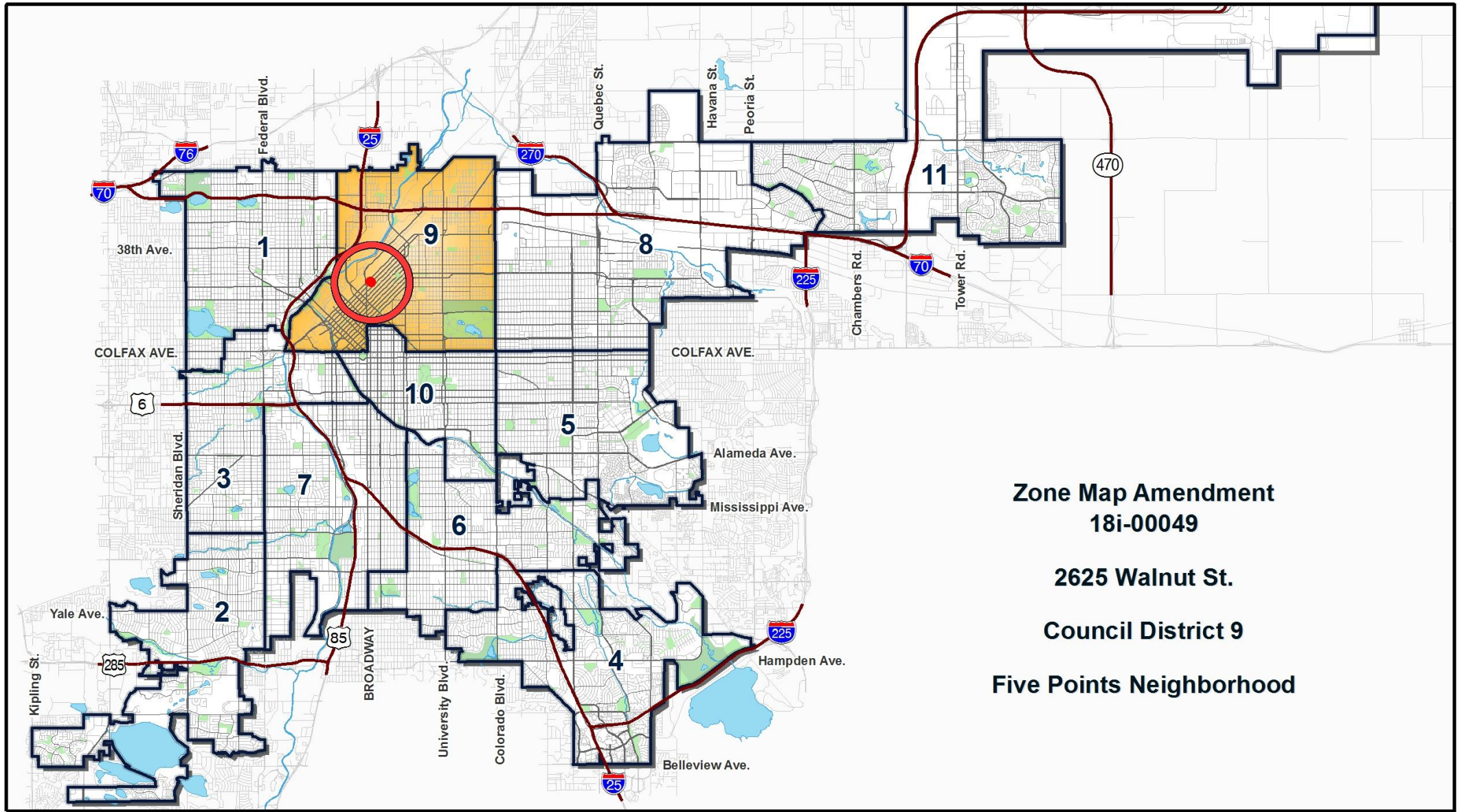




Official Map Amendment 2625 Walnut Street

R-MU-20 with waivers to I-MX-3, D0-7



**Zone Map Amendment
18i-00049**

2625 Walnut St.

Council District 9

Five Points Neighborhood



2016 Aerial

Request Area:

- 9,394 sf (0.22 acres) site
- Currently vacant two-story, 22,295 sq. ft, brick building

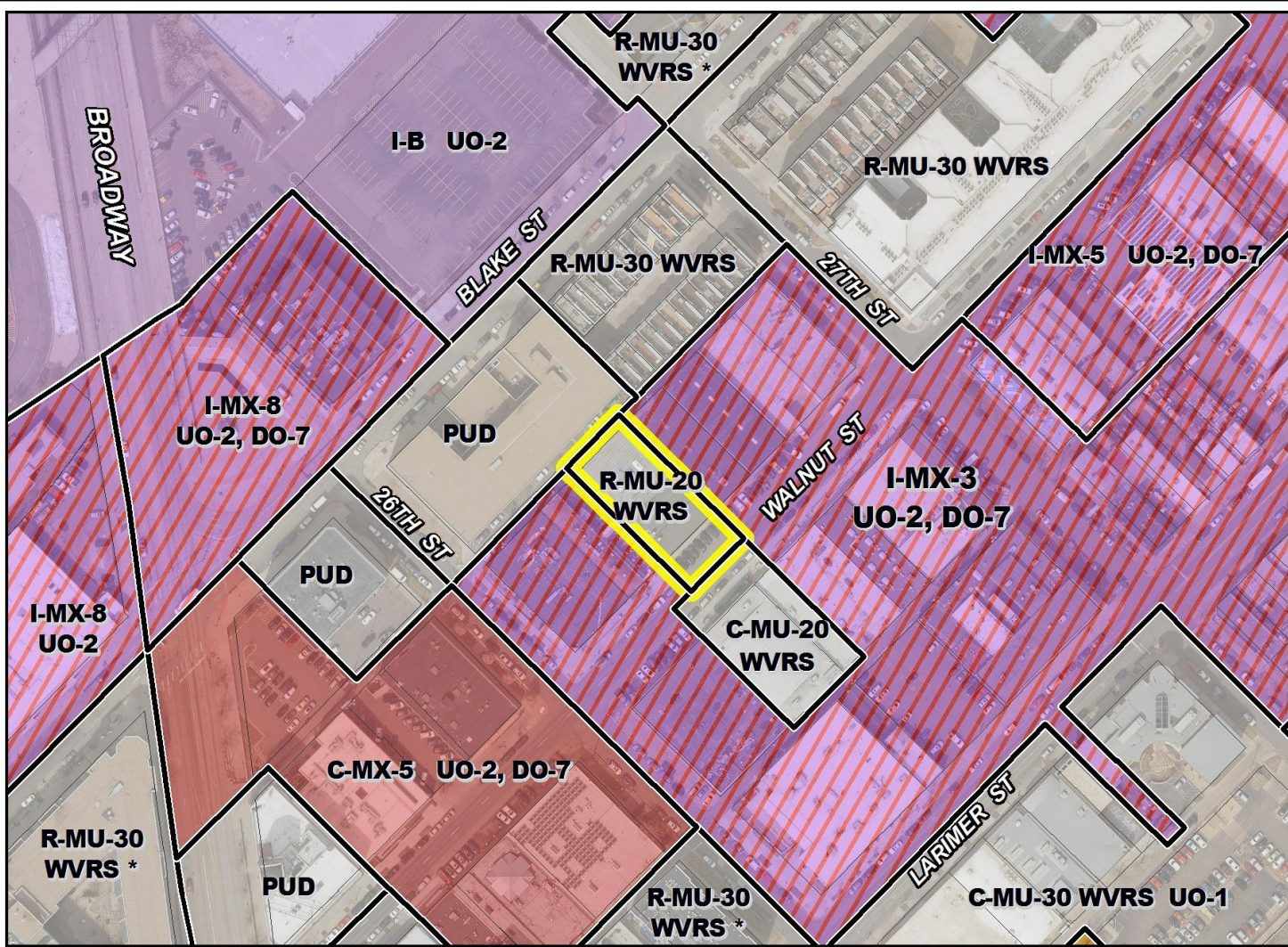
Proposal:

-rezoning from R-MU-20 with waivers (FC 59) to I-MX-3, DO-7

Purpose:

- Adaptively reuse existing building for office uses.

Existing Zoning

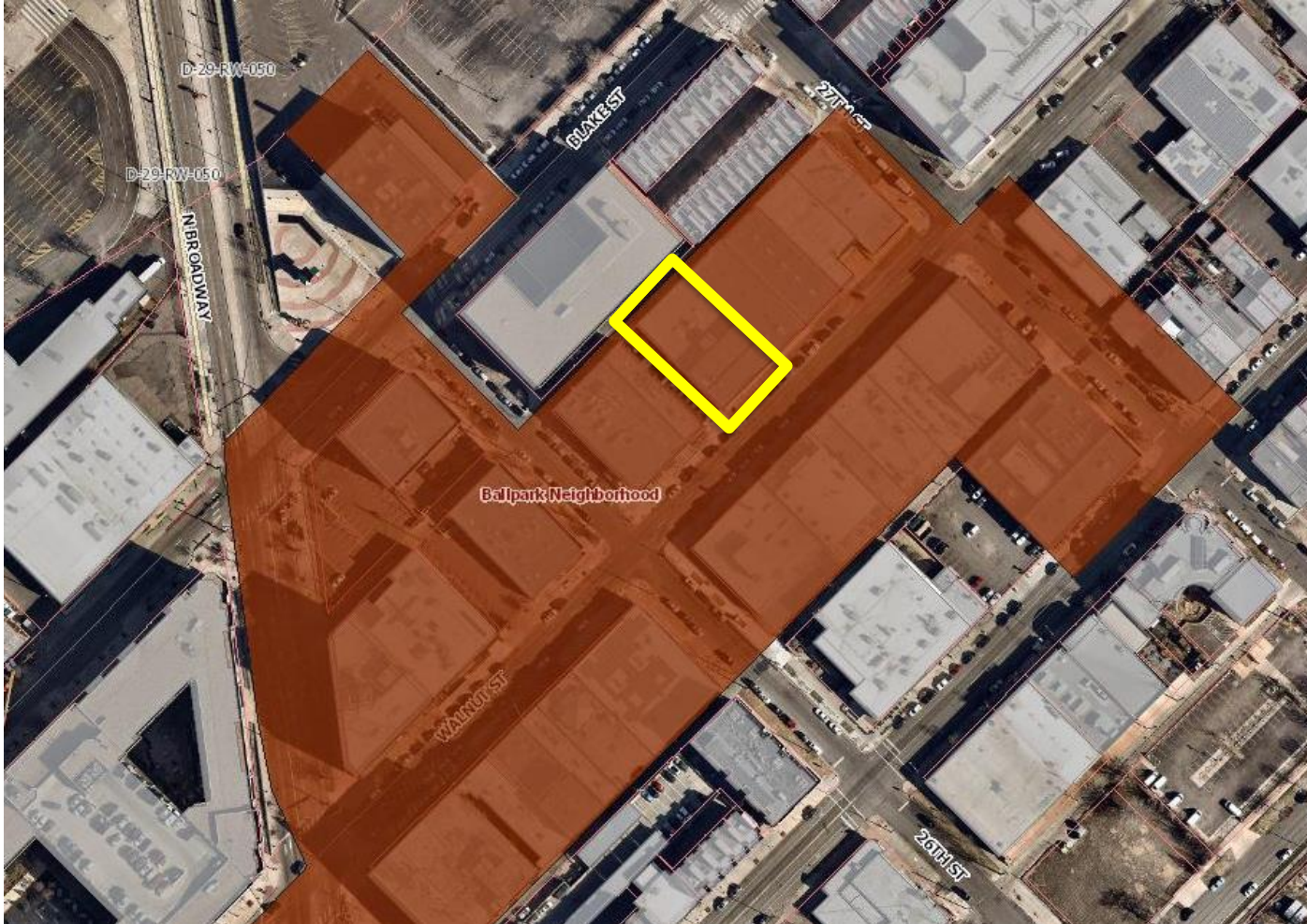


Subject Site: R-MU-20 with
Waivers

Surrounding Properties:

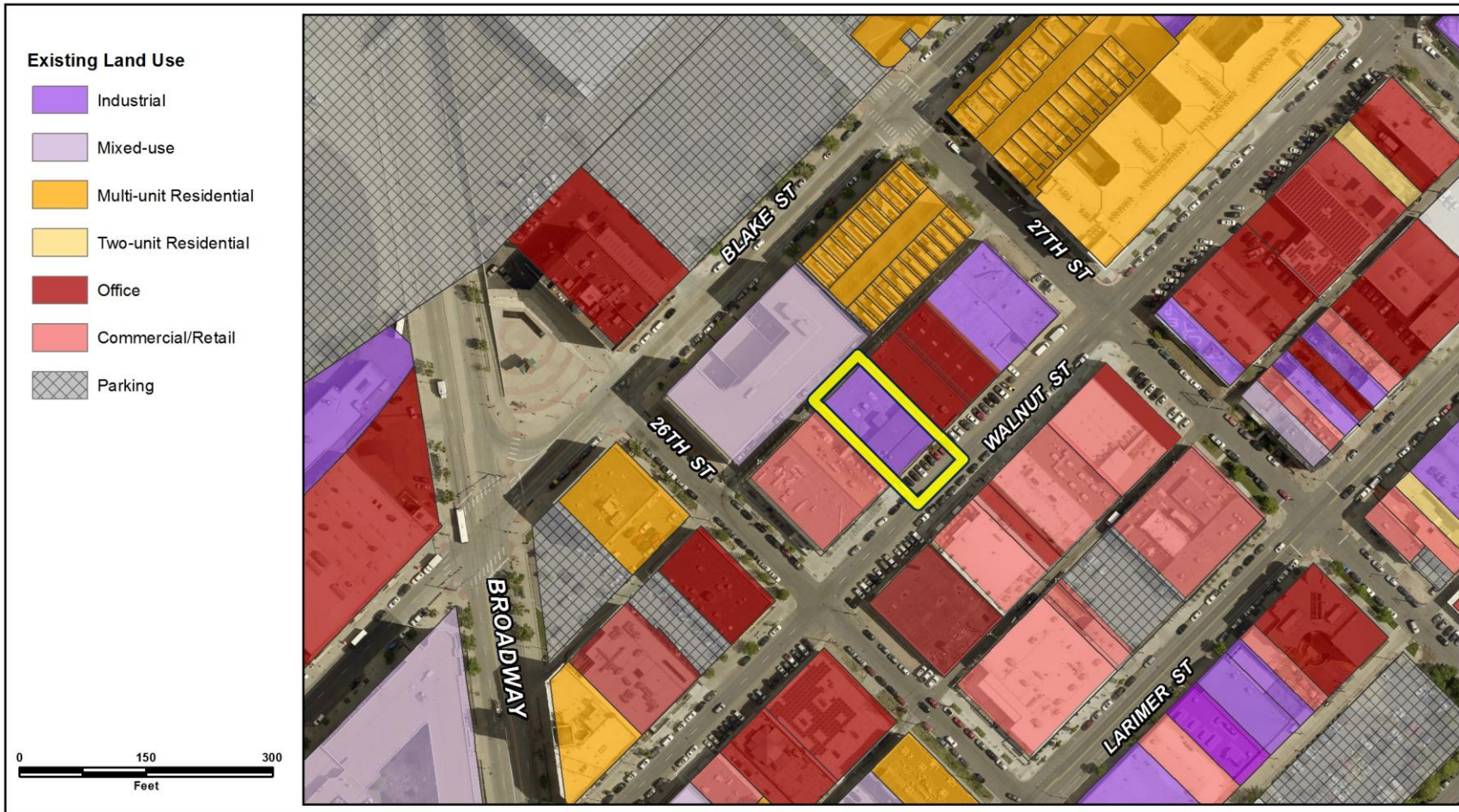
- I-MX-3, UO-2, DO-7
- C-MU-20 w/waivers
- C-MX-5, UO-2, DO-7
- PUD

Historic District/ Structures



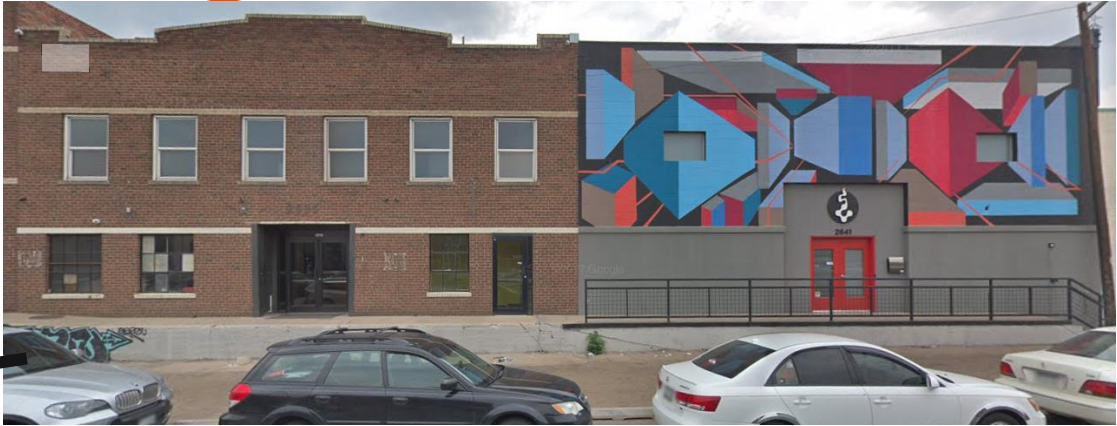
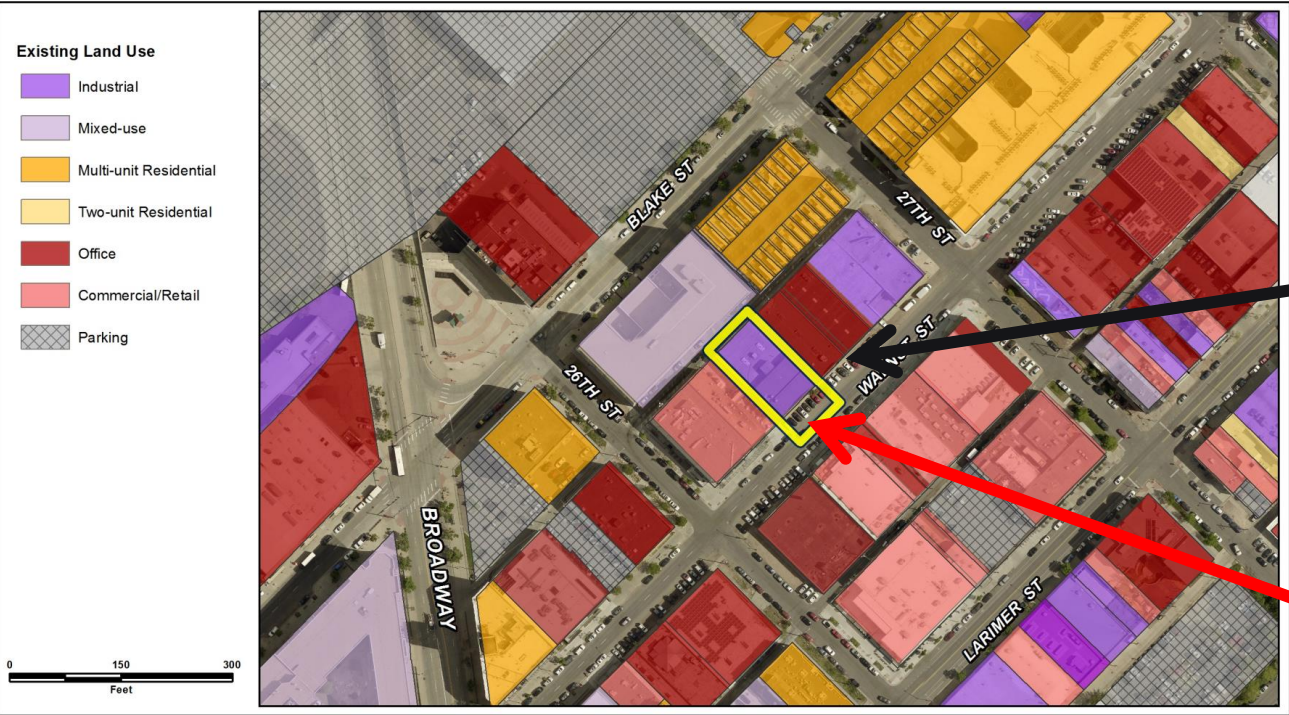
Subject Site: Contributing resource in the Ballpark Neighborhood Historic District.

Existing Land Use

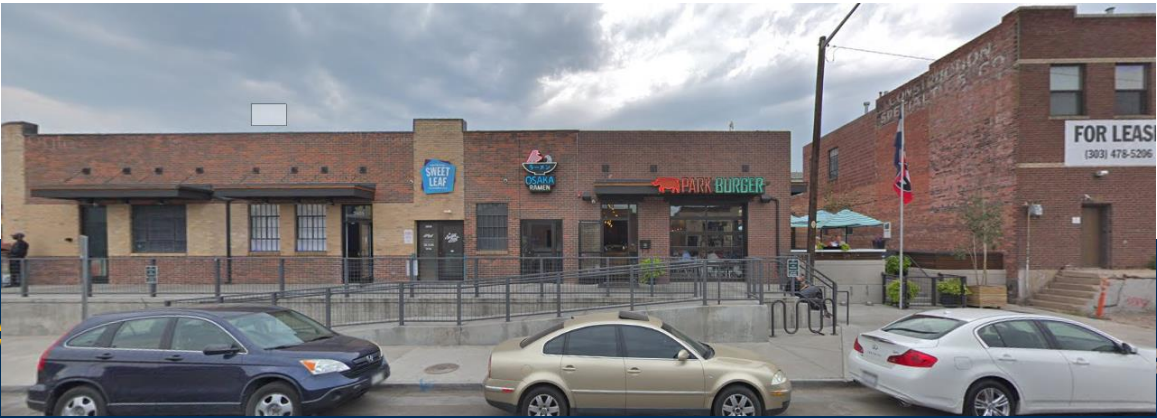
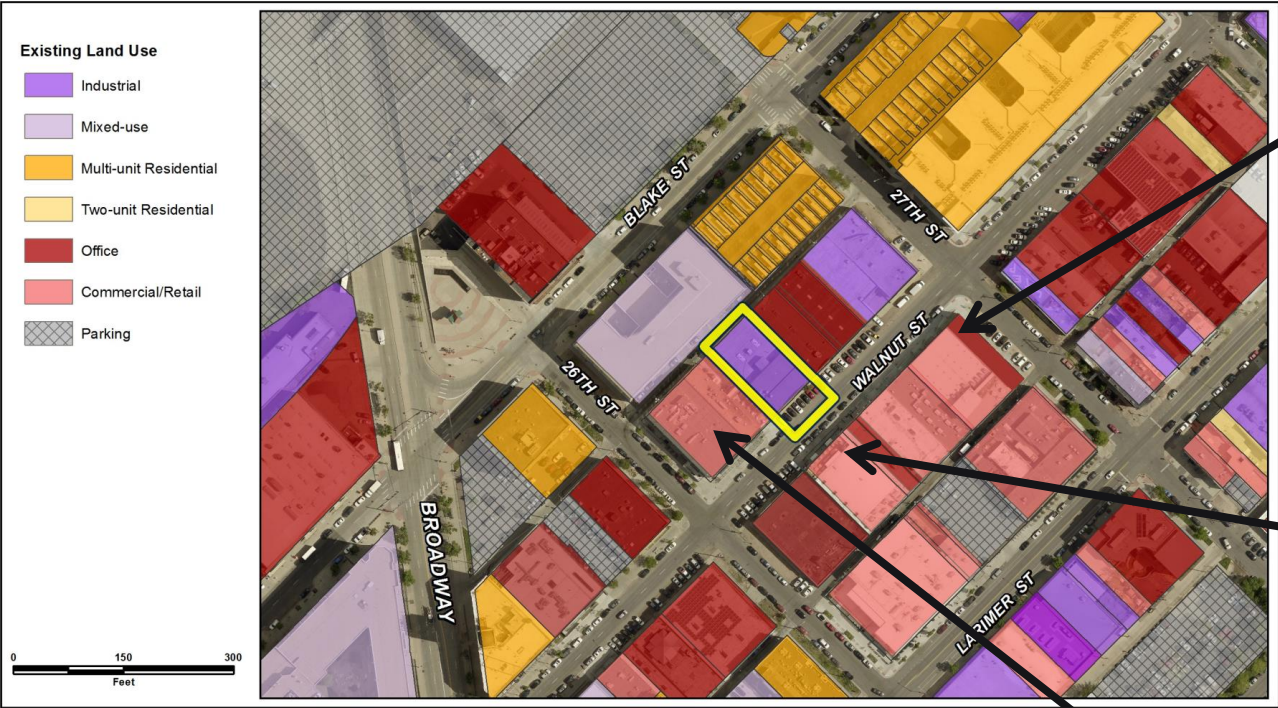


- A mix of commercial/retail and office uses. Some industrial, mixed use and multi-unit residential.

Existing Context – Building Form/Scale



Existing Context – Building Form/Scale



Process

- Informational Notice: 9/04/18
- Planning Board Notice Posted: 11/19/18
- Planning Board Public Hearing: 12/05/18
 - Recommended approval (9-0)
- LUTI Committee: 12/18/18
- City Council Public Hearing: 02/04/19

Registered Neighborhood Organizations

- Inter-Neighborhood Cooperation (INC),
- Rio Norte,
- Center City Denver Residents Organization,
- Elyria Swansea/Globe Ville Business Association,
- UCAN,
- Ballpark Collective,
- Five Points Business District,
- Denver Arts and Culture Initiative,
- RiNo Art District

Public Comment

- RiNo Art District commented that they have no issues with this request.

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

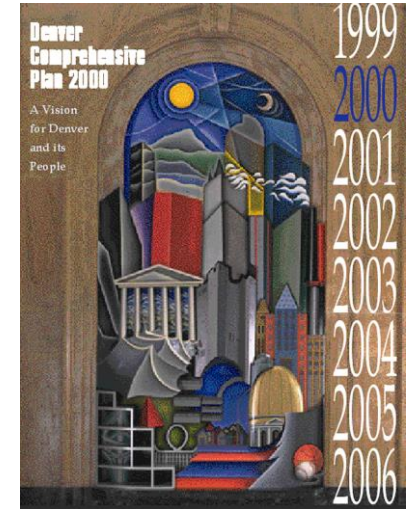
1. Consistency with Adopted Plans

- *Denver Comprehensive Plan 2000*
- *Blueprint Denver: A Land Use and Transportation Plan (2002)*
- *Northeast Downtown Neighborhoods Plan (2011)*

Review Criteria: Consistency with Adopted Plans

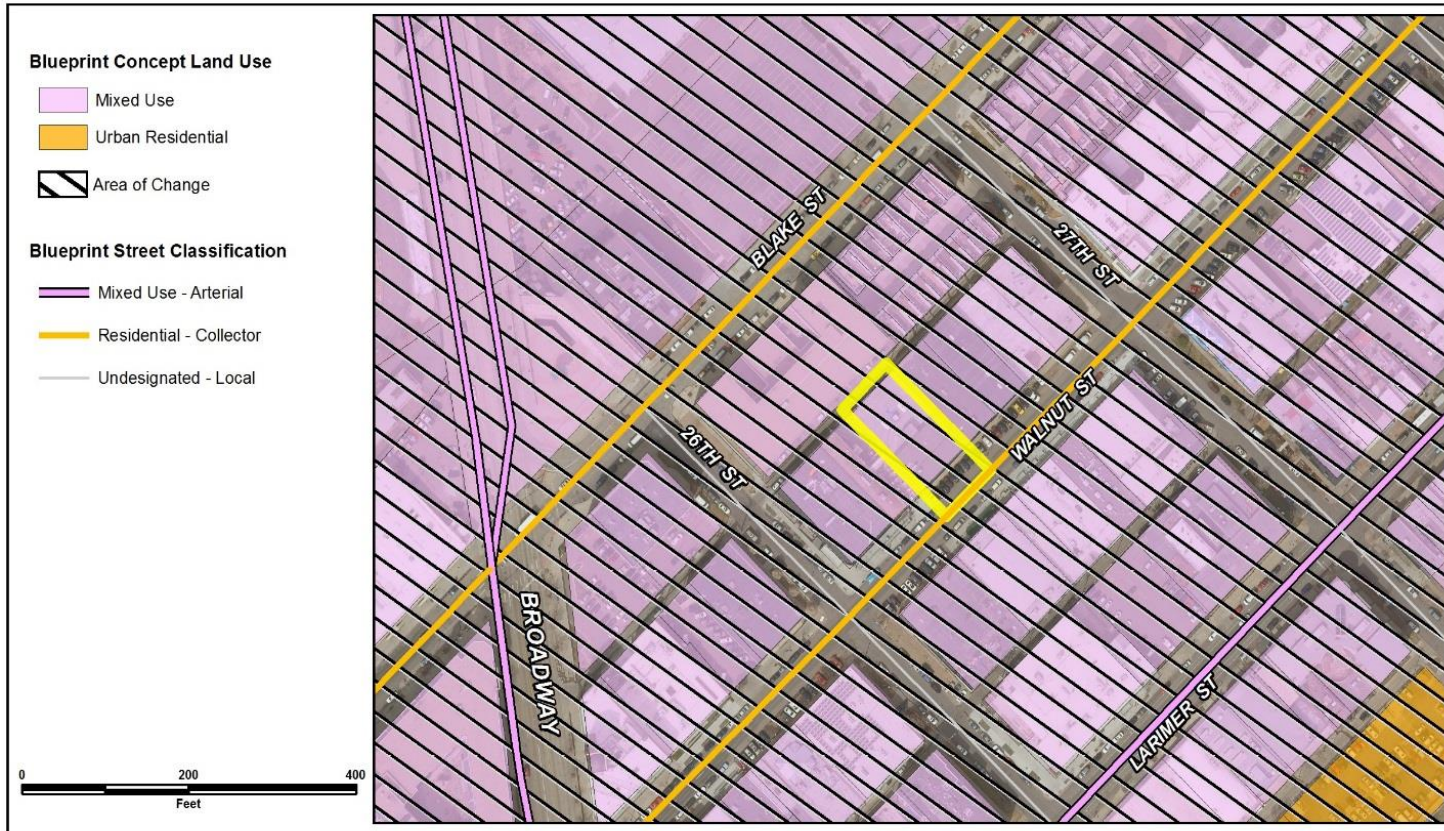
Comprehensive Plan 2000

- Land Use Strategy 3-B
- Mobility Strategy 4-E
- Legacies Strategy 3-A
- Land Use Vision of Success



The proposed rezoning to I-MX-3, D0-7 is consistent with *Comprehensive Plan 2000* because it furthers plan policies for compact mixed-use.

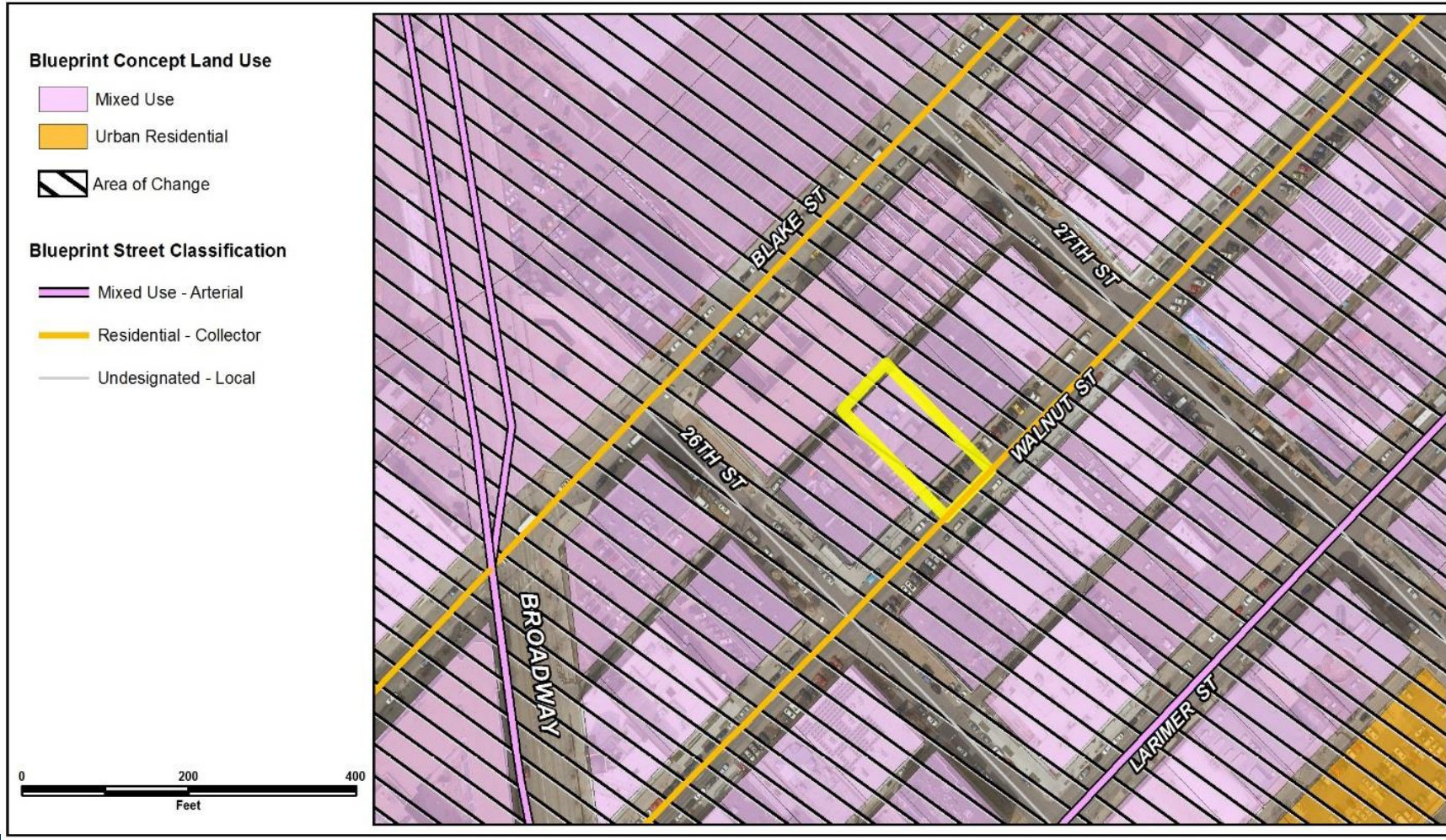
Review Criteria 1: Consistency with Adopted Plans



Blueprint Denver (2002)

- Land Use Concept:
 - Mixed Use
- Rezoning is consistent with Blueprint Denver's concept land use as it allows for a mix of commercial, industrial and residential uses to develop in a pedestrian oriented pattern, with buildings up to the street.

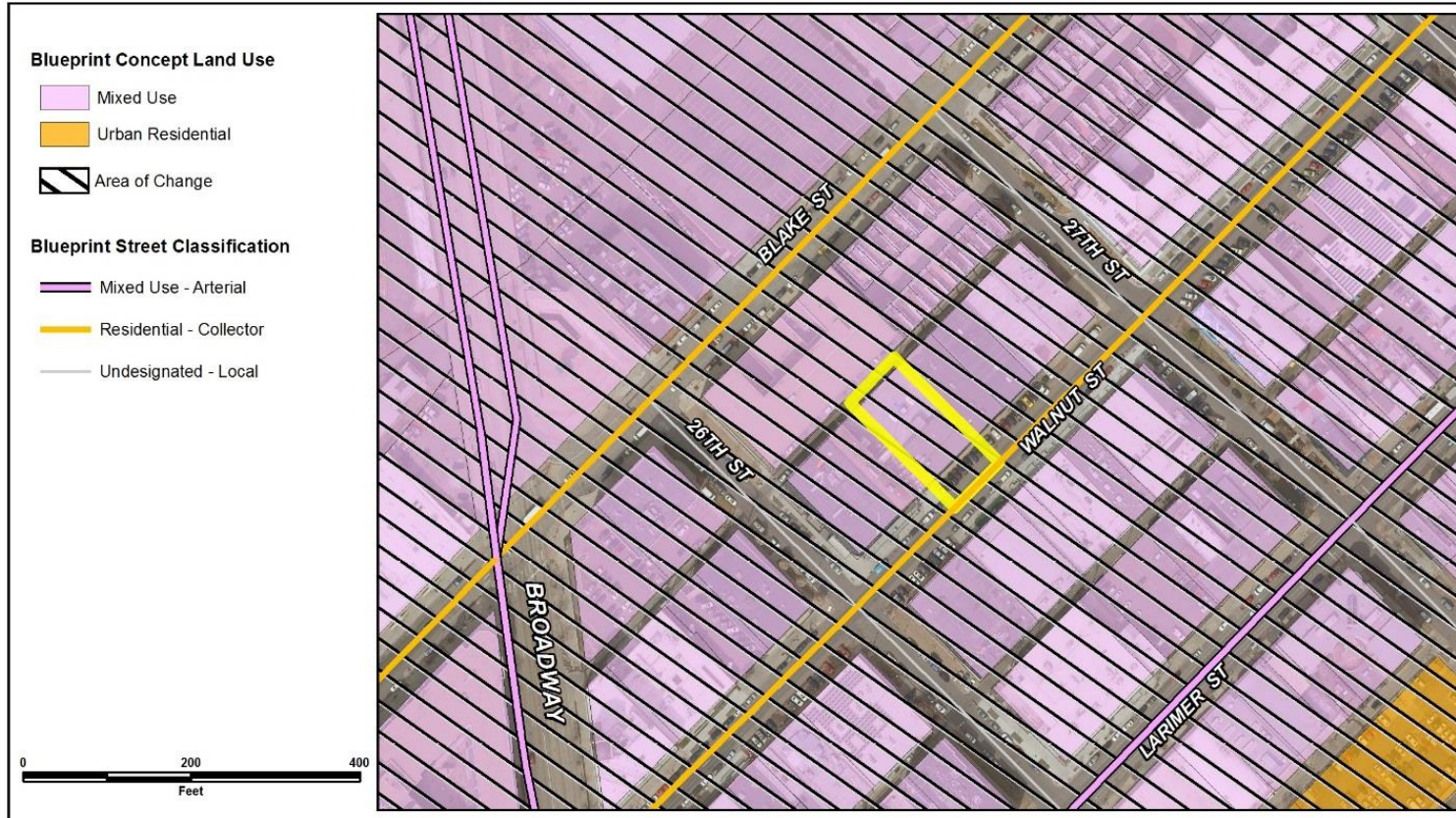
Review Criteria 1: Consistency with Adopted Plans



Blueprint Denver (2002)

- Area of Change
- Proposed rezoning is consistent with Blueprint and will allow for reuse and industrial mixed use with enhanced design standards.

Review Criteria 1 : Consistency with Adopted Plans

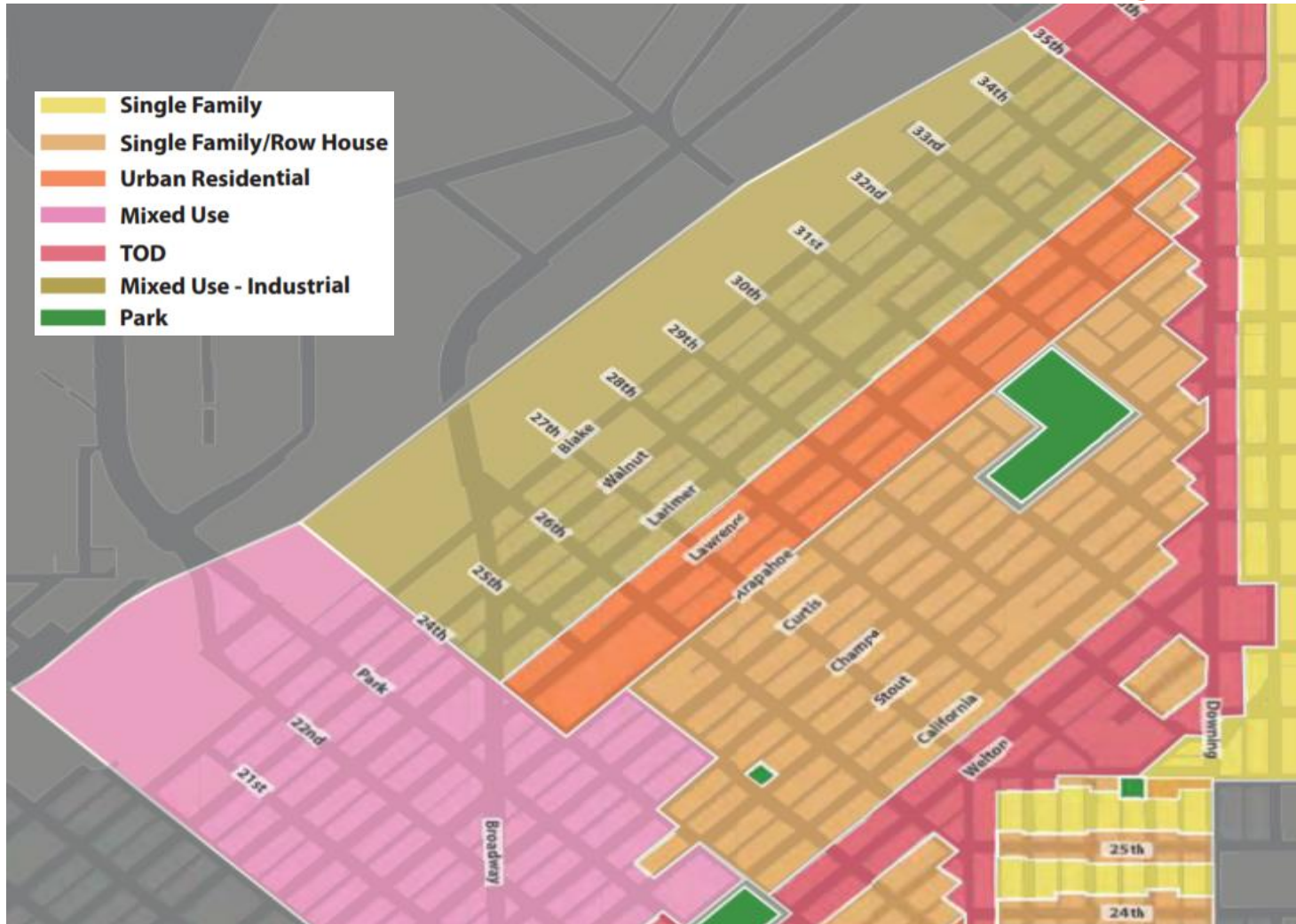


Blueprint Denver (2002)

- Future Street Classification:
 - Walnut Street = Residential Collector

The proposed rezoning is consistent with the Plan's recommendations as it would support mixed use development along a Collector Street.

Review Criteria 1: Consistency with Adopted Plans

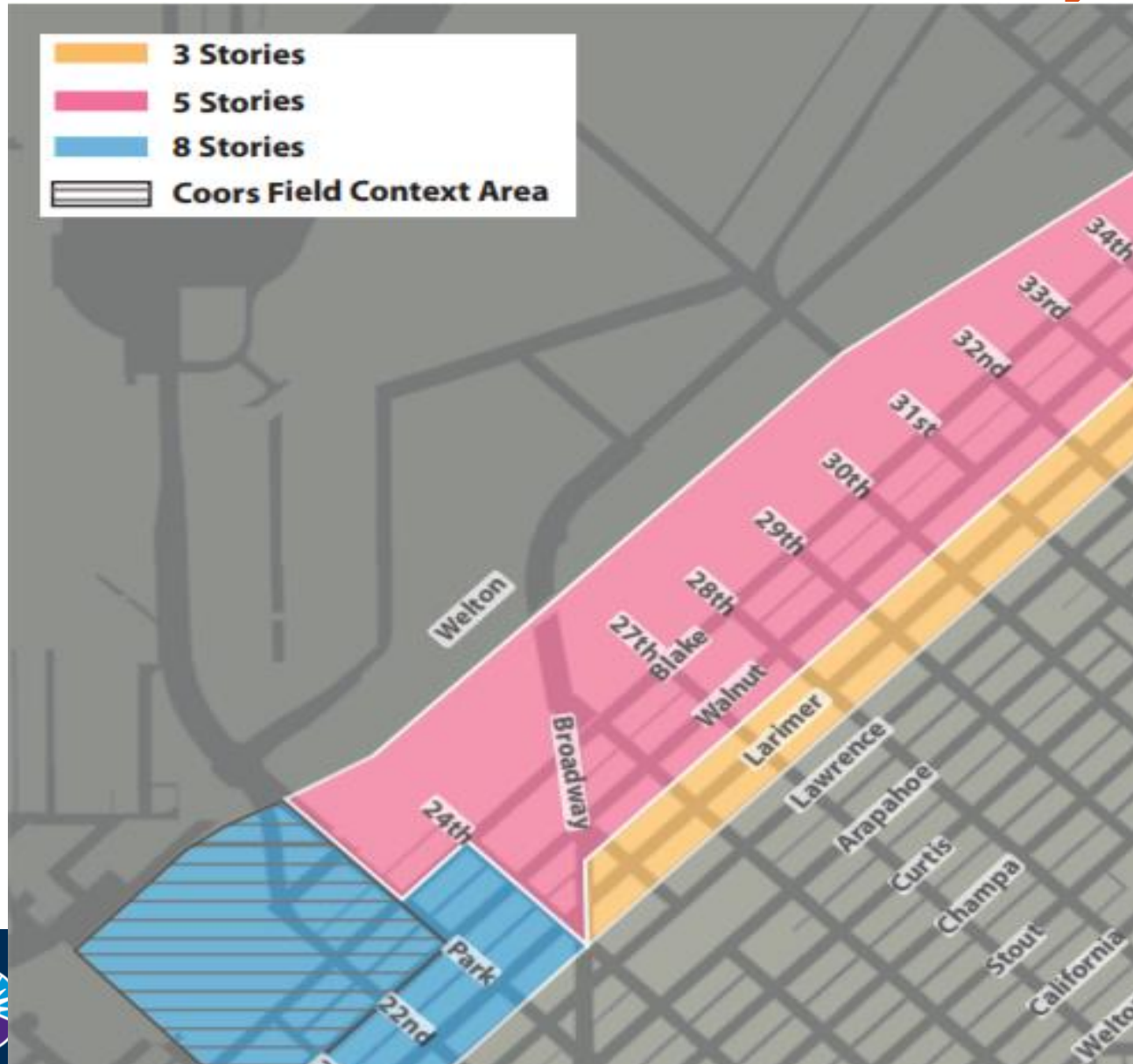


Northeast Downtown Neighborhoods Plan (2011)

- Future Land Use =
Mixed use – Industrial

The proposed I-MX-3, DO-7 district is consistent with the Plan's vision for the area allowing a walkable mix of compatible uses.

Review Criteria 1: Consistency with Adopted Plans



Northeast Downtown Neighborhoods Plan (2011)

- Maximum height is five stories
- I-MX-3 is less than maximum and consistent with the plan



Review Criteria 1: Consistency with Adopted Plans

- DO-7 (RiNo Design Overlay) is intended to promote high-quality design in the RiNo Business Improvement District.
- Intended to be applied to areas with an underlying zone of Mixed Use Commercial, **Industrial Mixed Use** and Residential Mixed use.
- The building form standards of the DO-7 overlay ensure that development implements the Northeast Downtown Neighborhood Plan goals and objectives.

Review Criteria

2. Uniformity of District Regulations

- Request is consistent with a standard zone district and will result in the uniform applications of the requested zone district.

3. Further Public Health, Safety and Welfare

- Proposed rezoning furthers the public health, safety and welfare primarily through the implementation of adopted plans and enabling a more walkable, mixed use district.

Review Criteria

4. Justifying Circumstances

- Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such a change may include that the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.”
- Existing zoning is R-MU-20 with waivers put in place in 2004, the proposed rezoning is justified to recognize the change.

Review Criteria

5. Consistency with Neighborhood Context, Zone District Purpose and Intent

- Consistent with the Industrial context description as the context transitions from industrial to mixed use.
- Consistent with the intent of the Industrial Mixed-Use Districts because a more pedestrian-friendly street pattern and an existing mix of industrial, residential, and commercial uses characterize the site and its immediate context.

Consistent with DO-7 as it promotes vibrant pedestrian street frontages with active uses.

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