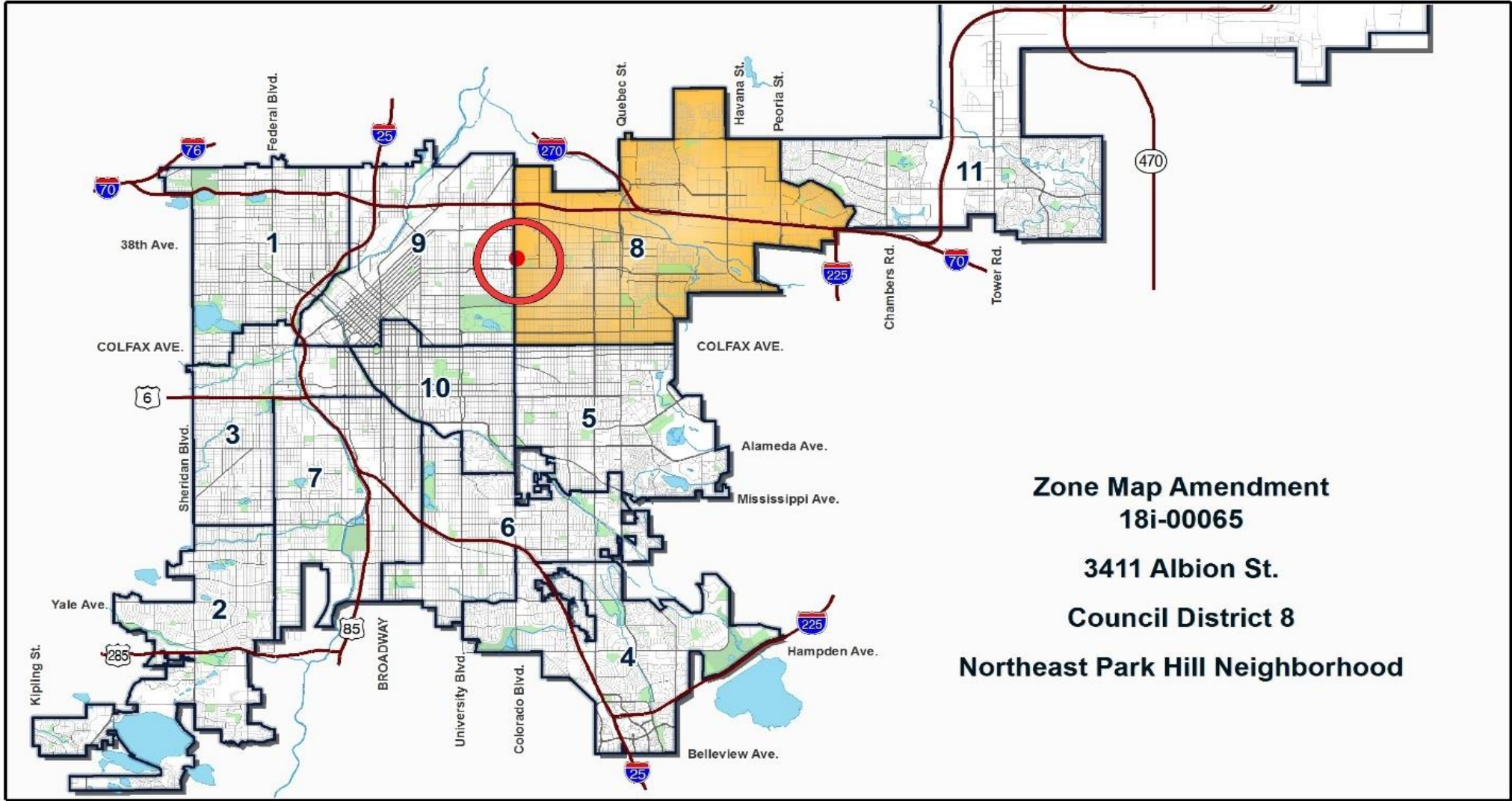




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# Map Amendment

# 2018I-00065 3411 Albion Street



**Zone Map Amendment  
18i-00065**

**3411 Albion St.**

**Council District 8**

**Northeast Park Hill Neighborhood**





## Location:

- Approx. 31,200 sf (.72 acres)
- one-story brick building occupied by a church

## Proposal:

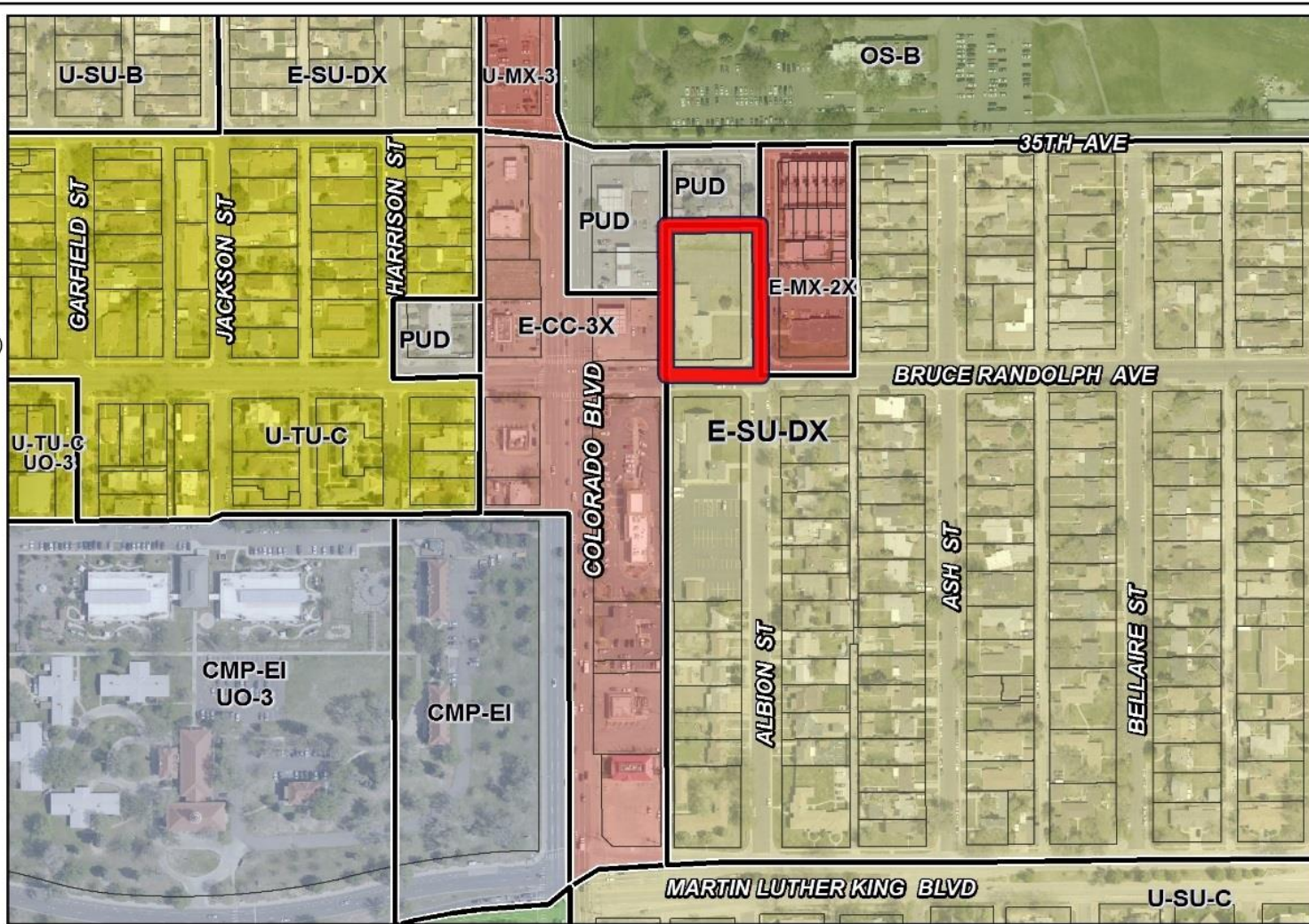
- Rezoning from E-SU-Dx to E-MX-2x
- Allow redevelopment of the site.



# Existing Zoning

## Existing Zoning

- Single Unit (SU)
- Two Unit (TU)
- Multi Unit (MU, RH, RO, TH)
- Commercial Corridor (CC)
- Mixed Use (MX, M-GMX)
- Campus (CMP-EI)
- Open Space - Recreation (OS-B)
- Former Chapter 59 Zone



Subject Site:  
E-SU-DX

Surrounding  
Properties:

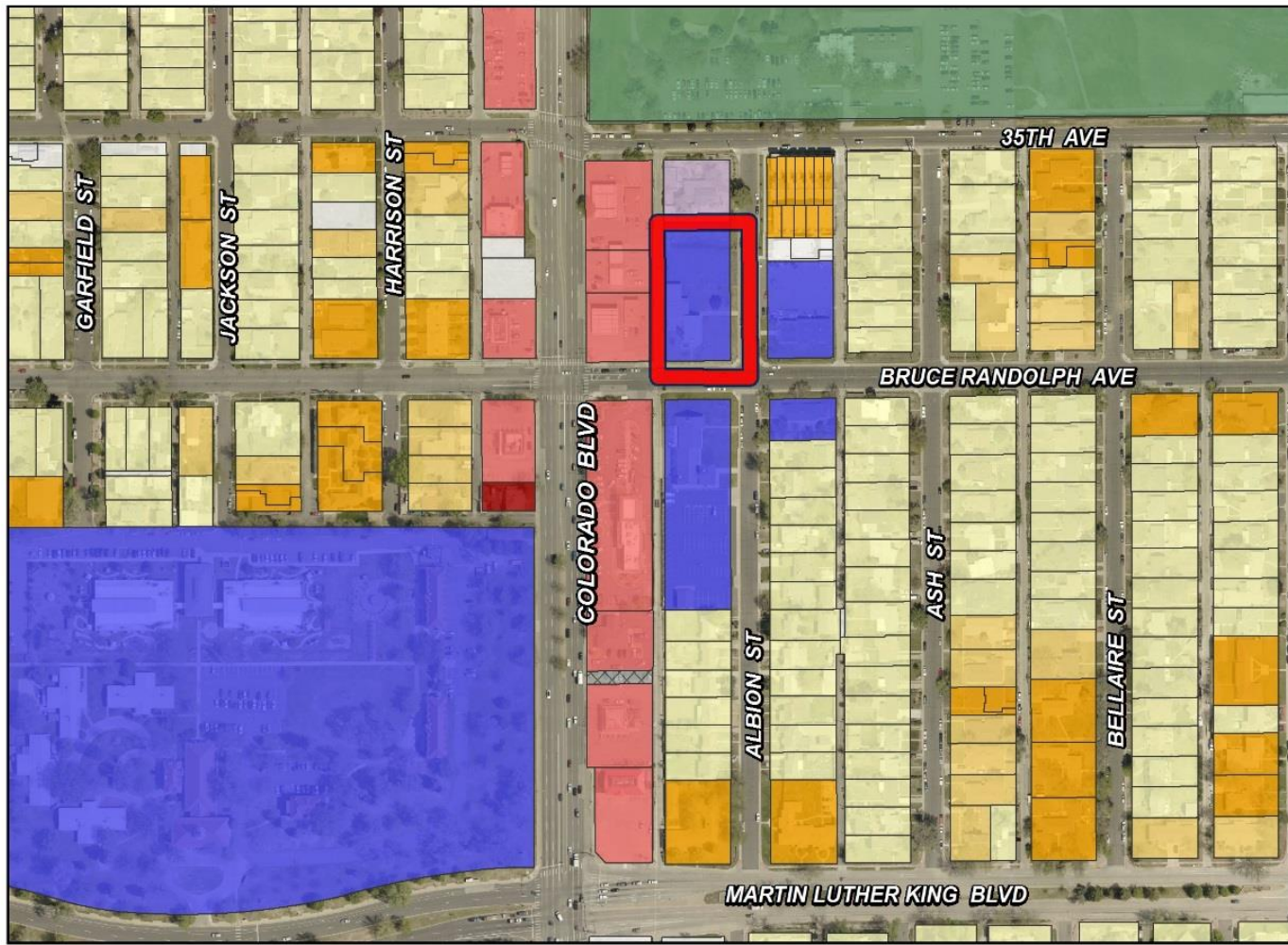
- PUD
- E-MX-2x
- E-SU-Dx
- E-CC-3x



# Existing Land Use

## Existing Land Use

- Public/Quasi-public
- Mixed-use
- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Office
- Park/Open Space
- Vacant



## Subject Property:

- Site currently a church

## Surrounding Properties:

- Places of Worship to south and east
- Mix of uses, Commercial along Colorado Blvd., various types of residential



# Existing Building Form/Scale





# Existing Context – Building Form/Scale



# Process

Step	Date
CPD Informational Notice of Receipt	9/28/2018
Property Posted, Written Notice of Planning Board Hearing Provided	12/3/2018
Planning Board voted 6-1 to recommend approval of the rezoning application	12/19/2018
Land Use, Transportation and Infrastructure Committee	1/8/2019
City Council Public Hearing	2/25/2019 (Tentative)

- Northeast Park Hill Coalition provided testimony on behalf of the RNO against rezoning.
- 3 community members spoke in opposition at the hearing with concerns around lack of affordable housing.
- Applicant representative provided 6 letters of support from area residents, 1 letter of support from Clayton Early Learning.
- 1 additional letter opposing the rezoning.



# 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 2000*
- *Blueprint Denver: A Land Use and Transportation Plan (2002)*
- *Park Hill Neighborhood Plan (2000)*



# Review Criteria: Consistency with Adopted Plans

## Comprehensive Plan 2000

### Environmental Sustainability Strategy 2-F

*Conserve land by promoting infill development with Denver at sites where services and infrastructure are already in place; designing mixed use communities and reducing sprawl so that residents can live, work and play within their own neighborhoods. (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)*

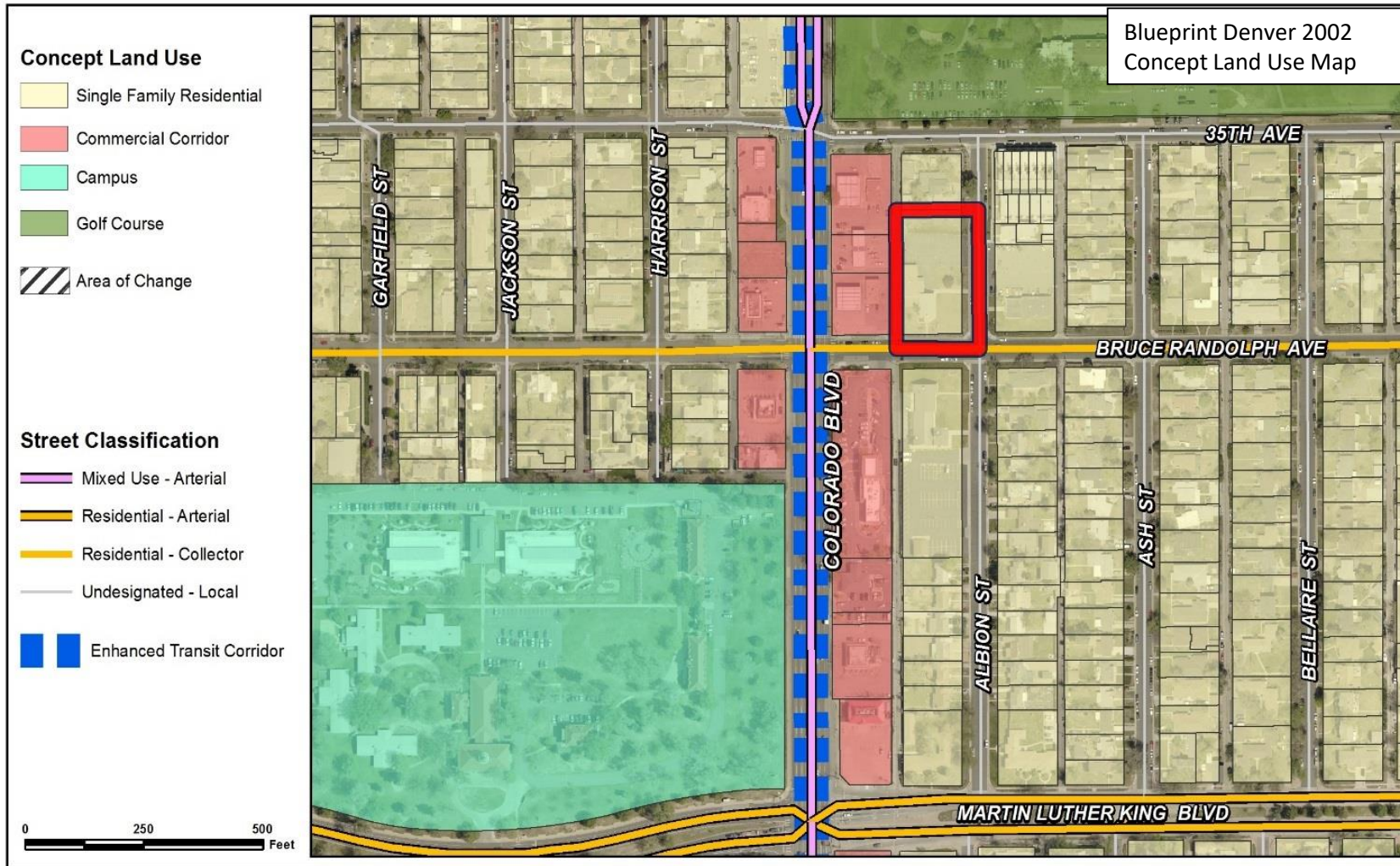
**Housing Objective 6-E** – *Identify and capitalize on opportunities to develop housing along transit lines. (p.118)*

**Mobility Strategy 4-E** – *Continue to promote mixed-use development, which enables people to live near work, retail and services. (p. 78)*

**Legacies Strategy 3-A** – *Identify areas in which increased density and new uses are desirable and can be accommodated. (p. 99)*

The map amendment will enable walkable mixed use development to serve a residential neighborhood. The E-MX-2x district will broaden the variety of uses and enable more people to live near retail and services. The proposed district is consistent with Comprehensive Plan 2000

# Review Criteria: Consistency with Adopted Plans



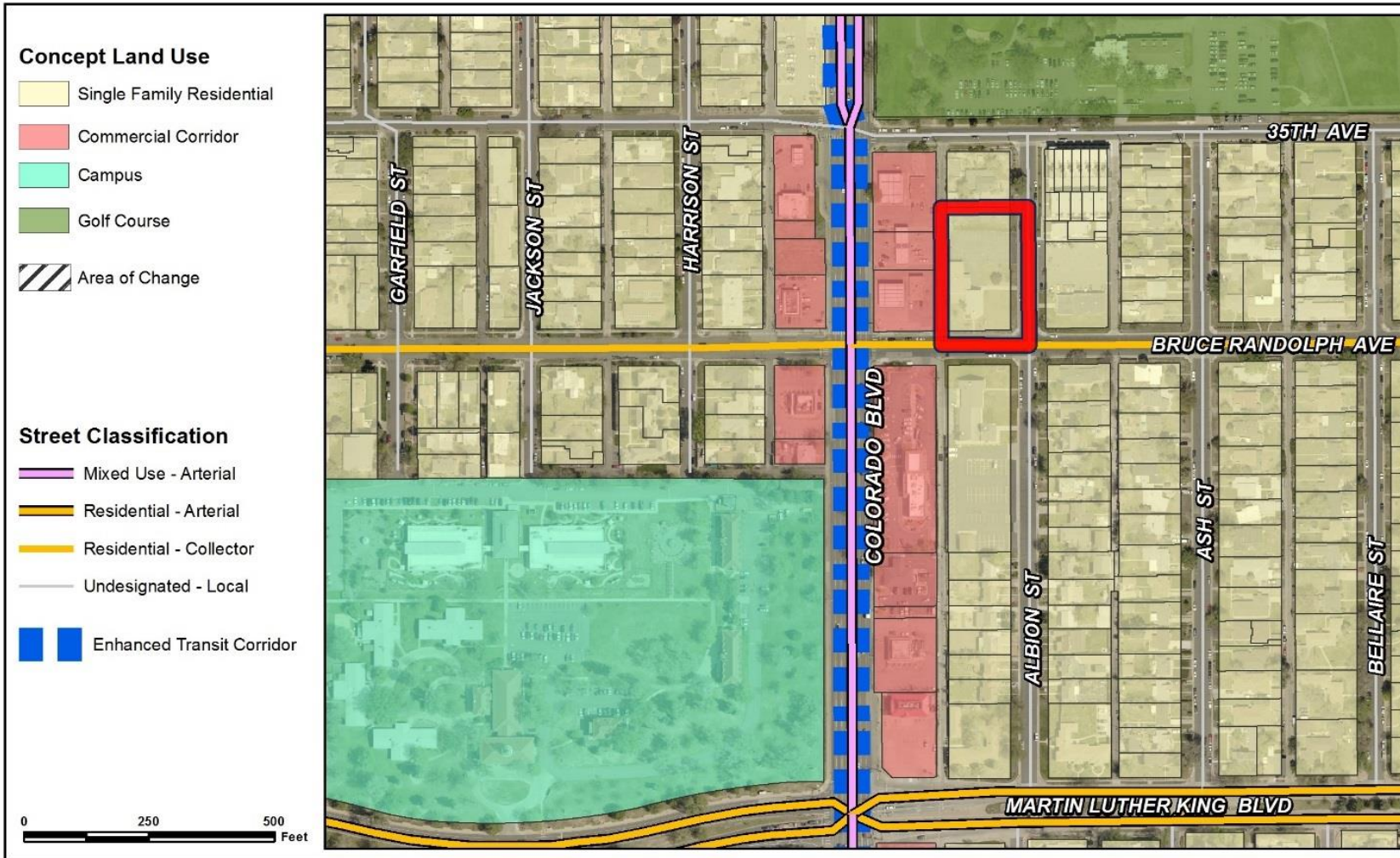
Blueprint Denver (2002)  
Concept Land Use:  
Single Family Residential

- Single family homes are the predominant residential type
- Applying E-MX-2x here still maintains the character

Blueprint 2002 map is conceptual, and not always specific (p.163).  
The pattern of land uses could point to the map in this area as more general.



# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2002)

### -Area of Stability

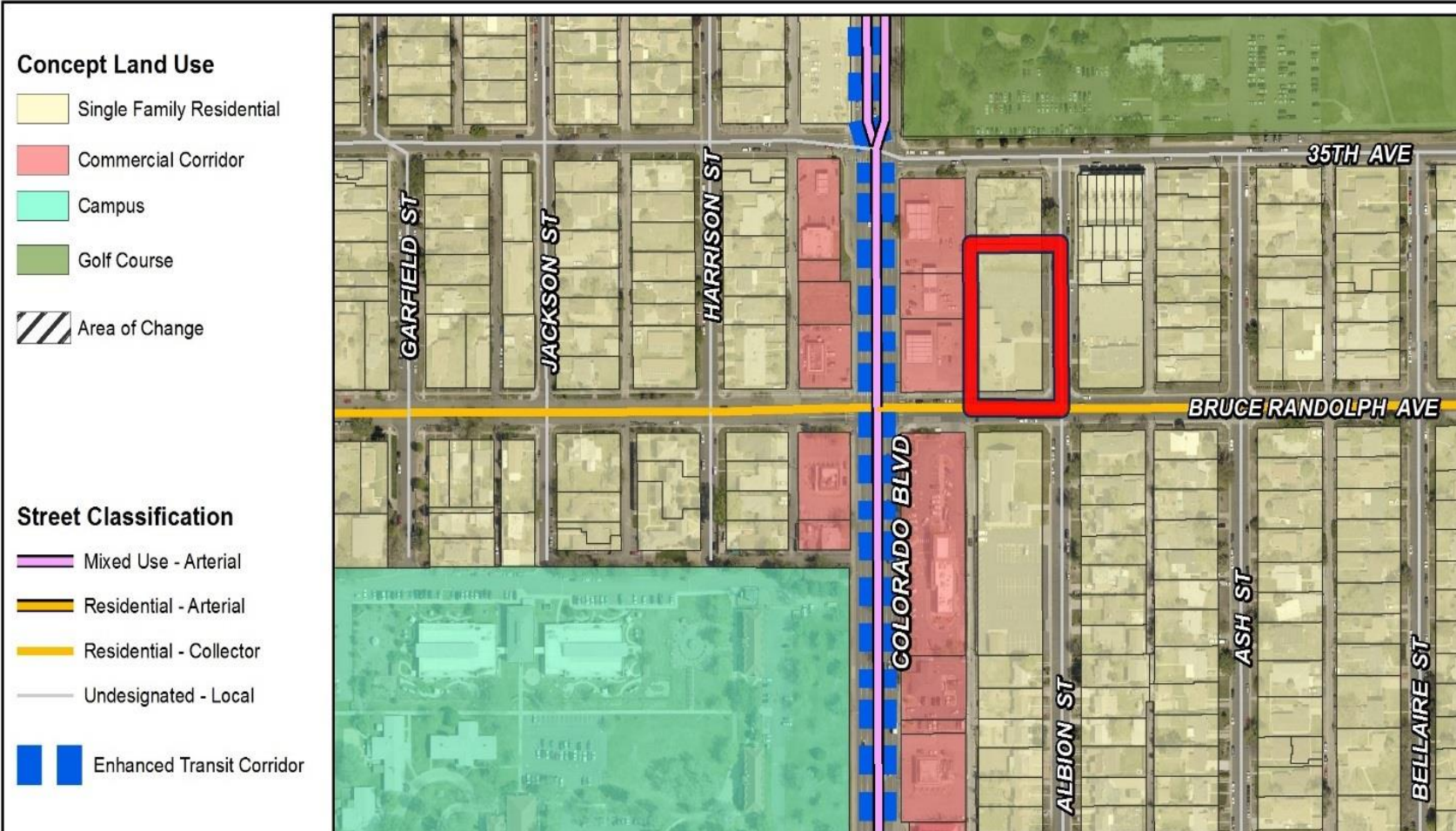
- Maintain character while accommodating some new development at appropriate locations
- E-MX-2x supports limited redevelopment along corridors and ensures compatibility

# Review Criteria: Consistency with Adopted Plans

## Blueprint

### Street Classifications

- Bruce Randolph = Residential Collector
- Albion Street = Undesignated Local





# Review Criteria: Consistency with Adopted Plans

## Park Hill Neighborhood Plan 2000 Applicable Goals:

- Maintain existing integrity of the residential character of Park Hill. Assure that continued growth and development in Park Hill results in a balanced and compatible mix of housing types and densities;
  - Maintain and enhance the small-scale neighborhood character of the business areas;
  - Minimize visual impacts between commercial and residential; and
  - Maintain and enhance viability of residential and commercial land uses on Colorado Boulevard (p.32).
- 
- The proposed rezoning to E-MX-2x is consistent with the goals of the plan because the allowed building forms, design standards and use limitations ensure compatibility with the surrounding neighborhood.

# Review Criteria

## 2. Uniformity of District Regulations

- Proposed rezoning will result in uniform application of the zone district

## 3. Further Public Health, Safety and Welfare

- Furthers health, safety and welfare via implementing adopted plans



# Review Criteria

## Justifying Circumstances

- Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such a change may include: Change or changing conditions is a particular area, or in the city generally.
- Many redevelopments in area since 2010, noting the townhomes across Albion Street.
- Light rail station at 40<sup>th</sup> and Colorado is less than a mile away (2016).

# Review Criteria

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

- **Urban Edge Neighborhood Context consists of single- and two-unit residential uses with small-scale multi-unit and commercial areas embedded in residential areas.**

The proposed rezoning is consistent with the Urban Edge neighborhood context description because of its low-scale nature and the site is served by a local street (Albion Street).

- **The purpose of Mixed Use Zone Districts is promote safe, active, pedestrian-scaled, diverse areas and enhance the convenience of walking, shopping and public gathering within neighborhoods.**

The rezoning is consistent with the general purpose of the Urban Edge mixed use districts as this is an existing neighborhood site and will promote a pedestrian scaled area.

- **E-MX-2x is intended to apply to small sites served primarily by local streets embedded within an existing or proposed neighborhood. These are typically one or two parcels and are limited to low scale building forms and low intensity uses.**

Because the proposed rezoning is located on the corner of a local street, is limited in nature, with low scale buildings and low intensity uses, and is within an existing neighborhood, the rezoning is consistent with district intent.



# CPD Recommendation

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