



2042 & 2062 South Bannock Street

2022I-00211

Request: I-A UO-2 to C-RX-5

LUTI: May 9, 2023

Presenter: Fran Peñafiel

Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request to Rezone from I-A, UO-1 to C-RX-5



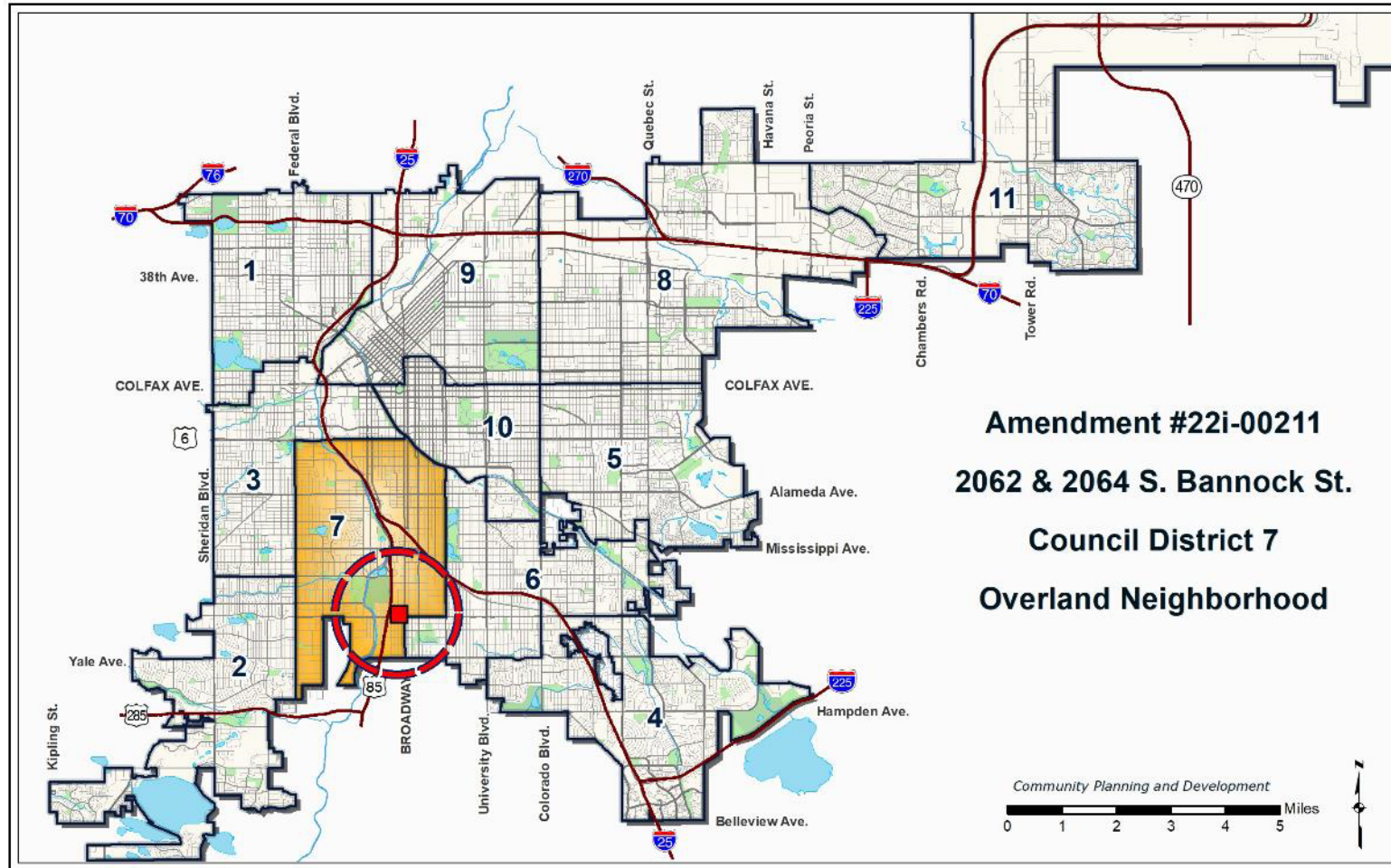
- **Location:**
 - Approx. 34,375 square feet or 0.79 acres
 - Industrial/commercial
- **Proposal:**
 - Rezoning to C-RX-5 to allow residential mixed use

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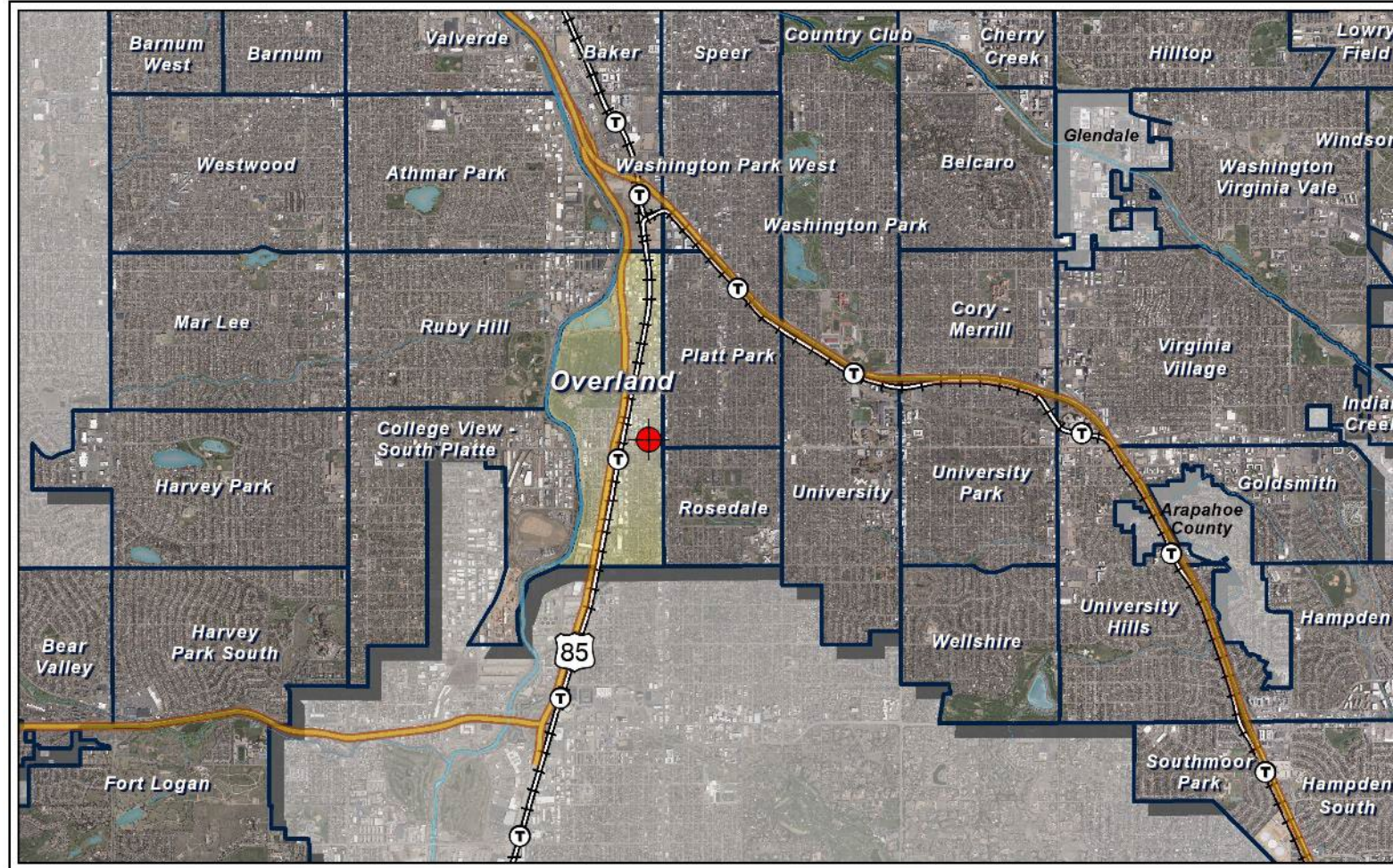
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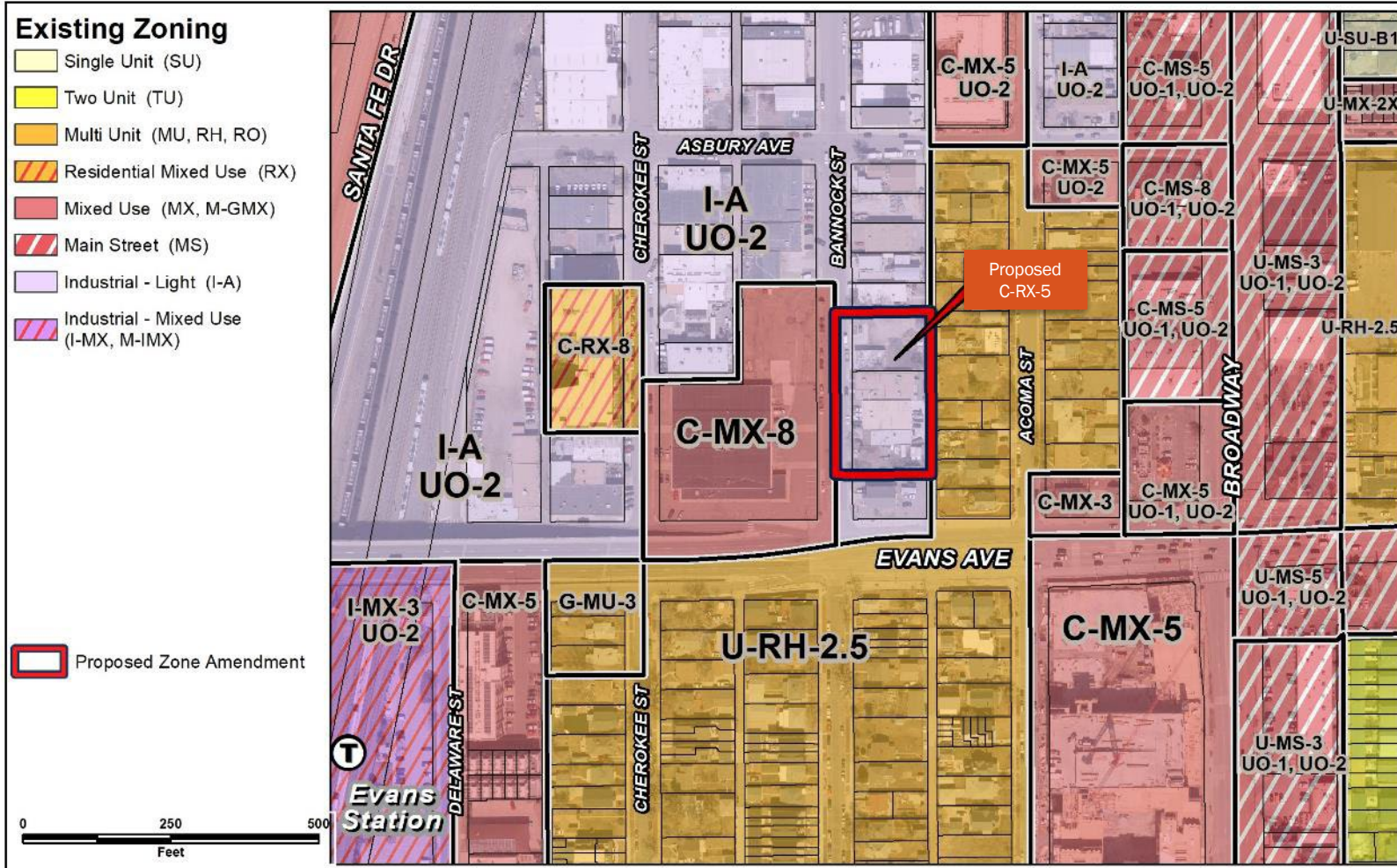
Council District 7



Overland Neighborhood



Existing Zoning



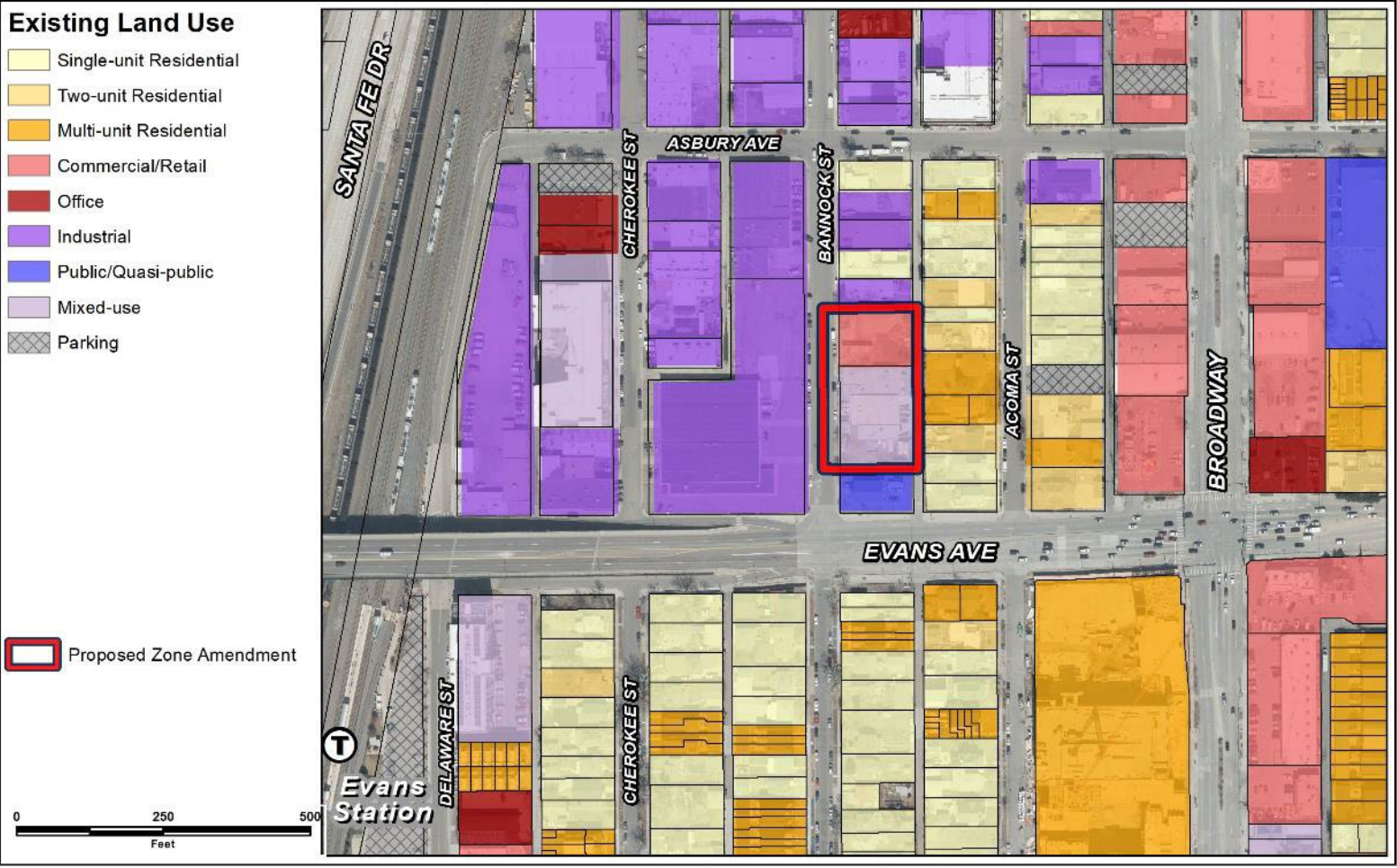
Current zoning:

- I-A, UO-2

Adjacent zoning:

- I-A, UO-2
- C-MX-8
- U-RH-2.5

Existing Land Use



Current land use:

- Industrial

Adjacent land uses:

- Industrial
- Single-unit Residential
- Two Unit Residential
- Multi unit Residential
- Public/Quasi-public

Existing Building Form/Scale



Parking



250

Feet



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Process

- Informational Notice: 2/27/2023
- Planning Board Notice: 4/4/23
- Planning Board Public Hearing: 4/19/23

- LUTI Committee: 5/9/23
- City Council Public Hearing: 7/24/23

- Public Comment
 - One letter of support 3 letters of opposition

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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 (2019)*
- *Evans Station Area Plan*
- *Shattuck District Plan*
- *Overland Neighborhood Plan*

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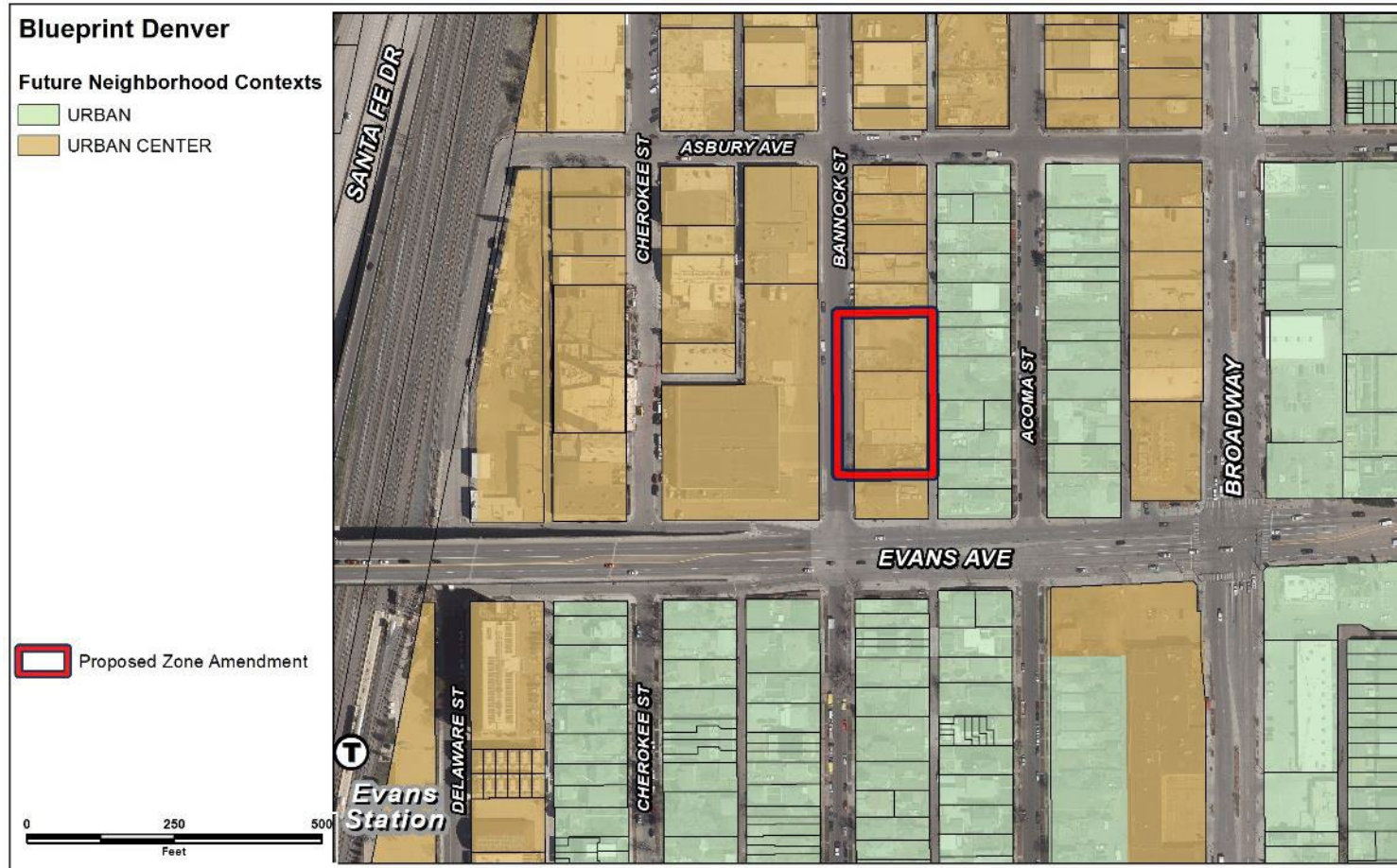
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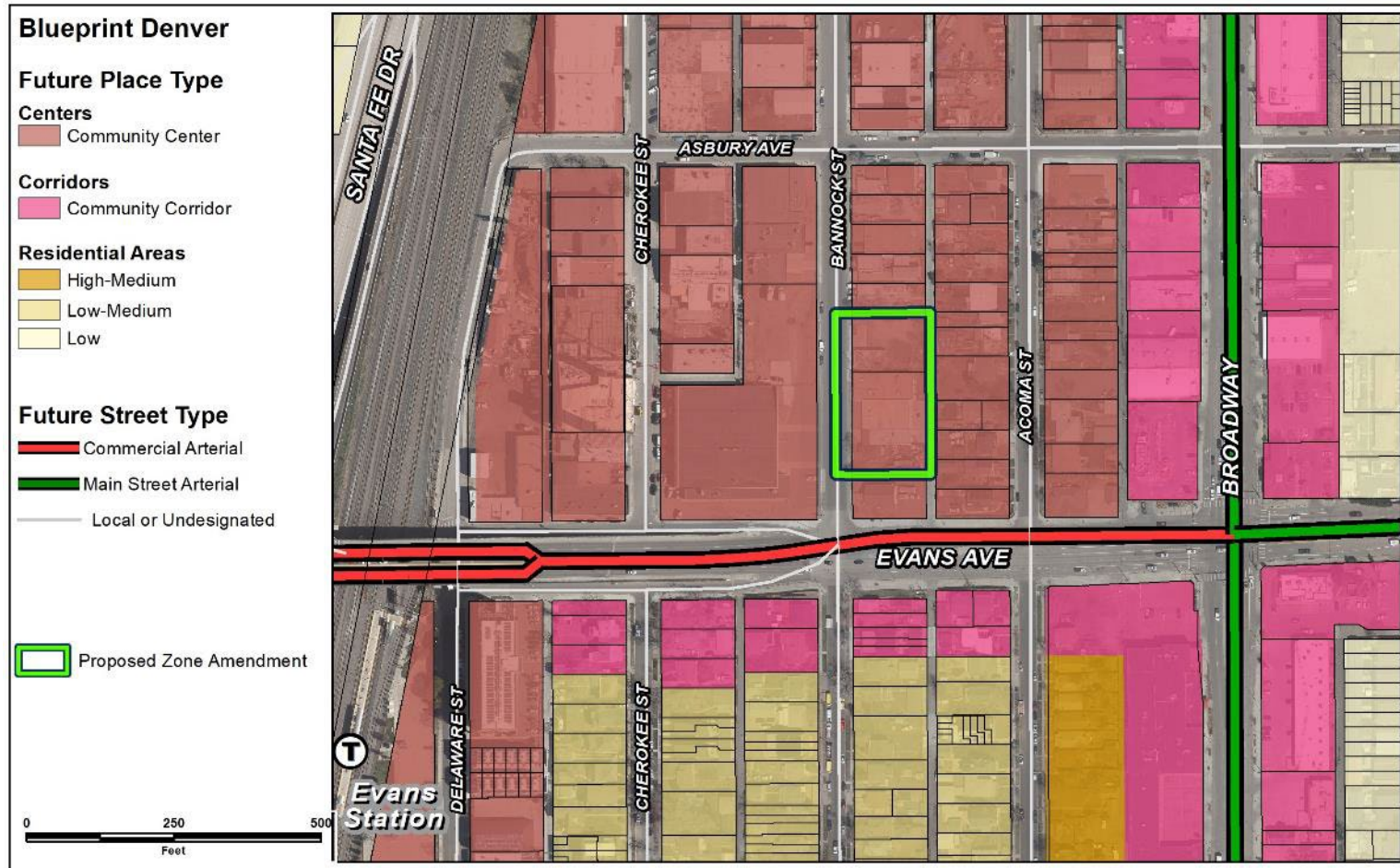
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Blueprint Denver 2019



- **Urban Center Neighborhood Context**
 - High mix of uses throughout with good street activation and connectivity
 - Buildings are usually multi-story with a high degree of lot coverage

Blueprint Denver 2019



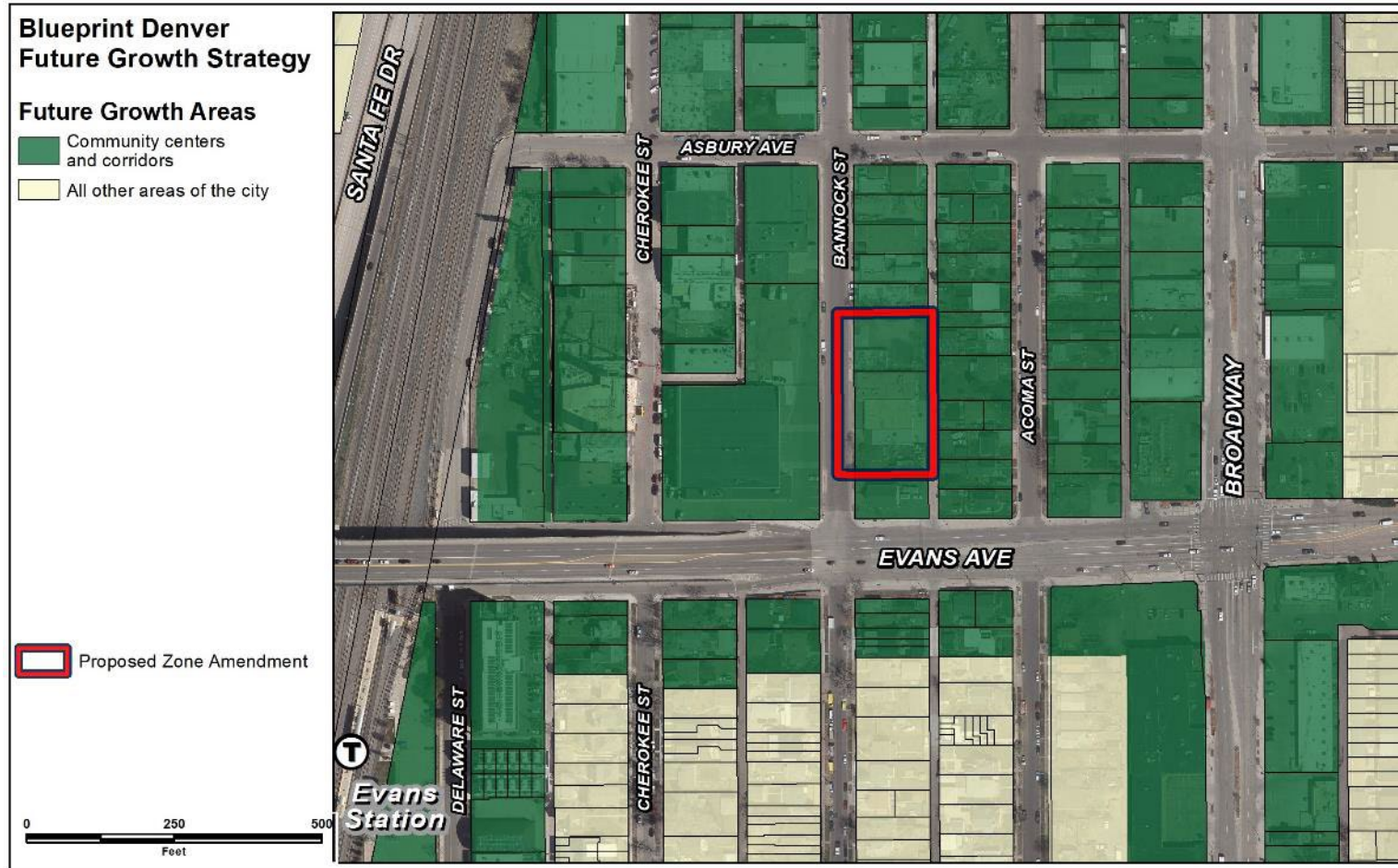
Community Center

- Typically provides a mix of office, commercial and residential uses
- Building footprints are typically larger and heights are generally up to 8 stories

Street Types

- S. Bannock St & S. Cherokee St: Local or Undesignated
- W. Evans Ave: Commercial Arterial
- S. Broadway: Main Street Arterial

Blueprint Denver 2019



Growth Area Strategy:

- Community centers and corridors
- 25% of new housing
- 20% of new employment

Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, however more limited.

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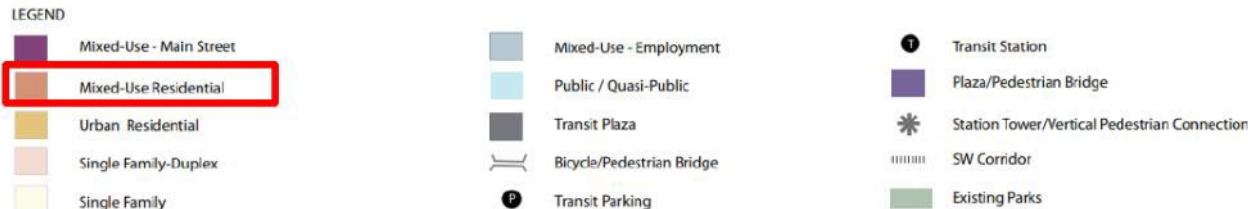
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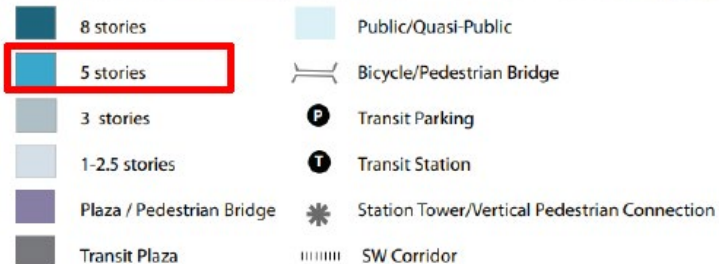
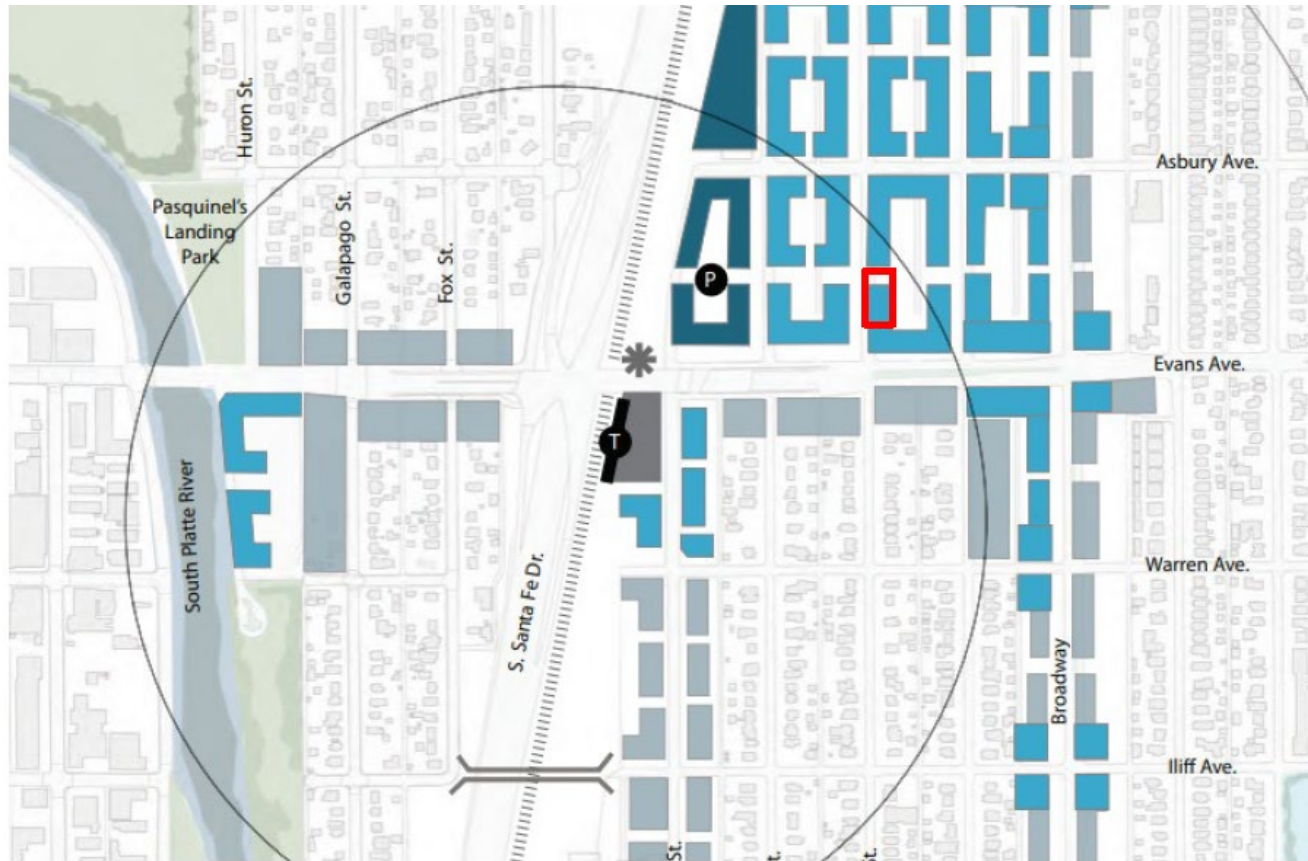
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Evans Station Area Plan (2009)



- Vision for transit-oriented development around light rail
- Recommends “transformation of industrial and commercial property to an active, pedestrian-oriented mixed-use community” (p 14).
- Land Use: Mixed-Use Residential
 - Primary use is intended to be residential, but office and retail may also be supported
 - Mix of housing types, active ground floor and urban form

Evans Station Area Plan (2009)



- Mixed-use residential area north of Evans is appropriate to develop higher residential intensities for prominent buildings or intersections that exceed expectations of TOD principles
 - Rich mix of choices
 - Location efficiency
 - Value capture
 - Maximize station's role as a portal to the region

Shattuck District Plan (2000)

Shattuck

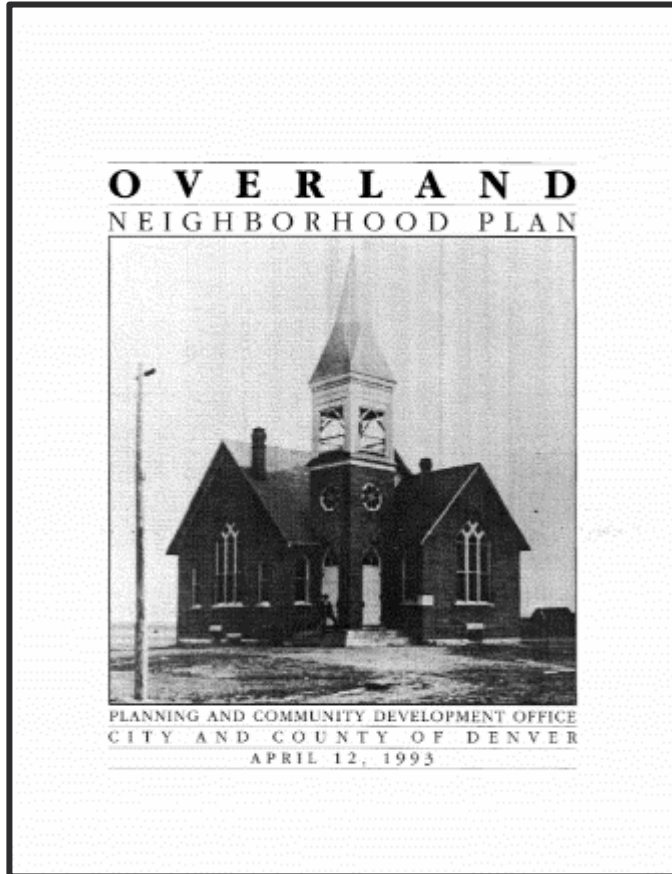
District Plan:

**An Economic Feasibility Plan For
the Redevelopment of the Shattuck
Superfund Site
And Context**



- Vision for a neighborhood with a mix of housing, employment, and services (p. 22)
- “Put underutilized commercial/industrial parcels into more productive uses” (p. 26)

Overland Neighborhood Plan (1993)



- Provide adequate transitions between industrial and residential uses
- Support light rail and neighborhood access to the station
- Action Recommendation LZ-2: Commercial and industrial reinvestment to enhance existing neighborhood character

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CPD Recommendation

CPD recommends approval, based on finding all review criteria have been met

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