



**DENVER**  
THE MILE HIGH CITY

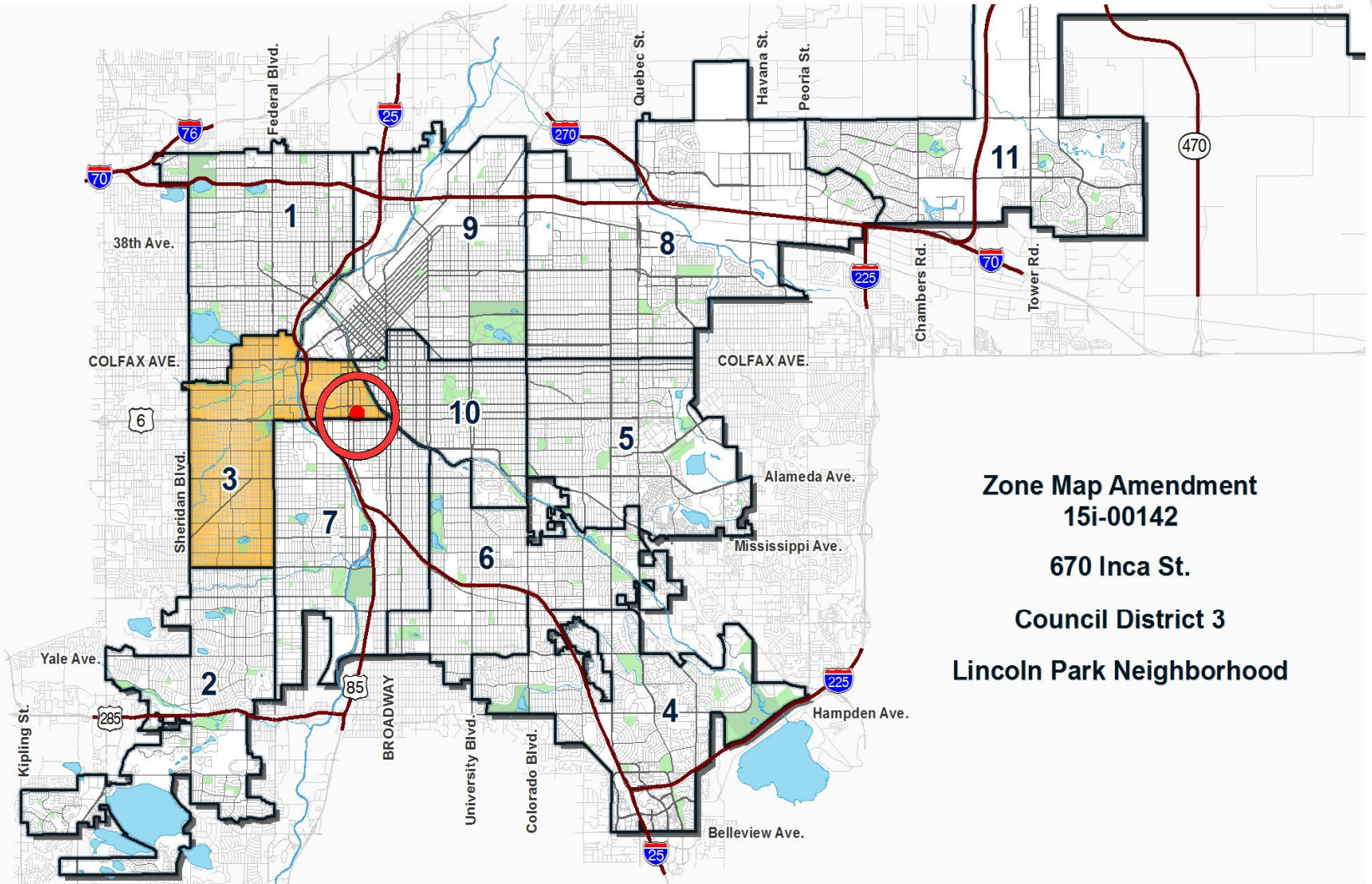
# 668-670 Inca Street

PUD #144 to U-RH-3A

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



# 668-670 Inca Street PUD #144 to U-RH-3A City Council District 3

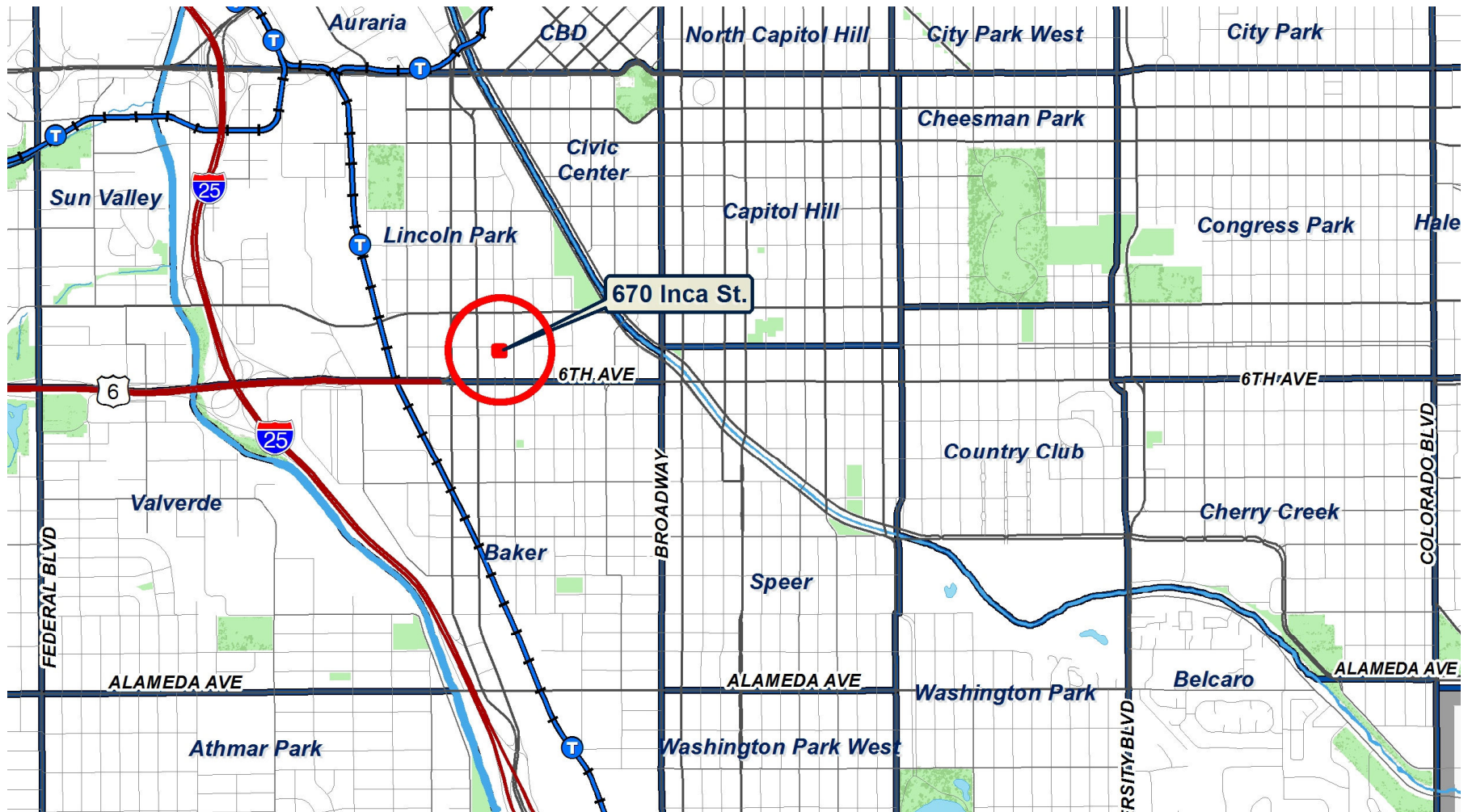


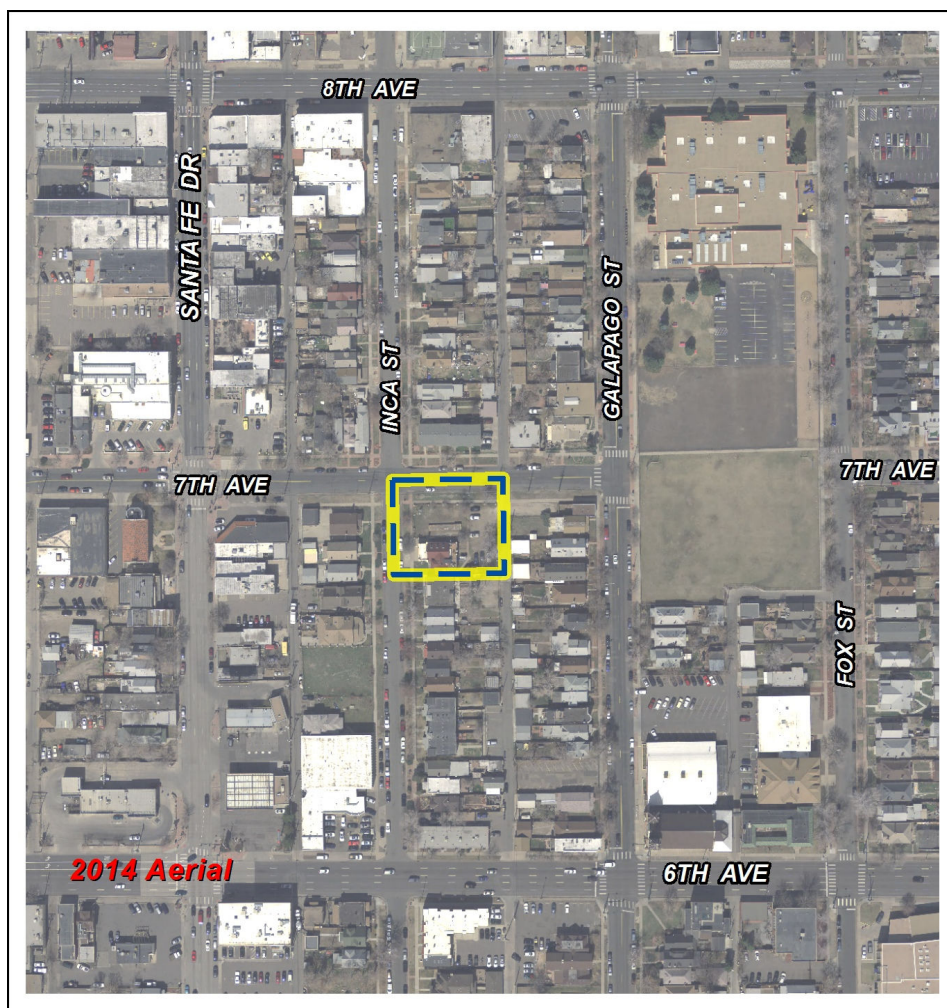
**Zone Map Amendment  
15i-00142  
670 Inca St.  
Council District 3  
Lincoln Park Neighborhood**



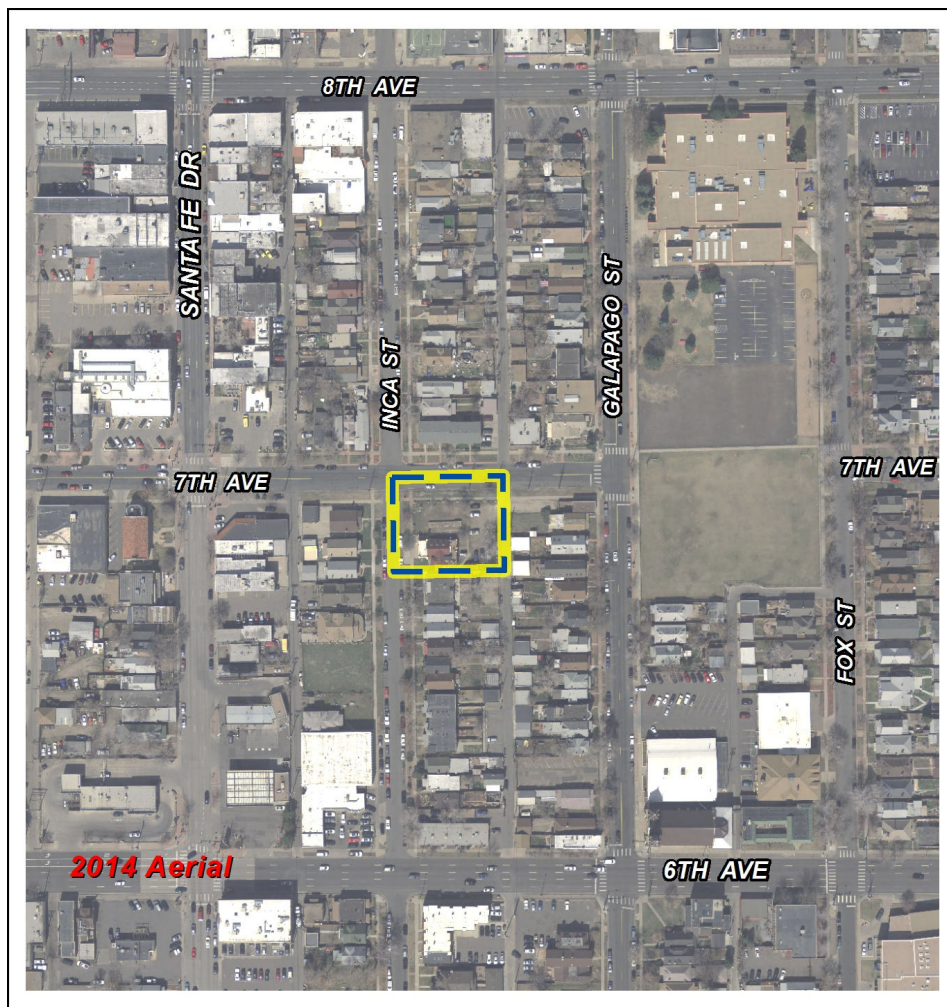
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# La Alma/Lincoln Park Neighborhood





- 1 block north of 6<sup>th</sup> Avenue
- 1 block east of Santa Fe Drive
- 4 blocks west of Denver Health Campus and Speer Boulevard



- Property:
  - 12,500 sq. ft., 0.29 acres
  - Existing Single Family Structure
- Property Owner:
  - Requesting rezoning to redevelop vacant portion of property
- Rezone from PUD #144 to U-RH-3A

*Reminder: Approval of a rezoning is not approval of a proposed specific development*

Article 5. Urban Neighborhood Context  
Division 5.2 Districts

Article 5. Urban Neighborhood Context  
Division 5.1 Neighborhood Context Description

### DIVISION 5.1 NEIGHBORHOOD CONTEXT DESCRIPTION



**SECTION 5.1.1 GENERAL CHARACTER**  
The Urban Neighborhood Context is primarily characterized by single-unit and two-unit residential uses. Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas. Single-unit residential structures are typically Urban House forms. Multi-unit building forms are typically Row House forms embedded with other residential building forms. Commercial buildings are typically Shop front and General forms that may contain a mixture of uses within the same building. Single- and two-unit residential uses are primarily located along local and residential arterial streets. Multi-unit residential uses are primarily located along local streets, residential and mixed-use arterials, and main streets. Commercial uses are primarily located along mixed-use arterial or main streets but may be located at or between intersections of local streets.

**SECTION 5.1.2 STREET, BLOCK AND ACCESS PATTERNS**  
The Urban Neighborhood Context consists of a regular pattern of block shapes surrounded by an orthogonal street grid. Orthogonal streets provide a regular pattern of pedestrian and vehicular connections through this context and there is a consistent presence of alleys. Block sizes and shapes are consistent and primarily include detached sidewalks (though attached sidewalks are also found), tree laws where provided for by detached sidewalks, street and surface parking, and landscaping in the front setback.

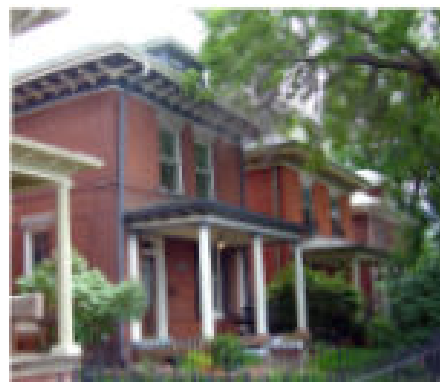
**SECTION 5.1.3 BUILDING PLACEMENT AND LOCATION**  
Residential buildings typically have consistent, moderate front setbacks, shallow side setbacks and consistent orientation. Commercial buildings typically have consistent orientation and shallow front setbacks with parking at the rear and/or side of the building.

**SECTION 5.1.4 BUILDING HEIGHT**  
The Urban Neighborhood Context is characterized by low scale buildings except for some mid-rise commercial and mixed use structures, particularly at nodes or along arterial streets.

**SECTION 5.1.5 MOBILITY**  
There is a balance of pedestrian, bicycle and vehicle reliance with greater access to the multi-modal transportation system.

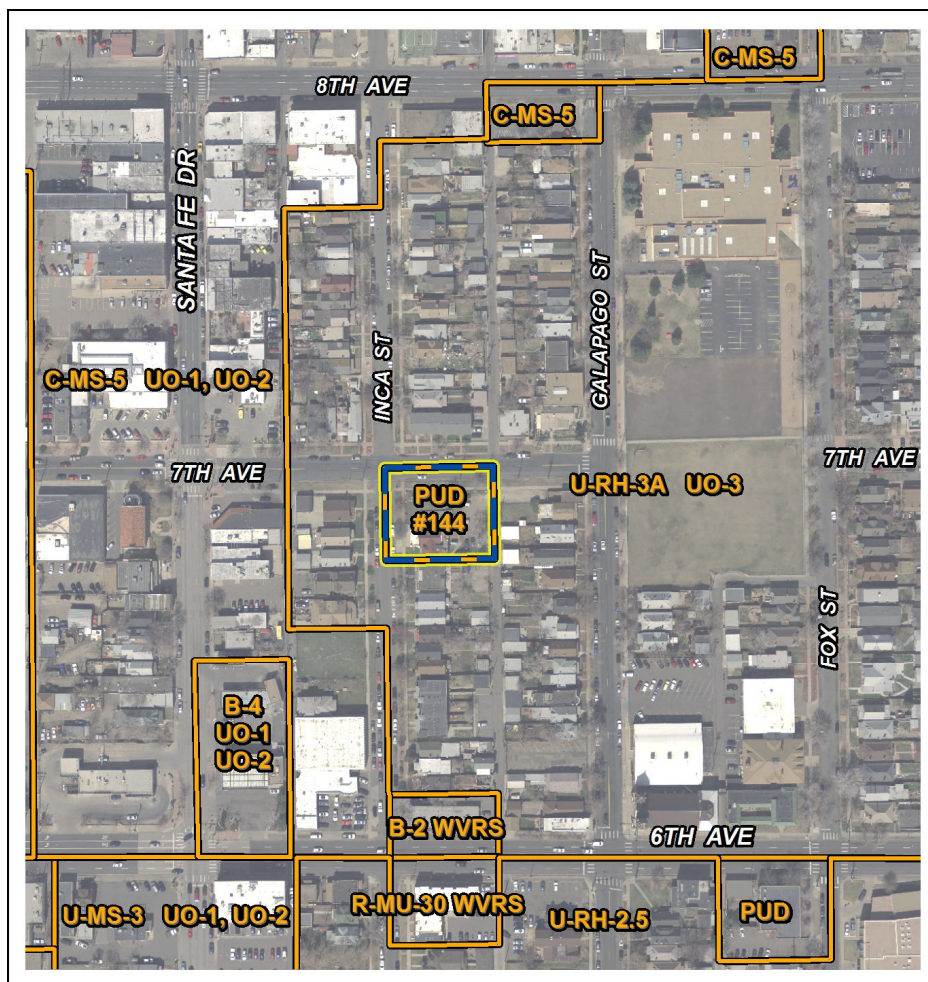
**DENVER ZONING CODE**  
June 25, 2010 | Republished April 7, 2014

| 5.1-1



- Zoning – PUD #144
- Land Use – Single Family Residential/Vacant
- Building Form/Scale – Existing 2-story Residence

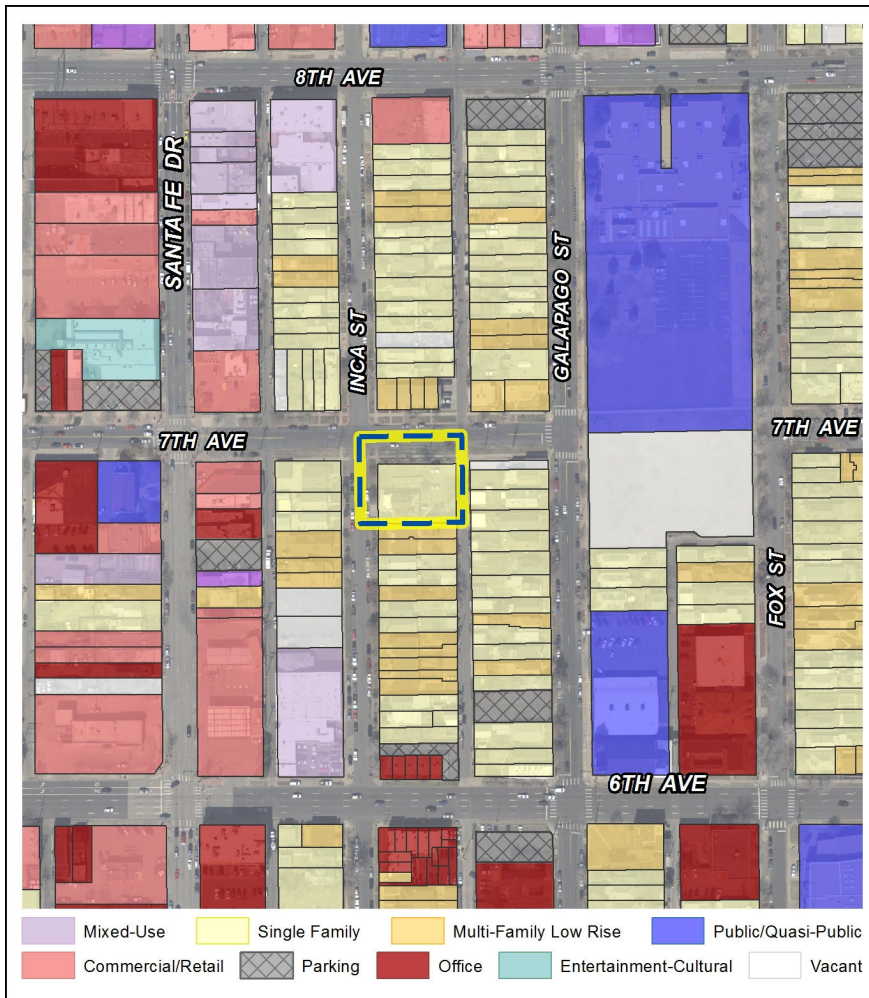
# Existing Context – Zoning



- Existing Zoning – PUD #144 (1984) to allow the home to also be used as an office and design studio
- Surrounding Zoning – U-RH-3A on all sides



# Existing Context – Land Use

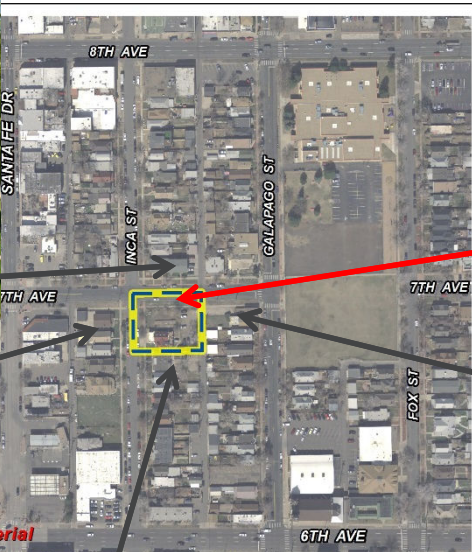


- Existing Residential Land use
- Adjacent to single family, duplex and townhome land uses



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# Existing Context – Building Form/Scale



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## 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



# Summary of Public Notice

- Receipt of complete rezoning application – October 22, 2015
- Planning Board public hearing - January 6, 2016, unanimous vote (10-0) to recommend City Council approval
- PLAN Committee January 20, 2016
- City Council Public hearing tentatively **February 29, 2016**
- RNOs:
  - La Alma/Lincoln Park Neighborhood Association
  - La Alma Neighborhood Association
  - Denver's Art District on Santa Fe
  - Santa Fe Drive Redevelopment Corporation
  - Denver Urban Resident Association
  - Denver Neighborhood Association, Inc.
  - Inter-Neighborhood Cooperation
- To date, one letter of opposition has been received.

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation Plan
- La Alma/Lincoln Park Neighborhood Plan (2010)

### 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

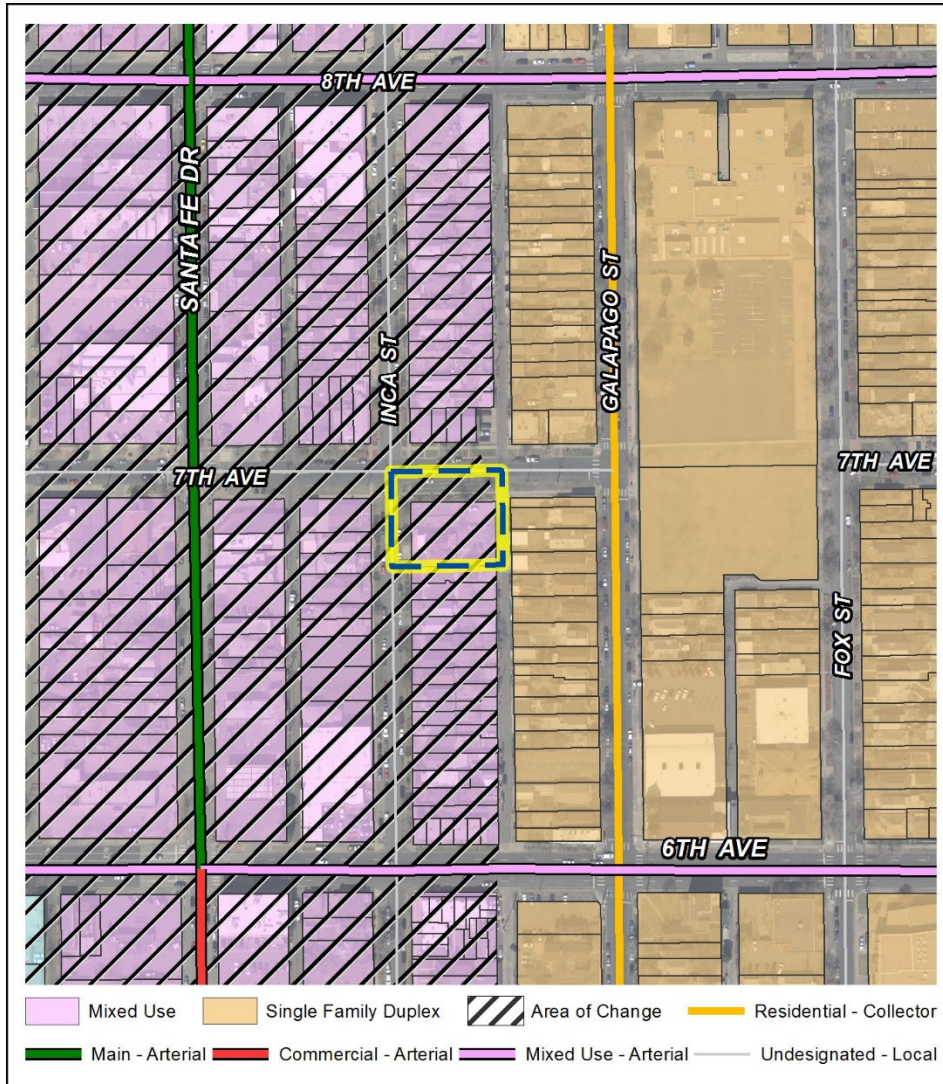
## Comprehensive Plan 2000

- **Environmental Sustainability Strategy 2-F** – *“Conserve land by promoting infill development within Denver at sites where services and infrastructure are already in place”* (p. 39).
- **Land Use 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).
- **Legacies Strategy 3-A** – *“Identify areas in which increased density and new uses are desirable and can be accommodated”* (p. 99).

# Review Criteria: Consistency with Adopted Plans

## Blueprint Denver (2002)

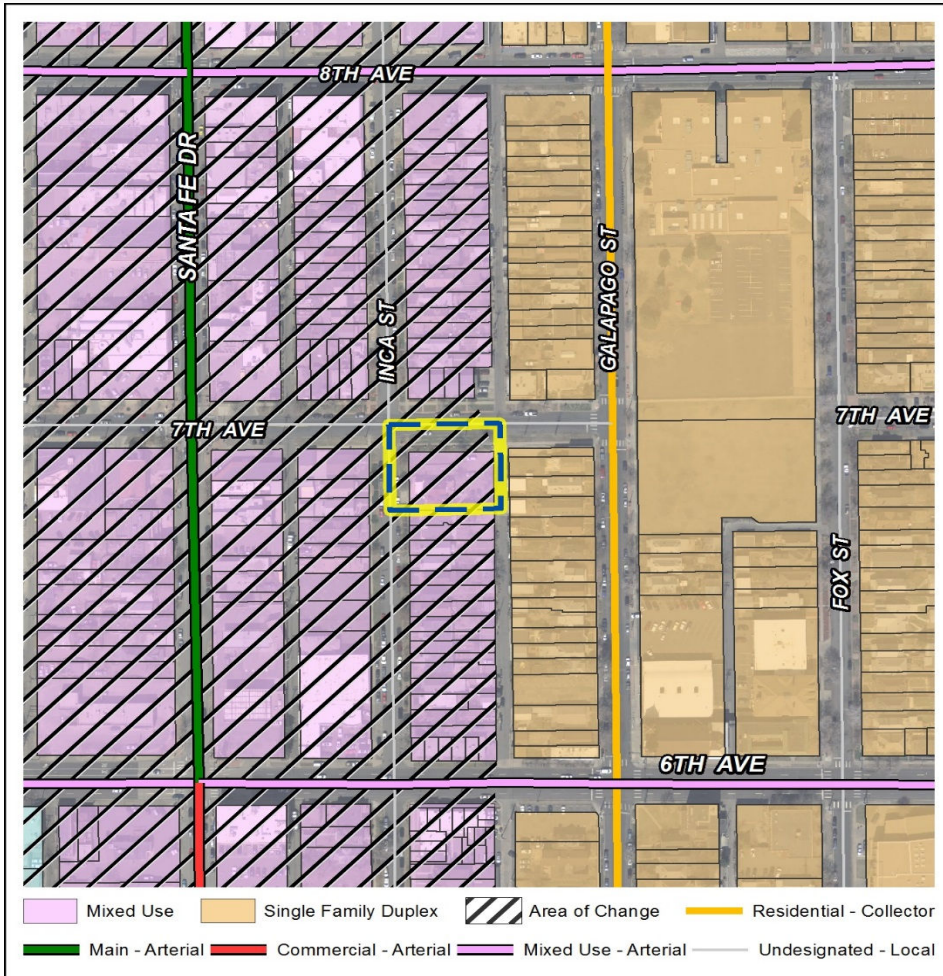
- Land Use Concept:
  - Mixed Use
    - Higher intensity than other residential areas
    - Employment base as well as housing
  - Area of Change



# Review Criteria: Consistency with Adopted Plans

## Blueprint Denver (2002)

- Future Street Classification:
  - West 7<sup>th</sup> Avenue & Inca Street
    - Undesignated Local – providing local access



*Reminder: Evaluating whether the proposed zone district is consistent with the Future Street Classification, but not to assess the traffic impacts of a specific development proposal.*





# Review Criteria: Consistency with Adopted Plans

## La Alma/Lincoln Park Neighborhood Plan (2010)

### Vision and Goals

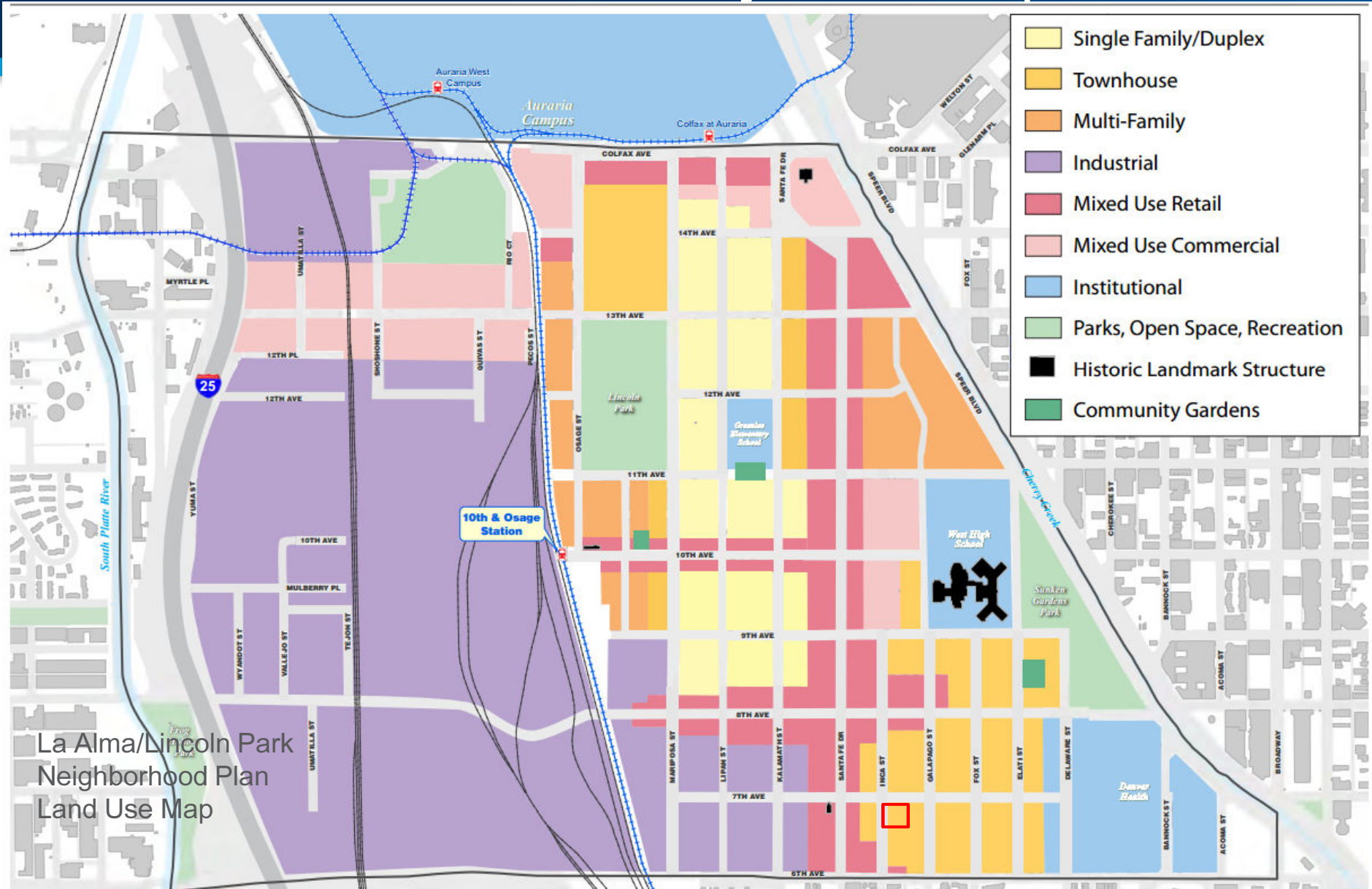
- “**Redevelopment is focused in three areas:** the 10<sup>th</sup> & Osage Station area, the Santa Fe Corridor and along 13<sup>th</sup> Avenue west of Osage Street.”
- “***Stability is improved within existing residential areas, and supported by zoning within established residential character areas.***”

### Framework Plan

- “***Apply appropriate small lot residential zoning in residential Areas of Stability to maintain the character of the neighborhood while allowing moderate infill and density.***”
- “***Building height should...be limited to 1-2 stories in the northern residential area and 1-3 stories in the southern residential neighborhood.***”



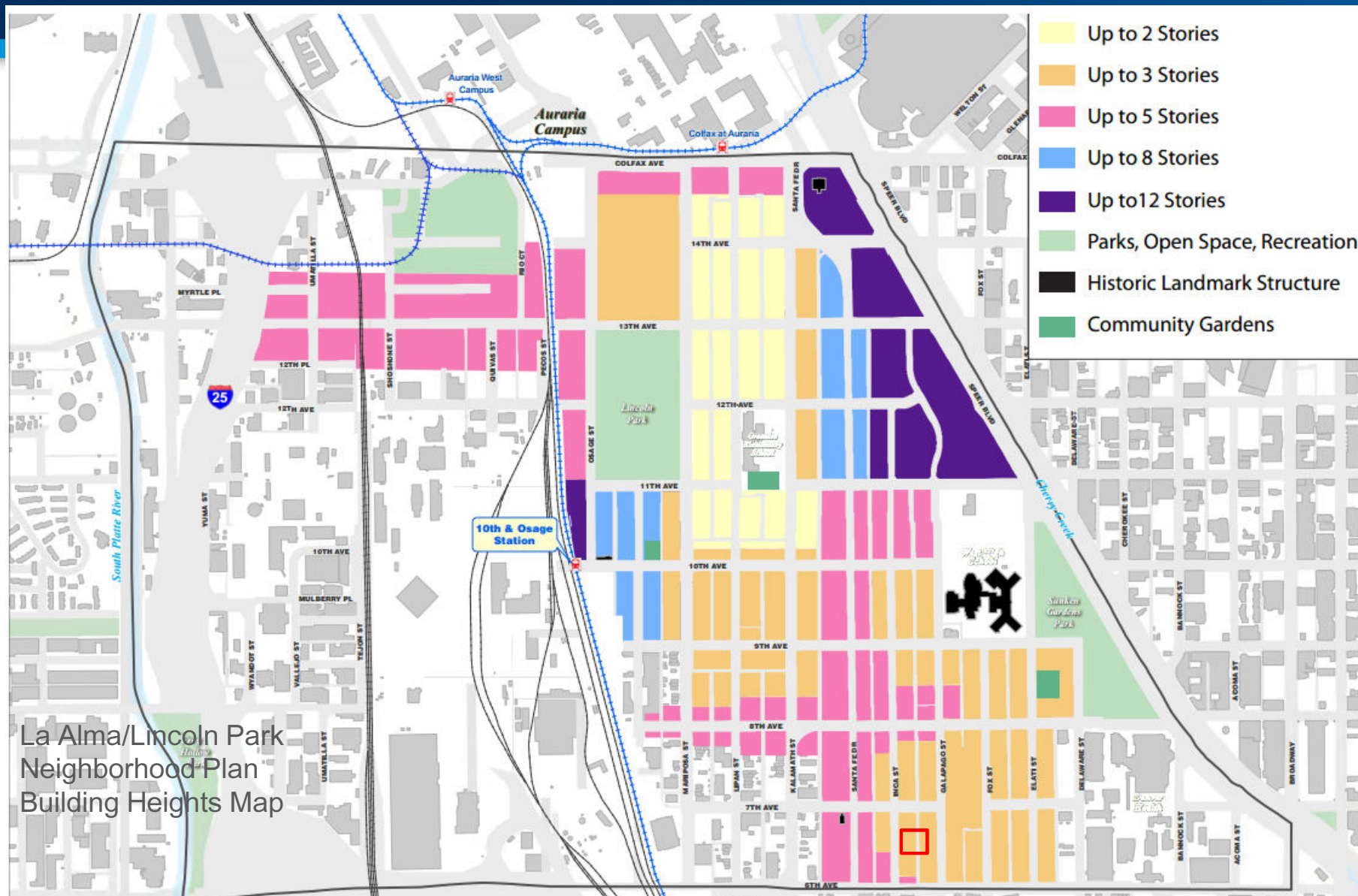
# Review Criteria: Consistency with Adopted Plans



La Alma/Lincoln Park  
Neighborhood Plan  
Land Use Map



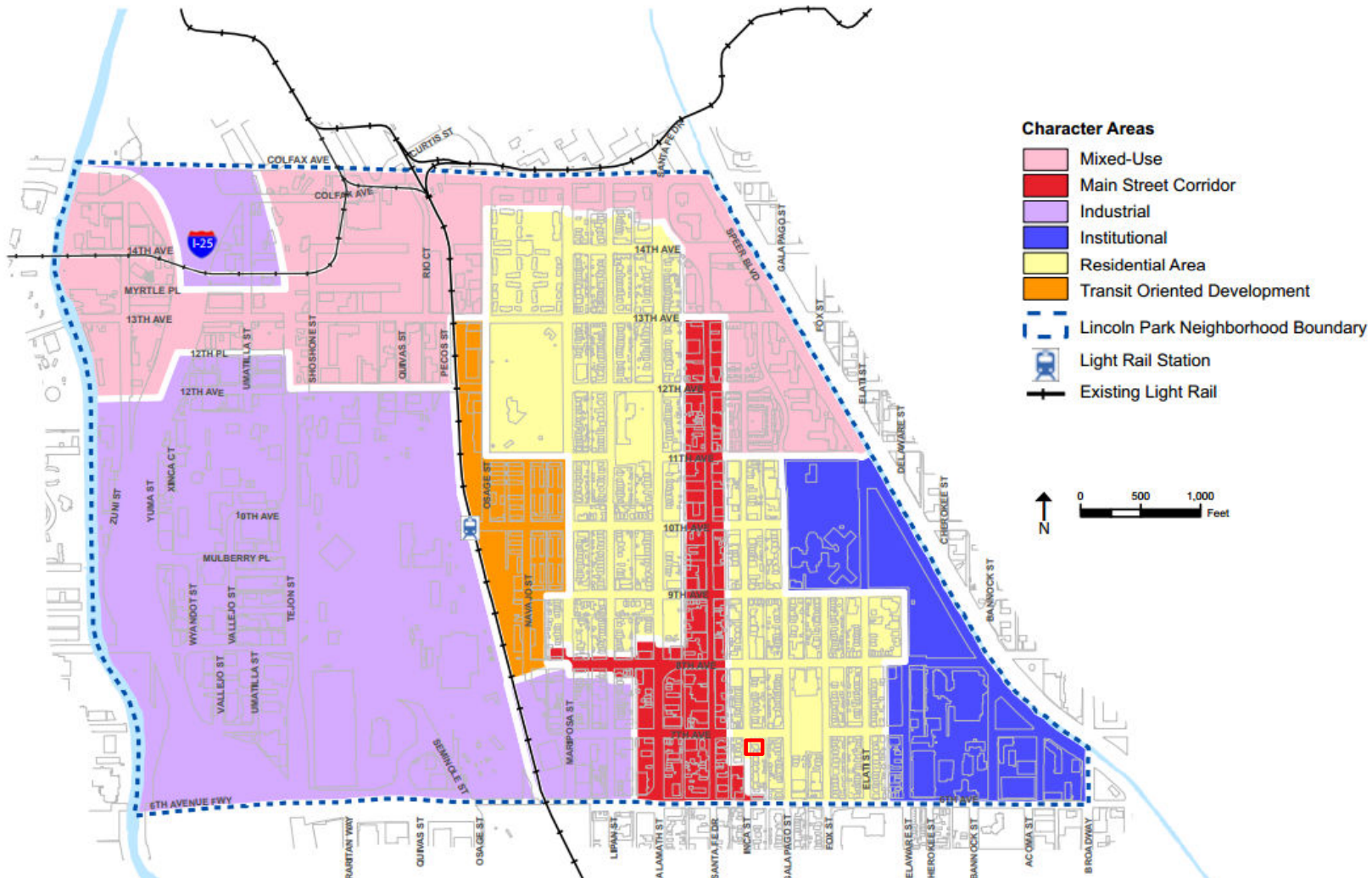
# Review Criteria: Consistency with Adopted Plans



La Alma/Lincoln Park  
Neighborhood Plan  
Building Heights Map

# Review Criteria: Consistency with Adopted Plans

## La Alma/Lincoln Park - Character Areas



**Character Areas**

- Mixed-Use
- Main Street Corridor
- Industrial
- Institutional
- Residential Area
- Transit Oriented Development
- Lincoln Park Neighborhood Boundary
- Light Rail Station
- Existing Light Rail



## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver, La Alma/Lincoln Park Neighborhood 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
  - 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.
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
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