



1632-1680 N Sheridan Blvd

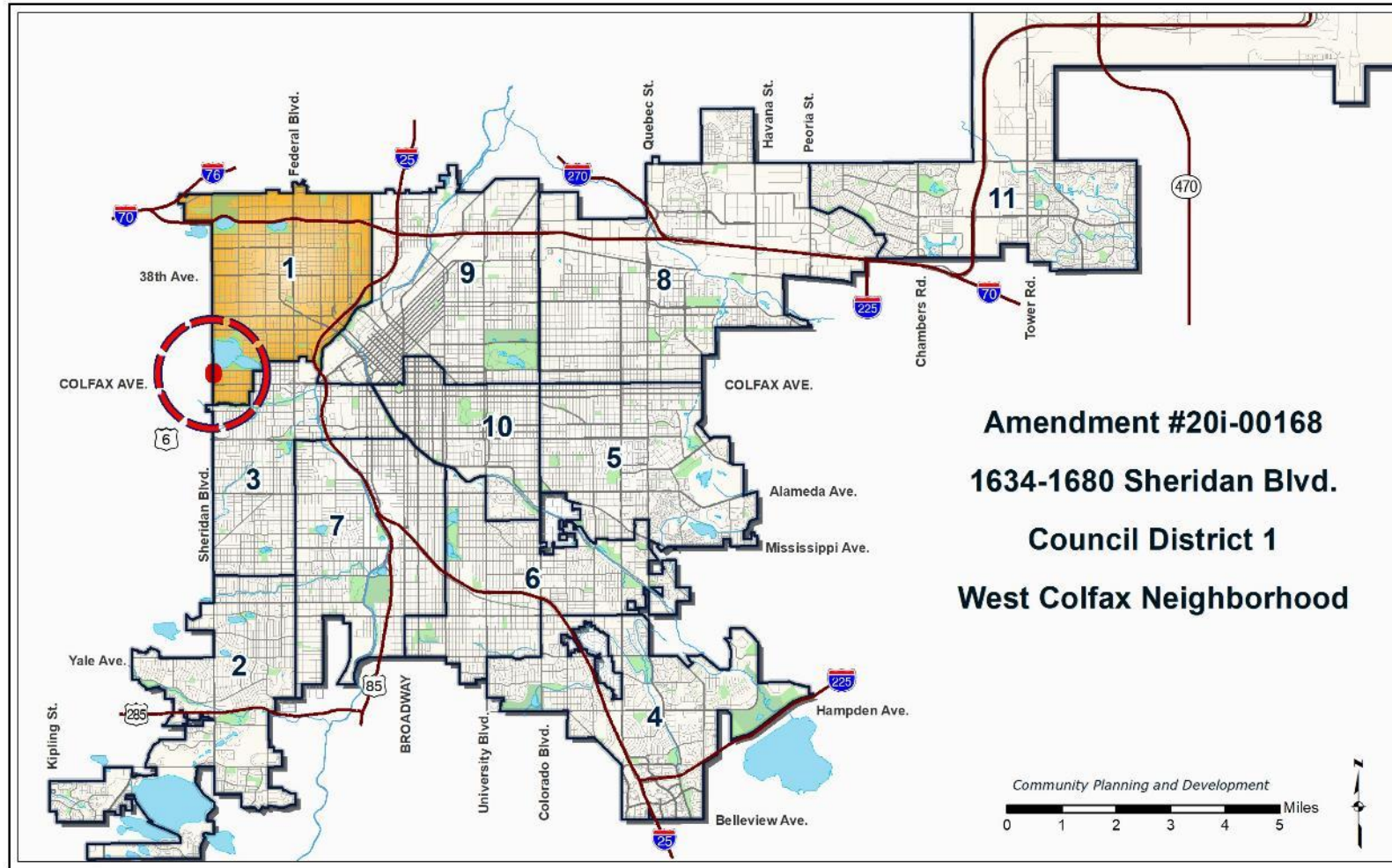
2020-00168

Request: U-SU-C2 and U-RH-3A to U-RX-3

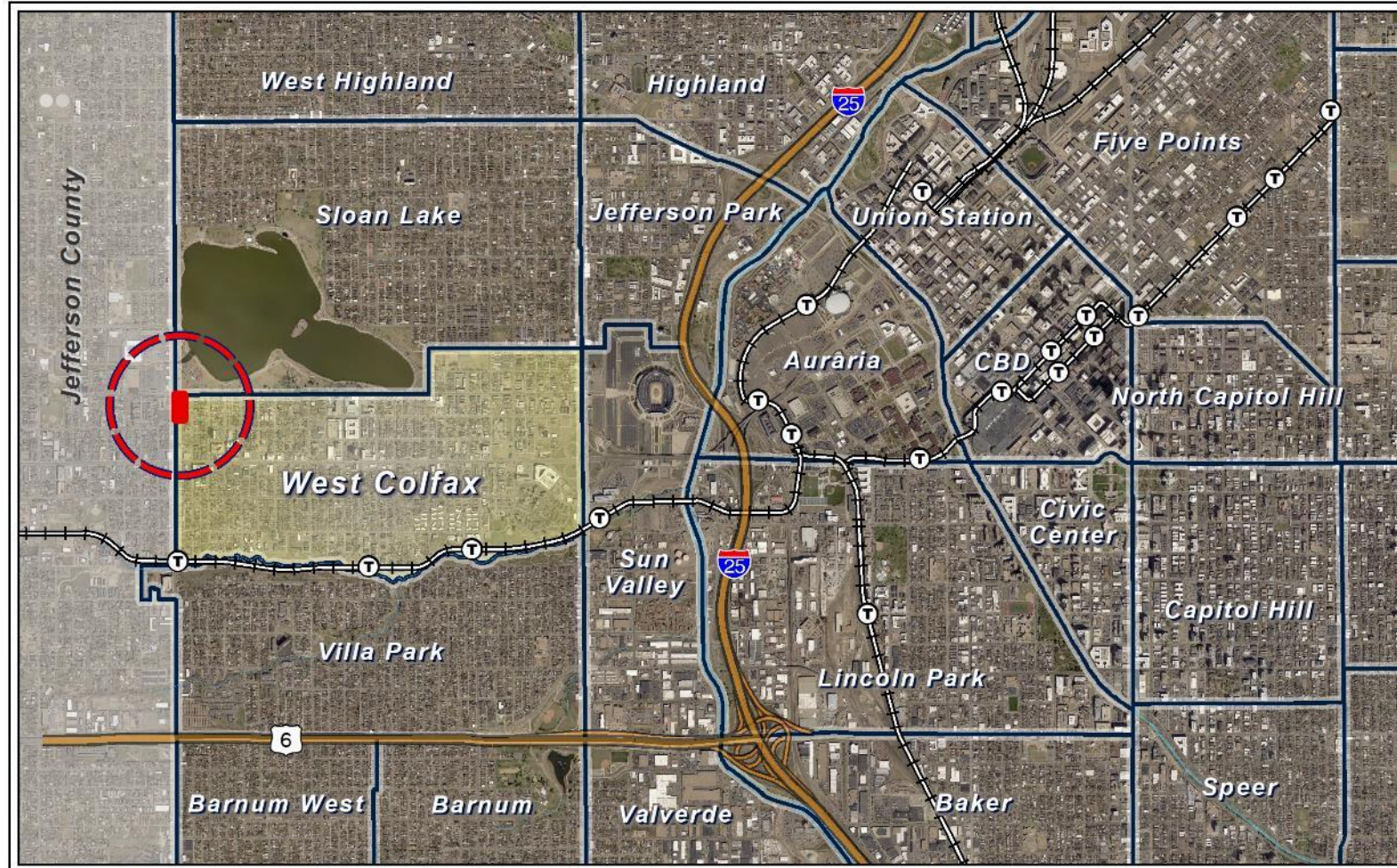
Land Use, Transportation, and Infrastructure Committee

Date: 06/15/2021

Council District 1



West Colfax Statistical Neighborhood



Request: U-RX-3



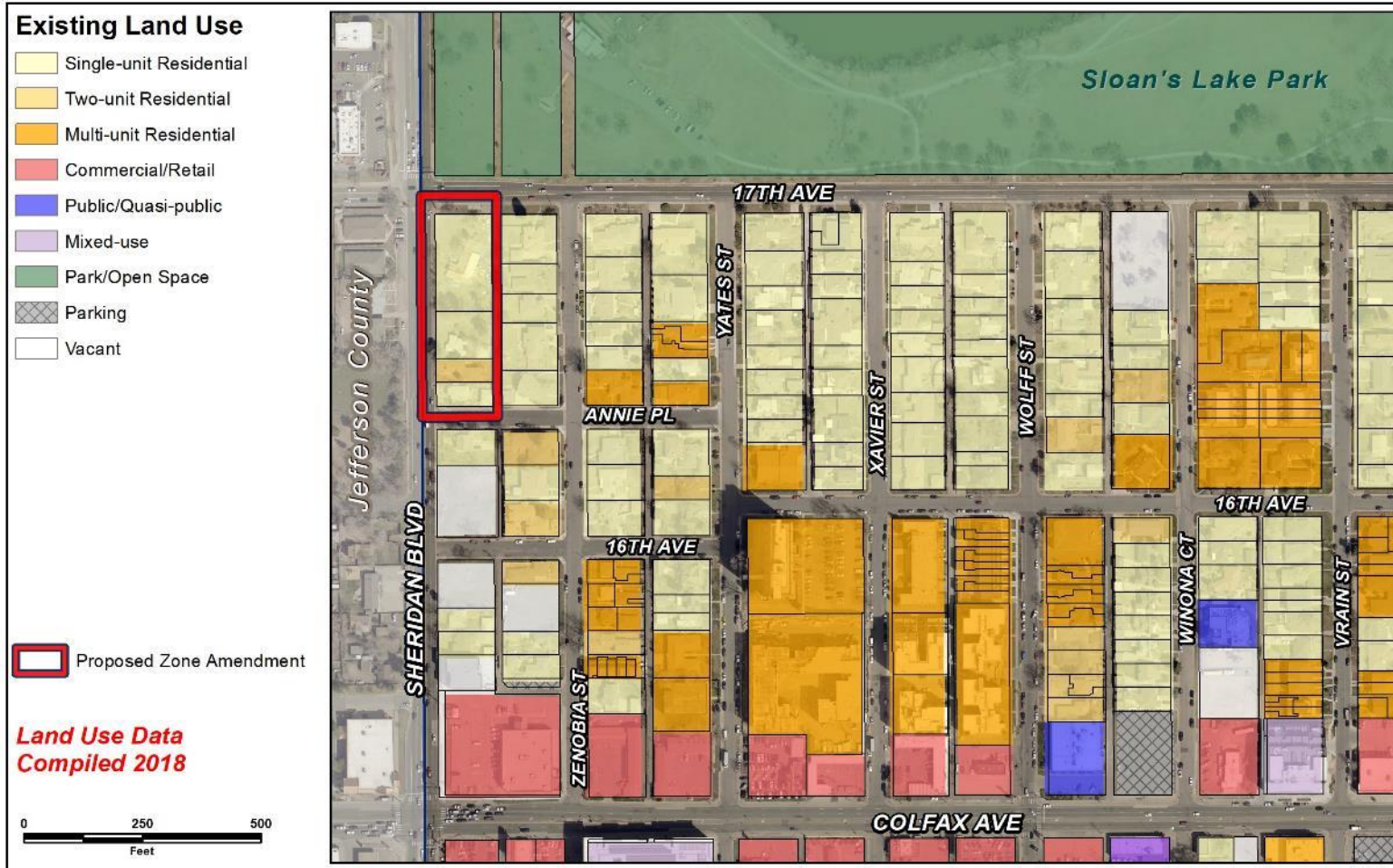
Location:

Approx. 1.11 acres
One and two story single
and two unit residential
buildings

Proposal:

Rezoning to U-RX-3
Allows residential mixed-use
development. Applicant
intends to propose multi-unit
residential development

Existing Land Use



- Subject properties: Single-unit and Two-unit Residential
- Surrounding Area: Park, Mix of Single- and Two-unit Residential, Multi-unit Residential

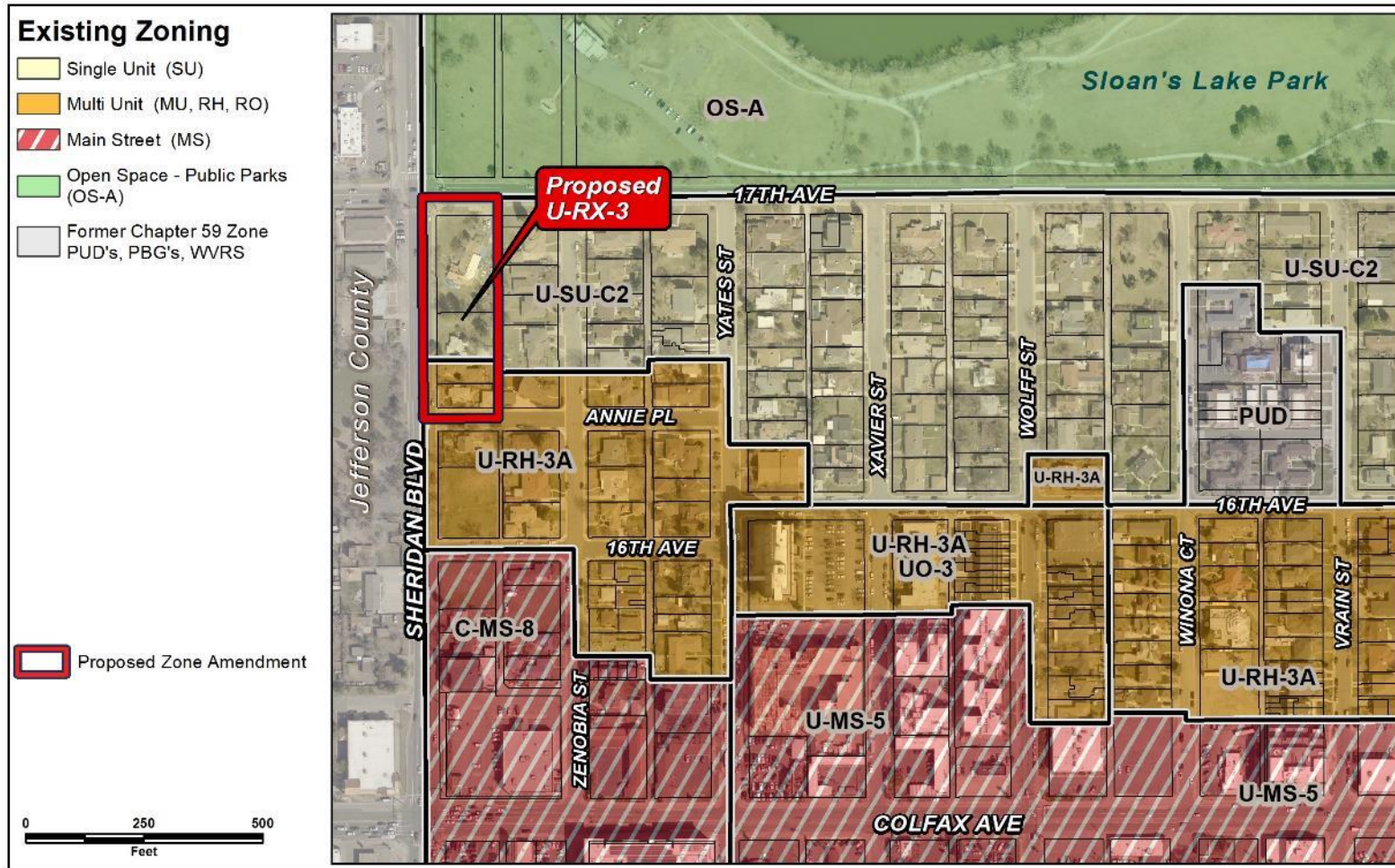
Process

- Initial Informational Notice: 04/11/21
- Planning Board Notice Posted: 05/18/21
- Planning Board Public Hearing : 06/02/21:
(PB unanimously recommends approval)
- LUTI Committee: 06/15/21
- City Council Public Hearing (Tentative): 08/09/21
- RNO Comment – None at this time
- Public Comment – 4 letters of support, 1 letter of opposition

Previous Action

- Previous rezoning effort to U-MS-2 and U-MS-3 in 2019 as application 2018I00015.
- Planning Board voted 5-0 to recommend approval of this previous application on 5/15/19.
- City Council voted to deny the previous application on a vote of 10-2 at a public hearing held on 9/16/19.

Existing Zoning: U-SU-C2 and U-RH-3A

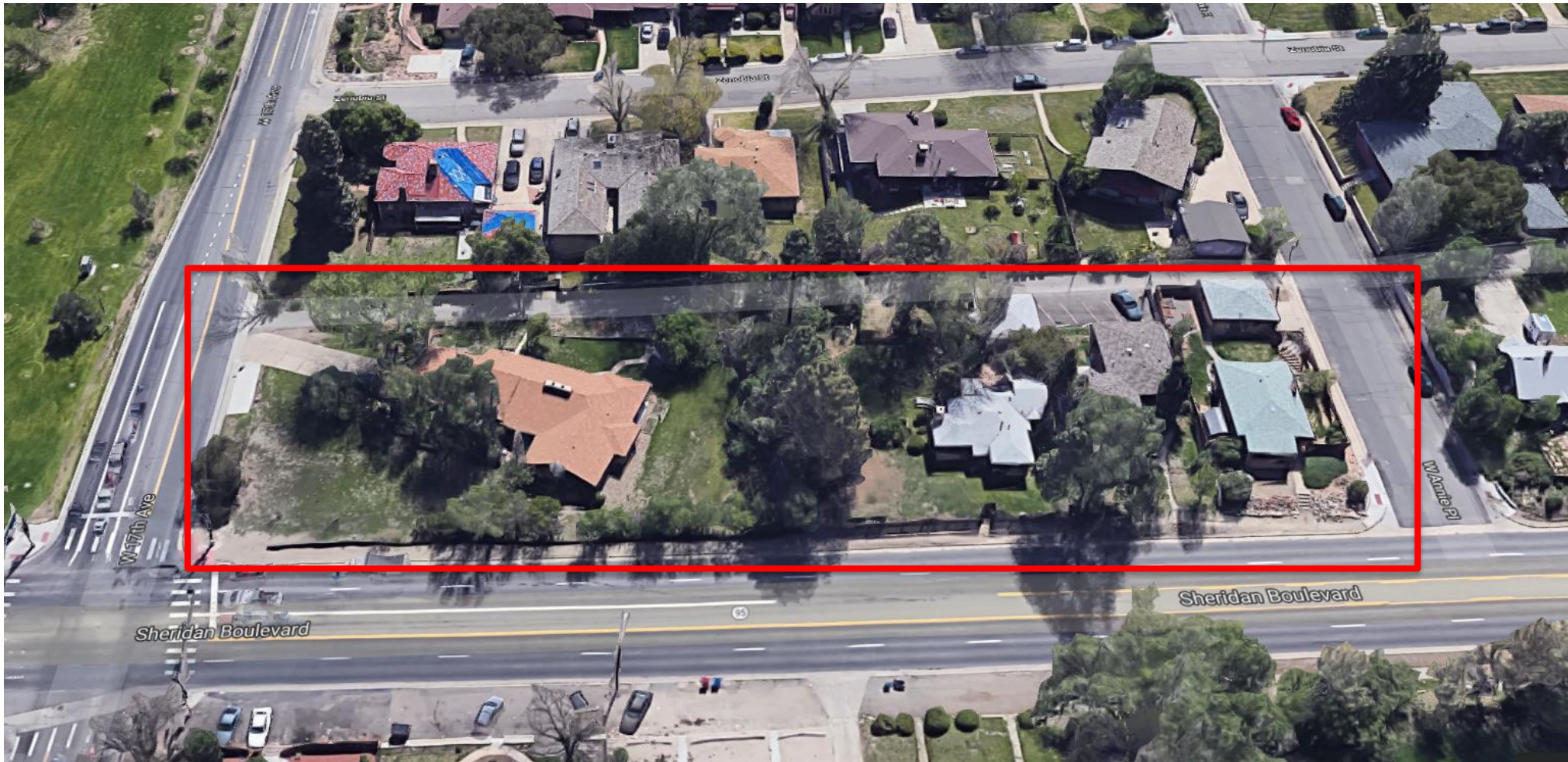


Current Zoning: U-SU-C2 & U-RH-3A

Adjacent Zoning:

- North: OS-A
- South: U-RH-3A
- East: U-SU-C2 & U-RH-3A
- West: R-2 & R-3 (Edgewater) and R-MF (Lakewood)

Existing Context – Building Form/Scale



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 2019*
- *West Colfax Neighborhood Plan (2006)*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

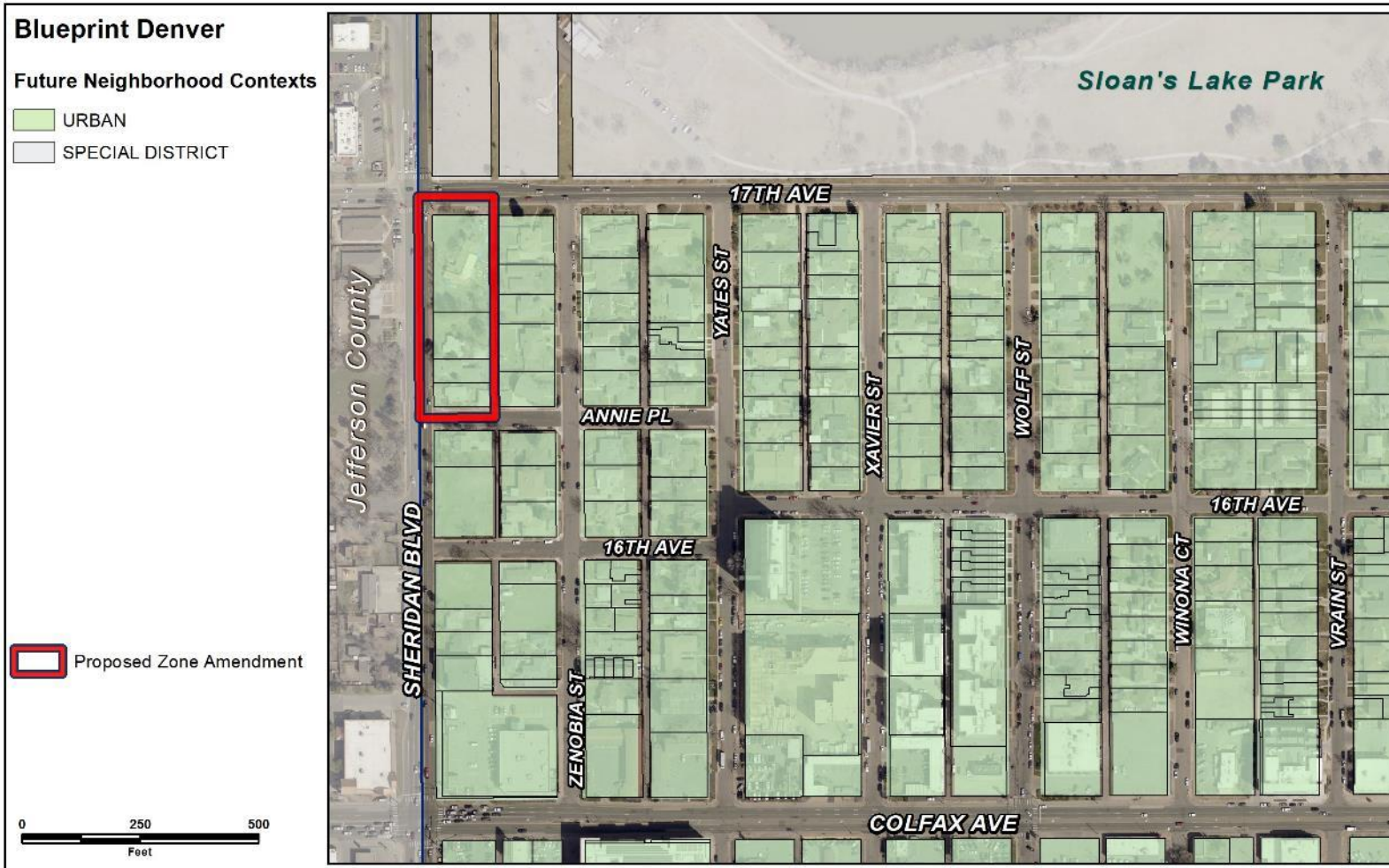
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2040

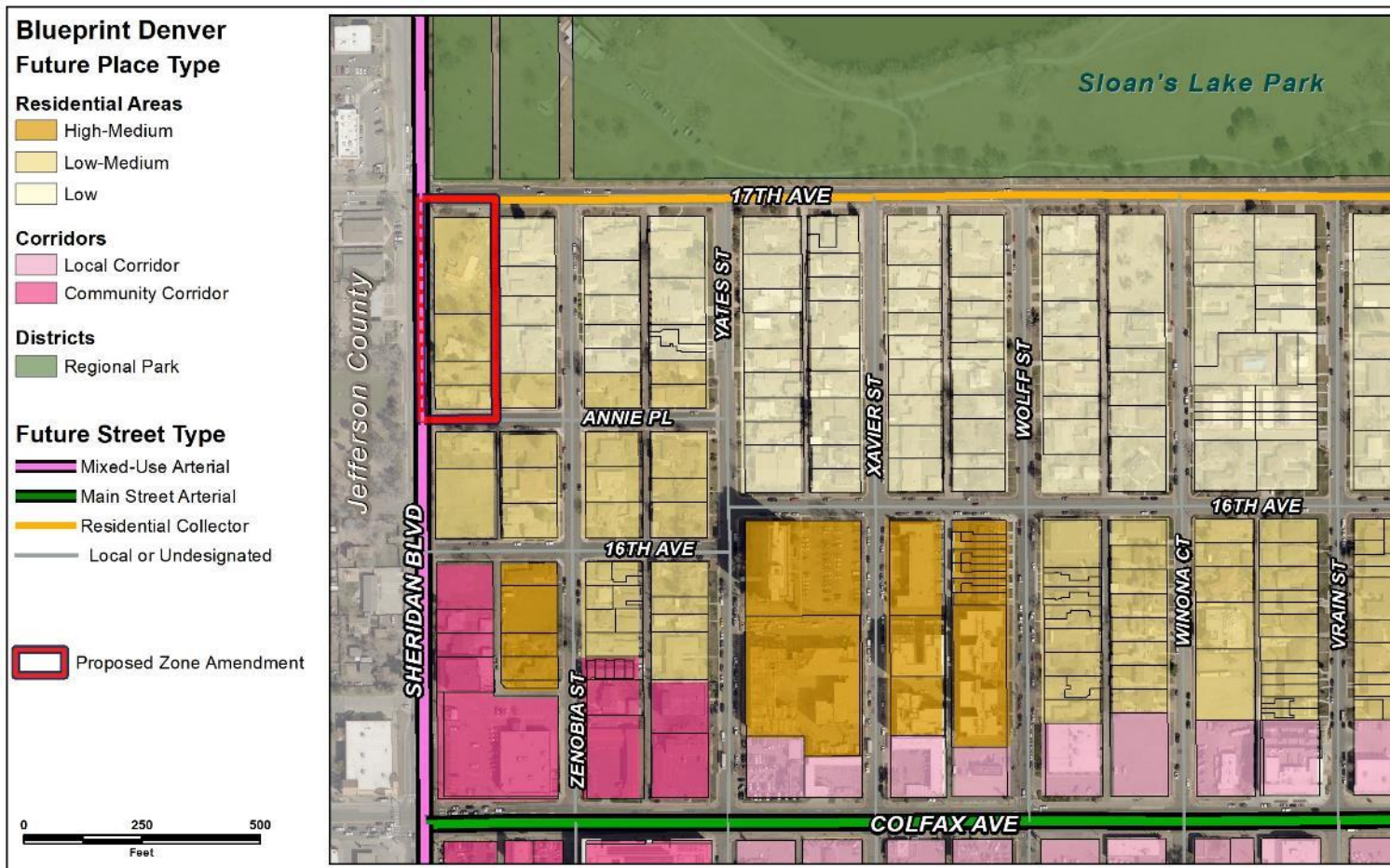
- Equitable, Affordable and Inclusive, Goal 2
- Equitable, Affordable and Inclusive, Strategy 2A
- Strong and Authentic Neighborhoods, Strategy 1B
- Strong and Authentic Neighborhoods, Strategy 1D
- Environmentally Resilient Goal 8, Strategy A

Consistency with Adopted Plans: Blueprint Denver 2019



- Future Neighborhood Context - Urban
 - Small multi-unit residential and mixed-use areas embedded in 1-unit and 2-unit residential areas
 - Low-scale multi-unit buildings

Consistency with Adopted Plans: Blueprint Denver 2019



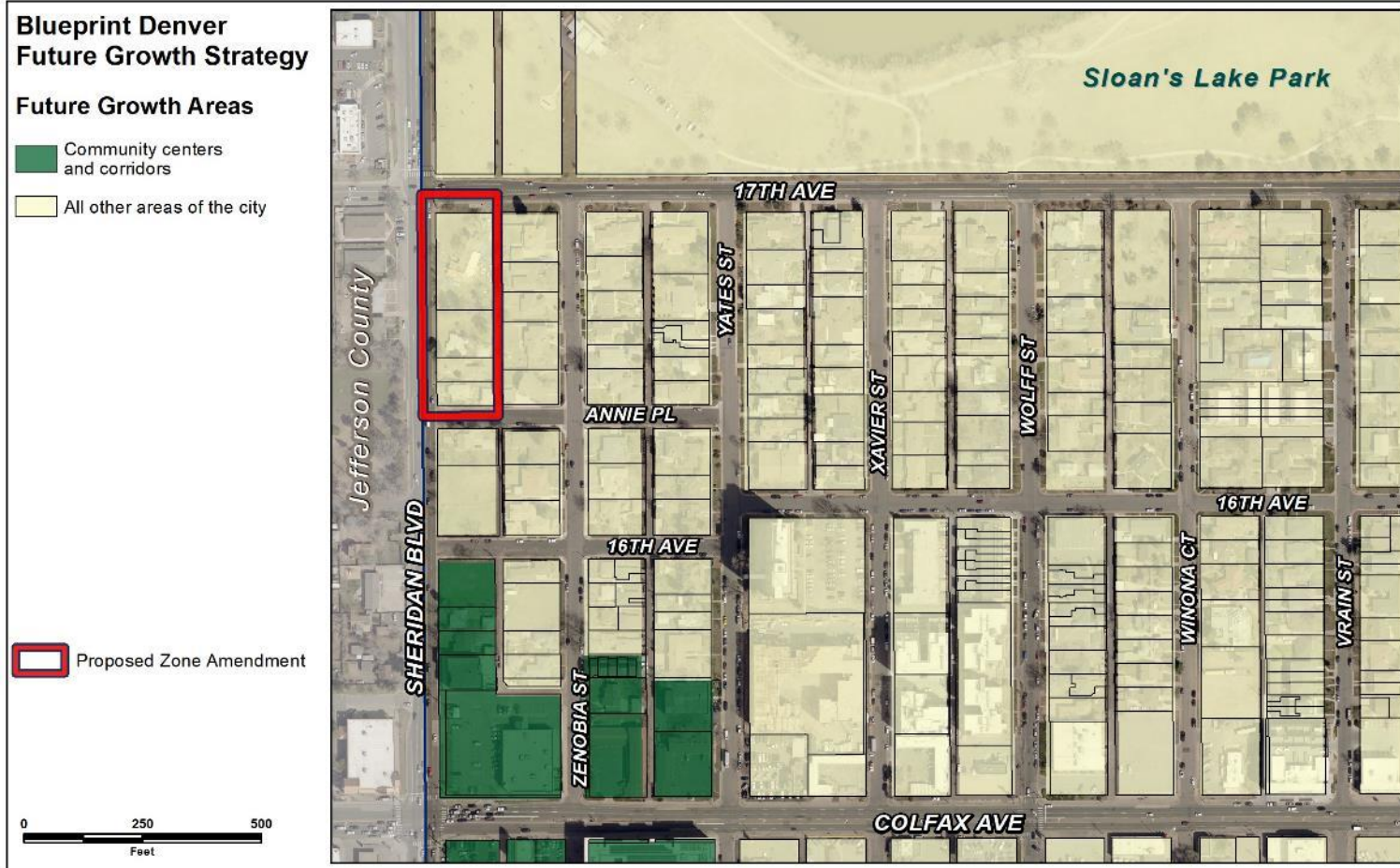
Future Place

- Residential Low-Medium
- Mix of low- to mid-scale multi-unit residential interspersed in single- and two-unit residential areas
- Buildings 3-stories or less in height

Street Type

- Sheridan Blvd. – Mixed Use Arterial;
- 17th Avenue – Residential Collector;
- Annie Pl. - Local

Consistency with Adopted Plans: Blueprint Denver 2019



Future Growth Strategy – “All other areas of the City”

- anticipated to see around 20% of new housing growth and 10% of new employment growth by 2040

Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, though more limited growth

Consistency with Adopted Plans: West Colfax Plan (2006)



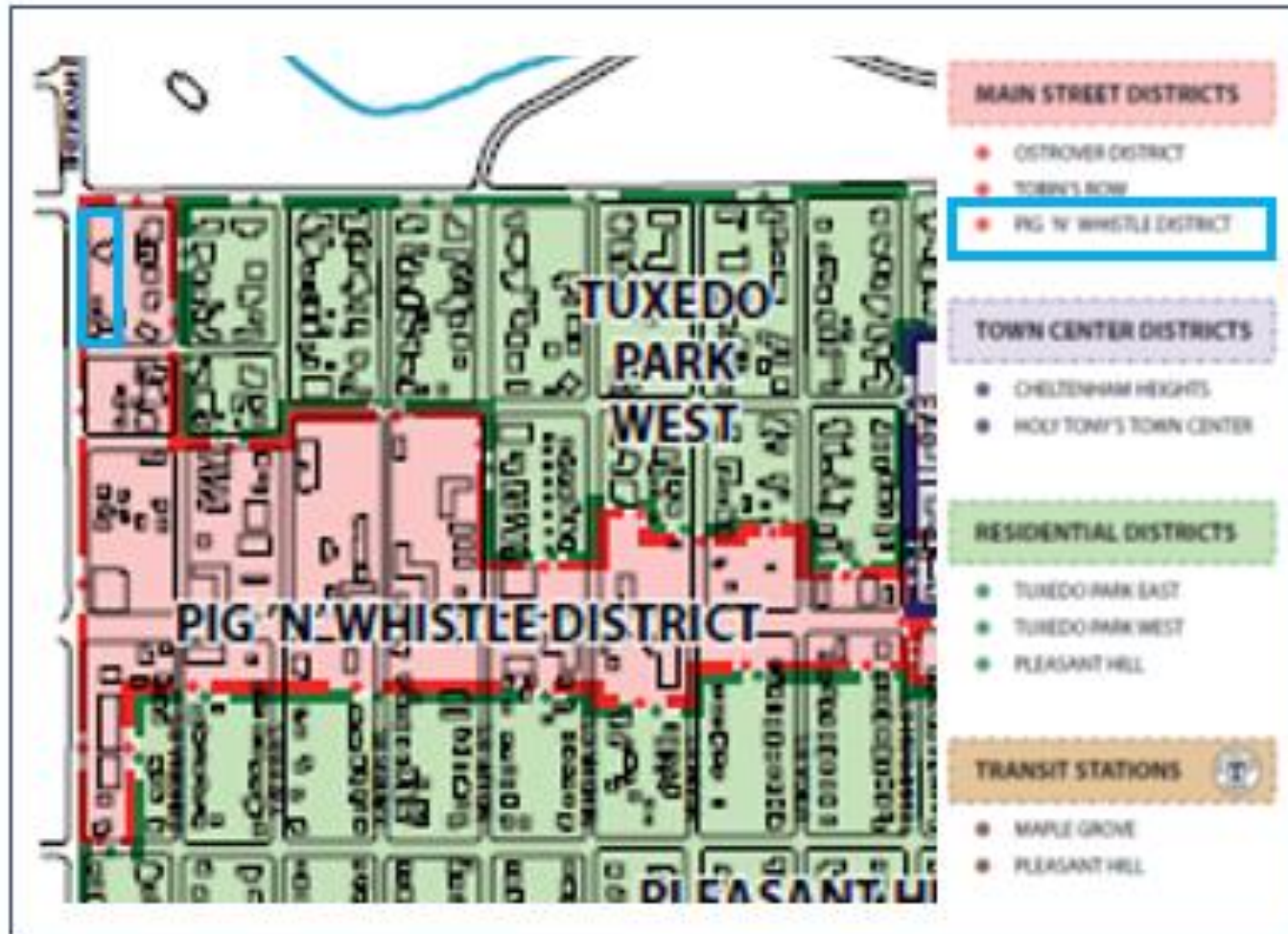
- Land Use Concept
 - Main Street
 - Linear and oriented to the street
 - Scale of 2-5 stories
 - Mixed land uses, both vertically and horizontally
 - Create a comfortable pedestrian Environment

Consistency with Adopted Plans: West Colfax Plan (2006)

Framework Plan Land Use Recommendations:

- Rezone the commercial properties on opportunity sites along West Colfax, Federal Boulevard and **Sheridan Boulevard** to Main Street.
- Promote a range of housing types and costs at higher densities in strategic locations (town centers, station areas, main streets).
- Support infill development. Mixed use projects that include housing or offices over ground floor uses are especially appropriate in town centers, along main streets.
- Focus both structural and use intensity to main streets, transit station areas and town centers

Consistency with Adopted Plans: West Colfax Plan (2006)



District Plans

- Main Street – Pig 'N Whistle District
- Recommendations:
 - Consider the impact of Main Street zoning and future development on adjacent residential districts
 - With deeper parcels and proximity to transit consider Main Street 2 and 3 zone districts (FC 59 Main Street 2 = MS-5 in the current Zoning Code, and Main Street 3 = MS-8).

Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver 2019
- West Colfax Plan (2006)

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

- By implementing the city's adopted plans, by allowing development that is in character with the area

Review Criteria

4. Justifying Circumstances

- Changed/Changing conditions:
 - The creation of the residential district at the former St' Anthony's Hospital site has allowed the neighborhood to begin converting many of its formerly medical campus sites to higher density residential sites to allow for increased density near transit corridors.
 - Recently nearby parcels along Sheridan Boulevard have been redeveloped to low-mid density projects and serve as a transition between the lower residential density to the east.

Review Criteria

5. Consistency with Neighborhood Context, Zone District Purpose and Intent
 - Urban Context Description
 - Characterized by single and two-unit residential uses.
 - Small-scale multi-unit residential uses and commercial areas embedded in residential areas
 - U-RX-3 Zone District Description
 - Intended to *promote safe, active, and pedestrian-scaled diverse areas through the use of building forms that clearly define and activate the public realm.*
 - *Ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods*

CPD Recommendation

CPD recommends LUTI move the application to the full City Council, 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