



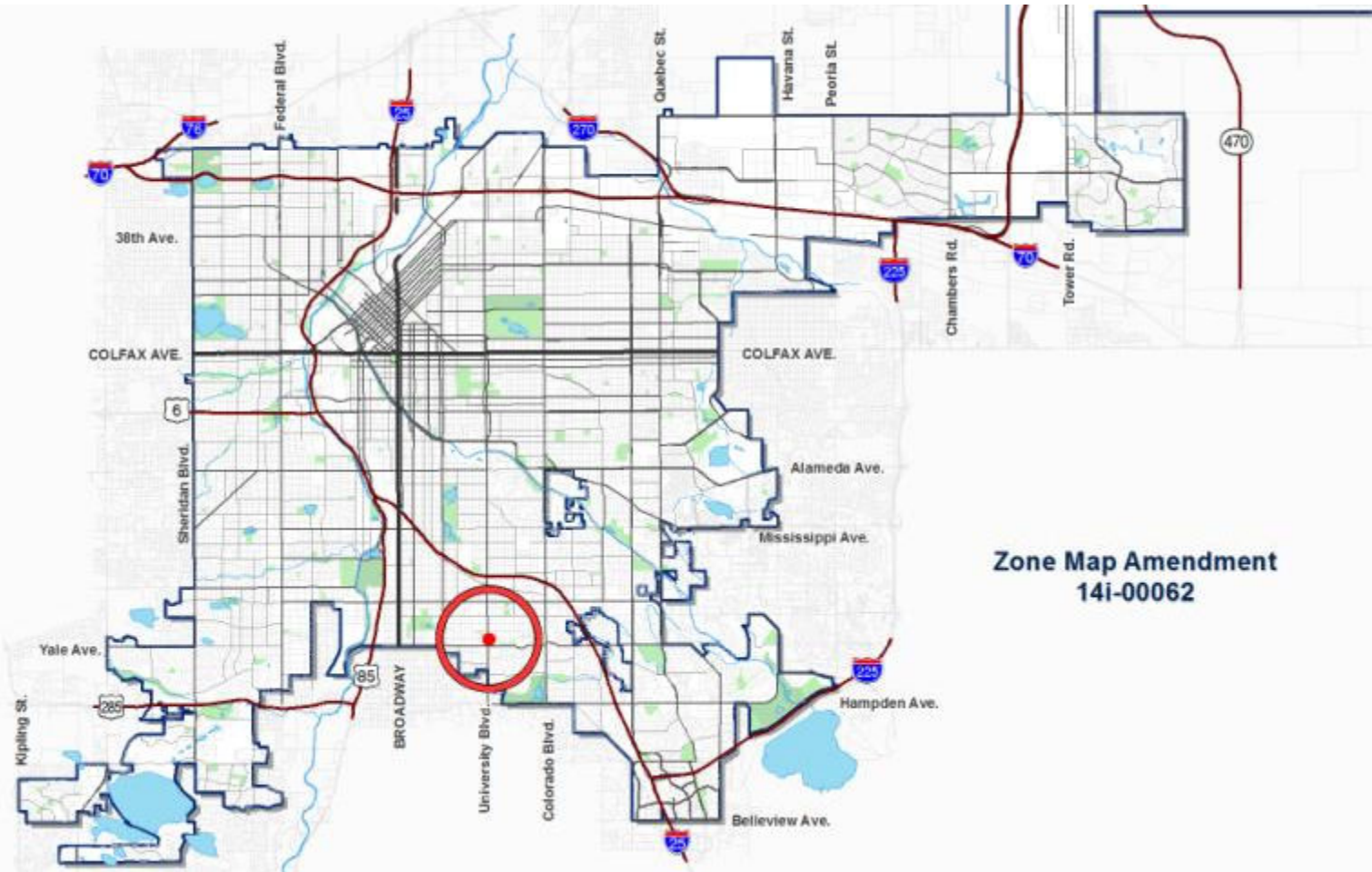
DENVER
THE MILE HIGH CITY

2600 S University Blvd

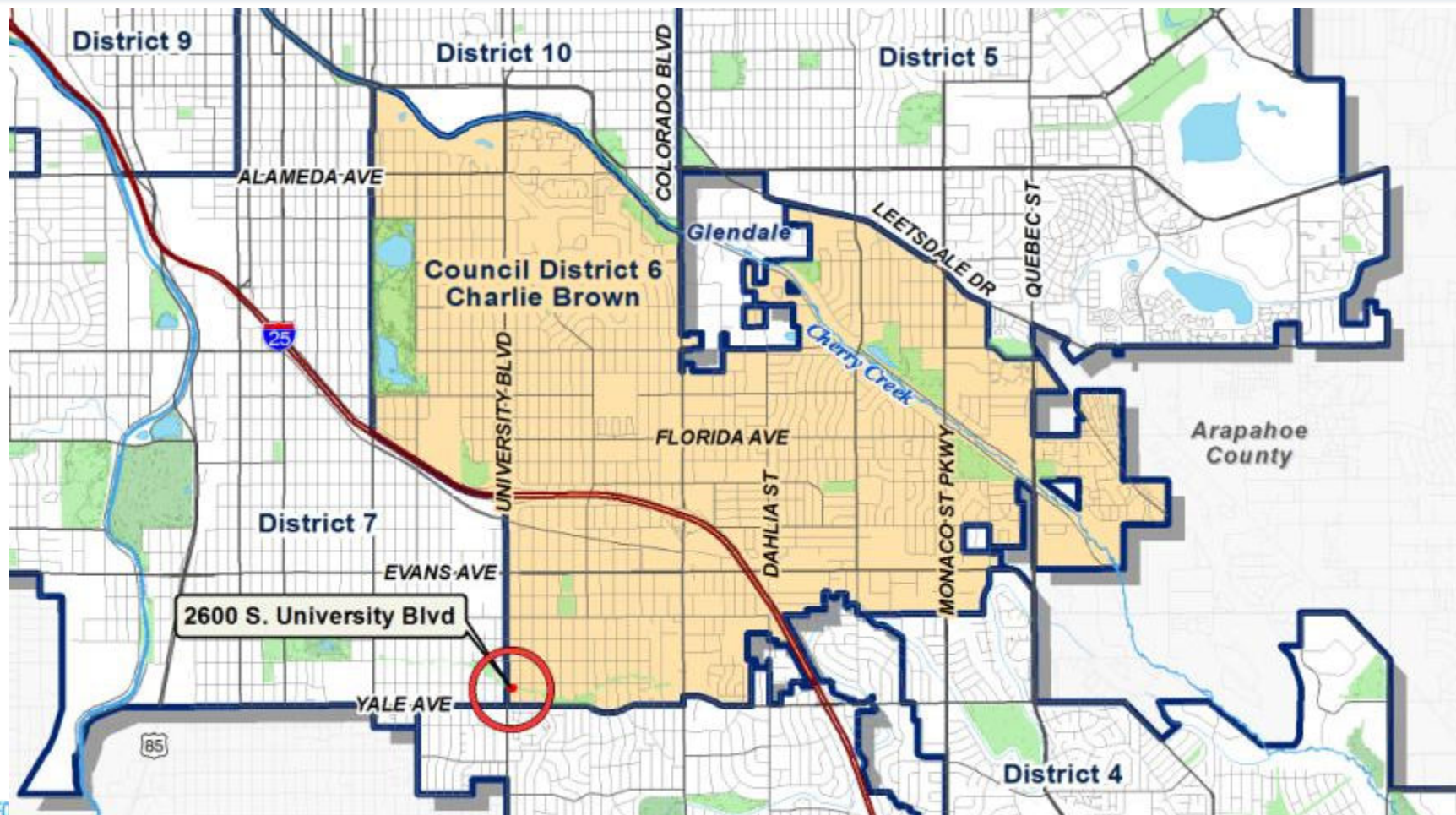
OS-A to G-MU-5

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

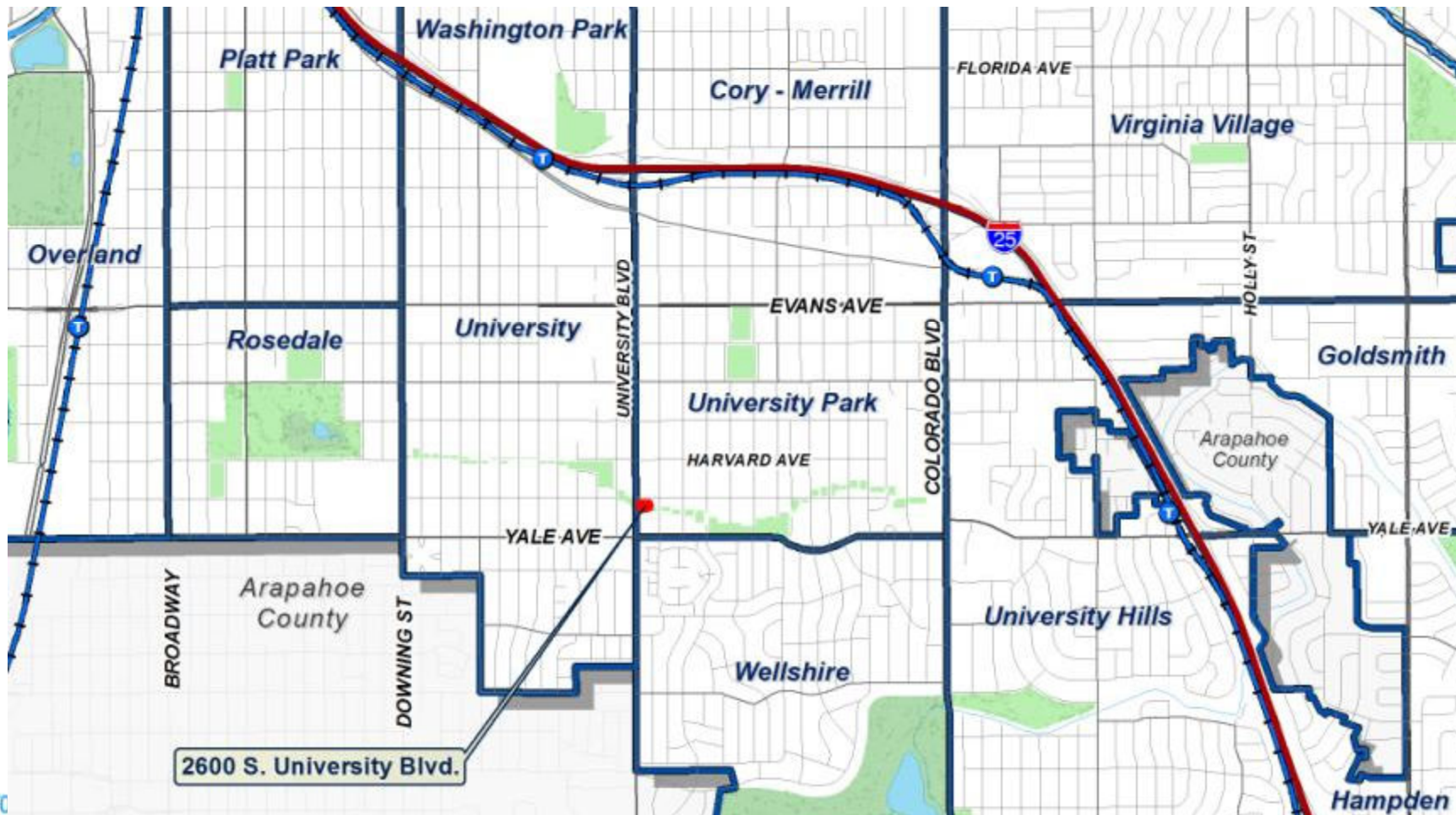
2600 S University Blvd OS-A to G-MU-5



**Zone Map Amendment
14i-00062**



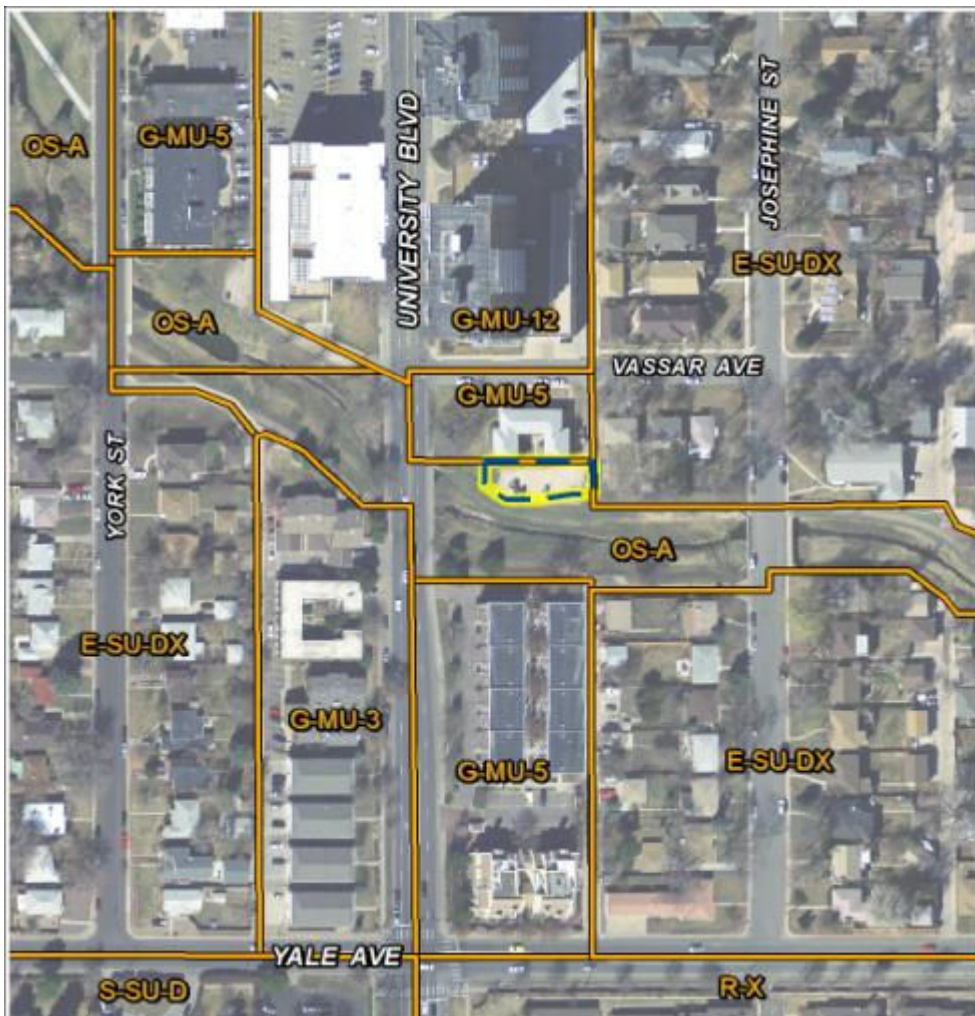
University Park Neighborhood





- Intersection of University Blvd and Vassar Ave
- Adjacent to Harvard Gulch

- Prior zoned R-2
- Used as parking for neighboring MF housing since ~1960's
- Sold to current land owner by the City in 2006
- Incorrectly rezoned to OS-A (city owned and operated open space) in 2010 due to a mistake of fact



- Property:
 - 3,879 sq ft
 - Vacant
 - Surface parking
- Property Owner:
 - Property owner requesting rezoning to bring parcel into conformance with adjacent parcel
- Rezone from OS-A to G-MU-5
- Manager of CPD is Applicant

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

Request: G-MU-5

General Urban Neighborhood Context – Multi Unit – 5 stories max. ht.

Urban Neighborhood Context
Section 6.1 Districts

Article 6. General Urban Neighborhood Context
Chapter 6.2. Neighborhood Context Guidelines

DIVISION 6.1 NEIGHBORHOOD CONTEXT DESCRIPTION



SECTION 6.1.1 GENERAL CHARACTER
The General Urban Neighborhood Context is characterized by multi-unit residential uses in a variety of building forms. Single-unit and two-unit residential uses are also found in a mix of residential forms. Low-scale commercial uses are permitted within residential areas. Commercial uses occur in a variety of building forms along local and residential arterial streets. Commercial uses are primarily located along major arterial and main streets but may be located at or between intersections of local streets.

SECTION 6.1.2 STREET, BLOCK AND ACCESS PATTERNS
The General Urban Neighborhood Context consists of a regular pattern of block shapes surrounded by an orthogonal street grid. Orthogonal streets provide a regular pattern of pedestrian and bicycle connections through the context and there is a consistent presence of alleys. Block sizes and shapes are consistent and include detached sidewalks, tree lawns, street and surface parking, and landscaping in the front setback.

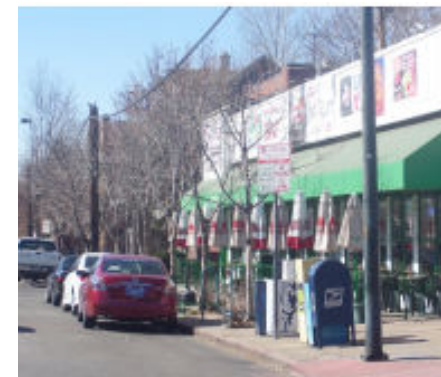
SECTION 6.1.3 BUILDING PLACEMENT AND LOCATION
Residential buildings typically have consistent setbacks to maintain street setbacks, shoulder side setbacks and consistent orientation. Commercial buildings typically have consistent orientations and setback from setbacks with parking at the rear and/or side of the building.

SECTION 6.1.4 BUILDING HEIGHT
The General Urban Neighborhood Context is characterized by moderate to high residential buildings and low to moderate commercial and mixed use structures in appropriate locations or patterns to show urban character. Lower scale structures are typically found in areas transitioning to a less dense urban neighborhood.

SECTION 6.1.5 MOBILITY
There is a balance of pedestrian, bicycle and vehicle travel with greater access to the multi-modal transportation system.

DENVER ZONING CODE
June 25, 2019 (Repealed April 1, 2024)

161-2



- Zoning
- Land Use
- Building Form/Scale

Existing Context – Zoning



- G-MU-12,5,3
- E-SU-DX
- OS-A

Existing Context – Land Use



- Multi-family Low Rise
- Primarily residential
 - High-rise
 - Mid-rise
 - Low-rise
 - Single Family
 - Open space

Existing Context – Building Form/Scale



- Planning Board
 - Recommended approval 9-0
- Neighborhoods and Planning Committee
- City Council
- Public Outreach
 - RNOs
 - University Neighbors; University Park Community Council; Inter-Neighborhood Cooperation; Denver Neighborhood Assoc;
 - Public notification

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

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation Plan
- University Park Plan (2005)

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

- **Environmental Sustainability Strategy 2-F** – *Conserve land by promoting infill development with Denver at sites where services and infrastructure are already in place; designing mixed use communities and reducing sprawl so that residents can **live, work and play** within their own neighborhoods.*
- **Land Use Strategy 1-B** – *Ensure that the Citywide Land Use and Transportation Plan reinforces the cities character by building on a legacy of **high-quality urban design** and stable, attractive neighborhoods; encouraging preservation of historic buildings, districts and landscapes; and maintaining the integrity of the street grid, parks, parkways, and open space system.*
- **Land Use Objective 2** - *Clarify and update Denver’s Zoning Ordinance and related ordinances, regulations and procedures to be **consistent with the goals and objectives of Denver’s Citywide Land Use and Transportation Plan.***

Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Land Use Concept:
 - Park
 - Parks and natural open space
 - Neighboring areas are classified as Single Family Residential
 - Single family homes are the predominant housing type, the plan does not preclude higher density housing being present in these areas, especially along Residential Arterial streets.
 - Area of Stability
 - to maintain the character of these areas yet accommodate some new development and redevelopment to prevent stagnation

Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Future Street Classification:
 - University Blvd
 - Residential Arterial
 - maintain through capacity
 - longer distance trips
 - Vassar Ave—
Undesignated Local

- University Park Plan (2008)
 - **Urban Design & Land Use Goals (p. 60)**
 - Goal 1: Development Patterns – Urban Design Districts
 - Establish distinct urban design districts that prescribe the pattern of existing and future development, as well as contribute to an evolving sense of place within the University Park study area.
 - Goal 1.3 Main Street
 - Typical scale: 2-5 stories (up to 8-10 stories in transit rich activity centers or nodes)
 - Create healthy neighborhood edges and encourage dense, compact and transit supportive growth

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
 - CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver: A Land Use and Transportation Plan, and University Park 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

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 existing zoning of the land was based on a mistake of fact” CPD finds this criterion is met due to the data used during the 2010 city-wide rezoning incorrectly identified this parcel as city owned and maintained open space
1. 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
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
 - General Urban context is primarily characterized by multi-unit residential uses in a variety of building forms. The proposed rezoning to G-MU-5 brings the incorrectly zoned parcel into alignment with the surrounding neighborhood context.
 - CPD finds this criterion is met the based on the plan recommendations for this area and existing and desired character

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