



**DENVER**  
THE MILE HIGH CITY

2610-2638 W. 13th Avenue

I-A, UO-2 to C-MX-8

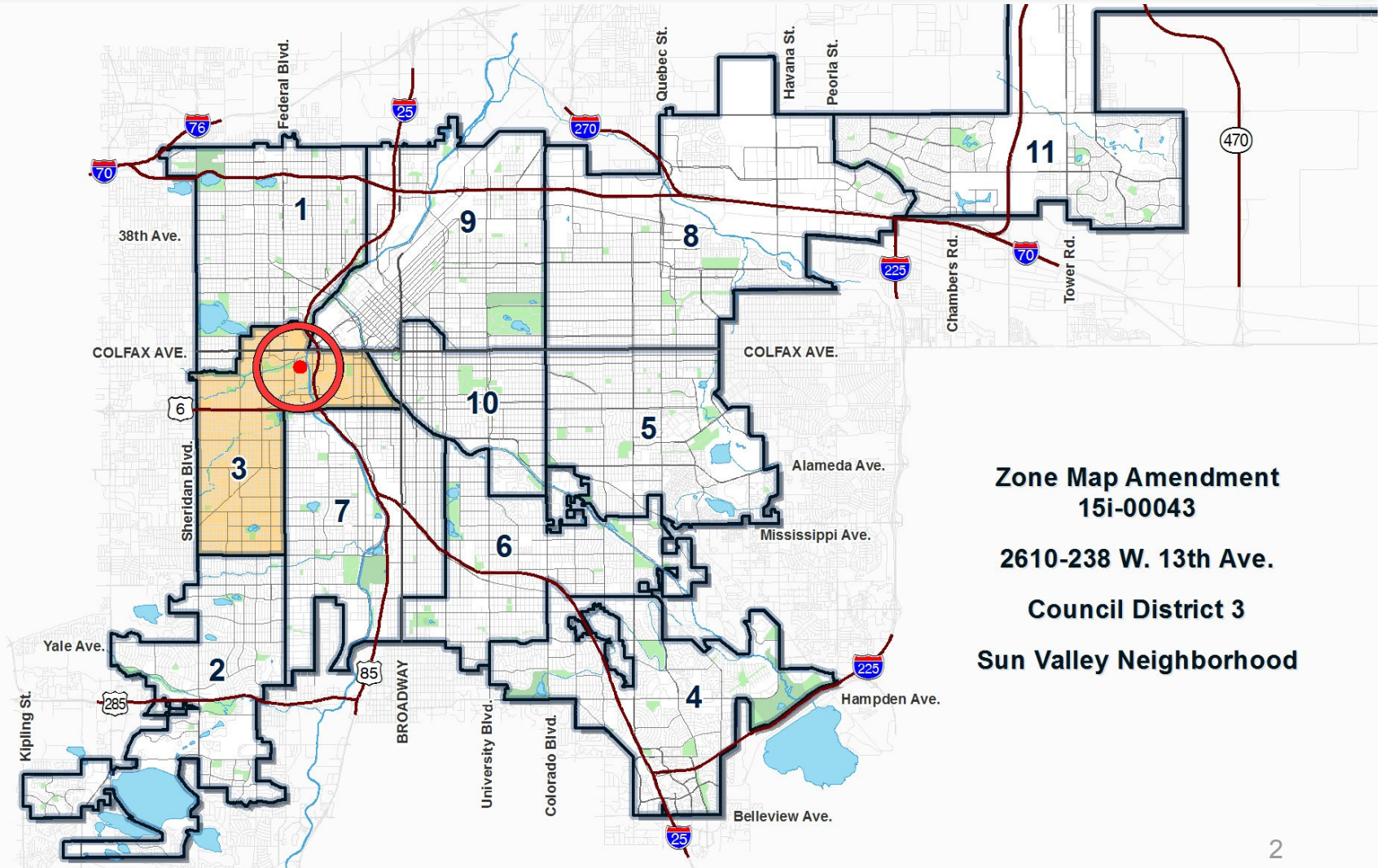
City Council Public Hearing  
10/22/15

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



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# 2610-2638 W. 13th Avenue



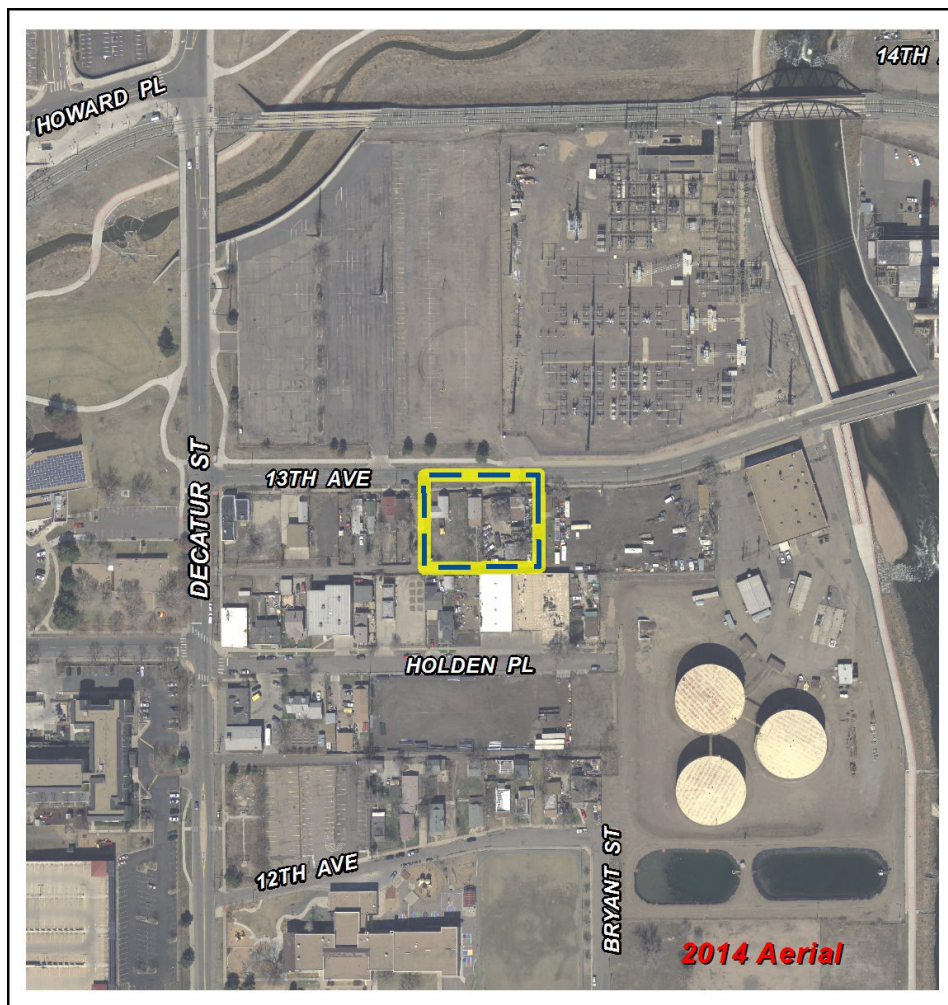
**Zone Map Amendment  
15i-00043**  
**2610-238 W. 13th Ave.**  
**Council District 3**  
**Sun Valley Neighborhood**



- 13<sup>th</sup> Ave between Decatur and S. Platte River
- Located less than ¼ mi from Decatur-Federal LRT Station

*Reminder: Approval of a rezoning is not approval of a proposed specific development*<sup>3</sup>



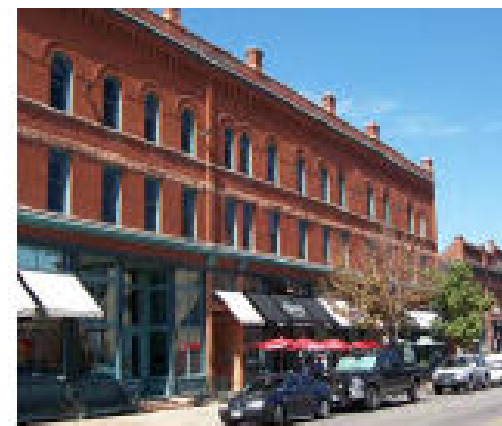
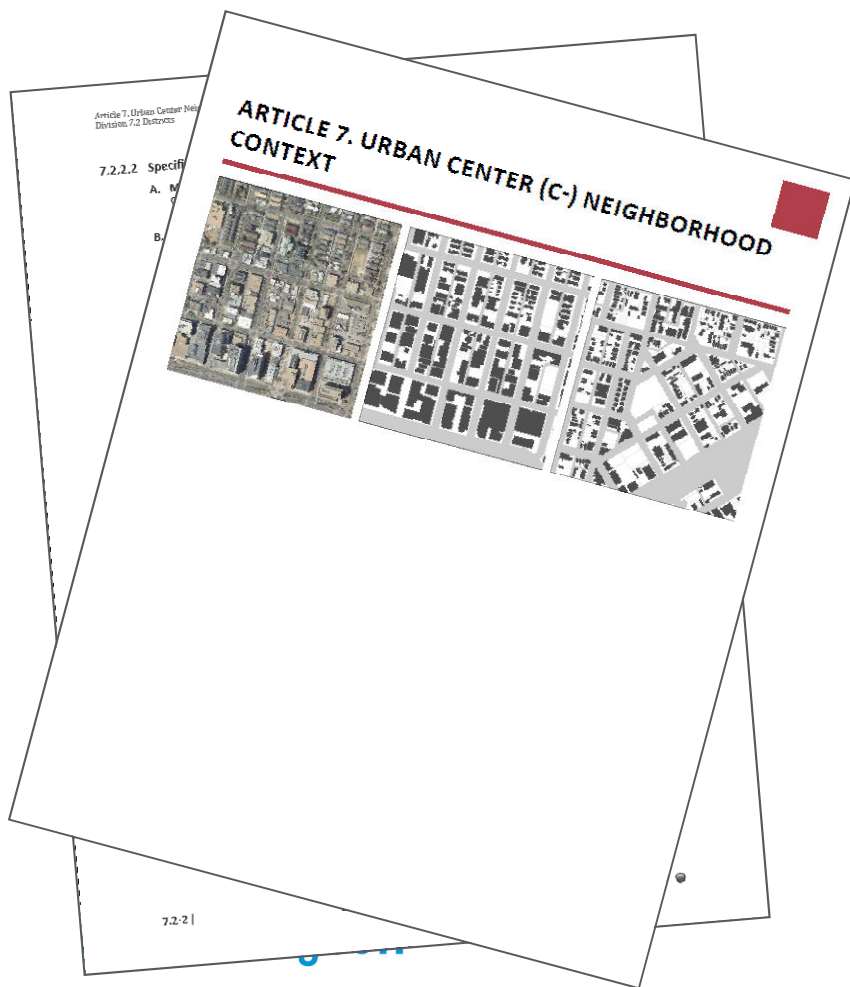


- Property:
  - 4 Parcels
  - Vacant
  - 25,040 s.f. in total (0.57 acres)
  - No billboard on site
- Property Owner:
  - Requesting rezoning to facilitate redevelopment
- Rezone from I-A, UO-2 to C-MX-8

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

# Request: C-MX-8

## Urban Center Neighborhood Context – Mixed Use – 8 Stories

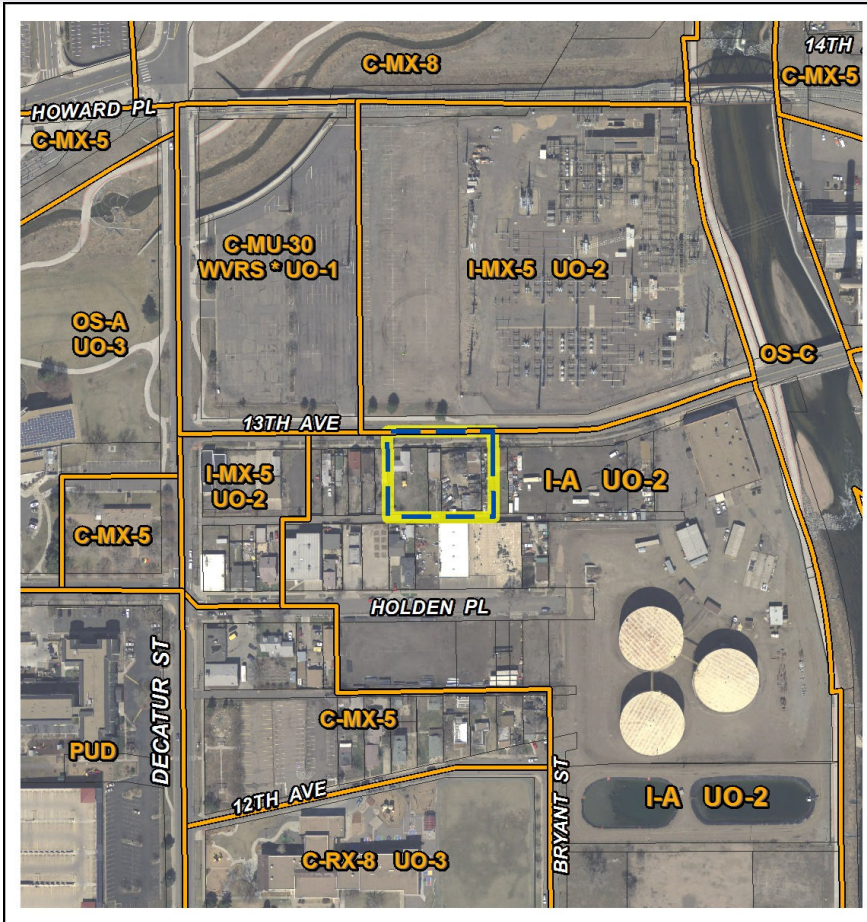


- Current I-A UO-2 Zoning
  - Allows General and Industrial building form
    - No build-to, transparency, street activation standards; surface parking allowed between building
  - Maximum FAR of 2.0
  - Residential uses only allowed where present prior to 2004
- Rezoning Request to C-MX-8
  - Remove Industrial Uses from TOD area
  - Allows for more TOD friendly building forms
  - Broadens mix of allowable uses
- Does not include UO-2
  - UO-2 would allow billboards
  - Applicant does not propose to add this use so the overlay are not included in the application
  - Plan support to remove UO-2 in the area

- Zoning
- Land Use
- Building Form/Scale



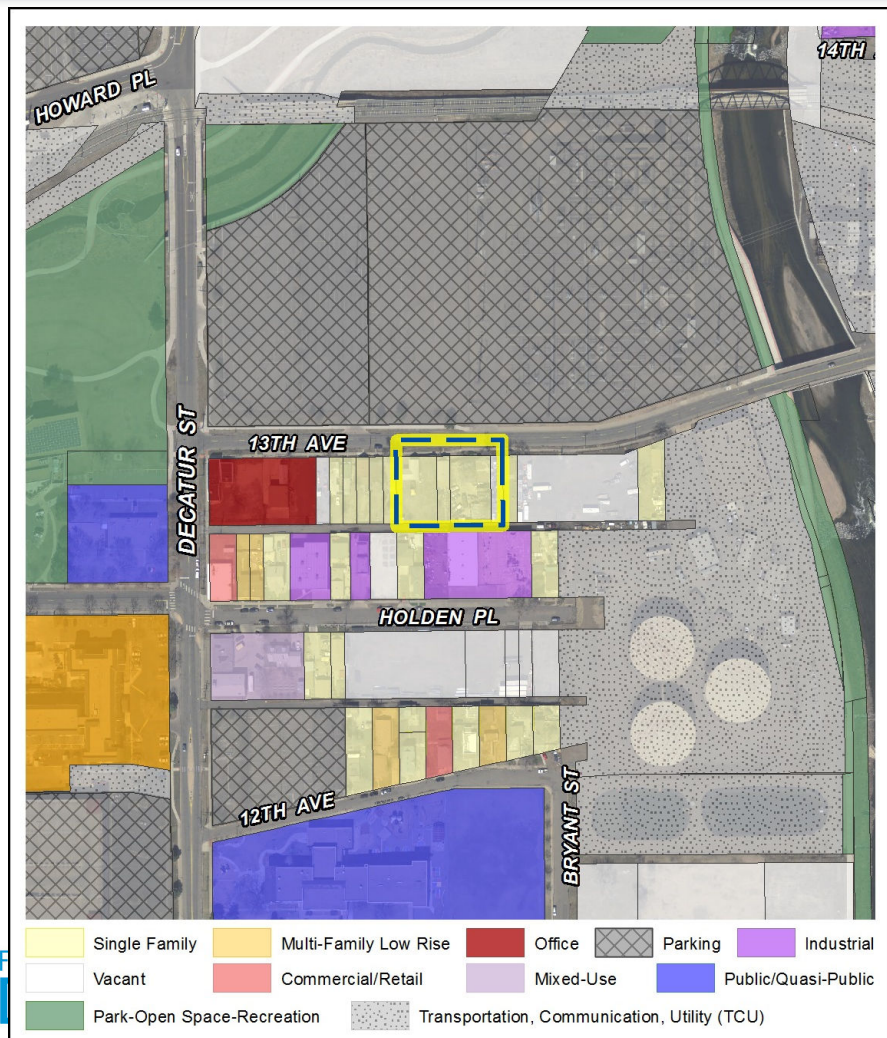
# Existing Context – Zoning



- Current Zoning:
  - I-A UO-2
- Surrounding Zoning:
  - I-MX-5 UO-2
  - C-MX-5
  - C-MU-30\*
  - I-A UO-2



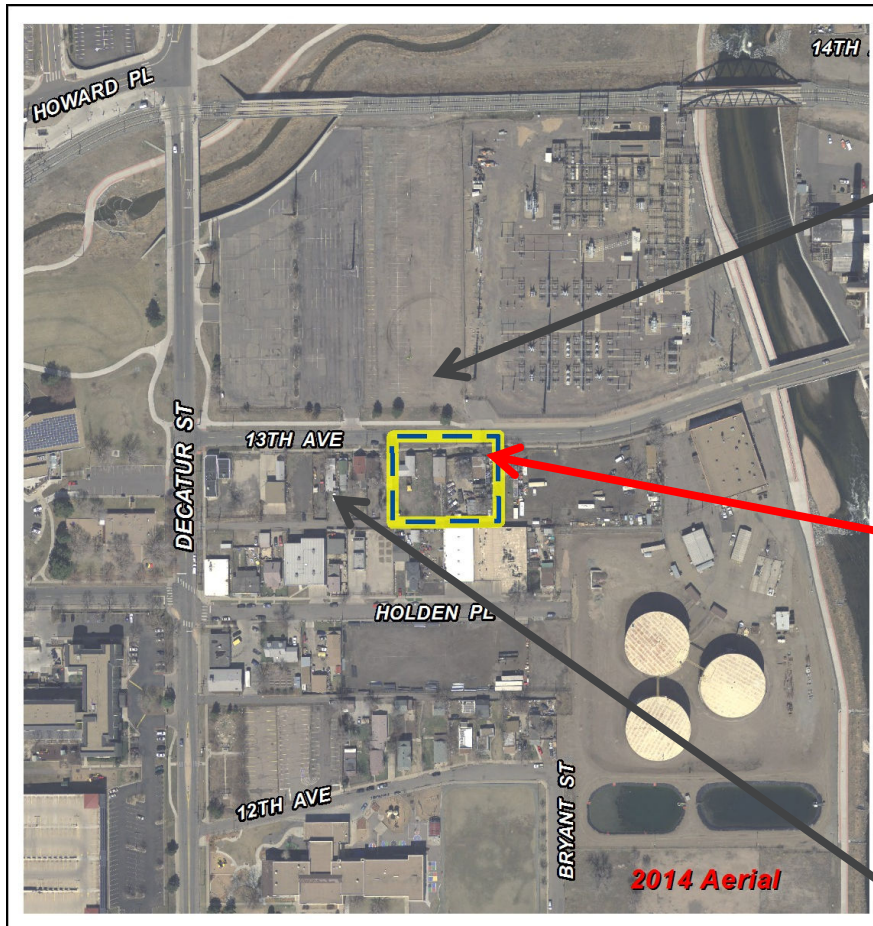
# Existing Context – Land Use



- Existing Use:
  - Vacant
- Surrounding Use:
  - SF
  - Industrial
  - Parking
  - Transportation, Communication, Utility
  - Office



# Existing Context – Building Form/Scale



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[DenverGov.org](http://DenverGov.org) | 311

- Notice of Receipt of Application: **June 16, 2015**
- Notice of Planning Board Public Hearing and Notification Signage: **August 18, 2015**
- Planning Board recommends unanimous approval of the rezoning: **September 2, 2015**
- Notice of Neighborhoods and Planning Committee: **September 2, 2015**
- City Council 1<sup>st</sup> Reading: **September 28**
- City Council 2<sup>nd</sup> Reading/Public Hearing: **October 26**

- Registered Neighborhood Organizations Notified:
  - Sun Valley Community Coalition
  - Denver Neighborhood Association, Inc.
  - Federal Boulevard Corridor Improvement Partnership Inter-Neighborhood Cooperation (INC)
  - Denver Urban Resident Association
- Communication Received as of Today:
  - Letter of Support from SVCC
  - Letter of opposition from neighborhood property



## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation Plan
- Decatur-Federal Station Area / Sun Valley Neighborhood Plan

### 2. Uniformity of District Regulations

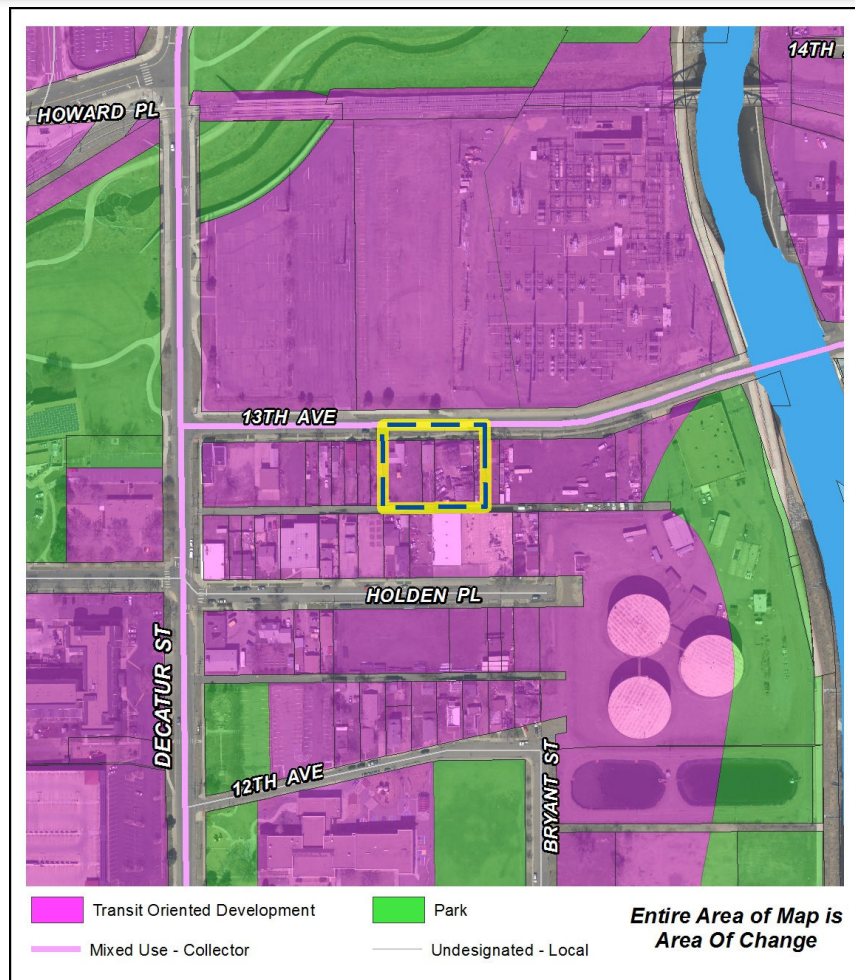
### 3. Further Public Health, Safety and Welfare

### 4. Justifying Circumstances

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

- Environmental Sustainability Strategy 2-F – Conserve land by promoting **infill development**; design mixed use communities and reduce sprawl
- Land Use Chapter, Strategy 3-B: “Encourage **quality infill** development that is consistent with the character of the surrounding neighborhood...”
- Land Use Chapter, Strategy 4-A: “Encourage **mixed-use, transit-oriented development**...”
- Housing Chapter, Strategy 6-E: “Identify and capitalize on” **opportunities to develop housing along transit lines**

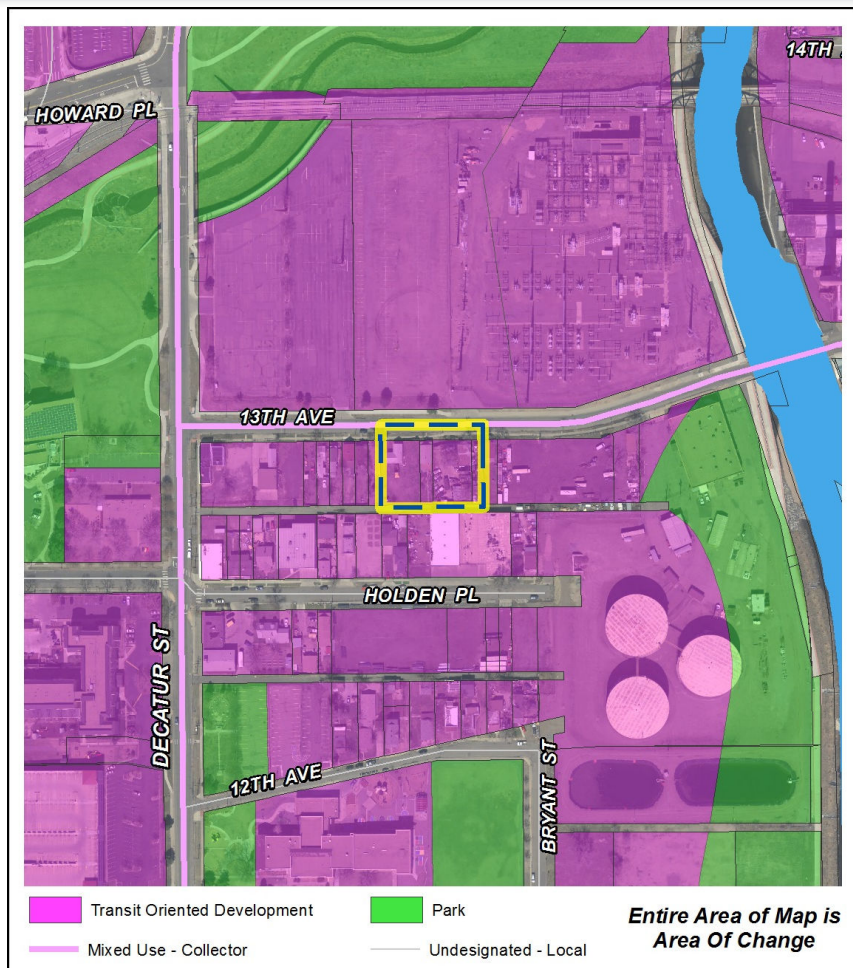
# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2002)

- Area of Change
  - Focused areas of growth and redevelopment
- Land Use Concept:
  - TOD
    - balanced mix of uses
    - compact, mid- to high-density development
    - configuration that facilitates pedestrian and transit access

# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2002)

- Future Street Classification: (13<sup>th</sup> Ave)-Mixed Use Collector
  - high-intensity mixed-use commercial, retail and residential areas
  - substantial pedestrian activity
  - emphasize a variety of travel choices

*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*

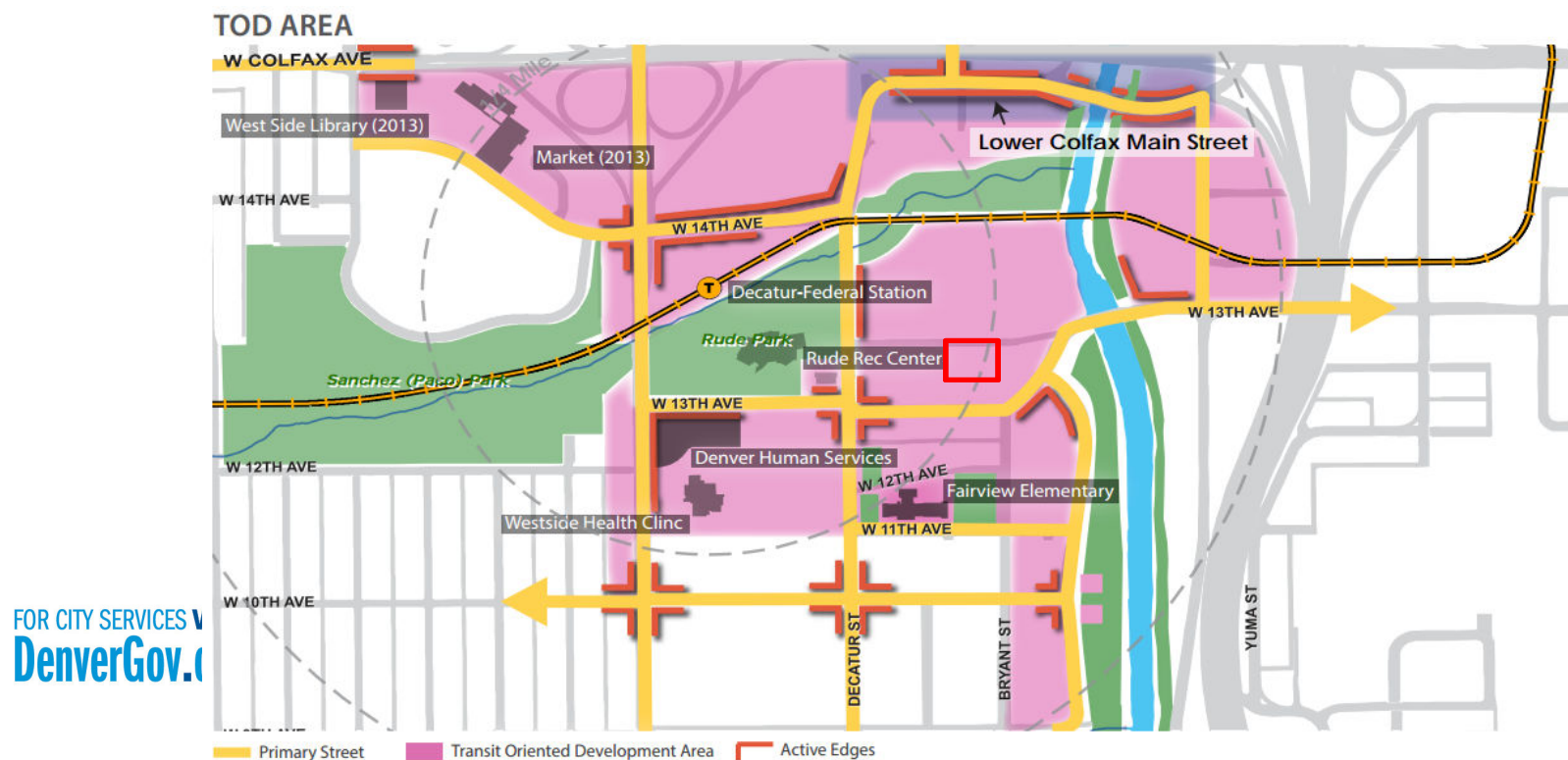


# Review Criteria: Consistency with Adopted Plans

## Decatur-Federal/Sun Valley Neighborhood Plan (2013)

### *Transit Oriented Development:*

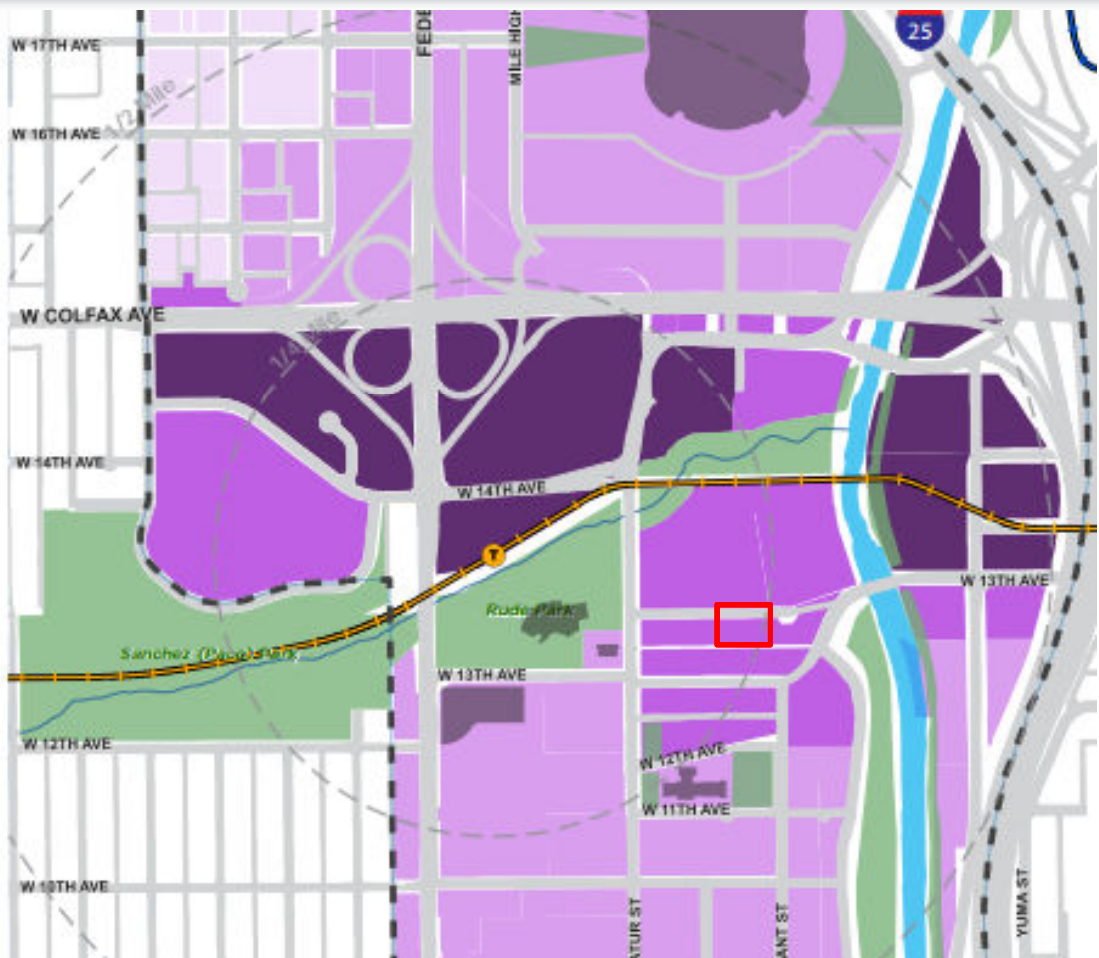
- Encourage a wide mix of building heights and variation in building forms
- Respect maximum building heights of 5 to 12 stories
- Encourage vertical and horizontal mix of land uses including multifamily residential, office, commercial, and public uses



# Review Criteria: Consistency with Adopted Plans

- Plan Concept Building Heights  
– 8 stories

*The map amendment is consistent*



## Denver Zoning Code Review Criteria

### 2. Uniformity of District Regulations

- Improves uniformity in the implementation of the city's adopted plans

### 3. Further Public Health, Safety and Welfare

- Through the implementation of the city's plan

## 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 recognize the changed character of the area.”
  - RTD light rail station (2011)
  - Station Area improvements
  - Sun Valley Homes Redevelopment
  - I-A UO-2 zoning does not reflect City’s adopted vision reinforced in Decatur-Federal/Sun Valley Plan



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

- Urban Center Neighborhood Context
  - Multi-unit residential and mixed-use commercial; moderate to high building heights
  - Consistent building orientation, shallow setbacks, parking in the rear
  - High levels of multimodal access

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

- Mixed Use Zone Districts
  - Promote safe, active, pedestrian-scaled, diverse areas
  - Enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering
  - Focused on creating mixed, diverse neighborhoods

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