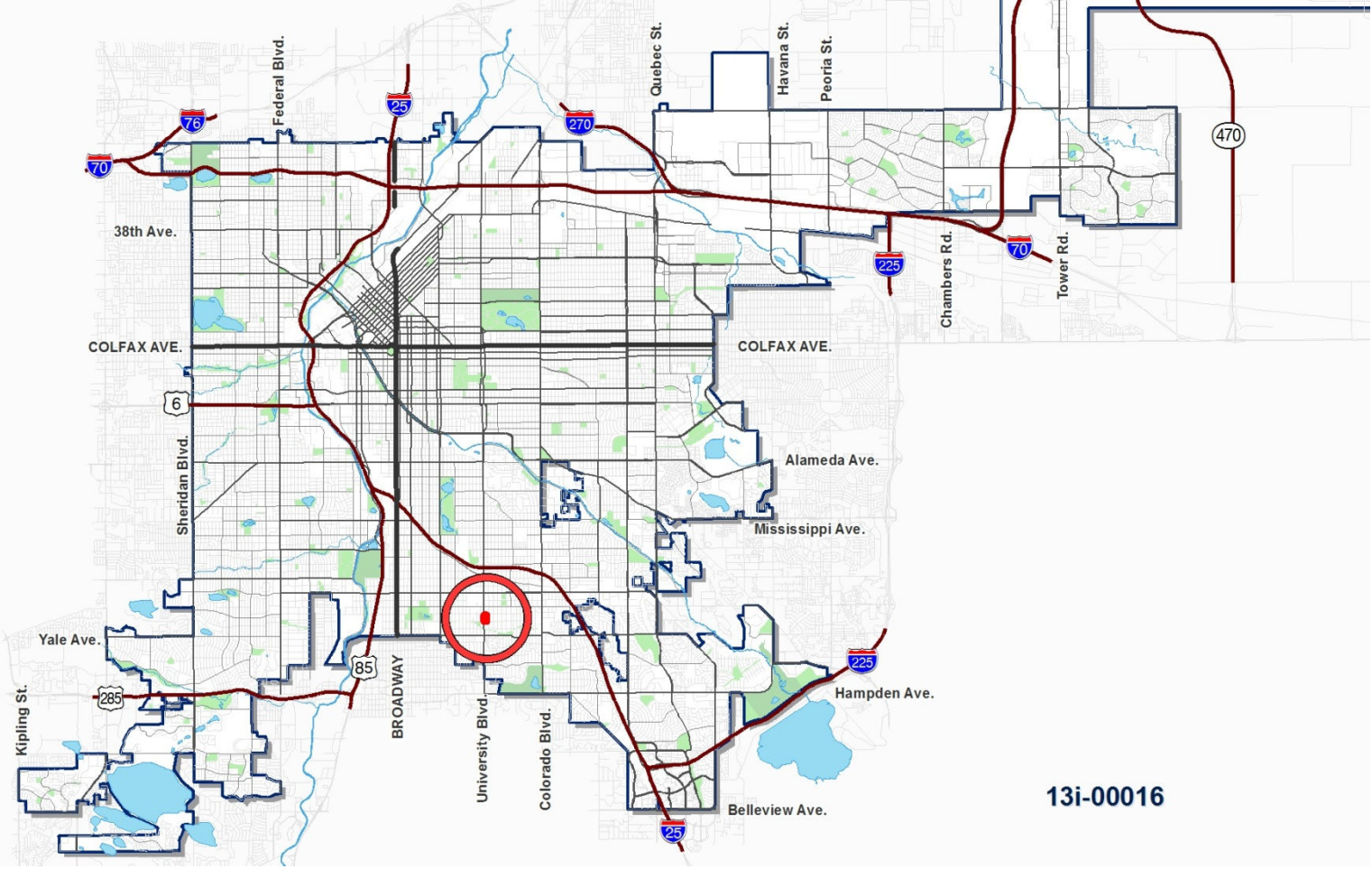


UNIVERSITY

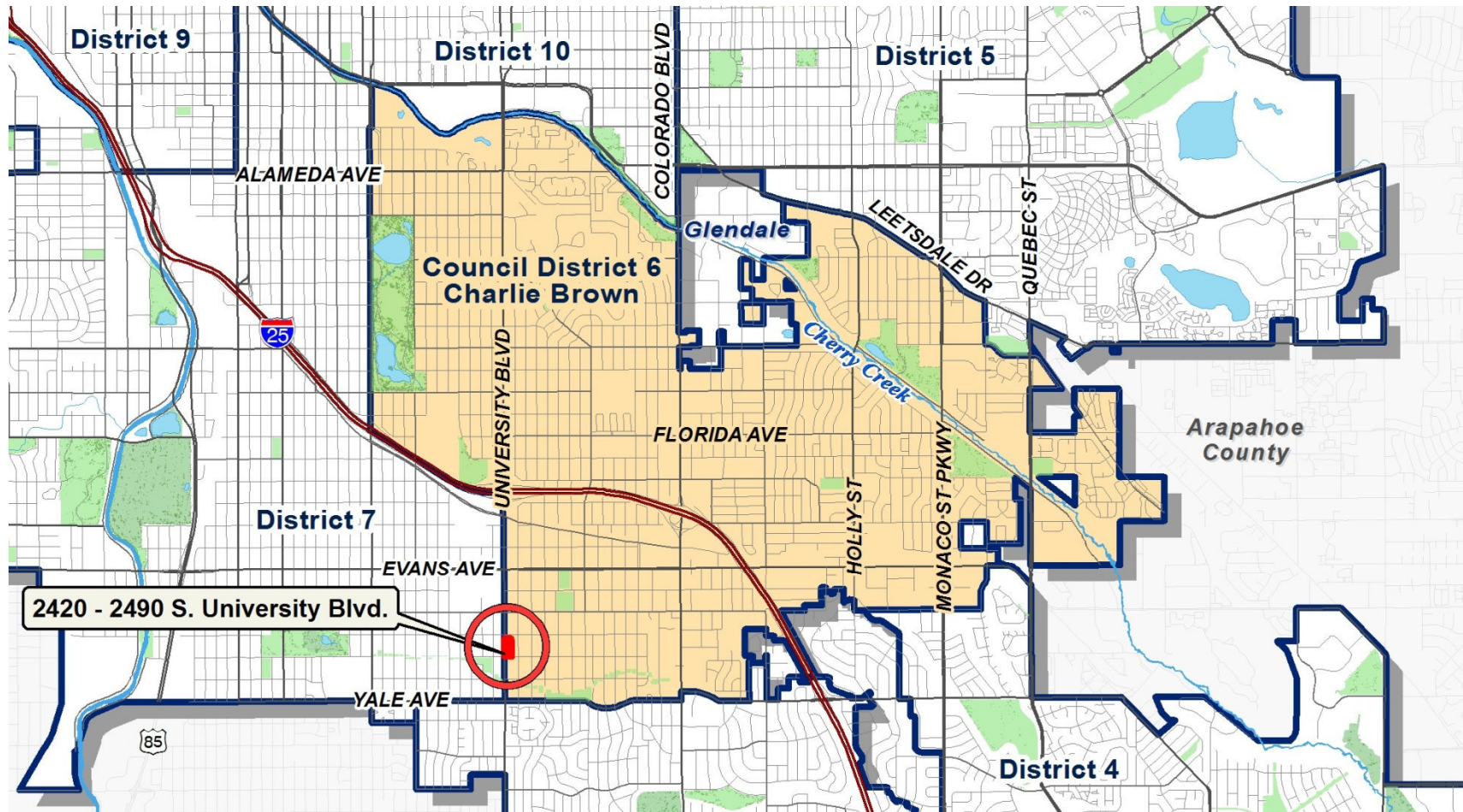
G-MX-3 to G-RX-5

Location

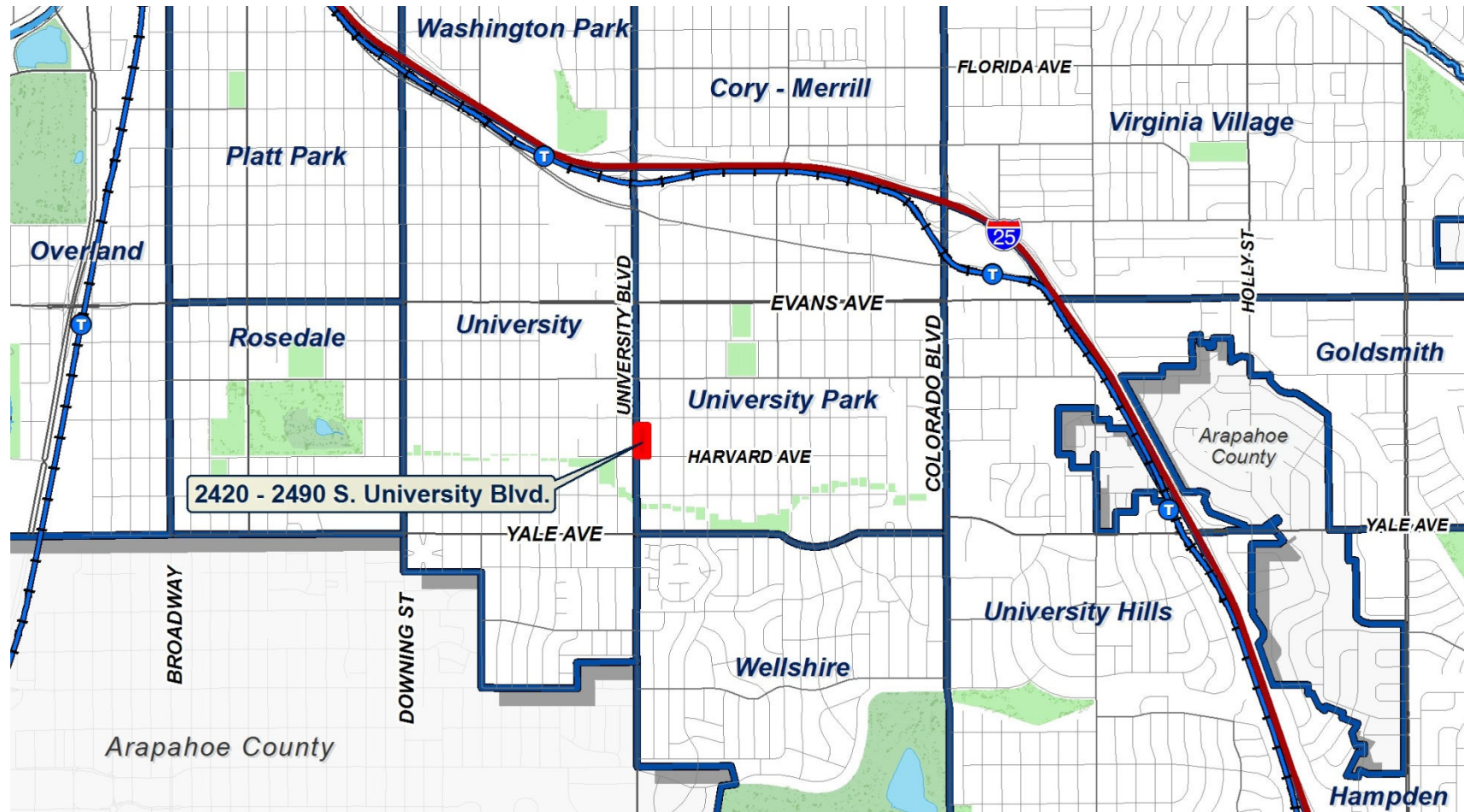


13i-00016

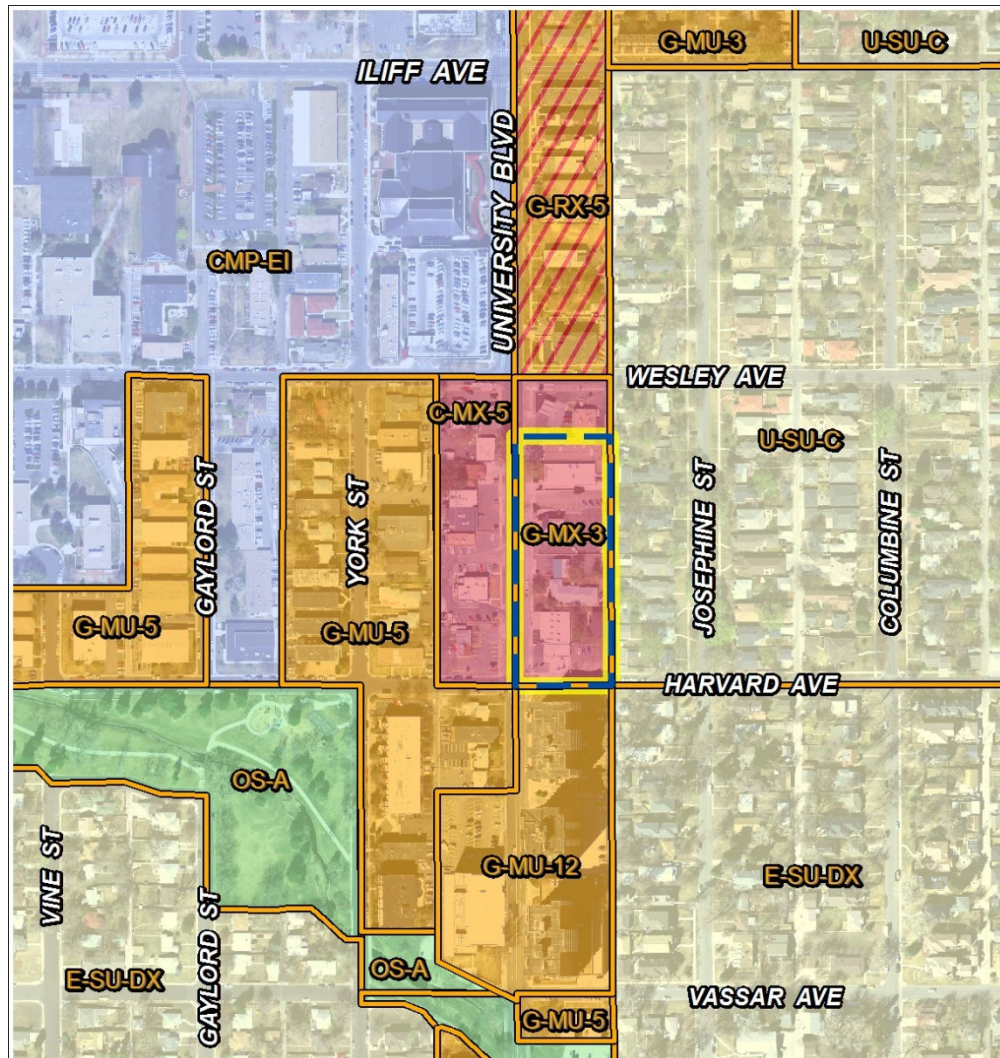
Council District 6 - Brown



University Park



Request: G-RX-5



- **Applicant:**
 - Nodef Colorado and Colorado Seminary of the University of Denver
 - 75,010 SF/1.7 ac
- **Request amendment from G-MX-3 to G-RX-5**
 - Allow up to 70' residential mixed-use
 - Current allowance 45'

Request: G-RX-5

General Urban Neighborhood Context – Residential MiXed Use – 5 stories max. ht.

Article 6. General Urban Neighborhood Context
Division 6.1 Neighborhood Context Description

DIVISION 6.1 NEIGHBORHOOD CONTEXT DESCRIPTION



SECTION 6.1.1 GENERAL CHARACTER

The General Urban Neighborhood Context is characterized by multi-unit residential uses in a variety of building forms. Single-unit and two-unit residential uses are also found in a mix of residential forms. Low-scale commercial areas are embedded within residential areas. Commercial uses occur in a variety of building forms that may contain a mixture of uses within the same structure. Residential uses are primarily located along local and residential arterial streets. Commercial uses are primarily located along mixed-use arterial and main streets but may be located at or between intersections of local streets.

SECTION 6.1.2 STREET, BLOCK AND ACCESS PATTERNS

The General Urban Neighborhood Context consists of a regular pattern of block shapes surrounded by an orthogonal street grid. Orthogonal streets provide a regular pattern of pedestrian and vehicular connections through this context and there is a consistent presence of alleys. Block sizes and shapes are consistent and include detached sidewalks, tree lawns, street and surface parking, and landscaping in the front setback.

SECTION 6.1.3 BUILDING PLACEMENT AND LOCATION

Residential buildings typically have consistent, shallow to moderate front setbacks, shallow side setbacks and consistent orientation. Commercial buildings typically have consistent orientation and shallow front setbacks with parking at the rear and/or side of the building.

SECTION 6.1.4 BUILDING HEIGHT

The General Urban Neighborhood Context is characterized by moderate to high residential buildings and low to moderate commercial and mixed use structures in appropriate locations to promote a dense urban character. Lower scale structures are typically found in areas transitioning to a less dense urban neighborhood.

SECTION 6.1.5 MOBILITY

There is a balance of pedestrian, bicycle and vehicle reliance with greater access to the multi-modal transportation system.

□ Key Characteristics

- Variety of multi-unit residential uses and building forms with wide range of heights
- Often frame low-scale single and two-unit residential neighborhoods
- Commercial sometimes embedded but often located along arterials, main streets

Review Criteria



Denver Zoning Code Review Criteria

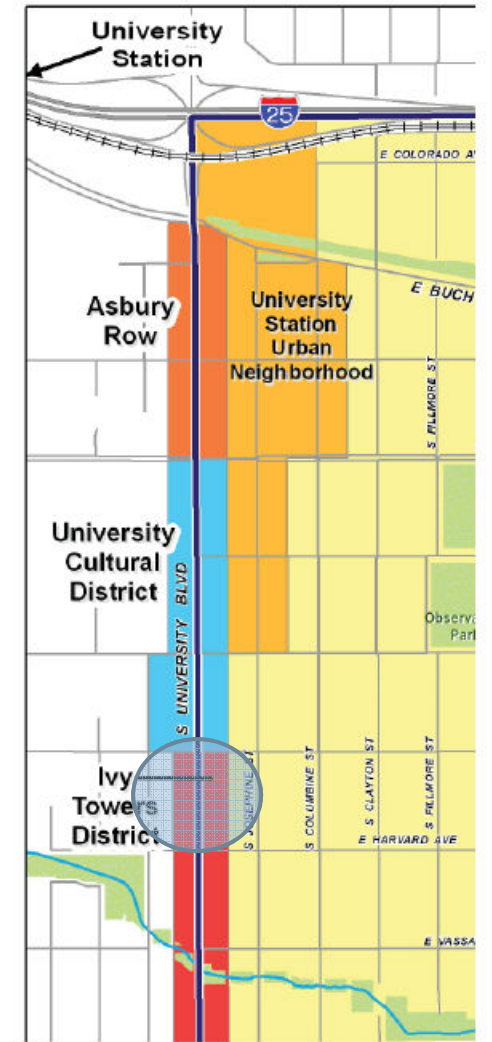
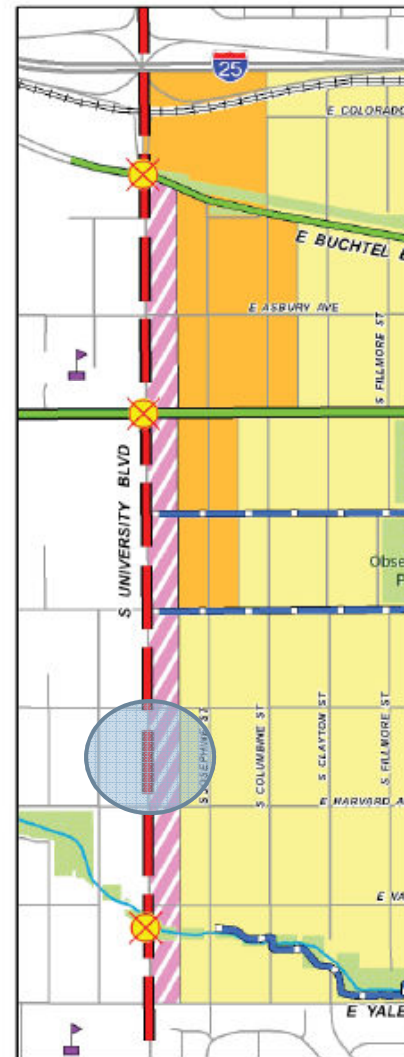
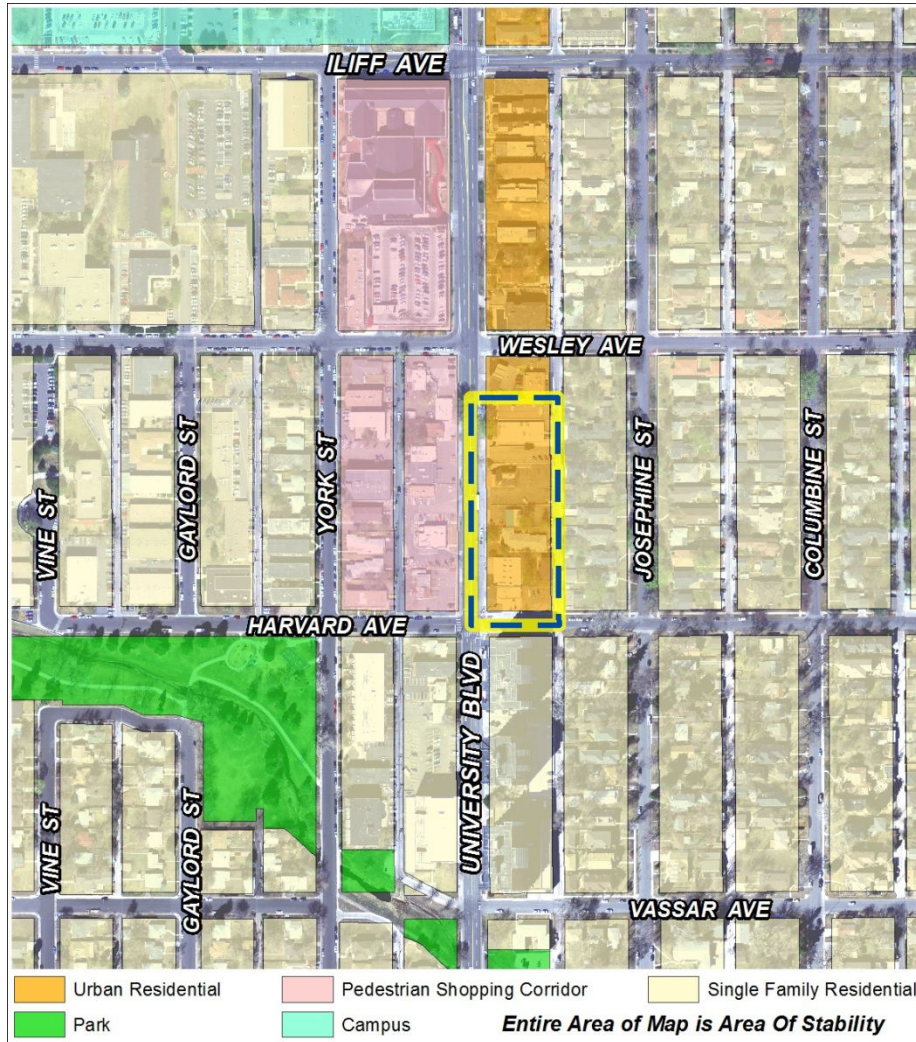
1. Consistency with Adopted Plans
2. Justifying Circumstances
3. Uniformity of District Regulations
4. Further Public Health, Safety and Welfare
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
 - ▣ CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver: A Land Use and Transportation Plan, and the University Park 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

Blueprint and University Park



Review Criteria - Justifying Circumstances

- Pursuant to DZC Section 12.4.10.14, 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.
- The University Boulevard Main Street corridor - growth on the boundary of the University Park neighborhood
- Consistent with City plans
- Opportunity to reinvest
- One of multiple districts that could be established on this block to meet plan intent

Review Criteria



Denver Zoning Code Review Criteria

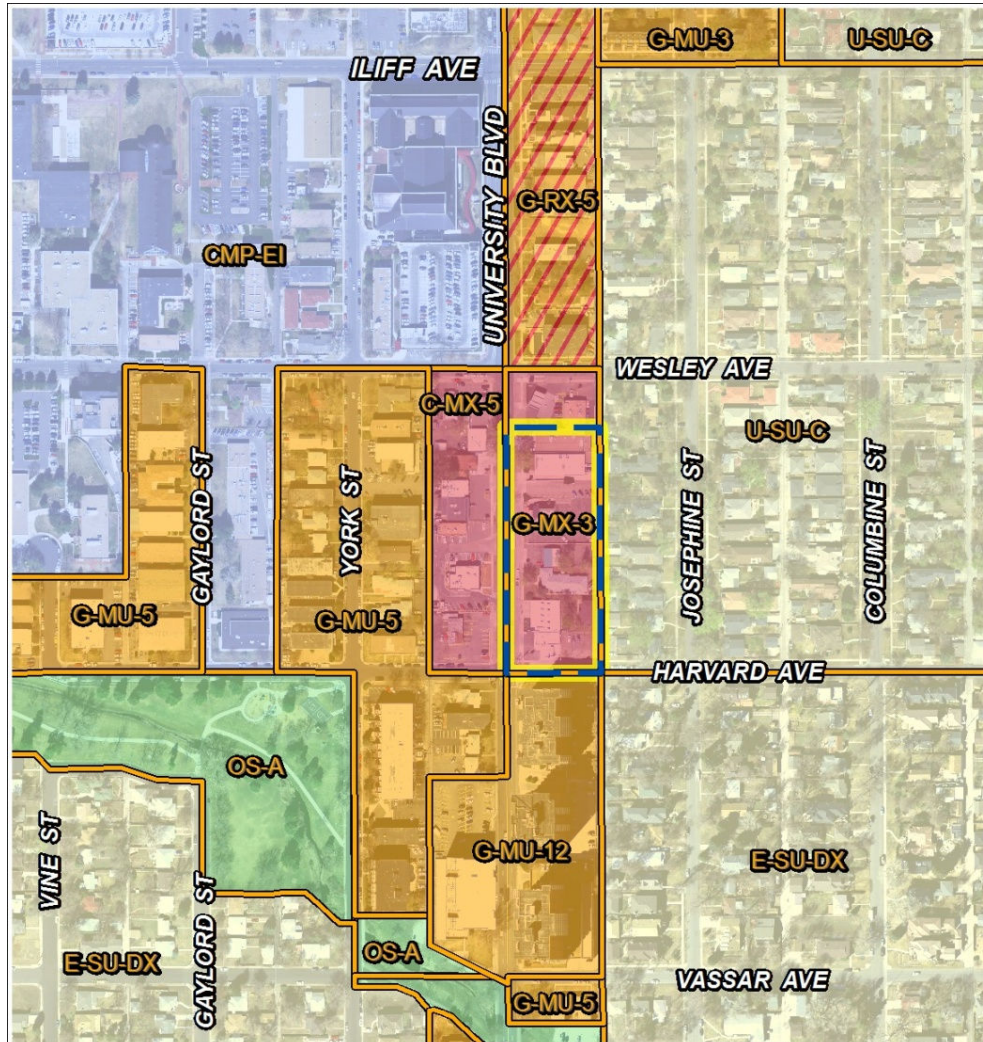
1. Consistency with Adopted Plans
2. Justifying Circumstances
3. Uniformity of District Regulations
4. Further Public Health, Safety and Welfare
5. CPD concludes the existing conditions of the properties are consistent with both the General Urban Neighborhood Context and with the G-RX-5 Zone District Purpose and Intent

Staff Recommendation



- ❑ Planning Board recommended approval 9-0 at regular meeting on March 5, 2014
- ❑ CPD recommends approval of G-RX-5 zone district based on finding all review criteria have been met

Existing Context - Zoning

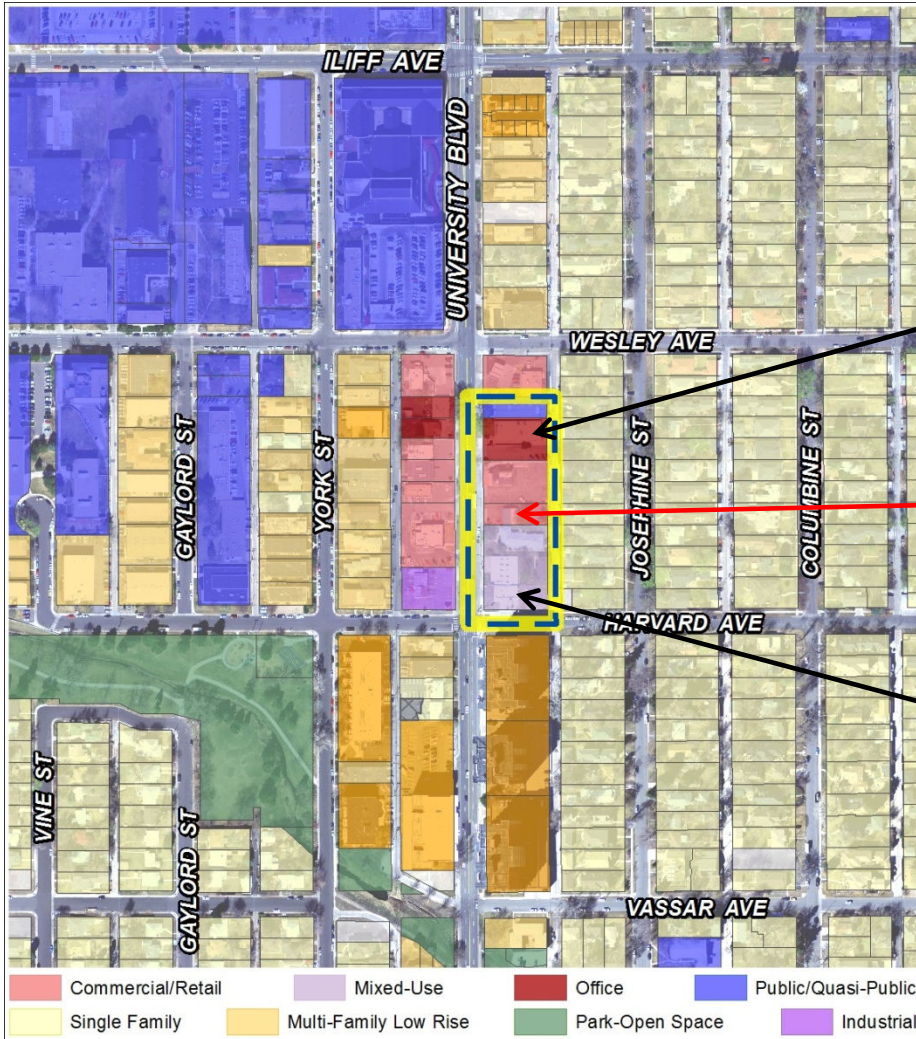


- *G-MX-3*
- *West: C-MX-5*
- *South: G-MU-12
UO-3*
- *North: G-MX-3*
- *North Beyond
Block: G-RX-5 UO-3
(Historic Structure
Overlay)*

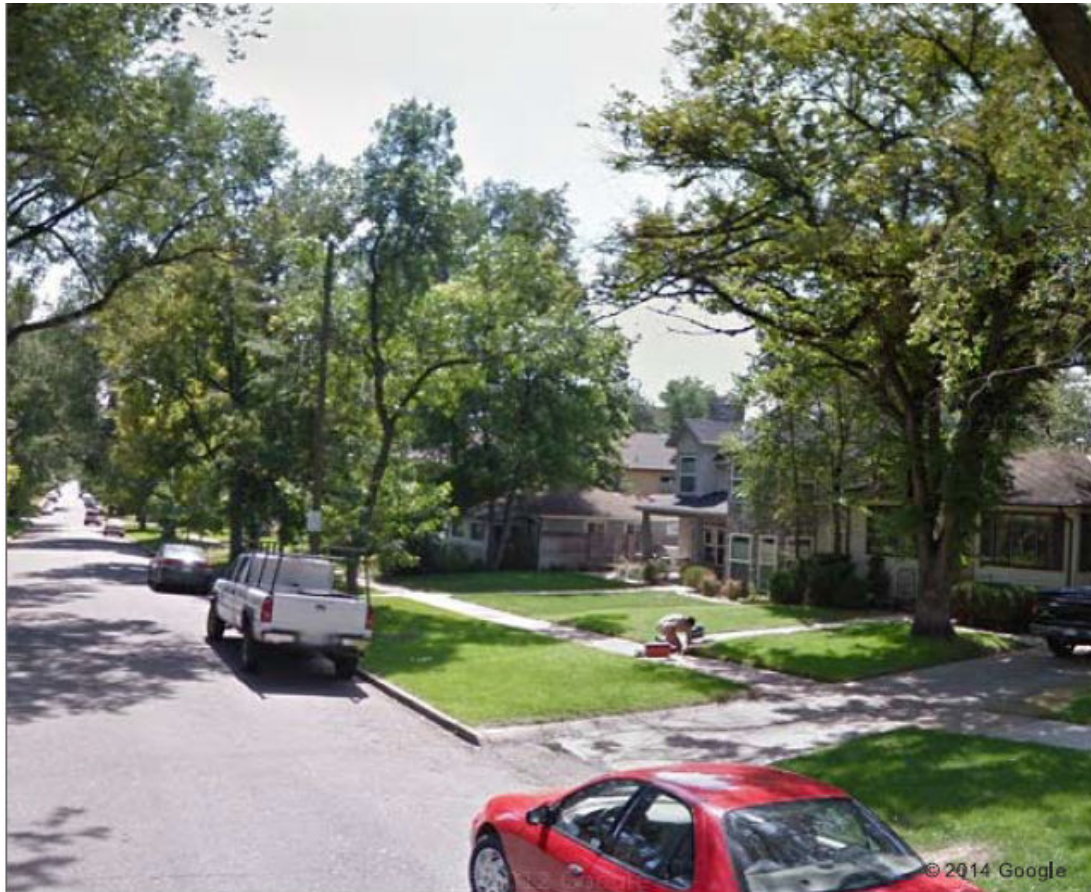
Existing Context: Land Use

| | Existing Zoning | Existing Land Use | Existing Building Form/Scale | Existing Block, Lot, Street Pattern |
|-------|------------------------|---|--|--|
| Site | G-MX-3 | Commercial/Business/Retail | 1-2 stories built 1951-1972, low-scale commercial with one office complex built above surface parking | Blocks built on historical orthogonal street grid; University forms western boundary of University Park statistical neighborhood, Blocks are typical alley-loaded City blocks 660x 400. Along University at this block, properties access parking from both curb cuts on University as well as from the alley. |
| North | G-MX-3 | Commercial retail and gas station | Convenience store, one-story | |
| South | G-MU-12 | Multifamily residential towers | 8-11 story multifamily residential in place since the late 1960's | |
| East | U-SU-C | Single family residential | One-two story homes on 5,000-7,000 SF lots | |
| West | University Blvd/C-MX-5 | Commercial and business retail/auto-oriented/convenience food sales | One-story retail with surface parking between the building and the street, adjacent to University of Denver campus | |

Existing Context – Building Form/Scale



Adjacent Block Context

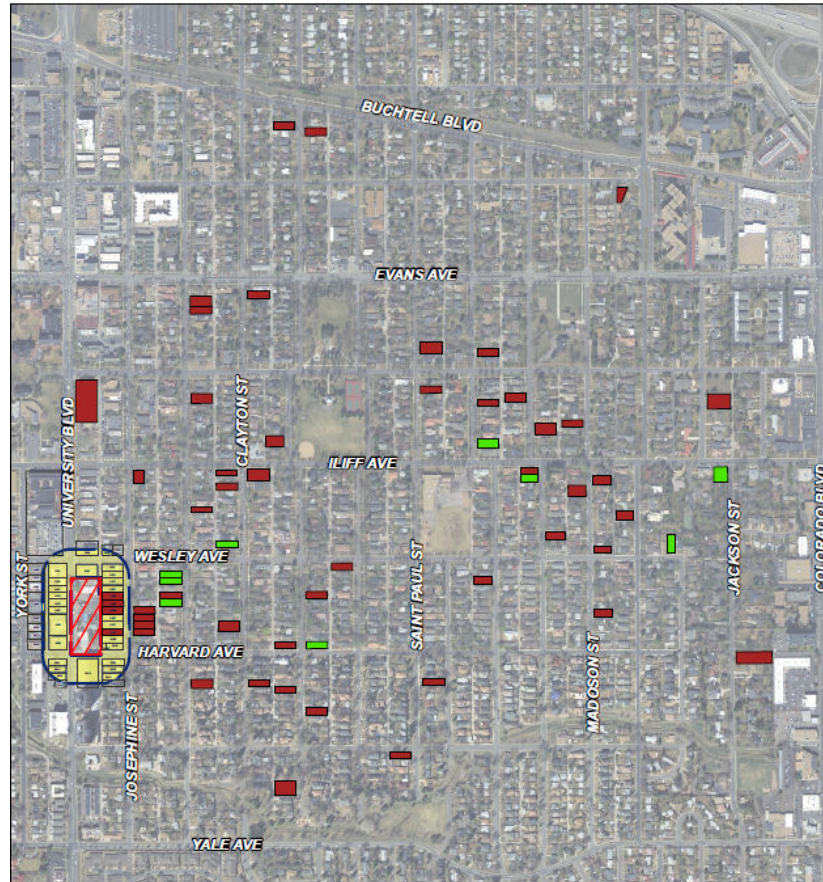


Process



- Planning Board March 5, 2014
- LUTI March 25, 2014
- City Council est. May 5, 2014
- Public Outreach
 - RNOs
 - University Park Community Council voted 11-0 to oppose
 - University neighborhood group attended PB hearing
 - Notification signs posted on property
 - Received letters both in opposition and in support

Public Response



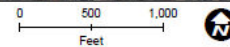
Letters received in response to application

- Oppose
30,000 SF in protest perimeter
- Support

University

Colorado

Protest Area Map 13i-00016



- Amendment application 13i-16
2420 - 2490 S. University Blvd
 - 200' distance from perimeter of proposed map amendment
- Total area of 200' distance from the perimeter of the amendment = 9.66 Acres / 420,705 SF
20% = 1.93 Acres / 84,144 SF

Letters received in response to application

- Oppose
30,000 SF in protest perimeter
- Support

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

Review Criteria



Denver Zoning Code Review Criteria

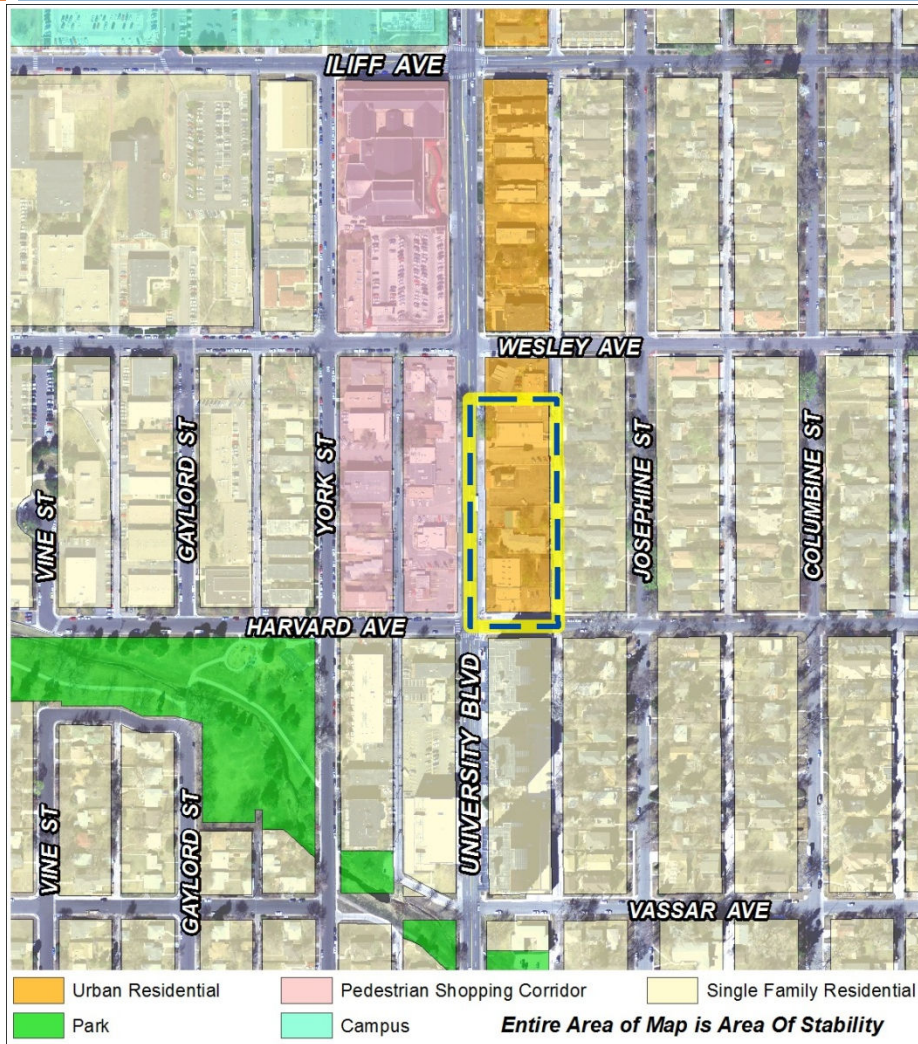
1. Consistency with Adopted Plans
 - ▣ Comprehensive Plan 2000
 - ▣ Blueprint Denver: A Land Use and Transportation Plan
 - ▣ University Park Neighborhood Plan
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Comprehensive Plan 2000

The proposed map amendment will continue to enable mixed-use development at an area of reinvestment where services and infrastructure are already in place, and in accordance with overall land use policies, increase the variety of housing types and associated amenities along the edge of the University Park neighborhood.

- Environmental Sustainability Strategy 2-F
 - ▣ *Conserve land*
- Land Use Strategy 3-B
 - ▣ *Encourage quality infill development*
- Mobility Strategy 4-E
 - ▣ *Continue to promote mixed-use development*

Blueprint Denver



- Area of Stability
 - Reinvestment Area adjacent to Committed Area
 - Urban Residential
 - higher density and primarily residential development that may include a noteworthy number of complimentary commercial uses
 - Street Type:
 - Harvard – undesig. Local
 - University – Res. Arterial
 - Enhanced Transit Corridor with 30-minute headways

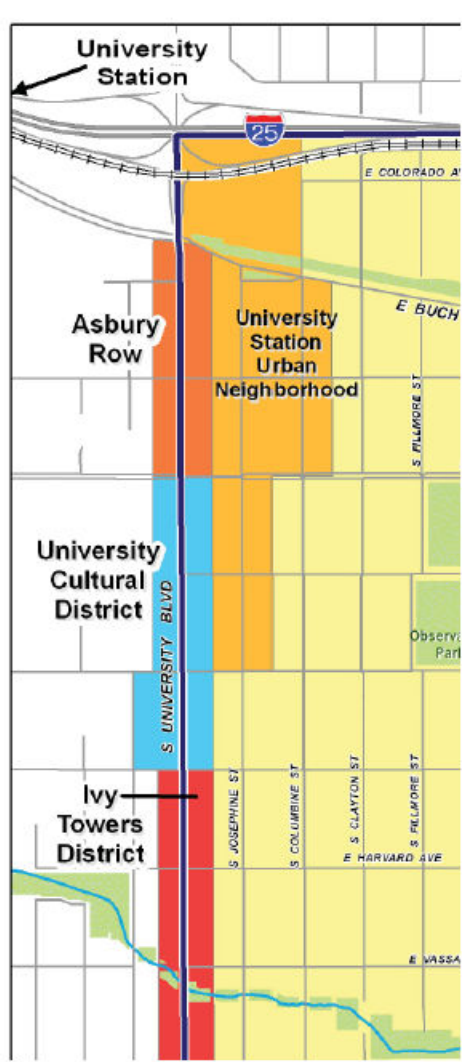
University Park Neighborhood Plan (2008)



□ Main Street Goals

- Mixed Use oriented in commercial nodes/transit centers
- 2-5 stories (8-10 near transit nodes)
- Context-sensitive variation and character
- Strategic parking plan to reduce neighborhood overflow
 - Parking requirements
 - Residential parking permit

University Park Neighborhood Plan (2008)



- **Ivy Towers District between Wesley and Yale**
 - Retain both mixed use between Wesley and Harvard and residential context in remaining area
 - Support moderate densities 3-5 stories
 - Ground floor retail
 - Pedestrian-oriented
 - Mix of neighborhood-serving shops, mix of residential types

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
 - ▣ CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver: A Land Use and Transportation Plan, University Park 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

Uniformity of District Regulations

- G-RX-5 to be applied uniformly as it is north of this block
- Transition block from neighborhood business core/DU business area at Evans to the residential part of the corridor

Illustrative Only: Upper story setbacks, relationship



Public Health, Safety and Welfare

- Consistent with the desired land use plan set forth for the University Park Neighborhood in 2008

- Provides desirable and predictable zoning standards
 - ▣ Capped at a height of 70'
 - ▣ requires upper story setbacks at 27 feet (20-foot setback) and 51 feet (35-foot setback) when adjacent to a protected residential district as defined in the DZC

- Site specific design/development impact studies addressed and resolved at the administrative site development plan stage
 - ▣ Traffic studies and resulting requirements for street improvements
 - ▣ Site ingress/egress
 - ▣ Parking requirements (1 space required per dwelling unit per DZC)

Public Health, Safety and Welfare

Principal Use Differences

| Use | G-RX-5 | G-MX-3 |
|---|--------|----------------|
| Food Sales/Market | L-ZP | P-ZP |
| Auto Emissions | NP | P-ZP |
| Auto Services | NP | L-ZP |
| Communications Services | P-ZP | L-ZP/ZPSE |
| Lab Research/Development | NP | L-ZP |
| Service/Repair | NP | L-ZP |
| Manufacturing/Fabrication/Assembly/Custom | P-ZPIN | P-ZP |
| Terminal/Station/Passenger Transit | L-ZP | P-ZP |
| Mini Storage | NP | L-ZP |
| Wholesale Storage/Light | NP | L-ZP/ZPIN/ZPSE |

Review Criteria



Justifying Circumstances

- Pursuant to DZC Section 12.4.10.14, 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.
 - ▣ The University Boulevard Main Street corridor has become the subject of substantial growth on the boundary of the University Park neighborhood over the past several years
 - ▣ The proposed zone map amendment proposes a zone district that is consistent with City plans and provides opportunity to reinvest in a highly underutilized and pedestrian-insensitive block.

Review Criteria



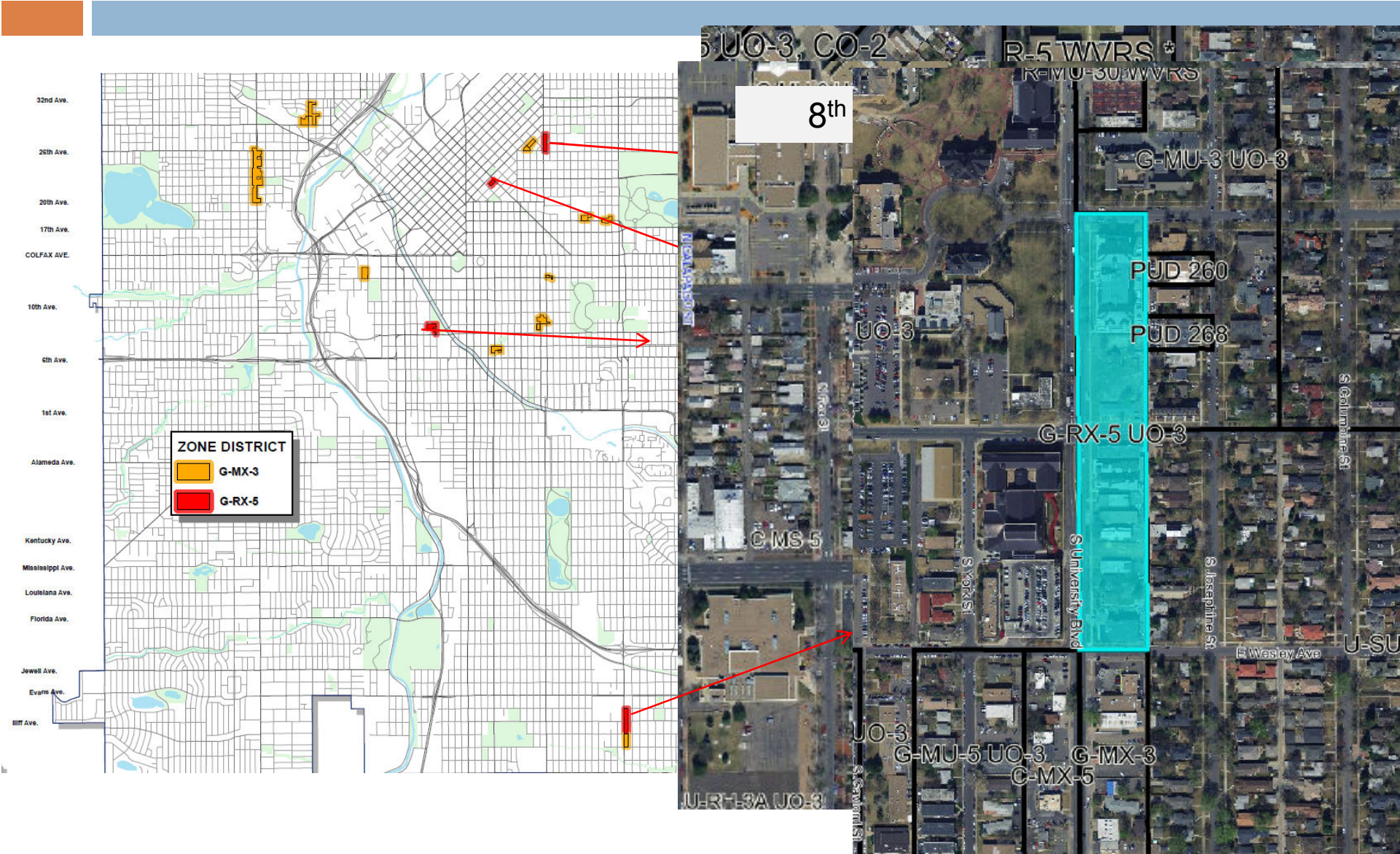
Denver Zoning Code Review Criteria

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

Neighborhood Context, Purpose and Intent

- G-RX-5 is in the General Urban Neighborhood context
 - ▣ allows and encourages up to five-story buildings with ground-story activation through development of a variety of building forms
 - ▣ The block directly north of this block is zoned G-RX-5
 - ▣ The proposed district introduces a focus on the residential component of mixed use zoning
 - ▣ G-RX-5 zone district represents and allows the implementation of the vision and desired land uses called for in University Park Neighborhood Plan for this block and corridor

Where is G-RX-5?



Blueprint and Zoning Comparison

| Location | DZC Zone District | Former 59 Zoning | Blueprint Designation |
|---|-------------------|------------------|---|
| 8th to 9th, Elati to Delaware | G-RX-5 | R-4 | Single Family Duplex AOS |
| 22ND TO PARK Ave, Glenarm to Welton Alley was R-3 | G-RX-5 | R-3 | Mixed Use AOS |
| 26th to 28th along Downing | G-RX-5 | R-4 | Ped Shopping Corridor AOS/Mixed Use AOC |
| University between Wesley and Warren | G-RX-5 | R-3 | Urban Residential AOS |
| Request: University between Harvard and Wesley | G-MX-3 | B-2 | Urban Residential AOS |

Uniformity of District Regulations

- G-RX-5 to be applied uniformly as it is north of this block
 - 8th to 9th, Elati to Delaware
 - 22nd to Park Ave, Glenarm to Welton alley
 - 26th to 28th along Downing
 - University between Wesley and Warren
- Transition block from neighborhood business core/DU business area at Evans to the residential part of the corridor