



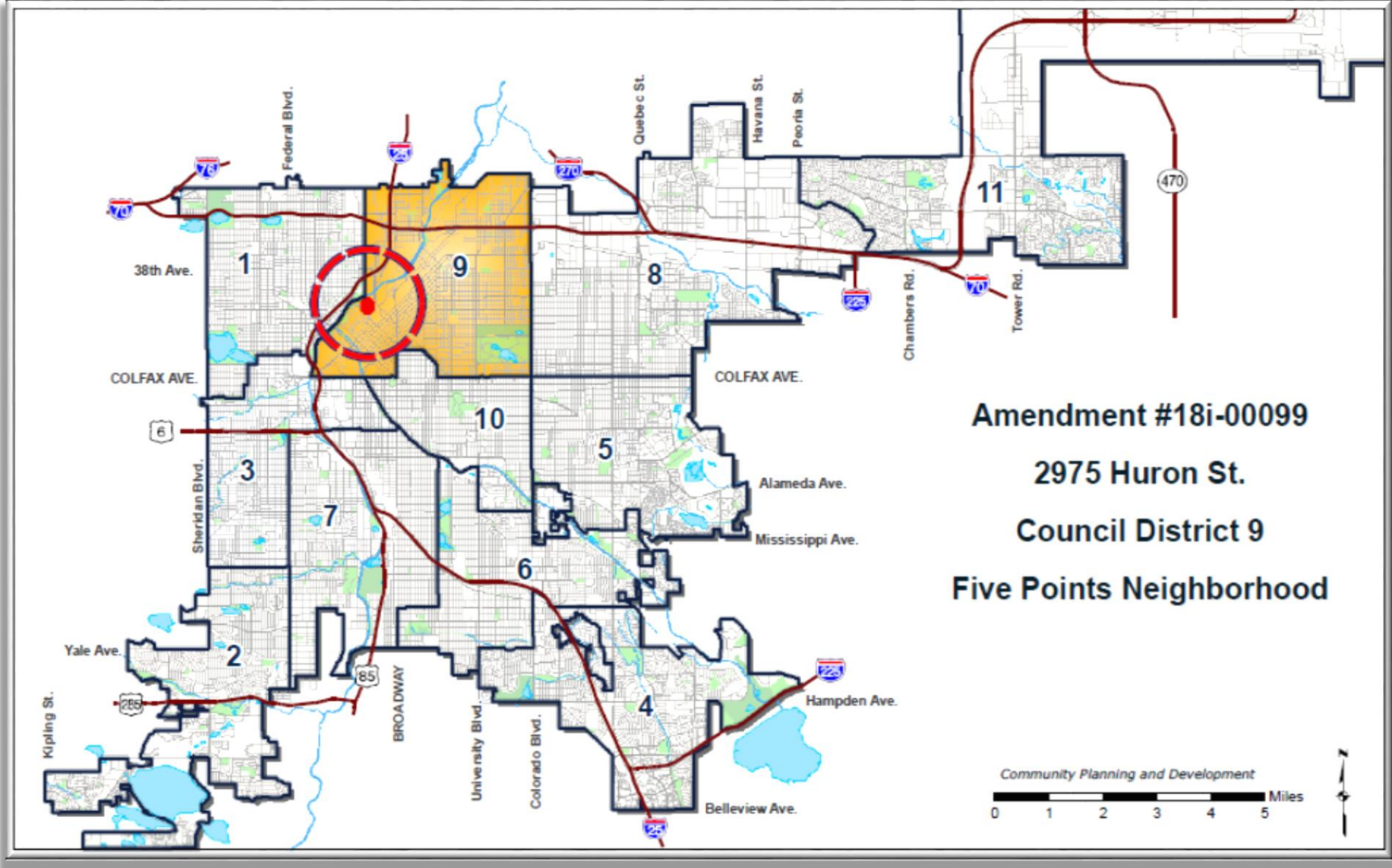
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# 2795 Huron Street

#18I-00099: R-MU-30 with waivers to C-MX-12

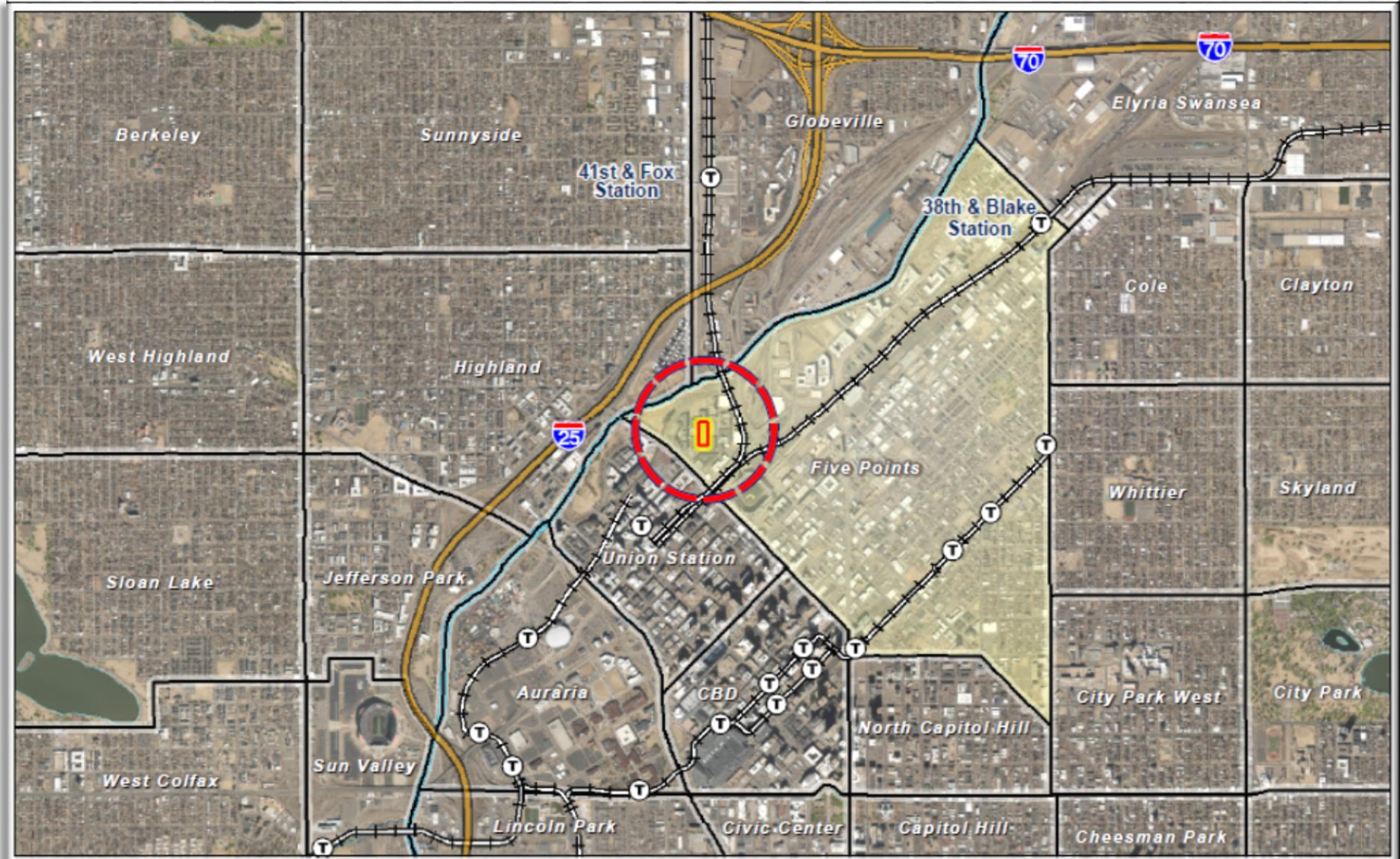
Date: 10/15/2019

# From R-MU-30 with waivers to C-MX-12





# Five Points Statistical Neighborhood





# Request: R-MU-30 with waivers to C-MX-12



## Location

- West of Huron St. north of 29<sup>th</sup> Ave. Within the CPV-Prospect Neighborhood
- 1.55 acres to be rezoned. The total property is 2.49 acres.

## Request:

- Rezone the southern 2/3rd portion of the property to C-MX-12 to match the existing zoning on the northern 1/3rd of the property
- Existing 5 story multi-unit building to remain. Building was recently constructed in 2013
- No redevelopment contemplated in connection with the requested map amendment.

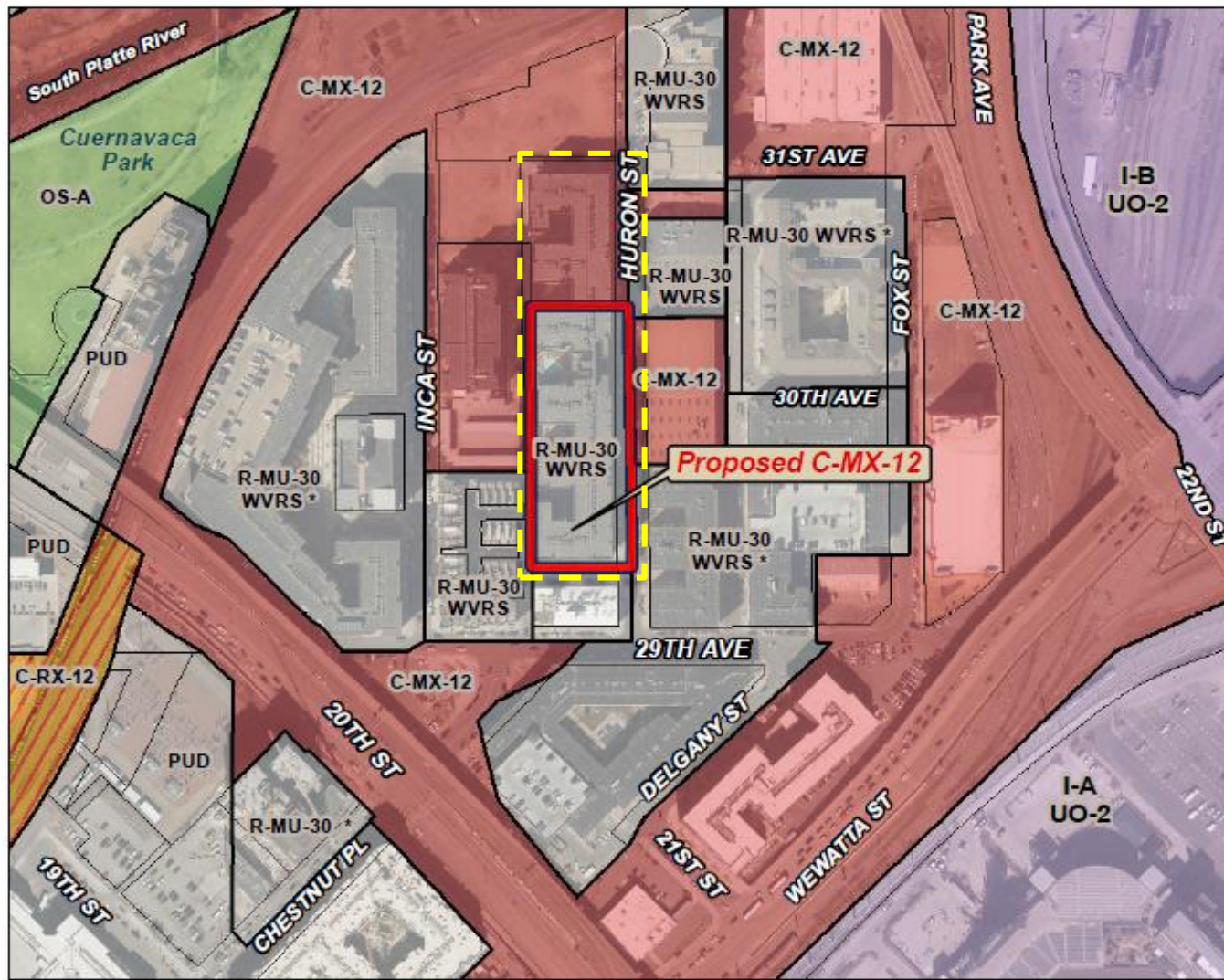


# Existing Context: Zoning

## Existing Zoning

- Residential Mixed Use (RX)
- Mixed Use (MX, M-GMX)
- Industrial - Light (I-A)
- Industrial - General (I-B)
- Open Space - Public Parks (OS-A)
- Former Chapter 59 Zone PUD's, PBG's, WVRs

Proposed Zone Amendment



- Subject Property: C-MX-12 and R-MU-30 with waivers zoning
- Surrounding Properties: C-MX-12, R-MU-30 with waivers





# Existing Context: Land Use

- Subject Property: Multi-Unit residential
- North: Vacant
- East: Multi-Unit Residential, Industrial
- South: Commercial/Retail, Multi-unit
- West: Multi-unit residential

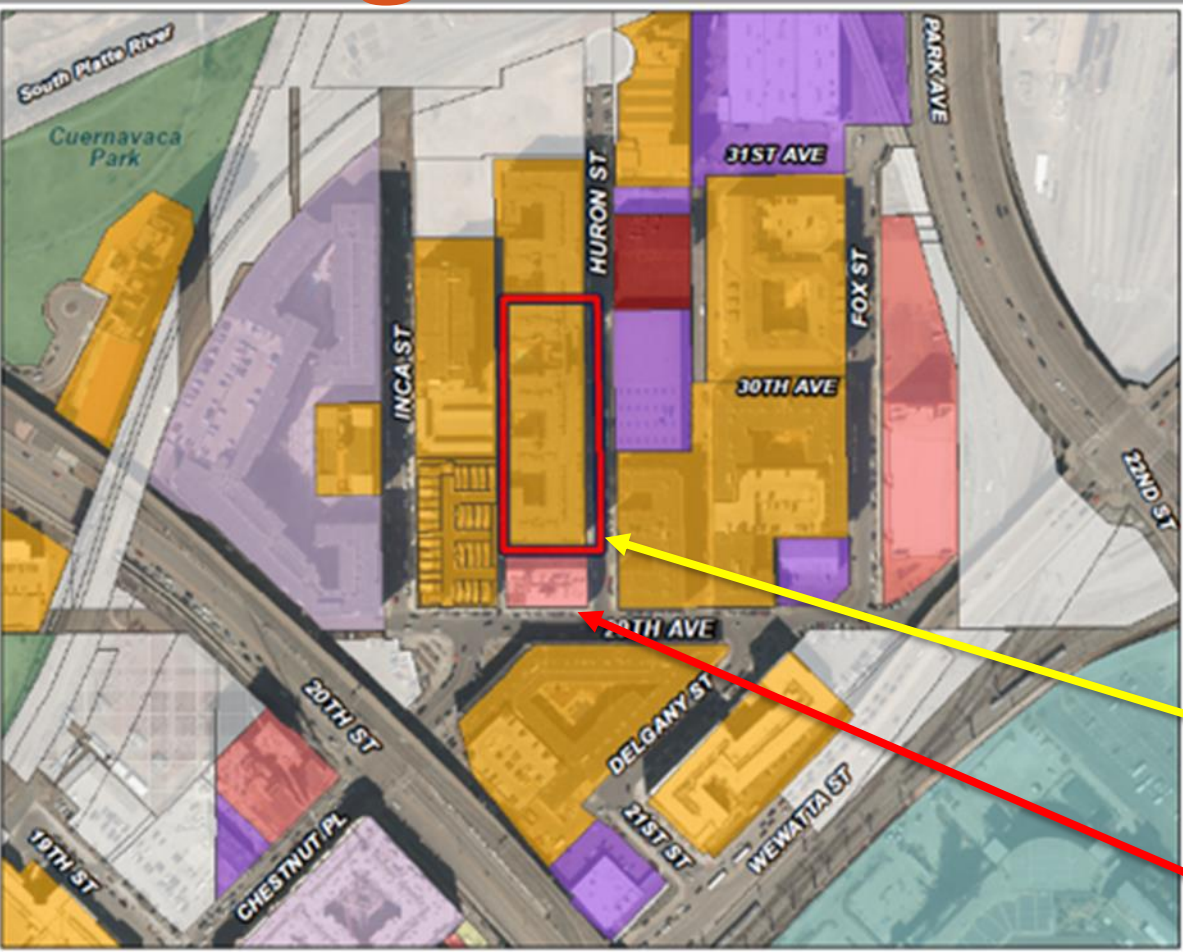


Map Date: August 26, 2019

Land Use Data Compiled 2018



# Existing Context: Building Form/Scale

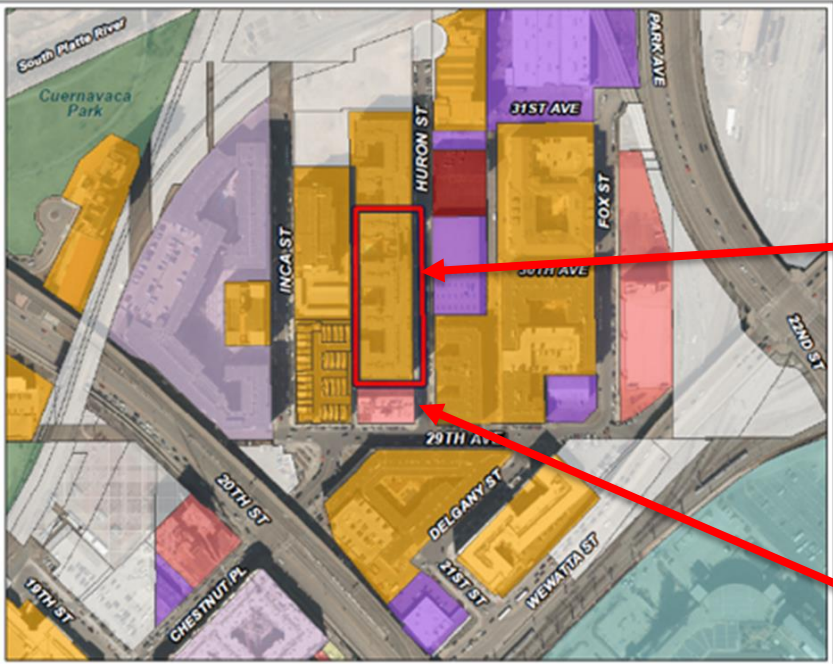


Land Use Data Compiled 2018





# Existing Context: Building Form/Scale



Land Use Data Compiled 2018





# Existing Context: Building Form/Scale



2019

Land Use Data Compiled 2018



# Process

- Notice of Application sent – 6/25/2019
- Planning Board – 10/2/2019 (Approved 6-0)
- Land Use, Transportation and Infrastructure Committee -  
October 15, 2019
- City Council Public Hearing -December 2, 2019 (tentative)
- 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



# Rezoning Review Criteria

## 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver (2019)*
- *Downtown Area Plan (2007)*
- *Central Platte Valley Comprehensive Plan Amendment (1991)*

## 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 2040**

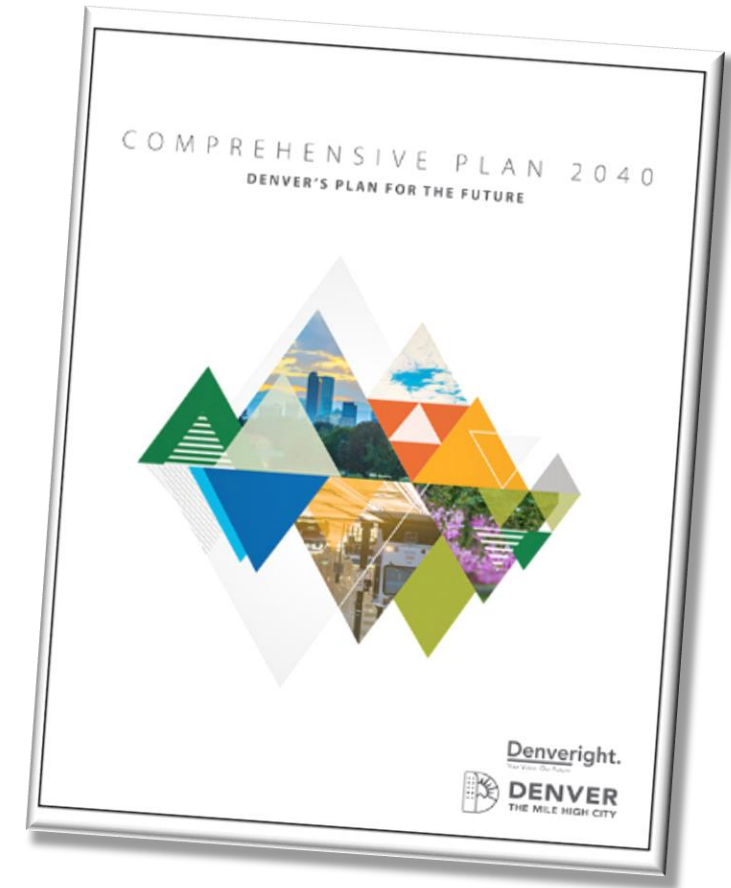
**Equitable, Affordable and Inclusive Goal 1, Strategy A** – *Increase development of housing units close to transit and mixed-use developments (p.28).*

**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).*

**Connected, Safe and Accessible Places Goal 8, Strategy B** – *Promote transit-oriented development and encourage higher density development. Including affordable housing, near transit to support ridership (p. 42).*

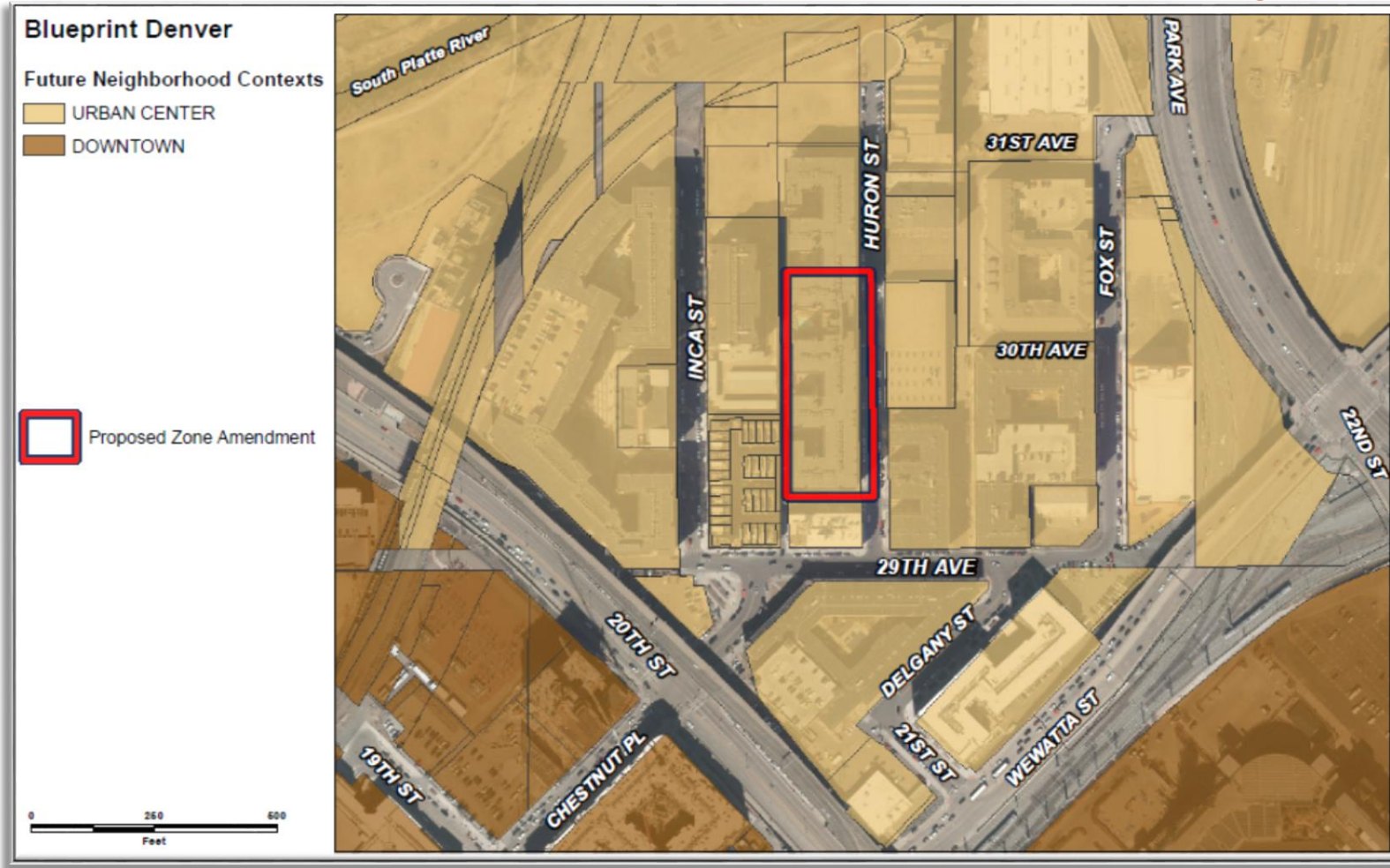
**Environmentally Resilient Goal 6, Strategy A** – *Recognize parks, public space, trees and plants as vital elements of green infrastructure and ensure that the provision of these elements keeps pace with Denver’s growth (p. 54).*

**Environmentally Resilient Goal 7, Strategy A**– *Increase Denver’s solid waste diversion rate through increase composting and recycling, including multifamily and commercial sectors (p. 54).*





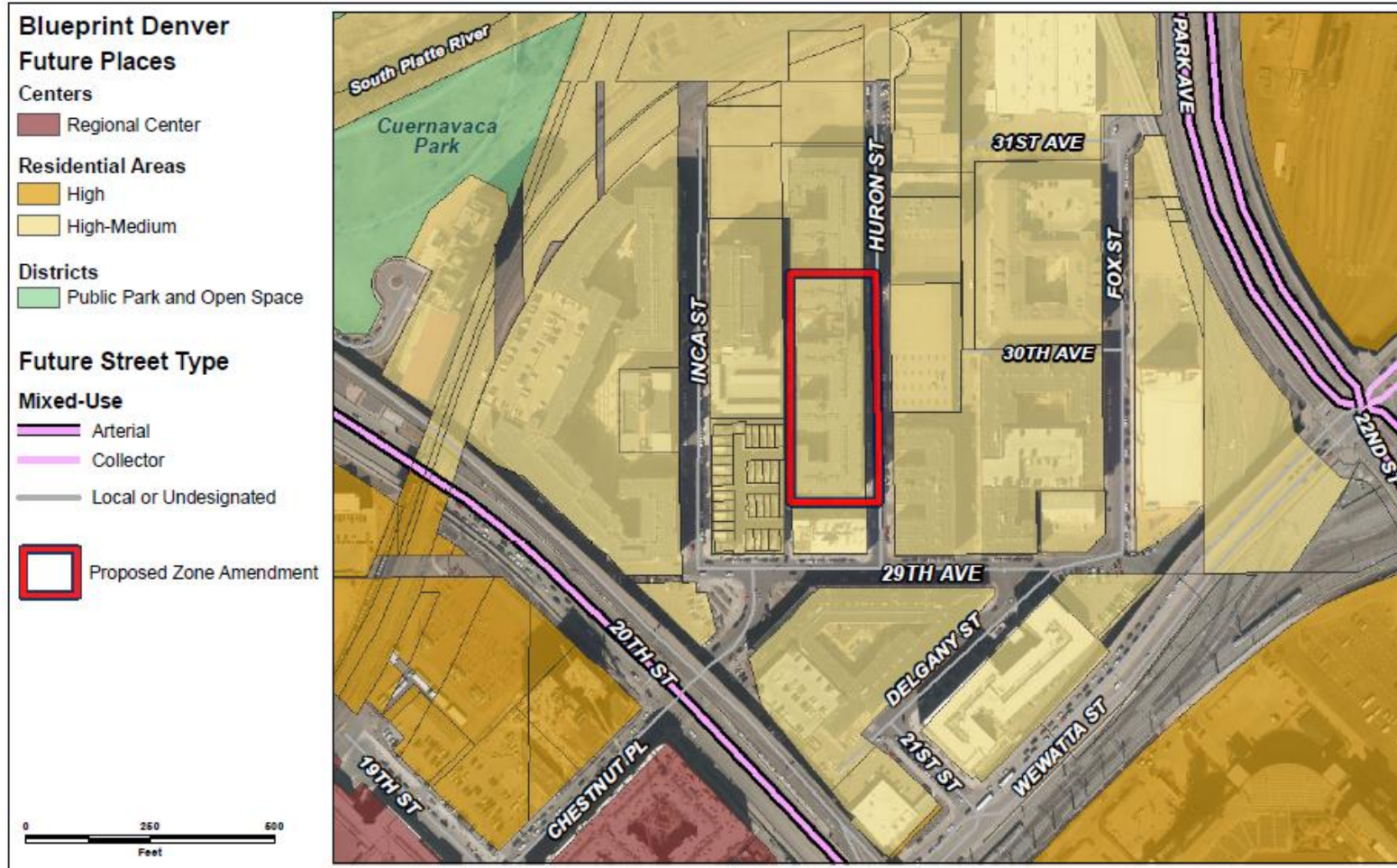
# Review Criteria: Consistency with Adopted Plans



## *Blueprint Denver (2019)*

- Urban Center Context
  - High intensity residential and significant employment areas
  - Development typically contains a substantial mix of uses, with good street activation and connectivity

# Review Criteria: Consistency with Adopted Plans

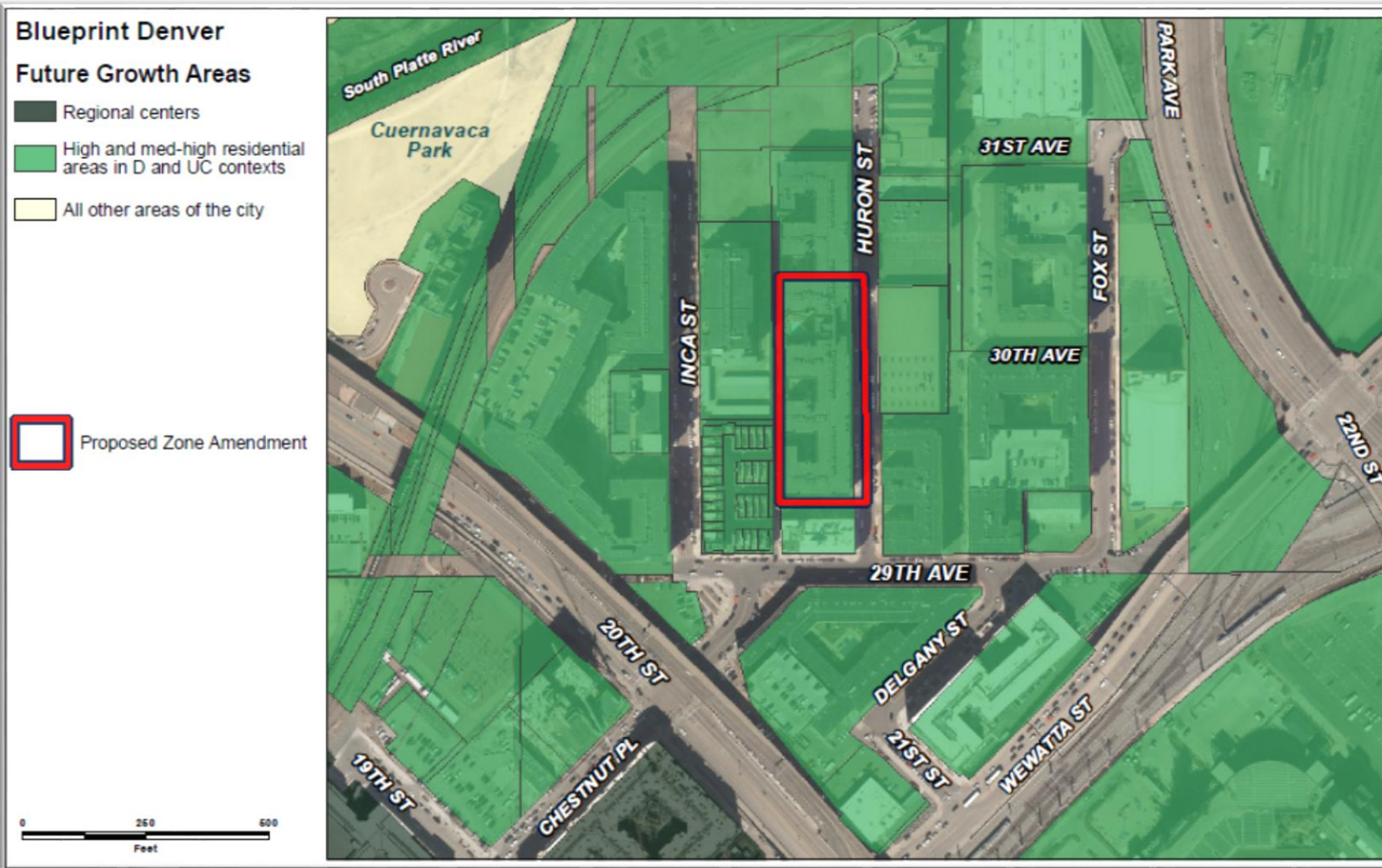


## Blueprint Denver Places High-Medium Residential Area

- Typically provides a mix of uses including multi-unit residential uses
- Heights are generally up to 8 stories
- Mixed-Use Arterial
  - Varied mix of uses
- Undesignated Local
  - Providing local access



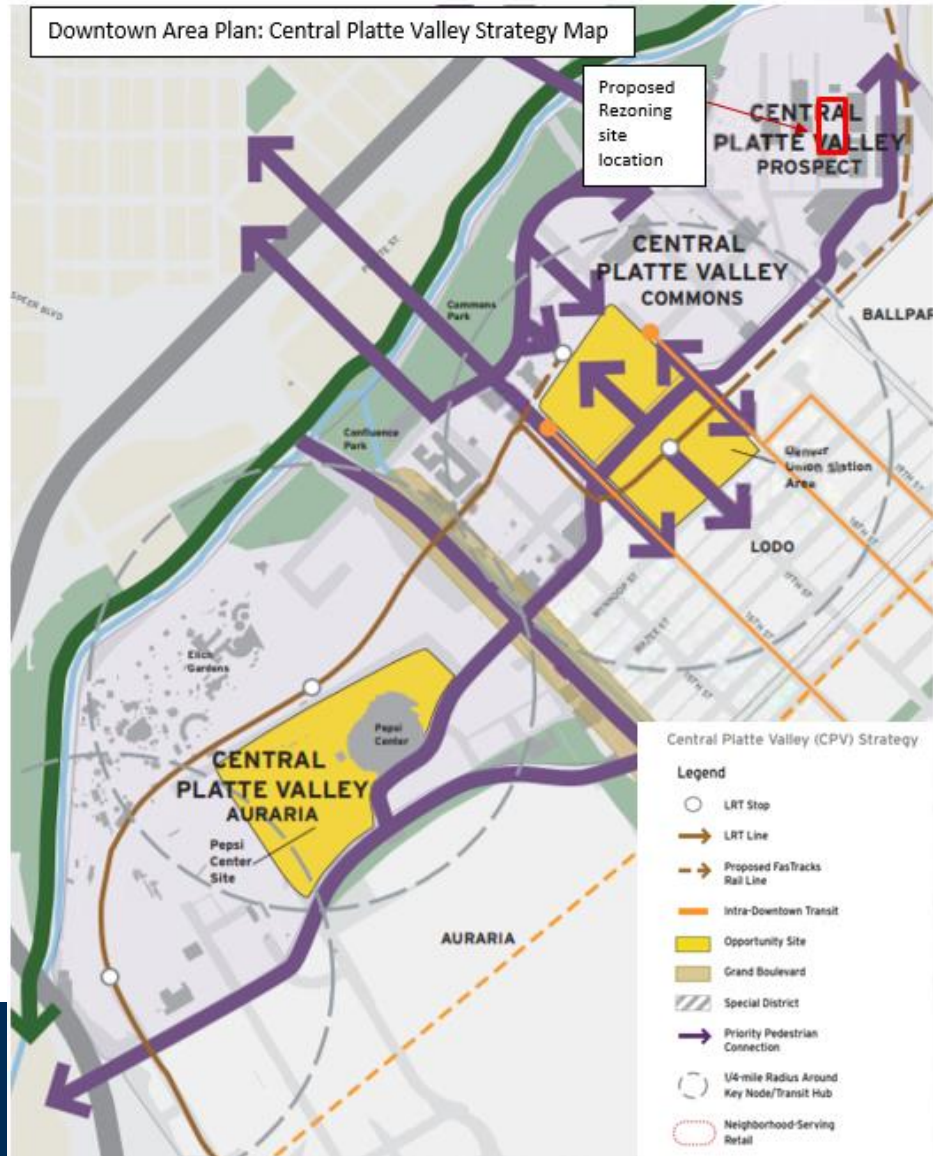
# Review Criteria: Consistency with Adopted Plans



*Blueprint Denver*  
**Growth Strategy**  
High-Medium  
Residential Area

- 30% of new housing
- 5% of new jobs

# Review Criteria: Consistency with Adopted Plans

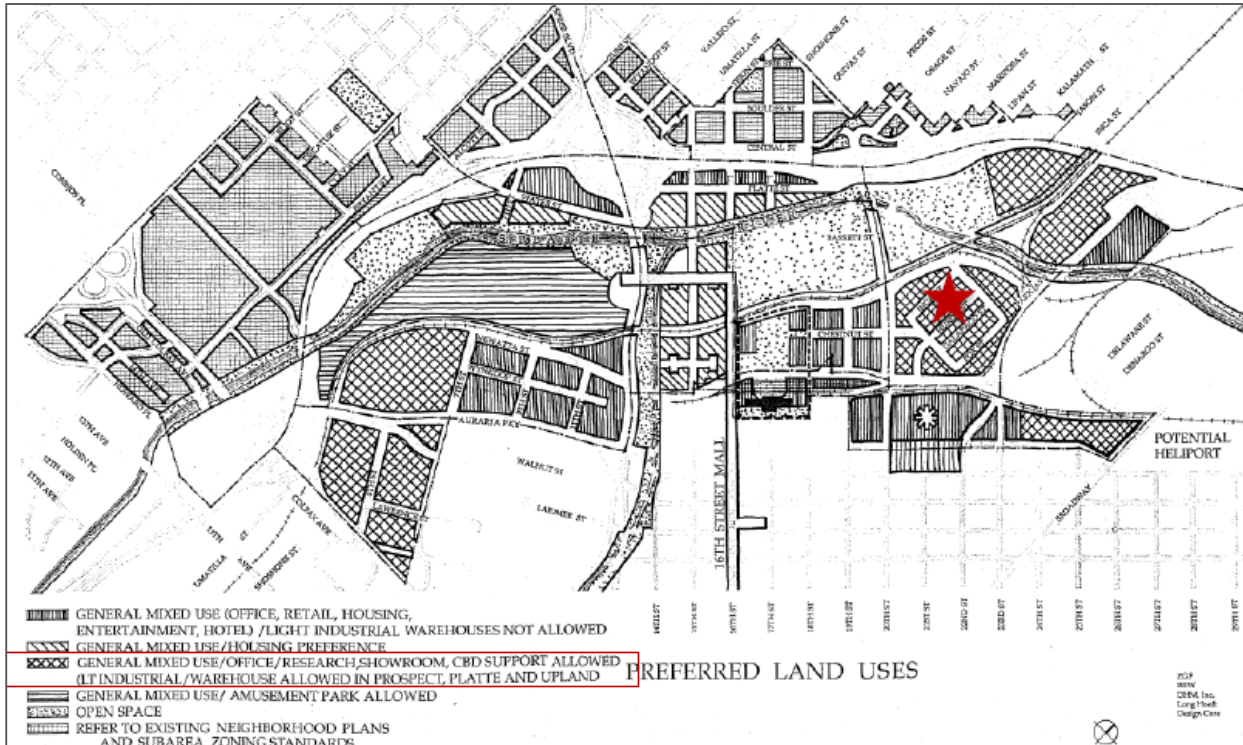


## Downtown Area Plan (2007)

- Subject site is located within the Central Platte Valley district and Prospect sub-district
- Mixed-use area with residential, restaurant, office, industrial and some new retail



# Review Criteria: Consistency with Adopted Plans



## Central Platte Valley Comprehensive Plan Amendment (1991)

- Subject site identified as “general mixed use”
- Low rise heights (not defined in plan)

# Review Criteria

1. Consistency with Adopted Plans
2. **Uniformity of District Regulations**
  - Request is consistent
3. **Further Public Health, Safety and Welfare**
  - Implements adopted plans, promotes physical activity and decreased driving
4. **Justifying Circumstances**
  - Changed or Changing Conditions: The City adopted the Denver Zoning Code and the subject area retained Former Chapter 59 zoning
5. Consistency with Neighborhood Context, Zone District Purpose and Intent



# 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**
  - C-MX- 12 supports the existing multi-unit residential with convenient bike and pedestrian access to Union Station, consistent with the Urban Center context description and Mixed Use district purpose.
  - Site served by 20<sup>th</sup> Street and proximity to Union Station makes C-MX-12 appropriate.
  - Existing building within height range.

## DIVISION 7.1 NEIGHBORHOOD CONTEXT DESCRIPTION



# CPD Recommendation

CPD recommends the application move forward for consideration by the full City Council, 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