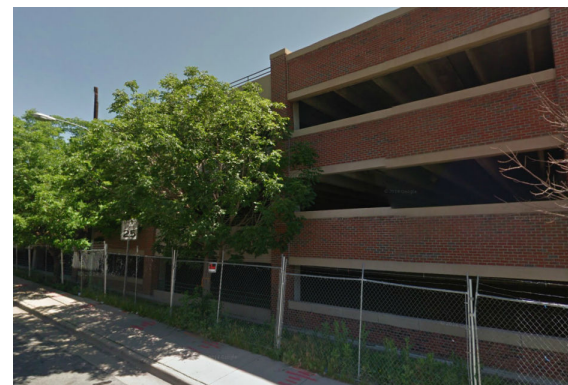
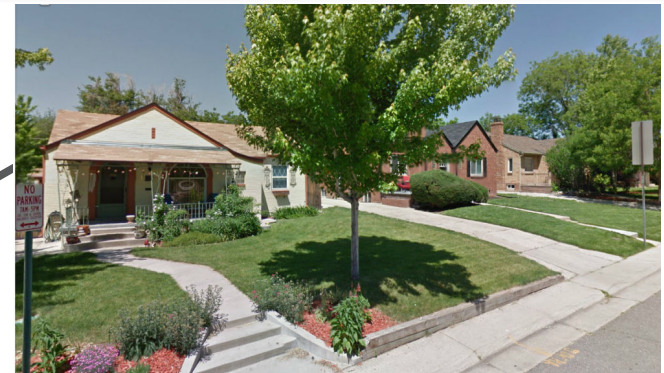
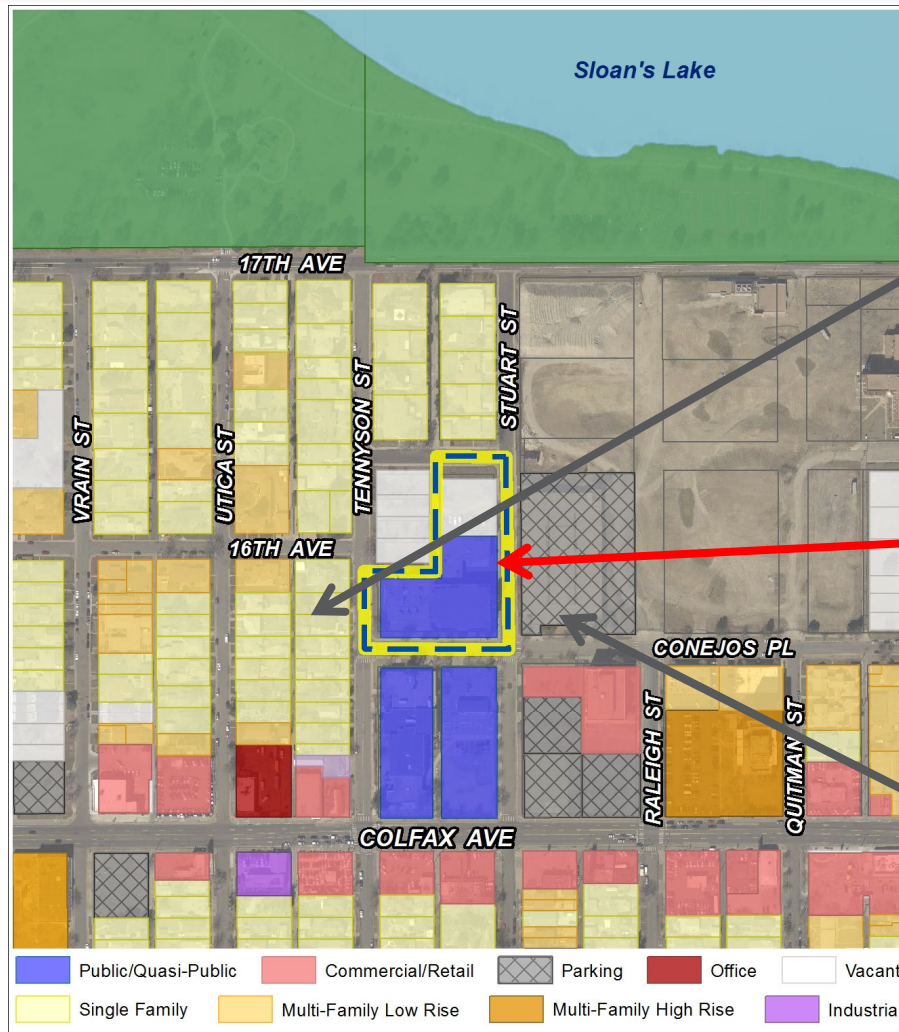
- PUD 559 District Plan Excerpt

Existing Context – Land Use



- Existing school;
vacant at north end
- Surrounding uses:
 - Parking structure to east
 - School to south
 - Single unit residential to west and north

Existing Context – Building Form/Scale



- Notice of Receipt of Application: Sep. 17, 2014
- Planning Board Public Hearing: Nov. 19, 2014
- Neighborhoods and Planning Committee
- City Council Public Hearing
- RNOs
 - West Colfax Association of Neighbors - support
 - West Colfax Business Improvement District – support
- No other public comment 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
- West Colfax Plan (2006)

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.***
- Mobility Strategy 4-E – *Continue to **promote mixed-use development**, which enables people to live near work, retail and services.*



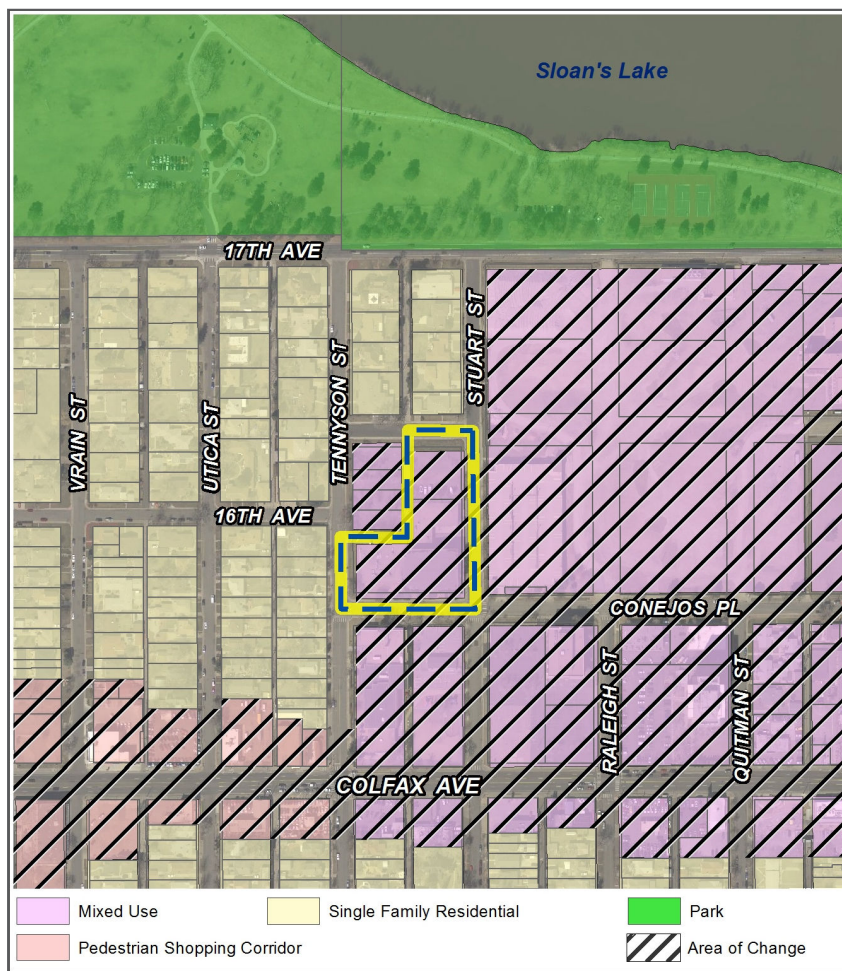
Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

- Denver's Legacies, Strategy 7-B: *Uncover an area's cultural values and take steps to honor their significance. These values may be historical associations such as the commemoration of a historical event or **recognition of a traditional ethnic neighborhood**.*
- Neighborhoods, Objective 1: ***Strengthen the positive attributes** and distinctive character of each neighborhood to help sustain Denver as a healthy, vital city. Respect the intrinsic character and assets of individual neighborhoods.*
- Land Use, Strategy 2-C: *Review and **update City processes** for enforcement of zoning and other land-use regulations. These processes should include a consistent and enforceable set of performance standards for the owners and operators of all land uses and a swift, efficient and fair inspection and compliance process.*

Staff finds the application to be consistent with Comp Plan 2000.

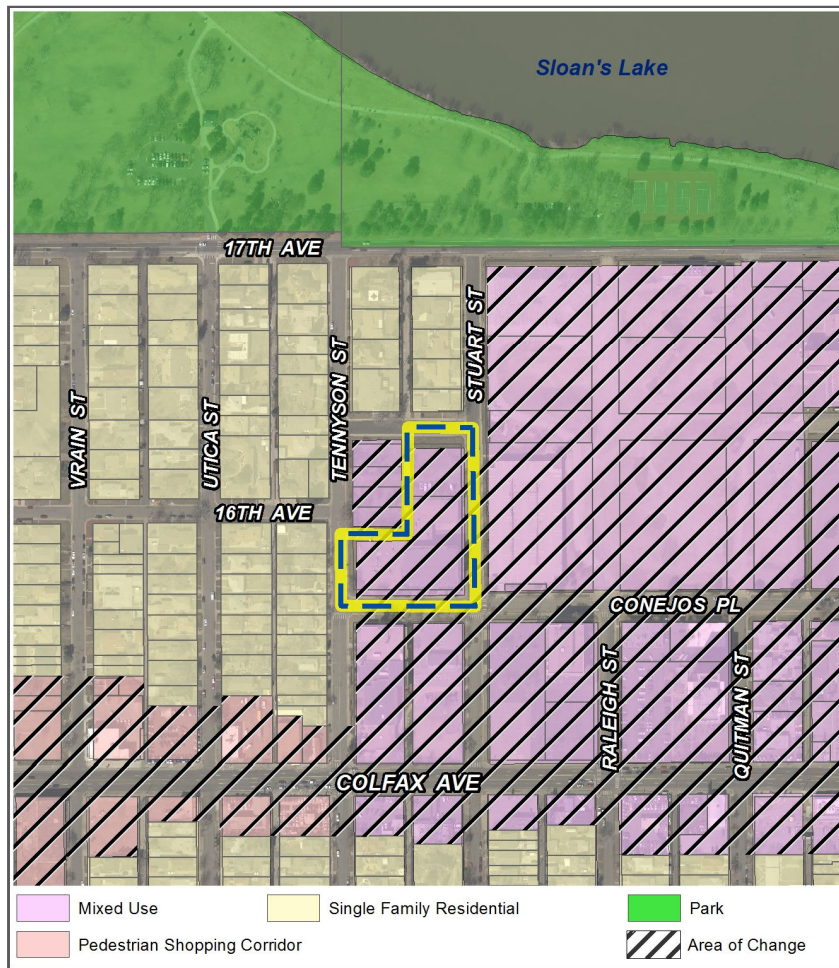
Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Land Use Concept:
 - Mixed Use
 - Sizable employment as well as housing
 - Intensity is higher, but varies
 - Area of Change
 - Channel growth where it will be beneficial
 - Allow appropriate mixes of uses
- Existing restrictive PUD limits the development potential and uses inconsistent with the plan
- Rezoning would be consistent with Blueprint Denver land use concept recommendation

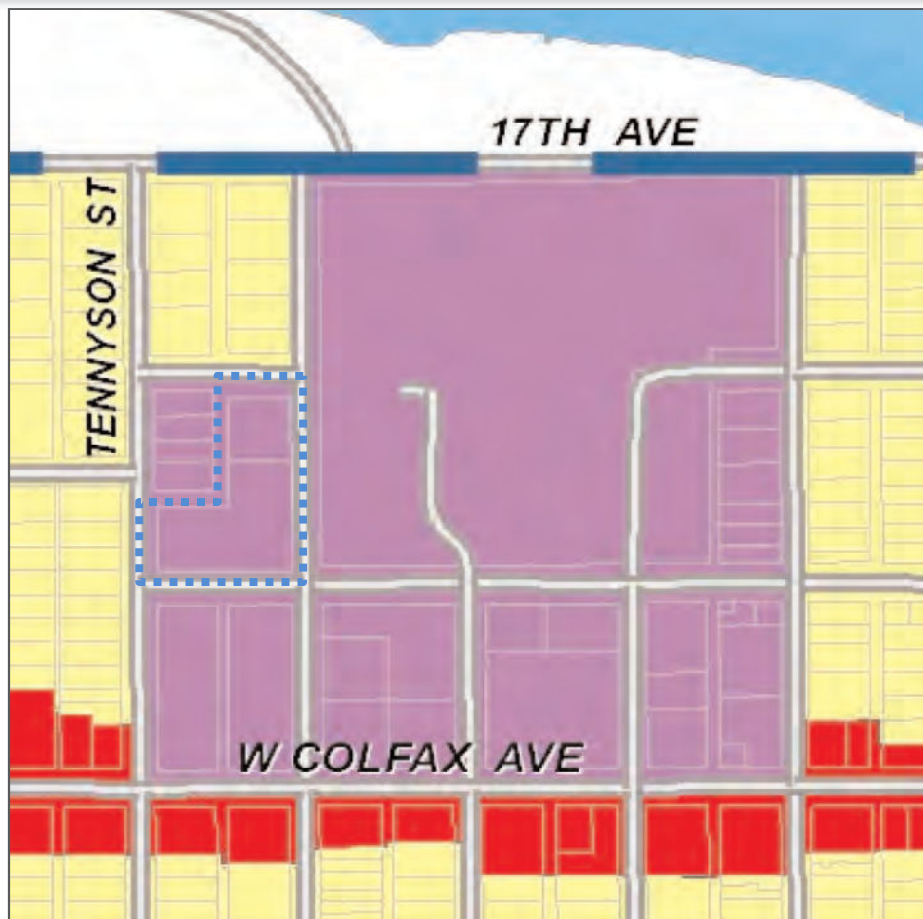
Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Future Street Classifications: All local streets
- Lower-volume designation makes rezoning to low-intensity (3-story) mixed-use district appropriate

Review Criteria: Consistency with Adopted Plans



West Colfax Plan (2006)

- Land Use Concept: Town Center
 - Activity center with mixed-use retail, employment, plaza/green space, housing options, civic amenities
 - Varies in scale; greatest in the core and radiates to lower intensity at the fringe
- Rezoning would allow mixed uses, with lower intensity (at the fringe of the Town Center), consistent with this plan.

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 West Colfax 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

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.
- CPD finds this criterion is met:
 - West Colfax Plan adoption
 - New Denver Zoning Code adopted
 - Investment in West Colfax area
 - Redevelopment of St. Anthony's

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

- Regular pattern of blocks; consistent orientation; mixed uses
- Contribute positively to established character and transition between commercial and residential
- C-MX-3 zone district “applies to areas or intersections served primarily by local or collector streets where a building scale of 1 to 3 stories is desired.”

CPD finds the rezoning consistent with this criterion.

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