



---

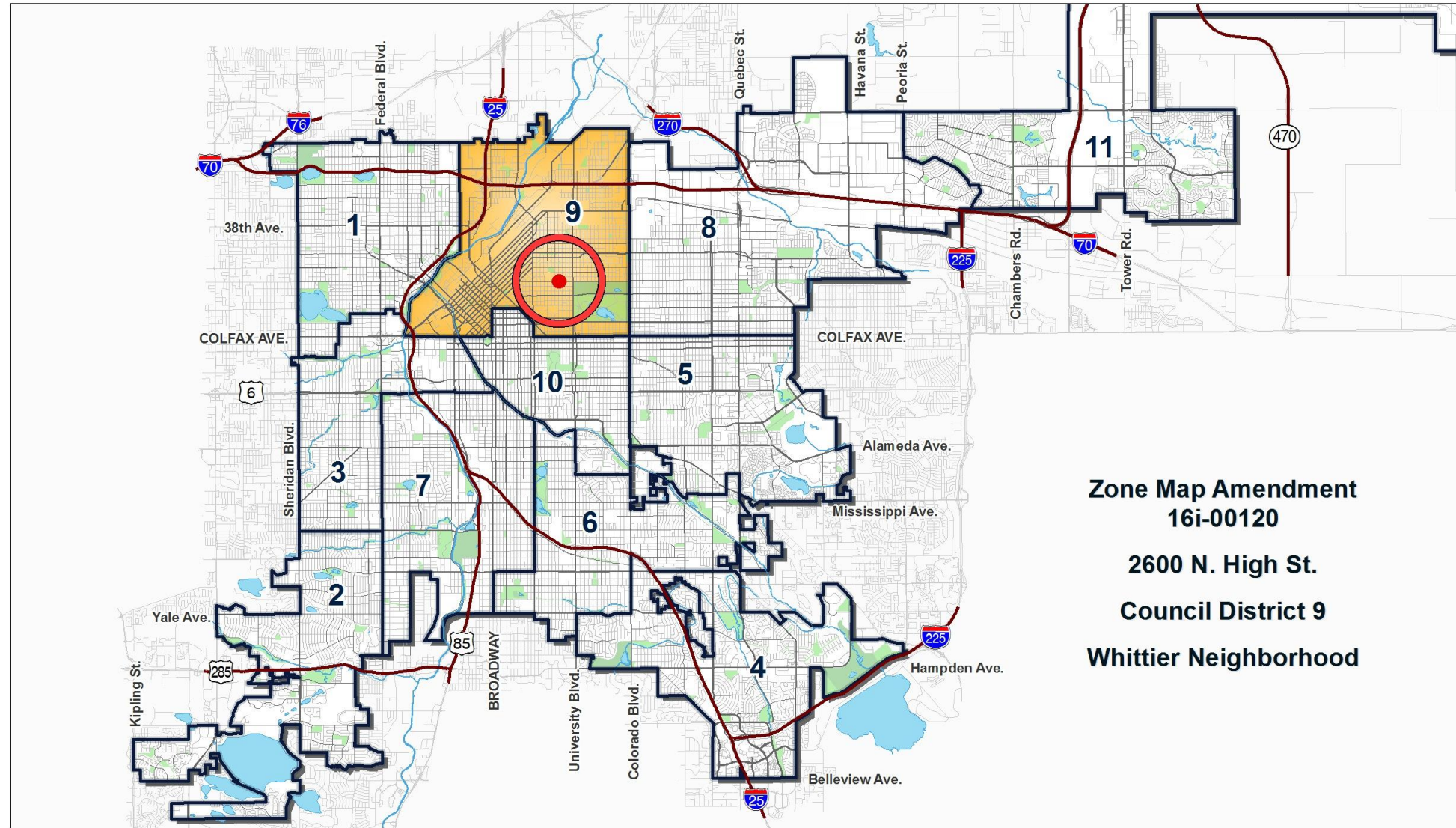
# Official Map Amendment

#2016I-00120 rezoning 2600 High Street and  
1919 E 26<sup>th</sup> Avenue from U-SU-B1 to U-MX-2x.

City Council

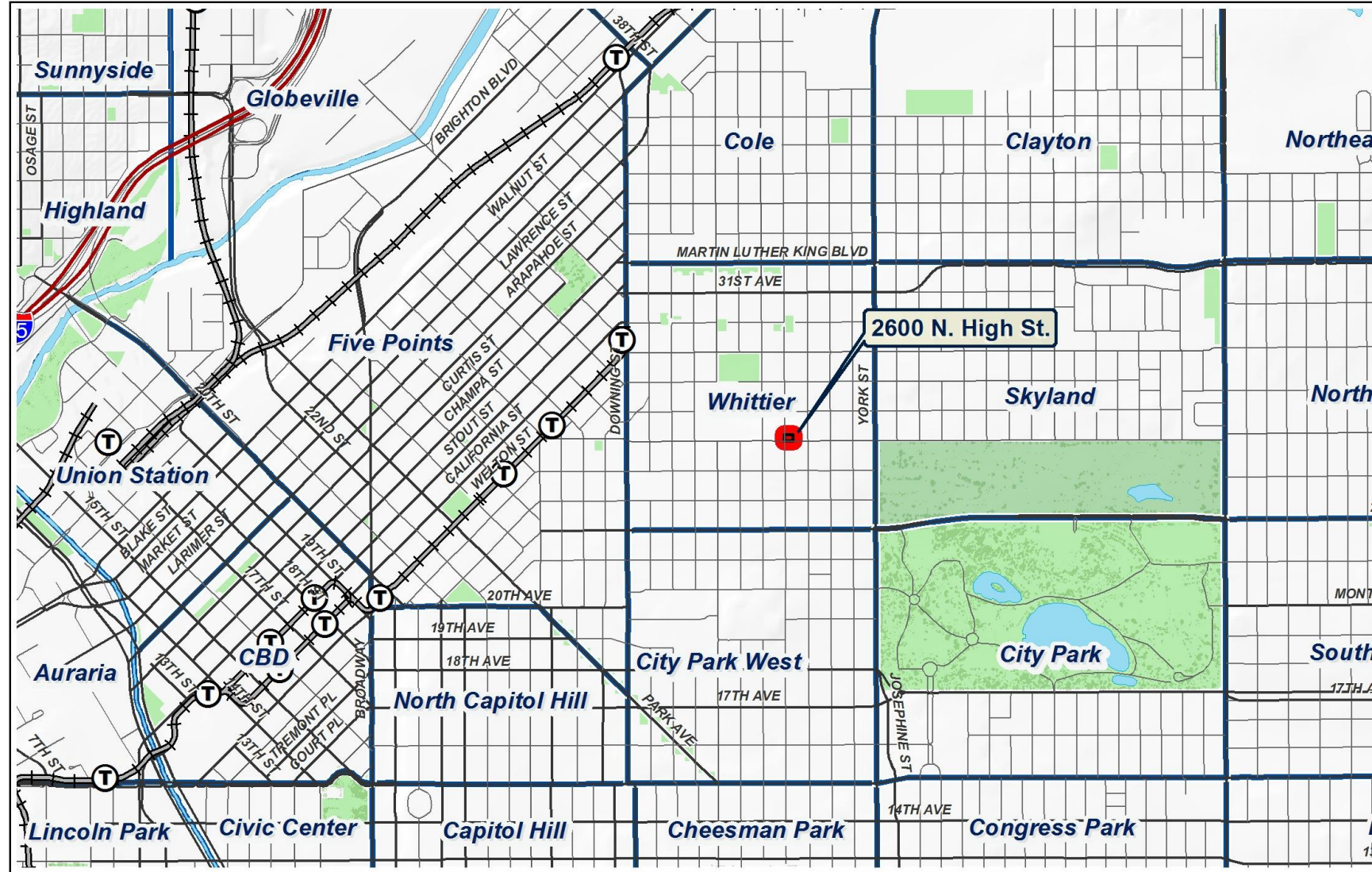
February 12, 2018

# Council District 9



**Zone Map Amendment  
16i-00120**  
**2600 N. High St.**  
**Council District 9**  
**Whittier Neighborhood**

# Whittier Neighborhood





2016 Aerial

## Property Information

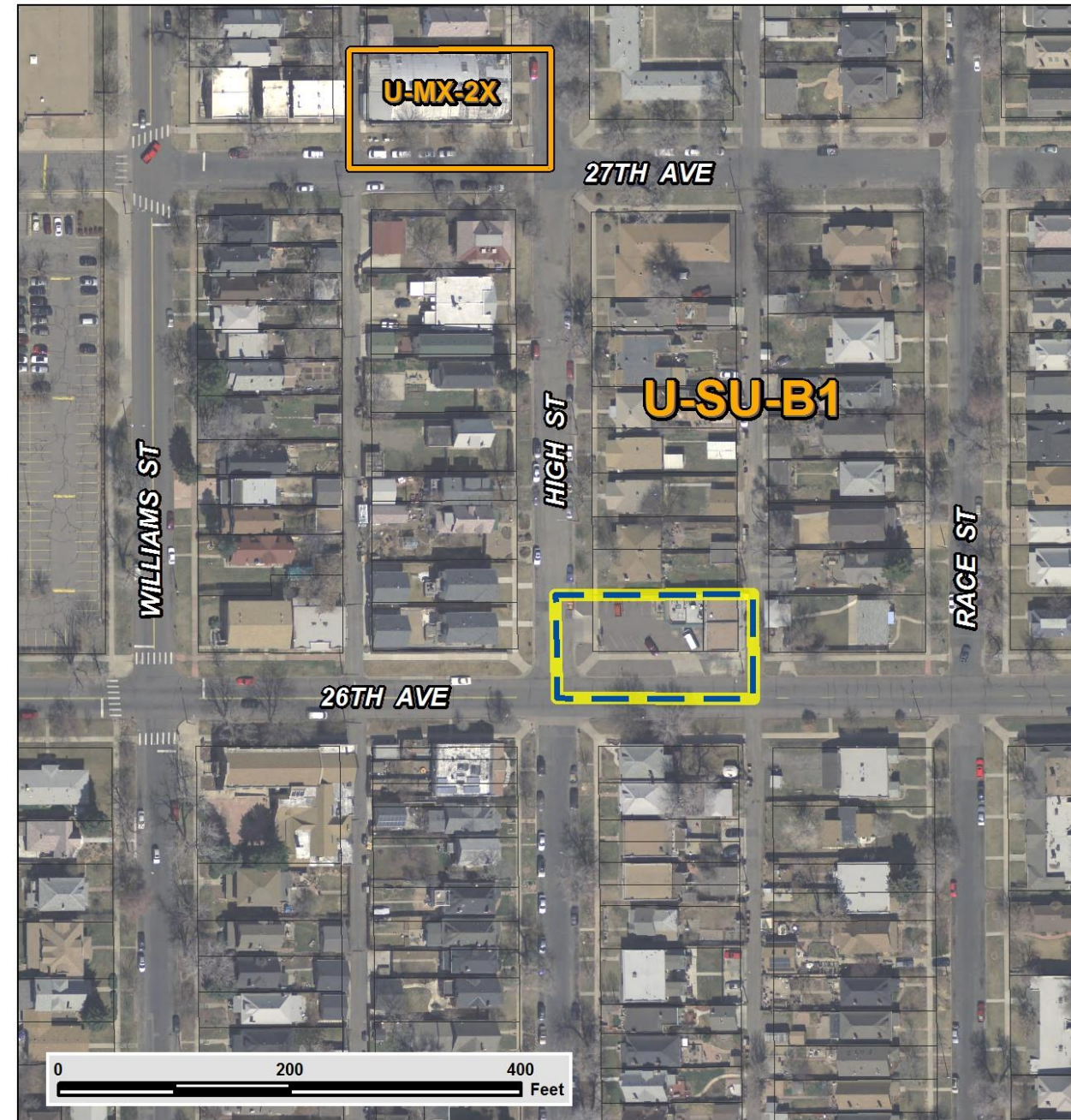
- 6,297 SF (.1 acres)
- Two commercial structures share parcel boundary

## Proposal:

- Rezoning from U-SU-B1 to U-MX-2x to redevelop western parcel

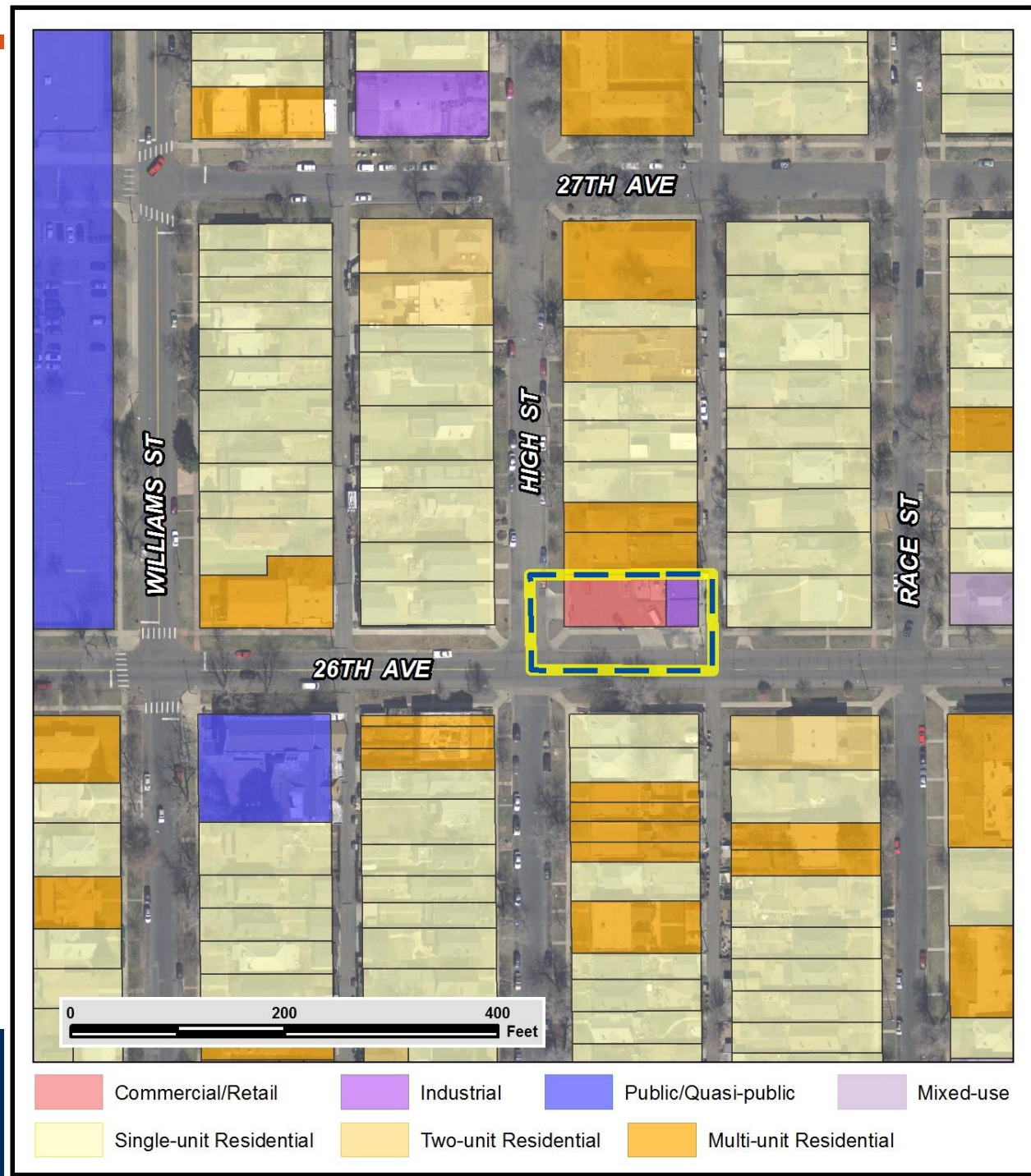
# Existing Context: Zoning

- Subject site: U-SU-B1
- Surrounding sites: U-SU-B1



# Existing Context: Land Use

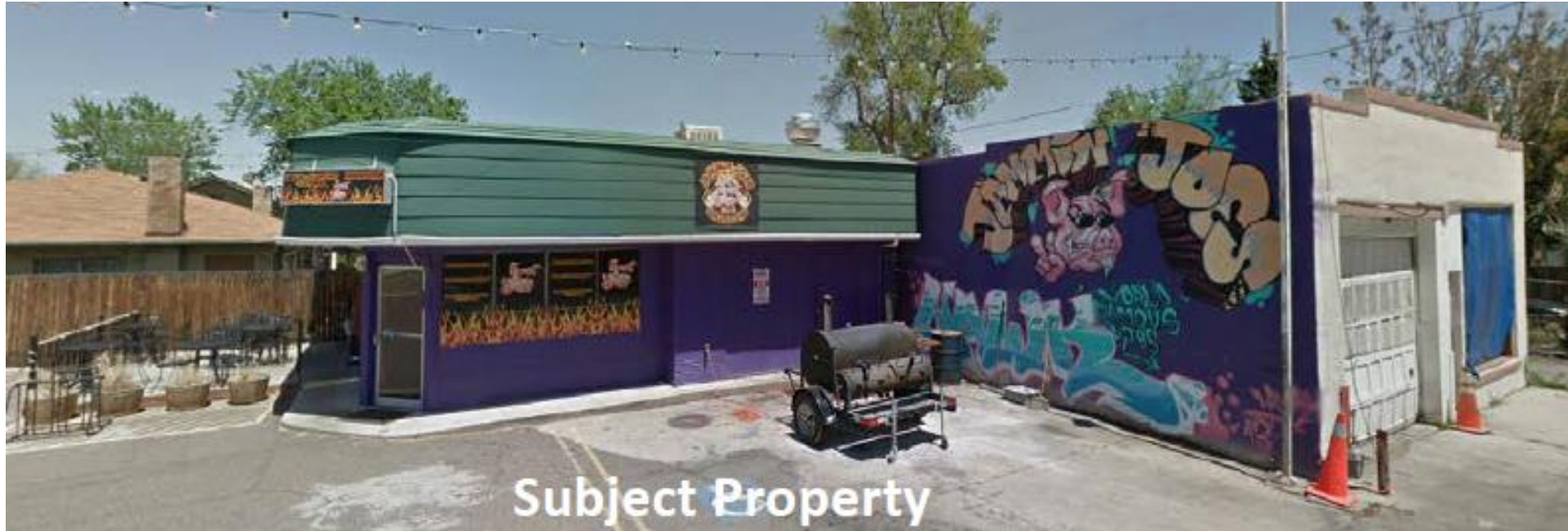
- Subject Property: Commercial/Retail
- North: multi-unit residential
- West: single-unit residential
- South: single-unit, multi-unit residential
- East: single-unit residential



# Existing Context – Form/Scale (Subject Property)



# Existing Context – Form/Scale (Subject Property)



Subject Property Looking East



Subject Property Looking West

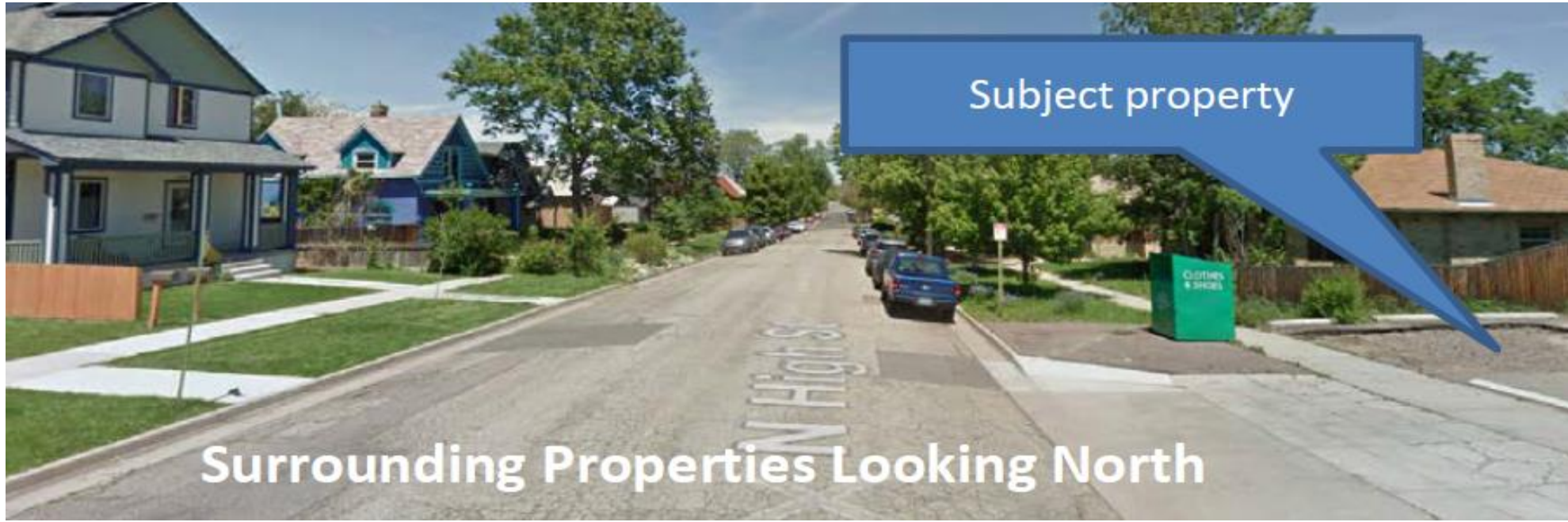


**DENVER**  
THE MILE HIGH CITY

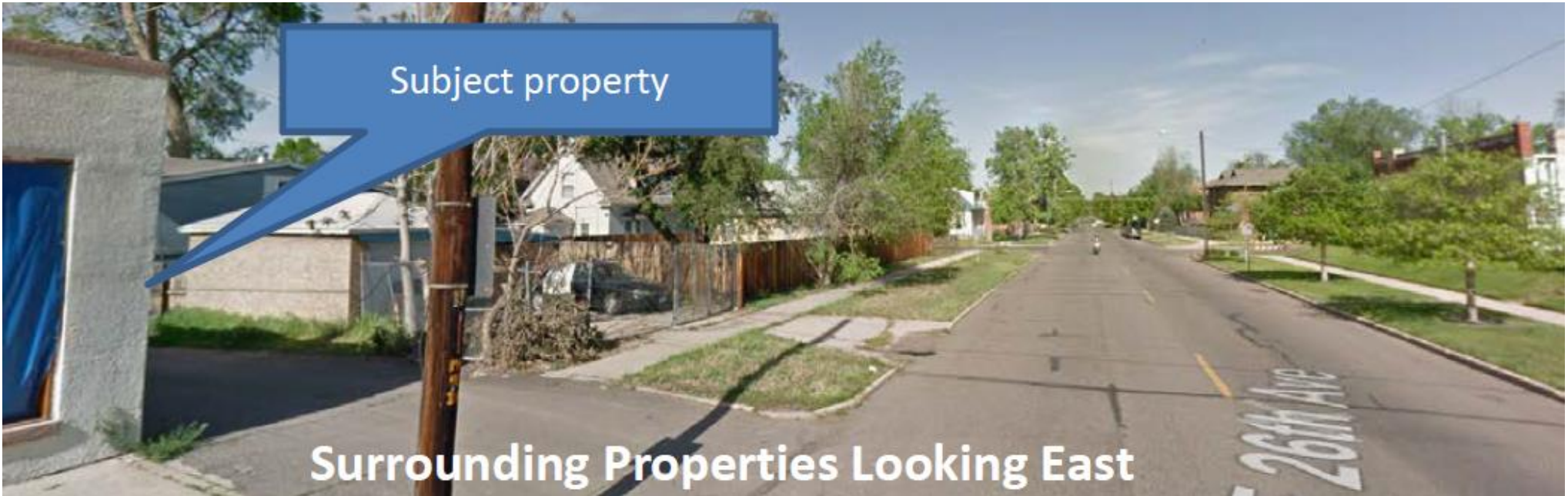
CONNECT WITH US 311 | POCKETGOV | DENVERGOV.ORG | DENVER 8 TV



# Existing Context – Form/Scale (Surrounding Properties)



# Existing Context – Form/Scale (Surrounding Properties)



# Proposal: U-MX-2x

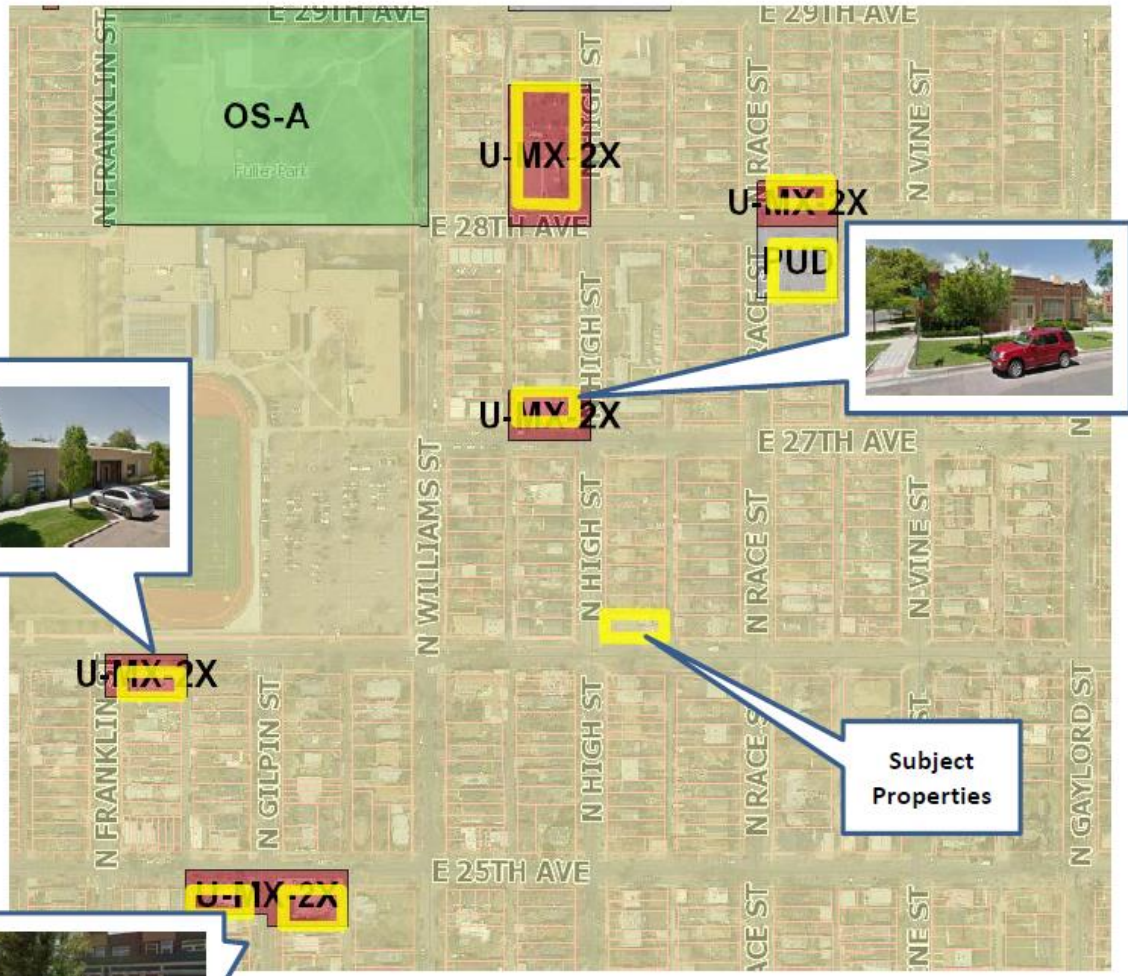
Urban Neighborhood Context – Mixed Use – 2 Stories Max



- Applies to small lots
- Embedded within neighborhoods
- Low scale building forms
- Lower intensity uses
  - Use list is limited to ensure compatibility with adjacent residential

# Historic Context

Map of Nearby Commercial Sites with U-MX-2x Zoning



- 2600 High (ca 1953) originally a filling station, later a restaurant
- 1919 E 26<sup>th</sup> (ca 1901) warehouse
- 2010 DZC comprehensive rezoning:
  - From R-2 to U-SU-B1 in this vicinity
  - Most nearby embedded commercial rezoned to U-MX-2x in Whittier

# Process

- Informational Notice: 10/23/17
- Planning Board: 12/6/17
  - Voted to Recommend Approval (6-1)
- LUTI Committee: 1/2/18
- City Council Public Hearing: 2/12/18

# Public Outreach

- RNOs
  - The Points Historical Redevelopment Corp, Five Points Business District, City Park Friends and Neighbors, Whittier Neighborhood Association, Denver Neighborhood Association, Inter-Neighborhood Cooperation
- Whittier RNO Letter of Support
- One resident letter of opposition; property should be left with current residential zoning

# 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: Consistency with Adopted Plans

## Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-F
- Land Use Strategy 3-B
- Land Use Strategy 3-D
- Mobility Strategy 4-E
- Economic Activity Strategy 5-A

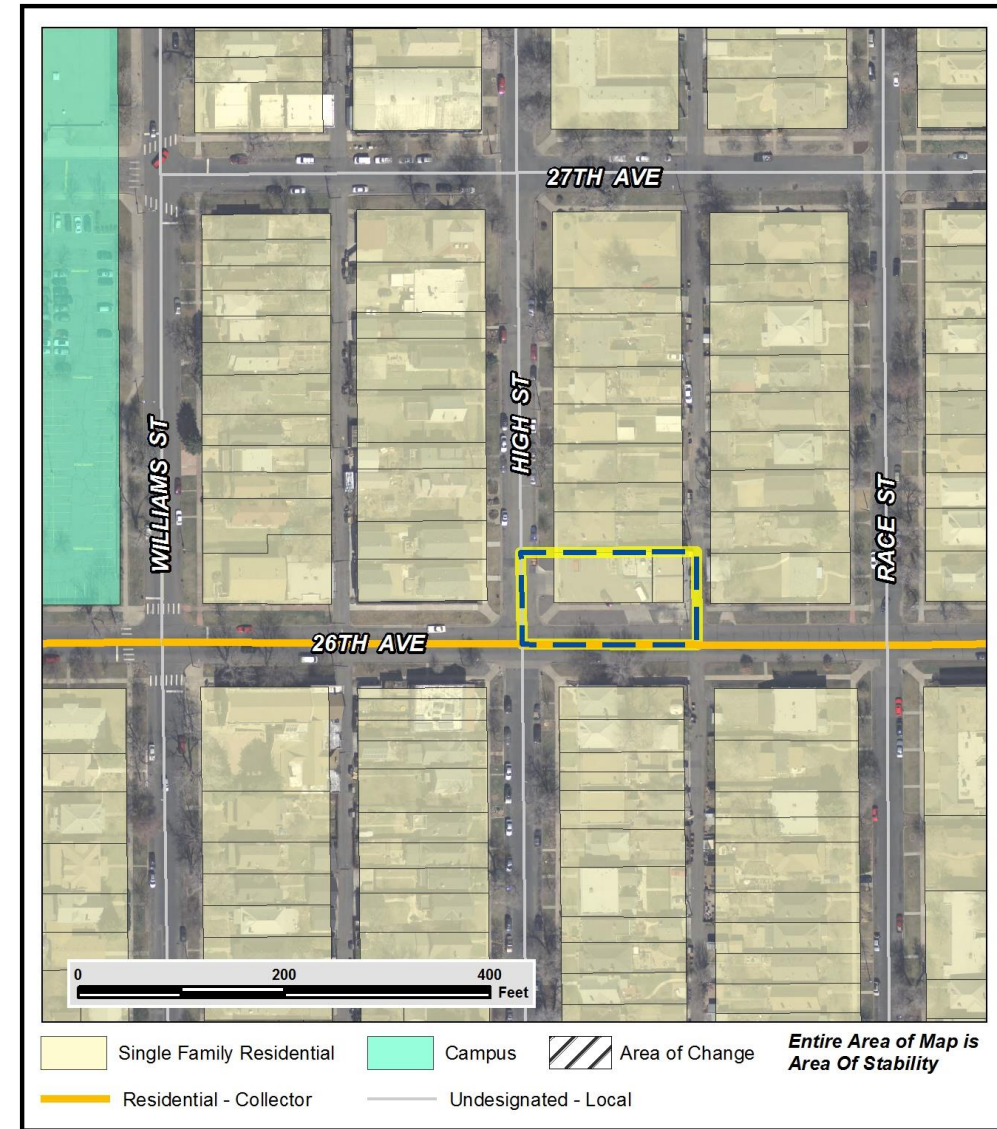


# Review Criteria

1. Consistency with Adopted Plans
  - Comprehensive Plan 2000
  - Blueprint Denver (2002)
  - Whittier Neighborhood Plan (2000)
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

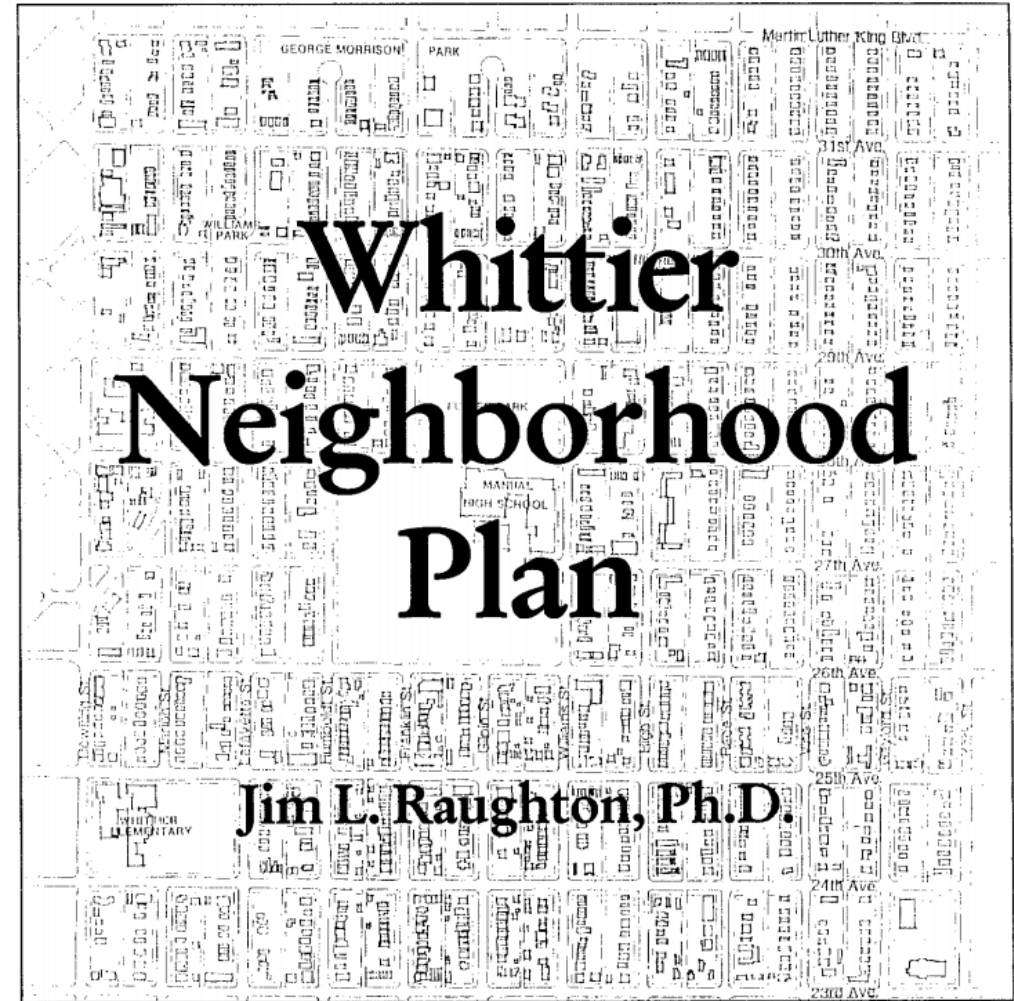
# Blueprint Denver (2002)

- Street Classifications
  - 26<sup>th</sup> Ave: Residential Collector
  - High: Undesignated- Local
- Area of Stability
  - Maintain character while accommodating some redevelopment at appropriate locations
- Single Family Residential
  - Employment base significantly smaller than the housing base
  - Single family homes as the predominant residential type



# Whittier Neighborhood Plan (2000)

- Encourage effective use and redevelopment of underutilized commercial facilities
- Encourage retail services in existing non-conforming commercial buildings



# Review Criteria

1. The proposed Consistency with Adopted Plans
2. Uniformity of District Regulations
  - Request is consistent
3. Further Public Health, Safety and Welfare
  - Implements adopted plans and allows more opportunity for investment than current zoning
4. Justifying Circumstances
  - Changed or Changing Conditions: Nearby redevelopment, closure of businesses from original filling station
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
  - U-MX-2x zoning would allow low-scale buildings and uses consistent with the purpose and intent of the zone district for neighborhood scale uses

# CPD Recommendation

CPD recommends **approval**, based on finding that 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