



2101-2105 North Humboldt Street

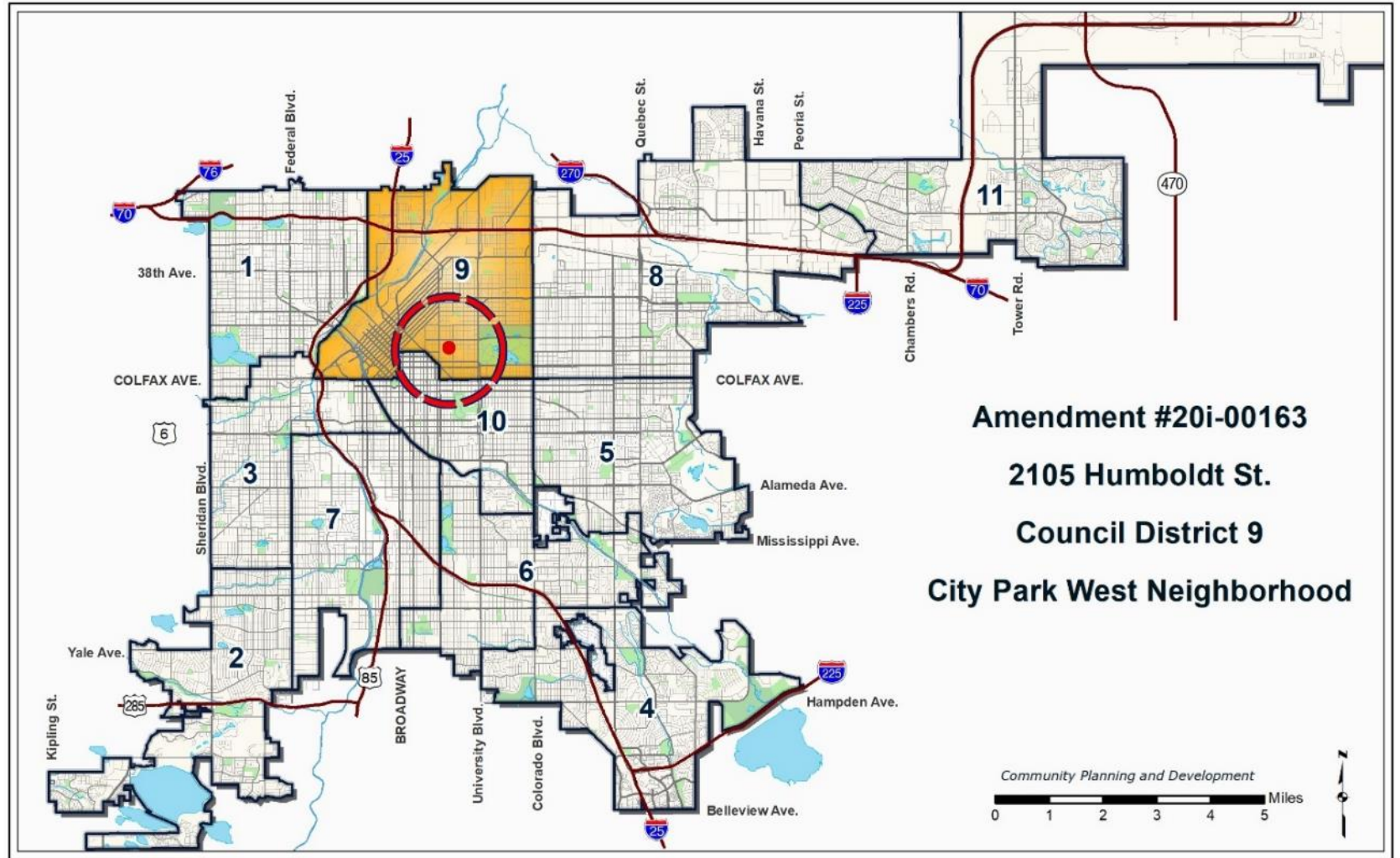
20I-00163: PUD #74 to U-MS-2

Date: 4/13/21

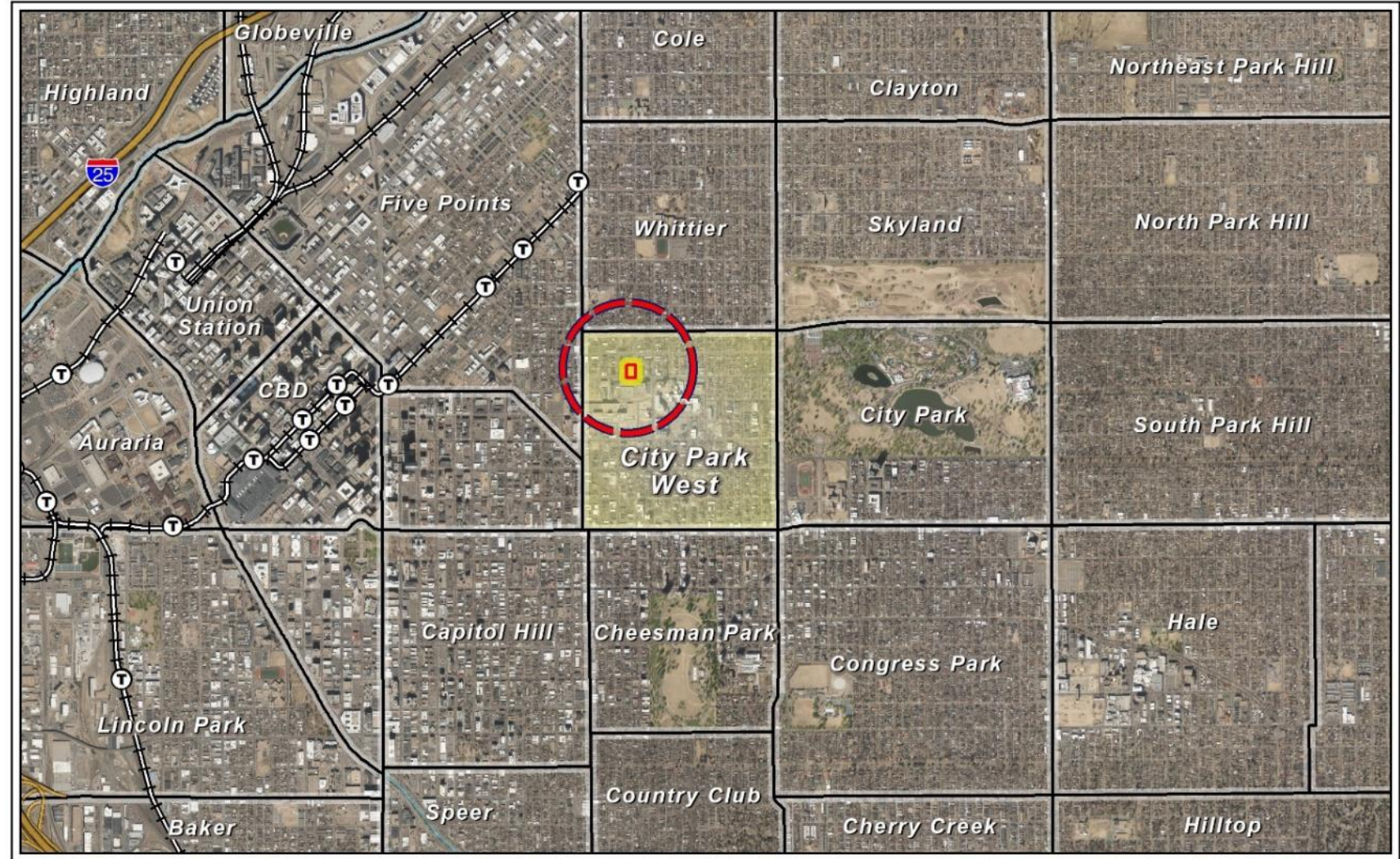
2101-2105 North
Humboldt Street

PUD #74 to U-MS-2

Council District 9 – CM
CdeBaca



City Park West Neighborhood



Request: PUD #74 to U-MS-2



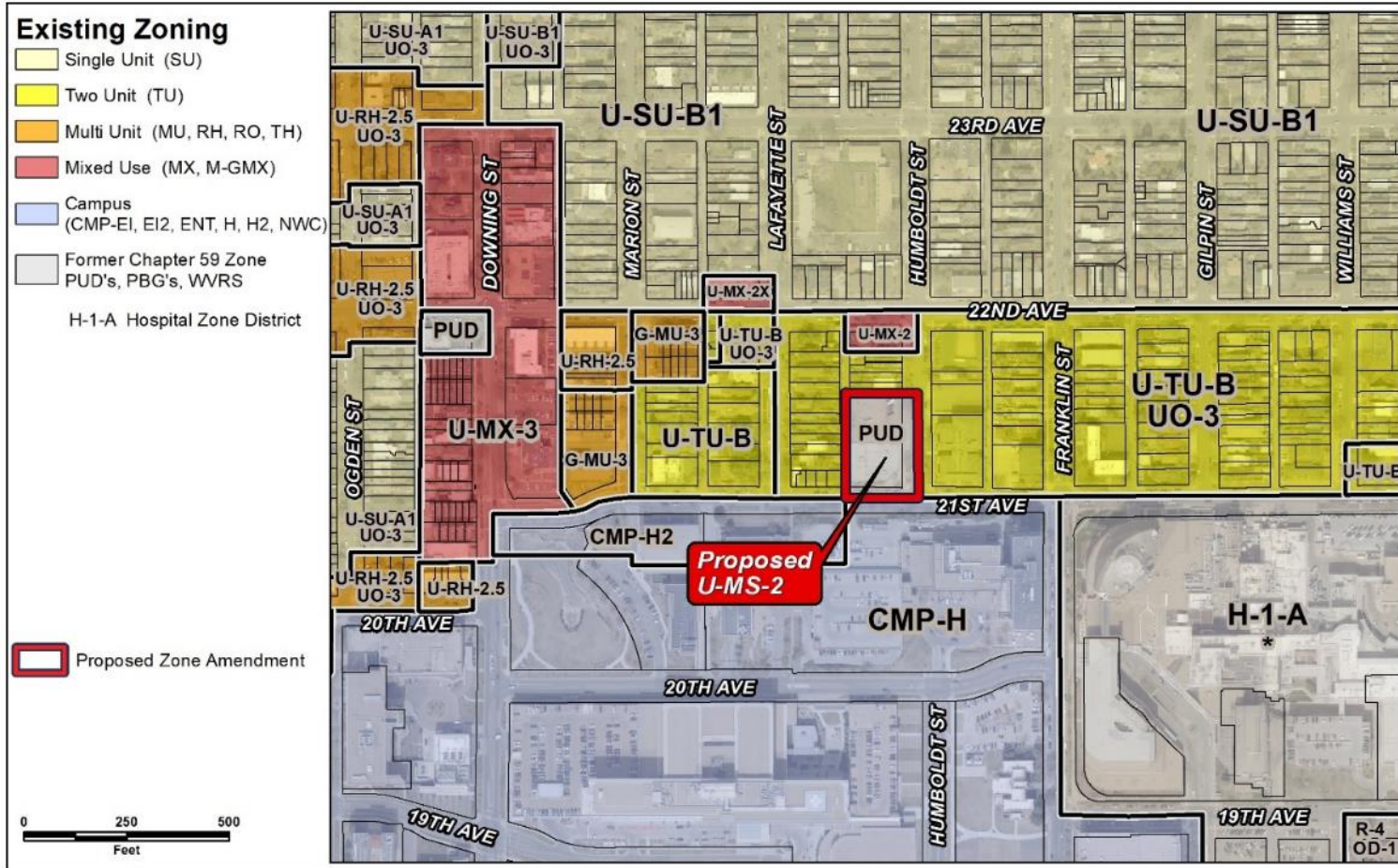
Location

- 21st Ave & Humboldt St
- 28,400 square feet

Proposal:

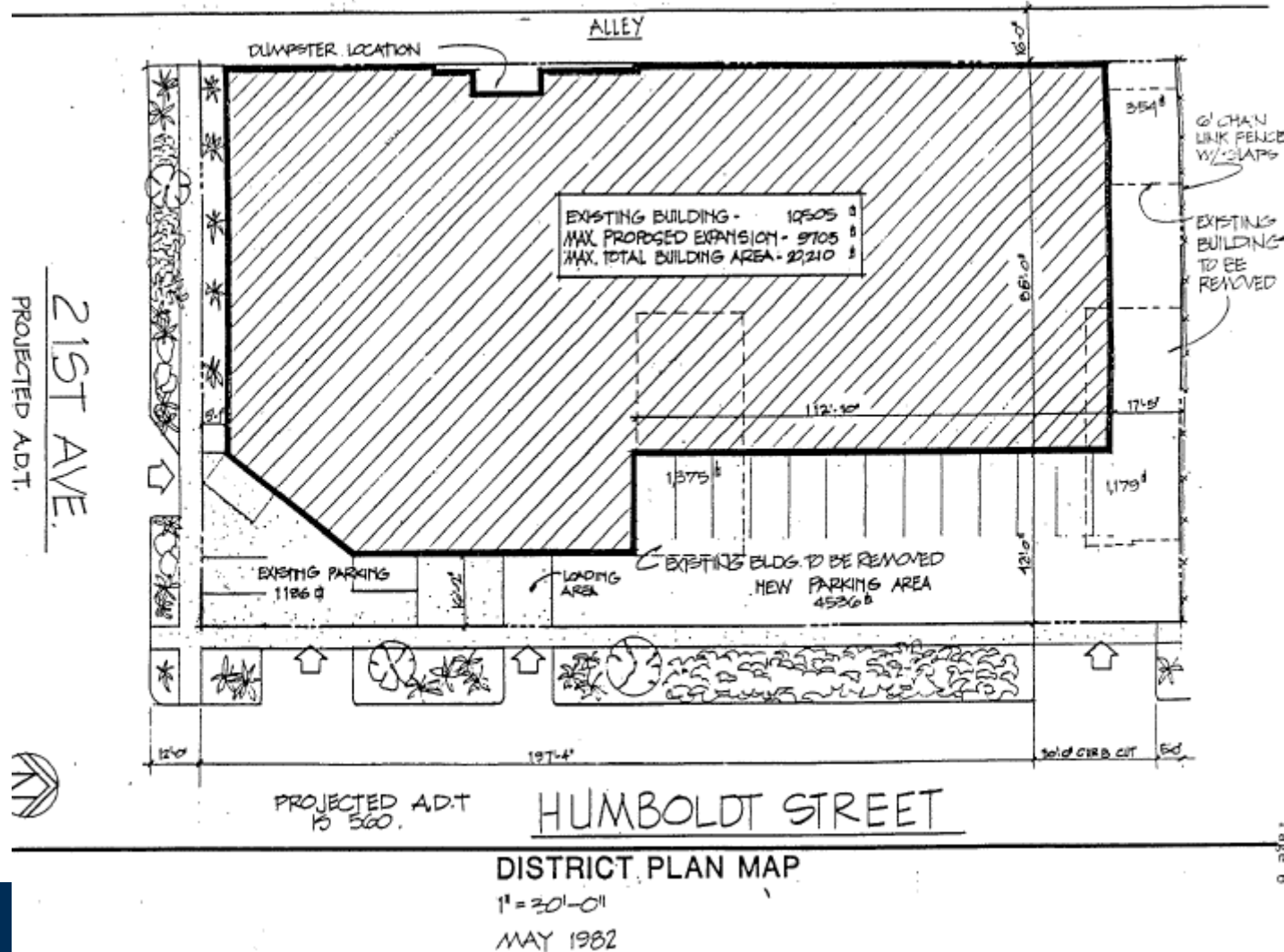
- Requesting rezoning to allow for a hardware store

Existing Zoning



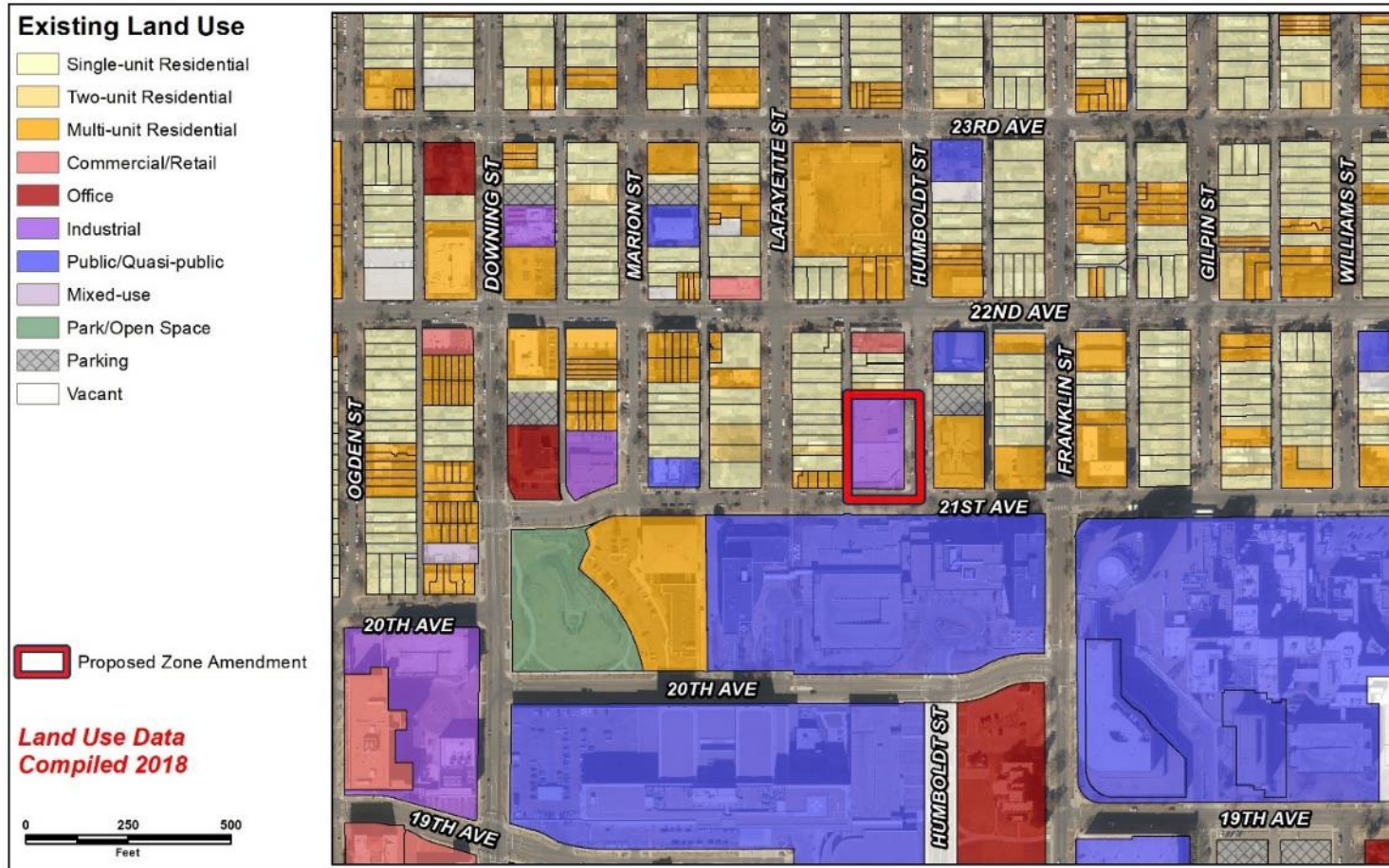
- Subject site: PUD #74
- Surrounding properties: U-TU-B UO-3; CMP-H; CMP-H2; U-MX-2

Existing Zoning



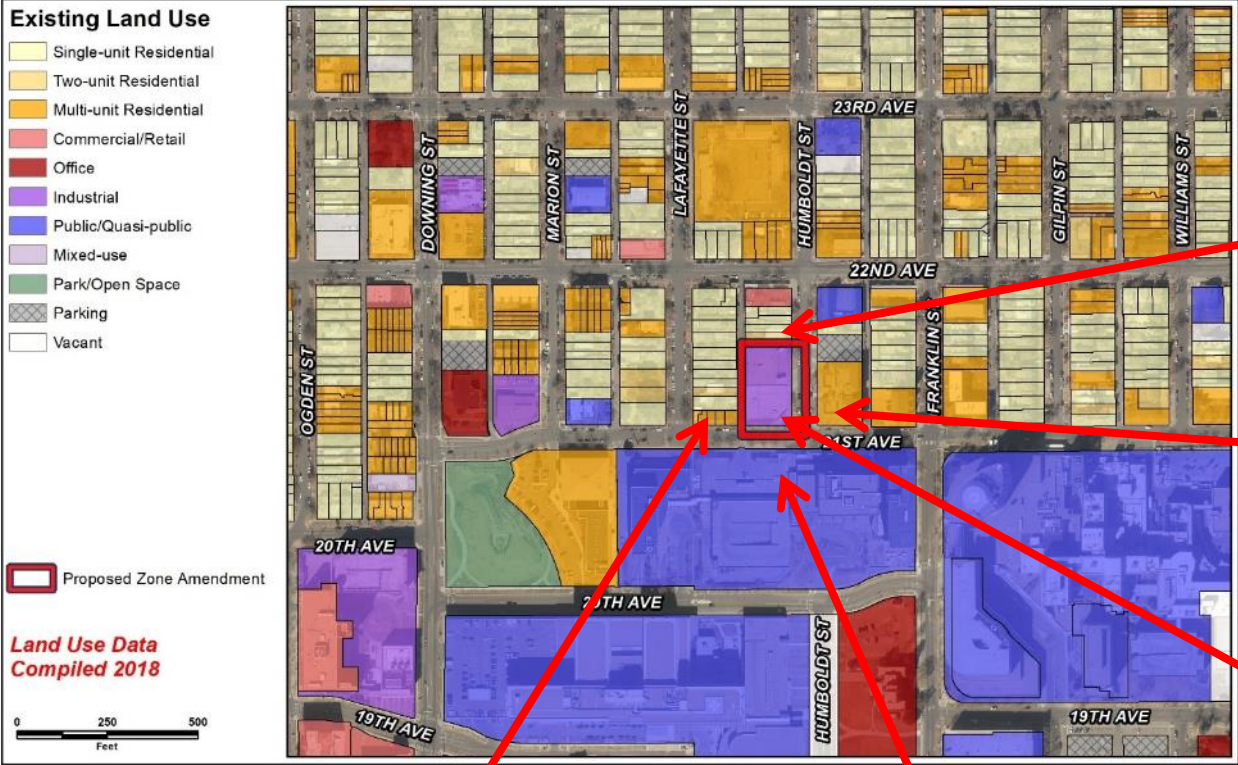
- PUD #74
- Allows retailing, wholesaling, processing, and packaging of food
- Allows 20,210 SF building

Existing Land Use



- Subject property: Jerry's Nut House
- North: Residential
- East: Residential
- South: Hospital
- West: Residential

Existing Context – Building Form/Scale



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THE

Proposed Zoning

- U-MS-2
- Town House; Drive Thru Services; Drive Thru Restaurant; Shopfront building forms
- 2 stories; 30' maximum height
- 50-75% of building within 0-15' build-to
- Range of commercial, residential, and civic uses

Process

- Planning Board (March 31, 2021)
 - 8-0 recommendation of approval
 - 2 members of the public spoke
- Land Use, Transportation and Infrastructure Committee (April 13, 2021)
- City Council (Tentative: June 7, 2021)
- Public comment
 - Letters of support from CHUN, City Park West, and Uptown on the Hill RNOs

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*
- *East Central Area Plan (2020)*

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

- Strong and Authentic Neighborhoods Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population
- Strong and Authentic Neighborhoods Goal 1, Strategy D – Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities
- Strong and Authentic Neighborhoods Goal 3, Strategy E – Support the stewardship and reuse of existing buildings, including city properties
- Strong and Authentic Neighborhoods Goal 4, Strategy A – Grow and support neighborhood-serving businesses
- Economically Diverse and Vibrant Goal 3, Strategy A - Promote small, locally-owned businesses and restaurants that reflect the unique character of Denver

Review Criteria: Consistency with Adopted Plans

Equity



Comprehensive Plan 2040

- Equitable, Affordable and Inclusive Goal 1, Strategy C – Improve equitable access to resources that improve quality of life, including cultural and natural amenities, health care, education, parks, recreation, nutritious food and the arts
- Equitable, Affordable and Inclusive Goal 5, Strategy C – Stabilize residents and businesses at risk of displacement through programs and policies that help them to stay in their existing community

Review Criteria: Consistency with Adopted Plans

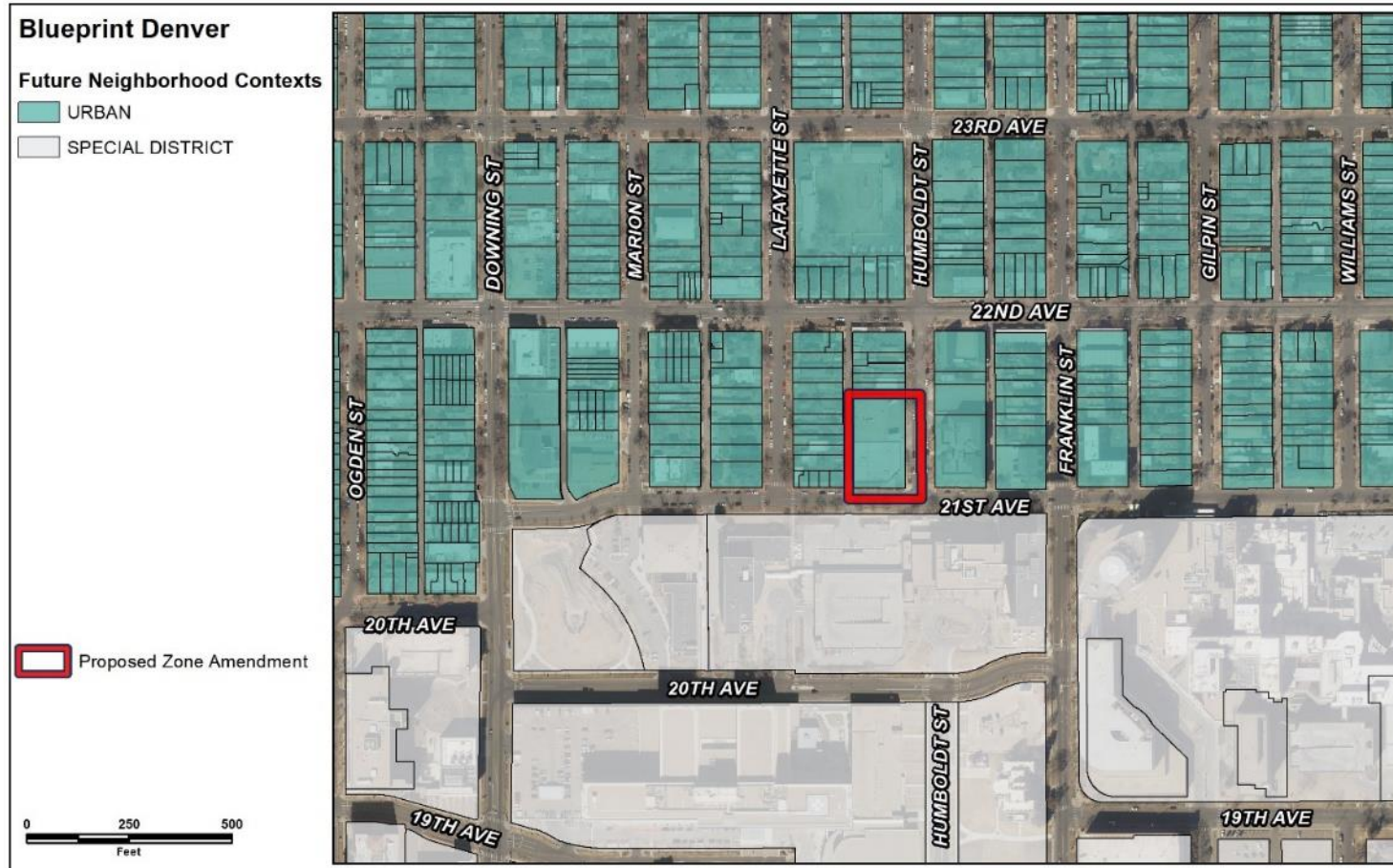
Climate

Comprehensive Plan 2040

- Environmentally Resilient Goal 8, Strategy A - Promote infill development where infrastructure and services are already in place
- Environmentally Resilient Goal 8, Strategy C – Encourage mixed-use communities where residents can live, work and play in their own neighborhoods



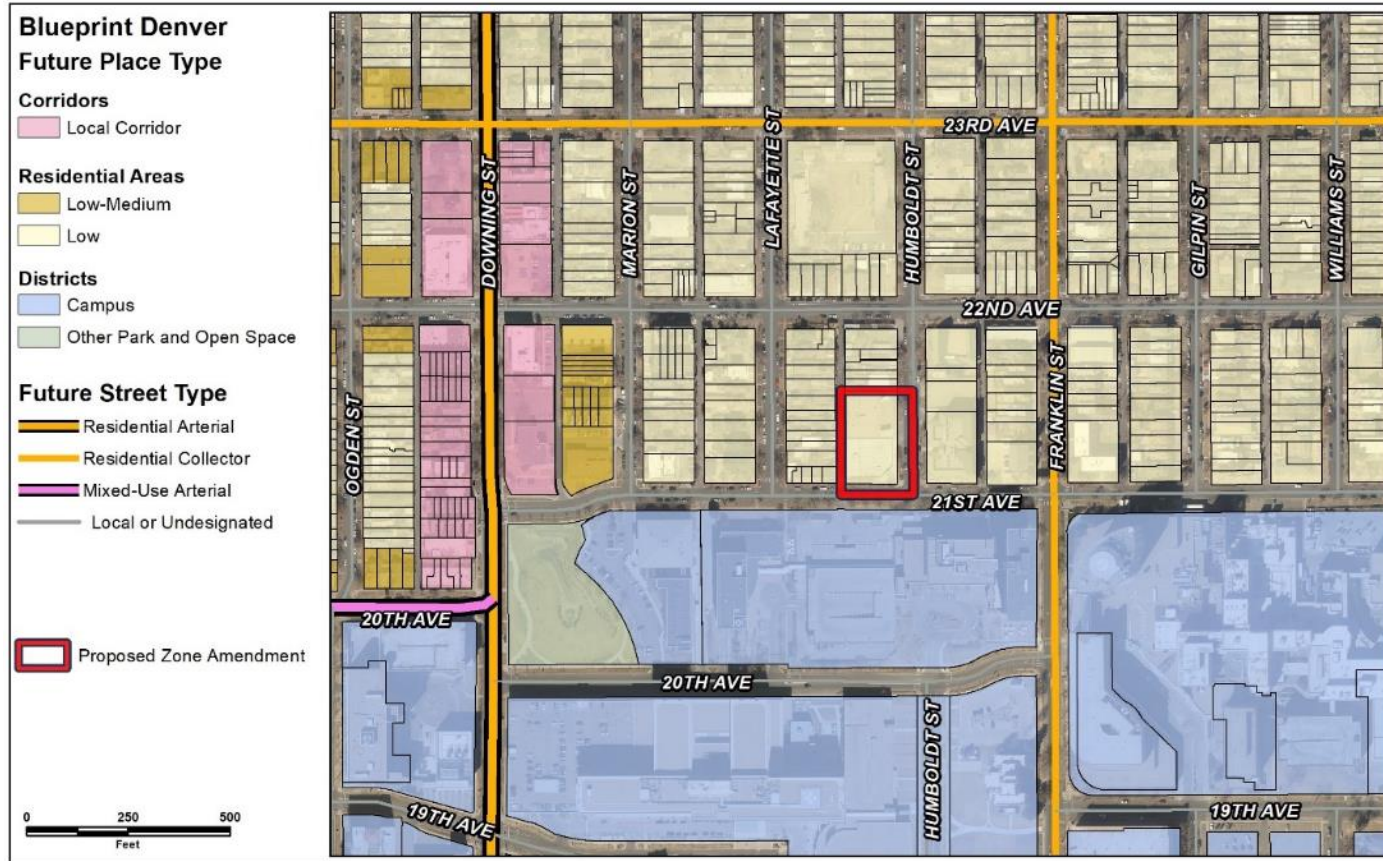
Consistency with Adopted Plans: Blueprint Denver 2019



Urban Context

- Small multi-unit residential and low-intensity mixed-use buildings are typically embedded in single-unit and two-unit residential areas

Consistency with Adopted Plans: Blueprint Denver 2019



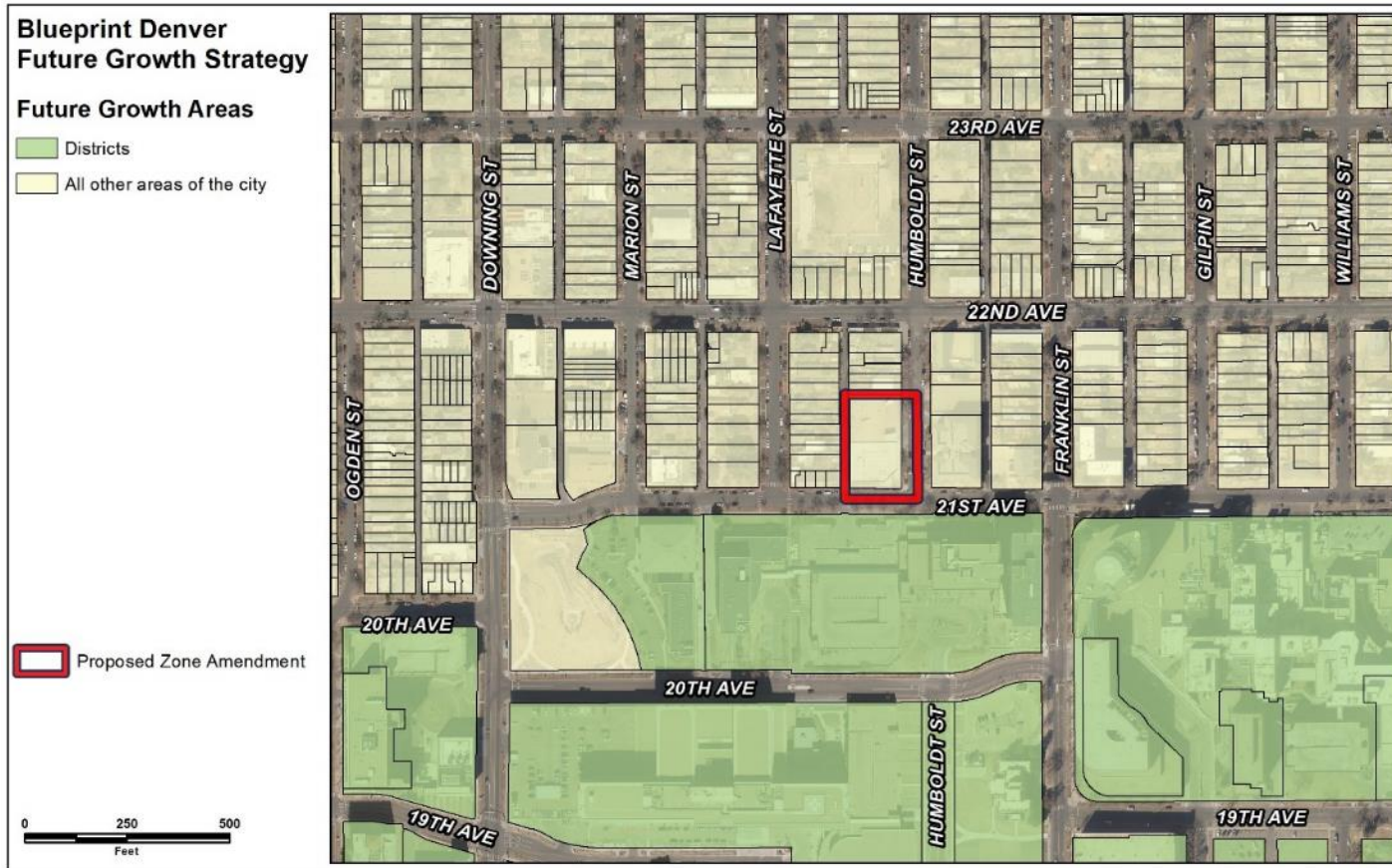
Low Residential

- Predominately single- and two-unit uses on smaller lots
- Limited mixed-use can occur where commercial uses have been already established
- Heights up to 2.5 stories

Local Streets

- Vary in their land uses
- Lowest degree of through travel but the highest degree of property access

Consistency with Adopted Plans: Blueprint Denver 2019



- Growth Areas Strategy
 - All other areas
 - 10% of new jobs
 - 20% of new housing

Consistency with Adopted Plans: Blueprint Denver 2019

- Blueprint Strategies
 - Policy 3 Strategy A - Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC, including continuing to incentivize owners to come out of the old code

Consistency with Adopted Plans: East Central Area Plan

- Urban Low Residential
- Limited mixed-use can occur where commercial uses have been already established
- 2.5-story maximum height
- Promote and protect the existing small commercial areas north of 21st Avenue
- Maintain appropriate, small-scale, compatible mixed-use zoning on these sites
- Ensure allowed building forms, uses, and other regulations promote compatibility with the surrounding residential areas, while providing for desired uses to locate and be successful in these locations

Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
 - Request is consistent with the U-MS-2 zone district
3. Further Public Health, Safety and Welfare
 - Implements adopted plans, expanded uses, building form and design promote health and safety
4. Justifying Circumstances
 - Changed or Changing Conditions: FC59 zoning, newly adopted plans
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
 - “To promote safe, active, and pedestrian-scaled, commercial streets” and appropriate “on single zone lots at the intersection of local/collector streets within a residential 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