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# 2107 – 2119 West 29<sup>th</sup> Avenue

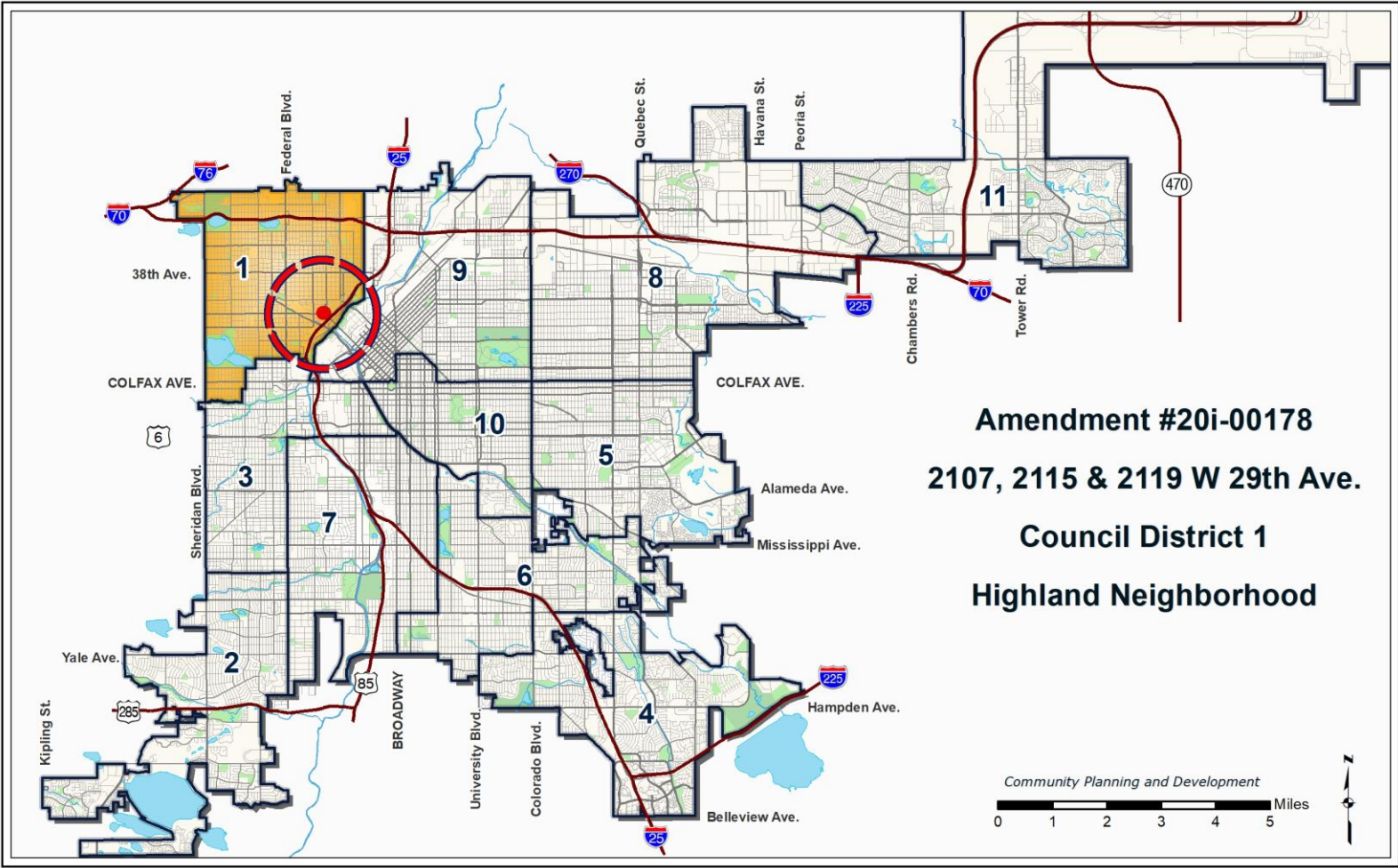
2020i-00178

Request: U-MS-3 & G-MU-3, UO-3 to U-MS-3, DO-8

LUTI Committee: January 3, 2023

Presenter: Brandon Shaver

# Council District 1 (Amanda Sandoval)





# Request: U-MS-3, D0-8



## Location

- Approx. 14,000 square feet or 0.32 acres

## Proposal

- Rezoning from U-MS-3 & G-MU-3, UO-3 to U-MS-3, D0-8
  - Allows Town House, Drive Thru Services, Drive Thru Restaurant and Shopfront building forms with a maximum building height of 45 feet or 3 stories



# Request: U-MS-3, D0-8

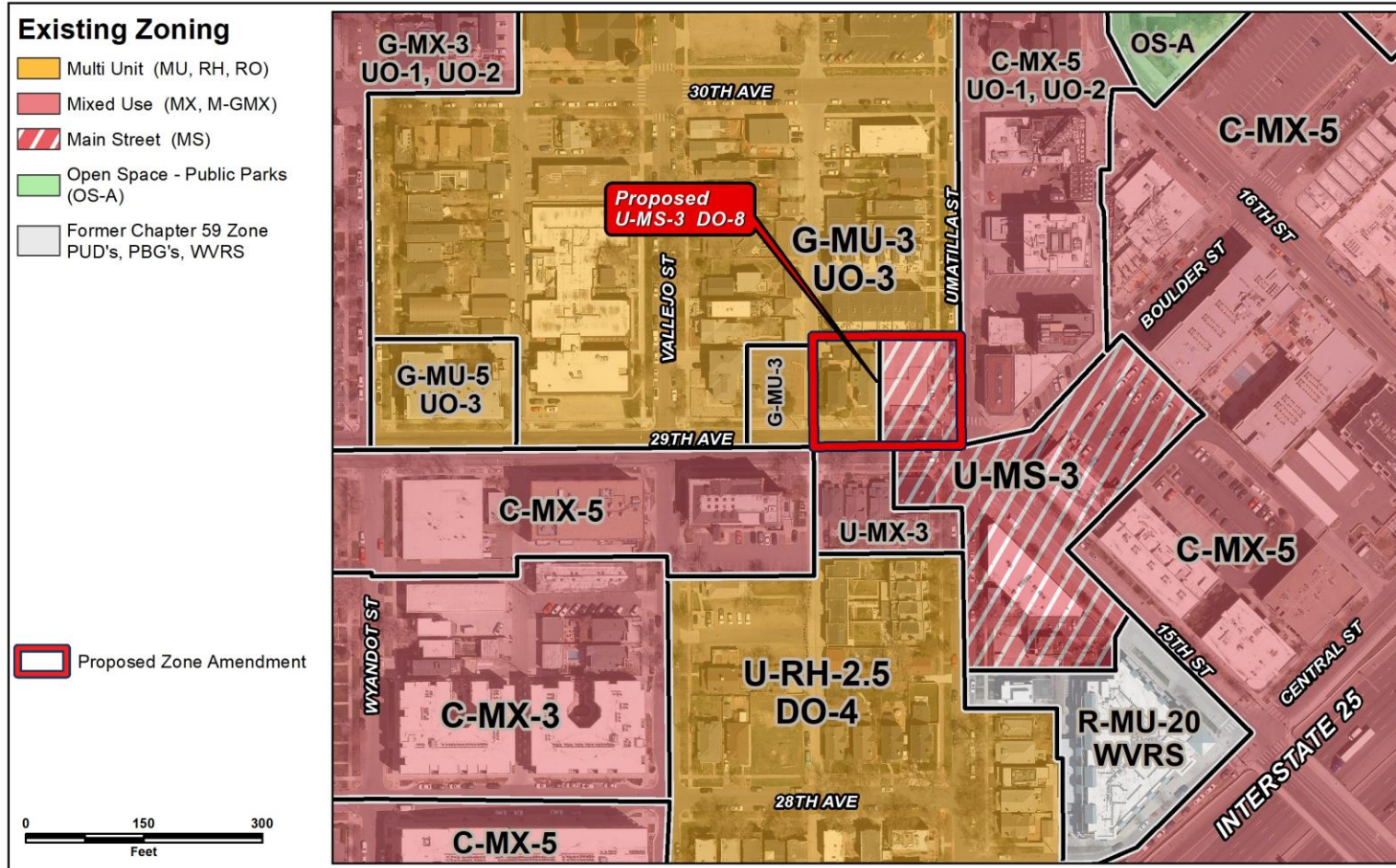


## DO-8 (Active Centers and Corridors Design Overlay)

The Active Centers and Corridors Design Overlay District (DO-8) will be applied and is intended to encourage neighborhood mixed-use areas that support nonresidential active uses at the Street Level, promote active pedestrian-oriented building frontages, and provide sufficient space for transitions between the public realm and private residential Dwellings.



# Existing Zoning



**Current Zoning:**  
G-MU-3, UO-3 and U-MS-3

**Surrounding Zoning:**

- G-MU-3
- G-MU-3, UO-3
- C-MX-5, UO-1, UO-2
- U-MS-3
- U-MX-3

# 51<sup>st</sup> & Zuni View Plane

Preserves the view of the Central Business District to the southeast

- Maximum building height restriction of 88 to 94 feet at the subject property
- Proposed U-MS-3, DO-8 has a maximum height of 45 feet and would not exceed the view plane





# Existing Land Use



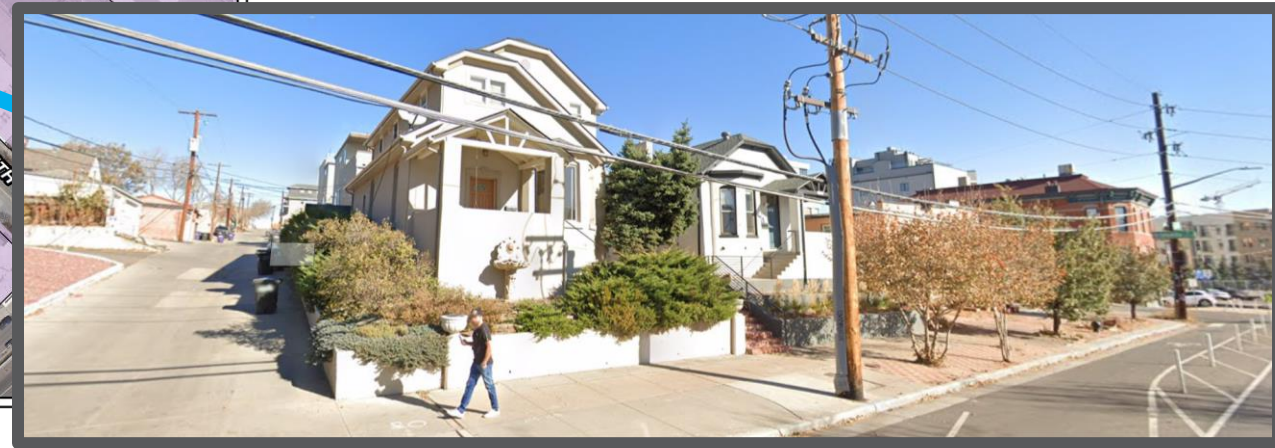
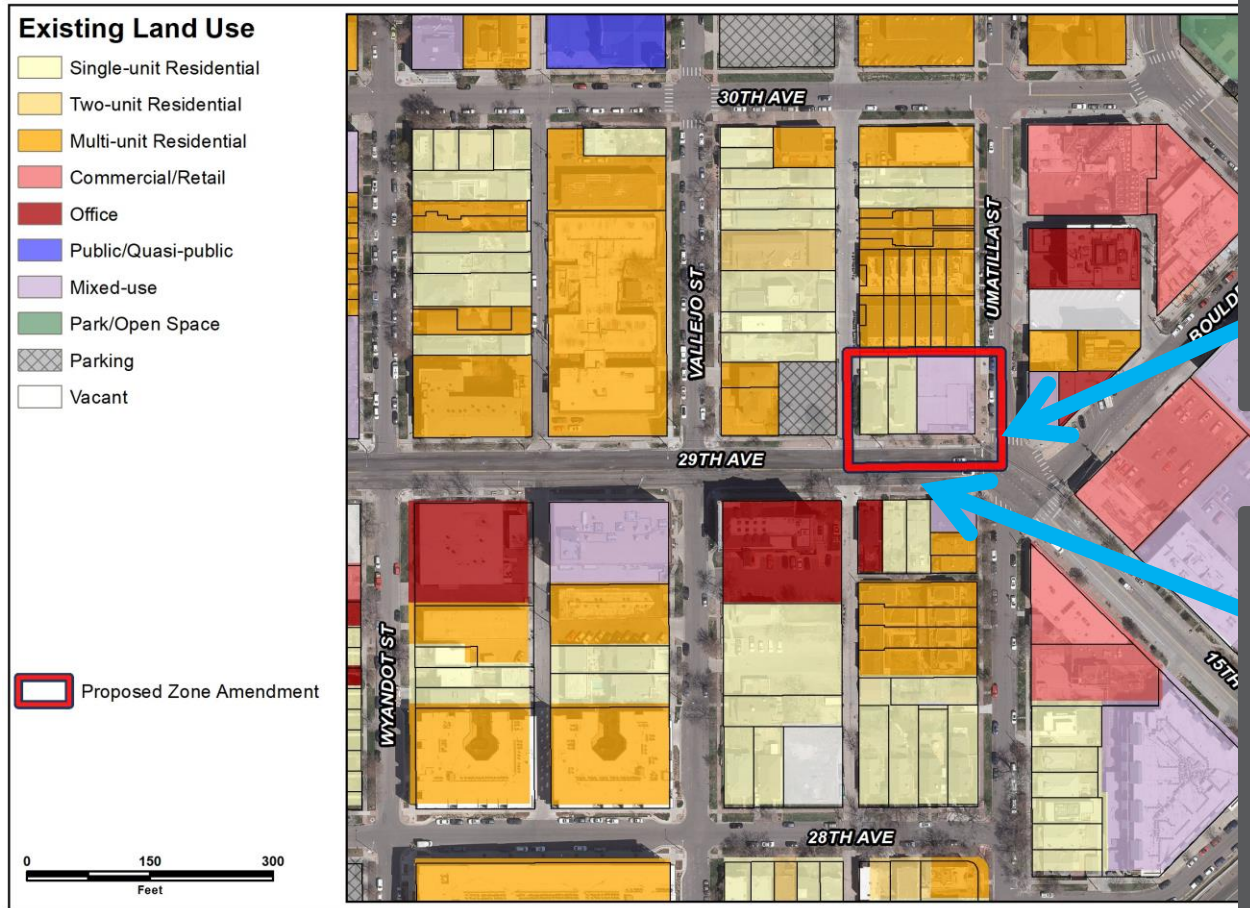
**Land Use:** Single-Unit Residential and Mixed-Use

## Surrounding Land Uses:

- Single-Unit Residential
- Multi Unit Residential
- Mixed-Use
- Parking
- Office
- Commercial/Retail



# Existing Building Form/Scale





# Process

- Informational Notice: 6/10/2021
- Revised application: 7/29/2022
- Planning Board Notice: 11/01/2022
- Planning Board Public Hearing: 11/16/2022
- LUTI Committee: 01/03/2023
- City Council Public Hearing: 02/13/2023 (tentative)
- Public Comment
  - Letter of support from HUNI
  - Four letters of opposition from surrounding neighbors

# Review Criteria

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver: A Land Use and Transportation Plan (2019)*
- *Highland Neighborhood Plan (1986)*

### 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



- Equitable, Affordable and Inclusive Goal 1, Strategy A – Increase development of housing units close to transit and mixed-use developments (p. 28).
- Equitable, Affordable and Inclusive Goal 2, Strategy B – Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).

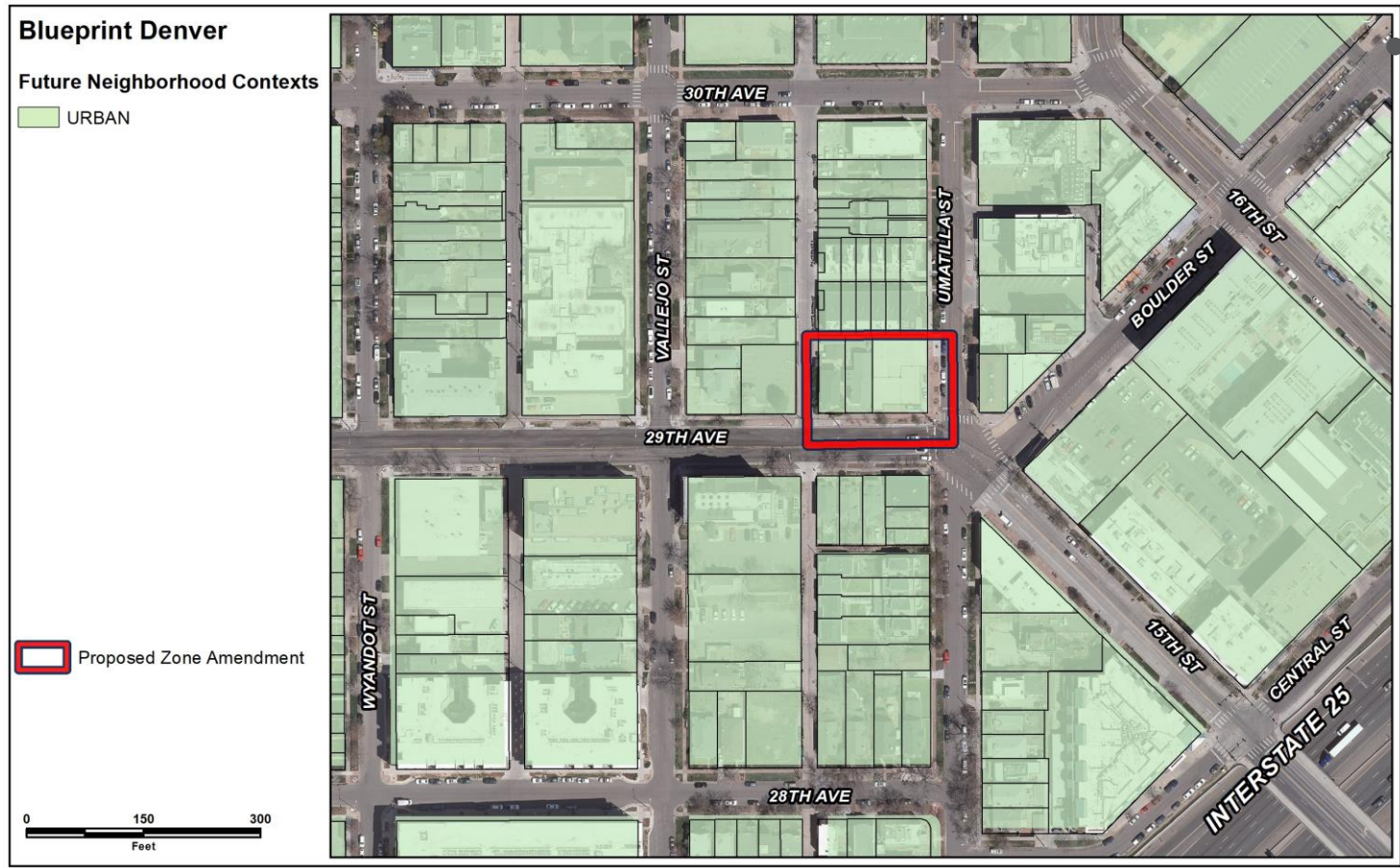


- Strong and Authentic Neighborhoods Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34).



- Environmentally Resilient Goal 8, Strategy A – Promote infill development where infrastructure and services are already in place (p. 54).
- Environmentally Resilient Goal 8, Strategy C – Focus growth by transit stations and along high- and medium-capacity transit corridors (p. 54).

# Consistency with Adopted Plans: Blueprint Denver

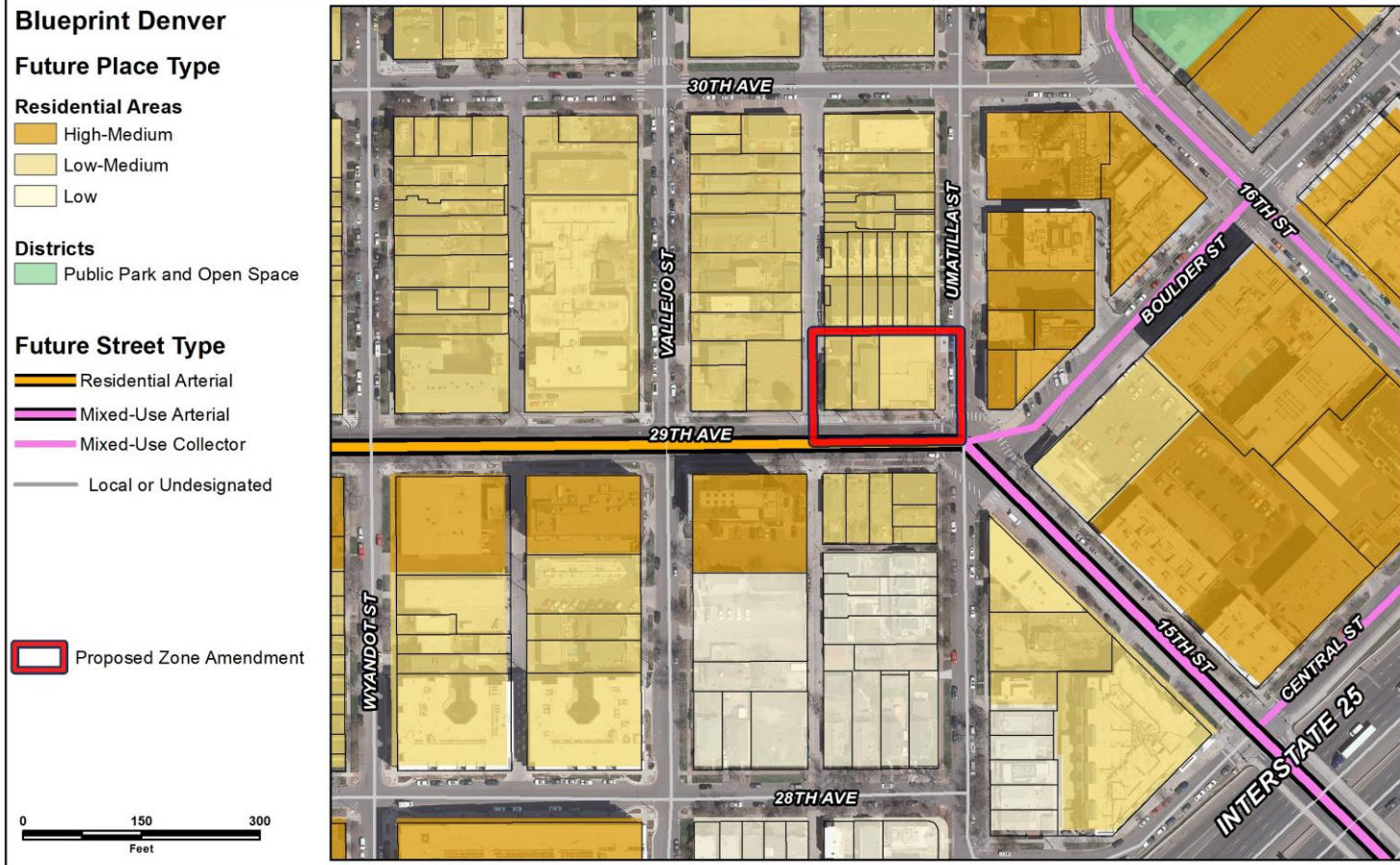


## Urban (U-)

- Contains elements of the suburban and urban contexts.
- Small multi-unit residential and commercial areas are typically embedded in 1-unit and 2-unit residential areas.
- Block patterns are generally regular with a mix of alley access. Buildings are lower scale and generally set back farther from the street.



# Consistency with Adopted Plans: Blueprint Denver



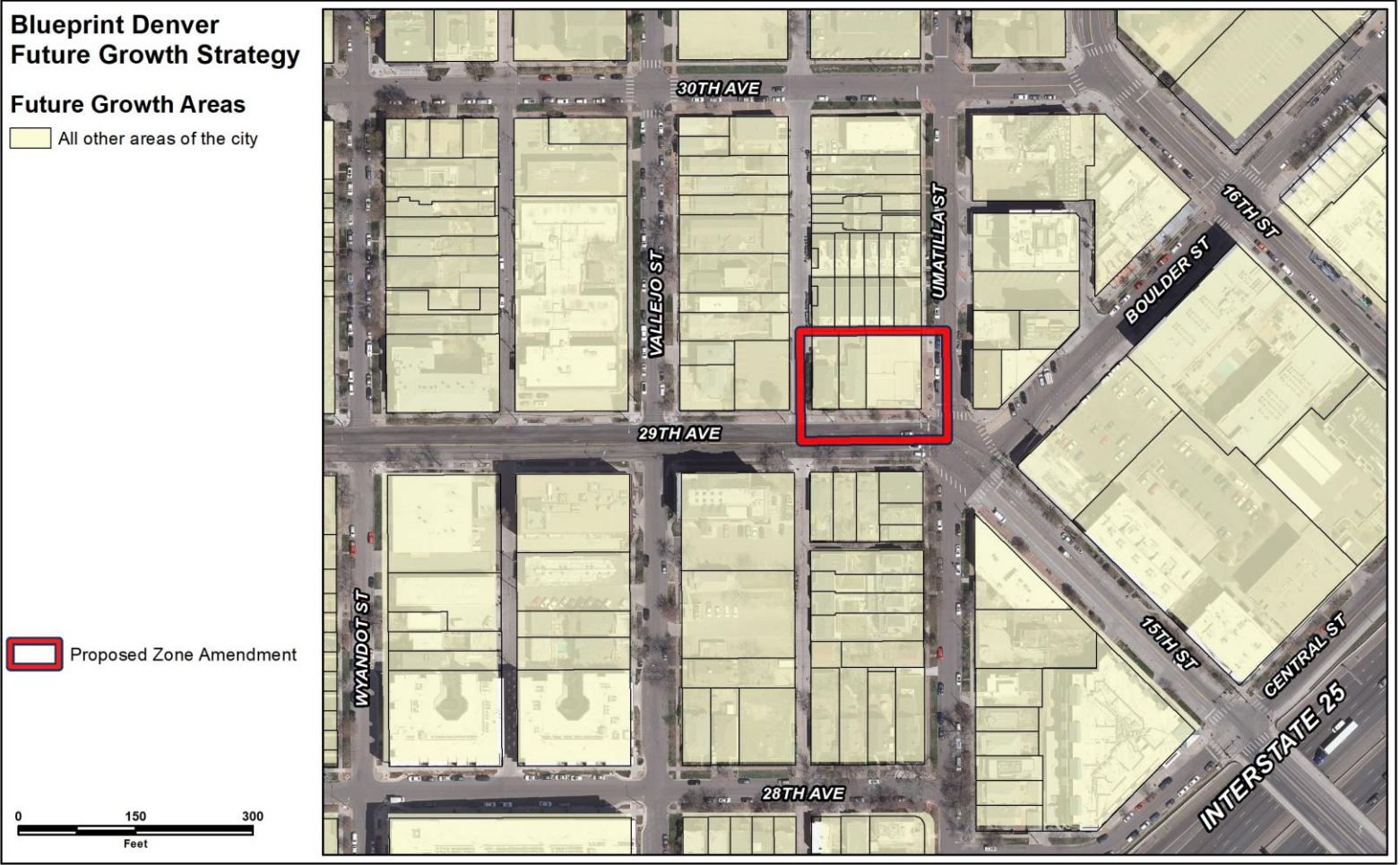
## Low-Medium Residential

- Mix of low to mid-scale multi-unit residential options
- Limited mixed-use along arterial and collector streets
- Buildings are generally 3 stories or less in height
- Higher intensity buildings should be compatibly integrated

## Future Street Type

- W 29th Ave: Residential Arterial
- 15<sup>th</sup> St: Mixed-Use Arterial
- N Umatilla St: Undesignated/Local

# 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

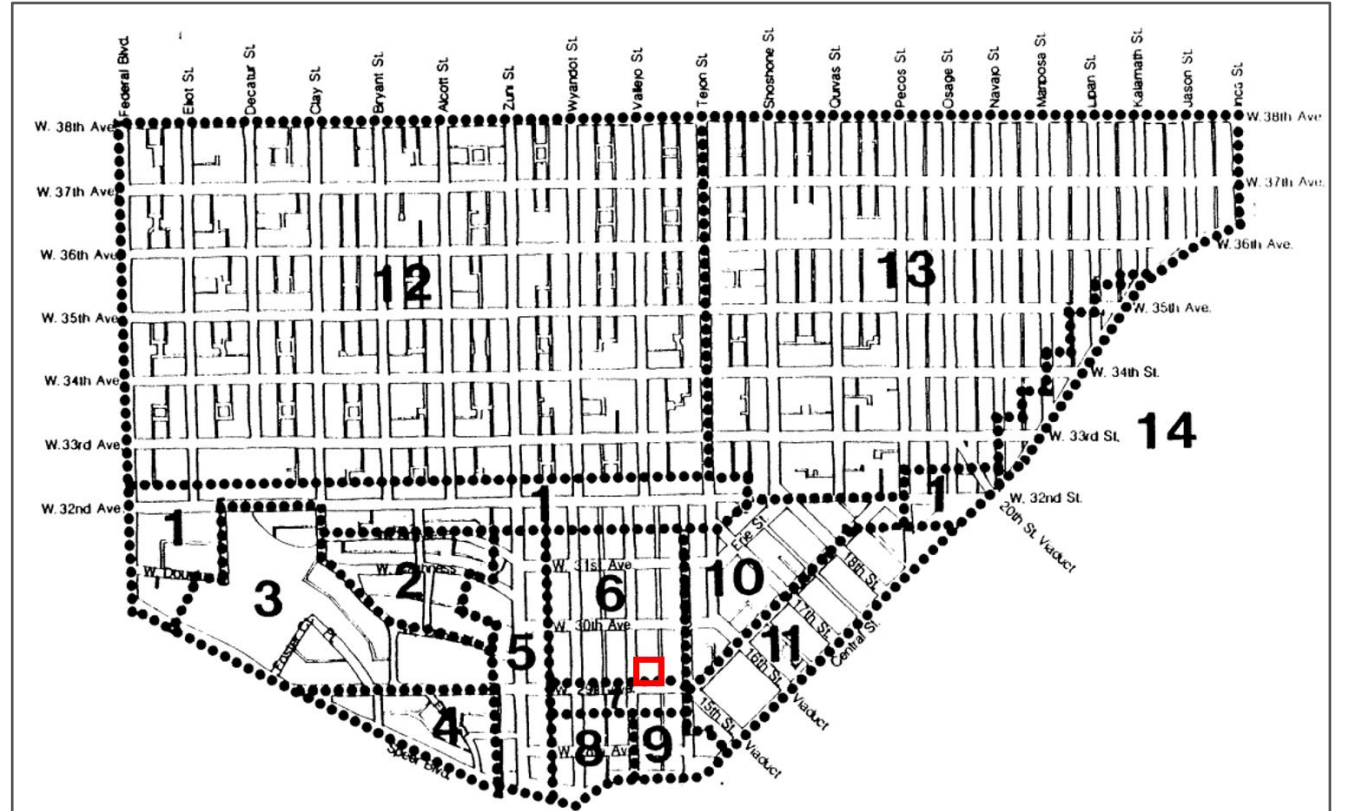
- Land Use and Built Form, Design Quality and Preservation – Policy 02 Strategy C: Use design overlays as targeted tools in developing or redeveloping areas that have a specific design vision, ideally one articulated through a planning process. Although these overlays tend to be specific to a particular area ... it is also appropriate to create design overlays for multiple areas where common design outcomes are desired.
- Land Use and Built Form, Design Quality and Preservation – Policy 03 Strategy D: Use design overlays in limited areas to direct new development towards a desired design character unique to that area that cannot be achieved through other tools. Design overlays are most effective where a design vision has been articulated through a planning process.

# Highland Neighborhood Plan (1986)

## HIGHLAND NEIGHBORHOOD PLAN



DENVER PLANNING AND COMMUNITY DEVELOPMENT  
APRIL 1986





# 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
- Foster reinvestment on a site that would benefit from assemblage and thoughtful redevelopment

### 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

# CPD Recommendation

CPD recommends that the LUTI committee move the application 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