



1409-71 N Julian St and 3315-3317 W 14th Avenue

Application Request: G-RH-3 to G-MU-5

Application Date: 09/08/2023

Presented by: Matthew Bossler,
Senior City Planner – Urban Design

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: rezone from G-RH-3 to G-MU-5



- Property:
 - 59,021 sf
 - Multi-unit Res.
 - Two-unit Res.
- Rezone from G-RH-3 to G-MU-5
- Planning potential redevelopment of the site for market-rate housing (with EHA req.s for 10% affordable)

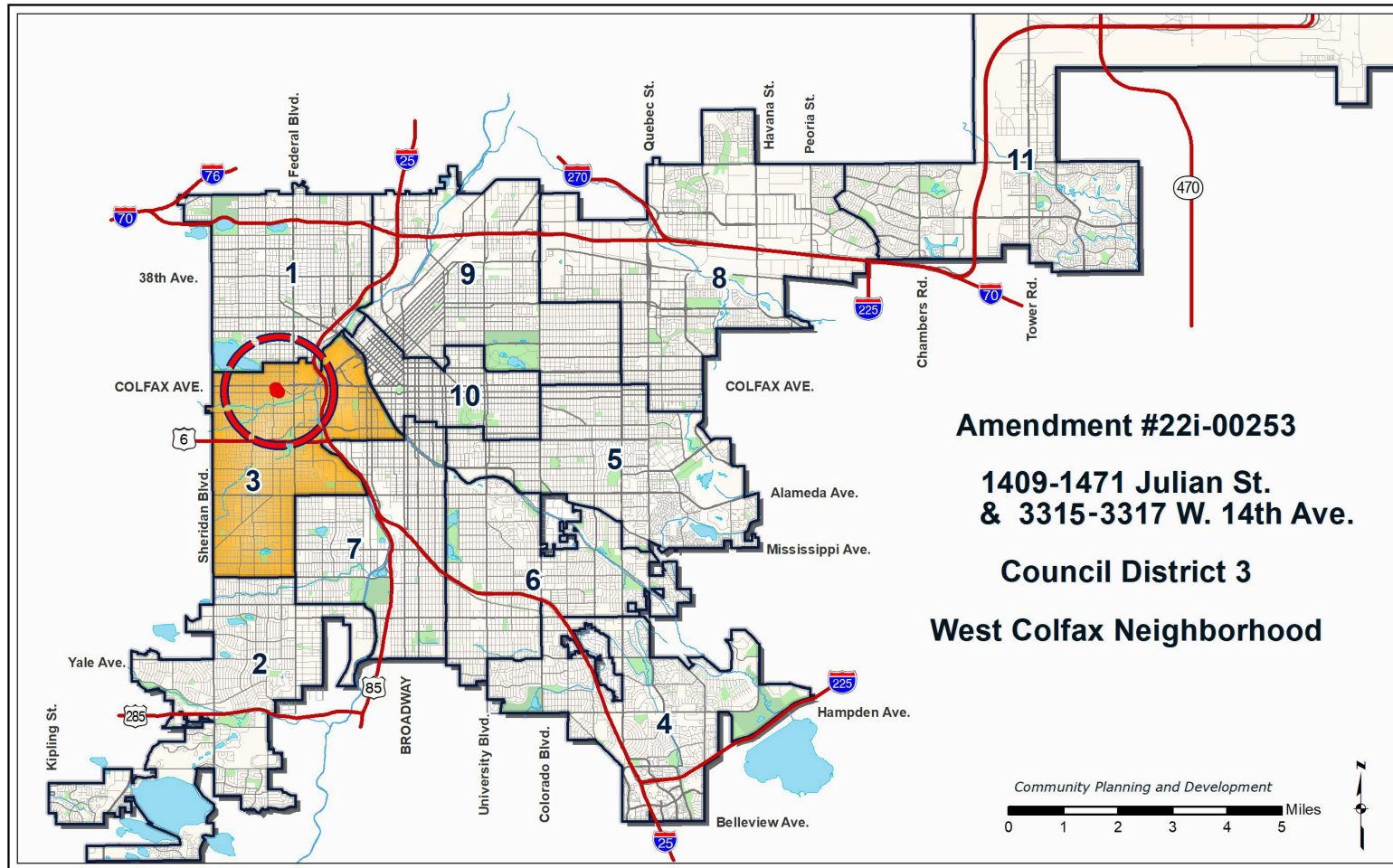
Reminder: Approval of a rezoning is not approval of a proposed specific development project

Presentation Agenda

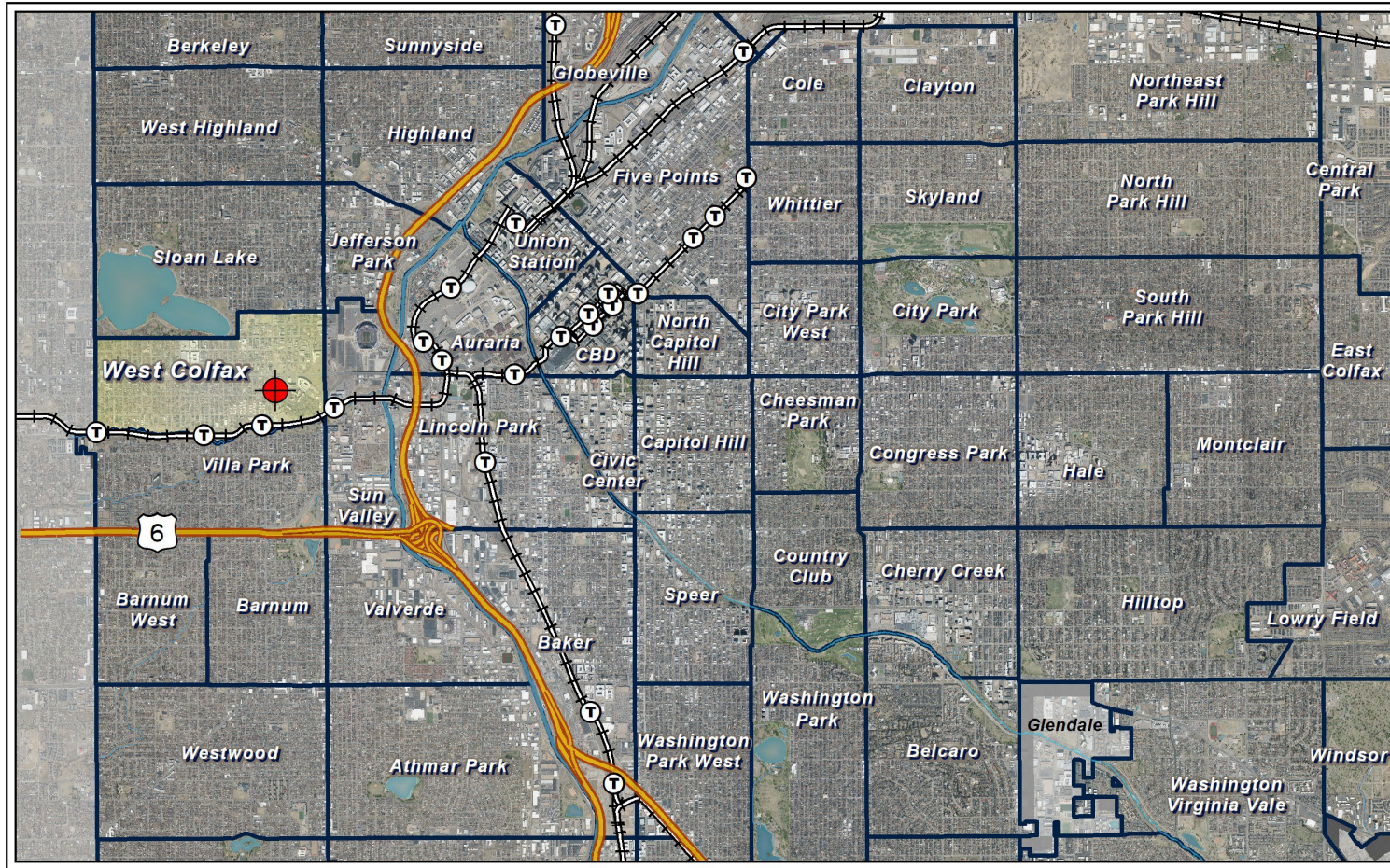
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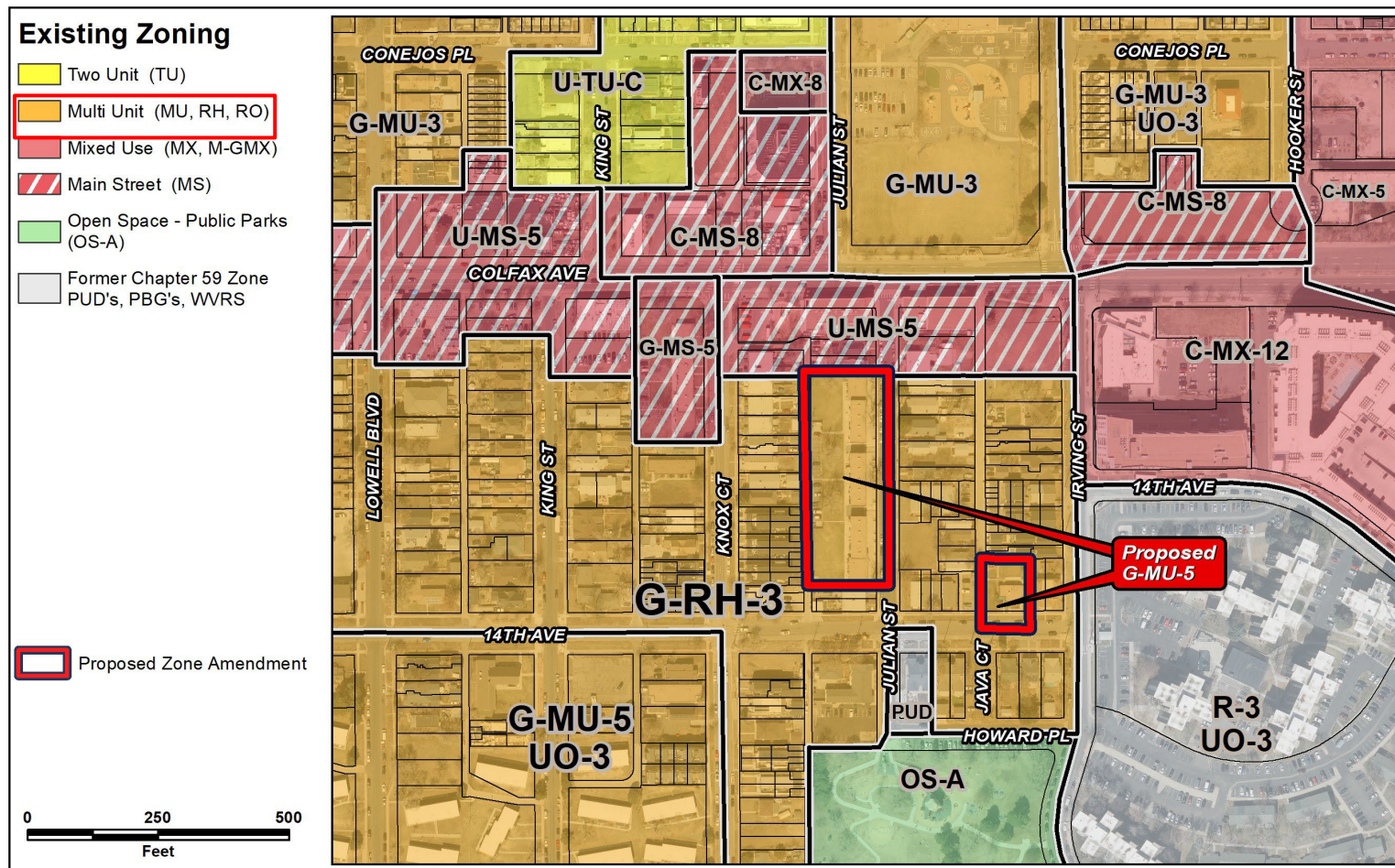
Council District 3 – Councilmember Torres



Statistical Neighborhood – West Colfax

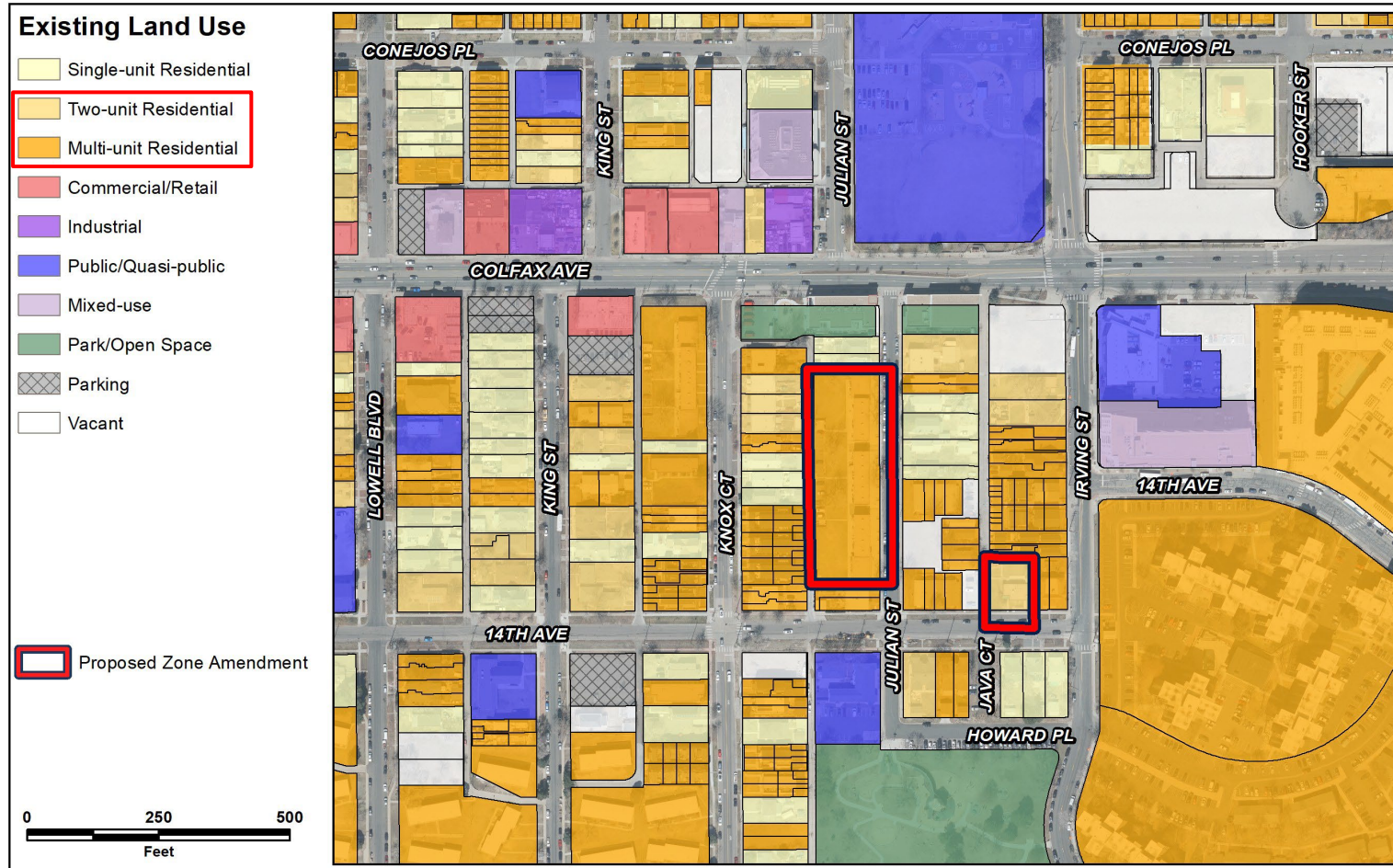


Existing Context: Zoning – G-RH-3



- General Urban – Rowhouse – 3
- Adjacent to:
 - G-RH-3
 - U-MS-5
- Also nearby:
 - C-MX-12

Existing Context: Multi-Unit / Two-unit



- Multi-Unit and Two-Unit Residential
- Adjacent to:
 - Single-, Two-, and Multi-Unit Res.
- Also nearby:
 - Industrial - Misc Recreation
 - Public/Quasi-public
 - Mixed-use
 - Vacant

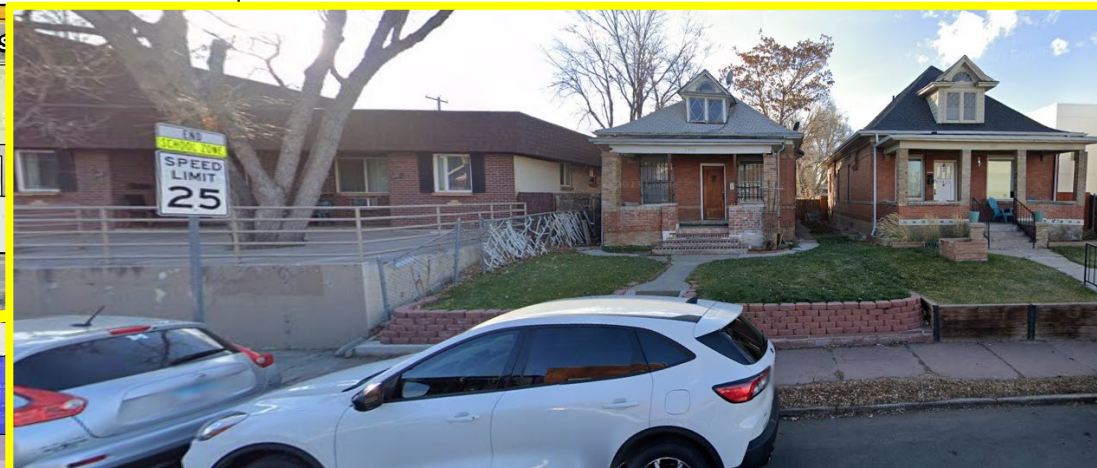
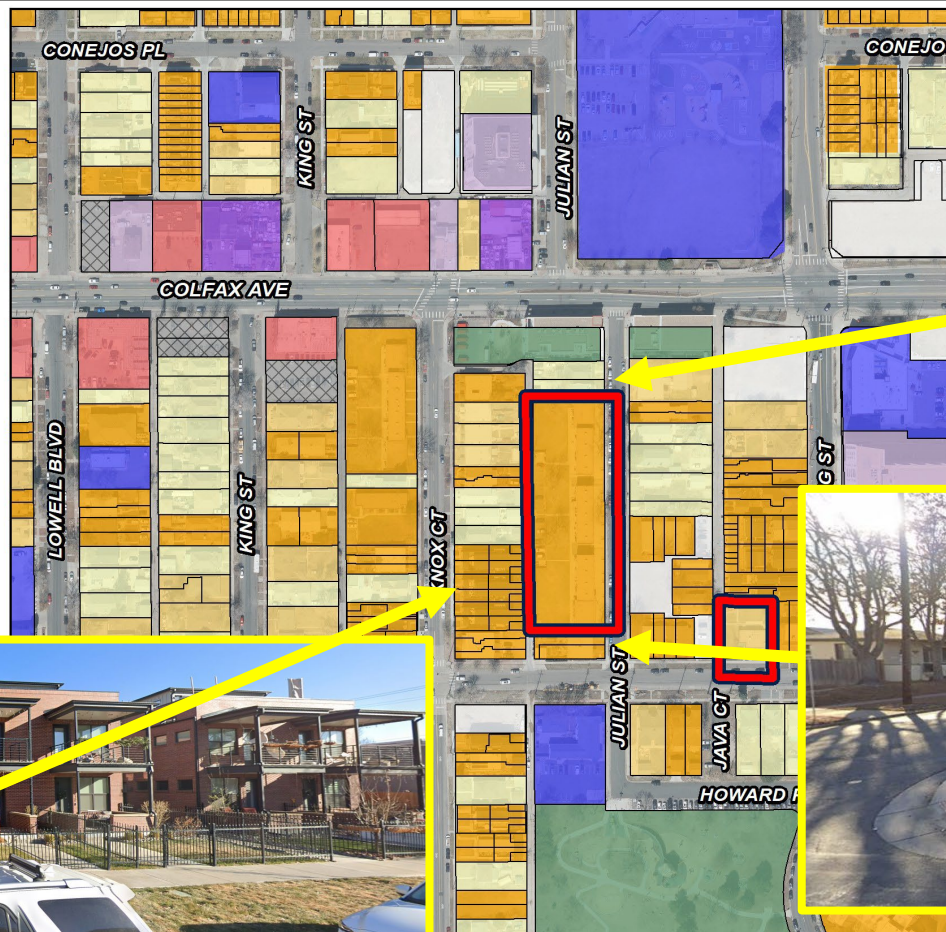
Existing Context: Building Form / Scale



Existing Context: Building Form / Scale

Existing Land Use

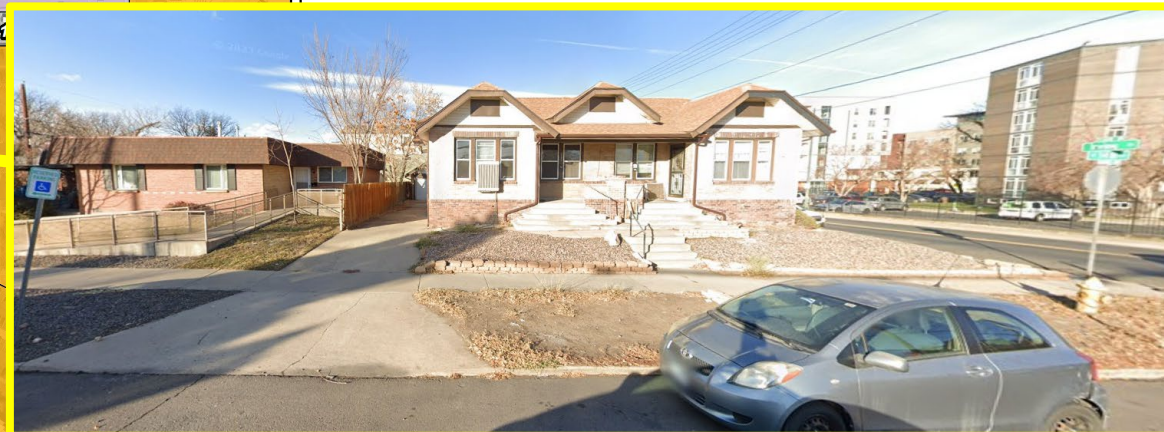
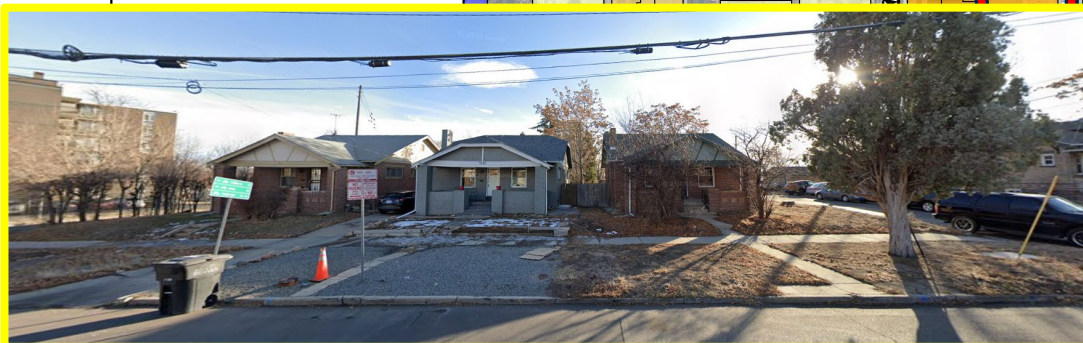
- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Industrial
- Public/Quasi-public
- Mixed-use
- Park/Open Space
- Parking
- Vacant



Existing Context: Building Form / Scale

Existing Land Use

- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Industrial
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- Mixed-use
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- Vacant



Agenda

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Process

- Informational Notice: 10/17/23
- Planning Board Notice: 02/06/24
- Planning Board Public Hearing: 02/21/24 – unanimous support
- LUTI Committee: 03/19/24
- City Council Public Hearing: 04/29/24

Public Comments

- **Four (4) letters of support received:**
 - Two (2) from residents of same address on 1400 block of N. Julian St.
 - One (1) from Founder/Executive Director of Confluence Ministries (W Colfax faith-based non-profit and community center)
 - One (1) from Sloans Lake Citizens Group (RNO)
- **Four (4) letters of opposition received:**
 - Three (3) from neighbors on 1400 block of N. Knox Ct.
 - One (1) from neighbor on 1300 block of N. Knox Ct.

Presentation Agenda

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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 2040*
- *Blueprint Denver*
- *West Area Plan*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

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Comprehensive Plan 2040

- Equitable, Affordable and Inclusive Goal 1 Strategy A
“Increase development of housing units close to transit and mixed-use developments” (p. 28)
- Equitable, Affordable and Inclusive Goal 2 Strategy A
“Create a greater mix of housing options in every neighborhood for all individuals and families” (p. 28)
- Strong and Authentic Neighborhoods Goal 1, Strategy B
“Ensure neighborhoods offer a mix of housing types and services for a diverse population” (p. 34).
- Environmentally Resilient Goal 8, Strategy A
“Promote infill development where infrastructure and services are already in place” (p. 54).



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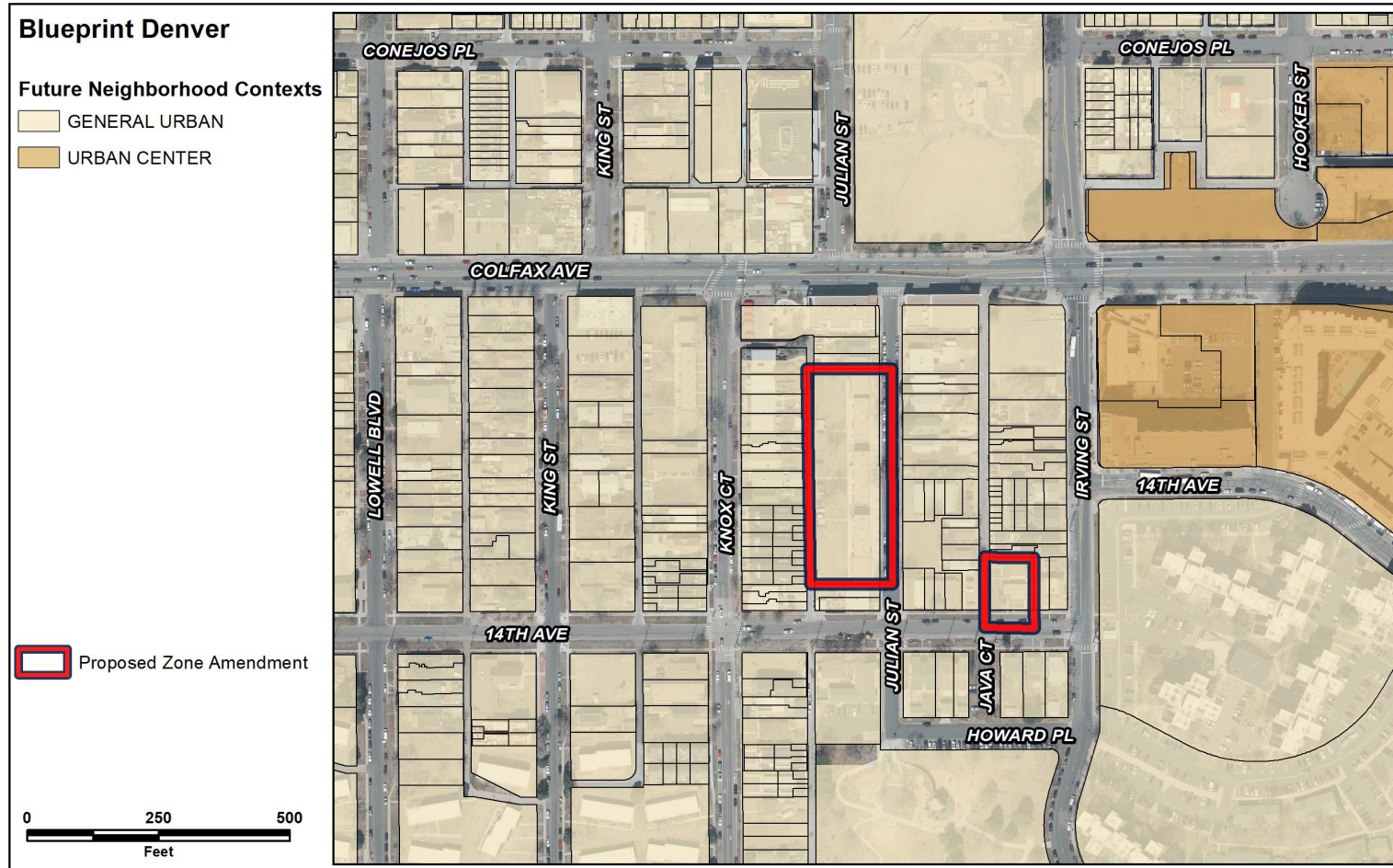
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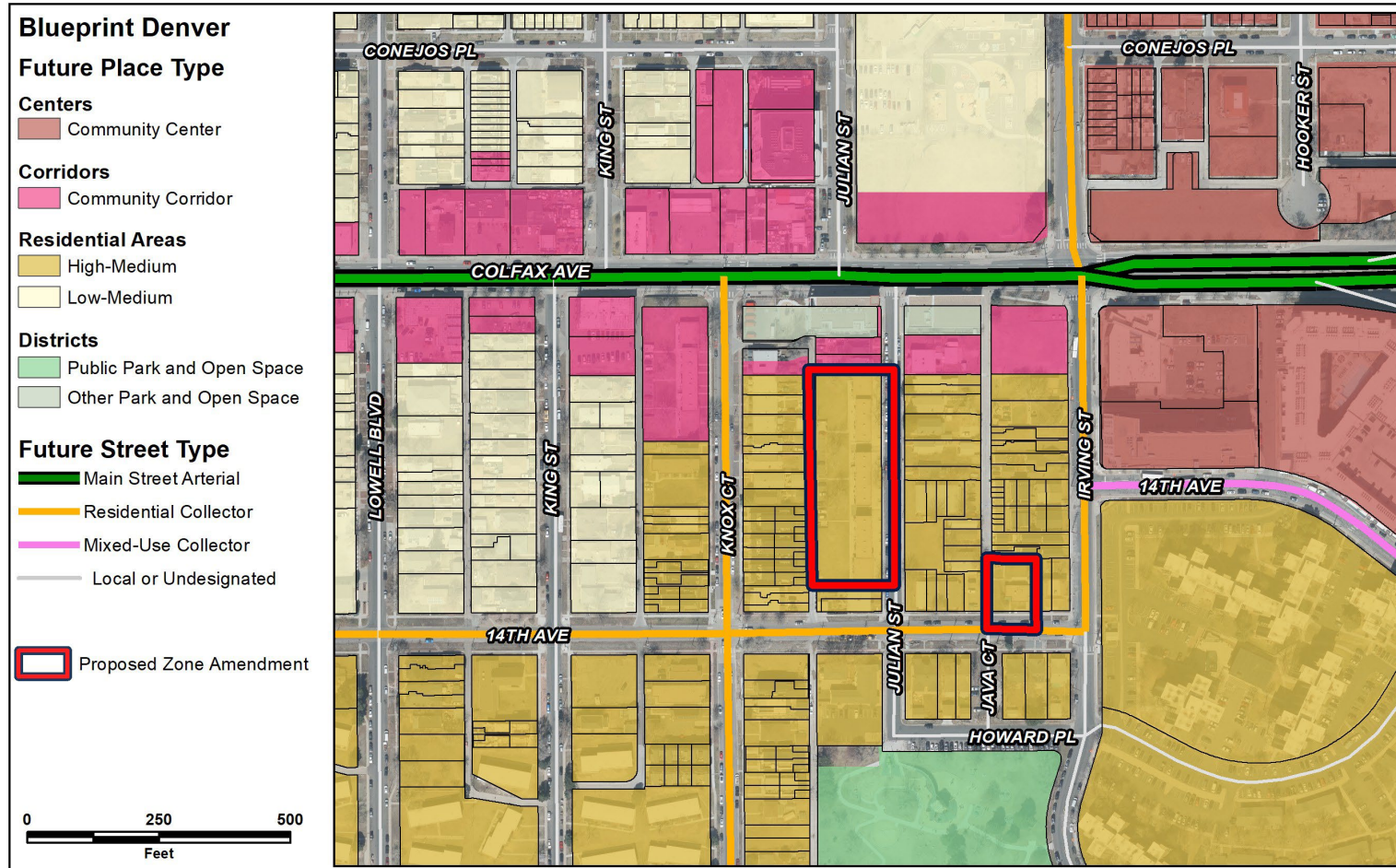
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Blueprint Denver 2019



- **Future Neighborhood Context – General Urban**
 - “...vary from multi-unit complexes to compact single-unit homes
 - “well served by transit and...access to abundant amenities and entertainment options.” (p. 237)

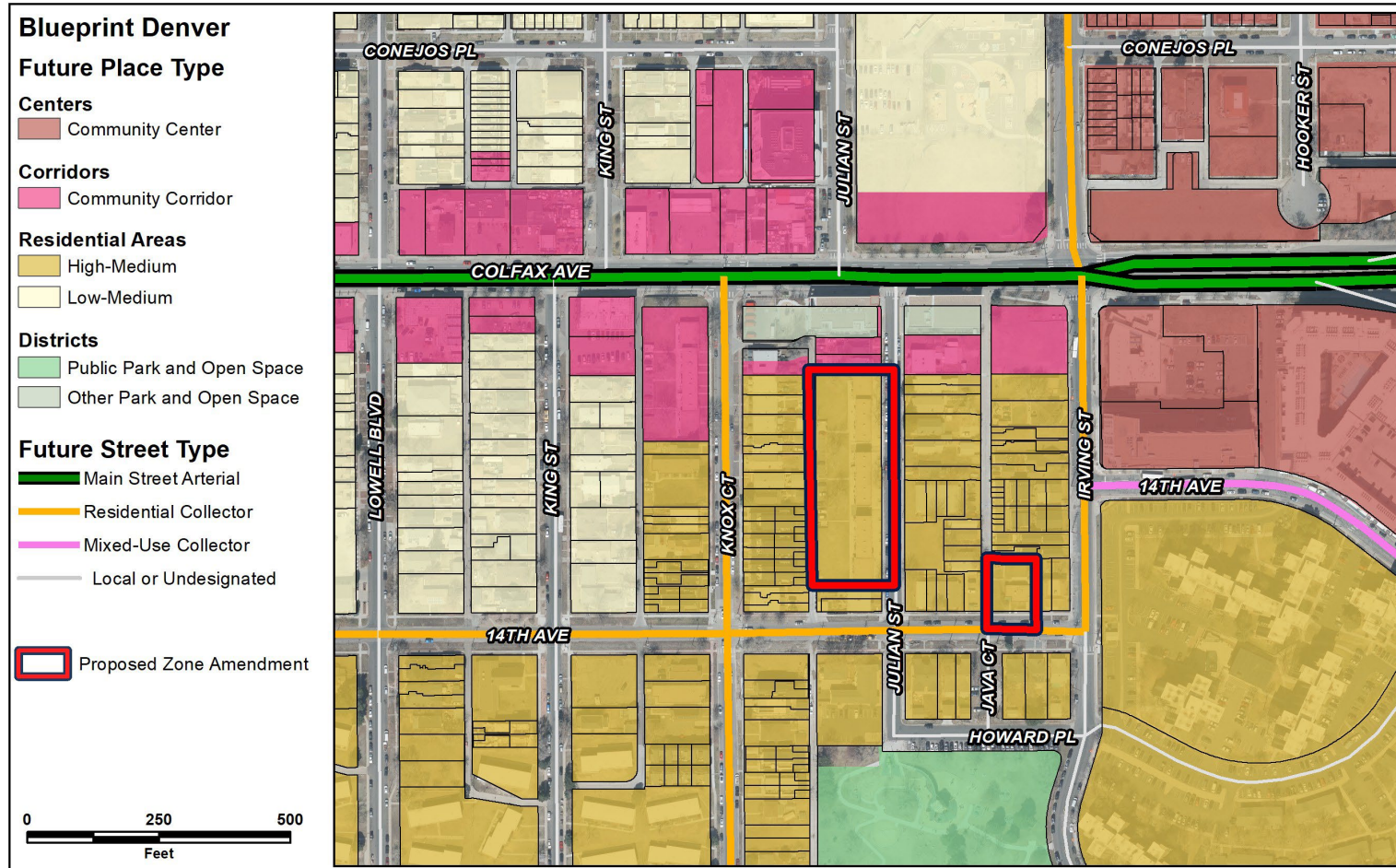
Blueprint Denver 2019



- **Future Places – High-Medium Residential**
“a mix of **low- to medium-scale multi-unit residential** uses,” and “buildings are generally **up to 8 stories in height**”
(pg. 246)

Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

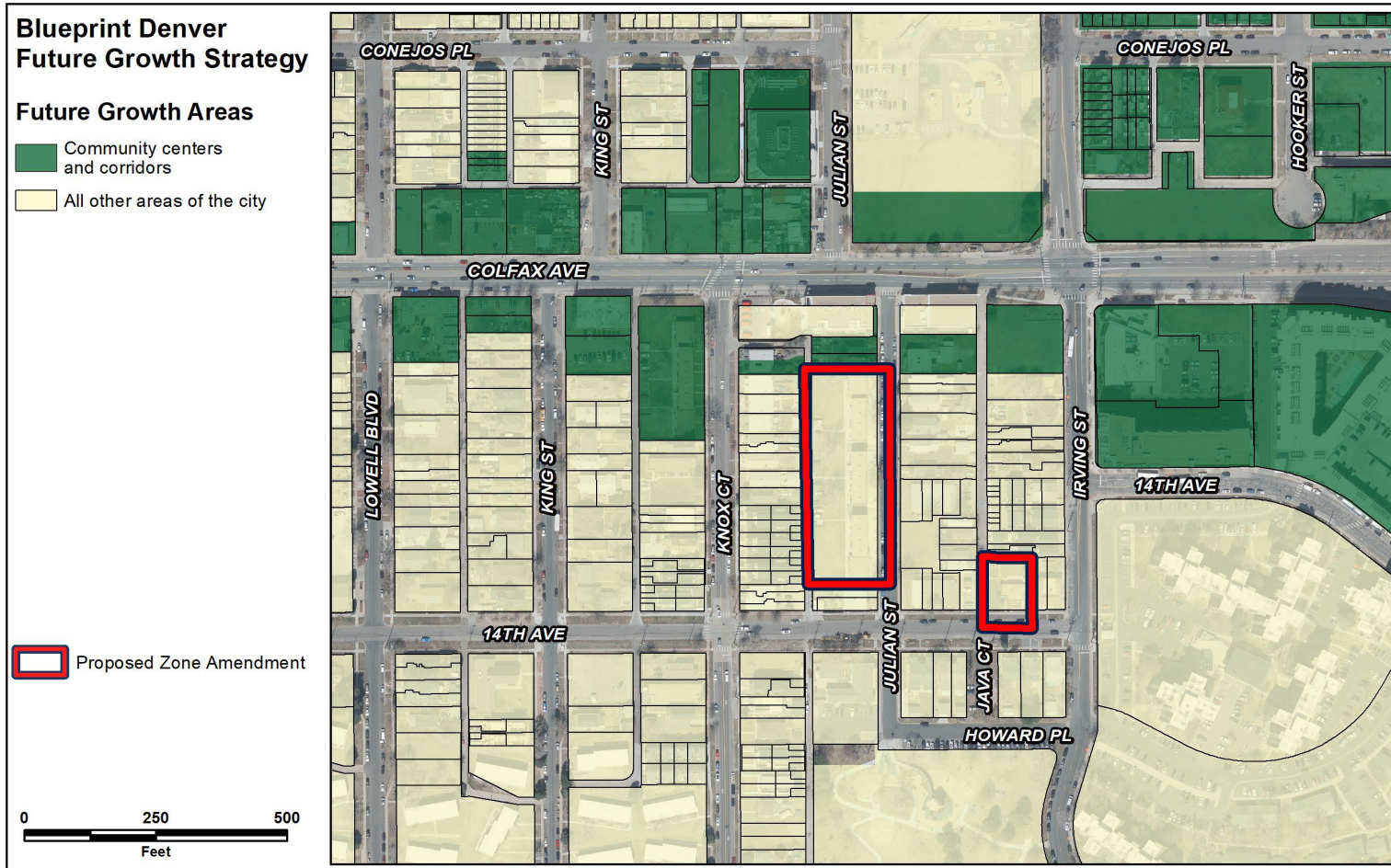
Blueprint Denver 2019



- Future Street Type –
 - N Julian St: Local or Undesignated
 - W 14th Ave: Residential Collector

Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

Blueprint Denver 2019



- Growth Areas Strategy – All Other Areas of the City
- “Other areas of the city are still expected to see **some growth, however more limited.**”

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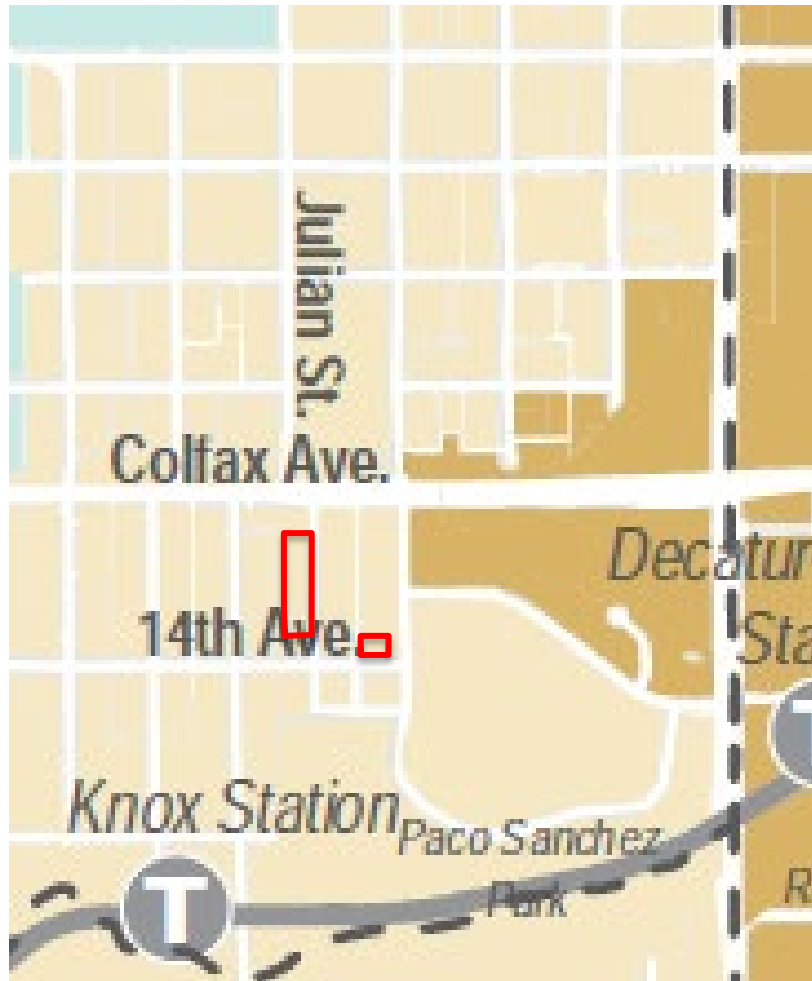
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5. Consistency with Neighborhood Context, Zone District Purpose and Intent

West Area Plan

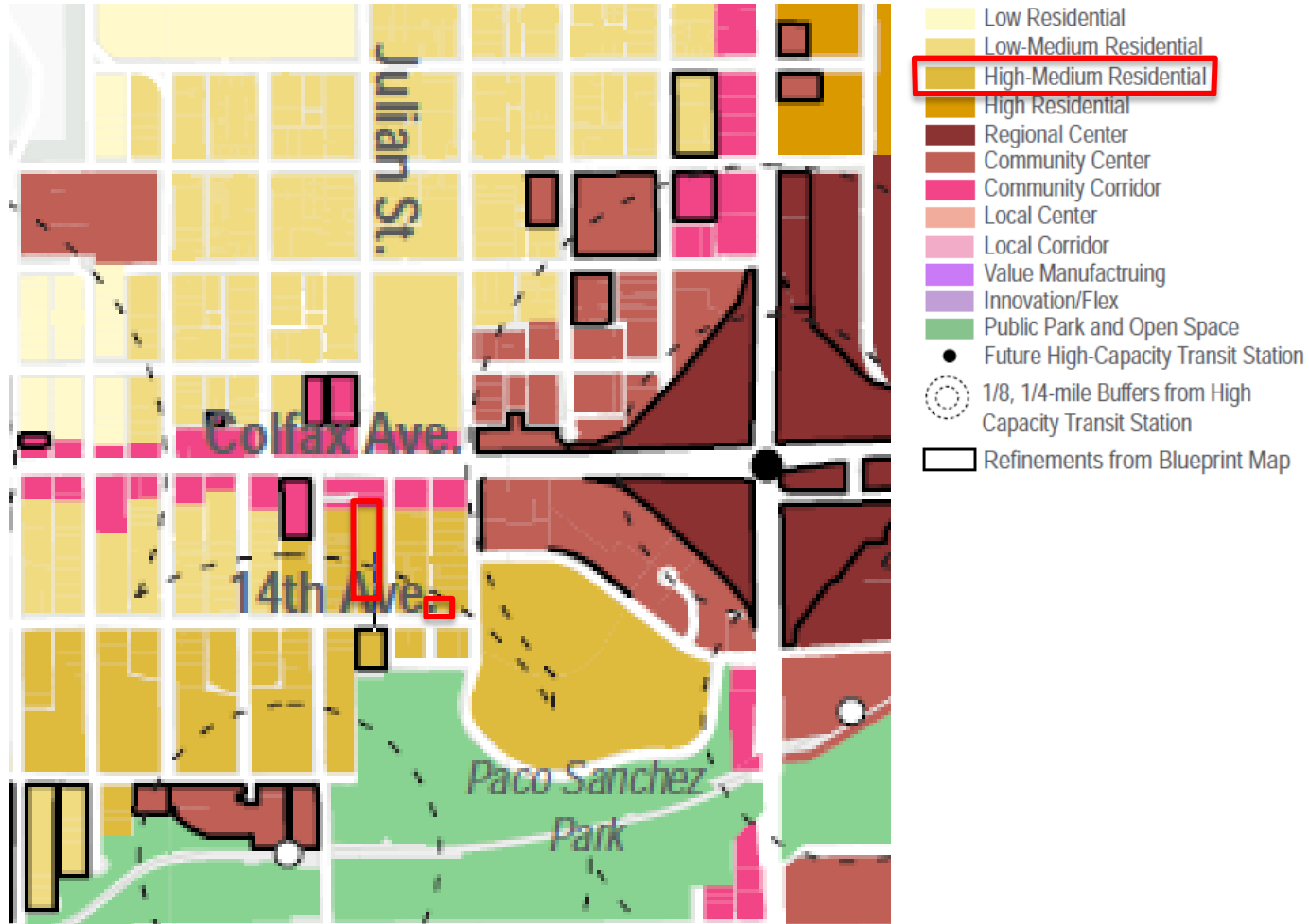


- Urban Center
- General Urban
- Urban
- Urban Edge
- Special District
- W-Line Station

Future Neighborhood Context:

- General Urban

West Area Plan



Future Places:

- High-Medium Residential

West Area Plan



- Up to 2.5 stories
- Up to 3 stories
- Up to 5 stories
- Up to 8 stories
- Up to 12 stories

Base Height:

- Up to 5 stories**

West Area Plan



- Up to 2.5 stories
- Up to 3 stories
- Up to 4 stories
- Up to 5 stories
- Up to 7 stories**
- Up to 12 stories
- Up to 16 stories

Incentive Height:

- Up to 7 stories**

West Area Plan

- Policy E2: Affordable Housing Diversity:
“Explore strategies so affordable housing is available everywhere by implementing approaches that promote a diversity of affordable housing options within all neighborhoods and new development.” (p. 212)
- Policy E3: Overall Housing Diversity:
“Expand diversity of housing types and affordability to support households of different sizes, ages, and incomes in all neighborhoods.” (p. 213)
- Policy E7: Economic Vitality of Corridors:
“Strengthen the economic vitality of corridors to create opportunities for community-serving retail, and small-business development to stabilize small businesses at risk of involuntary displacement.” (p. 219)

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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
 - Blueprint Denver and West Area Plan adoption
 - CPD finds this criteria is met, as BP specifically recommends High-Medium Residential 5 story zoning in the General Urban context
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Denver Zoning Code Review Criteria

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

Consistency with Neighborhood Context, Purpose and Intent

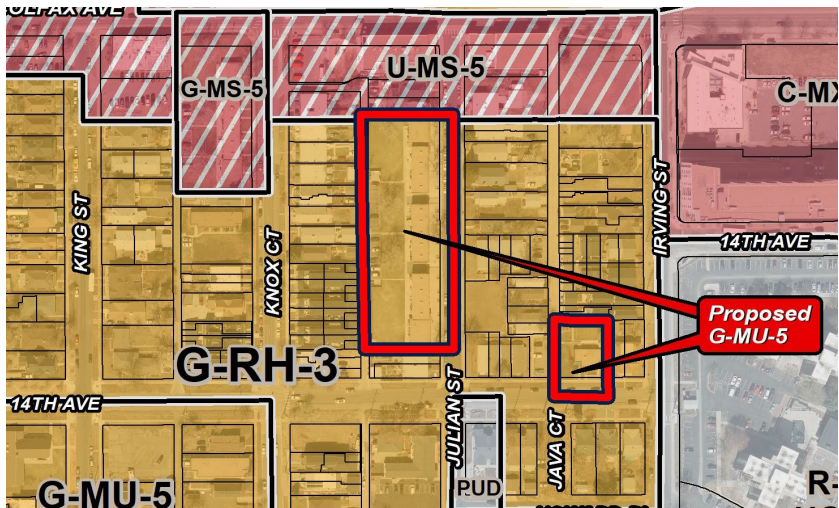
DIVISION 6.1 NEIGHBORHOOD CONTEXT DESCRIPTION



- “characterized by multi-unit residential uses in a variety of building forms.” (DZC, Division 6.1.1).
- “Residential uses are primarily located along local and residential arterial streets” (DZC, Division 6.1.1).
- G-MU-5 District “is a multi unit district allowing urban house, duplex, row house, garden court, town house, and apartment building forms. The tallest building form has a maximum height of five stories” (DZC 6.2.2.2.C).

Consistency with Neighborhood Context, Purpose and Intent:

Building Height



APARTMENT

HEIGHT

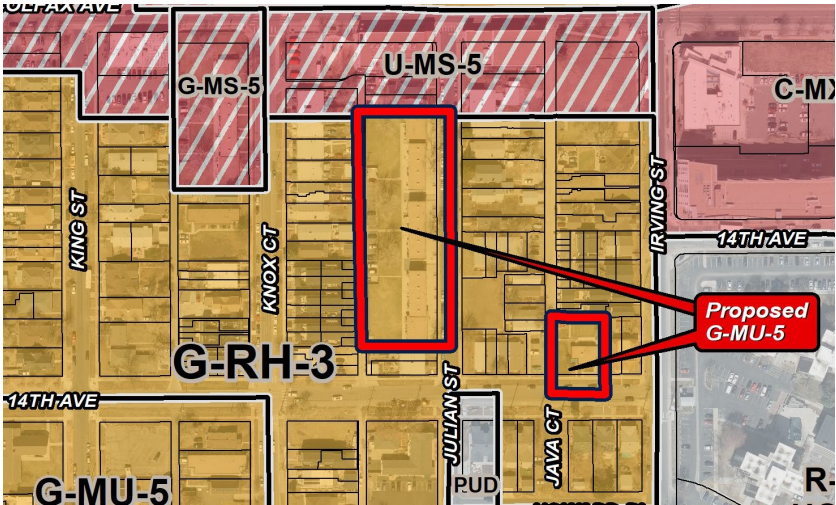
A	Stories (max)
A	Feet (max)
	Stories/Feet, with incentives (max)
	Feet, within 175' of Protected District (max)

G-MU-5
5
65'
7/90'
75'

- Building Height is limited to 5 stories and 65’ if no incentives are sought.
- However, for the entirety of the properties seeking rezoning for 2022I-00253, building height may be up to 7 stories and 75’ if incentives requirements are met.
 - Full 90’ incentive height is decreased to 75’ due to protected district standards. (DZC, Division 6.3).

Consistency with Neighborhood Context, Purpose and Intent:

Building Height



SITING	G-MU-5
SETBACKS	
Side Interior, adjacent to Protected District (min)	10'

DESIGN ELEMENTS	G-MU-5
BUILDING CONFIGURATION	
Upper Story Setback Above 40', Side Interior (min)	15'
G Upper Story Setback Above 51', Side Interior (min)	na
H Upper Story Setback Above 75', Rear, alley/Rear, no alley and Side Interior (min)	na
I Upper Story Setback Above 27', adjacent to Protected District: Side Interior (min)	25'
J Upper Story Setback Above 51', adjacent to Protected District: Side Interior (min)	40'
Upper Story Setback Above 40', adjacent to Protected District: Rear, alley/Rear, no alley (min)	30'/40'

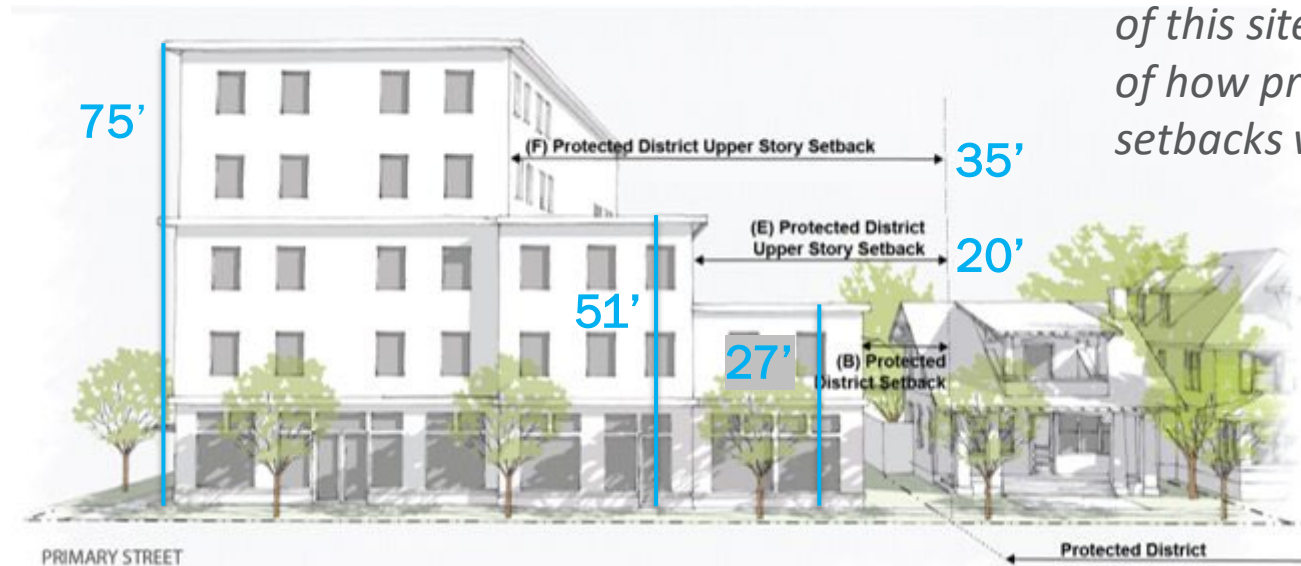
- Building Height is additionally and variably limited within setback areas due to proximity to G-RH-3 Protected District

CPD Recommendation

CPD recommends LUTI moves to forward the case for full consideration by City Council, based on finding all review criteria have been met

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2. Uniformity of District Regulations
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5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Consistency with Neighborhood Context, Purpose and Intent: *Building Height*



Note: this is not a rendering of this site, just an example of how protected district setbacks work.

- Building Height is additionally limited within setback areas (all floors or just upper-story at discreet heights) due to proximity to G-RH-3 Protected District