



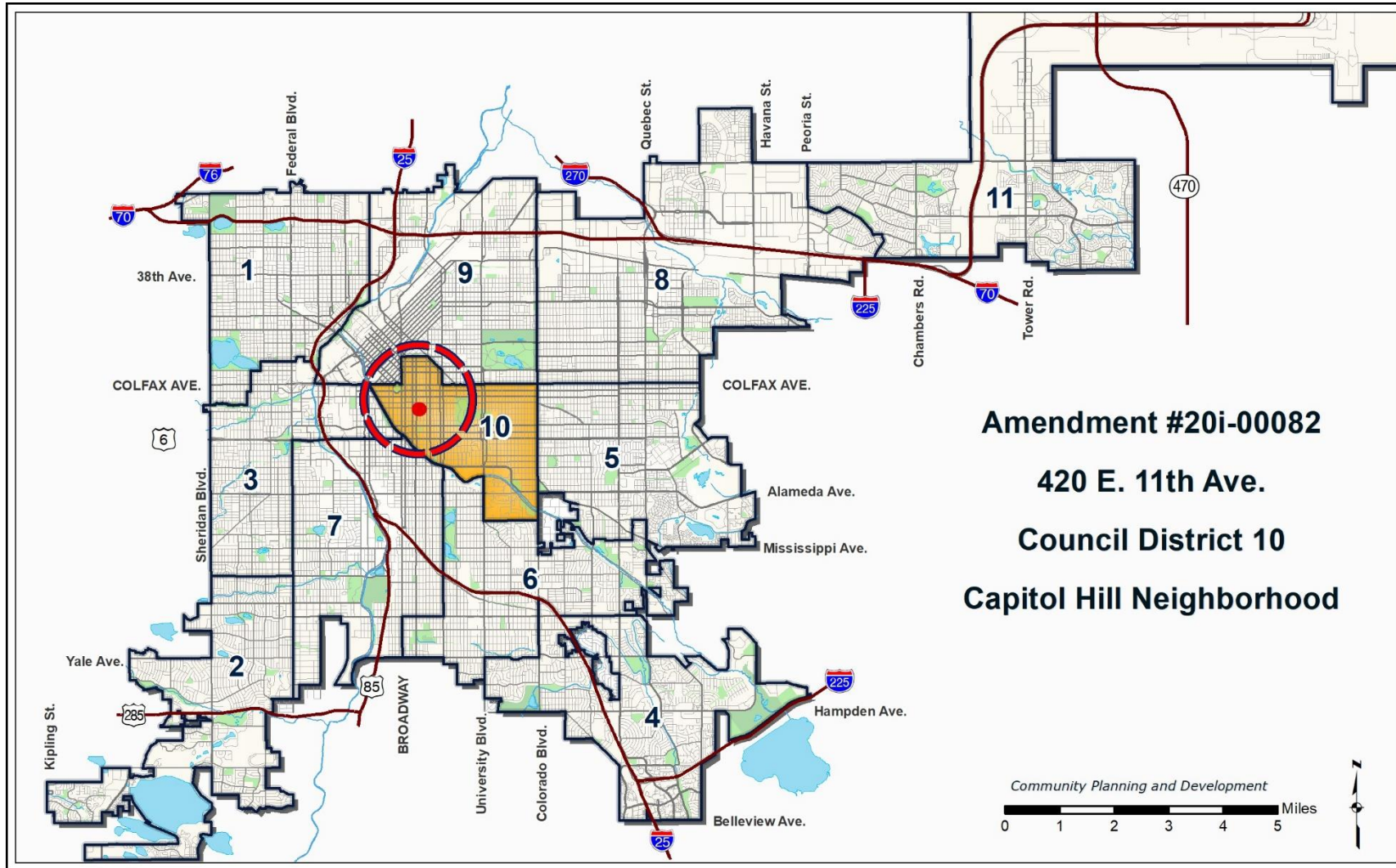
420 E 11th Avenue

2020I-00082

Request: G-MU-5, U0-3 to G-MX-3

Date: 8/23/21

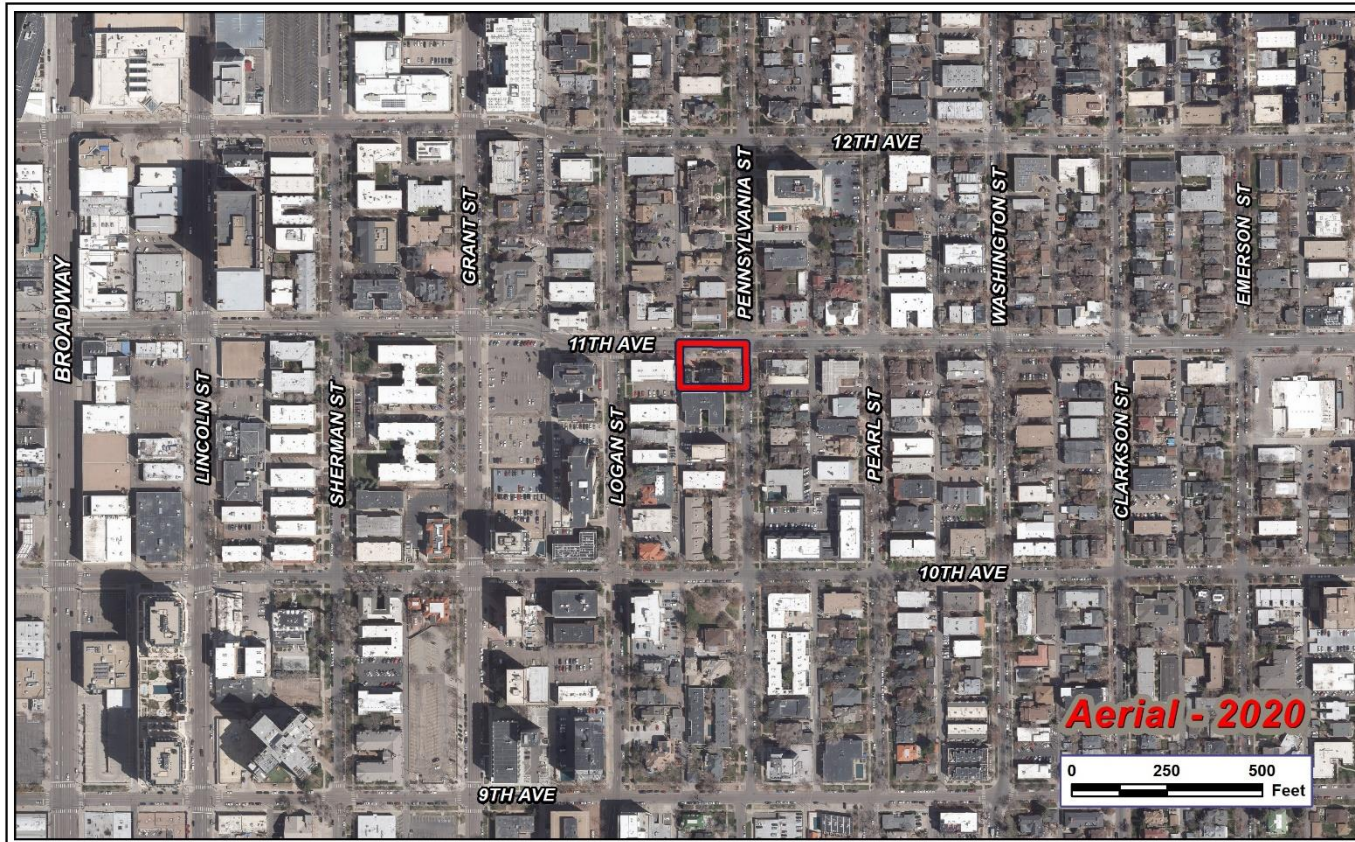
Council District 10 – Chris Hinds



Capitol Hill Neighborhood



Request: G-MU-5, UO-3 to G-MX-3



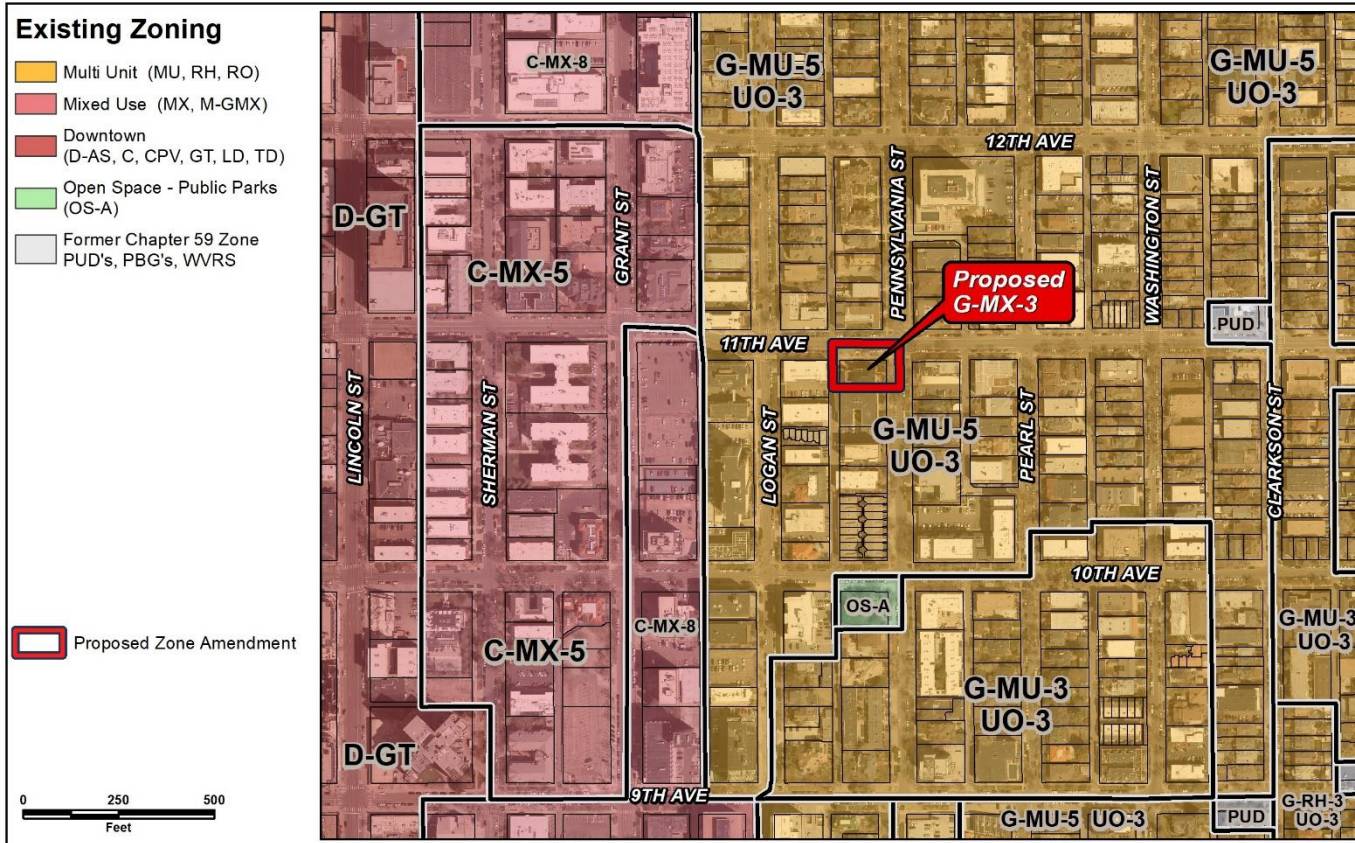
Property

- Approx. 9,450 square feet (0.21 acres)
- Three-story mixed-use, bed and breakfast lodging use

Request

- General Urban - Mixed Use - 3 stories maximum height
- Requesting rezoning to expand the uses allowed

Existing Zoning: G-MU-5, UO-3



Zoning: G-MU-5, UO-3

- General Urban - Multi Unit - 5 stories maximum height
- Historic Structure Use Overlay

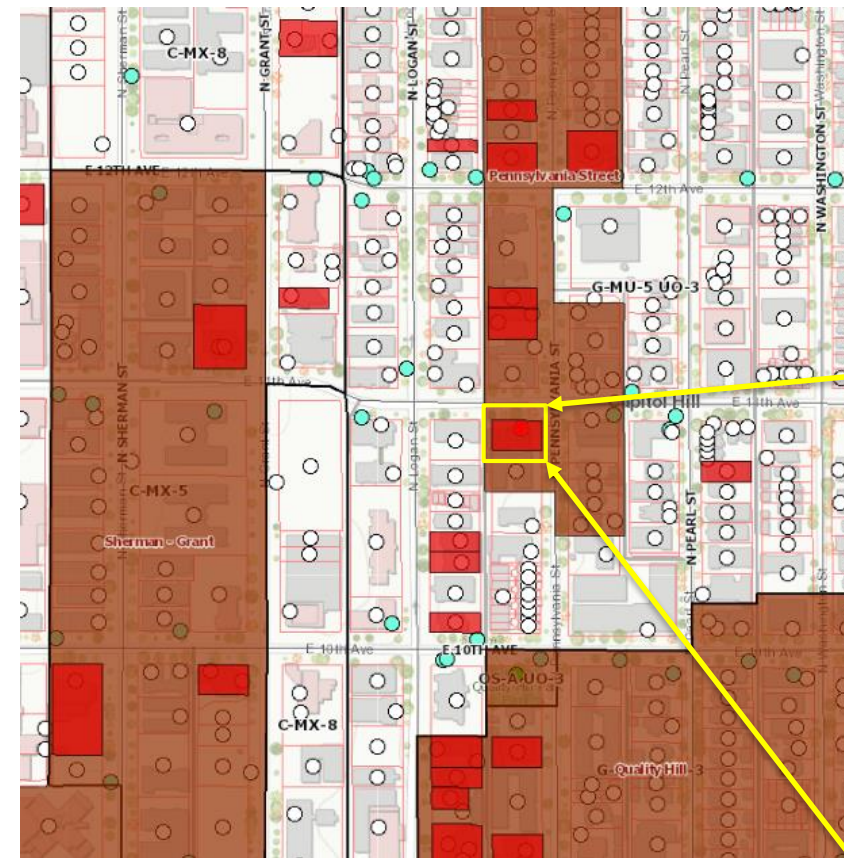
Surrounding Zoning

- G-MU-5, UO-3
- C-MX-8
- G-MU-3, UO-3
- OS-A

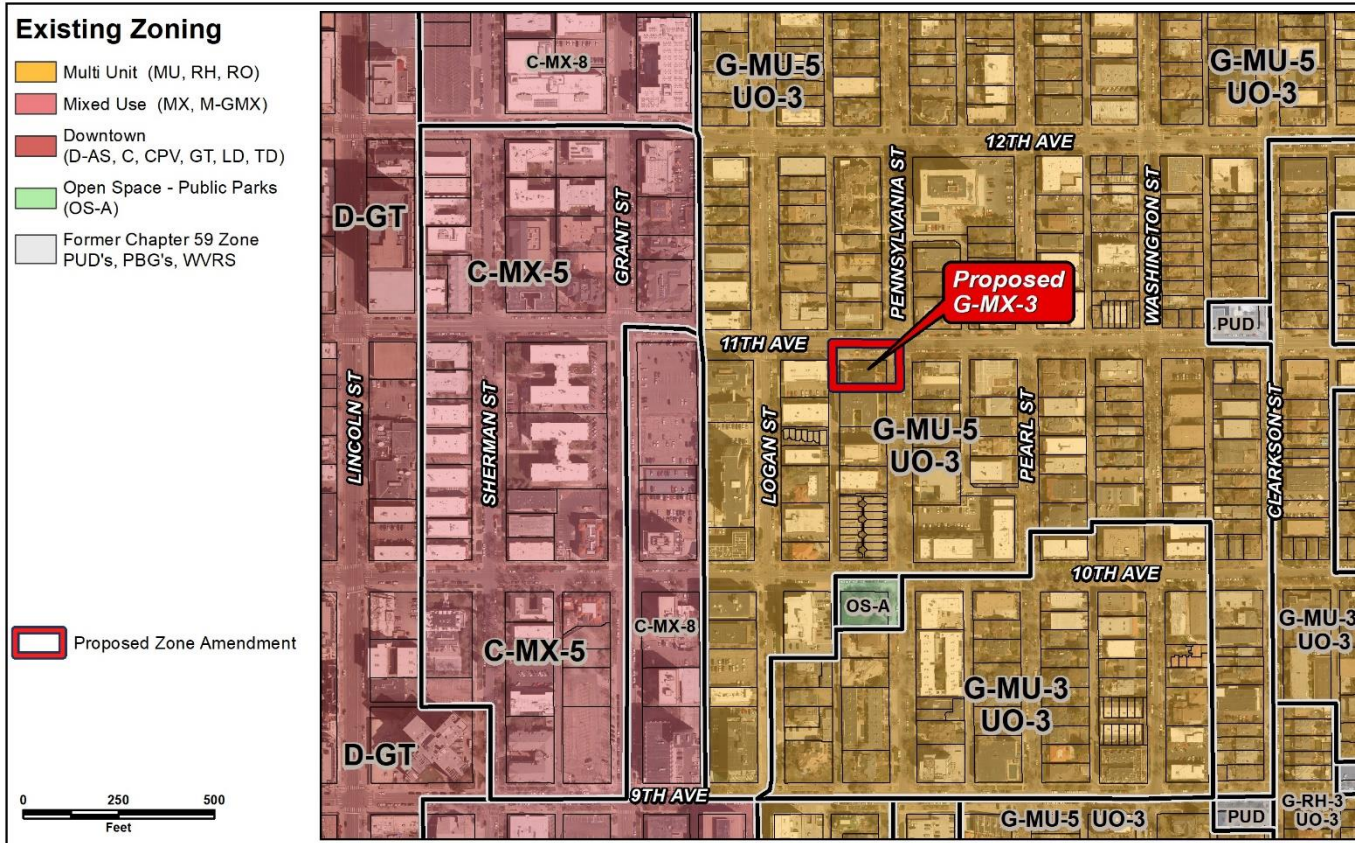
Historic Structure in a Historic District

Historic Structure

- Croke-Patterson-Campbell House
- ## Historic District
- Pennsylvania Street



Request: G-MU-5, UO-3 to G-MX-3



	Existing	Proposed
Zone District	G-MU-5, UO-3	G-MX-3
Uses Allowed	<ul style="list-style-type: none"> Residential Office Art Studio Bed and Breakfast lodging (10 rooms max) 	Additional Uses: <ul style="list-style-type: none"> Eating and drinking establishments Retail Sales Etc.

Existing Land Use



Land Use:

- Mixed-Use

Surrounding Land Use:

- Multi-Unit Residential
- Office
- Single-Unit Residential
- Park/Open Space

Existing Building Form/Scale



Existing Surrounding Building Form/Scale



Process

- Informational Notice: 4/13/2021
- Planning Board Notice Posted: 5/31/2021
- Planning Board Public Hearing : 6/16/2021
 - Voted 9 to 0 to recommend that City Council approve the application
- LUTI Committee: 6/29/21
- City Council Public Hearing: 8/23/2021

Public Comment

- Capitol Hill United Neighborhoods Inc. (RNO) – letter of support and Good Neighbor Agreement with the property owner
- 2 letters of support

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

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver (2019)*
- *East Central Area Plan (2020)*

2. Uniformity of District Regulations

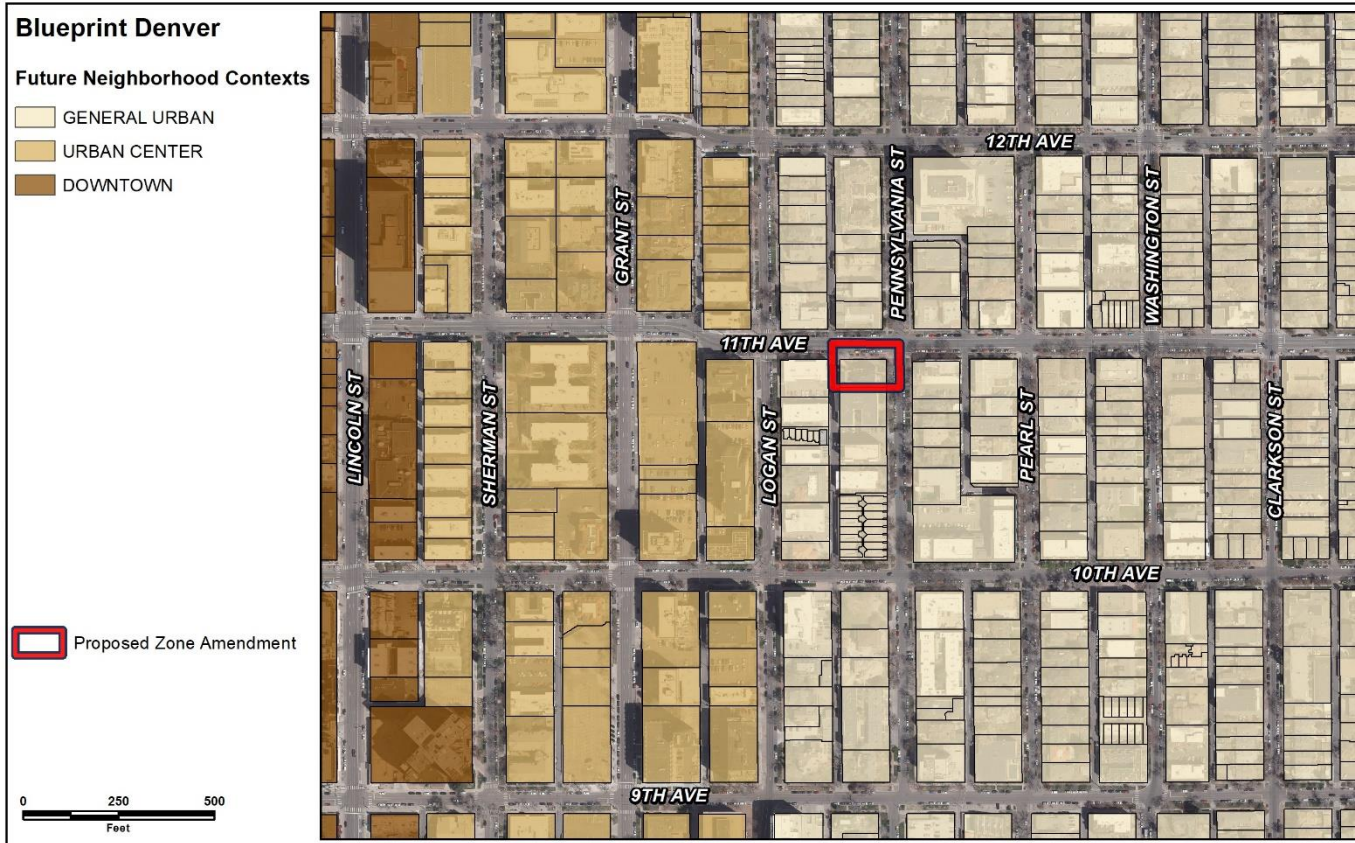
3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

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

Consistency with Adopted Plans

Blueprint Denver (2019)

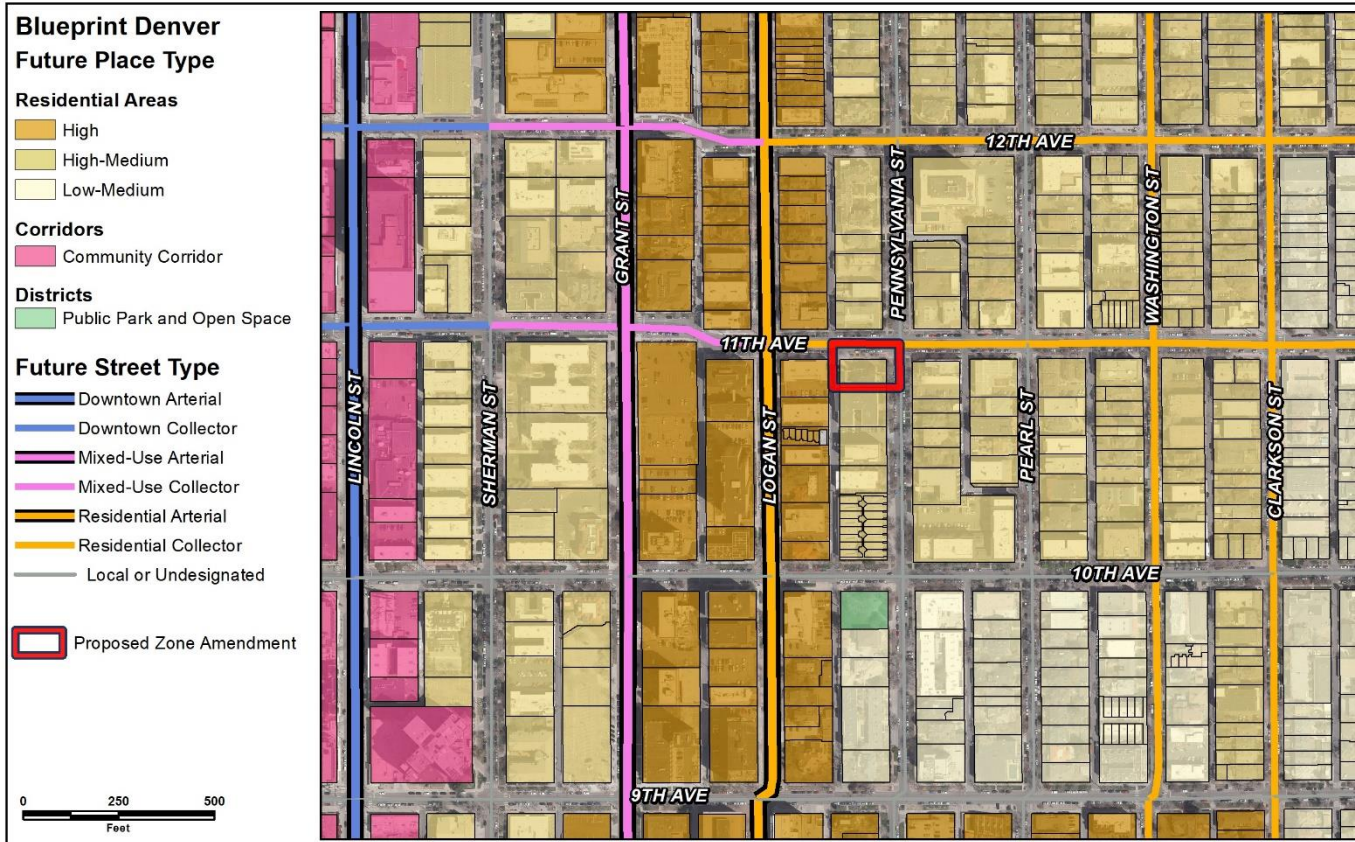


Future Context:

- General Urban
- “Predominantly multi-unit structures. 1-unit and 2-unit residential and low scale mixed-use are embedded within the multi-unit areas” (p. 137)

Consistency with Adopted Plans

Blueprint Denver (2019)



Future Place:

- High-Medium Residential
- “A mix of low- to medium-scale multi-unit residential uses with some neighborhood-serving mixed-use distributed throughout” (p. 246)

Future Street Type:

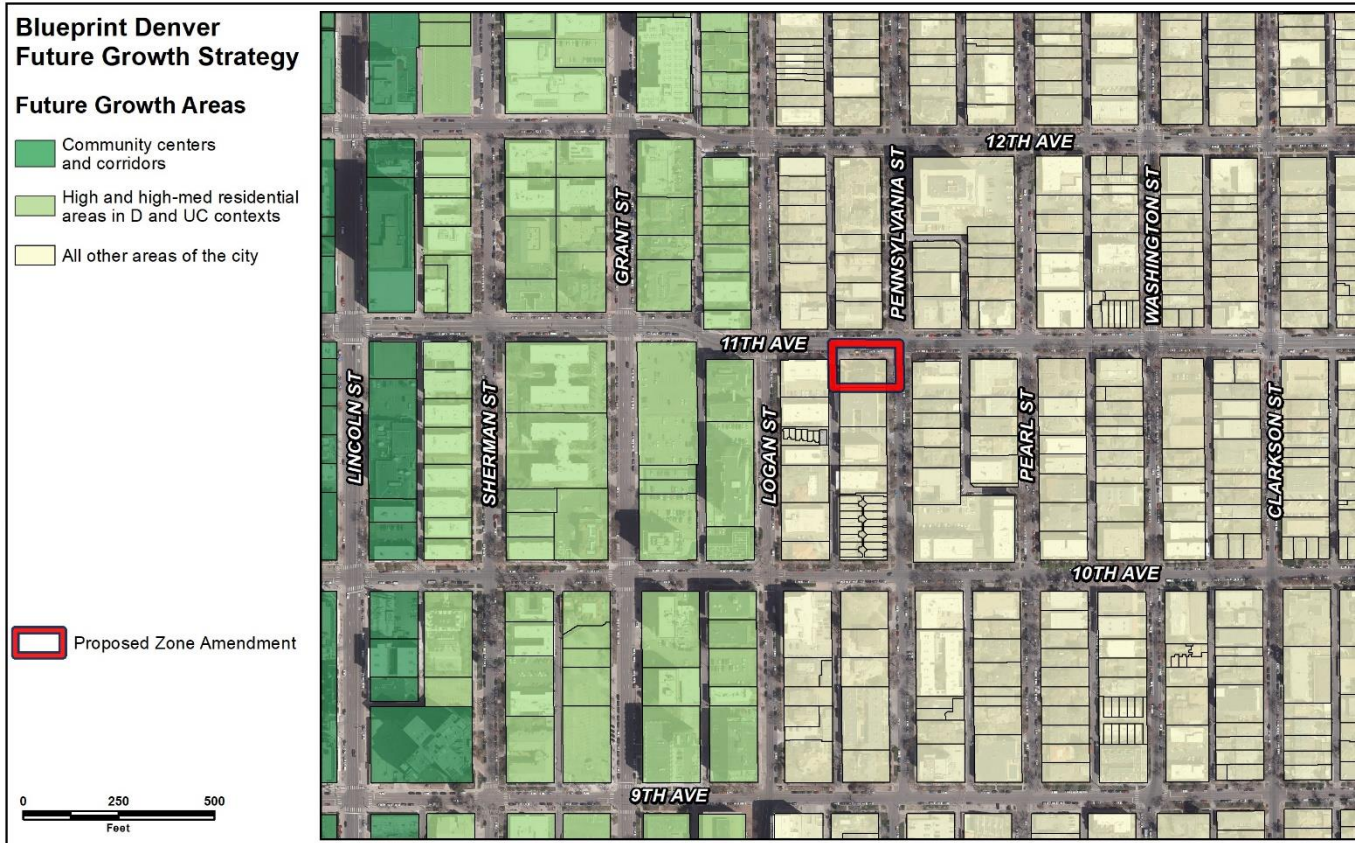
- 11th Ave. – Residential Collector
- Pennsylvania Street – Local



Consistency with Adopted Plans

Blueprint Denver (2019)

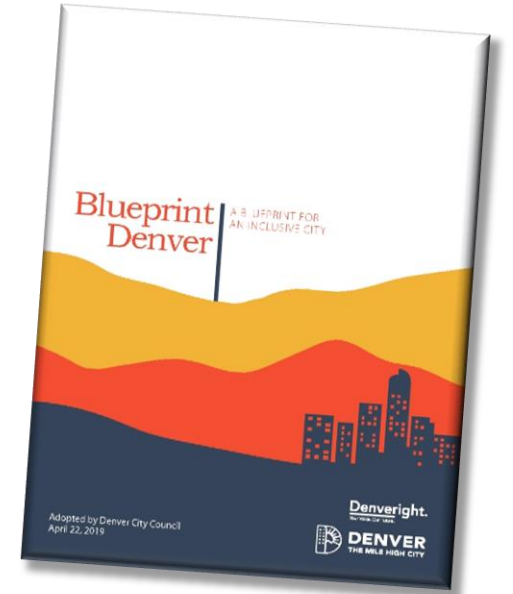
- ### Growth Areas Strategy:
- All Other Areas of the City



Consistency with Adopted Plans

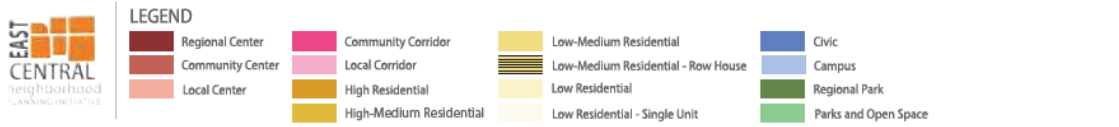
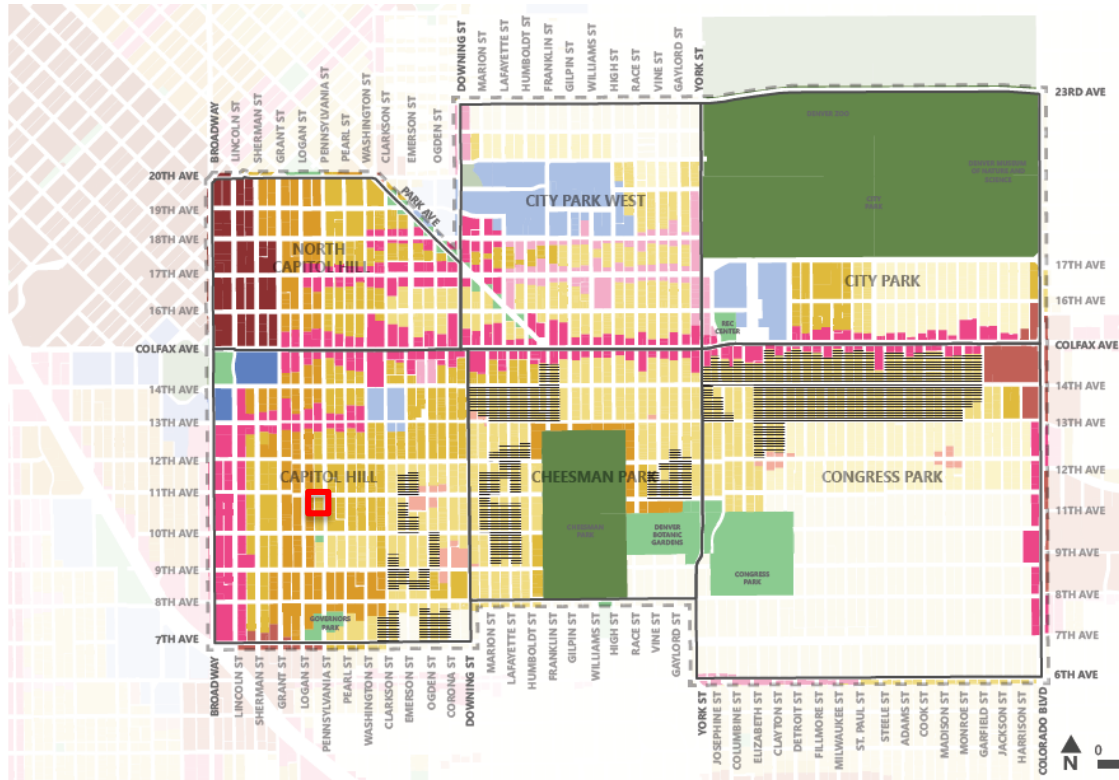
Blueprint Denver Strategies

- In historic areas, encourage the reuse of structures
- Support locally-owned businesses – new and old – to expand and evolve to meet the changing needs of residents and visitors



Consistency with Adopted Plans

East Central Area Plan



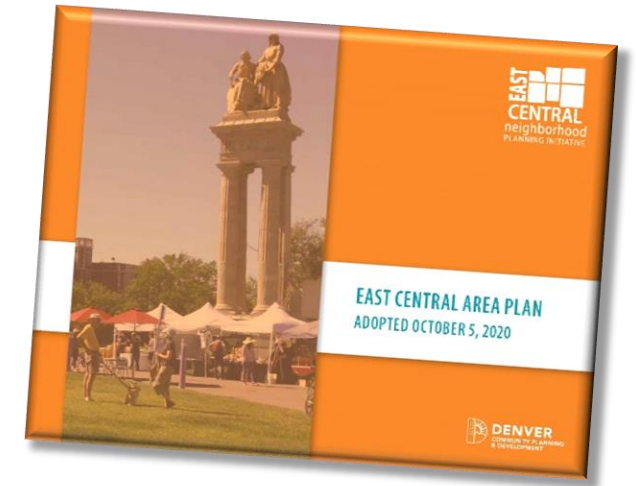
Future Place:

- High-Medium Residential
- “A mix of low- to medium-scale multi-unit residential uses with some neighborhood-serving mixed-use distributed throughout” (p. 29)

Consistency with Adopted Plans

East Central Area Plan Strategies

- Facilitate adaptive reuse of historic structures by allowing a broader range of uses, including compatible commercial uses and appropriate additions (p. 42)

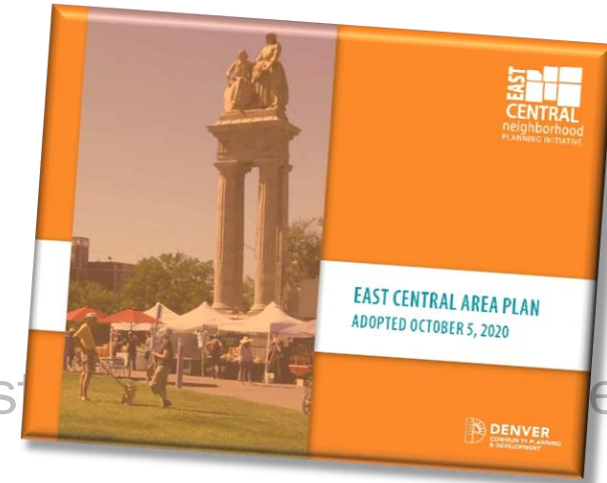
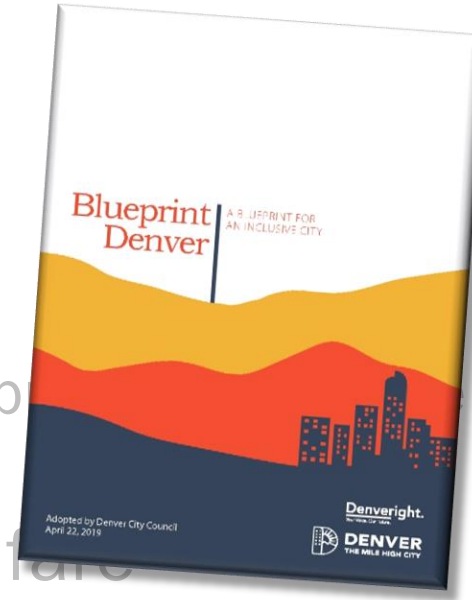


Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
 - Proposed rezoning will result in uniform application of zone district building form, use and design regulations
3. Further Public Health, Safety and Welfare
 - The proposed zone district is consistent with *Blueprint Denver's* plan policies, and therefore does contribute to implementing the City's adopted land use plan
4. Justifying Circumstances
 - Change to such a degree that the proposed rezoning is in the public interest
5. Consistency with Neighborhood Context, Zone District Purpose & Intent

Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Purpose
 - Proposed rezoning will be consistent with the purpose and design regulations of the existing district
3. Further Public Health, Safety, and Welfare
 - The proposed zone district is inconsistent with Blueprint Denver's plan policies, and therefore does not contribute to implementing the City's adopted land use plan
4. Justifying Circumstances
 - Change to such a degree that the proposed rezoning is in the public interest
5. Consistency with Neighborhood Context, Zone District Purpose & Intent



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

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval of **Application #2020I-00082**