

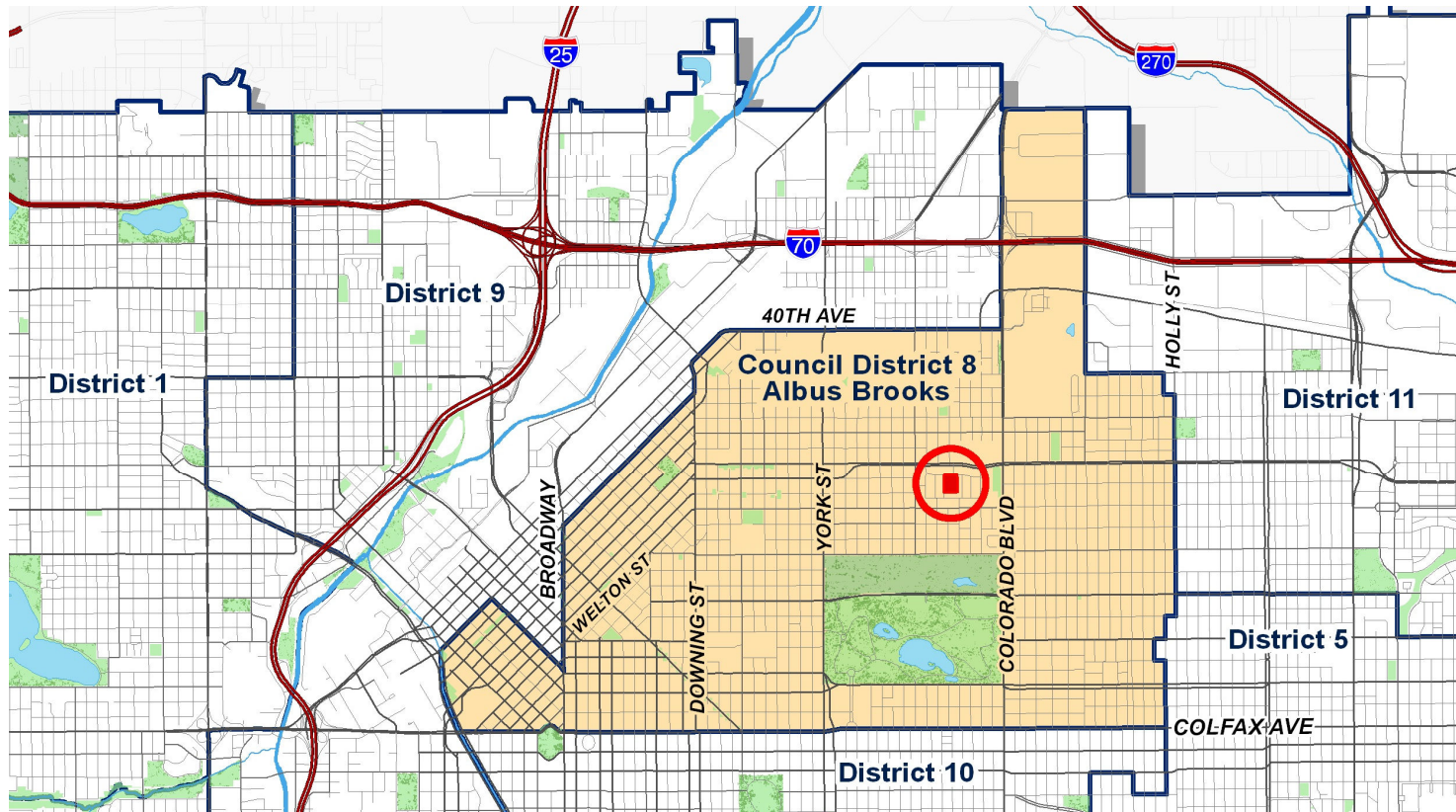


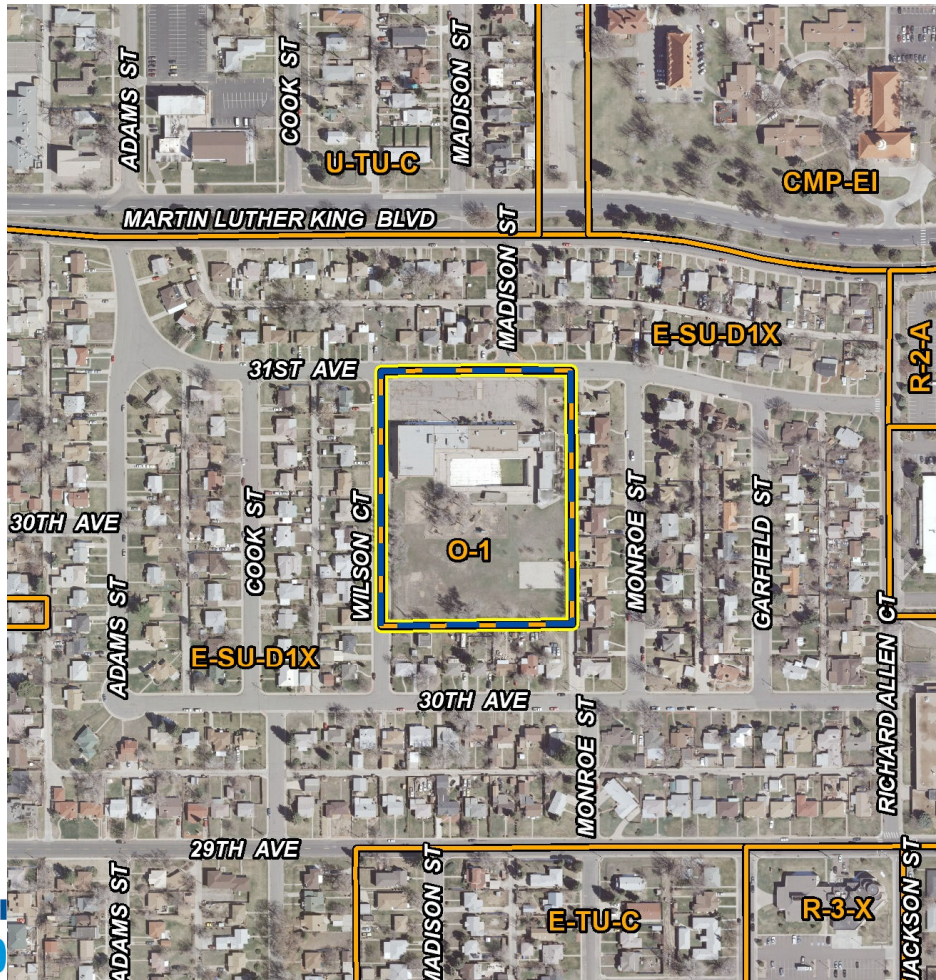
3540 E. 31st Avenue

O-1 to E-MU-2.5 with waivers

Neighborhoods & Planning Committee

06/10/2015

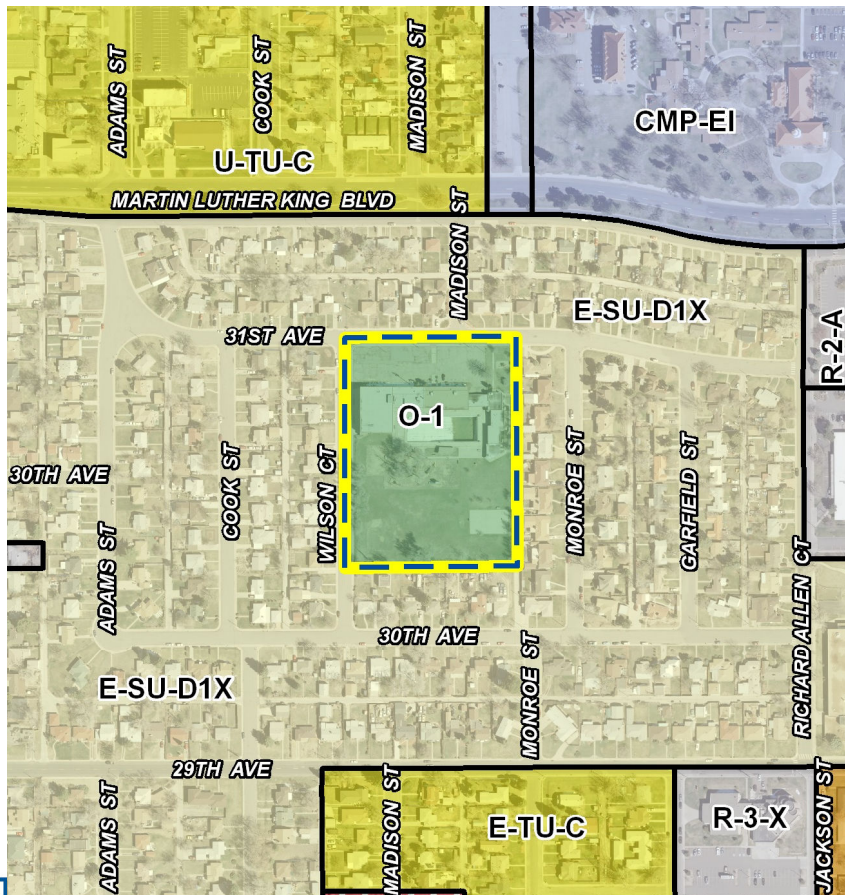




- Property to be rezoned:
 - 4.25 acres +/-
- Property Owner:
 - Requesting rezoning to facilitate redevelopment
- Requesting rezone from O-1 to E-MU-2.5 with waivers

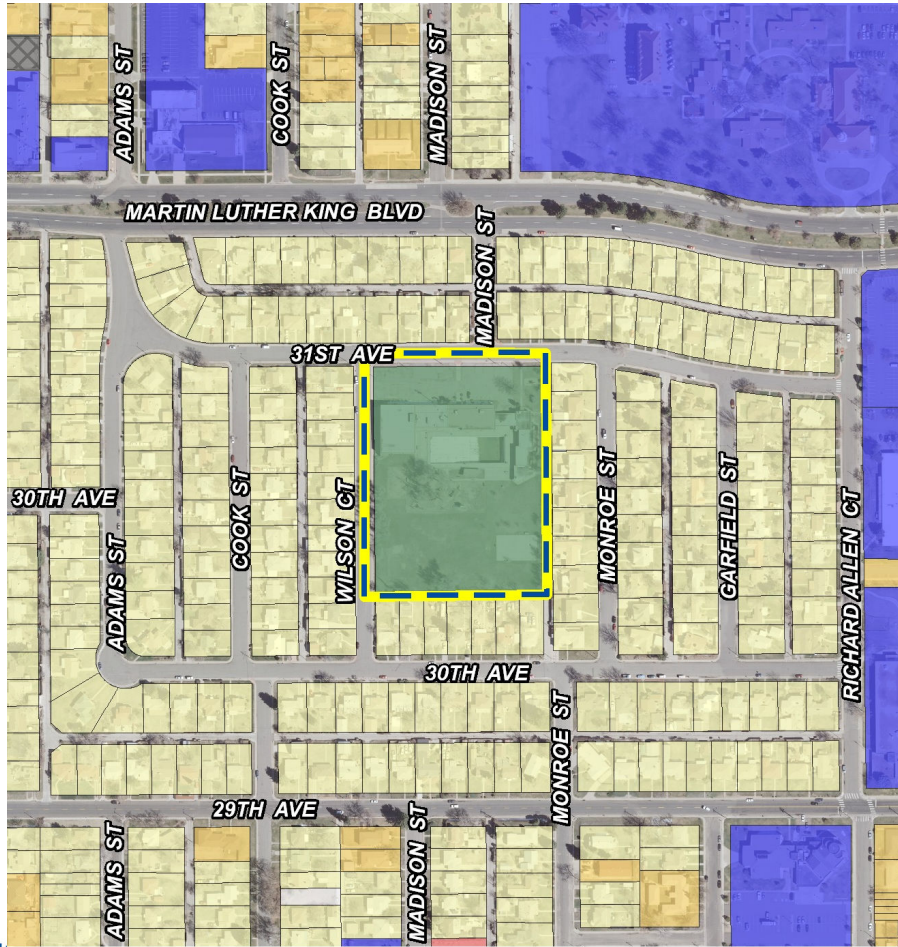
Reminder: Approval of a rezoning is not approval of a proposed specific development

Existing Context – Zoning



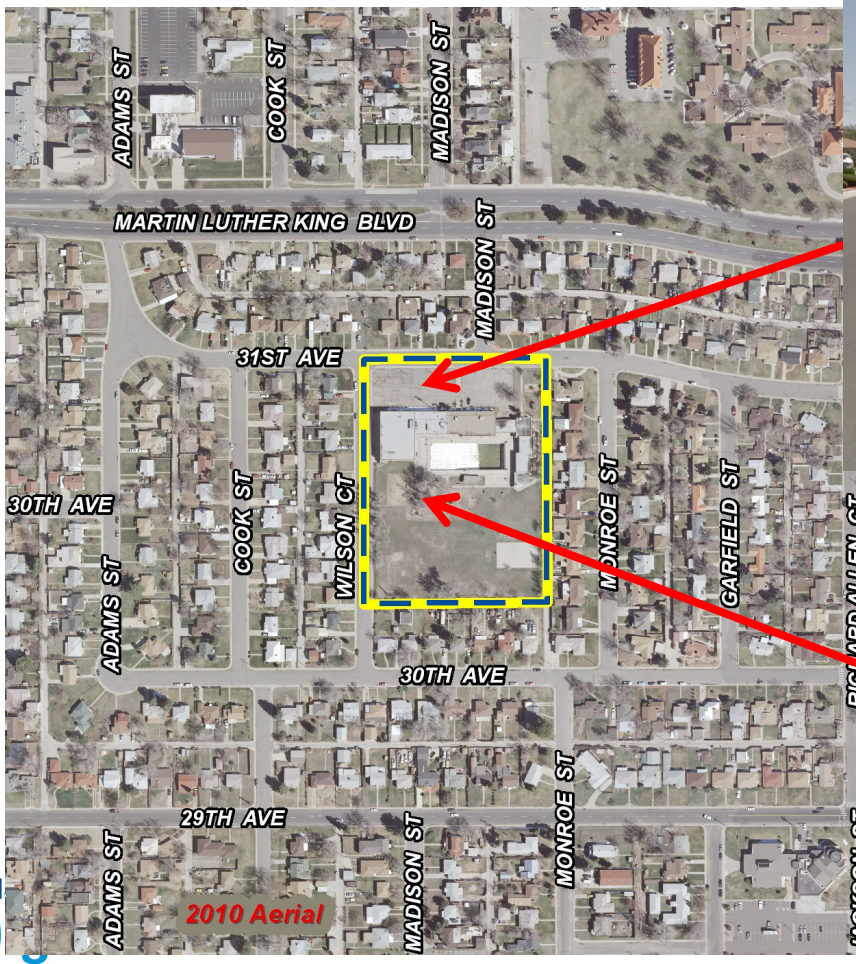
Single Unit (SU) Two Unit (TU) Campus (CMP-EI, E12, ENT, H, H2)
Former Chapter 59 Zone

- Current O-1 zoning:
 - Translated from old zoning code
 - Limited, incompatible mix of allowable uses
- Adjacent properties are zoned:
 - E-SU-D1x



- Existing use:
Community
Recreation Facility
- Use of surrounding
properties: Single-
unit dwellings

Existing Context – Subject Site



Existing Context – Building Form/Scale



June 2012: Rezoning Preapplication



Late 2012: Owner and resident meetings, potential buyer



Early 2013: City Council-sponsored public meetings and mediation



Mid- through late 2013: East Y Visioning

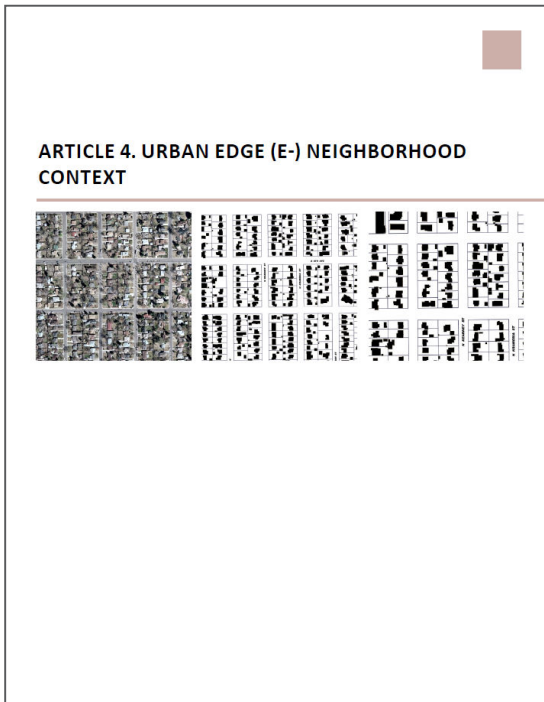


2014: Owner and resident meetings, potential buyer



Early 2015: Rezoning resubmittal

Request: E-MU-2.5 with waivers



- Urban Edge neighborhood context
- Multi Unit
- 2.5-story height maximum before waivers

- Adopt the following standards from the S-MU-3 zone district:
 - Maximum building height
 - Upper story setback adjacent to protected district
 - Build-to requirement
 - No restrictions in rear 35% zone lot depth

- The following standards of the E-MU-2.5 zone district would remain in effect and are more appropriate to the neighborhood context:
 - Block sensitive minimum primary street setback, or 20 feet
 - Prohibit surface parking located between the building and the primary street
 - Require a Primary Street-Facing Entrance

- E-MU-3 zone district does not exist
- Such a zone district may be appropriate as a possible future text amendment
- Proposed rezoning with waivers will fill a gap in the current menu of zone districts without requiring a jump in neighborhood contexts

- Planning Board public hearing: May 20, 2015
- ➔ Neighborhoods & Planning Committee: June 9

Tentative Upcoming Schedule

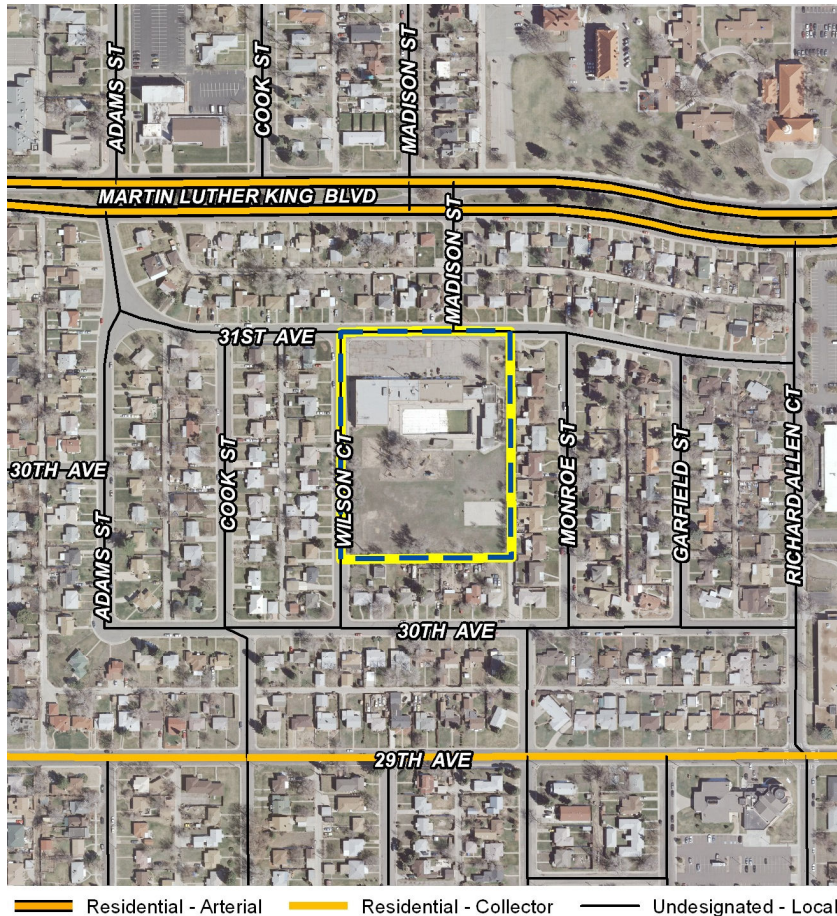
- City Council Public Hearing: July 27, 5:30 p.m., 1437 Bannock St.

- Registered Neighborhood Organizations
 - North City Park Civic Association submitted a letter in support of a 3-story zone district
- Application contains documentation of support
- No other written comments were received

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
 - a) Comprehensive Plan 2000
 - b) Blueprint Denver
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
 - Land Use
 - Denver's Legacies
 - Neighborhoods
-
- The application is consistent with numerous strategies in Comprehensive Plan 2000.



Blueprint Denver (2002)

- Future Street Classification:
 - 31st Avenue
 - Undesignated Local
 - Wilson Court
 - Undesignated Local

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- CPD finds the rezoning is consistent with Comprehensive Plan 2000 and Blueprint Denver: A Land Use and Transportation Plan

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

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 to recognize the changed character of the area.
- CPD finds this criterion is met due to changes in the land resulting from the vacation of the site by the YMCA and ongoing deterioration, creating a public interest in redevelopment.

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

CPD recommends the committee move the rezoning out to the full City Council.