



DENVER
THE MILE HIGH CITY

1290-1292 King Street

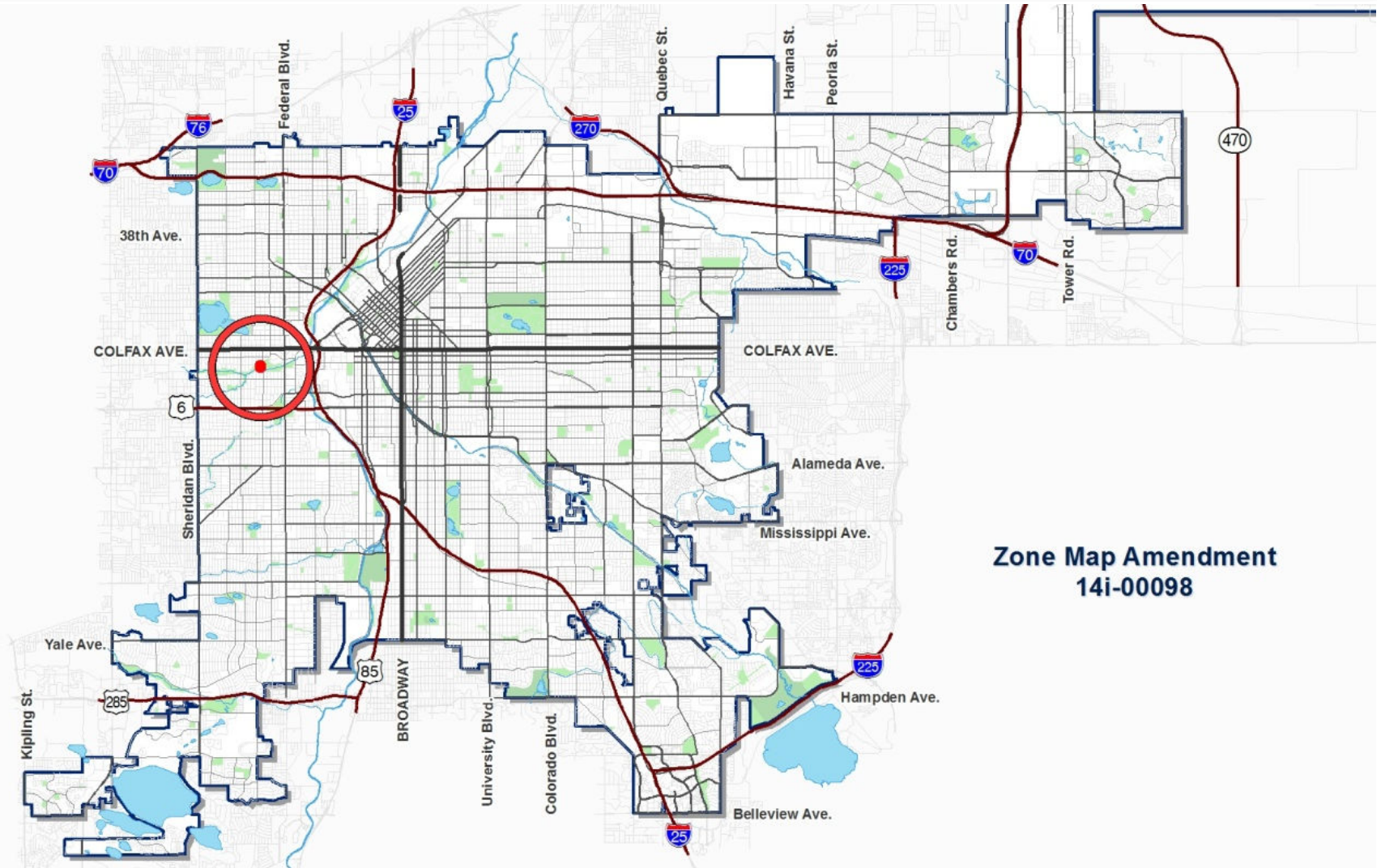
PUD 573 to G-MU-5

FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**



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1290-1292 King Street PUD 573 to G-MU-5

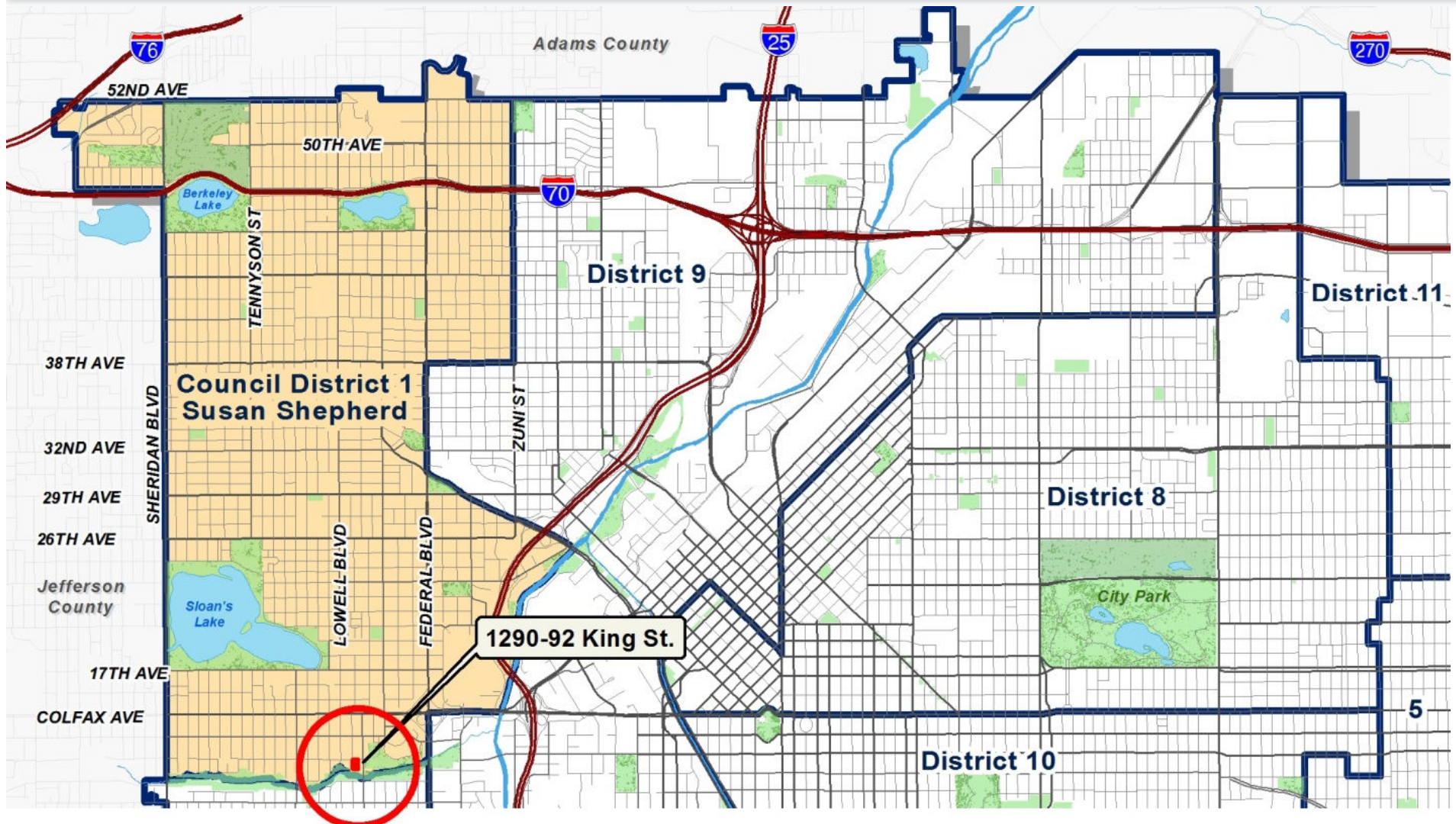


**Zone Map Amendment
14i-00098**



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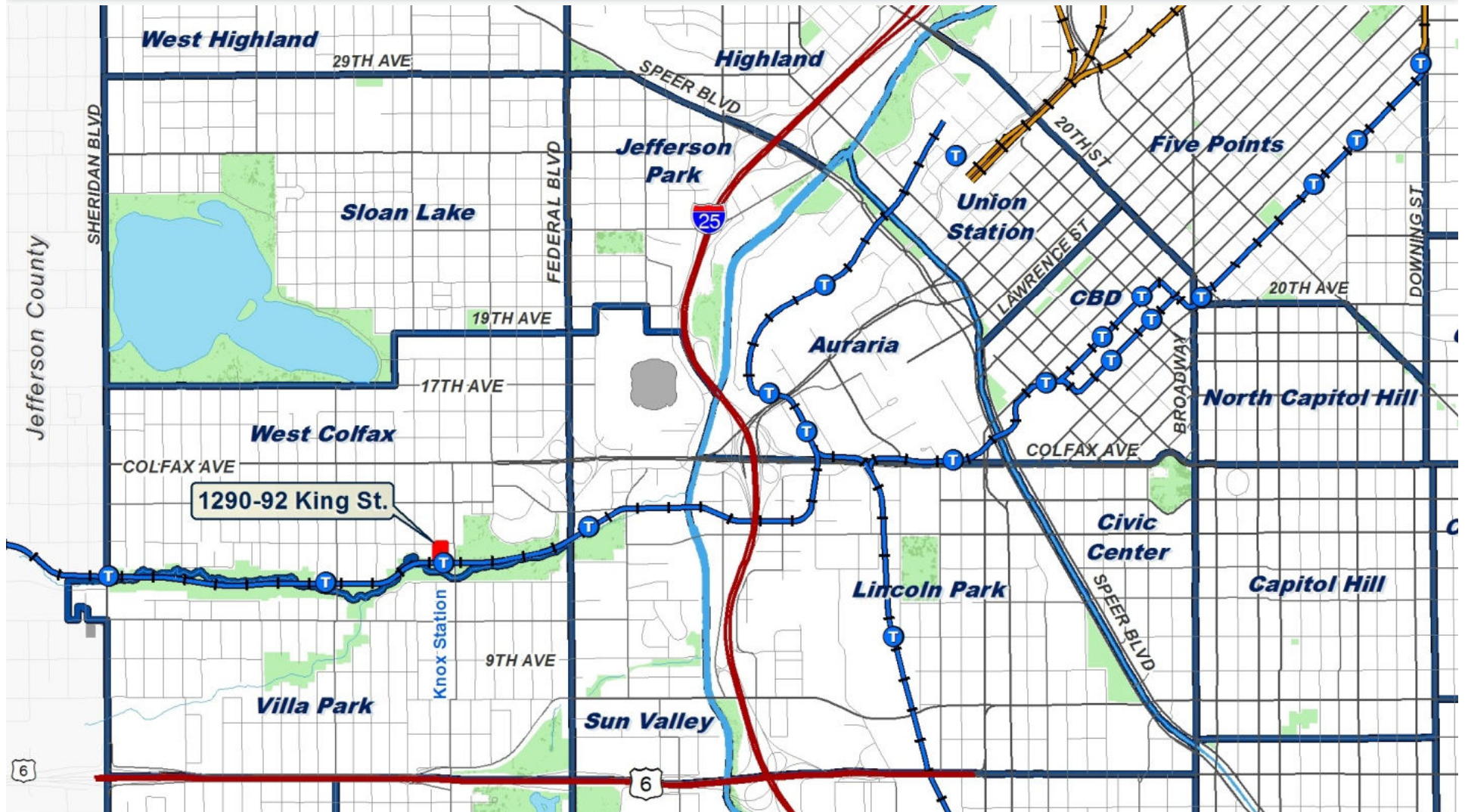
Council District 1





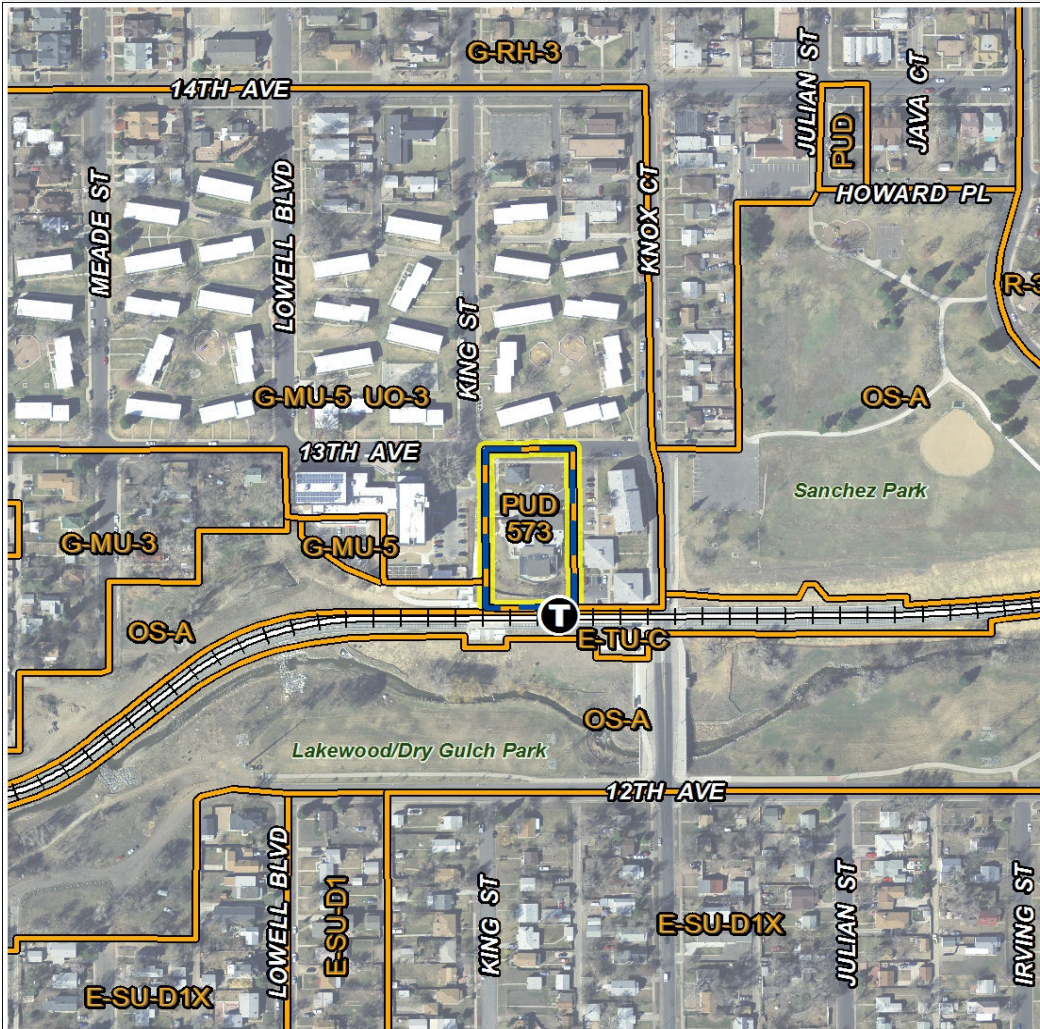
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West Colfax Neighborhood





- Intersection of W 13th and King Street
- Next to Knox Ct LRT Station



- Property:
 - .92 Acres
 - Single story Residential/office building and 3 story Women’s Shelter
- Property Owner:
 - Existing PUD overly restrictive to current conditions
 - Requesting rezoning to allow for redevelopment of site and neighboring site
- Rezone from PUD 573 to G-MU-5

Reminder: Approval of a rezoning is not approval of a proposed specific development

Request: G-MU-5

General Urban Neighborhood Context – Multiple Unit– 5 stories max. ht.

Article 7.0, Division 7.0
7.2.2

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 orientations. 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.

DENVER ZONING CODE
JUNE 25, 2019

[6.1-1]

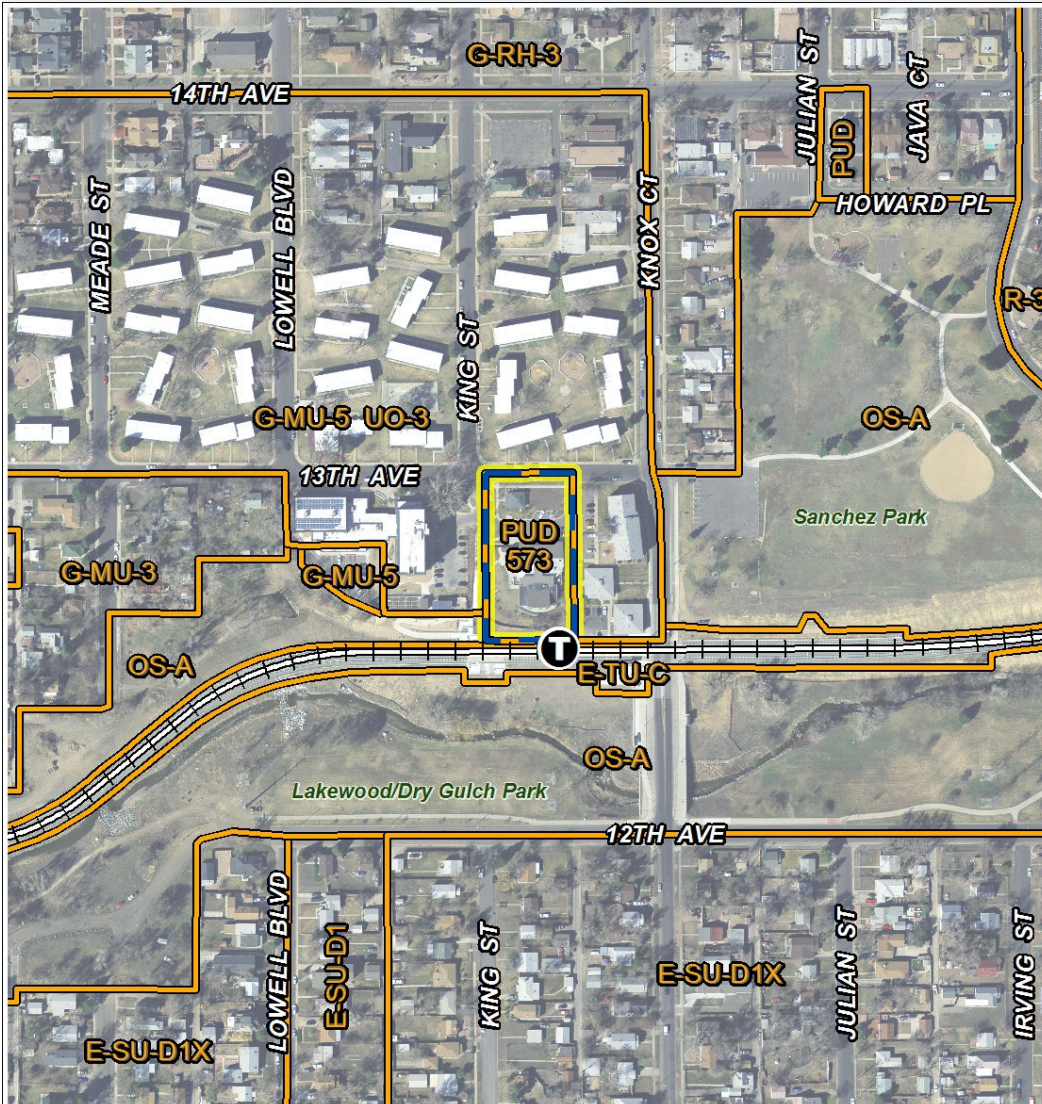




Existing Context

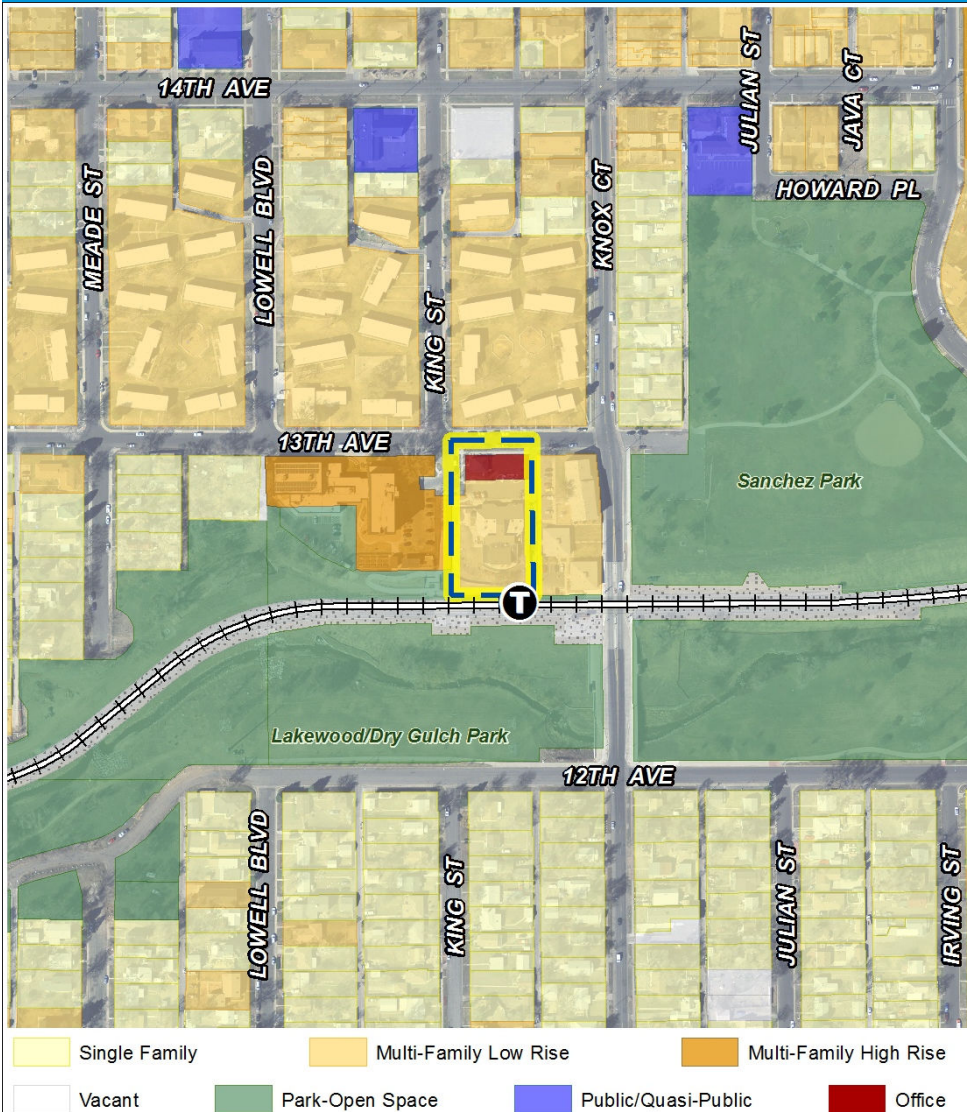
- Zoning
- Land Use
- Building Form/Scale

Existing Context – Zoning



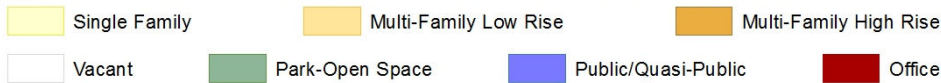
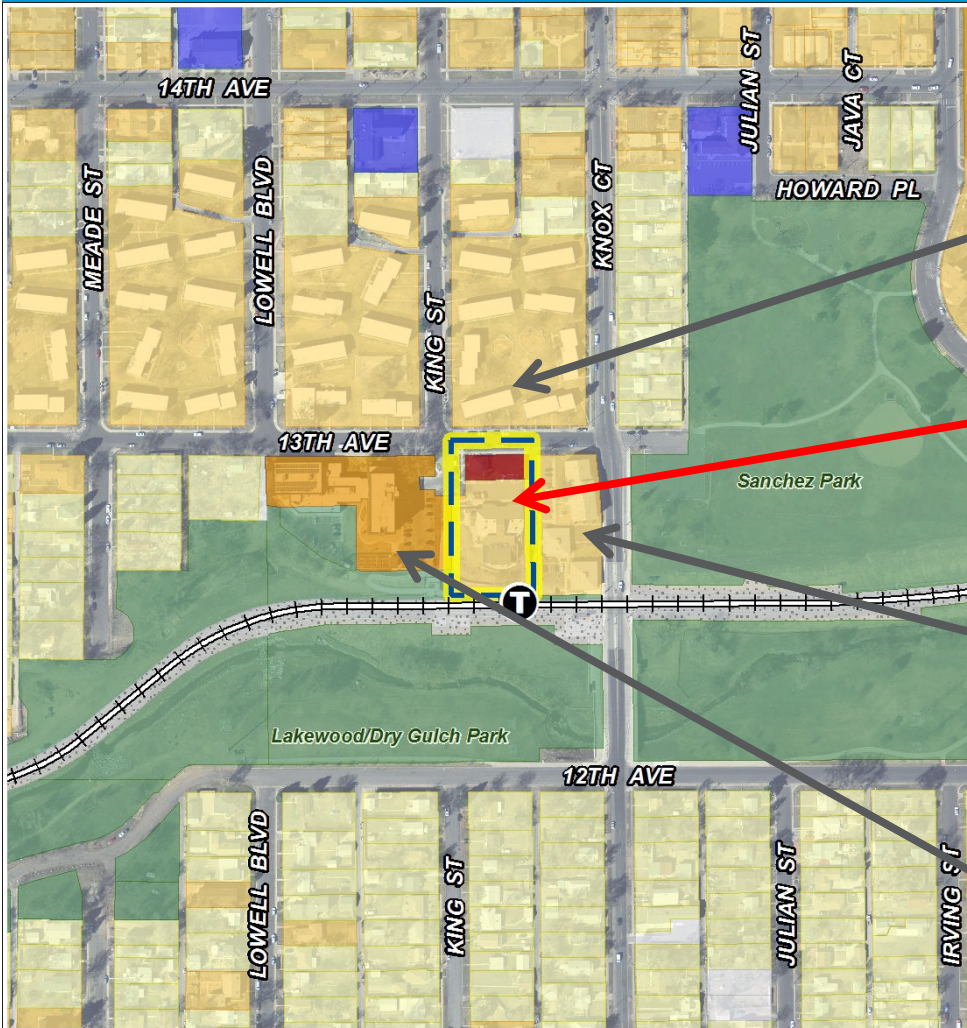
- G-MU- 5,3
- E-TU-C
- OS-A
- UO-3

Existing Context – Land Use



- Primarily residential (SF and MF)
- Open space

Existing Context – Building Form/Scale



- Planning Board (9-0 in favor)
- Neighborhoods and Planning Committee
- City Council
- Public Outreach
 - RNOs
 - West Colfax Association of Neighbors, Sloan's Lake Citizen's Group, INC, Denver Neighborhood Association
 - Letter of Support from WeCAN
 - Letter from SLCG

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

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan (2000)
- Blueprint Denver: A Land Use and Transportation Plan (2002)
- West Colfax Plan(2006)

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: 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**.*

- **Land Use Chapter 1-H:** *“Encourage development of housing that meets the increasingly **diverse** needs of Denver's present and future residents”*



Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000.

- **Land Use Chapter, Strategy 3-B -**
*Encourage quality **infill development** that is consistent with the character of the surrounding neighborhood...*
- **Land Use Chapter, Strategy 4-A -**
*Encourage mixed-use, **transit-oriented development** that makes effective use of existing transportation infrastructure, **supports transit stations**, increases transit patronage, reduces impact on the environment, and encourages vibrant urban centers and neighborhoods*

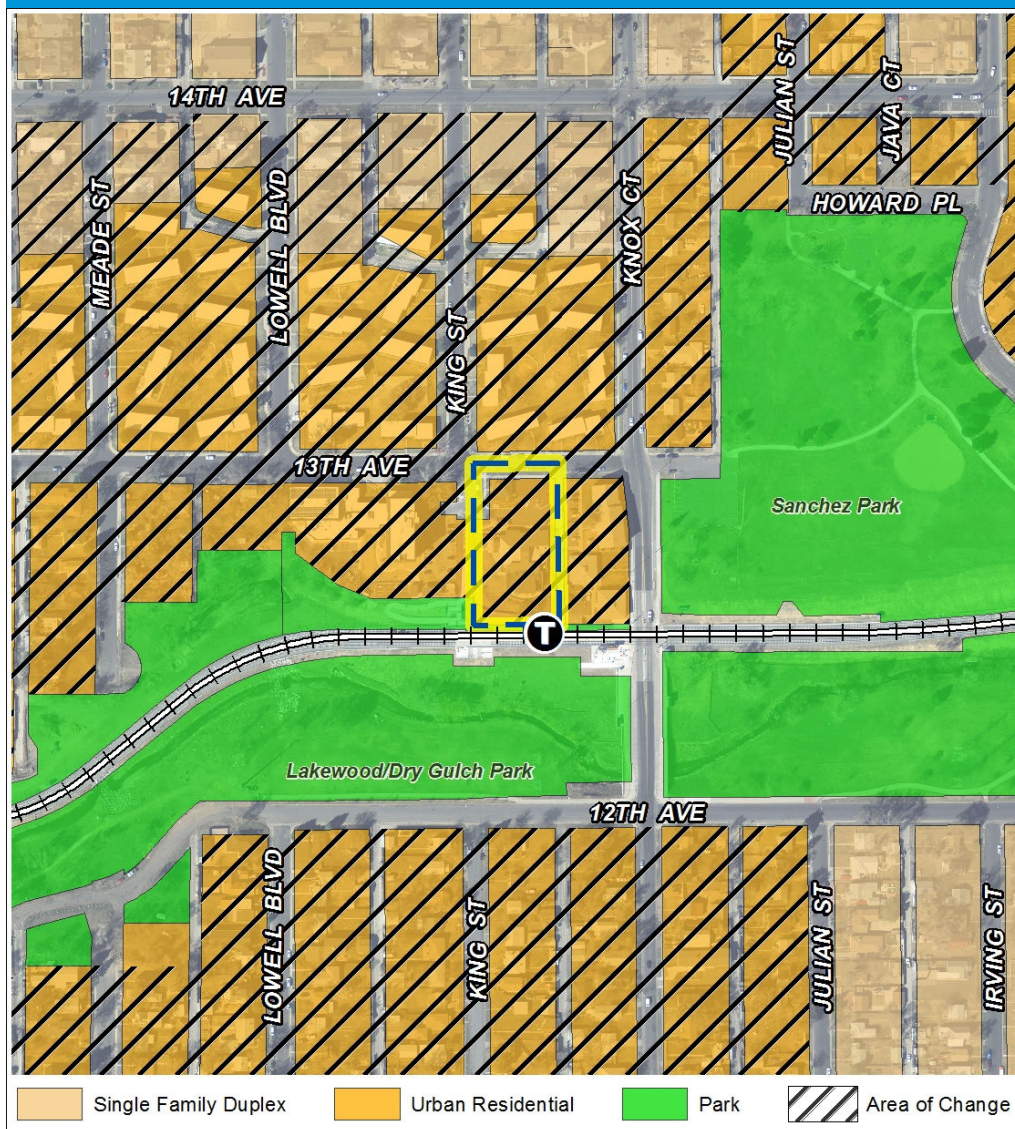


Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

- **Mobility Chapter, Strategy 5-D** - *Determine the potential for **transit-oriented development** at public transit stations, and encourage such opportunities whenever possible*
- **Housing Chapter, Strategy 6-B** - *Continue to support **mixed-income housing** development that includes affordable rental and for purchase housing for lower-income, entry-level and service employees, especially in Downtown and **along transit lines***
- **Housing Chapter, Strategy 6-E** - *Identify and capitalize on opportunities to develop **housing along transit***

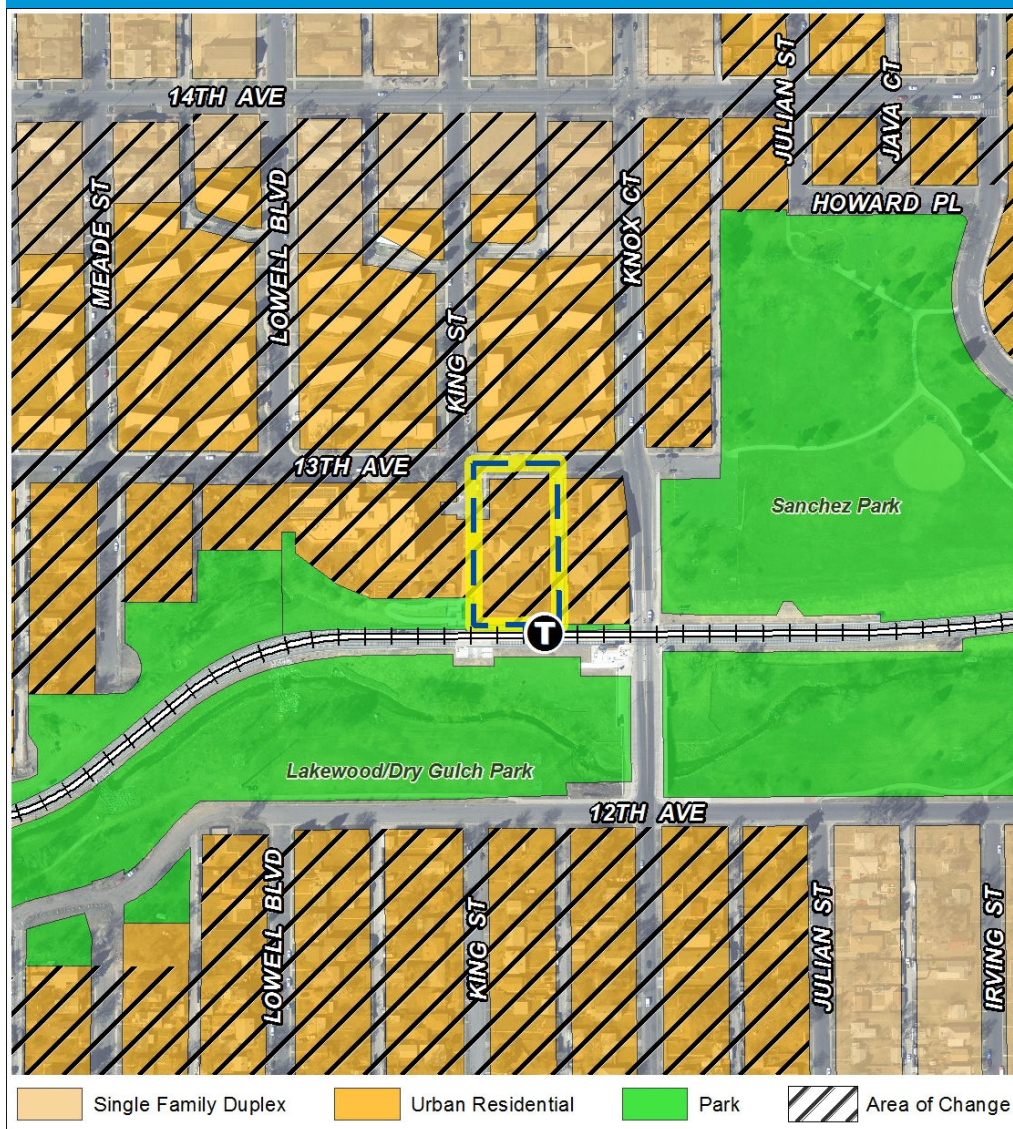
Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Land Use Concept:
 - Urban Residential
 - higher density and primarily residential
 - mid- to high-rise structures
 - a mixture of housing types
- Area of Change
 - channel growth
 - improve access to jobs, housing and services with fewer and shorter auto trips
- Application is consistent with Blueprint Denver land

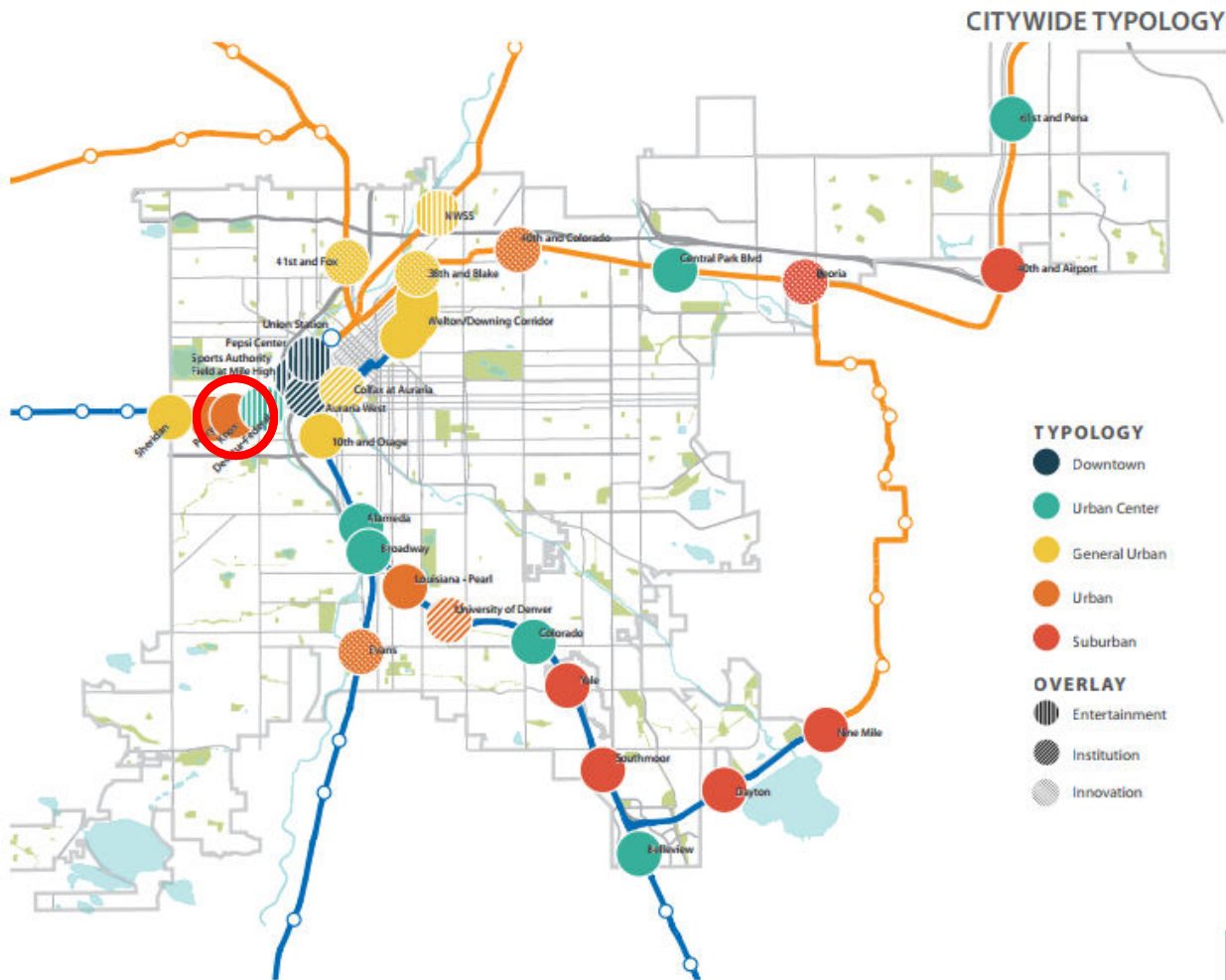
Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Future Street Classification:
 - Knox Ct: Residential Collector
 - designed to provide a greater balance between mobility and land access
 - strikes a balance between various transportation choices and land access
 - 13th Ave and King St – Undesignated Local

TOD Strategic Plan: TOD Typology

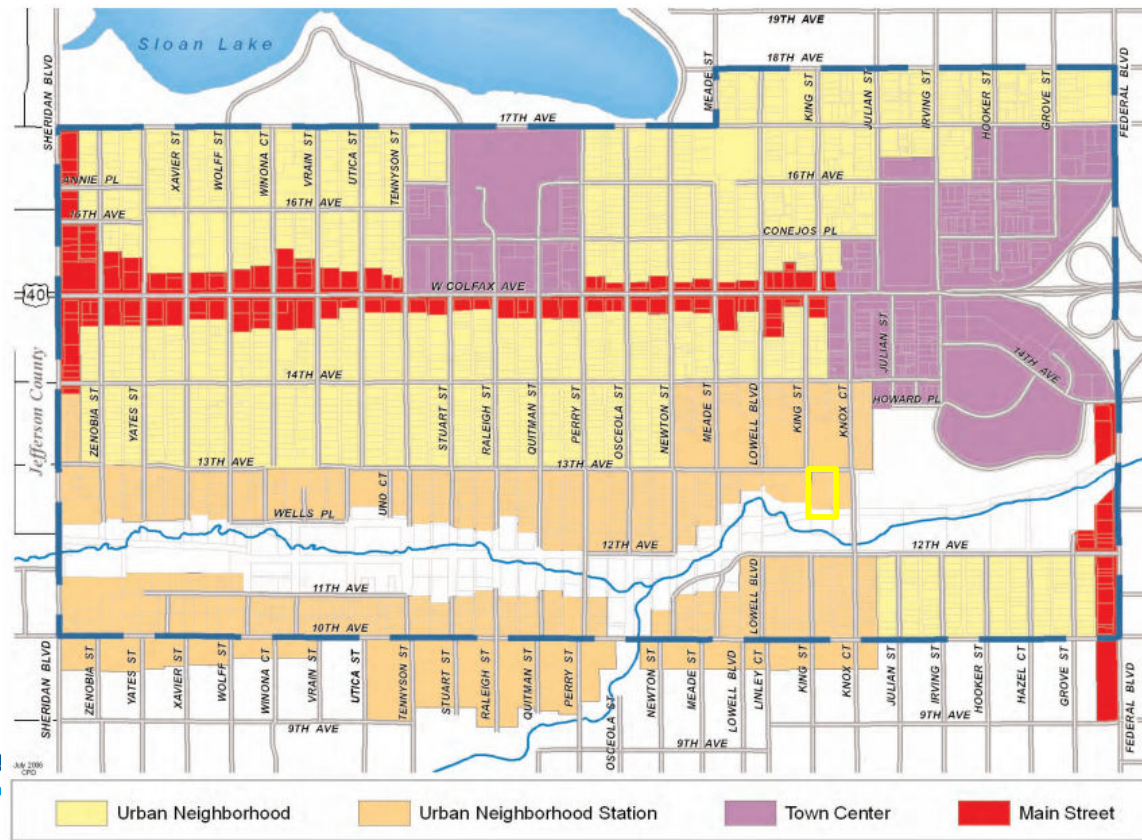


- “Urban” TOD Typology
 - Some mid-rise at nodes or along arterials
 - Small-scale multifamily residential
 - Consistent, moderate setbacks
 - Balance of pedestrian/ bike/vehicle use

Review Criteria: Consistency with Adopted Plans

- West Colfax Neighborhood Plan (2005)

► Future Land Use Concept





Review Criteria: Consistency with Adopted Plans

- West Colfax Neighborhood Plan (2006)
 - **Urban Neighborhood Station District**
 - Variable, compact, and **dense** development pattern
 - Typical building scale is prescribed to be **1-5 stories** with single-family and **multifamily residential uses**.
 - Development happens as infill on vacant parcels or **redevelopment of** underutilized parcels or **dated and declining properties**.
 - Some more significant and welcome redevelopment may occur, **adding small and medium scale apartments or condominium buildings in close proximity to the station areas**

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
 - CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver, and West Colfax 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

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**
 - 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
 - Area of Change Plan direction
 - Adoption of West Colfax Plan
 - Opening of West Rail Line
 - Increased development activity along transit corridors
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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
 - Multi-unit and residential uses in a variety of building forms.
 - Regular pattern of block shapes surrounded by an orthogonal street grid
 - Residential buildings typically have consistent, shallow to moderate front setbacks
 - Moderate to high residential buildings
 - Balance of pedestrian, bicycle and vehicle reliance with greater access to the multi-modal transportation system.

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
 - promote and protect higher density residential neighborhoods
 - promote safe, active, pedestrian-scaled residential areas
 - G-MU-5 is a multi unit district allowing variety of residential building forms.

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