



2569 S. Federal Boulevard

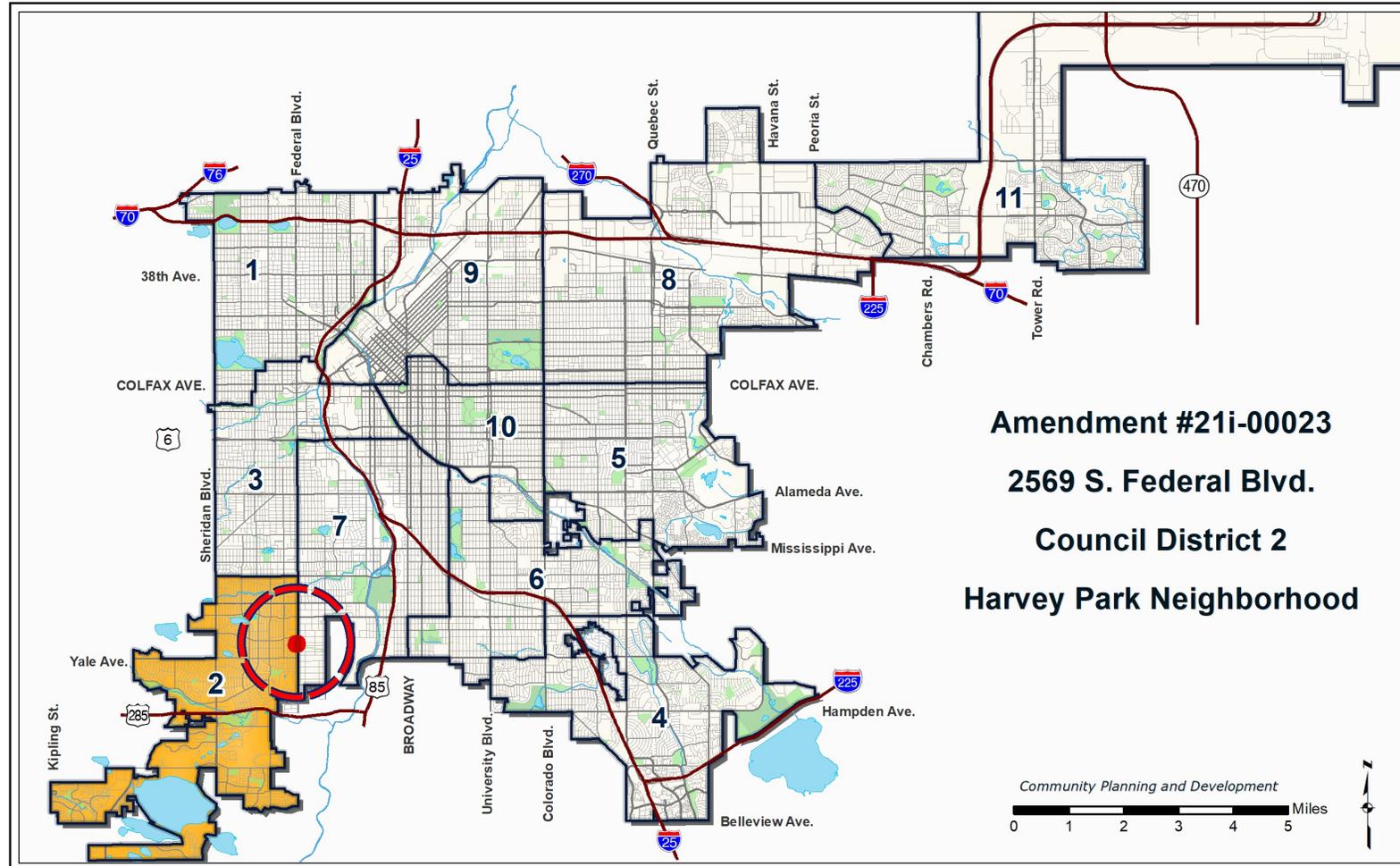
2021I-00023

Request: S-SU-D to S-MU-5

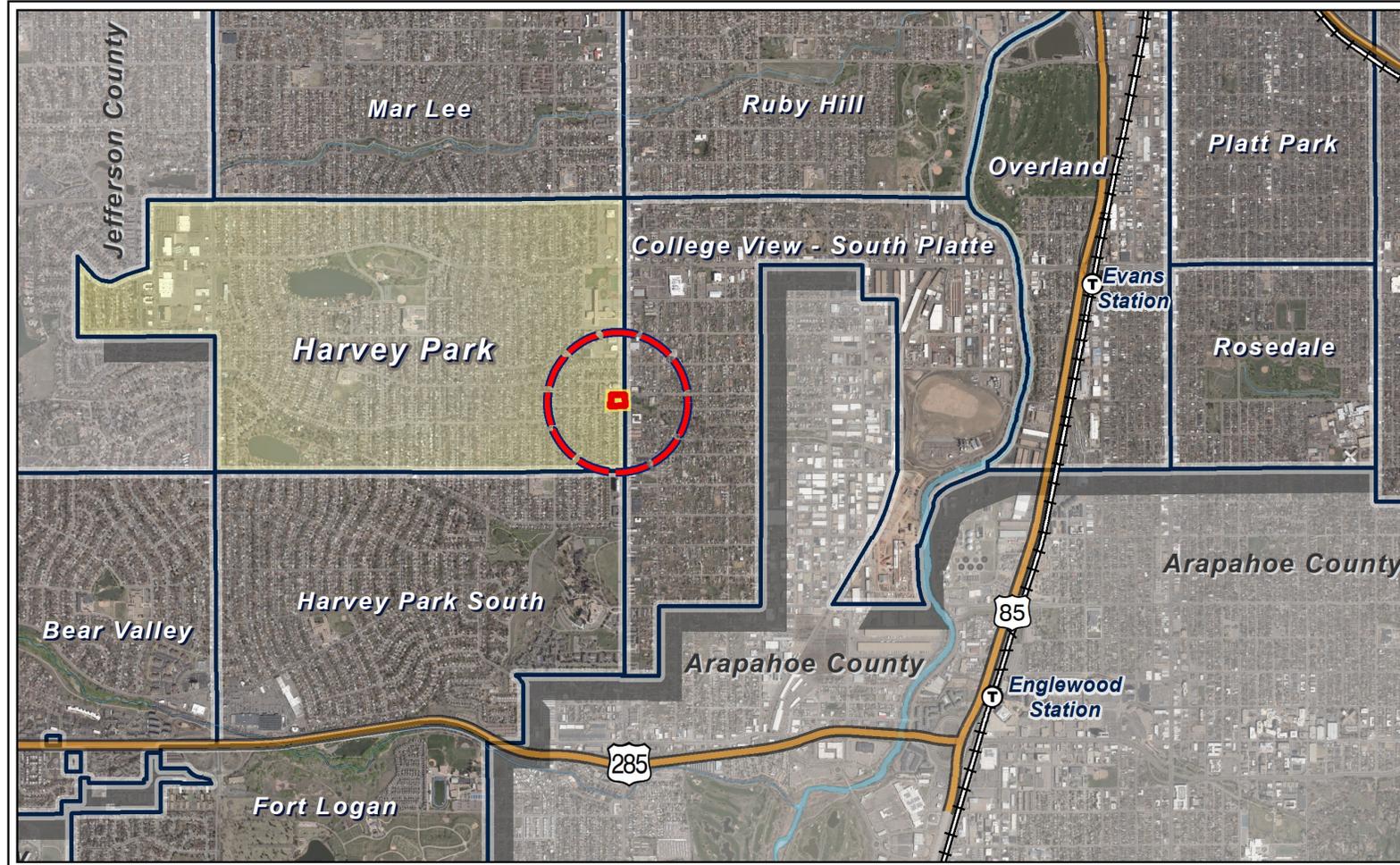
Denver City Council

Date: 8/30/2021

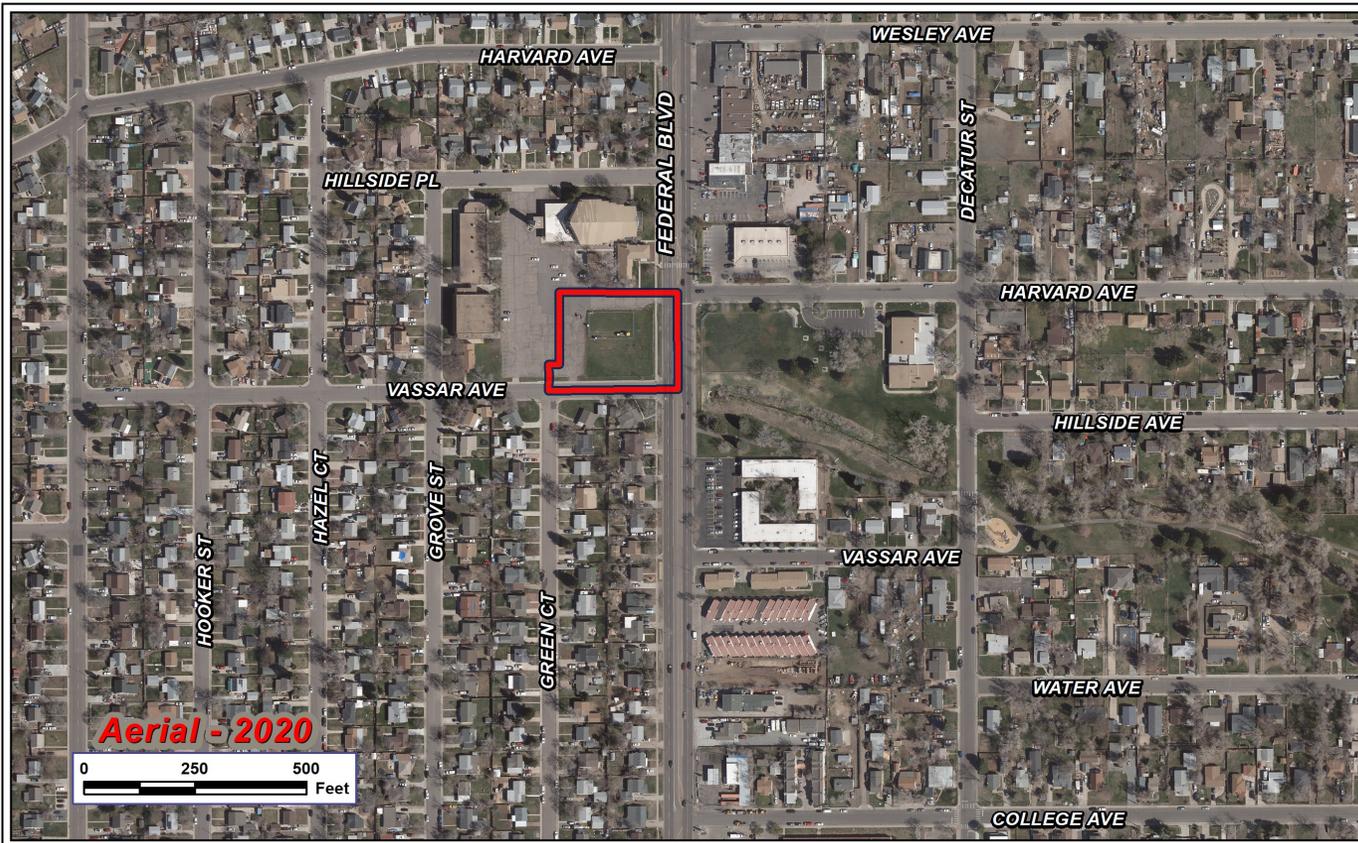
Council District 2 – Kevin Flynn



Harvey Park Neighborhood

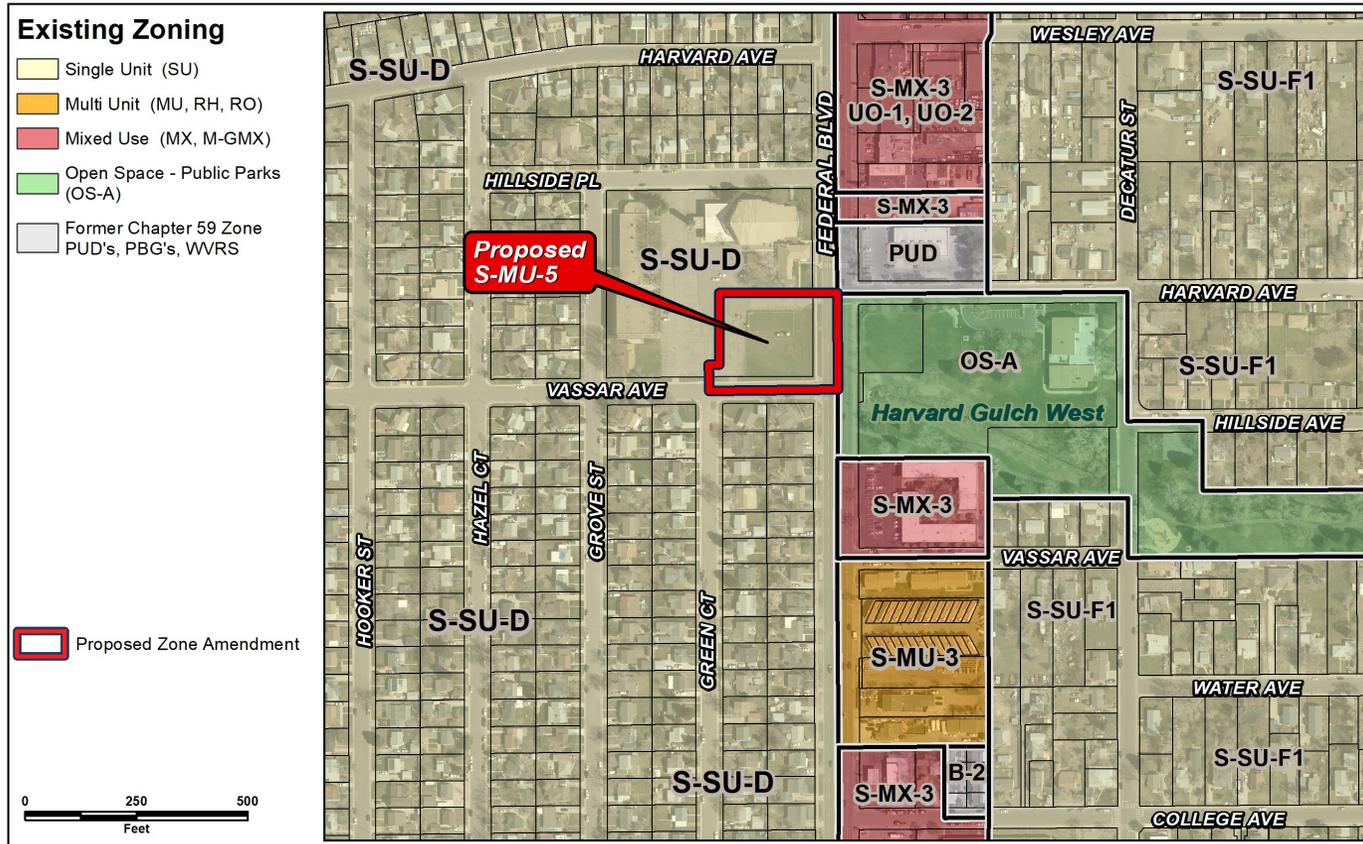


Request: S-MU-5



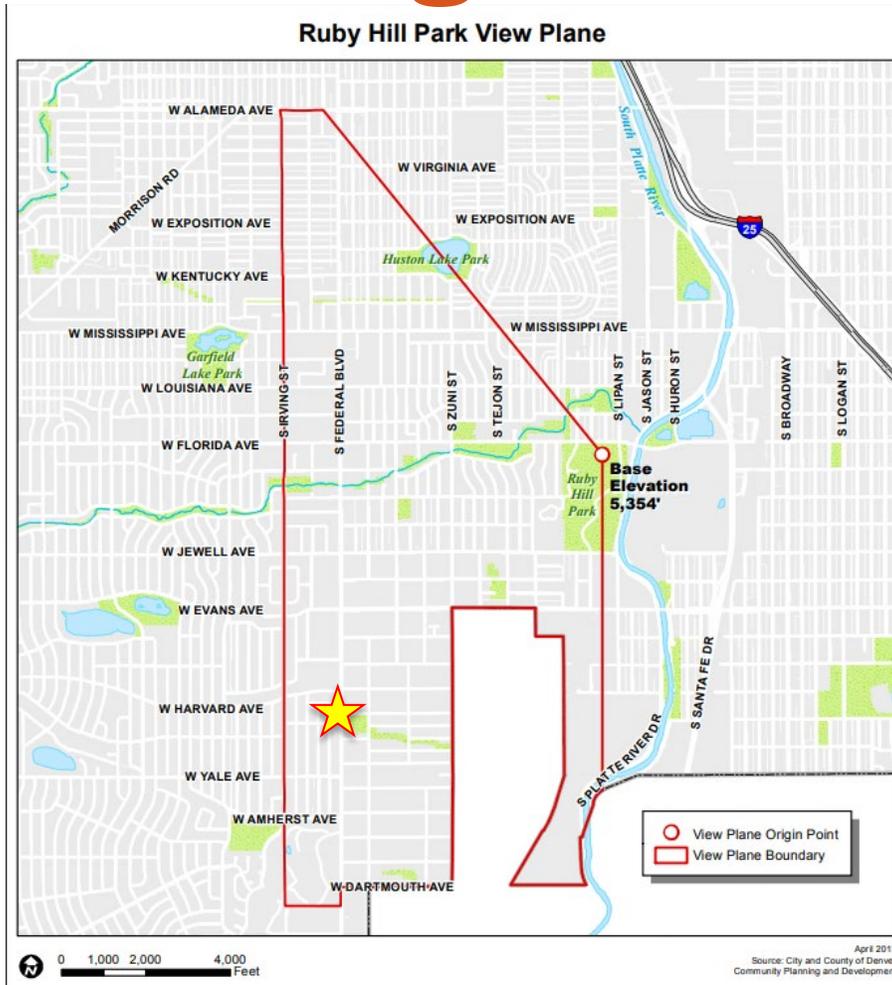
- Location
 - Approx. 40,380 square feet or 0.927 acres
 - Vacant
- Proposal
 - Rezoning from S-SU-D to S-MU-5
 - Allows for residential uses in the suburban house, duplex, row house, and apartment building forms
 - Max. building height 65'
 - 100% affordable housing for seniors at 60% AMI (~65 units)

Existing Zoning



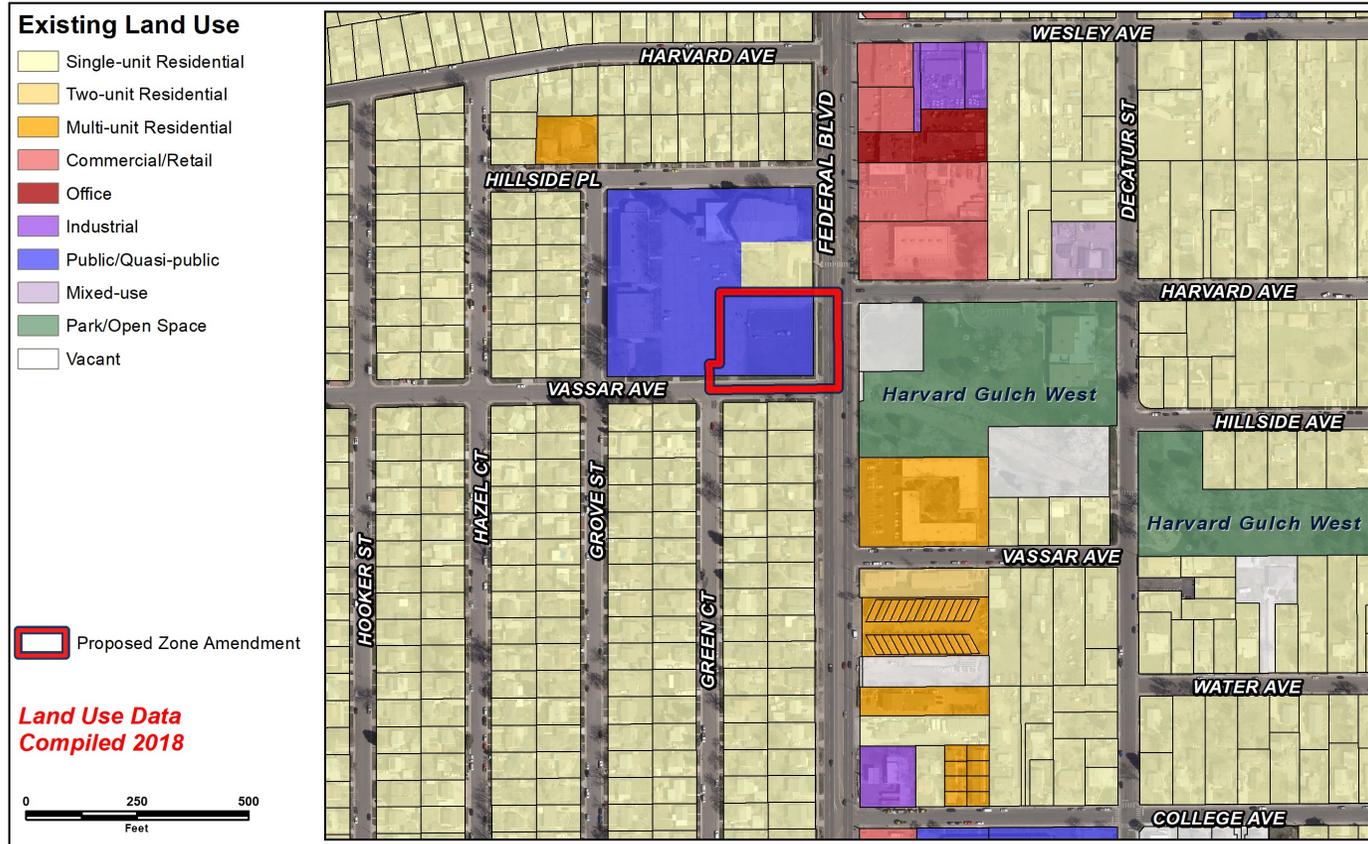
- Current Zoning: S-SU-D
- Surrounding Zoning:
- S-SU-D
- S-MX-3
- OS-A
- S-MU-3
- PUD

Existing Context – View Plane



Maximum Allowable Height ~ 100 feet

Existing Land Use

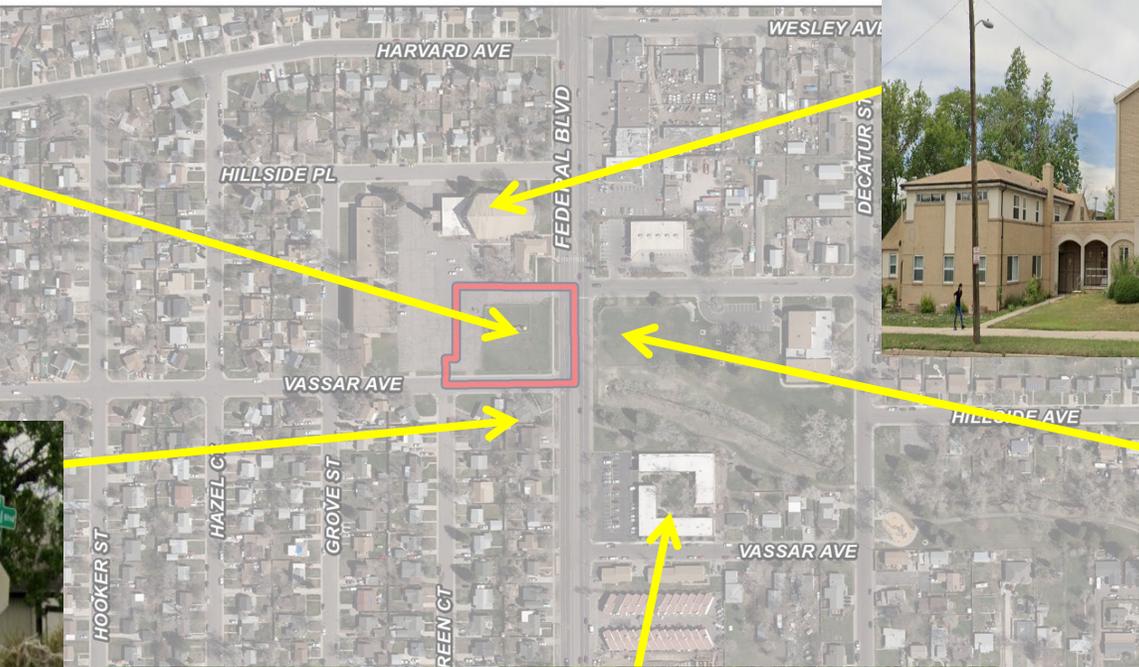


Land Use: Public/Quasi Public (vacant)

Surrounding Land Uses:

- Single-Unit Residential
- Multi-Unit Residential
- Commercial/Retail
- Office

Existing Building Form/Scale



Process

- Informational Notice: **5/26/2021**
- Planning Board Notice: **7/6/2021**
- Planning Board Public Hearing: **7/21/2021**
- LUTI Committee: **7/27/2021**
- City Council Public Hearing: **8/30/2021**
- Public Comment
 - **Two RNO letters of support; one individual letter of support, one individual letter of opposition**

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

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver: A Land Use and Transportation Plan (2019)*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

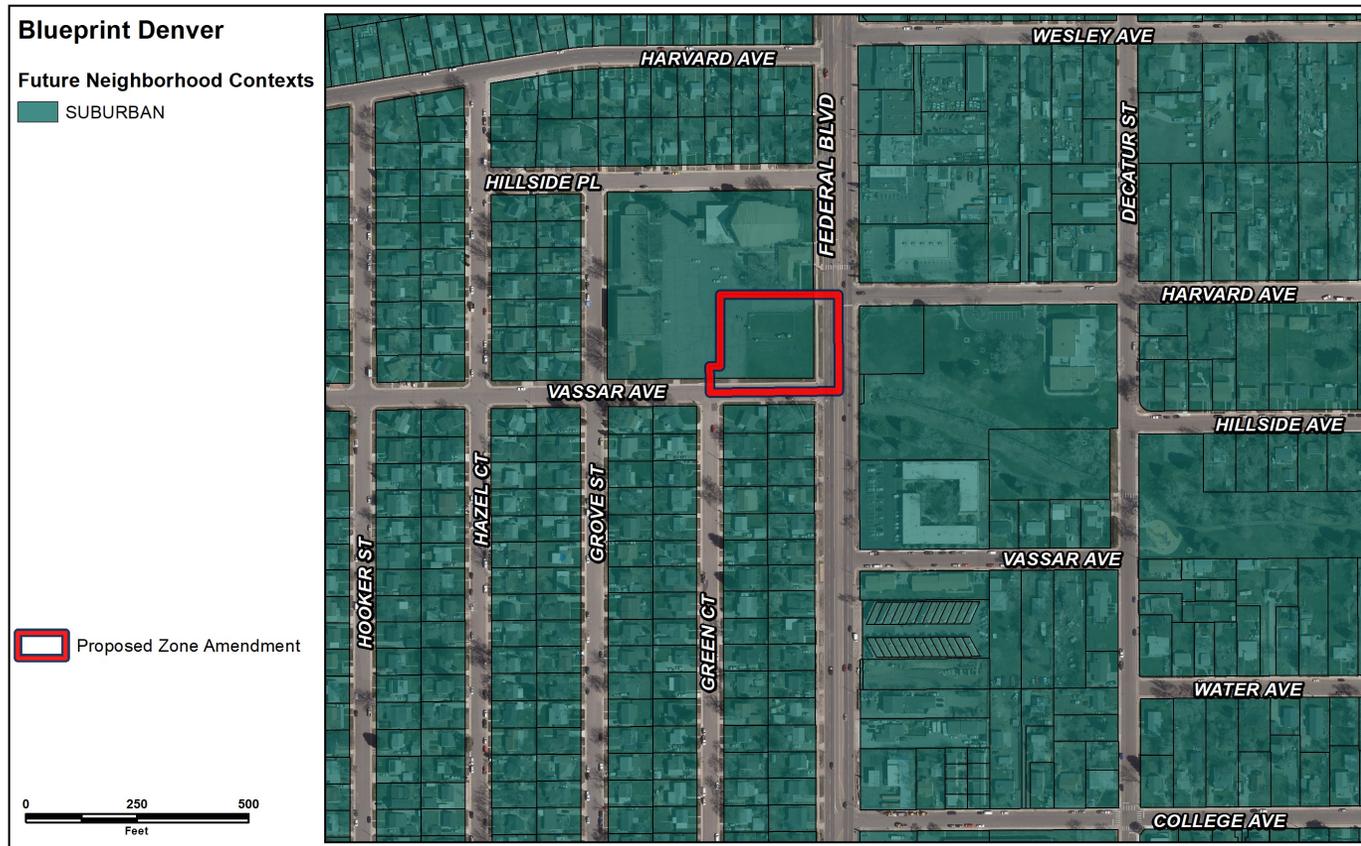
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Consistency with Adopted Plans: Comprehensive Plan



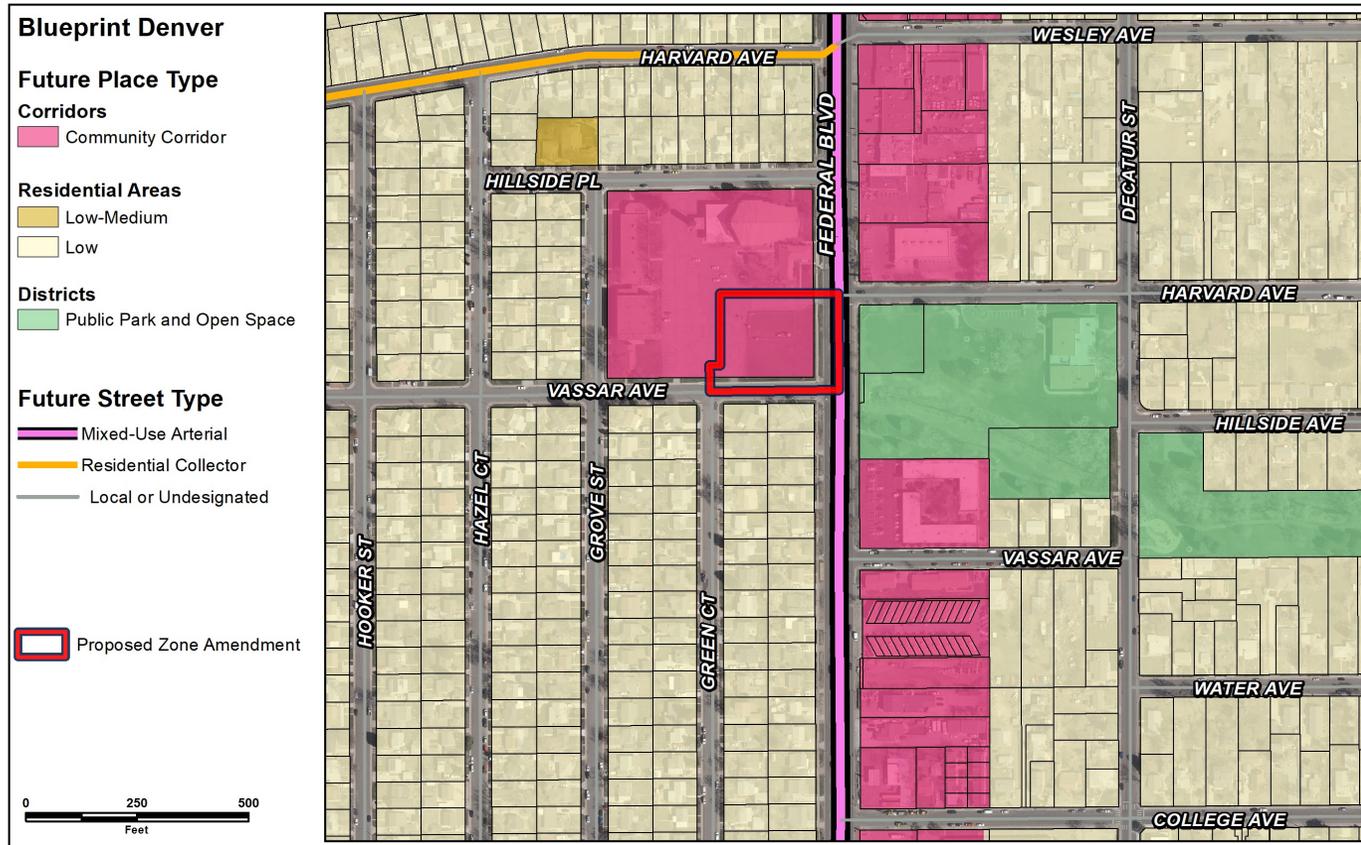
- Equitable, Affordable and Inclusive Goal 1, Strategy A – Increase development of housing units close to transit and mixed-use developments (p. 28).
- Equitable, Affordable and Inclusive Goal 2, Strategy B – Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).
- Strong and Authentic Neighborhoods Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34).
- Environmentally Resilient Goal 8, Strategy A – Promote infill development where infrastructure and services are already in place (p. 54).
- Environmentally Resilient Goal 8, Strategy C – Focus growth by transit stations and along high- and medium-capacity transit corridors (p. 54).

Consistency with Adopted Plans: Blueprint Denver 2019



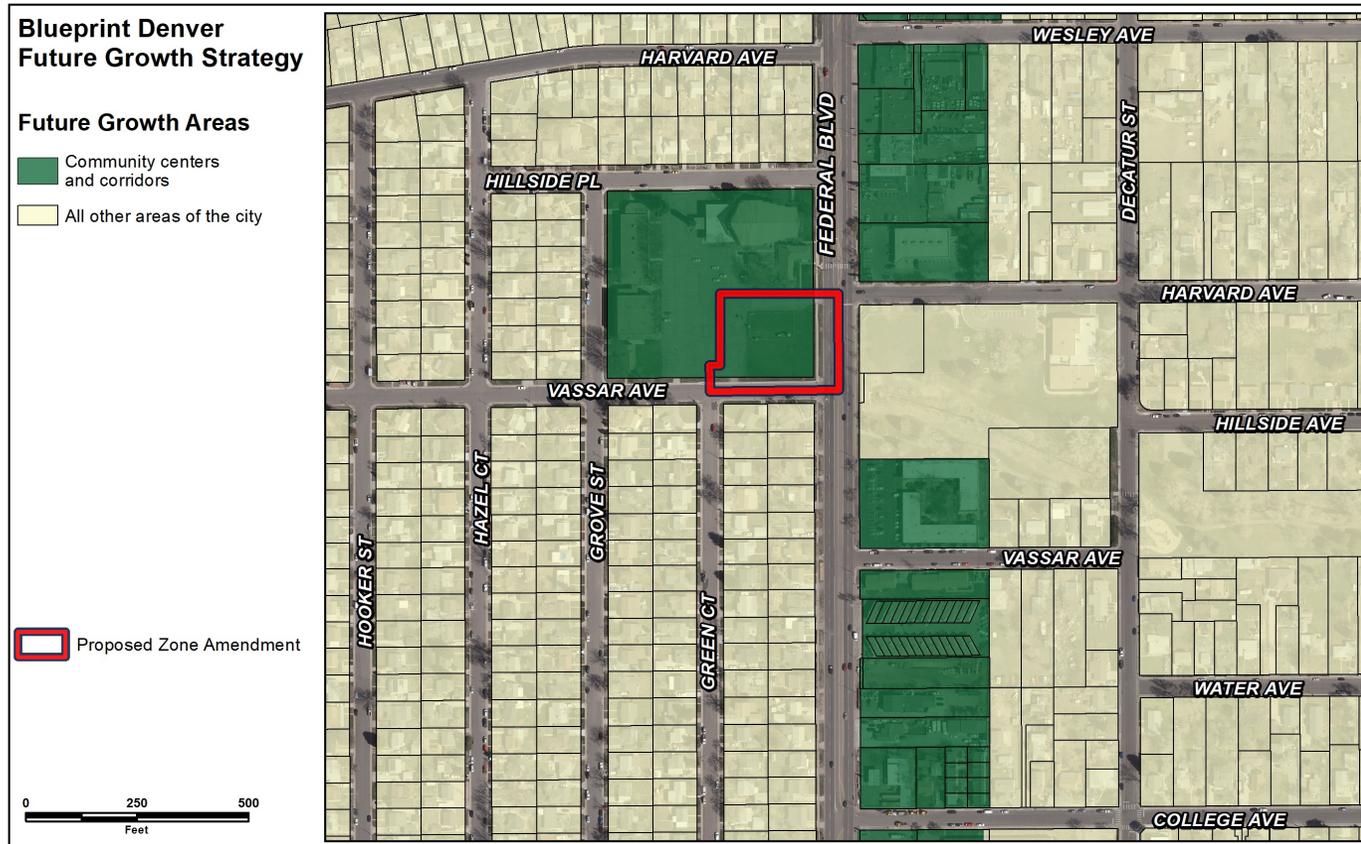
- Suburban (S-)
Neighborhood Context
 - Varied development – largely single-unit but can all include higher intensity development
 - Commercial development focused along main corridors and centers

Consistency with Adopted Plans: Blueprint Denver 2019



- **Community Center**
 - Mix of office, commercial, and residential uses
 - Heights are generally up to 5 stories
- **Future Street Type**
 - Federal Boulevard: Mixed-Use Arterial
 - W. Vassar Avenue: Local

Consistency with Adopted Plans: Blueprint Denver



- Growth Areas Strategy: “Community Centers and Corridors”
 - 20% jobs by 2040
 - 25% housing by 2040
- Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas.

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Uniformity of District Regulations

- Proposed rezoning will result in uniform application of zone district building form, use and design regulations

3. Further Public Health, Safety and Welfare

- Implements adopted plans
- Provides 100% deed-restricted low-income senior housing

4. Justifying Circumstances

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

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
 - Changed or Changing Conditions:
 - Blueprint Denver (2019)
 - Increase in housing prices and aging population
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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

CPD Recommendation

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