



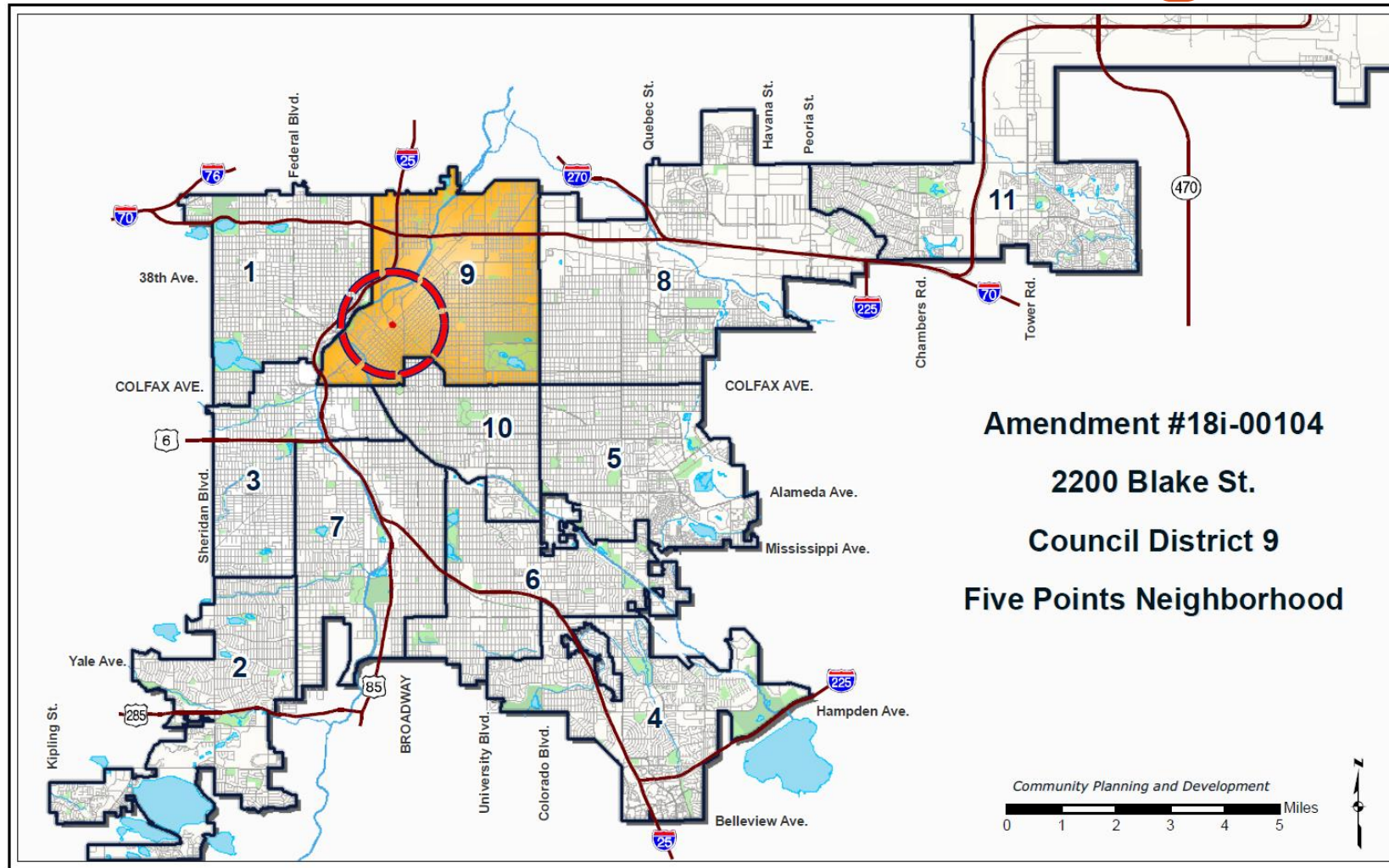
2220 Blake Street

Request: R-MU-30 with waivers and conditions
to C-MX-5

Land Use, Transportation and Infrastructure Committee

Date: 10/29/2019

Council District 9, Five Points Neighborhood

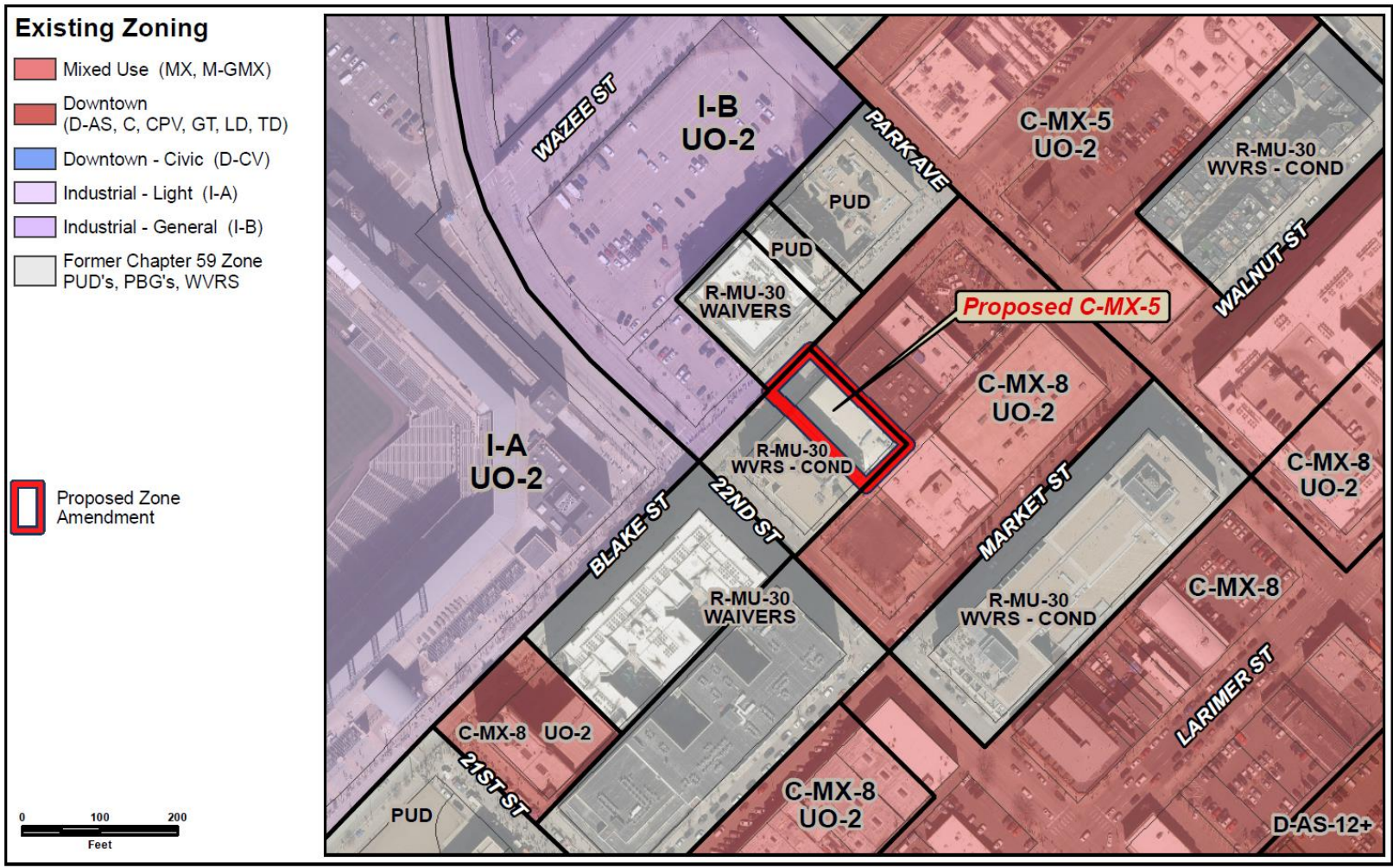


Request: C-MX-5



- **Location:**
 - Approx. 9,322 sq. ft.
 - Restaurant
- **Proposal:**
 - Rezoning to C-MX-5 with to allow for additional sign types

Existing Zoning



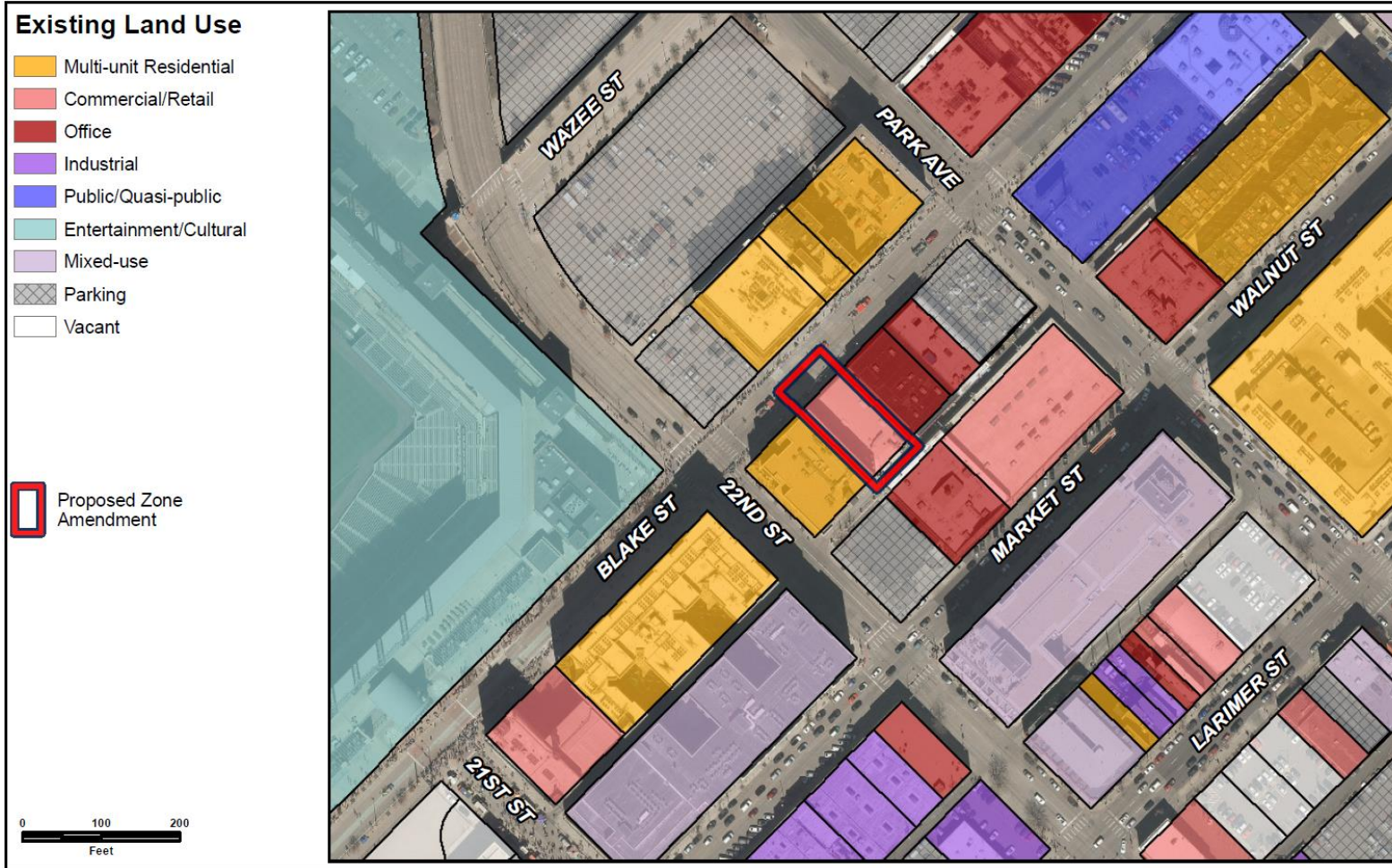
Current zoning: R-MU-30 with waivers and conditions

Adjacent zoning: R-MU-30 with waivers and conditions/C-MX-8, UO-2/C-MX-5, UO-2, PUD, R-MU-30 with waivers

R-MU-30 w/waivers and conditions

- Primarily residential, allowing higher density multiple unit dwellings
- Allows for commercial development, such as consumer retail and service uses
- **Waivers**
 - Uses requiring special review
 - Minimum open space (0%)
 - Minimum front/side/rear setbacks (zero feet)
 - Maximum building height (65 feet)
- **Conditions**
 - Two housing units based on 95% of median family income

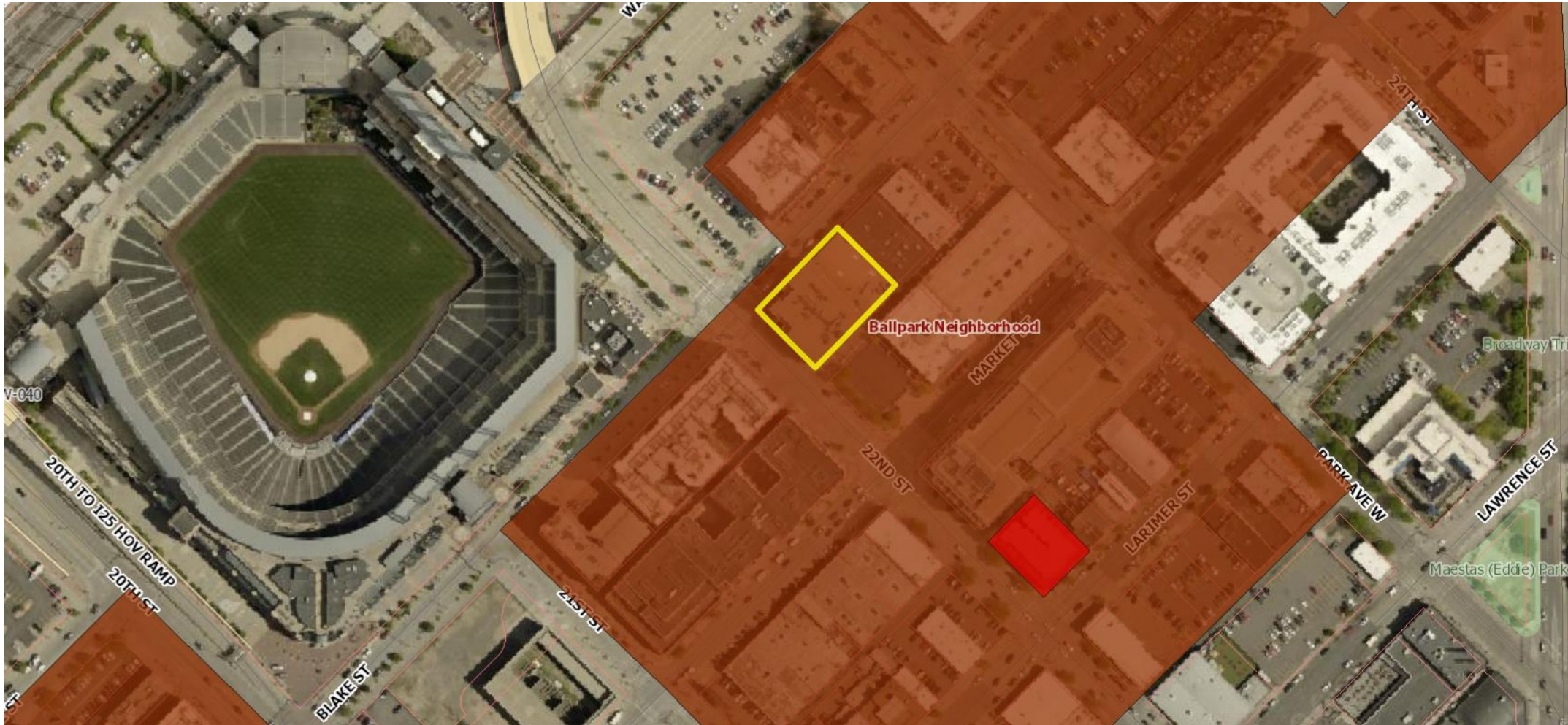
Existing Land Use



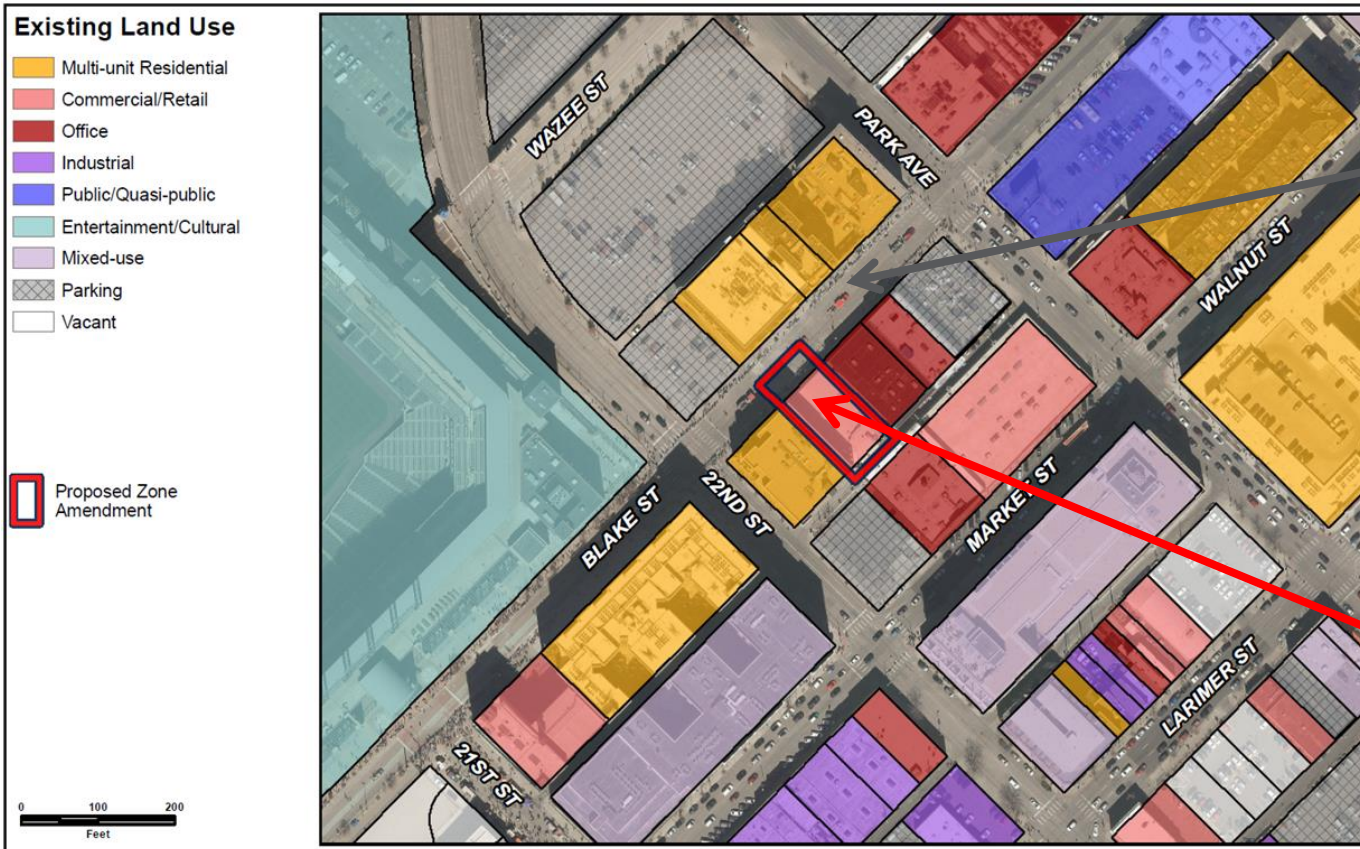
Current land use:
Commercial/Retail

Adjacent land uses:
Multi-unit residential,
parking, office,
commercial/retail,
entertainment/cultural,
mixed-use

Existing Context – Ballpark Historic District



Existing Context – Building Form/Scale



Requested Zone Districts

Design Standards	R-MU-30 (Existing)	C-MX-5 (Proposed)
Primary Building Forms Allowed	N/A	Town House, General, Drive Thru Services/Restaurant*
Height in stories/Height in feet (max)	65' (waiver)	5 stories/ 70'
Primary Street Build-To Percentages (min)	N/A	70%
Primary Build-To Ranges	N/A	10' to 15' Town House 0' to 10" – General**
Primary Setbacks (min)	0' (waiver)	10' – Town House 0' - General
Side Street Setbacks (min)	0' (waiver)	7.5' – Town House 0' - General

* Allowed subject to geographic limitations

**Standard varies between building forms

Process

- Informational Notice: 5/6/2019
- Planning Board Notice: 10/1/2019
- Planning Board Public Hearing: 10/16/2019
- LUTI Committee: TBD
- City Council Public Hearing: 12/9/19 (tentative)
- Public Comment
 - As of present, no comments have been received

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*
- *Northeast Downtown Neighborhoods Plan*
- *Downtown Area Plan*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

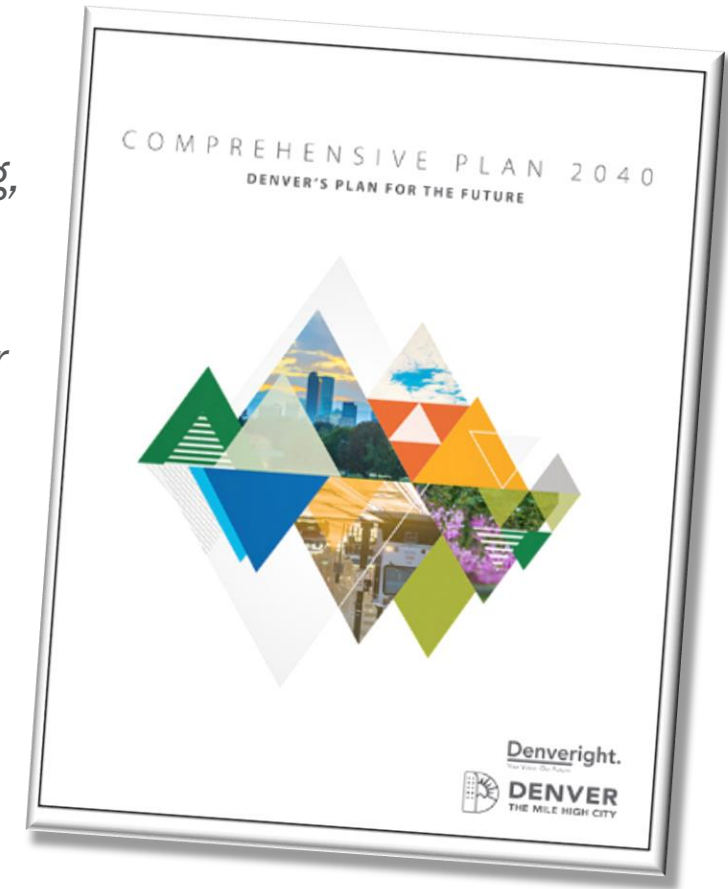
4. Justifying Circumstances

5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2040

- Strong and Authentic Neighborhoods Goal 2, Strategy D – *Use urban design to contribute to economic viability, public health, safety, environmental well-being, neighborhood culture and quality of life (p. 34).*
- Economically Diverse and Vibrant Goal 3, Strategy A – *Promote small, locally-owned businesses and restaurants that reflect the unique character of Denver (p. 46).*
- Economically Diverse and Vibrant Goal 10, Strategy B – *Support the creation, expansion and economic vitality of Denver food businesses (p. 48).*
- Strong and Authentic Neighborhoods Goal 1, Strategy A – *Build a network of well connected, vibrant, mixed-use centers and corridors (p. 34).*
- Environmentally Resilient Goal 8, Strategy B – *Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).*



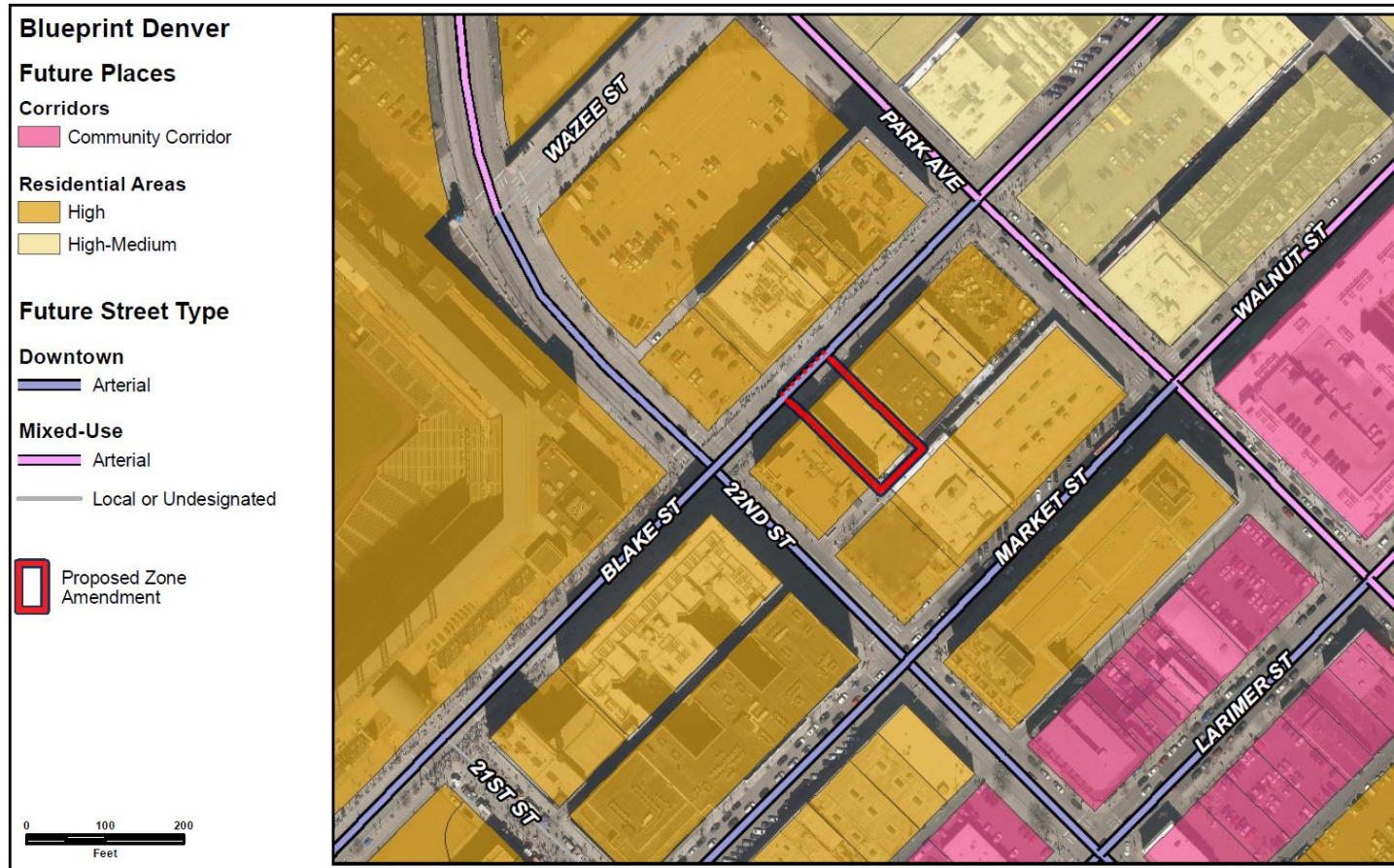
Consistency with Adopted Plans: Blueprint Denver



Downtown Neighborhood Context

- Most dense and active context
- Intended to promote safe, active and pedestrian-scaled areas with building forms that activate the public street edge

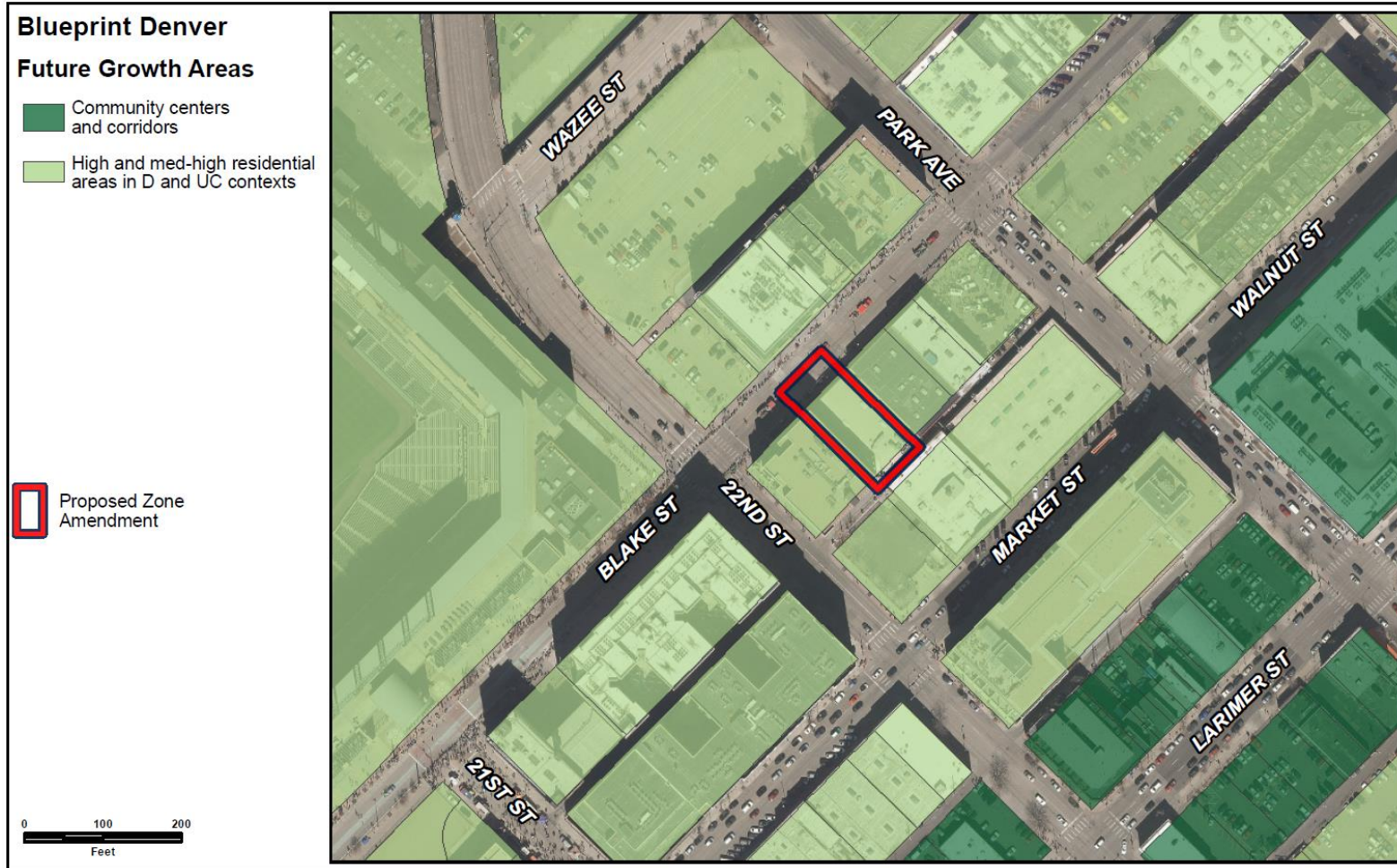
Consistency with Adopted Plans: Blueprint Denver



- **High Residential Area**
 - High mix of uses throughout
 - High lot coverage and shallow setbacks
 - Highest priority given to pedestrians
- **Street types**
 - 22nd St & Blake St: Downtown Arterials

Reminder: Evaluating whether the proposed zone district is consistent with the Future Street Classification, but not to assess the traffic impacts of a specific development proposal.

Consistency with Adopted Plans: Blueprint Denver



Growth Area Strategy: High and High-Medium Residential Areas in D- and C- Contexts

- 15% of new housing
- 5% of new employment

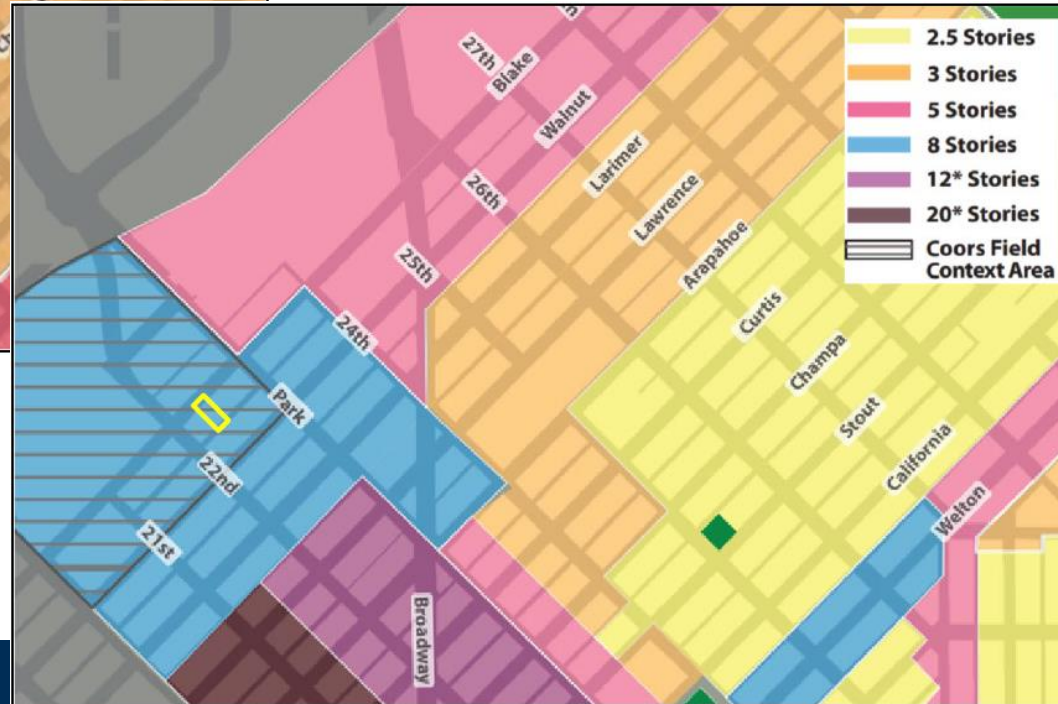
Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, however more limited.

Consistency with Adopted Plans: Northeast Downtown Neighborhoods Plan (2011)



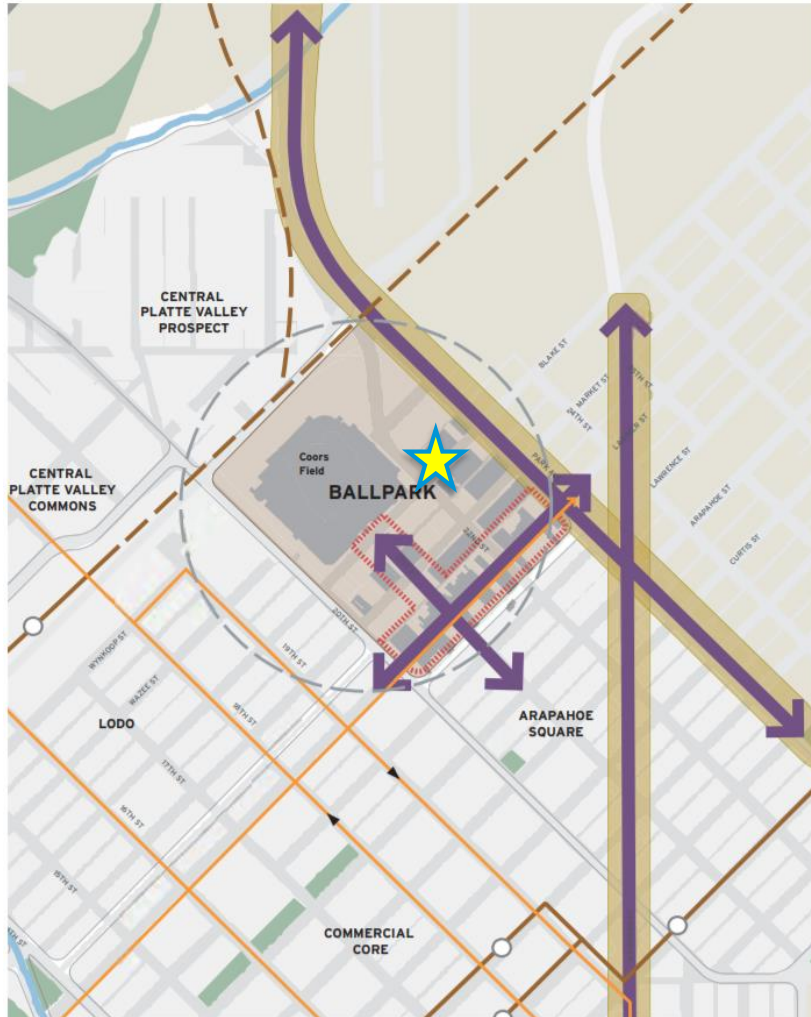
Future Land Use Map

Maximum Building Heights Map



- Mixed use areas that place importance on pedestrian access
- Promote the use of design elements that link buildings to the street environment
- Recommended building heights should not exceed the height of Coors Field

Consistency with Adopted Plans: Downtown Area Plan (2007)



This 3-D model highlights existing development (dark red) and potential future development (light red) in Ballpark.

Ballpark District Recommendations

- Transform the area into a dense, vibrant, mixed-use district
- Implement pedestrian improvements throughout the district



Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
 - Implementation of adopted plans
 - Foster the creation of a pedestrian friendly, mixed-use area near high capacity transit
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
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5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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