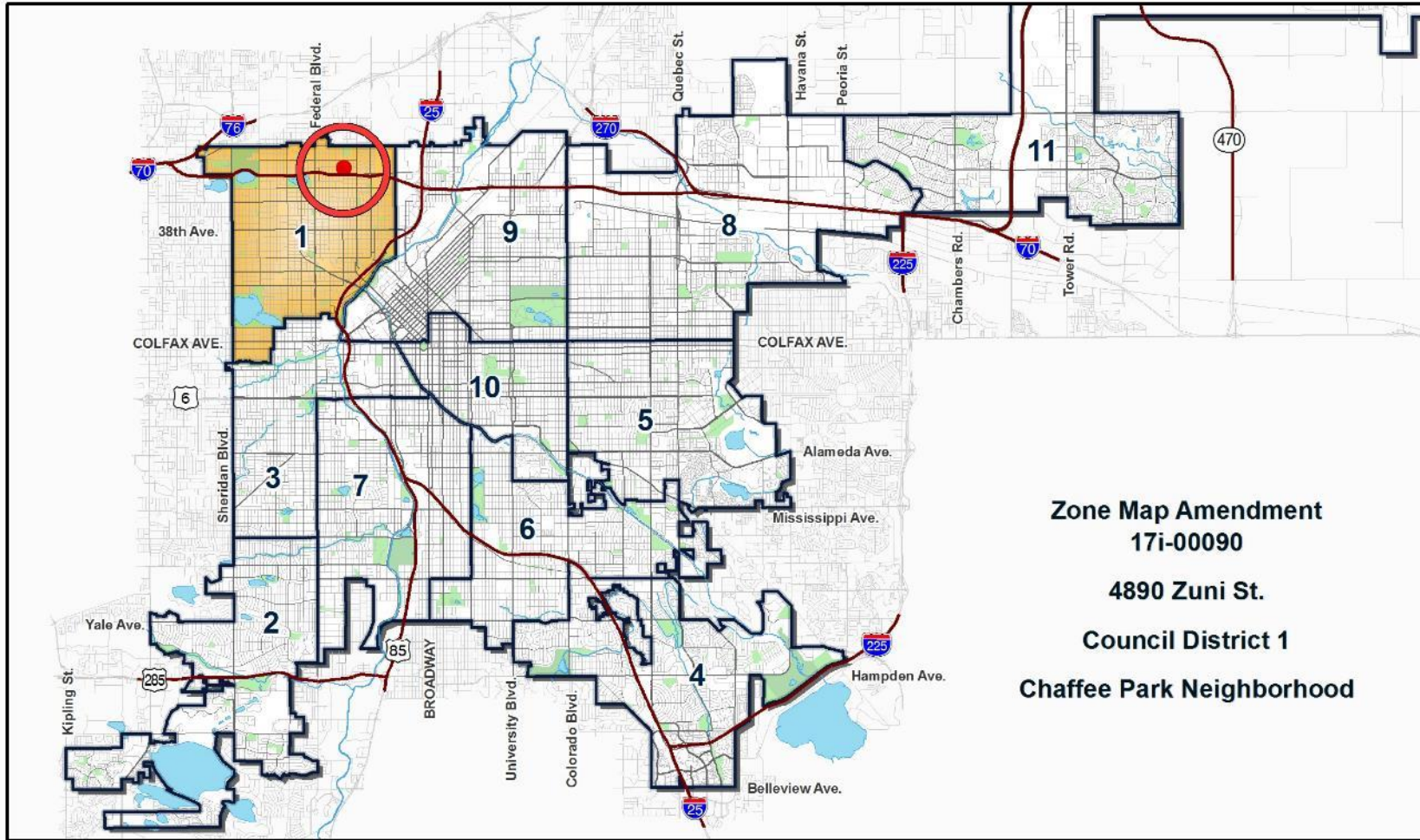




Official Map Amendment

#2017I-00090 Rezoning Application 4890 Zuni Street
from E-SU-Dx to E-MX-2x with waivers



**Zone Map Amendment
17i-00090
4890 Zuni St.
Council District 1
Chaffee Park Neighborhood**

4890 Zuni Street
E-SU-Dx to E-MX-2x
with waivers

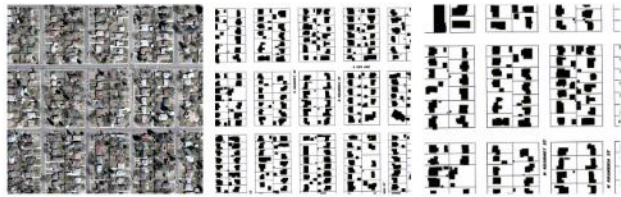


- **Location:**
 - Approx. 15,600 sf (.36 acres)
 - Vacant, one-story building that was formerly occupied by a church

- **Proposal:**
 - Rezoning from E-SU-Dx to E-MX-2x with waivers
 - Allow redevelopment with commercial uses

Request: E-MX-2x with waivers

ARTICLE 4. URBAN EDGE (E-) NEIGHBORHOOD CONTEXT



- Urban Edge – Mixed Use – 2 stories (x = limited uses and building forms)
- Waivers
 - Remove **minimum vehicle parking requirements** for non-residential uses
 - Increase **minimum bicycle parking requirements** for non-residential uses
 - Remove the requirement of a **Zoning Permit with Special Exception Review (ZPSE)** for the Eating and Drinking Establishments primary use

Existing Context: Zoning



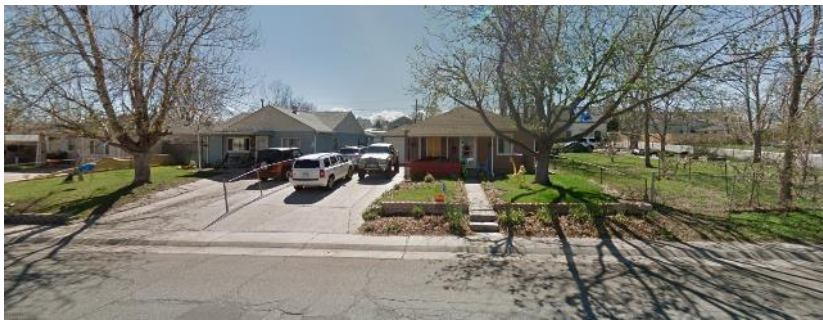
- Subject site: E-SU-Dx
- Surrounding Properties: E-SU-Dx

Existing Context: Land Use



- Subject Property: Vacant (former church)
- Surrounding properties: generally single-unit residential

Existing Context: Building Form/Scale



Process

- Planning Board: May 16, 2018
 - Voted unanimously to recommend approval
 - Four public speakers in favor
- Land Use, Transportation and Infrastructure Committee: June 12, 2018
- City Council (Tentative: July 23, 2018)
- Public comment
 - Letter of support and position statement from Chaffee Park Neighborhood Association
 - 24 written comments in support of original application
 - Additional 15 written comments in support of revised application
 - 1 written comment in opposition

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

1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver (2002)

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

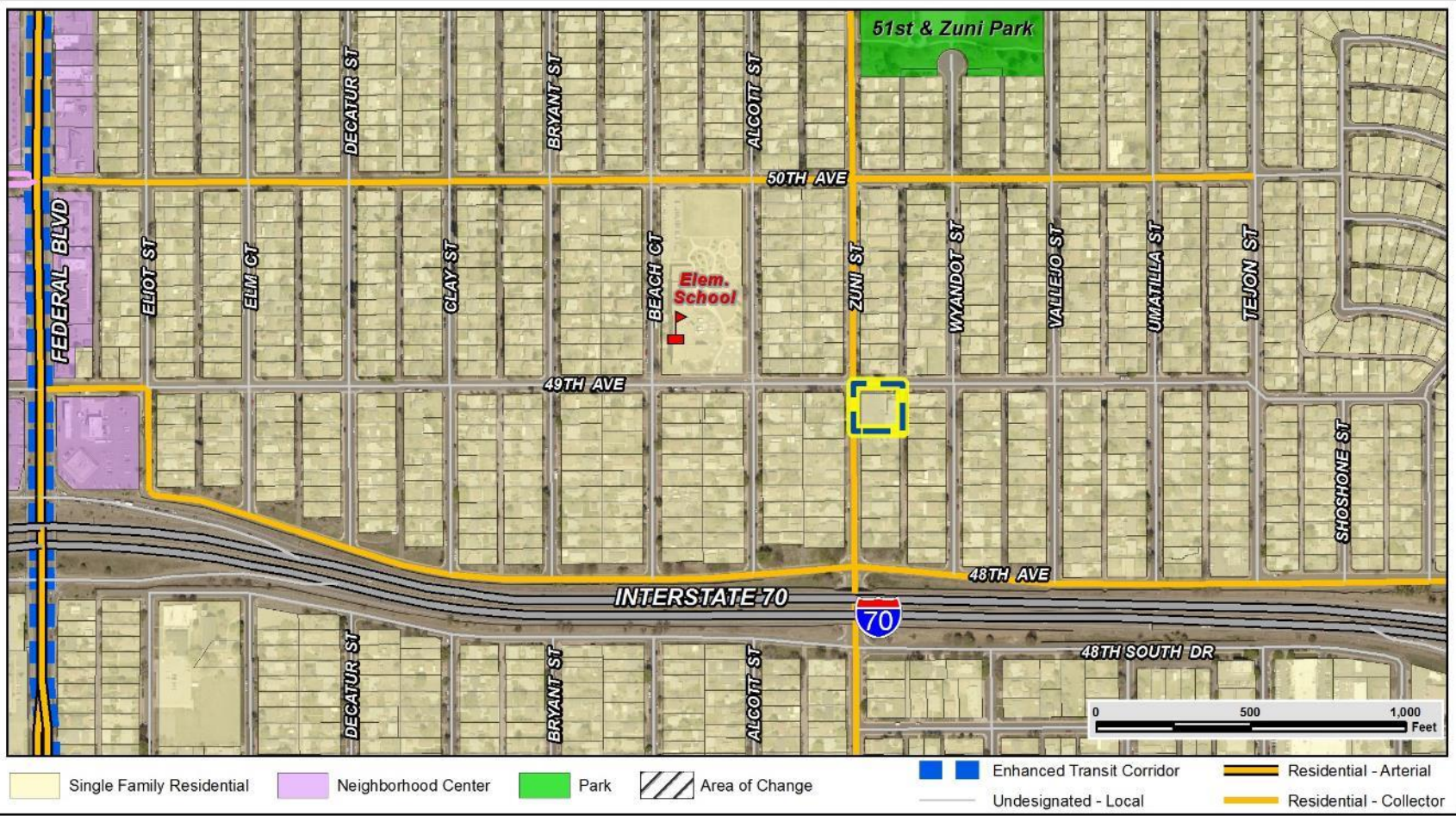
Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

- Land Use Strategy 3-D
- Mobility Strategy 4-B
- Mobility Strategy 4-E
- Economic Activity Strategy 5-A
- Environmental Sustainability Strategy 2-F
- Land Use Strategy 3-B

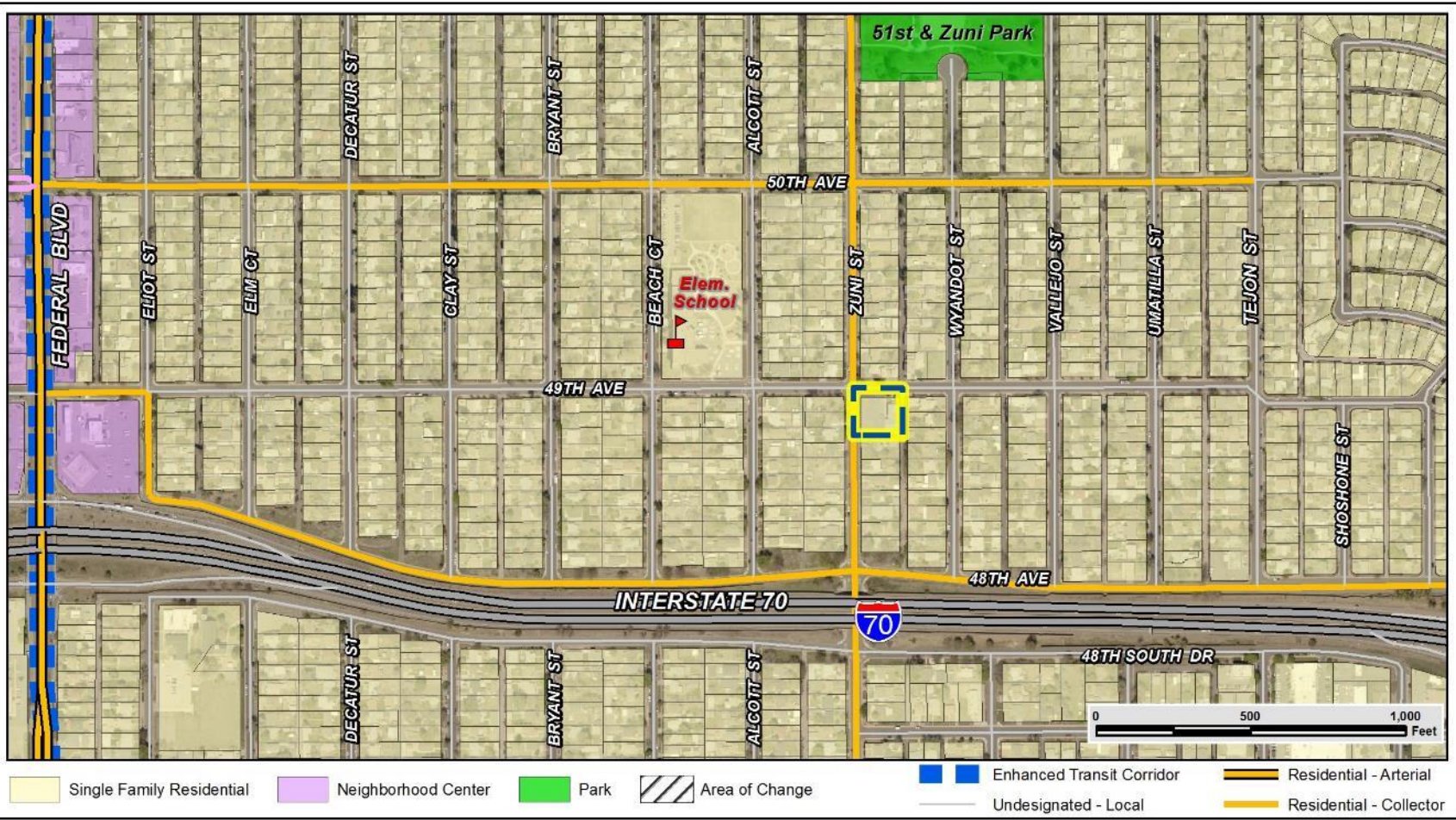
Blueprint Denver (2002)

- Land Use Concept
 - Single Family Residential
 - Employment base significantly smaller than the housing base
 - Single family homes are the predominant residential type



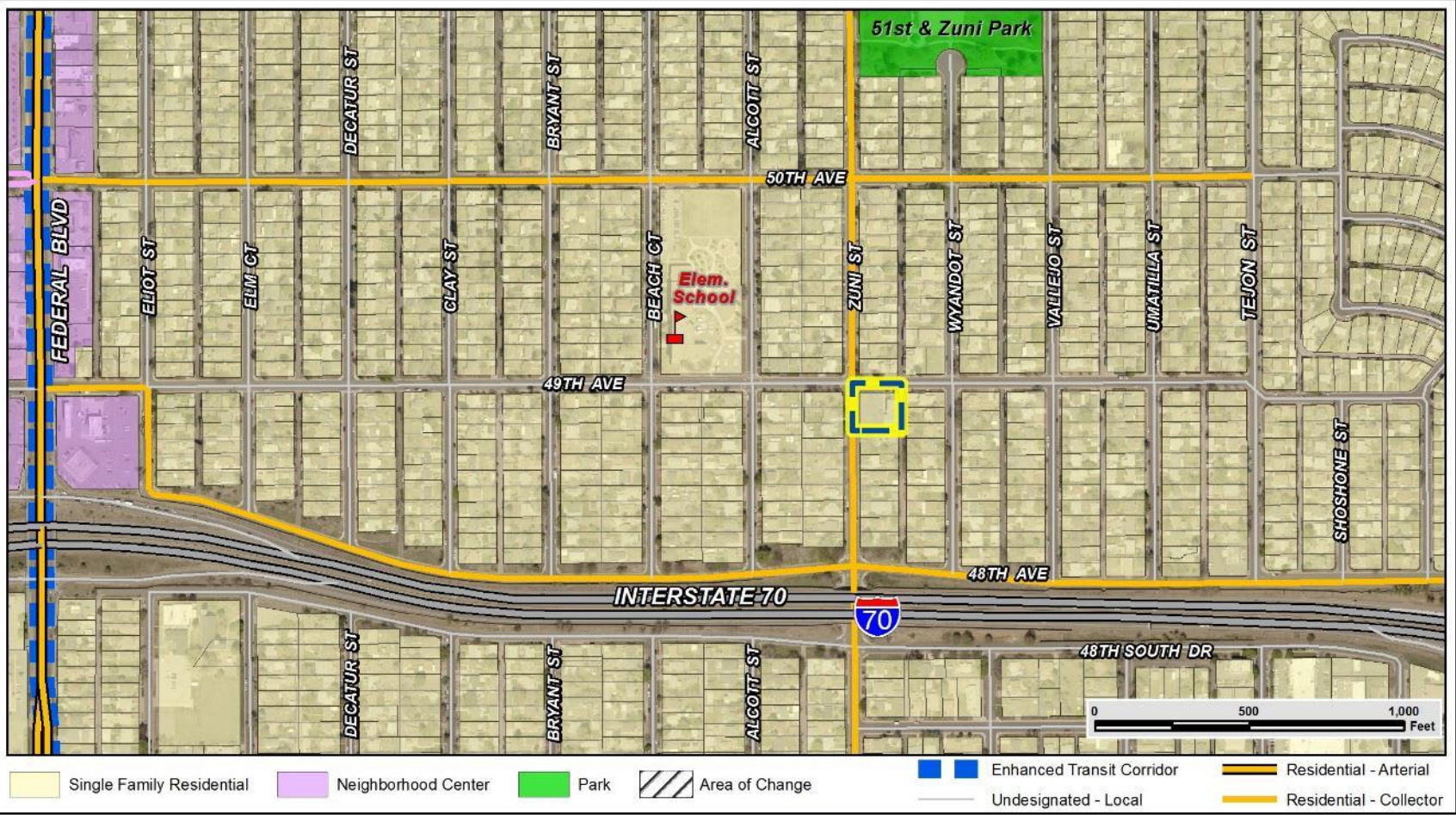
Blueprint Denver (2002)

- Land Use Concept
 - Area of Stability
 - Maintain character while accommodating some new development at appropriate locations
 - Land use regulations should aim to prevent/mitigate impacts from non-residential development



Blueprint Denver (2002)

- Land Use Concept
 - Street Classifications
 - Zuni Street = Residential Collector
 - 49th Avenue = Undesignated Local



Blueprint Denver (2002)

- Waivers

- “[W]aivers and conditions, which are not organized in the zoning code, **further complicate Denver’s zoning situation**. In addition, these conditions are written to address the construction of buildings and are **not crafted broadly enough to address the ongoing regulation of the land after construction is completed**. They remain **enforceable for decades after, regardless of their effectiveness and applicability**. The result is that the regulatory system does not deliver effective land-use regulation, but its administration absorbs a large amount of resources. It is difficult to envision how Blueprint Denver will be implemented by simply adding another layer of regulation on top of the current code. In fact, if the reforms mentioned in this chapter [regarding a new zoning code] are instituted, it may be appropriate to eliminate the practice of rezoning with conditions and waivers.”

Based on Blueprint policy, CPD supports waivers to help solve an issue that CPD is committed to address in an upcoming text amendment

Blueprint Denver (2002)

- **Waivers for Vehicle and Bicycle Parking Requirements**
 - **Anticipated text amendments**
 - Address and support reuse of sites with former institutional uses embedded in residential neighborhoods to help support policy goals of complete neighborhoods
 - Incorporate transportation demand management (TDM) strategies into DZC to support Denver's mobility goals to encourage mode shifts away from vehicle trips
 - **The proposed waivers for parking requirements work towards addressing these issues in a community-supported manner that is consistent with Blueprint Denver**

Blueprint Denver (2002)

- **Waiver of the ZPSE Requirement for Eating and Drinking Establishments**
 - CPD's recommendation to Planning Board:
 - Recommend approval of the application with the condition that the ZPSE waiver be removed as CPD had not, at the time, committed to a text amendment
 - Given Planning Board direction and after further consideration, CPD agrees that the ZPSE process should be evaluated through a future text amendment

Background: DZC Use Limitations & Procedures

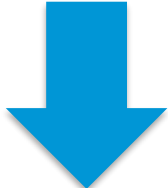
Use Limitations

- Not Permitted (“NP”)
- Permitted Use, No Use Limitations (“P”)
- Permitted Use, Subject to Use Limitations (“L”)

Review Procedure

- Zoning Permit Review (“ZP”)
- Zoning Permit Review with Informational Notice (“ZPIN”)
- Zoning Permit with Special Exception Review (“ZPSE”)

Administrative



Discretionary

USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt: # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	E-SU-A E-SU-B E-SU-D E-SU-D1 E-SU-Dx E-SU-D1x E-SU-G E-SU-G1	E-TU-B E-TU-C	E-RH-2.5 E-MU-2.5	E-RX-3 E-RX-5	E-CC-3x E-CC-3	E-MX-2x E-MS-2x	E-MX-2A E-MX-2 E-MS-2	E-MX-3A E-MX-3	E-MS-3 E-MS-5	APPLICABLE USE LIMITATIONS	
Eating & Drinking Establishments	All Types • Vehicle - MS only: 2/1,000 sf GFA • Vehicle: 4.5/ 1,000 sf GFA • Bicycle: 1/5,000 sf GFA (0/100)	NP	NP	NP	P-ZP	P-ZP	P-ZP	L-ZPSE L-ZP	L-ZP	P-ZP	P-ZP	§ 11.4.8

Blueprint Denver (2002)

- **Waiver of the ZPSE Requirement for Eating and Drinking Establishments**
 - CPD will evaluate the ZPSE requirement through a future text amendment
 - The proposed waiver is community-supported and consistent with Blueprint Denver.

Review Criteria

1. Consistency with Adopted Plans

- Proposed rezoning is consistent with adopted plans.

1. Uniformity of District Regulations

- Proposed rezoning will result in uniform application of the E-MX-2x zone district and the proposed waivers are consistent with CPD policy to use waivers as a bridge to a text amendment.

2. Further Public Health, Safety and Welfare

- Implements adopted plans to provide neighborhood-serving amenities and providing residents more opportunities to live, work, and play within their neighborhood

3. Justifying Circumstances

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

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: Closure of the church on this site; new residential units constructed in the area
5. **Consistency with Neighborhood Context, Zone District Purpose and Intent**
 - Urban Edge Neighborhood Context consists of single- and two-unit residential uses with small-scale multi-unit and commercial areas embedded in residential areas. Mixed Use Zone Districts are intended to promote safe, active, pedestrian-scaled, diverse areas and enhance the convenience of walking, shopping and public gathering within neighborhoods.

CPD Recommendation

CPD recommends that the Land Use, Transportation, and Infrastructure Committee move the application forward for consideration by City Council, based on finding that 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