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# 768 Mariposa St

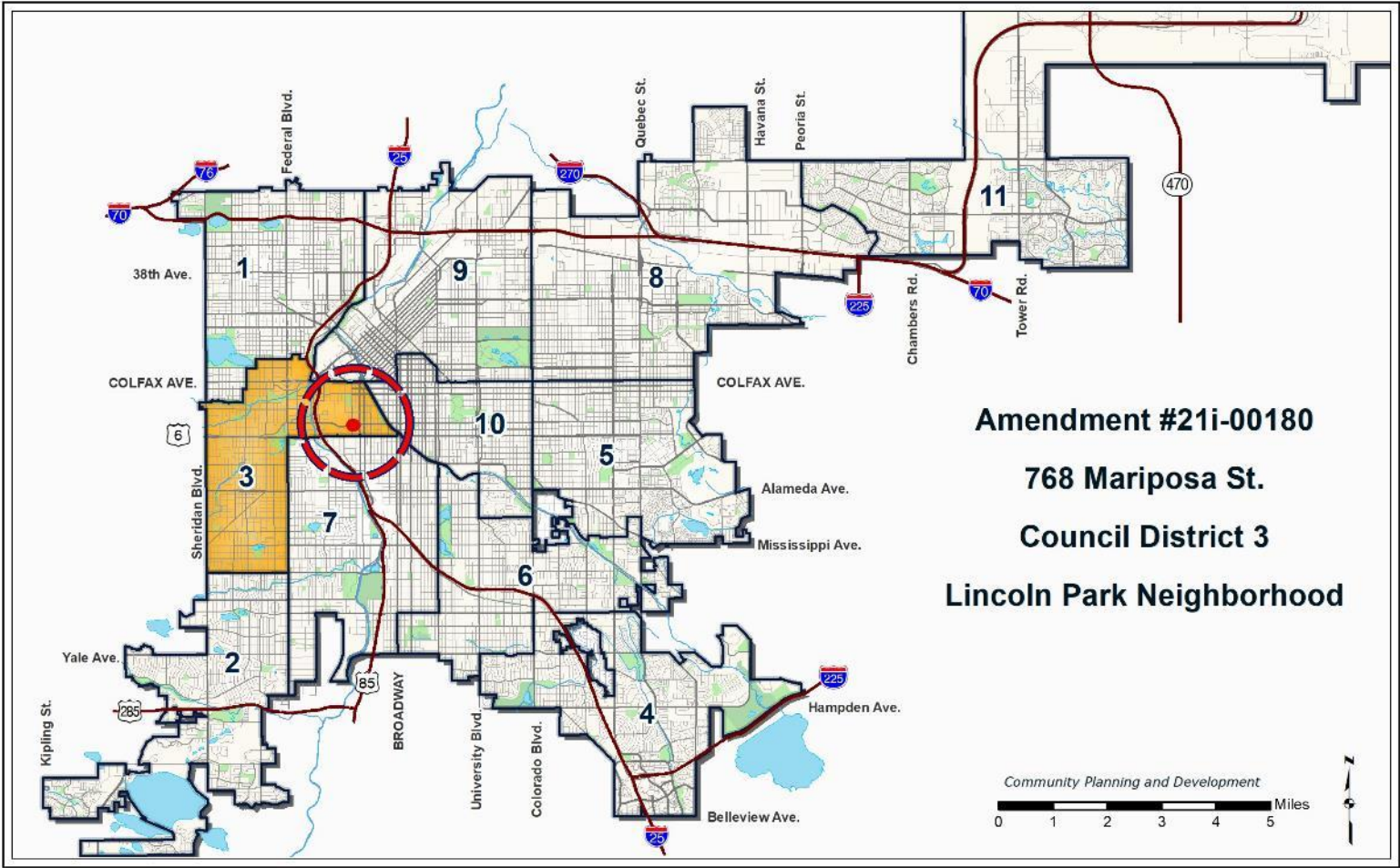
2021I-00180

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

City Council Date: 9.19.2022

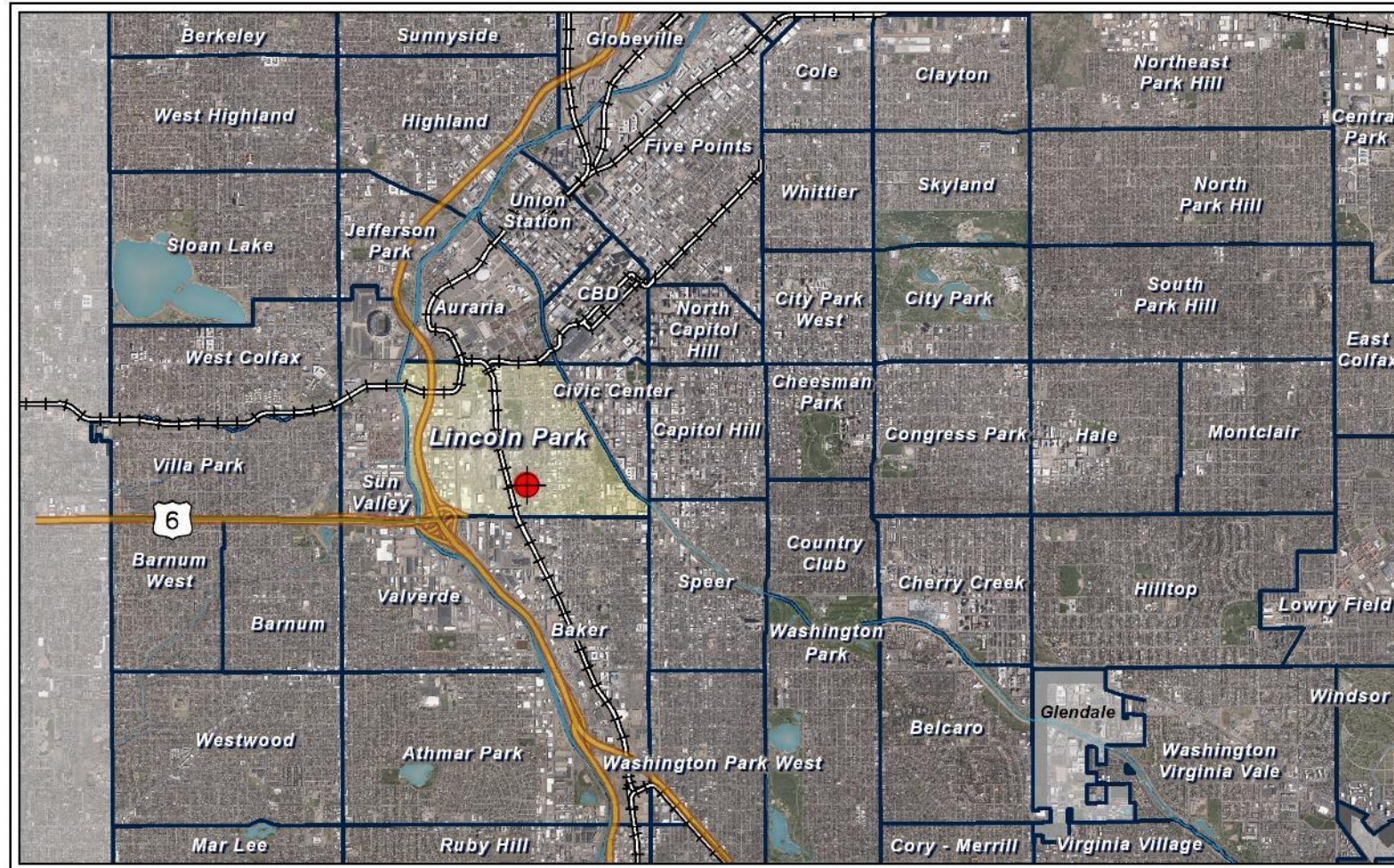
Presenter: Fran Peñafiel

# Council District 3: Jamie Torres





# Lincoln Park Neighborhood





# Request: C-MS-5



## Location

- Approx. 3,124 square feet or 0.07 acres
- Vacant Lot

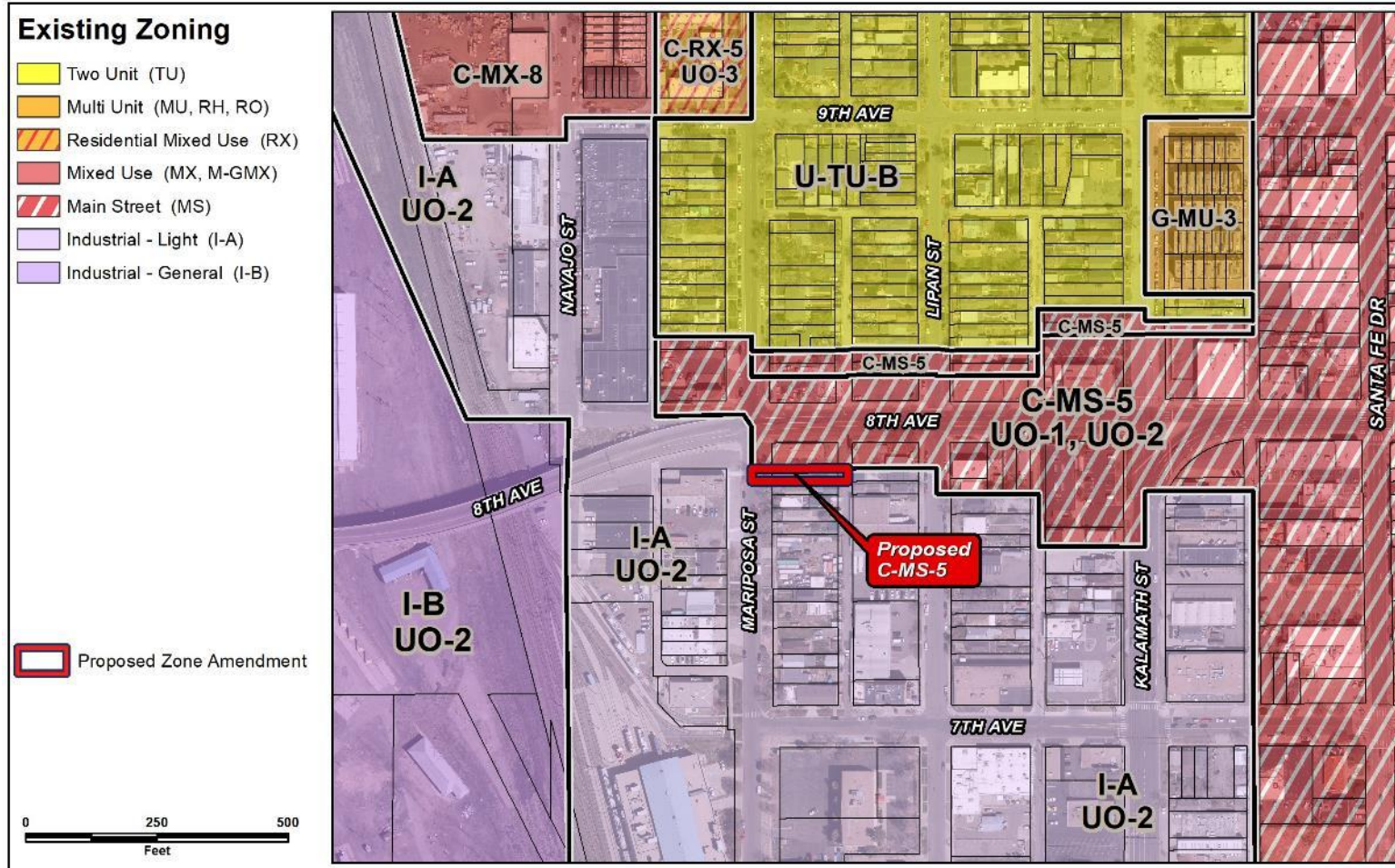
## Proposal

Rezoning from I-A, UO-2 to C-MS-5

- Allows the Town House and Shopfront building forms. Max. building height is 5 stories and 70 feet



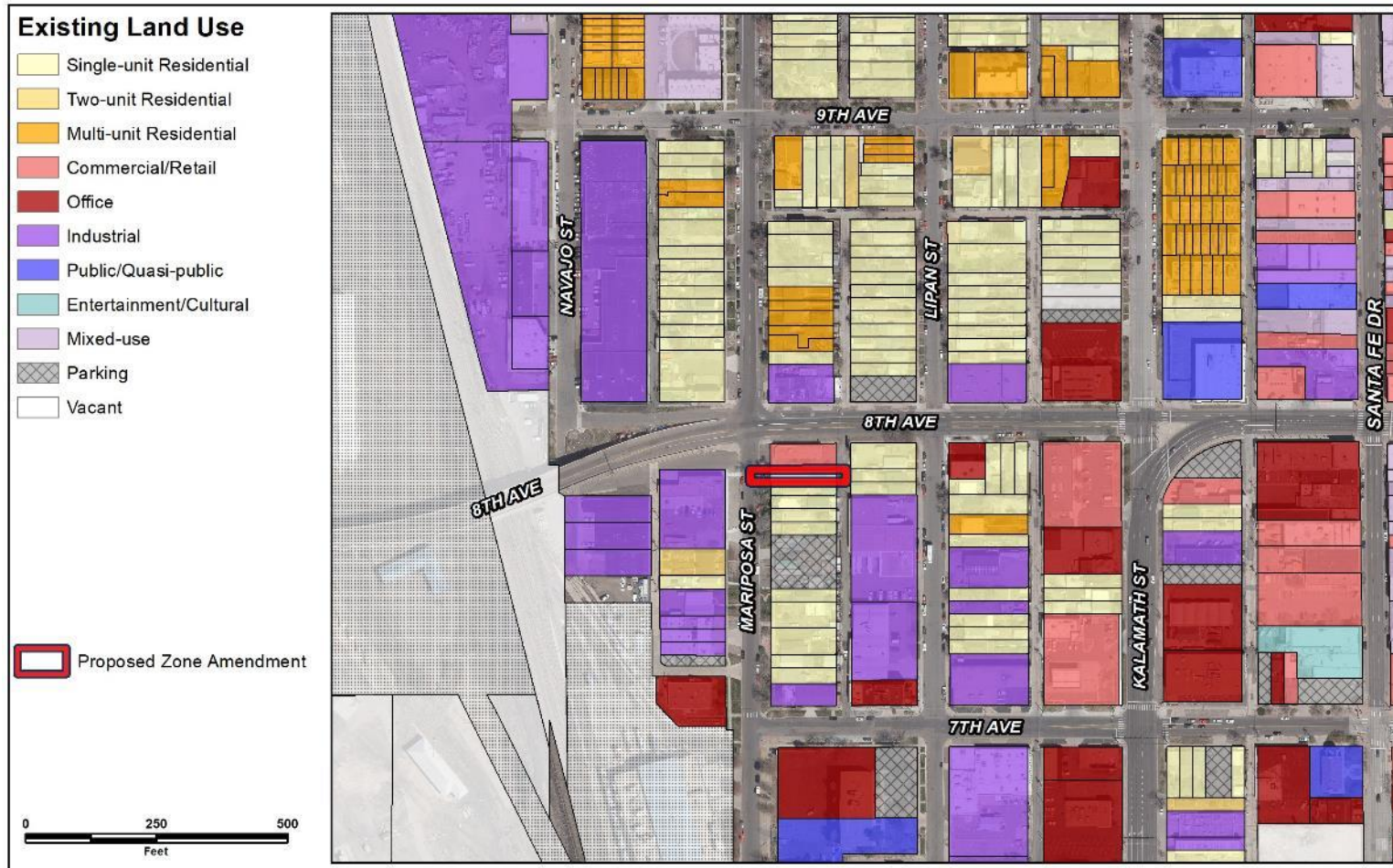
# Existing Zoning



- Current Zoning: I-A, UO-2
- Surrounding Zoning:  
C-MS-5, UO-1, UO-2  
C-MS-5  
I-A, UO-2  
U-TU-B



# Existing Land Use



Land Use: Vacant

## Surrounding Land Uses:

- Single-unit Residential
- Mixed Use
- Parking
- Commercial/Retail
- Industrial



# Existing Building Form/Scale



█ Parking  
□ Vacant



Amendment

500





# Existing Building Form/Scale



8<sup>th</sup> Avenue ^



778 N Mariposa ^ (C-MS-5)



768 N Mariposa ^





# Process

- Informational Notice: 03/03/2022
- Planning Board Notice: 07/05/2022
- Planning Board Public Hearing: 07/20/2022
- LUTI Committee: 08/09/2022
- City Council Public Hearing: 09/19/2022
- Public Comment
  - One letter of support



# Review Criteria

## 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



# Review Criteria

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver: A Land Use and Transportation Plan (2019)*
- *La Alma Lincoln Park Neighborhood Plan (2010)*

### 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

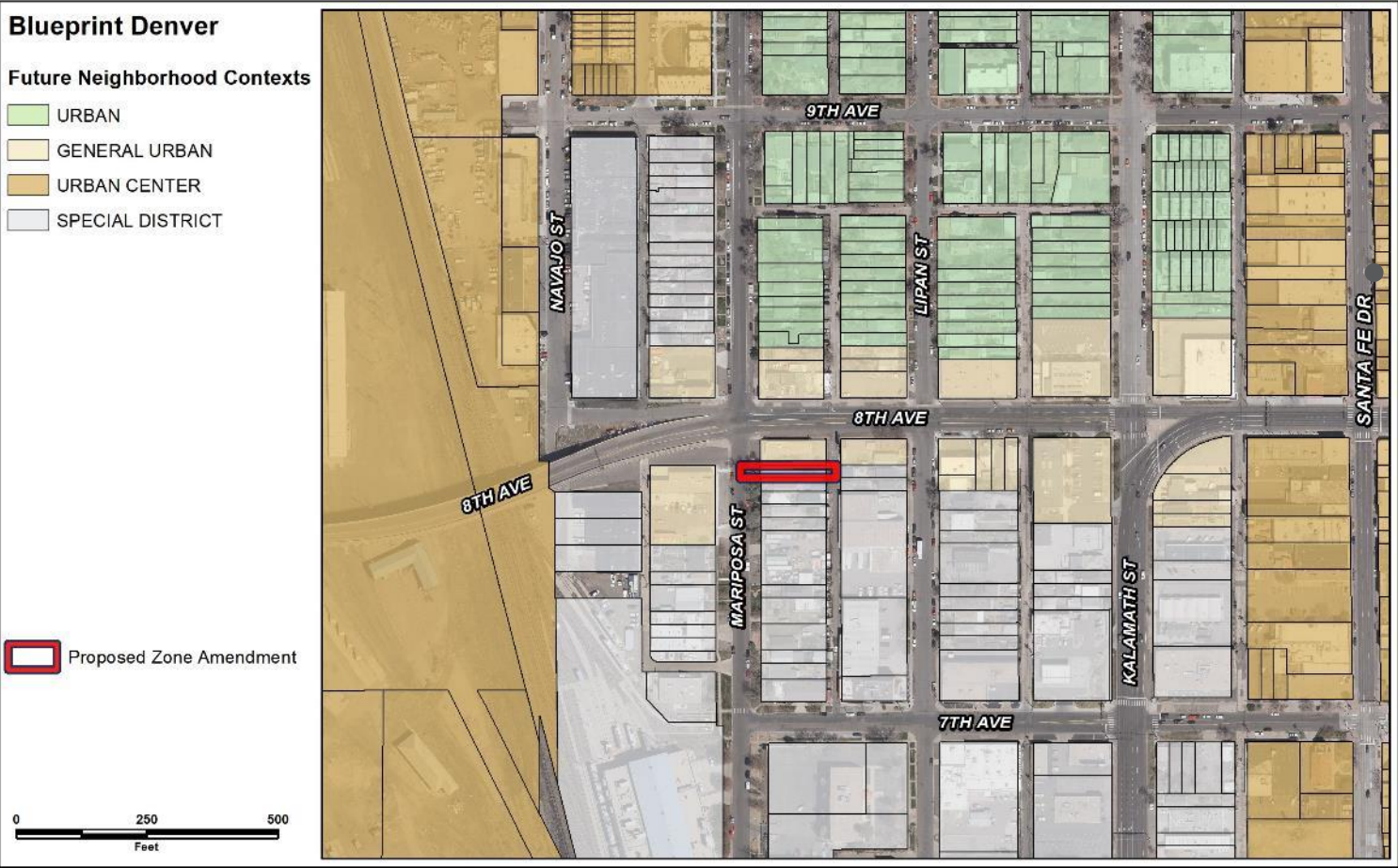


# Consistency with Adopted Plans: Comprehensive Plan



- Equitable, Affordable and Inclusive Goal 1, Strategy A – Increase development of housing units close to transit and mixed-use developments (p. 28).
- Equitable, Affordable and Inclusive Goal 2, Strategy B – Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).
- Strong and Authentic Neighborhoods Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34).
- Environmentally Resilient Goal 8, Strategy A – Promote infill development where infrastructure and services are already in place (p. 54).
- Environmentally Resilient Goal 8, Strategy C – Focus growth by transit stations and along high- and medium-capacity transit corridors (p. 54).

# Consistency with Adopted Plans: Blueprint Denver 2019

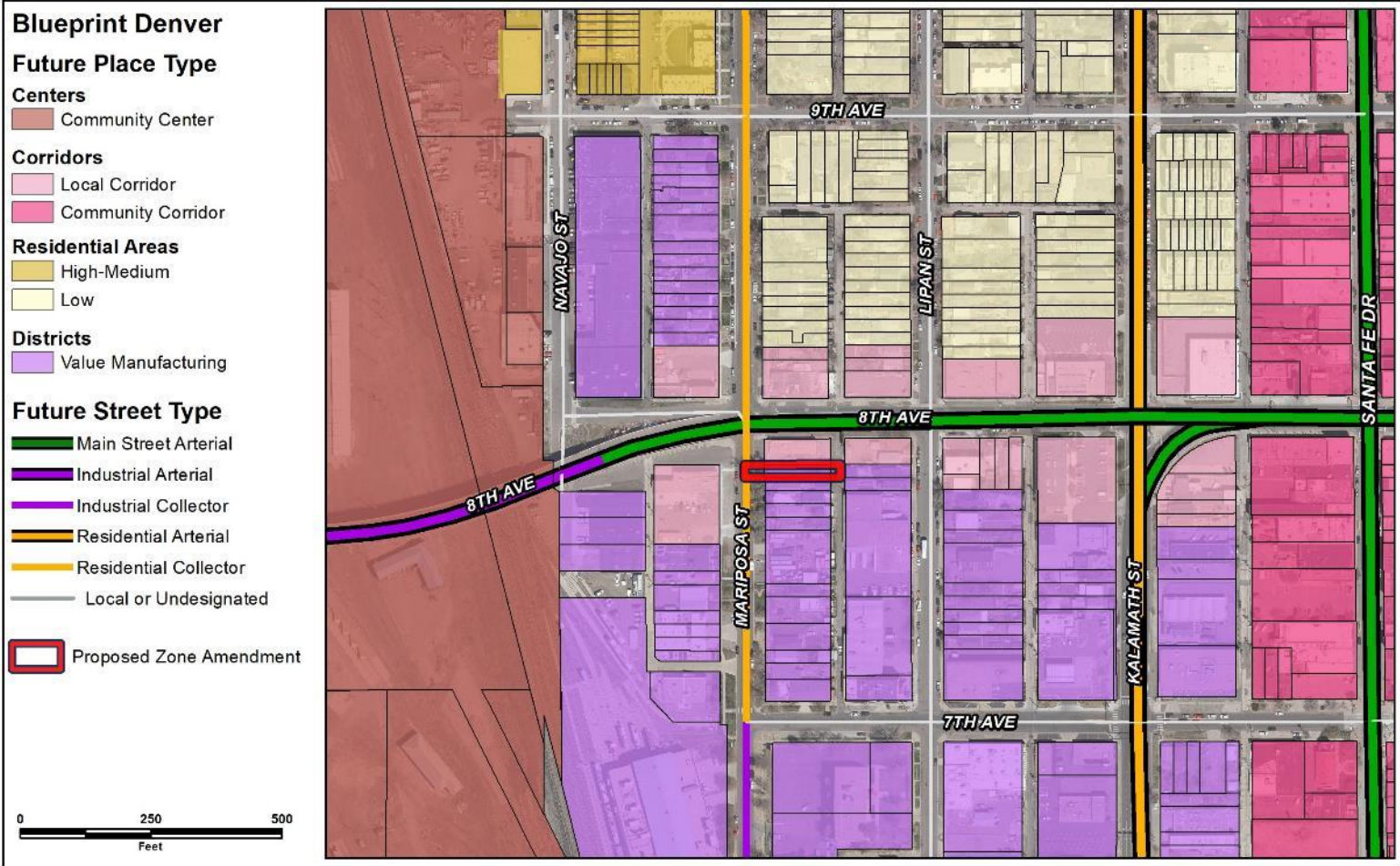


## Blueprint Denver (2019)

Within the District context

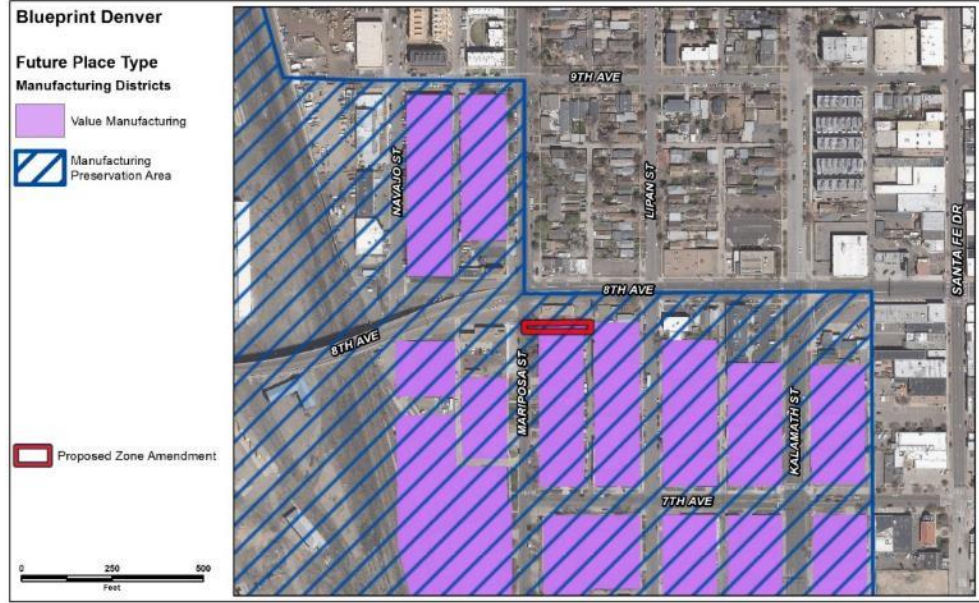
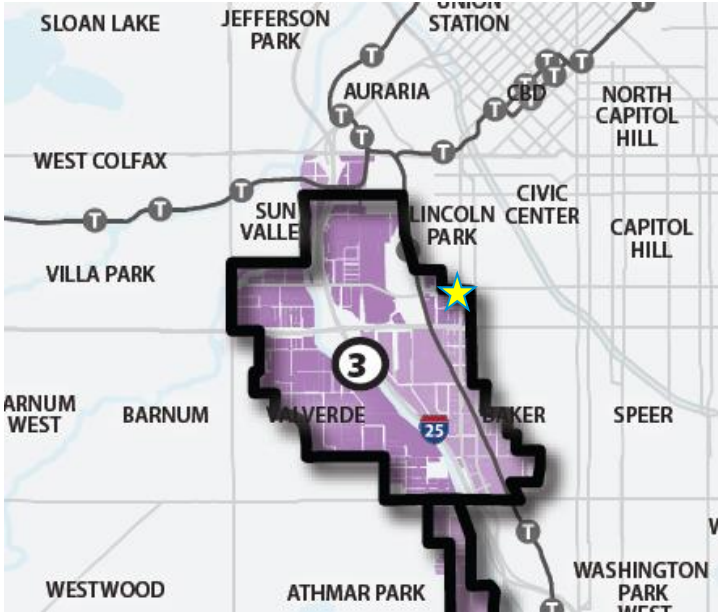


# Consistency with Adopted Plans: Blueprint Denver 2019



- **Value Manufacturing:**
  - The primary purpose of light manufacturing, wholesale trade, transportation and warehousing. Residential uses are not compatible.
- **Local Corridor**
  - Primarily provides options for dining, entertainment and shopping. May also include some residential and employment uses.
- **Future Street Type**
  - 8<sup>th</sup> Ave.: Main Street Arterial
  - Mariposa St: Residential Collector

# Consistency with Adopted Plans: Blueprint Denver



 Manufacturing Preservation Areas

## Manufacturing Preservation Districts:

Blueprint Denver identifies eight areas in the city to preserve the ability to continue and expand manufacturing uses, which are outlined on the map. Please see Chapter 3 for specific policies and strategies related to manufacturing.



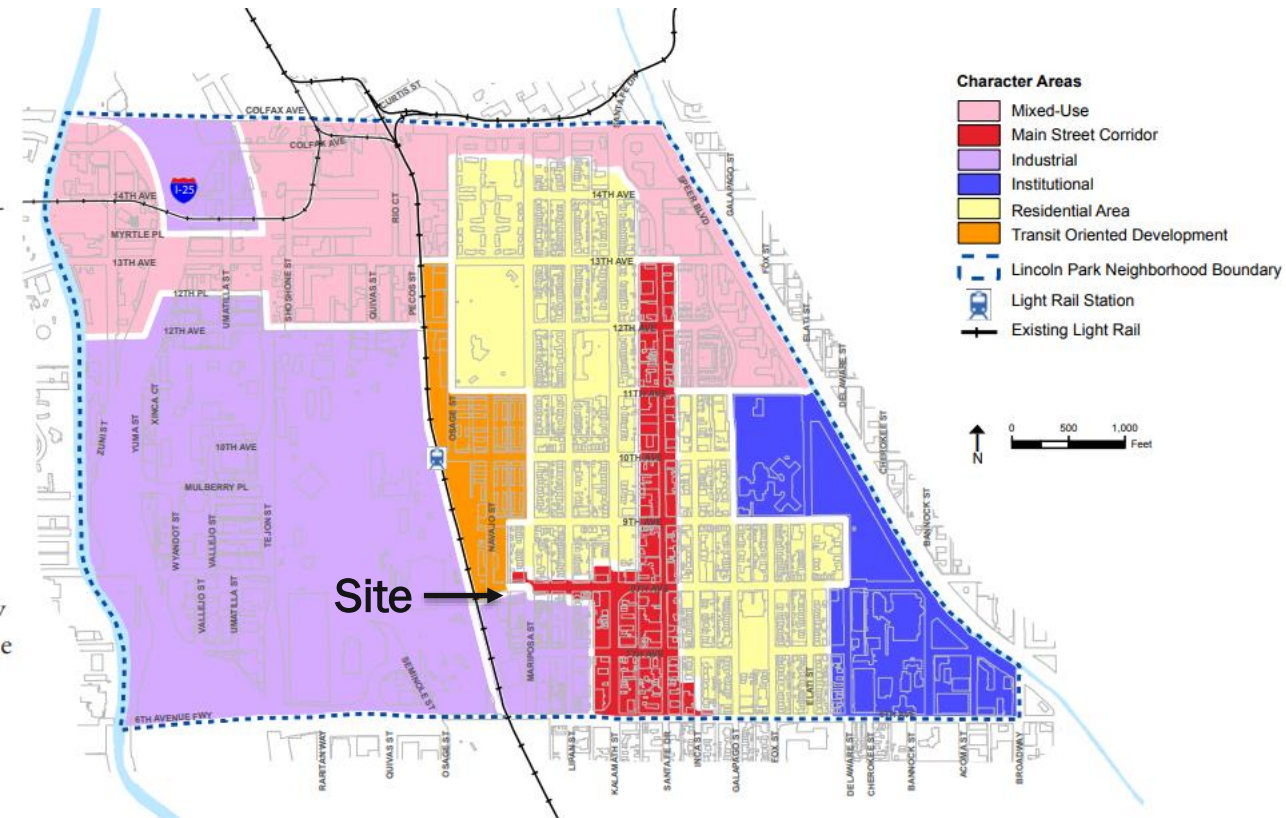
# Consistency with Adopted Plans: Blueprint Denver 2019



## Growth Areas Strategy

- 5% of new housing growth and 15% of employment growth anticipated citywide
- Higher intensity residential areas near downtown, mid-scale housing in innovation/flex districts and low-scale greenfield residential all contribute to Denver's future housing stock. (p.49)

# Consistency with Adopted Plans: La Alma Lincoln Park Neighborhood Plan



## Character Area Goals – Main Street

- Encourage mixed use development with a diversity of uses.
- Promote multi-stories mixed use buildings.
- Support infill development of retail, office, live-work and residential uses.
- Develop land in a manner that is consistent with the surrounding land uses in terms of character and use.

## Character Area goals - Industrial

- Mixed land uses are supported in adjacent character areas – to give employees access to commercial uses with walking distance.
- Vacant and underutilized properties offer opportunities for business expansion and infill development.



# Review Criteria

## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Uniformity of District Regulations

- Proposed rezoning will result in uniform application of zone district building form, use and design regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

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

# Review Criteria

## 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
  - Changed or changing conditions in the area and city adopted plans serve as the Justifying Circumstances under DZC Section 12.4.10.8.A.4,
5. Consistency with Neighborhood Context, Zone District Purpose and Intent



# Review Criteria

## 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 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