



1709 N Williams Street

Request: B-2 WVRS to G-MS-3

Date: 2/24/2025

Presenter: Fritz Clauson, AICP

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria
- Recommendation



Request: B-2 WVRS to G-MS-3



- Property:
 - 9,380 sf
 - Two-story commercial building
- Rezone from B-2 WVRS to G-MS-3
- Requesting rezoning to redevelop property in alignment with surrounding zoning.

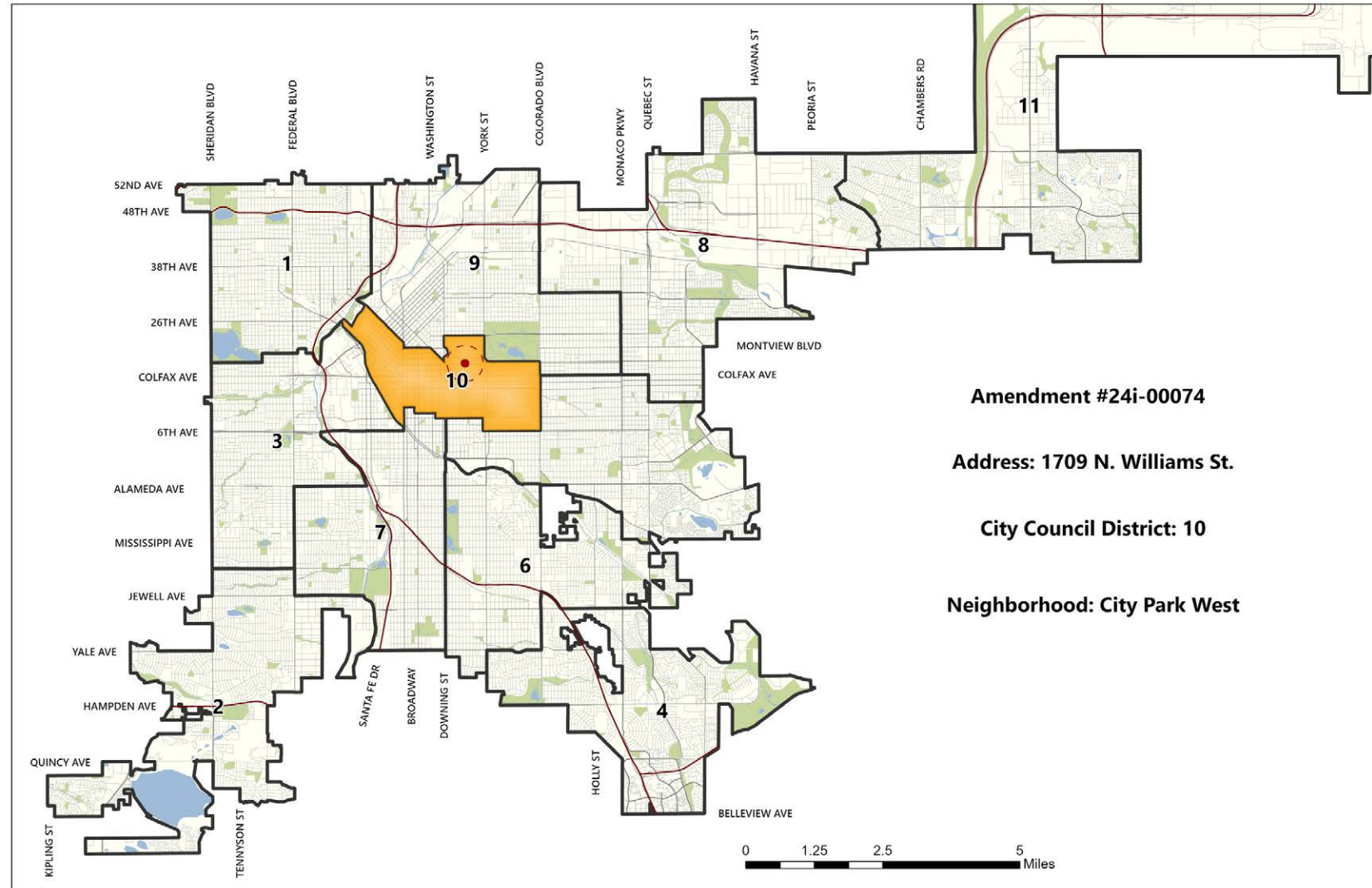
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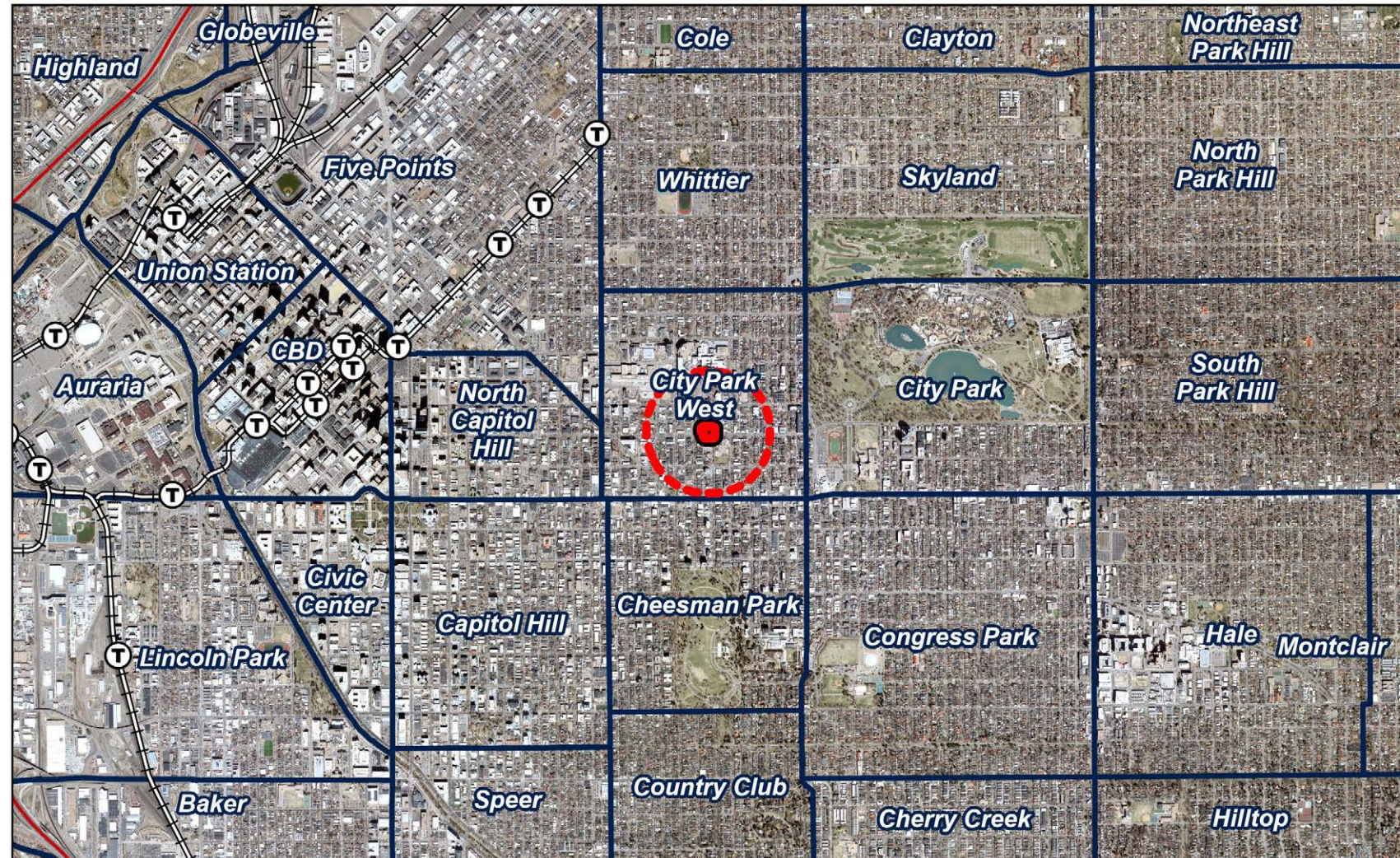
Location

Council District 10
Council Member:
Chris Hinds

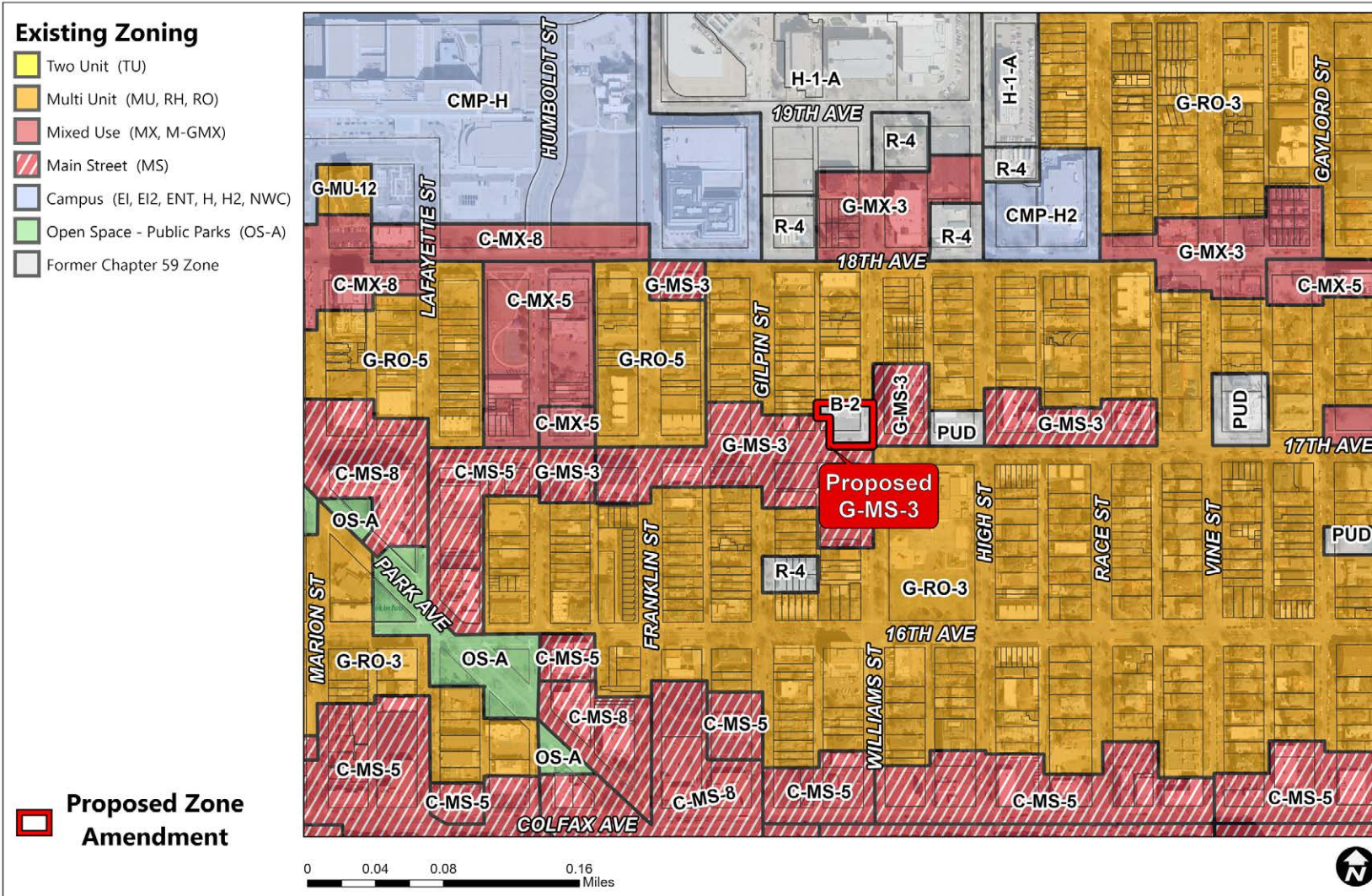


Location

Statistical Neighborhood: City Park West



Existing Zoning – B-2 WVRS



- B-2 WVRS (with waivers)

Proximity to:

- G-MS-3
- G-RO-3
- G-RO-5
- PUD 439

Existing Context – Land Use

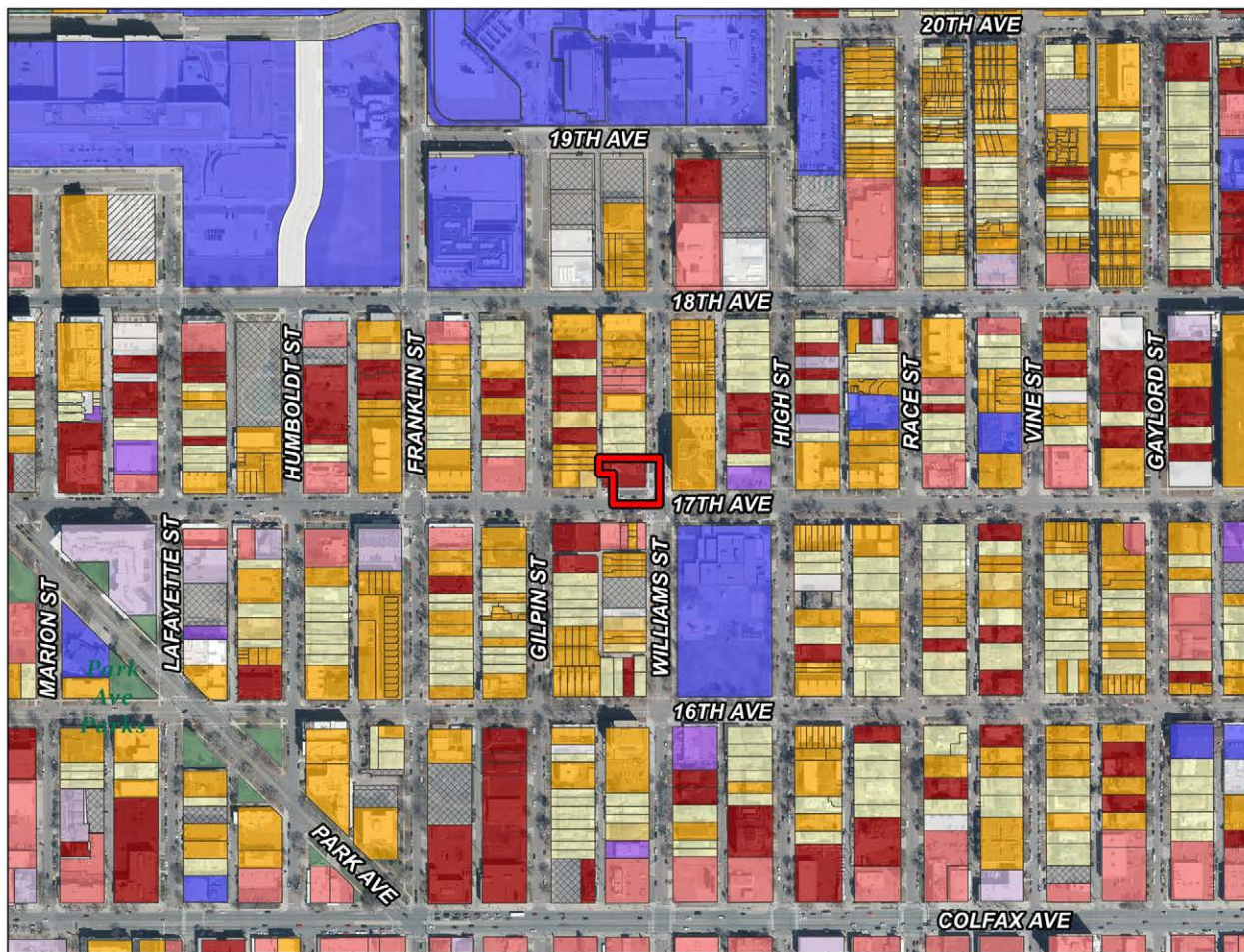
Office

Adjacent to:

- Single-Unit Residential
- Multi-Unit Residential
- Industrial
- Commercial

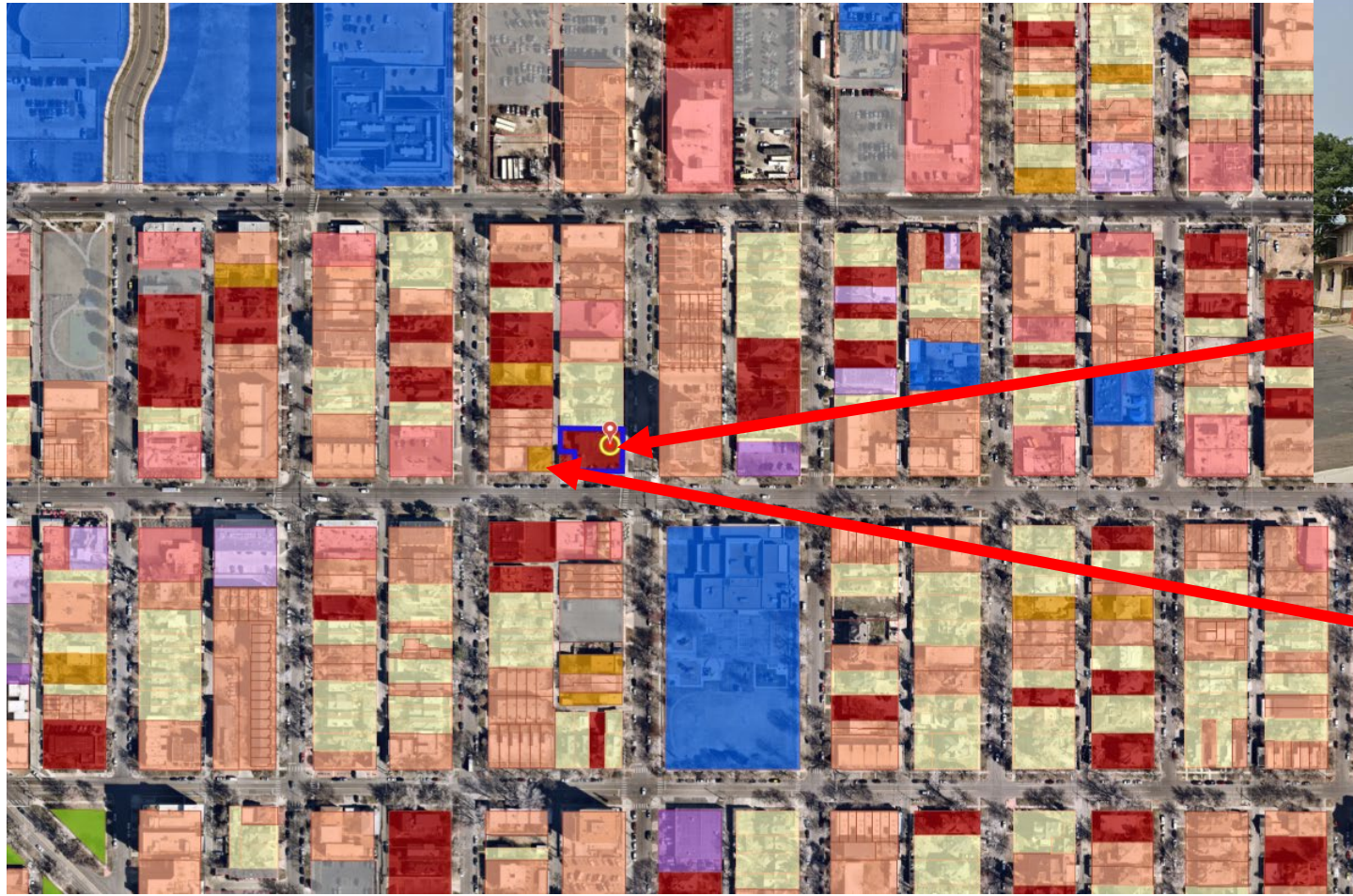
Existing Land Use

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



 Proposed Zone Amendment

Existing Context – Building Form/Scale



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Process

- Informational Notice: 8/6/2024
- Planning Board Notice: 10/22/2024
- Planning Board Public Hearing: 12/18/2024
(originally 11/6/2024, continued at applicant request to allow for mediation, approved unanimously)
- LUTI Committee: 1/14/2025
- **City Council Public Hearing: 2/24/2025**

Public Comments

- Comment letter from City Park West Registered Neighborhood Organization
- Memorandum of Understanding between applicant, adjacent property owner, and City Park West RNO agreed to on 11/25
- 8 comments in support and 22 comments in opposition from neighbors and other stakeholders
 - Comments in support expressed anticipation for new residential opportunities in the neighborhood
 - Comments in opposition expressed concern regarding demolition of a unique structure/commercial space, and impacts on area businesses

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Denver Zoning Code Map Amendment 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

See DZC 12.4.10.7, 12.4.10.8

Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*
- *East Central Area Plan (2020)*

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

- *Environmentally Resilient Goal 8, Strategy A- Promote infill development where infrastructure and services are already in place (p.54).*
- *Environmentally Resilient Goal 8, Strategy B- Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).*
- *Strong and Authentic Neighborhoods Goal 1, Strategy D – Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities (p. 34).*
- *Strong and Authentic Neighborhoods Goal 1, Strategy A – Build a network of well connected, vibrant, mixed-use centers and corridors (p. 34).*



Blueprint Denver

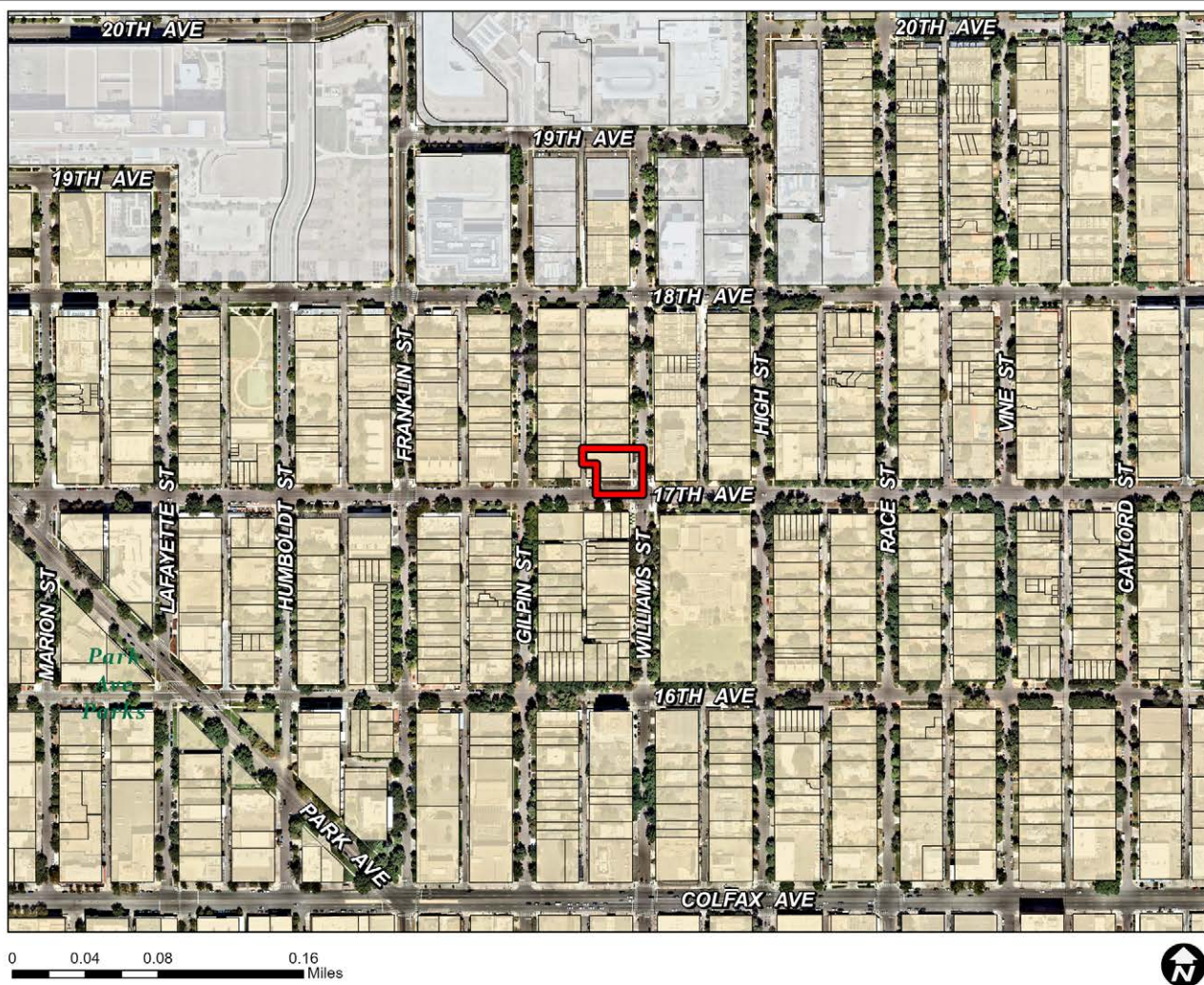
General Urban

Predominantly multi-unit structures. 1-unit and 2-unit residential and low scale mixed-use are embedded within the multi-unit areas. Block patterns are generally regular with consistent alley access. Buildings are medium scale and close to the street.

Blueprint Denver

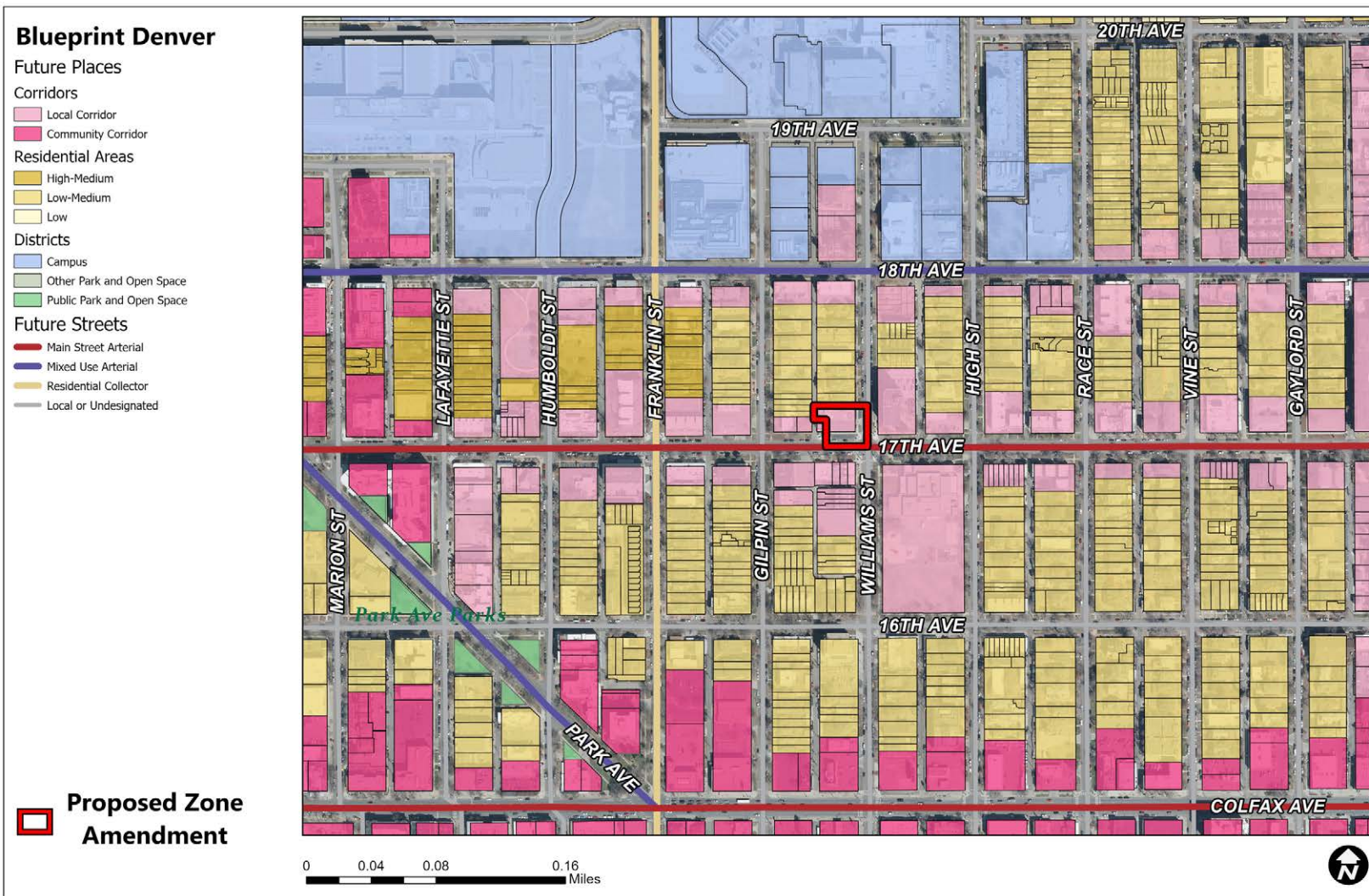
Future Neighborhood Context

- URBAN
- GENERAL URBAN
- SPECIAL DISTRICT



 Proposed Zone Amendment

Blueprint Denver



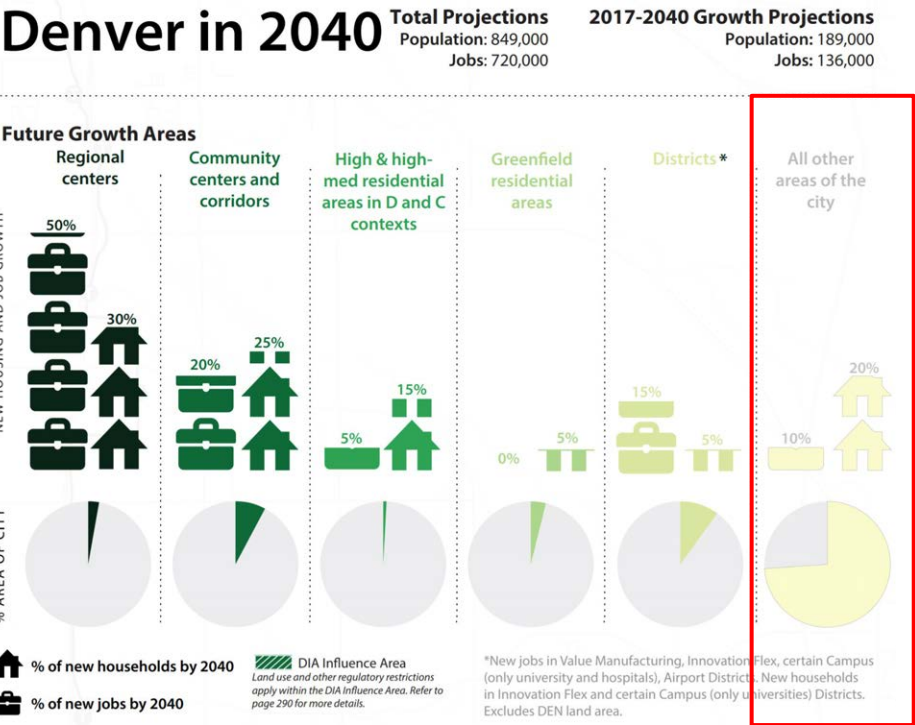
Local Corridor

Provide options for dining, entertainment and shopping. May include some residential and employment uses. Buildings have distinctly linear orientation along the street with very shallow setbacks. The scale is intimate with a focus on the pedestrian. The public realm is typically defined by buildings with active frontages.

Blueprint Denver



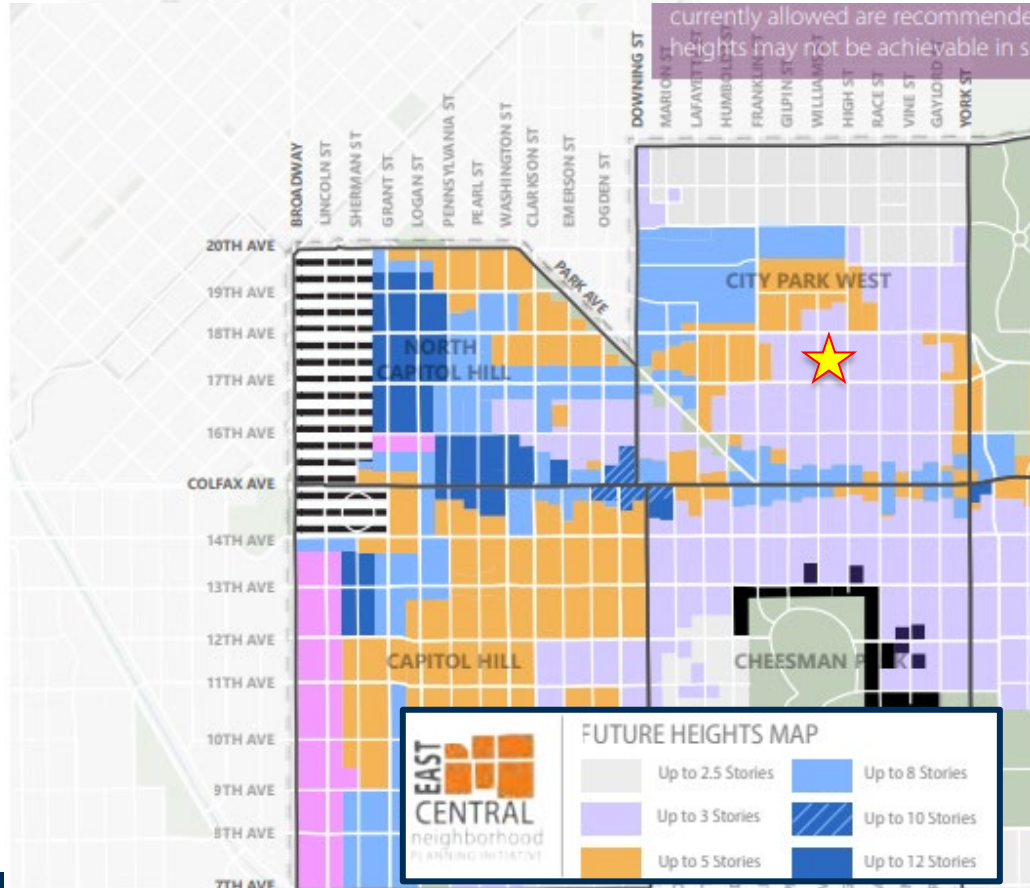
Growth Areas Strategy



East Central Area Plan

East Central Area Plan | 2.1 Land Use and Built Form

MAXIMUM BUILDING HEIGHTS



- Local Corridor place type
 - Primarily provides options for dining, entertainment and shopping
 - May also include some residential and employment uses
 - Buildings have distinctly linear orientation along the street with very shallow setbacks
- Height guidance: Up to 3 stories
- Policy L10: Continue Improving out of date zoning regulations
 - Rezone Former Chapter 59 properties into the Denver Zoning Code (DZC)

Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver: A Land Use and Transportation Plan (2019)
- Small Area Plans
- Others, as applicable: e.g., General Development 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

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Review Criteria: Justifying Circumstances

Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:

- a. Changed or changing conditions in a particular area, or in the city generally; or,
- b. A City adopted plan; or**
- c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.

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Consistency with Neighborhood Context, Purpose and Intent Statement

Neighborhood Context:

The General Urban Neighborhood Context is characterized by multi-unit residential uses in a variety of building forms. Single-unit and two-unit residential uses are also found in a mix of residential building forms. Low-scale commercial areas are embedded within residential areas. Commercial uses occur in a variety of building forms that may contain a mixture of uses within the same structure. Residential uses are primarily located along local and residential arterial streets. Commercial uses are primarily located along mixed-use arterial and main streets but may be located at or between intersections of local streets.

Main Street Districts, General Purpose:

The Main Street zone districts are intended to promote safe, active, and pedestrian-scaled commercial streets through the use of building forms that clearly define and activate the public street edge, [and] are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering along the city's commercial streets. The Main Street district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, encourages affordable housing, and improves the transition between commercial development and adjacent residential neighborhoods.

Specific Intent, Main Street 3 (G-MS-3)

G-MS-3 applies primarily to local or collector street corridors, or may be embedded within a commercial shopping center or mixed-use area, where a building scale of 1 to 3 stories is desired.

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CPD Recommendation

CPD recommends approval, based on finding all review criteria have been met

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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