



DENVER
THE MILE HIGH CITY

2698 South Federal Boulevard

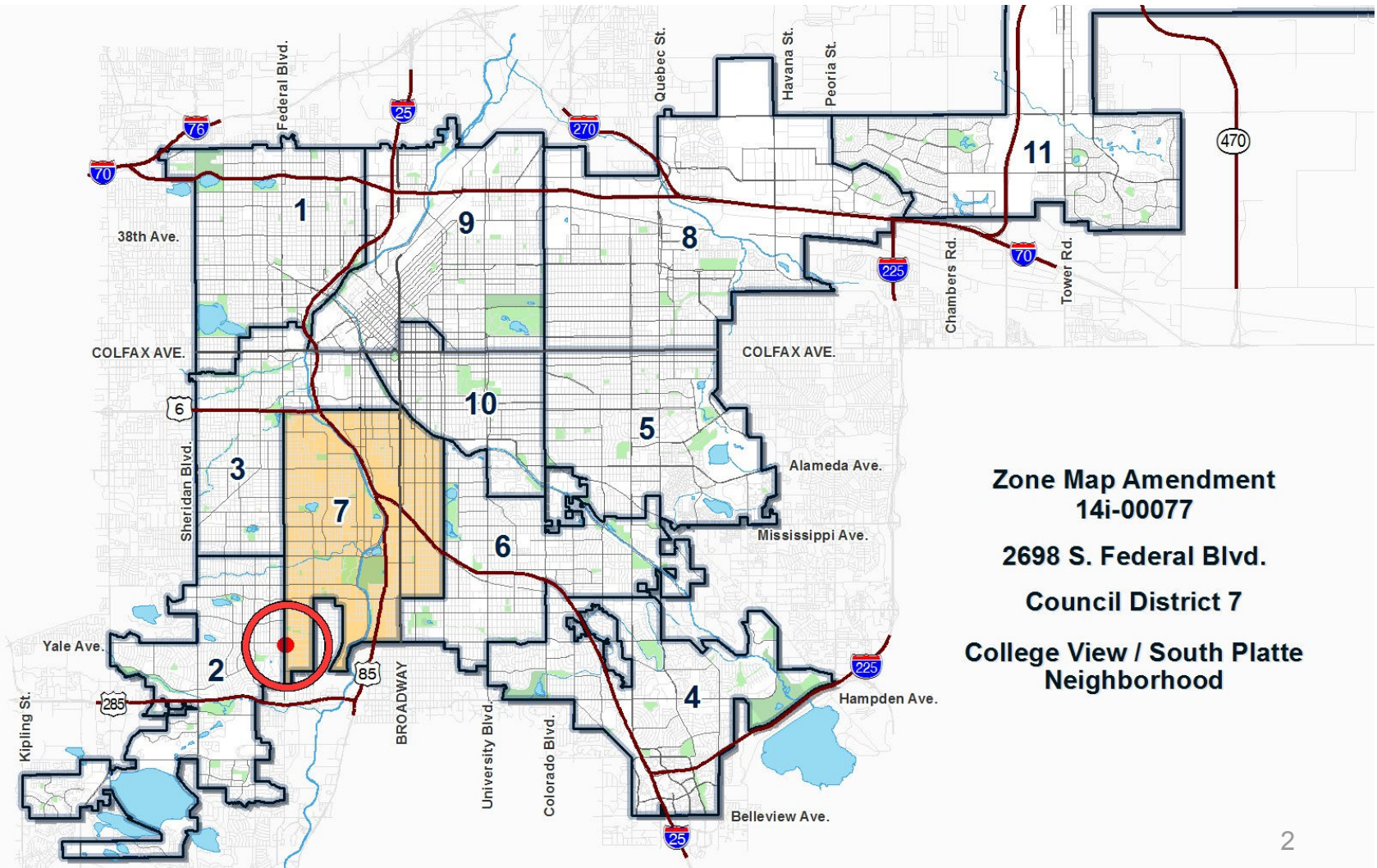
Proposed S-MU-3 to C-MX-3

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



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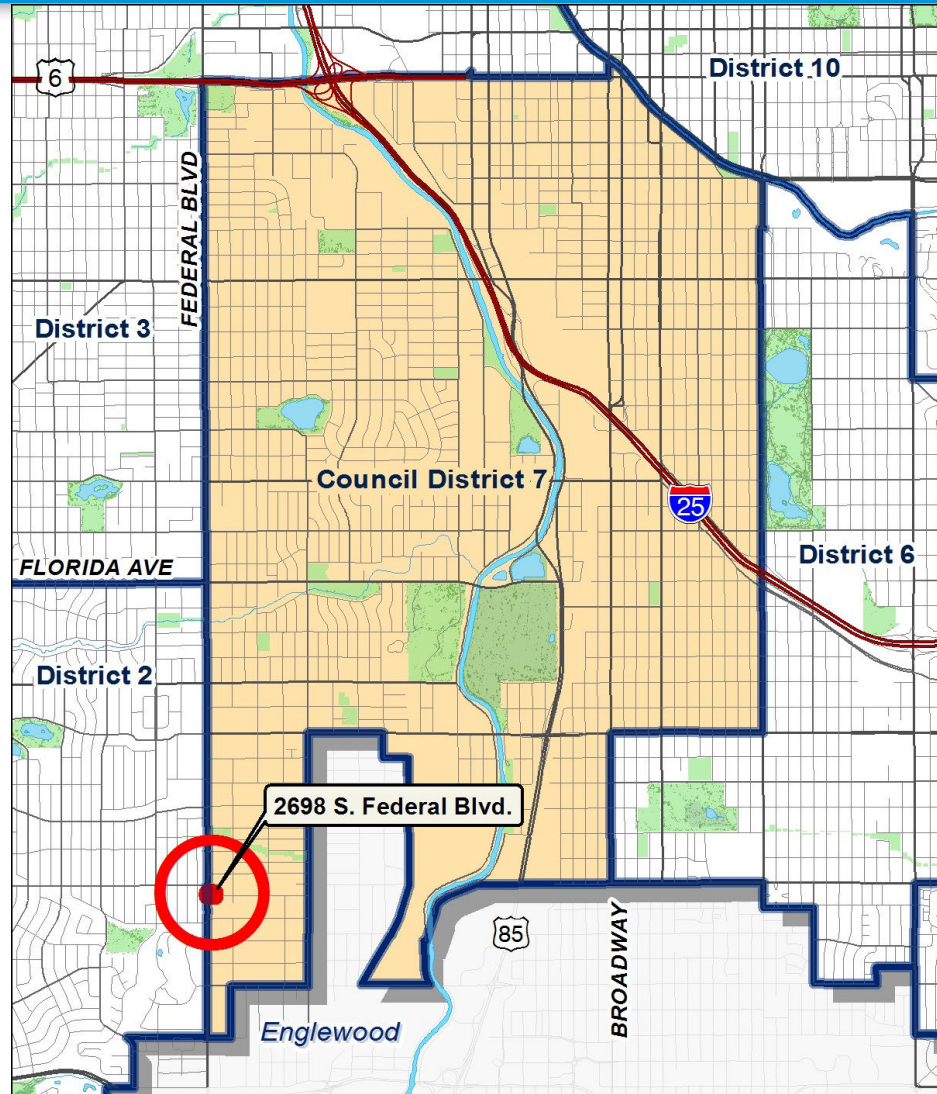
Location S-MU-3 to S-MX-3





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City Council District 7



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- The NE corner of South Federal Boulevard and West Yale Avenue



- Property:
 - 9,058 SF, 0.2 Acres
 - Single Family/Office Structure
- Property Owner:
 - Requesting rezoning from **S-MU-3** to **S-MX-3** to allow the existing office use.
- Rezone from S-MU-3 to S-MX-3

Request: S-MX-3

Suburban Neighborhood Context – Mixed Use – 3 stories max. ht.

Article 3. Suburban Neighborhood Context
Division 3.1. Suburban Neighborhood Context Description

SECTION 3.2.4 MIXED USE DISTRICTS (S-MX-2, S-MX-3)

3.2.4.1 General Purpose

- The Mixed Use Zone Districts are intended to promote and enhance the convenience and vitality of the city's neighborhoods.
- The Mixed Use Districts are appropriate and consistent with the city's Comprehensive Plan and other applicable policies.
- The building form standards of the Mixed Use Districts are intended to promote the presence and provision of a variety of uses and parking lot screening consistent with the variety of neighborhood contexts.
- The Mixed Use Zone Districts are intended to promote a mix of uses between commercial and residential.

3.2.4.2 Specific Intent

- Mixed Use - 2 (S-MX-2) applied building scale.
- Mixed Use - 3 (S-MX-3) applied building scale.
- Mixed Use - 4 (S-MX-4) applied building scale.

DIVISION 3.1 NEIGHBORHOOD CONTEXT DESCRIPTION

Article 3. Suburban Neighborhood Context
Division 3.1. Suburban Neighborhood Context Description

SECTION 3.1.1 GENERAL CHARACTER

The Suburban Neighborhood Context is characterized by single-unit and multi-unit residential, commercial strips and centers, and office parks. Multi-unit residential buildings are typically separated from residential and consist of mid- and high-rise apartment forms. Single-unit residential uses are primarily located along arterial and collector streets. Multi-unit residential and commercial uses are primarily located along arterial and collector streets.

SECTION 3.1.2 STREET AND BLOCK PATTERNS

The Suburban Neighborhood Context consists of an irregular pattern of block shapes surrounded by curvilinear streets within a modified or non-existent grid, with cul-de-sacs and typically no alleys. Block shapes and sizes vary. The typical block pattern includes attached sidewalks (though sidewalks may be detached or non-existent), street and surface parking, and generous landscaping between the street and buildings.

SECTION 3.1.3 BUILDING PLACEMENT AND LOCATION

Single-unit residential buildings typically have consistent, deep front setbacks and varying side setbacks and building orientation. Multi-unit residential buildings typically have deep front setbacks and wide side setbacks. Commercial buildings may have varying orientation and typically have deep front and side setbacks to accommodate landscaping and parking.

SECTION 3.1.4 BUILDING HEIGHT

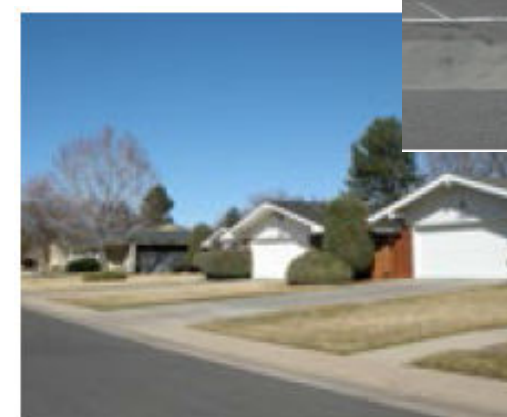
The Suburban Neighborhood Context is characterized by low-scale buildings except for some mid- and high-rise multi-unit residential and commercial structures, particularly along arterial streets.

SECTION 3.1.5 MOBILITY

The Suburban Neighborhood Context has a higher reliance on the automobile with some access to pedestrian and bicycle facilities and the multi-modal transportation system.

DENVER ZONING CODE
June 25, 2010 | Republished April 7, 2014

3.2-41 | 3.1-1

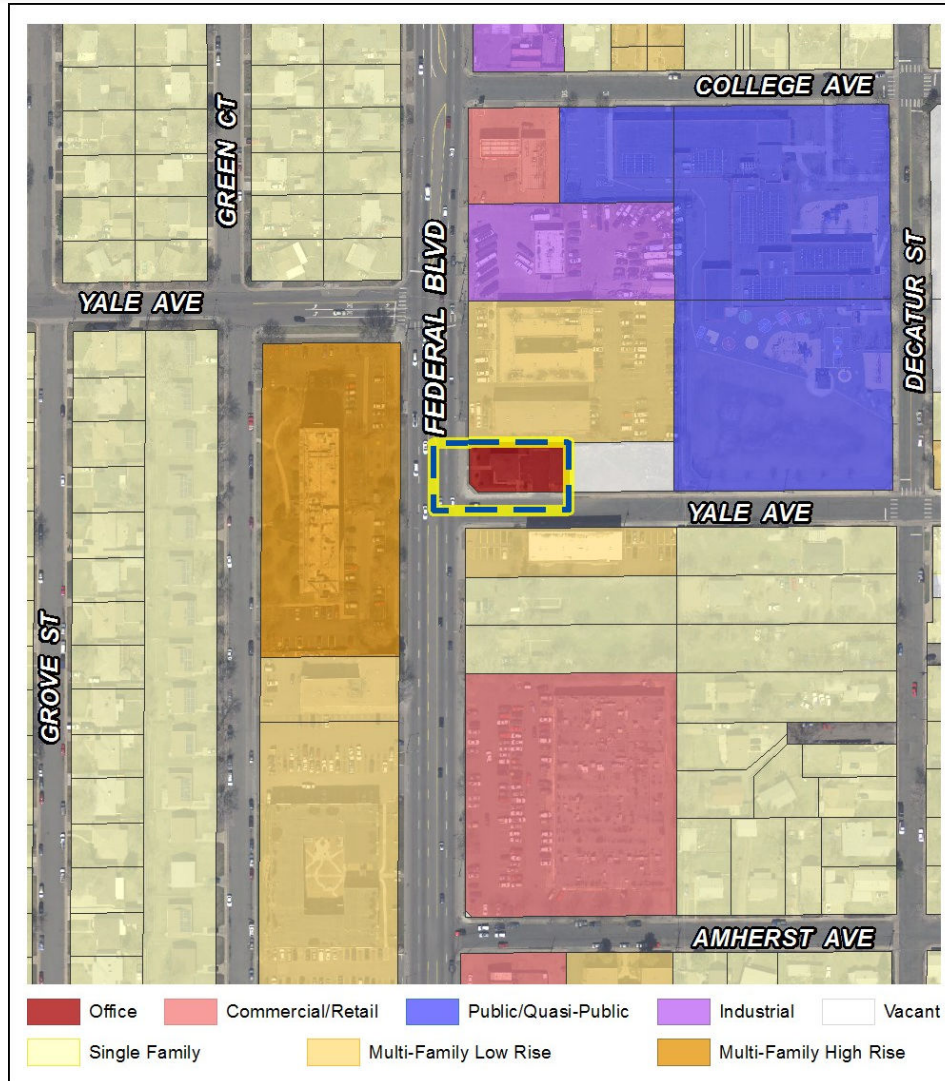


- Zoning – S-MU-3
- View Plane – Ruby Hill View Plane (Height Limit = 98 feet)
- Land Use – Office
- Building Form/Scale – One-story office structure

Existing Context – Zoning

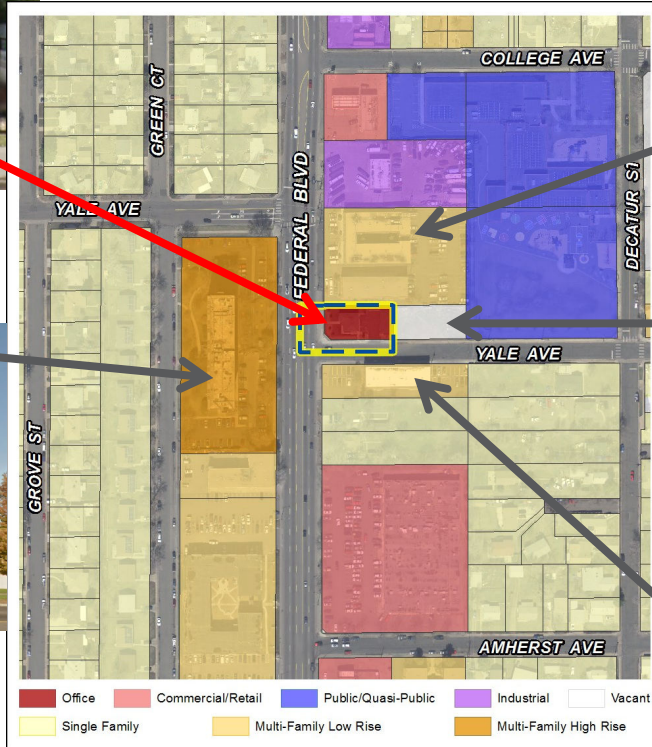
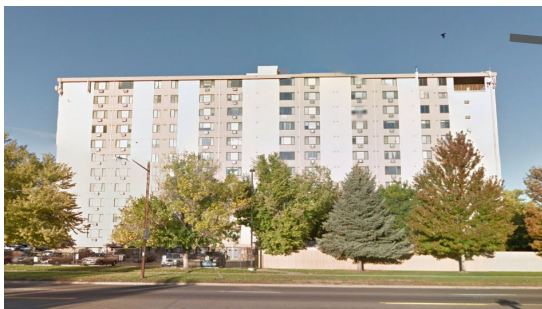


Existing Context – Land Use



- Existing Use:
 - Office
- Surrounding Uses:
 - Multi-Family (high & low-rise)
 - Vacant
 - Single Family
 - Public Elementary School

Existing Context – Building Form/Scale



- Planning Board – August 5, 2015, unanimous recommendation of approval
- Neighborhoods and Planning Committee – September 2, 2015
- City Council – October 12, 2015
- Public Outreach
 - RNOs
 - College View Neighborhood Association
 - Denver Neighborhood Association, Inc.;
 - Inter-Neighborhood Cooperation;
 - No public comments received

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

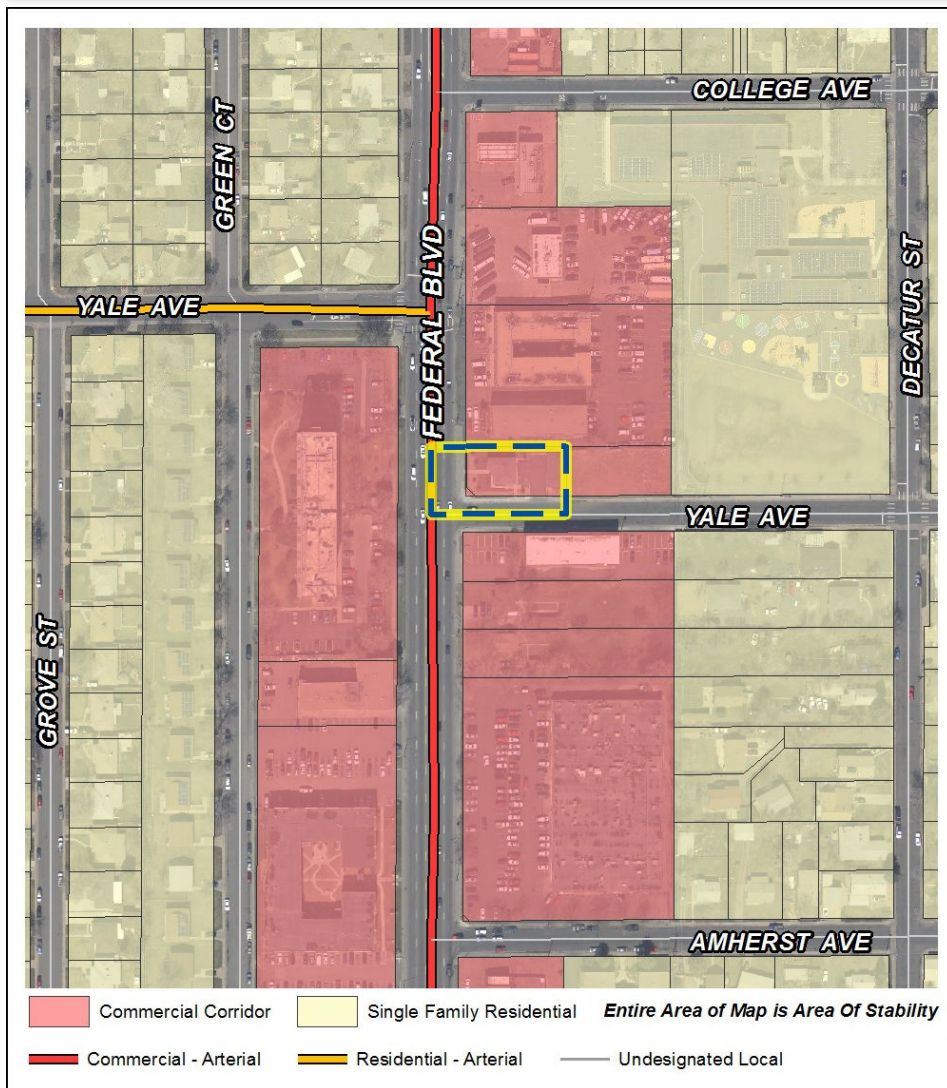
1. Consistency with Adopted Plans
 - Comprehensive Plan 2000
 - Blueprint Denver: A Land Use and Transportation Plan
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
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5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

- Economic Activity, Objective 5, “**Support the creation and growth of neighborhood businesses that enhance the vitality and quality of life in their communities**” (p. 136).
- Land Use chapter, Strategy 3-B, “**Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses.** (p.60).
- Mobility, Strategy 4-E – **Continue to promote mixed-use development, which enables people to live near retail and services**” (pg. 78).

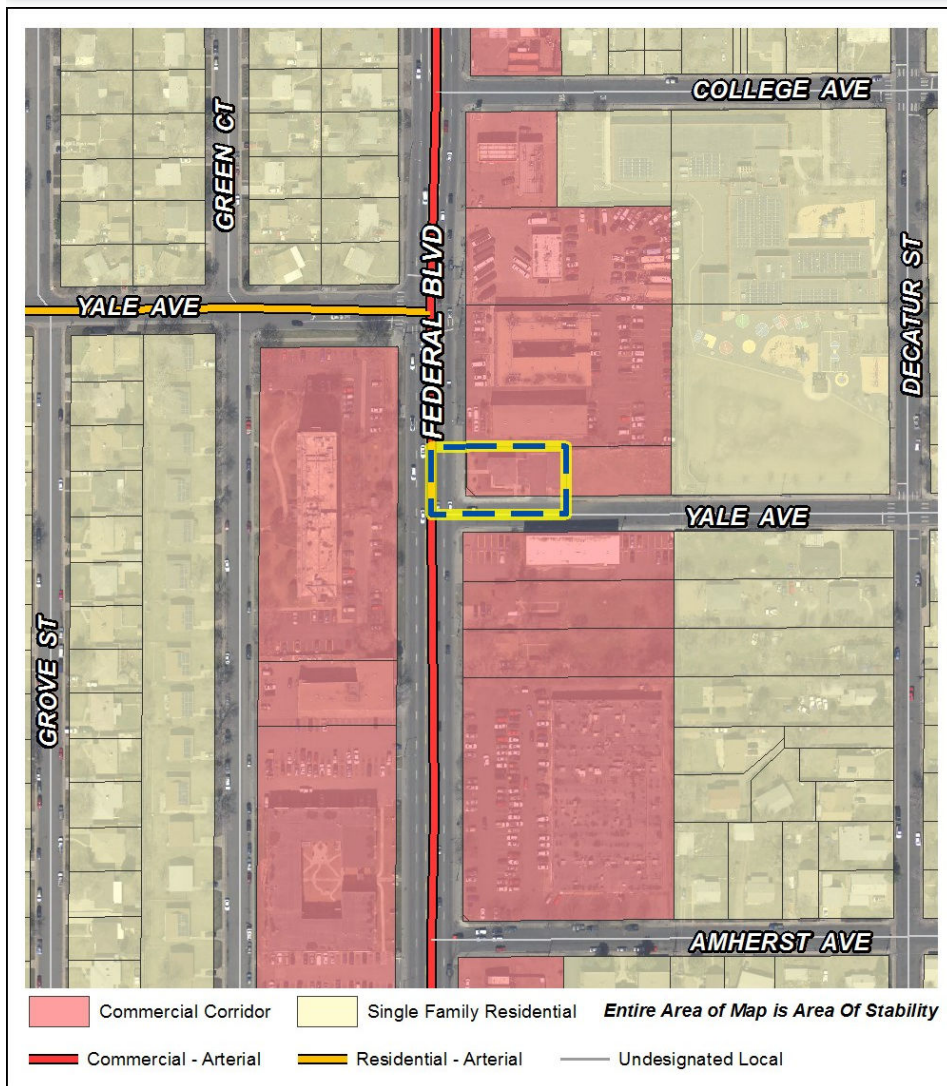
Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Land Use Concept:
 - **Commercial Corridor**
 - Linear business districts primarily oriented to heavily used arterial streets with high-frequency transit routes.
 - **Area of Stability**
 - Maintain the character of the area while accommodating some new development and redevelopment

Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Future Street Classification:
 - South Federal Boulevard - Commercial Arterial
 - Arterials are designed to provide a high degree of mobility and serve city-wide function.
 - Commercial streets are designed to balance traffic mobility with access to nearby business.
 - Enhanced Bus Transit Corridor
 - Mix of Transit-supportive land uses
 - East Yale Avenue – Undesignated Local
 - West Yale Avenue - Residential Arterial

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- CPD finds the rezoning is consistent with Comprehensive Plan 2000 and 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

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** (DZC Section 12.4.10.8.A.4) “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.”
 - CPD finds this criteria is met as the property has transitioned into a commercial land use which is compatible with the commercial corridor and enhanced Bus Transit Corridor plan recommendations.
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Consistency with Neighborhood Context and zone District Propose and Intent

- As the proposed rezoning is a commercial use fronting on a commercial arterial the proposal is consistent with the Suburban Neighborhood Context. *In combination with the adjacent multi-unit structures, and other commercial buildings on the block, the subject property forms a commercial strip on Federal Boulevard* which is consistent with the Suburban Neighborhood Context.
- The specific intent of the S-MX-3 zone district states that the district applies to areas or intersections served primarily by local or collector streets where a building scale of 1 to 3 stories is desired. The location of the proposed rezoning on a commercial corridor fits the zone district intent. In addition, the low-scale nature of the existing structure fits within the 1-3 story limit stated in the zone district intent statement.

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

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