



3300 Irving St

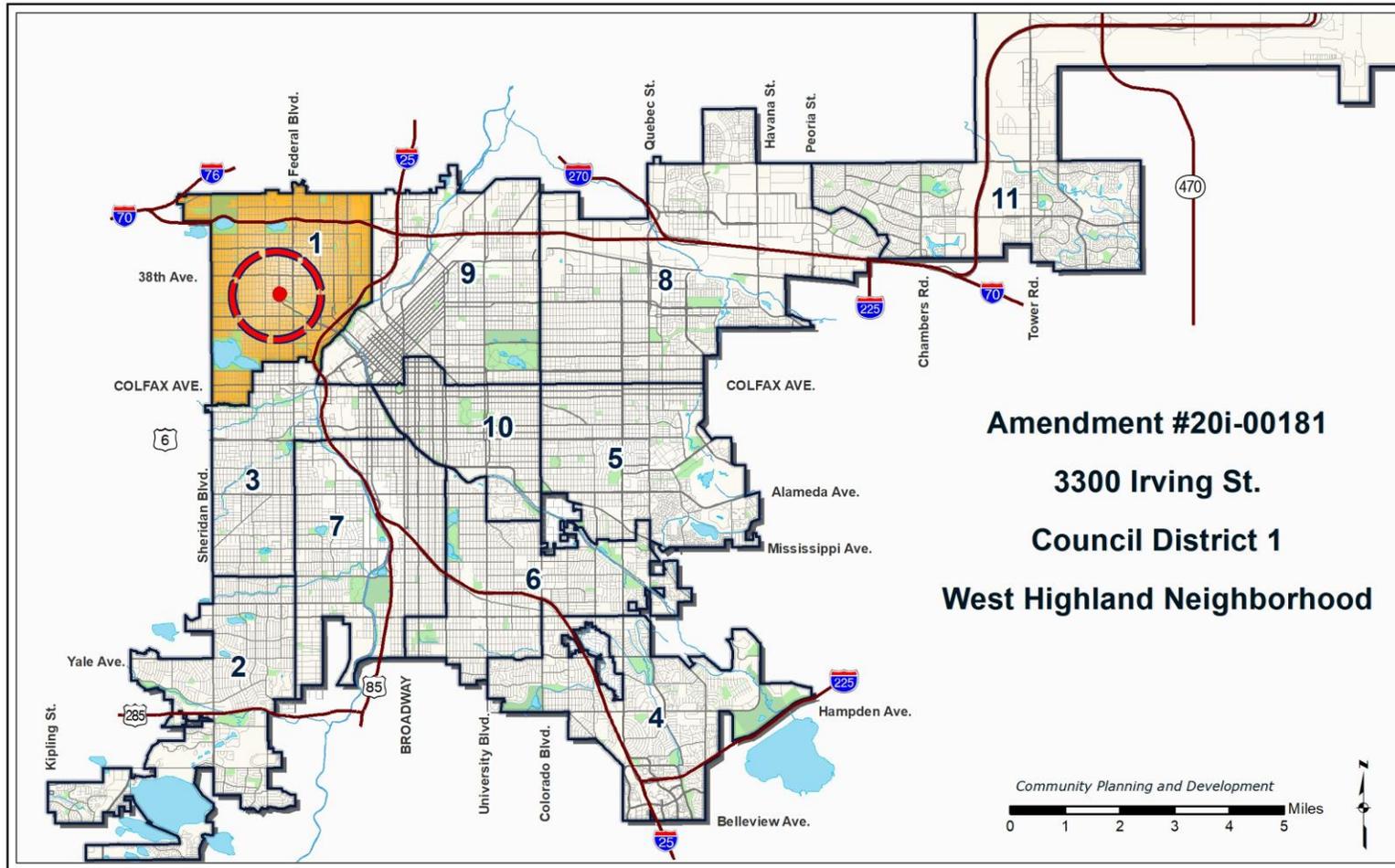
2020-00181

Request: PUD to U-MX-2

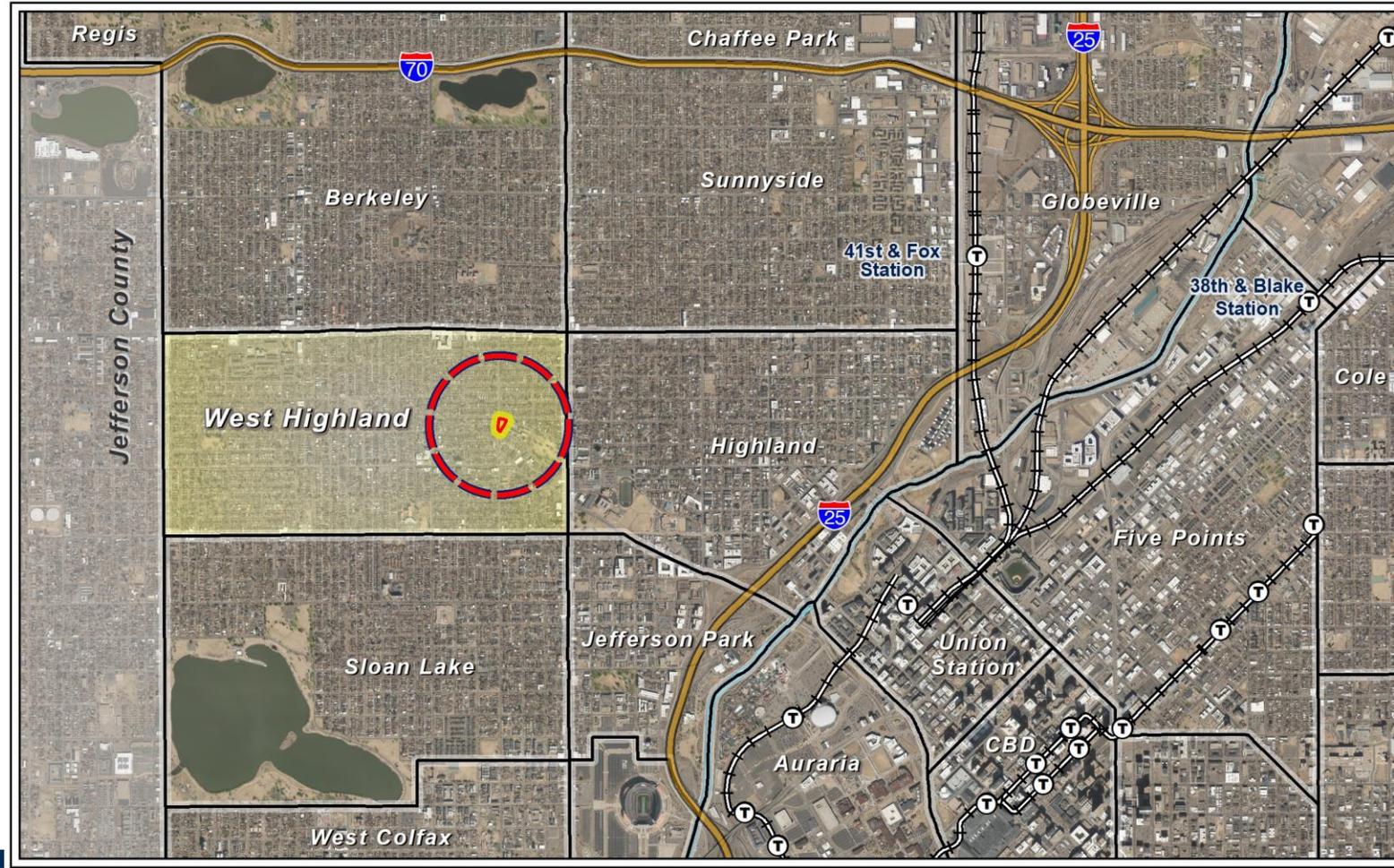
Denver City Council

Date: 06/14/2021

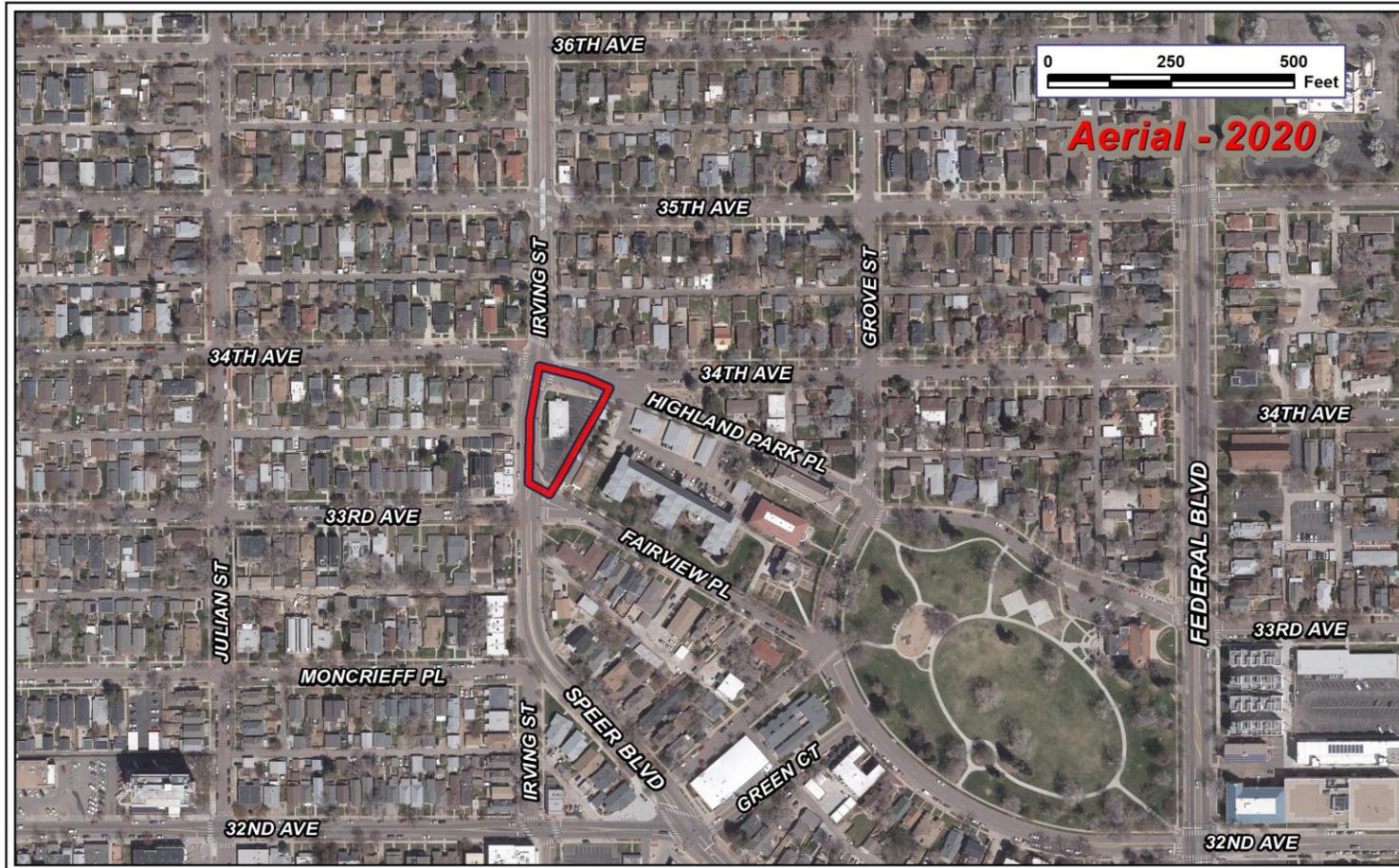
Council District 1



West Highland Neighborhood

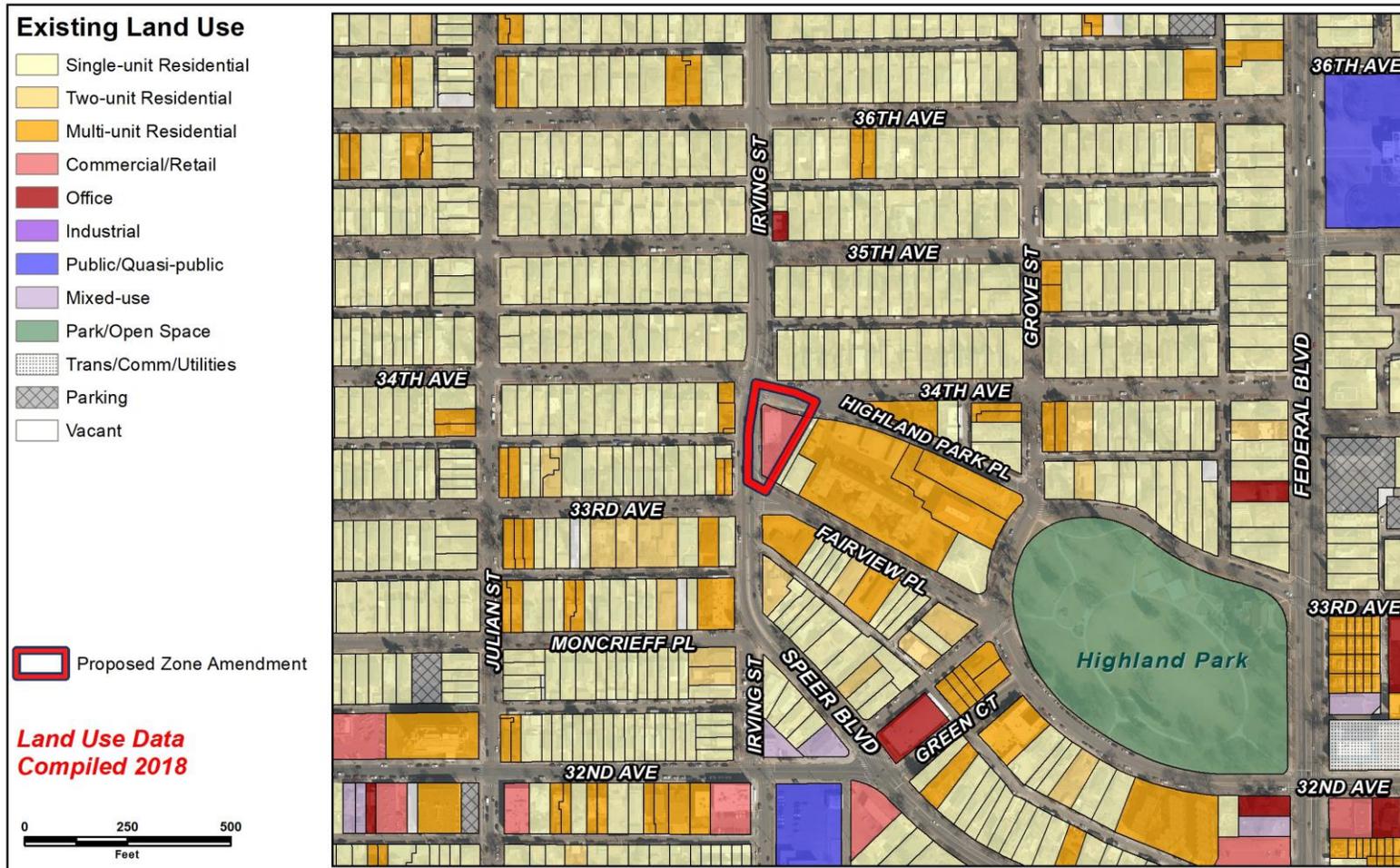


Request: U-MX-2



- **Location:**
 - Approx. 12,400 sf
 - One-story commercial building
- **Proposal:**
 - Rezoning to U-MX-2
 - Allows mixed-use development

Existing Land Use



Current land use:
Office/Commercial

Adjacent land uses:
Single-unit Residential,
Multi-unit residential,
Park

Existing Context – Building Form/Scale



Requested Zone District

Design Standards	PUD 550 (Existing)	U-MX-2 (Proposed)
Primary Building Forms Allowed	N/A	Town House, General, Shopfront, Drive Thru Service**, Drive Thru Restaurant**
Height in stories/Height in feet (max)	1/17.5'	2/30'
Primary Street Build-To Percentages (min)	N/A	50% to 75%*
Primary Build-To Ranges	N/A	0' to 15'*
Primary Street Setback (min)	5'	0' to 10'*
Building Coverage	20.8%	N/A

*Standard varies between building forms

**Geographic limitations apply

Process

- Informational Notice: 1/25/2021
- Planning Board Notice: 3/22/2021
- Planning Board Public Hearing: 4/07/2021
 - (PB votes 7-1 to recommend approval)
- LUTI Committee: 4/20/2021
 - (LUTI votes unanimously to recommend moving to CC)
- City Council Public Hearing: 6/14/2021
- RNO Comment – None at this time
- Public Comment – 5 letters of opposition (One letter signed by 20 neighbors)
- Protest Petition – Successful protest petition filed

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 (2019)*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

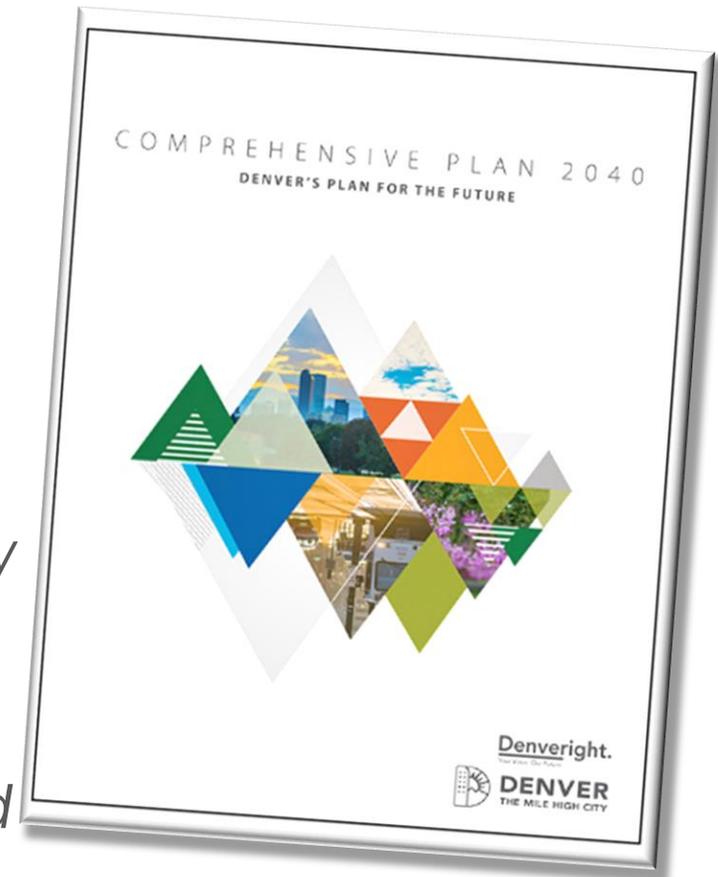
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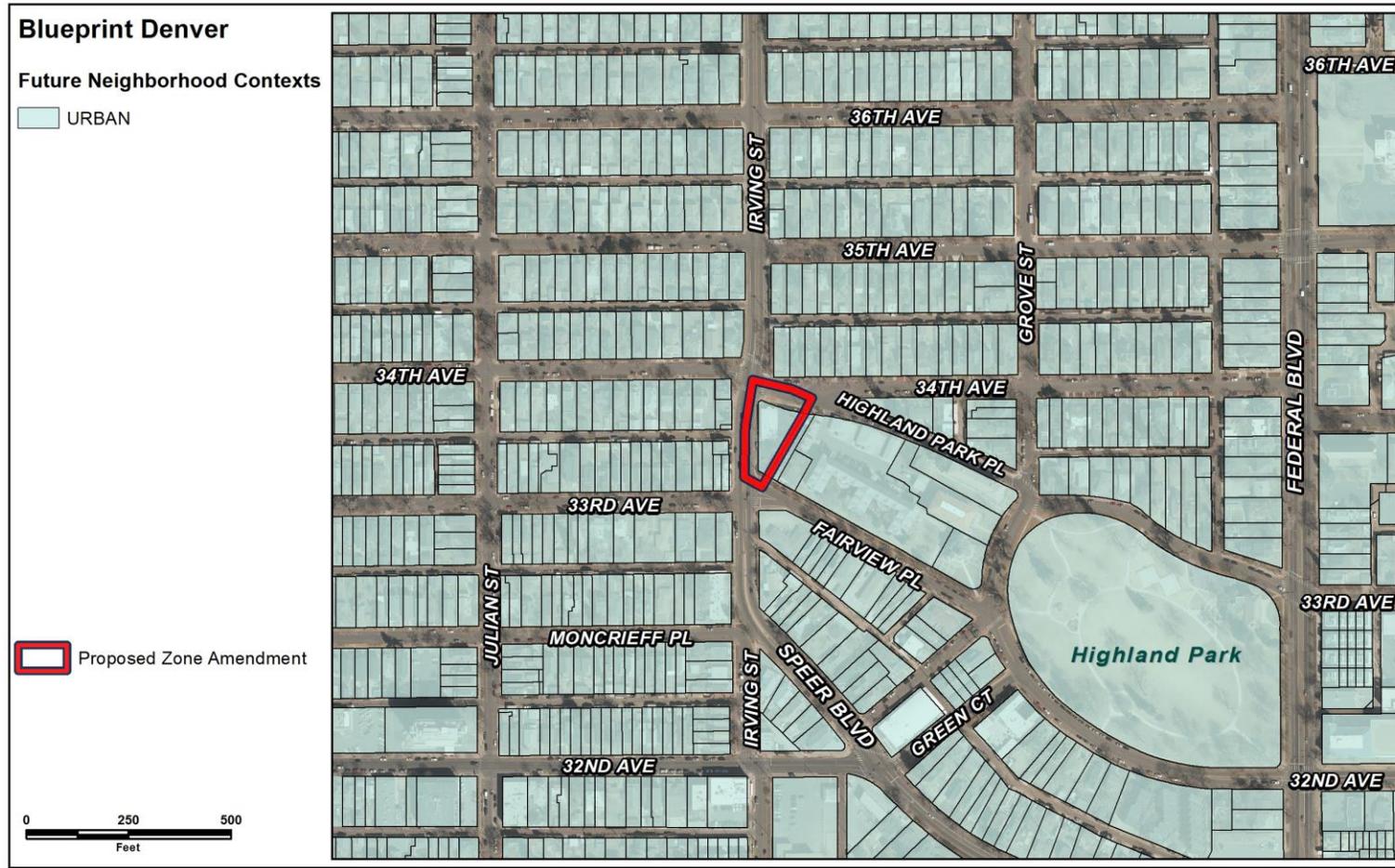
Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2040

- Equitable, Affordable and Inclusive Goal 2 Strategy A - *Create a greater mix of housing options in every neighborhood for all individuals and families* (p. 28).
- 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

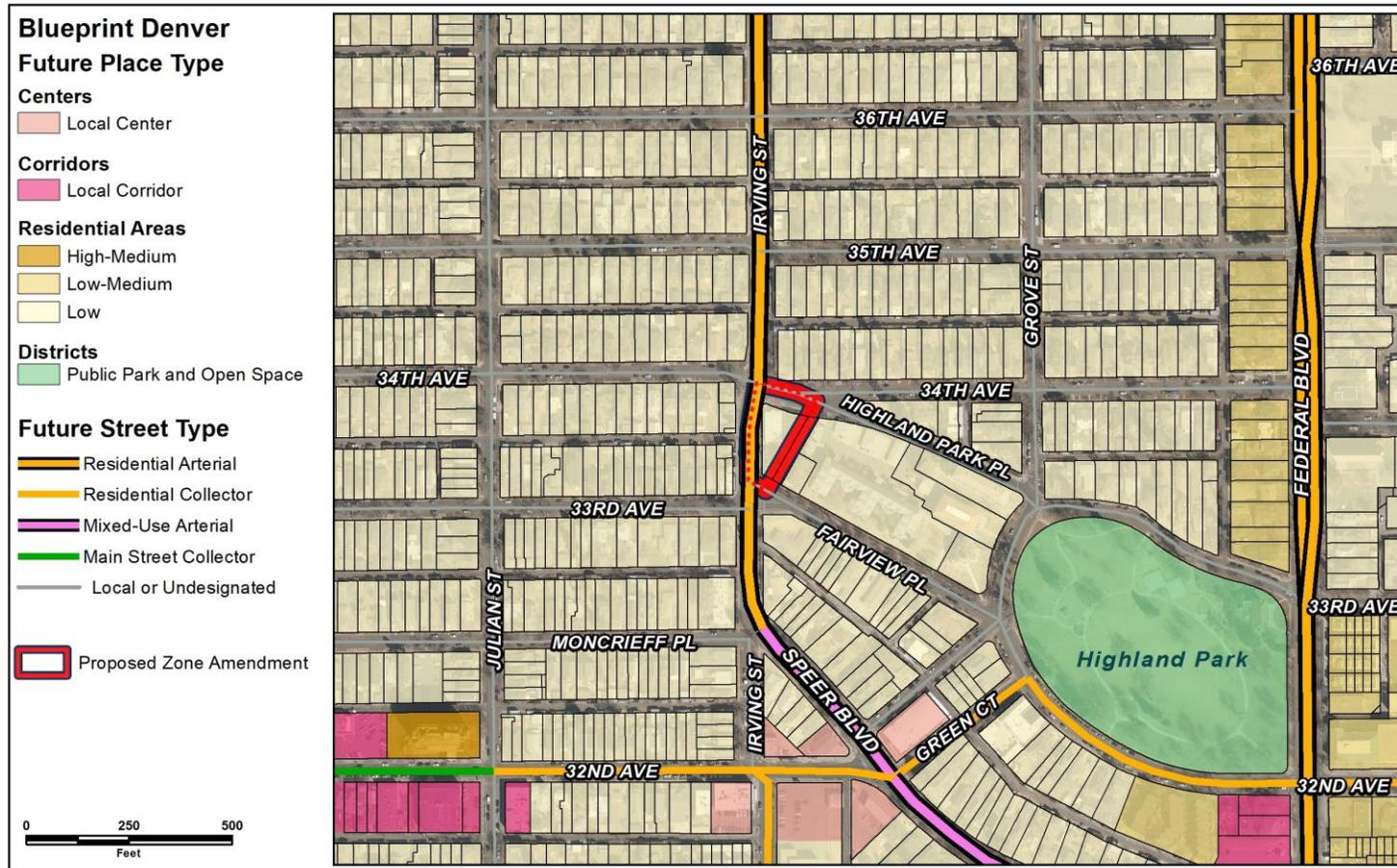


- **Urban Neighborhood Context**

The urban neighborhood context is widely distributed throughout the city. Homes vary from multi-unit developments to compact single-unit homes. Development in this context should be sensitive to the existing neighborhood character and offer residents a mix of uses, with good street activation and connectivity. Residents living in this context have access to varied transit options and amenities.

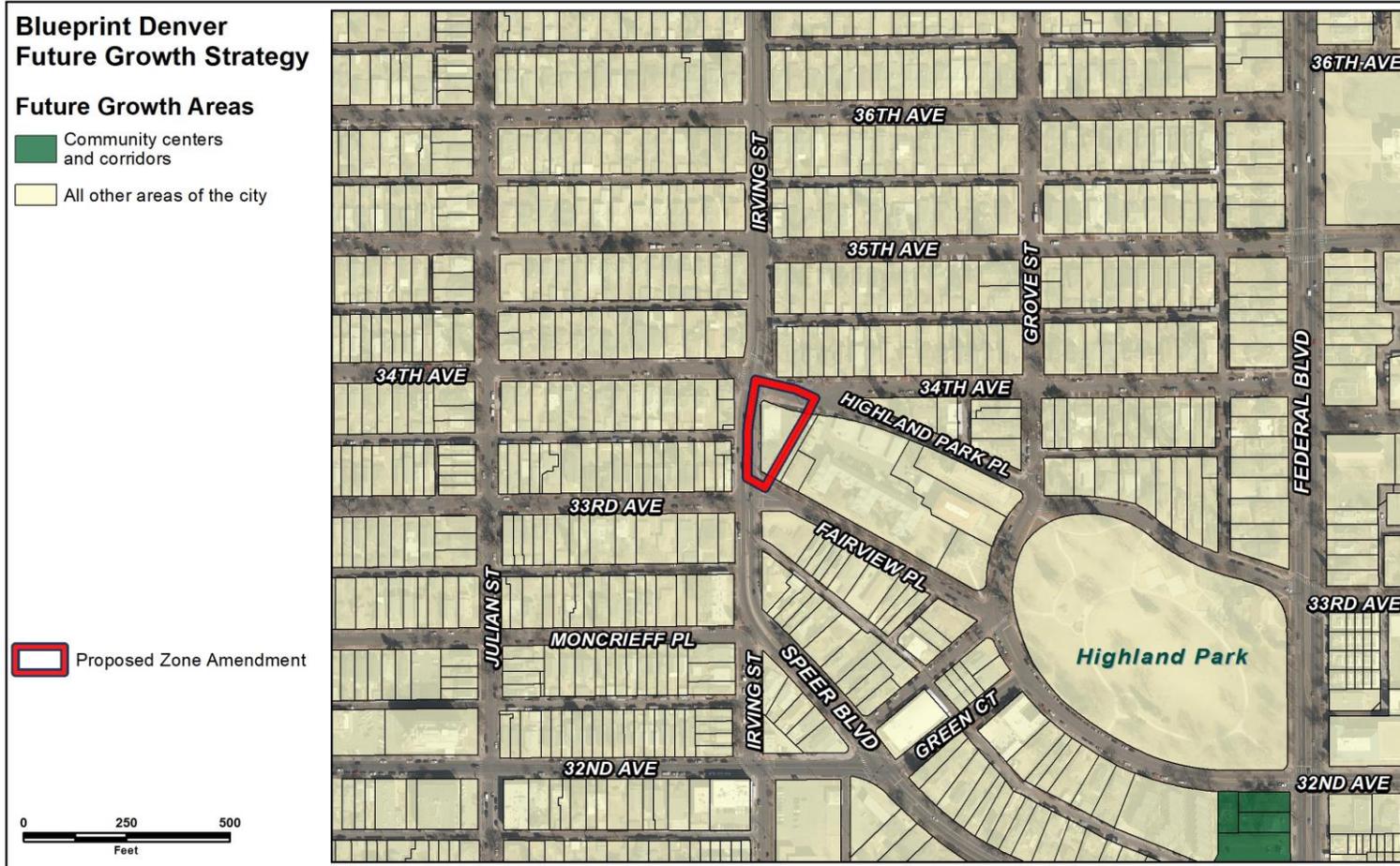
The urban context is walkable due to a predictable street grid in residential areas and the availability of transit and dedicated bike lanes. These areas offer access to neighboring areas and commercial nodes, with some small mixed-use nodes within the neighborhood. Parking is predominately off-street complemented by managed on-street options (pg. 221).

Consistency with Adopted Plans: Blueprint Denver



- **Residential Low**
 - Predominately single- and two-unit uses on smaller lots
 - Limited mixed-use can occur along arterial and collector streets, as well as where commercial uses have been already established
- **Street Types**
 - Irving St: Residential Arterial
 - 34th Ave: Local or Undesignated

Consistency with Adopted Plans: Blueprint Denver



Growth Area Strategy: All Other Areas of the City

- 20% of new housing
- 10% 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.

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

- Implementation of adopted plans
- Building form standards will compel improved site and building design that promotes pedestrian interest and activity, which is linked to improved built environments and improved safety
- Provide better health outcomes through increased physical activity

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
 - Former Chapter 59 PUD Zoning
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
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CPD Recommendation

CPD recommends City Council approve application #20I00181, 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