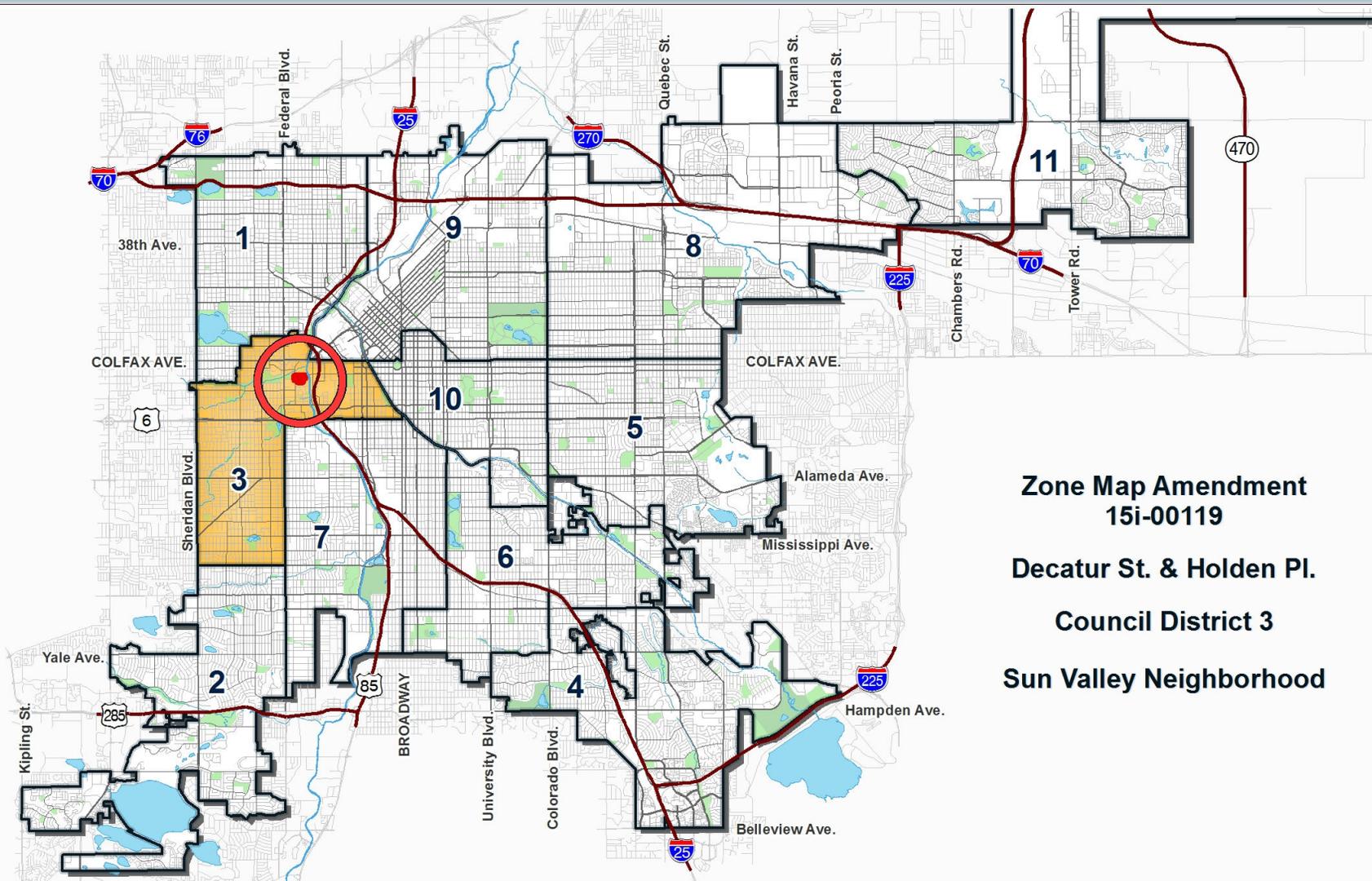




DENVER
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Council District 3



**Zone Map Amendment
15i-00119**

Decatur St. & Holden Pl.

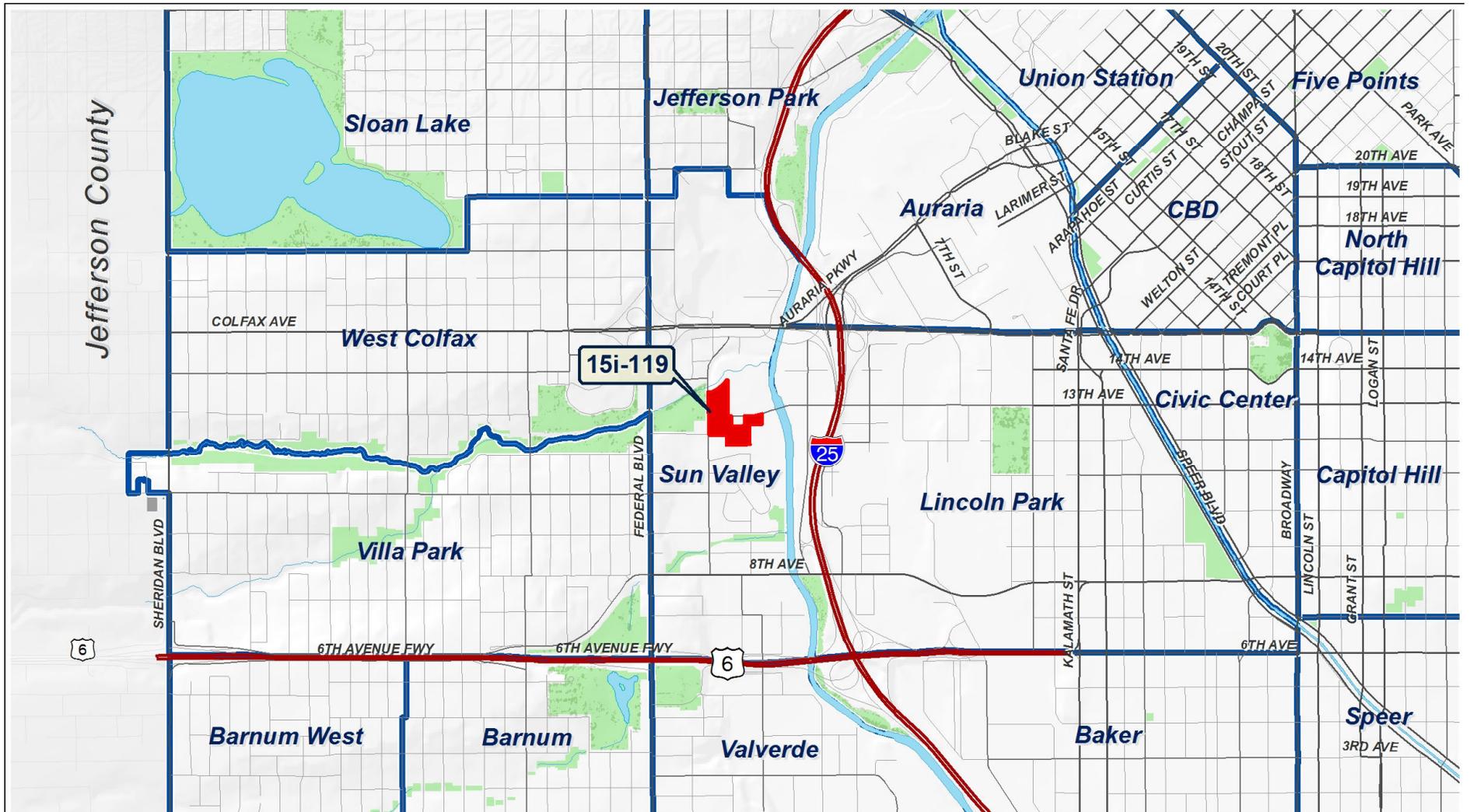
Council District 3

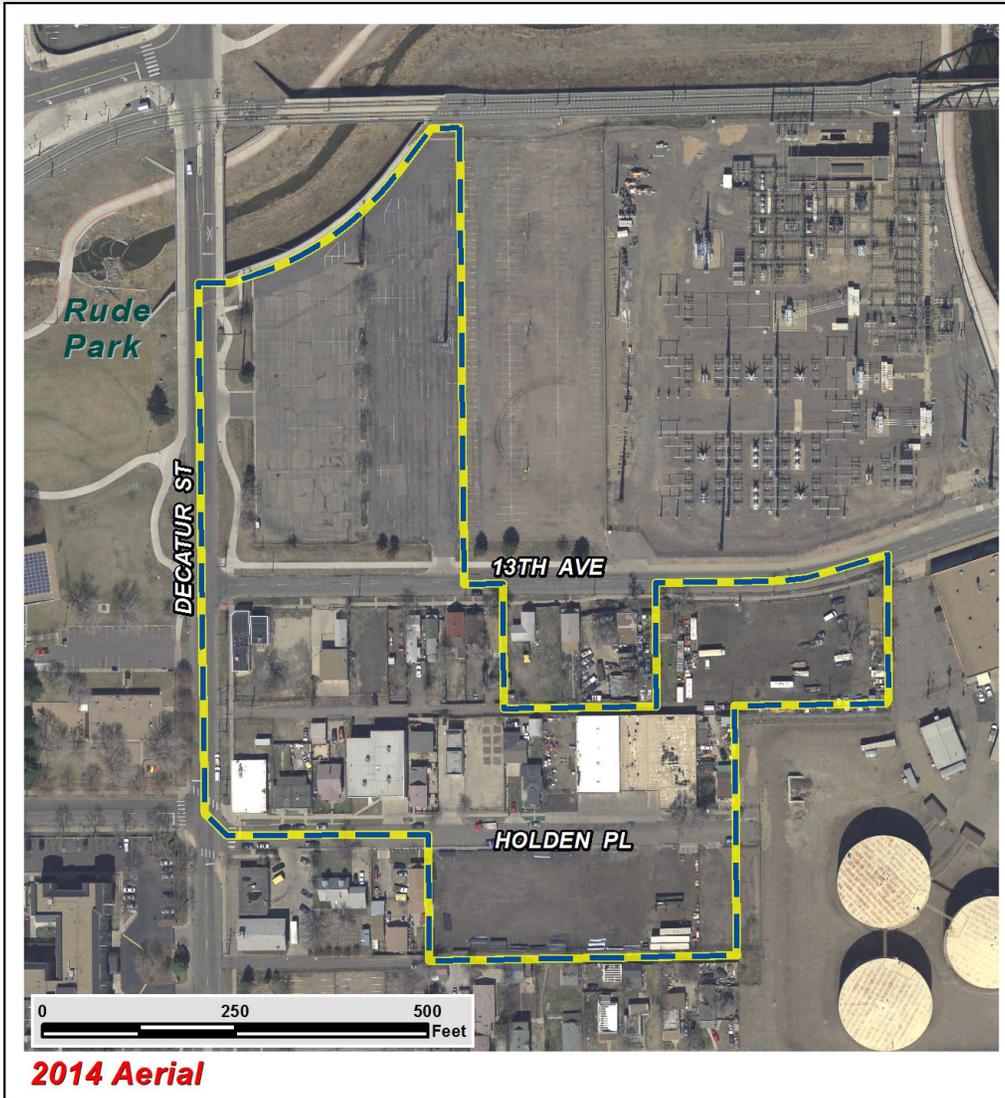
Sun Valley Neighborhood



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Sun Valley Neighborhood



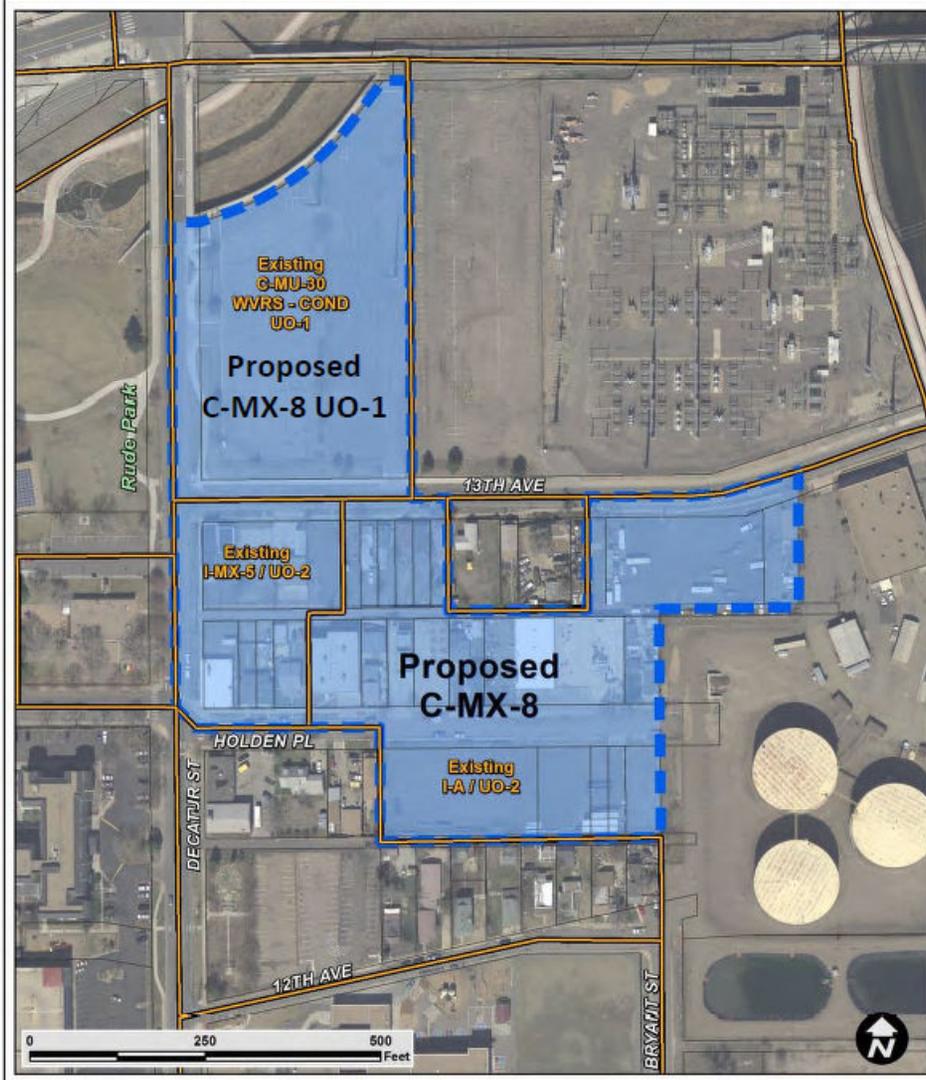


- 13th Avenue and Decatur Street.
- ¼ mile southwest of Decatur-Federal Light Rail Station

Existing Context – Zoning

- **Current zoning for site:**
 - C-MU-30 Waivers & Conditions UO-1;
 - I-MX-5 UO-2
 - I-A UO-2
- **Site surrounded by:**
 - C-MX-8
 - C-MX-5
 - I-MX-5 UO-2
 - OS-A UO-3





- **Property**
 - 8.03 acres
- **Legislative Rezoning initiated by Councilman Lopez**
 - Implement recently adopted Sun Valley Neighborhood / Decatur-Federal Station Area Plan
 - Proposal will be revised to not remove the UO-1 Overlav

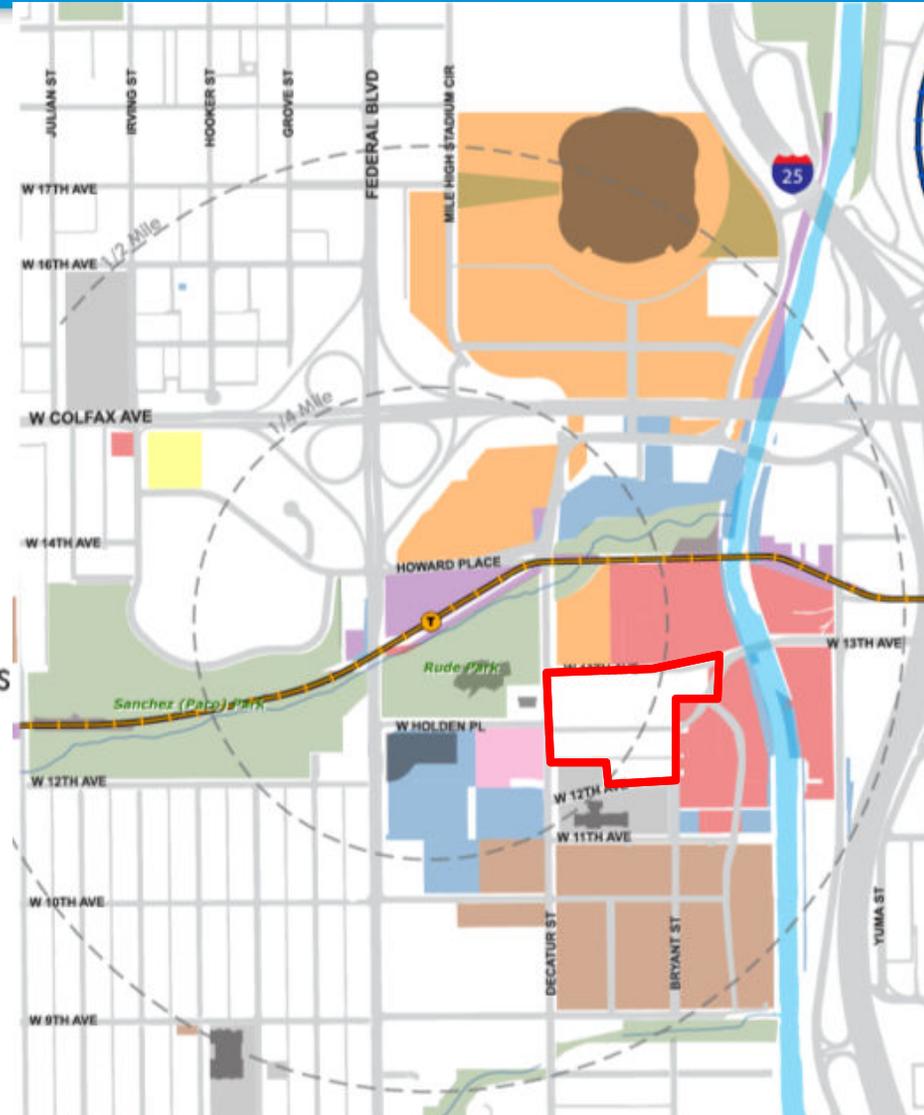


Decatur-Federal / Sun Valley Neighborhood Plan Study Area



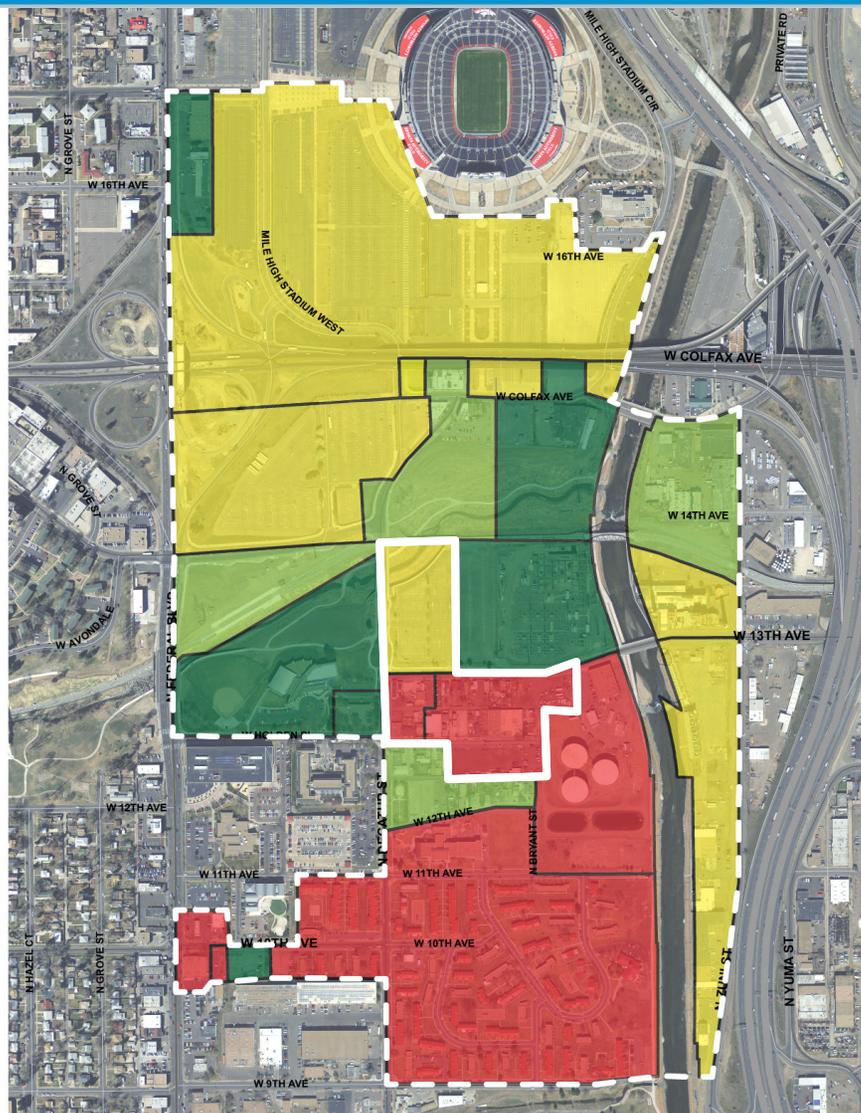
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-  Metropolitan Stadium District
-  Xcel
-  Regional Transportation District
-  Denver Housing Authority
-  City and County of Denver
-  Denver Public Schools
-  Urban Land Conservancy
-  Mercy Housing
-  Planned Light/Commuter Rail Stations
-  Existing Light Rail
-  Planned Light/Commuter Rail
-  Open Space





Decatur-Federal Station Area / Sun Valley Neighborhood Plan - Zoning Consistency Analysis

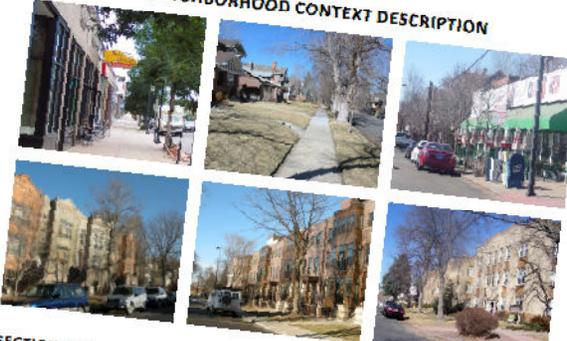


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Urban Neighborhood Context
Section 6.1

Article 6. General Urban Neighborhood Context
Division 6.1 Neighborhood Context Description

DIVISION 6.1 NEIGHBORHOOD CONTEXT DESCRIPTION



SECTION 6.1.1 GENERAL CHARACTER
The General Urban Neighborhood Context is characterized by multi-unit residential uses in a variety of building forms. Single-unit and two-unit residential uses are also found in a mix of residential forms. Low-scale commercial areas are embedded within residential areas. Commercial uses occur in a variety of building forms that may contain a mixture of uses within the same structure. Residential uses are primarily located along local and residential arterial streets. Commercial uses are primarily located along mixed-use arterial and main streets but may be located at or between intersections of local streets.

SECTION 6.1.2 STREET, BLOCK AND ACCESS PATTERNS
The General Urban Neighborhood Context consists of a regular pattern of block shapes surrounded by an orthogonal street grid. Orthogonal streets provide a regular pattern of pedestrian and vehicular connections through the context and there is a consistent presence of alleys. Block sizes and shapes are consistent and include detached sidewalks, tree lawns, street and surface parking, and landscaping in the front setback.

SECTION 6.1.3 BUILDING PLACEMENT AND LOCATION
Residential buildings typically have consistent, shallow to moderate front setbacks, shallow side setbacks and consistent orientation. Commercial buildings typically have consistent orientation and shallow front setbacks with parking at the rear and/or side of the building.

SECTION 6.1.4 BUILDING HEIGHT
The General Urban Neighborhood Context is characterized by moderate to high residential buildings and low to moderate commercial and mixed use structures in appropriate locations to promote a dense urban character. Lower scale structures are typically found in areas transitioning to a less dense urban neighborhood.

SECTION 6.1.5 MOBILITY
There is a balance of pedestrian, bicycle and vehicle reliance with greater access to the multi-modal transportation system.

DENVER ZONING CODE
June 25, 2019 (Revised April 7, 2014)

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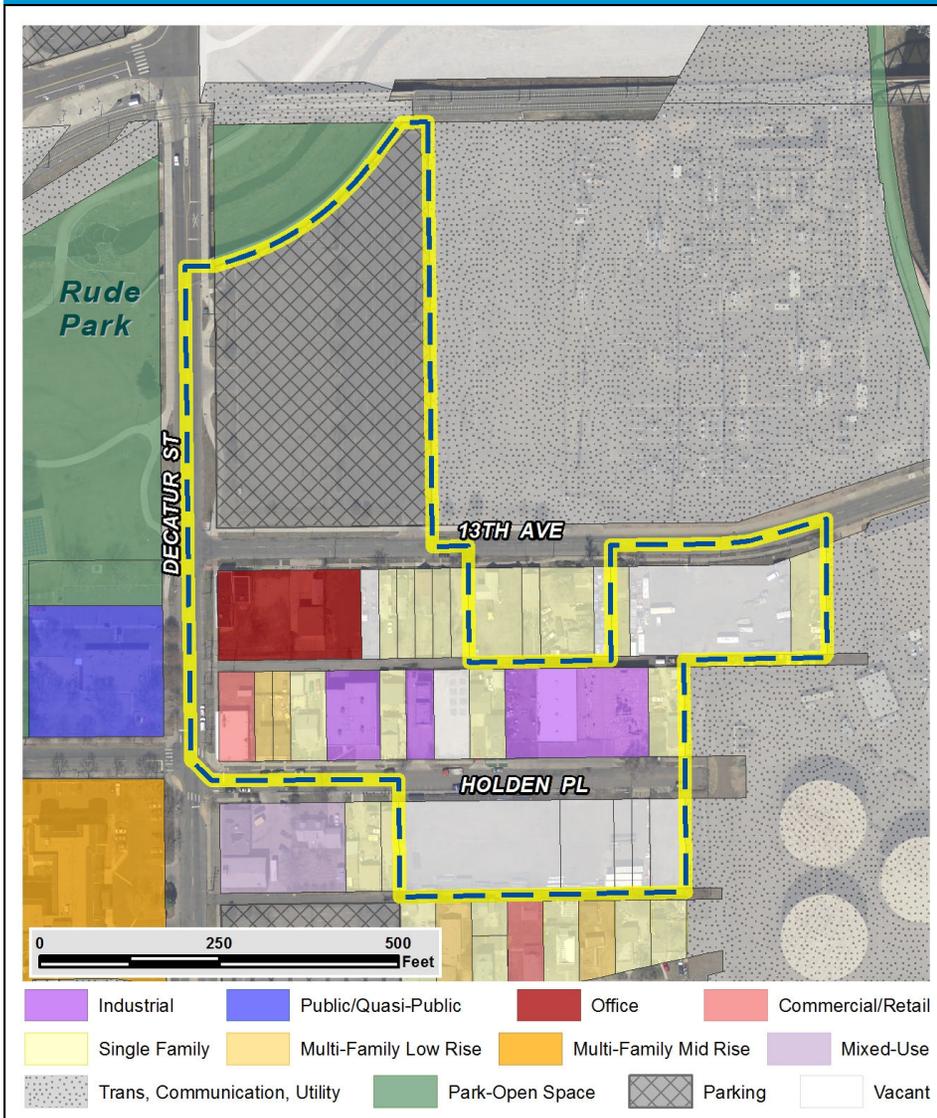




Existing Context

- Zoning
- Land Use
- Building Form/Scale

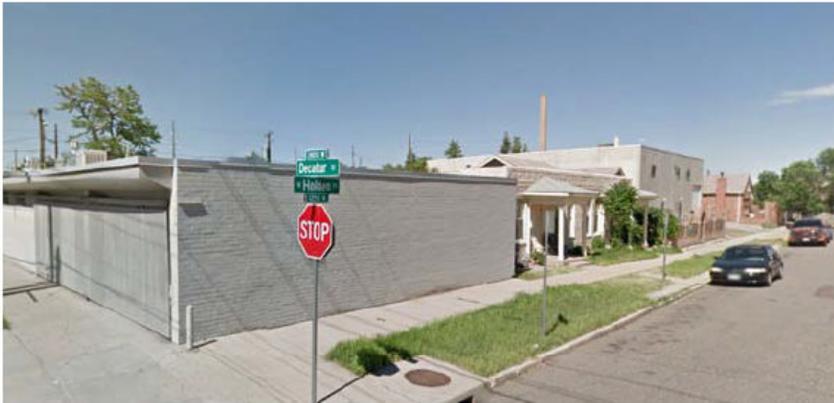
Existing Context – Land Use



- **Site:**
 - Single Family Residential
 - Duplex
 - Industrial
 - Parking
 - Vacant
 - Commercial
 - Non-Profit

- **Surrounding:** Utility, residential, parking, park, public/quasi-public

Existing Context – Building Form/Scale



Corner of Decatur and Holden, looking northeast



13th avenue, looking west



Decatur St., looking south

- 6 Neighborhood Meetings
- Notice of Receipt of Proposal: June 14th, 2016
- Notice of Planning Board Public Hearing: June 14th, 2016
 - Sun Valley Community Coalition
 - Federal Boulevard Corridor Improvement Partnership
 - Denver Urban Residents Association
 - Inter-Neighborhood Cooperation;
 - Denver Neighborhood Assoc.
- Letter mailed to property owners in rezoning area
- Notification signs posted on property (6/20 – 7/6)
- Planning Board (7/6 – Unanimous Approval)
- Letter of Support from Sun Valley Community Coalition
- Letter of Opposition from Earthlinks

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
- Decatur-Federal Station Area / Sun Valley 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



Review Criteria: Consistency with Adopted Plans

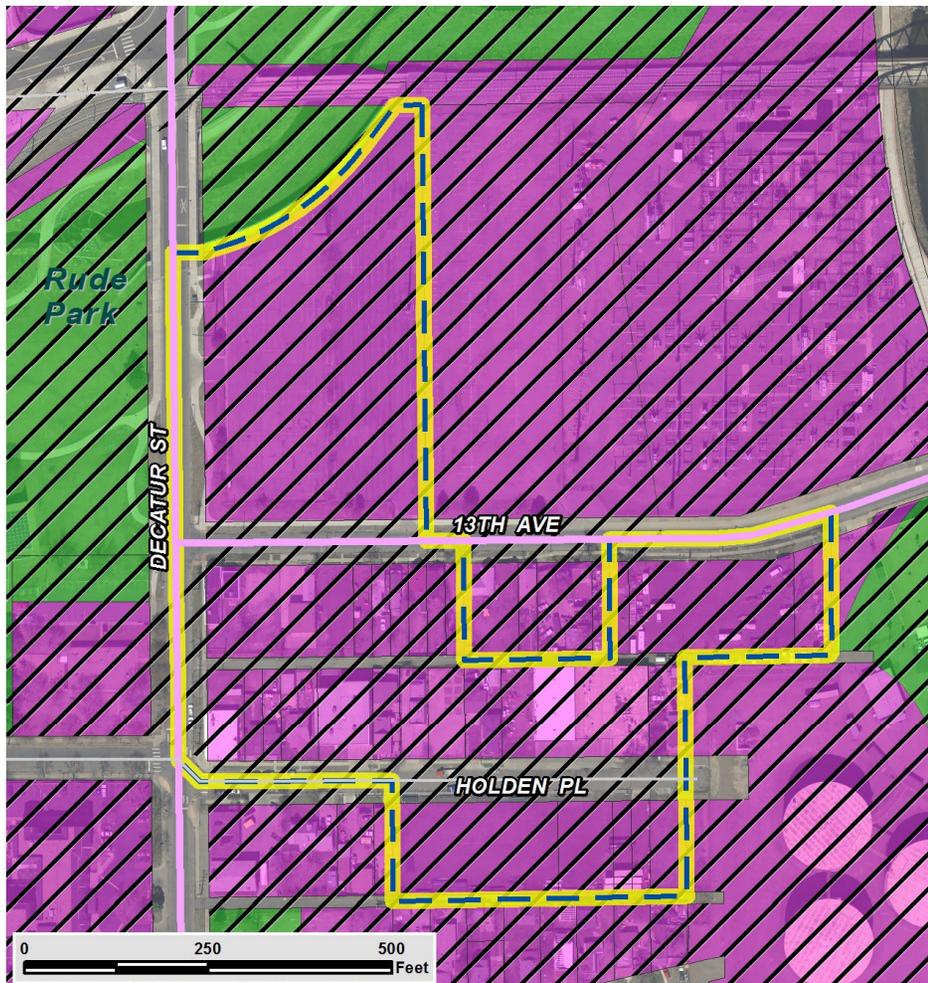
Comprehensive Plan 2000

- **Environmental Sustainability Strategy 2-F** – Conserve land by: promoting infill development within 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. (pg 39)
- **Environmental Sustainability Strategy 4-A** – Promote the development of sustainable communities and centers of activity where shopping, jobs, recreation and schools are accessible by multiple forms of transportation, providing opportunities for people to live where they work. (pg 41)
- **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. (pg 60)
- **Land Use Strategy 4-A** - Encourage mixed-use, transit-oriented development that makes effective use of existing transportation infrastructure, supports transit stations, increases transit patronage, reduces impact on the environment, and encourages vibrant urban centers and neighborhoods. (pg 60)
- **Mobility Strategy 4-E** – Continue to promote mixed-use development, which enables people to live near work, retail and services. (pg 78)
- **Denver’s Legacies Strategy 3-A** – Identify areas in which increased density and new uses are desirable and can be accommodated. (pg 99)

Review Criteria: Consistency with Adopted Plans

Blueprint Denver (2002)

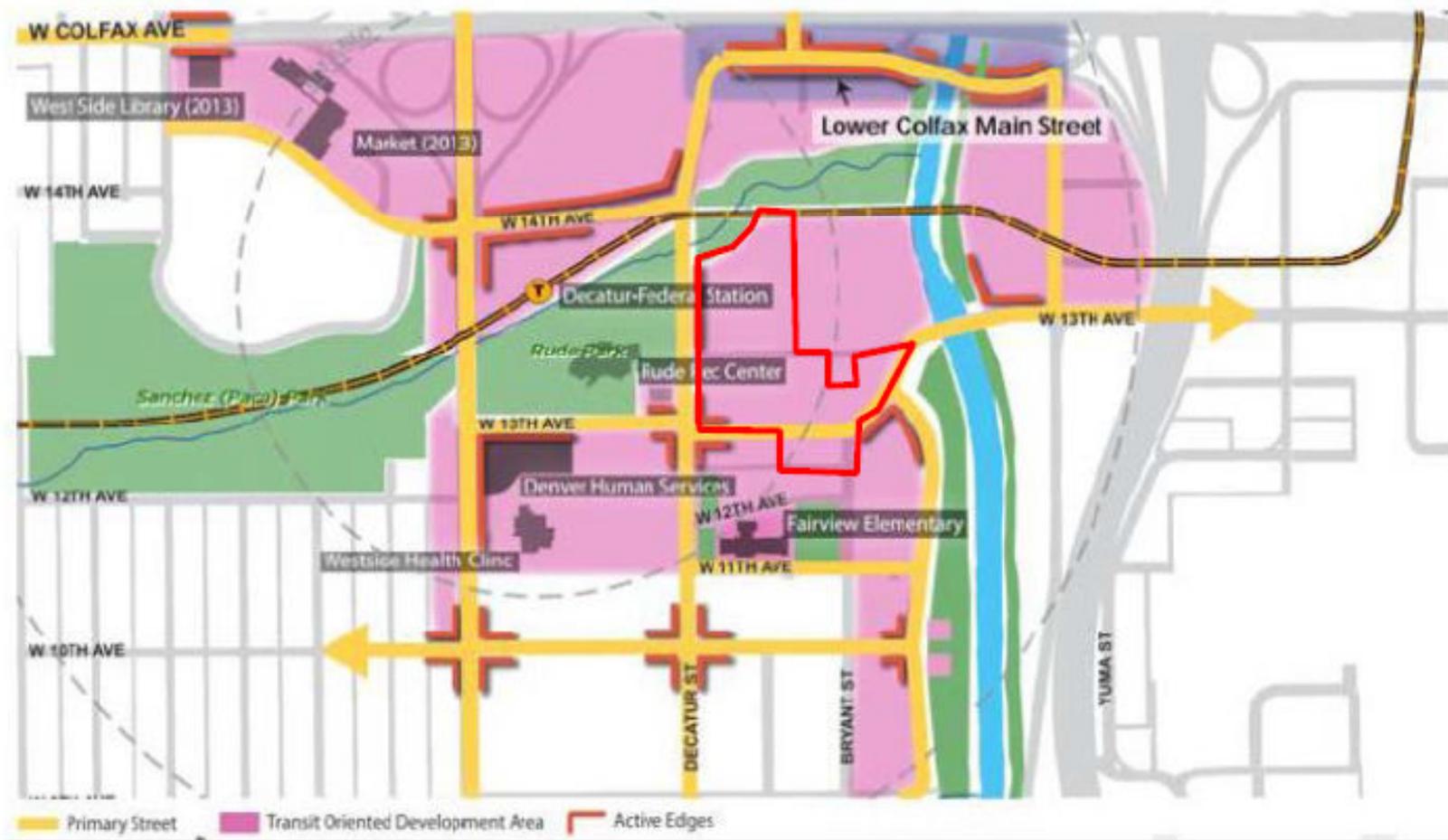
- Land Use Concept:
 - Transit Oriented Development
 - Area of Change
- Future Street Classification:
 - Decatur Street and 13th Avenue
 - Mixed-Use Collector
 - Holden PI
 - Undesignated Local



- **Area of Change:** “The goal for Areas of Change is to channel growth where it will be beneficial and can best improve access to jobs, housing and services with fewer and shorter auto trips”. (p. 127)
- **Transit Oriented Development:** TOD areas provide a balanced mix of uses (residential, retail, office, entertainment, public facilities and others), Compact, mid- to high-density development, are in close proximity to transit, reduced parking, attractive multi-story buildings, access to open space, and emphasize a pedestrian-friendly and attractive pedestrian environment. (p.44)

Review Criteria: Consistency with Adopted Plans

Sun Valley Neighborhood / Decatur-Federal Station Area Plan (2013)



Review Criteria: Consistency with Adopted Plans

Sun Valley Neighborhood / Decatur-Federal Station Area Plan





Sun Valley Neighborhood Plan Vision – 13th Avenue



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Sun Valley Neighborhood Plan Vision – Riverfront Park



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver, Sun Valley Neighborhood / Decatur-Federal Station Area 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 land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area.
 - Decatur-Federal Light Rail Station
 - DHA Choice Neighborhood Plans / Sun Valley Eco-District
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
 1. The C-MX-8 Zone District is Intended to encourage pedestrian-friendly, mixed use development up to 8 stories in height.

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