



DENVER
THE MILE HIGH CITY

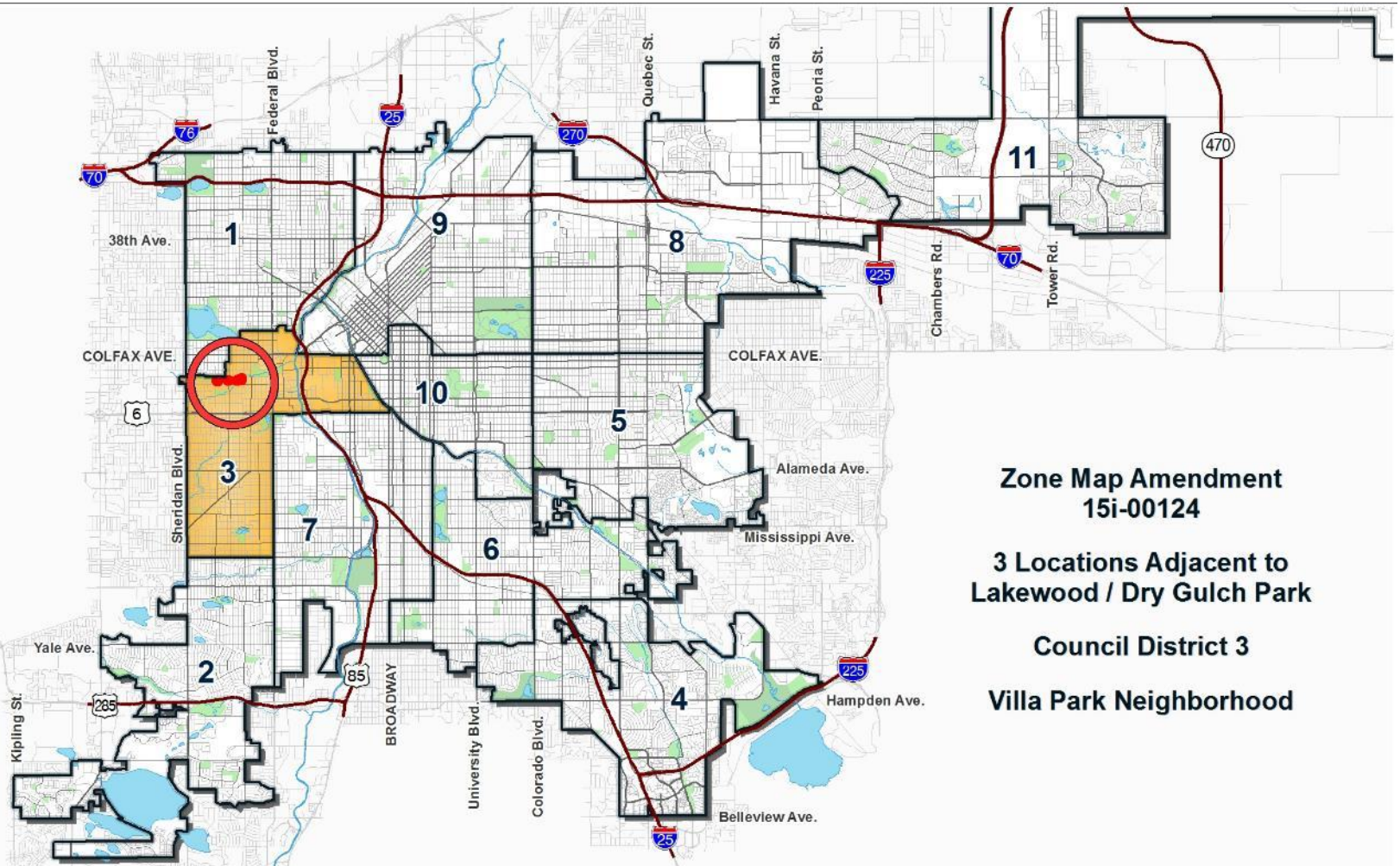
1100 N. Meade St. Unit Vacant; 1100 N. Meade St.; 1001 N. Meade St. Unit Vacant; 1000 N. Newton St. Unit Vacant; 1048 N. Newton St. Unit Vacant; 1049 N. Stuart St.; 1101 N. Perry St. Unit Vacant

OS-A to E-SU-D1x and E-TU-C

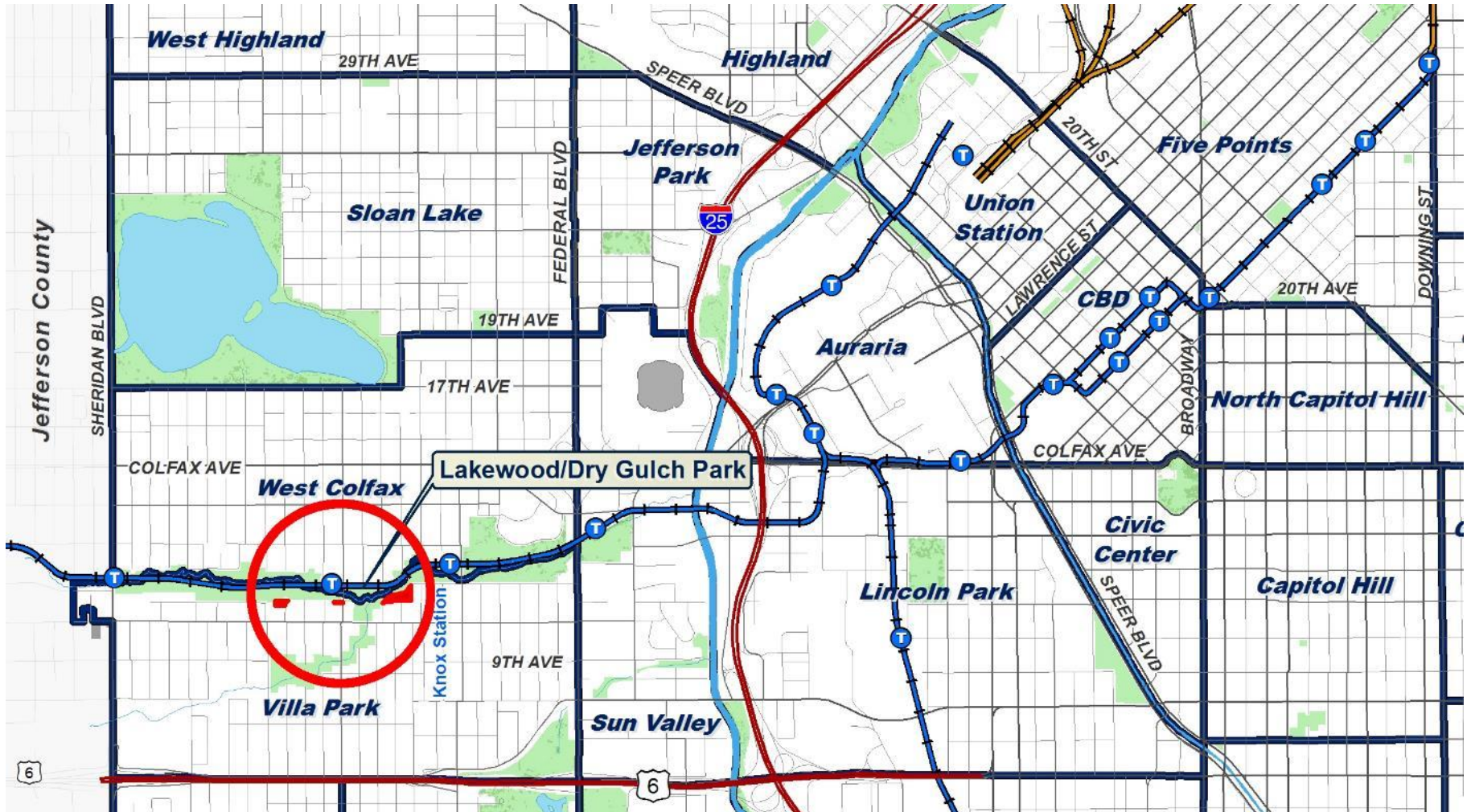
FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**

Denver City Council
August 1, 2016

Location OS-A to E-SU-D1x and E-TU-C

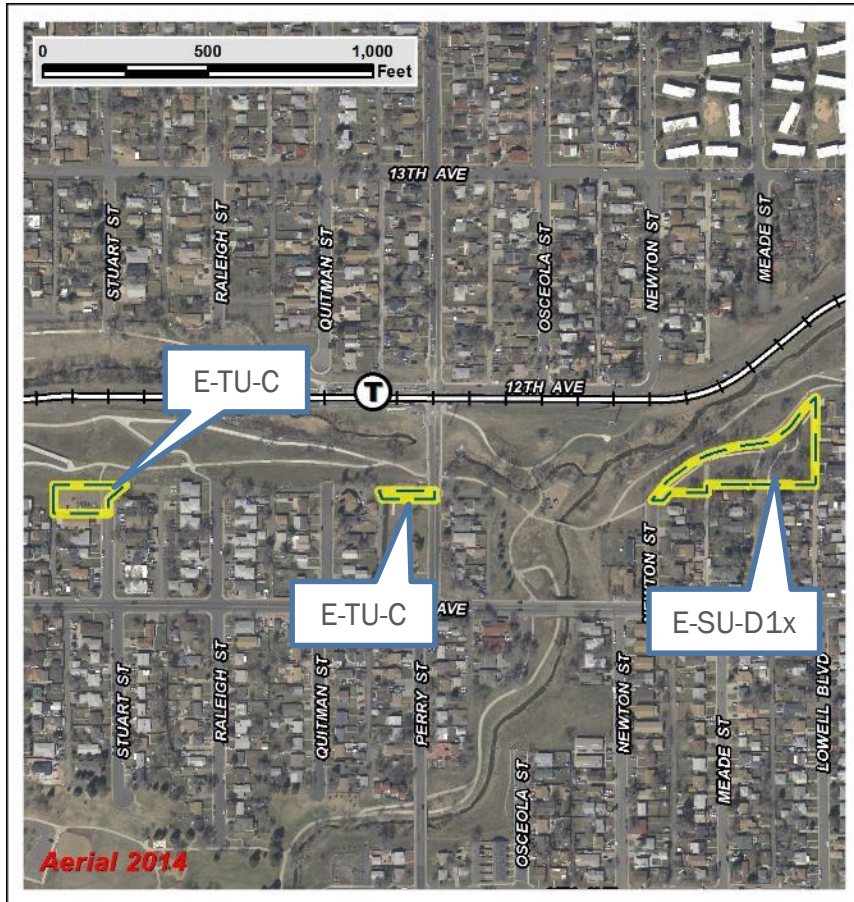


Villa Park Neighborhood





- South of Lakewood Gulch, separated by rights of way
- Lakewood Gulch designated in 2015
- Owned by the City of Denver, but not managed by Denver Parks and Recreation as public parks



- Property:
 - 7 parcels, 39,351 sq ft total
 - Vacant
 - Acquired from Xcel and by tax deed
- Councilman López:
 - Requesting legislative map amendment to correct mapping error and return to residential zoning
- Rezone from OS-A to E-SU-D1x and E-TU-C

Request: E-SU-D1x

Urban Edge Neighborhood Context – Single Unit– 6,000 sq ft – ADUs – Suburban House and Urban House

Request: E-TU-C

Urban Edge Neighborhood Context – Two Unit– 5,500 sq ft



DIVISION 4.1 NEIGHBORHOOD CONTEXT DESCRIPTION



SECTION 4.1.1 GENERAL CHARACTER

The Urban Edge Neighborhood Context is characterized by a mix of elements from both the Urban and Suburban Neighborhood Contexts. The Urban Edge Neighborhood Context is primarily single-unit and two-unit residential uses. Single-unit multi-unit residential uses and commercial uses are typically embedded in residential areas. Single-unit residential structures are typically Town Homes, Garden Courts, or Apartment forms with some Suburban House forms. Commercial buildings are typically Stripfront and General forms that typically contain a single type of use. Single-unit and two-unit residential uses are primarily located along local and residential arterial streets. Multi-unit residential and commercial uses are located along local streets, arterial, and main streets.

SECTION 4.1.2 STREET, BLOCK AND ACCESS PATTERNS

The Urban Edge Neighborhood Context consists of a regular pattern of block shapes surrounded by or diagonal streets within a grid or modified grid. Orthogonal streets provide circulation and a visual presence of blocks. Block sizes and shapes are consistent and include attached, detached and row-oriented sidewalks, tree lines, where provided for by detached sidewalks, street and surface parking, and landscaping in the front setback.

SECTION 4.1.3 BUILDING PLACEMENT AND LOCATION

Single-unit and multi-unit residential buildings typically have close street moderns to deep front setbacks. Building orientation along a block face may be inconsistent or consistent. Commercial buildings typically have recessed entrances and front setbacks deep enough to allow for a mix of landscaping and street parking.

SECTION 4.1.4 BUILDING HEIGHT

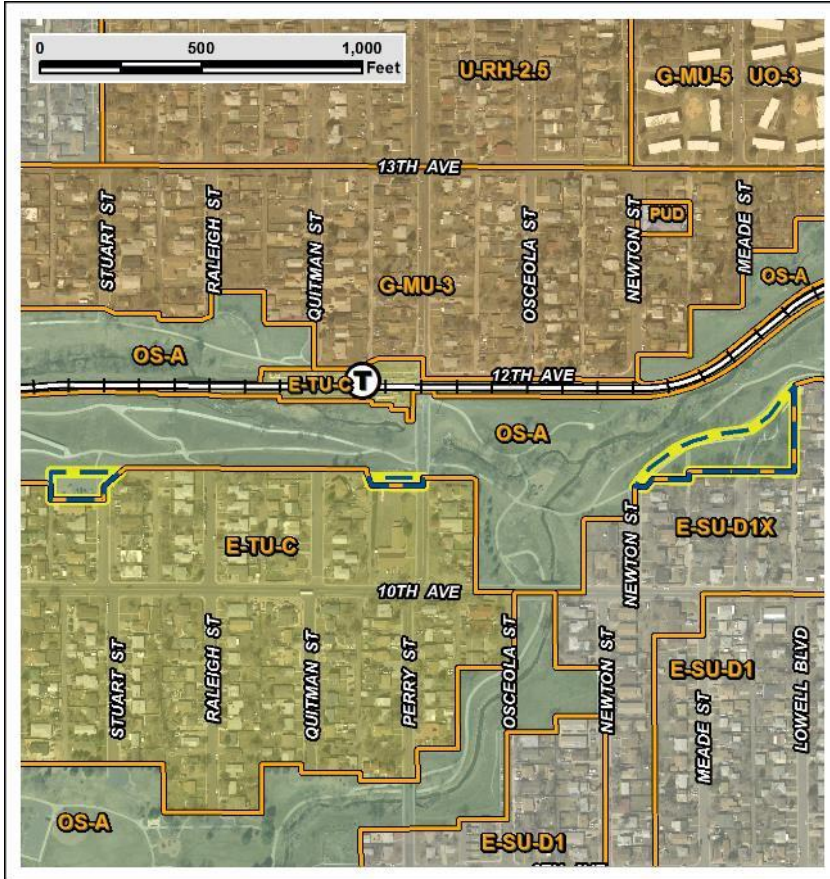
The Urban Edge Neighborhood Context is characterized by low scale buildings except for some mid-rise commercial and mixed-use structures, particularly at nodes or along arterial streets.

SECTION 4.1.5 MOBILITY

There is reliance on the automobile with some park-and-ride and bicycle activity and low to medium level of access to the multi-modal transportation system.

- Zoning
- Land Use
- Building Form/Scale
- Lakewood Gulch

Existing Context – Zoning



- Currently zoned OS-A as error in 2010
- OS-A intended to protect and preserve public parks, owned, operated, or leased by the City and managed by DPR for park purposes
- Sites do not meet OS-A intent

Existing Context – Former Chapter 59 Zoning

- R-2 applied across the entire area in Former Chapter 59 (single and multi-unit district)
- Inaccurate GIS data illustrating park lands informed OS-A zoning



Existing Context – Lakewood Gulch Designation

56 acres designated by City Council in Oct 2015; substantial improvements planned to Gulch



Existing Context – Land Use



- Sites are currently vacant; often poorly maintained
- Consistently single-unit and two-unit uses surrounding with scattered public
- Lakewood Gulch city park to the north

Existing Context – Building Form/Scale



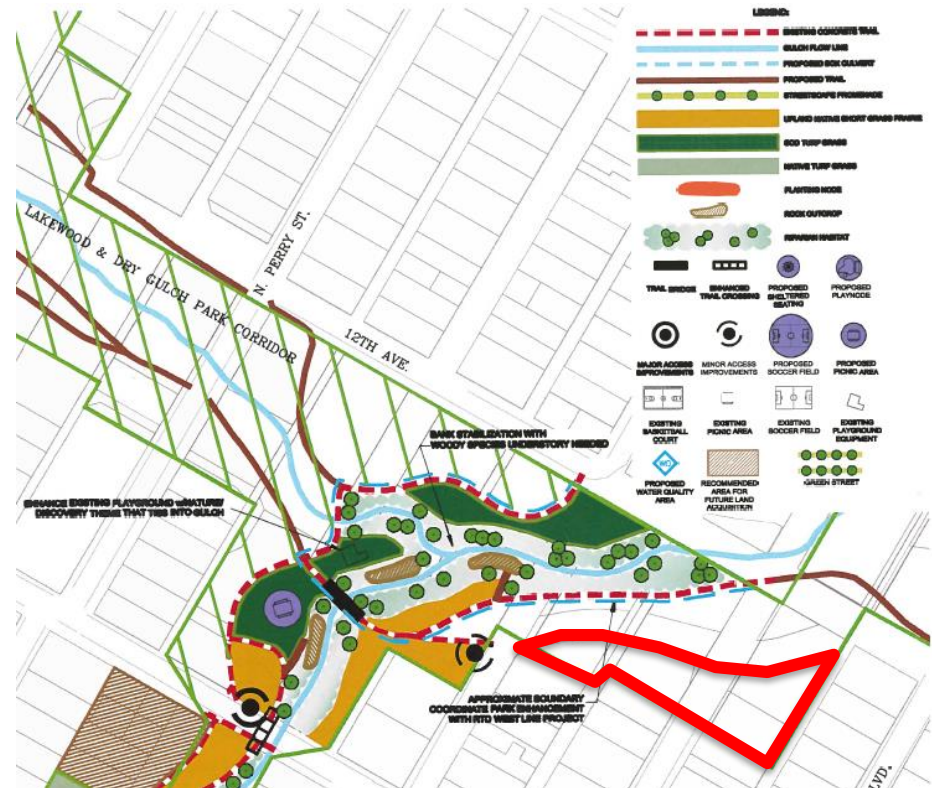
Existing Context – Building Form/Scale



Existing Context – Building Form/Scale



2009 Gulch Master Plan concept defined boundary of Lakewood Gulch park; subject sites are excluded



Recent & Upcoming Park Improvements

- 10th and Perry Playground grand opening - April 2016
- Re-Imagine Play at Paco Sanchez Park - later 2016



- Registered Neighborhood Organizations notified of this Process
 1. Denver Neighborhood Association, Inc.
 2. Inter-Neighborhood Cooperation
 3. Sloan's Lake Citizen's Group
 4. Villa Park Neighborhood Association
 5. West Colfax Association of Neighbors
- Two letters/emails of Support
- Seventeen letters/emails of Opposition

- CPD, DPR staff attended RNO meetings with Council office: **January and February, 2016**
- Notice of Receipt of Application: **March 3, 2016**
- Notice of Planning Board Public Hearing and Notification Signage: **March 21, 2016**
- Planning Board unanimously recommends approval: **April 6, 2016**
- Neighborhoods and Planning Committee moved the bill: **April 20, 2016**

Denver Zoning Code Review Criteria for Legislative Map Amendments

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation Plan
- West Colfax Plan (2006)
- Villa Park Neighborhood Plan (1991)

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. Creating more density at transit nodes.*
- *Land Use Strategy 3-B – Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses.*
- *Neighborhood Strategy I-F – Invest in neighborhoods to help meet citywide goals and objectives for a range of housing types and prices, community facilities, human services and mobility. Continue to foster integrity and livability of neighborhoods.*

Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Land Use Concept:
 - Park
 - Natural and open spaces to include greenways
 - Likely included in Lakewood Gulch concept land use area
 - Urban Residential
 - Higher density, primarily residential
- Area of Stability
 - Surrounded by Area of Change

Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Future Street Classification:
 - West 10th Ave
 - Residential Collector
 - North Perry St
 - Main Collector
 - North Meade, Newton, Stuart St
 - Undesignated Local

Reminder: Evaluating whether the proposed zone district is consistent with the Future Street Classification, but not to assess the traffic impacts of a specific development proposal.

Review Criteria: Consistency with Adopted Plans



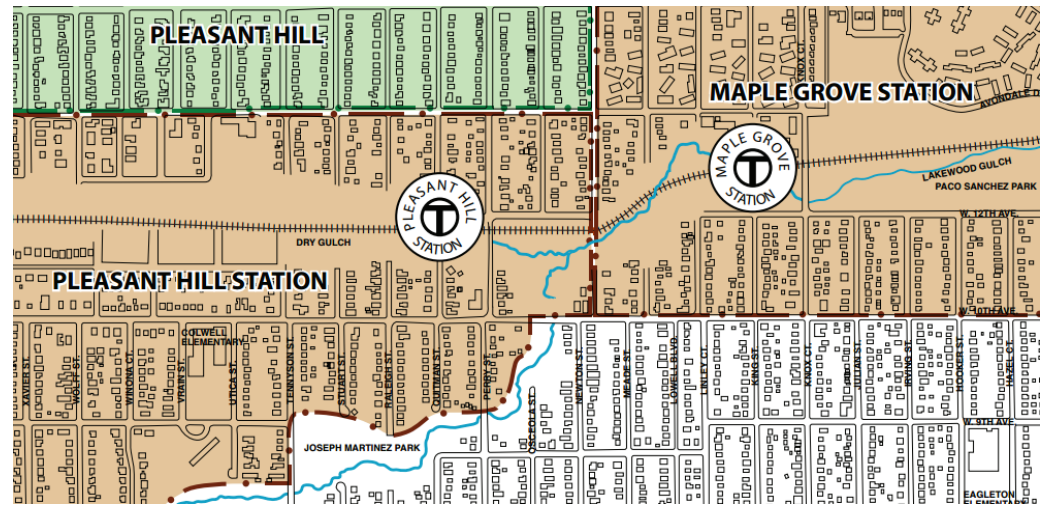
West Colfax Plan (2005)

- Subject sites omitted from concept land use
- Adjacent to Urban Neighborhood Station
 - Compact Dense
 - Single-unit and multi-family
 - 1-5 stories
 - Allows for flexible redevelopment over time

Review Criteria: Consistency with Adopted Plans

West Colfax Plan (2005)

- District Plans inform desired future character
 - Pleasant Hill Station
 - Maple Grove Station
- Facilitate redevelopment at the edges of the Villa Park neighborhood near light rail stations
- Orient new construction to the parkland



Review Criteria: Consistency with Adopted Plans

Villa Park Neighborhood Plan (1991)

- **Strategy LZ-1:** *Discourage Higher Density Development*
- **Strategy LZ-2:** *Discourage Development that is Incompatible with the Scale and Quality of the Neighborhood*
- Improve neighborhood environmental conditions
- Provide uniform sidewalk, street, curb, and gutter improvements

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver, West Colfax Plan, Villa Park Neighborhood Plan

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

CPD recommends **Approval** of the legislative map amendment, 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