
3201 Curtis St

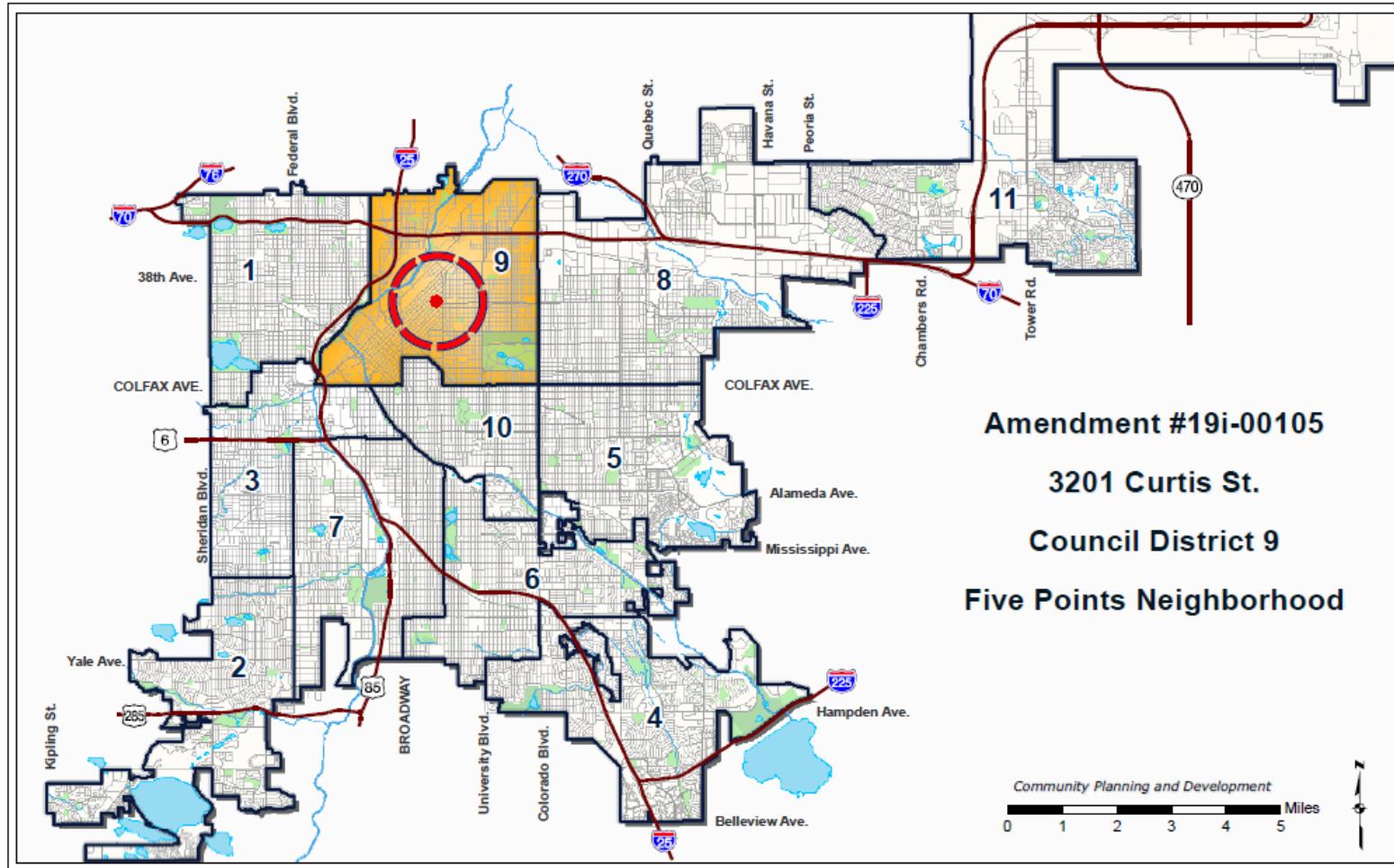
2019I-00105

PUD 379 to U-MX-2x

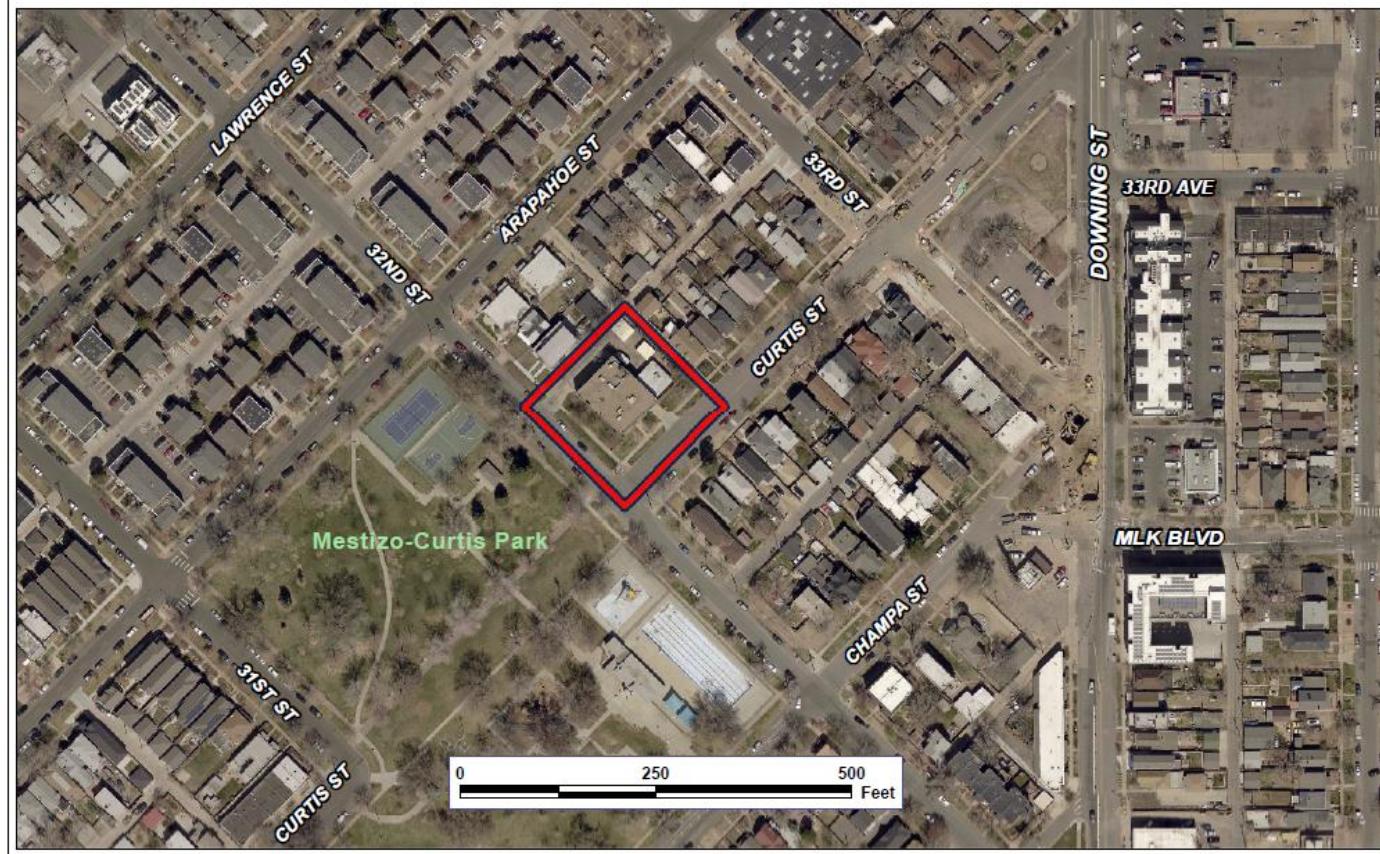
Denver City Council

8/17/2020

Council District 9, Five Points Neighborhood



Request: U-MX-2x

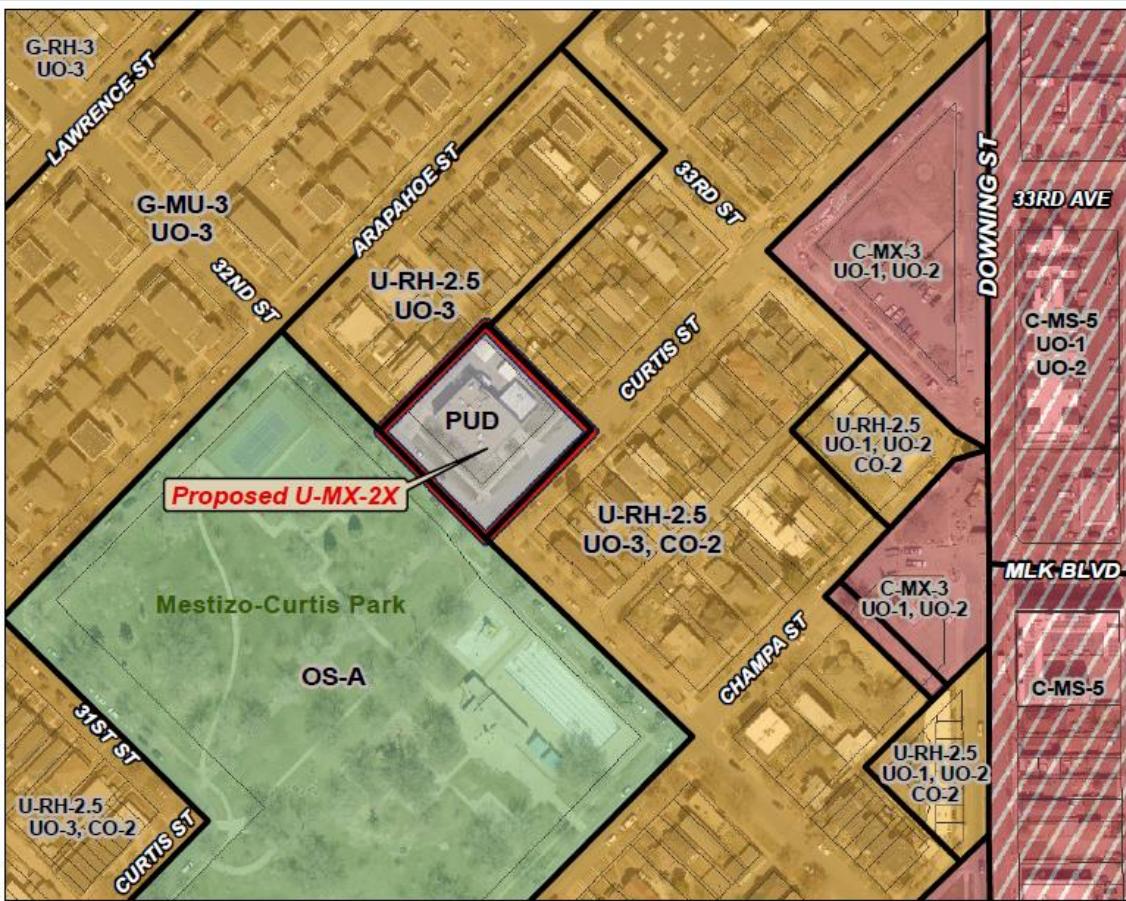


- **Location:**
 - Approx. 16,625
 - Two-story firehouse building ca. 1929
- **Proposal:**
 - Rezoning to U-MX-2x to facilitate reuse of building

Existing Zoning

Existing Zoning	
Yellow	Multi Unit (MU, RH, RO, TH)
Red	Mixed Use (MX, M-GMX)
Red Diagonal	Main Street (MS)
Green	Open Space - Public Parks (OS-A)
Grey	Former Chapter 59 Zone PUD's, PBG's, WVRS

Proposed Zone Amendment



- Current Zoning:
PUD 379
(Former Ch. 59)
- Adjacent Zoning:
U-RH-2.5, UO-3,
U-RH-2.5, UO-3,
CO-2; OS-A

PUD 379

PUD at 3201 Curtis Street
Address

TOTAL F.A.R. .63 : 1
(Floor Area Ratio = gross floor
area divided by site area) LAND
TO BE DEDICATED FOR PUBLIC STREETS
SHOULD NOT BE INCLUDED IN THE SITE AREA.

For residential uses:

Maximum number of dwelling units n/a
Density (ratio of dwelling units per acre) n/a

b. LAND COVERAGE BY BUILDINGS AND IMPERVIOUS SURFACES:

Maximum building coverage:
5,200 sq.ft. 31.3 % of site area

Maximum area of drives and parking:
6,470 sq.ft. 39.0 % of site area

Approximate area of other impervious surfaces:
325 sq.ft. 2.0 % of site area

Total impervious surface:
11,995 sq.ft. 72.3 % of site area

c. LANDSCAPED AREAS AND/OR PERMEABLE AREAS:

Live or Organic landscaped lot coverage:
minimum 4,605 sq.ft. 27.7 % of site area

Non-live lot coverage (gravelled and other permeable surfaces)

approximate: 0 sq.ft. 0 % of site area

Total minimum area: 0 sq.ft. 0 % of site area

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PUD at 3201 Curtis Street
Address

d. PROJECT AREA TOTALS: (totals of "b" and "c")

Landscaped areas (permeable surfaces): 4,605 sq.ft.
Building and impervious surfaces: 11,995 sq.ft.
Total site area: 16,600 sq.ft.
(this area must equal site area listed on page 1)

e. SETBACKS: (The minimum setbacks must be shown on the District Plan. A building envelope may be used to graphically depict the minimum setbacks required.)

Alley 39.0 ft. Front: ft.
Northwest 31.0 ft. OR Rear: ft.
Curtis St. 21.0 ft. Side: ft.
32nd St. 19.5 ft.

Minimum spacing between structures n/a

Encroachments into setback space will conform to Section 59- 179 of the (R-3) zone district.

Official Parkway setback requirements for this P.U.D. are:
n/a ft. for buildings and n/a ft. for signs.

f. MAXIMUM HEIGHT OF STRUCTURES:

Maximum height: 2 stories 45 ft.

Rooftop features (such as solar collectors, antennas, chimneys, flues, vents, and air conditioning equipment.) may exceed these heights by: 12 ft.

The height of a building shall be determined by the vertical distance from the highest point of a pitched roof or to the highest parapet around a flat roof to the average elevation of the corners of the proposed building at the finished grade.

If bulk plane restrictions are to be utilized, these restrictions will conform to those of the R-3 zone district. (solar collectors and mechanical equipment are not excepted from bulk plane restrictions!!!)

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PUD at 3201 Curtis Street
Address

For projects with total daily site generated traffic of more than 200 vehicle trips, or for projects in areas with special problems, more detailed analysis may be required, and the applicant should contact the Transportation Engineering Division at 640-3958 for further guidance.

Public Transportation: The nearest bus stop is located: (Where?) Lawrence and 34th Streets

u. FUTURE SCHOOL SITES: (Applicable to large residential PUD'S; contact Denver Public Schools for more information.) Will be dedicated. Will not be dedicated.

v. HOME OCCUPATIONS: (Residential PUD'S only)
Permitted Not Permitted
Shall conform to Sec. 59- 177(4) of the R-3 district.

w. TEMPORARY USES: Uses by temporary permit will be regulated by Sec. 59- 177(2) (R-3 zone).

x. ACCESSORY USES: Will be permitted and regulated by Sec. 59- 177 (3) (R-3 zone)

y. INTERIM USES: Prior to the development of this project, the property may be used on an interim basis for the following uses within existing buildings:
Shipping and storage of specialty food products.

z. PHASING: Developed in phases? Yes No
If yes, specify the phasing and the improvements to be constructed in each phase:

Anticipated starting date 9-15-95 Completion date 1-31-96

A SEPARATE SITE PLAN REVIEW IS REQUIRED FOR ALL PUD'S PRIOR TO OBTAINING ZONING OR BUILDING PERMITS FOR CONSTRUCTION. CONTACT THE ZONING ADMINISTRATION FOR MORE DETAILS. THIS PROCESS, IF REQUIRED, MAY BE STARTED AFTER THE PLANNING BOARD HEARINGS ARE COMPLETED.

Existing Land Use

Existing Land Use

Single-unit Residential
Two-unit Residential
Multi-unit Residential
Commercial/Retail
Office
Mixed-use
Park/Open Space
Parking
Vacant

Proposed Zone Amendment

0 150 300
Feet

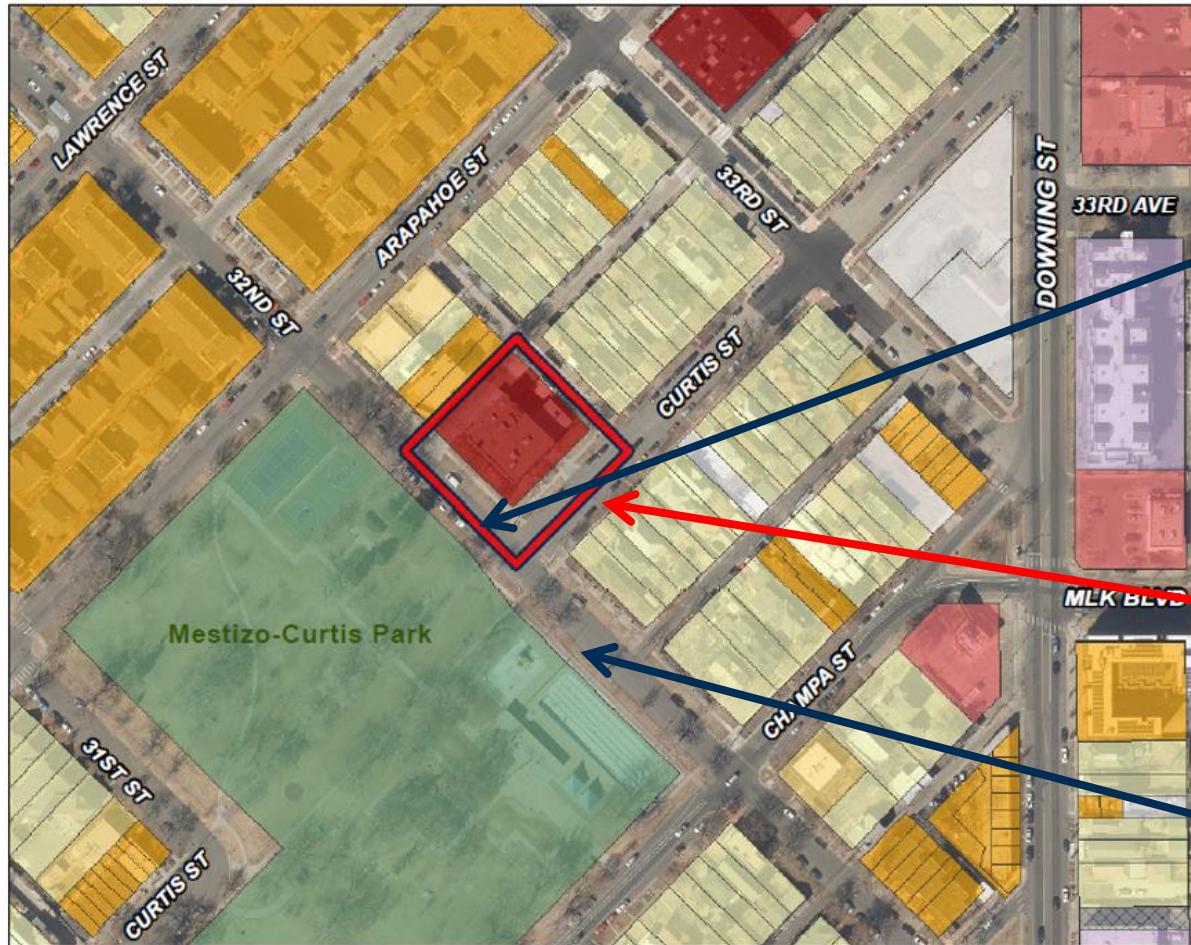


- Current land use: Office
- Surrounding land uses: single-, two- and multi-unit residential; park/open space

Existing Context – Building Form/Scale

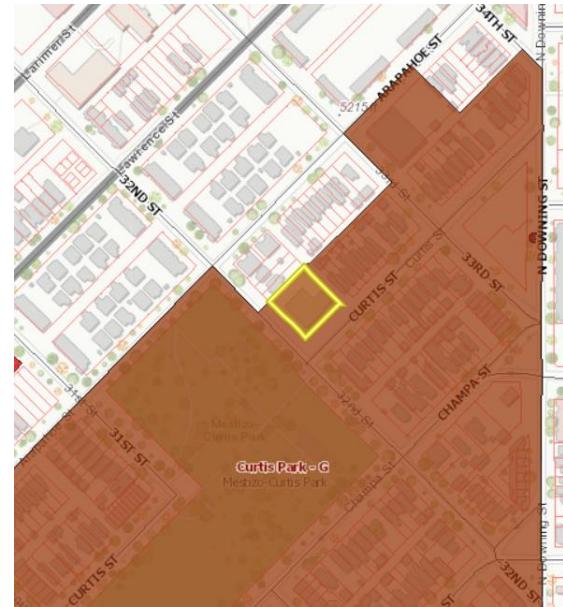


Existing Context – Building Form/Scale

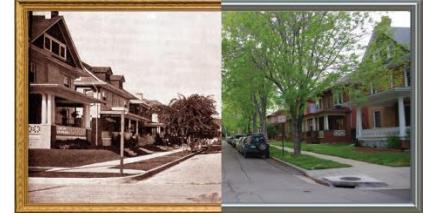


Landmark Status

- Contributing building in Curtis Park G Landmark Historic District
- Demolition requires public hearing (extremely rare for approval)
- Modifications review compliance with landmark design standards



Design Guidelines for Denver Landmark Structures & Districts



COLFAX AVENUE A, FRANK S. SNELL SUBDIVISION HISTORIC DISTRICT. HISTORIC PHOTO ON LEFT 1911, CURRENT PHOTO ON RIGHT 2014.

LANDMARK PRESERVATION
COMMUNITY PLANNING & DEVELOPMENT
JANUARY 27, 2016



Process

- Informational Notice: 11/18/2019
- Planning Board Notice: 2/3/2020
- Planning Board Public Hearing: 2/19/2020
- LUTI Committee: 2/25/2020
- City Council Public Hearing: 8/17/2020
- Public Comment
 - 1 letter of support from Curtis Park RNO
 - 1 letter of support from Historic Denver
 - Petition collected by Women's Bean Project
 - 4 letters of support from the public
 - 2 letters of concern from the public

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*
- *Northeast Downtown Neighborhoods Plan (2011)*

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

Strong & Authentic Neighborhoods Vision Element

Comprehensive Plan 2040

- Strong and Authentic Neighborhoods Goal 3, Strategy C – *Ensure city policies and regulations support historic preservation and eliminate barriers in city processes to help all neighborhoods preserve what matters most* (p. 34).
- Strong and Authentic Neighborhoods Goal 3, Strategy E – *Support the stewardship and reuse of existing buildings, including city properties* (p. 34).



Review Criteria: Consistency with Adopted Plans

Environmentally Resilient Vision Element

Comprehensive Plan 2040

- Environmentally Resilient Goal 7, Strategy C – *Prioritize the reuse of existing buildings and explore incentives to salvage or reuse materials from demolished structures* (p. 54).
- Environmentally Resilient Goal 8, Strategy A – *Promote infill development where infrastructure and services are already in place* (p.54).

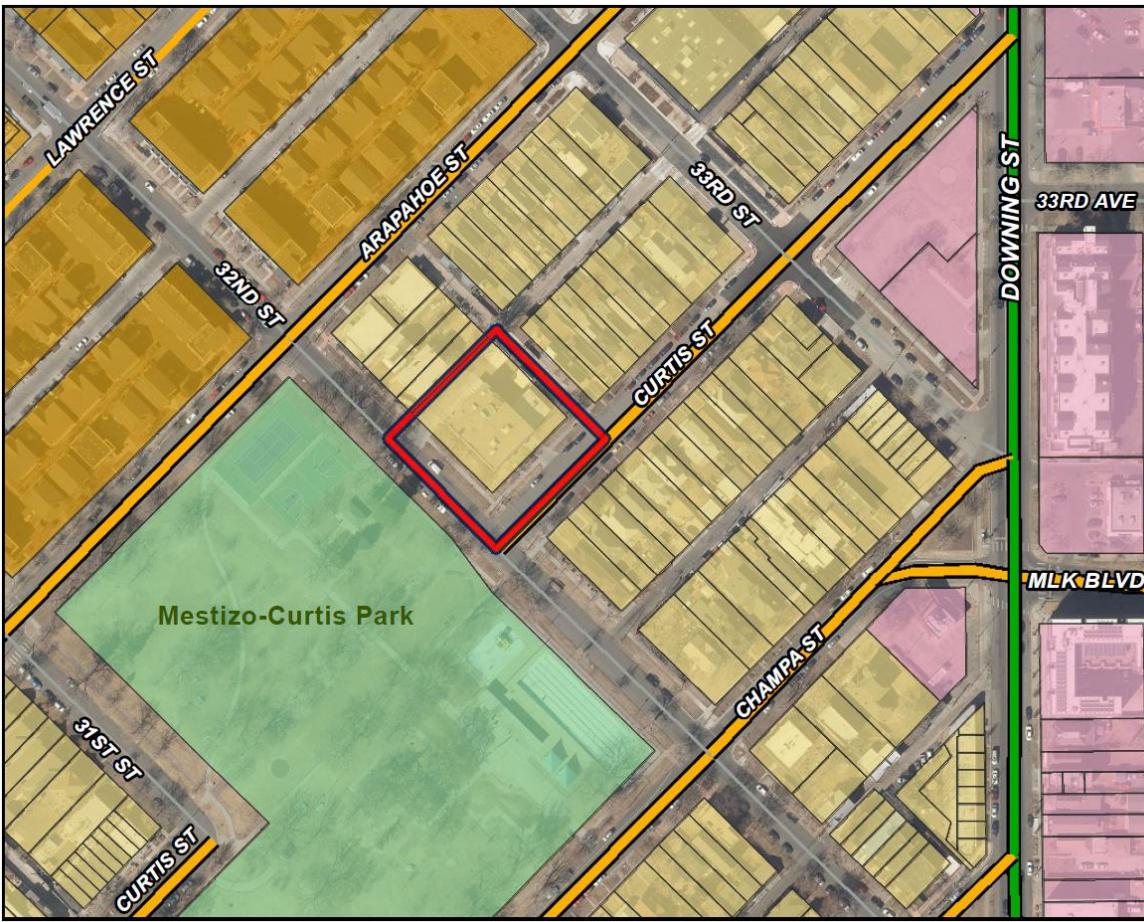
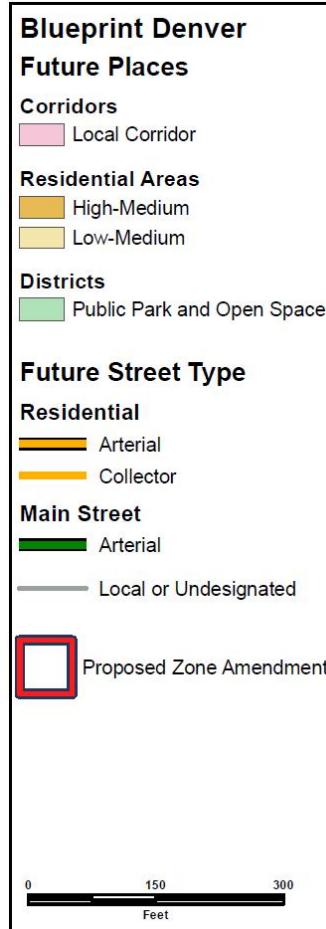


Consistency with Adopted Plans: Blueprint Denver



- **Urban Context**
 - Small multi-unit and mixed use areas
 - Embedded in single and two unit areas

Consistency with Adopted Plans: Blueprint Denver



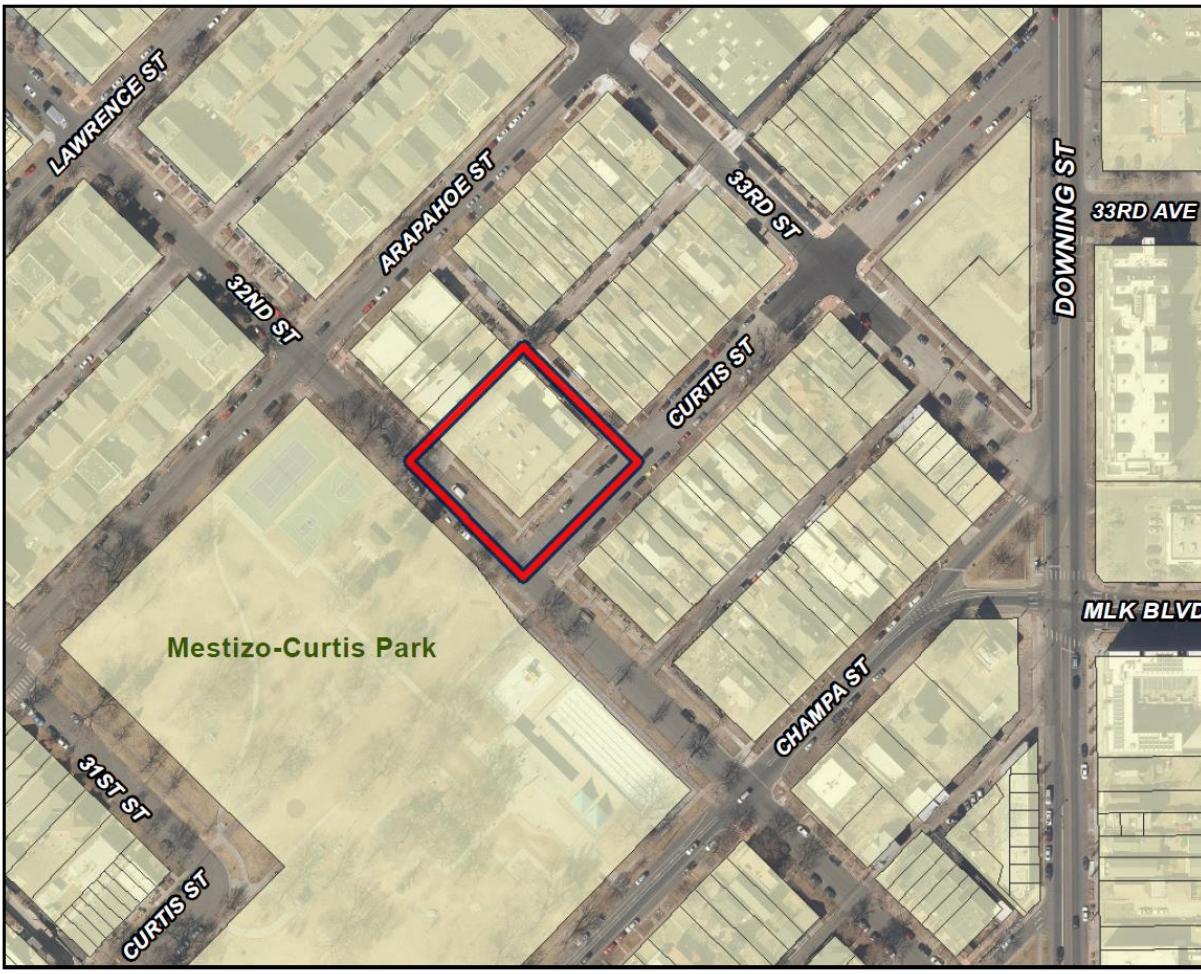
- **Low-Medium Residential Future Place**
 - Neighborhood-serving retail may be found in key locations
 - Limited mixed-use along some arterial streets and some intersections
- **Local Streets:** low degree of through travel but high degree of property access
- **Arterial Streets:** highest amount of through movement and the lowest degree of property access

Consistency with Adopted Plans: Blueprint Denver

Blueprint Denver
Future Growth Areas
All other areas of the city

 Proposed Zone Amendment

0 150 300
Feet

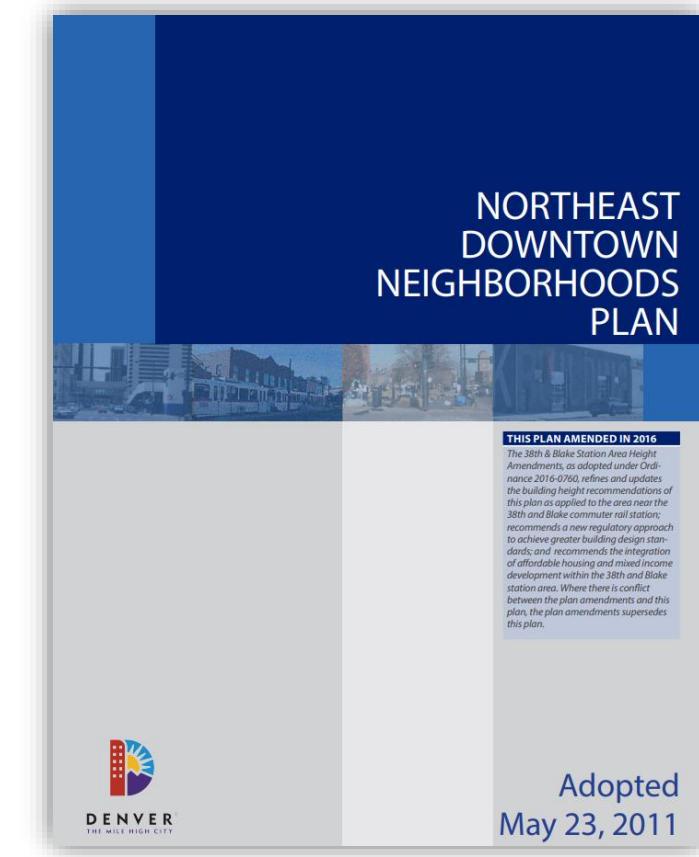


- Growth Areas Strategy: All other
 - 10% of job growth
 - 20% of new households

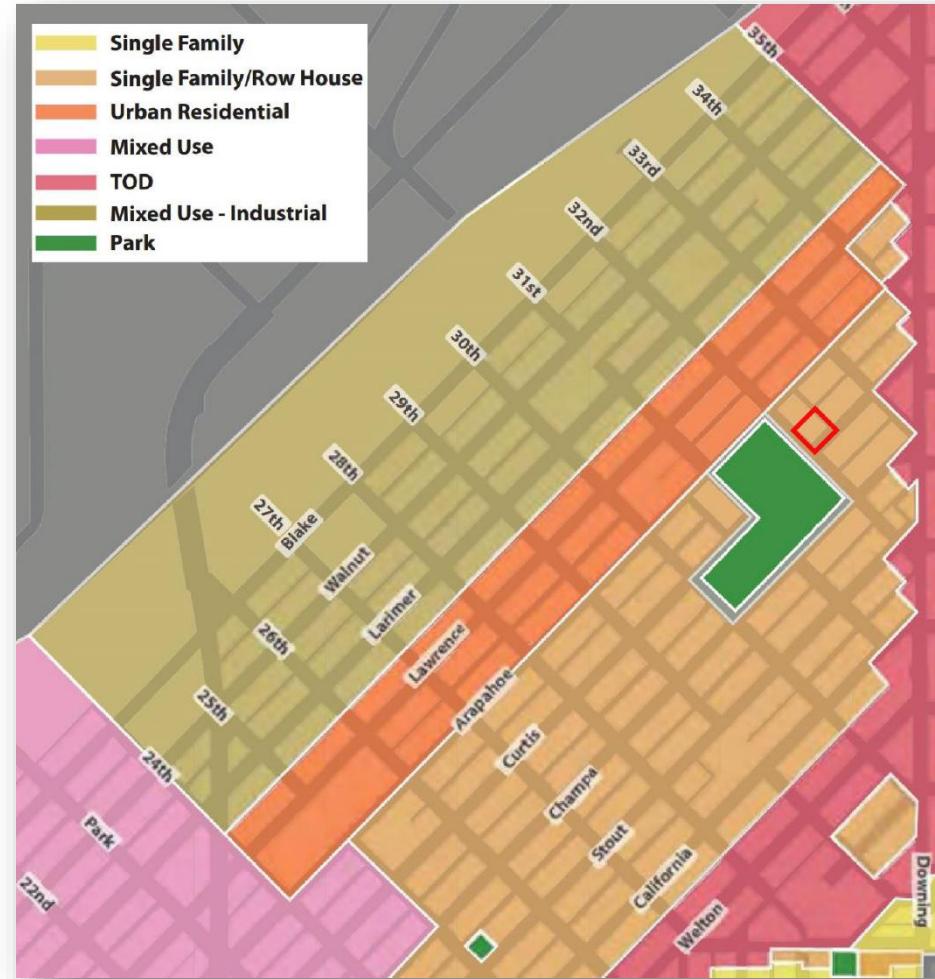
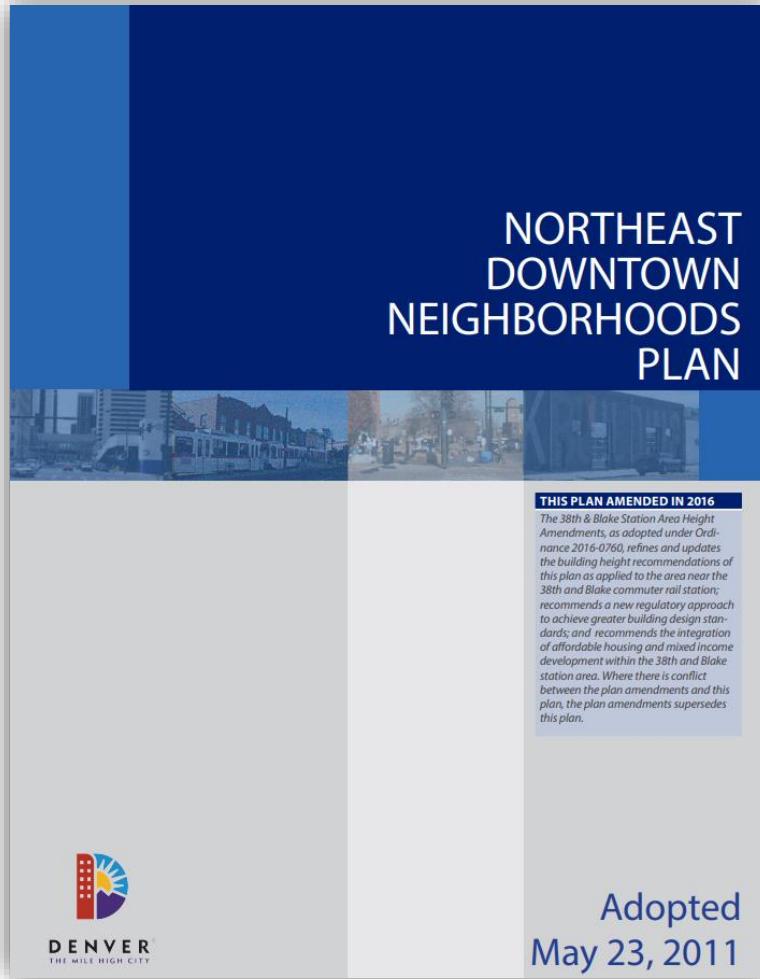
Review Criteria: Consistency with Adopted Plans

Northeast Downtown Neighborhoods Plan (2011)

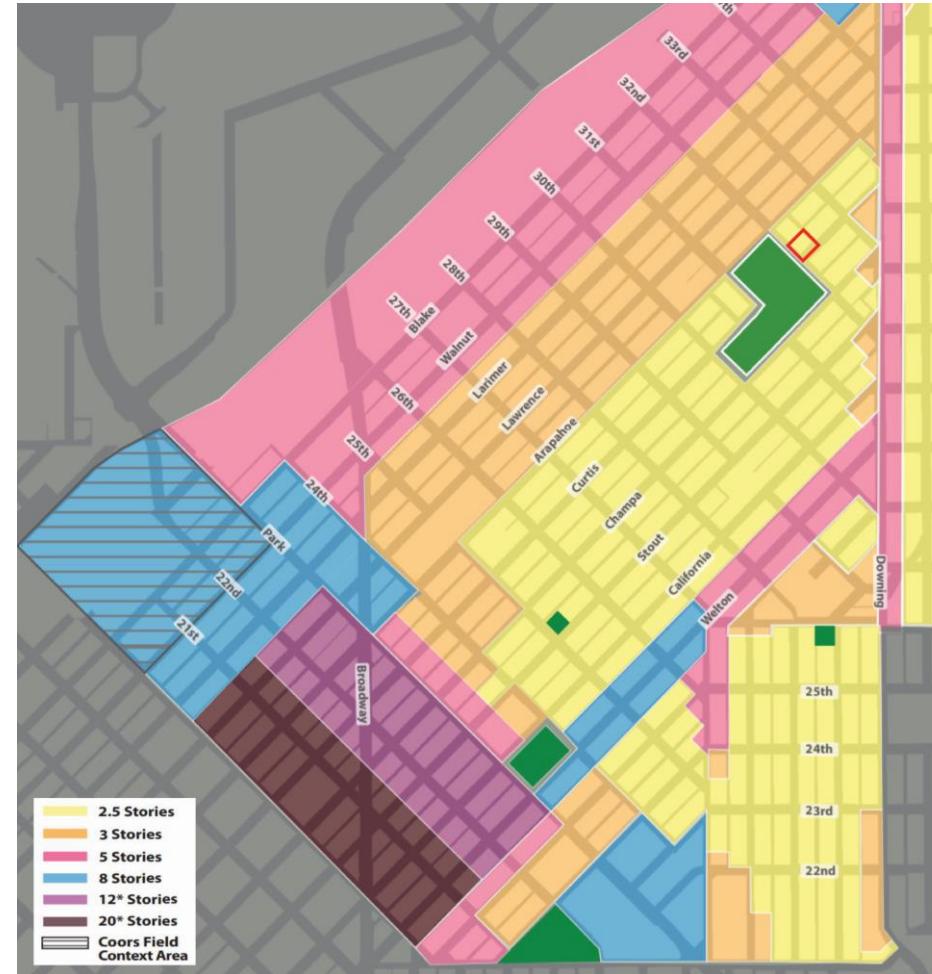
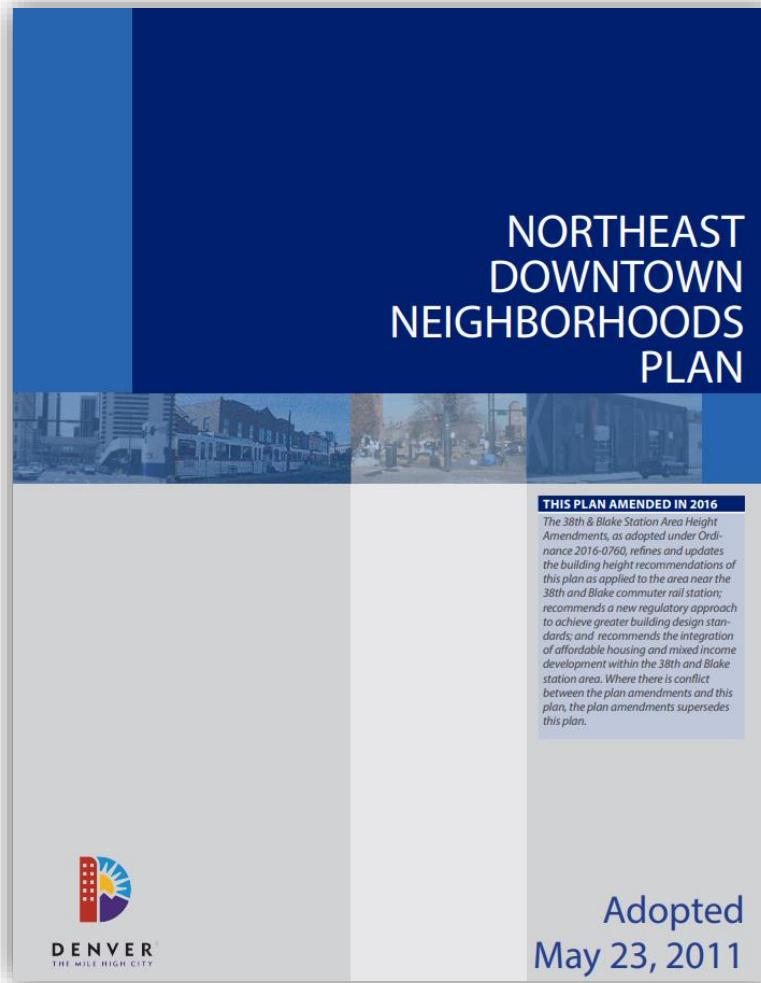
- Allow limited neighborhood-serving commercial in residential areas (p. 20)
- Promote reuse of existing buildings (p. 21)
- Single Family/Rowhouse future land use that supports complementary small-scale commercial uses (p. 16)



Consistency with Adopted Plans: NEDNP



Consistency with Adopted Plans: NEDNP



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
 - Implementation of adopted plans by promoting reuse of existing building
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
 - Property retained Former Ch. 59 zoning
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

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