



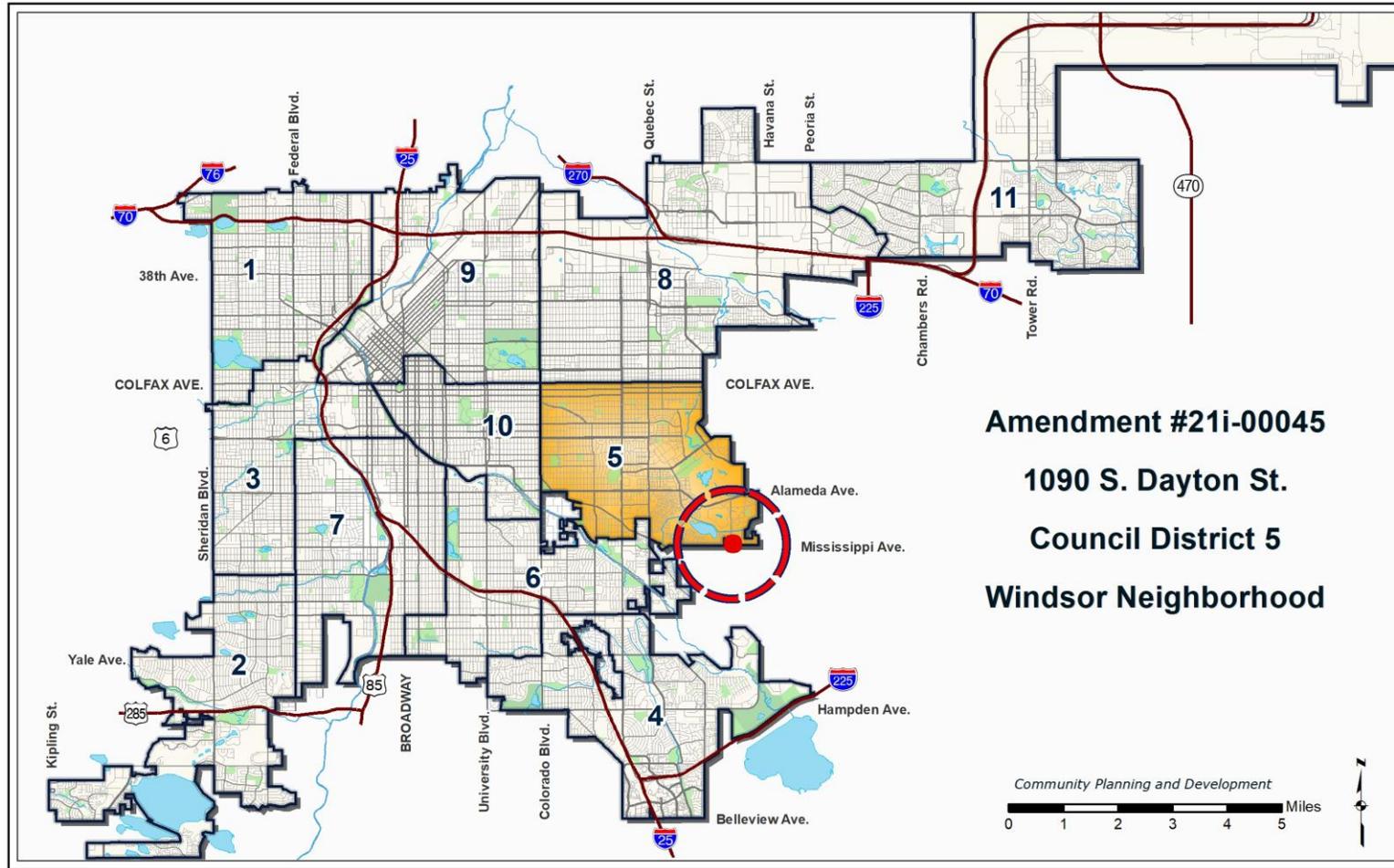
1090 S Dayton St.

2021I-00045

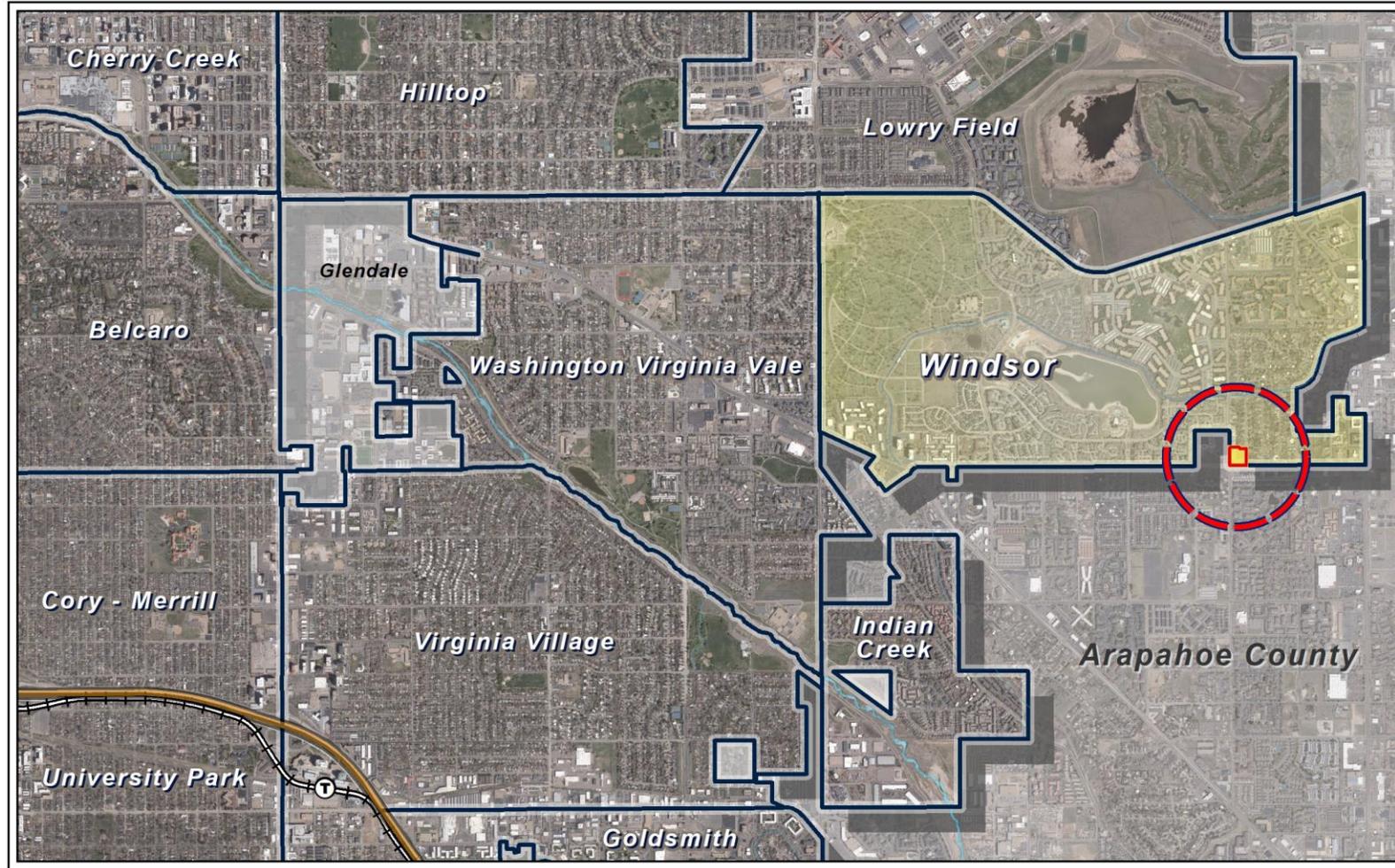
Request: S-SU-I to OS-B

City Council: 11/8/2021

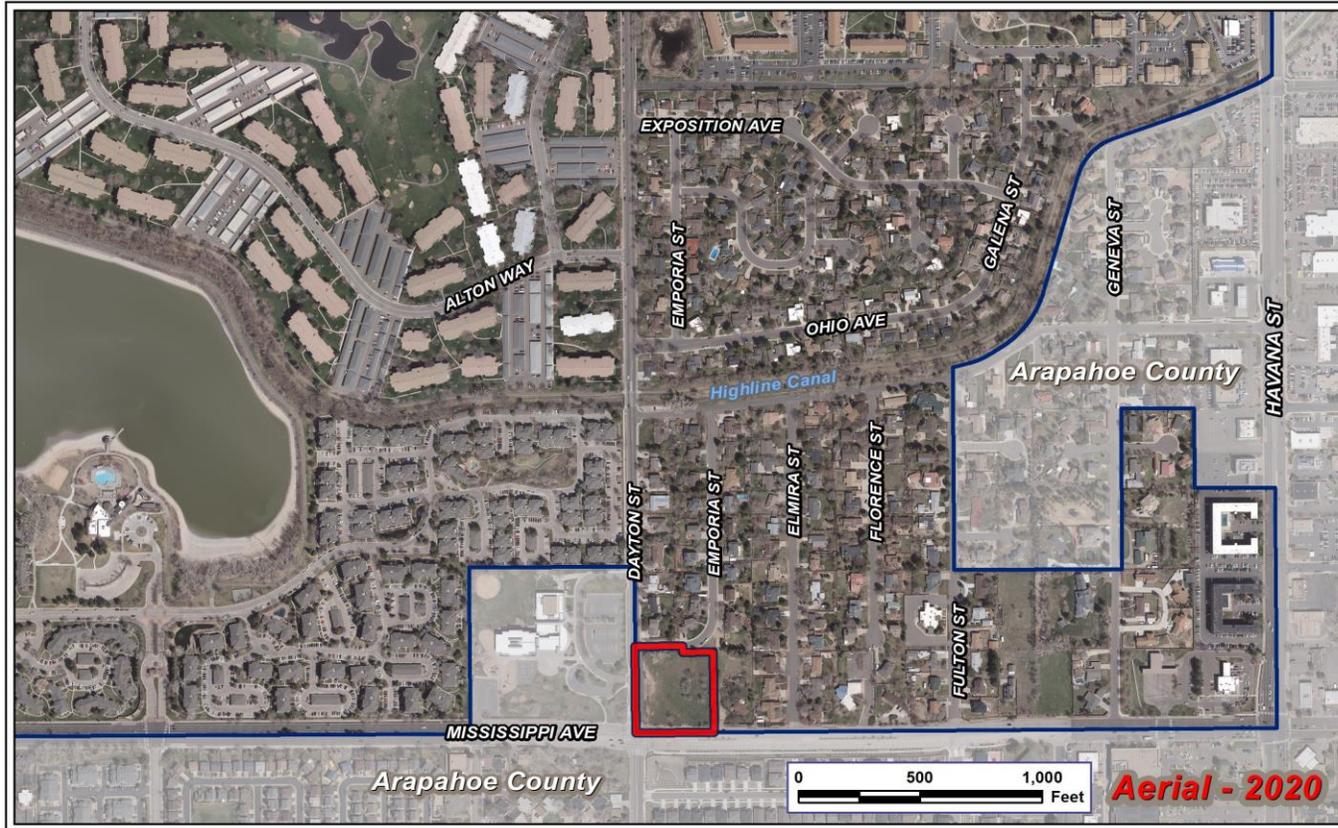
Council District 5: Amanda Sawyer



Windsor Neighborhood

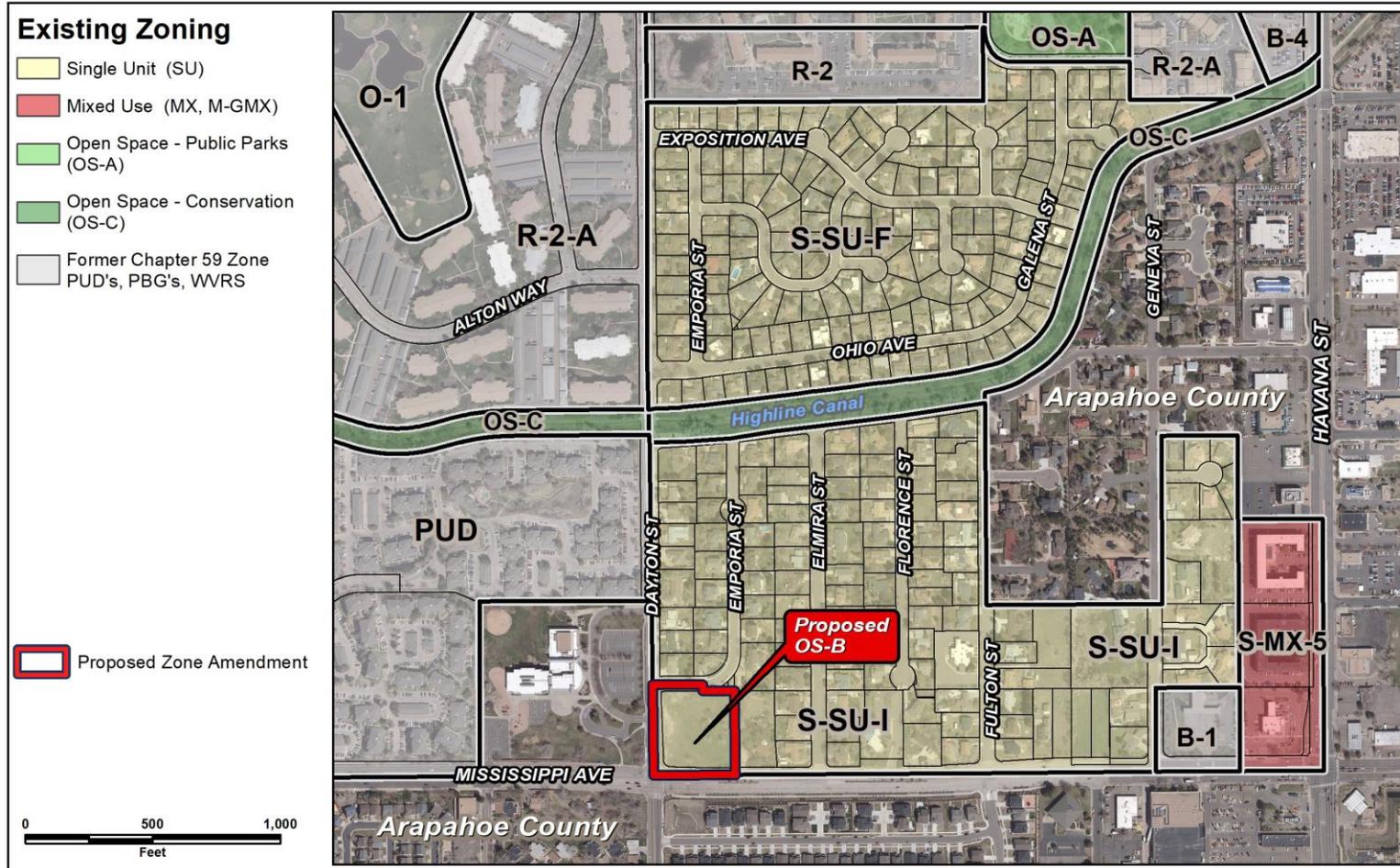


Request: OS-B



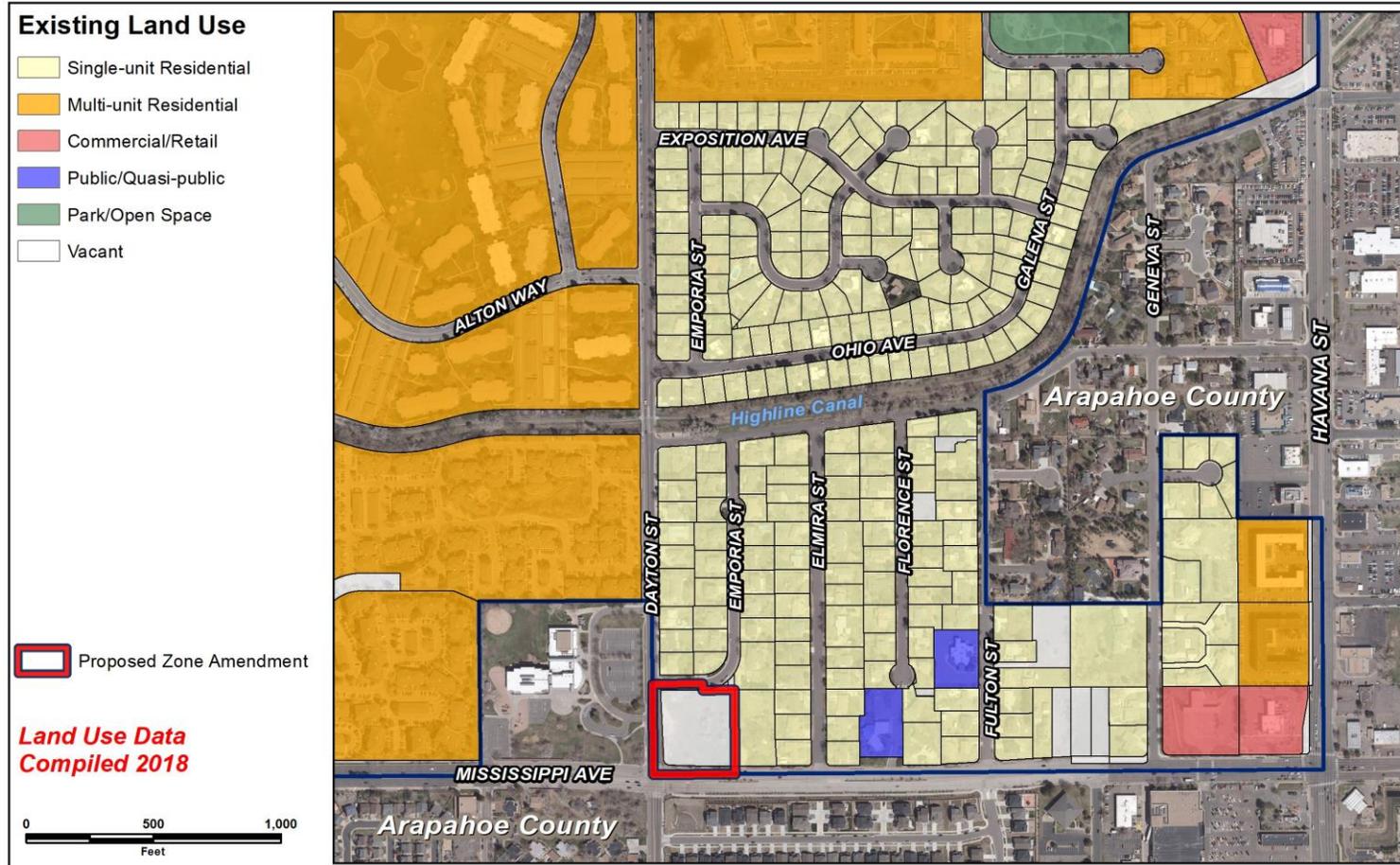
- **Location**
 - Approx. 84,100 square feet or 1.93 acres
 - Vacant
- **Proposal**
 - Rezoning from S-SU-I to OS-B
 - Allows park and open space uses not owned or operated by the City
 - General building form
 - Max. height 3 stories/40 feet

Existing Zoning



- **Current Zoning: S-SU-I**
 - Allows Suburban House building form
 - Max. building height 3 stories /30-35 feet
 - Min. lot size of 12,000ft²

Existing Land Use

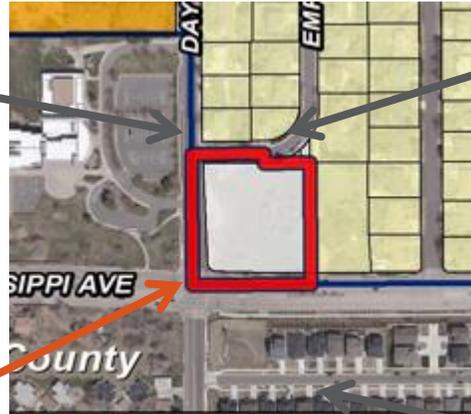


Land Use: Vacant

Surrounding Land Uses:

- Single-unit residential
- Public/quasi public

Existing Building Form/Scale



Subject Property



Process

- Informational Notice: 7/1/2021
- Planning Board Notice: 8/17/2021
- Planning Board Public Hearing: 9/1/2021
 - 1 speaker in opposition
 - Planning Board voted 7-0 to recommend approval
- LUTI Committee: 9/14/2021
- City Council Public Hearing: 11/8/2021

Public Comment

- 14 letters of opposition
- Statement of opposition signed by 69 residents of the Rangeview neighborhood
- Mediation was offered but never pursued
- Successful protest petition

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)*

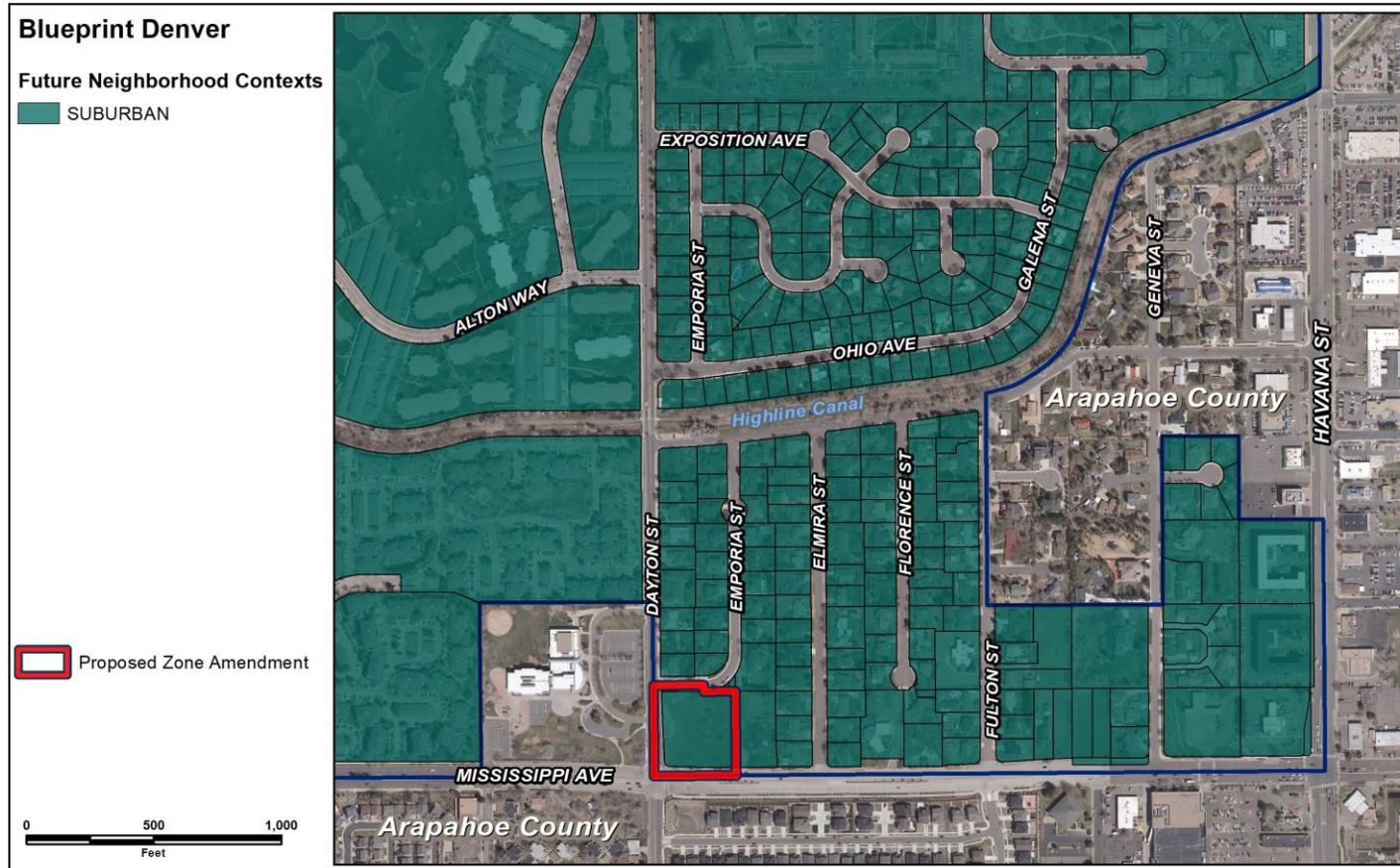
2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

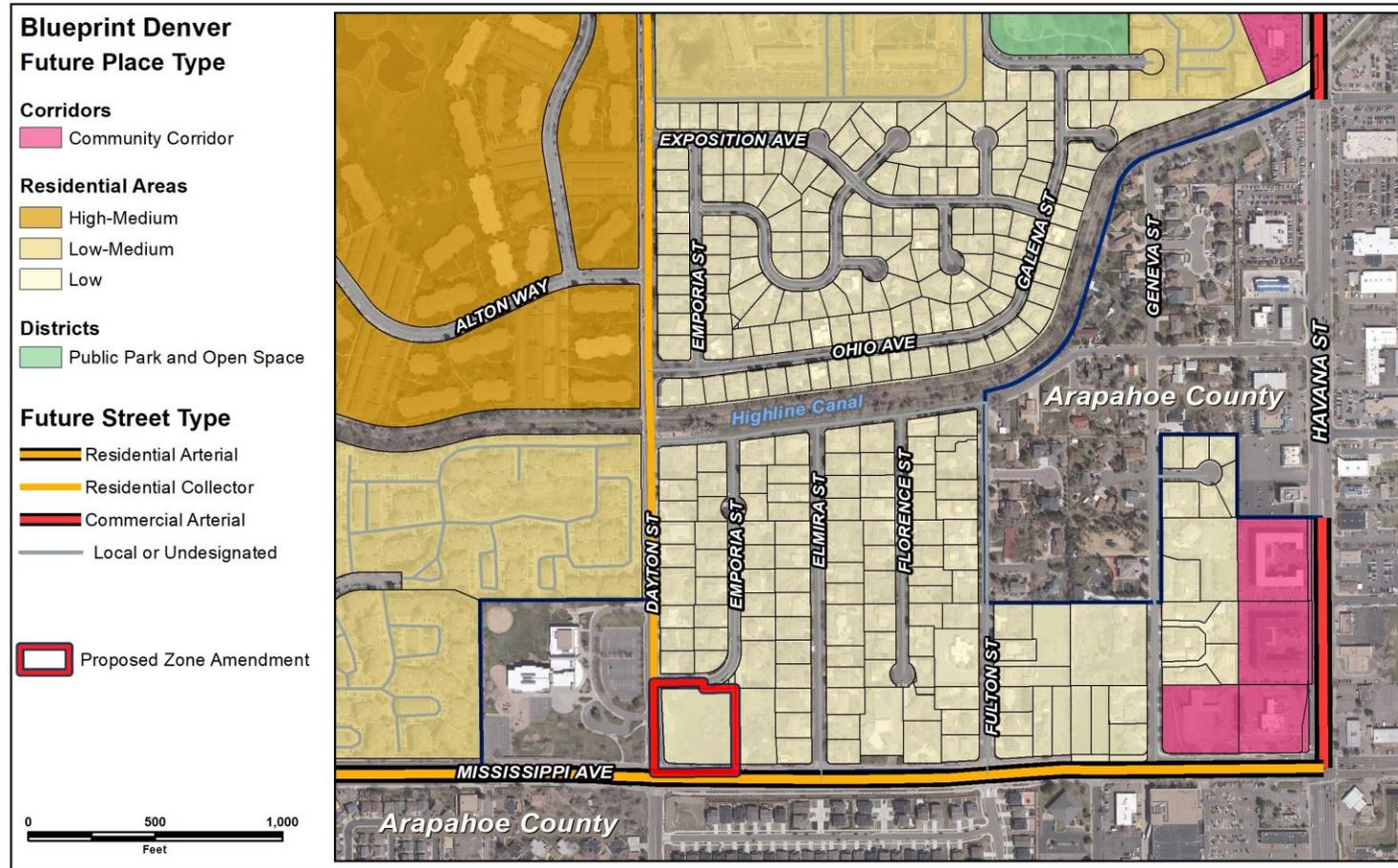
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Consistency with Adopted Plans: Blueprint Denver 2019



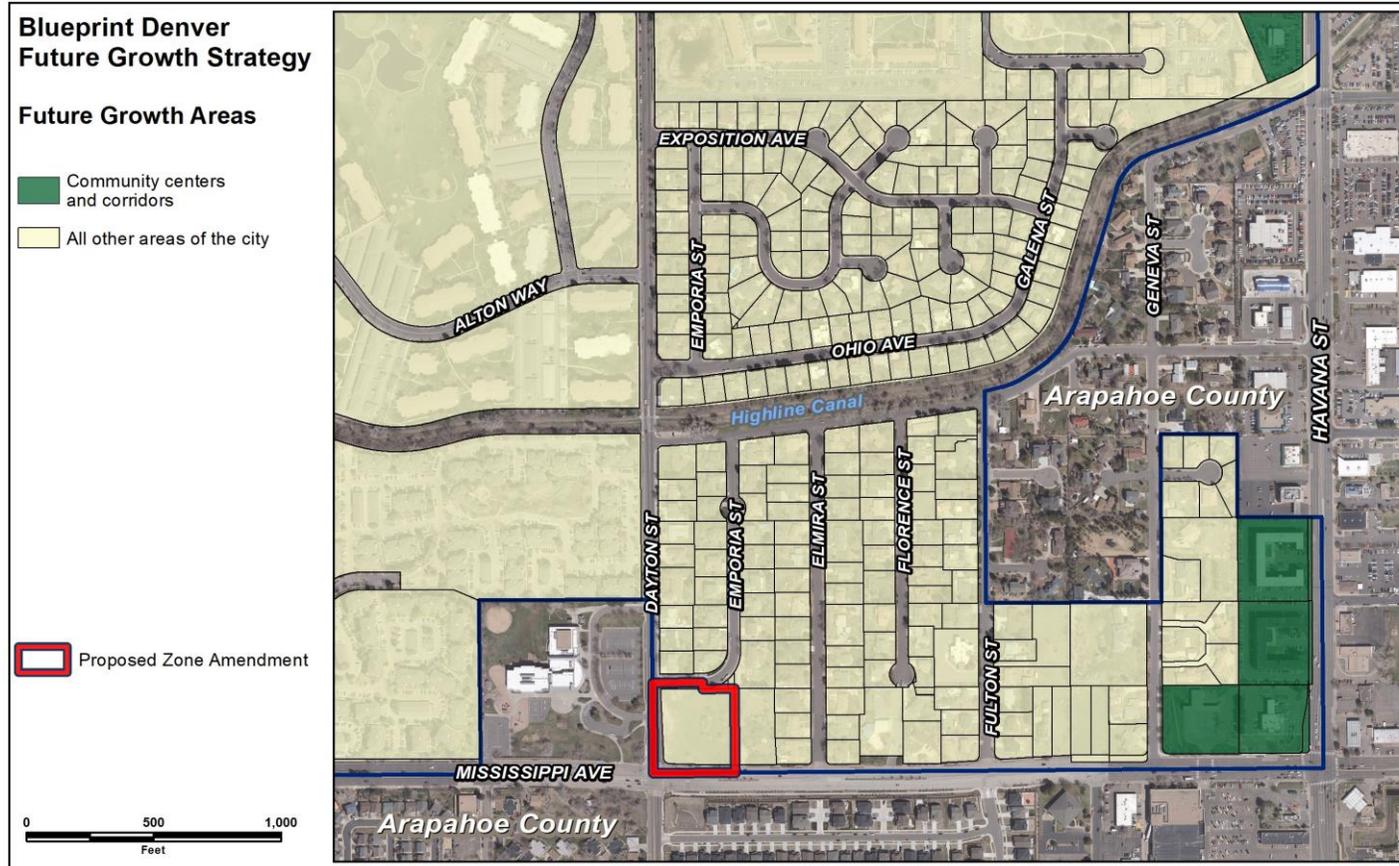
- Suburban (S-) Neighborhood Context
 - Range of uses
 - Block patterns are generally irregular with curvilinear streets
 - Parks and open spaces are important and necessary elements in all neighborhood contexts

Consistency with Adopted Plans: Blueprint Denver 2019



- **Low Residential**
 - Predominantly single-unit uses on larger lots
 - Limited mixed-use along some arterial and collector streets
- **Future Street Type**
 - Mississippi Ave: Residential Arterial
 - Dayton St: Residential Collector
 - Emporia St: Local

Consistency with Adopted Plans: Blueprint Denver



- Growth Areas Strategy:
All other areas of the city
 - 10% jobs by 2040
 - 20% housing by 2040

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

- Enables more recreational opportunities
- Allows more households to live within a half mile of outdoor space for physical activity, which promotes health in the built environment

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:
 - New infill development in Denver and surrounding communities
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
 - Open Space Context consists of all forms of public and private parks.
 - OS-B is intended to protect and promote open space and parks not otherwise owned, operated or leased by the City, and generally intended for active or passive recreation uses.

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