



**DENVER**  
THE MILE HIGH CITY

2610-2638 W. 13th Avenue

I-A, UO-2 to C-MX-8

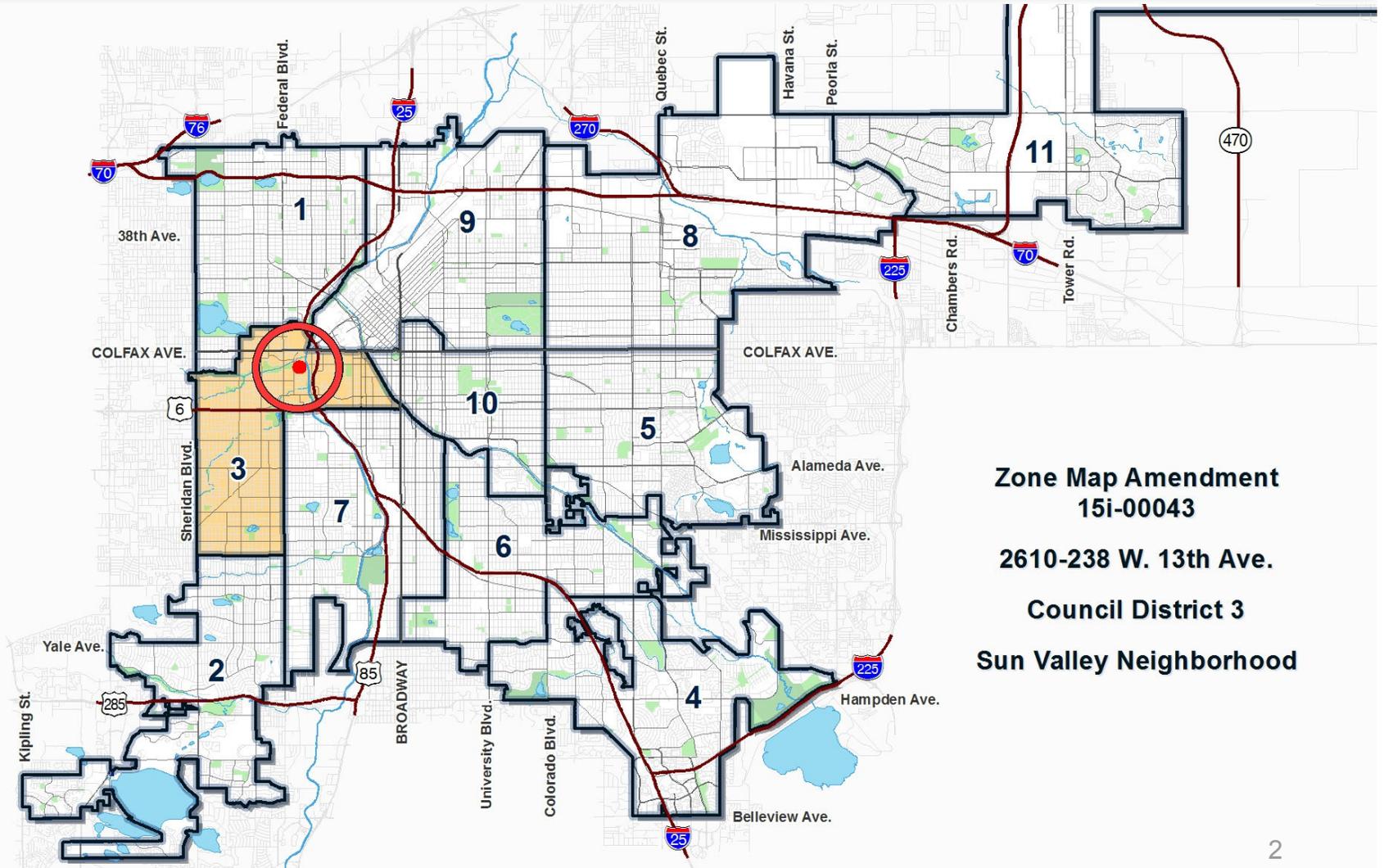
Neighborhoods and Planning Committee  
09/16/15

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



**DENVER**  
THE MILE HIGH CITY

# 2610-2638 W. 13th Avenue



**Zone Map Amendment  
15i-00043**

**2610-238 W. 13th Ave.**

**Council District 3**

**Sun Valley Neighborhood**

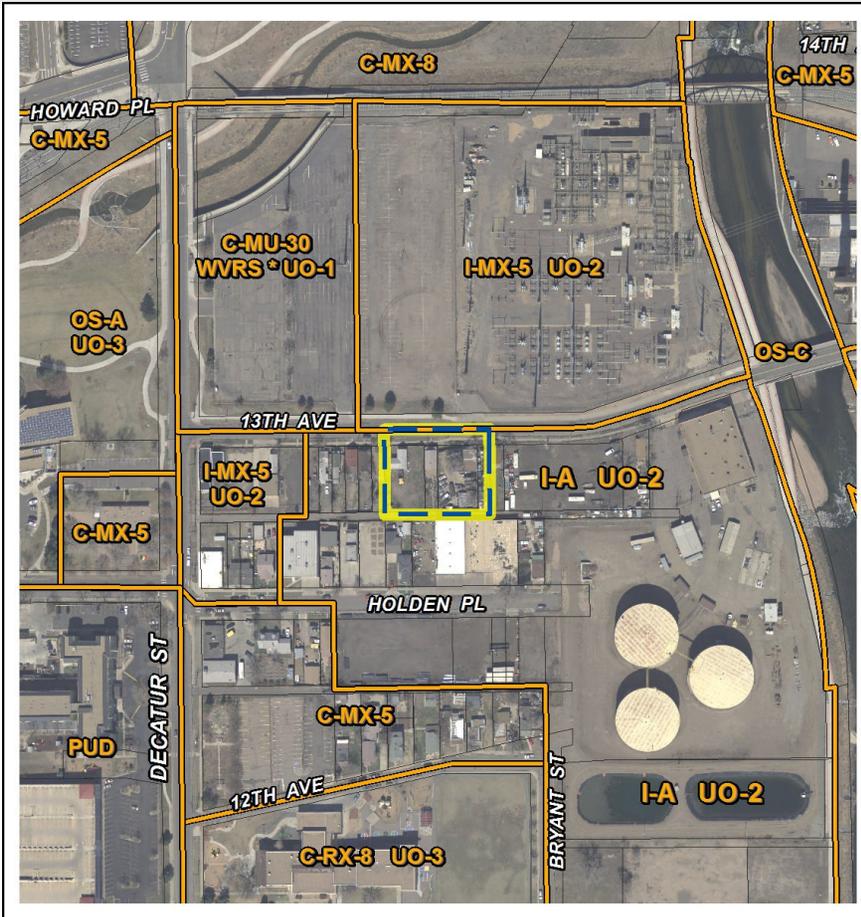


- 13<sup>th</sup> btwn Decatur and S. Platte River
- Property:
  - 4 Parcels
  - (now) Vacant
  - 25,040 s.f. in total (0.57 acres)
- Property Owner:
  - Requesting

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

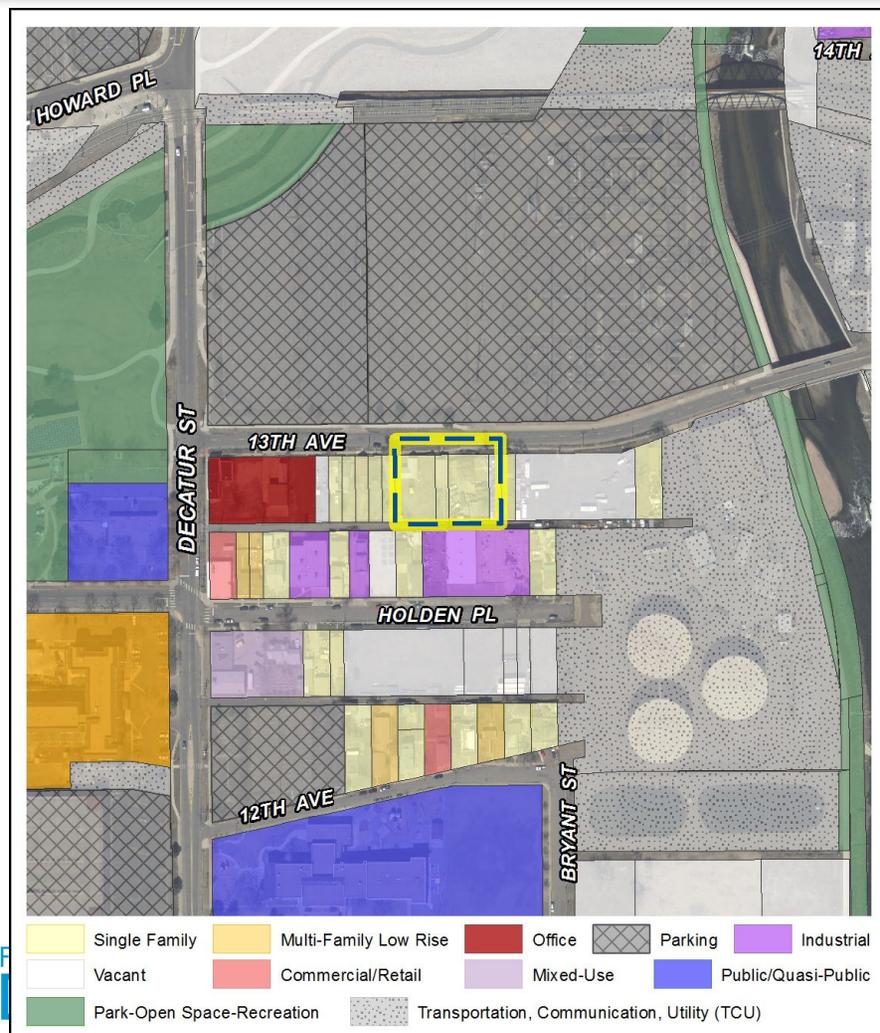
- Zoning
- Land Use
- Building Form/Scale

# Existing Context – Zoning



- Current Zoning:
  - I-A UO-2
- Surrounding Zoning:
  - I-MX-5 UO-2
  - C-MX-5
  - C-MU-30\*
  - I-A UO-2

# Existing Context – Land Use

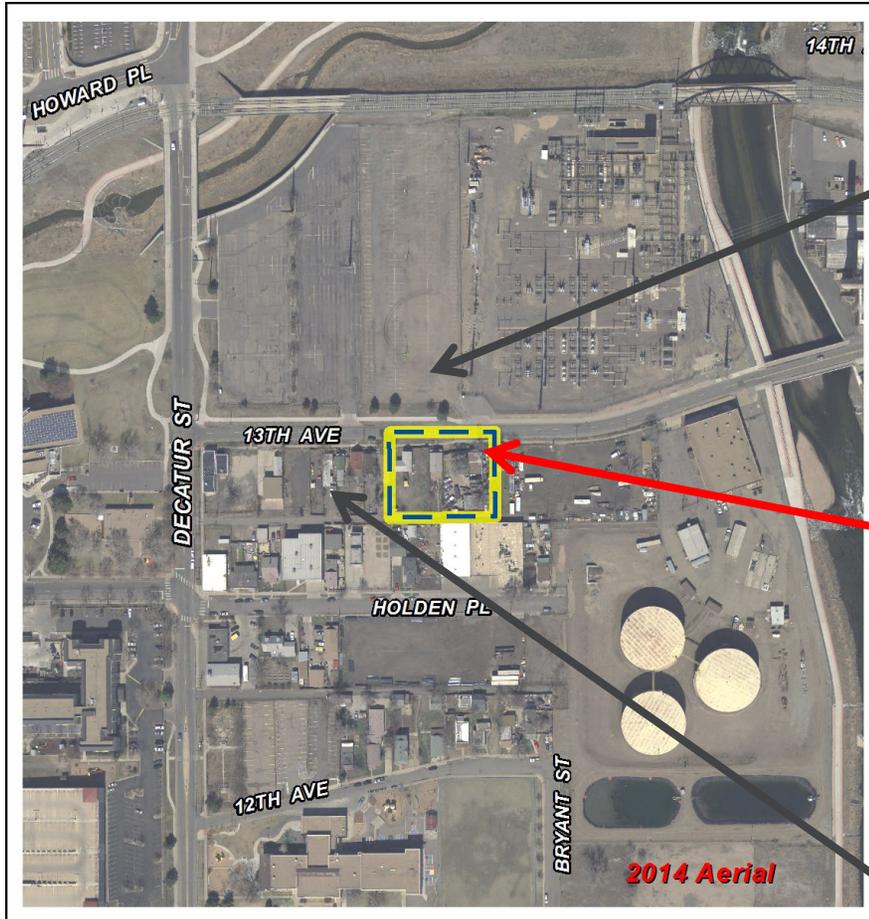


- Existing Use:
  - Vacant
- Surrounding Use:
  - SF
  - Industrial
  - Parking
  - Transportation, Communication, Utility
  - Office



**DENVER**  
THE MILE HIGH CITY

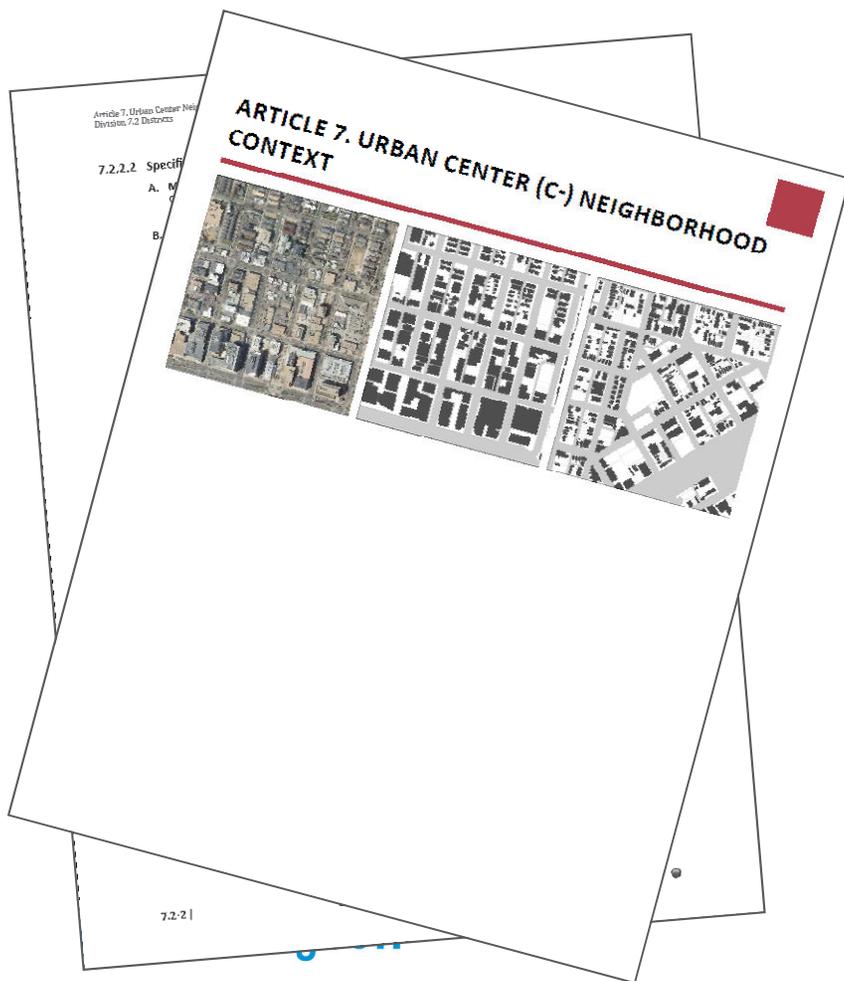
# Existing Context – Building Form/Scale



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

# Request: C-MX-8

## Urban Center Neighborhood Context – Mixed Use – 8 Stories



- Summary of effect of rezoning to C-MX-8
  - Remove Industrial Uses from TOD area
  - Allows for more TOD friendly building forms
  - Broadens mix of allowable uses
- Does not include UO-2
  - UO-2 would allow billboards
  - Applicant does not propose to add this use so the overlay are not included in the application
  - Plan support to remove UO-2 in the area

- Planning Board Public Hearing (9/2/15)
- Neighborhoods and Planning Committee meeting (9/16/15)
- City Council Public Hearing
- Public Outreach
  - Registered Neighborhood Organizations
    - Sun Valley Community Coalition, Denver Neighborhood Association, Inc., Federal Boulevard Corridor Improvement Partnership, Inter-Neighborhood Cooperation (INC), Denver Urban Resident Association
    - Letter of Support from SVCC

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation Plan
- Decatur-Federal Station Area / Sun Valley Neighborhood Plan

### 2. Uniformity of District Regulations

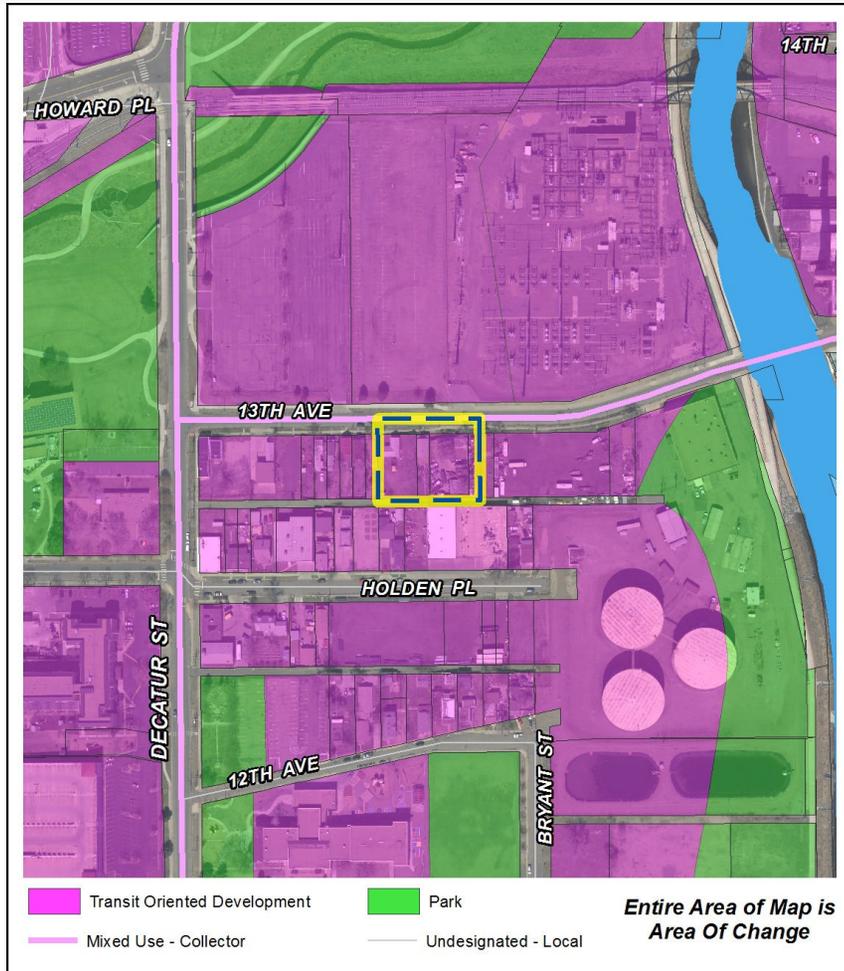
### 3. Further Public Health, Safety and Welfare

### 4. Justifying Circumstances

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

- Environmental Sustainability Strategy 2-F – Conserve land by promoting **infill development**; design mixed use communities and reduce sprawl
- Land Use Chapter, Strategy 3-B: “Encourage **quality infill** development that is consistent with the character of the surrounding neighborhood...”
- Land Use Chapter, Strategy 4-A: “Encourage **mixed-use, transit-oriented development**...”
- Housing Chapter, Strategy 6-E: “Identify and capitalize on” **opportunities to develop housing along transit lines**

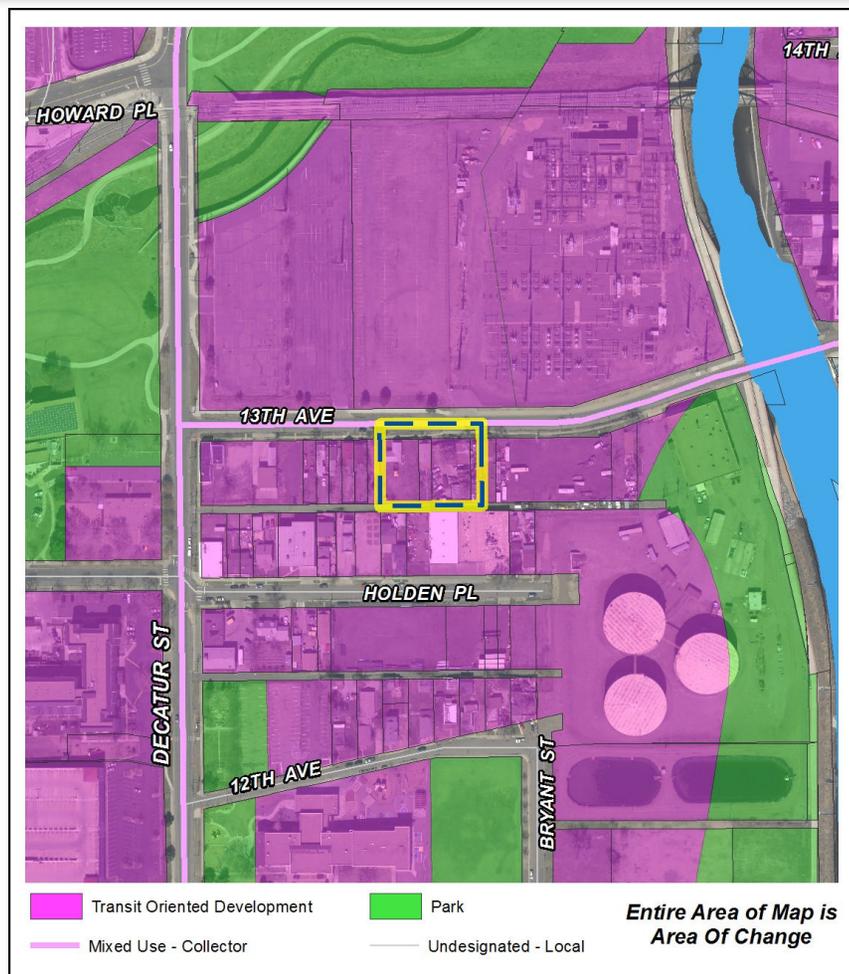
# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2002)

- Area of Change
  - Focused areas of growth and redevelopment
- Land Use Concept:
  - TOD
    - balanced mix of uses
    - compact, mid- to high-density development
    - configuration that facilitates pedestrian and transit access

# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2002)

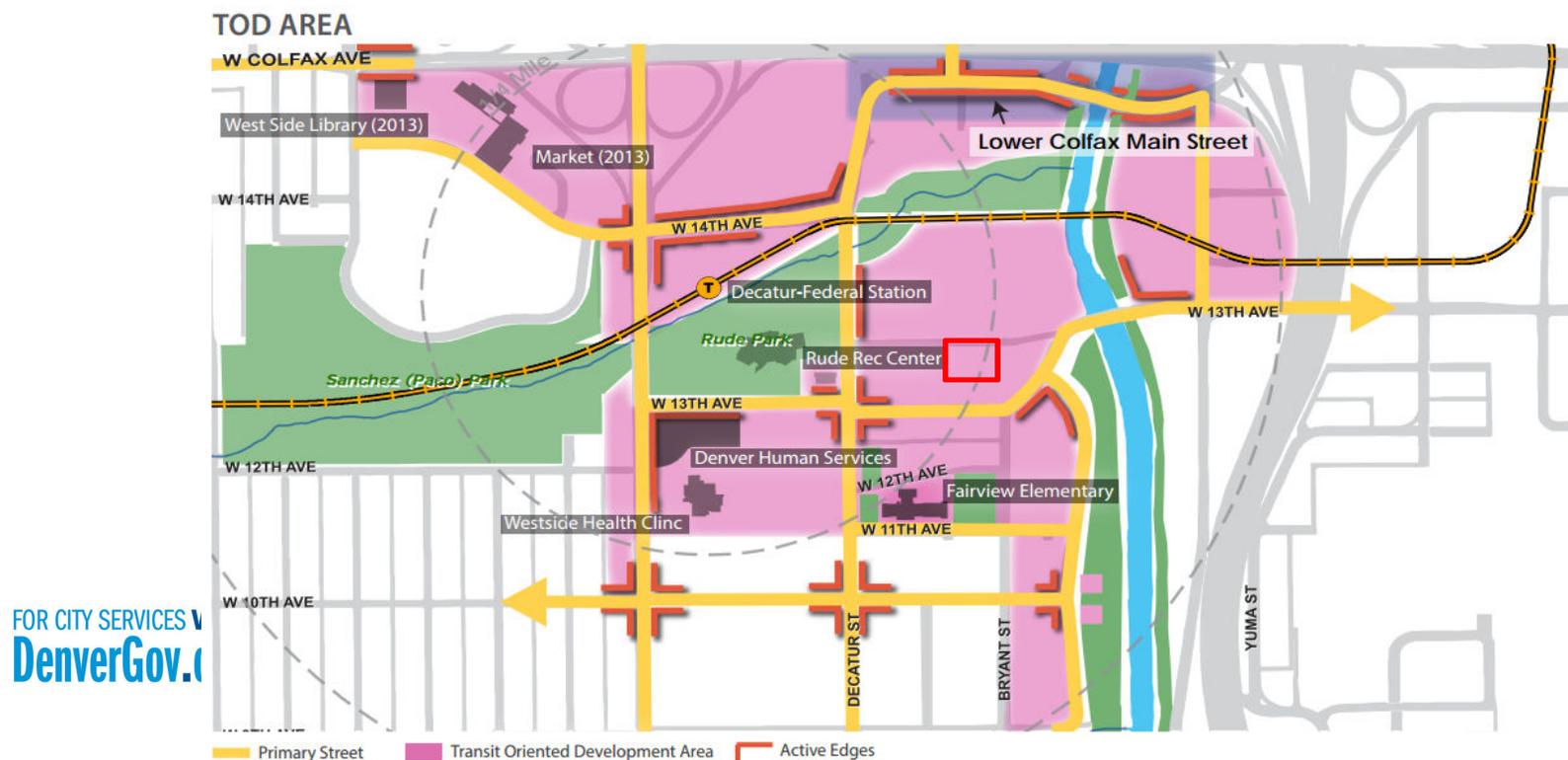
- Future Street Classification: (13<sup>th</sup> Ave)- Mixed Use Collector
  - high-intensity mixed-use commercial, retail and residential areas
  - substantial pedestrian activity
  - emphasize a variety of travel choices

# Review Criteria: Consistency with Adopted Plans

## Decatur-Federal/Sun Valley Neighborhood Plan (2013)

### *Transit Oriented Development:*

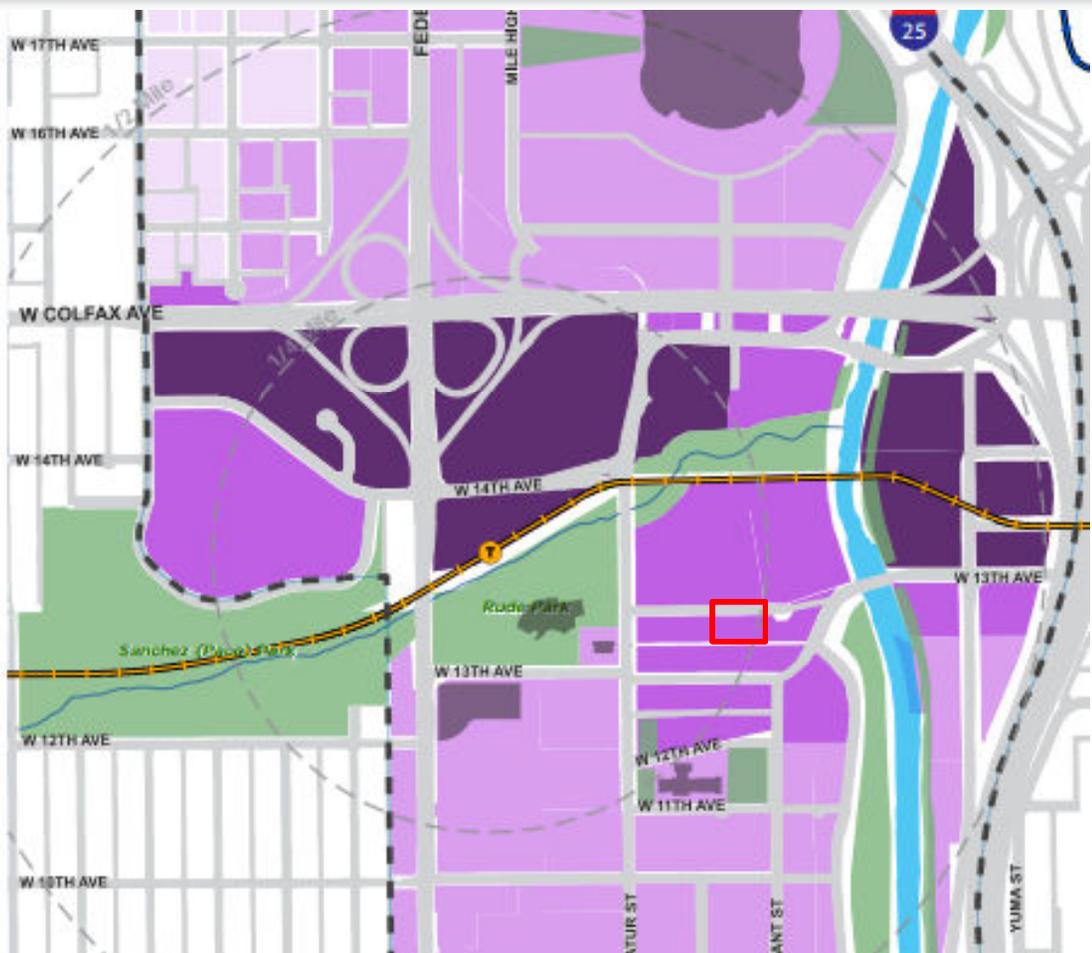
- Encourage a wide mix of building heights and variation in building forms
- Respect maximum building heights of 5 to 12 stories
- Encourage vertical and horizontal mix of land uses including multifamily residential, office, commercial, and public uses



# Review Criteria: Consistency with Adopted Plans

- Plan Concept Building Heights  
– 8 stories

*The map amendment is consistent*



## Denver Zoning Code Review Criteria

### 2. Uniformity of District Regulations

- Improves uniformity in the implementation of the city's adopted plans

### 3. Further Public Health, Safety and Welfare

- Through the implementation of the city's plan

## 4. Justifying Circumstances

- “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 recognize the changed character of the area.”
  - RTD light rail station (2011)
  - Station Area improvements
  - Sun Valley Homes Redevelopment

5. Consistency with **Neighborhood Context**, Zone District Purpose and Intent
  - Urban Center Neighborhood Context
    - Multi-unit residential and mixed-use commercial centers
    - The Urban Center Neighborhood Context is characterized by moderate to high building heights to promote a dense urban character

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

- Mixed Use Zone Districts
  - Promote safe, active, pedestrian-scaled, diverse areas
  - Enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering
  - Focused on creating mixed, diverse neighborhoods

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