



DENVER
THE MILE HIGH CITY

Application 2014i-00033
3268 W. 32nd Ave

Proposed Rezoning:
From U-SU-A to U-MS-2x

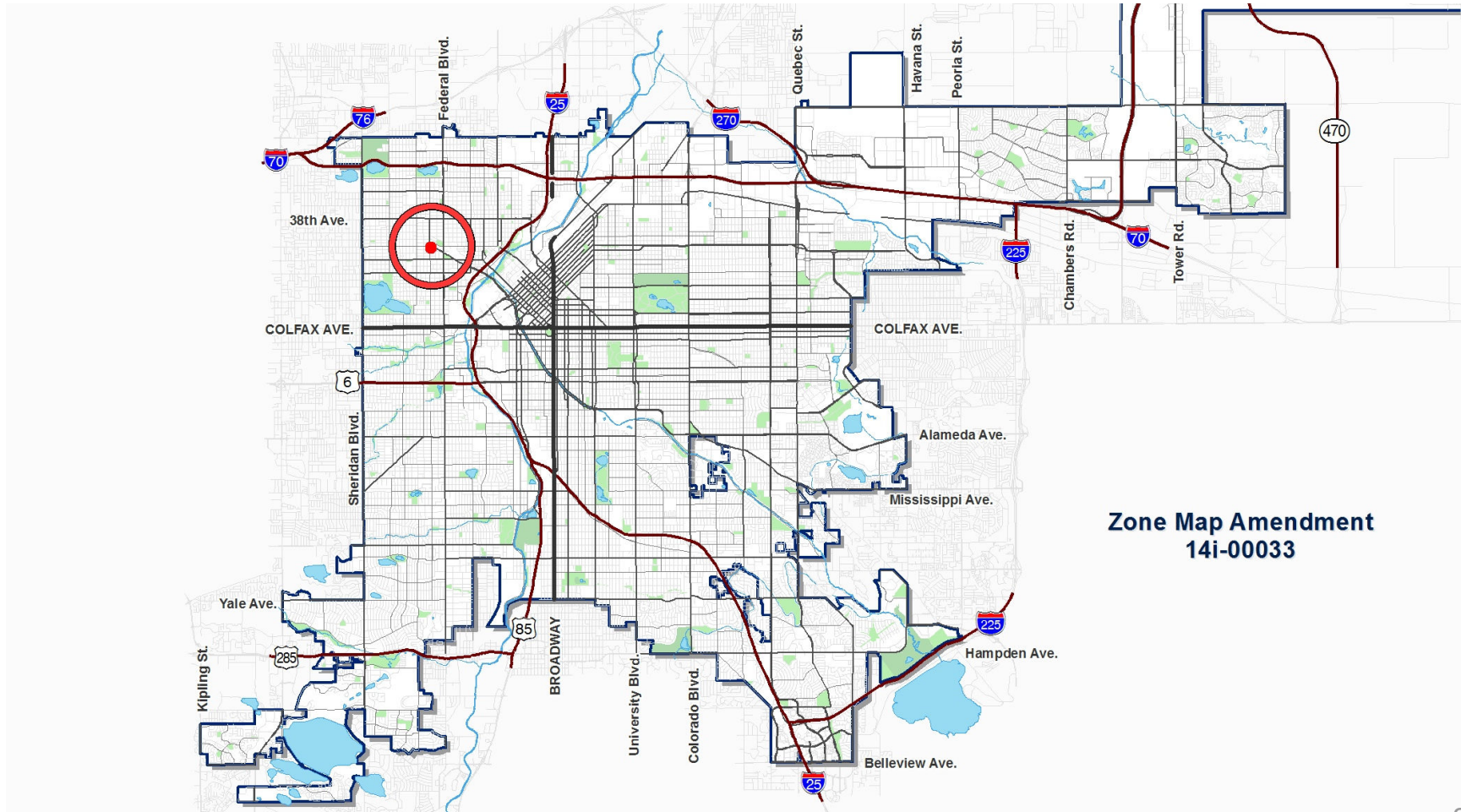
FOR CITY SERVICES VISIT | CALL
DenverGov.org | 311

Denver City Council
January 25, 2016



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Location: Northwest Denver

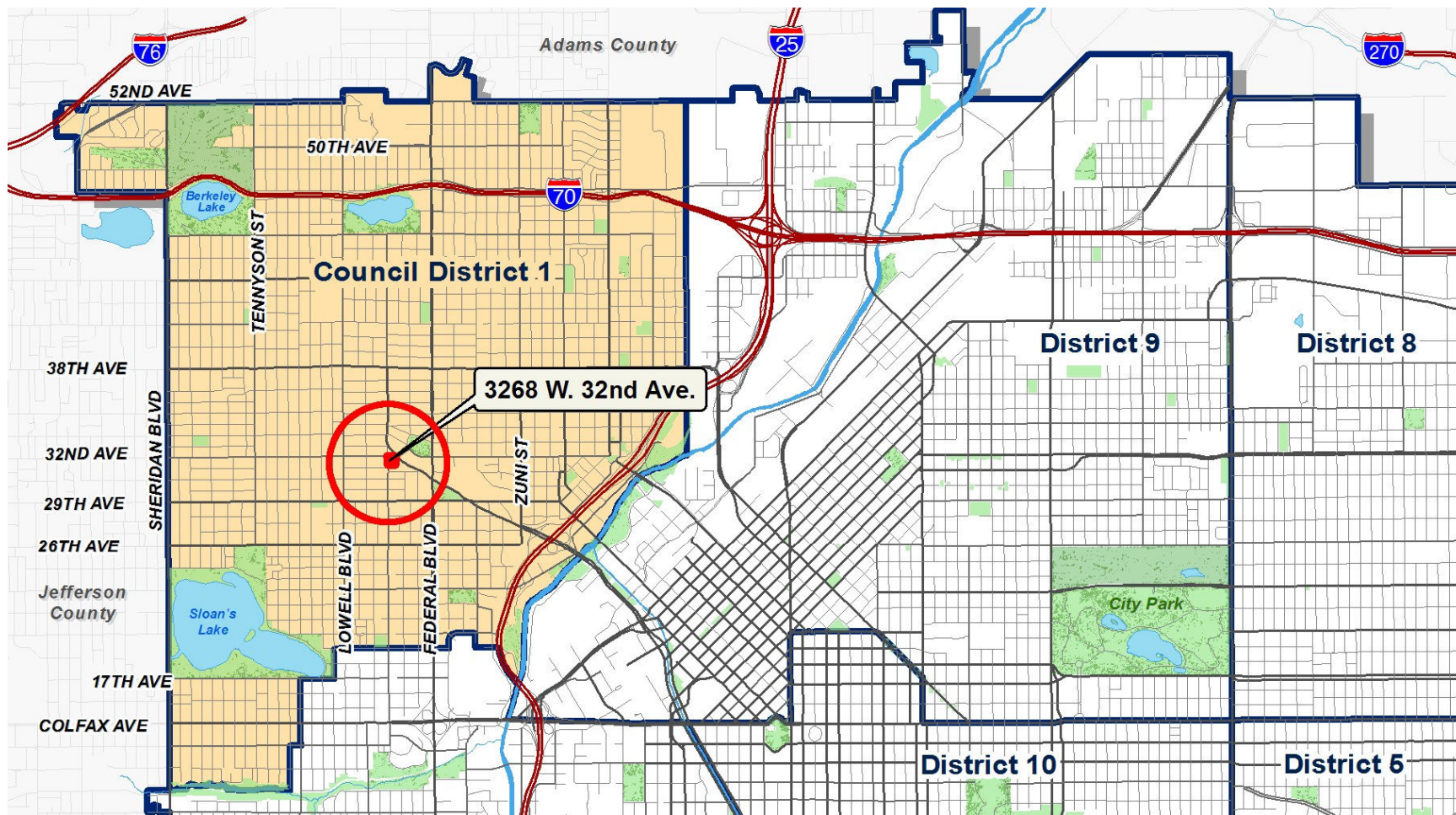


**Zone Map Amendment
14i-00033**



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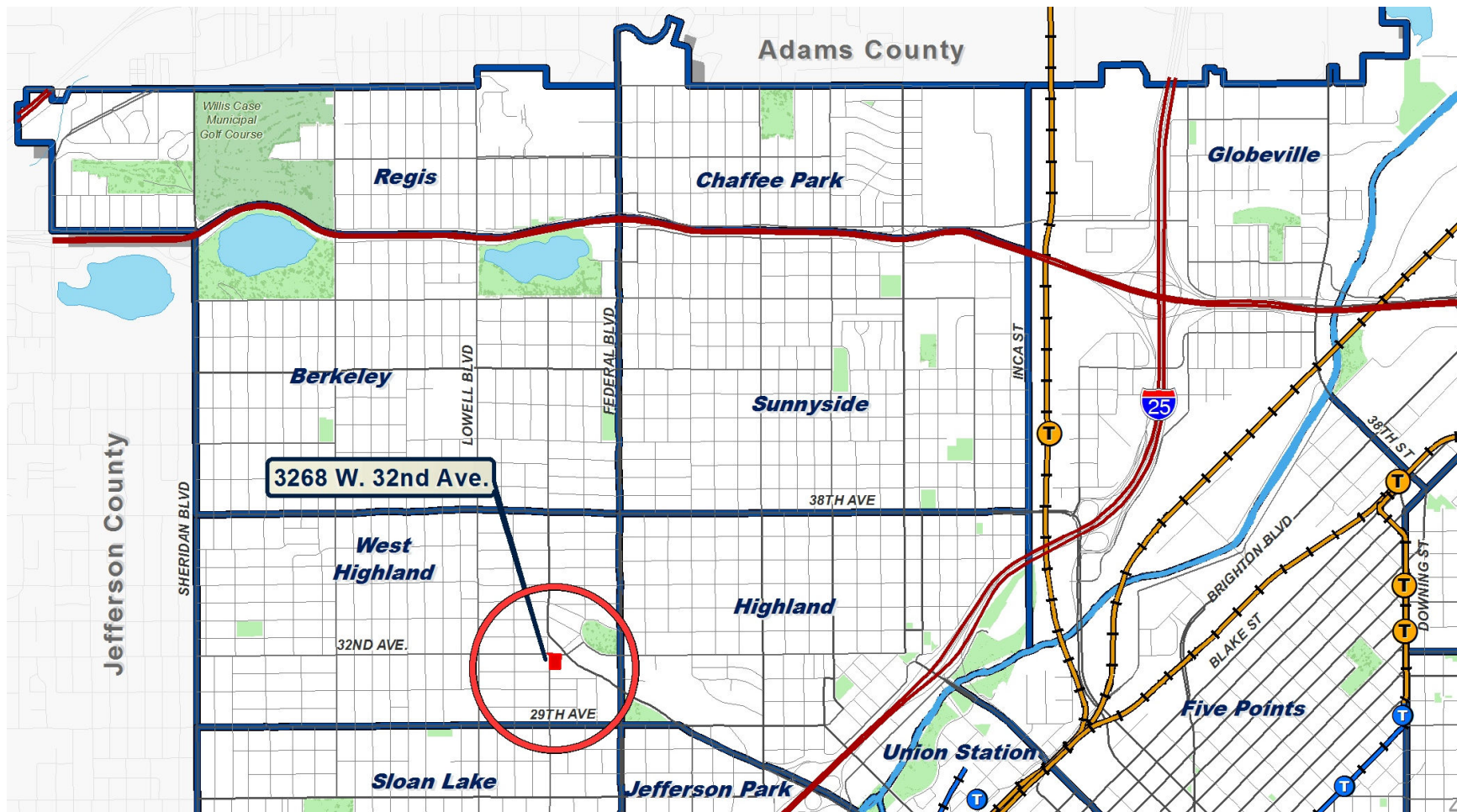
Council District 1





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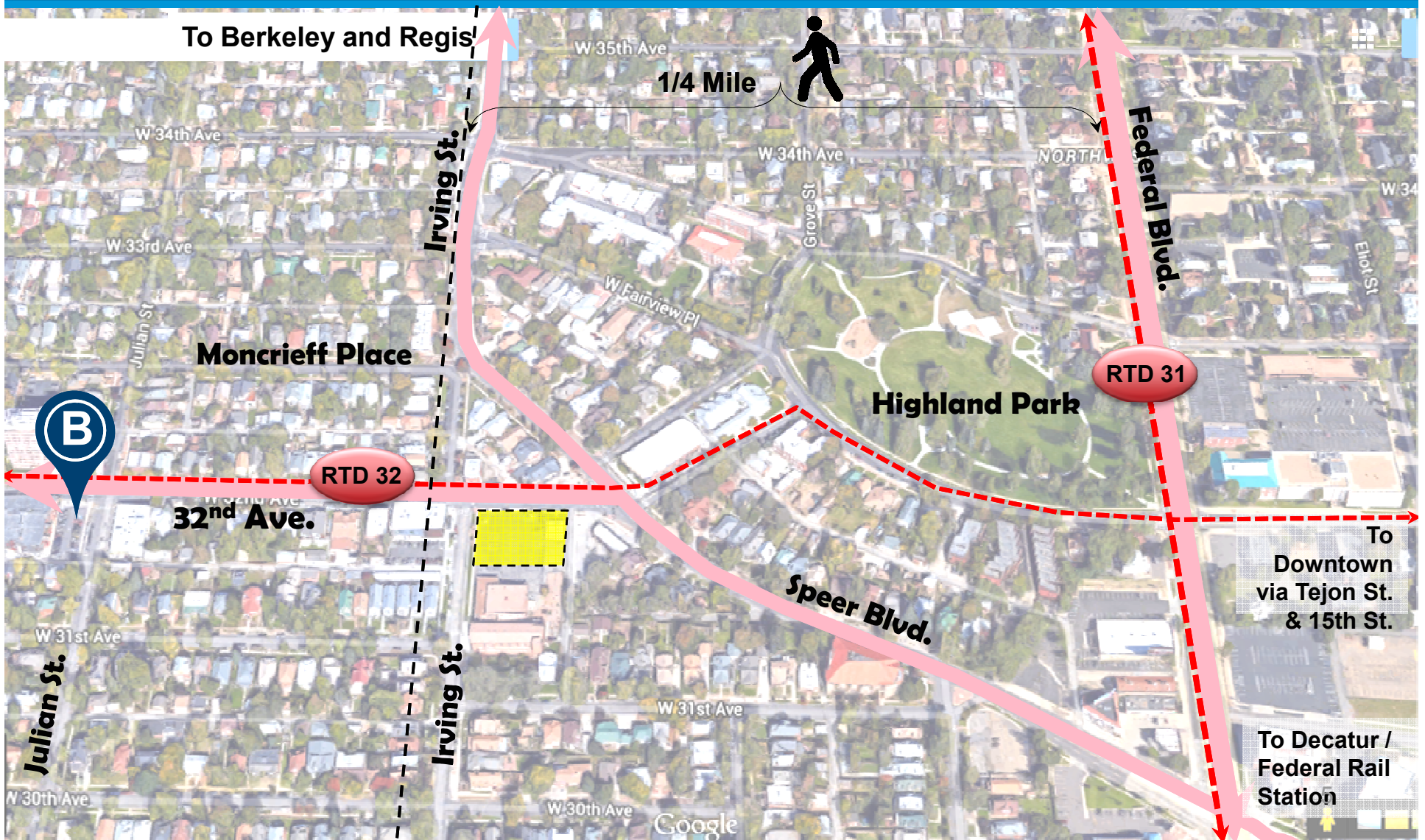
West Highland Neighborhood





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Property Location, Request





Property

- 3268 W. 32nd Ave
- **22,735 s.f. 0.52 Ac.**
- Underutilized surface parking and buildings

Request

- Mixed use zoning
- Site infill / redevelopment fronting 32nd Ave
- Support continued operation of the Church

Urban Neighborhood Context - Main Street – 2 Story Max, x (use limitations)



U-MS-2x

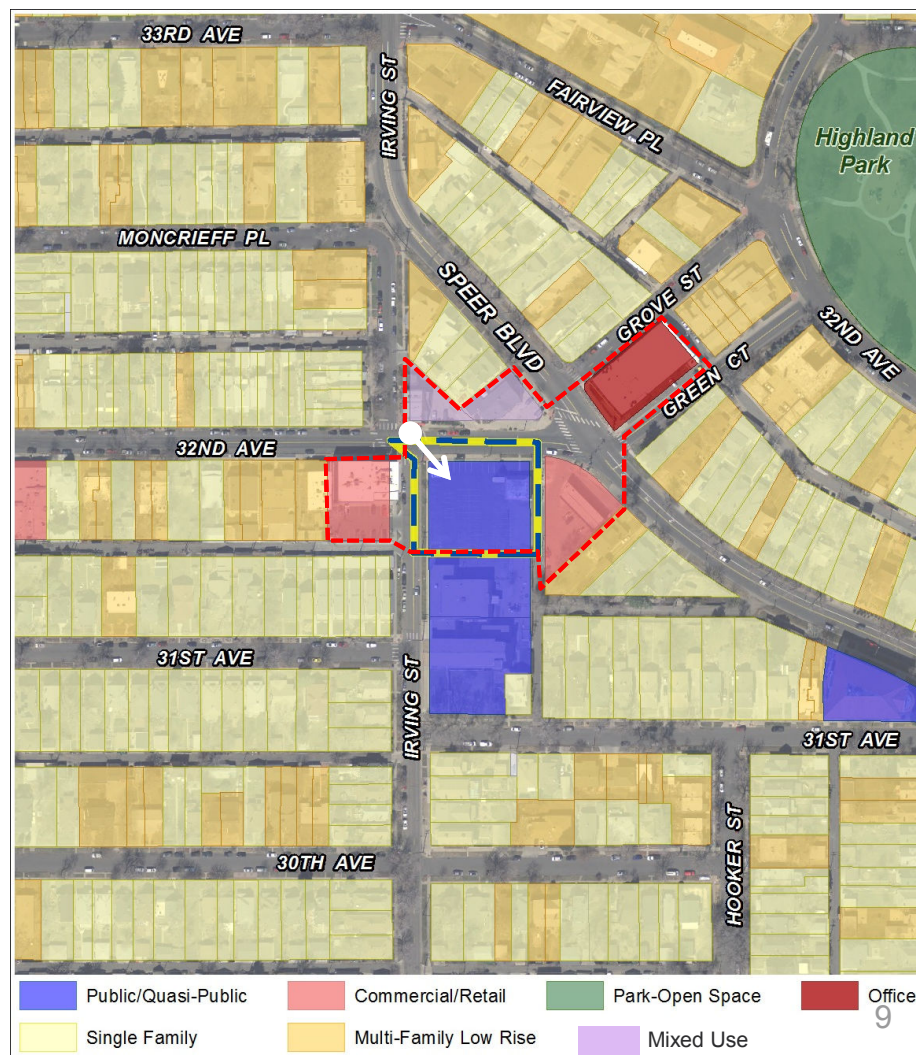
- Reinforces neighborhood character
- Building form / design standards
- Transition from commercial to residential
- Use limitations



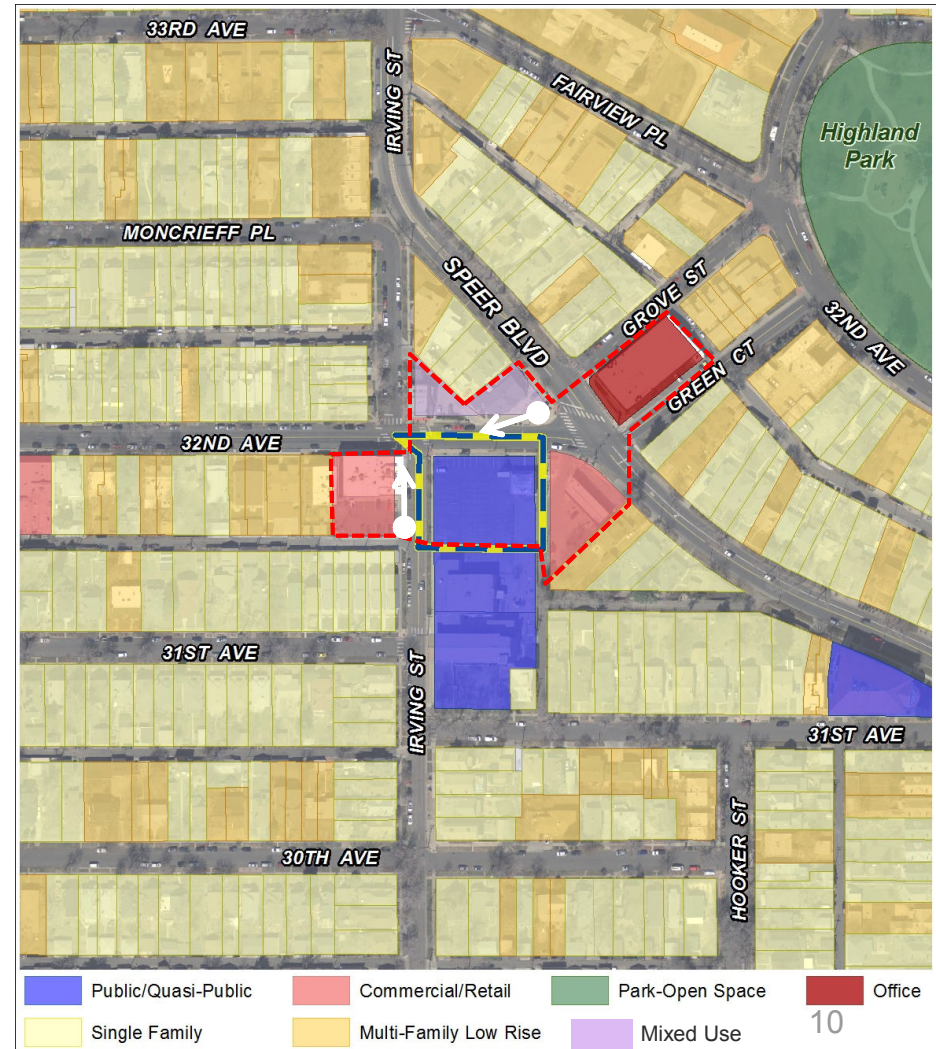
- Site:
 - **U-SU-A** (3,000 s.f. min lot)

- Surrounding Zoning:
 - **U-MX-2x**
 - **PUD** (commercial carwash)
 - **U-SU-A** (3,000 min)
 - **U-SU-A1** (3,000 s.f. ADU)

Existing Context – Land Use



Existing Context – Land Use





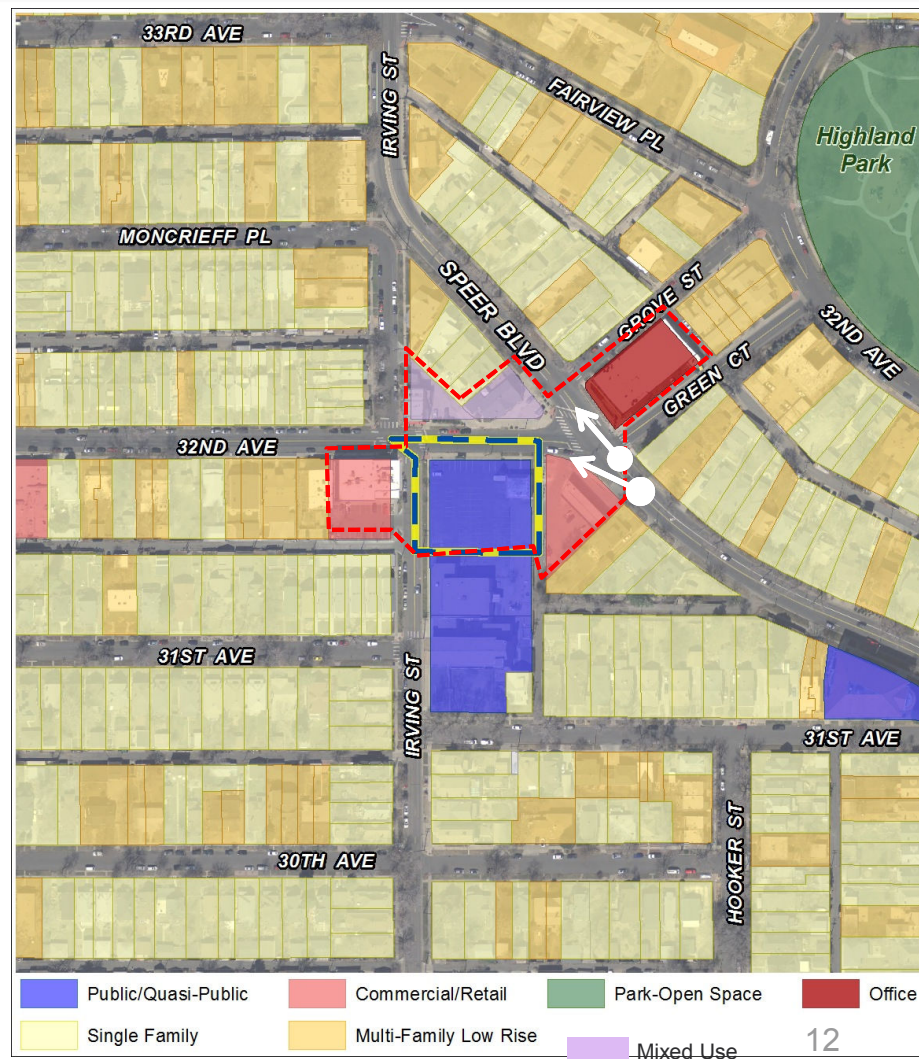
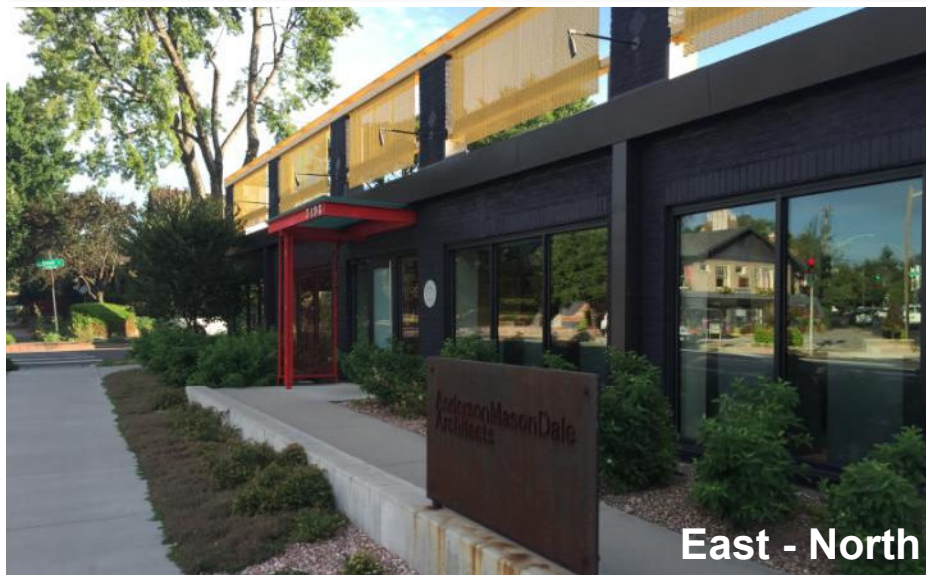
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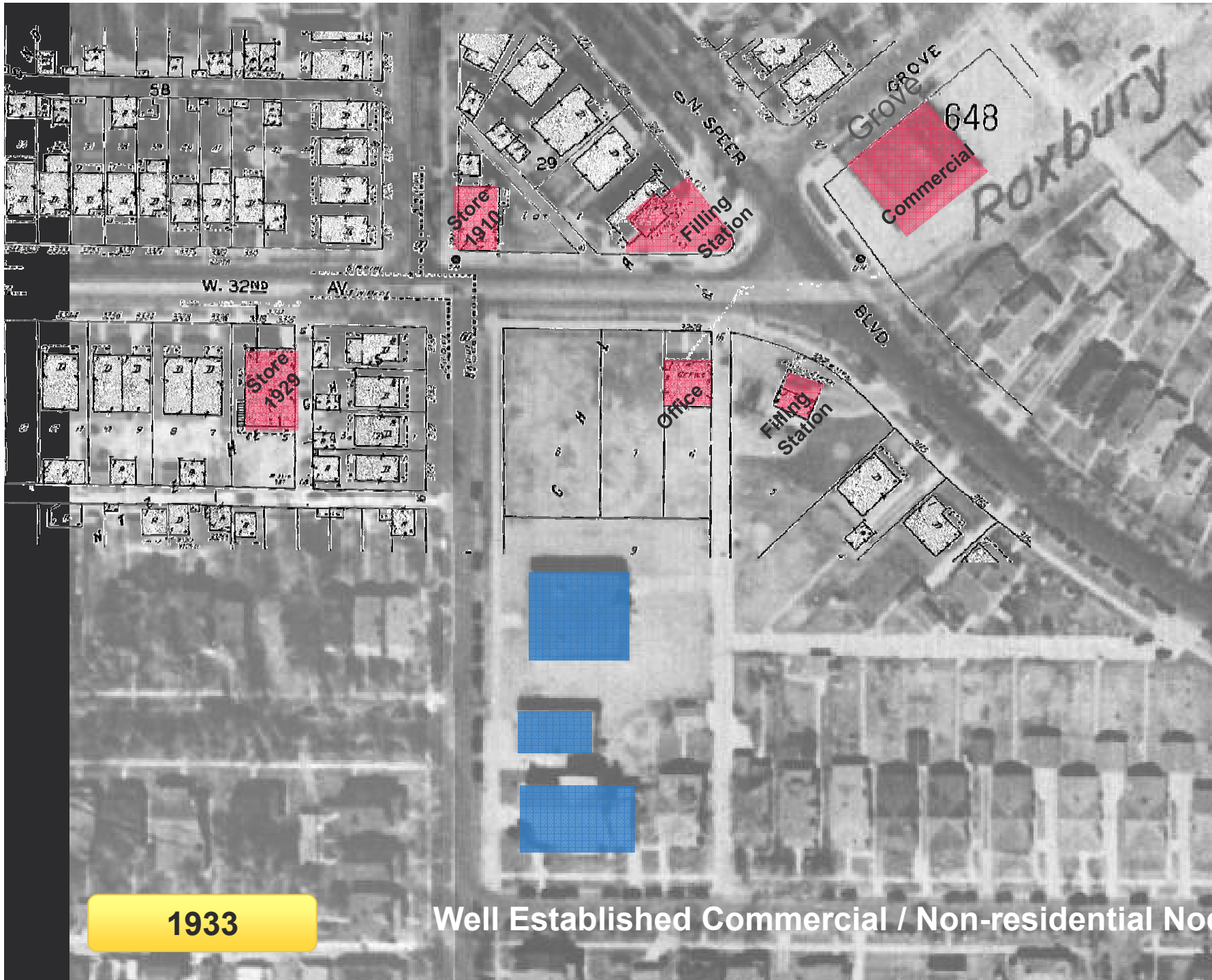
Existing Context – Building Form/Scale



Site

Existing Context – Land Use





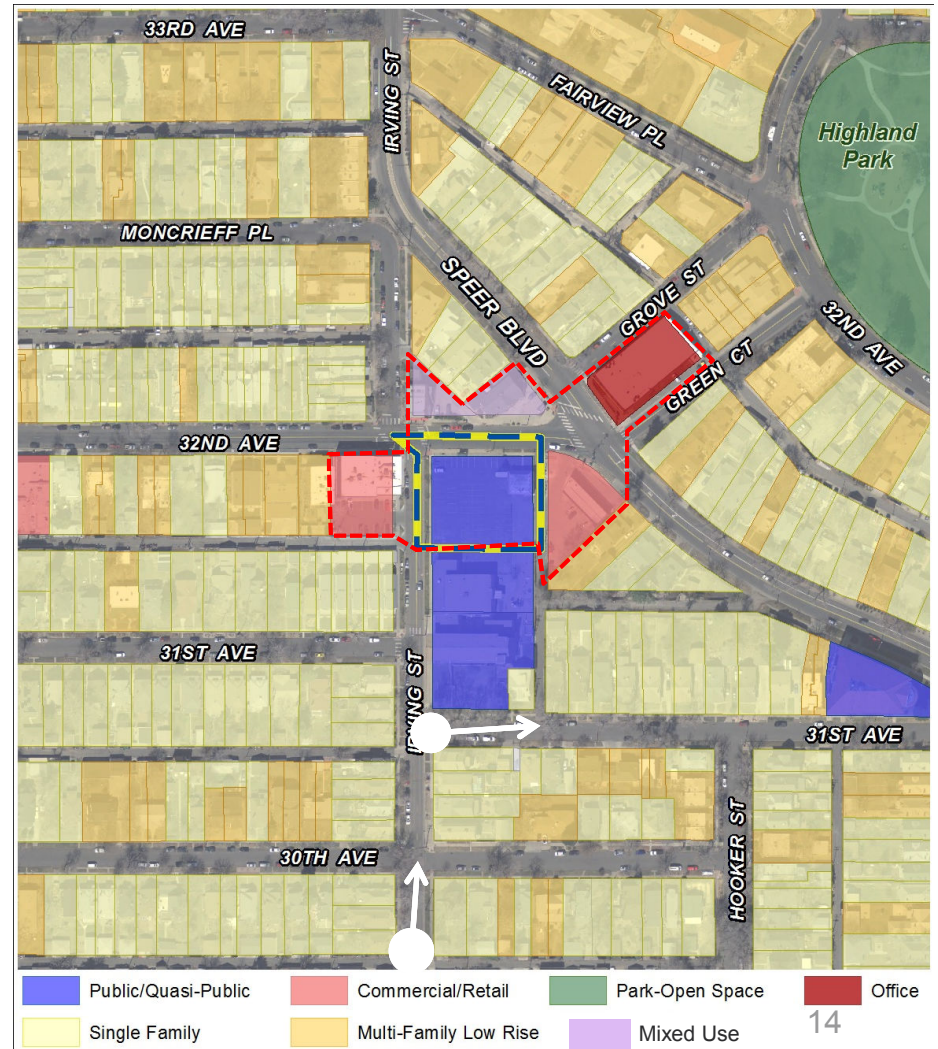
1933

Well Established Commercial / Non-residential Node

Existing Context – Land Use



Single Family Residential



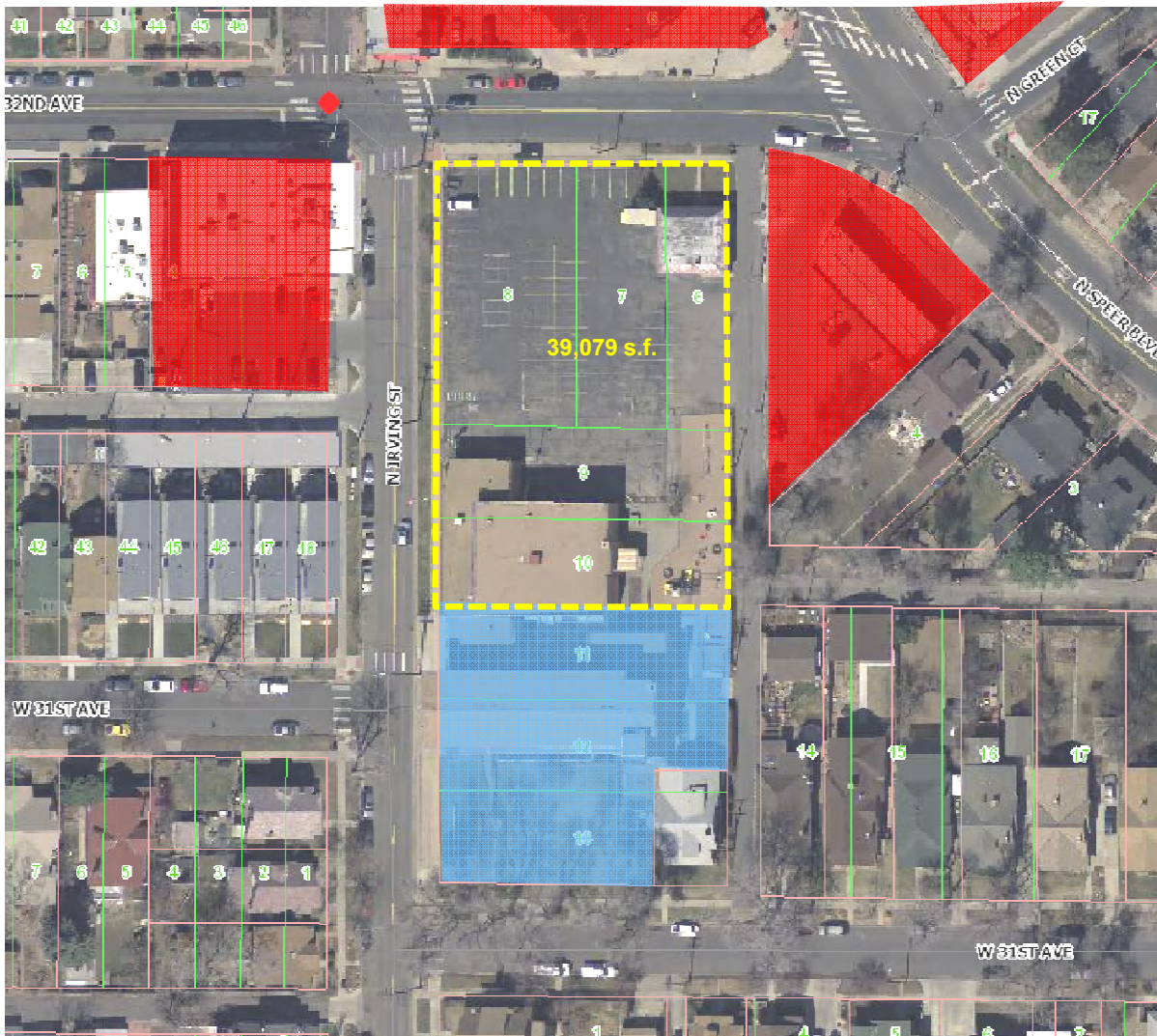
- **Public Outreach**

- RNOs

- West Highland Neighborhood Association (WHNA)
- Federal Boulevard Corridor Improvement Partnership
- Denver Neighborhood Association, Inc.
- Inter-Neighborhood Cooperation (INC)

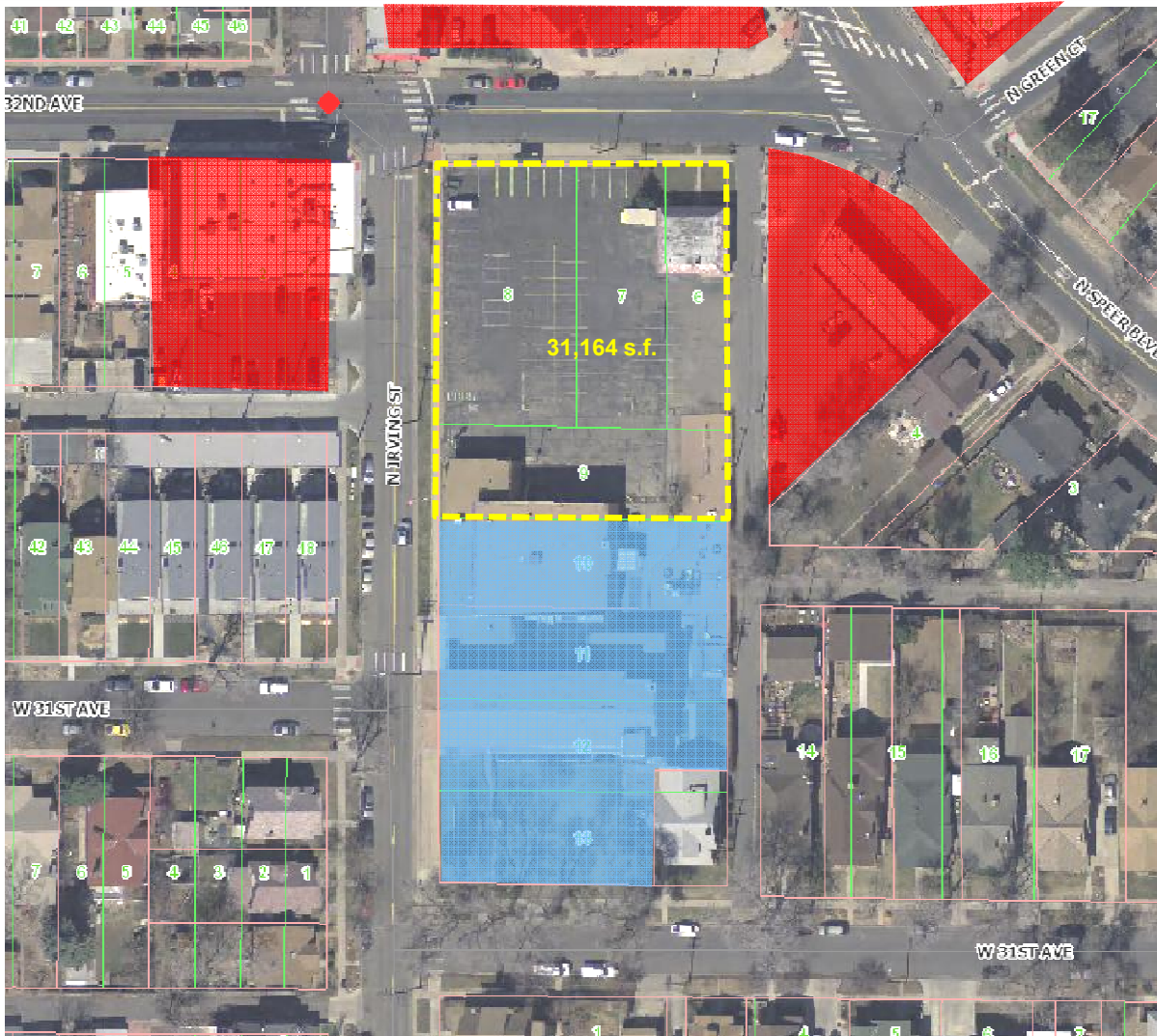
Applicant Outreach

- Focused on Rezoning and Proposed Project
- August 2013 through May 2014
 - Two Community meetings
 - Two meetings focused on 200' surrounding area
- Project website **Feb 2015:**
www.neighborhoodmedicalcare.org
- **April & June 2015:** Two site design workshops, coordinated with WHNA
 - Explored building form and materials per U-MS-2x
 - Vision Document to guide intended medical office project
- **Regular Attendance at WHNA meetings since Oct 2014**



- Noticed: **March 3rd 2015**
- Lots 6 through 10
- 31,079 s.f.
- U-MS-2x

- WHNA Feedback:
A traffic and parking study was requested of applicant . . . this is needed before forming a position

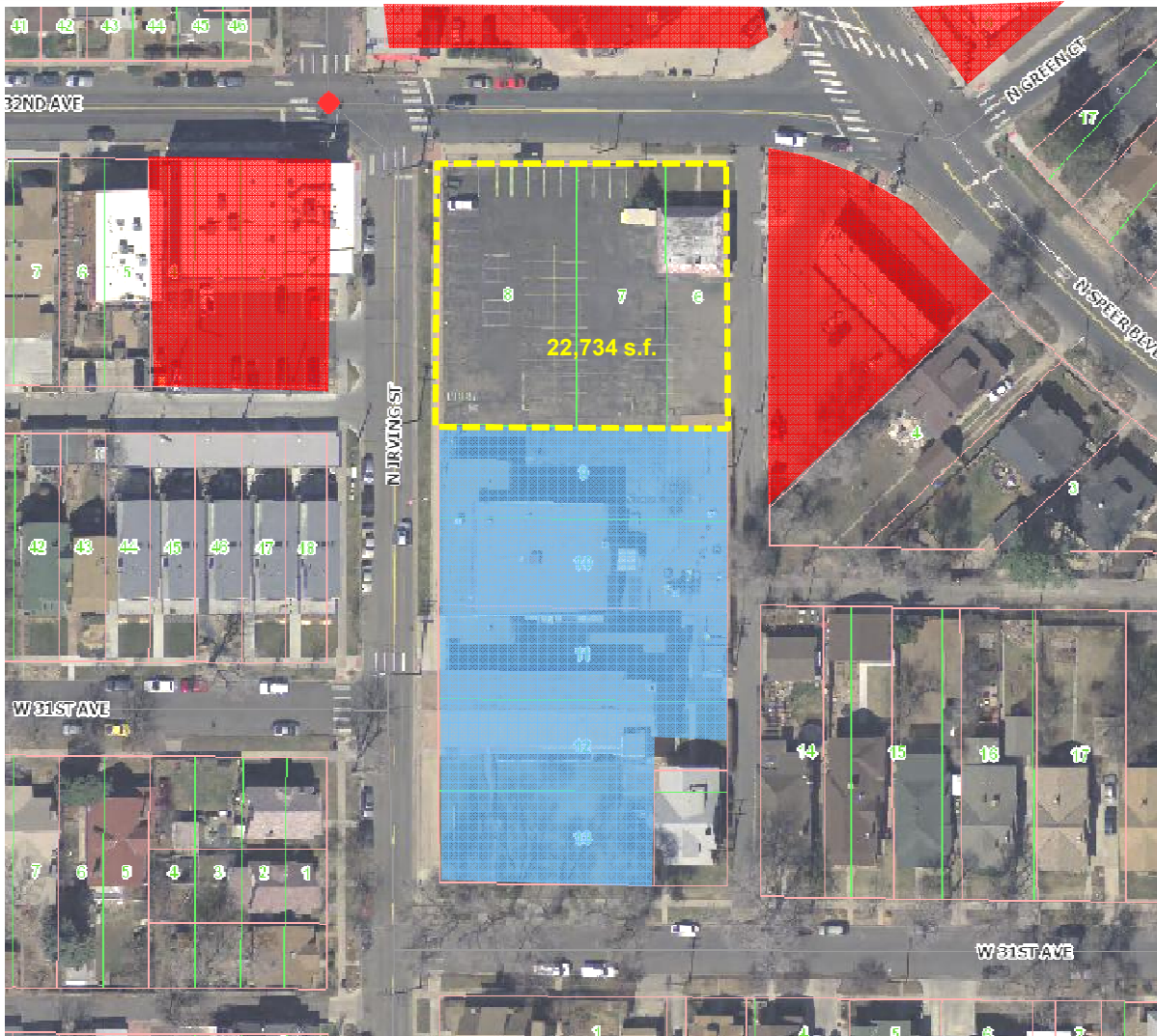


- Noticed: **July 6th, 2015**
- Lots 6 through 9
- 31,164 s.f.
- 0.72 Ac.
- U-MS-2x

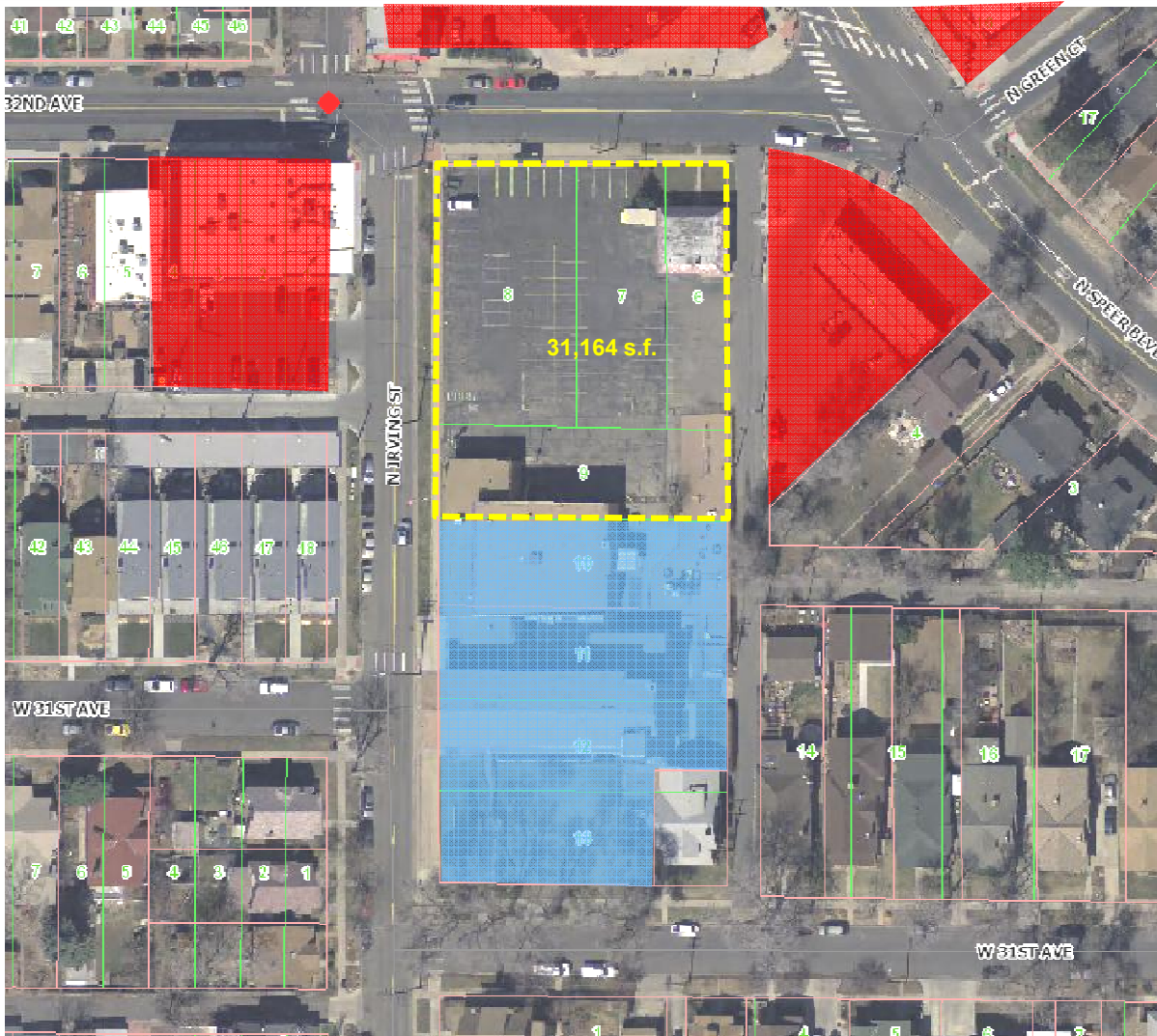
Aug 4th Written & Posted notice of **Aug 19th** Planning Board Hearing:

WHNA Letter of opposition submitted on Aug 16th

Modified Application Request



- Council Approved:
 - **Nov 2nd 2015**
- Lots 6 through 8
- 22,734 s.f.
- 0.52 Ac.
- U-MS-2x



- Noticed: **July 6th, 2015**
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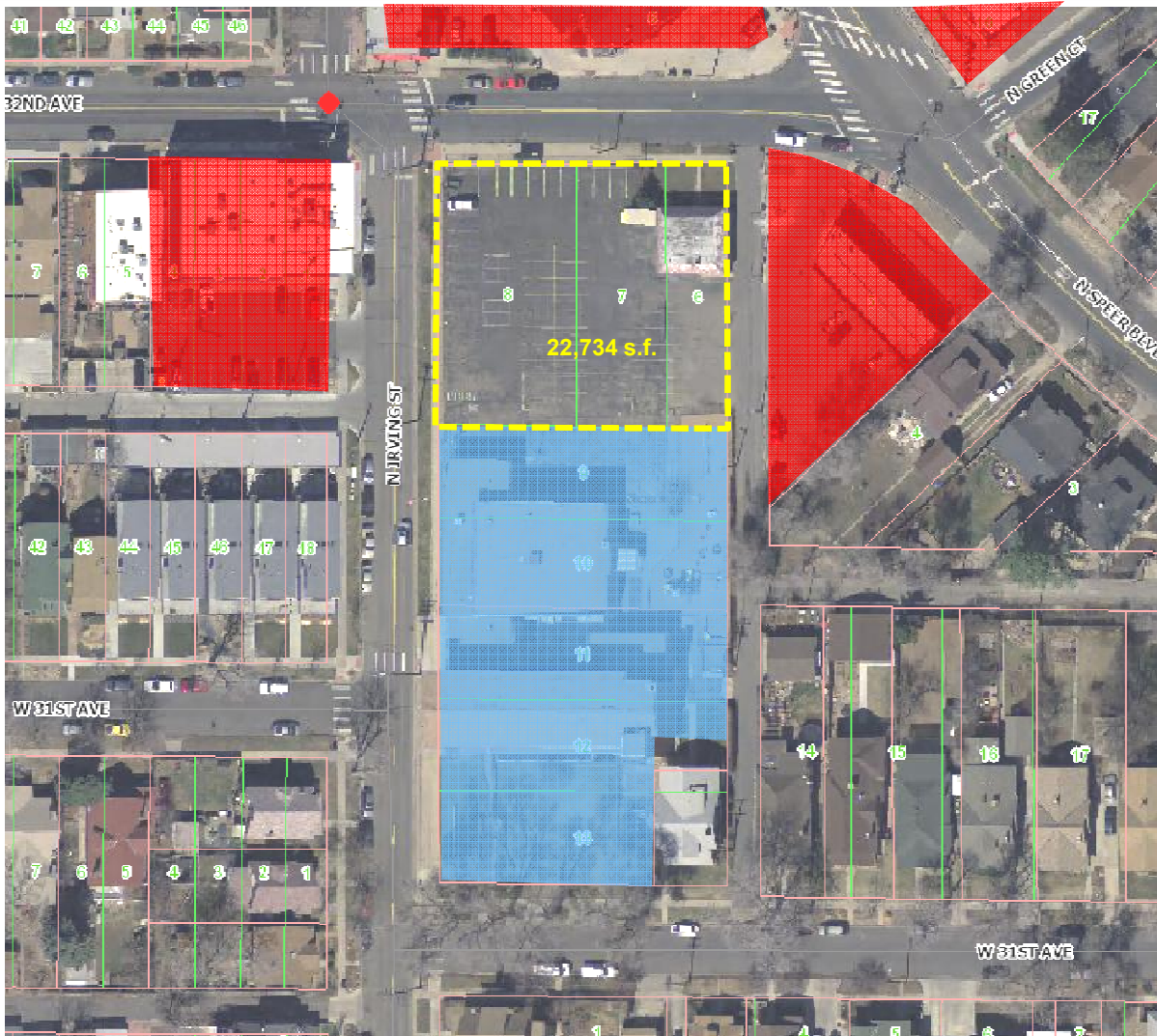
Aug 19 Planning Board Hearing

– Public Testimony

- **Opposition**
 - Assumed negative traffic and parking impacts
 - Unknown scale and character of the building & project
 - Disagreement with Staff's interpretation Blueprint Denver.
 - Preference for a PUD over U-MS-2x
 - Opposition to rezoning from current U-SU-A
 - **WHNA Position: Single family residential unlikely, PUD preferred**
- **Support**
 - Support more productive and vibrant use of parking area
 - Support mixed use services in neighborhood such as medical office
 - Recognize existing commercial character along 32nd Ave
- **Planning Board Recommendation - Approval: 5/3**
 - Two opposed based on context & scale
 - One opposed based on BPD interpretation

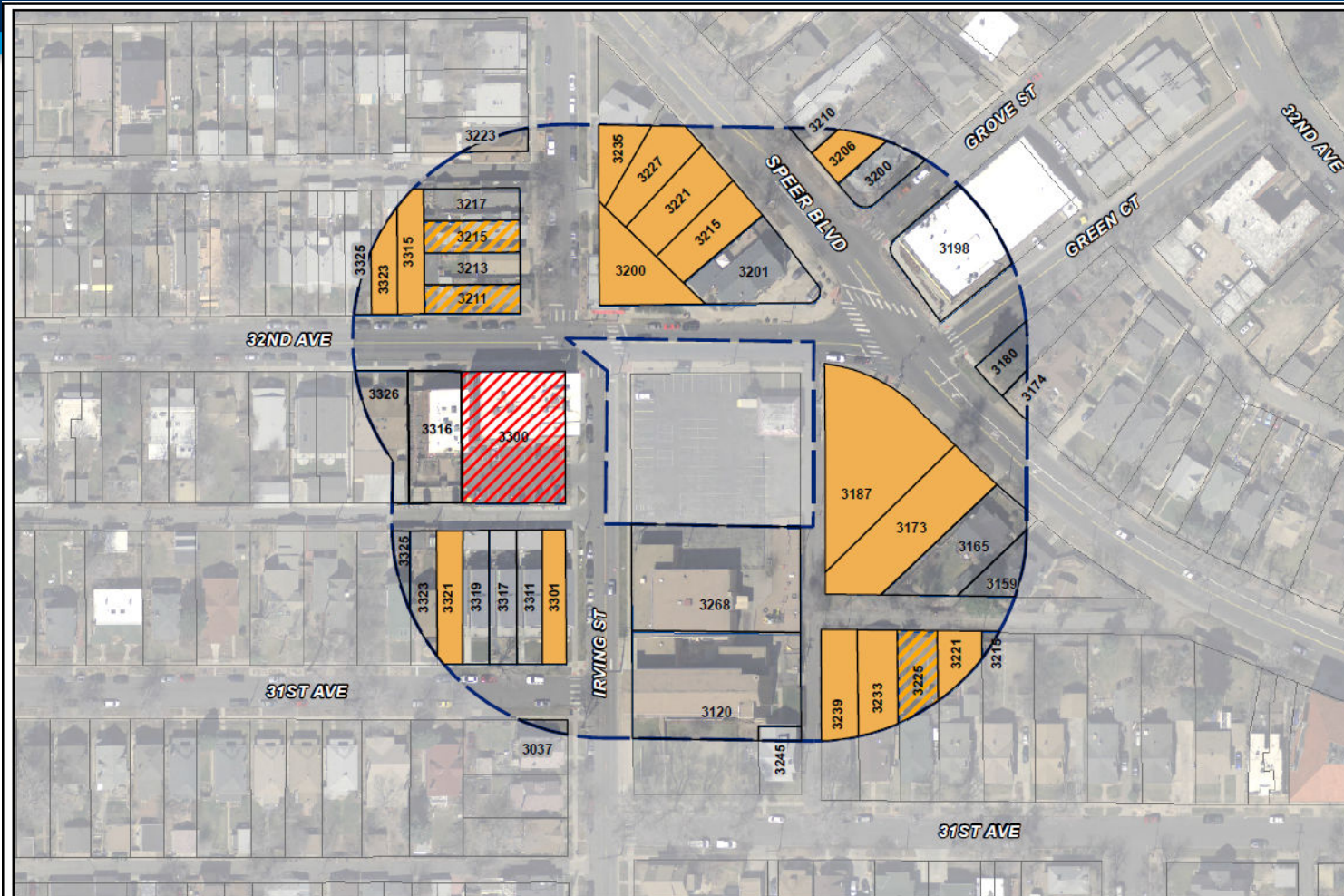
- Neighborhood & Planning Committee (Sept 16) 10 bus-day notice
- **Initial Council Hearing Date: (Oct 26)** 21 Day Notice
- **Council Hearing Date Postponed to Nov 2nd** (on Oct 19th)
 - To allow more time for mediation (concluded on **Oct 23rd** without reaching resolution)
- **Protest petition submitted by property owners within 200 ft (Oct 26)**
- **Council Approval of Modified Application** Nov 2nd
- **Council Hearing Postponed to Jan 25th** (21 Day Notice)

Modified Application Request



- Council Approved:
 - **Nov 2nd 2015**
- Lots 6 through 8
- 22,734 s.f.
- 0.52 Ac.
- U-MS-2x

- **Public Comment**
 - **Letters of Support**
 - Support mixed use development
 - Support medical office as neighborhood service
 - View church as compatible non-residential use next to the site
 - **Letters of Opposition**
 - Assumed traffic impacts
 - Potential impacts to residential
 - Disagreement that BPD Single Family supports commercial / mixed use
 - Interest in PUD to reflect neighborhood input and protect character
 - Opposition to changing U-SU-A
 - Letter packet from WH resident:
 - multiple opinion statements
 - summary / analysis of an online petition

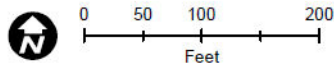


Submitted Jan 15th 2016

- 1 Withdrawal Letter
- 1 Signature not Accepted
- 3 Partial Credits

Result: 24% (20% min)

Requires 10 Council Member Vote for application approval



Zone Map Amendment 14i-33 Protest Results

Property Owner Signatures Collected / Validated

-  Full Credit
-  Half Credit
-  Not Accepted
-  No Credit

1/21/2016

Total area of 200' distance from the perimeter of the amendment = 6.50 Acres / 283,377 SF

20% = 1.3 Acres / 56,675 SF Needed

24% = 1.56 Acres / 67,973 SF Attained

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

Comprehensive Plan 2000

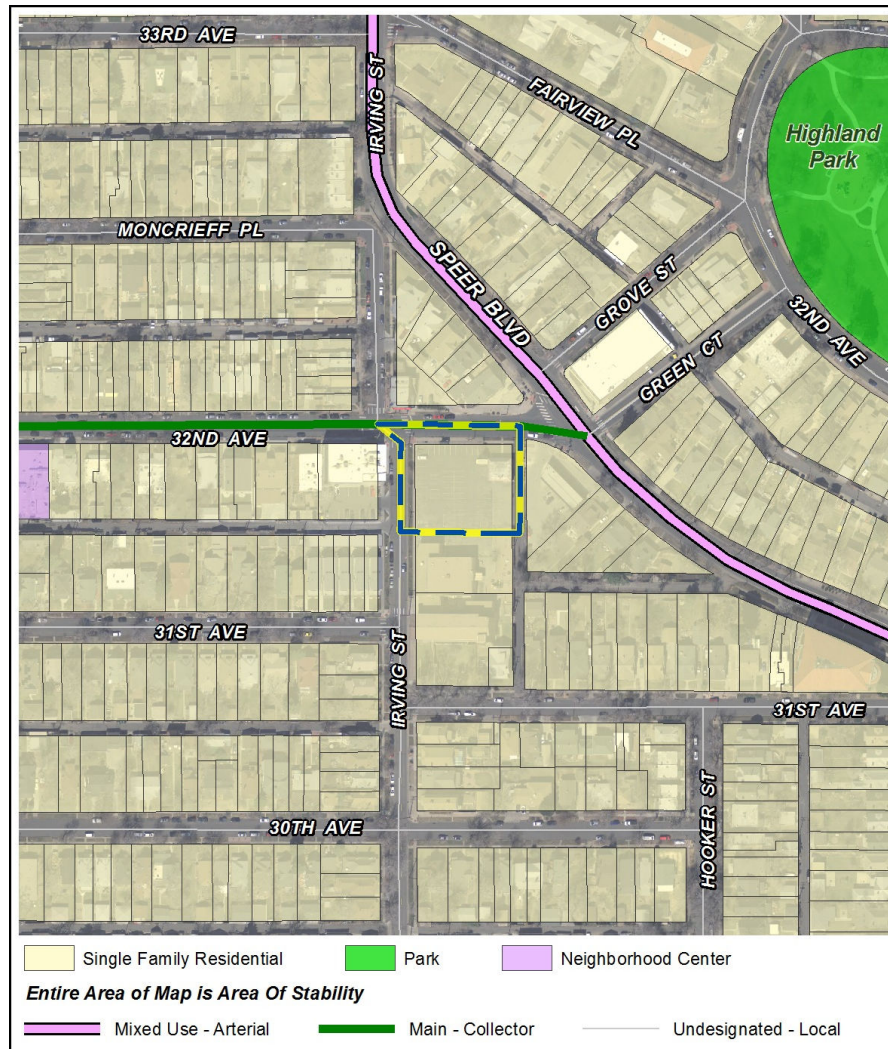
- **Infill development**

- Near existing services and infrastructure
- To establish mixed use neighborhoods . . .
- . . .consistent with neighborhood character & quality
- Convenient access to work and neighborhood services
- Strengthen sense of place
- Activate neighborhood-based facilities (including places of worship)

(Environmental Sustainability 2-F & Land Use 3-B)

(Economic Activity O-5, Mobility 4-E, Human Environment / Neighborhoods 1-C)

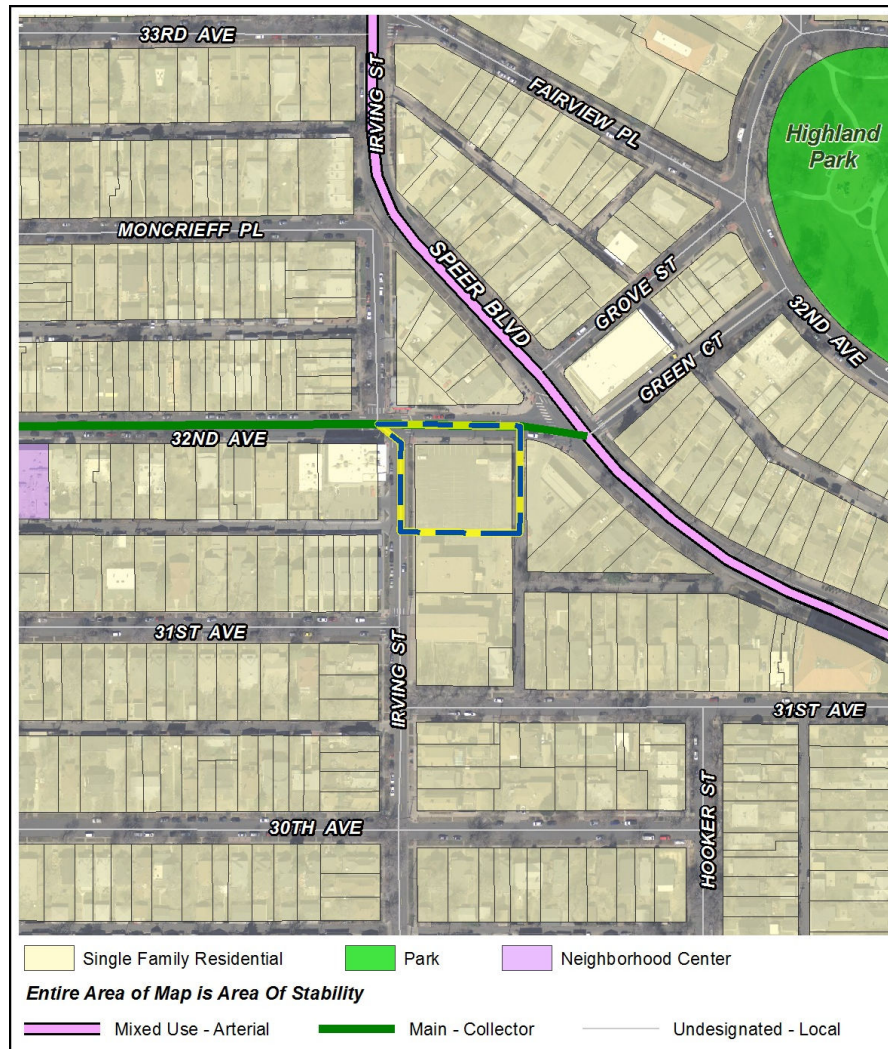
Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Land Use Concept:
 - **Single Family Residential**
 - Residential Area and Neighborhood:
 - Primarily Residential
 - Variety of housing types
 - Complementary land uses (stores, parks and schools)
-
- Single Family homes are predominant development type
 - Significantly smaller employment base

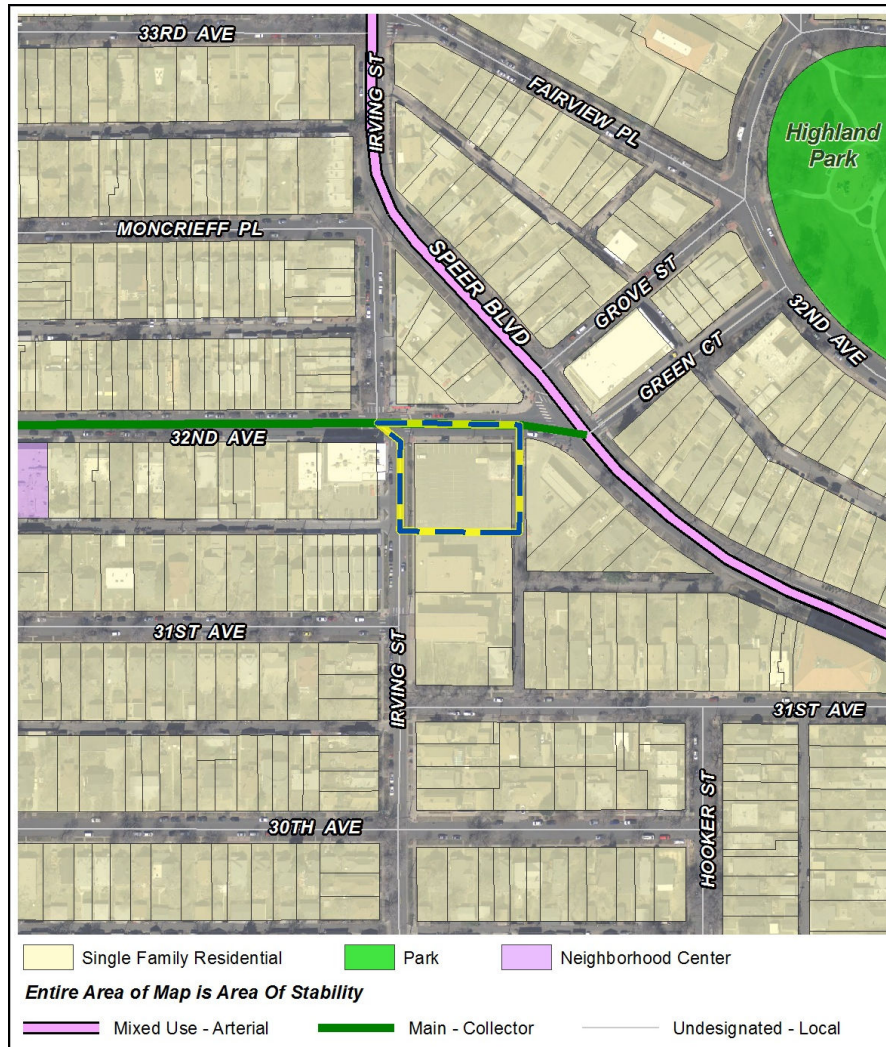
Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002) Area of Stability

- (Purpose & Definitions, pg 122)
 - **Committed** –neighborhood may benefit from minor infill development
 - • **Reinvestment:** Stabilize (an underutilized site) through reinvestment
- (Strategies pg 25)
 - Address incompatible zoning and land use issues
 - Improve compatibility between existing and new development (through design standards)
 - Increase housing diversity (type, size & cost)

Review Criteria: Consistency with Adopted Plans

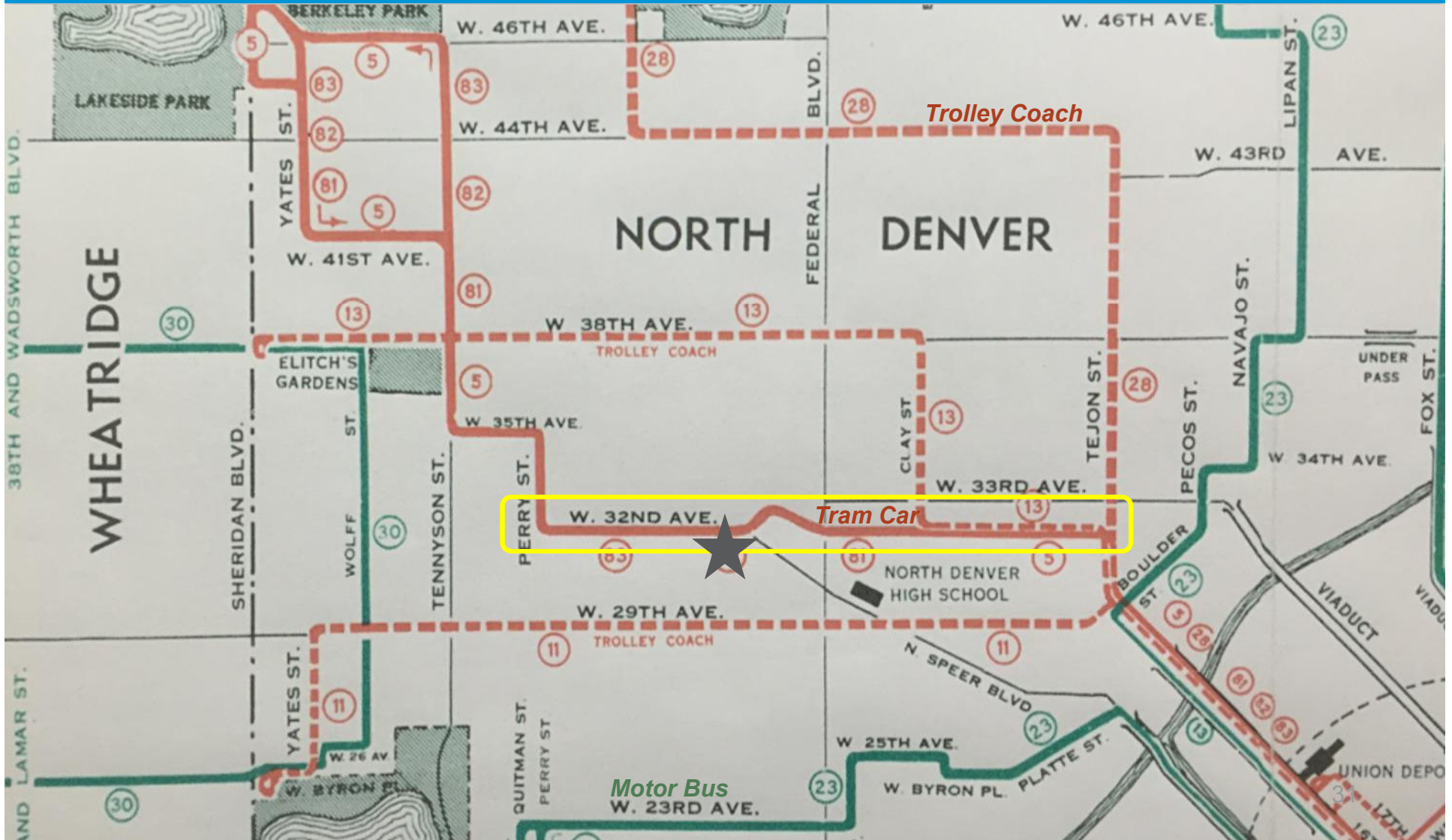


Blueprint Denver (2002)

- Street Classifications:
 - Irving St.
Undesignated local
provide neighborhood circulation & access to homes & services
 - 32nd Avenue
Main Street Collector
– Access between neighborhoods
 - Promote walking & bicycling
... Tree lawns / amenity zones, sidewalks, on-street parking, buildings close to street
 - *Reflects historic patterns along 32nd Ave Corridor (Tramway)*

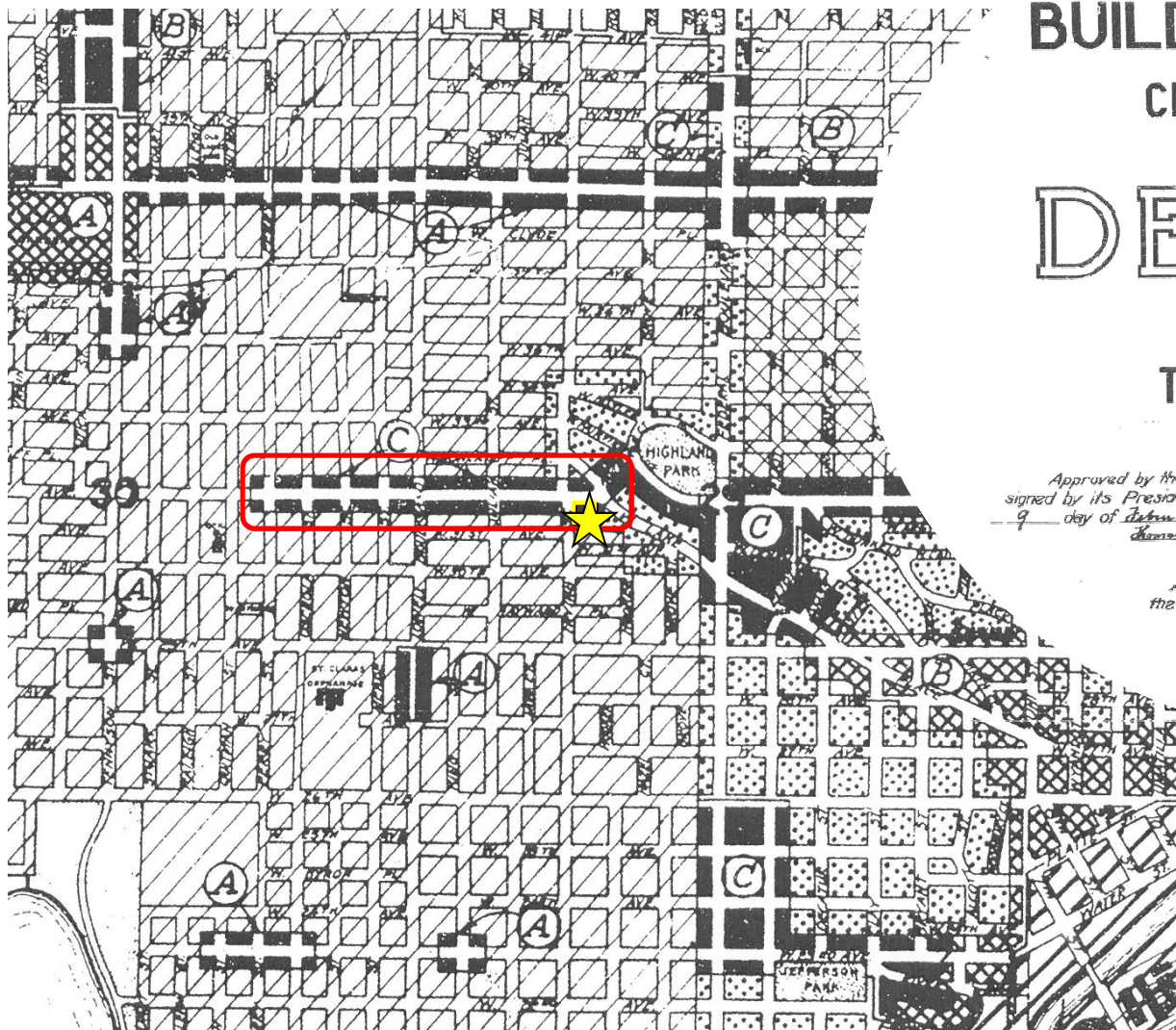


Route Map of the Denver Tramway Corporation





DENVER
THE MILE HIGH CITY



BUILDING ZONE MAP

CITY AND COUNTY

OF

DENVER

AS ADOPTED BY
THE CITY COUNCIL

FEBRUARY 1925

Revised to April 1st, 1944

*Approved by the Council and
signed by its President this
9 day of February, A.D. 1925.*
James F. O'Connell
President.

*Signed and approved by me
this 10th day of Feb. A.D. 1925.*
Bergell Capillone
Mayor

*Attested by me with the corporate seal of
the City and County of Denver.*

William S. Red
Clerk and Recorder ex-officio
Clerk of the City and County of Denver.
By: *W. S. Red*
Deputy Clerk.

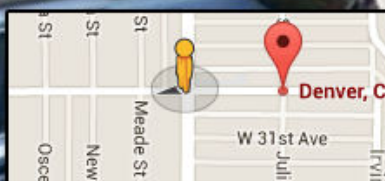


Complete Main Street

3602 W 32nd Ave

Denver, Colorado

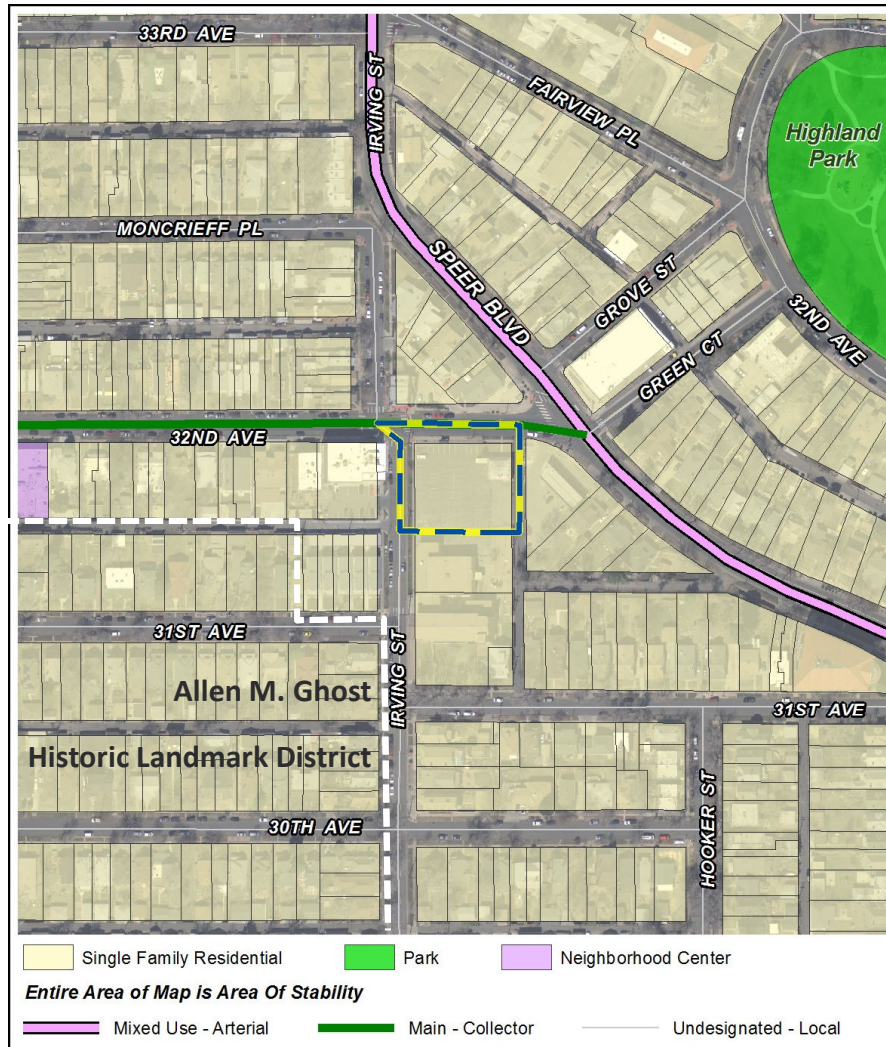
Street View - Jun 2014



Incomplete Main Street



Review Criteria: Consistency with Adopted Plans



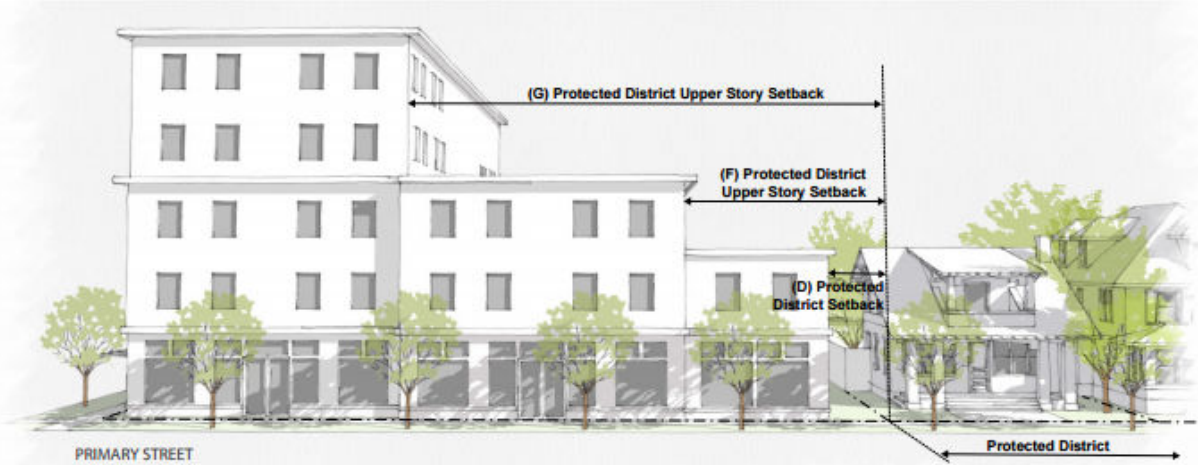
Blueprint Denver (2002)

- Street Classifications:
 - Speer Boulevard.
 - Mixed Use Arterial**
 - Connect neighborhoods to employment & commercial centers
 - 10,000 + daily vehicle trips
 - Variety of travel choices (vehicle, ped & bike)



Speer Boulevard
(3 to 4 lanes)

U-MS-2x: Consistent with Adopted Plans



Blueprint Denver recommendation:

Main Street corridor

- Can be implemented with U-MS-2x
- Includes standards and limitations
- Promotes consistent neighborhood scale and character
- U-MS-2x addresses the need to transition from MS to Residential



U-MS-2x, Use Restrictions & Limitations

U-MS-2x

- Intended for small sites embedded in existing neighborhoods
- Supports neighborhoods with mixed uses along Main Street corridors
 - Allows for residential uses
 - Allows for small-scale neighborhood-serving commercial
- Buffers 32nd & Speer from residential districts to the south
- **Encourages pedestrian activity** in walkable, transit-friendly neighborhood
- **Non-permitted uses**
- **Uses with Limitations**
- Main Street Shopfront: Highest Level Design Standards, **gives prominence to the public realm**

NP – Not Permitted Uses

Rooming & boarding house
Student housing
Postal processing center
University or college
Arts recreation & entertainment
Parking garage
Bed & breakfast
Lodging accommodations
Body art establishment
Retail sales – fire arms
Vehicle service, repair, sales
Accessory car wash bay
Communication services
Contractors, special trade general
Mini storage facility

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
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
 - **Commercial mixed use building (west of Irving) built in 2012**
 - **Vacant school building, and underutilized parking area on the site**
 - **Emmaus Church has divided church property into two parcels**

Changed / Changing Condition

2010



A consortium of governmental and private partners headed by t

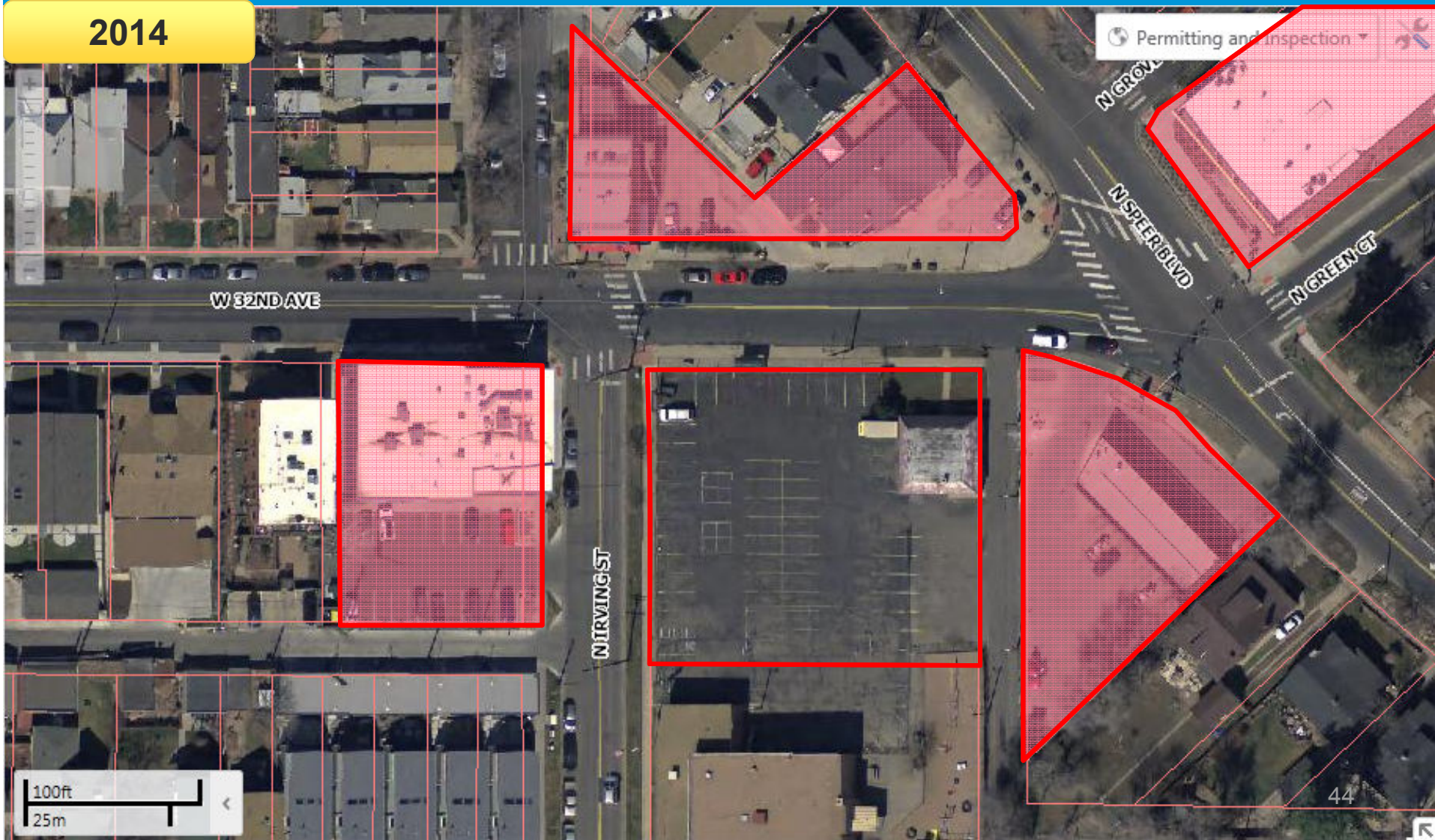
Changed / Changing Condition

2012



Changed / Changing Condition

2014



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

- **Urban Neighborhood –**
 - Single-unit and two-unit residential uses
 - Embedded small-scale multi-unit residential and commercial uses
 - Regular orthogonal grid of streets & blocks, served by alleys
- **U-MS-2x - Urban Neighborhood – Main Street – 2 Story Maximum – x (Limitations)**
 - Advance Neighborhood Quality & Define Character
 - Provide for mix of uses, accessible neighborhood services
 - Give prominence to the pedestrian realm & promote pedestrian activity
 - Establish a sense of security and community
 - Transition from Main Street to residential uses

CPD Finding:

Recommend approval, finding all review criteria have been met

Planning Board:

Recommends approval

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