



TO: Land Use, Transportation and Infrastructure Committee
FROM: Rob Haigh, Senior City Planner
DATE: April 17, 2024
RE: Official Zoning Map Amendment Application #2023I-00231

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends **approval** for Application #2023I-00231.

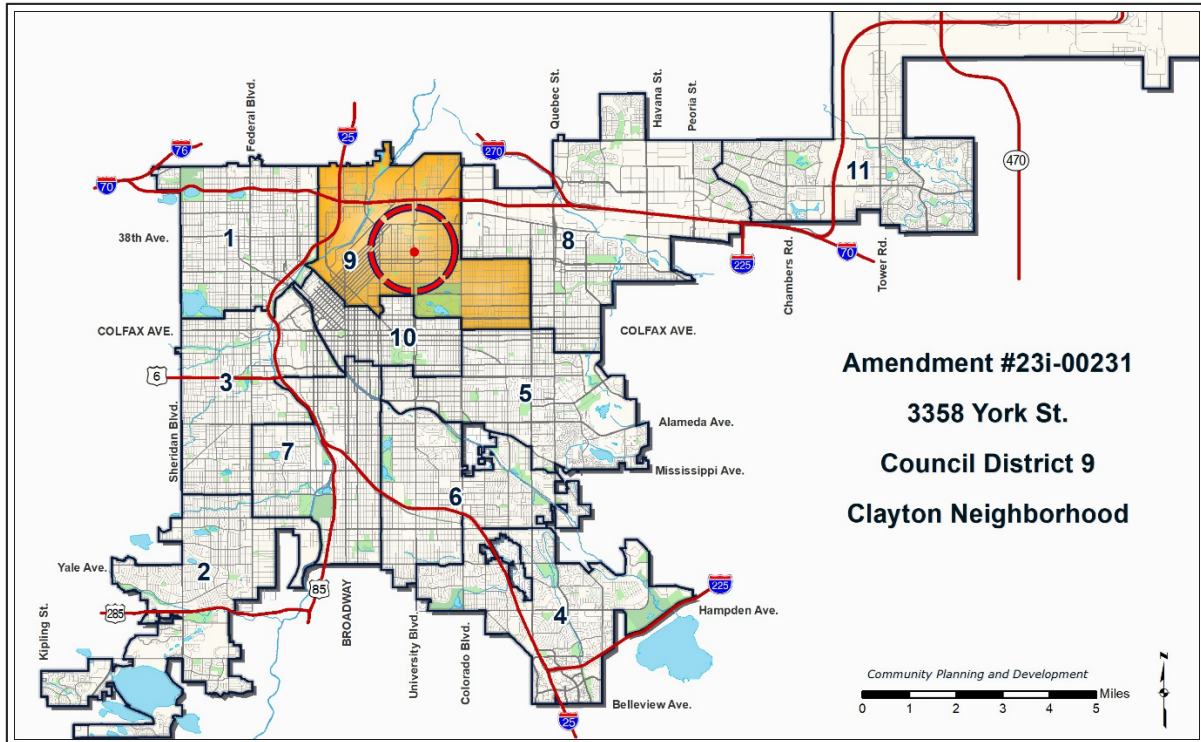
Request for Rezoning

Address:	3358 North York Street
Neighborhood/Council District:	Clayton / Council District 9 – Darrell Watson
RNOs:	Inter-Neighborhood Cooperation (INC), United Community Action Network, Clayton United, Opportunity Corridor Coalition of United Residents, East Denver Residents Council, East Denver United Neighbors, Strong Denver
Area of Property:	15,339 square feet
Current Zoning:	U-SU-A1, U-MS-2
Proposed Zoning:	U-MS-3
Property Owner(s):	York/Randolph LLC

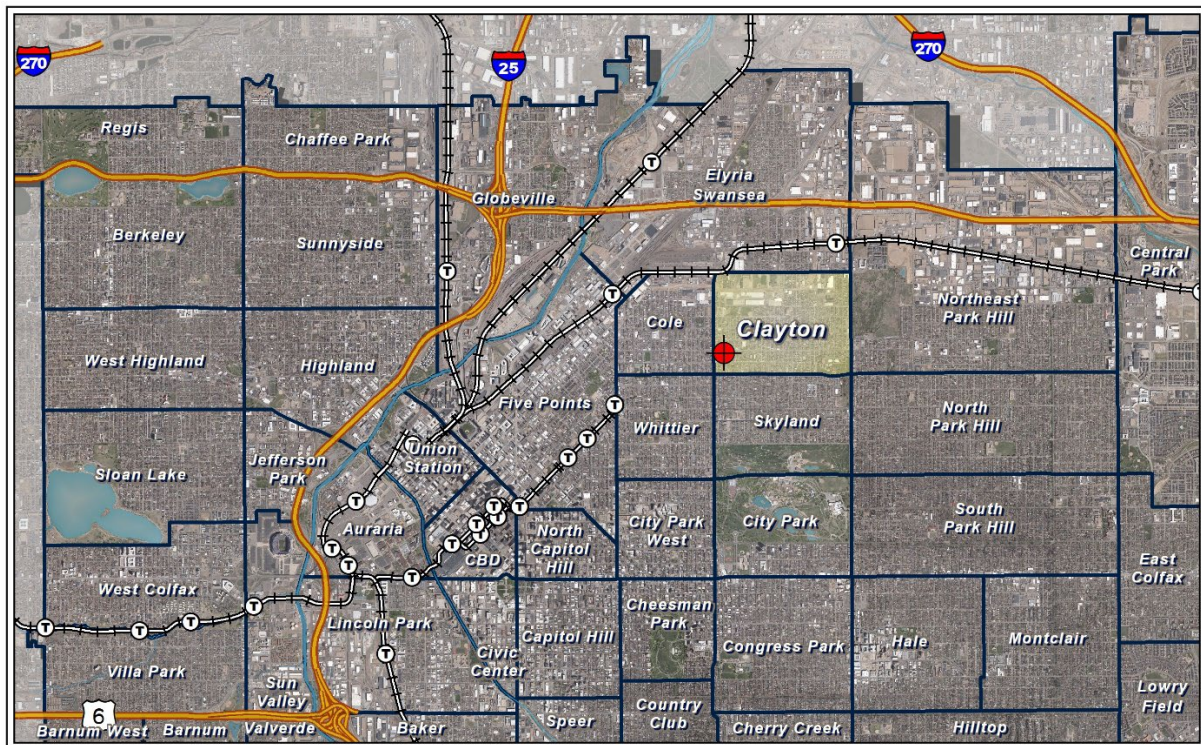
Summary of Rezoning Request

- The subject property contains a single-story commercial structure built in 1939 and is at the intersection between East Bruce Randolph Avenue and North York Street.
- The larger northern portion of the property, which contains the existing structure, is zoned U-MS-3 (**U**rban, **M**ain **S**treet, **2** stories), and a smaller southern portion of the property, containing part of the existing parking lot, is zoned U-SU-A1 (**U**rban, **S**ingle **U**nit, 3,000 sq ft minimum lot size)
- The property owner is proposing to rezone the property to allow a mix of uses similar to what is allowed currently on the northern portion of the property, but with an increased height from 2 to 3 stories.
- The proposed U-MS-3 Zone District (**U**rban, **M**ain **S**treet, **3** stories) is intended to “promote safe, active, and pedestrian-scaled commercial streets through building forms that clearly define and activate the public street edge.” The U-MS-3 Zone District applies primarily to collector and arterial street corridors or may be embedded within a commercial shopping center or mixed-use area, where a building scale of 1 to 3 stories is desired. The Zone District allows for construction of the Town House and Shopfront primary building forms, and drive thru services and restaurants are allowed subject to geographic limitations. The maximum height of the allowed primary building forms ranges from 38 to 45 feet with a maximum of 27’ for areas of the lot that are closest to the adjacent protected districts.

City Location



Neighborhood Location – Clayton



Aerial View



Existing Context

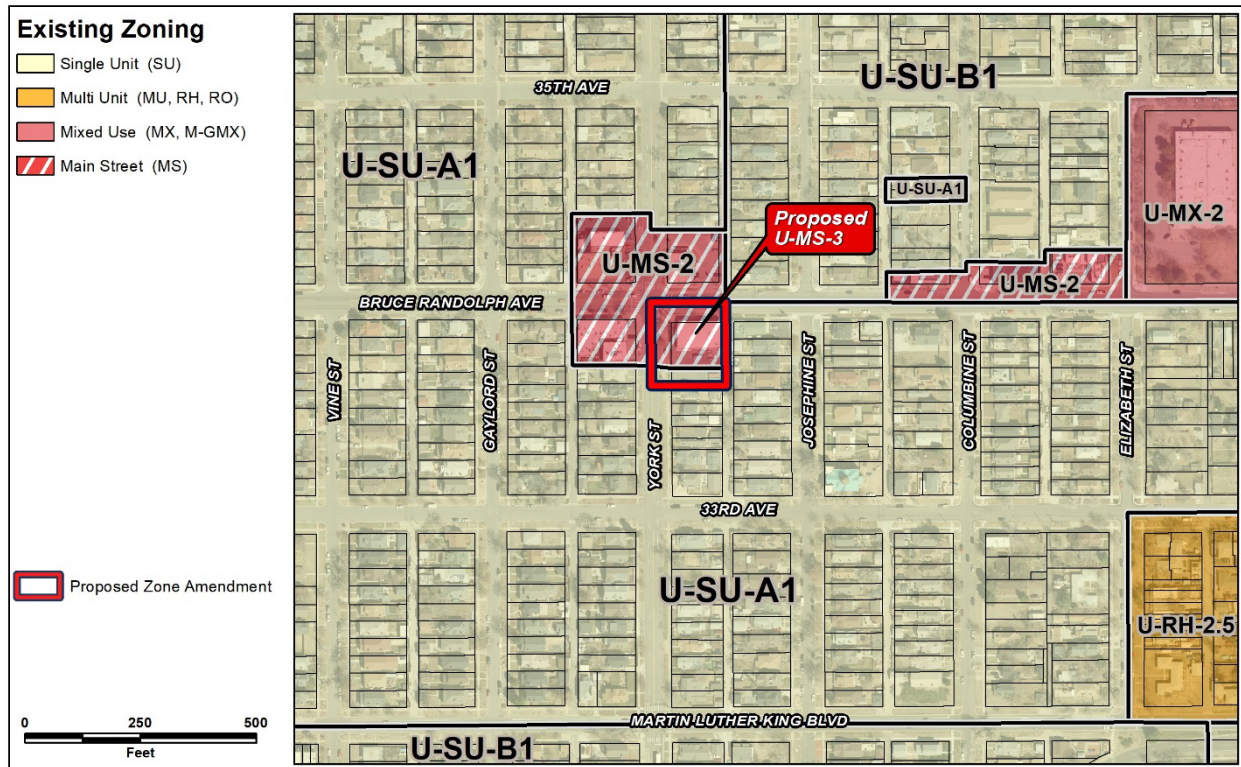
The subject property is in the Clayton statistical neighborhood, which is characterized predominately by single-unit and two-unit residential uses with imbedded public/institutional, industrial, and mixed-use areas throughout. The subject property is located at the southeastern corner of the intersection between East Bruce Randolph Avenue and North York Street and houses a commercial/retail use. The property is part of a small commercial/retail node surrounding the intersection that is surrounded by predominately single-unit residential uses. Generally, there is a pattern of rectangular blocks in a street grid pattern with alley access. The subject property is about one-quarter mile northeast of the nearest park, which is Russell Square Park. There is an RTD stop on the subject property along East Bruce Randolph Avenue, which serves Route 38 and has 30-minute headways.

The following table summarizes the existing context proximate to the subject site:

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	U-SU-A1, U-MS-2	Commercial/Retail	1 story commercial structure	Generally regular grid of streets; Block sizes and shapes are
North	U-MS-2	Commercial/Retail	1 story commercial structure	

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
South	U-SU-A1	Single-unit residential	1.5 story house with attached garage at alley	consistent and rectangular. Detached sidewalks with tree lawns and existing alleys. Garages and on-street vehicle parking.
East	U-SU-A1	Single unit residential and institutional	1 story house with attached garage at alley and single-story institutional building	
West	U-MS-2	Commercial/Retail	1 story commercial structure	

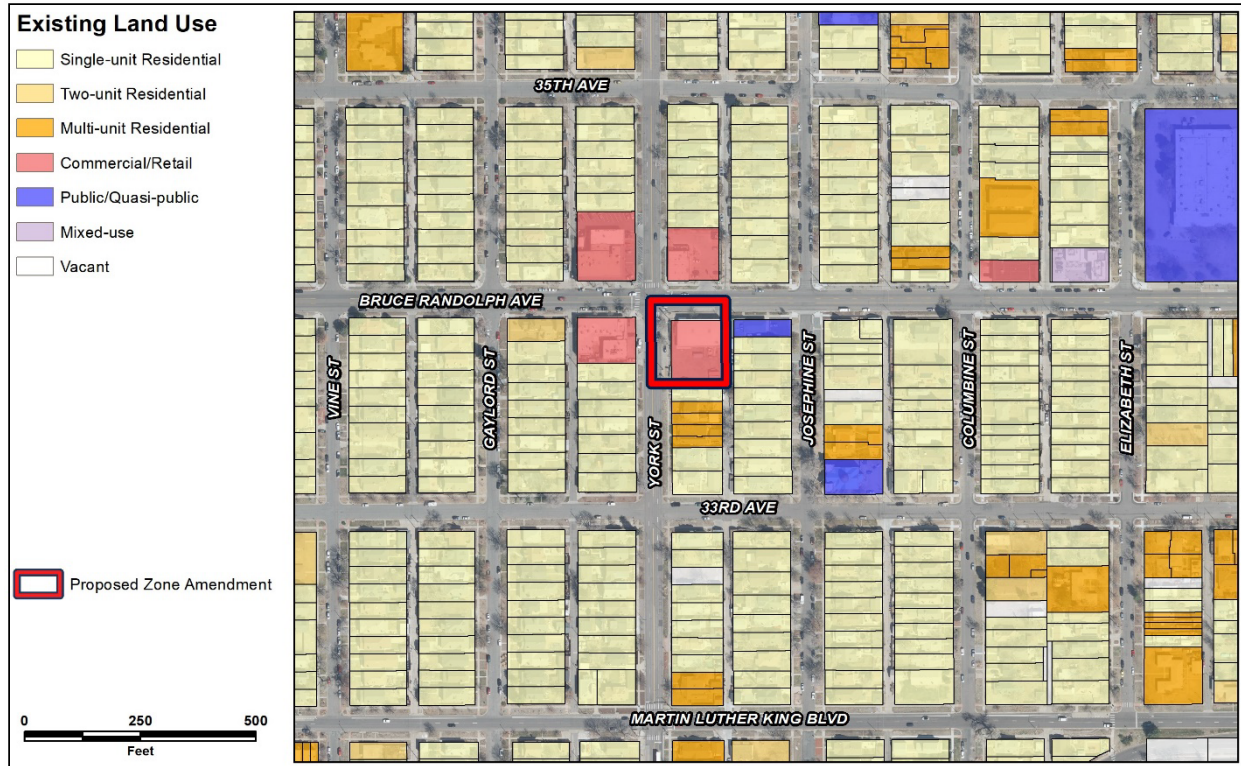
Existing Zoning



The subject property is currently zoned U-MS-2 and U-SU-A1. The U-MS-2 zone district is a mixed-use main street zone district allowing the shopfront, townhouse, and drive thru building forms. The maximum height allowed is 2 stories or 30 feet. The intent of the district is to provide for appropriate locations for traditional corner commercial establishments located within a residential neighborhood.

The U-SU-A1 zone district is characterized by single-unit and two-unit uses. Single-unit residential uses and structures are usually the Urban House building form. The maximum height of the Urban House building form is 30 to 35 feet for the front 65% of the zone lot, 17 to 19 feet in the rear 35% of the zone lot. The Detached Accessory Dwelling Unit form can be a maximum height of 24 feet.

Existing Land Use Map



The most current use of the subject property is commercial and retail which is similar to the uses to the that surround this intersection. Beyond this commercial and retail node, the surrounding uses are primarily single unit residential with embedded two unit and multi-unit residential uses.

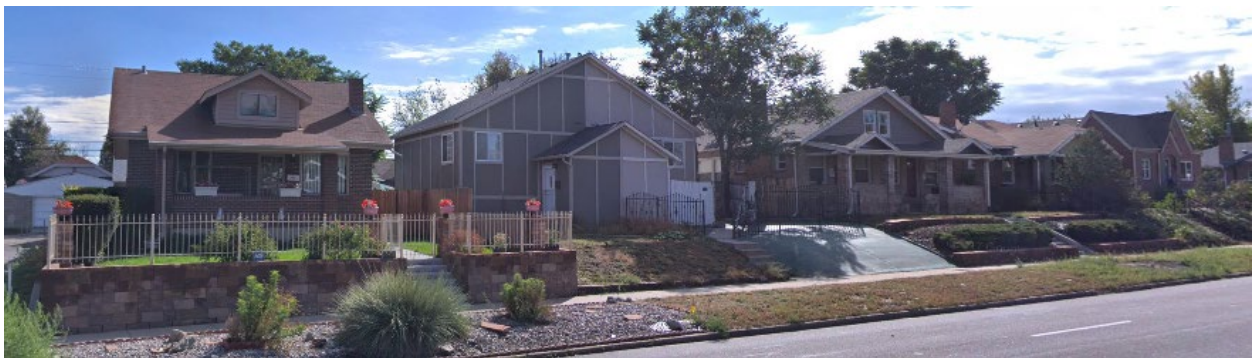
Existing Building Form and Scale (all images from Google Maps)



Subject Site - View of the subject property, looking east from North York Street



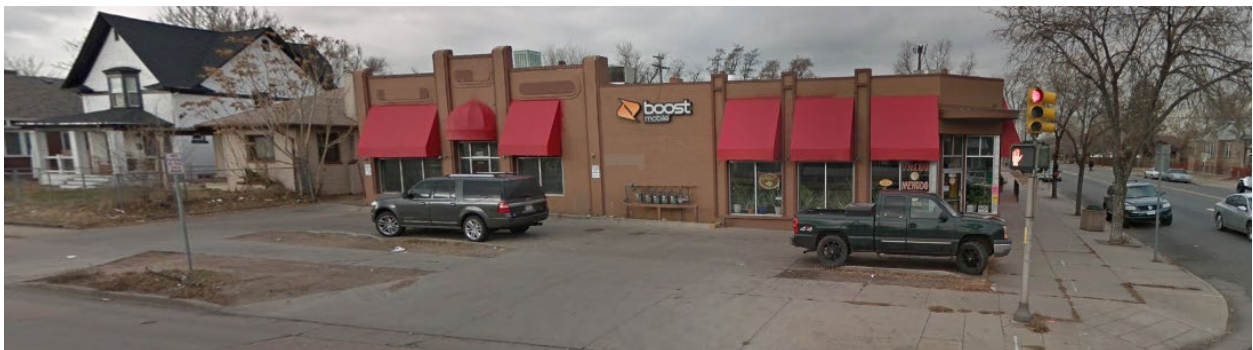
North - View of the property to the north, looking north from East Bruce Randolph Avenue



South - View of properties to the south, looking east from North York Street



East - View of properties to the east, looking west from North Josephine Street



West - View of the properties to the west, looking west from North York Street.

Proposed Zoning

The requested U-MS-3 Zone District is found in the Urban neighborhood context and the intent of the district is to “promote safe, active, and pedestrian-scaled commercial streets through building forms that clearly define and activate the public street edge.” Additionally, the Main Street district standards are intended to ensure new development contributes positively to established residential neighborhood and character, improving the transition between commercial development and adjacent residential neighborhoods. The Zone District allows for construction of the Town House and Shopfront primary building forms, and drive thru services and restaurants are allowed unless the zone lot is within ¼ mile of the outer boundary of a rail transit station platform. These building forms are typically applied linearly along entire block faces of commercial, industrial, main, mixed-use and residential arterial streets. Multi-unit residential uses are typically located along local streets, residential and mixed-use arterials, and main streets. For additional details of the requested zone district, see Article 5 of the Denver Zoning Code.

The building forms allowed in the existing zone district and the proposed zone district are summarized below.

Design Standards	U-MS-2 (Existing)	U-MS-3 (Proposed)
Primary Building Forms Allowed	Town House, Shopfront, Drive Thru Services, Drive Thru Restaurant	Town House, Shopfront, Drive Thru Services, Drive Thru Restaurant
Maximum Height in Stories/Feet, Front 65% of Zone Lot	2 stories / 30 feet	3 stories / 45 feet
Maximum Height in Stories/Feet, Rear 35% of Zone Lot	2 stories / 30 feet	3 stories / 45 feet
Zone Lot (Min.)	n/a	n/a
Zone Lot Width (Min.)	n/a	n/a
Primary Street Block Sensitive Setback Required / If not	0 feet	0 feet
Side Street Setback (Min.)	0 feet	0 feet
Side Interior Setback (Min.)	10 feet, adjacent to a protected district	10 feet, adjacent to a protected district
Rear Alley / No Alley	0 feet / 10 feet	0 feet / 10 feet
Upper Story Setback Above 27' adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	none	15 feet / 25 feet

Design Standards	U-SU-A1 (Existing)	U-MS-3 (Proposed)
Primary Building Forms Allowed	Town House, Shopfront, Drive Thru Services, Drive Thru Restaurant	Town House, Shopfront, Drive Thru Services, Drive Thru Restaurant
Maximum Height in Stories/Feet, Front 65% of Zone Lot	2.5 stories / 30-35 feet	3 stories / 45 feet
Maximum Height in Stories/Feet, Rear 35% of Zone Lot	1 stories / 17 feet	3 stories / 45 feet
Zone Lot (Min.)	3,000 sq. ft.	n/a
Zone Lot Width (Min.)	25 feet	n/a
Primary Street Block Sensitive Setback Required / If not	Calculated per 13.1.5.9.	0 feet
Side Street Setback (Min.)	3 feet - 7.5 feet depending on lot width	0 feet
Side Interior Setback (Min.)	3 feet to 7.5 feet depending on lot width	10 feet, adjacent to a protected district
Rear Alley / No Alley	12 feet / 20 feet	0 feet / 10 feet
Upper Story Setback Above 27' adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	n/a	15 feet / 25 feet

Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

Assessor: Approved – No Response

Asset Management: Approved – No Comments

Denver Public Schools: Approved – No Response

Department of Public Health and Environment: Approve Rezoning Only – Will require additional information at Site Plan Review

(EQ) is aware that the Property associated with Rezoning Application #2023i-00231 is subject to an approved Corrective Action Work Plan (dated October 31, 2022) to remediate dissolved chlorinated solvent plume beneath the Property (formerly "Four Seasons Cleaners"), as well as monitoring well installation, groundwater sampling, and indoor sampling. Any future uses or changes to this property should comport with the requirements of the Corrective Action Plan as long as the site is under the regulatory purview of CDPHE.

EQ does not guarantee approval of any proposed development project at this site by providing a response to this Official Map Amendment Referral Agency Review Request. Future development is subject to existing land use controls and other environmental requirements in accordance with applicable local, state, and federal environmental regulations and statutes. EQ recommends the Property Owner conduct an environmental site assessment to determine the potential presence, nature, and extent of possible contamination on the site and to identify specific cleanup needs associated with future development. EQ may have additional information about localized potential environmental concerns at the site. However, providing such information about a specific site is beyond the scope of these zoning application comments.

Denver Parks and Recreation: Approved – No Comments

Public Works – R.O.W.- City Surveyor: Approved – No Comments

Development Services – Project Coordination: Approved Rezoning Only – Will require additional information at Site Plan Review

1) Any site work, changes of use, or additional square footage or structures for the property will require Zoning approval. Depending on the scope, zoning approval may be able to be processed through the Commercial Zoning team in association with a building LOG. More intensive uses and additional GFA will trigger a formal Site Development Plan review process.

Development Services - Fire Protection: Approved – No Comments

Development Services – Transportation: Approved – No Response

Development Services- Wastewater: Approved – No Response

Public Review Process

	Date
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	2/06/2024
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council, registered neighborhood organizations, and property owners:	3/19/2023
Planning Board Public Hearing: Forwarding Recommendation of Approval	4/3/2024
CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting :	4/9/2024
Land Use, Transportation and Infrastructure Committee of the City Council:	4/23/2024
Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations (tentative):	5/13/2024
City Council Public Hearing (tentative):	6/3/2024

- **Registered Neighborhood Organizations (RNOs)**
 - To date, staff has not received comment letters from Registered Neighborhood Organizations.
- **Other Public Comment**
 - To date, staff has received one letter in opposition of the proposed rezoning with concerns about parking.

Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7 and 12.4.10.8, as follows:

DZC Section 12.4.10.7

1. Consistency with Adopted Plans
2. Uniformity of District Regulations and Restrictions
3. Public Health, Safety and General Welfare

DZC Section 12.4.10.8

1. Justifying Circumstances
2. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

Consistency with Adopted Plans

The following adopted plans apply to this application:

- **Denver Comprehensive Plan 2040 (2019)**
- **Blueprint Denver (2019)**

Denver Comprehensive Plan 2040

The proposed rezoning to a 3-story main street zone district would allow for mixed-use development that includes an increased potential density of residential uses at an established mixed use node within an established neighborhood, consistent with the following strategies in the **Equitable, Affordable, and Inclusive** vision element:

- Equitable, Affordable, and Inclusive Goal 1, Strategy A: *Increase development of housing units close to transit and mixed-use developments.*
- Equitable, Affordable, and Inclusive Goal 1, Strategy B: *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.*
- 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).*

Similarly, the proposed U-MS-3 zoning would allow for a broader variety of uses including housing, retail services, and employment at an intensity consistent with the desire for complete neighborhoods. The proposed rezoning would create a more viable development parcel at this existing commercial and retail node without extending the mixed use area any further south than it already exists. The portion of the parcel that is zoned U-SU-A1 is already being used for surface parking accessory to the use of the structure on the zone lot. Further, the application of main-street zoning contributes to the city's aspirational network of vibrant mixed use areas and is therefore consistent with the following strategies in the **Strong and Authentic Neighborhoods** vision element:

- 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).

The land use pattern detailed in the previous paragraph is also consistent with the following strategies in the **Environmentally Resilient** vision element. This site is an infill location where infrastructure is already in place allowing residents to live, work and play in the area. The proposal focuses any future growth that results from this rezoning close to mixed-use development and transit. Compact infill development near transportation options and existing infrastructure assists in improving public health indicators while reducing water usage.

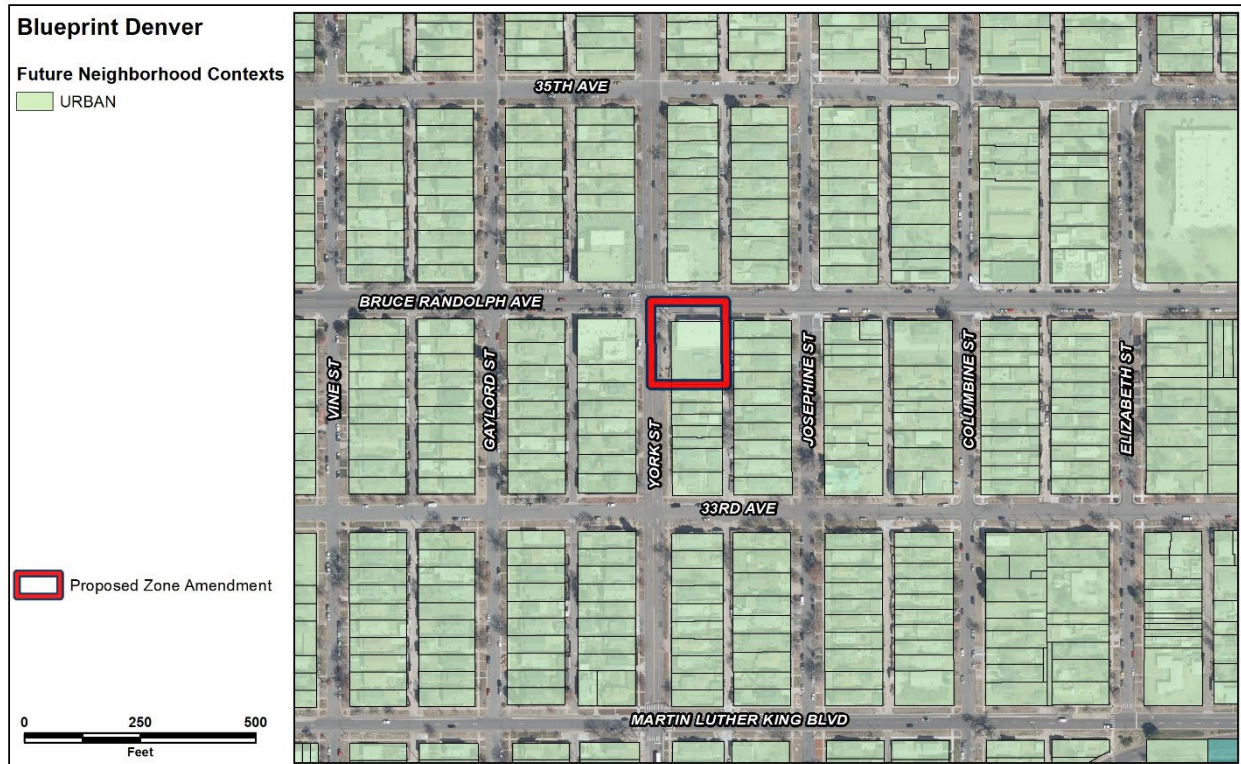
- Environmentally Resilient Goal 8, Strategy A – *Promote infill development where infrastructure and services are already in place* (p. 54).
- Environmentally Resilient Goal 8, Strategy B – *Encourage mixed-use communities where residents can live, work, and play in their own neighborhoods* (p. 54).

Rezoning to facilitate redevelopment of this site advances the Environmentally Resilient strategies of *Comprehensive Plan 2040*. The requested map amendment would allow for a broader variety of uses including housing, retail services, and employment at an intensity consistent with the desire for dense, walkable, mixed-use neighborhoods expressed in *Comprehensive Plan 2040*.

Blueprint Denver

Blueprint Denver was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city's land use and transportation decisions. *Blueprint Denver* identifies the subject property as part of a Low Residential future place within the Urban future neighborhood context and provides guidance on the future growth strategy for the city.

Blueprint Denver Future Neighborhood Context

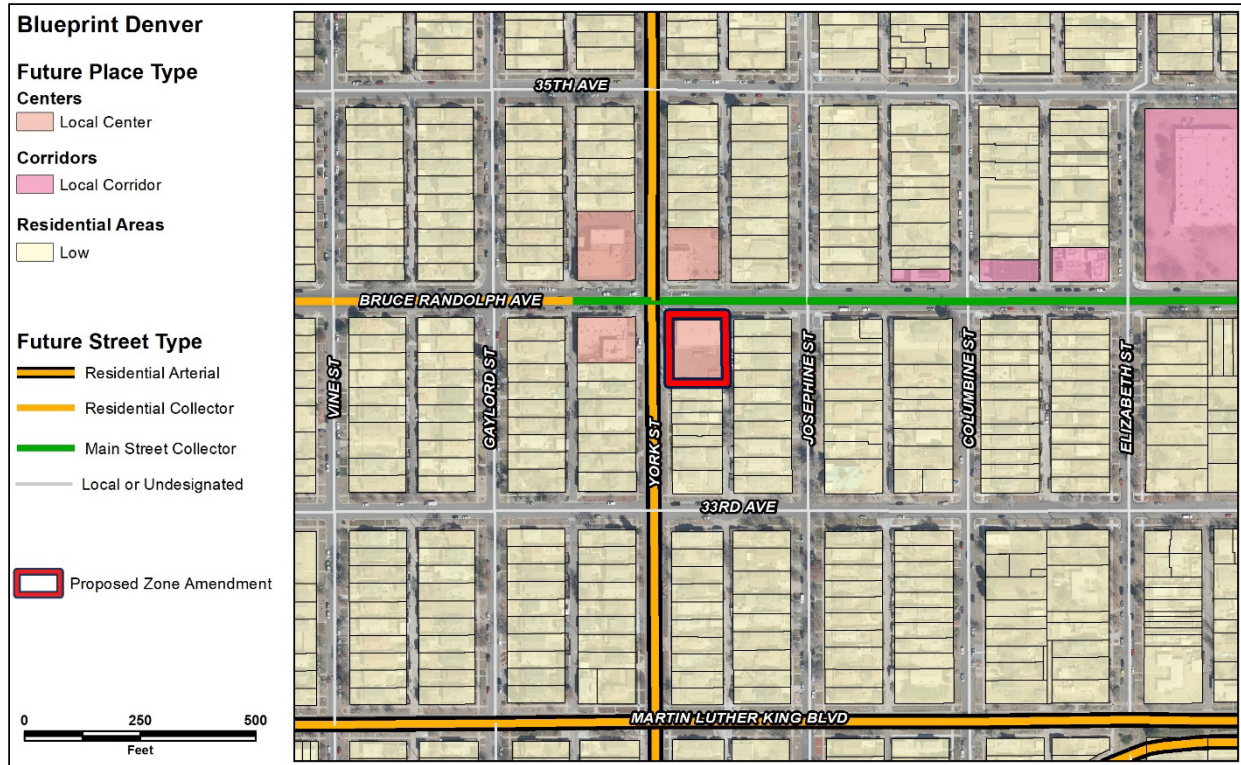


In *Blueprint Denver*, future neighborhood contexts are used to help understand differences between land use, built form, and mobility at a high scale, between neighborhoods. The subject site is shown on the context map as Urban neighborhood context, the description of which is used to guide appropriate zone districts (p. 66). The Urban neighborhood context is described as containing “small multi-unit residential and low-intensity mixed-use buildings are typically embedded in single-unit and two-unit residential areas. Block patterns are a regular grid with consistent alley access. Where they occur, multi-unit buildings are low scale. Mixed-use buildings are sited in a pedestrian-friendly manner near the street” (p. 222)

The proposed U-MS-3 Zone District is within the Urban Neighborhood Context and is intended “to promote safe, active, and pedestrian-scaled commercial street through building forms that clearly define and activate the public street edge” and “should be applied where a higher degree of walkability and pedestrian activity is desired than required along a Corridor, Mixed Use, or Residential Mixed Use zone district” (DZC Section 5.2.5.1). The U-MS-3 Zone District is consistent with *Blueprint Denver*'s future neighborhood context of Urban because it will promote an urban, mixed-use environment that

will be compatible with the development at the intersection of North York Street and East Bruce Randolph Boulevard and provide a transition to the surrounding residential area.

Blueprint Denver Future Place



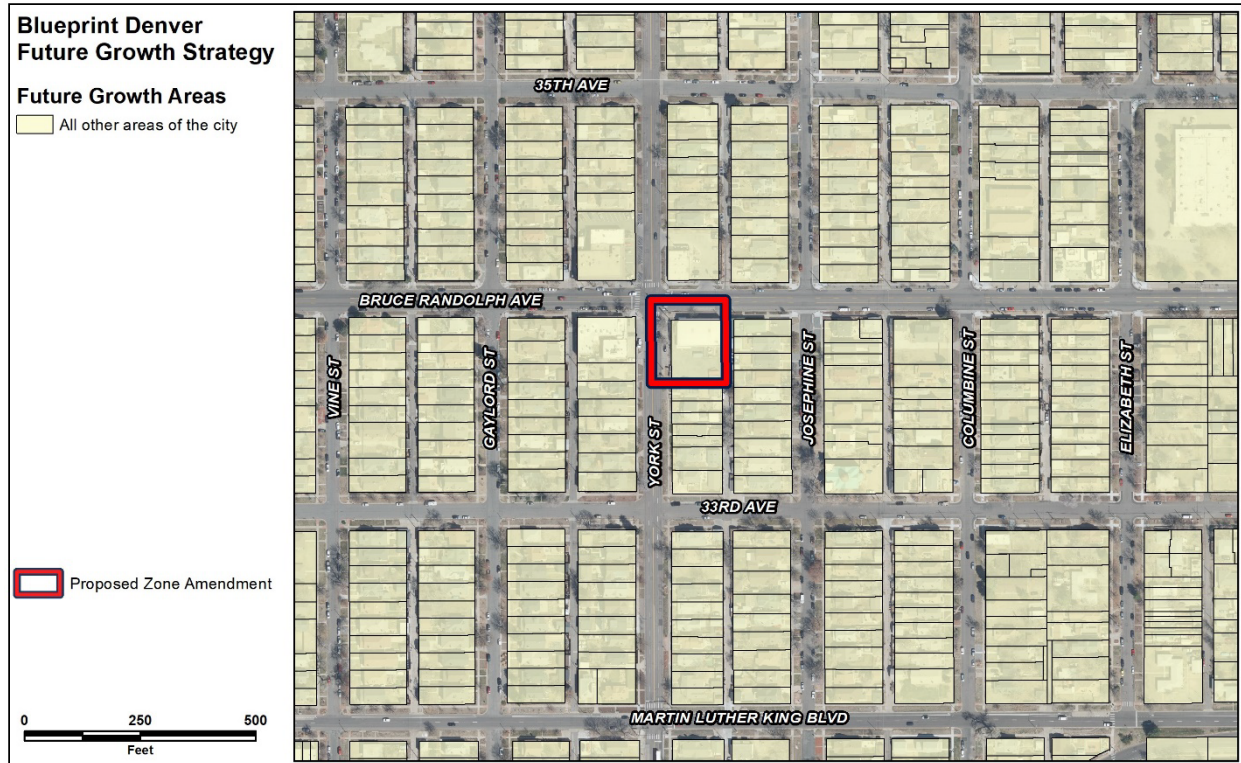
The subject site is designated within a Local Center future place on the *Blueprint Denver* Future Place map. This place type “Primarily provides options for dining, entertainment and shopping,” “may also include some residential and employment uses” and is “typically frequented by residents of the neighborhood.” (p. 226) Building heights in the Local Center Future place types are “generally up to 3 stories and generally will not have a transition area as the low intensity easily integrates into the surrounding neighborhood.” (p. 226) The U-MS-3 is a main street zone district that allows for a mix of uses with heights up to 3 stories which is consistent with the Local Center future place type description. Additionally, the required upper story setbacks required by the Denver Zoning Code enable a transition to integrate any future development into the surrounding neighborhood.

Blueprint Denver Future Street Types

In *Blueprint Denver*, street types work together with the future place to evaluate the appropriateness of the intensity of the adjacent development (p. 67). *Blueprint Denver* classifies North York Street a Residential Arterial Future Street Type, which includes “Primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses.” (p. 160). The subject property is within a small retail node as described in the plan. To the north, East Bruce Randolph Avenue is classified as a Main Street Collector Future Street Type, which are “Characterized by a mix of uses including retail, services and restaurants, as well as residential. Buildings are pedestrian oriented, with

little front setback, a continuous street wall, and high transparency. Street level uses are highly activated, including cafe seating in the right-of-way.” (p.158). The proposed U-MS-3 district is consistent with these descriptions.

Blueprint Denver Growth Strategy

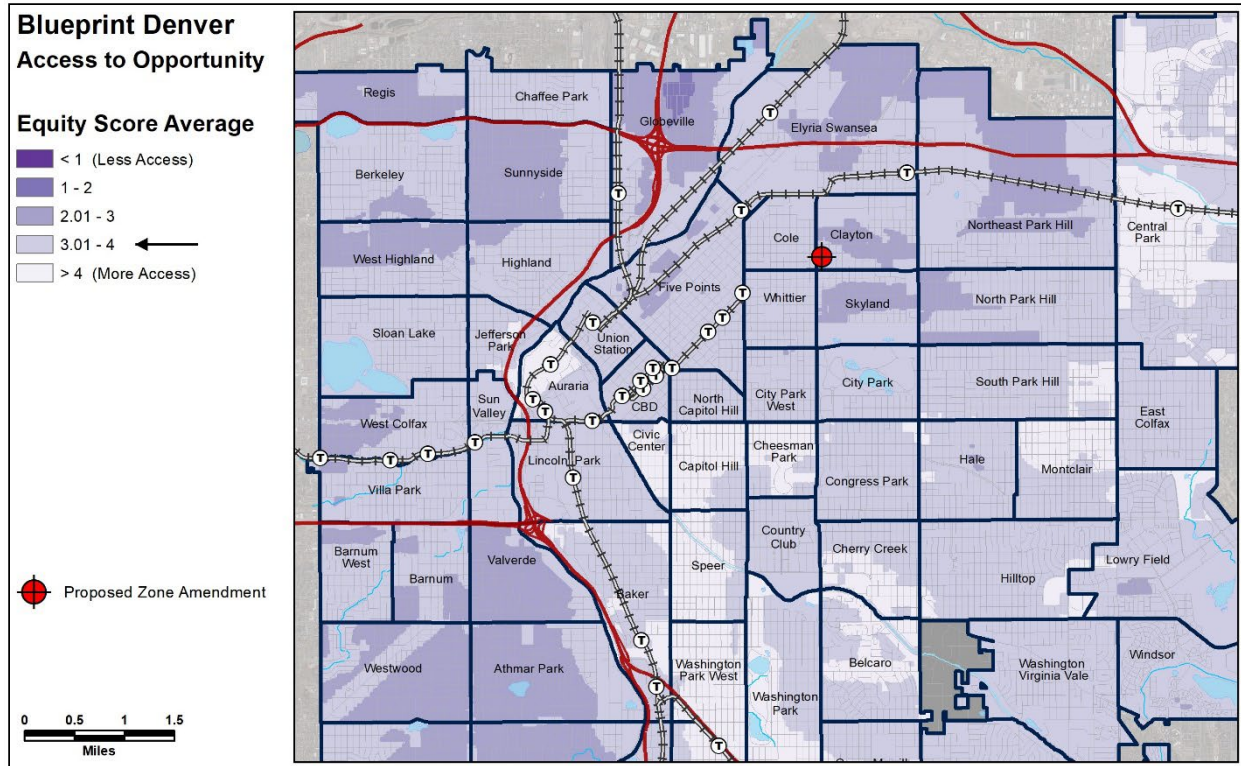


Blueprint Denver’s growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (p. 51). The subject property is part of the “All other areas of the city” growth area. These areas anticipate experiencing around 20% of new housing growth and 10% of new employment growth by 2040 (p. 51). This growth area is “mostly residential areas with embedded local centers and corridors, take a smaller amount of growth intended to strengthen the existing character of our neighborhoods” (p. 49). The proposed map amendment to U-MS-3 will allow growth to the number of households and potential employment options in this area by a mix of uses and greater density of residential uses on this lot within an existing commercial and retail node.

Blueprint Denver Equity Concepts

Blueprint Denver contains three equity concepts to help guide change to benefit everyone. Each equity concept has associated measurements that helps inform implementation actions through rezonings along with other implementation actions. Given that the subject site is within one of Denver’s Neighborhood Equity and Stabilization (NEST) focus neighborhoods, an equity analysis is included in this staff report and was shared with the applicant for consideration. The applicant’s response is included with the application that is attached to the staff report.

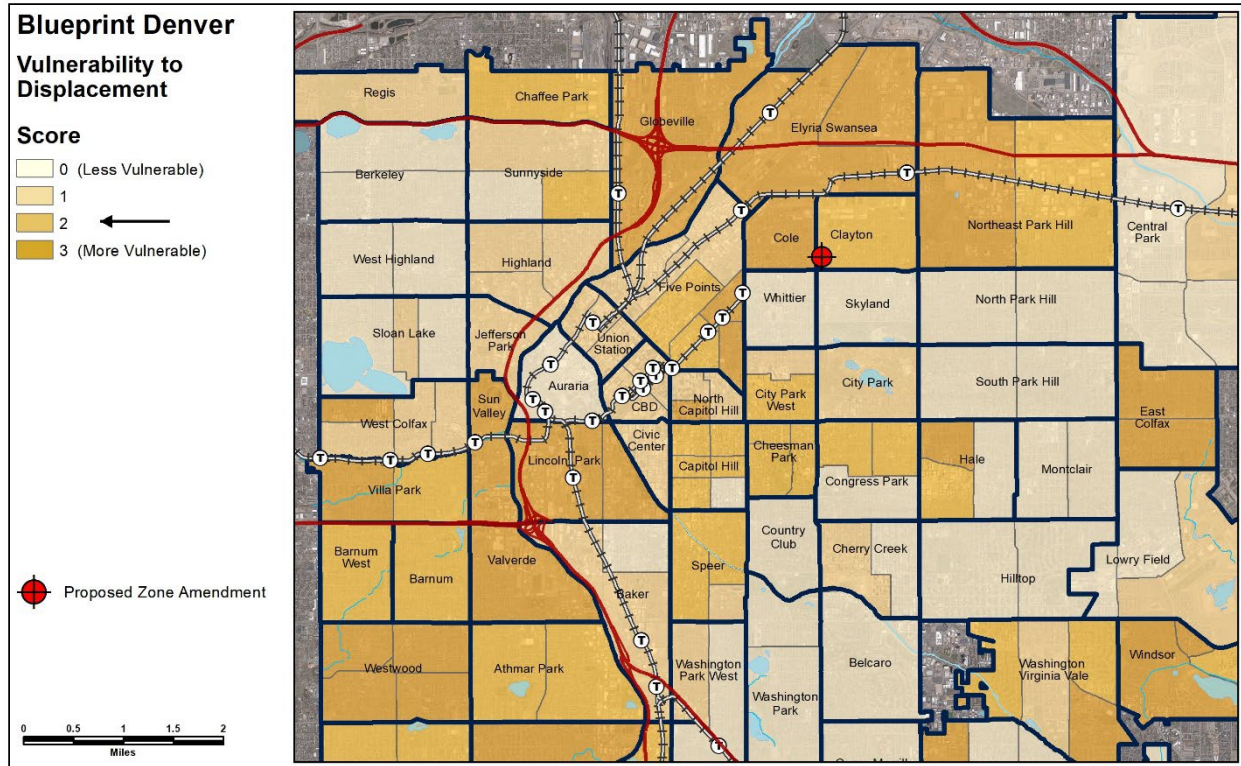
Access to Opportunity



The subject property is in the Clayton Neighborhood, which is identified as an area with more access to opportunity compared to the rest of the city. The basis for measuring access to opportunity is a composite of the neighborhood equity index developed by Denver’s Department of Public Health and Environment, proximity to high-capacity and frequent transit, and access to centers and corridors. Analyzing this metric helps us measure our progress towards achieving the vision for complete neighborhoods across the city. The subject area is less equitable than Denver as a whole when it comes to access to transit, healthcare, and life expectancy.

The proposed rezoning to increase the developability of the zone lot does not directly increase access to opportunity. However, an increase in amenities or dwelling unit density may increase the likelihood that other goods, services, and amenities will locate in the commercial and mixed-use zoned areas of the neighborhood.

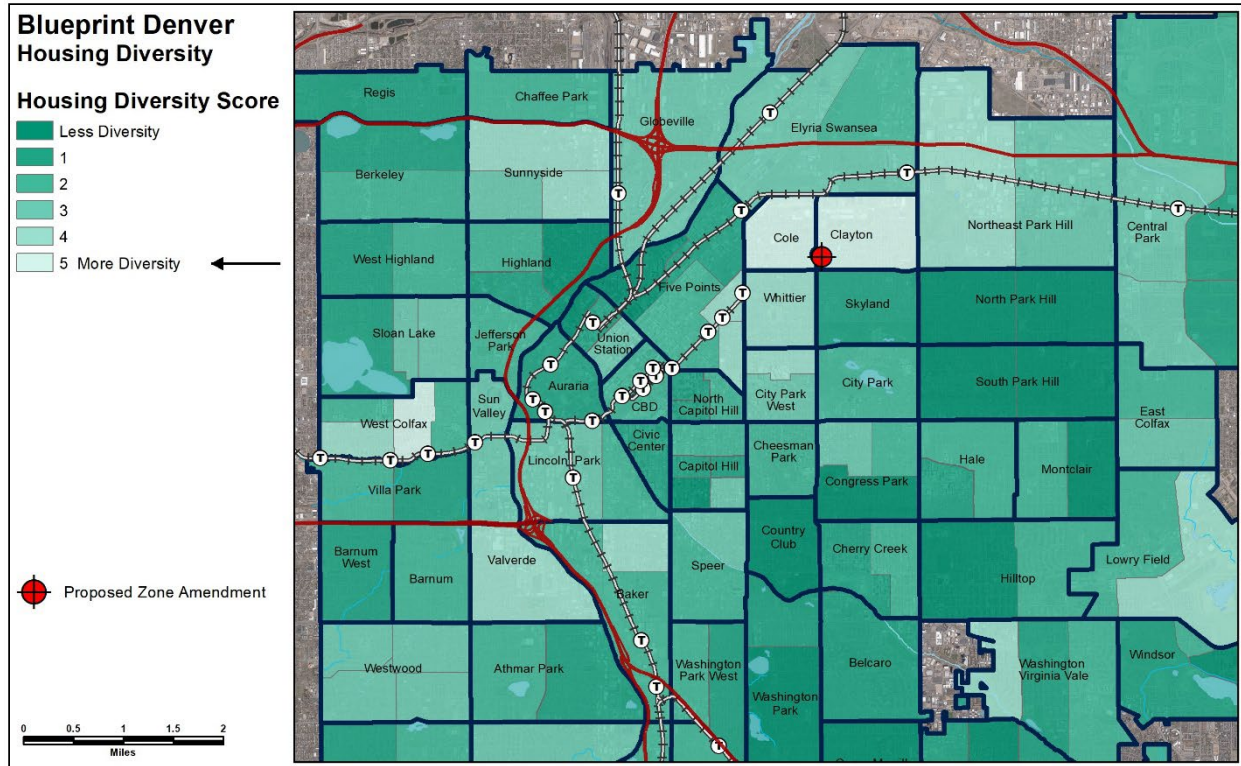
Vulnerability to Displacement



The subject property is in an area that has more vulnerability to involuntary displacement. The basis for measuring vulnerability to involuntary displacement is through the vulnerability to displacement index developed by Denver’s Economic Development and Opportunity office. This combines data from median household income, percentage of people who rent housing, and percent of population with less than a college degree. The subject area scored as vulnerable to displacement in two of the three categories: Educational Attainment and Median Household Income. In areas with high vulnerability to involuntary displacement, it is important to increase affordable housing options so that residents of all income levels can continue to live in these neighborhoods.

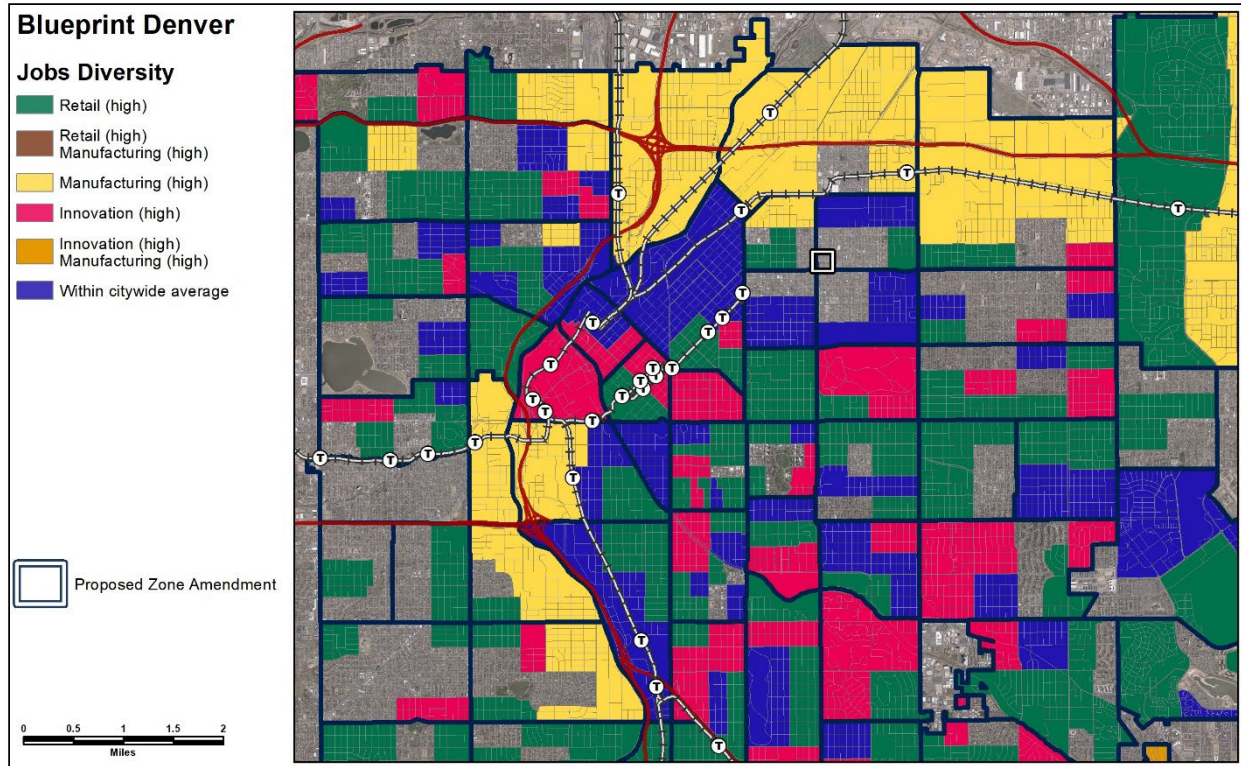
The proposed rezoning would allow for a moderate increase in potential multi-unit residential development and additional residential units in this area, which can help provide housing for existing residents and contribute to meeting the citywide demand for housing.

Housing Diversity



The subject property is in an area that has more housing diversity. The housing diversity map combines census tract-level data measuring the percentage of middle-density housing (housing with 2-19 units), home size diversity, ownership vs. rental, housing costs and the number of income-restricted units. The subject area is not diverse in terms of the percentage of owners to renters and the number of income restricted units. This rezoning in an existing commercial/retail node does not directly impact these housing metrics.

Jobs Diversity



The map above shows the mix of jobs in areas of the city (dominant industry depicted by color). There is not enough data to classify the type of jobs in this part of Clayton because there are less than 100 jobs per acre, which is typical of largely residential areas. There are a total of 29 jobs or 0.2 jobs per acre. The proposed rezoning to U-MS-3 is not expected to significantly impact jobs diversity, but it does have the potential to add additional employment opportunities if the property is redeveloped.

Bruce Randolph Avenue Plan

The Bruce Randolph Avenue Plan was adopted in 1986 as an advisory document for managing and directing change in the areas along Bruce Randolph Avenue. The Plan identifies the subject property as part of a “major retail node” (p. 20) at the intersection of York Street and Bruce Randolph Avenue. The proposed rezoning enables the property owner to make improvements to the property and enhance the development within this identified commercial node. This supports the recommendations of the plan to direct new development to the existing commercial areas and improve the appearance of this node as a “gateway” to Bruce Randolph Avenue without expanding the commercial uses to become a continuous strip along the avenue. (p. 33, 49)

Uniformity of District Regulations and Restrictions

The proposed rezoning to U-MS-3 will result in the uniform application of zone district building form, use, and design regulations.

Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety, and general welfare of the City primarily through the implementation of the City's adopted plans and by allowing for redevelopment in a manner that will provide for the construction of additional neighborhood-serving residential and amenities, thereby providing residents more opportunities to live, work, and play within their neighborhood. The proposed rezoning would also facilitate housing density near a mix of uses and transit amenities, which have been linked to increased physical activity,¹ decreased obesity,² and decreased driving.³

Justifying Circumstance

The application identifies the adoption of *Blueprint Denver* as the Justifying Circumstance under DZC Section 12.4.10.8.A.4, "Since the date of the approval of the existing Zone District, there has been a change to such as degree that the proposed rezoning is in the public interest. Such a change may include: Changed or changing conditions in a particular area, or in the city generally; or a city adopted plan; or that the city adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning."

Additionally, staff finds that the adoption of *Blueprint Denver* serves as a justifying circumstance as it promotes the development of a mixed-use node at the intersection of North York Street and East Bruce Randolph Avenue. The specific mapping of the future place type at this node provide guidance that supports the rezoning and the rezoning will help to implement the plan goals and achieve the vision articulated in the plan.

Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

The requested U-MS-3 district is within the Urban Neighborhood Context, which is characterized by primarily single-unit and two-unit residential uses with small-scale commercial sometimes embedded with residential areas. More often commercial uses are located along mixed-use arterials or on main streets. Multi-unit residential uses are located along local streets, residential and mixed-use arterials, and main streets. Buildings are generally low to mid- scale, and residential buildings typically have consistent moderate to deep front setbacks. There typically is a regular pattern of block shapes surrounded by orthogonal streets within a grid (DZC 5.1). The subject site is in an area that reflects these characteristics. Therefore, the proposed rezoning to U-MS-3 is consistent with the neighborhood context description.

¹ Ewing, R., and R. Cervero. 2010. "Travel and the Built Environment: A Meta-Analysis." *Journal of the American Planning Association* 76 (3): 265-94

² Ewing, R., T. Schmid, R. Killingsworth, A. Zlot, and S. Raudenbush. 2003. "Relationship between Urban Sprawl and Physical Activity, Obesity, and Morbidity." *American Journal of Health Promotion* 18: 47-57.

³ Frumkin, Frank, and Jackson 2004; Fran et al. 2006; Ewing et al. 2008; Stone 2008.

The general purpose of the Urban Main Street districts is to “promote safe, active and pedestrian-scaled commercial streets through building forms that clearly define and activate the public street edge, and that enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering.” The building form standards “are intended to promote an urban, mixed-use, built-to environment” where “buildings have a shallow front setback range, and the build-to requirements are high, and the maximum building coverage is significant” (DZC 5.2.5.1). The proposed U-MS-3 district would allow for compatible infill development fitting with the character of the surrounding mixed-use corridor. Therefore, it is consistent with the Urban Main Street District purpose statements.

The specific intent of the U-MS-3 district is the district “applies primarily to collector and arterial street corridors or may be embedded within a larger commercial shopping center or mixed-use area, where a building scale of 1 to 3 stories is desired” (DZC 5.2.5.2.D). The subject site is located on a Main Street Collector and Residential Arterial Street street and therefore, the proposed map amendment is consistent with the U-MS-3 intent.

Attachments

1. Application
2. Public comment