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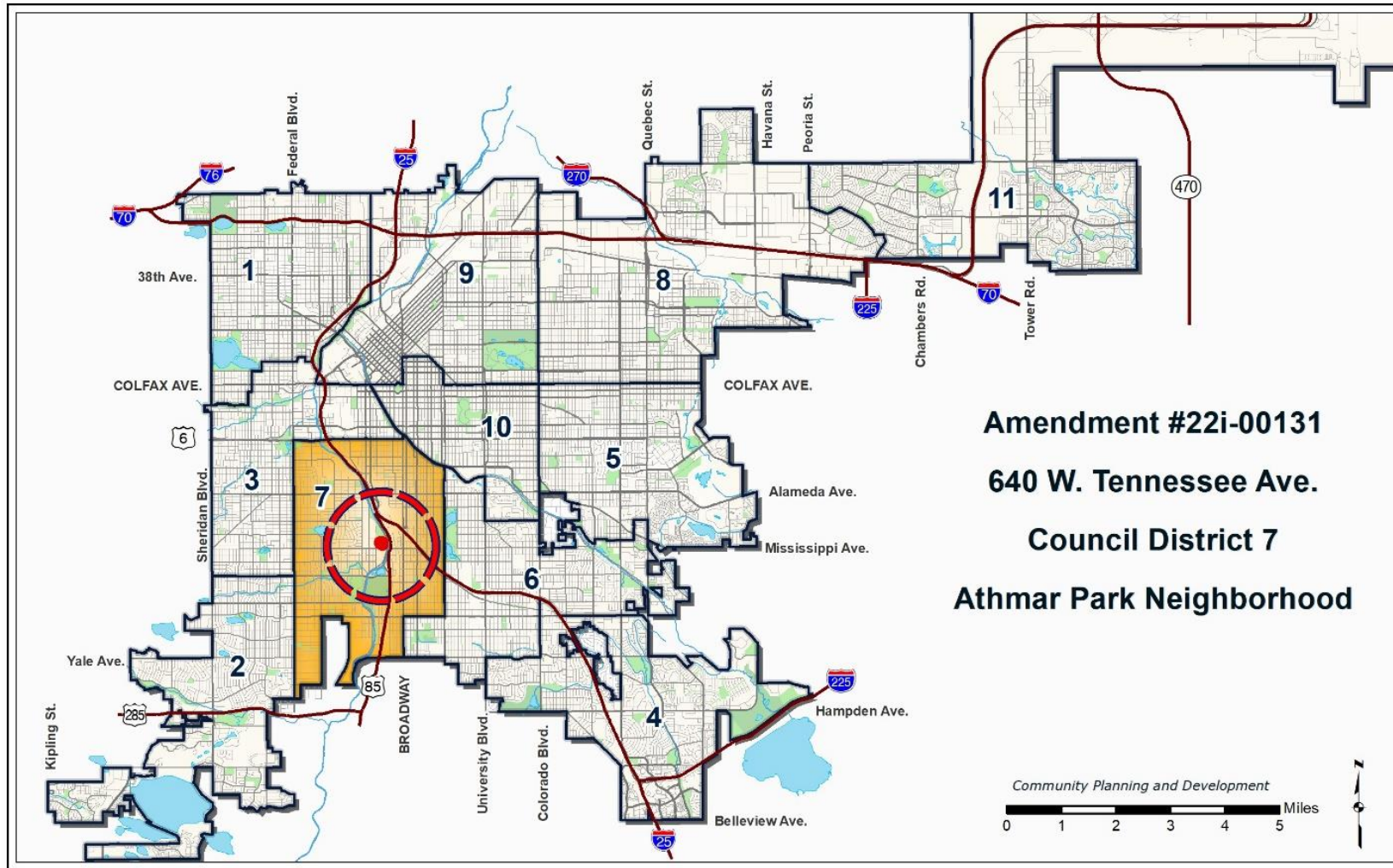
# 640 W Tennessee Avenue

Request: I-A UO-2 to I-MX-5

LUTI Hearing: 3/14/2023

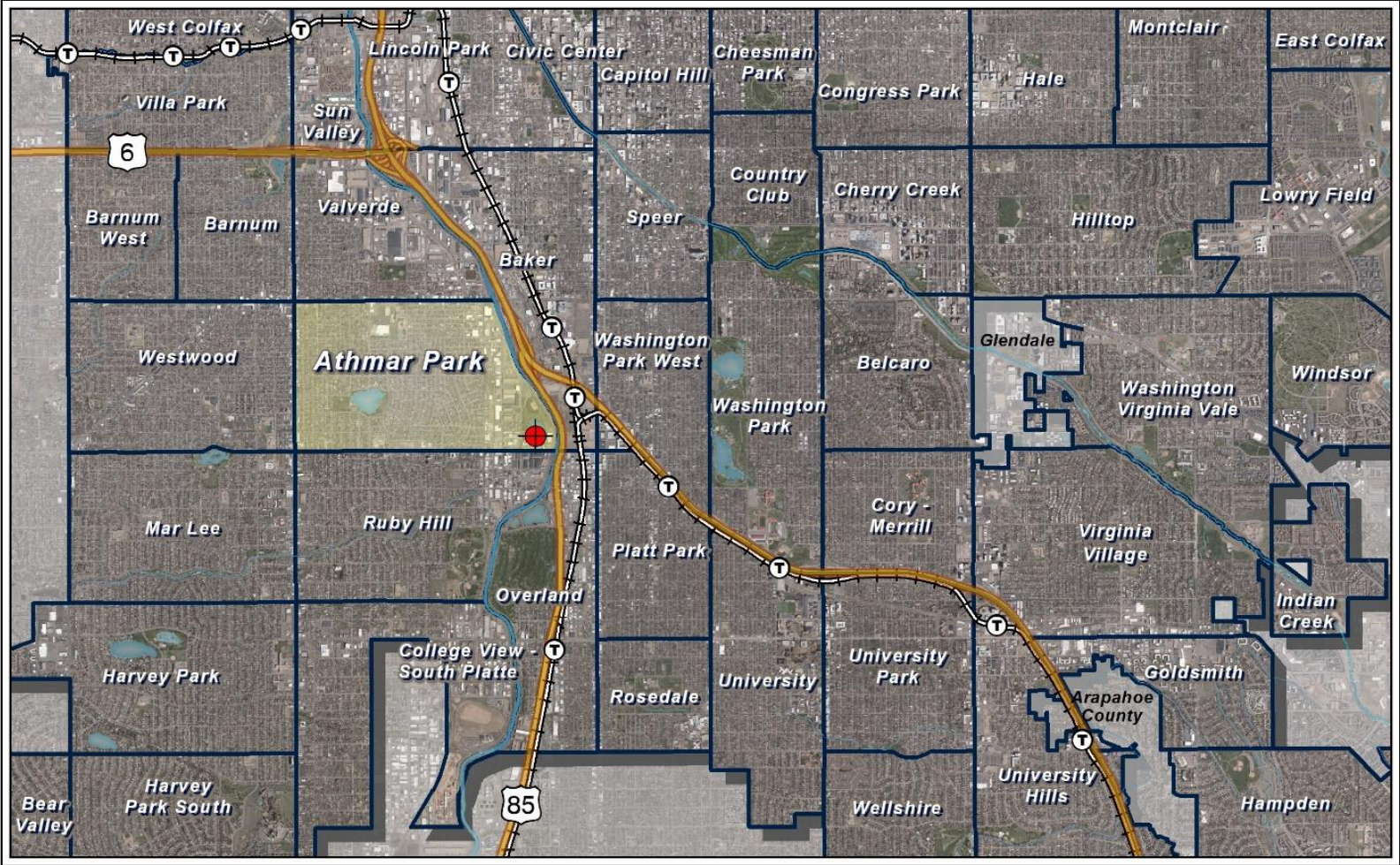
Case #: 2022i00131

# Council District 7 – CM Clark



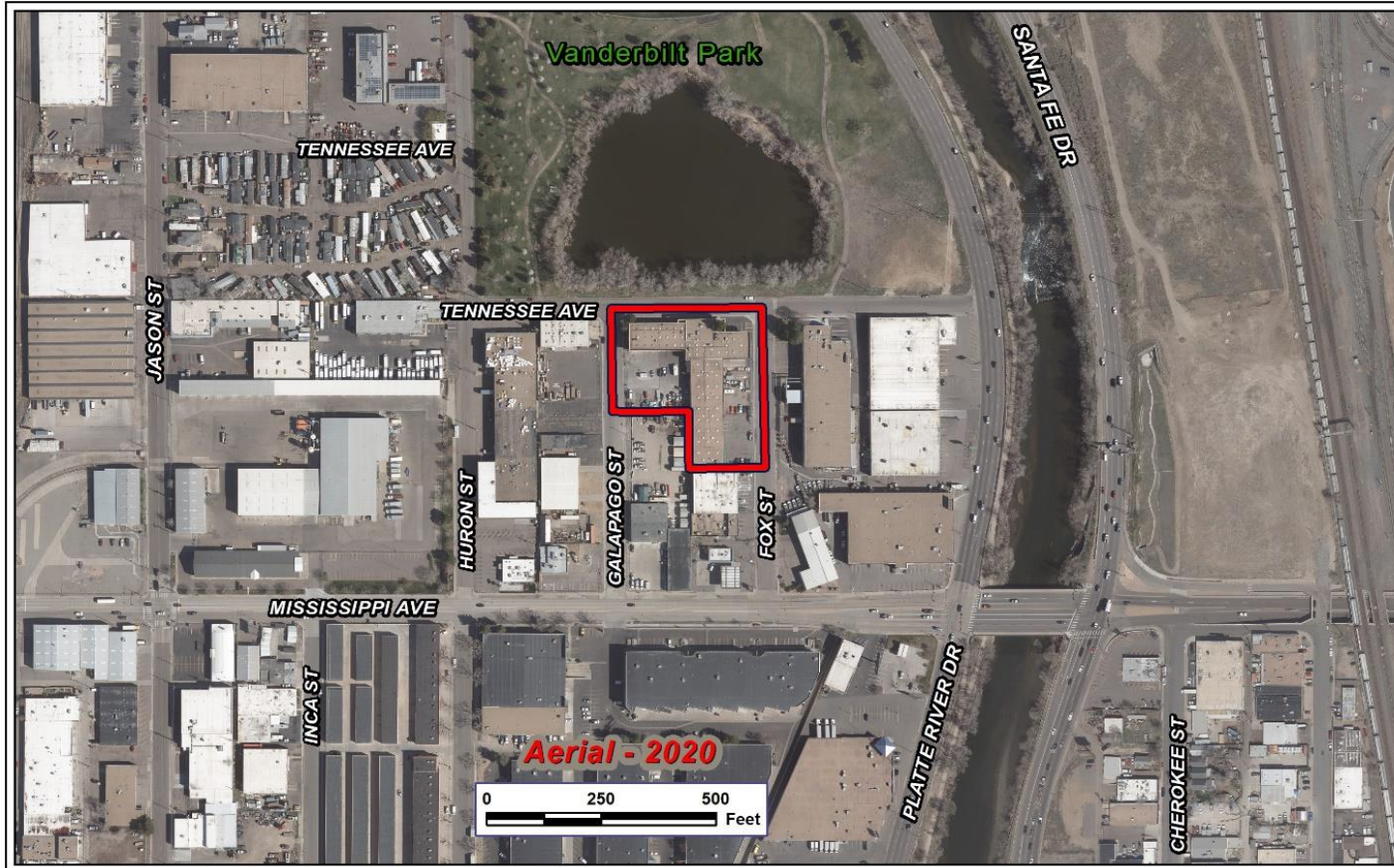


# Athmar Park Neighborhood





# Request: I-A UO-2 to I-MX-5



## Subject Property

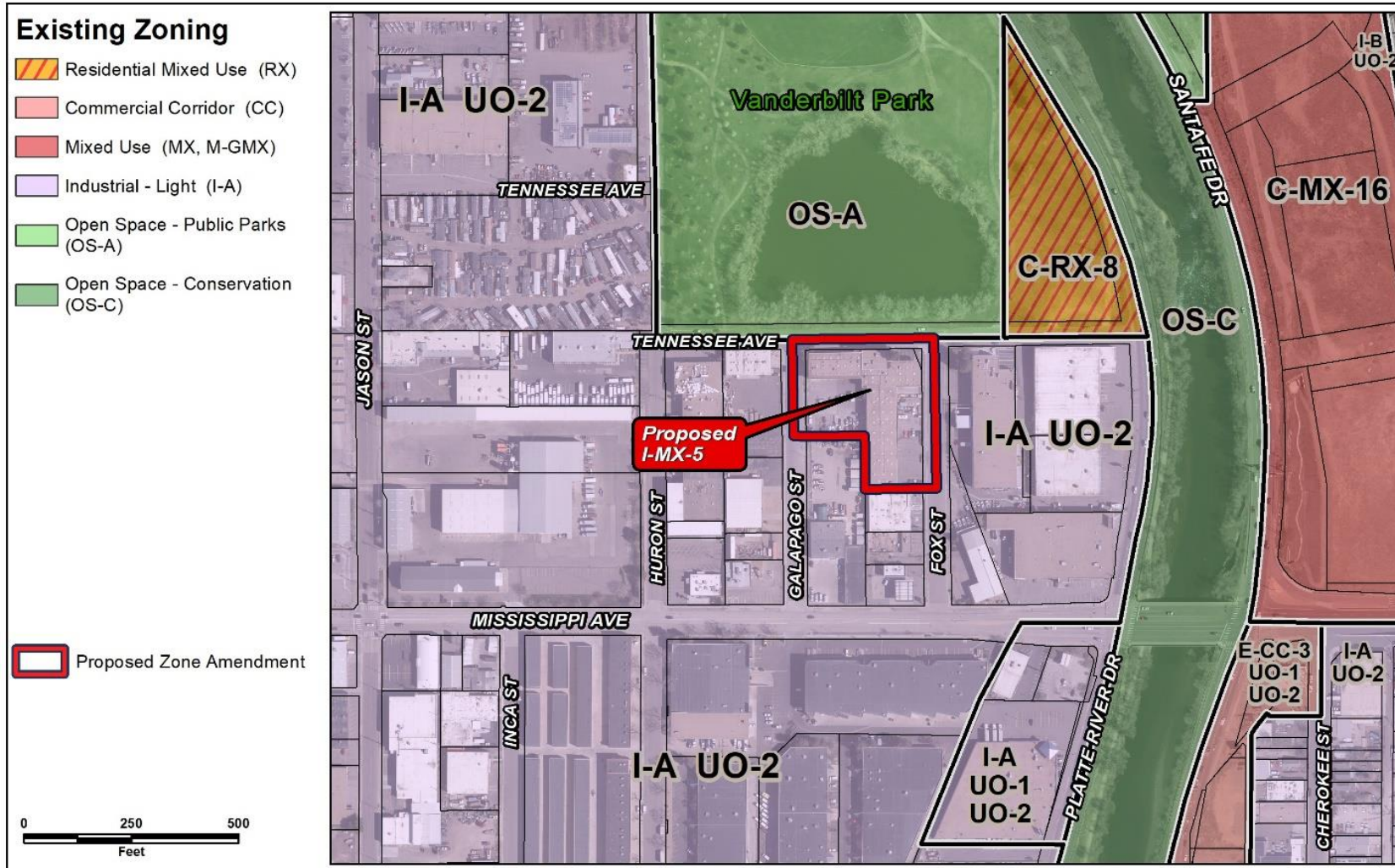
- Industrial (Auto Repair and Flooring Shop)
- 70,320 square feet or 1.61 acres

## Proposal

- I-MX-5
- Industrial – Mixed Use – Up to 5 stories in height
- Building Forms allowed: Industrial, General and Townhouse

*Reminder: Approval of a rezoning is not approval of a proposed specific development project*

# Existing Zoning





# Existing Context – Use/Building Form/Scale



Subject property looking southwest



Subject Property looking east





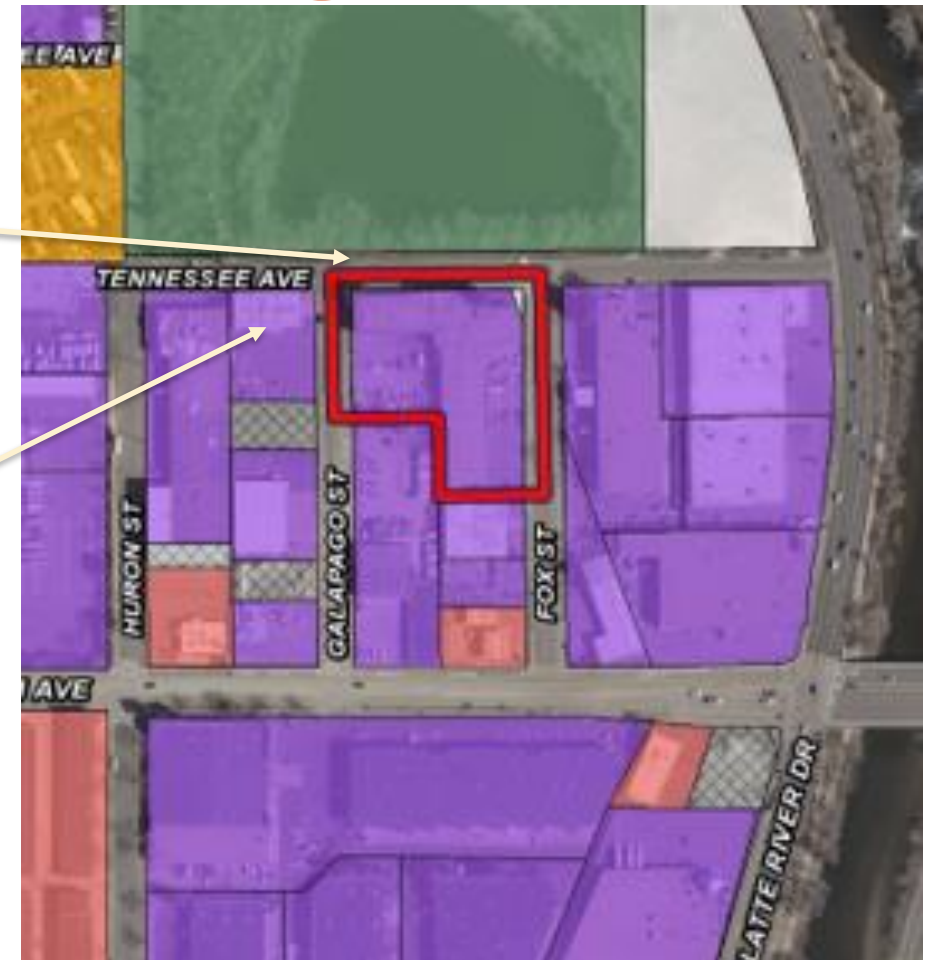
# Existing Context – Use/Building Form/Scale



*Vanderbilt Park to the North*



*West of the subject property*



# Process

- Informational Notice: 9/20/2022 (Revised 11/09/22)
- Planning Board Notice: 2/15/2023
- Planning Board Public Hearing: 3/1/2023
- LUTI Committee: 3/14/23
- City Council Public Hearing: 4/24/23 (tentative)
- Public Comment:
  - Two Letters of Support



# 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

# Denver Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver 2019*
- *I-25 and Broadway Station Area Plan (2016)*

## 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

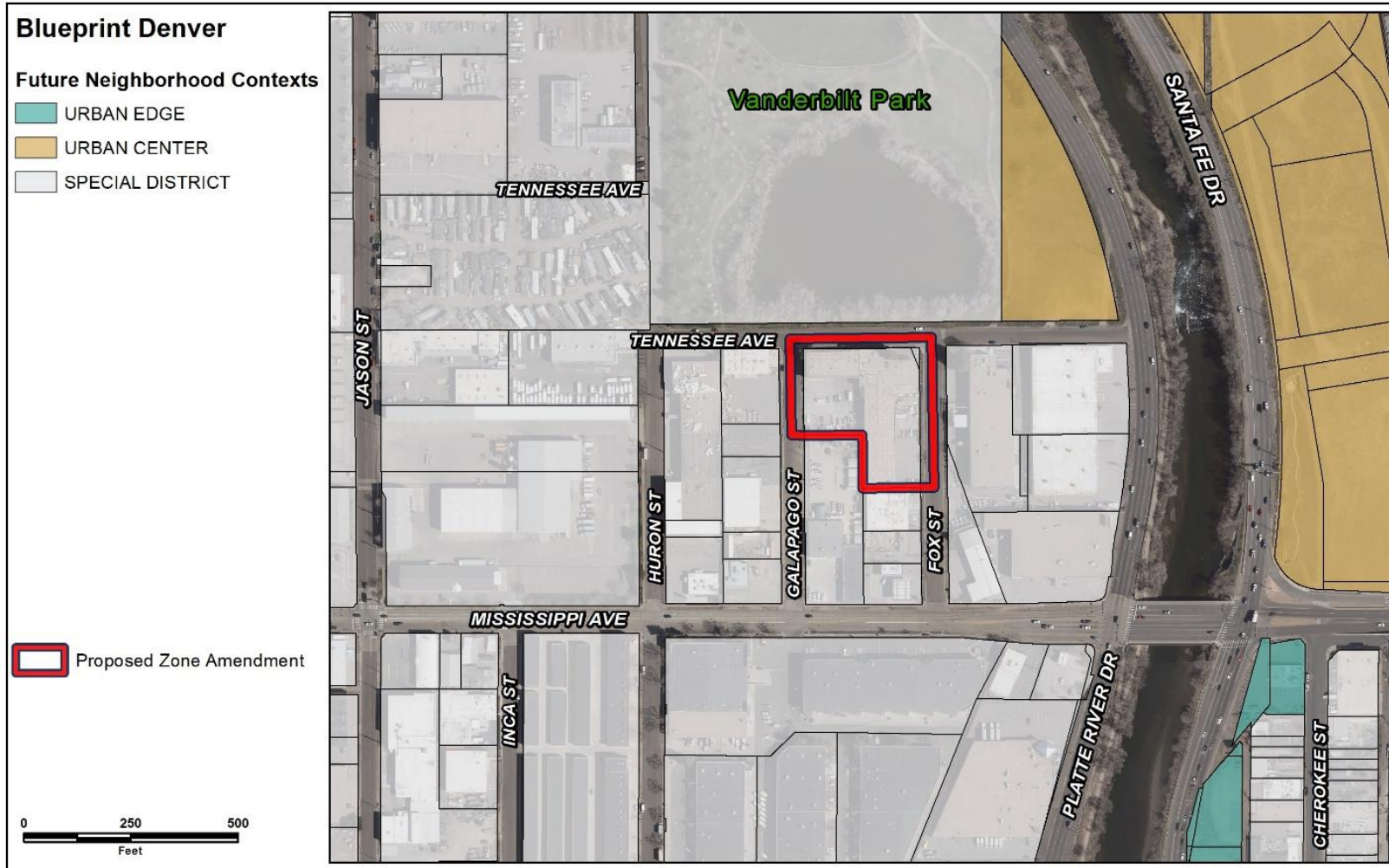


- **Equitable, Affordable and Inclusive Goal 1, Strategy A** – Increase development of housing units close to transit and mixed-use developments
- **Equitable, Affordable and Inclusive Goal 2, Strategy A** – Create a greater mix of housing options in every neighborhood for all individuals and families



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

# Consistency with Adopted Plans: Blueprint Denver

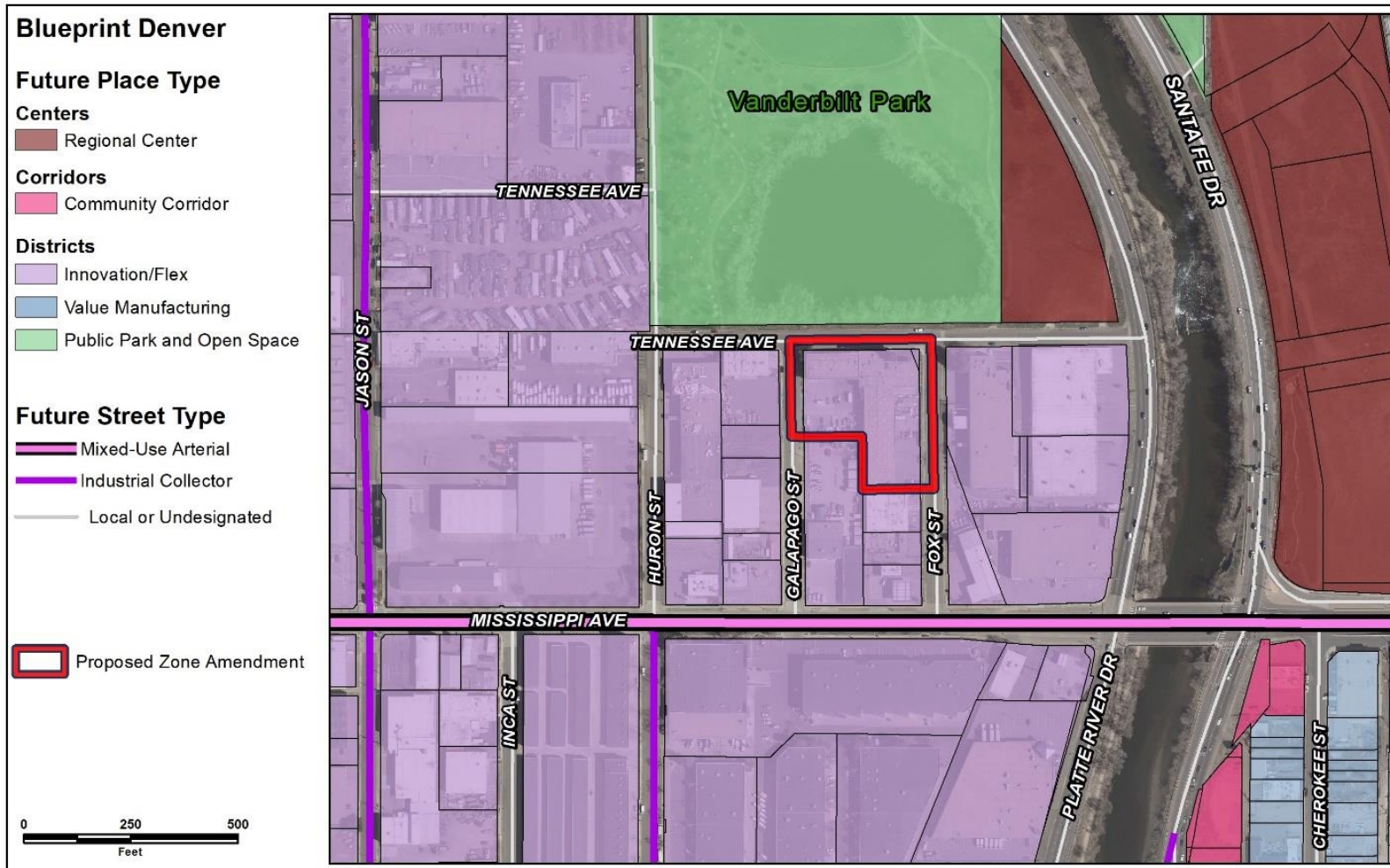


## District Future Neighborhood Context

- Districts are areas with a specially designed purpose, such as educational campuses, civic centers or manufacturing areas
- Residential uses are largely limited to the campus and innovation/flex districts



# Consistency with Adopted Plans: Blueprint Denver



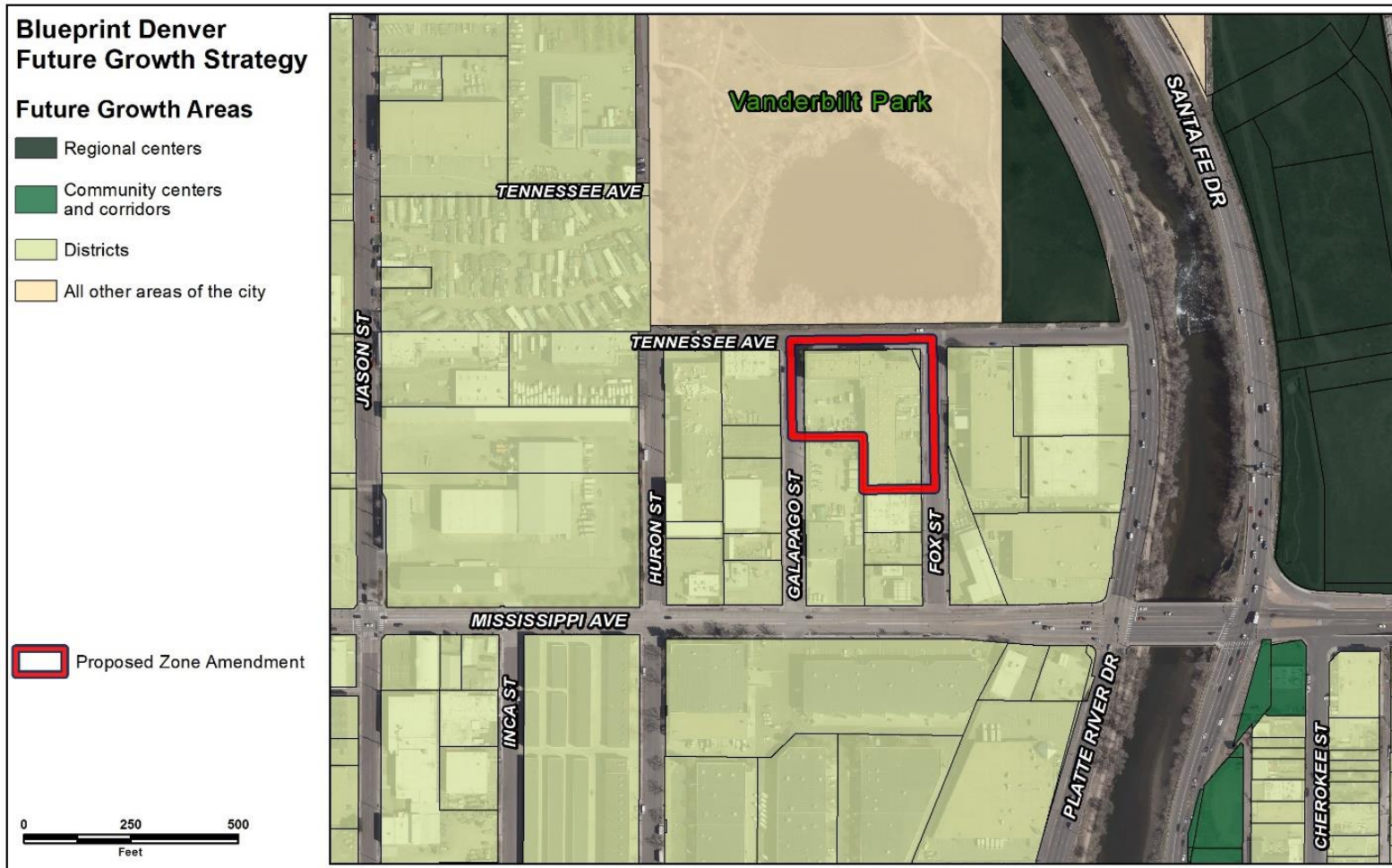
## Innovation Flex Future Place Type

- An ideal location for businesses that need to mix research/design, manufacturing and logistics with an area that has more urban amenities, a greater mix of uses and strong transit connections
- Multi-unit residential is compatible

## Future Street Type

- Local / Undesignated

# Consistency with Adopted Plans: Blueprint Denver



## Districts

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

*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.*

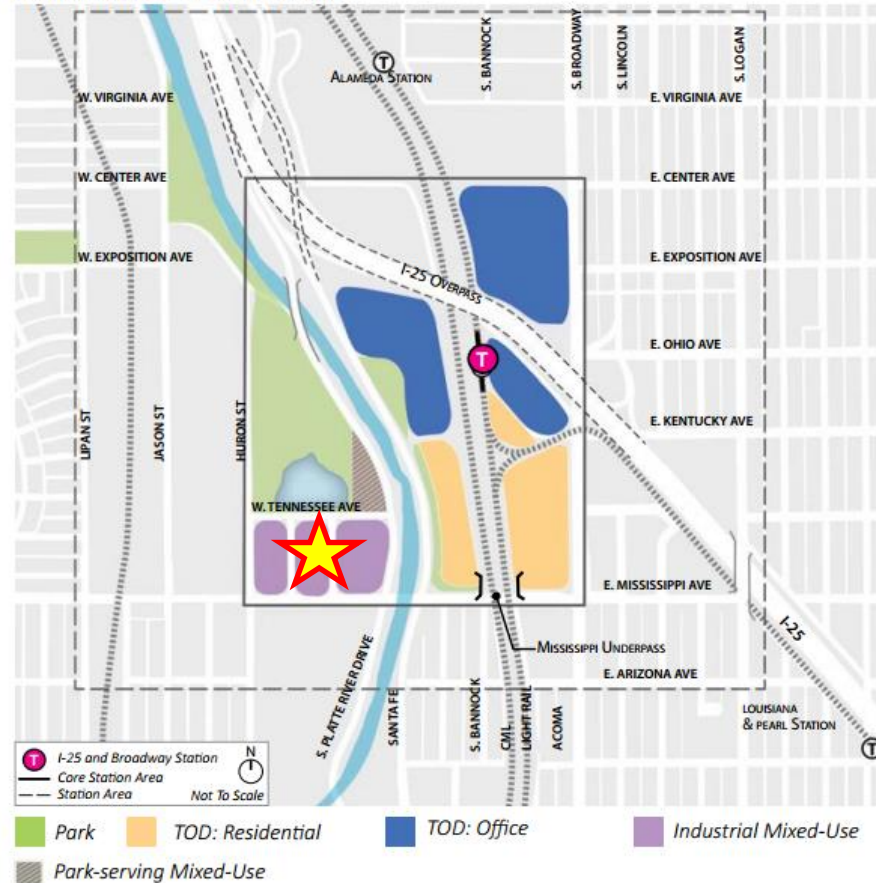


# Consistency with Adopted Plans: Blueprint Denver

- **Land Use & Built Form:** Economics Policy 3, Strategy D – *Within innovation/flex districts, enable housing and other uses to complement manufacturing. Promote urban, pedestrian-friendly building forms that are appropriate for vibrant, mixed-use districts*

# I-25 and Broadway Station Area Plan (2016)

Refined Land Use Framework



Proposed Building Heights



# I-25 and Broadway Station Area Plan (2016)

## Industrial Mixed-Use Recommendations

- Continue to Support Industrial and Industrial mixed-use uses at strategic location.
  - Rezone the parcels immediately south of Tennessee to industrial mixed use in order to help activate Vanderbilt Park West by allowing these blocks to transition to residential, commercial, or industrial mixed-use projects.



# 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
  - City Adopted Plan
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# CPD Recommendation

CPD recommends **approval**, based on finding that all review criteria have been met:

## Rezoning 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