



DENVER
THE MILE HIGH CITY

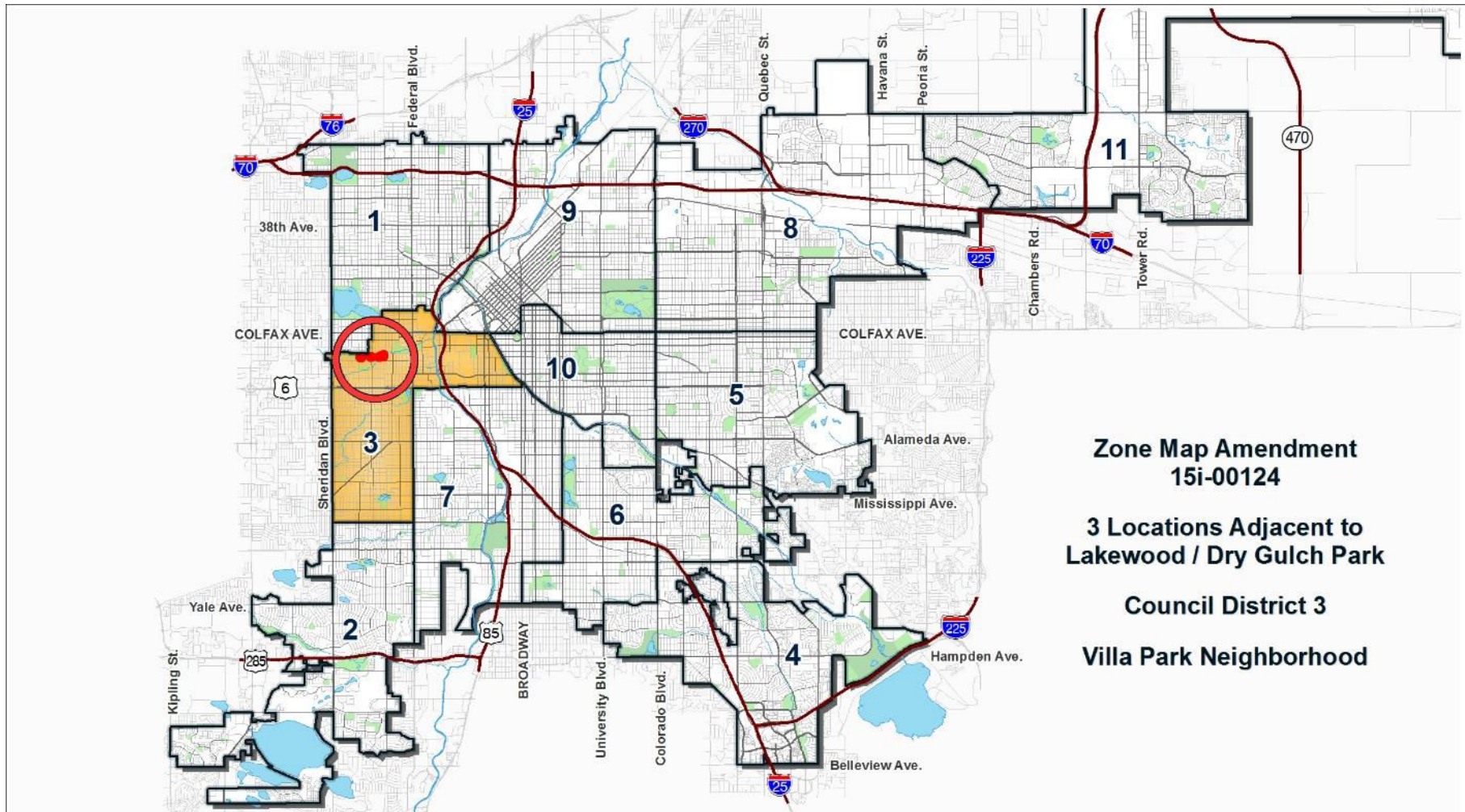
1100 N. Meade St. Unit Vacant; 1100 N. Meade
St.; 1001 N. Meade St. Unit Vacant; 1000 N.
Newton St. Unit Vacant; 1048 N. Newton St.
Unit Vacant; 1049 N. Stuart St.; 1101 N. Perry
St. Unit Vacant

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

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



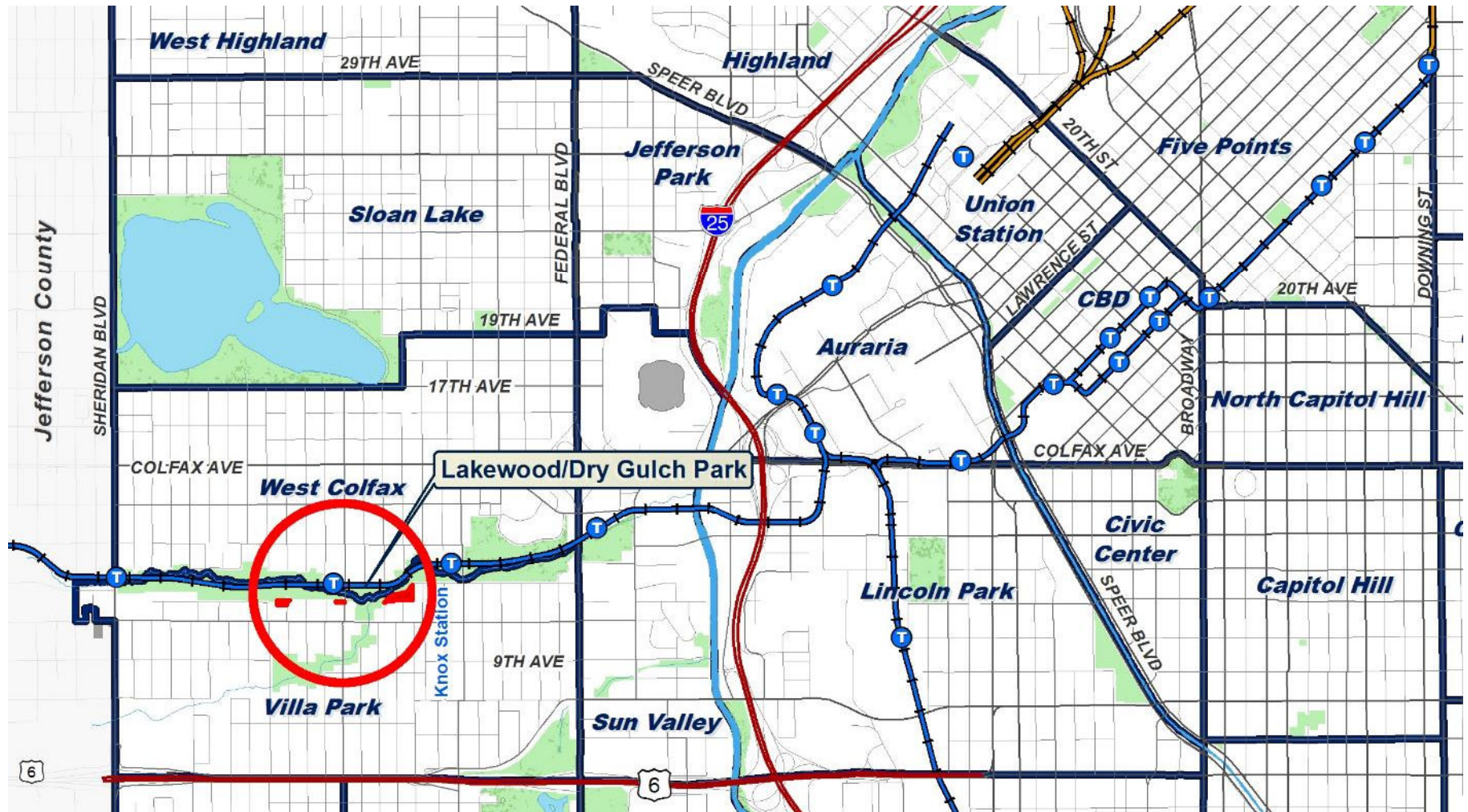
Location OS-A to E-SU-D1x and E-TU-C

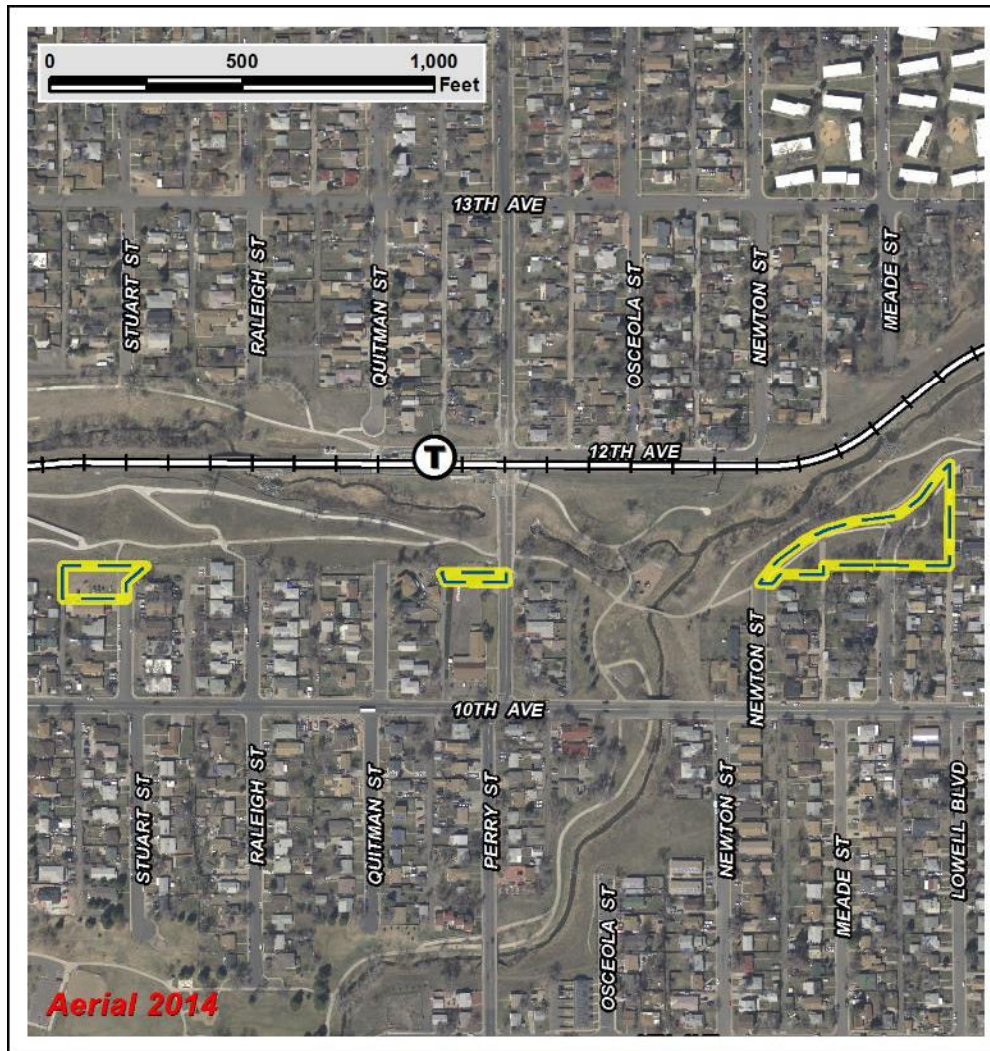




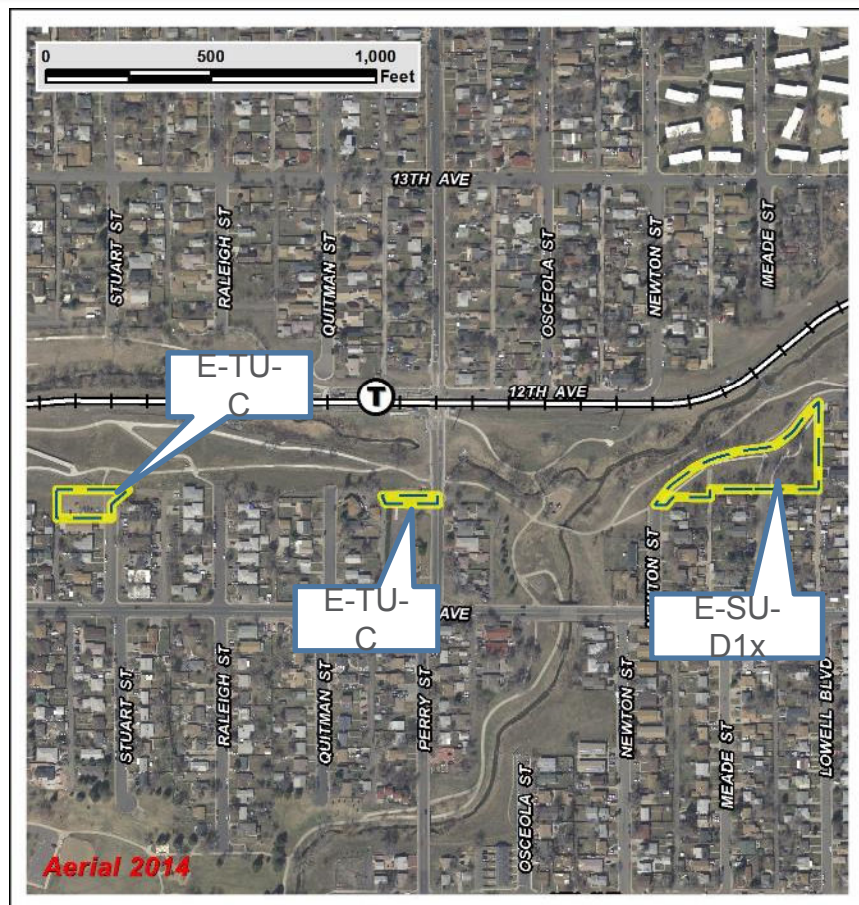
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Villa Park Neighborhood





- 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



- Property:
 - 7 parcels, 39,351 sq ft total
 - Vacant
 - Acquired from Xcel and by tax deed
- Councilman López:
 - Requesting rezoning 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 residential forms along the Urban Edge. Single-unit detached houses and commercial forms are typically included in this context. Commercial buildings are typically 2-3 stories and are typically located along major streets. Multi-unit residential and commercial uses are located along local streets, arterials, and transit routes.

SECTION 4.1.2 STREET, BLOCK AND ACCESS PATTERNS
 The Urban Edge Neighborhood Context consists of a mix of patterns of block design, characterized by irregular street patterns and a mix of lot sizes. The typical street pattern is a mix of block design, characterized by irregular street patterns and a mix of lot sizes. The typical street pattern is a mix of block design, characterized by irregular street patterns and a mix of lot sizes.

SECTION 4.1.3 BUILDING PLACEMENT AND LOCATION
 Buildings are typically set back from the street and are typically located along major streets. Buildings are typically set back from the street and are typically located along major streets.

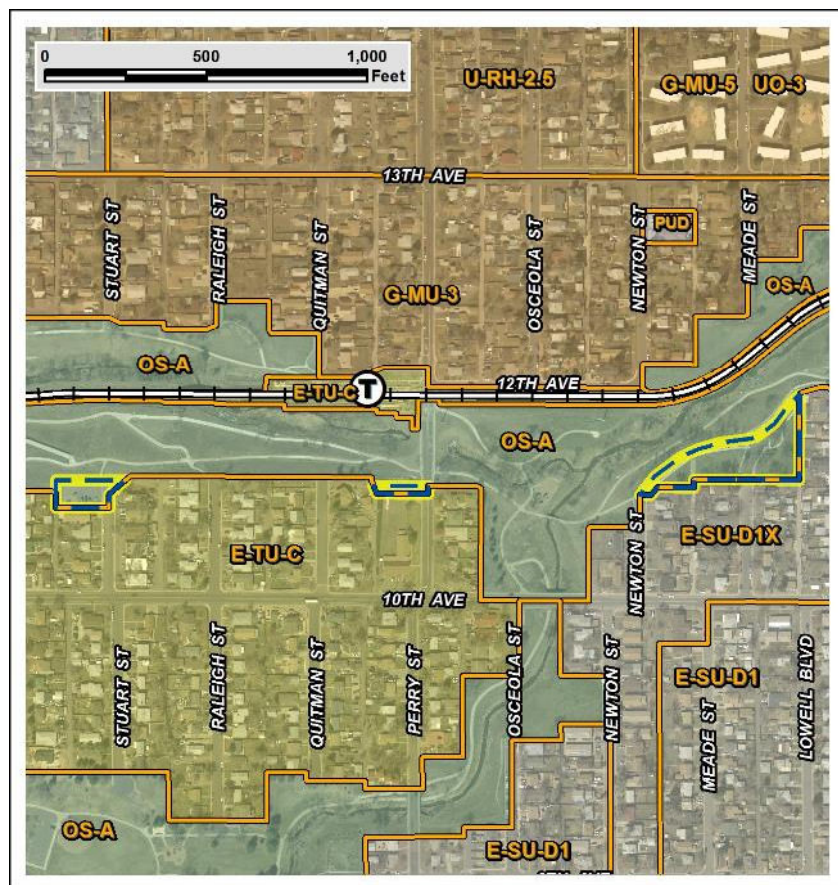
SECTION 4.1.4 BUILDING HEIGHT
 The Urban Edge Neighborhood Context is characterized by low-rise buildings for local streets and medium-rise buildings for arterials and transit routes.

SECTION 4.1.5 MOBILITY
 There is a mix of transportation modes, including walking, biking, and driving. There is a mix of transportation modes, including walking, biking, and driving.

DENVER ZONING CODE
 Article 12, 2012 (Repealed) page 1015

- 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
- Inaccurate GIS data illustrating park lands informed OS-A zoning

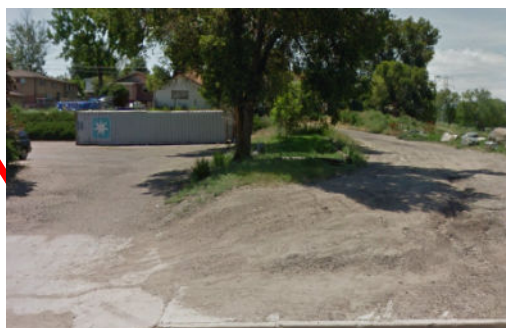


Existing Context – Land Use



- 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

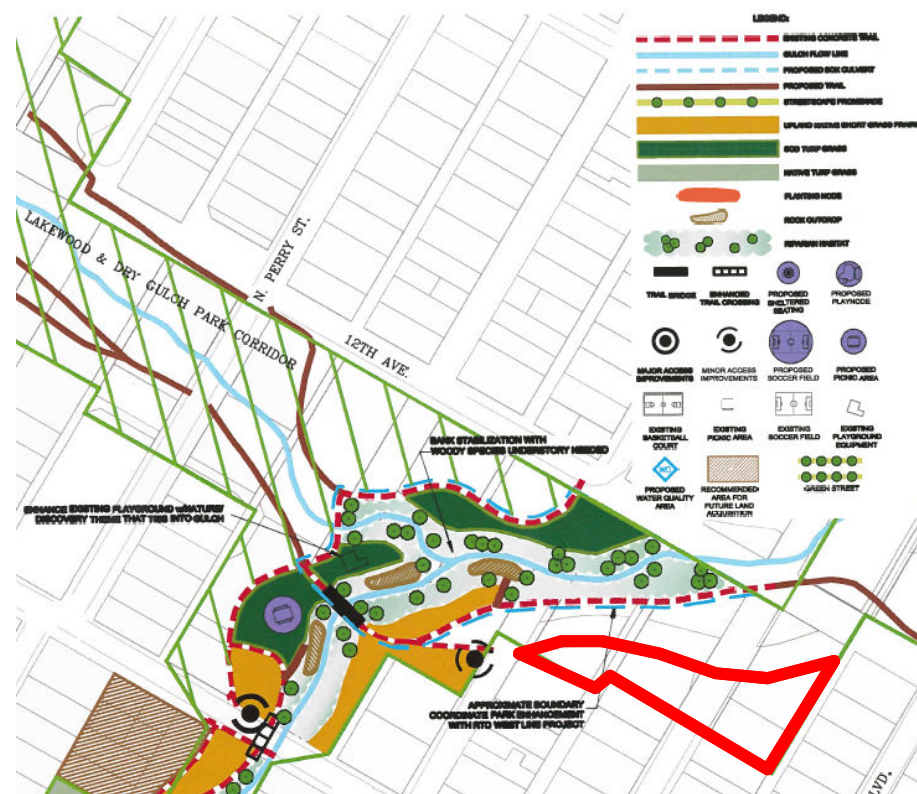


Existing Context – Lakewood Gulch Designation

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



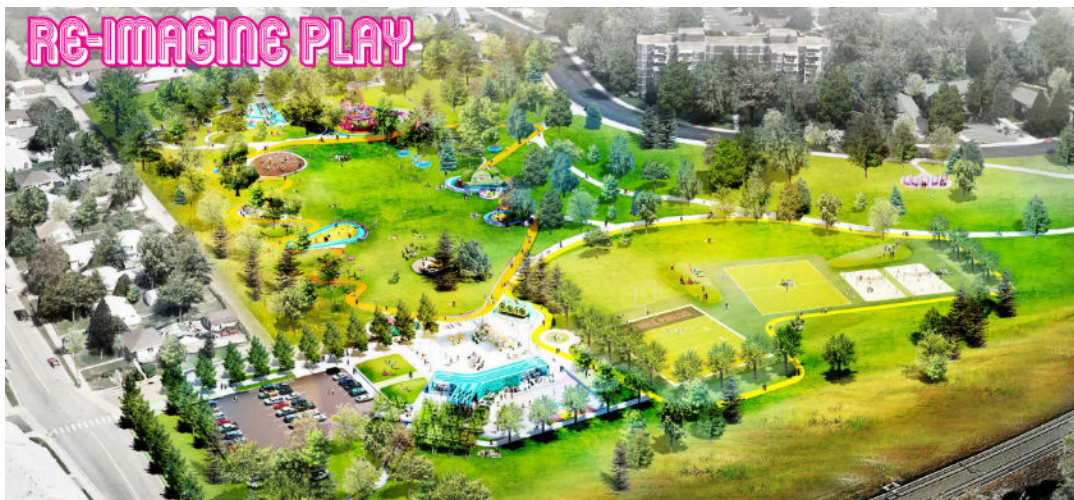
2009 Gulch Master Plan concept defined boundary of Lakewood Gulch park; subject sites are excluded





Existing Context – Recent & Upcoming Park Improvements

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



- 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
- Six 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**
- Notice of Neighborhoods and Planning Committee: **April 6, 2016**
- If Committee moves the Bill today:
 - City Council 1st Reading: **May 23**

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

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

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

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

4. Justifying Circumstances

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

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**
 - The existing zoning of the land was based on a mistake of fact
 - 2010 Citywide rezoning informed by erroneous GIS data of park lands
 - Sites are owned by the City of Denver, but not maintained by Department of Parks and Recreation as public parks
 - Boundaries between park and non-park properties clear after the designation of Lakewood Gulch
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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
 - Urban Edge Neighborhood Context
 - E-SU and E-TU Purpose Statements
 - E-SU-D1x and E-TU-C Intent Statements

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