



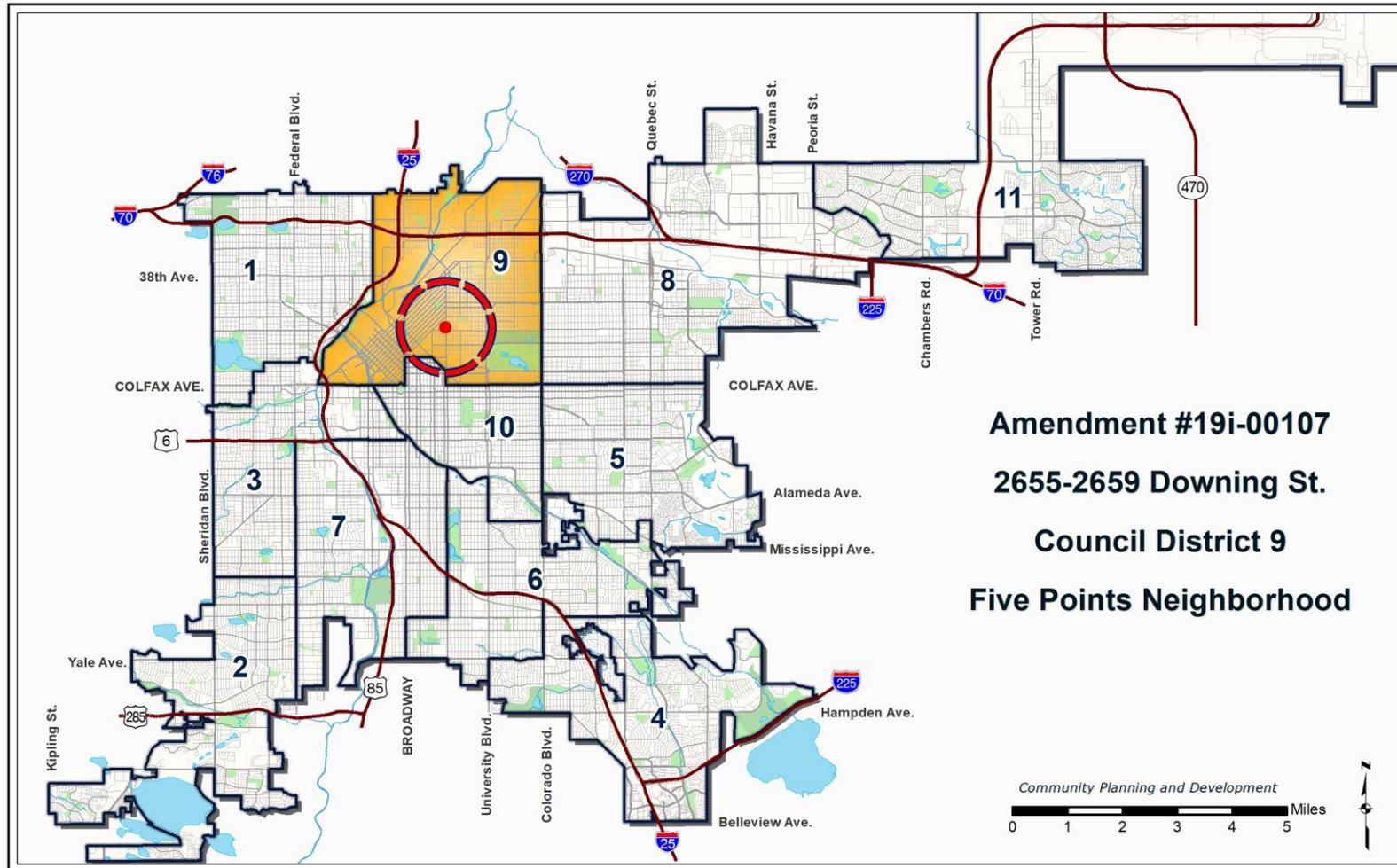
2655 & 2659 Downing St.

2019I-00107

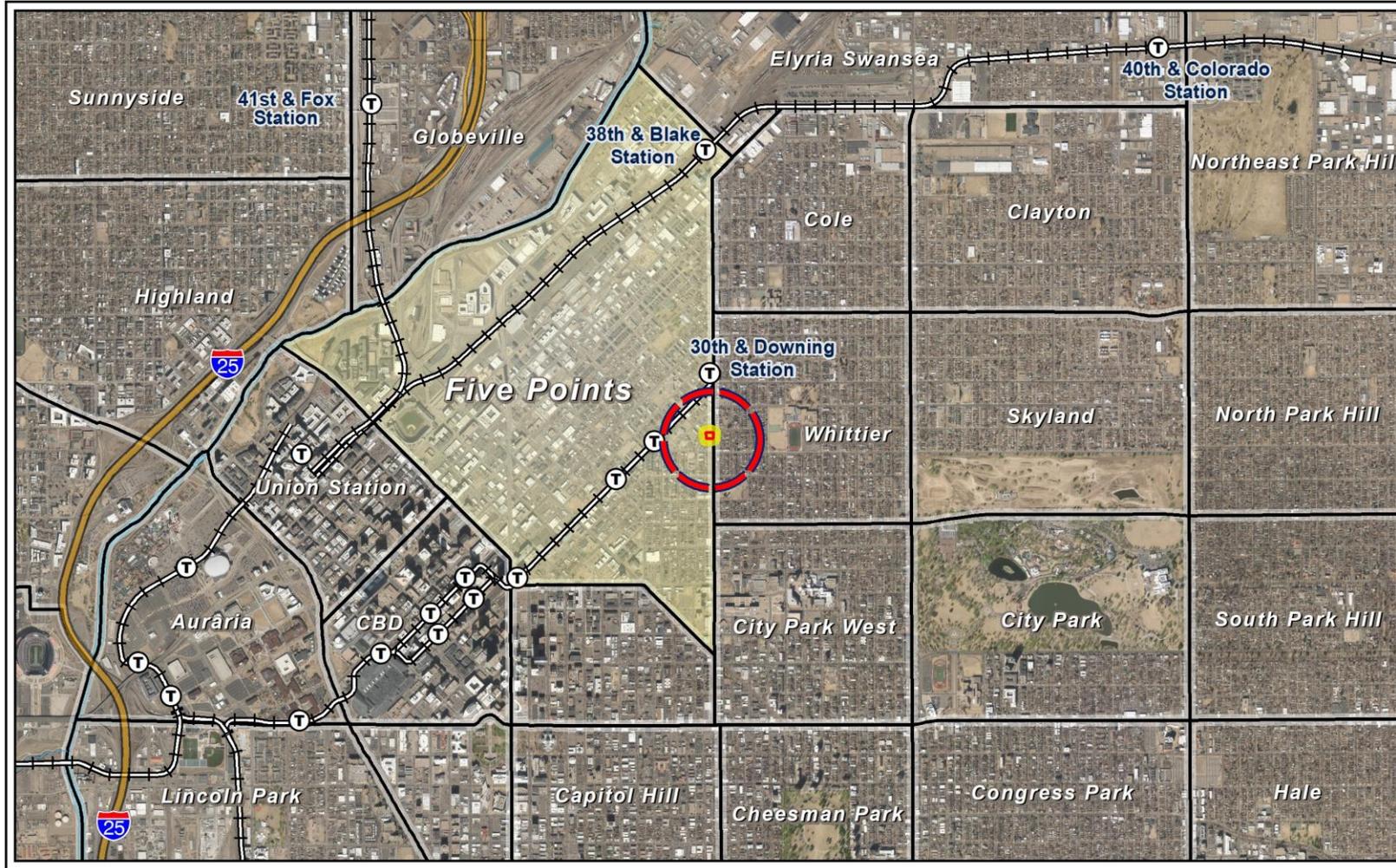
Request: G-R0-3 to U-MX-3

Date: 10/20/2020

Council District 9



Five Points Neighborhood



Request: U-MX-3



- Location
 - Approx. 8,080 square feet or 0.19 acres
 - Industrial and Residential
- Proposal
 - Rezoning from G-RO-3 to U-MX-3
 - Allows Town House, Shopfront, and General building forms
 - Max. building height 38-45 feet

Existing Land Use



Land Use: Industrial warehouse and single-unit residential

Surrounding Land Uses:

- Multi-unit residential
- Single-unit residential
- Park/open space
- Vacant

Existing Building Form/Scale



Process

- Informational Notice: 5/6/2020
- Planning Board Notice: 9/1/2020, 9/15/2020
- Planning Board Public Hearing: 9/30/2020
 - Unanimously recommended approved
- LUTI Committee: 10/20/20
- City Council Public Hearing: 11/23/20 (tentative)
- Public Comment
 - Three emails from the public in support
 - Two emails from the public requesting more information

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)*
- *Northeast Downtown Neighborhoods Plan (2011)*

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 2040

Equity

- Equitable, Affordable and Inclusive Goal 1: Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities (p. 28).



Neighborhoods

- Strong and Authentic Neighborhoods Goal 1, Strategy D: Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities (p. 34).

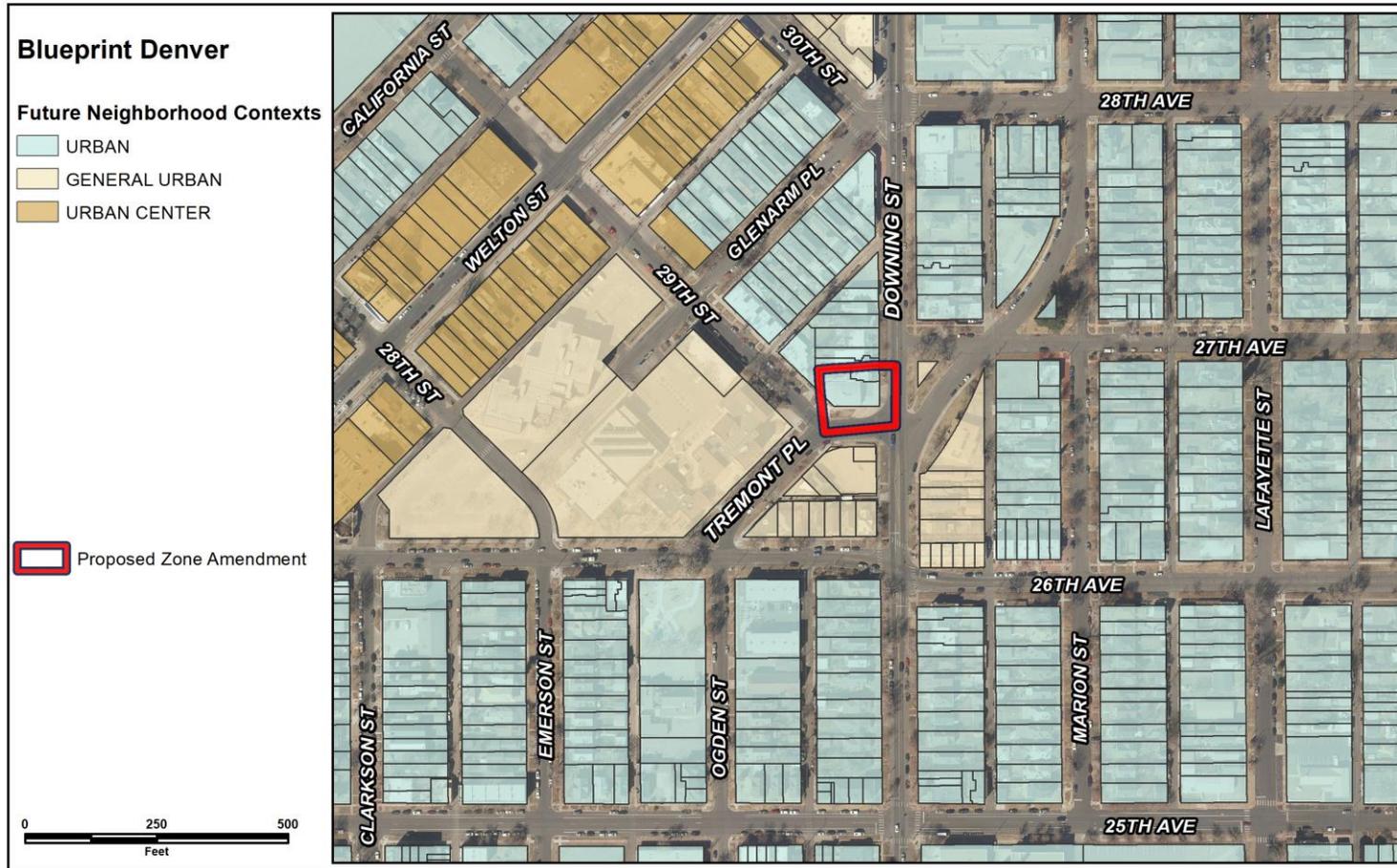


Climate

- Environmentally Resilient Goal 8, Strategy A: Promote infill development where infrastructure and services are already in place (p. 54).
- Environmentally Resilient Goal 8, Strategy B: Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).

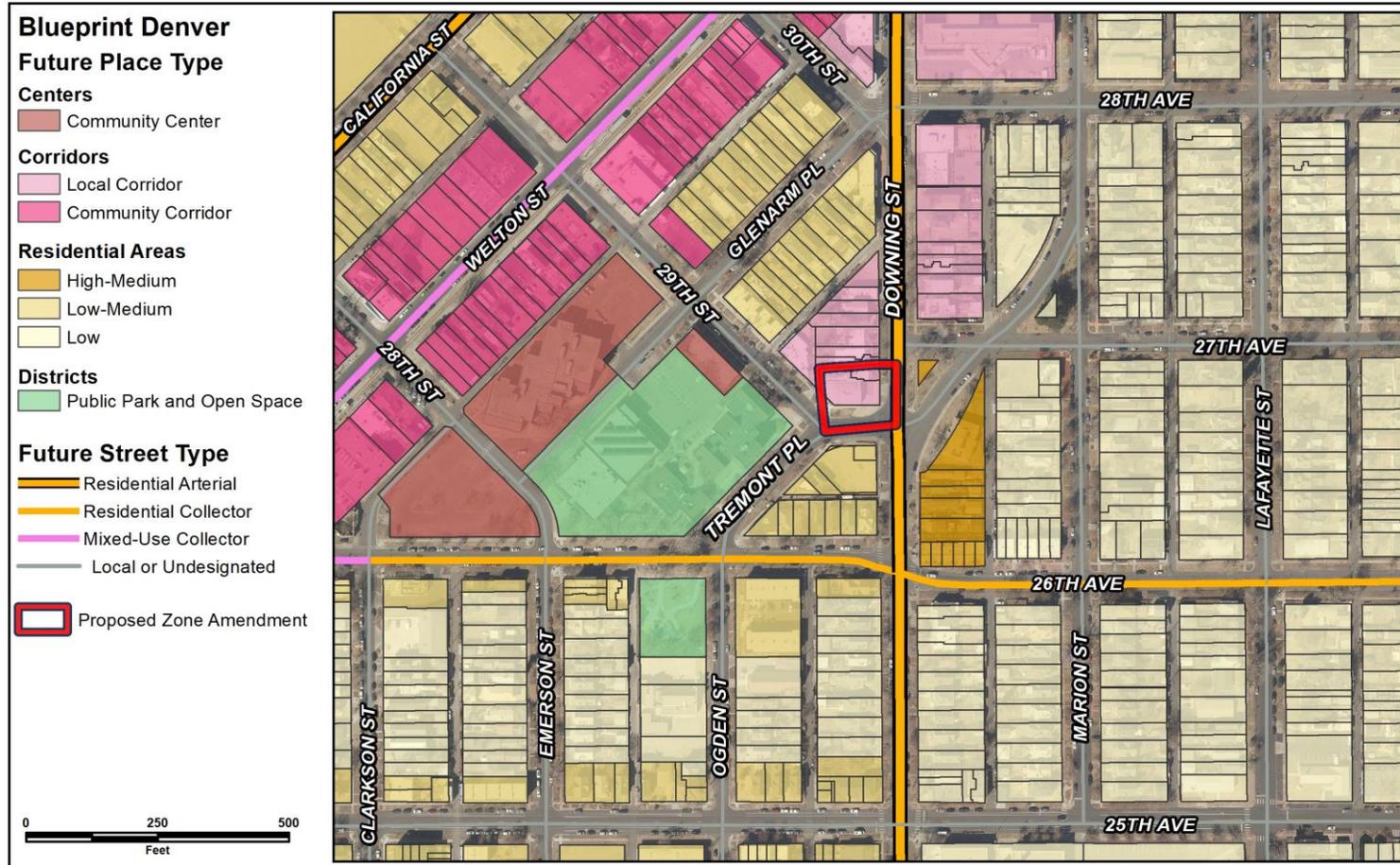


Consistency with Adopted Plans: Blueprint Denver 2019



- **Urban (U-) Neighborhood Context**
 - Small multi-unit residential and mixed-use areas are typically embedded in 1-unit and 2-unit residential areas.
 - Block patterns are generally regular with a mix of alley access.
 - High degree of walkability, bikeability, and good access to transit with less reliance on cars.

Consistency with Adopted Plans: Blueprint Denver 2019



Local Corridor

- Provides options for dining, entertainment and shopping
- Building heights are generally up to 3 stories

Future Street Type

- Downing St.: Residential Arterial
- Tremont Pl.: Local

Consistency with Adopted Plans: Blueprint Denver



Growth Areas Strategy: All other areas of the city

- 10% jobs by 2040
- 20% housing by 2040

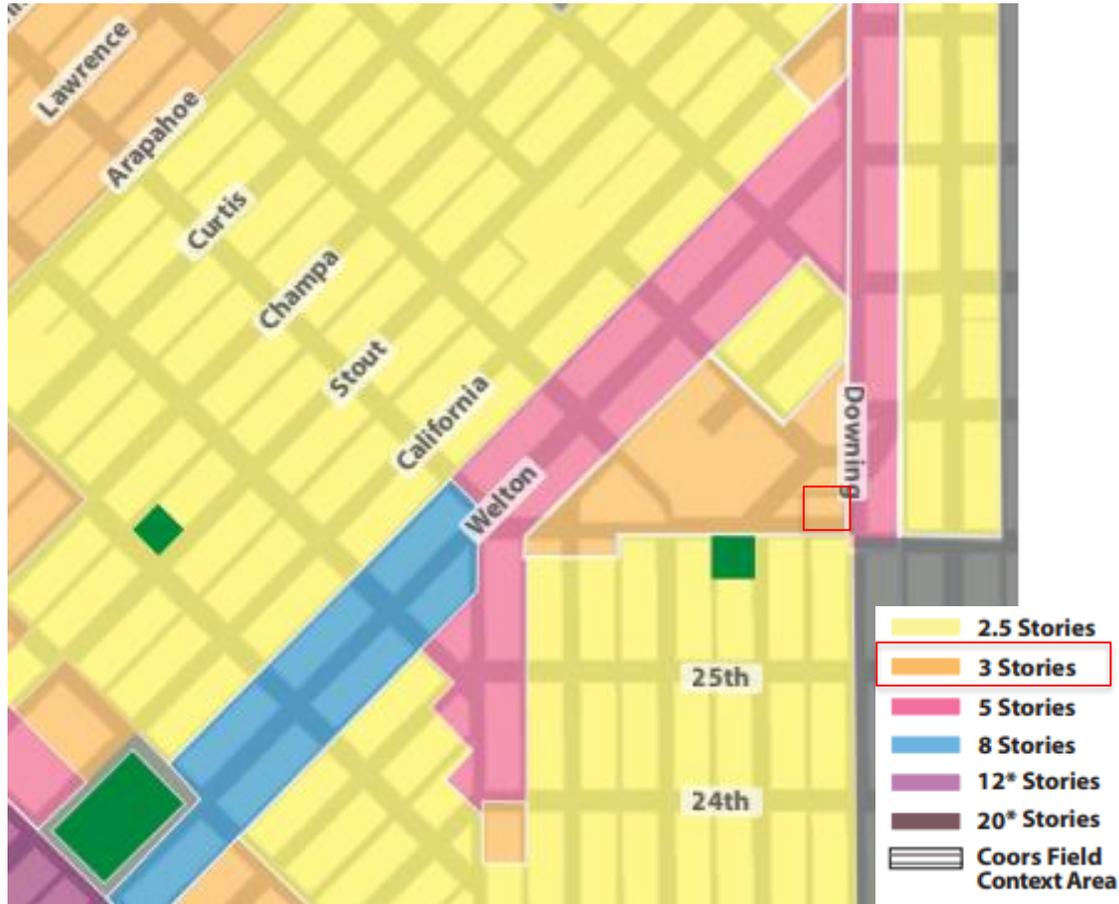
Consistency with Adopted Plans: Northeast Downtown Neighborhoods Plan



Land Use Concept

- Transit Oriented Development
 - Land uses with a direct correlation to the function of a mass transit system
 - Provides housing, services, and employment opportunities

Consistency with Adopted Plans: Northeast Downtown Neighborhoods Plan



Height Concept

- 3 stories

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

- Implements adopted plans
- Foster the creation of a walkable, mixed-use area near transit

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:
 - Northeast Downtown Neighborhoods Plan (2011)
 - 26th and Welton Street Apartments
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation Plan (2002)
- Small Area Plans
- Others, as applicable: e.g., General Development 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

- Urban Neighborhood Context primarily consists of multi-unit and commercial uses embedded within single-unit and two-unit residential areas
- Mixed Use Districts are intended to
 - Enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering
 - Ensure new developments contribute positively to established residential neighborhoods and character
- U-MX-3 is a mixed use district that applies to intersections served primarily by local or collector streets where a building scale of 1 to 3 stories is desired.

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