



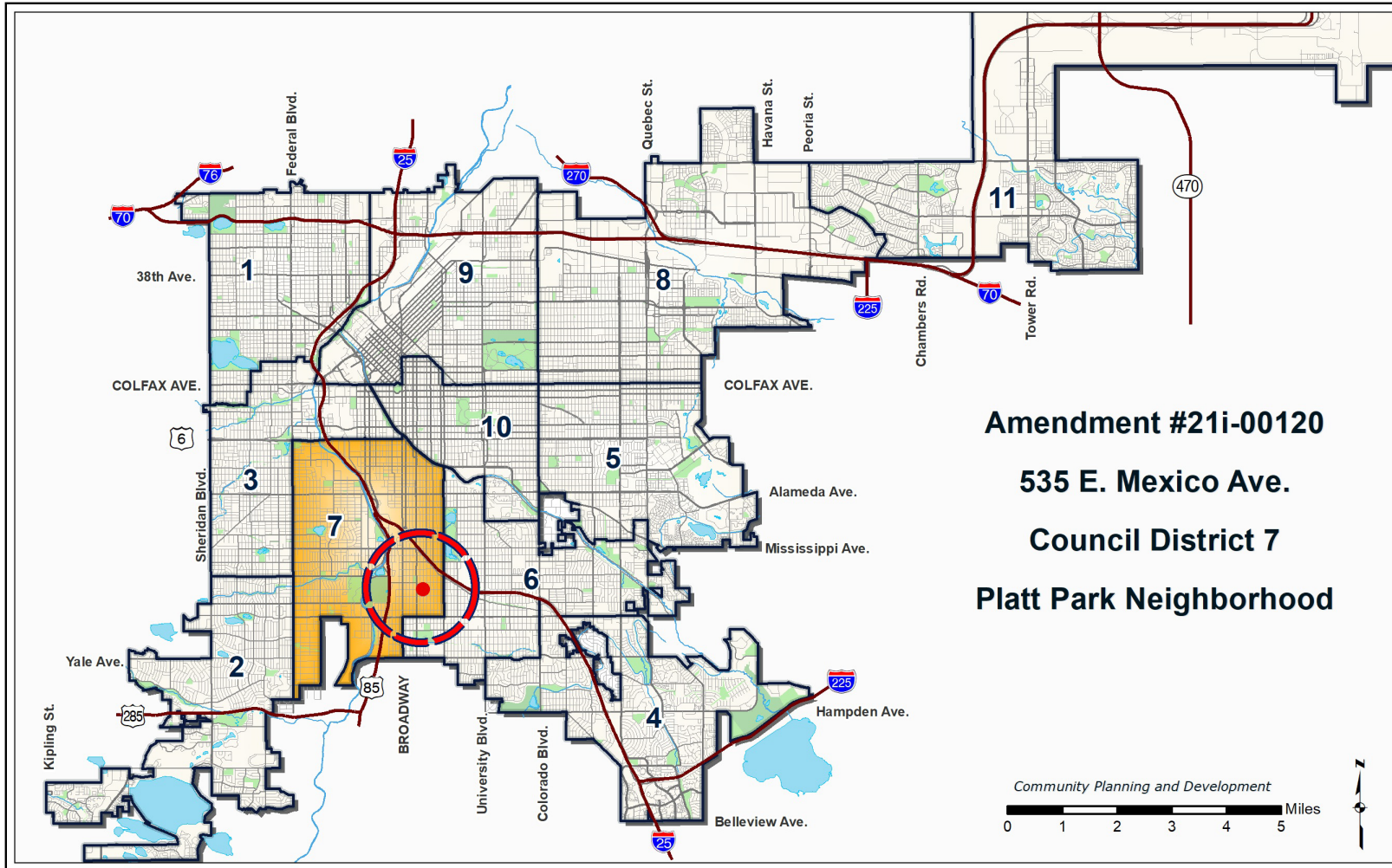
535 East Mexico Avenue

2021I-00120

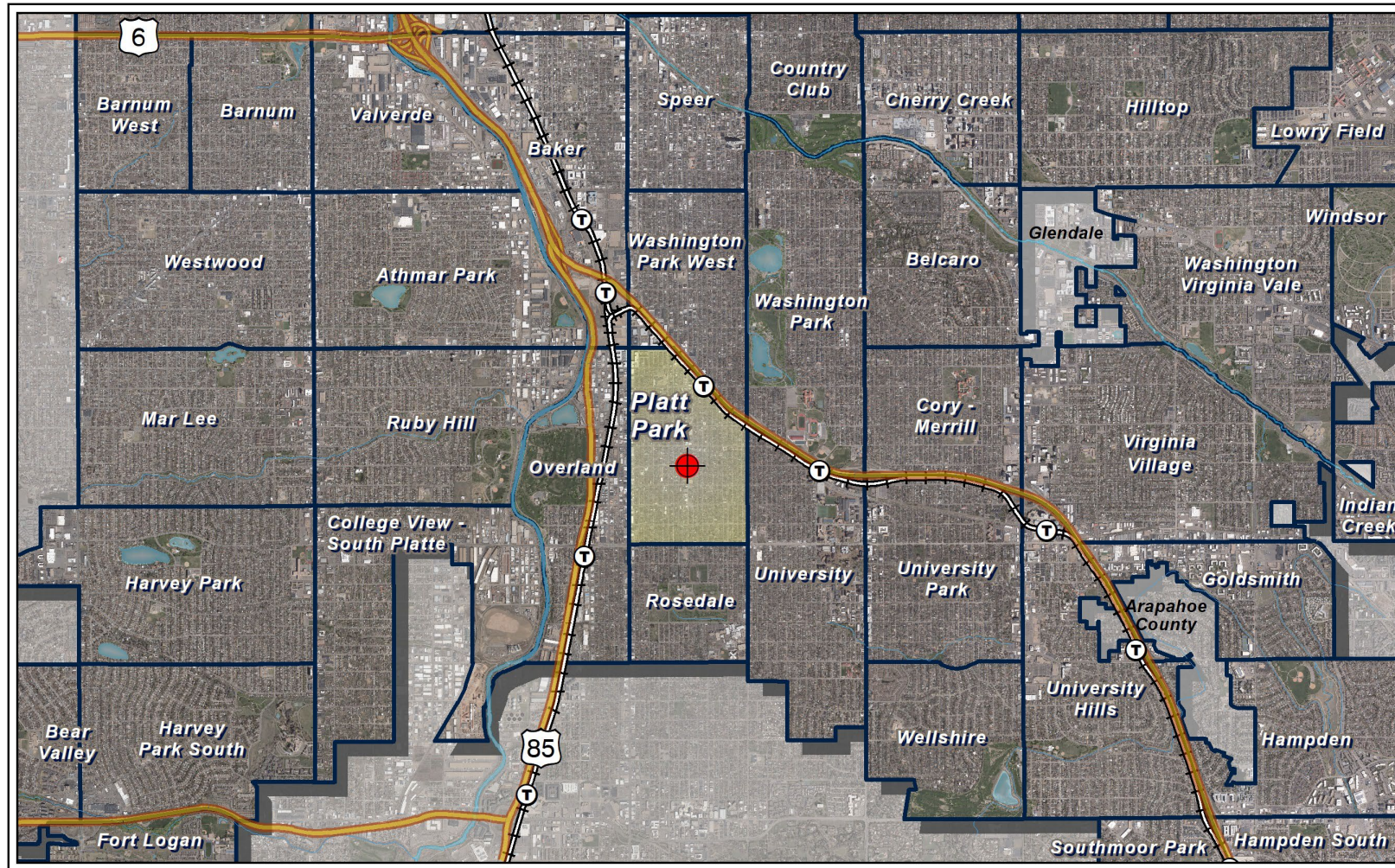
Request: PUD 316 to U-MS-2x

LUTI Meeting: 4/23/2023

Council District 7: Councilmember Clark



Platt Park Neighborhood

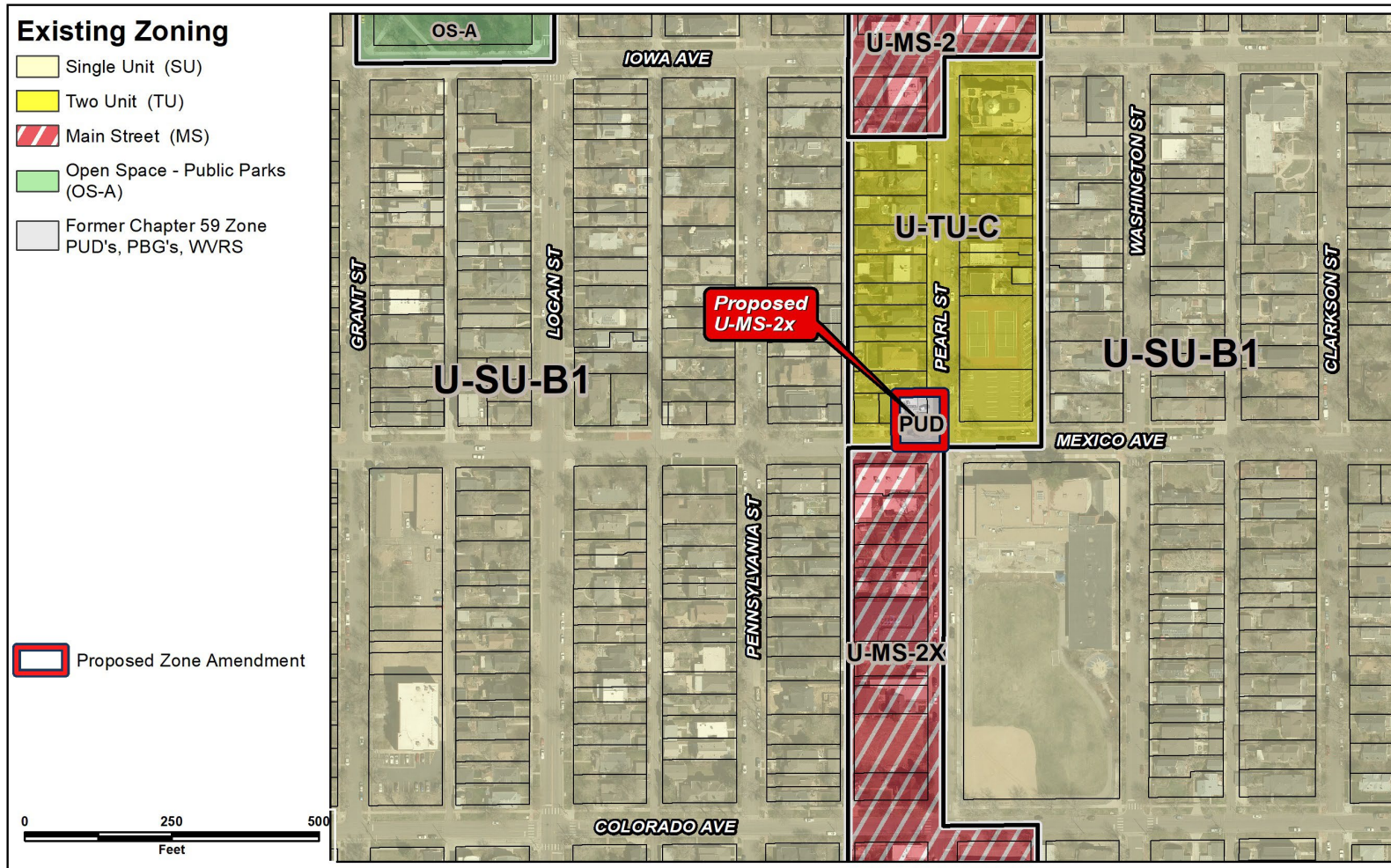


Request: U-MS-2x



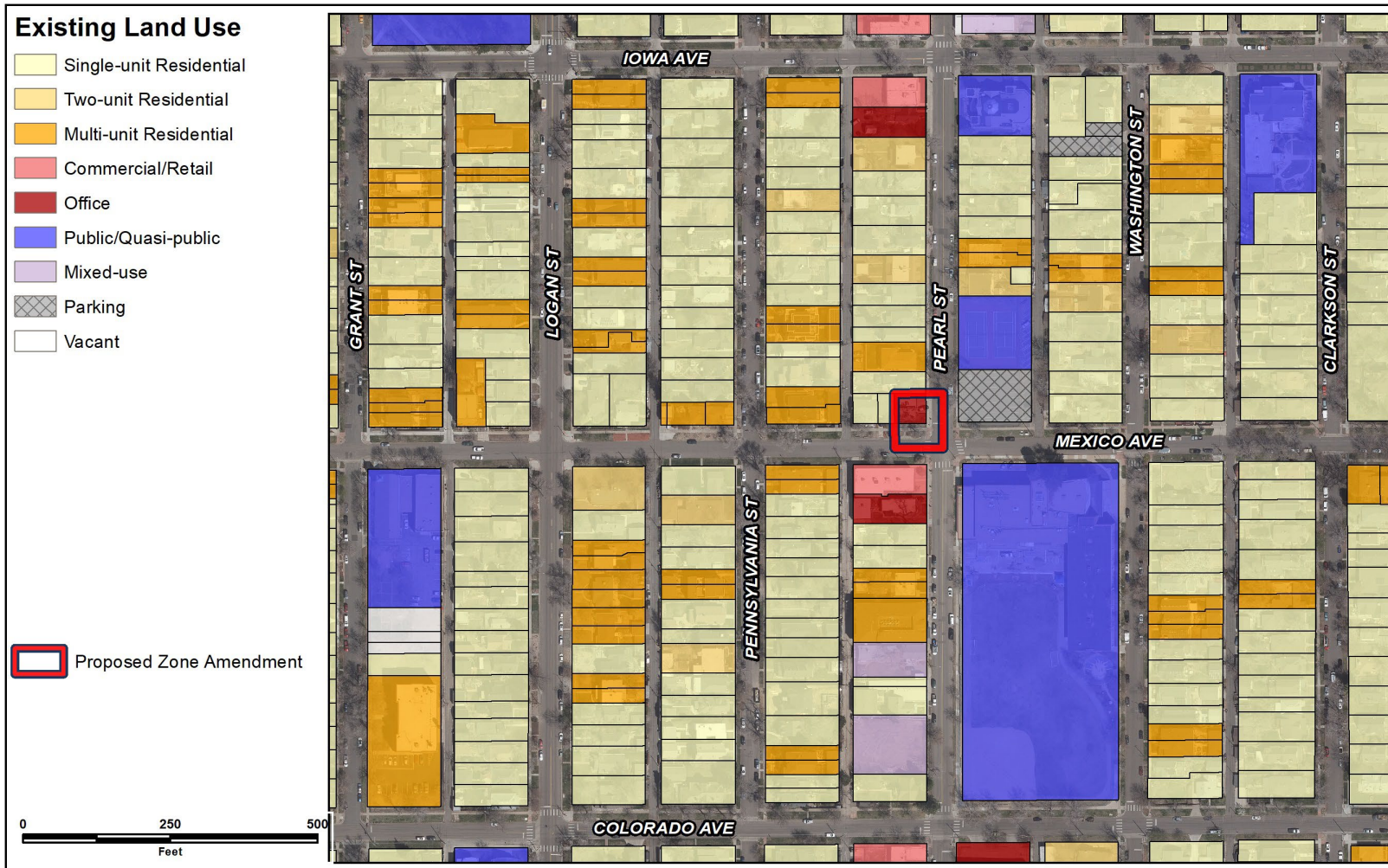
- Location
 - Approx. 2,900 square feet
 - Architecture Office
- Proposal
 - Rezoning from PUD 316 to U-MS-2x
 - Allows Town House, General, and Shopfront building forms
 - Max. building height 2 stories or 30'

Existing Zoning: PUD 316



- **Current Zoning:**
PUD 316
 - Sets maximum building coverage, heights, setbacks
 - Sets minimum landscaping and off-street parking
 - FAR, which allows for the current building
 - Limited list of uses
- **Surrounding Zoning:**
U-TU-C
U-MS-2x

Existing Land Use

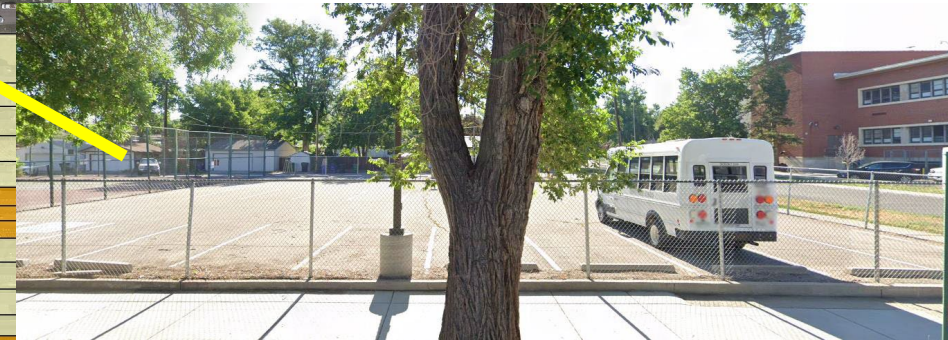
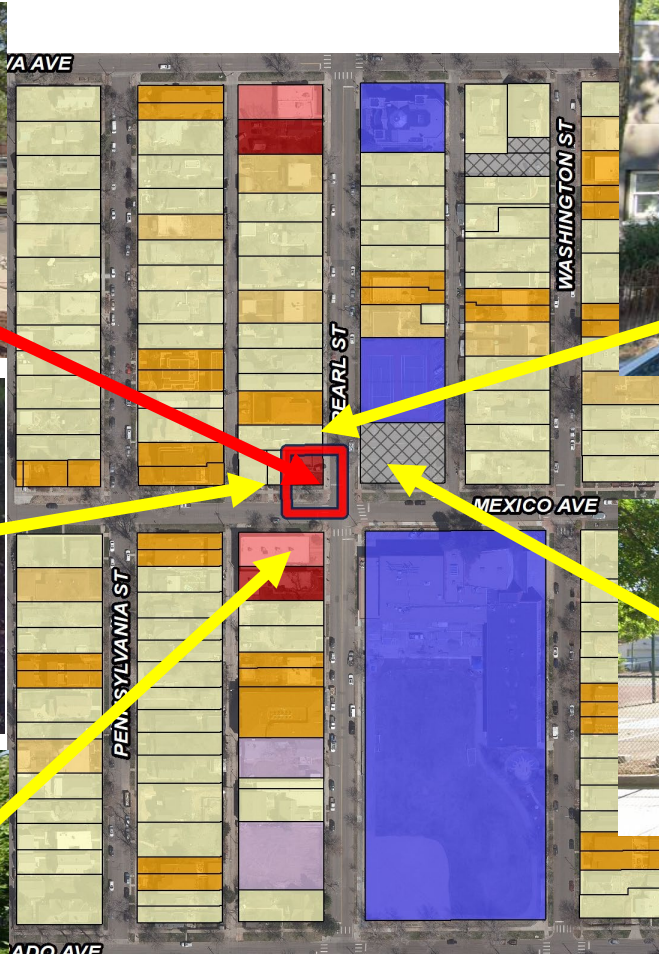
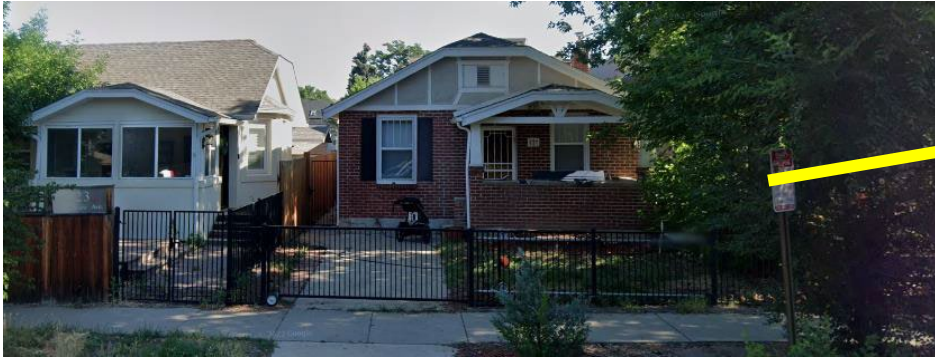


Land Use: Office

Surrounding Land Uses:

- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Office
- Commercial/Retail
- Parking
- Public/Quasi-public

Existing Building Form/Scale



Process

- Informational Notice: 1/31/23
- Planning Board Notice Posted: 3/21/23
- Planning Board Public Hearing : 4/5/23
- LUTI Committee: 4/25/23
- City Council Public Hearing: 6/26/23 (tentative)
- Public Comment
 - To date, staff has received a letter of support from the 3PA RNO
 - One comment supporting the proposal
 - One comment in opposition

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

Review Criteria

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

Consistency with Adopted Plans: *Comprehensive Plan 2040*

Economically Diverse and Vibrant

- Goal 1, Strategy A – 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 7, Strategy C – Prioritize the reuse of existing buildings and explore incentives to salvage or reuse materials from demolished structures
- Goal 8, Strategy B – Encourage mixed-use communities where residents can live, work, and play in their own neighborhoods

Consistency with Adopted Plans: *Blueprint Denver 2019*



Future Neighborhood Context – Urban

- The Urban neighborhood context contains “small multi-unit residential and mixed-use areas typically embedded in 1-unit and 2-unit residential areas” (p. 137)

Consistency with Adopted Plans: *Blueprint Denver 2019*



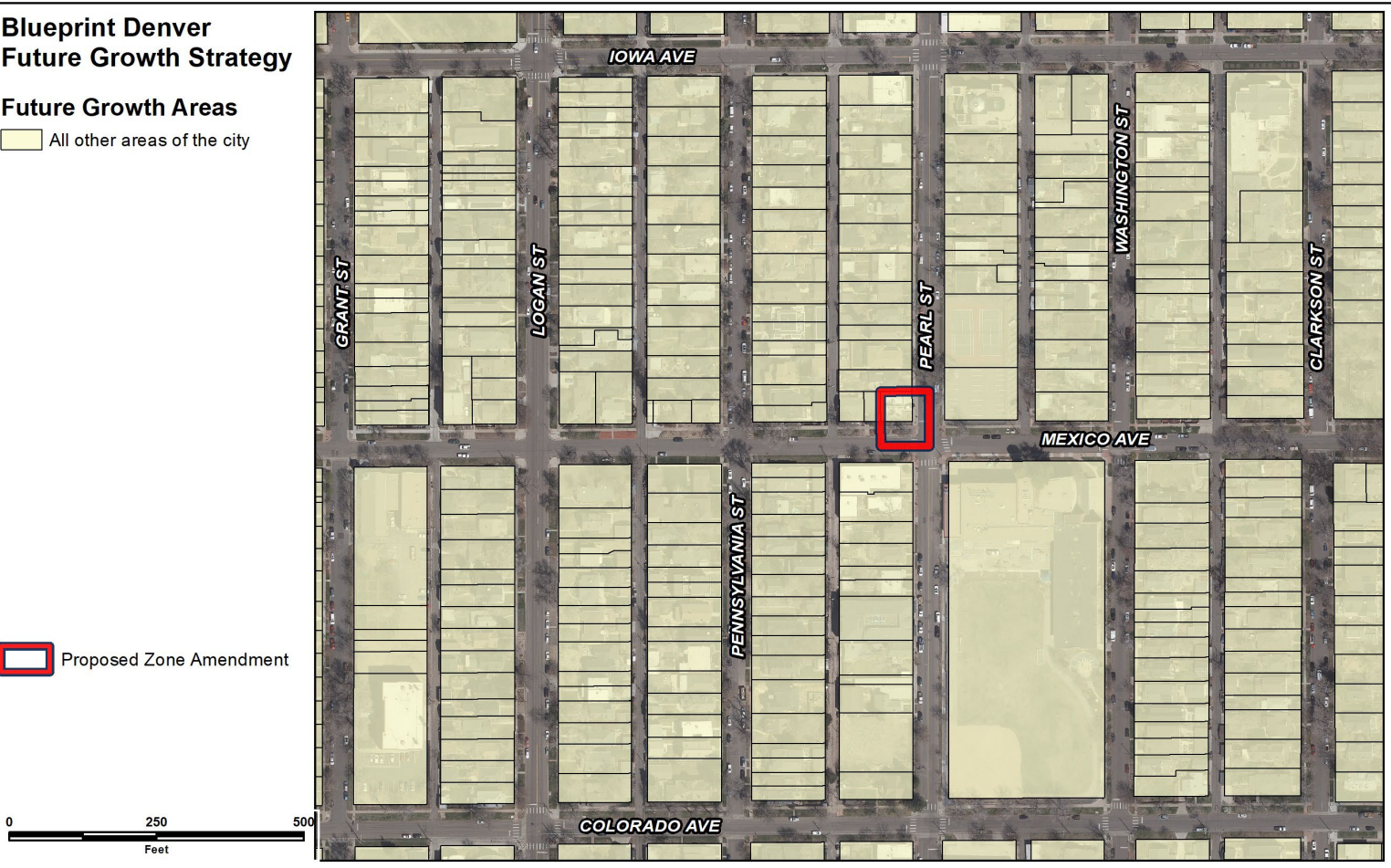
Future Place – Local Corridor

- Lower-scale buildings with active frontages
- Heights up to 3 stories

Future Street Type

- South Pearl Street– Main Street Collector: characterized by a mix of uses including retail, services, and restaurants, as well as residential
- East Mexico Avenue – Local: highest degree of property access, lowers amount of through movement

Consistency with Adopted Plans: *Blueprint Denver 2019*



Growth Areas Strategy –
All other areas of the city

- Anticipated to see around 20% of new housing growth and 10% of new employment growth by 2040

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
- Supports reuse of existing buildings and neighborhood serving commercial uses

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
 - 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
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
 - Urban Neighborhood Context primarily consists of single-unit and two-unit residential uses, with embedded small-scale multi-unit residential and commercial areas
 - U-MS-2x applies to small sites served primarily by local streets embedded within an existing or proposed neighborhood

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