



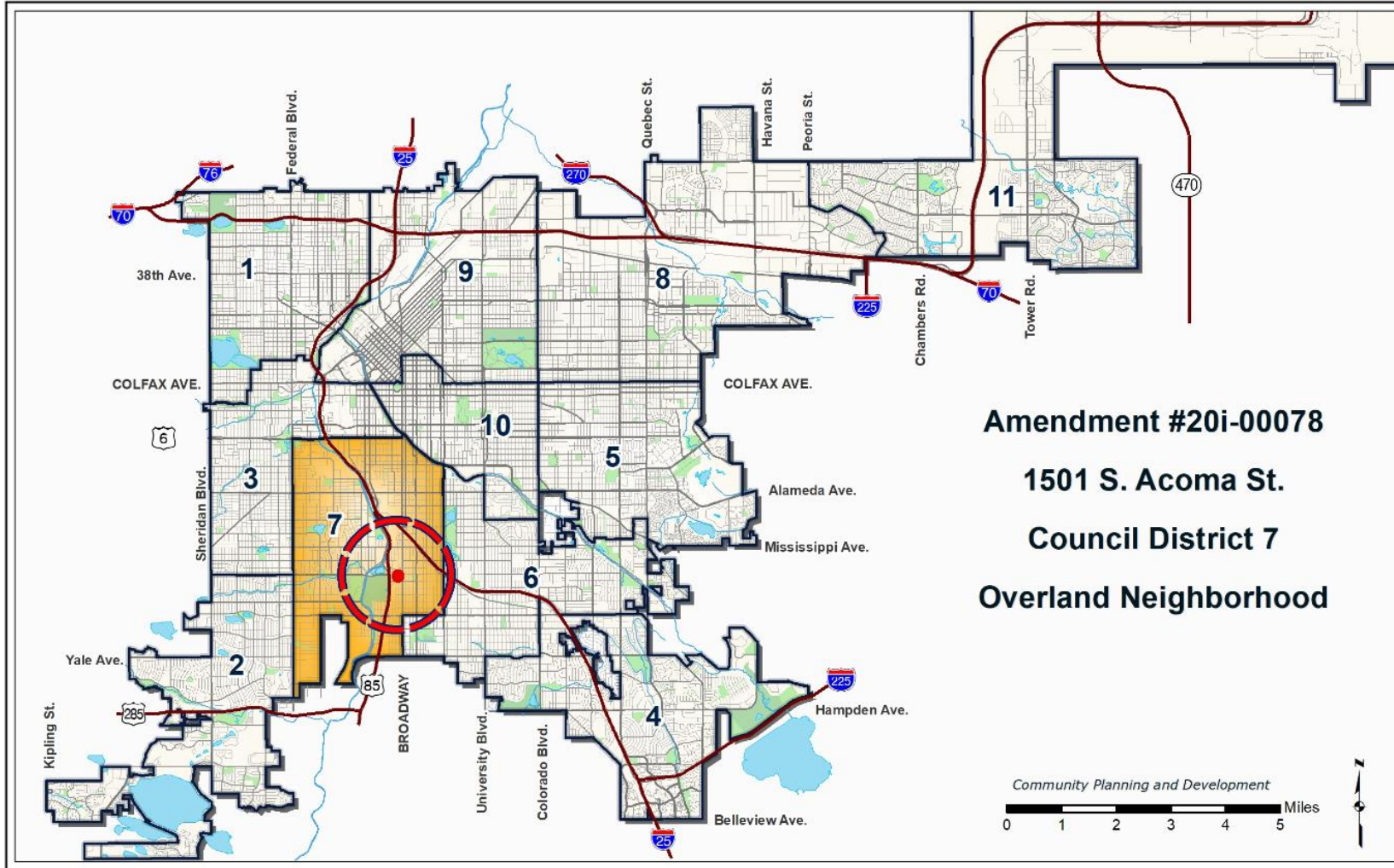
1501 S Acoma St

Request: I-A, UO-2 to I-MX-5, UO-2

Land Use, Transportation and Infrastructure Committee

Date: 1/12/2021

Council District 7/Jolon Clark, Overland Neighborhood

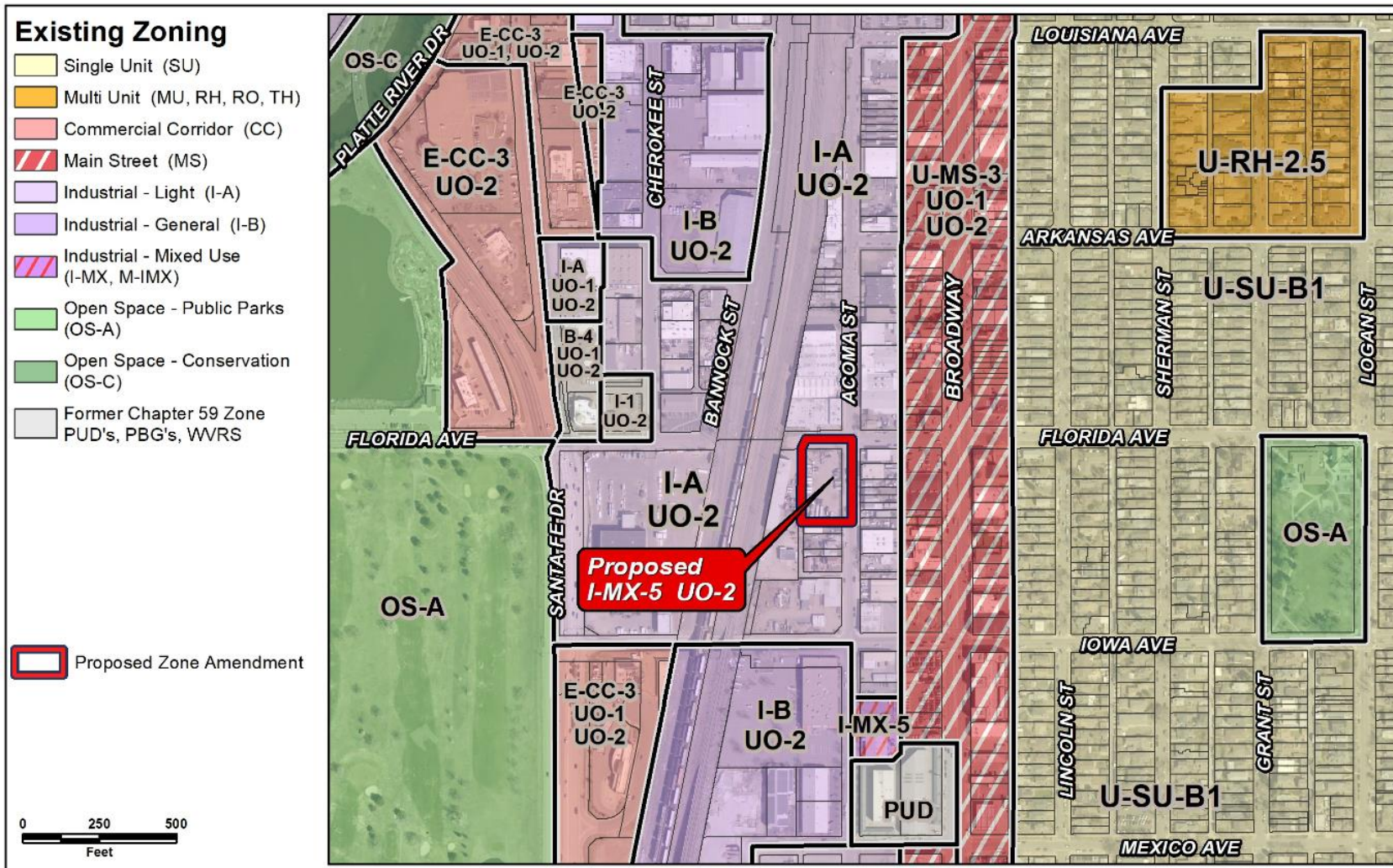


Request: I-MX-5, UO-2



- **Location:**
 - Approx. 29,680 square feet or 0.68 acres
 - Industrial storage lot
- **Proposal:**
 - Rezoning to I-MX-5, UO-2 to allow residential uses

Existing Zoning



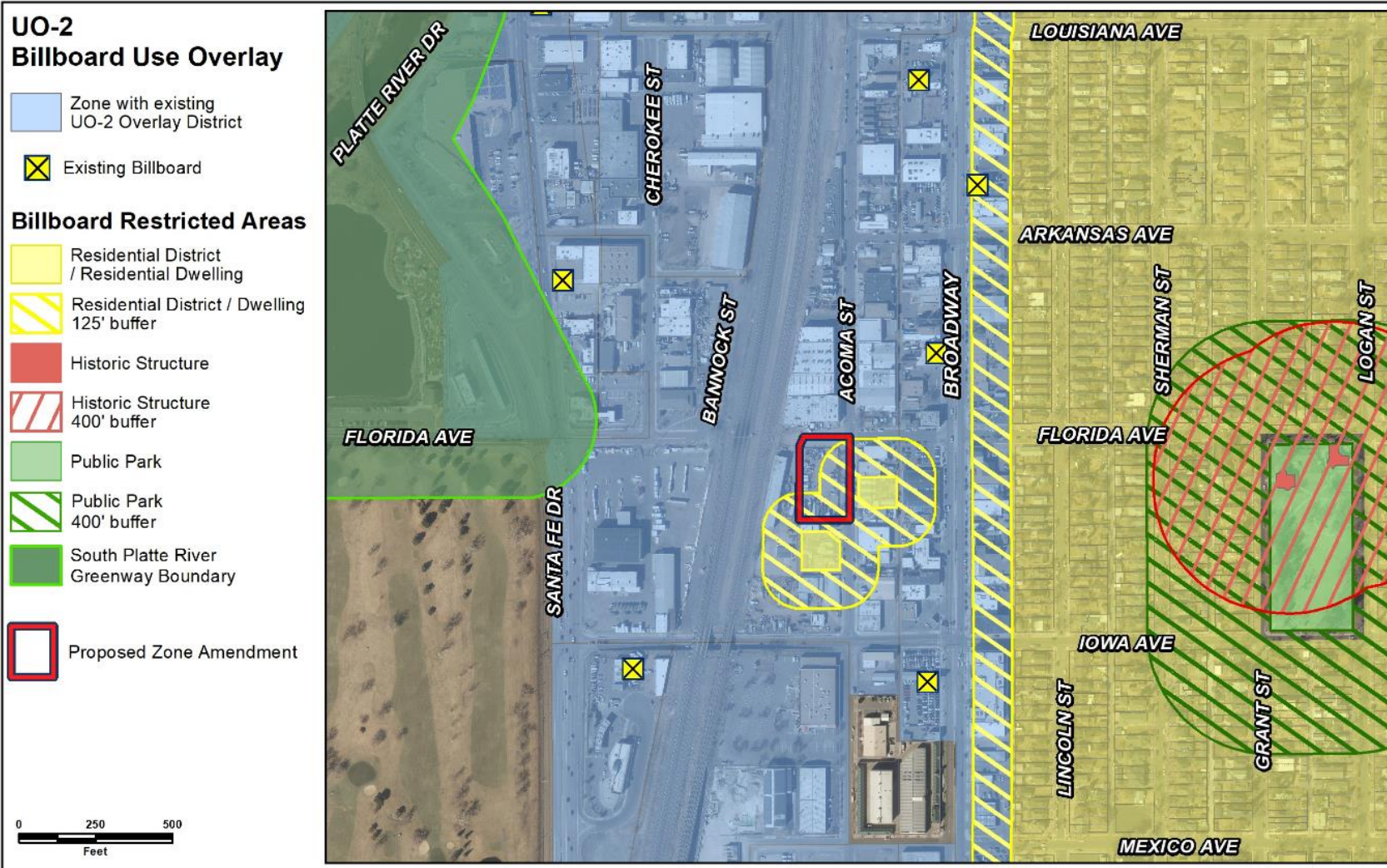
Current zoning:

- I-A, UO-2

Adjacent zoning:

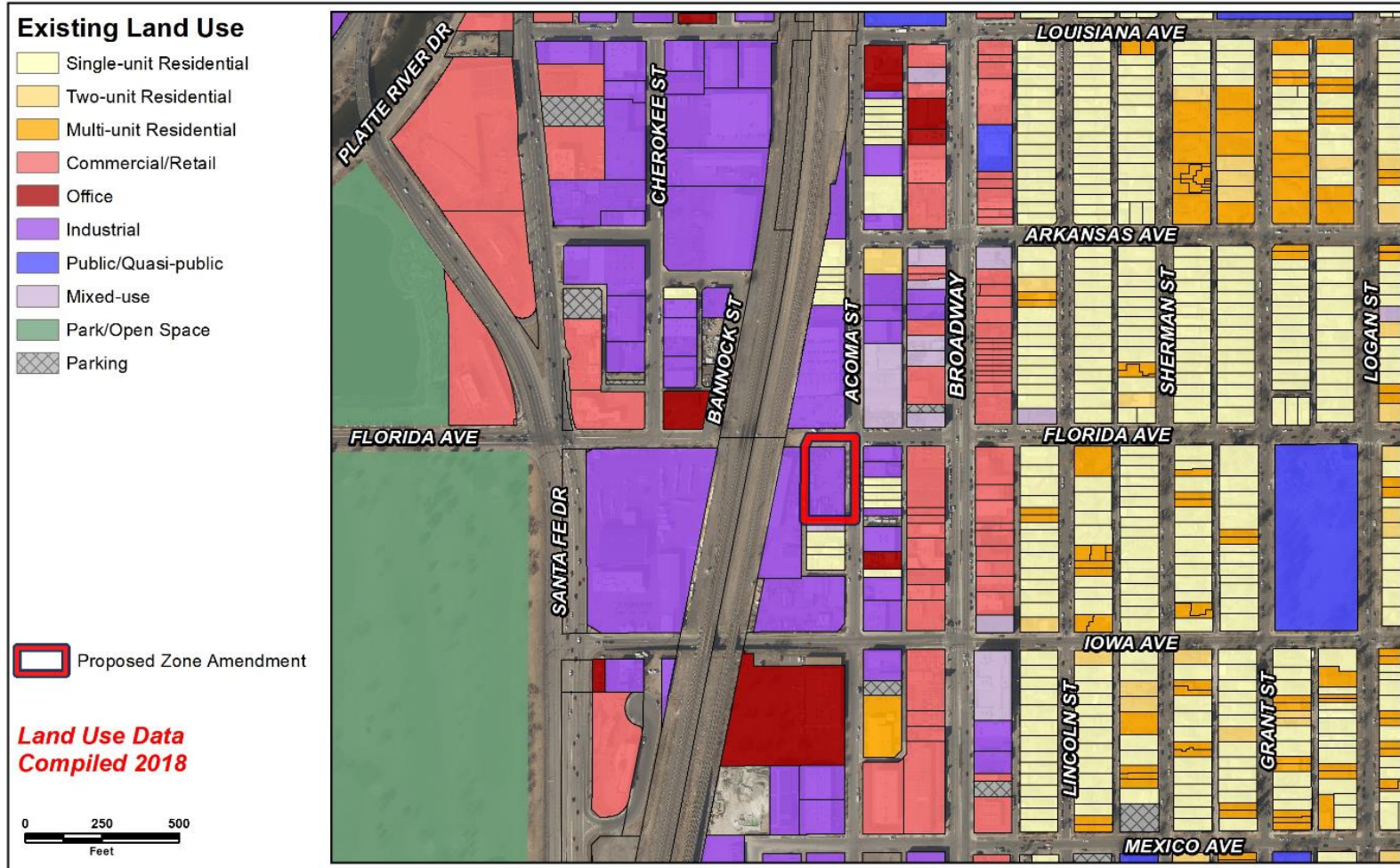
- I-A, UO-2
- I-B, UO-2
- U-MS-3, UO-1, UO-2

UO-2 Billboard Use Overlay



- No billboards currently existing on subject property
- Future billboards would only be allowed on northwest corner of subject property – 125 feet away from residential dwellings

Existing Land Use



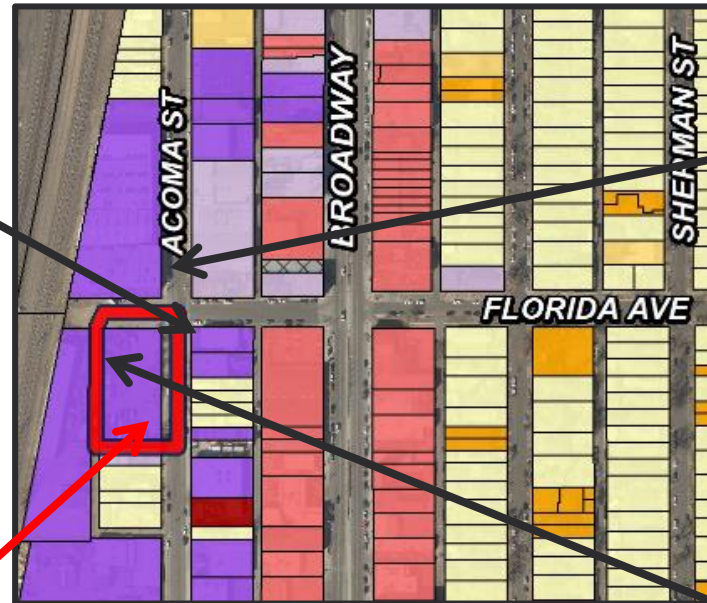
Current land use:

- Industrial

Adjacent land uses:

- Industrial
- Single-unit Residential
- Office
- Mixed-use
- Parking

Existing Context – Building Form/Scale



Subject Property



Requested Zone District

Design Standards	I-A, UO-2 (Existing)	I-MX-5, UO-2 (Proposed)
Primary Building Forms Allowed	General, Industrial	General, Town House, Industrial
Height in stories/Height in feet (max)	N/A, except max height of 75' within 175' of a protected district	5 stories/70'
Primary Street Build-To Percentages (min)	N/A	50%*
Primary Build-To Ranges	N/A	10' to 15' - Town House 0' to 10' - General
Primary Street Setback (min)	20'	10' - Town House 0' - General 0' - Industrial
Maximum Floor Area Ratio	2:1 FAR	N/A

*Standard varies between building forms

Process

- Informational Notice: 10/11/2020
- Revised application submitted: 11/25/2020
- Planning Board Notice: 12/22/2020
- Planning Board Public Hearing (voted 5-2 in favor): 1/6/2021
- LUTI Committee: 1/12/2021
- City Council Public Hearing: 3/1/20 (tentative)
- Public Comment
 - 3 letters of support have been received

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

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*
- *Overland Neighborhood Plan*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

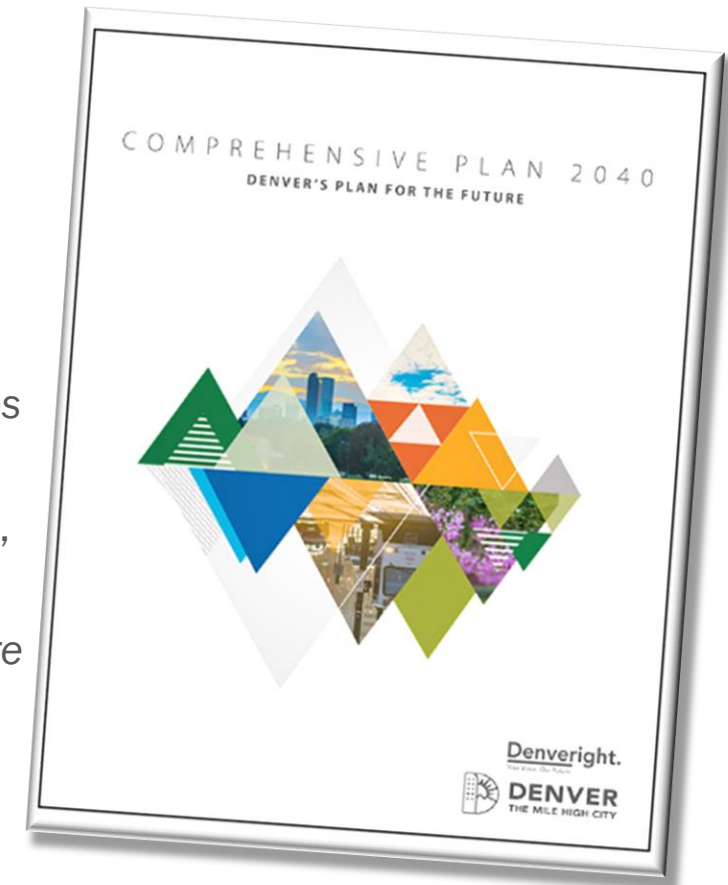
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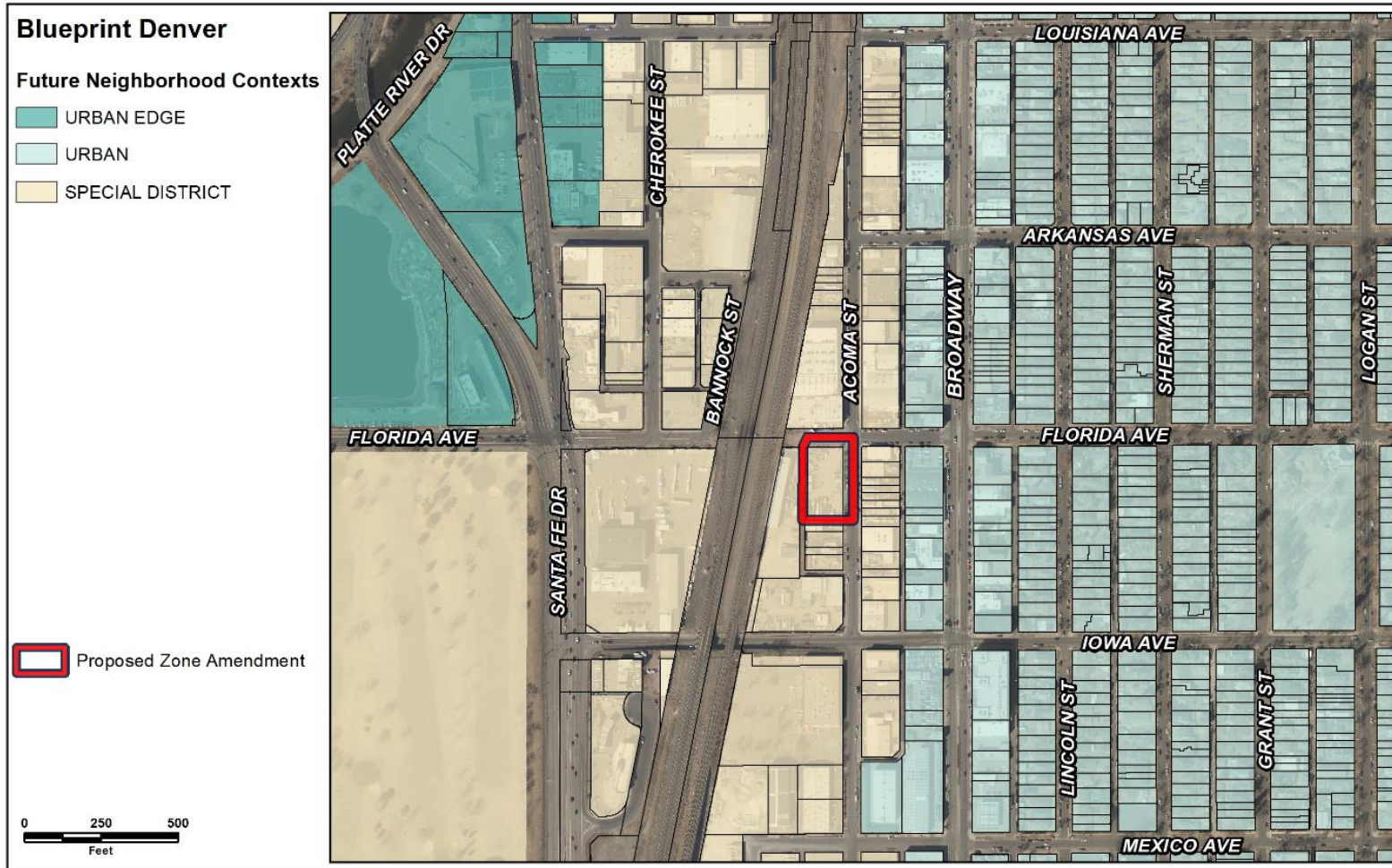
Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2040

- Equitable, Accessible and Inclusive Goal 1 – *Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities (p. 28).*
- Equitable, Affordable and Inclusive Goal 2 Strategy A - *Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).*
- Strong and Authentic Neighborhoods Goal 1, Strategy D – *Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities (p. 34).*
- Strong and Authentic Neighborhoods Goal 1, Strategy A – *Build a network of well connected, vibrant, mixed-use centers and corridors (p. 34).*
- Environmentally Resilient Goal 8, Strategy A- *Promote infill development where infrastructure and services are already in place (p. 54).*
- Environmentally Resilient Goal 8, Strategy B- *Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).*



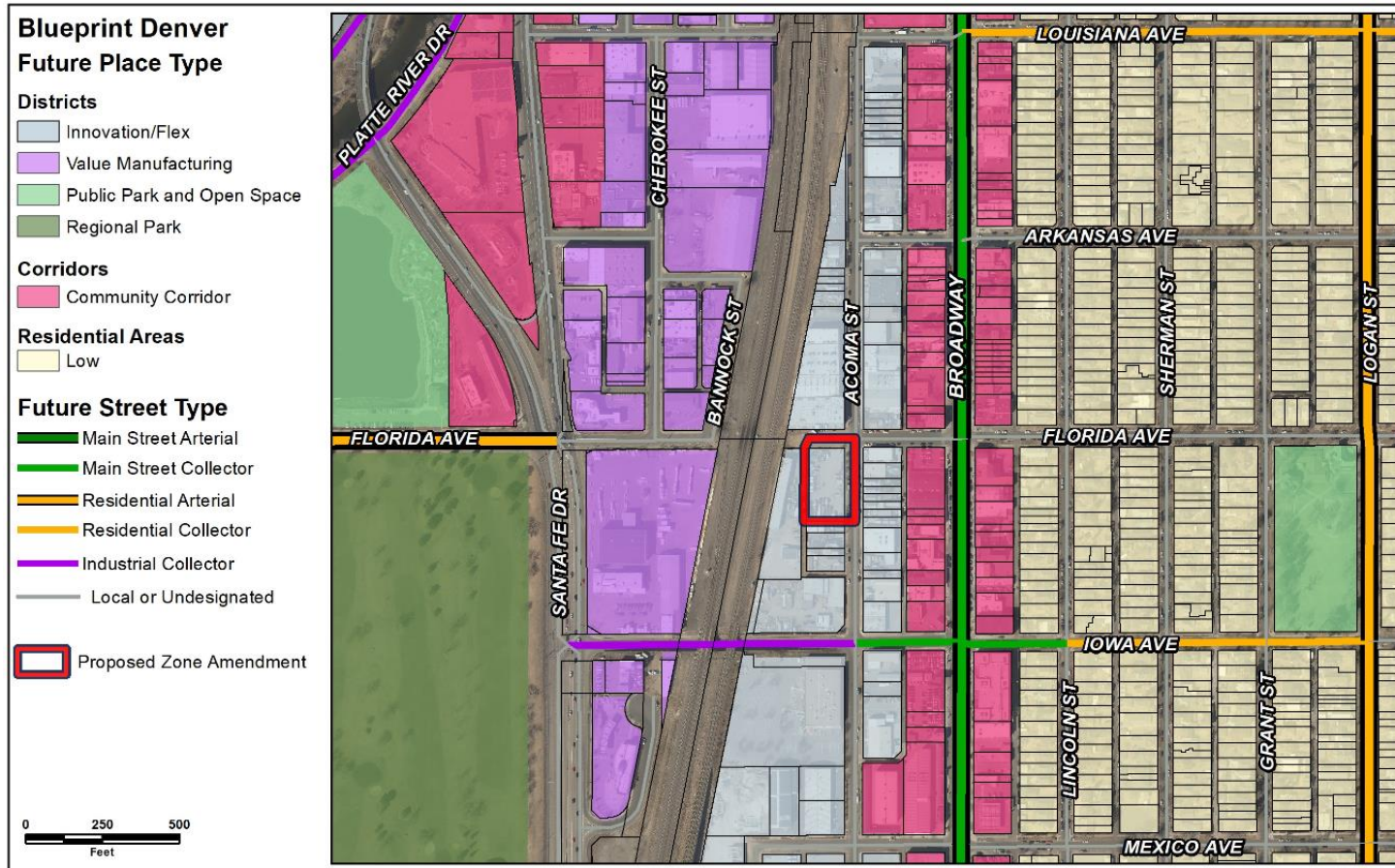
Consistency with Adopted Plans: Blueprint Denver



District Neighborhood Context

- Areas with a specially designed purpose
- Residential uses largely limited to campus and innovation/flex districts
- Improve transitions between commercial areas and residential neighborhoods

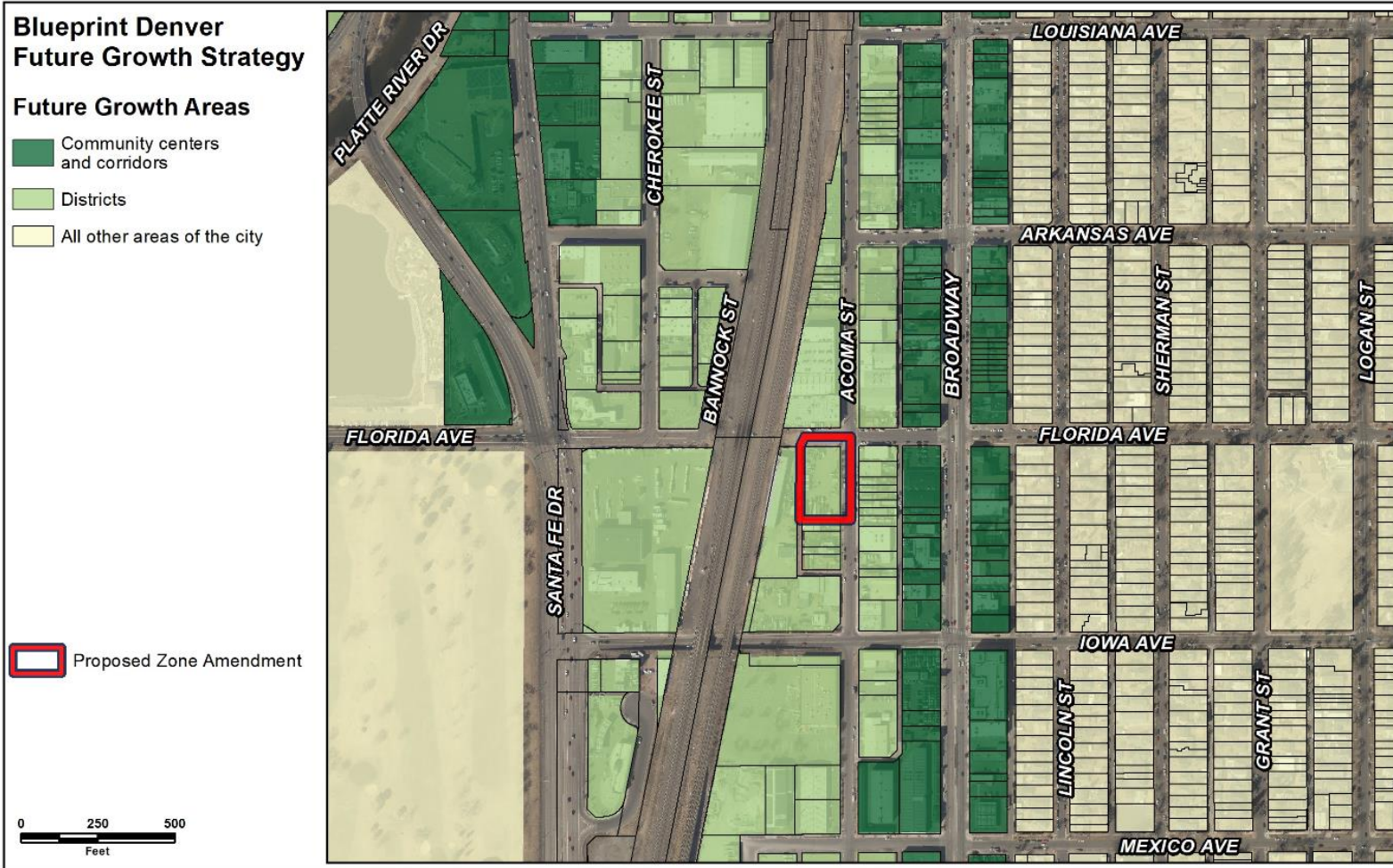
Consistency with Adopted Plans: Blueprint Denver



- **Innovation/Flex**
 - Promote urban, pedestrian friendly building forms
 - Enable housing and other uses to complement manufacturing
- **Street Types**
 - S. Acoma St & W. Florida Ave: Local or Undesignated
 - W. Iowa Ave: Main Street Collector
 - S. Broadway: Main Street Arterial

Reminder: Evaluating whether the proposed zone district is consistent with the Future Street Classification, but not to assess the traffic impacts of a specific development proposal.

Consistency with Adopted Plans: Blueprint Denver

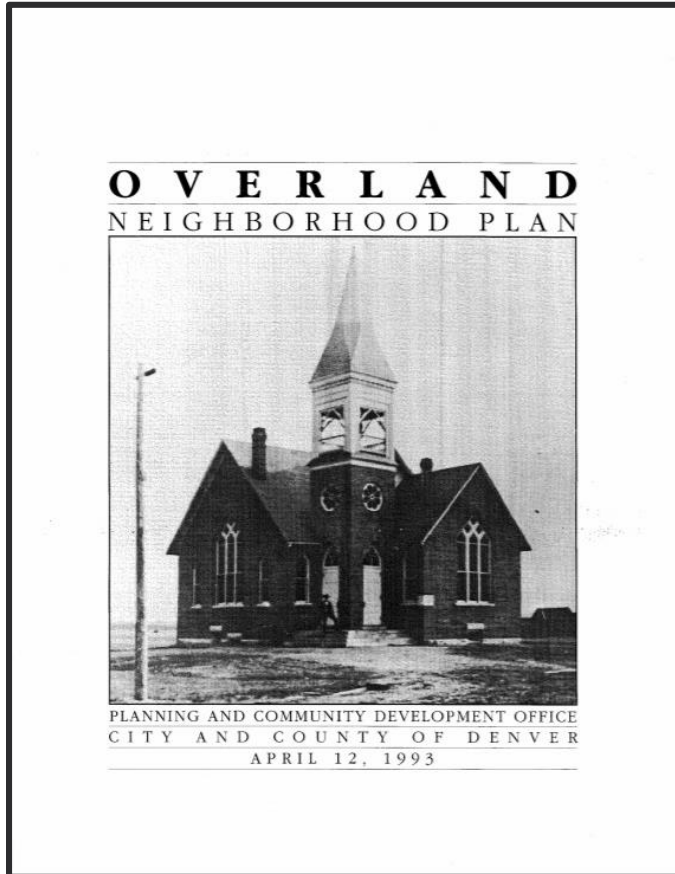


Growth Area Strategy:

- Districts
- 5% of new housing
- 15% of new employment

Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, however more limited.

Consistency with Adopted Plans: Overland Neighborhood Plan (1993)



- Provide adequate transitions between industrial and residential uses
- Action Recommendation LZ-2: Commercial and industrial reinvestment to enhance existing neighborhood character

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

- Facilitate increased housing density near amenities and transit along South Broadway
- Foster creation of mixed-use, urban, walkable areas

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
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
 - Changed or changing conditions in a particular area
 - City adopted plan
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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

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