

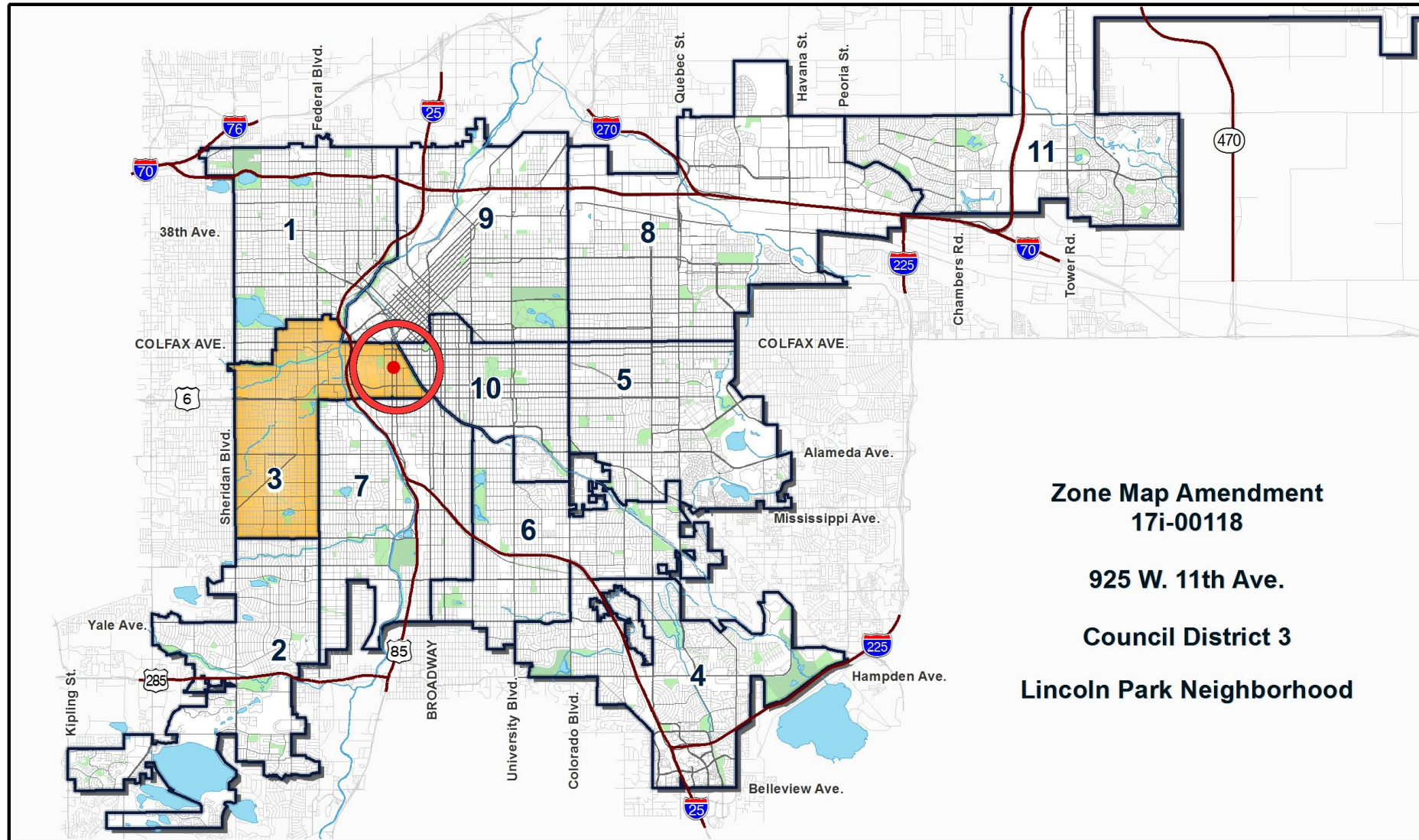


Official Map Amendment

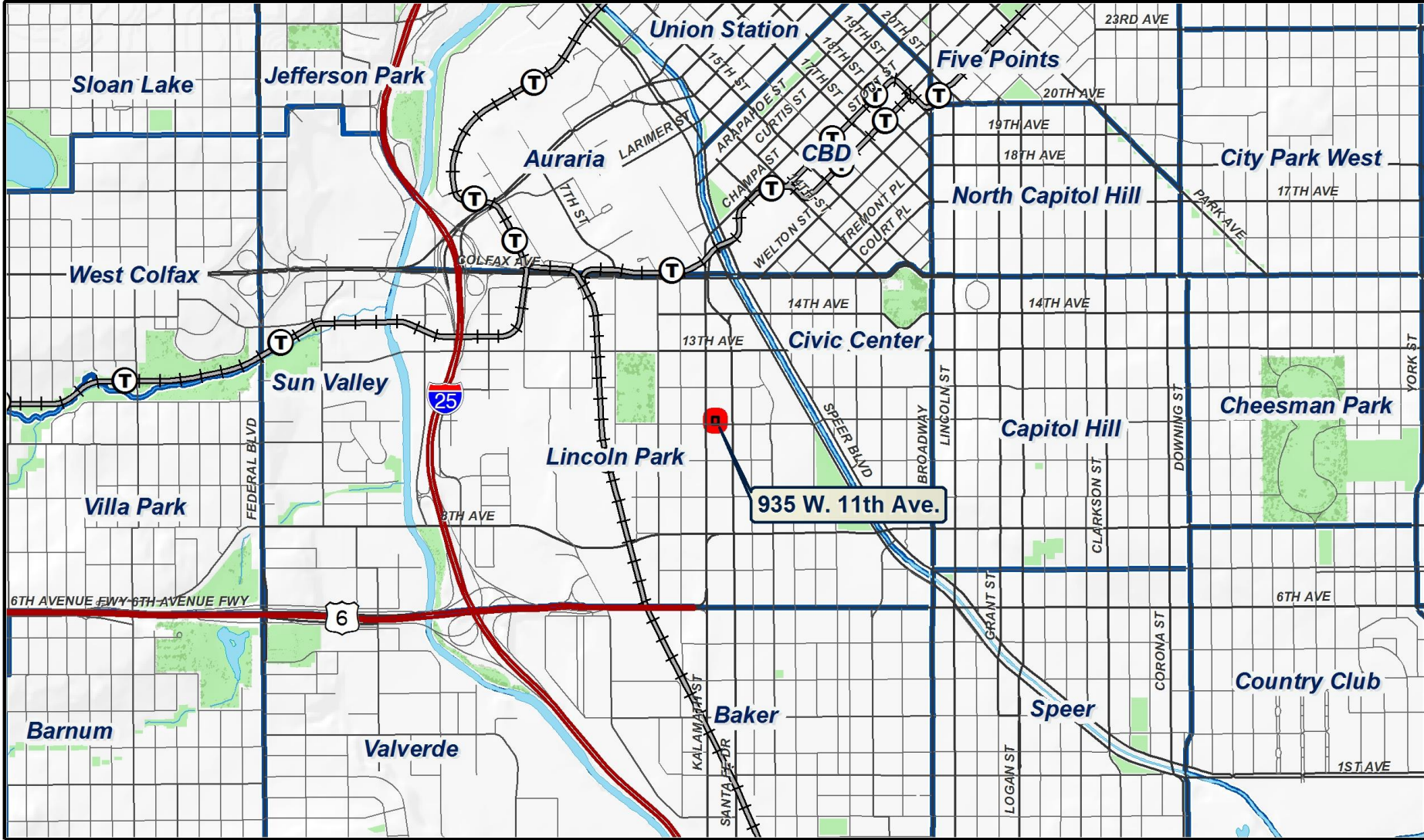
#2017I-00118 rezoning 935 W. 11th Ave. from
U-RH-2.5 to U-MX-2x.

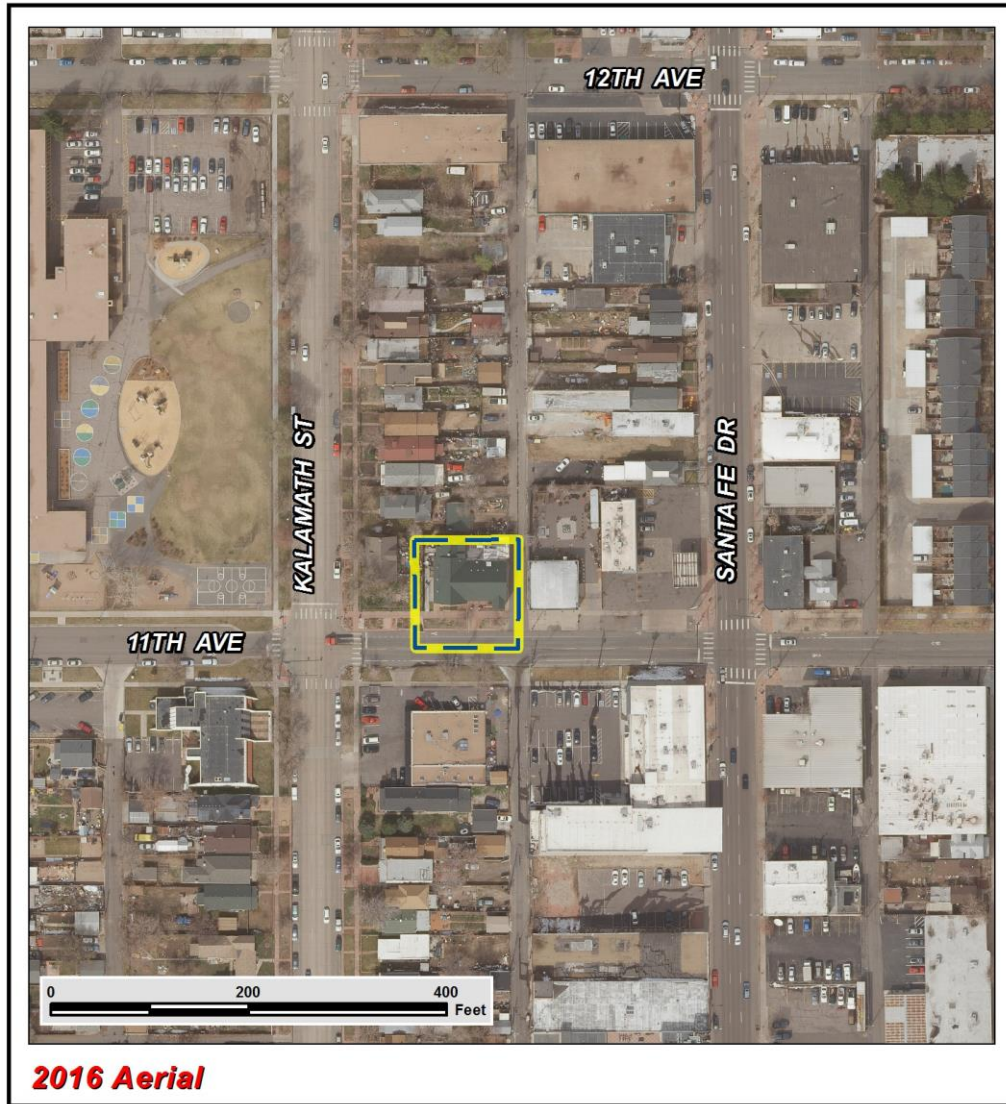
935 W. 11th Ave.

U-RH-2.5 to
U-MX-2x



Lincoln Park Neighborhood





Location

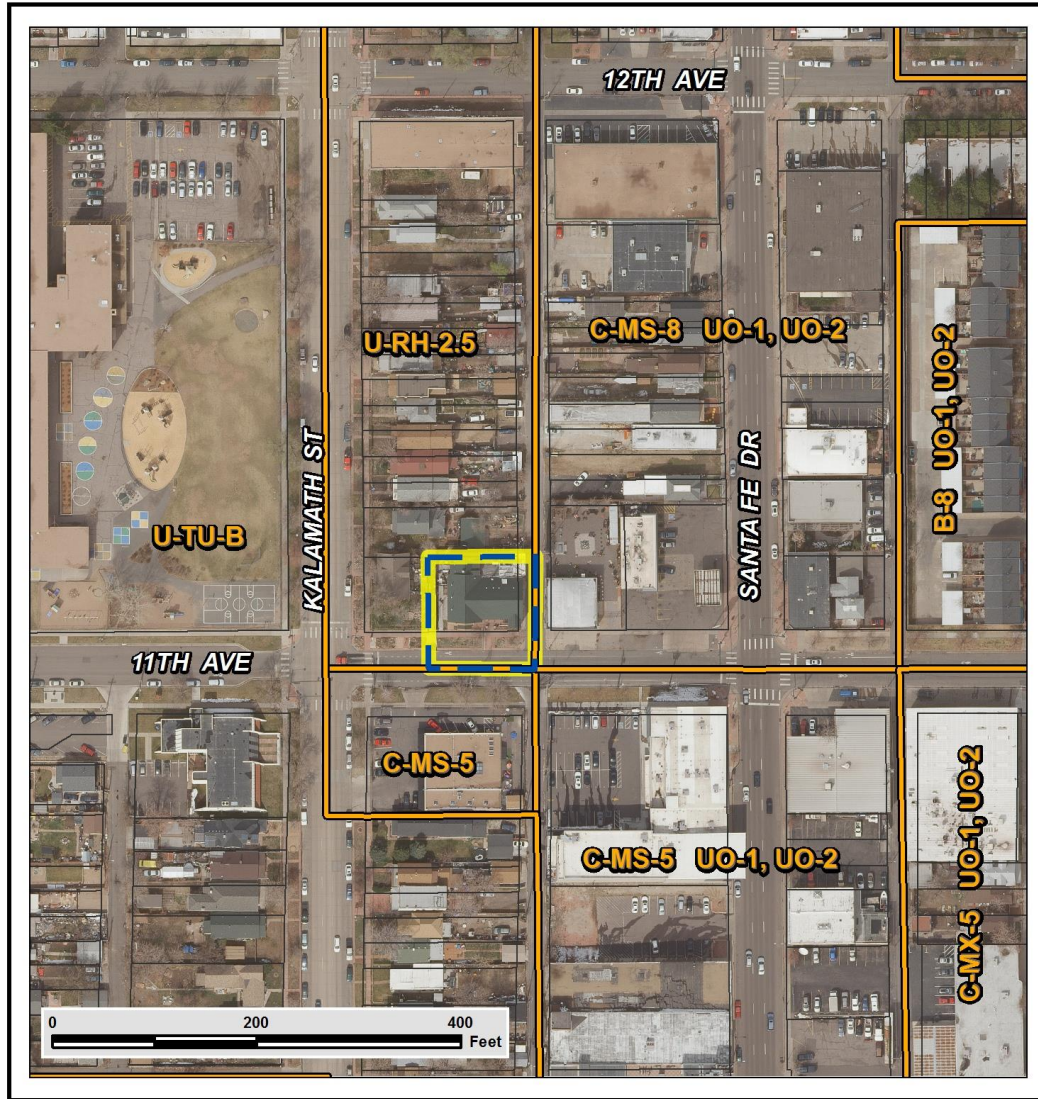
- 11th Ave. between Kalamath St. and Santa Fe Dr.
- 6,560 SF
- Scum of the Earth Church

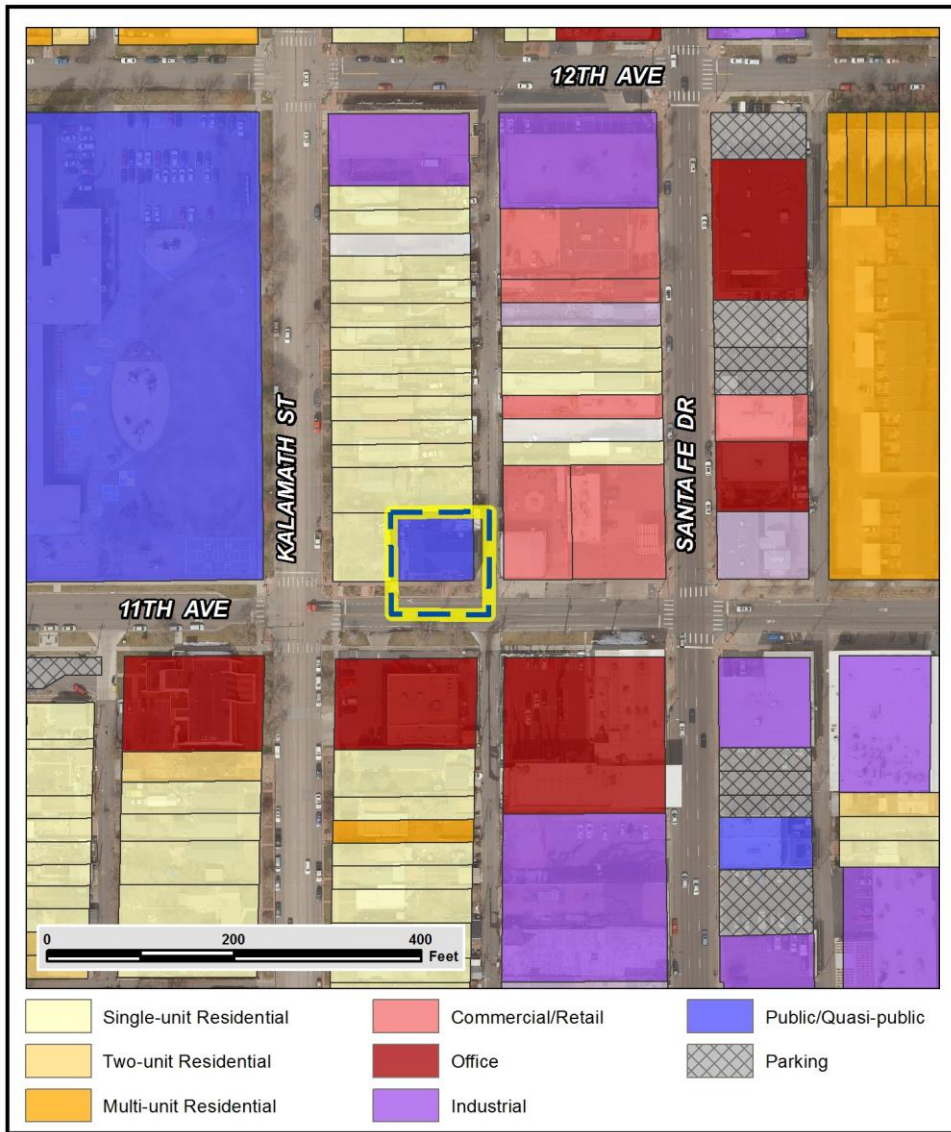
Proposal:

- Rezoning from U-RH-2.5 to U-MX-2x
- Requesting rezoning to allow retail sales

Existing Context: Zoning

- Subject site: U-RH-2.5
- Surrounding Properties:
 - North – U-RH-2.5
 - East – C-MS-8 UO-1, UO-2
 - South – C-MS-5
 - West – U-RH-2.5

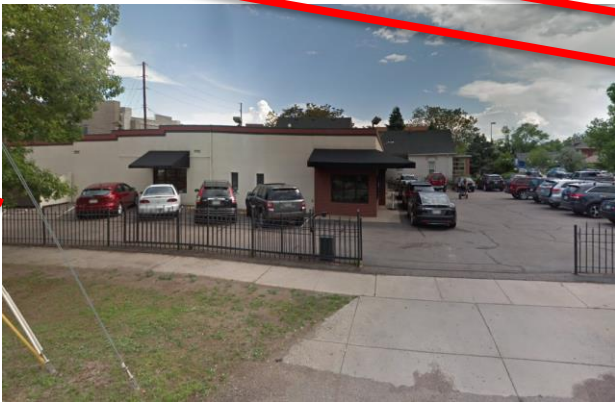
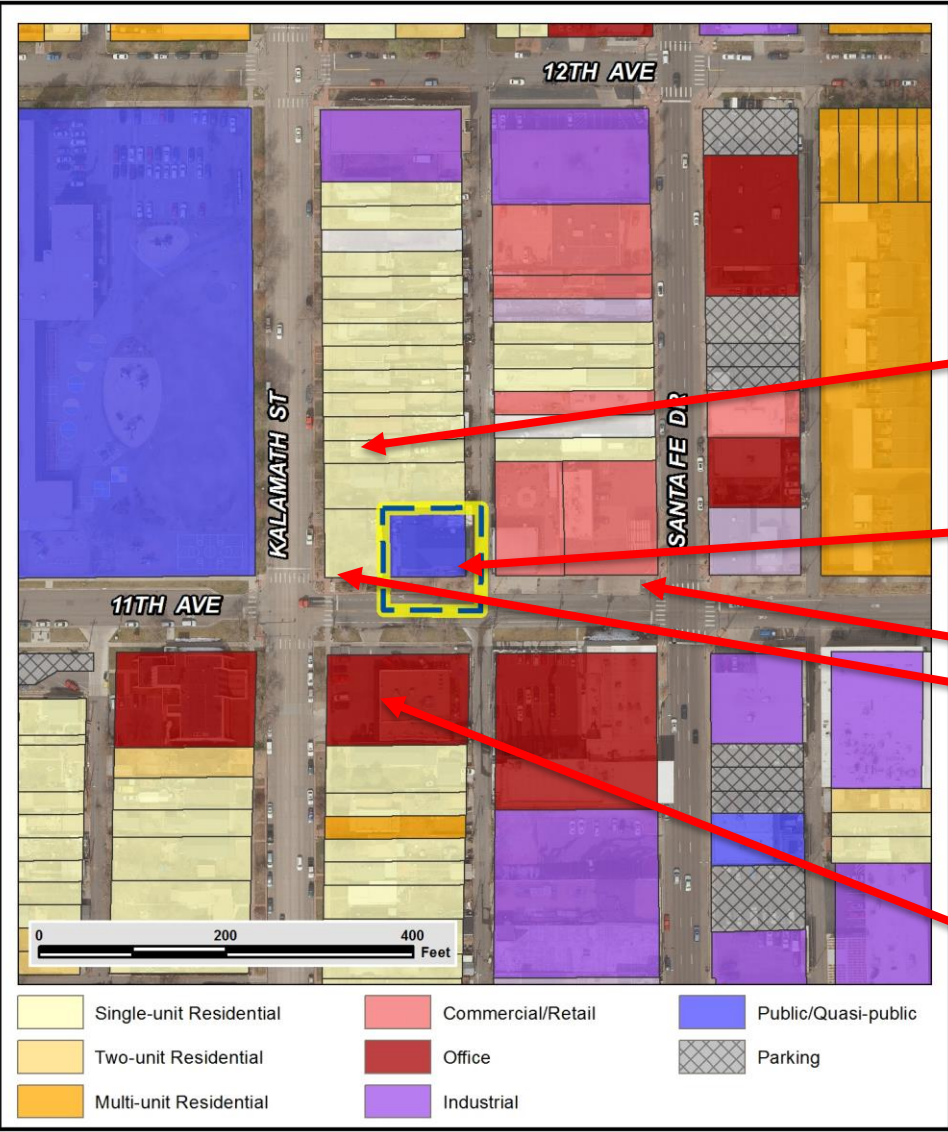




Existing Context: Land Use

- Subject Property: Church
- North: Single-unit Residential
- East: Commercial
- South: Daycare
- West: Single-unit residential

Existing Context: Building Form/Scale



Process

- Planning Board (February 7, 2018)
 - 8-1 vote for recommendation of approval
 - 4 members of the public spoke
- Land Use, Transportation and Infrastructure Committee (February 27, 2018)
- City Council (Tentative: April 9, 2018)
- Public comment
 - Letter of support from La Alma-Lincoln Park Neighborhood Association

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 2000
- Blueprint Denver (2002)
- La Alma/Lincoln Park Neighborhood Plan (2010)

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

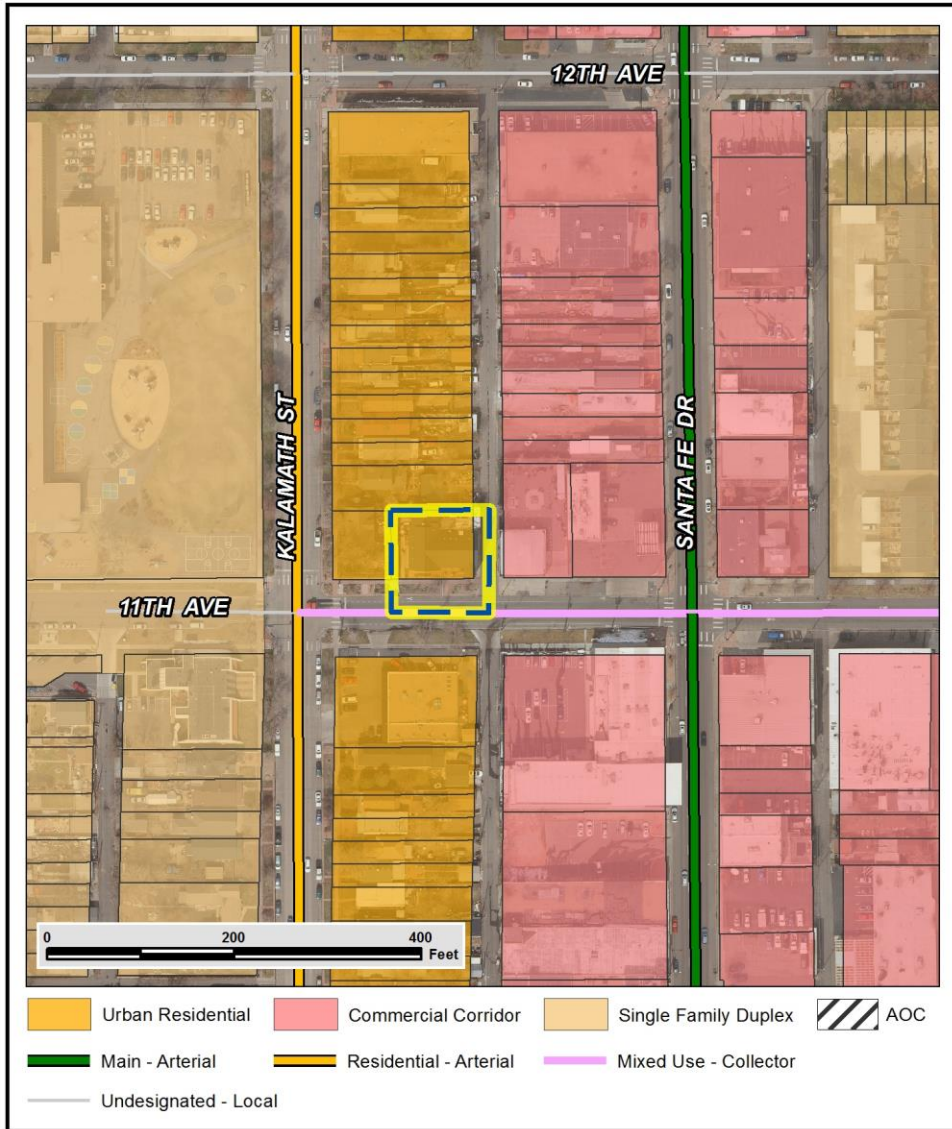
Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

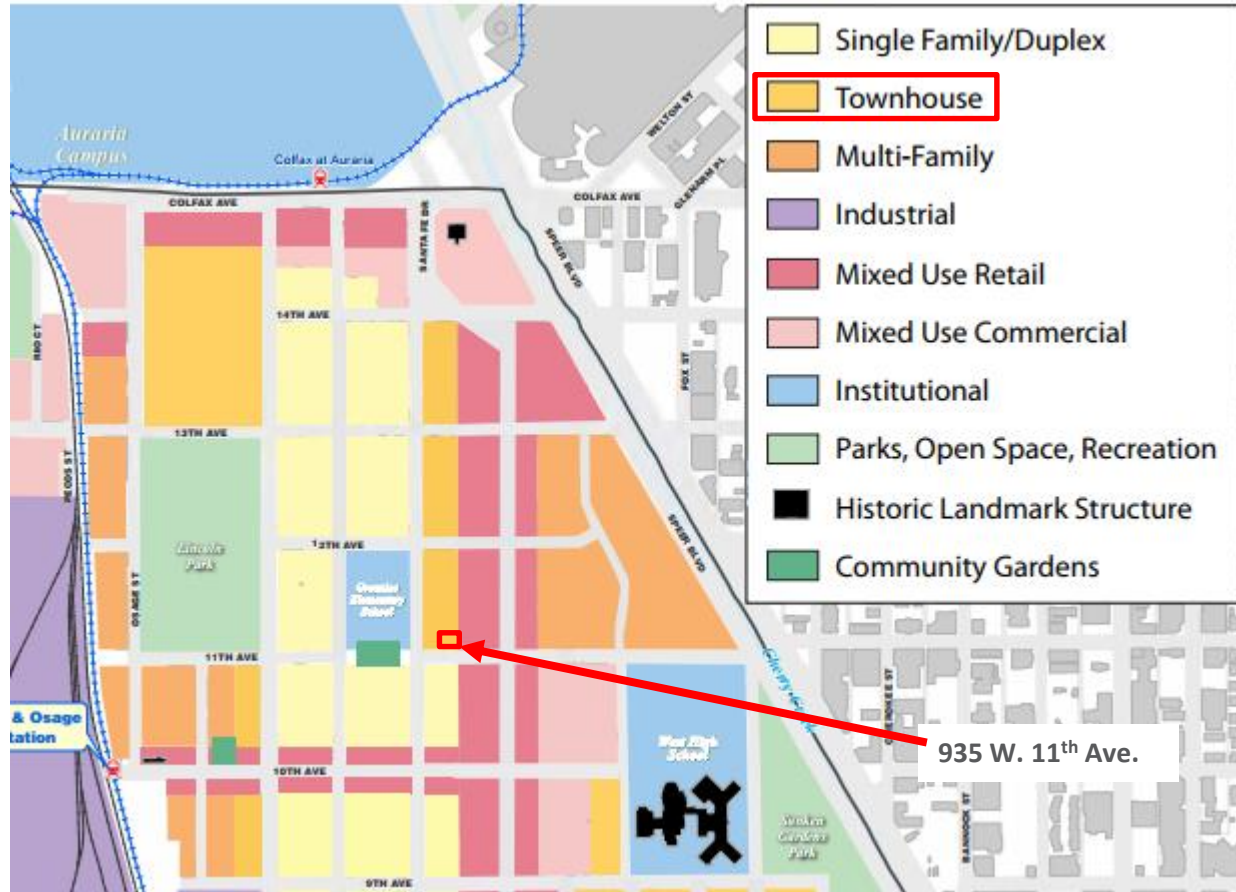
- Environmental Sustainability Strategy 2-F
- Land Use Strategy 3-D
- Mobility Strategy 4-E
- Economic Activity Strategy 5-A
- Neighborhoods Strategy 1-C

Blueprint Denver (2002)

- Urban Residential
 - Higher density and primarily residential but may include a noteworthy number of complementary commercial uses
- Area of Stability
 - Maintain character while accommodating new development
- Mixed-Use Collector
 - Mixed-use commercial, retail, and residential areas



La Alma/Lincoln Park Neighborhood Plan (2010)



- Residential Character Area
 - Stability is supported by zoning within established areas
 - Population is supported by providing support services
- Townhouse land use
 - Implement rowhouse zoning (U-RH-2.5)
 - Encourage a mixture of uses
 - Substantially mitigate negative impacts
- 3 story maximum height

Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
 - Request is consistent
3. Further Public Health, Safety and Welfare
 - Implements adopted plans, allows for neighborhood-serving amenities
4. Justifying Circumstances
 - Changed or Changing Conditions: Increased residential density and commercial activity
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
 - U-MX-2x “applies to small sites served primarily by local streets embedded within an existing or proposed neighborhood”

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