



3237, 3145, 3151 & 3155 W. Florida Ave.

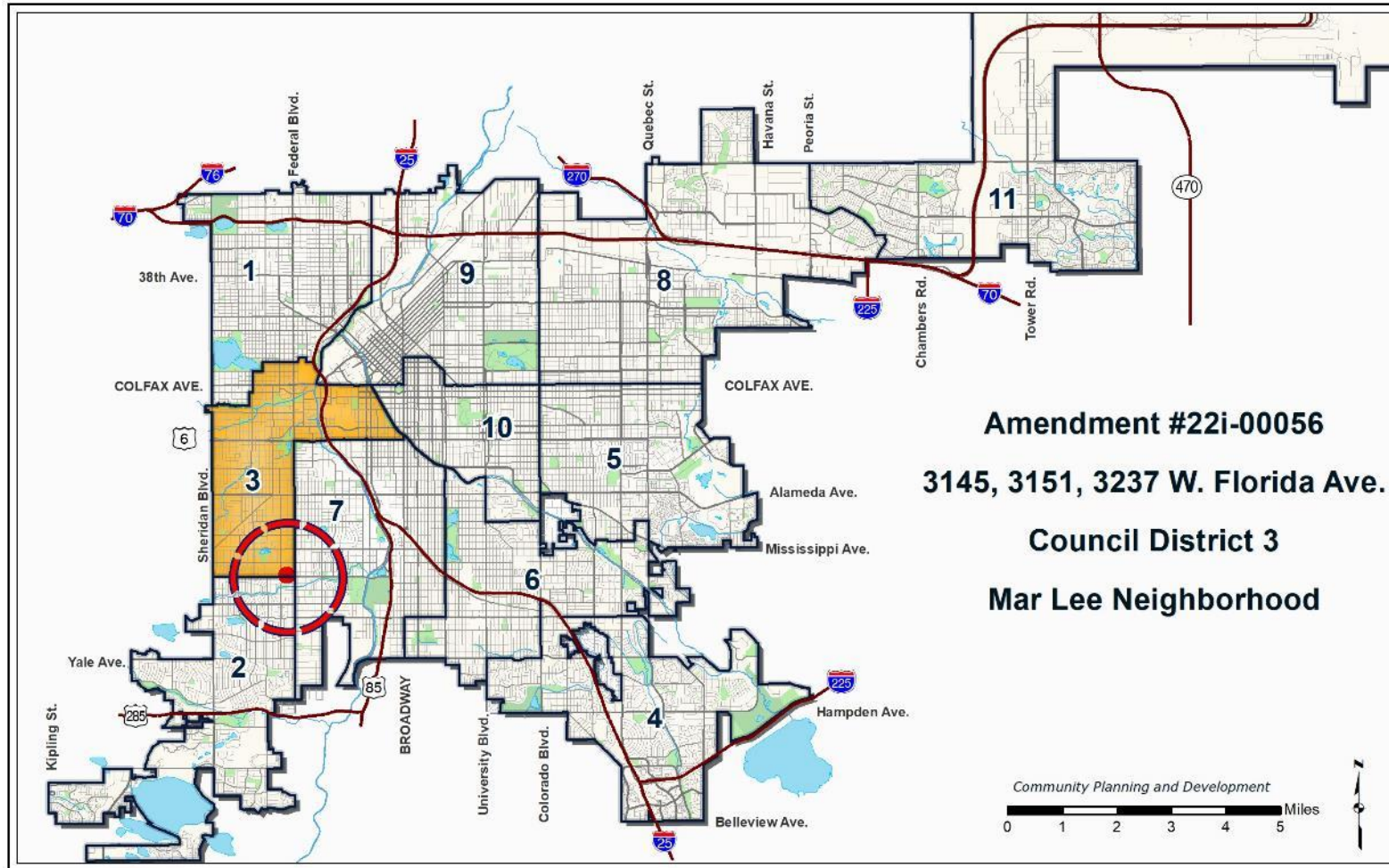
2022I-00056

Request: S-SU-D & PUD 611 to S-MU-3

Denver City Council: January 17, 2023

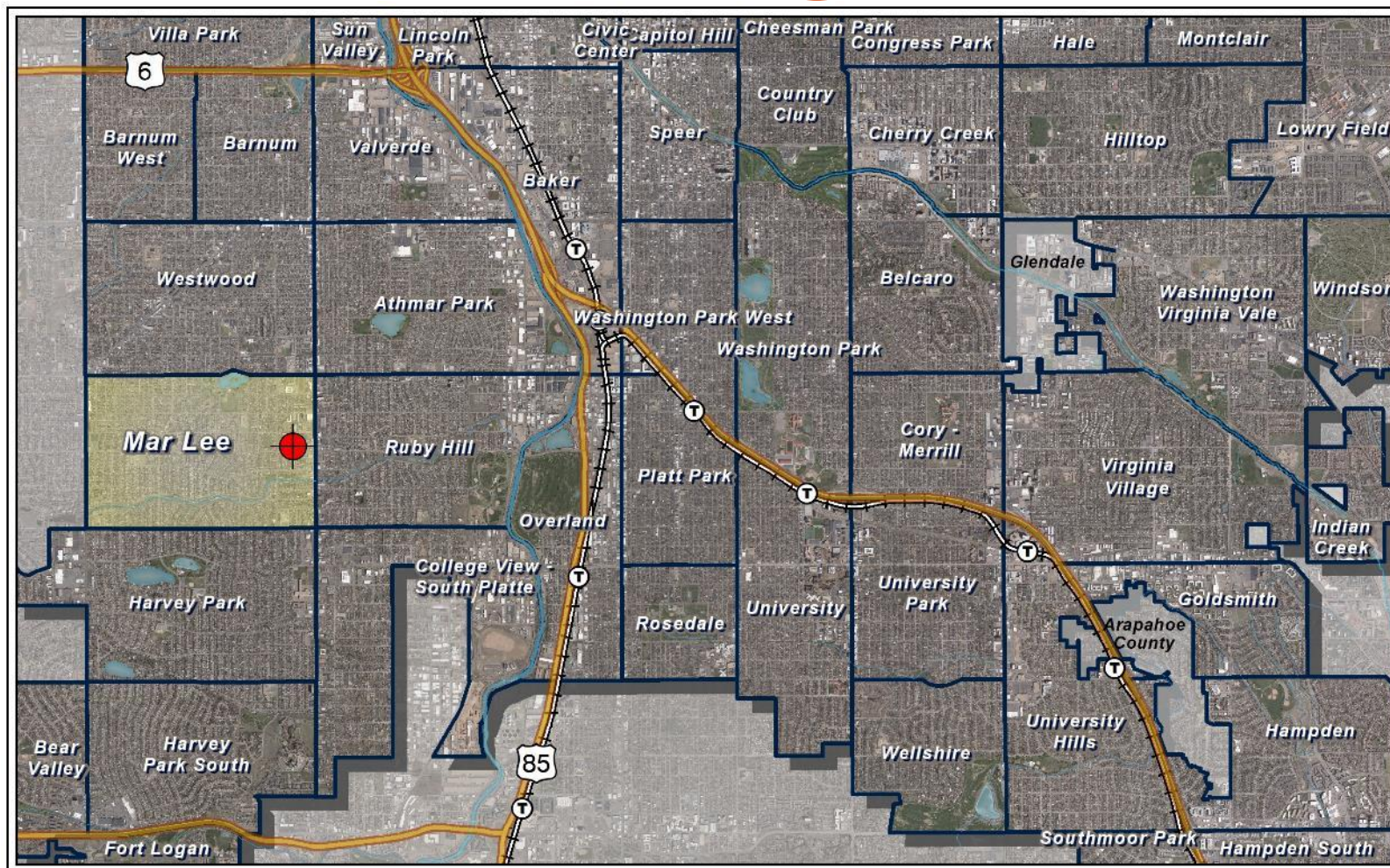
Presenter: Fran Penafiel

# Council District 3 (Jamie Torres)





# Mar Lee Neighborhood





# Request: S-MU-3



## Location

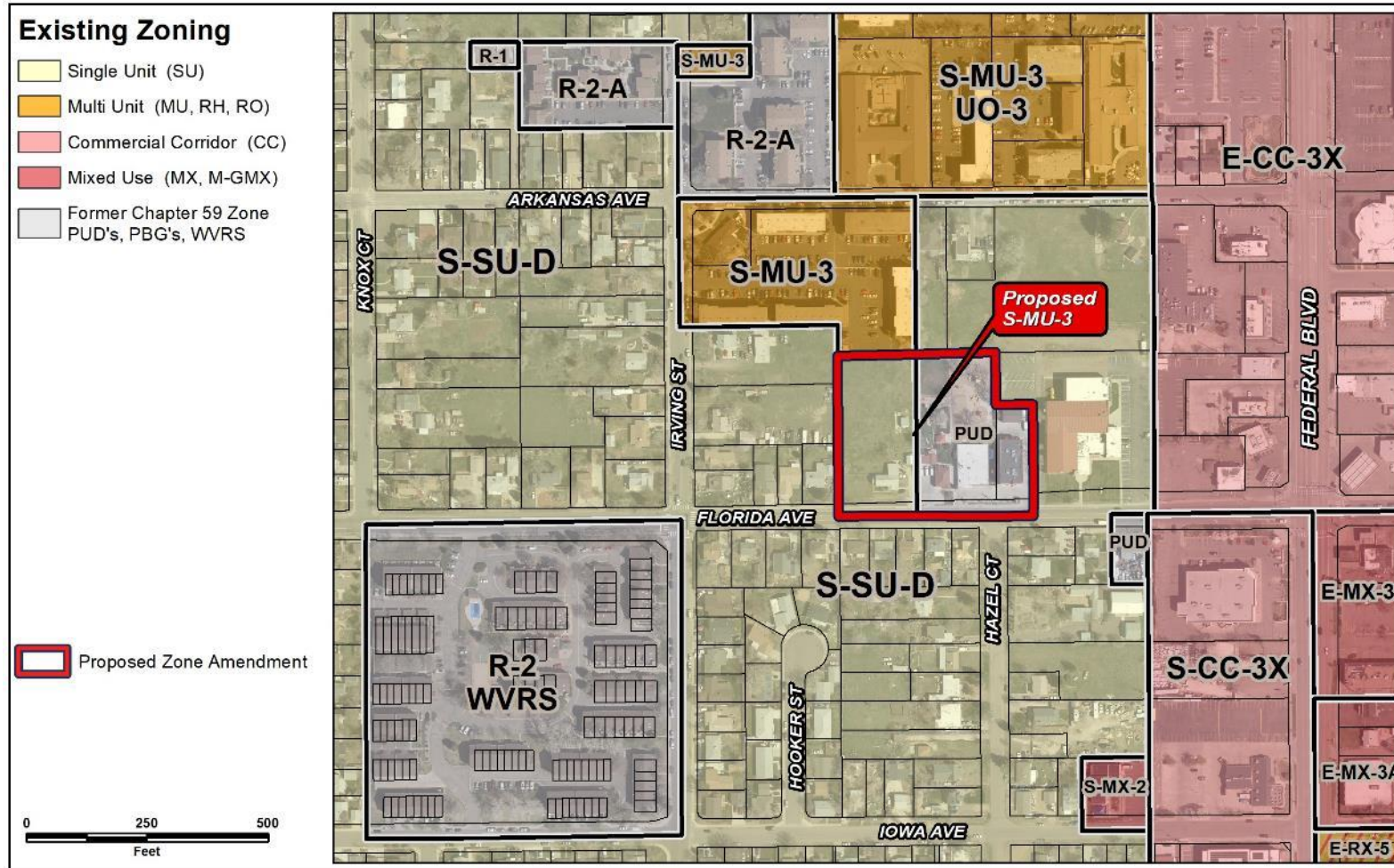
- Approx. 116,685 square feet or 2.67 acres
- Single-unit residential and Ch.59

## Proposal

- Rezoning from S-SU-D and PUD 611 to S-MU-3
  - Allows Suburban House, duplex, row house and apartment building forms
  - Max. building height 40 feet or 3 stories



# Existing Zoning

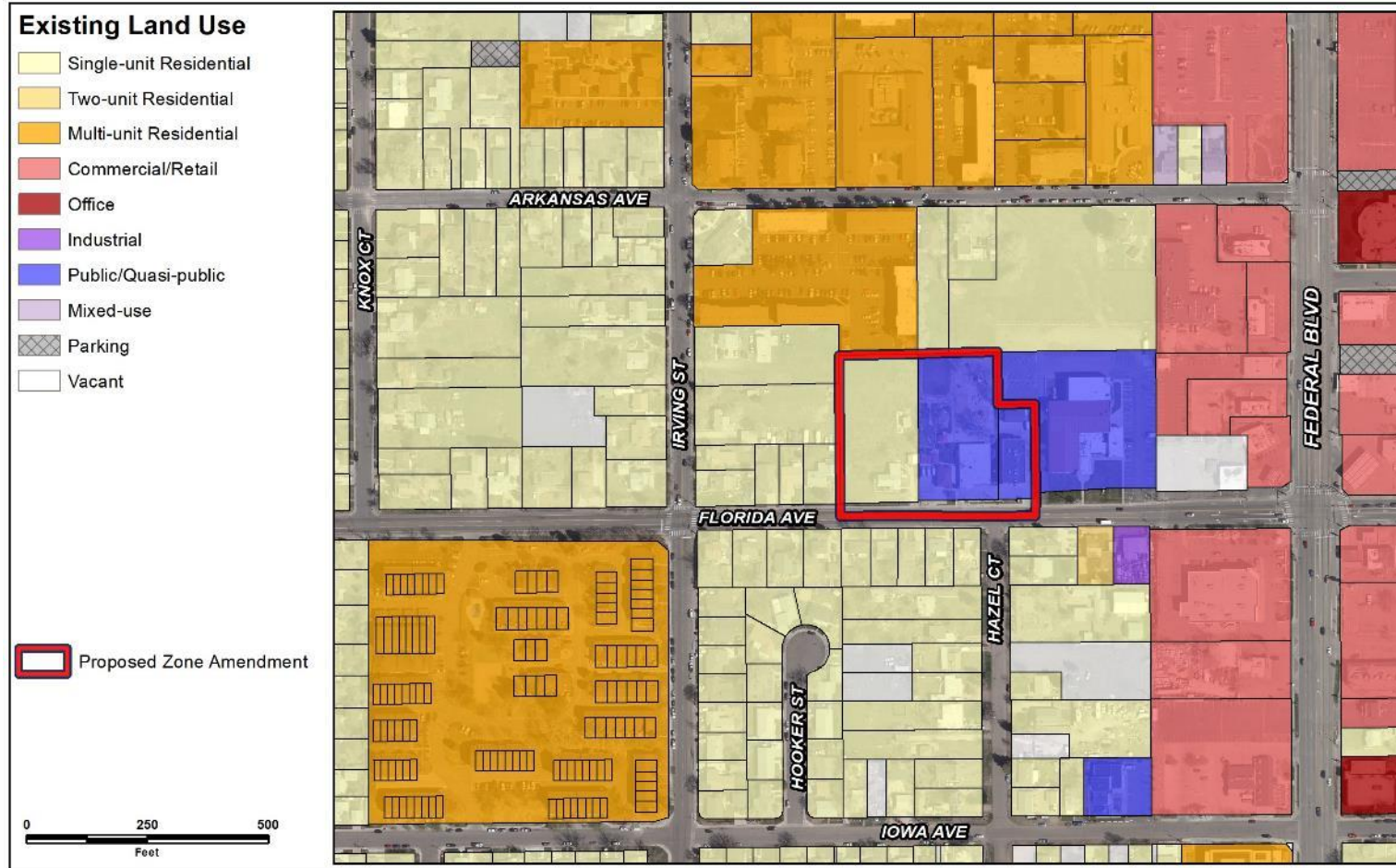


**Current Zoning:**  
S-SU-D and PUD 611

**Surrounding Zoning:**

- S-SU-D
- S-MU-3
- E-CC-3x
- R-2 w/waivers

# Existing Land Use



**Land Use:** Single-Unit Residential and Public/Quasi public

## Surrounding Land Uses:

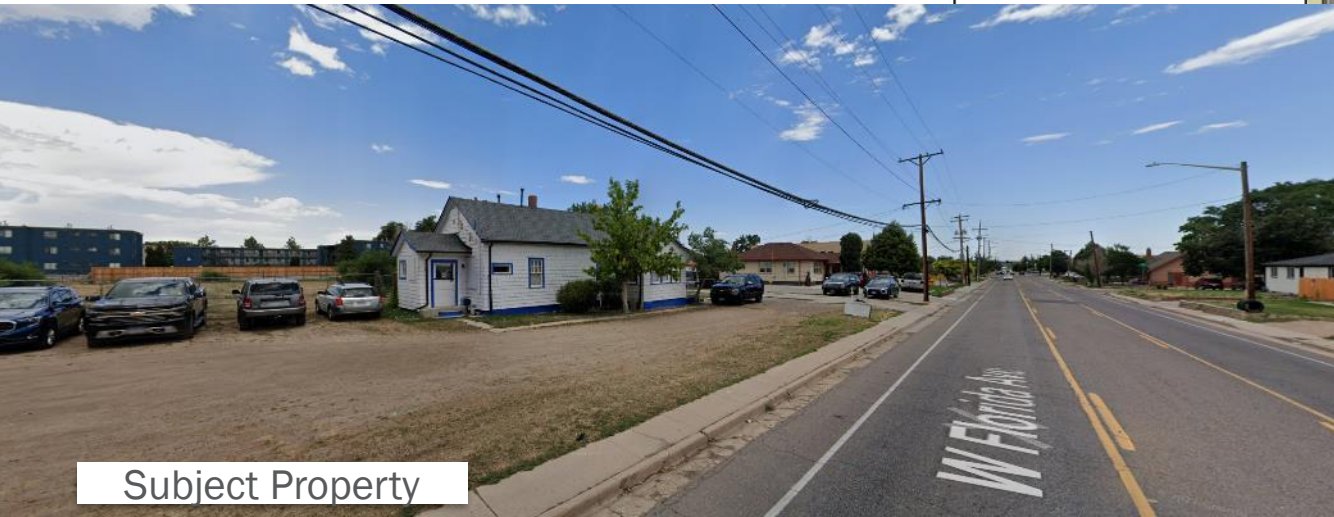
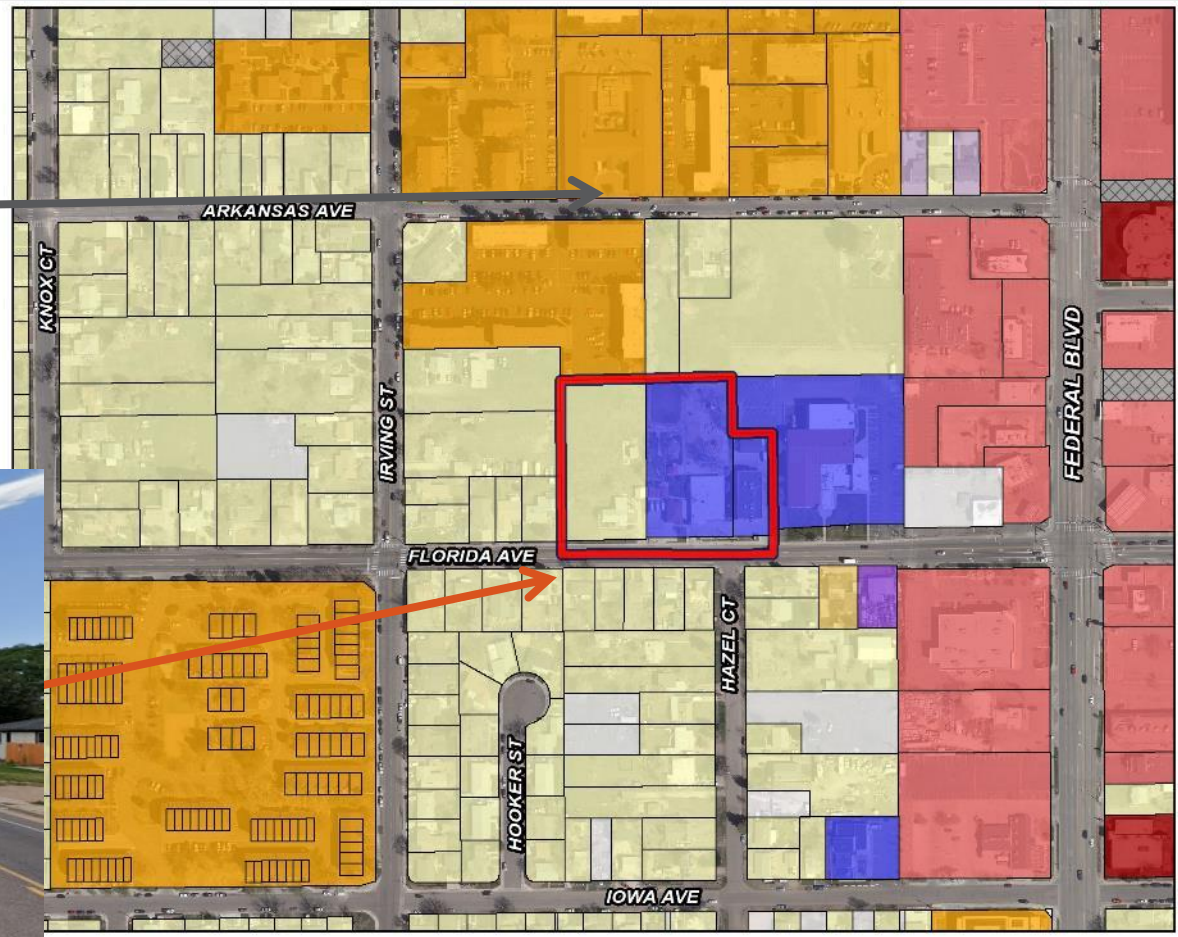
- Single-Unit Residential
- Multi Unit Residential
- Commercial/Retail



# Existing Building Form/Scale



Land Use  
-unit Residential  
nit Residential  
unit Residential  
nercial/Retail  
erial  
/Quasi-public  
-use  
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Subject Property

# Process

- Informational Notice: 08/30/2022
- Planning Board Notice: 10/18/2022
- Planning Board Public Hearing: 11/02/2022
- LUTI Committee: 11/29/2022
- City Council Public Hearing: 01/17/2023

## Public Comment

- None



# Review Criteria

## 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

# Review Criteria

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver: A Land Use and Transportation Plan (2019)*

### 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



# Consistency with Adopted Plans: Comprehensive Plan 2040

## Equity

- Equitable, Affordable and Inclusive Goal 2, Strategy A: Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).

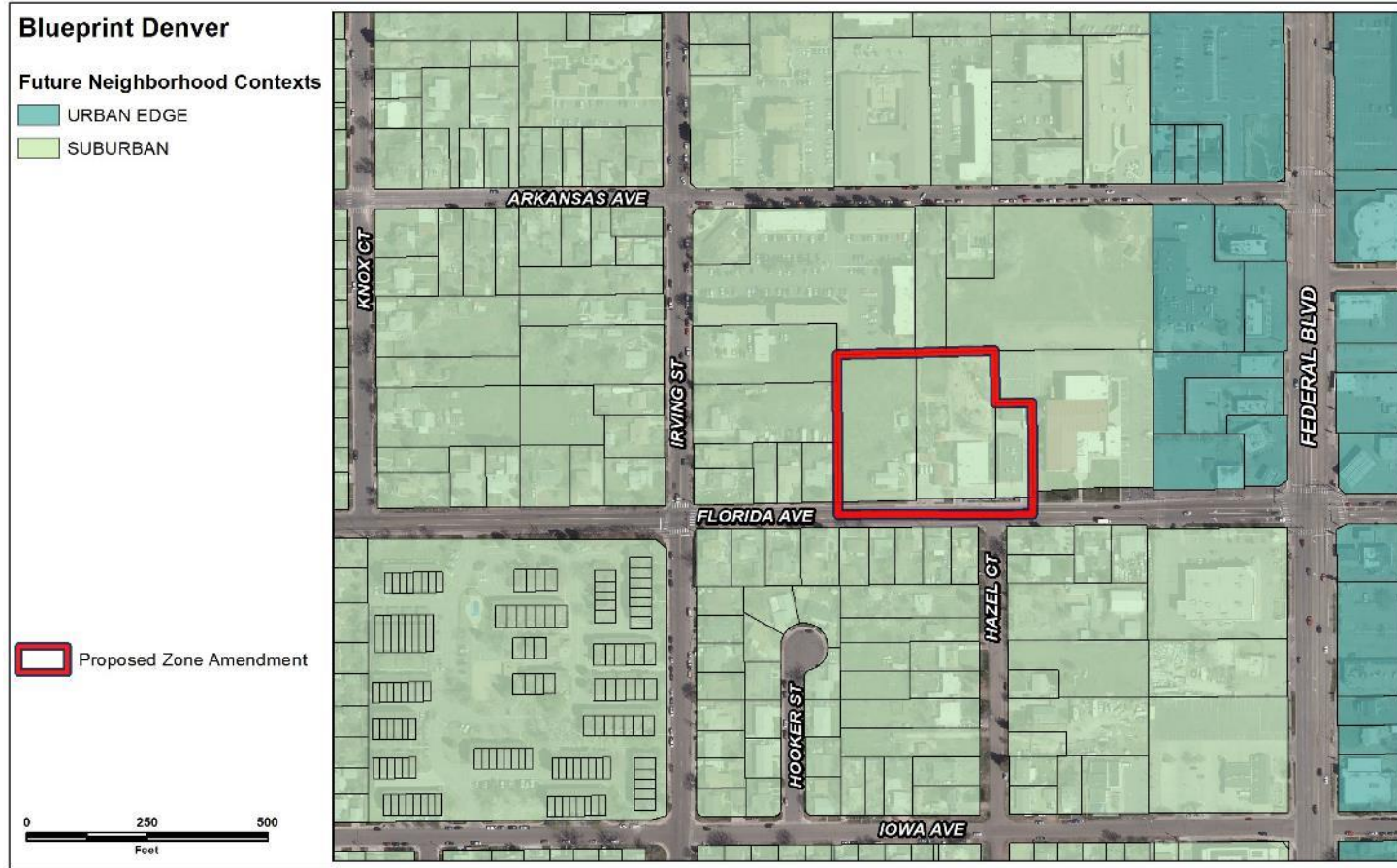


## Climate

- Environmentally Resilient Goal 8, Strategy A: Promote infill development where infrastructure and services are already in place (p. 54).



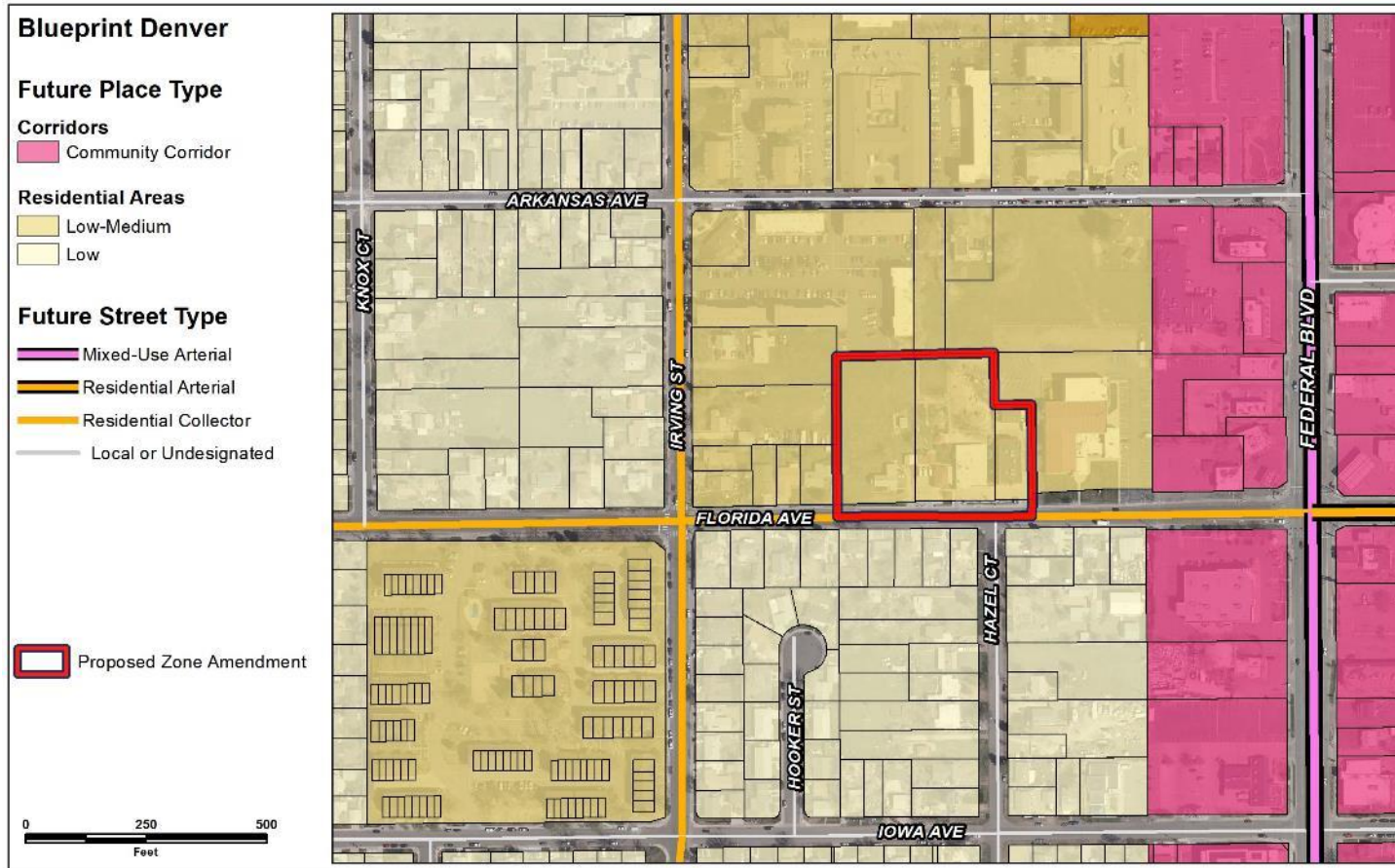
# Consistency with Adopted Plans: Blueprint Denver 2019



- **Suburban (S-) Neighborhood Context**
  - Range of uses from single-unit to commercial corridors and centers
  - Block patterns are generally irregular with curvilinear streets
  - More urban in nature than other suburban places



# Consistency with Adopted Plans: Blueprint Denver 2019



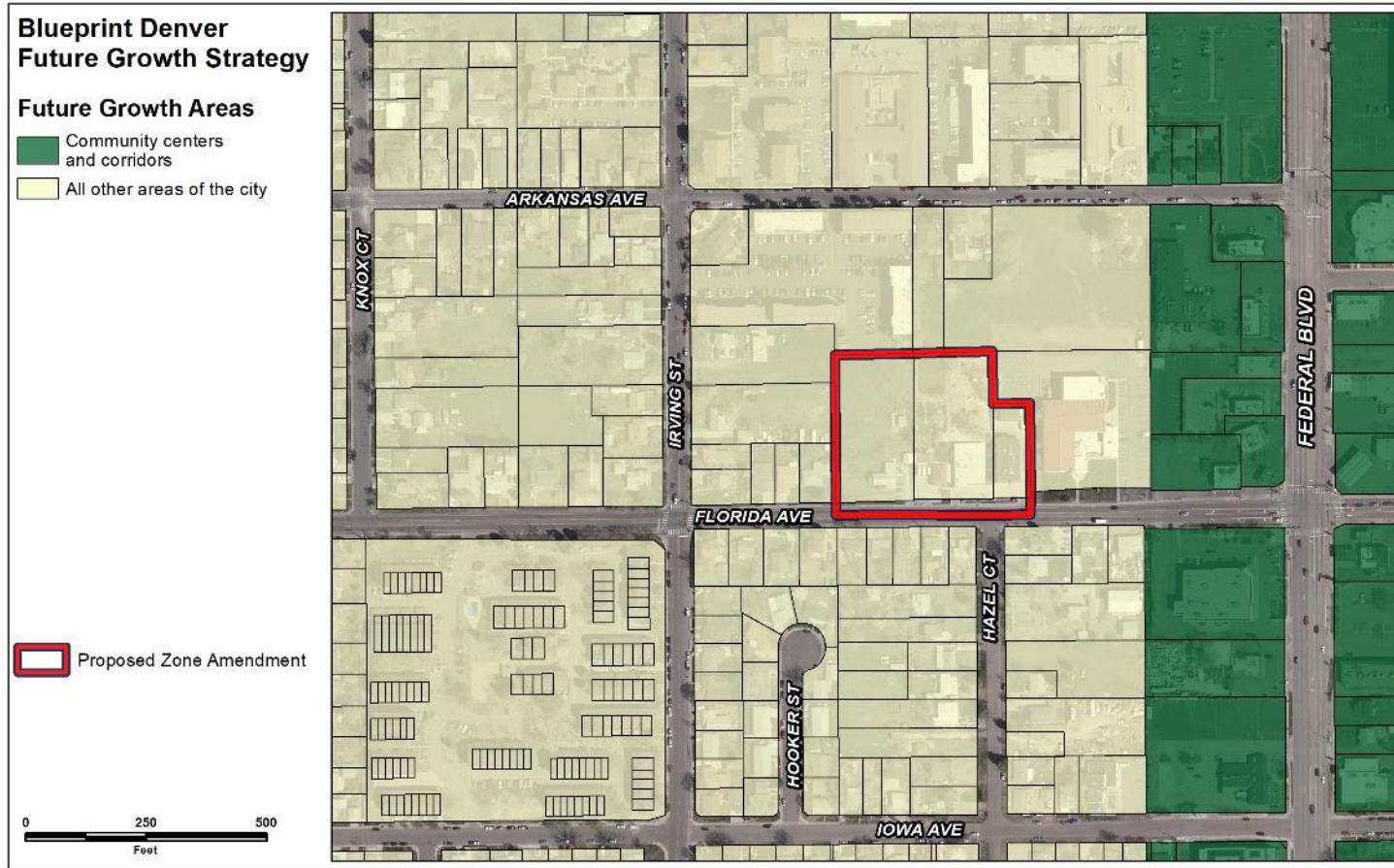
## Low Medium

- Mix of low to mid scale multi unit residential options
- Buildings are generally 3 stories or less in height

## Future Street Type

- Florida Ave: Residential Collector

# Consistency with Adopted Plans: Blueprint Denver



- Growth Areas Strategy:  
All other areas of the city
  - 10% jobs by 2040
  - 20% housing by 2040



# Consistency with Adopted Plans: Blueprint Denver 2019

- Custom Zoning

- Limit the use of site-specific, customized zoning tools—such as Planned Unit Developments (PUDs) and waivers/conditions—to unique and extraordinary circumstances
- Custom zoning tools are most effective when a standard zone district does not exist to implement the adopted plans for an area

# Review Criteria

## Denver Zoning Code 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
- Provides an additional housing unit that is compatibly integrated into the surrounding neighborhood

### 4. Justifying Circumstances

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



# Review Criteria

## 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. Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:
    - a) Changed or changing conditions in a particular area, or in the city generally; or,
    - b) A City adopted plan; or,
    - c) That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Review Criteria

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation Plan (2002)
- Small Area Plans
- Others, as applicable: e.g., General Development 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

Suburban Neighborhood Context primarily consists of single-unit and multi-unit uses, commercial strips and centers, and office parks

- Residential districts are intended to
  - Promote and protect residential neighborhoods within the character of the Urban Neighborhood context
  - The building form standards, design standards, and uses work together to promote desirable residential areas
- S-MU-3 is a multi unit district and allows suburban house, duplex, row house and apartment building forms up to 3 stories in height.



# CPD Recommendation

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