



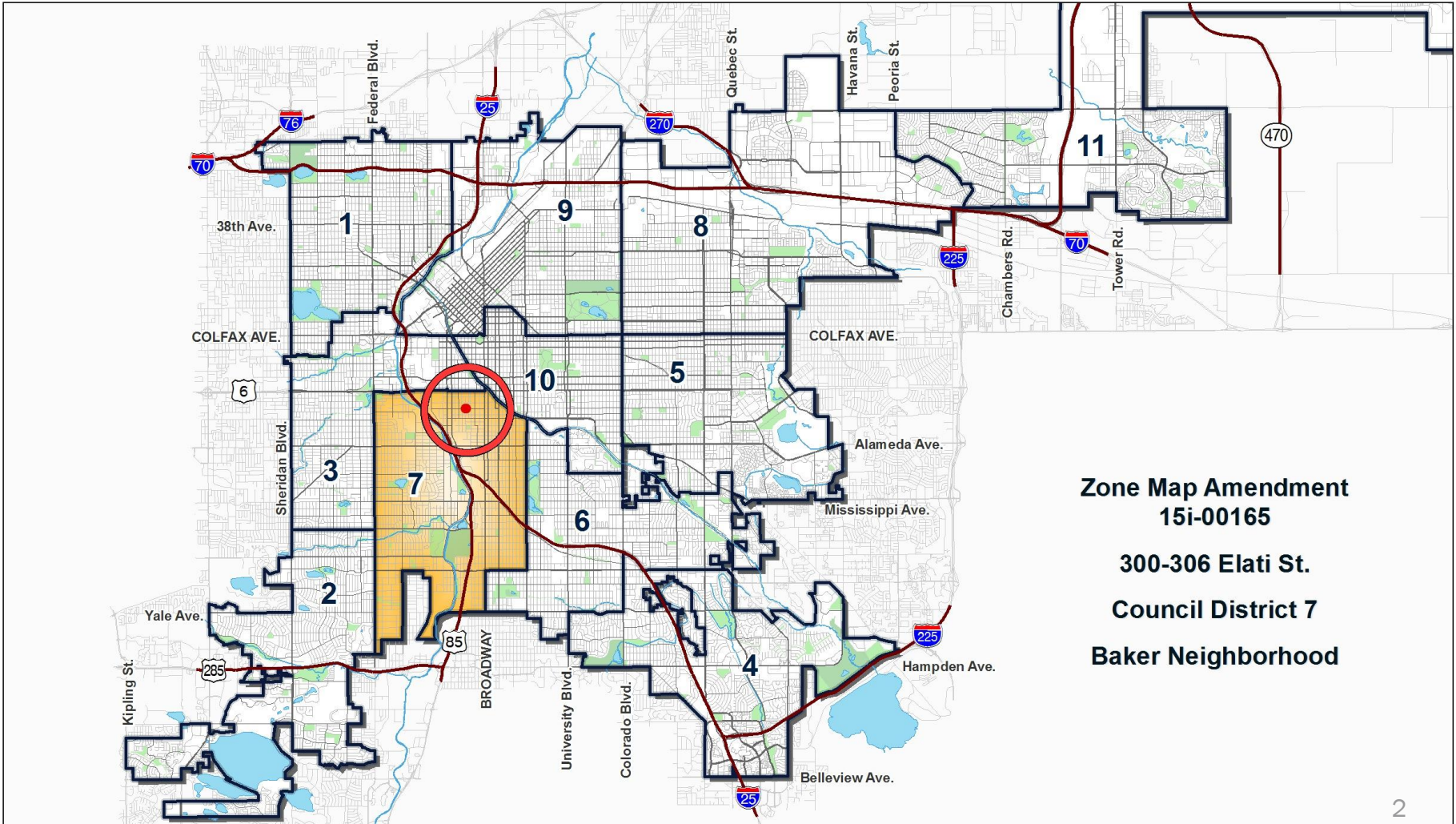
DENVER
THE MILE HIGH CITY

300-306 N Elati St.

U-RH-2.5 to U-MX-2

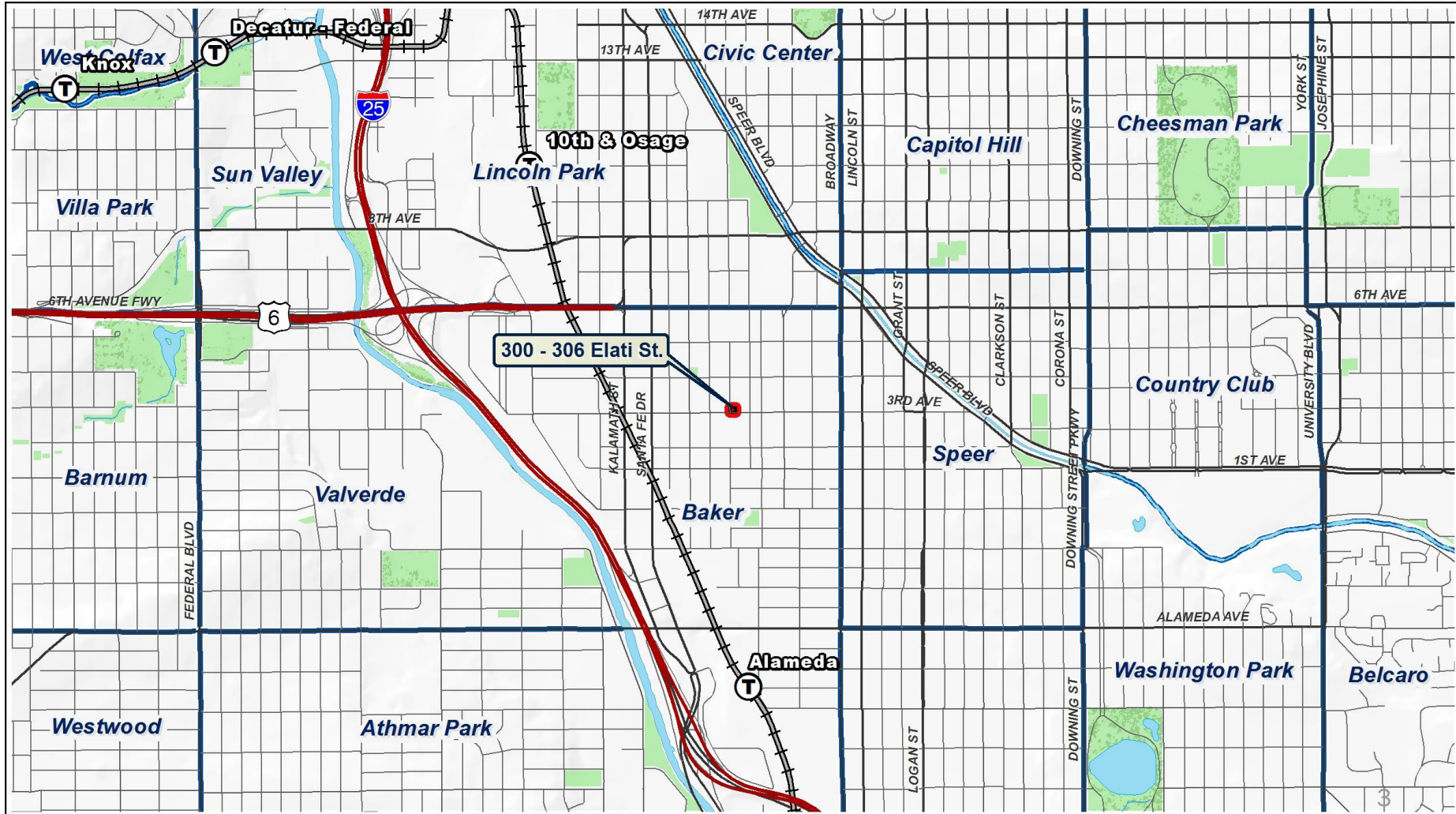
Land Use, Transportation and Infrastructure
Committee of the Denver City Council
May 9, 2017

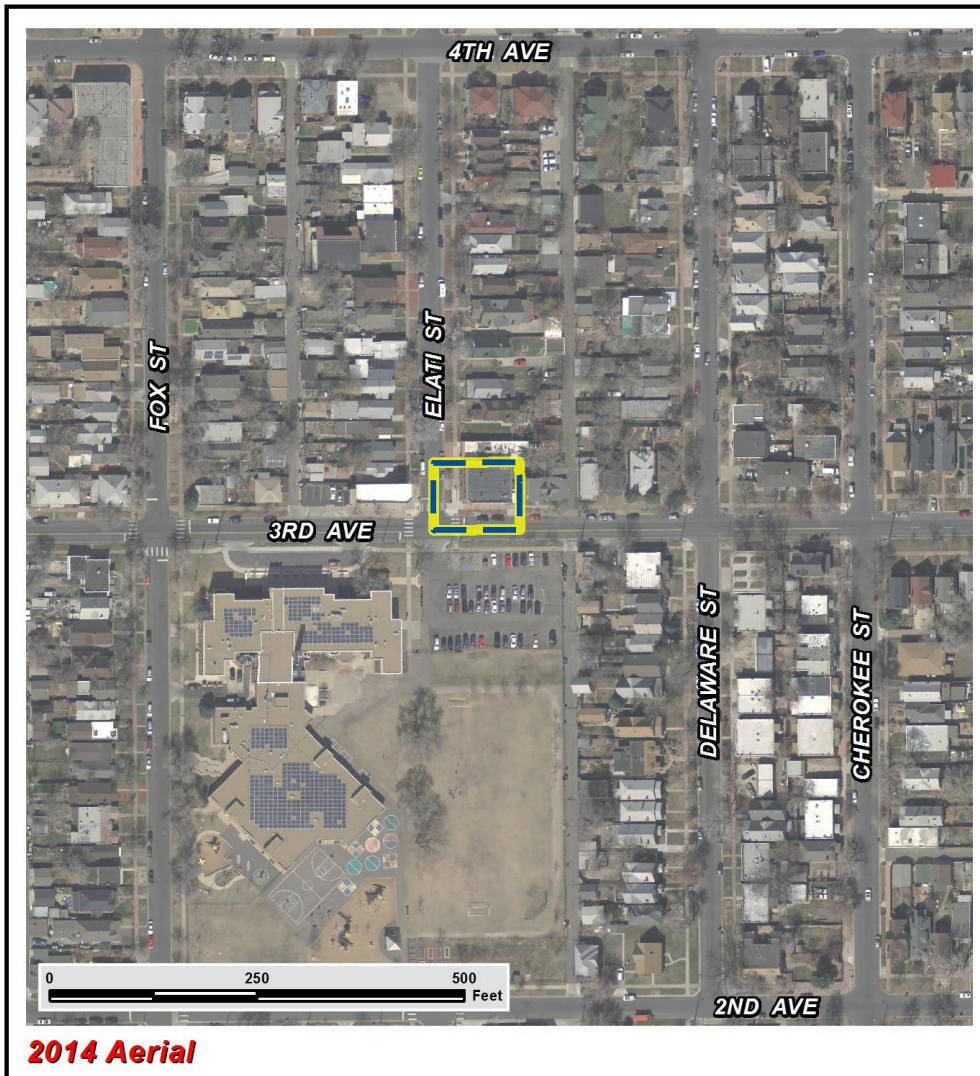
FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**



**Zone Map Amendment
15i-00165
300-306 Elati St.
Council District 7
Baker Neighborhood**

Baker Neighborhood



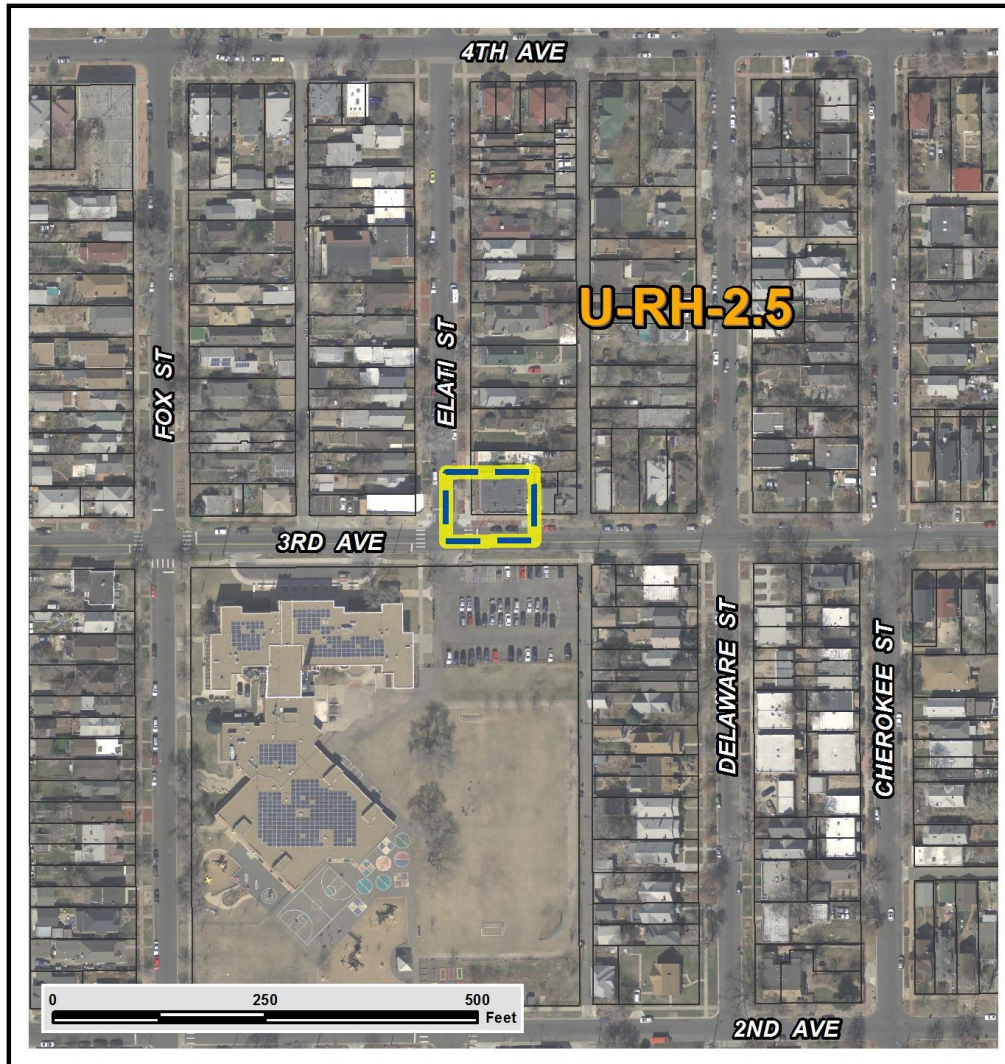


- NE Corner of N Elati St & W 3rd Ave
- Baker Historic District



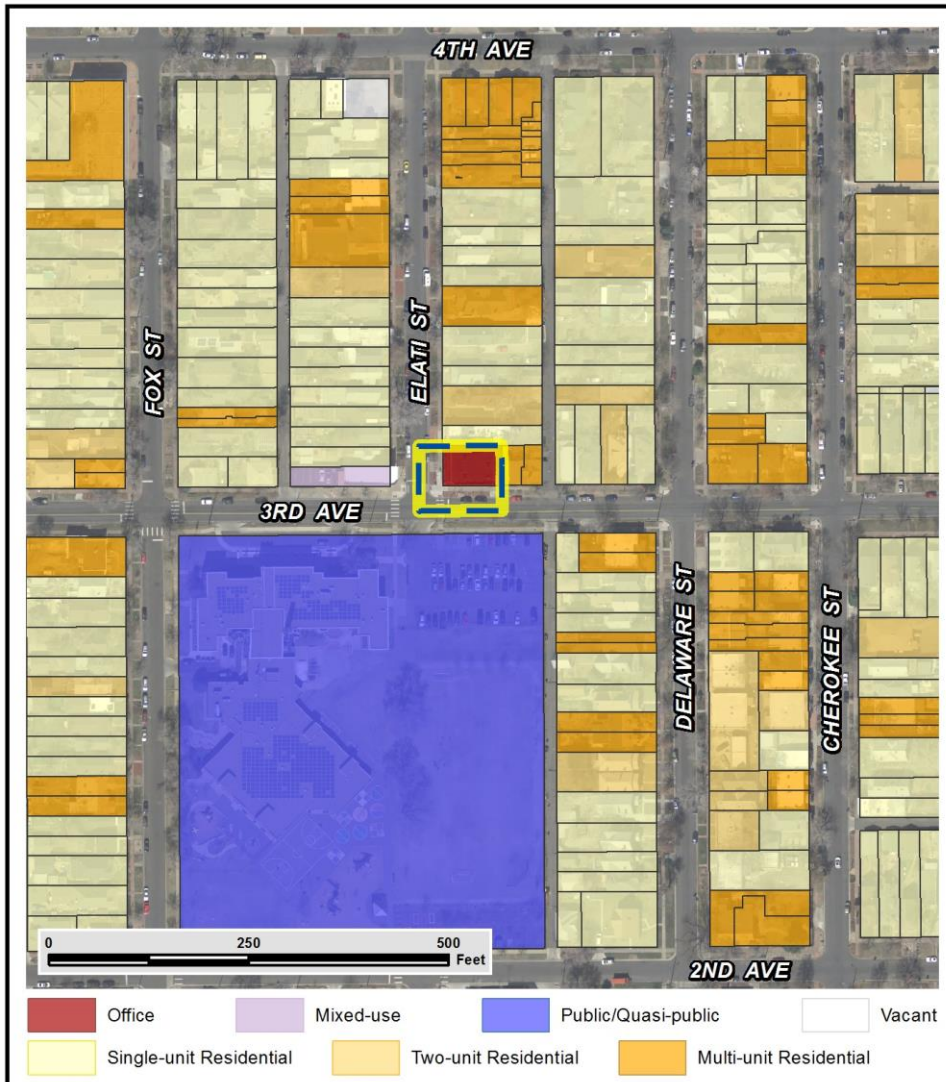
- Property:
 - 3,650 sf (Approx. 0.08 acres)
 - Existing Commercial Building
 - Requesting rezoning to continue existing uses
 - Rezone from U-RH-2.5 to U-MX-2

Existing Context - Zoning



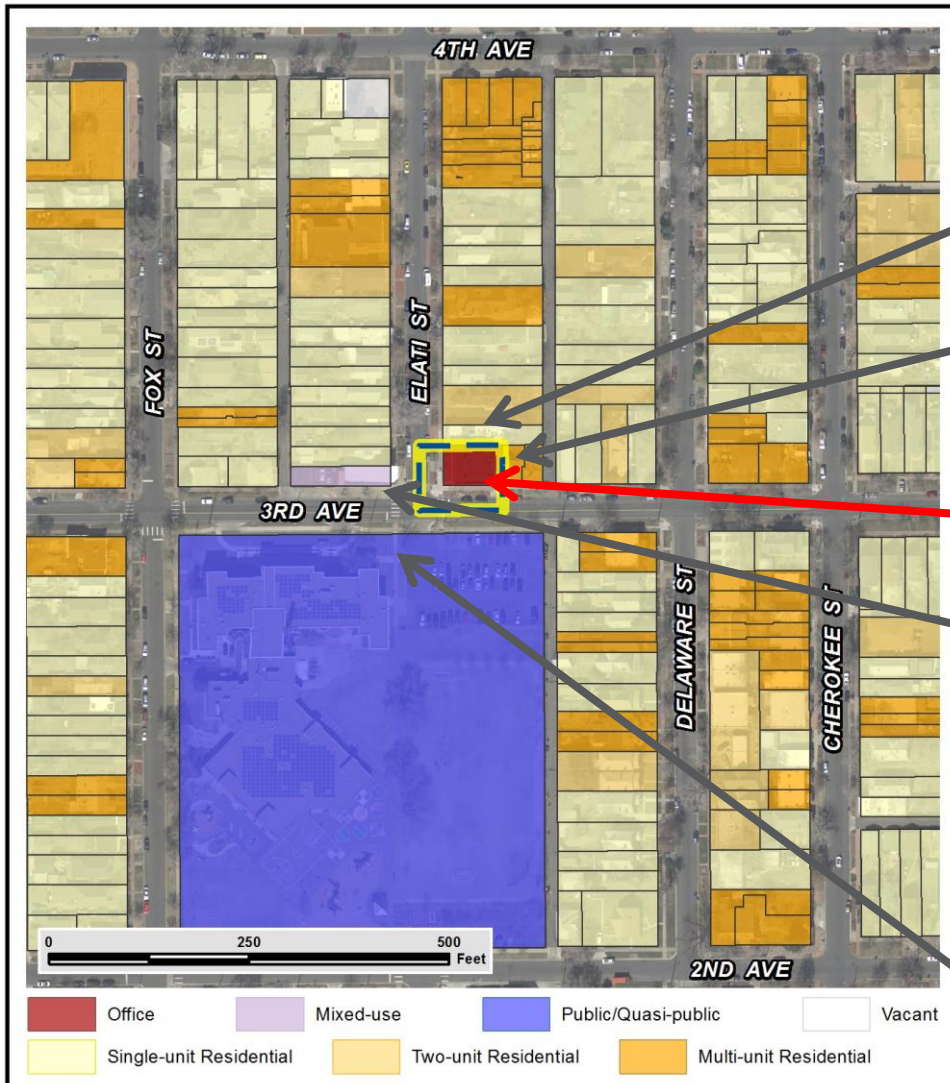
- Site:
 - U-RH-2.5
- Surrounding Zoning:
 - North – U-RH-2.5
 - South – U-RH-2.5
 - East – U-RH-2.5
 - West – U-RH-2.5

Existing Context – Land Use



- Site – Restaurant/retail/office
- North – Residential
- South – School
- East – Residential
- West – Mixed-use & residential

Existing Context – Building Form/Scale



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

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation Plan
- Baker Neighborhood Plan

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

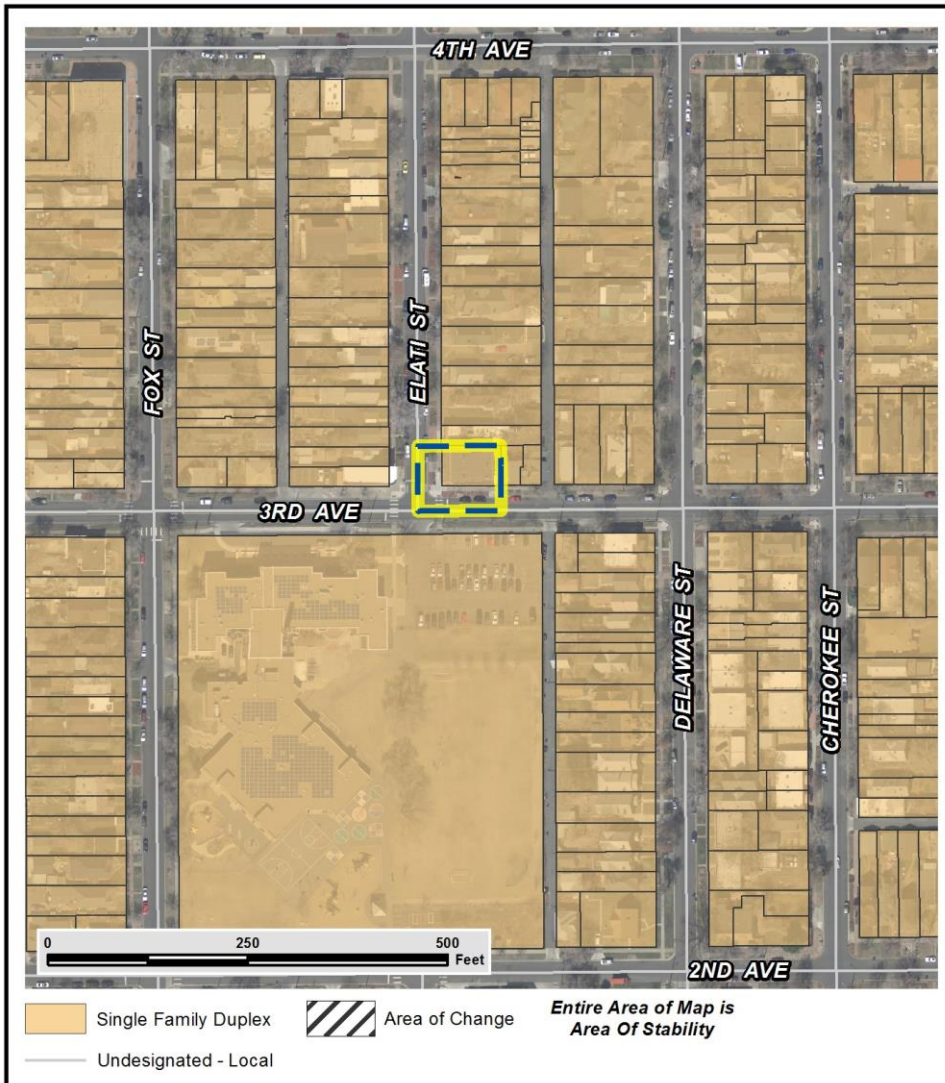
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Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

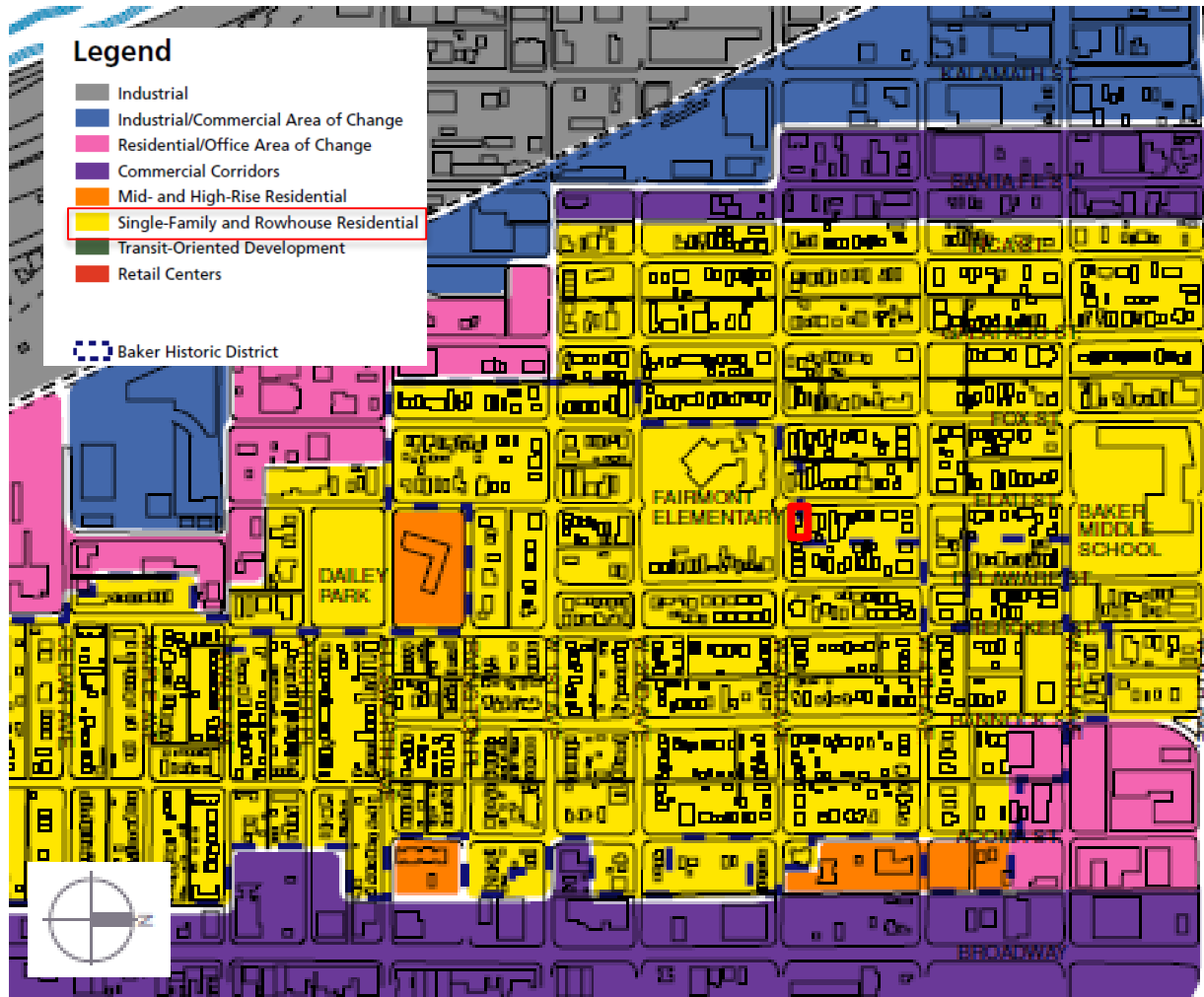
- Environmental Sustainability Strategy 2-F
- Land Use Strategy 3-D
- Mobility Strategy 4-E
- Economic Activity Strategy 5-A
- Neighborhoods Strategy 1-A

Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Land Use Concept:
 - Single Family Duplex
 - Moderately dense areas
 - Primarily residential but with some complementary, small-scale commercial uses
 - Area of Stability
 - In some cases it may be appropriate to change the zoning in an area to create a better match between existing land uses and the zoning.
- Future Street Classification:
 - Undesignated Local



- Single-Family and Rowhouse Residential Subarea
- Rehabilitate and reuse existing commercial structures for neighborhood scale commerce

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
 - Request is consistent
3. Further Public Health, Safety and Welfare
 - Implements adopted plans, encourages reinvestment
4. Justifying Circumstances
 - Changed or Changing Condition: investment in the area makes continued commercial use appropriate
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
 - U-MX zone districts promote safe, active, and pedestrian-scaled, diverse areas through building forms that activate the public realm.

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

1. The existing zoning of the land was the result of an error
2. The existing zoning of the land was based on a mistake of fact
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