



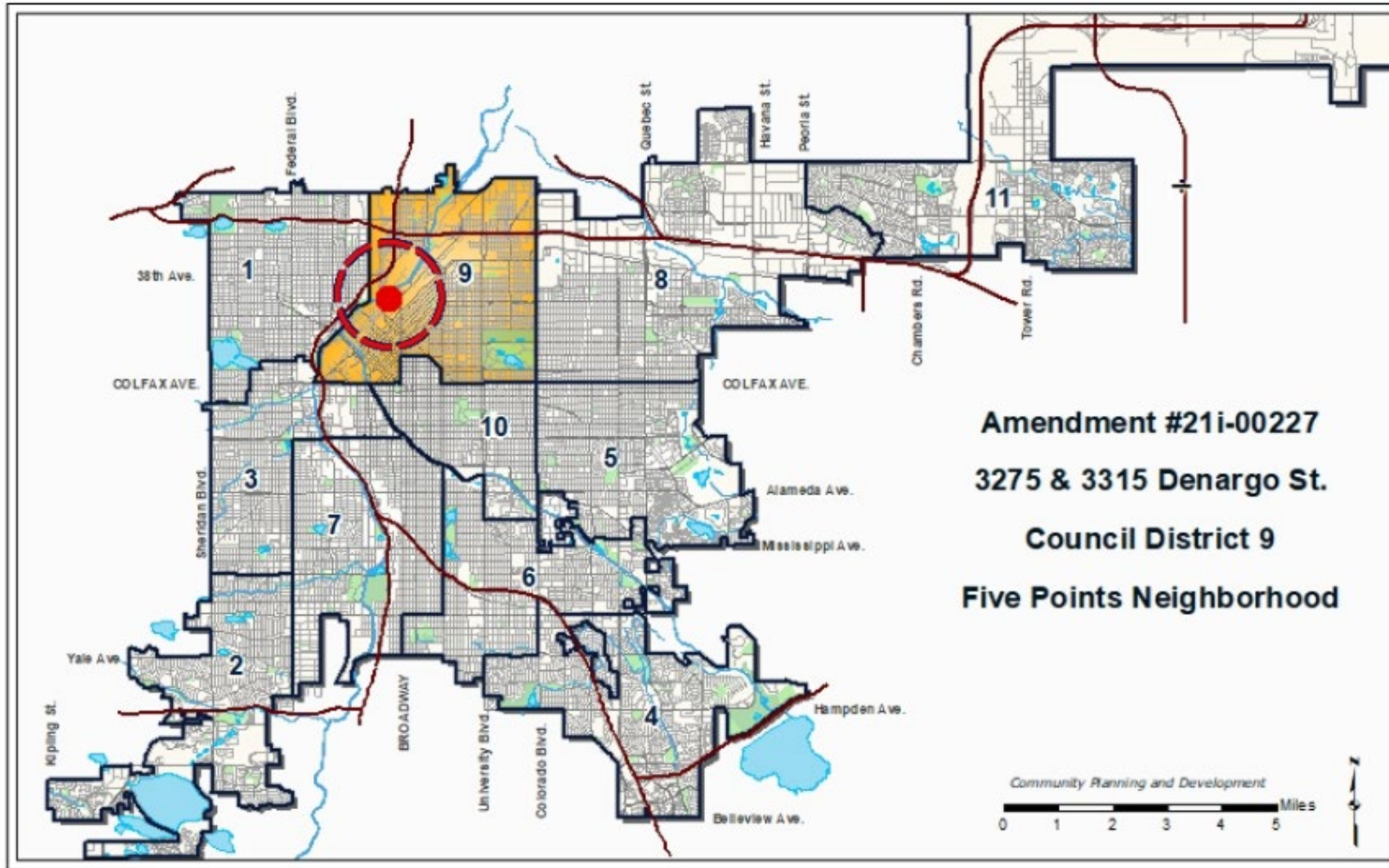
3275 & 3315 Denargo Street

Request: I-B, UO-2 to C-MX-16, D0-7

LUTI Committee

Date: 8/2/2022

Council District 9, Five Points Neighborhood

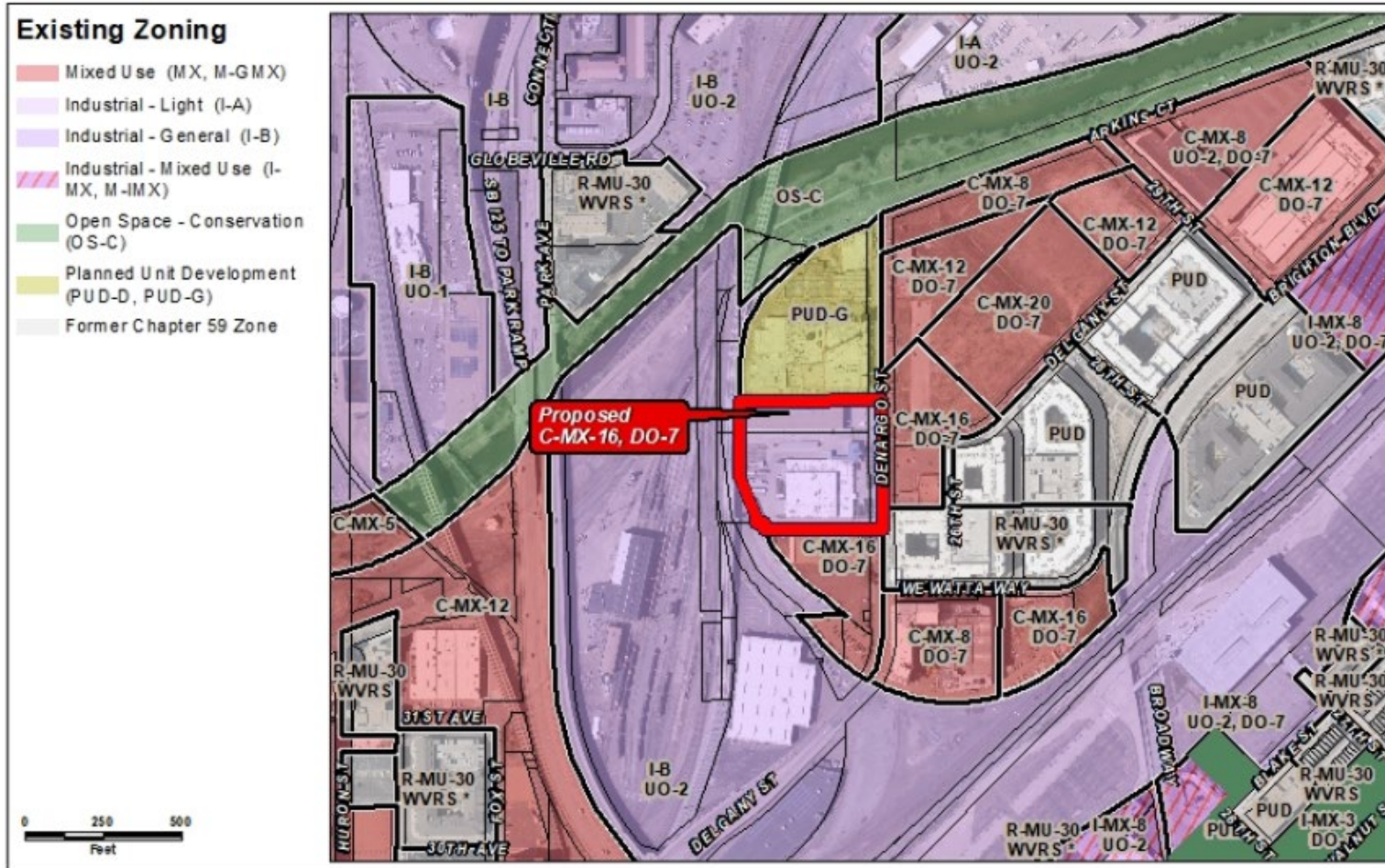


Request: C-MX-16, DO-7



- **Location:**
 - Approx. 3.82 acres
 - Mini-storage and warehouse building
- **Proposal:**
 - Rezoning to C-MX-16, DO-7 to enable mixed-use development

Existing Zoning



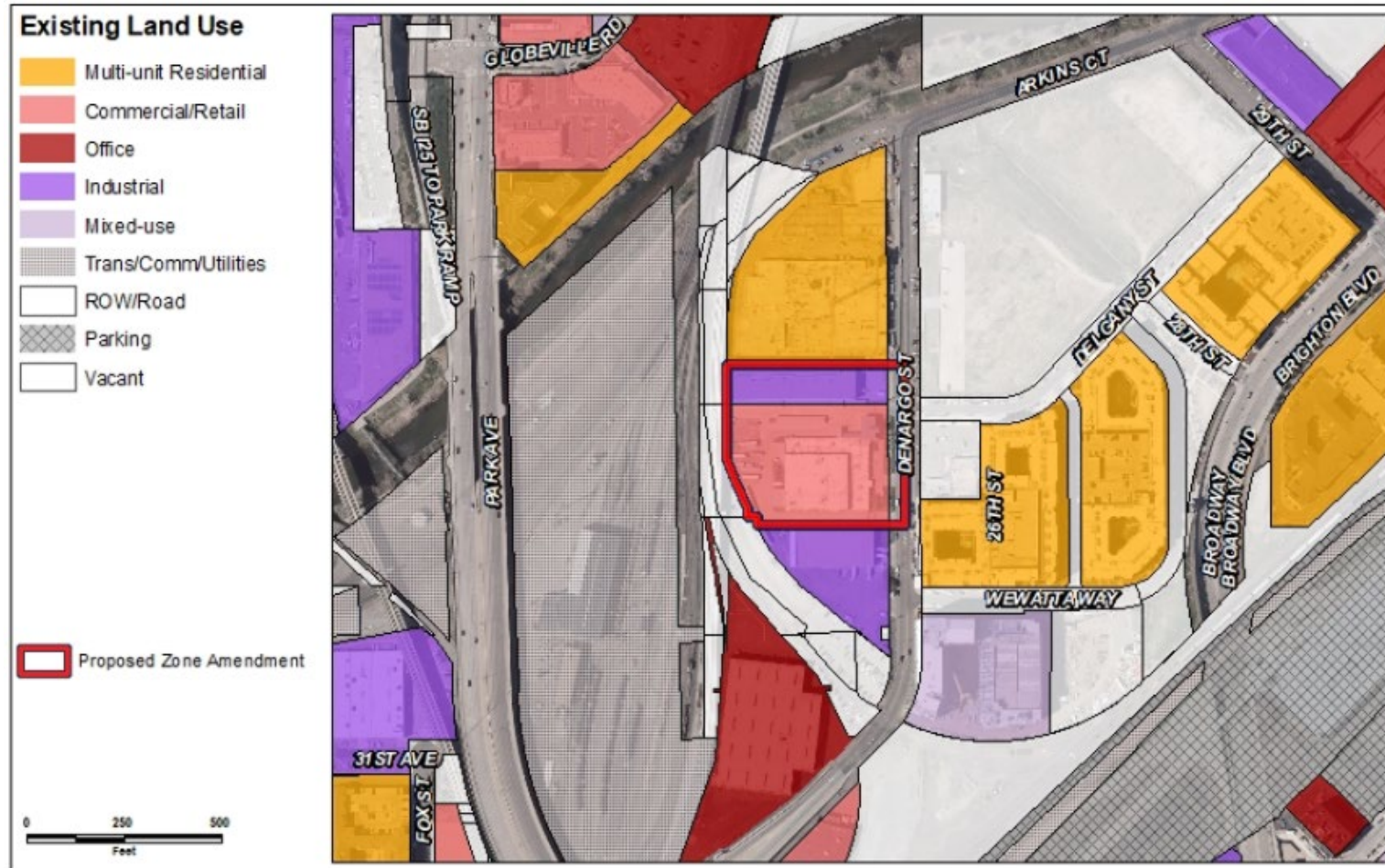
Current zoning:

- I-B, UO-2

Adjacent zoning:

- I-B, UO-2
- R-MU-30 WVRs
- C-MX-8, DO-7
- C-MX-12, DO-7
- C-MX-16, DO-7
- C-MX-20, DO-7
- PUD-G

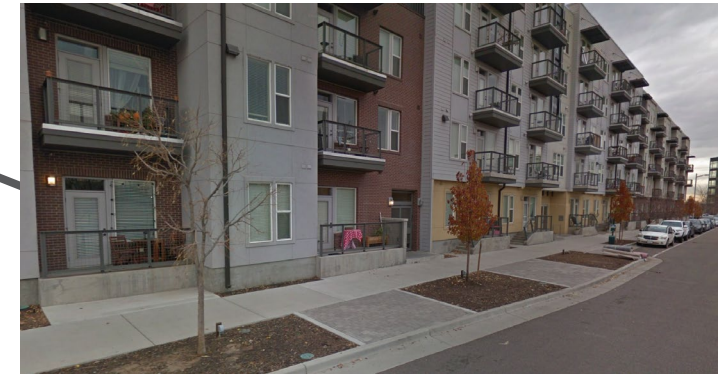
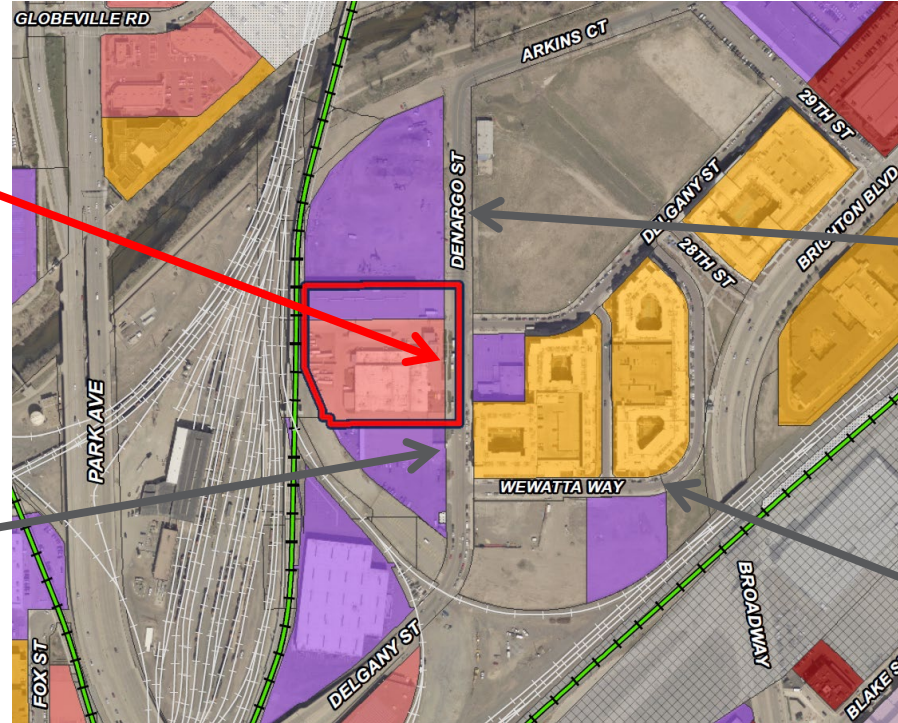
Existing Land Use



Current land use:
Commercial/Retail and
Industrial

Adjacent land uses:
Industrial, Multi-unit
Residential, Vacant

Existing Context – Building Form/Scale



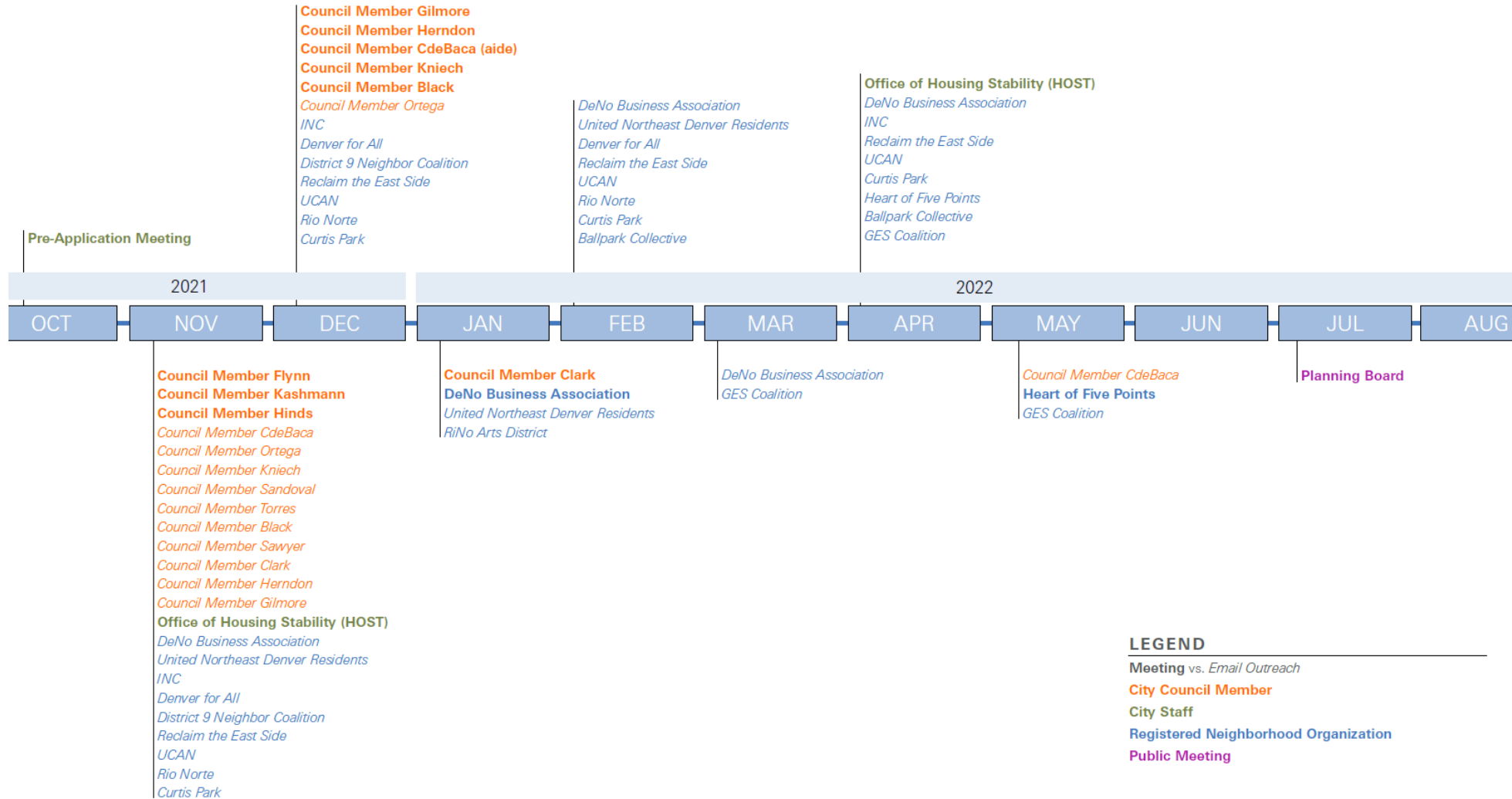
Affordable Housing Agreement

- Agreement has been reached in principle, to be executed prior to City Council Public Hearing
- At least 10% of total units affordable to residents earning 60% of Area Median Income
- At least 20% of income-restricted units would have at least two bedrooms
- Income-restricted units would remain at this level of affordability for a minimum period of 99 years

Process

- Informational Notice: 5/10/2022
- Planning Board Notice: 7/5/2022
- Planning Board Public Hearing: 7/20/2022
- LUTI Committee: 8/2/2022
- City Council Public Hearing: 9/12/2022 (tentative)
- Public Comment
 - 6 letters of support
 - 1 letter of support from the Heart of Five Points RNO

PUBLIC OUTREACH AND OUTREACH MEETINGS



LEGEND

Meeting vs. Email Outreach

City Council Member

City Staff

Registered Neighborhood Organization

Public Meeting

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*
- *River North Plan*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

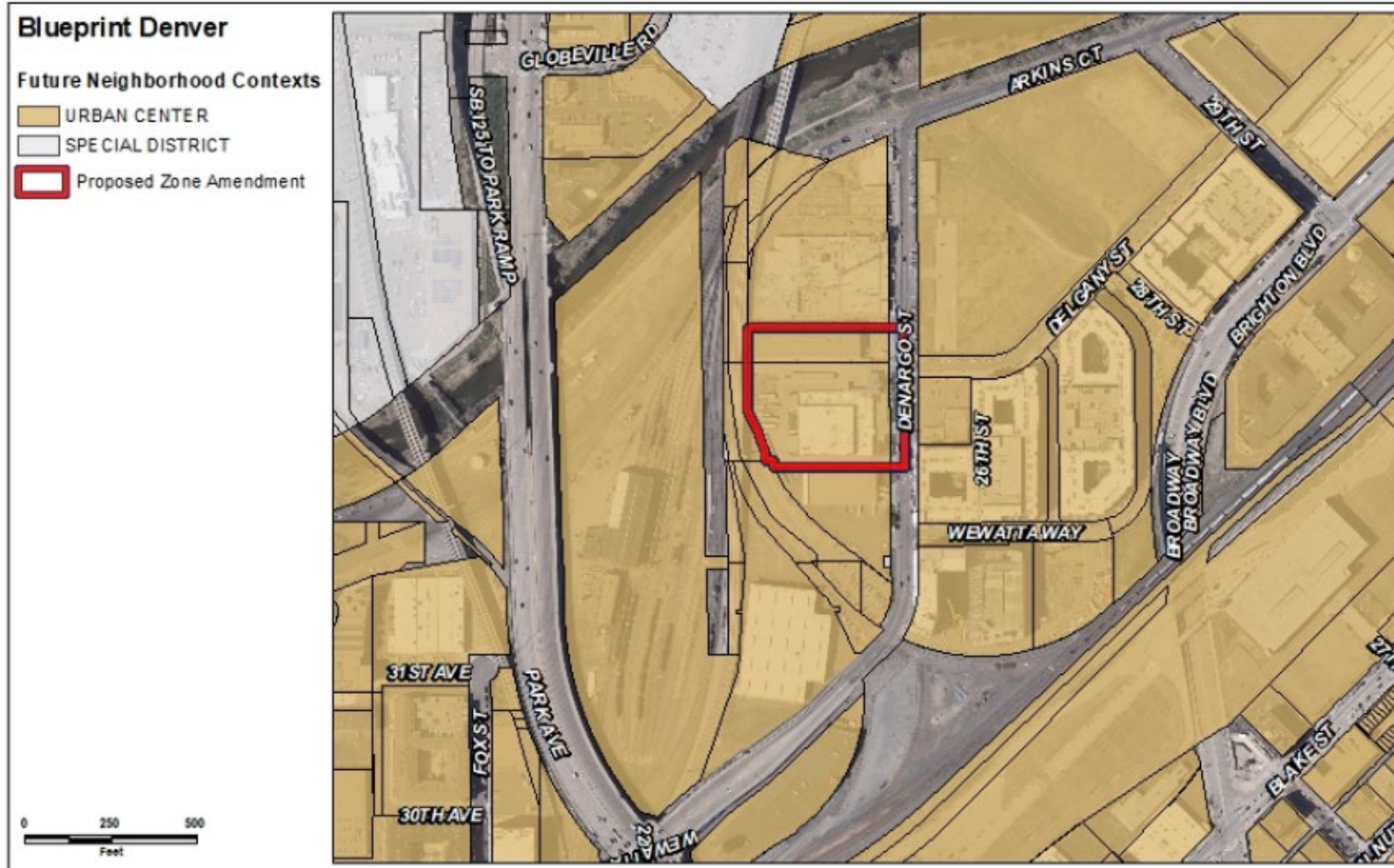
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Consistency with Adopted Plans: Comprehensive Plan



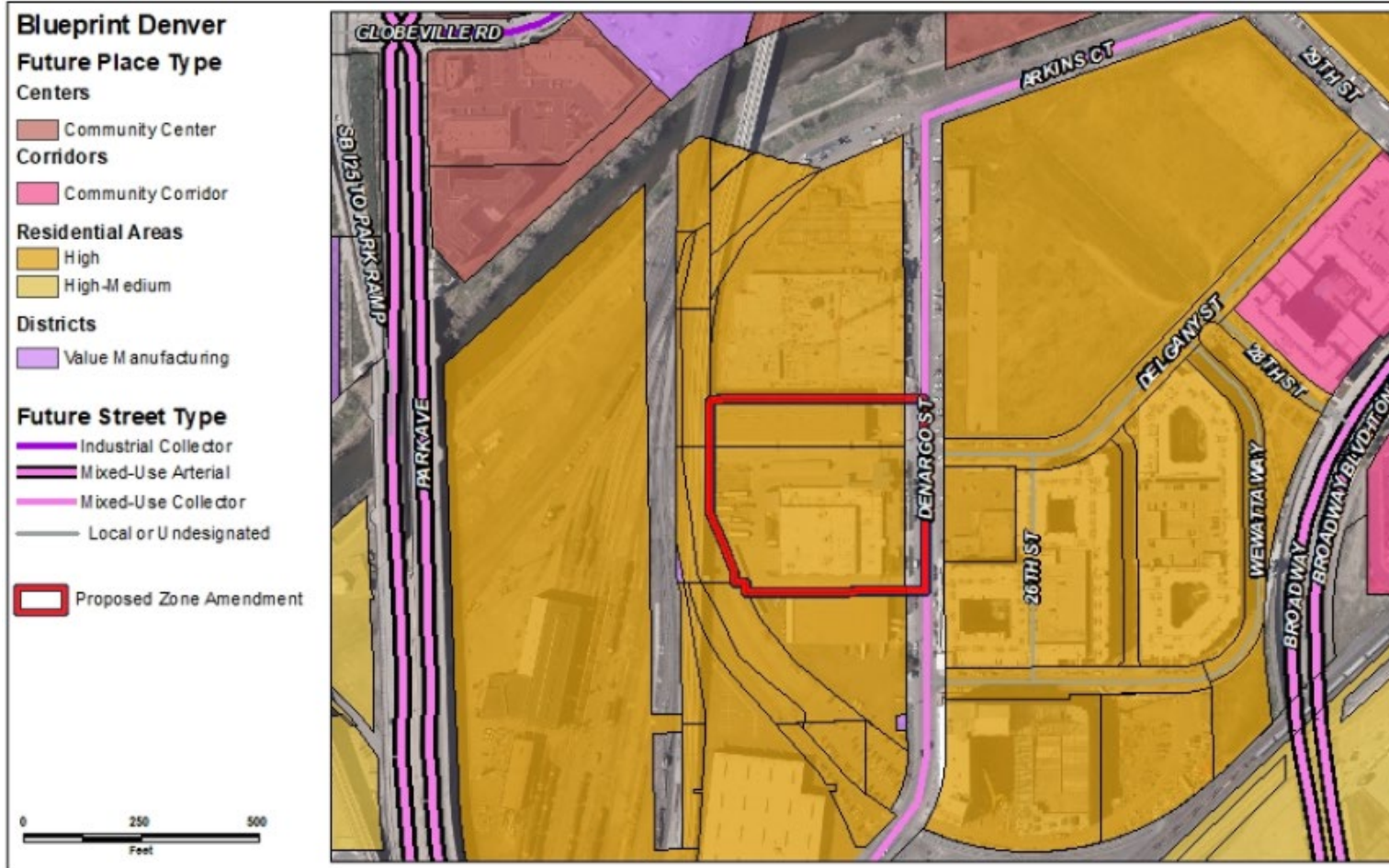
- Equitable, Accessible and Inclusive Goal 1 – *Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities (p. 28).*
- Equitable, Affordable and Inclusive Goal 2 Strategy A – *Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).*
- 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 2, Strategy D – *Use urban design to contribute to economic viability, public health, safety, environmental well-being, neighborhood culture and quality of life (p. 34).*
- 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).*

Consistency with Adopted Plans: Blueprint Denver



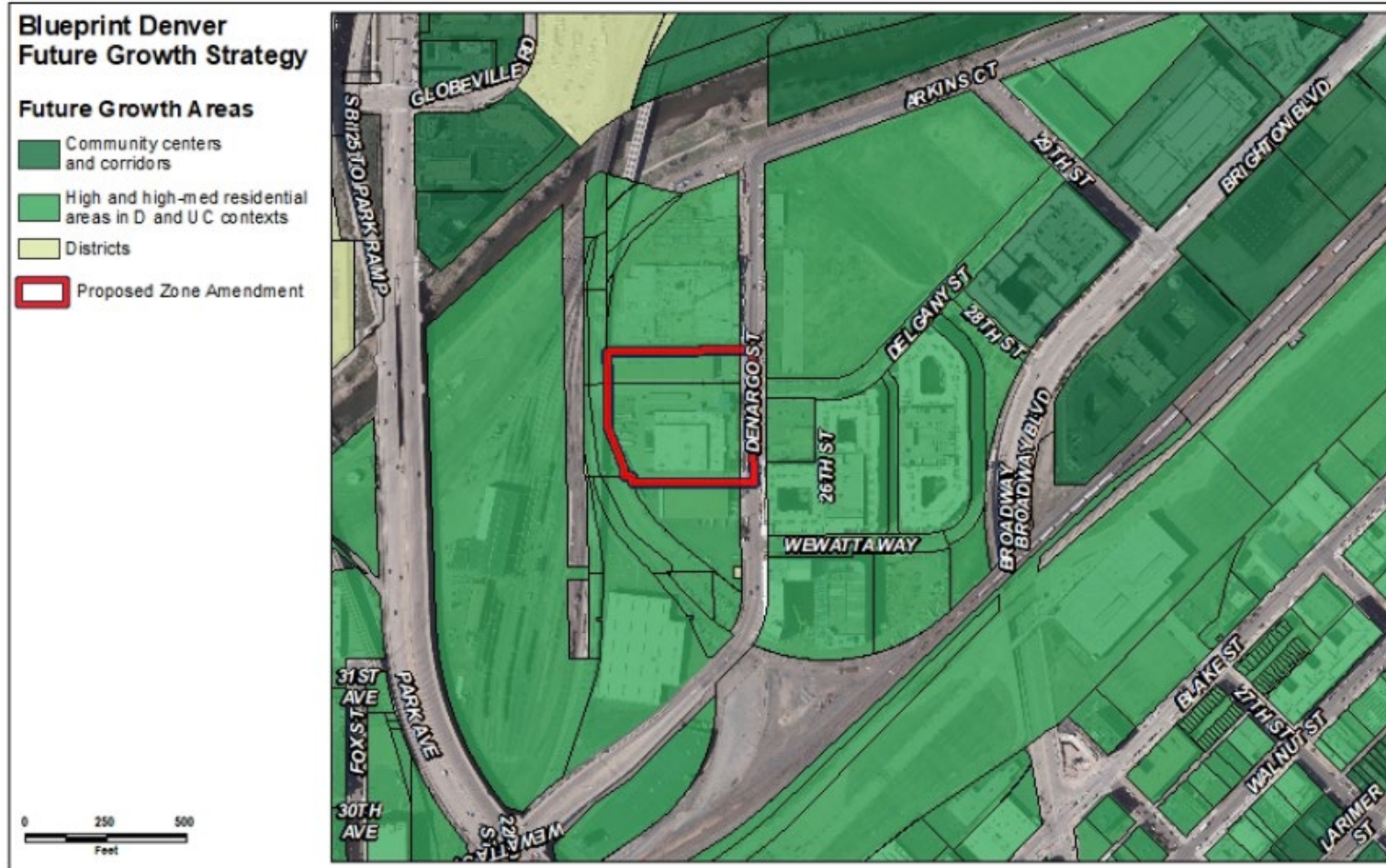
- **Urban Center Neighborhood Context**
 - High mix of uses throughout with good street activation and connectivity
 - Buildings are usually multi-story with a high degree of lot coverage

Consistency with Adopted Plans: Blueprint Denver



- **High Residential Area**
 - Commercial uses are prevalent
 - Buildings are generally the tallest of the residential places in this context
- **Street types**
 - Denargo St: Mixed Use Collector
 - Park Avenue & Broadway/Brighton Blvd: Mixed Use Arterial

Consistency with Adopted Plans: Blueprint Denver



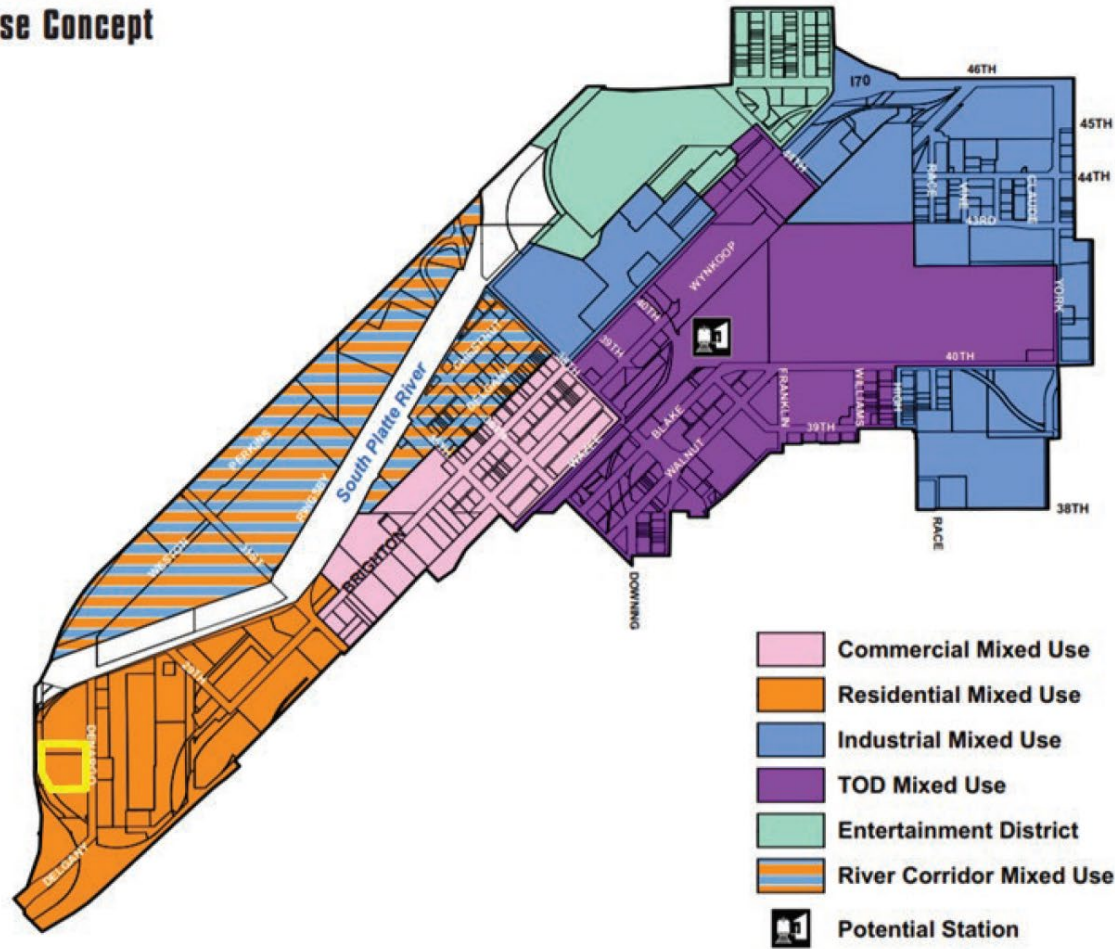
Growth Area Strategy:
High & high-medium residential areas in D- and C- contexts

- 15% of new housing
- 5% of new employment

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, however more limited.

Consistency with Adopted Plans: River North Plan (2003)

Land Use Concept



- Plan recommends Residential Mixed-Use zoning, Commercial Mixed-Use zoning or a combination of both
- Vision to create a compact, mixed-use, pedestrian friendly environment
- Ensure that urban design reinforces the pedestrian-oriented and transit-supportive character of the area

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

- Implementation of adopted plans
- Facilitate increased housing density near services and amenities and foster the creation of walkable, urban neighborhood within walking distance to downtown

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
 - Changed or changing conditions in a particular area
 - Application of supplemental zoning regulations
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