

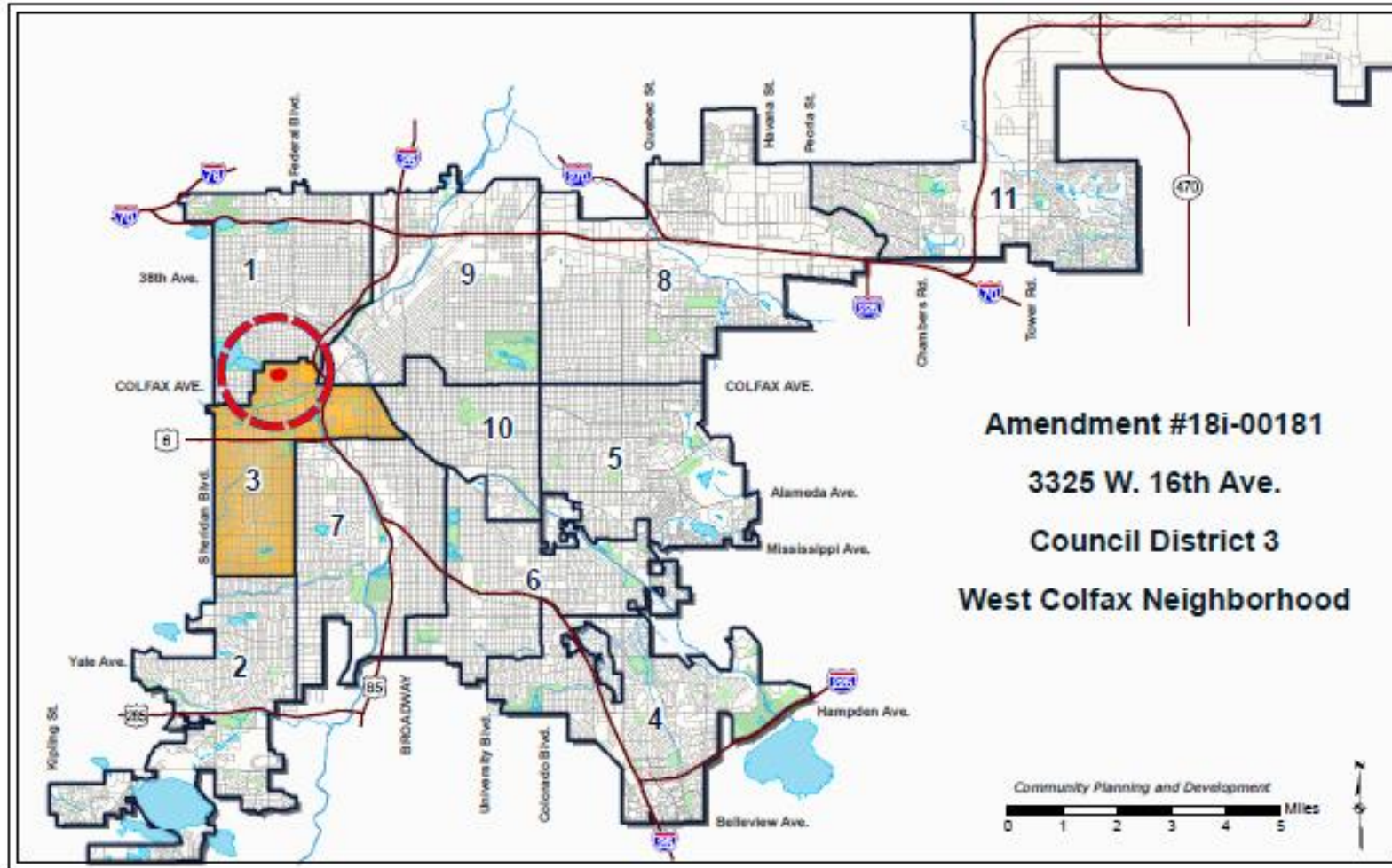


3325 W. 16th Avenue

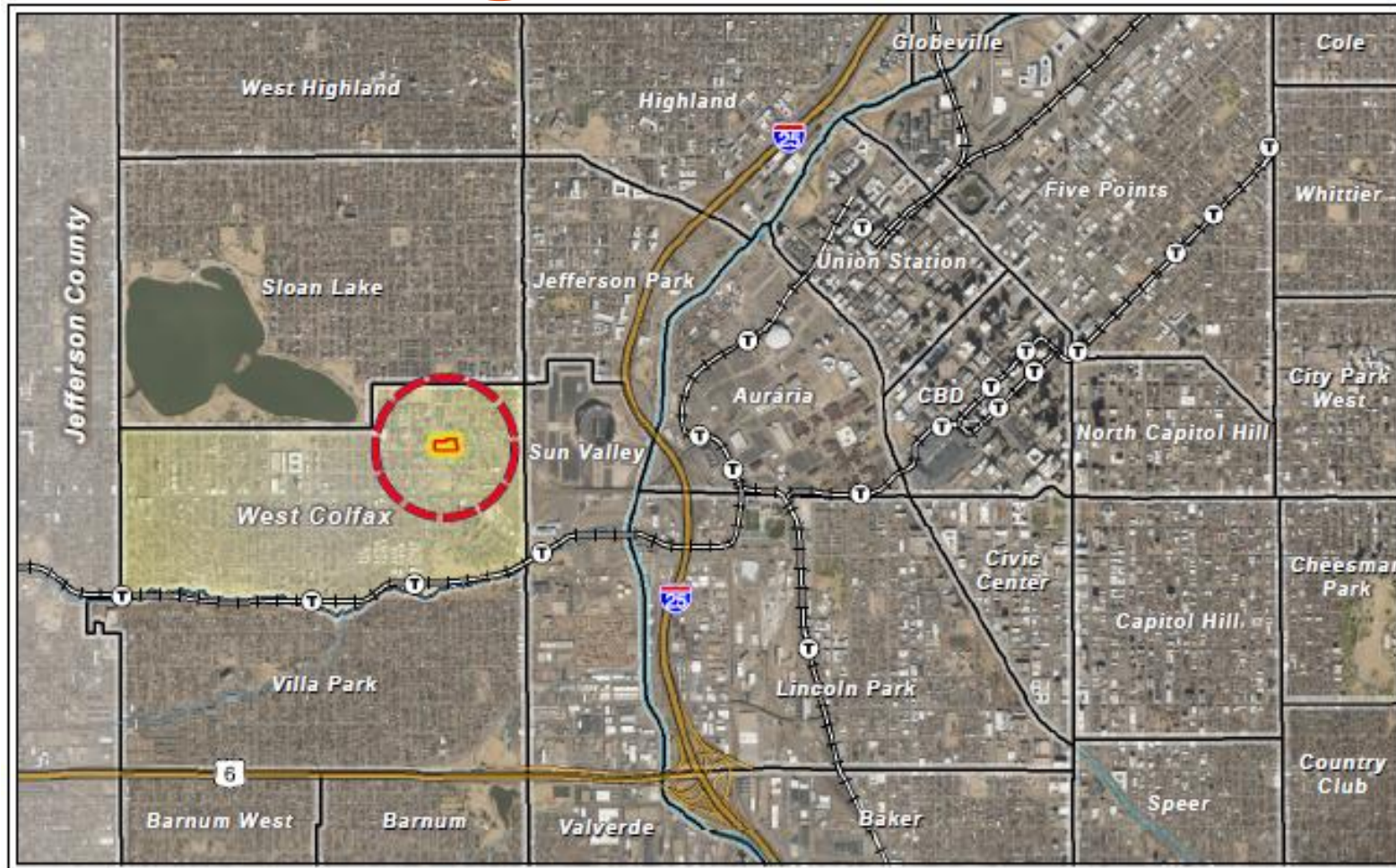
2018I-00181

Request: G-MU-3 to G-MX-3

Council District 3



West Colfax Neighborhood

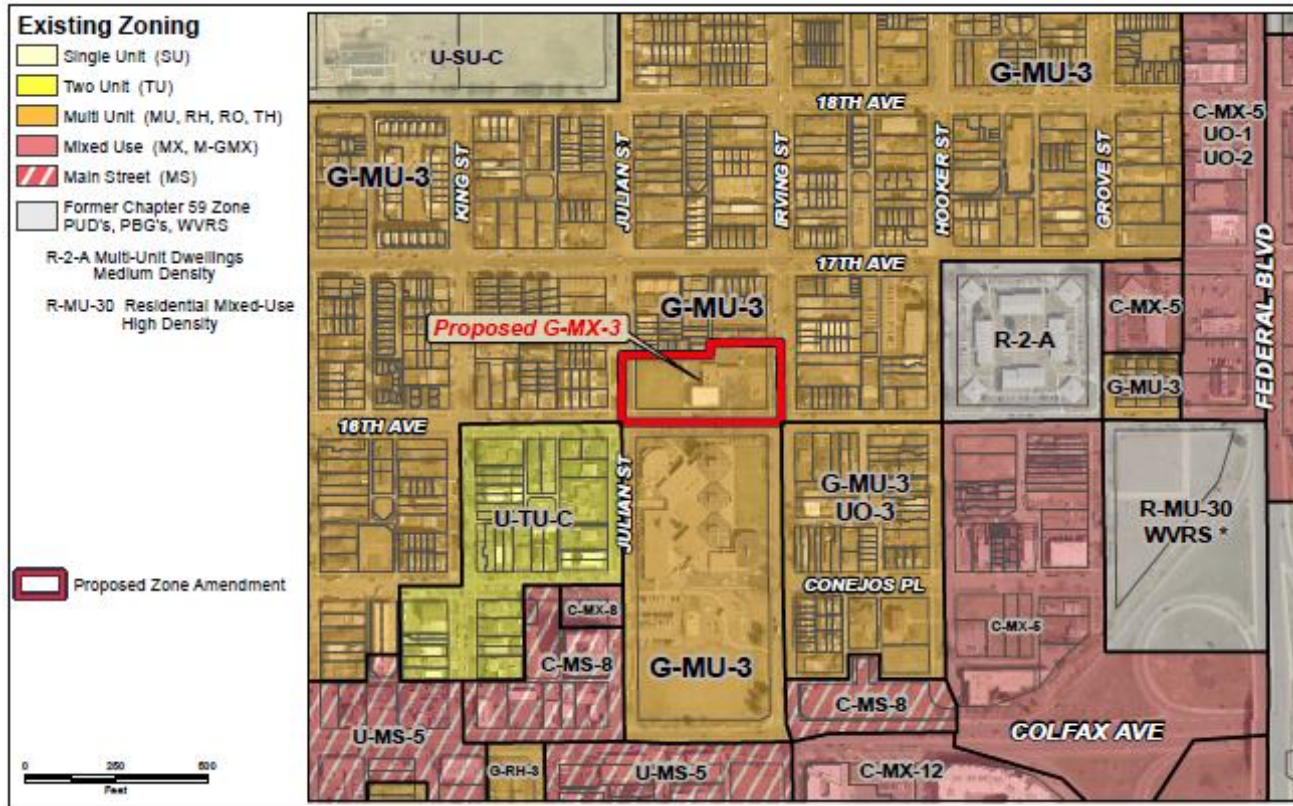


Request: G-MX-3



- Location
 - Approx. 56,540 square feet
 - 1.3 acres
 - Boys & Girls Club facility
- Proposal
 - Rezoning from G-MU-3 to G-MX-3
 - Allows Shopfront, General, Drive Thru Services, Drive Thru Restaurant and Town House
 - Max. building height 45 feet

Existing Zoning: G-MU-3



- Zoning: G-MU-3
- Surrounding Zoning:
 - G-MU-3
 - U-TU-C
 - G-MU-3, UO-3
 - C-MS-8

Existing Land Use

- Land Use: Public/Quasi-Public
- Surrounding Land Uses:
 - Multi-Unit Residential
 - Two-Unit Residential
 - Public/Quasi-Public
 - Commercial
 - Mixed-Use



Existing Building Form/Scale



Existing Building Form/Scale



Process

- Informational Notice: 12/4/19
- Planning Board Notice Posted: 05/19/20
- Planning Board Public Hearing : 6/3/20
- LUTI Committee: 6/9/20
- City Council Public Hearing: 7/20/20

- Public Comment
 - 8 comments of opposition. 1 comment and 1 phone call in support.

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)
 - West Colfax Plan (2006)
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

Neighborhoods Vision Element

Comprehensive Plan 2040

- Strong and Authentic Neighborhoods Goal 1, Strategy A – Build a network of well connected, vibrant, mixed-use centers and corridors (p. 34).
- Strong and Authentic Neighborhoods Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34).
- Strong and Authentic Neighborhoods Goal 1, Strategy D – Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities (p. 34).



Review Criteria: Consistency with Adopted Plans

Equity Vision Element

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).
- Equitable, Affordable and Inclusive Goal 1, Strategy C – Improve equitable access to resources that improve quality of life, including cultural and natural amenities, health care, education, parks, recreation, nutritious food and the arts (p. 28).
- Equitable, Affordable and Inclusive Goal 9, Strategy B – Improve the quality, availability and affordability of early childhood care, education and child development services. (p. 30).



Review Criteria: Consistency with Adopted Plans

Climate Vision Element

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).



Consistency With Adopted Plans

Blueprint Denver (2019)



Future Context

- Predominantly multi-unit structures. 1-unit and 2-unit residential and low scale mixed-use are embedded within the multi-unit areas .
- Block patterns are generally regular with consistent alley access.
- High degree of walkability, bikeability, and good access to transit priority streets

Consistency With Adopted Plans

Blueprint Denver (2019)



Future Place Low-Medium

- 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 can be found
- Buildings are generally 3 stories or less in height

Consistency With Adopted Plans

Growth Areas Strategy

Blueprint Denver

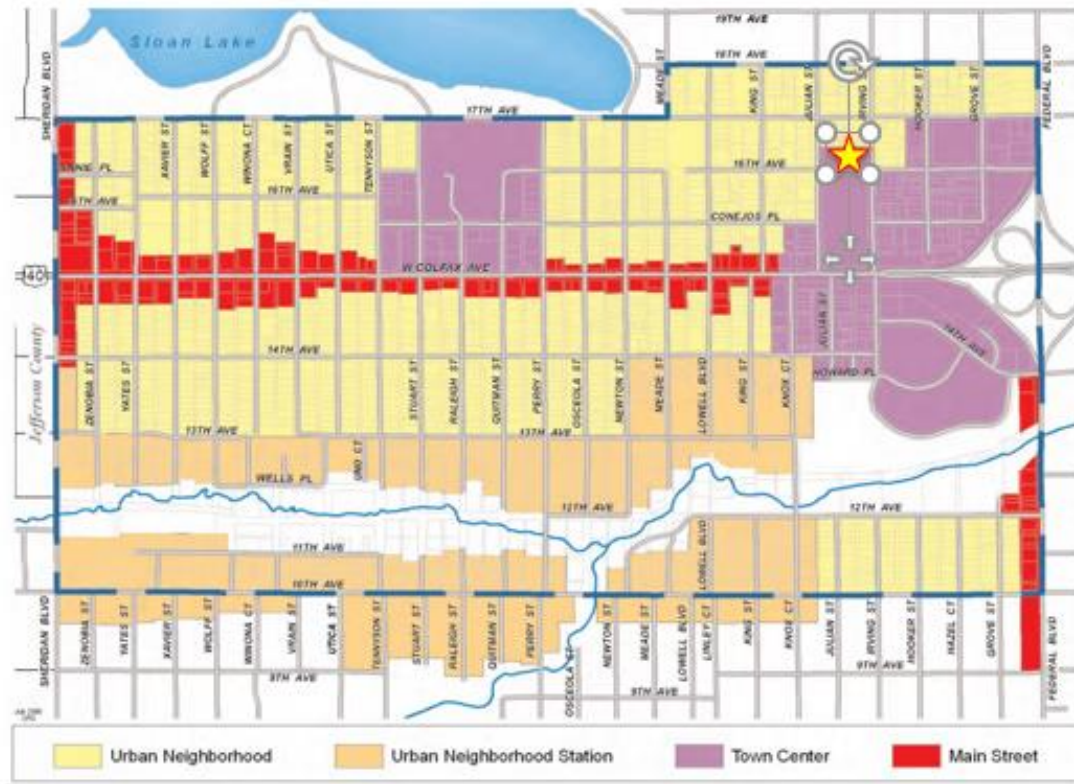


- All other areas of the city
- Anticipated to see around 20% of new housing growth and 10% of new employment growth by 2040
- *Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, however more limited.*

Consistency With Adopted Plans

West Colfax Plan (2006)

Future Land Use Concept



- Vision:
 - Safe and attractive mixed-use commercial and residential corridor that complements and sustains the adjacent residential neighborhoods
- Future Land Use Concept:
 - Town Center - contain a compact mix of destination, employment and residential uses
- Town Center Recommendation 2 :
 - Mix of buildings types and uses that define a town center

Standards	Proposed G-MX-3	G-RX-3	G-RO-3	G-MS-3
Primary Building Forms allowed	Town House, Drive-Thru Service, Drive-Thru Restaurant, General and Shopfront	Town House and Shopfront	Urban House, Duplex, Town House, and Apartment	Town House, Drive-Thru Service, Drive-Thru Restaurant and Shopfront
Stories/Height (max)	3 45'	3 45'	3 40'	3 45'
Vocational or Professional School	Permitted	Permitted only on the first floor	Not Permitted	Permitted
Office	Permitted	Permitted only on the first floor	Permitted	Permitted

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
4. Justifying Circumstances
 - Change to such a degree that the proposed rezoning is in the public interest
 - Changed or Changing Conditions
5. Consistency with Neighborhood Context, Zone District Purpose & 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

Staff 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