



DENVER
THE MILE HIGH CITY

Official Map Amendments

#2015I-00105

3800 Franklin St.

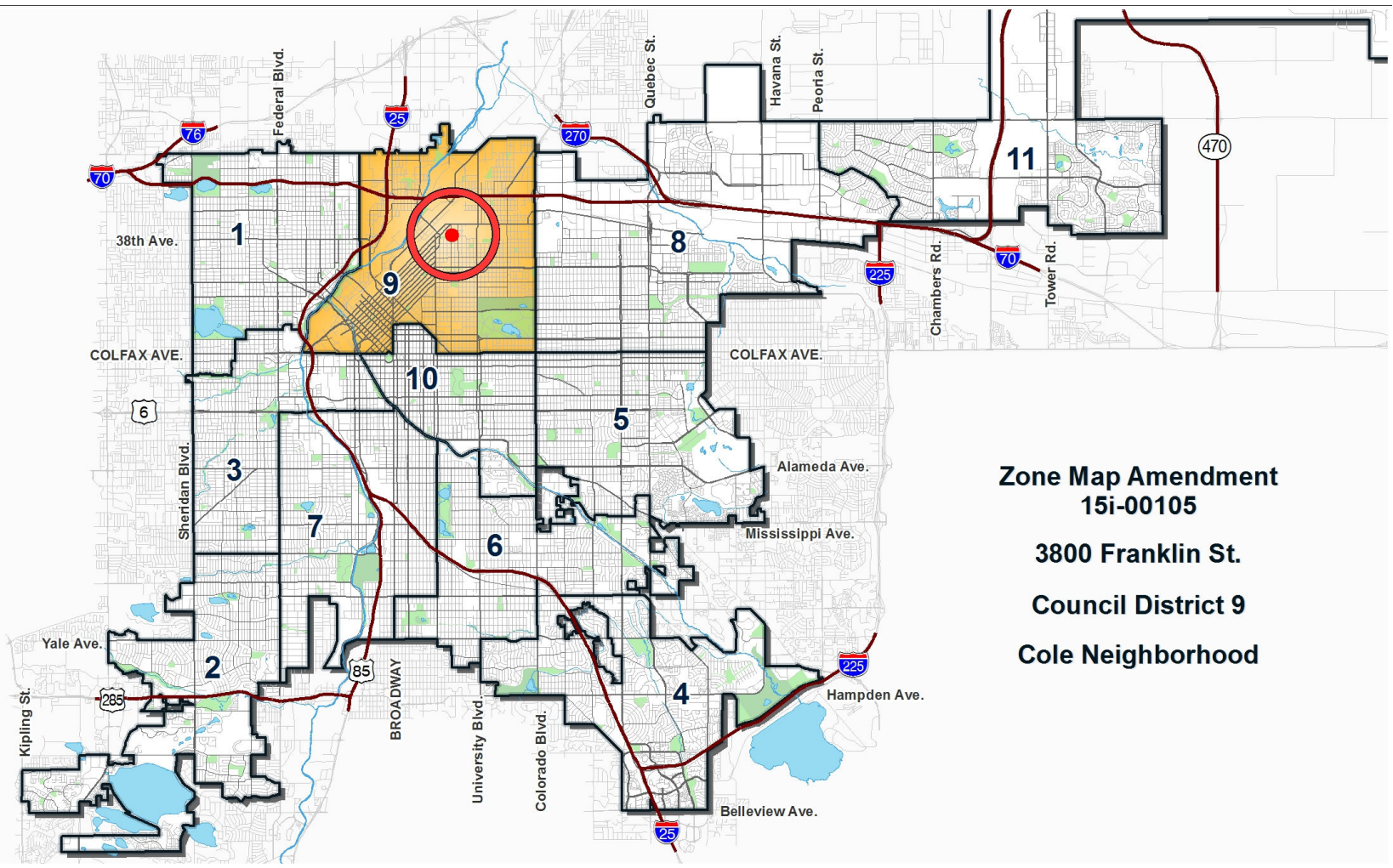
FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**

Denver City Council
Neighborhoods and Planning
Committee
May 25th, 2016



DENVER
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Location: North Denver, District 9



**Zone Map Amendment
15i-00105**

3800 Franklin St.

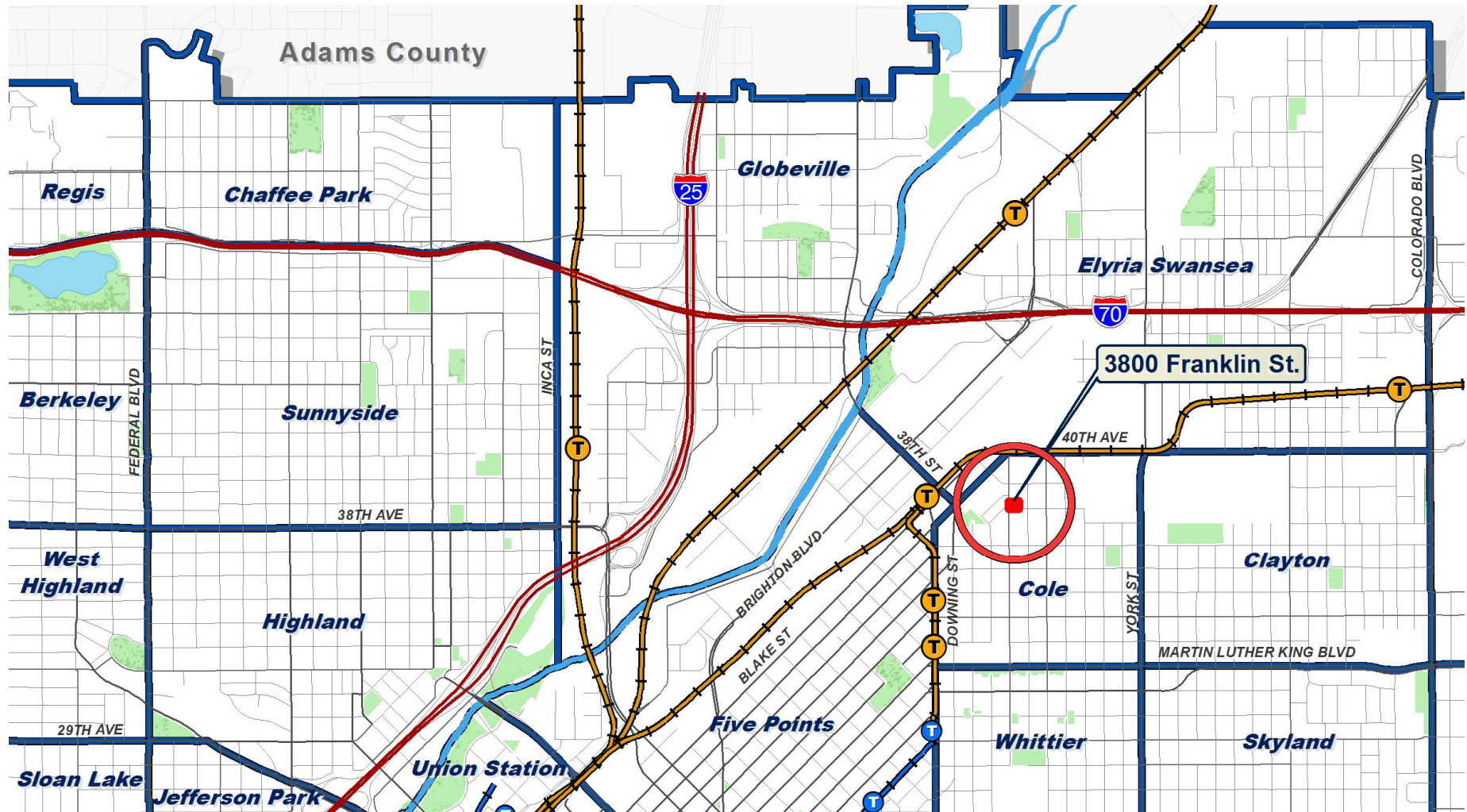
Council District 9

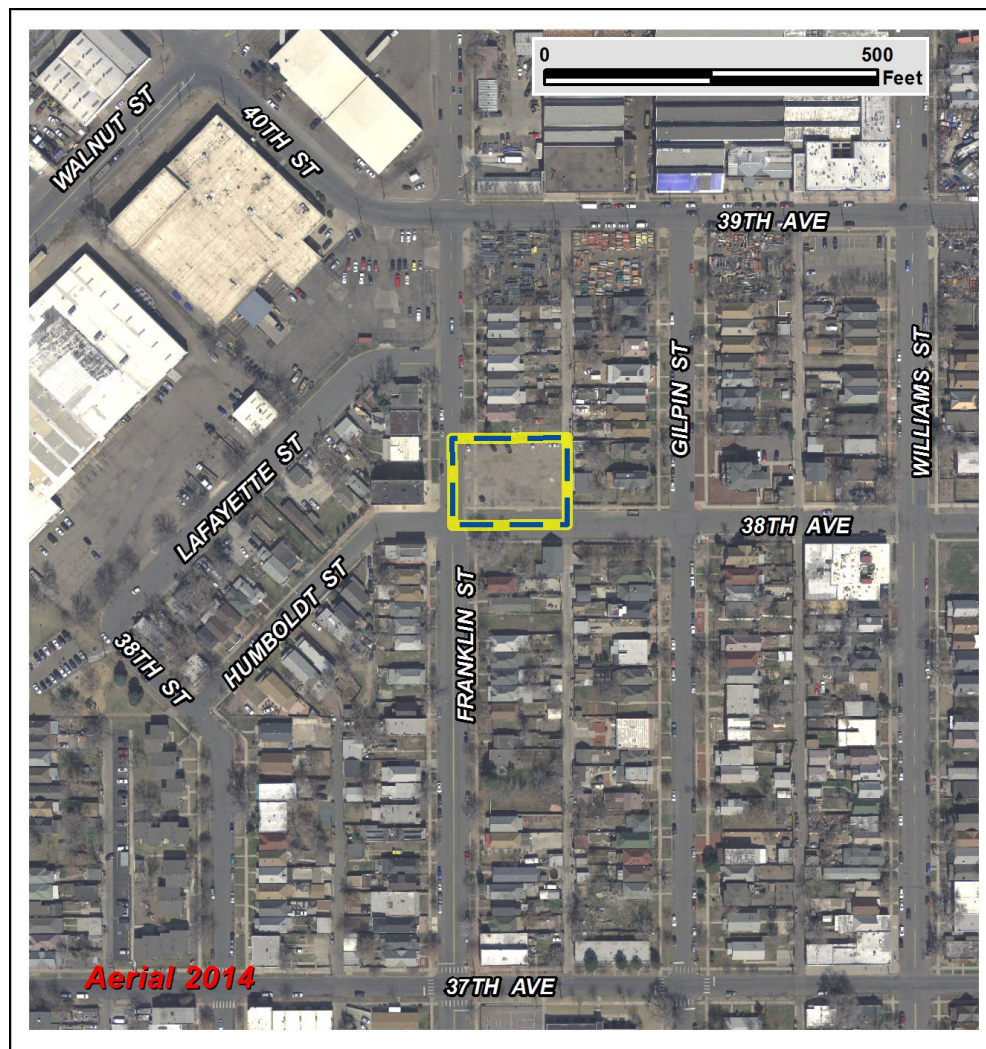
Cole Neighborhood



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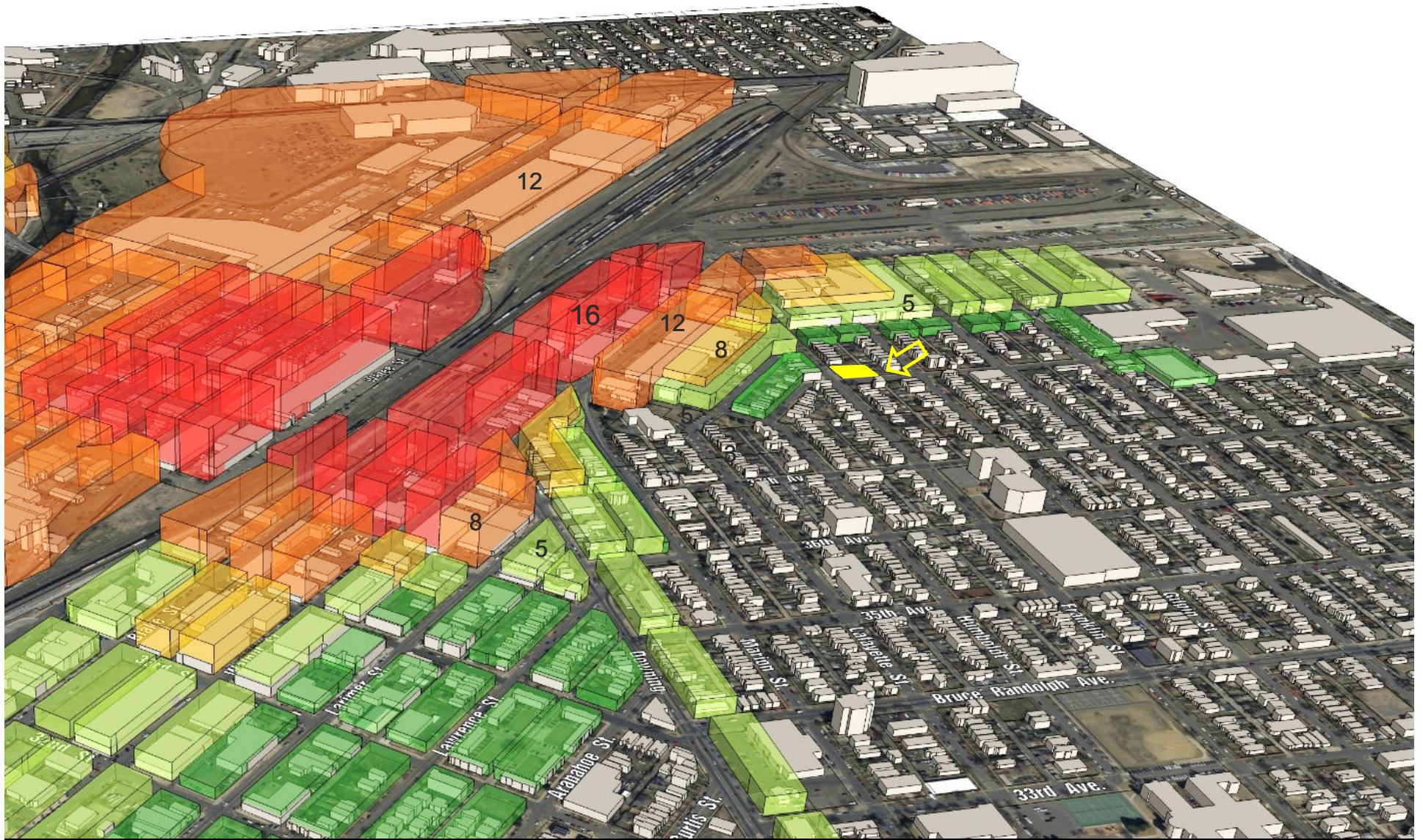
Location: Cole





- **Property:**
 - 12,500 s.f.
 - Owner Request:
Zoning to allow for residential / Row House infill development
 - **U-RH-2.5**

Planning Context: 38th & Blake Station Area



12. Current Condition at Franklin & 38th St.

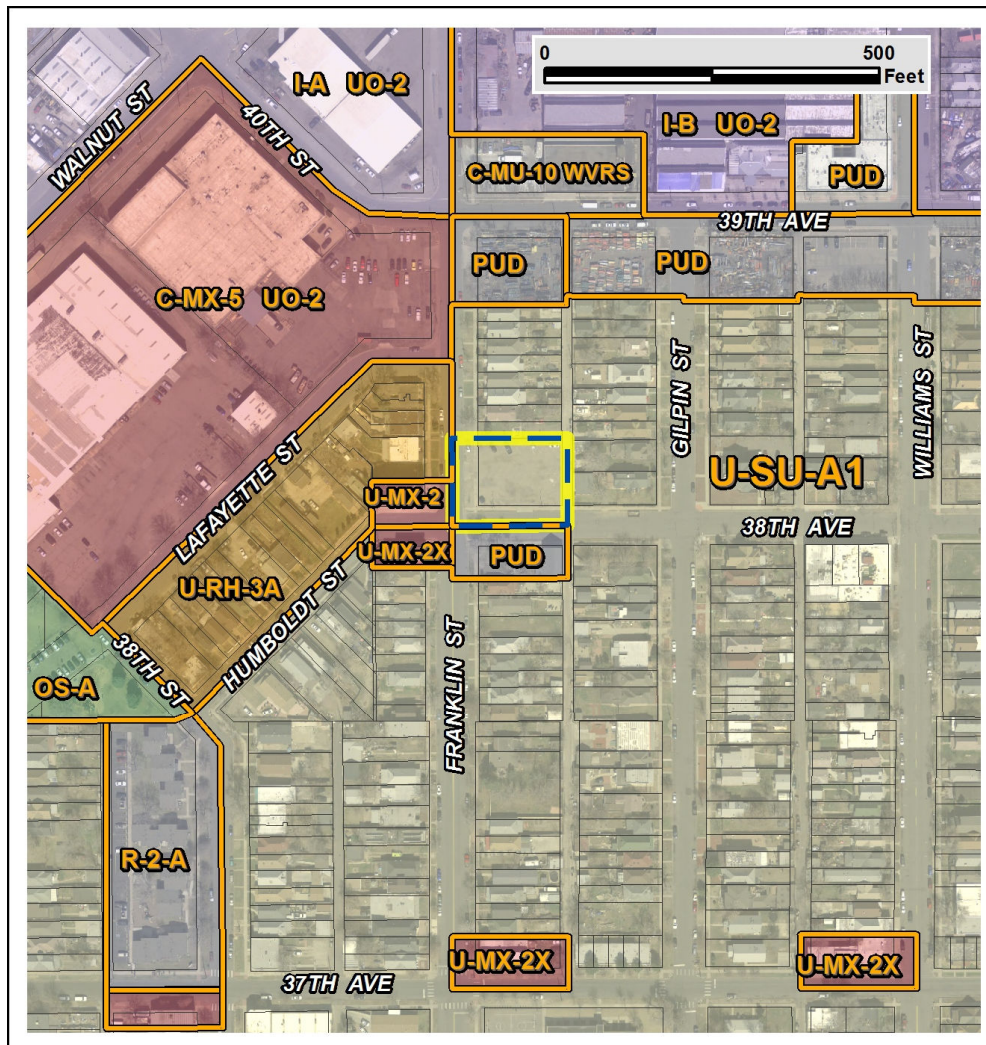


Draft Plan Height Amendments



Draft Plan Height Amendments



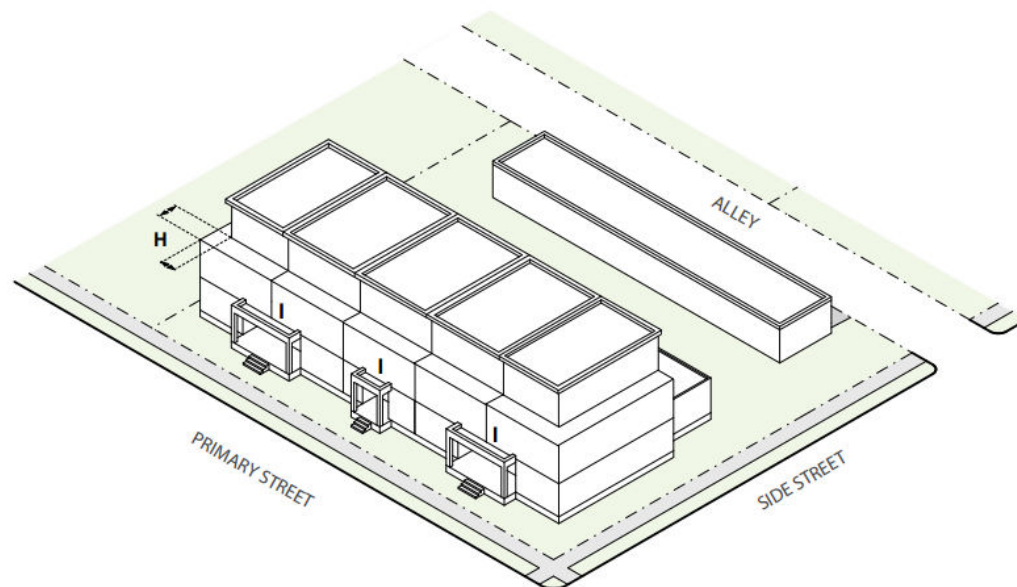


- Site:
 - U-SU-A1**
 - 3,000 s.f. minimum
 - Urban House & ADU

- Surrounding:
 - **U-MX-2**
 - **PUD 17 – (Live work / Artist’s studio)**
 - **U-RH-3A**

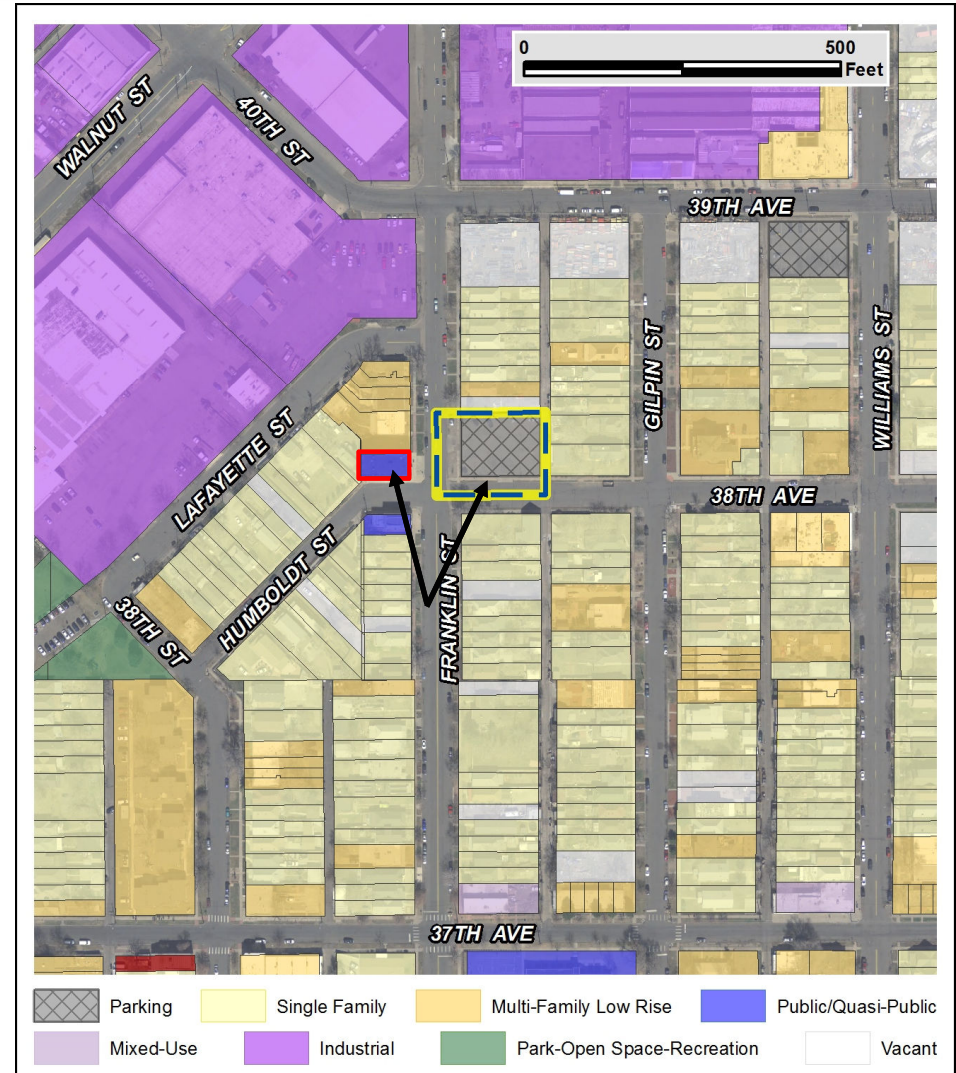
U-RH-2.5

- Promotes safe, active, pedestrian-scaled residential
- Reinforces desired residential patterns
 - Shallow front yard
 - Tapered building heights on sides
 - Rear 20% of lot limited to 1 story





- Single Family Residential
- Live/work
- Multi-Family
- Nonresidential



Existing Context – Building Form/Scale



	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	U-SU-A1	Vacant	N/A	The property lies at the corner of 38 th Ave. and Franklin St. where the N/S orthogonal grid pattern with traditional residential blocks meets the downtown street grid at Humboldt and Lafayette Streets. The parcels become larger in the commercial industrial area with a discontinuous street pattern.
North	U-SU-A1	Multi-family & Single Family Residential	1 ½ Stories	
South	PUD 17	Live / Work	1 ½ Stories	
East	U-SU-A1	Single Family Residential	1 ½ Stories	
West	U-MX-2, U-RH-3A	Commercial, Multi-family Duplex	1 to 2 Stories	



Rezoning Process

- Public Outreach
 - RNOs
 - Cole Neighborhood Association
 - Five Points Business District
 - United Community Action Network Inc.
 - Inter-Neighborhood Corporation (INC)
 - Denver Neighborhood Association, Inc.
 - **Applicant outreach**
 - 1 Letter of Opposition – Concern for too many units
 - 2 Letters of Support – Appropriate infill opportunity
- Written Notice of Receipt of Application (Dec 29th, 2015)
 - Written Notice / Signs Posted for 4/6 Planning Board Public Hearing (15 D)
 - 2 Residents spoke in support of rezoning application
 - Positive investment in the community
 - Appropriate scale and use at this location
 - Neighborhood and Planning Committee Meeting (10 BD)

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



Review Criteria: Consistency with Adopted Plans

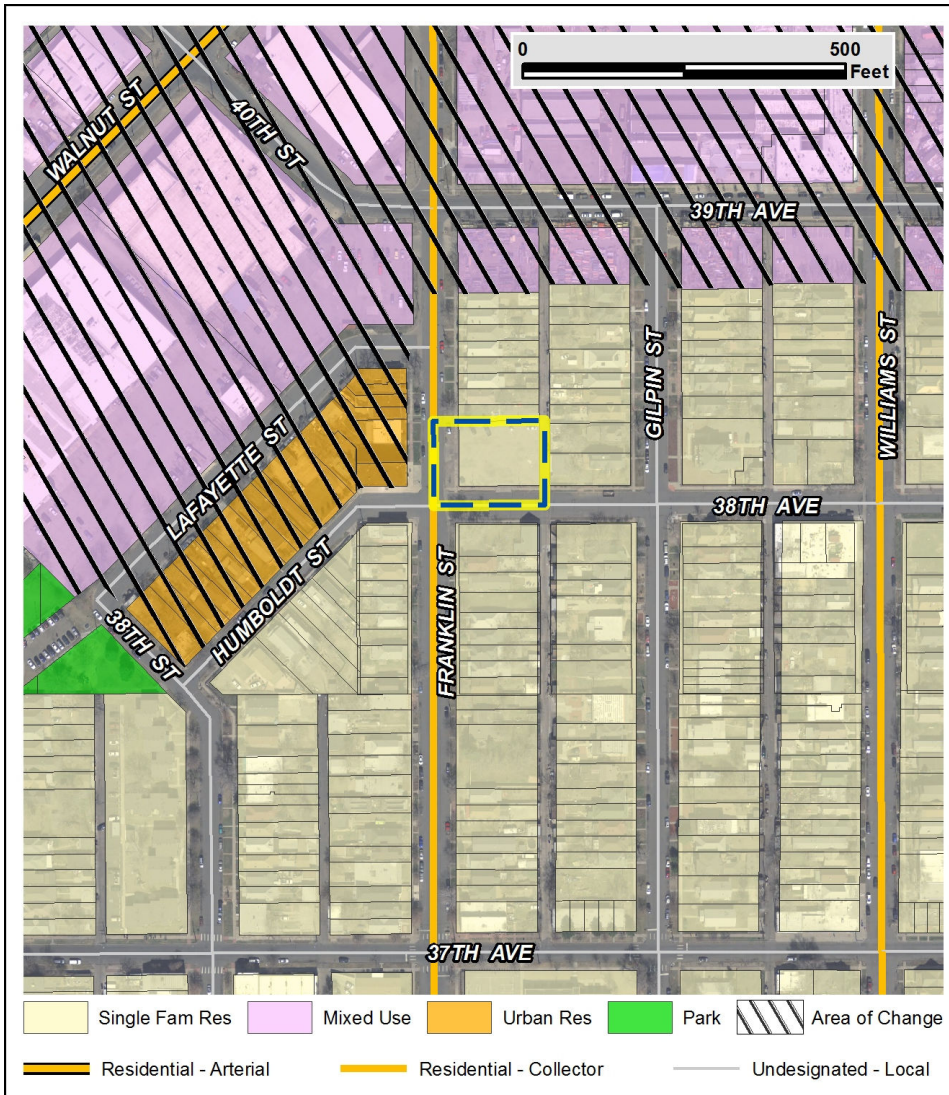
Comprehensive Plan 2000

- **2-F:** Infill development where services and infrastructure are already in place, creating more density near transit
- **3-B:** Quality infill development that is consistent with the character of the surrounding neighborhood
- **1-F:** Invest in neighborhoods for a range of housing types and prices.

Review Criteria: Consistency with Adopted Plans

Blueprint Denver (2002)

- Land Use Concept:
- **Single Family Residential**
 - **Residential Areas:**
 - Include a variety of housing types
 - **Single Family Residential**
 - Single family homes are predominant residential type

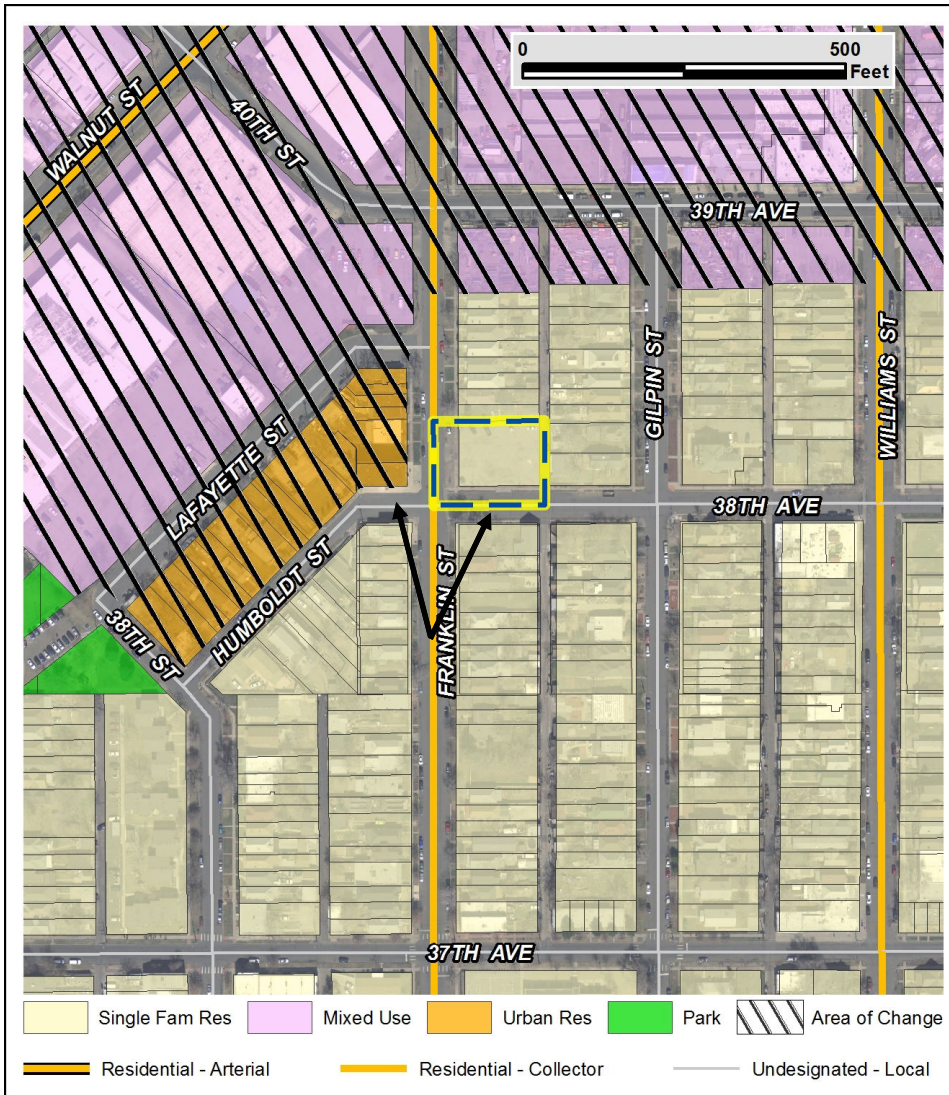


Review Criteria: Consistency with Adopted Plans

Blueprint Denver (2002)

– Area of Stability

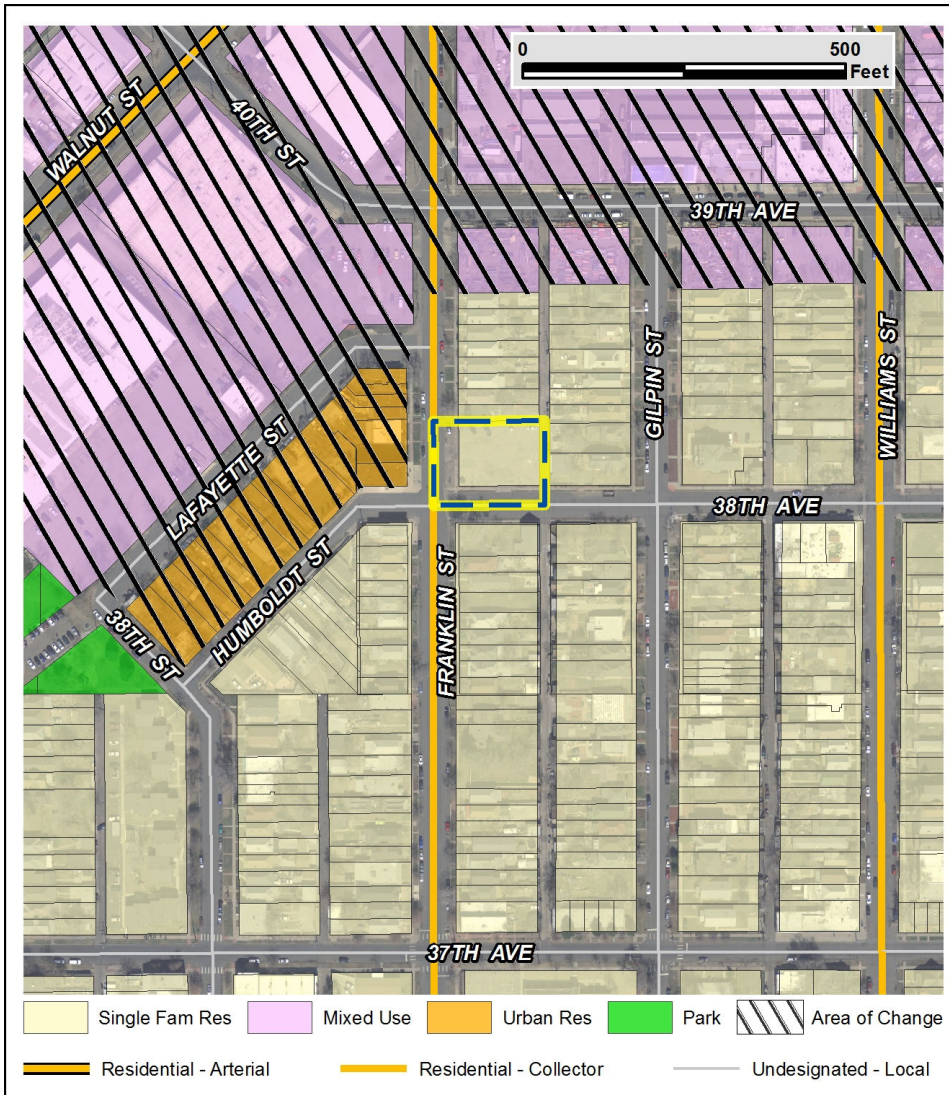
- Maintain area character while accommodating some new development



Review Criteria: Consistency with Adopted Plans

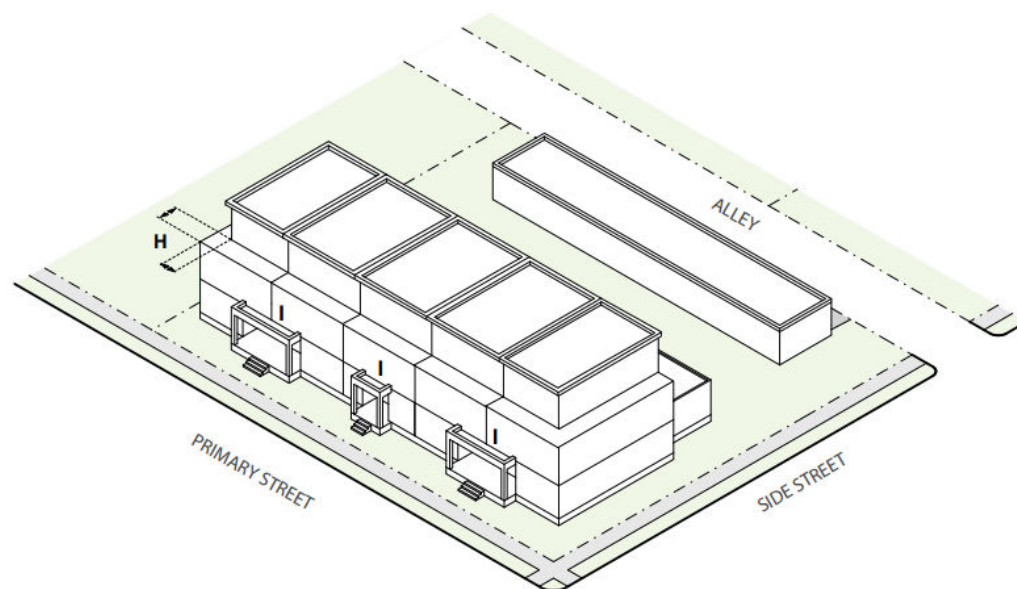
Blueprint Denver Street Classifications

- **Franklin Street: Residential Collector**
 - Connect neighborhoods
 - Balance between mobility and property access
 - Support auto, walking and cycling trips
- **38th Ave: Local Undesignated**
 - Provide access to individual homes and businesses



U-RH-2.5

- Promotes safe, active, pedestrian-scaled residential
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Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Uniformity of District Regulations

- **U-RH-2.5 would result in uniform application of 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



Justifying Circumstance

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
- Vacant property / former surface parking area
- Recent updates to commercial building to the west, new commercial office uses
- 38th & Blake commuter rail station opens April 28th, 2016

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

- **Urban Neighborhood Context:**
 - Primarily residential, range of smaller scale uses
 - Street / block grid pattern supports pedestrian and vehicle mobility
 - Presence of alleys

- **U-RH-2.5 (Urban Neighborhood – Row House– 2.5 Story Max)**
 - Promotes safe & active residential uses
 - Reinforce desired neighborhood character
 - Pedestrian scale and orientation

CPD Finding: All review criteria have been met

Recommendation: Approval

Planning Board recommendation: **Approval** (10-
0)

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