



3401 W 29th Ave. and 2945 N. Julian St.

2022I-00178

Request: U-SU-B to U-MX-2x

City Council: April 3, 2023

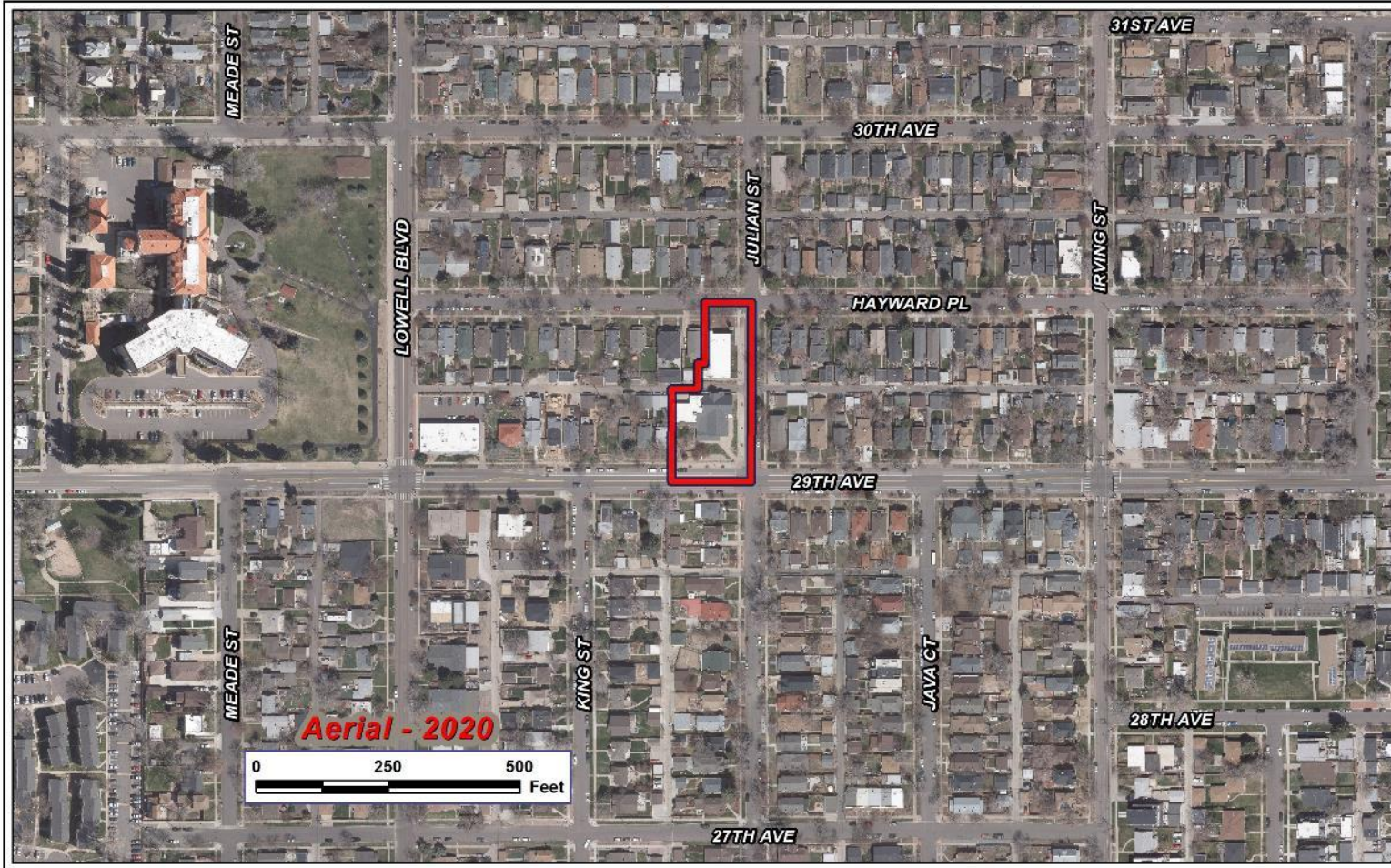
Presenter: Fran Peñafiel

Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request to Rezone from U-SU-B to U-MX-2x



Subject Site

- Approx. 23,671 sq.ft.
- U-SU-B

Proposal

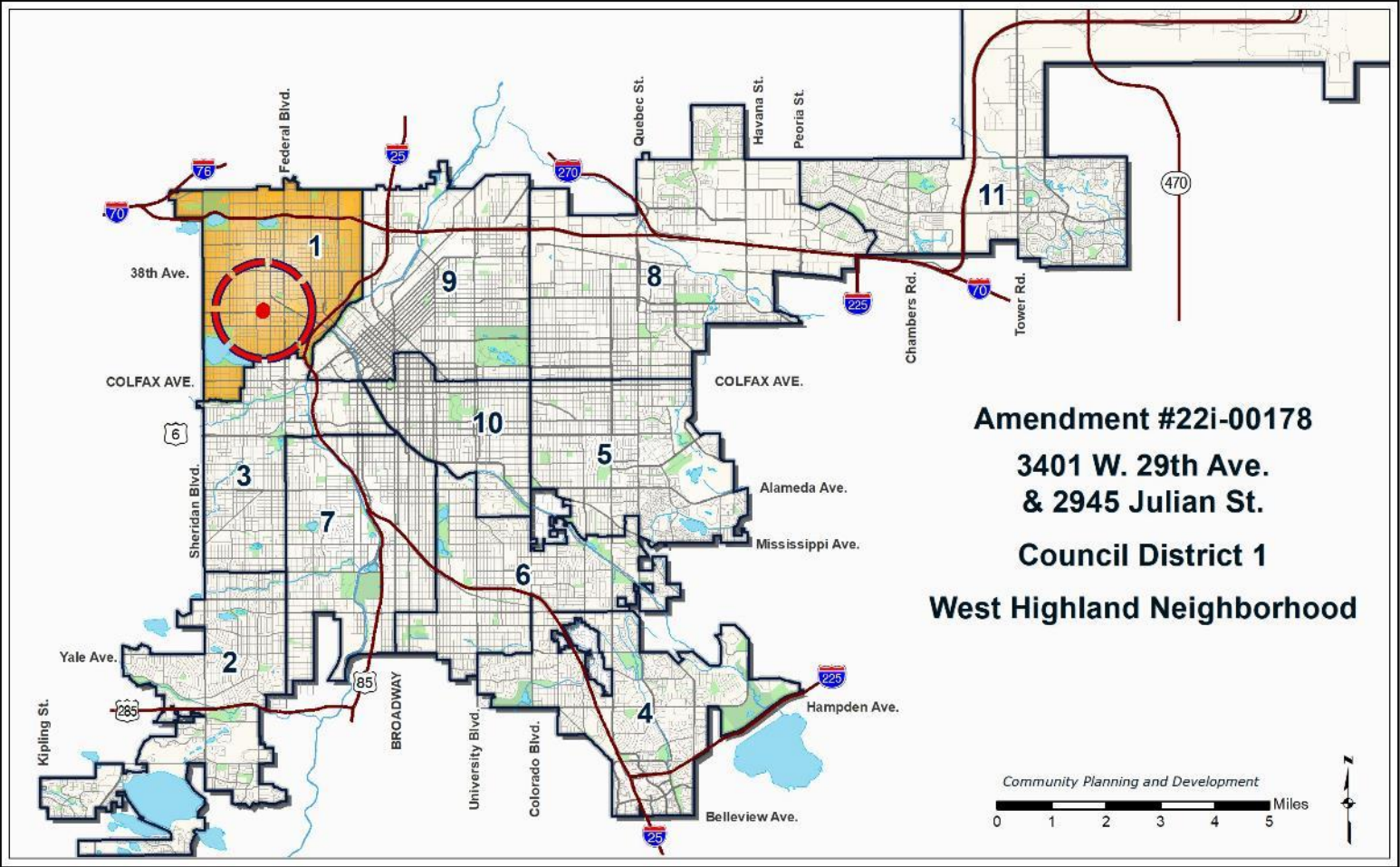
- Designed for small sites embedded within neighborhoods
- Low intensity uses
- Max. building height 2 stories

Agenda

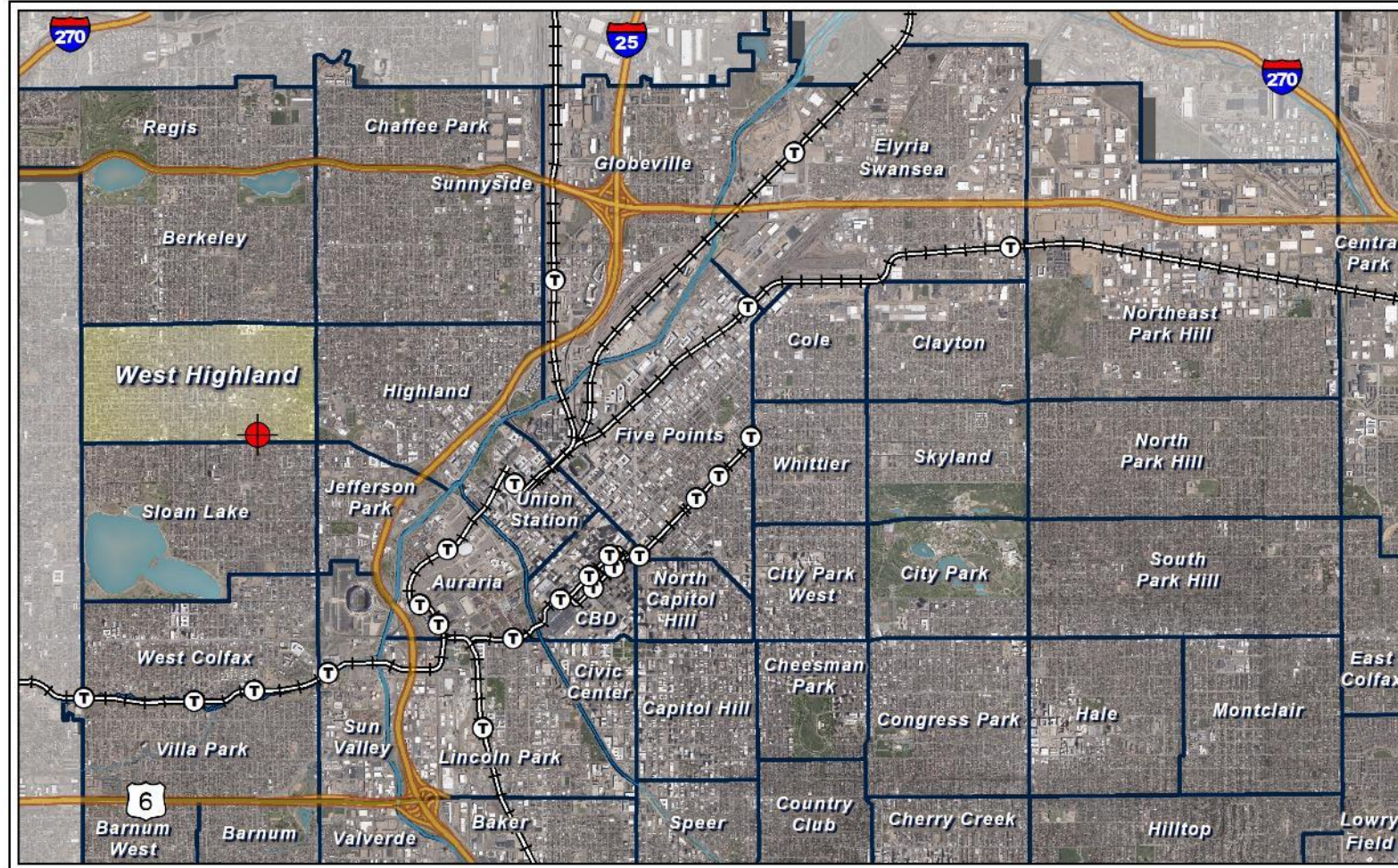
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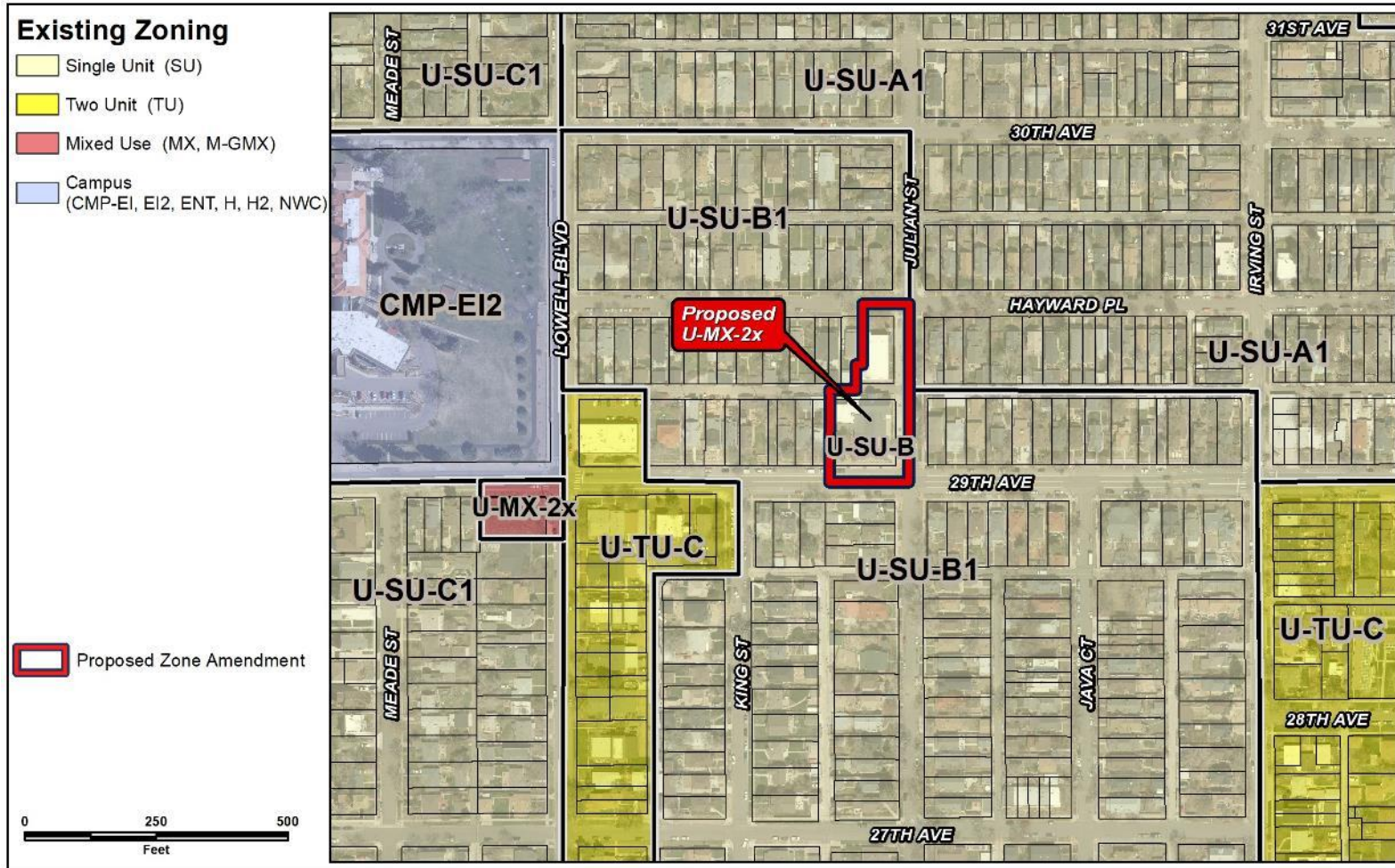
Council District 1 (Amanda Sandoval)



West Highland Neighborhood



Existing Zoning

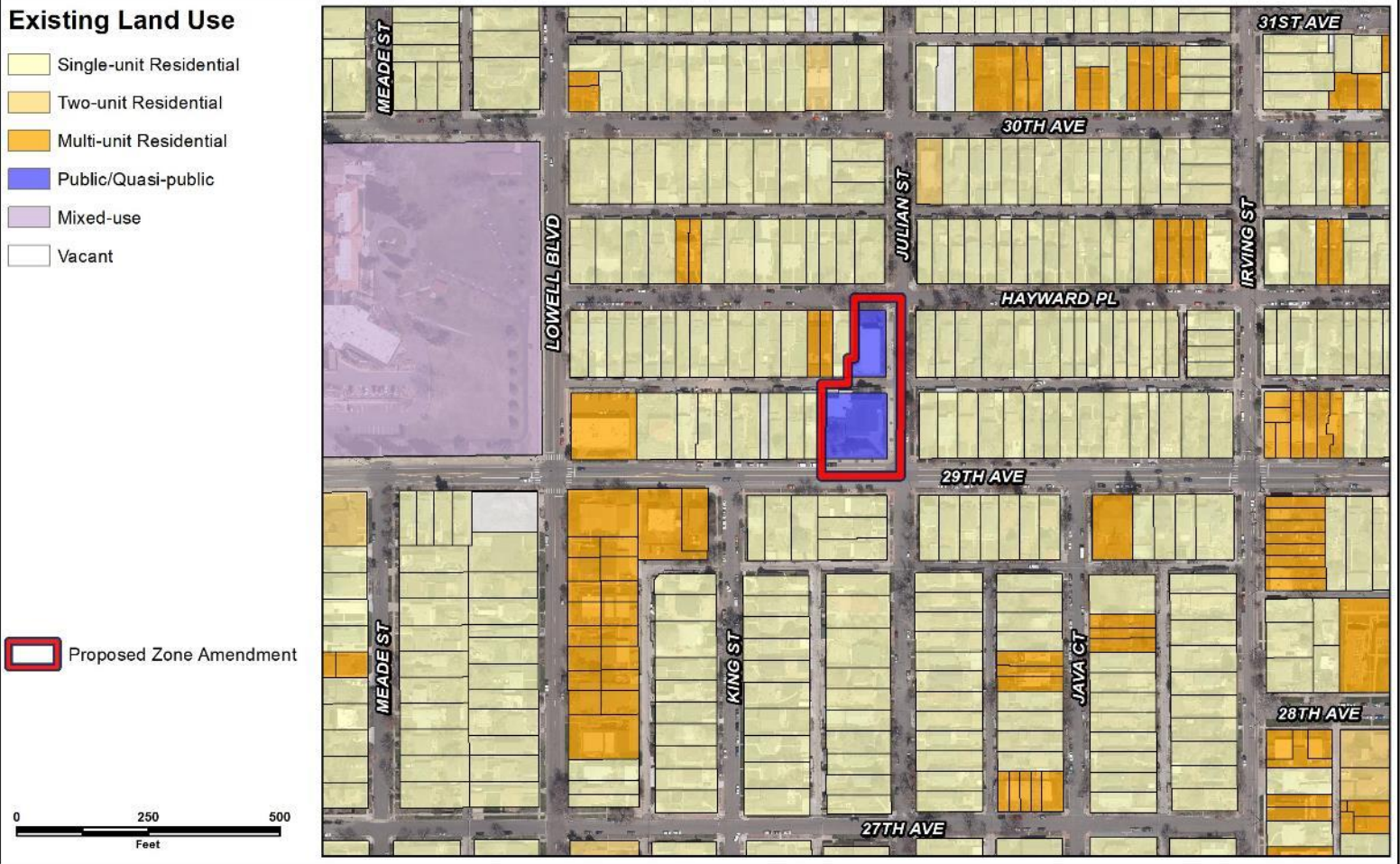


Current Zoning: U-SU-B

Surrounding Zoning:

- U-SU-B1
- U-SU-A1
- U-TU-C

Existing Land Use



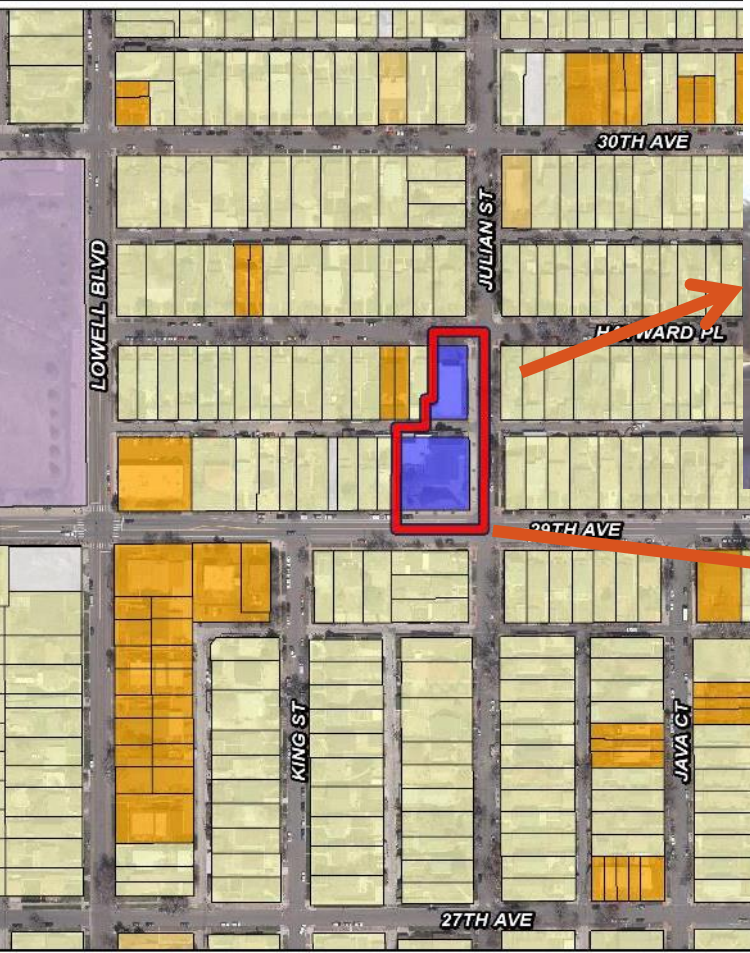
Land Use:
Public Quasi public

- Surrounding Land Uses:**
- Single-Unit Residential
 - Multi-Unit Residential
 - Two-Unit Residential

Historic District



Existing Building Form/Scale



Existing Building Form/Scale



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Process

- Informational Notice: 12/06/2022
- Planning Board Notice: 1/17/23
- Planning Board Public Hearing: 2/1/23
- **Planning Board Recommended Approval Unanimously**
- LUTI Committee: 2/14/23
- City Council Public Hearing: **4/3/23**

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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 2040*
- *Blueprint Denver (2019)*

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Comprehensive Plan 2040

Strong and Authentic Neighborhoods

- Build a network of well-connected, vibrant, mixed-use centers and corridors
- Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities



Climate

- Promote infill development where infrastructure and services are already in place



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Blueprint Denver 2019



Urban Future Neighborhood Context

- Development should be sensitive to the existing neighborhood character
- Mix of uses, with good street activation and connectivity.

Blueprint Denver 2019



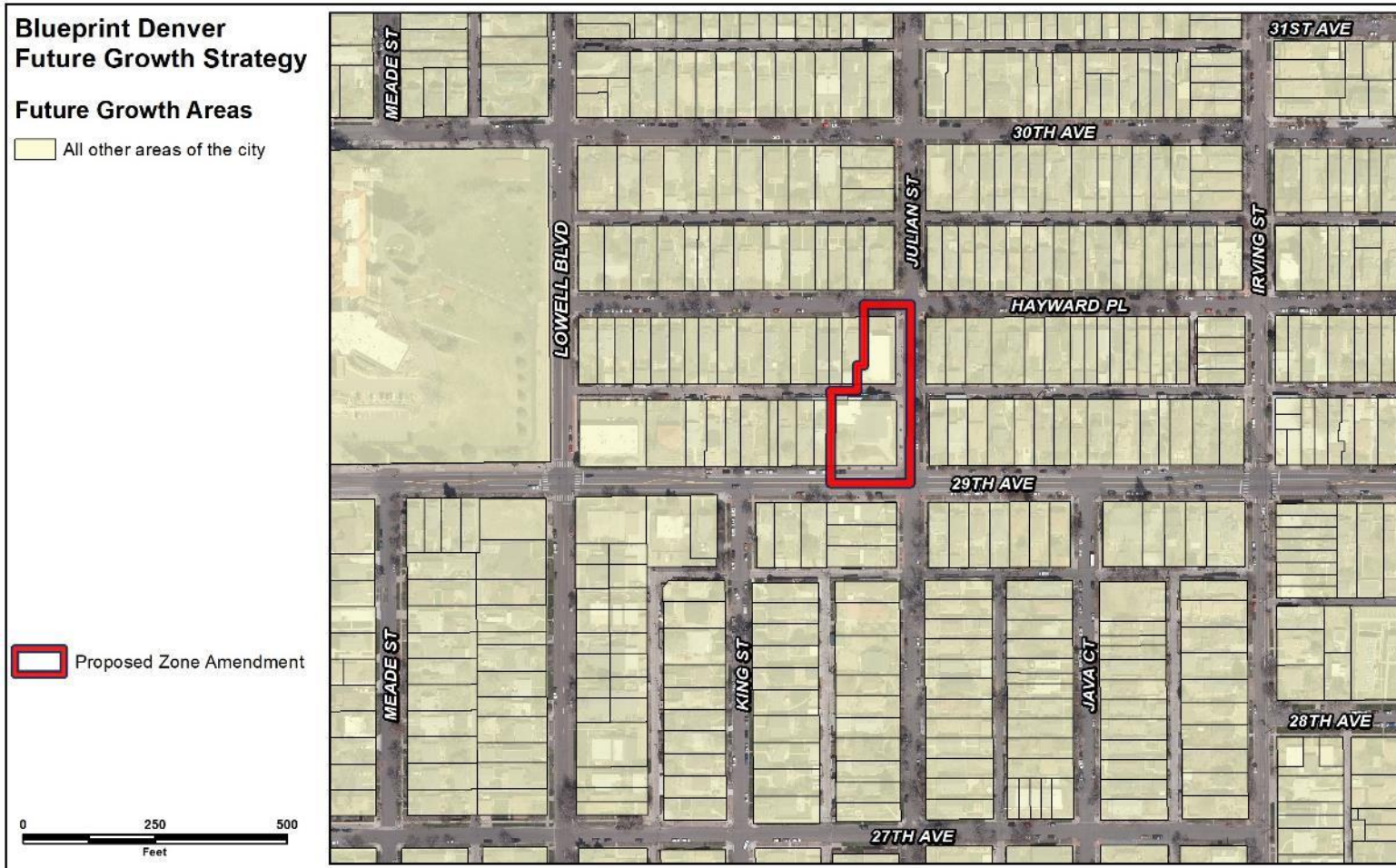
Future Place – Low Residential

- Limited mixed-use along arterial as well as where commercial uses have been already established.
- Vacant institutional uses on corners may be appropriate locations to introduce additional residential intensity.

Future Street Type

W 29th Avenue – Residential Arterial
Julian St. – Local or Undesignated

Blueprint Denver



Growth Areas Strategy: All other areas of the city

- 10% jobs by 2040
- 20% housing by 2040

Blueprint Denver

- Land Use and Built Form: General Policy 6 “Implement zoning code revisions to facilitate compatible redevelopment of institutional sites within neighborhoods”
 - Strategy C – “Until a citywide approach is implemented, individual rezonings of these sites may be an opportunity for more intense residential uses or limited neighborhood services to be provided if done in a way that minimizes impacts to surrounding character”

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CPD Recommendation

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

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