



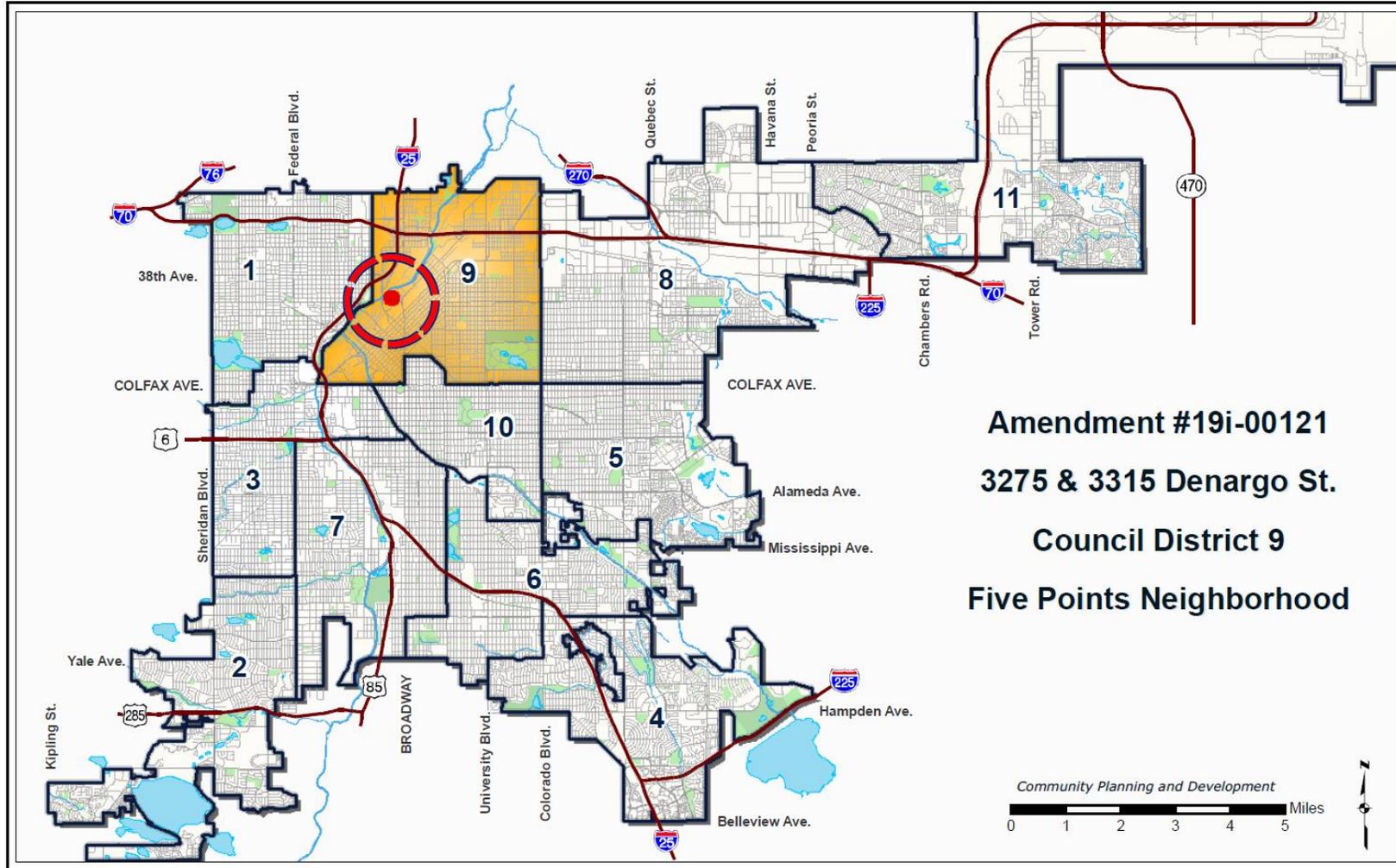
3275 & 3315 Denargo Street

Request: I-B, UO-2 to C-MX-12, D0-7

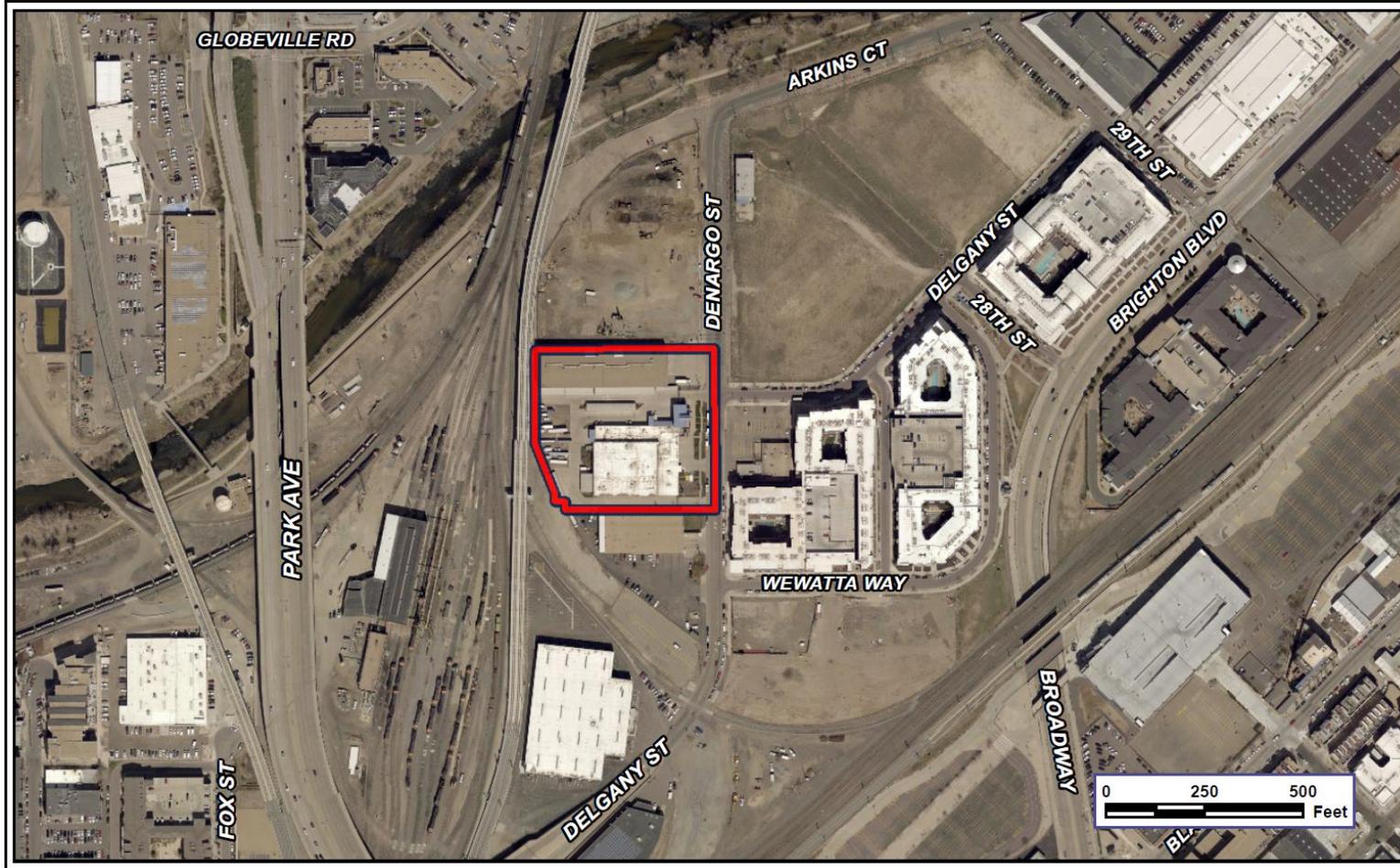
City Council

Date: 3/16/2020

Council District 9, Five Points Neighborhood

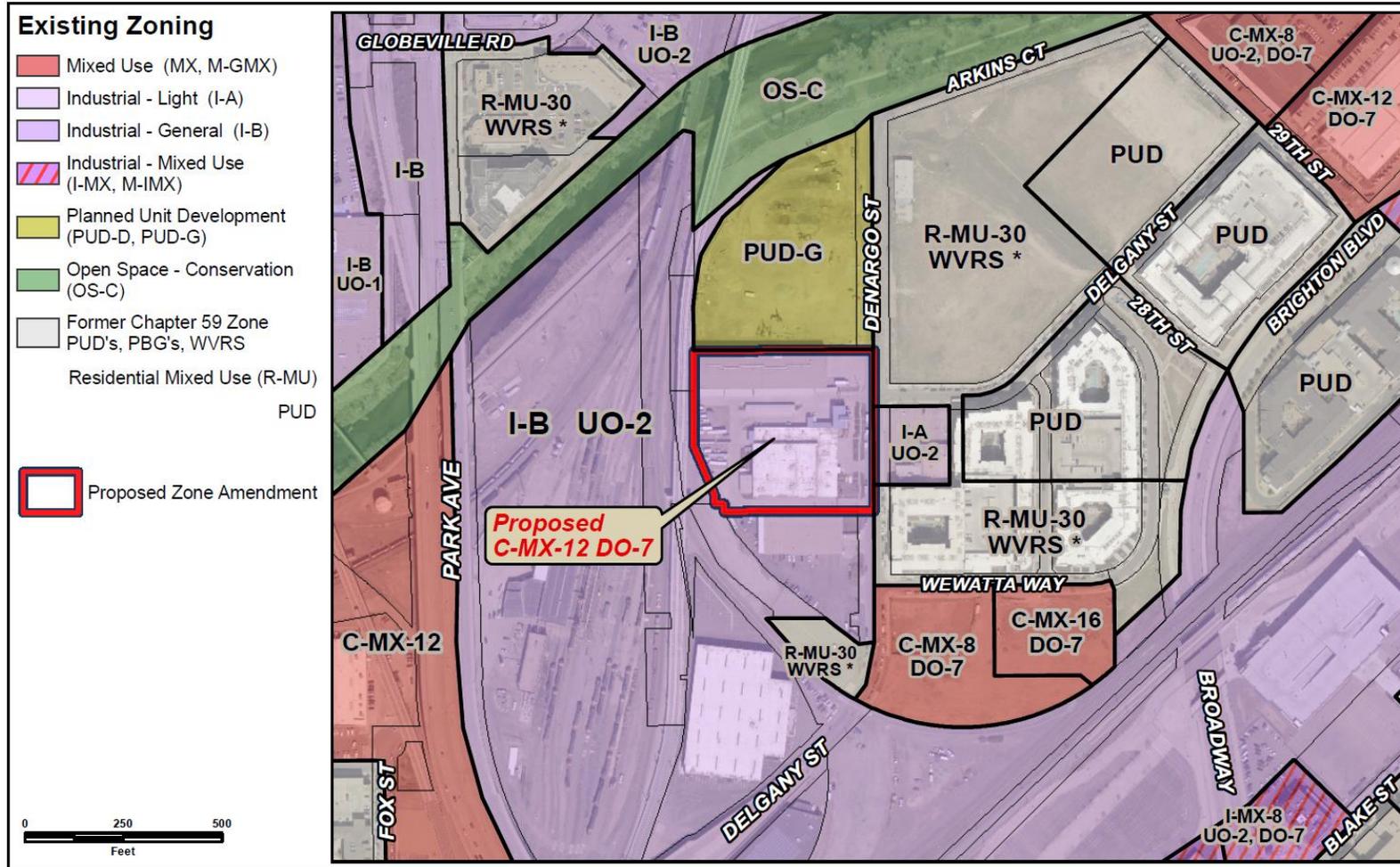


Request: C-MX-12, D0-7



- **Location:**
 - Approx. 3.82 acres
 - Mini-storage and warehouse building
- **Proposal:**
 - Rezoning to C-MX-12, D0-7 to enable mixed-use development

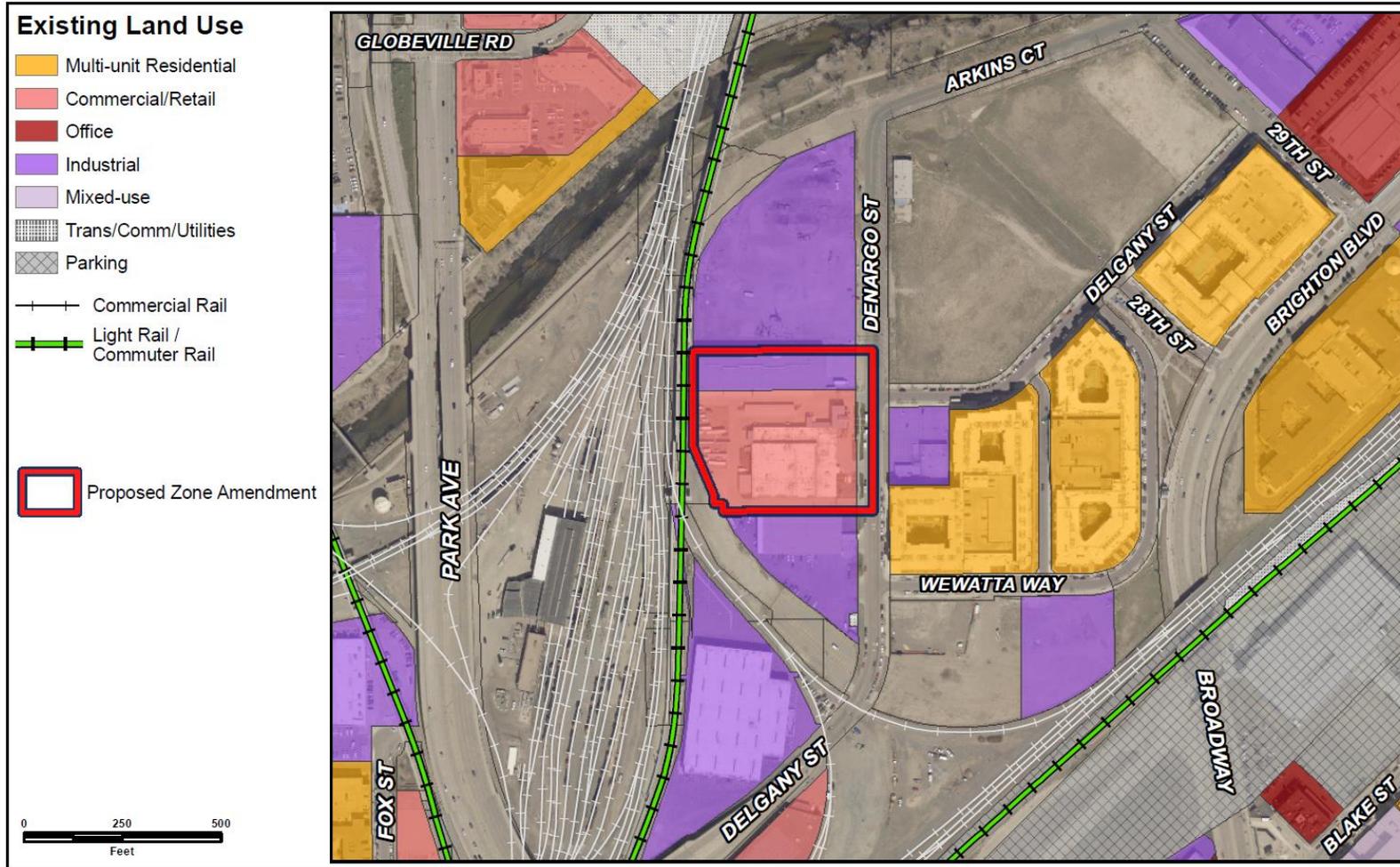
Existing Zoning



Current zoning:
I-B, UO-2

Adjacent zoning:
I-B, UO-2; I-A, UO-2; R-MU-30 w/waivers and conditions; PUD-G#12

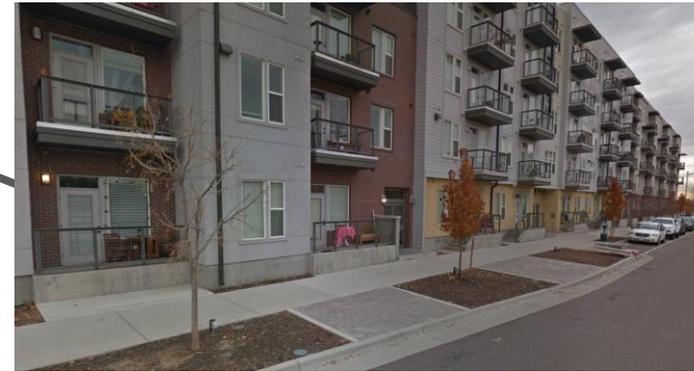
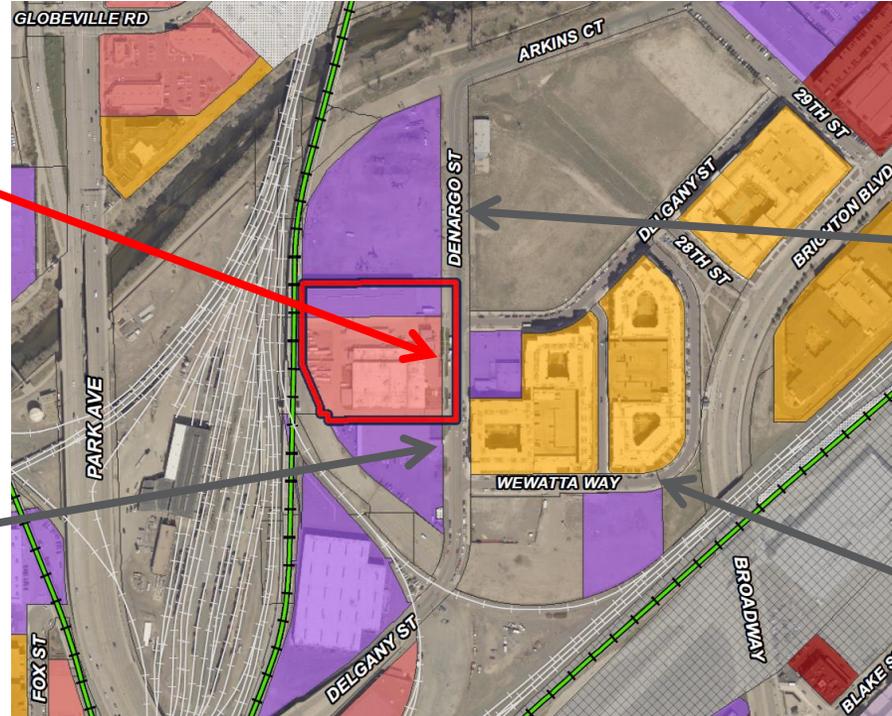
Existing Land Use



Current land use:
Commercial/Retail and
Industrial

Adjacent land uses:
Industrial, Multi-unit
Residential, Vacant

Existing Context – Building Form/Scale



Requested Zone District

Design Standards	I-B, UO-2 (Existing)	C-MX-12, DO-7 (Proposed)
Primary Building Forms Allowed	General, Industrial	Town House, General Shopfront
Height in stories/Height in feet (max)	N/A	12/150'
Primary Street Build-To Percentages (min)	N/A	70% to 75%*
Primary Build-To Ranges	N/A	0' to 15'*
Primary Street Setback (min)	20'	0' to 10'*
Minimum Zone Lot Size/Width	N/A	N/A

*Standard varies between building forms

Affordable Housing Agreement

- Agreement has been reached executed
- At least 10% of total units affordable to residents earning 80% of Area Median Income
- At least 25% of income-restricted units would have at least two bedrooms
- Income-restricted units will remain at this level of affordability for a minimum period of 99 years

Process

- Informational Notice: 9/18/2019
- Revised application submitted: 12/2/2019
- Planning Board Notice: 1/13/2020
- Planning Board Public Hearing: 1/29/2019
- LUTI Committee: 2/4/2020
- City Council Public Hearing: 3/16/19
- Public Comment
 - As of present, 2 letters of support 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*
- *River North Plan*
- *Housing an Inclusive Denver*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

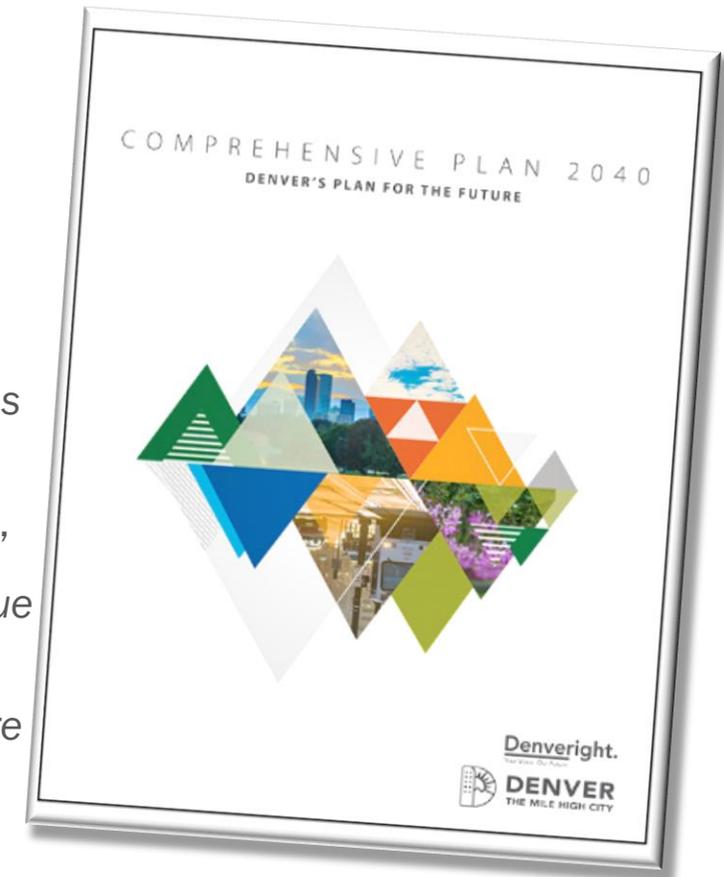
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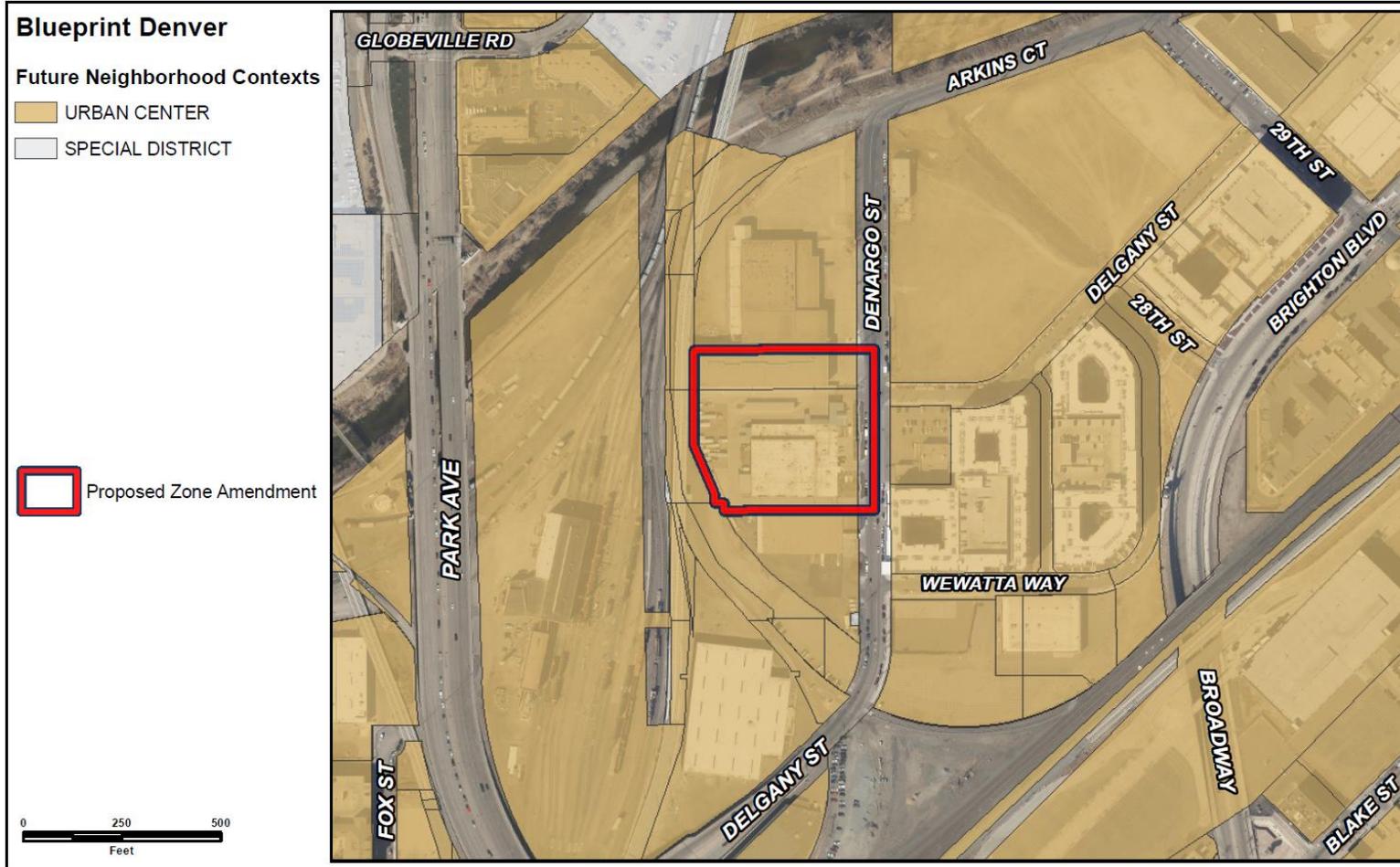
Review Criteria: Consistency with Adopted Plans

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).*

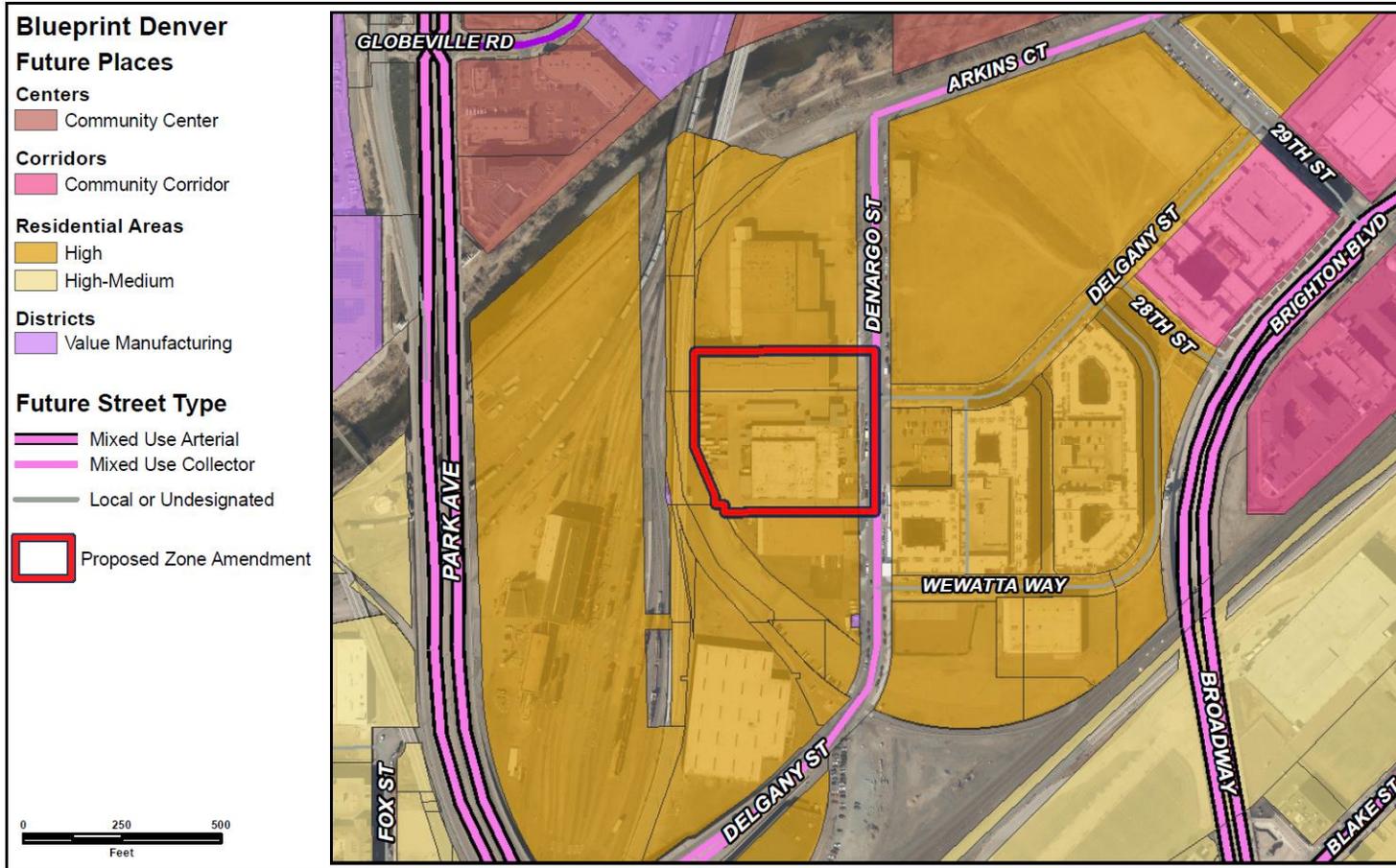


Consistency with Adopted Plans: Blueprint Denver



- **Urban Center Neighborhood Context**
 - High mix of uses throughout with good street activation and connectivity
 - Buildings are usually multi-story with a high degree of lot coverage

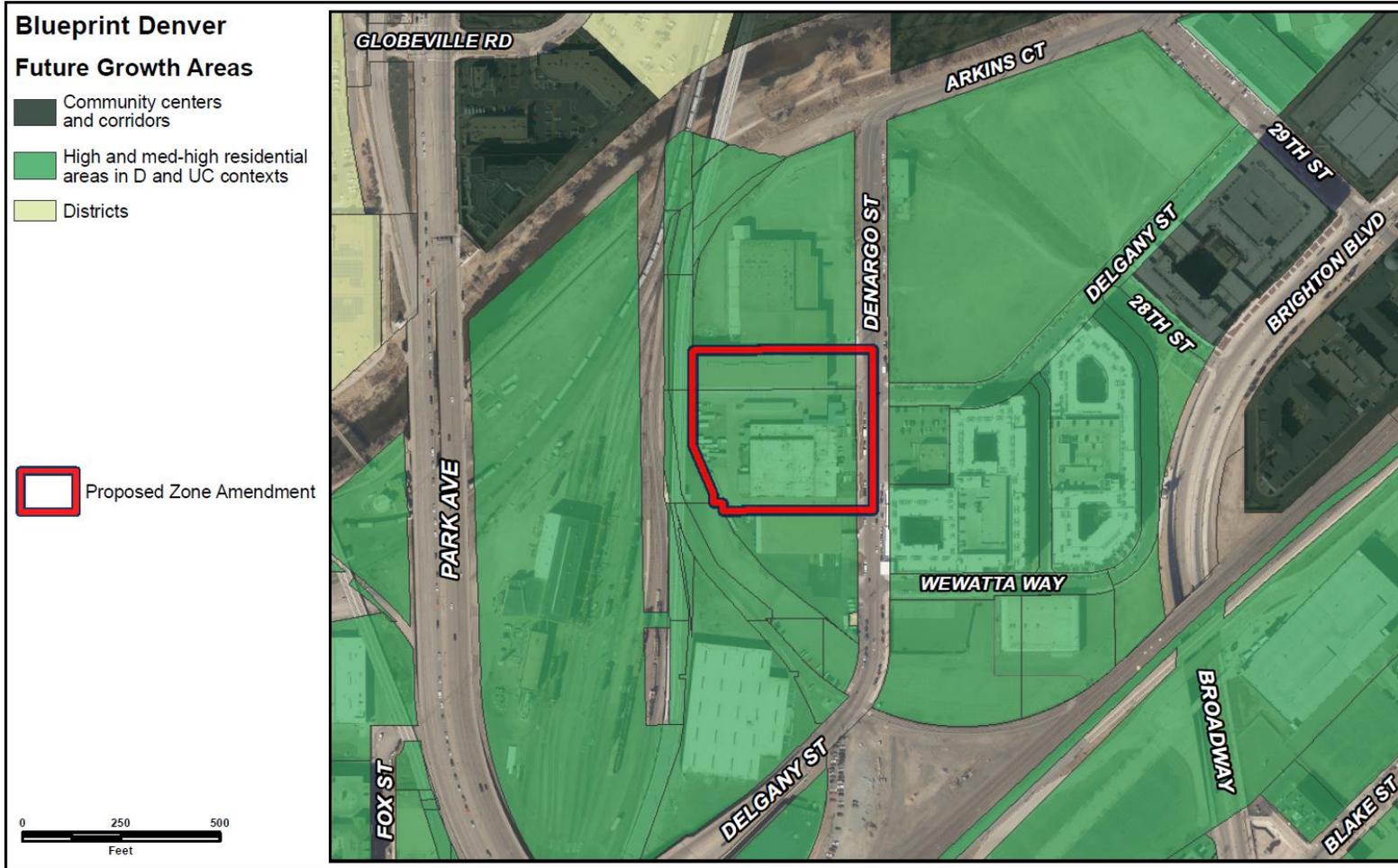
Consistency with Adopted Plans: Blueprint Denver



- **High Residential Area**
 - Commercial uses are prevalent
 - Buildings are generally the tallest of the residential places in this context
- **Street types**
 - Denargo St: Mixed Use Collector
 - Park Avenue & Broadway/Brighton Blvd: Mixed Use Arterial

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:

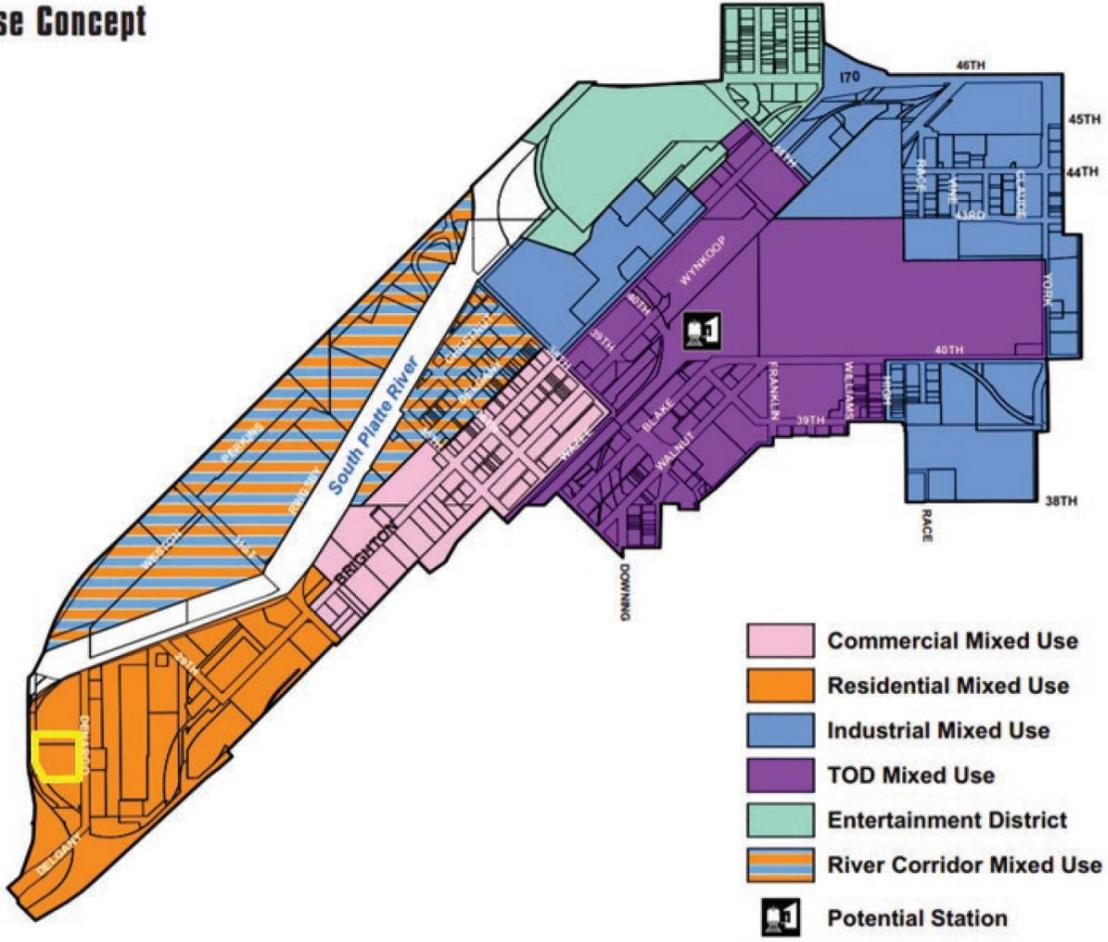
High & high-medium residential areas in D- and C- contexts

- 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: River North Plan (2003)

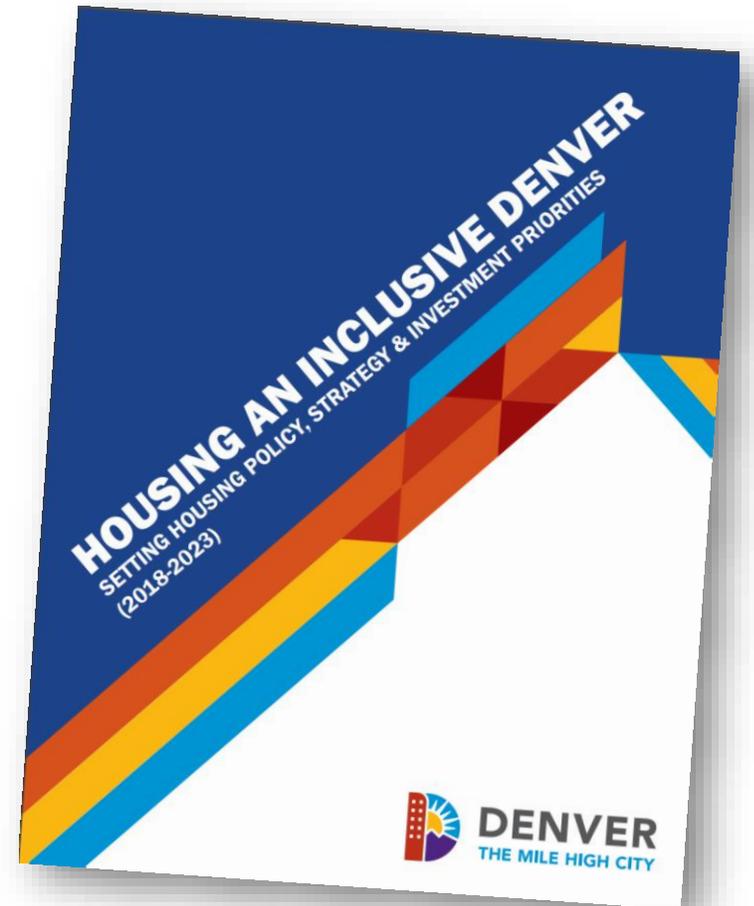
Land Use Concept



- Plan recommends Residential Mixed-Use zoning, Commercial Mixed-Use zoning or a combination of both
- Vision to create a compact, mixed-use, pedestrian friendly environment
- Ensure that urban design reinforces the pedestrian-oriented and transit-supportive character of the area

Consistency with Adopted Plans: Housing an Inclusive Denver (2018)

- Plan provides guidance and strategies to create and preserve strong and opportunity-rich neighborhoods with diverse housing options that are accessible and affordable to all Denver residents
- Core goals include creating affordable housing in vulnerable areas and in areas of opportunity and stabilizing residents at risk of involuntary displacement
- A recommendation of particular importance is to promote the development of new affordable, mixed-income and mixed-use rental housing



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 services and amenities and foster the creation of walkable, urban neighborhood within walking distance to downtown

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
 - Application of supplemental zoning regulations
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

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