



City Council

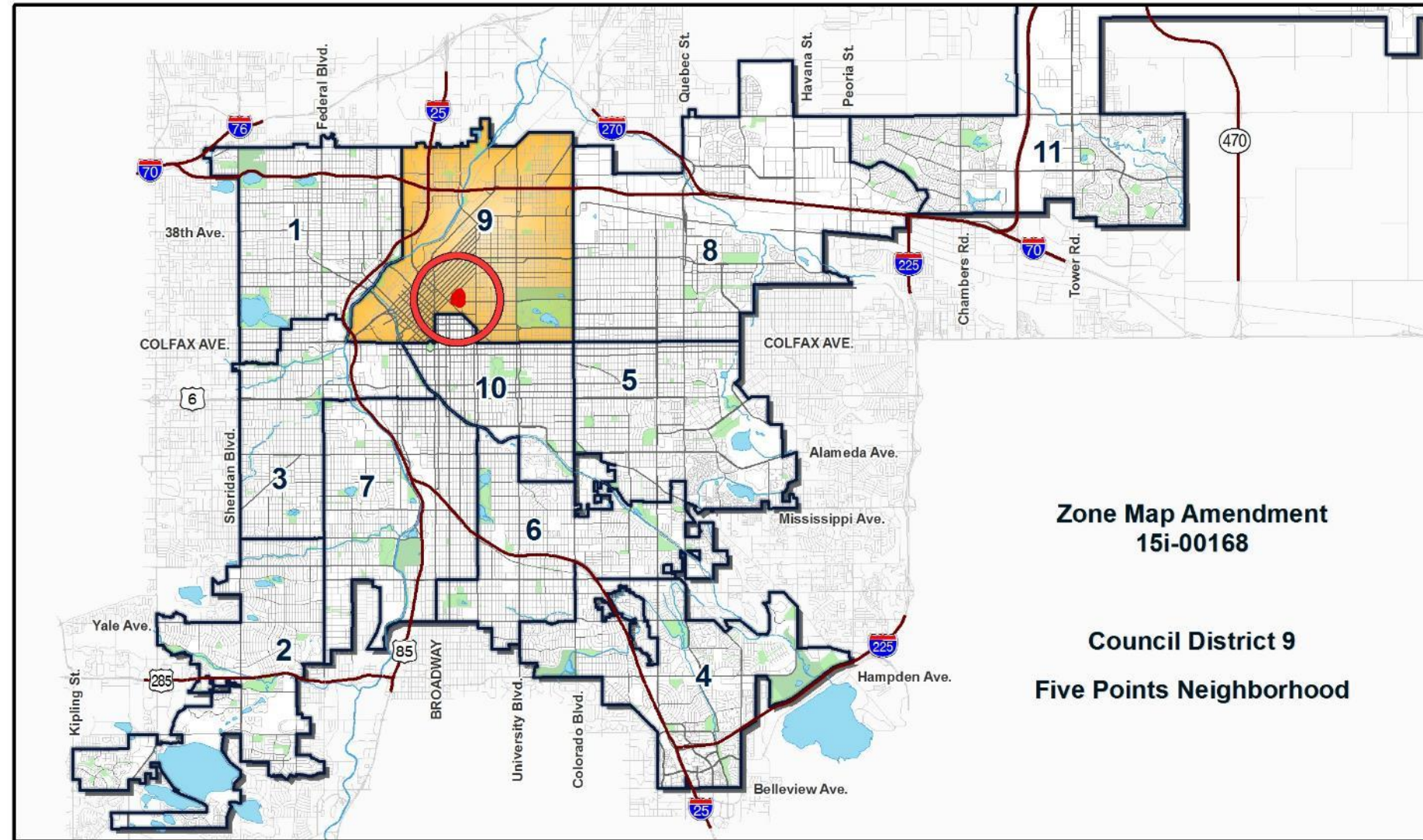
April 23, 2018



Legislative Map Amendment

#2015I-00168 for multiple properties located at and around 25th and Glenarm Pl. from G-MU-3, UO-3 and R-3, UO-3 to U-RH-2.5, UO-3

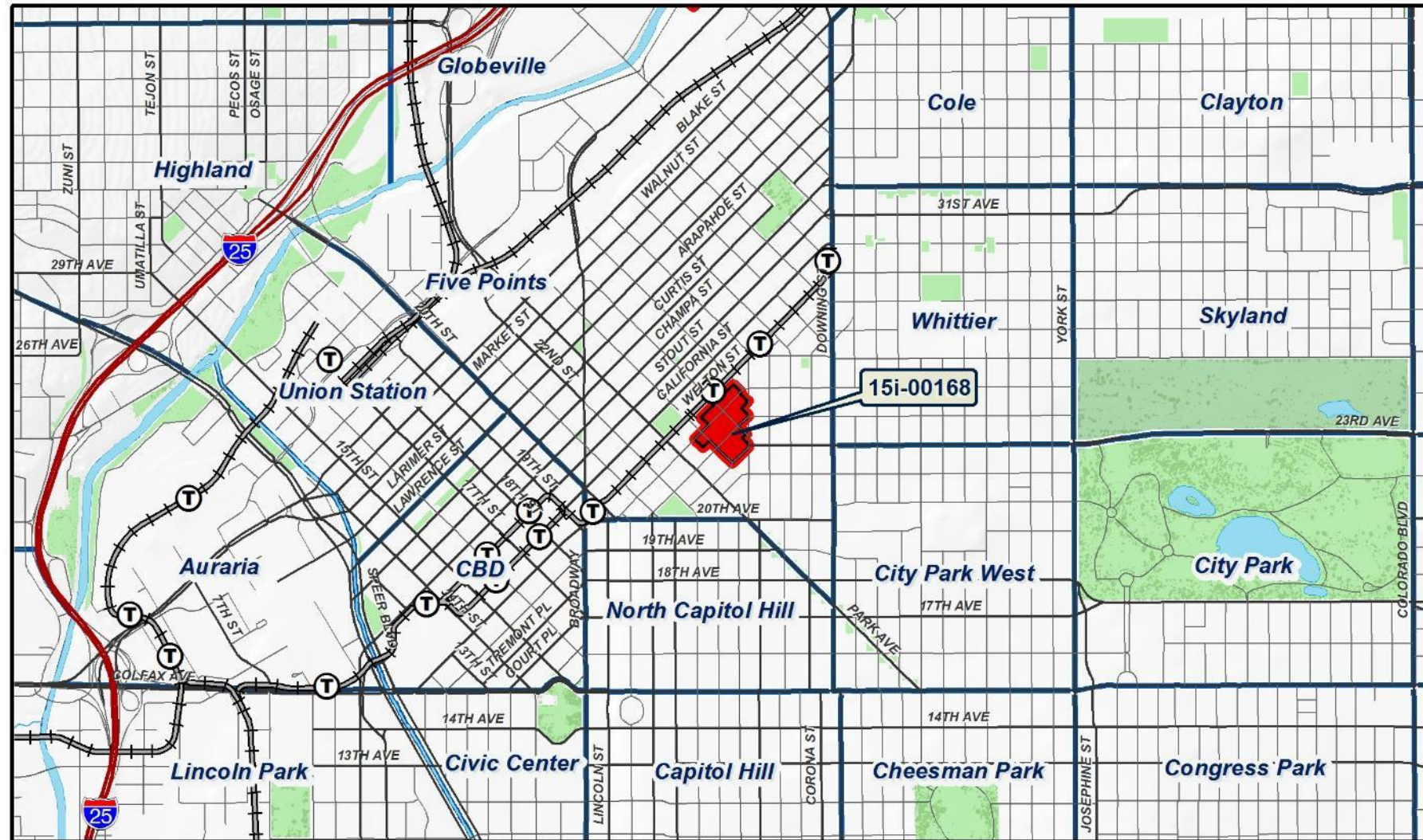
Council District 9

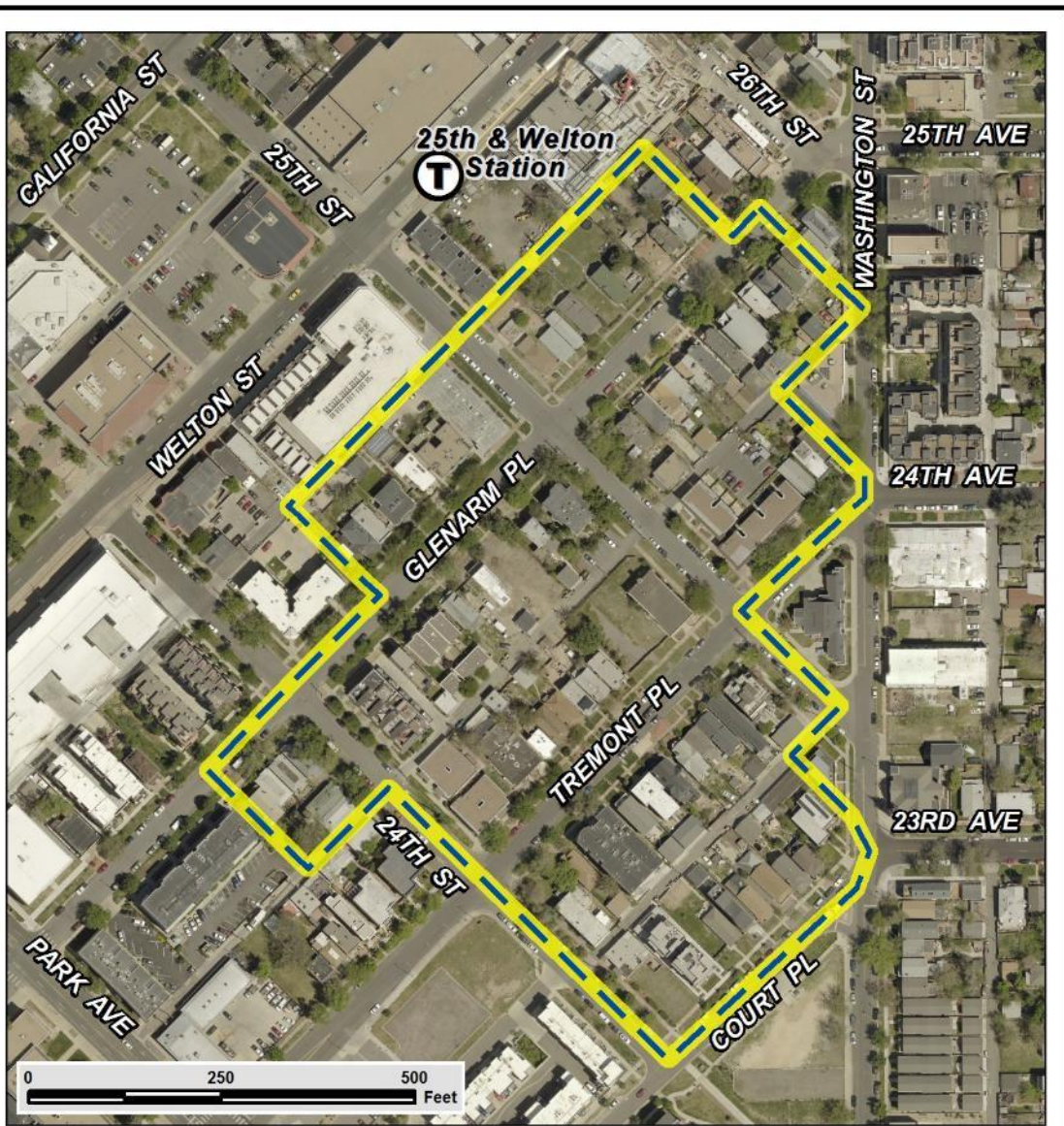


**Zone Map Amendment
15i-00168**

**Council District 9
Five Points Neighborhood**

Whittier Neighborhood



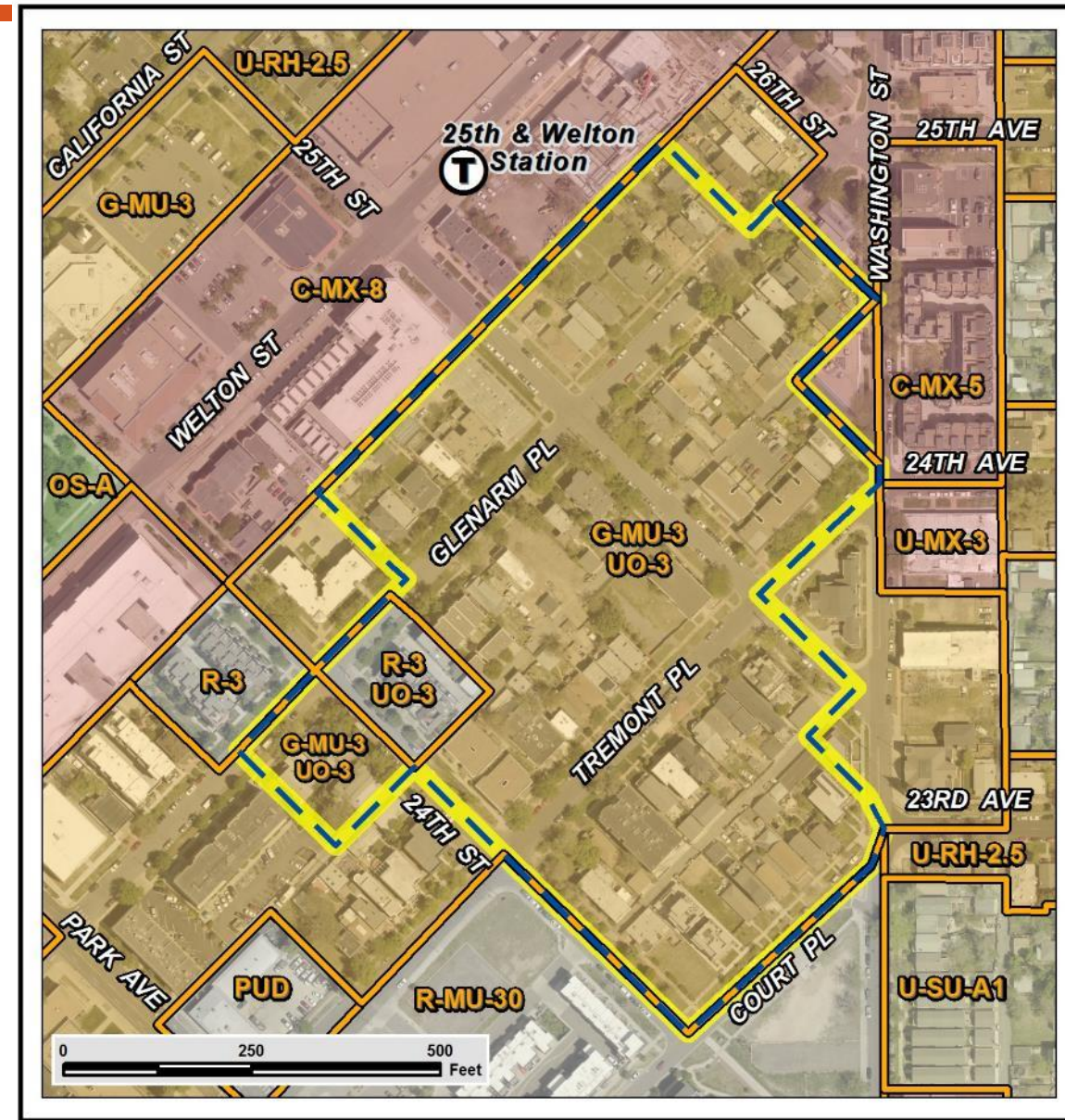


2017 Aerial

- **Request Area:** Approximately 12 acres
- **Proposal:** Legislative rezoning from G-MU-3/UO-3, R-3/UO-3 to U-RH-2.5/UO-3
- **Purpose:** Align maximum building heights with adopted plan recommendations

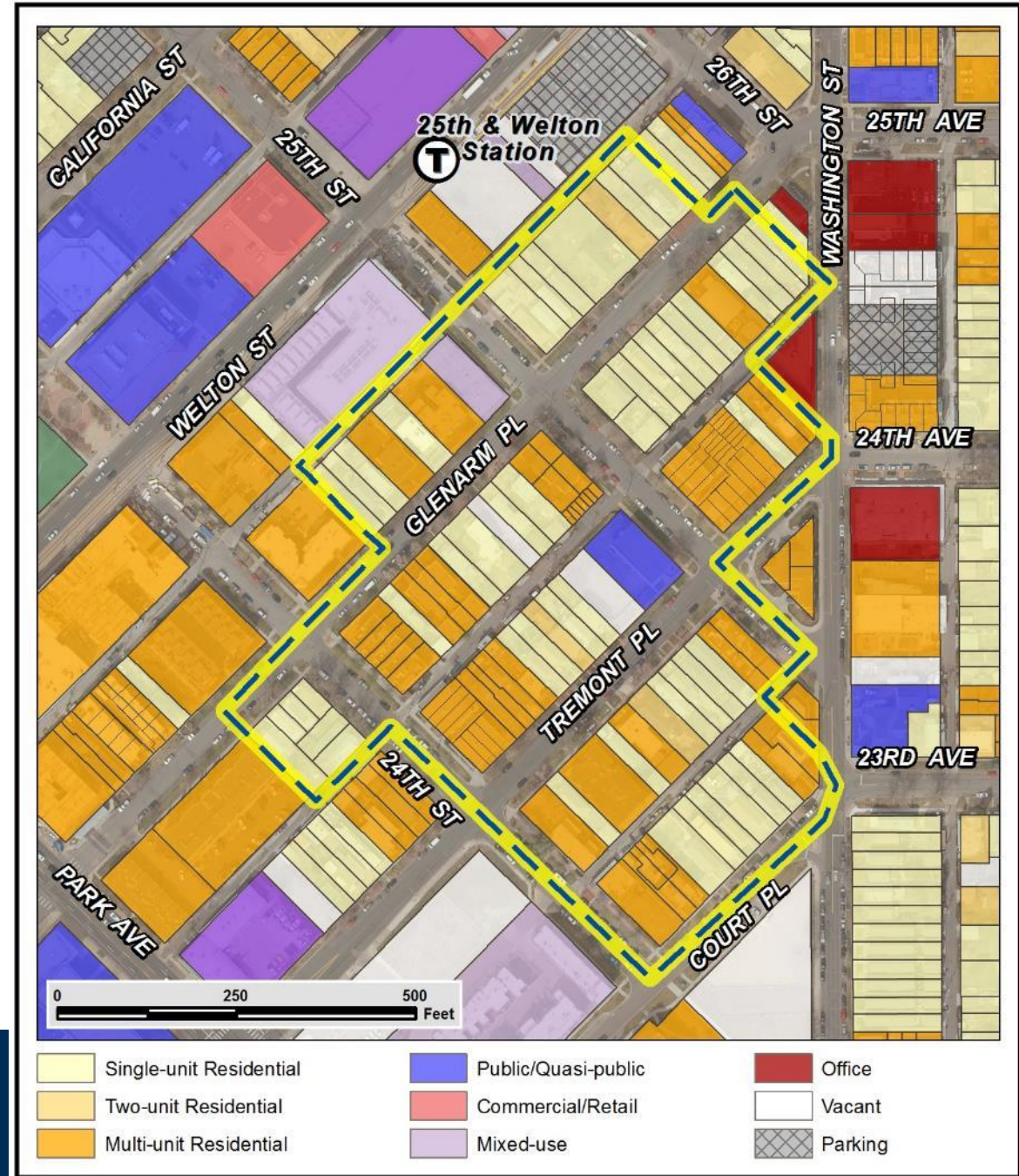
Existing Context: Zoning

- Subject area:
 - G-MU-3, UO-3
 - R-3, UO-3
- Surrounding Properties:
 - C-MX-5, C-MX-8, R-MU-30

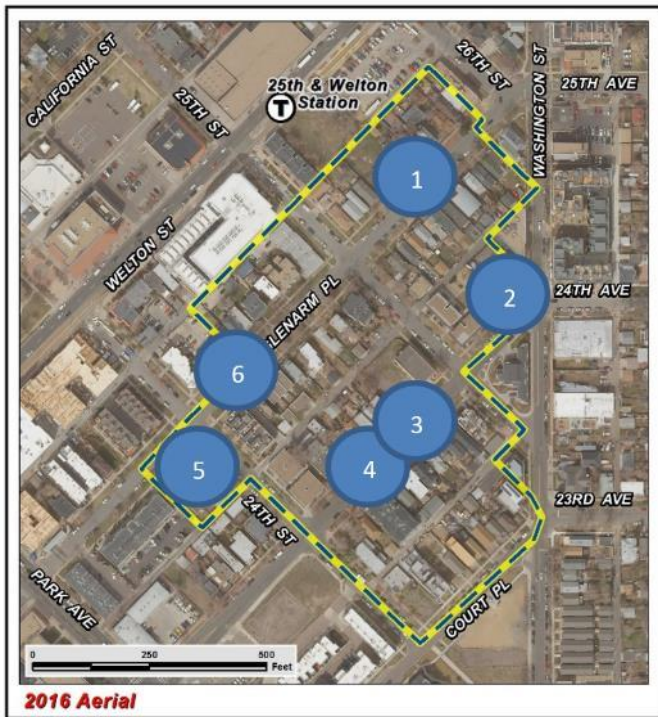


Existing Context: Land Use

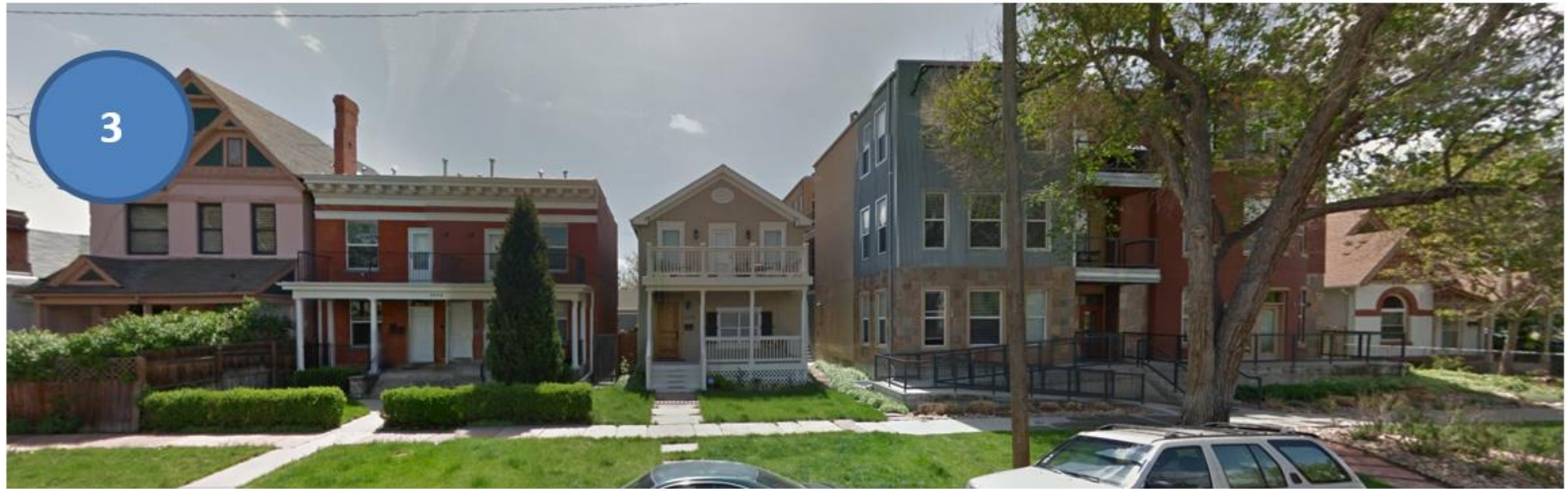
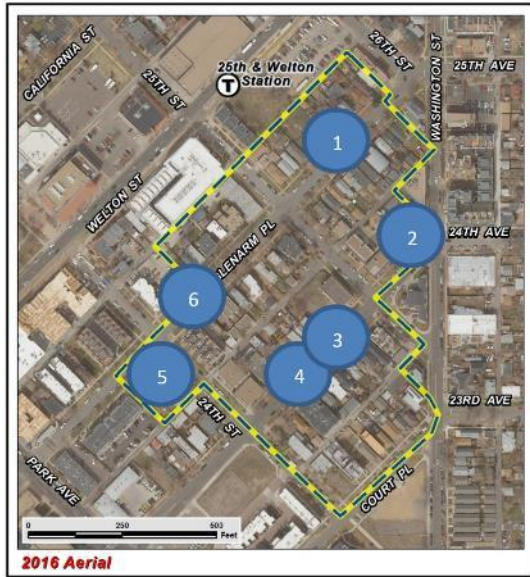
- Subject Area:
 - Mix of all residential types
 - Some mixed use
- Surrounding Properties:
 - Office
 - Mixed Use
 - Multi-Unit Residential



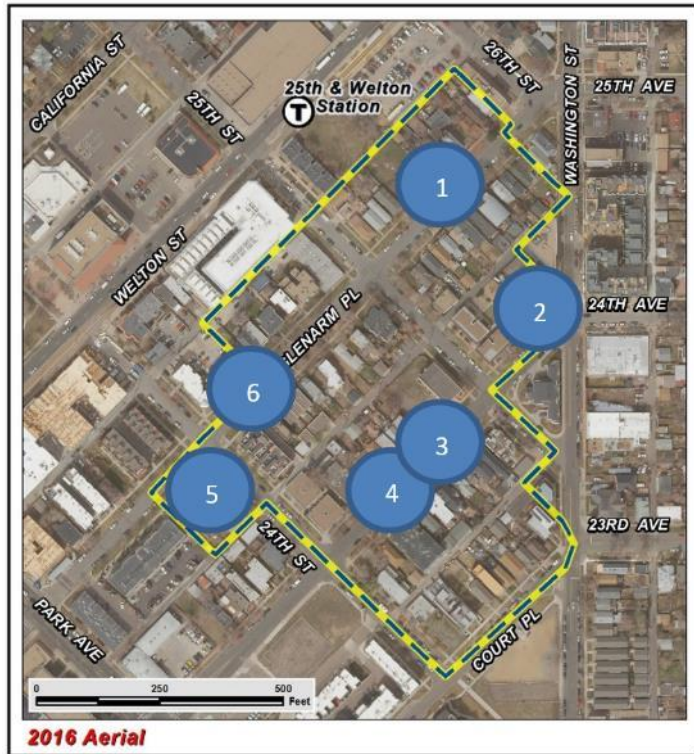
Existing Context – Form/Scale (Subject Area)



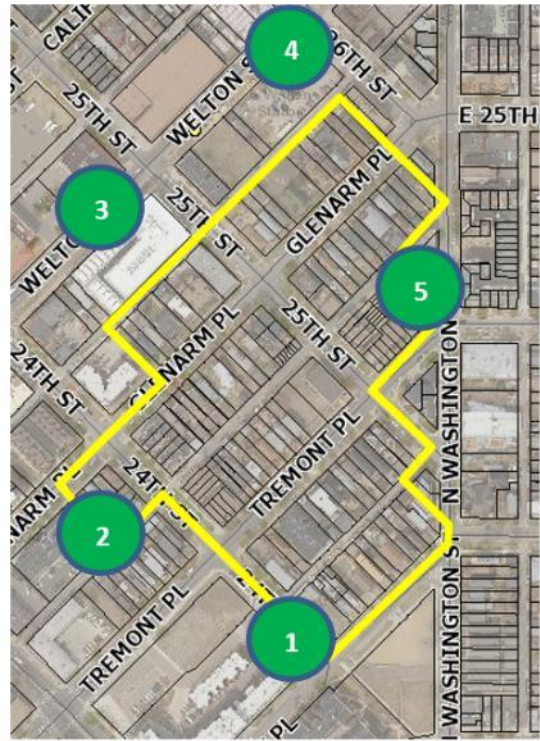
Existing Context – Form/Scale (Subject Area)



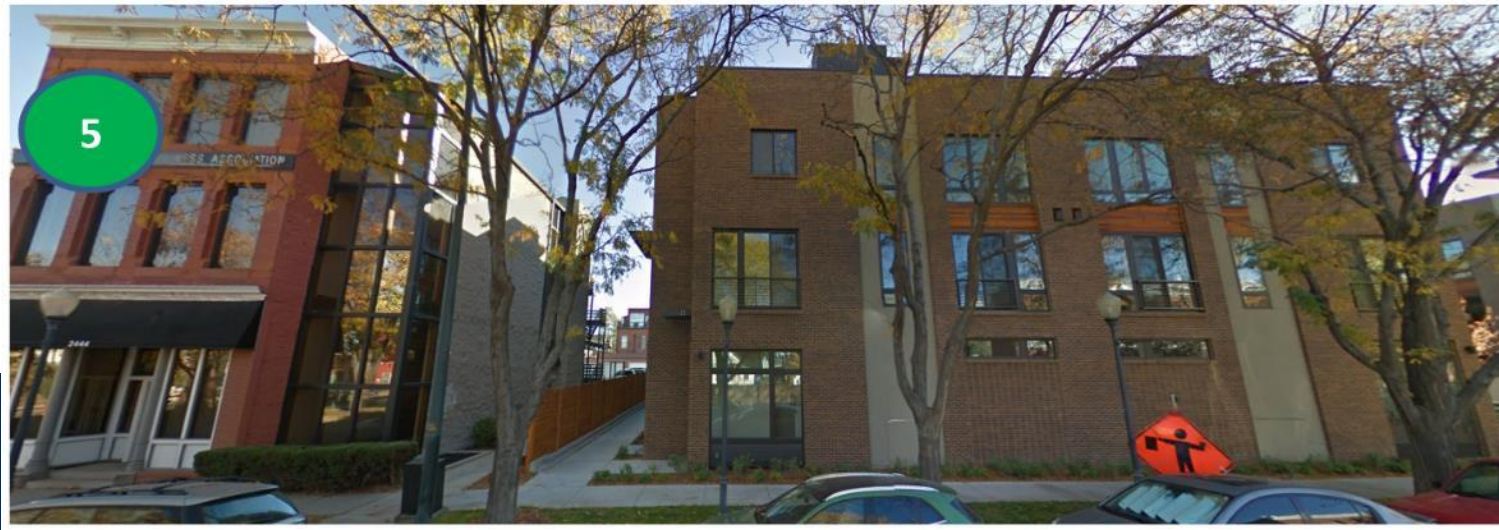
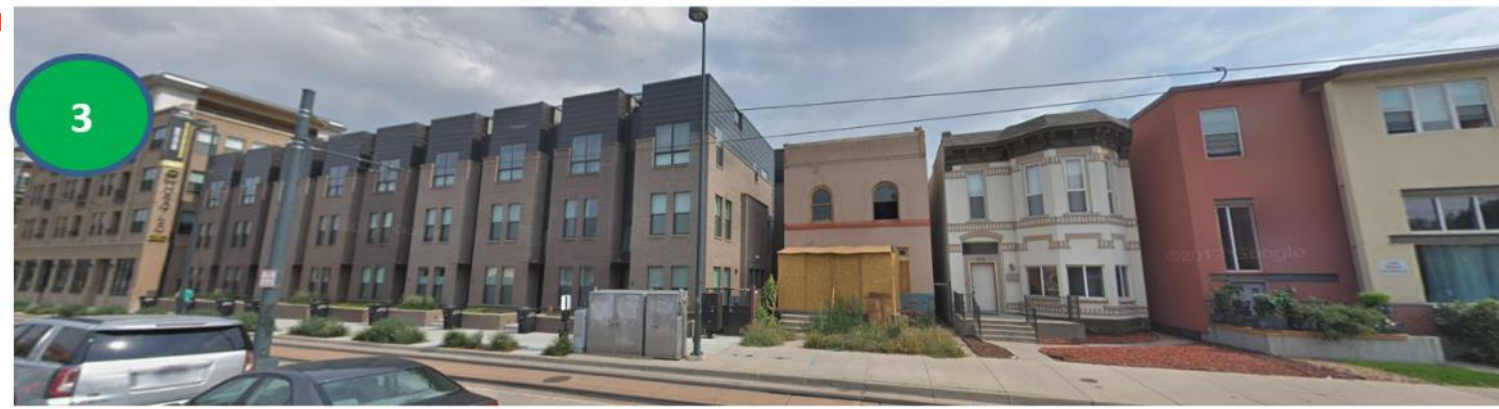
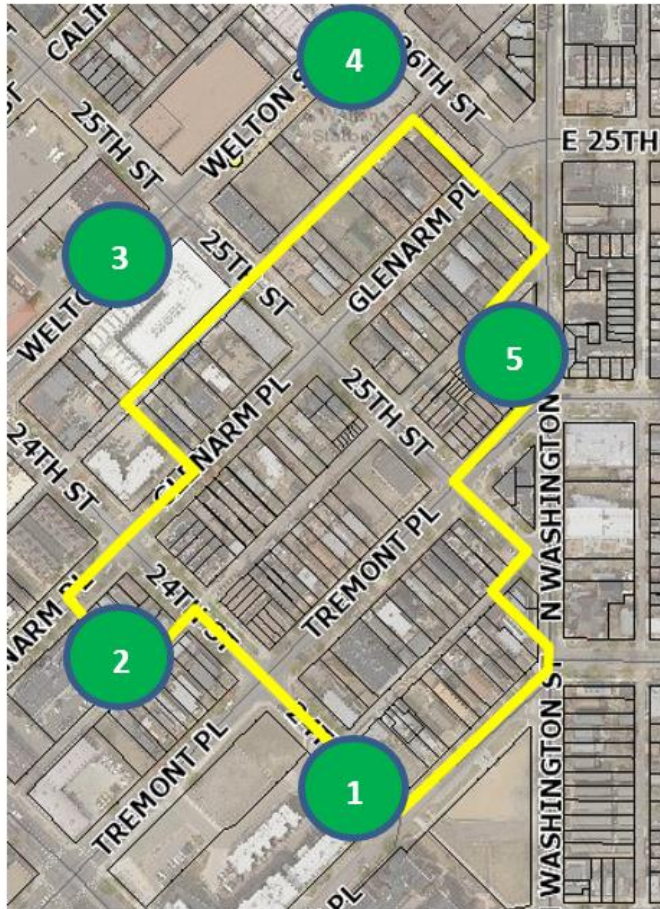
Existing Context – Form/Scale (Subject Area)



Existing Context – Form/Scale (Surrounding Area)



Existing Context – Form/Scale (Surrounding Area)

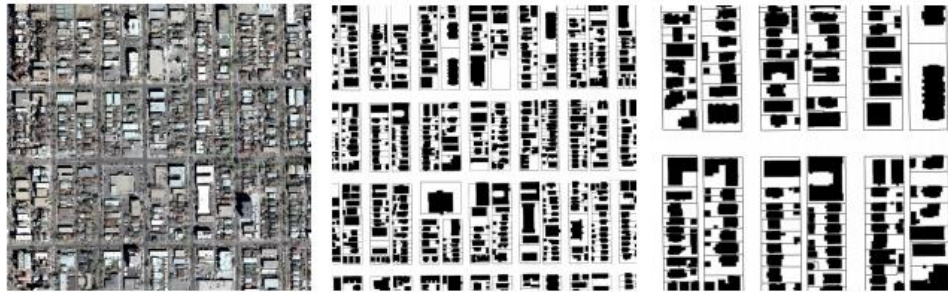


Existing: G-MU-3

General Urban Neighborhood Context – Multi-unit–3 Stories Max

- Multi-unit Residential
- **Allows up to 3 stories** in the Urban House, Duplex, Garden Court, Row House, and Apartment building forms
- **Allows up to 40'** building height in Row House building form
- Allows Accessory Dwelling Units

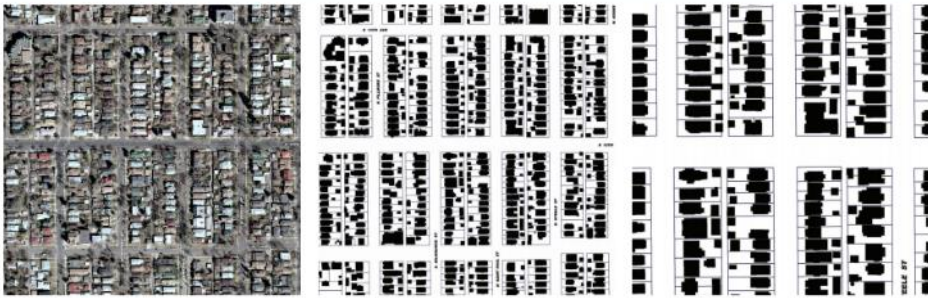
ARTICLE 6. GENERAL URBAN (G-) NEIGHBORHOOD CONTEXT



Proposal: U-RH-2.5

Urban Neighborhood Context – Multi-unit–2.5 Stories Max

ARTICLE 5. URBAN (U-) NEIGHBORHOOD CONTEXT



- Multi-unit Residential
- **Allows up to 2.5 stories** in the Urban House, Duplex, Tandem House, Row House, and Garden Court building forms
- Also allows Detached Accessory Dwelling Units
- **Allows up to 35'** building height in Row House building form

Process

- Informational Notice: 1/11/18
- Planning Board Notice Posted: 02/05/18
- Planning Board Public Hearing: 02/21/18
 - **Recommended approval 9-0**
- LUTI Committee: 03/13/18
- City Council Public Hearing: 04/23/18

Public Outreach

- RNOs
 - Welton Corridor Property Owners, Curtis Park Neighbors, The Points Historical Redevelopment Corp, Five Points Business District, Uptown on the Hill, Center City Denver Residents Organization, Opportunity Corridor Coalition of United Residents, Rio Norte, Denver Arts and Culture Initiative, Old San Rafael Neighborhood Association, Capitol Hill United Neighborhoods, Inc., Enterprise Hill Homeowners Association, Inter-Neighborhood Cooperation (INC)
- Six comment letters received in support, one in opposition
- Letter of support for U-RH-2.5 from Curtis Park Neighbors, Inc.

Public Outreach

- 12 comment letters received
- 9 in support, including Curtis Park Neighbors RNO
 - Promotes conservation of neighborhood character
- 2 in opposition
 - Concerns over loss of property value, notification process for 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 (2002)
- Northeast Downtown Neighborhoods Plan (2011)

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

Review Criteria: Consistency with Adopted Plans

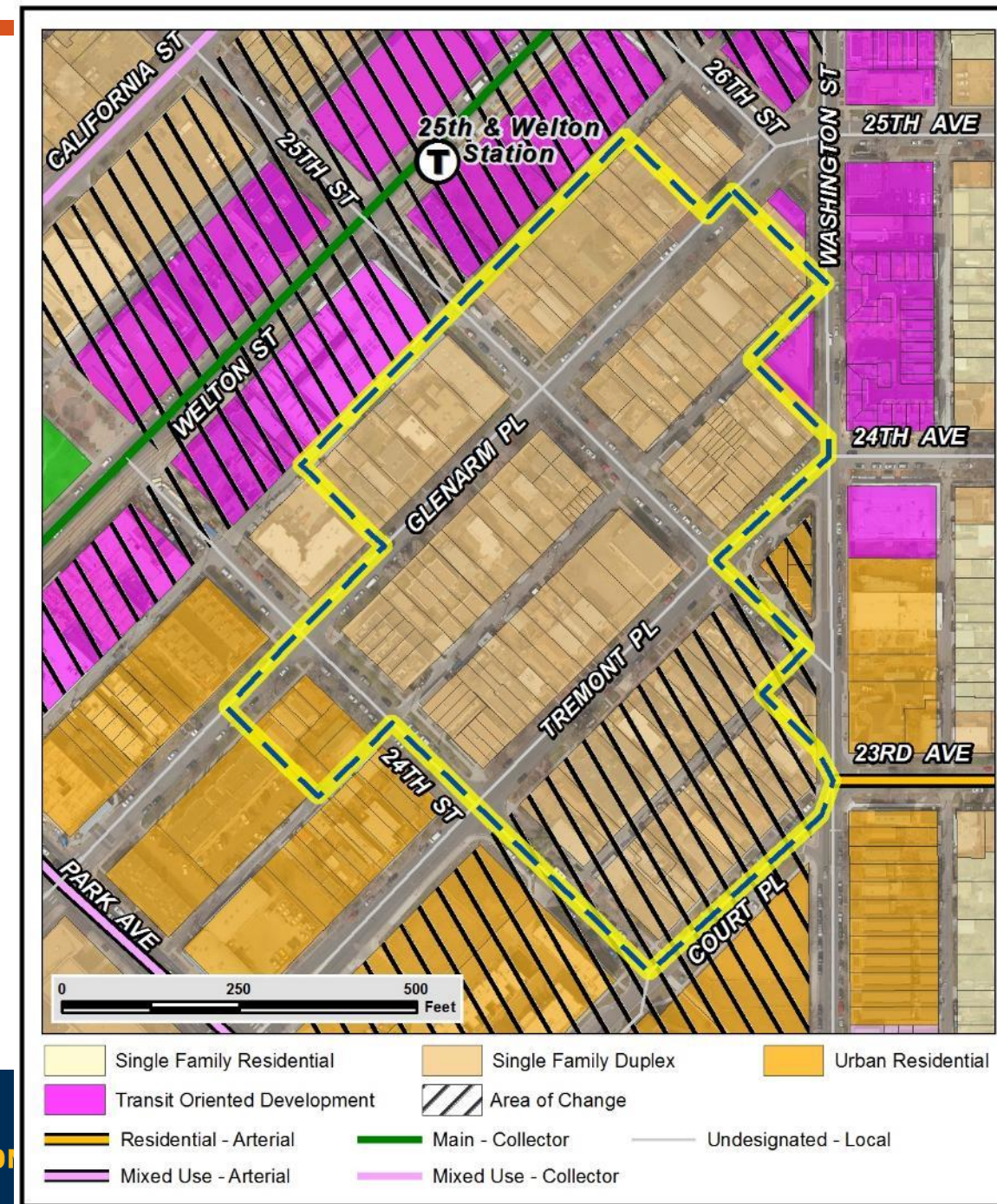
Comprehensive Plan 2000

Policies related to encouraging infill development that is consistent with neighborhood character:

- Residential Neighborhoods Objective 3: (p. 59)
- Residential Neighborhoods Strategy 3B: (p. 59)
- City of Neighborhoods Objective 1: (p. 149)
- City of Neighborhoods Strategy 1A: (p. 149)

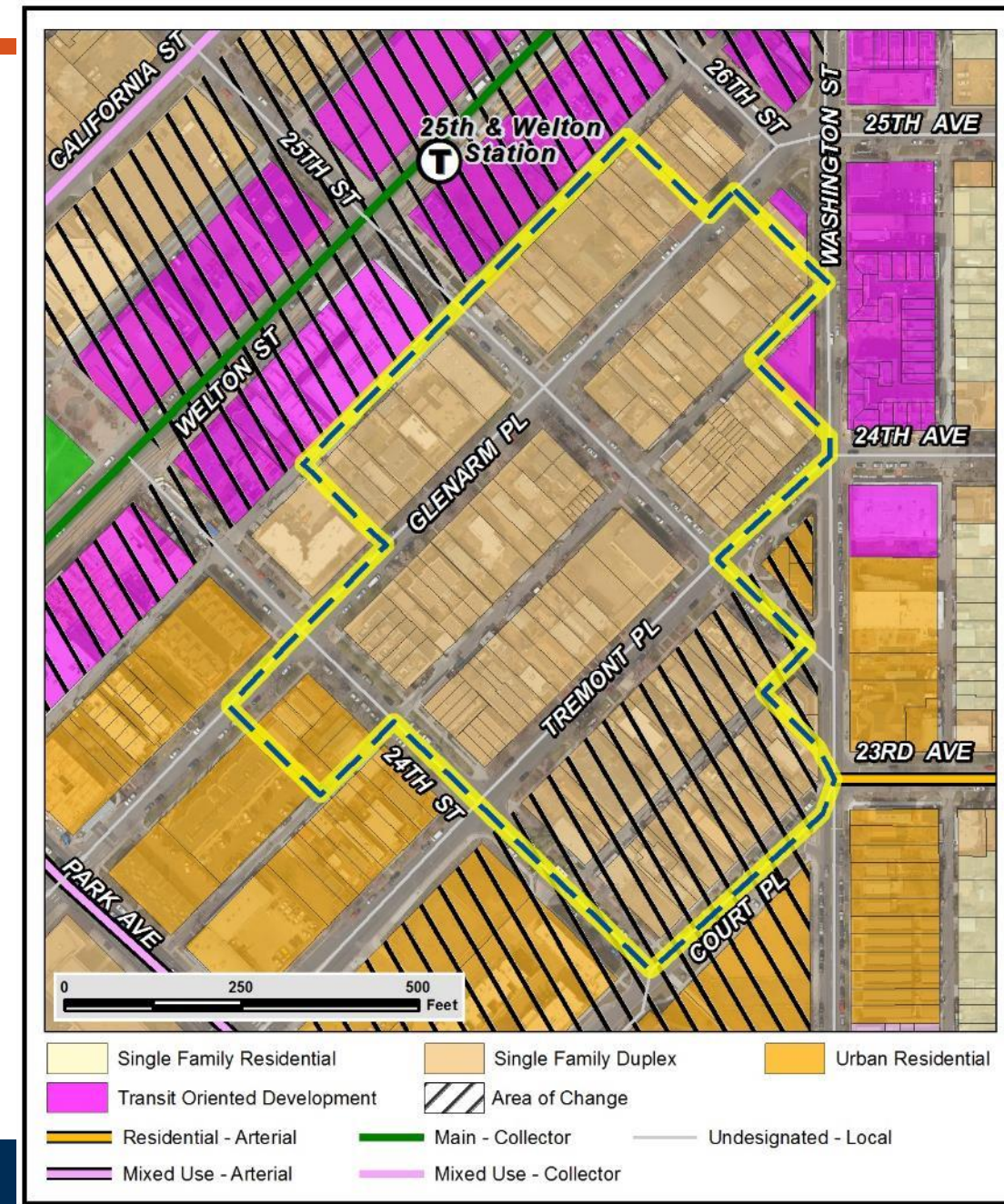
Blueprint Denver (2002)

- Area of Change
 - Accommodate investment and redevelopment
- Area of Stability
 - Promote maintenance of neighborhood character



Blueprint Denver (2002)

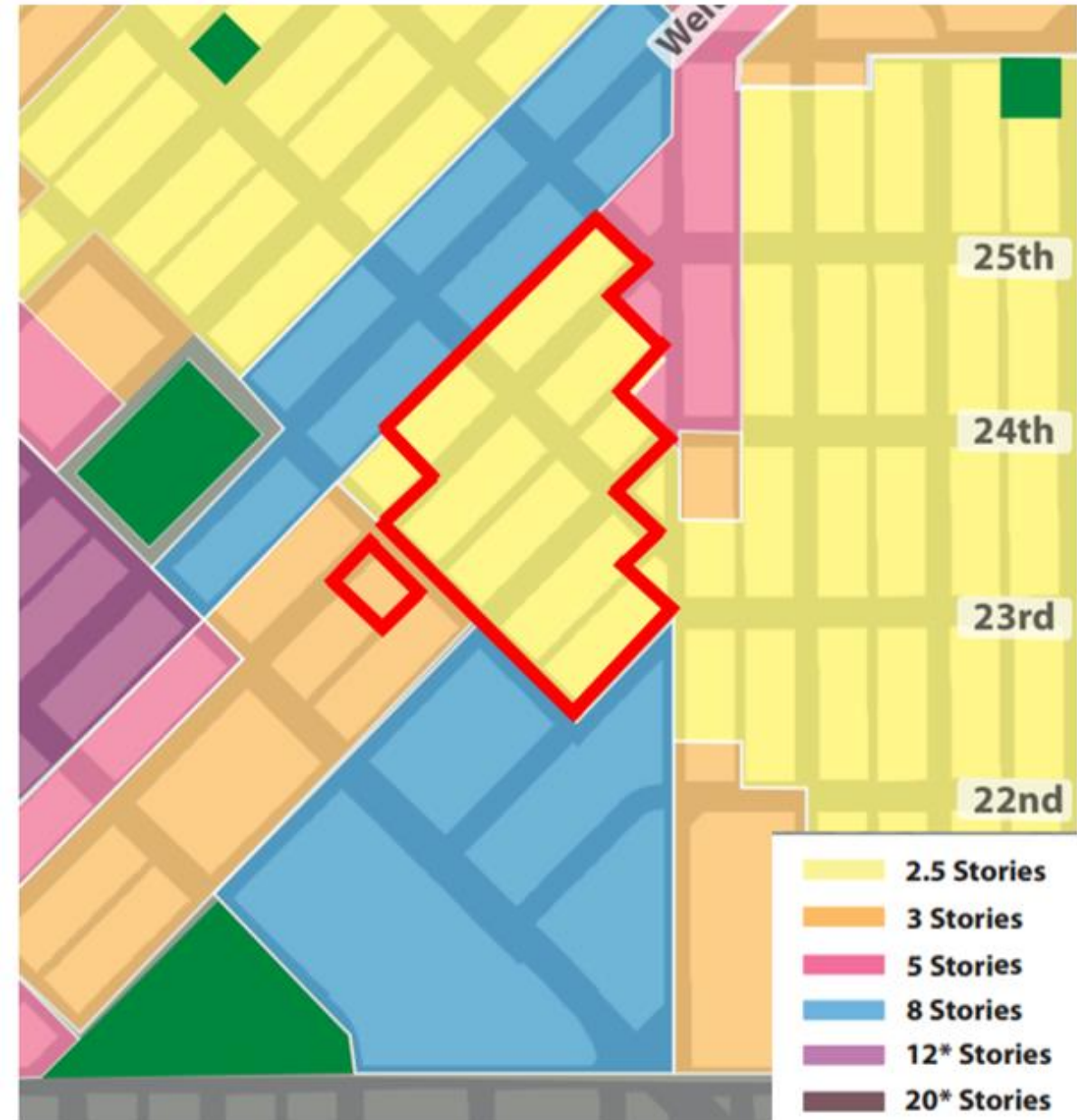
- Single Family Duplex
 - Moderately dense mix of housing types, including single-family houses, duplexes, townhouses and small apartment buildings
- Urban Residential
 - Higher intensity mix of housing types, including historic single-family houses, duplexes, townhouses small multi-family apartments and sometimes high-rise residential structures



Northeast Downtown Neighborhoods Plan (2011)

Concept building height
of 2.5 stories

Concept Building Heights Map



Note: boundaries approximate

Recommended Future Land Use Map

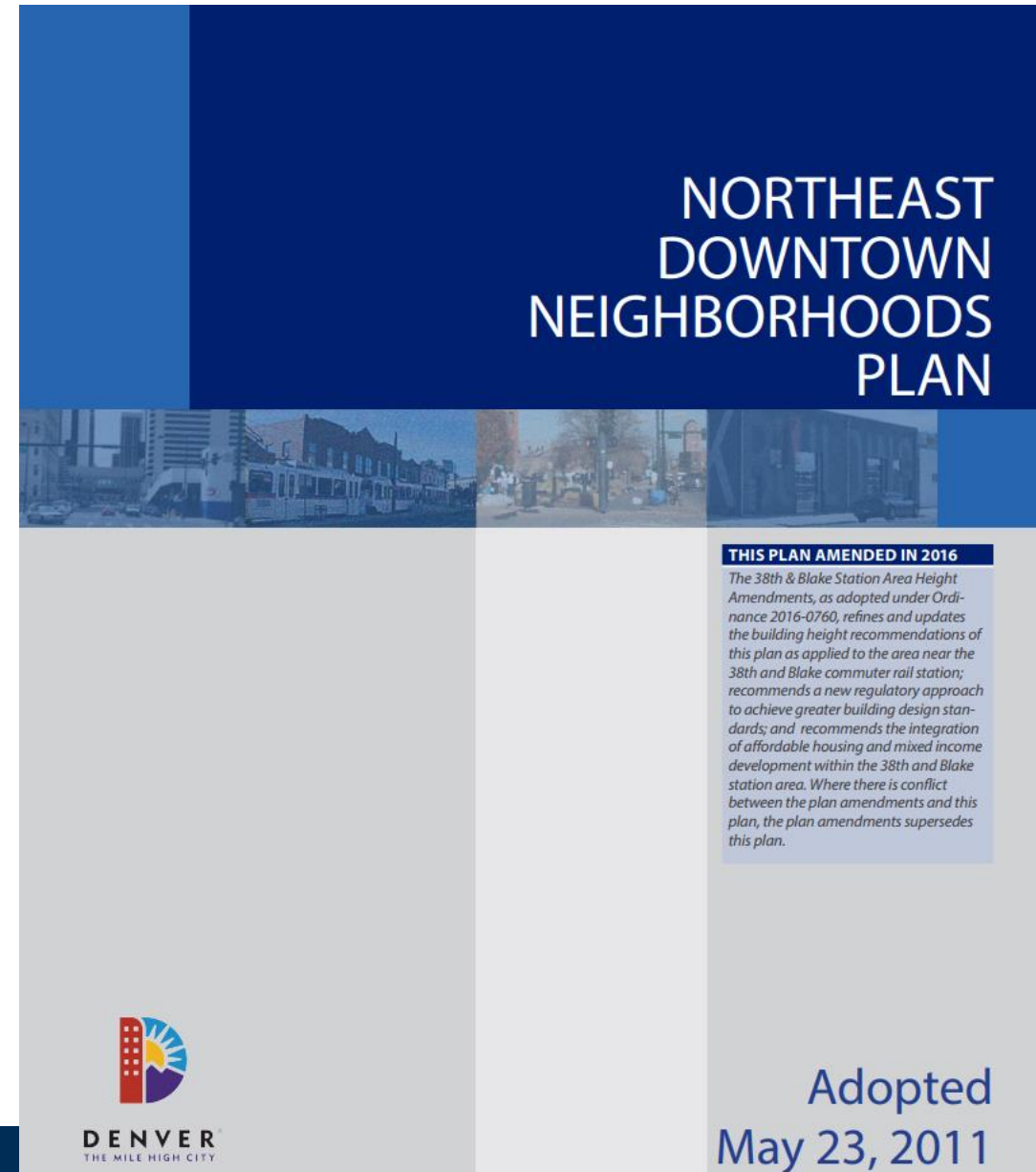
Northeast Downtown Neighborhoods Plan (2011)

- Single Family/Row House
- Urban Residential
- Land use descriptions align with Blueprint Denver (Single Family/Duplex, Urban Residential)



Northeast Downtown Neighborhoods Plan (2011)

- Enterprise Hill: reinforce existing development scale (p. 88)
- Protect neighborhood fabric and maintain character (p. 10)
- Make use of upper story setbacks to minimize massing where appropriate (p. 18)



Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
 - *Request is consistent with a standard zone district*
3. Further Public Health, Safety and Welfare
 - *Implements adopted plans, allows reinvestment while maintaining neighborhood character related to building height and massing*

CPD Recommendation

CPD recommends **approval**, based on finding that all review criteria have been met

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare