



3300 North Irving Street

Request: From PUD 577 to U-MS-2x

Date: 08.06.2024

Presenter: Tony Lechuga

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: from PUD 577 to U-MS-2x



- Property:
 - 12,400 sf
 - 1 story dental office
- Requesting rezoning to get out of Former Chapter 59 and provide a broader range of development options.

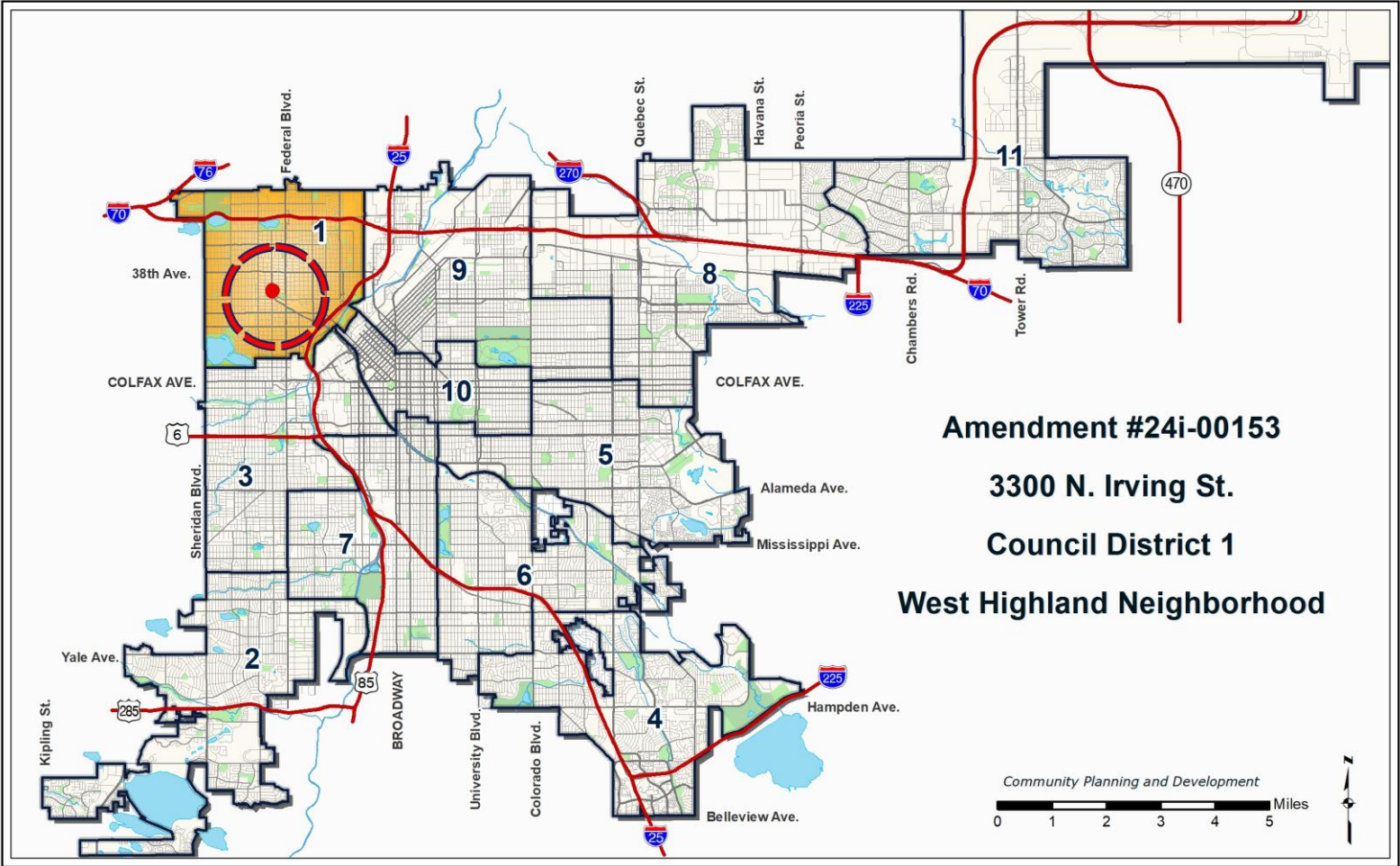
Reminder: Approval of a rezoning is not approval of a proposed specific development project

Presentation Agenda

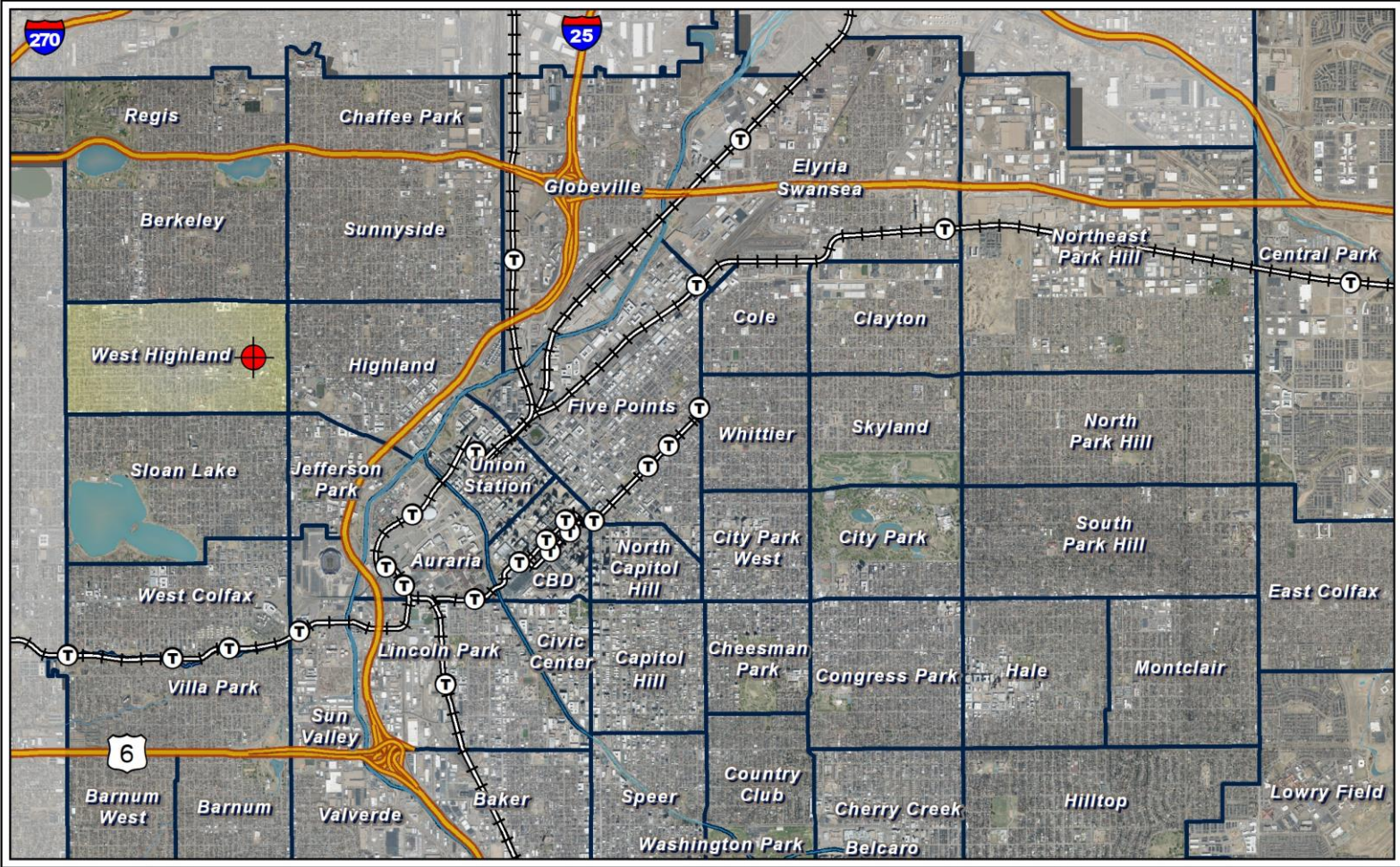
- Request
- Location and Context
- Process
- Review Criteria



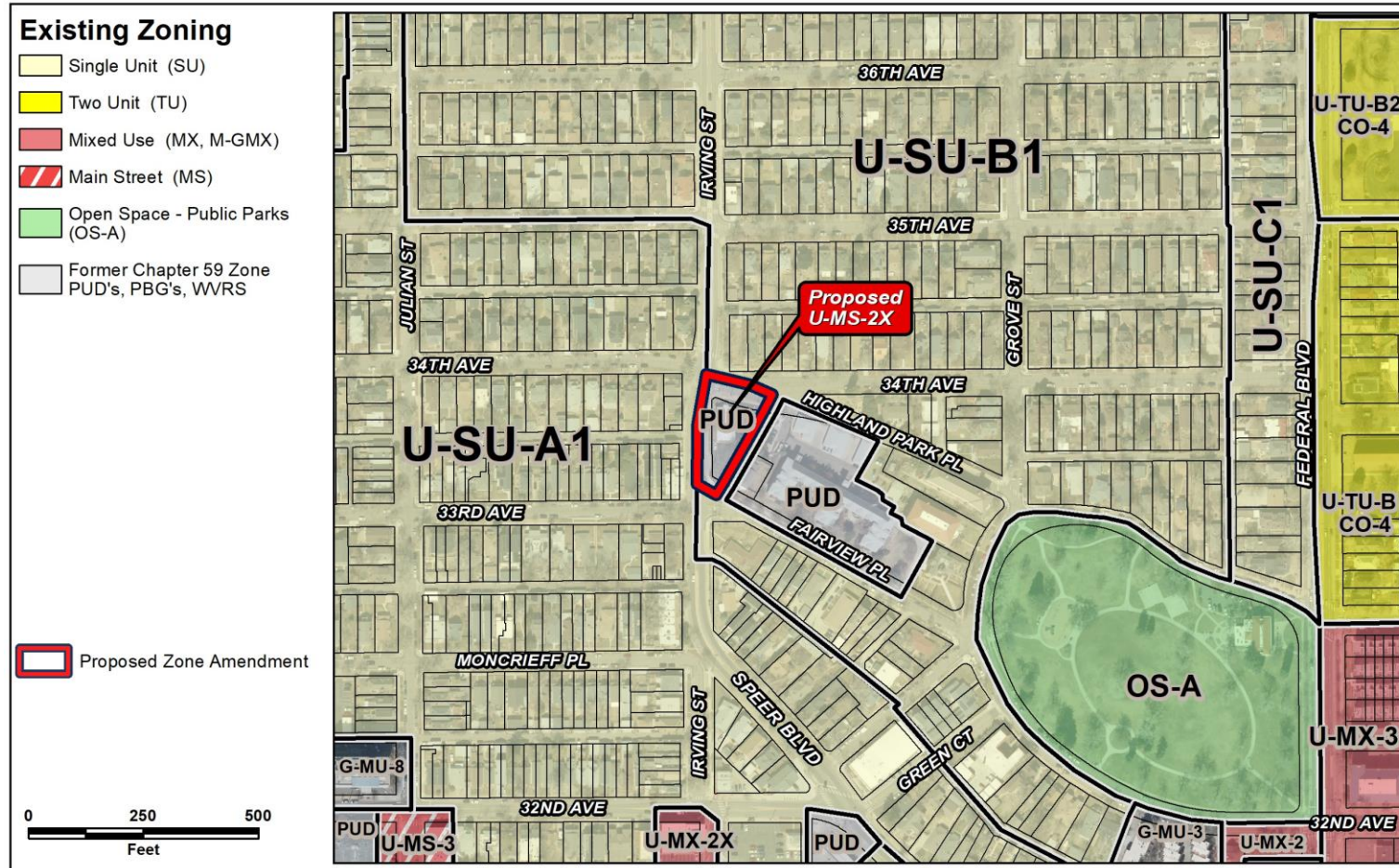
Council District 1 – Councilmember Sandoval



Statistical Neighborhood – West Highland



Existing Zoning – PUD 577



Proximity to:

- U-SU-A1
- U-SU-B1
- PUD 551
- OS-A

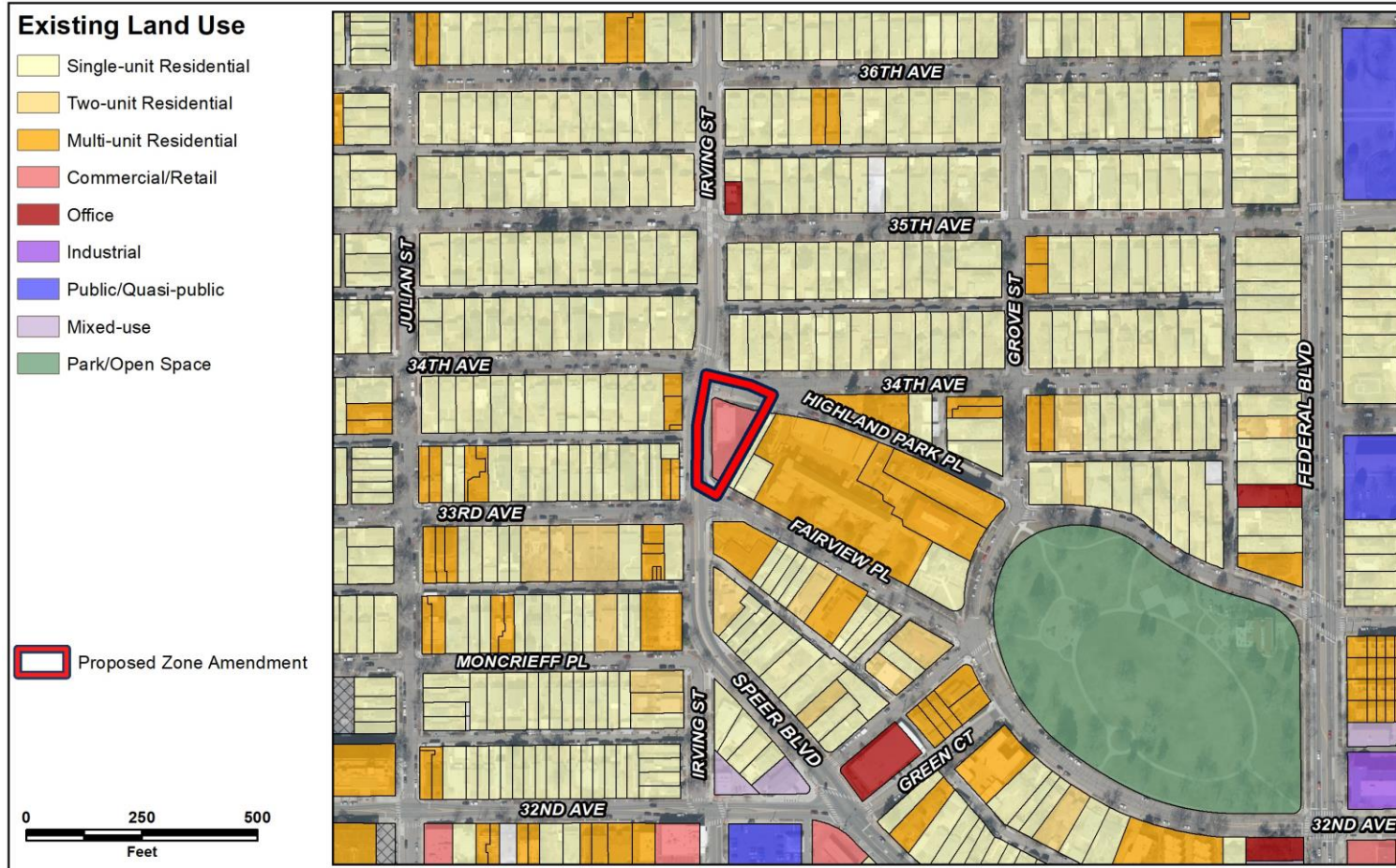
Proposed Zoning – U-MS-2x

General Purpose: safe, active, pedestrian-scaled, contribute positively to the established neighborhood

Specific Intent: applies to small sites embedded within an existing neighborhood

Building Forms: Townhouse and Shopfront (within 175' of protected districts)

Existing Context – Land Use



Commercial/Retail

Adjacent to:

- Single-Unit Residential
- Two-Unit Residential
- Multi-Unit Residential

Agenda

- Request
- Location and Context
- Process
- Review Criteria



Process

- Informational Notice: **04/25/24**
- Planning Board Notice: **07/02/24**
- Planning Board Public Hearing: **07/17/24**
- LUTI Committee: **08/06/24**
- City Council Public Hearing: **09/23/24**

Public Comments

- RNOs
 - As of this presentation, we have received no letters from RNOs
- 1 comment from neighbors
 - Key themes included the inability to build a drive-thru.

Planning Board

- Planning Board held a hearing on this item on 7/17
- The board voted unanimously to recommend approval

Presentation Agenda

- Request
- Location and Context
- Process
- 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

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
 - *Comprehensive Plan 2040*
 - *Blueprint Denver*
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

Comprehensive Plan 2040

Economically Diverse and Vibrant

- Goal 1, Strategy C: Support business development and grow the talent necessary to compete in the global economy.
- Goal 3, Strategy A: Promote small, locally-owned businesses and restaurants that reflect the unique character of Denver.

Environmentally Resilient

- Goal 8, Strategy A: Promote infill development where infrastructure and services are already in place.
- Goal 8, Strategy B: Encourage mixed-use communities where residents can live, work, and play in their own neighborhoods.



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

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

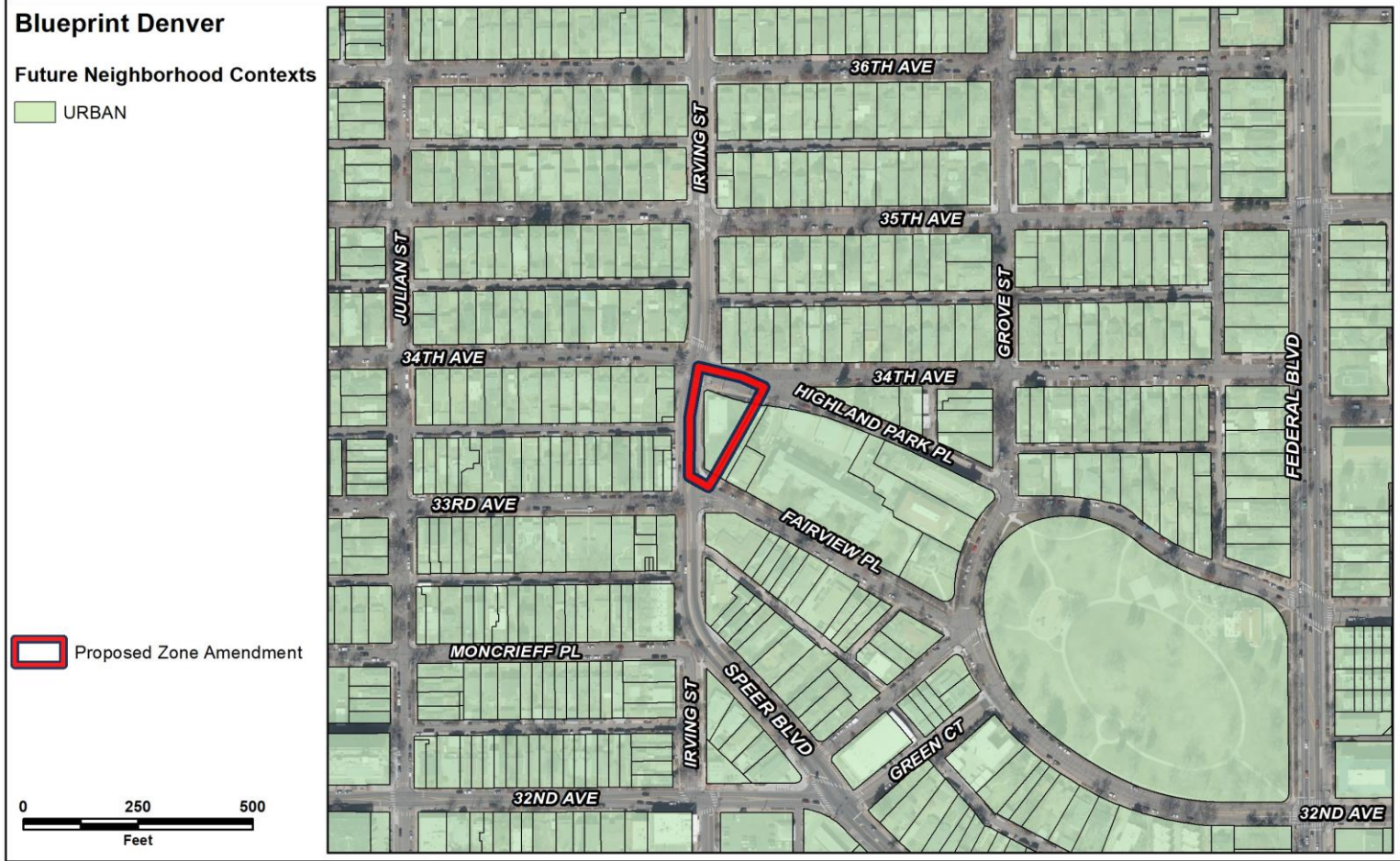
2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

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

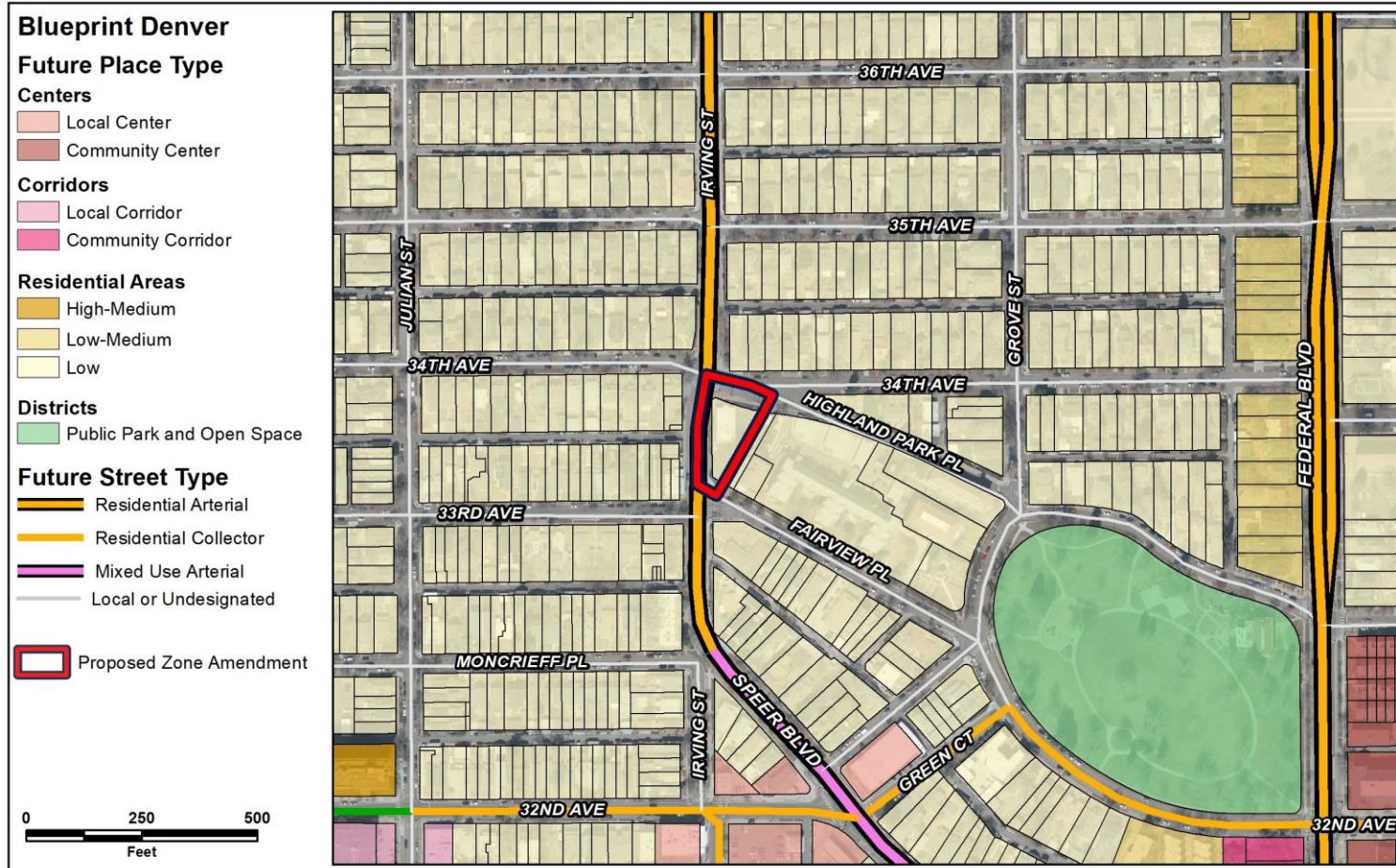
Blueprint Denver 2019



Urban

- Safe, active, pedestrian-scaled
- Enhance convenience, walking, shopping, gathering

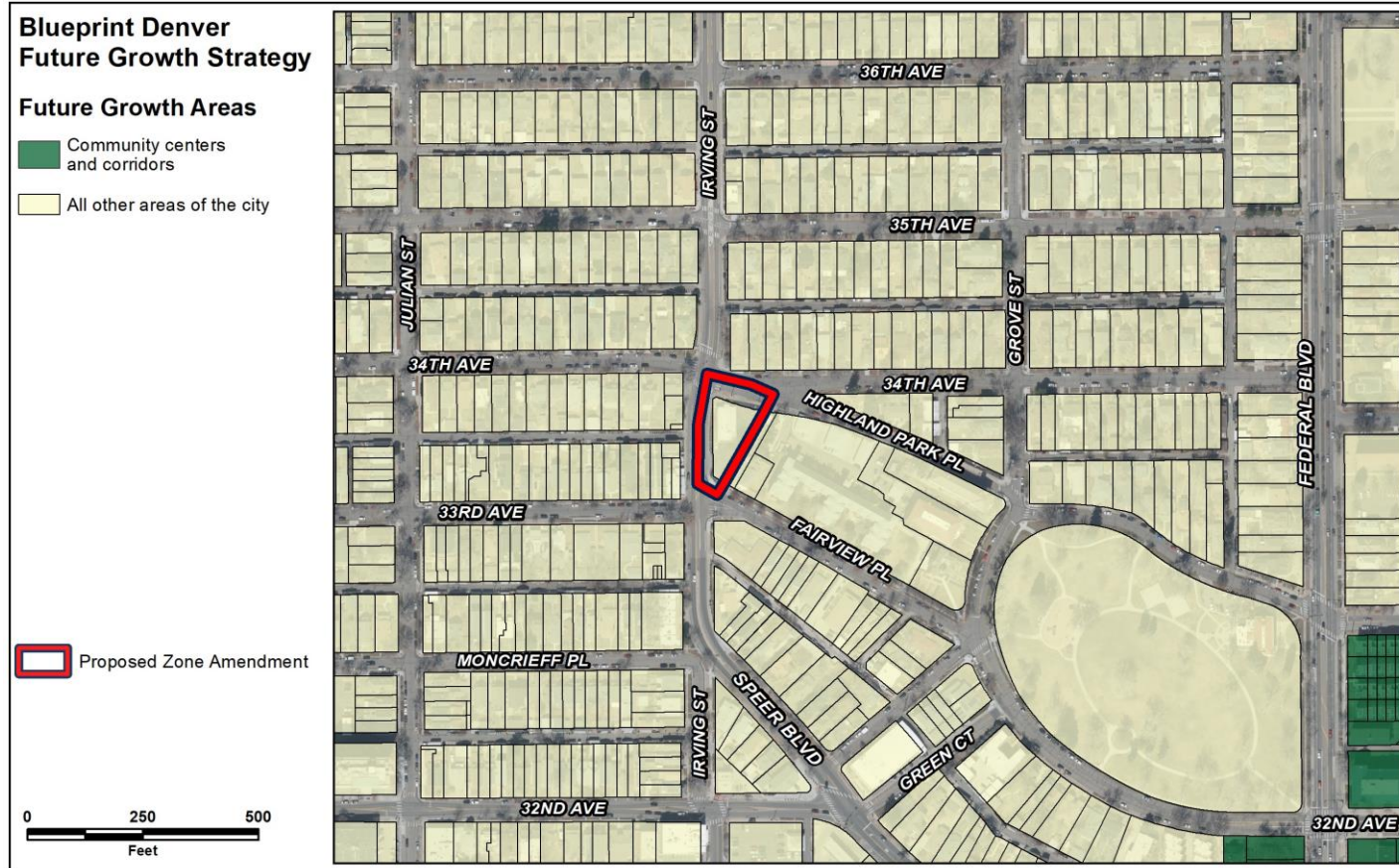
Blueprint Denver 2019



- **Low Residential**
 - Predominantly one- and two-unit
 - Neighborhood-serving retail in key locations
 - Mixed-use along collector streets and where already established

Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

Blueprint Denver 2019



20% of new housing
10% of new employment

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
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
 - Site retained Former Chapter 59 zoning
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

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