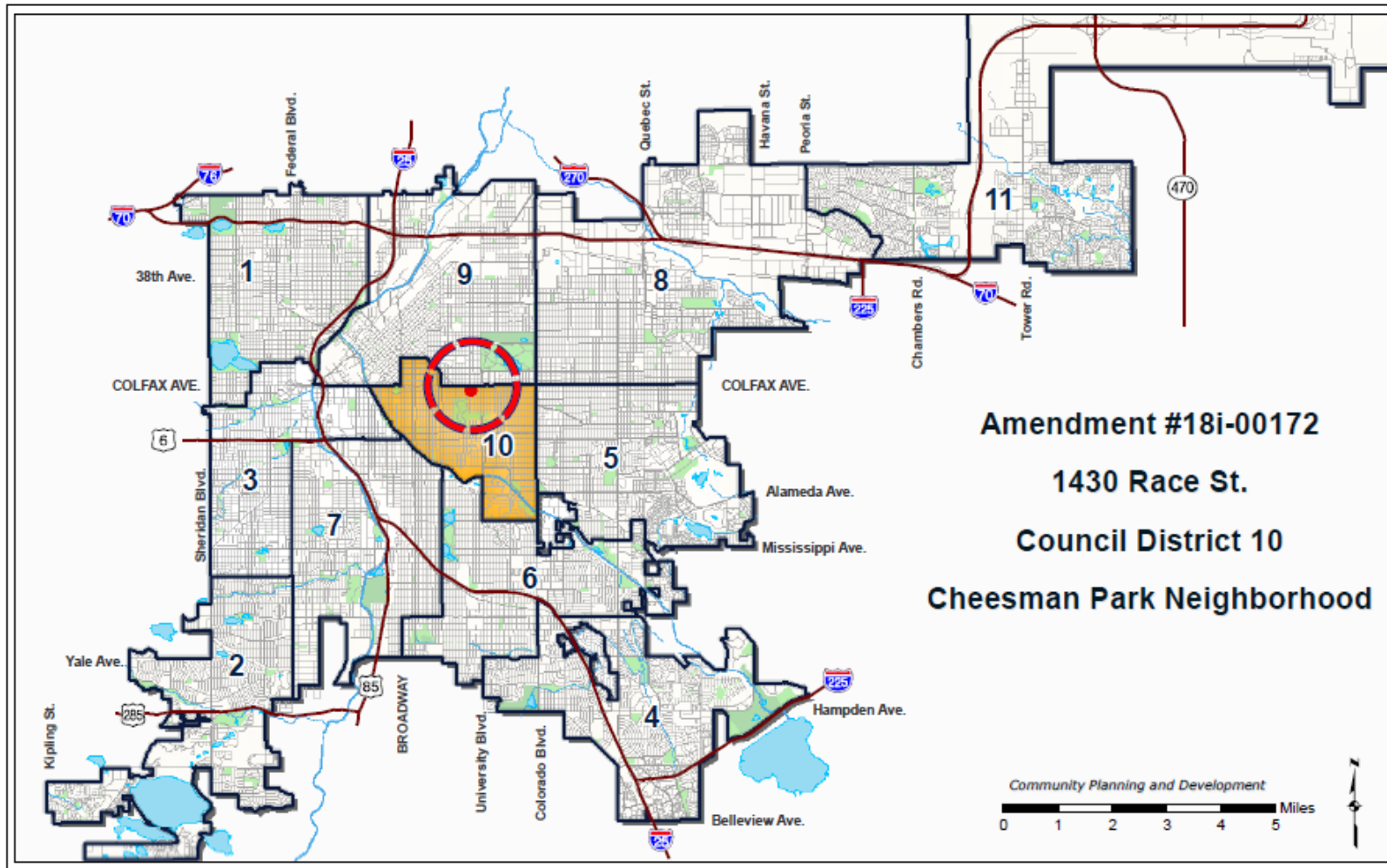




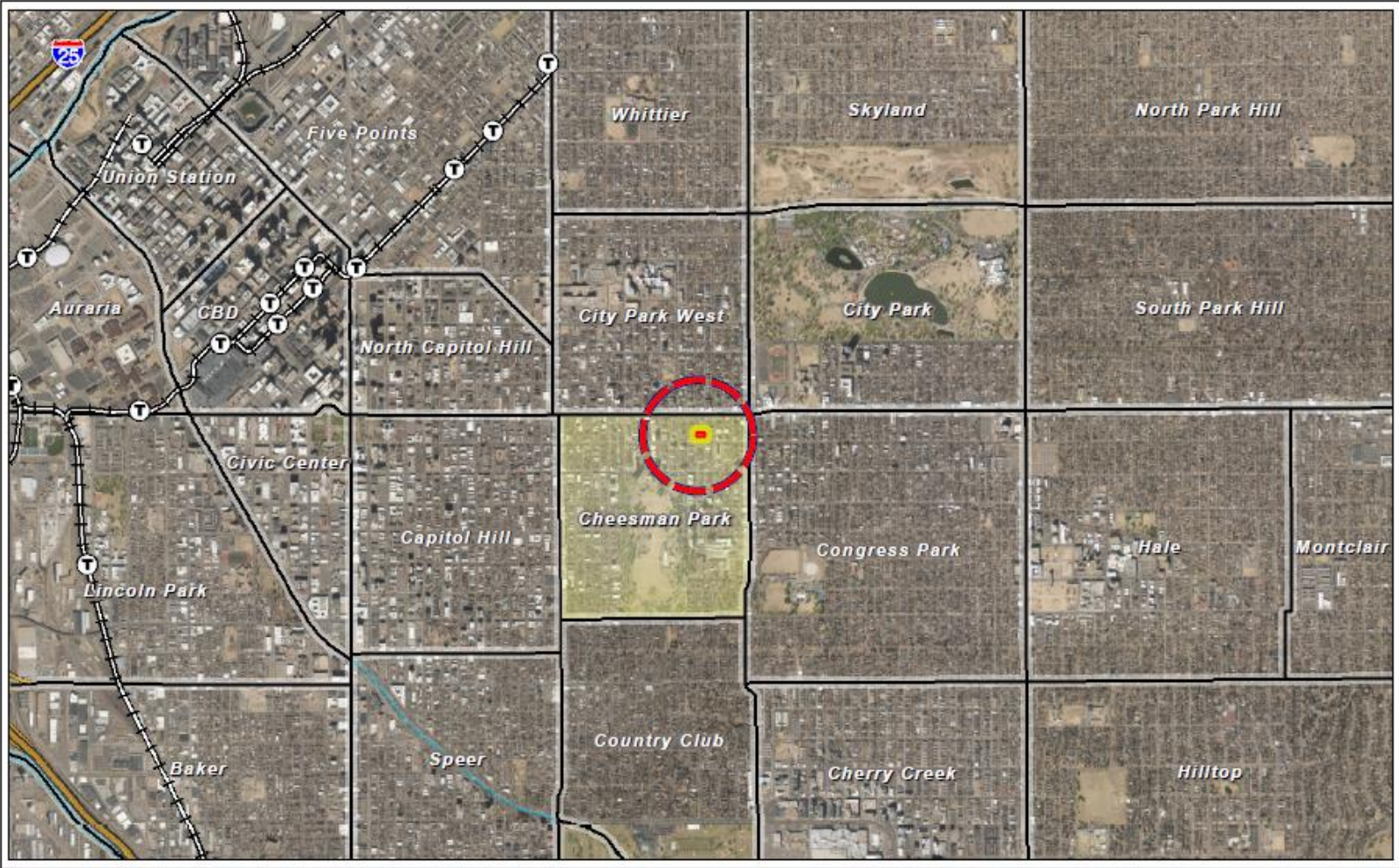
Official Map Amendment

#2018I-00172 rezoning 1430 N. Race Street from PUD
554 to G-RX-3

Council District 10



Cheesman Park Neighborhood

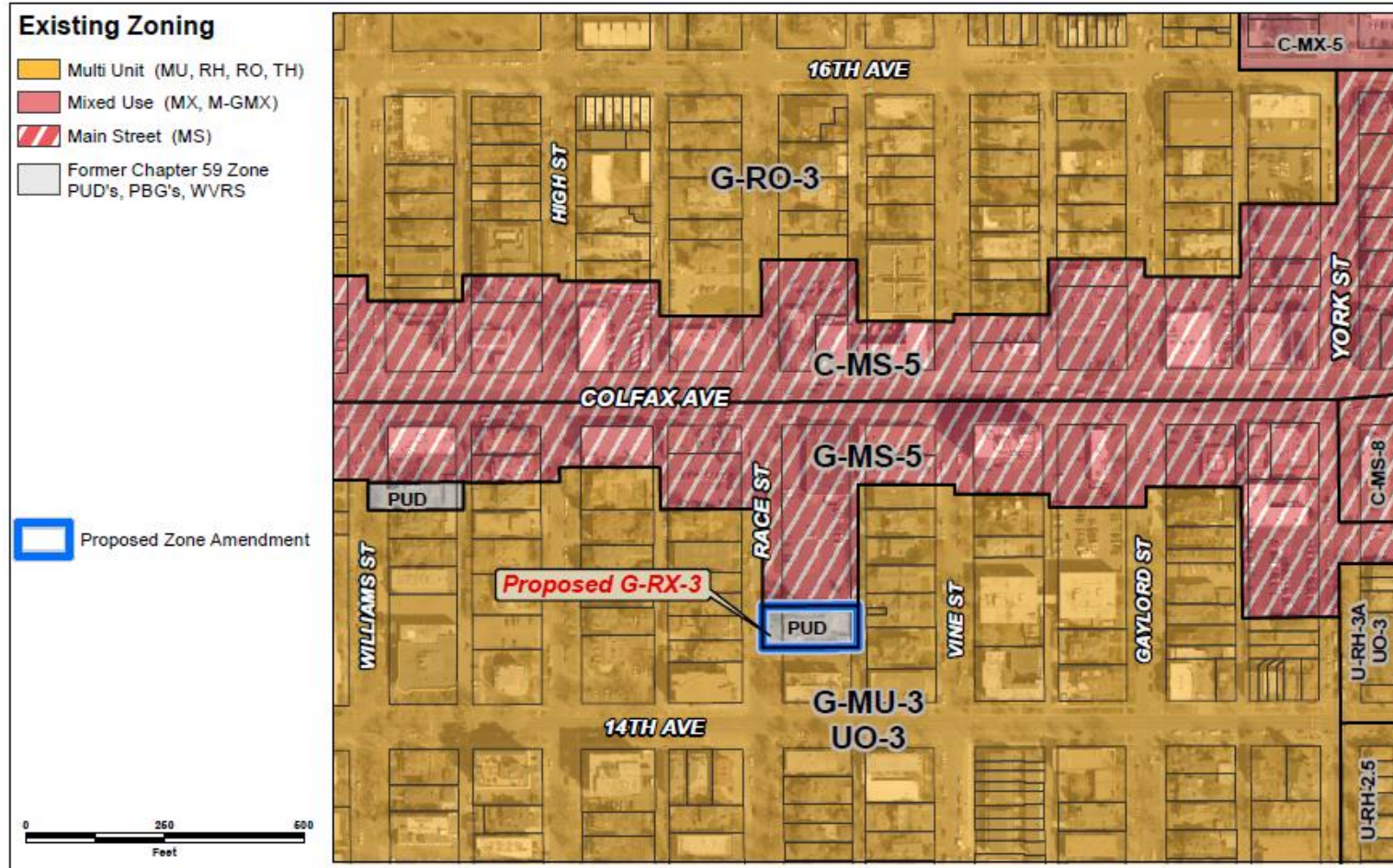


Request G-RX-3



- Subject Property:
 - 9,371 square feet
 - Mixed Use building – Bed and Breakfast
- Proposal:
 - Rezone from PUD 554 to G-RX-3

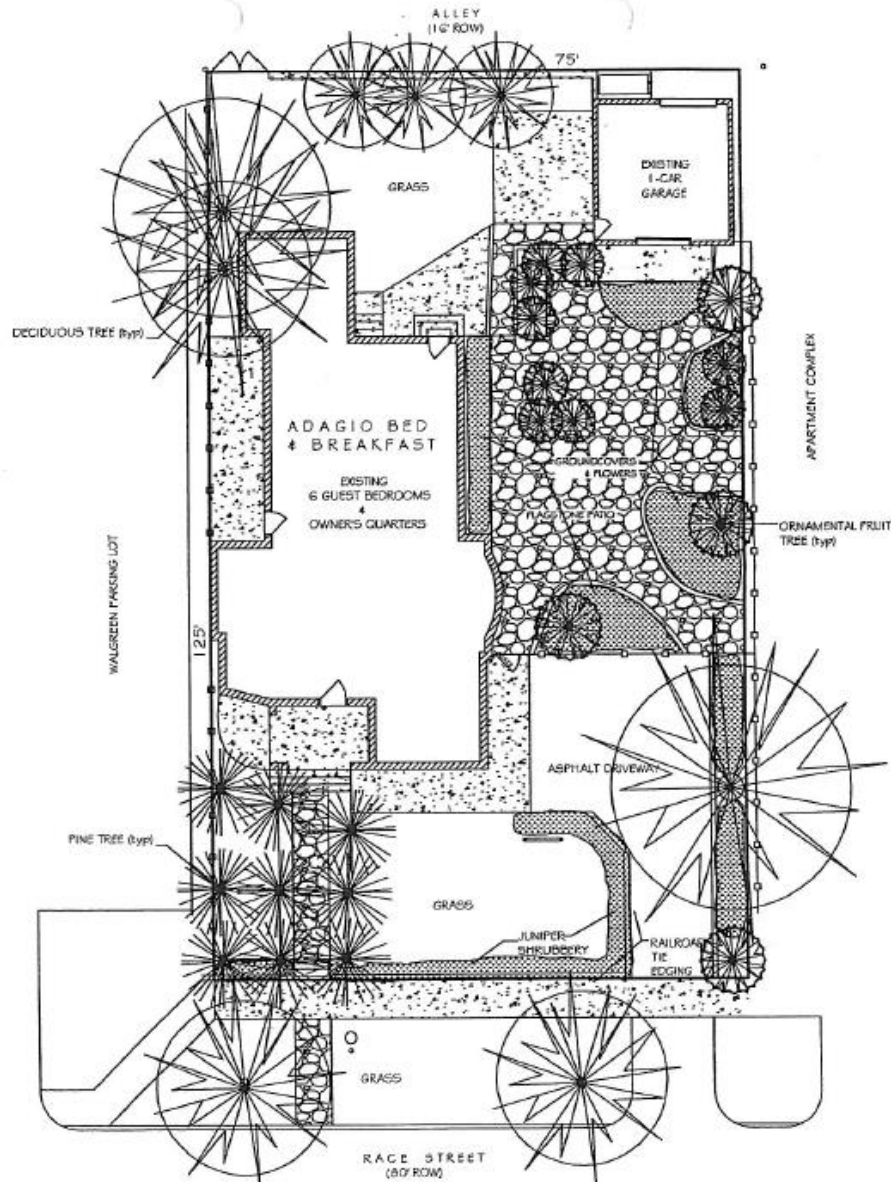
Existing Context: Zoning



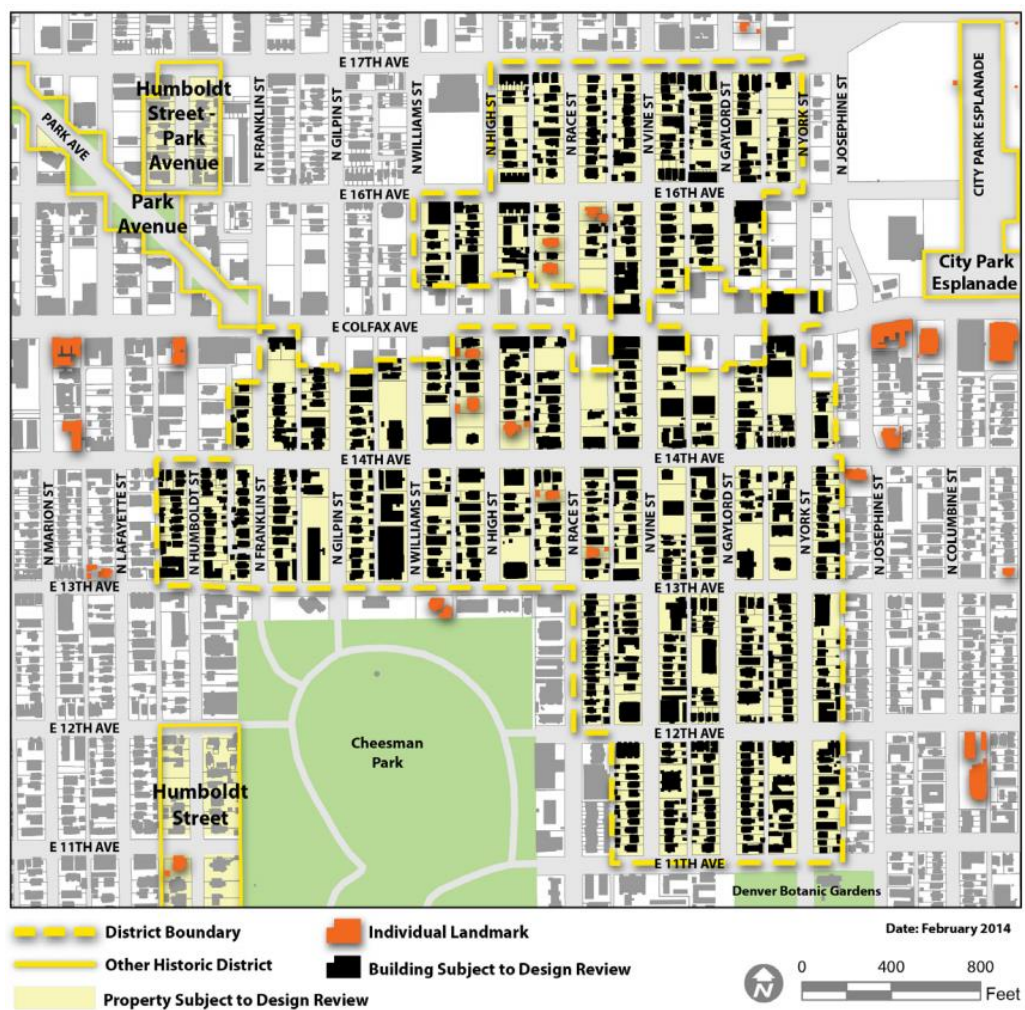
- Subject site: PUD 554
- South, East & West – G-MU-3, UO-3
- North – G-MS-5

Existing Context: Zoning

- Allows bed and breakfast, R-3, or on-site catering meals and meeting room uses
- Maximum FAR 0.64:1.
- Buildings are allowed up to 3 stories and up to 46 feet.



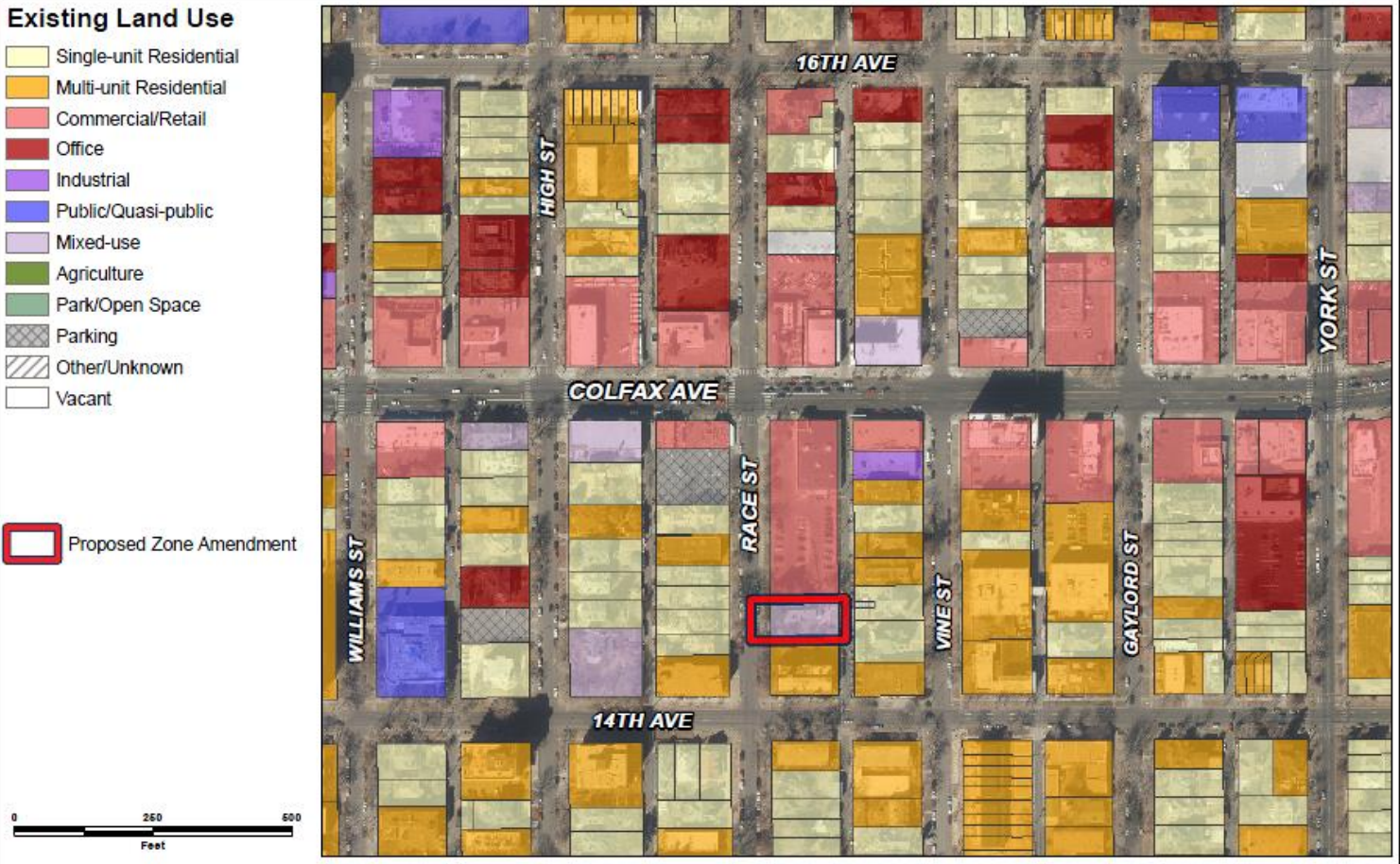
Existing Context: Historic District



Wyman Historic District

- Contributing structure

Existing Context: Land Use



- Subject Property: Mixed-Use
- North: Commercial/retail
- West, East: Single-unit Residential
- South: Multi-unit Residential

Existing Context – Form/Scale



Process

- Informational Notice: 09/24/19
- Planning Board Notice Posted: 12/03/19
- Planning Board Public Hearing : 12/18/19
- LUTI Committee: 1/14/20
- City Council Public Hearing: 3/2/20 (tentative)

- Public Comment
 - Letter of support from CHUN

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 2040
 - Blueprint Denver (2019)
 - East Colfax Plan (2004)
 - Capitol Hill/Cheesman Park Neighborhood Plan (1993)
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

Equity



Comprehensive Plan 2040

- **Equitable, Affordable and Inclusive** Goal 1, Strategy A – *Increase development of housing units close to transit and mixed-use developments (p. 28).*

Review Criteria: Consistency with Adopted Plans

Climate

Comprehensive Plan 2040

- **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).*
- **Environmentally Resilient Goal 8, Strategy C** – *Focus growth by transit stations and along high- and medium-capacity transit corridors (p. 54).*



Blueprint Denver (2019)



- Future Context – General Urban
 - Homes in this context vary from multi-unit complexes to compact single-unit homes.
 - Development should be sensitive to the existing neighborhood character and offer residents a mix of uses
 - Good street activation and connectivity

Blueprint Denver (2019)



- Future Place – Low-Medium Residential
 - Primarily residential, with a mix of unit types.
 - Single- and two-unit homes are interspersed with lower-scale multi-unit buildings.
 - Limited neighborhood serving commercial, particularly at intersections.
 - Heights are generally up to 3 stories
- Street Classifications
 - Race Street: Undesignated Local
 - Colfax Ave: Main Street Arterial

Blueprint Denver (2019)



Growth Areas Strategy

- All other areas of the city
- Anticipated to see around 20% of new housing growth and 10% of new employment growth by 2040

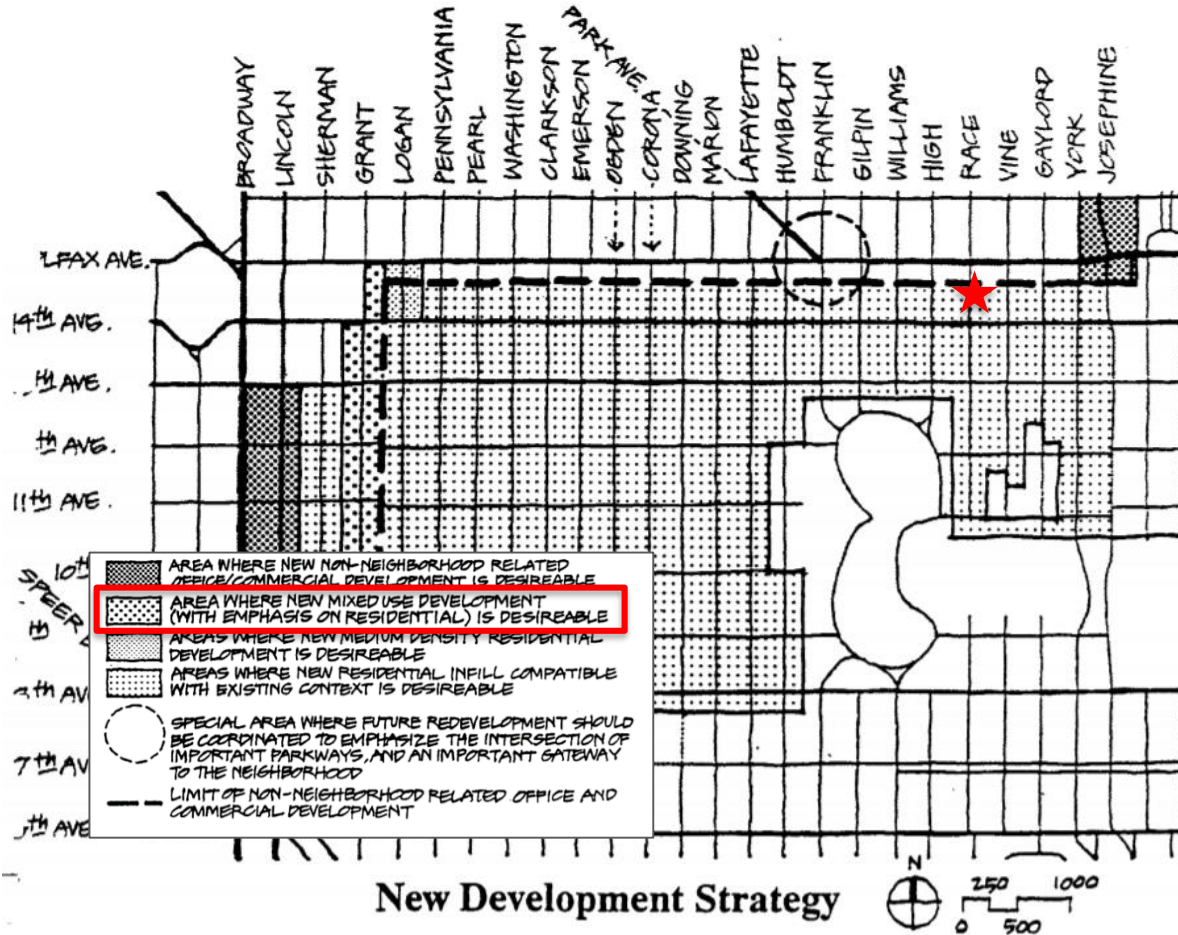
Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, however more limited.

East Colfax Plan (2004)



- Medium Density Residential
- “Support infill development of retail, office and residential uses. Consider the complementary nature of a project in the context of surrounding or nearby uses. Encourage both horizontal and vertical mixed use. Mixed-use projects, with commercial or public uses on the ground floor and residential... and/or office on the upper levels, are especially appropriate” (p. 81).

Capitol Hill Cheesman Park Neighborhood Plan (1993)



- “area where new mixed use development (with emphasis on residential) is desired” (p. 27).
- Cheesman Park North District
 - Recommended heights are to be limited only by the view plane ordinances
 - Recommended densities are 3:1 FAR for residential areas and 3:1 FAR for residential/retail mixed use projects in retail areas, with the retail component not exceeding 1:1 FAR (p. 111).

Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
 - Change to such a degree that the proposed rezoning is in the public interest
 - Former Chapter 59 zoning
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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 that 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