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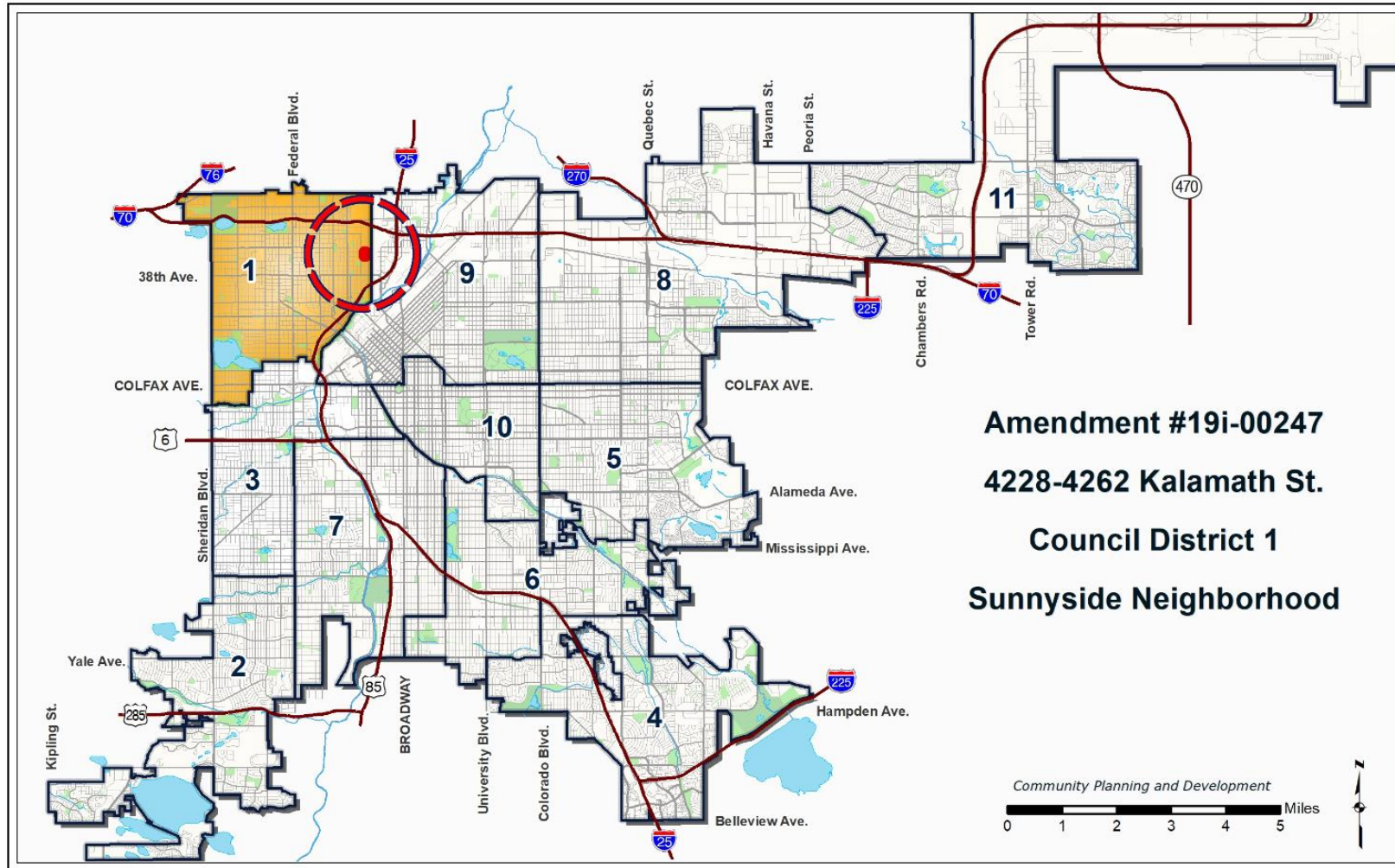
# 4228 & 4260 Kalamath Street

Request: PUD 240 & U-MX-2x to U-RX-3

Denver City Council

Date: 08/10/2020

# Council District 1, Sunnyside Neighborhood



# Request: U-RX-3



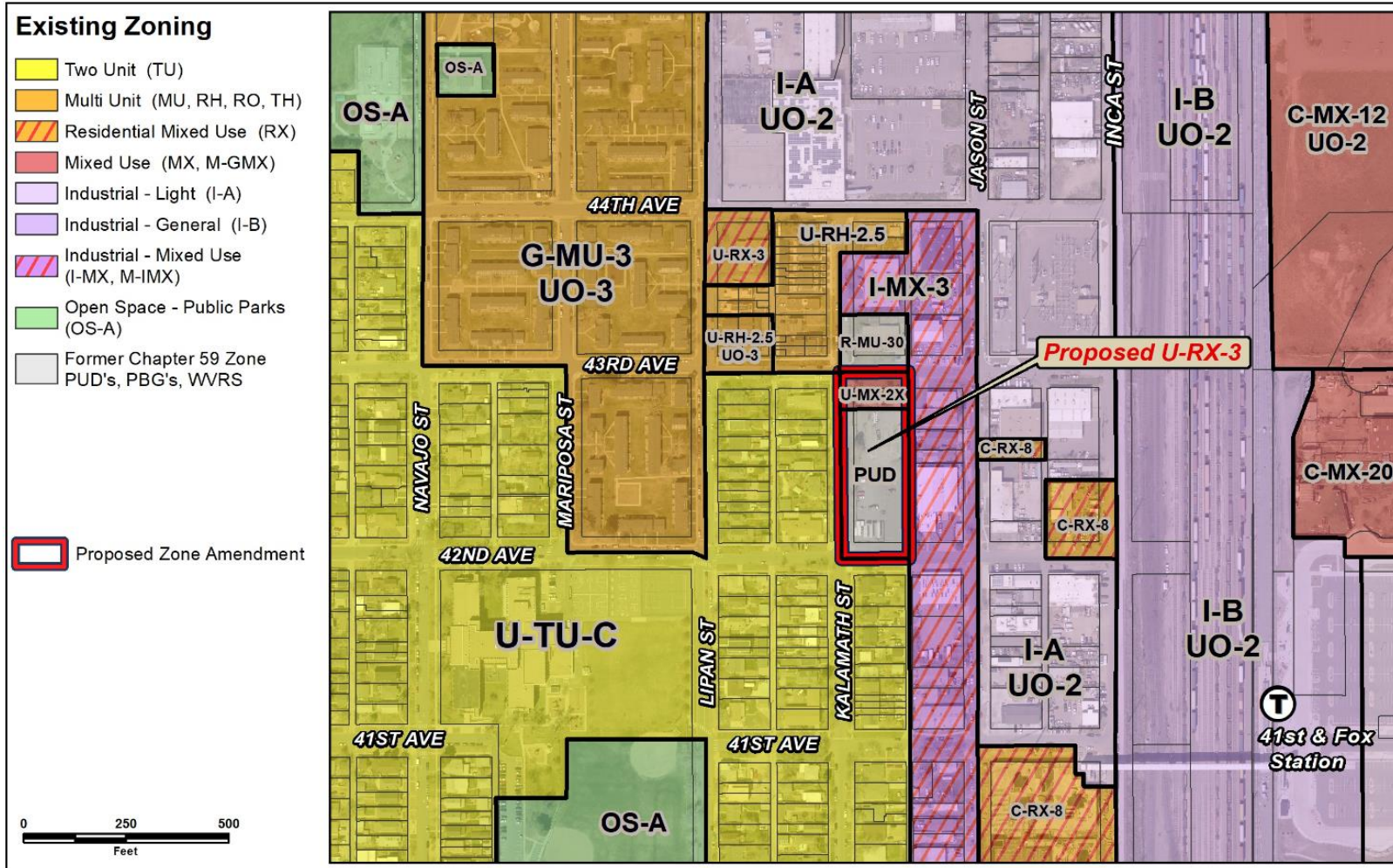
## Location:

- Approx. 46,875 sq. ft. (1.076 acres)
- Industrial storage and residential duplex

## Proposal:

- Rezoning to U-RX-3 to allow for future residential redevelopment

# Existing Zoning



Current zoning:  
PUD 240 & U-MX-2x

Adjacent zoning:  
U-TU-C; U-RH-2.5; R-MU-30; I-MX-3

# PUD 240

- Approved in 1988
- Allows industrial and office uses (based on I-0 district)
- Contemplates construction of building for light manufacturing and office
- Maximum FAR = 0.38:1
- Maximum height = 30 feet
- Minimum setback from Kalamath Street = 25 feet
- Other requirements

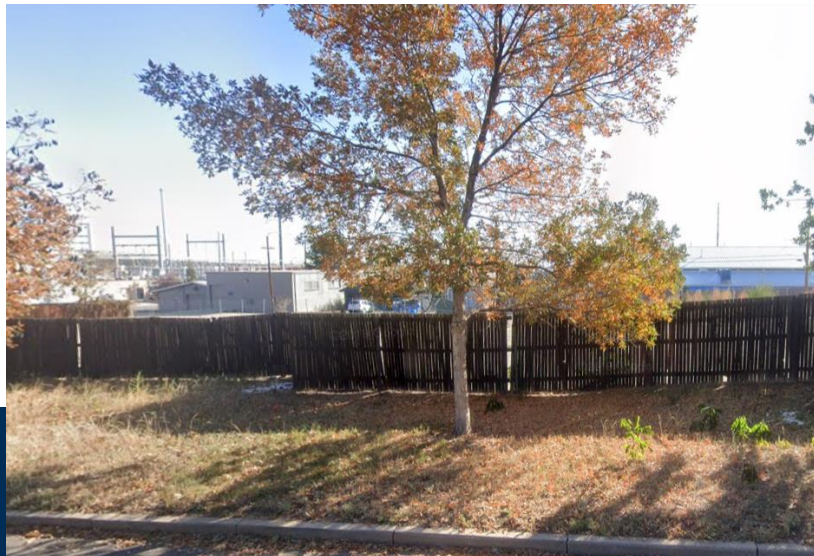
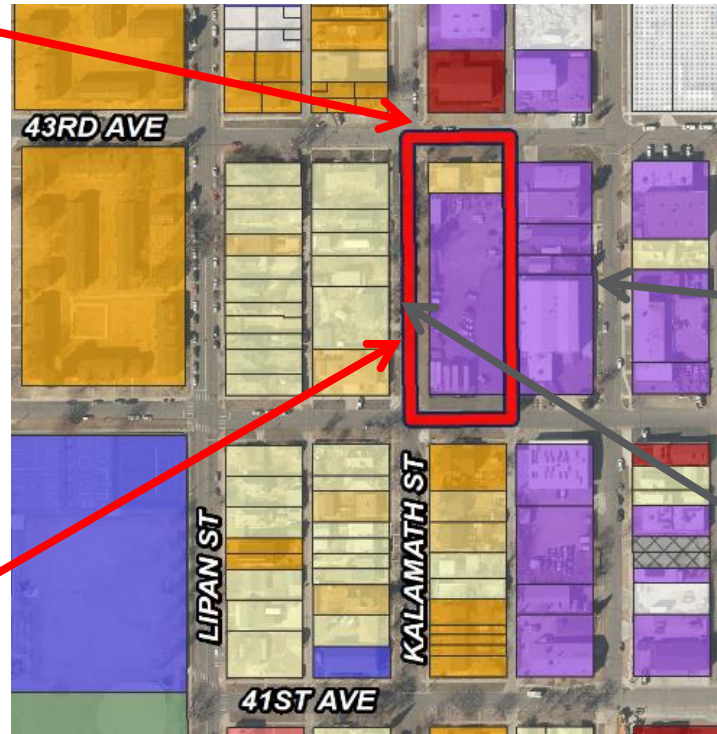
# Existing Land Use



Current land use:  
Industrial and two-unit residential

Adjacent land uses:  
Two-unit residential,  
single-unit residential,  
industrial, office

# Existing Context – Building Form/Scale



# Requested Zone District

Design Standards	PUD 240 (Existing)	U-MX-2x (Existing)	U-RX-3 (Proposed)
Primary Building Forms Allowed	N/A	Town House, General, Shopfront	Town House, Shopfront
Height in stories/Height in feet (max)	1/30'	2/30'	3/45'
Primary Street Build-To Percentages (min)	N/A	70%	70%
Primary Build-To Ranges	N/A	0' to 15'**	0' to 15'**
Primary Setbacks (min)	25'	0' to 10'**	0' to 10'**
Minimum Zone Lot Size/Width	N/A	N/A	N/A



# Process

- Informational Notice: 2/19/2020
- Revised application submitted: 4/23/2020
- Planning Board Notice: 5/18/2020
- Planning Board Public Hearing: 6/3/2020 - voted 10 to 0 in favor
- LUTI Committee: 6/23/2020
- City Council Public Hearing: 8/10/2020
- 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*
- *41<sup>st</sup> & Fox Station Area Plan*
- *Sunnyside Neighborhood Plan*

### 2. Uniformity of District Regulations

### 3. Further Public Health, Safety and Welfare

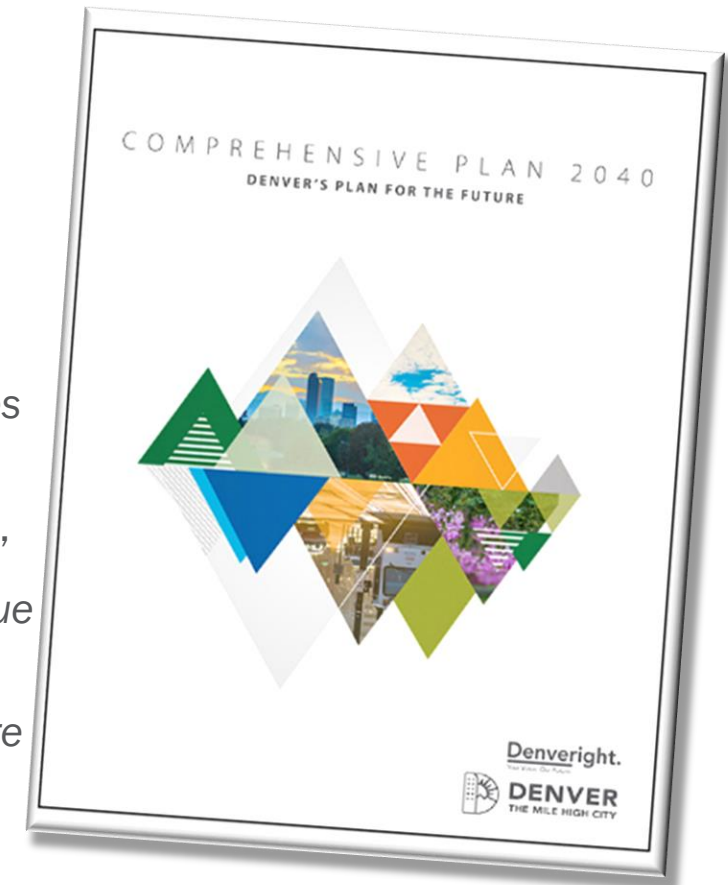
### 4. Justifying Circumstances

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

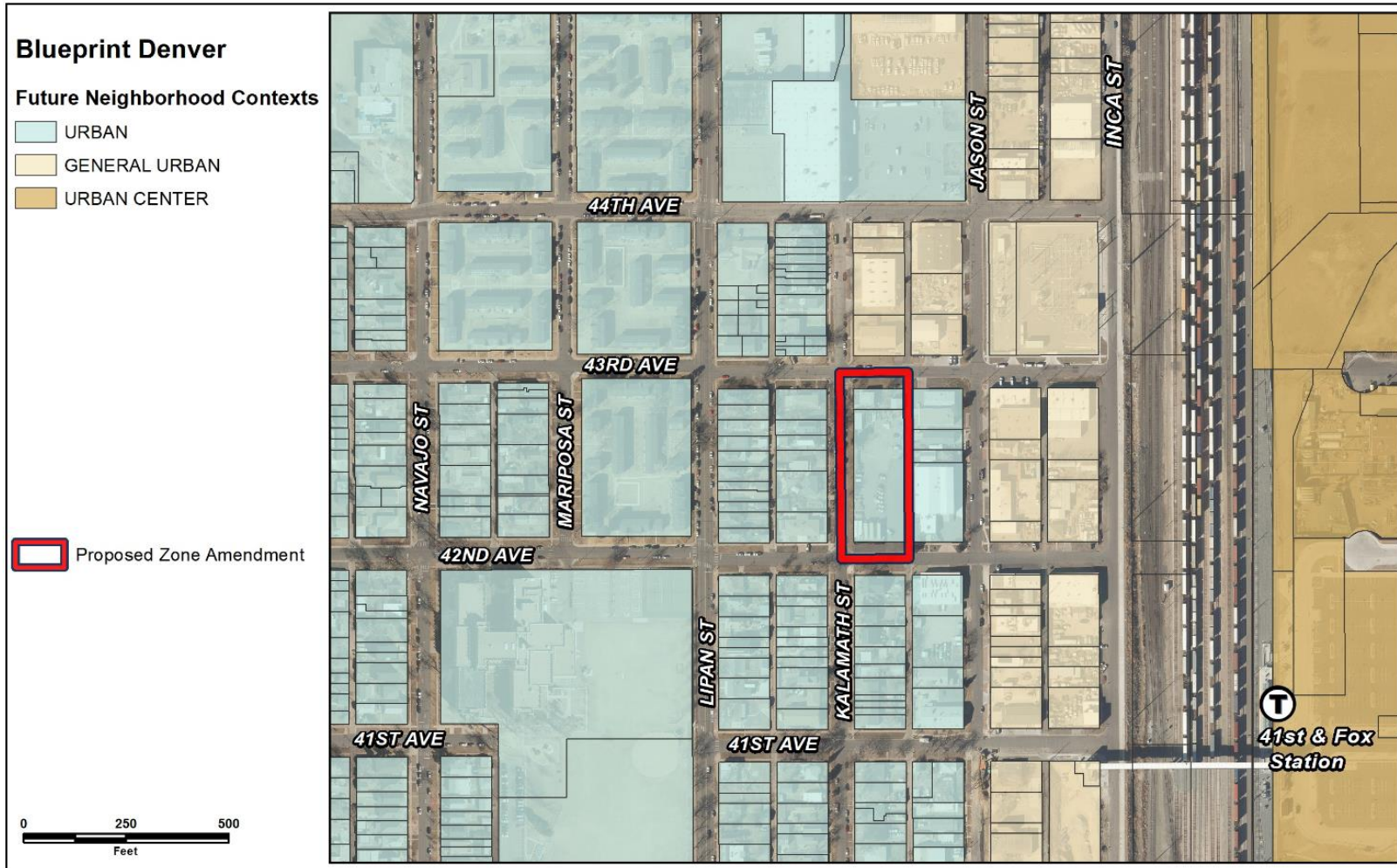
# Review Criteria: Consistency with Adopted Plans

## Comprehensive Plan 2040

- Equitable, Accessible and Inclusive Goal 1 – *Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities (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).*
- Strong and Authentic Neighborhoods Goal 1, Strategy D – *Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities (p. 34).*
- Strong and Authentic Neighborhoods Goal 1, Strategy A – *Build a network of well connected, vibrant, mixed-use centers and corridors (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).*
- 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).*



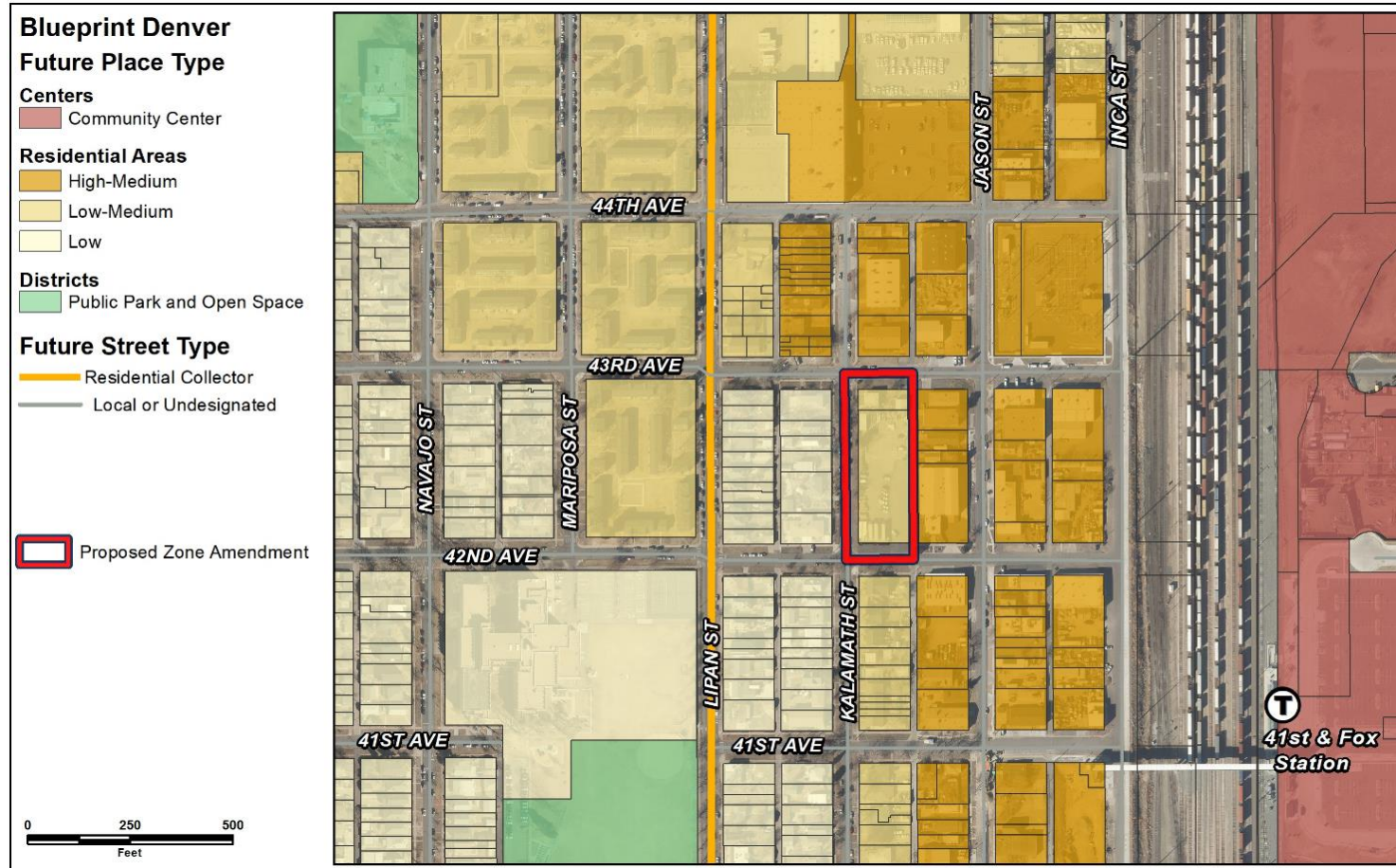
# Consistency with Adopted Plans: Blueprint Denver



## Urban Neighborhood Context

- Contains small multi-unit residential and low-intensity mixed-use buildings
- Intended to promote safe, active and pedestrian-scaled areas with building forms that define the public street edge

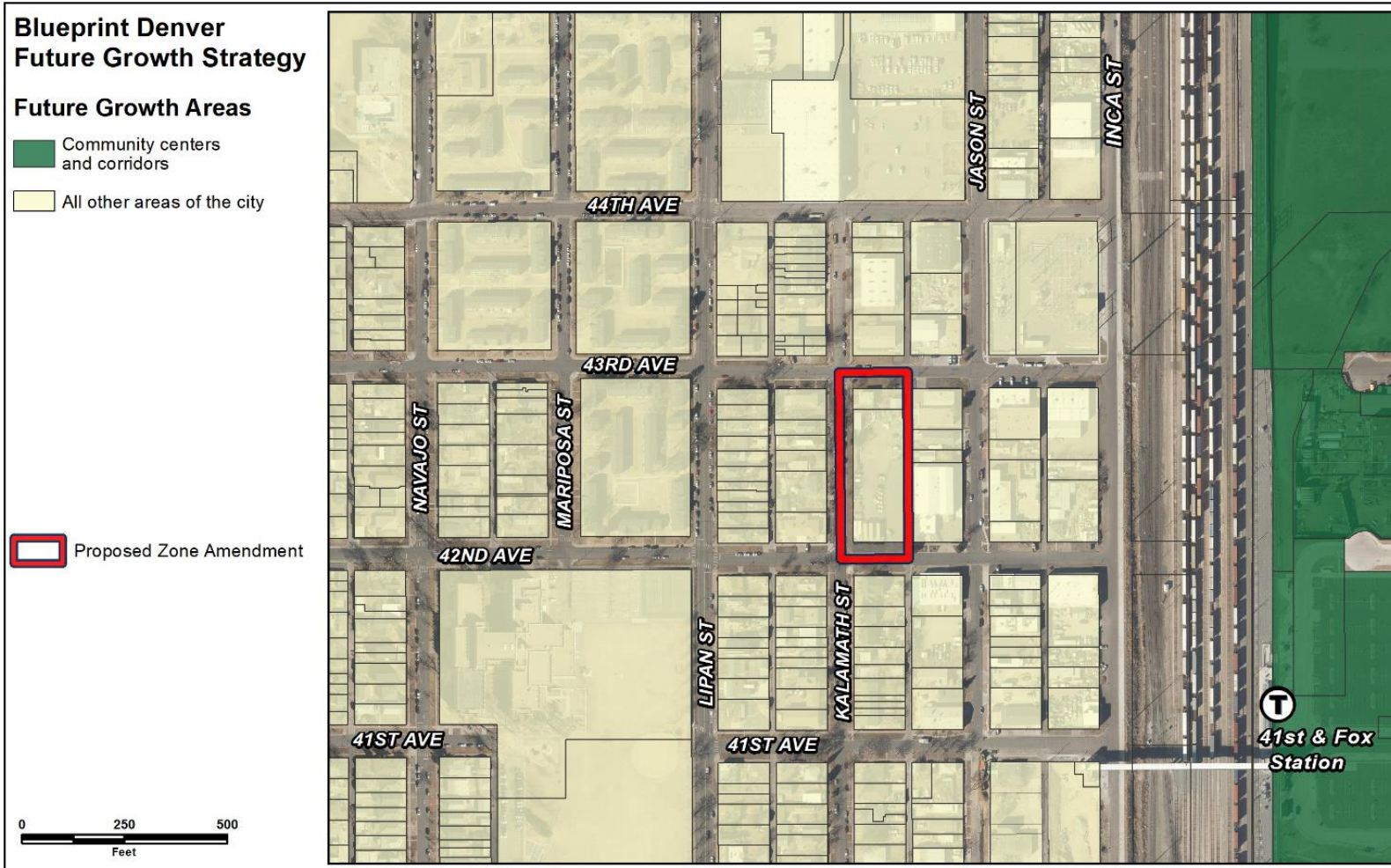
# Consistency with Adopted Plans: Blueprint Denver



- **Low-Medium Residential Area**
  - Mix of low to mid-scale residential options
  - Limited mixed-use along arterial and collector streets and at some intersections
- **Street types**
  - Kalamath St/W 42<sup>nd</sup> and 43<sup>rd</sup> Avenues: Local or Undesignated

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: All other areas of the city

- 20% of new housing
- 10% 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: 41<sup>st</sup> & Fox Station Area Plan (2009)

- Pedestrian Shopping District (2-8 stories)
- Pedestrian Shopping District (2-5 stories)
- Mixed-Use Office/Residential (3-20 stories)
- Urban Residential (2-12 stories)
- Urban Residential (2-8 stories)
- Urban Residential (1-3 stories)
- Single Family / Single Family Duplex
- Proposed Open Space/ Parks/ Plaza

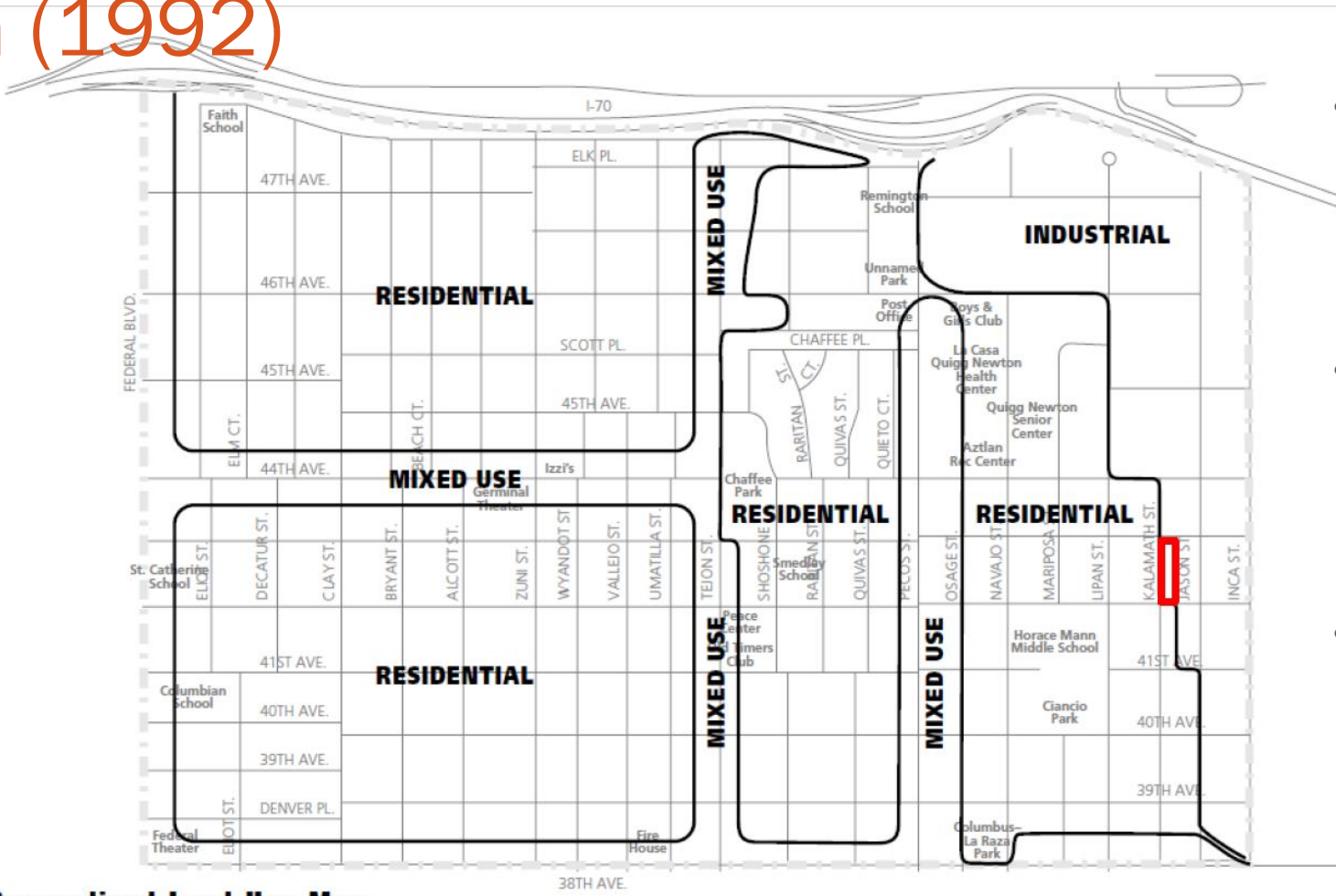
-  Funded New Pedestrian/Bike Bridge over 38th Ave.
-  Proposed Ped. Bridge /Potential Future Vehicular Access
-  Transit Platform and Pedestrian Bridge
-  Future RTD Structured Parking
-  FasTracks Gold Line
-  Existing Park
-  38th Avenue Main Street
-  Historically Significant Buildings
-  Navajo District



- Plan sets vision for the creation of a diverse, transit supportive and environmentally sustainable urban center
- Urban residential 1-3 story areas are intended to create improved edge for adjacent residences and the Quigg Newton Homes
- Single-unit, duplexes, townhomes, small apartments and condominium buildings are appropriate



# Consistency with Adopted Plans: Sunnyside Neighborhood Plan (1992)



Generalized Land Use Map

- Plan identifies subject property as industrial and states the need for improved buffers to separate industrial and residential areas
- At the time the plan was written, the subject property was zoned PUD 240 & B-1 which allowed for limited office uses
- U-RX-3 is consistent with this plan as it allows for a multiple residential building forms and improves the buffer between residential and industrial zones

# 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
  - Facilitate increased housing density near transit and foster the creation of a walkable, urban area within walking distance to a rail transit station
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
  - 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