



1618 East 38th Avenue.

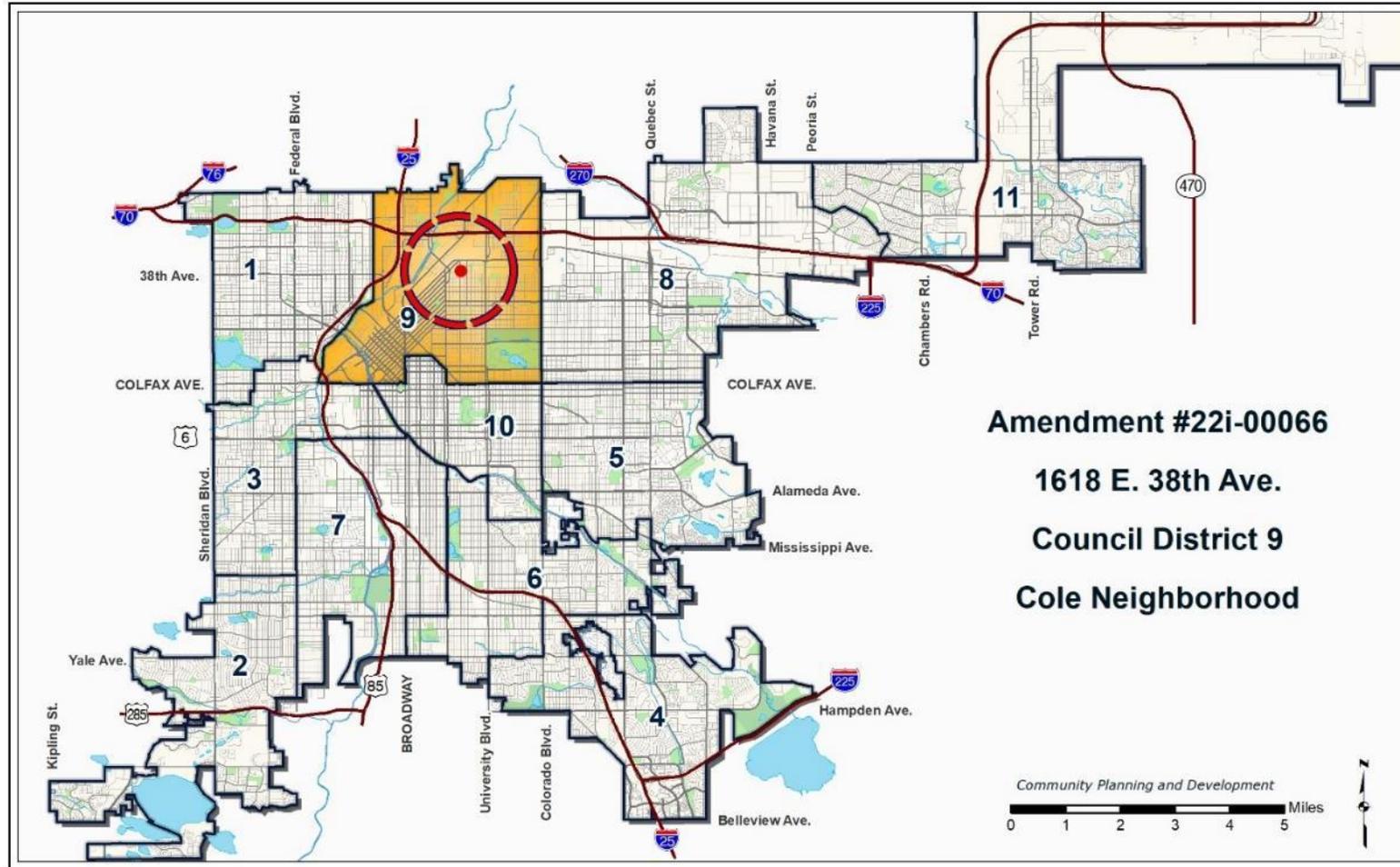
2022I-00066

Request: PUD 17 to U-MX-2x

LUTI: January 3, 2023

Presenter: Fran Penafiel

Council District 9: Councilmember CdeBaca



Request: U-MX-2x



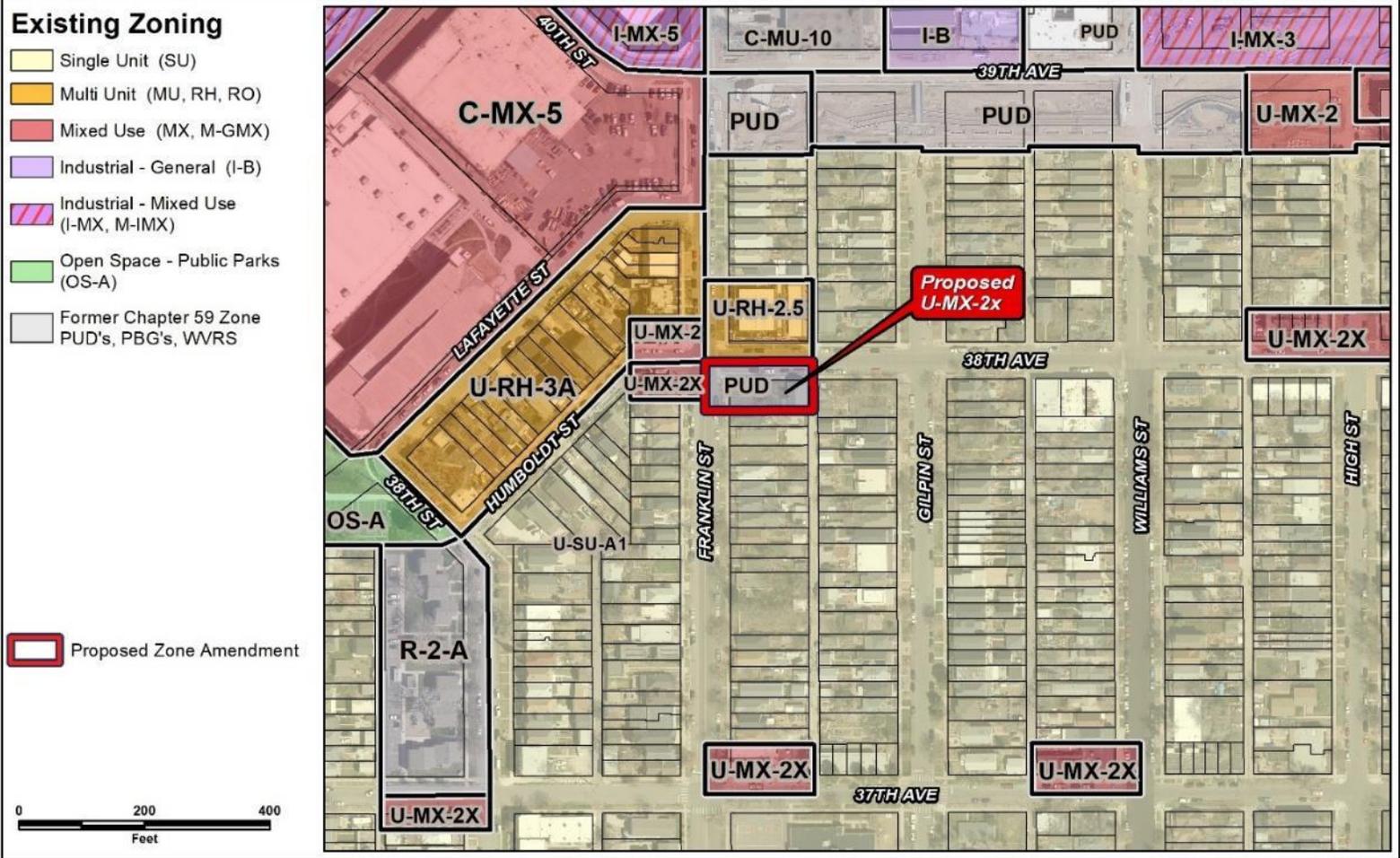
Location

- Approx. 6,063 square feet or 0.14 acres
- Church

Proposal

- Rezoning from PUD 17 to U-MX-2x
 - Allows Town House, General, and Shopfront building forms
 - Max. building height 110'

Existing Zoning: PUD 17



- Current Zoning:

PUD 17:

Allowed uses: Artisan’s studio, limited retail sale of work crafted on the premises, fine crafts gallery, and limited instruction. Plus uses by right in the R-2 zone district.

Existing Land Use

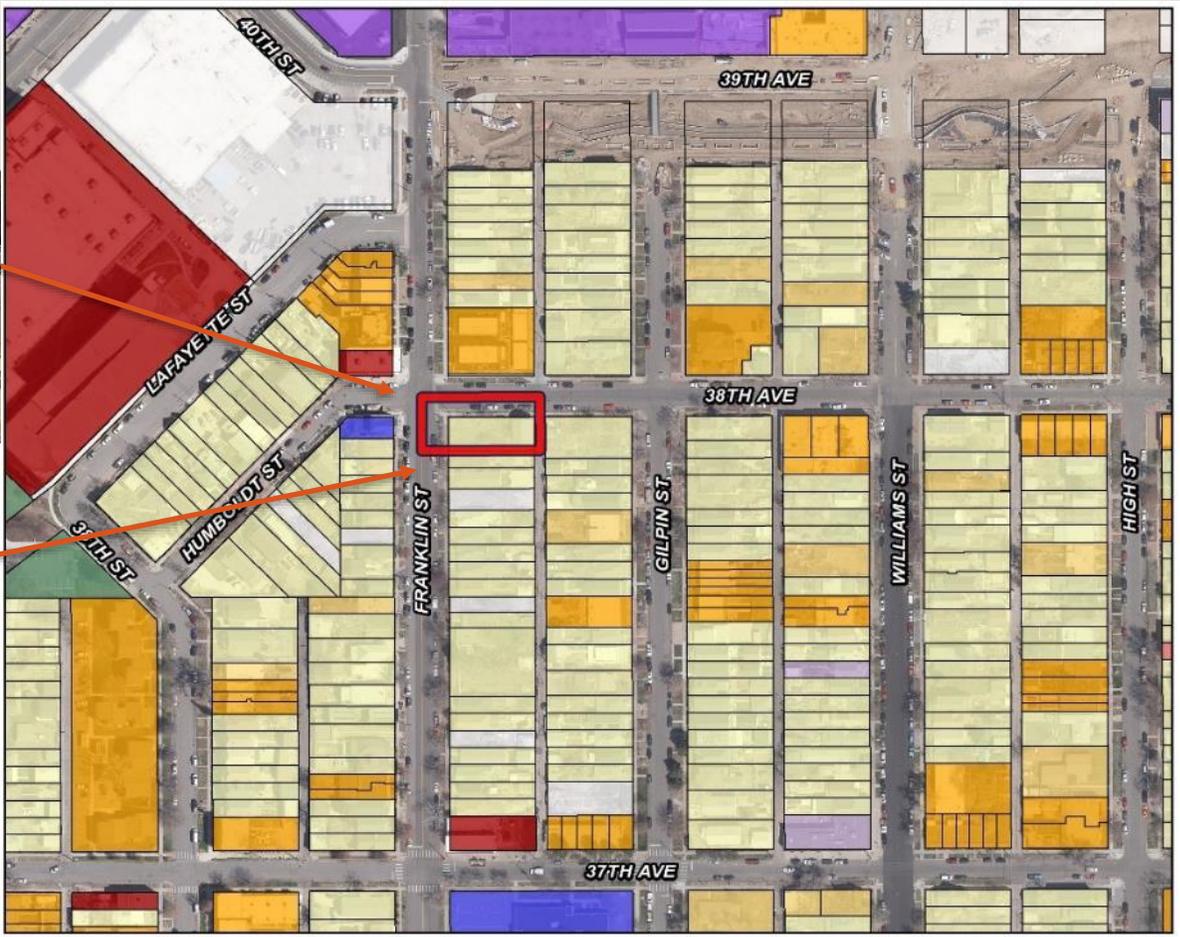


Land Use: Single Unit Residential

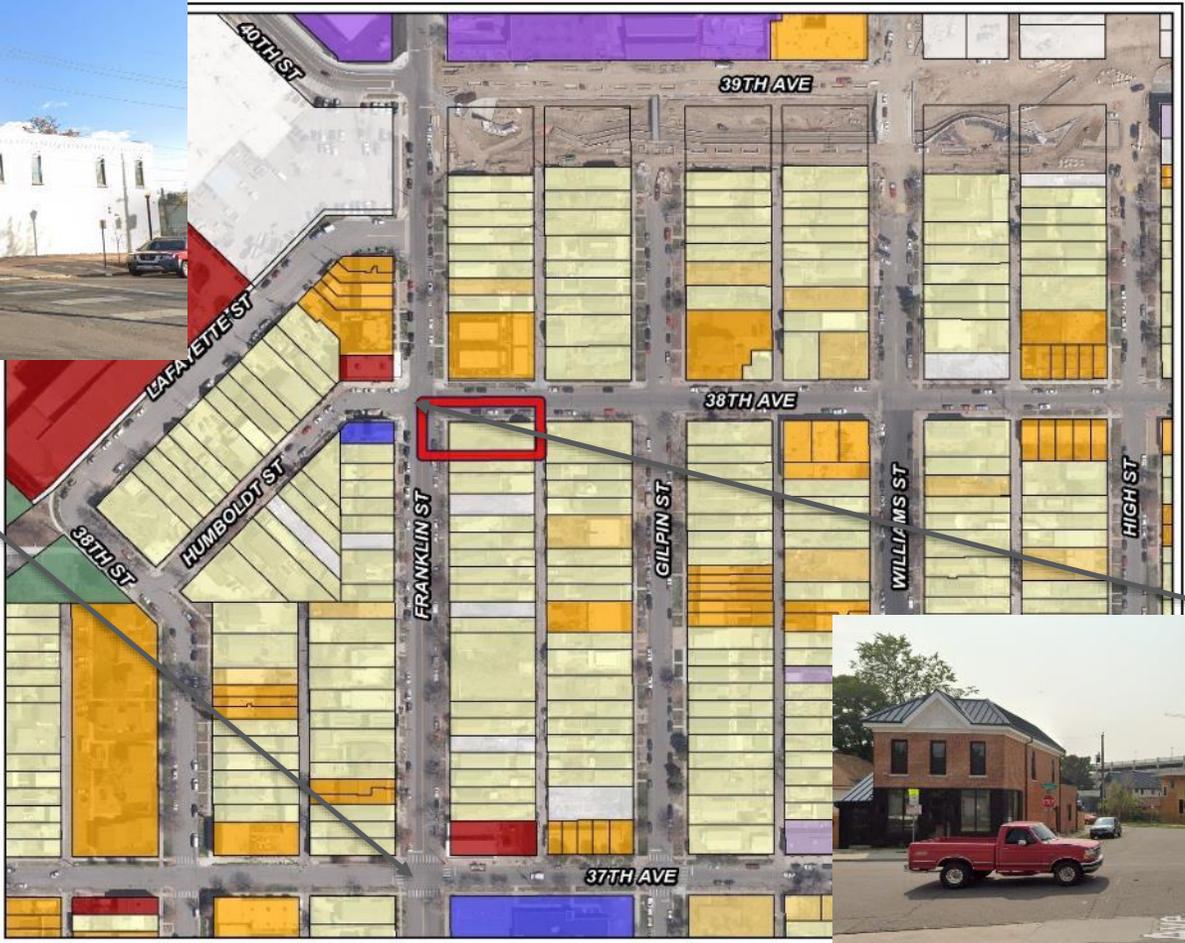
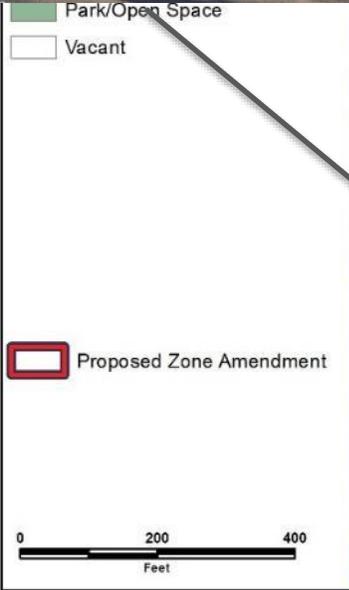
Surrounding Land Uses:

- Single Unit Residential
- Multi Unit Residential
- Public/Quasi public
- Office

Existing Building Form/Scale



Existing Building Form/Scale



Process

- Informational Notice: 5.16.2022
- Planning Board Notice Posted: 11.22.2022
- Planning Board Public Hearing : 12.07.2022
- LUTI Committee: 01.03.2023
- City Council Public Hearing: 02.13.2023

- Public Comment
 - One letter of support from the Cole Neighborhood Association.

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)*
- *Elyria Swansea Neighborhood (2015)*

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*

Equity

- Equitable, Accessible and Inclusive Goal 1 Strategy A – Increase the development of housing units close to transit and mixed-use developments (p. 28).
- Equitable, Affordable and Inclusive Goal 2 Strategy A - Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).
- Equitable, Affordable and Inclusive – Goal 3, Strategy B: Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit (pg. 28).



Climate

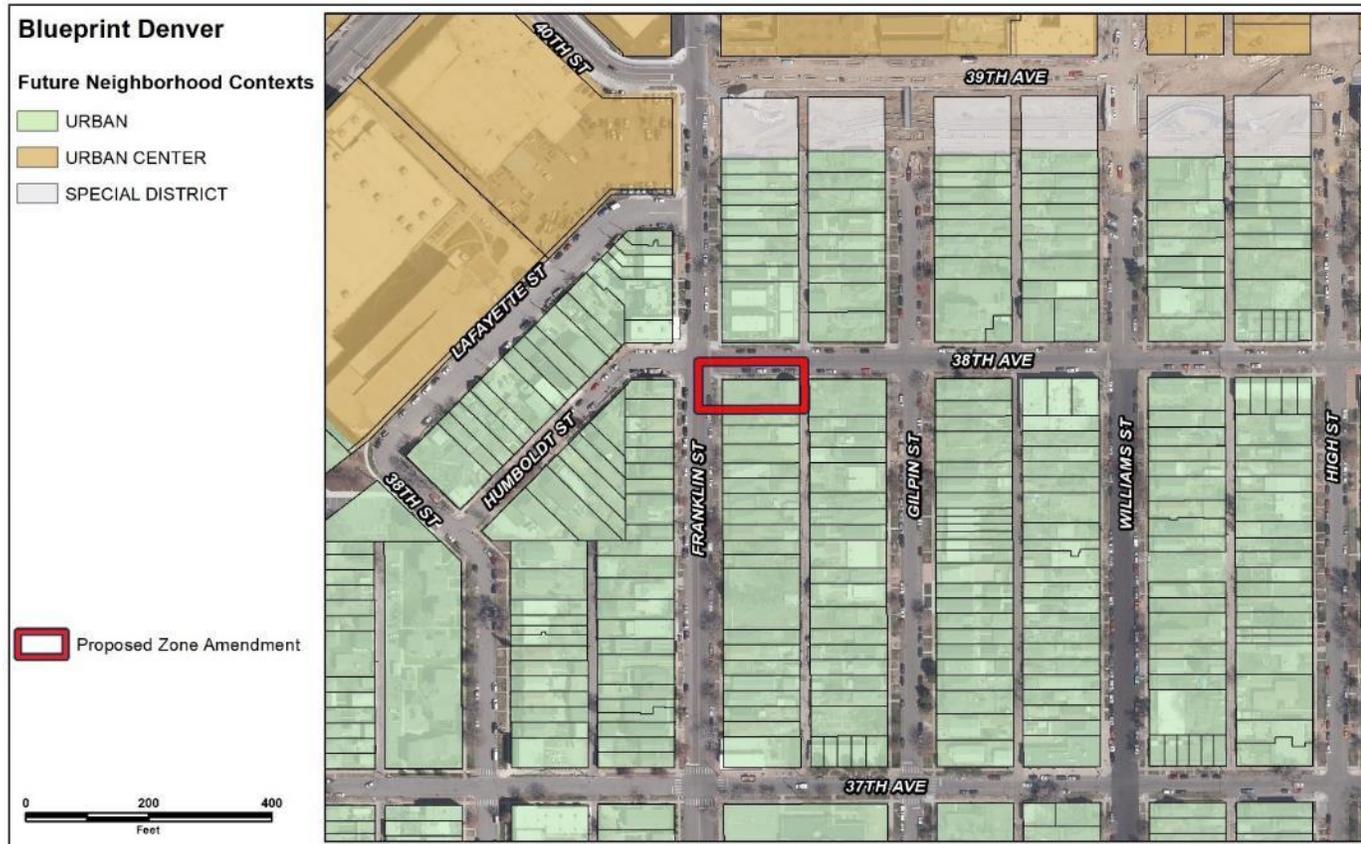
- Environmentally Resilient Goal 8, Strategy A: Promote infill development where infrastructure and services are already in place (p. 54).
- Environmentally Resilient Goal 8, Strategy B - Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).



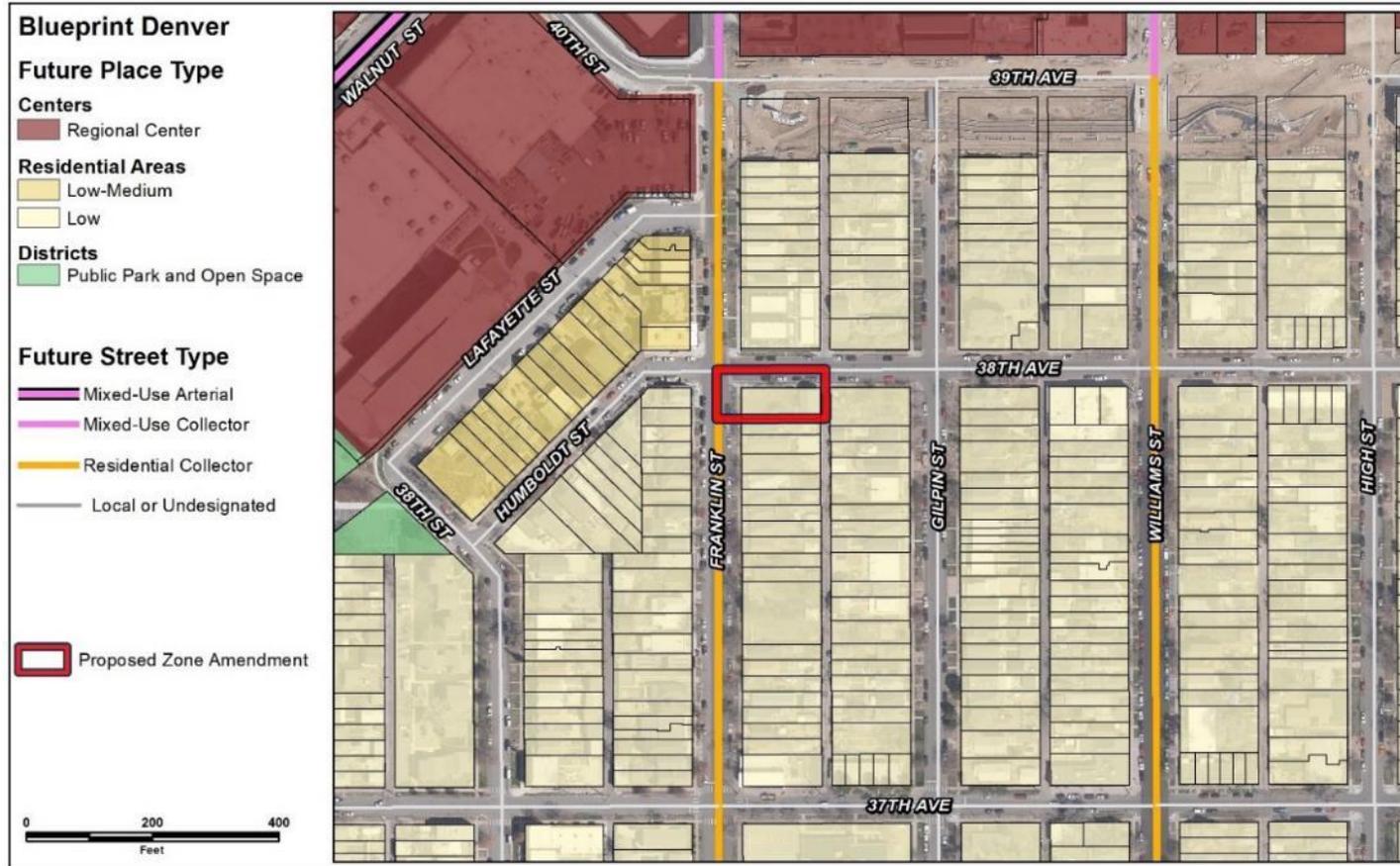
Consistency with Adopted Plans: *Blueprint Denver 2019*

Urban Future Neighborhood Context

- The urban neighborhood context is widely distributed throughout the city. Homes vary from multi-unit developments to compact single-unit homes. Development in this context should be sensitive to the existing neighborhood character and offer residents a mix of uses, with good street activation and connectivity. Residents living in this context have access to varied transit options and amenities



Consistency with Adopted Plans: *Blueprint Denver 2019*



Future Place – Low Residential

“Predominately single- and two-unit uses on smaller lots. Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible. Some civic and institutional uses are compatibly integrated throughout and limited mixed-use can occur along arterial and collector streets, as well as where commercial uses have been already established. Vacant institutional uses on corners or select sites may be appropriate locations to introduce additional residential intensity.

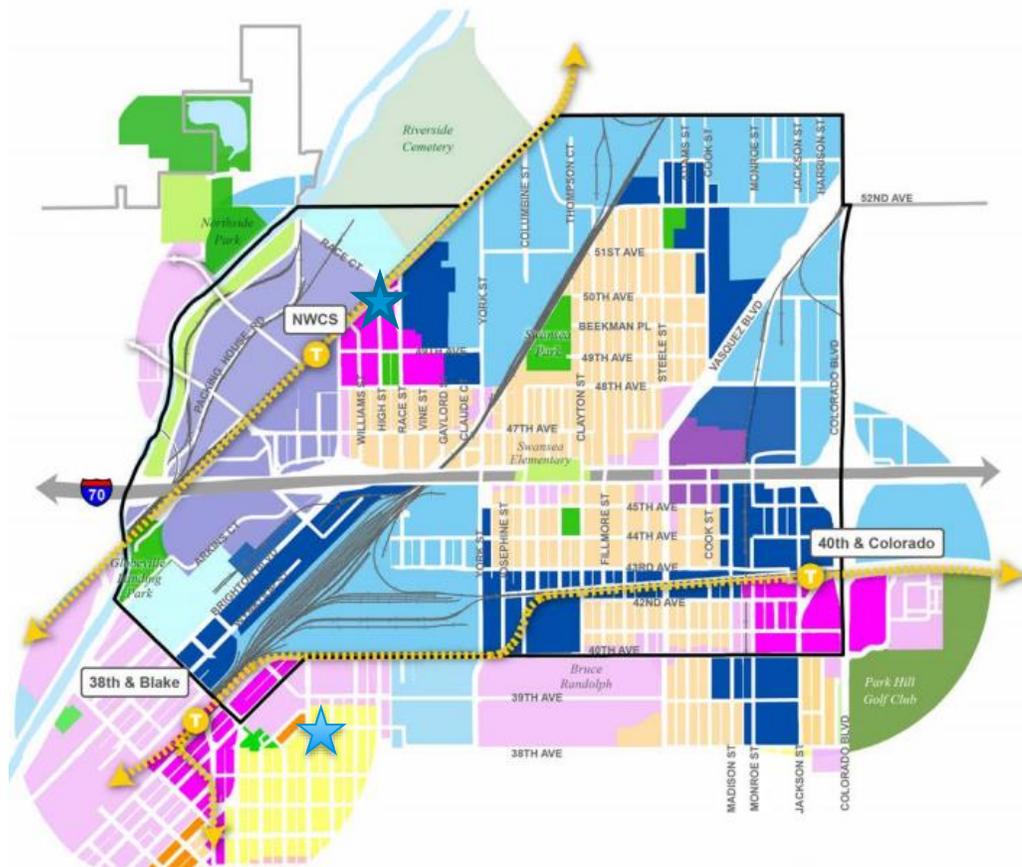
Future Street Type

Franklin St. – Residential Collector

38th Avenue – Local or Undesignated

Elyria and Swansea Neighborhood Plan

CONCEPT LAND USE MAP



The Concept Land Use Map: Single Family Residential

- Mixed Use
- Transit Oriented Development
- Town Center
- Entertainment, Cultural, Exhibition
- Single Family Residential
- Single Family Duplex
- Urban Residential
- Pedestrian Shopping Corridor
- Existing Park
- Future Open Space
- Golf Course
- Riverside Cemetery
- Employment
- Industrial
- Industrial Mixed Use

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
- Provides new housing in an area vulnerable to displacement

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
 - Changed or changing conditions in a particular area, or in the city generally; or,
 - A City adopted plan:
 - *Blueprint Denver (2019)*
 - *Elyria Swansea Neighborhood Plan (2015)*
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
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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