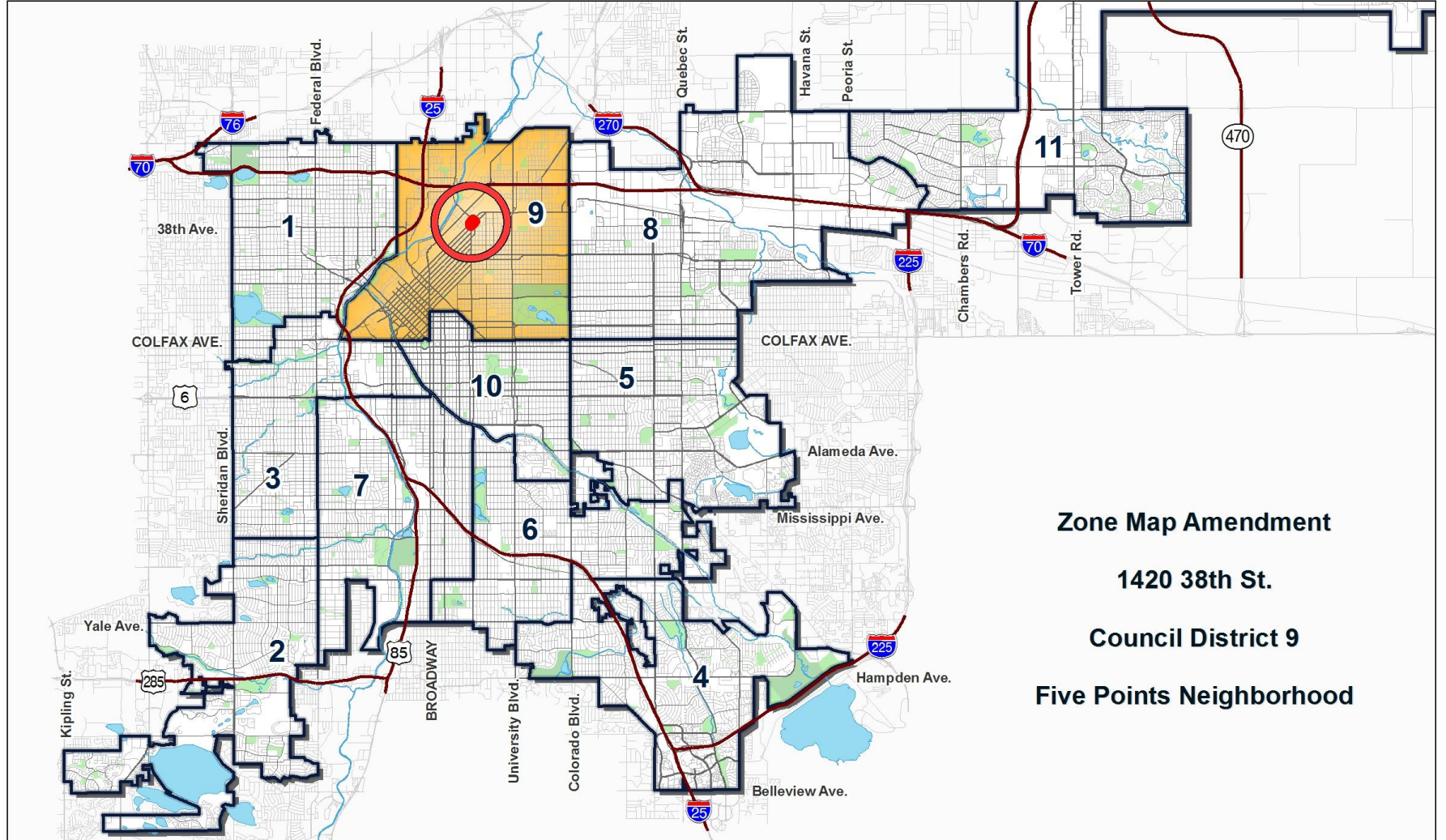




Official Map Amendment

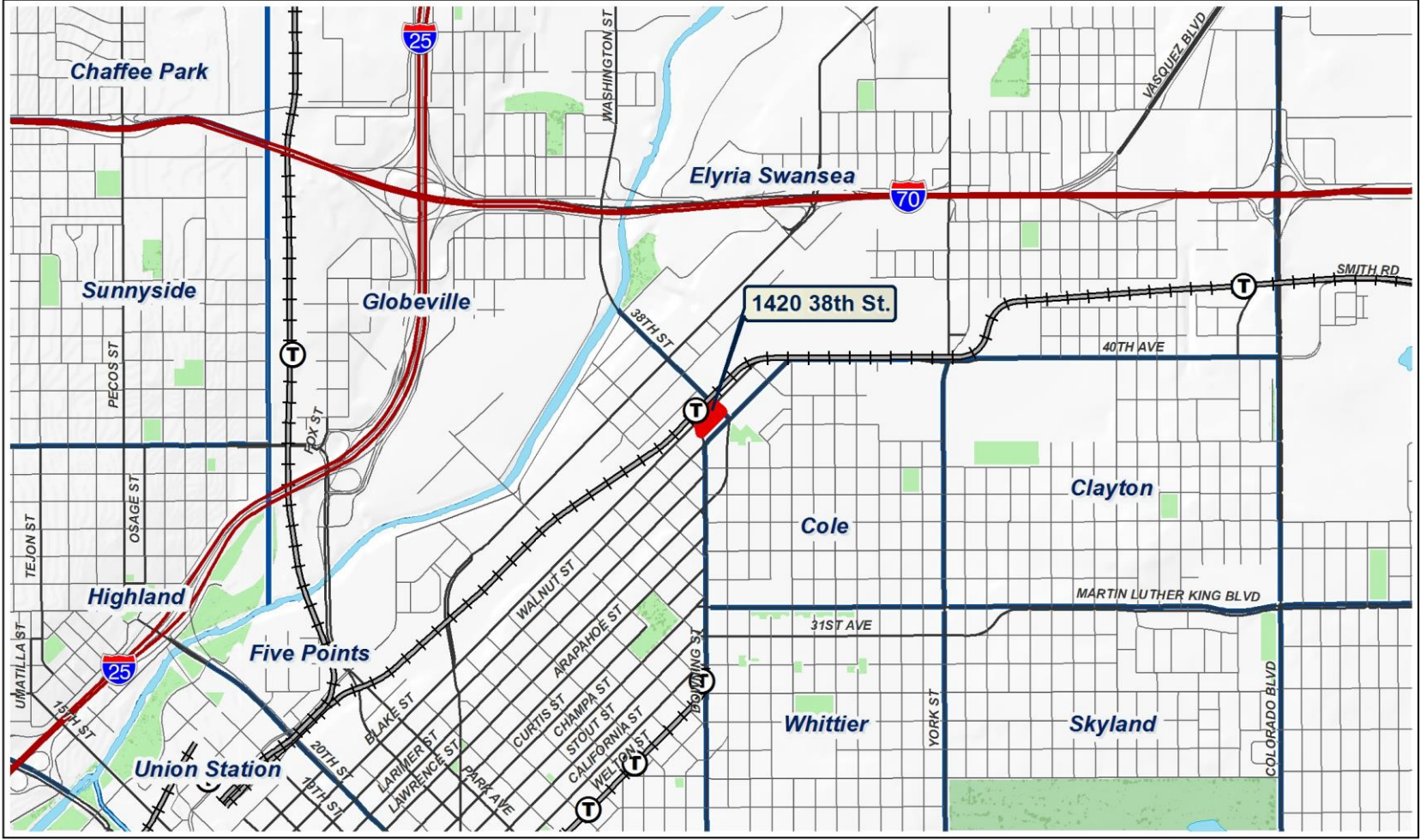
#2017I-00120 rezoning 1420 38th Street from R-MU-30
with waivers to C-MX-8.

Council District 9



Zone Map Amendment
1420 38th St.
Council District 9
Five Points Neighborhood

Five Points Neighborhood



Request: C-MX-8 Urban Center Neighborhood Context – Mixed Use – Maximum 8 Stories

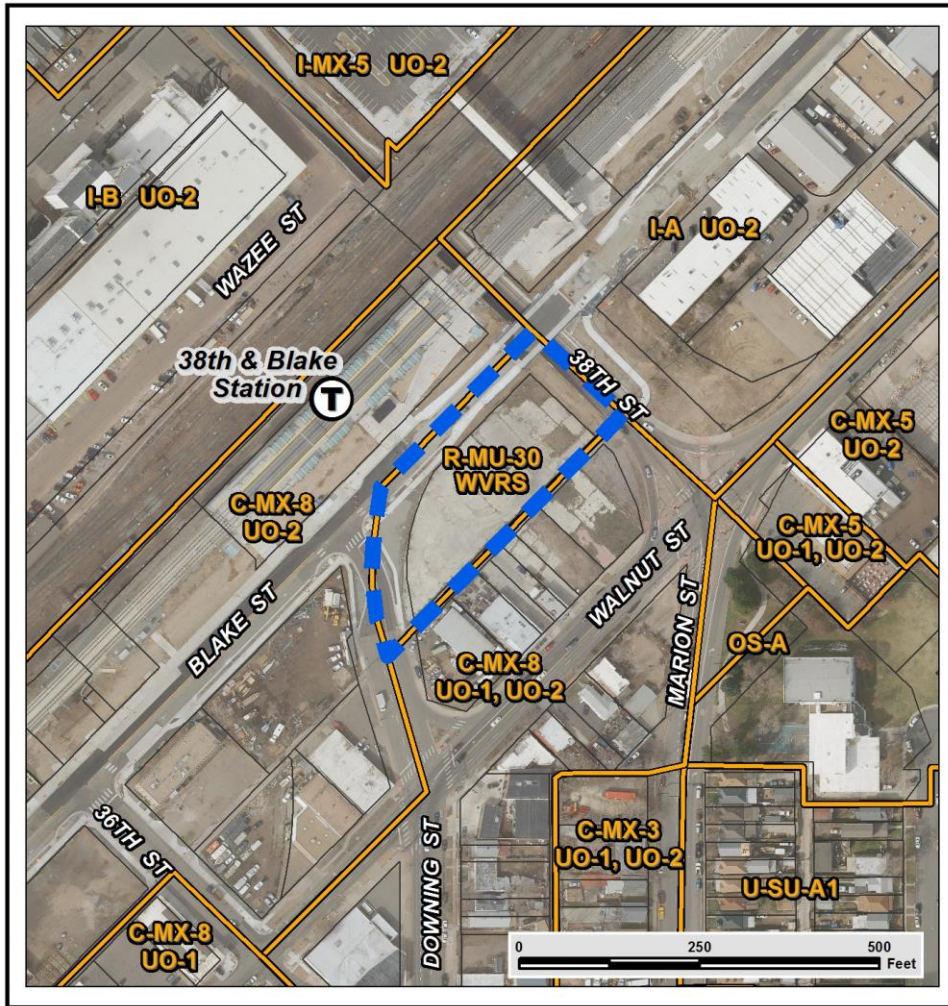
1420 North High Street

- .84 Acres, 36,800 sq feet
- At intersection of Blake and Downing
- Vacant with old building foundations

Property Owner request:

- Rezoning from R-MU-30 with Waivers to C-MX-8





Existing Context: Zoning

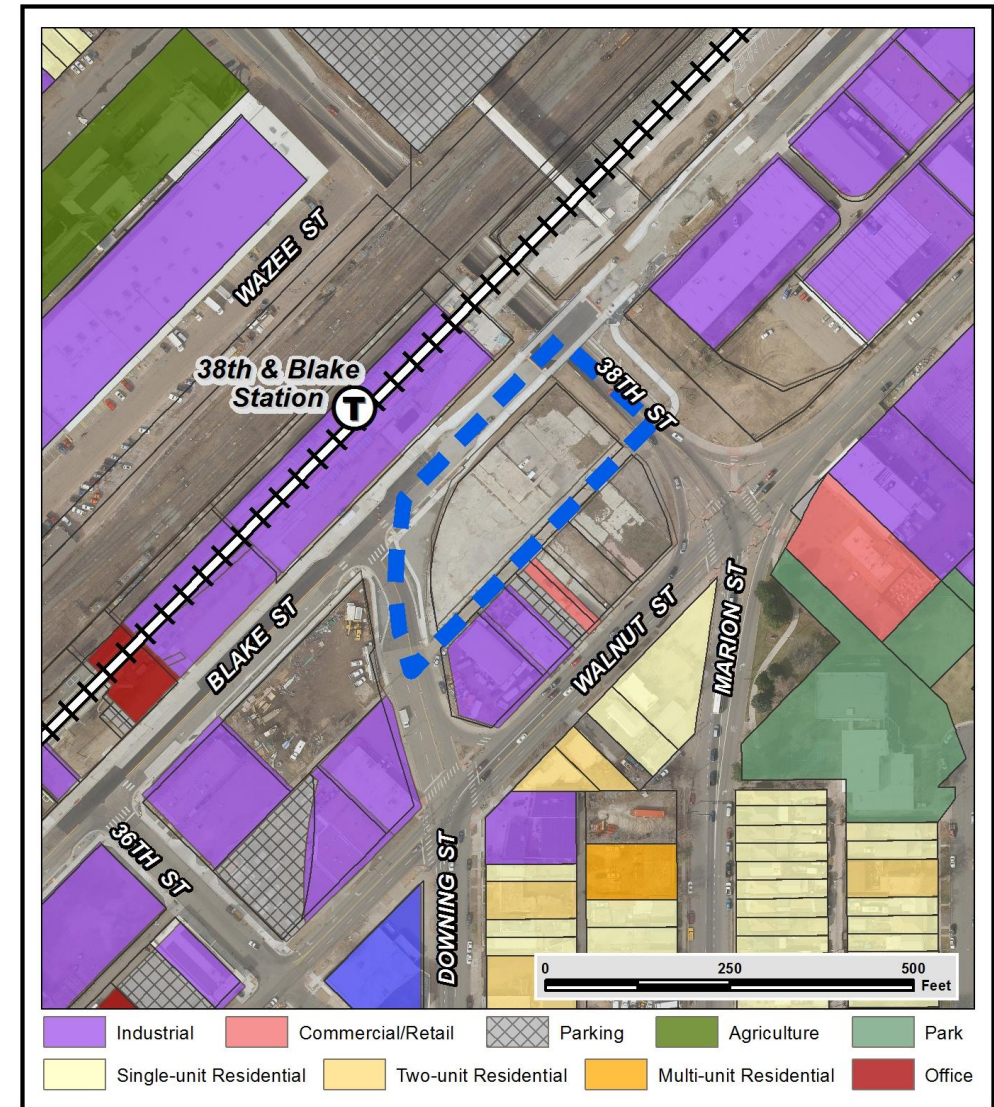
Subject Site: R-MU-30 with Waivers

Surrounding Sites:

- I-A UO-2; I-B UO-2, C-MX-8 UO-1, UO-2, C-MX-8 UO-2
- Note: I-A, I-B to be rezoned to C-MX and I-MX as part of 38th and Blake Base Rezoning.

Existing Context: Land Use

- Subject Site: vacant
- North: Industrial, Rail (University of Colo. A-Line and freight)
- East + West: industrial, commercial (liquor store, microbrewery)
- South: Industrial transitions to residential



Purpose of Request



Denverite

- Existing Zoning: R-MU-30 with Waivers
- Former Ch. 59 Residential Mixed Use district: *The R-MU-30 district is a primarily residential district allowing higher density multiple unit dwellings of a density appropriate to the center-city and other activity centers such as light rail transit stations.*
- Current Tiny Home Village at 3733 Walnut permitted with a 6-month, **non-renewable** “Unlisted Temporary Use” permit per: DZC Sec. 11.11.1.1
- Expires mid-January
- New TUP would need to be at a different address
- Unlisted Temporary Uses not permitted in Former Ch. 59 zone districts

Existing Context: View Looking North



Existing Context: Subject Site



Google Maps



Existing Context: Building Form/Scale

HUB Denver
8-story office
development to
southwest



Request: C-MX-8

Urban Center Neighborhood Context, Mixed Use, maximum height of 8 stories.

DIVISION 7.2 DISTRICTS ESTABLISHED
SECTION 7.2.1 DISTRICTS ESTABLISHED
 To carry out the provisions of this Article, the Urban Center Neighborhood Context and are applicable to the following districts:

Urban Center Neighborhood Context

- C-MX-3 Mixed Use 3
- C-MX-5 Mixed Use 5
- C-MX-8 Mixed Use 8
- C-MX-12 Mixed Use 12
- C-MX-16 Mixed Use 16
- C-MX-20 Mixed Use 20
- C-RX-5 Residential Mixed Use 5
- C-RX-8 Residential Mixed Use 8
- C-RX-12 Residential Mixed Use 12
- C-MS-5 Main Street 5
- C-MS-8 Main Street 8
- C-MS-12 Main Street 12
- C-CCN-3 Cherry Creek North 3
- C-CCN-4 Cherry Creek North 4
- C-CCN-5 Cherry Creek North 5
- C-CCN-7 Cherry Creek North 7
- C-CCN-8 Cherry Creek North 8
- C-CCN-12 Cherry Creek North 12

SECTION 7.2.2 MIXED USE DISTRICTS

7.2.2.1 General Purpose

- A. The Mixed Use districts are intended to provide diverse areas and forms that contribute to the urban character of the neighborhood.
- B. The Mixed Use districts are intended to provide transit, walkability, and bicycle access.
- C. The Mixed Use districts are intended to provide a mix of uses and building heights.
- D. Compare the Mixed Use districts to the surrounding streets and neighborhood.
- E. In the Urban Center Neighborhood Context, the Mixed Use districts are intended to provide a mix of building heights and uses.
- F. Mixed Use districts are intended to provide a mix of building heights and uses.

DIVISION 7.1 NEIGHBORHOOD CONTEXT DESCRIPTION

SECTION 7.1.1 GENERAL CHARACTER
 The Urban Center Neighborhood Context consists of multi-unit residential and mixed-use commercial strips and commercial centers. Multi-unit residential uses are typically in multi-story mixed use building forms. Commercial buildings are typically Shopfront and General forms. Multi-unit residential uses are primarily located along main and mixed-use arterial, and local streets. Commercial uses are primarily located along main and mixed-use arterial streets.

SECTION 7.1.2 STREET, BLOCK AND ACCESS PATTERNS
 The Urban Center Neighborhood Context consists of a regular pattern of block shapes surrounded by an orthogonal street grid. Orthogonal streets provide a regular pattern of pedestrian and vehicular connections through this context and there is a consistent presence of alleys. Block sizes and shapes are consistent and include detached sidewalks, tree lawns, street and surface parking, and landscaping in the front setback.

SECTION 7.1.3 BUILDING PLACEMENT AND LOCATION
 All building typically have consistent orientation and shallow front setbacks with parking at the rear and/or side of the building.

SECTION 7.1.4 BUILDING HEIGHT
 The Urban Center Neighborhood Context is characterized by moderate to high building heights to promote a dense urban character. Lower scale structures are typically found in areas transitioning to a less dense urban neighborhood.

SECTION 7.1.5 MOBILITY
 There are high levels of pedestrian and bicycle use with the greatest access to multi-modal transportation system.



- Promotes dense mixed-use centers with moderate to high building heights.
- Prioritizes bike/ped mobility
- Permits temporary unlisted use permits

Process

Step	Date
PB notice	11/20/2017
Committee notice	11/27/2017
PB (Unanimous Recommendation of Approval)	12/6/2017
Committee	12/12/2017
Mayor-Council	12/12/2017
Ordinance Filing	12/14/2017
CC 1st Reading	12/18/2017
CC Public Hearing	1/8/2018

Registered Neighborhood Organizations

Denver Neighborhood Association, Inc.
Inter-Neighborhood Cooperation (INC)
Five Points Business District
United Community Action Network Inc.
North Neighborhoods Democratic Council
Cole Neighborhood Association
The Points Historical Redevelopment Corp
Denver Arts and Culture Initiative
Opportunity Corridor Coalition of United Residents

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 2000
 - Blueprint Denver: A Land Use and Transportation Plan (2002)
 - River North Plan (2003)
 - Northeast Downtown Neighborhoods Plan (2011)
 - Elyria Swansea Neighborhood Plan (2015)
 - 38th & Blake Station Area Height Amendments (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

Review Criteria:

Consistency with Adopted Plans

Comprehensive Plan 2000

- Land Use Strategy 3-B: *Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses. (p 60)*
- Mobility Strategy 4-E: *Continue to promote mixed-use development, which enables people to live near work, retail and services. (p 78)*
- Legacies Strategy 3-A: *Identify areas in which increased density and new uses are desirable and can be accommodated. (p 99)*
- Vision of Success – Congruency of land use and zoning: *Ongoing clarification of the Zoning Ordinance in a process linked to a citywide land-use plan will eventually result in a built environment with greater overall urban design integrity, stronger connections among urban centers, and a richer and more diverse mix of uses within geographically proximate areas. (p 54)*
- Vision of Success – Compact Development: *Development and redevelopment of urban centers present opportunities to concentrate population and land uses within a limited geographic space [and] will improve neighborhood cohesion, reduce urban sprawl and connect residents more directly to services and amenities within their immediate living environment. (p 55)*

Review Criteria: Consistency with Adopted Plans

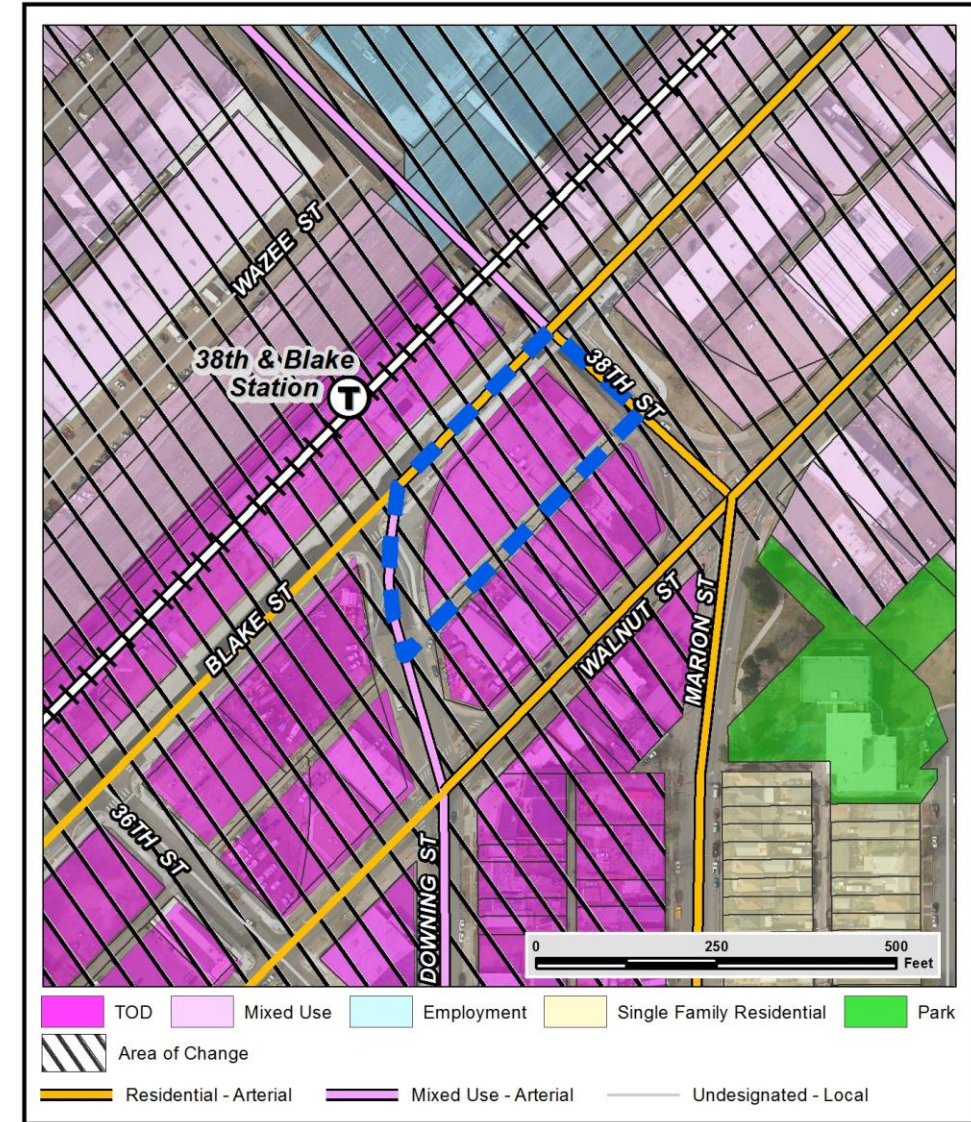
Blueprint Denver (2002)

Land Use Concept:

- TOD
- Area of Change

Future Street Classification

- Residential Arterials (38th, Blake)
- Mixed Use Arterial (Downing)

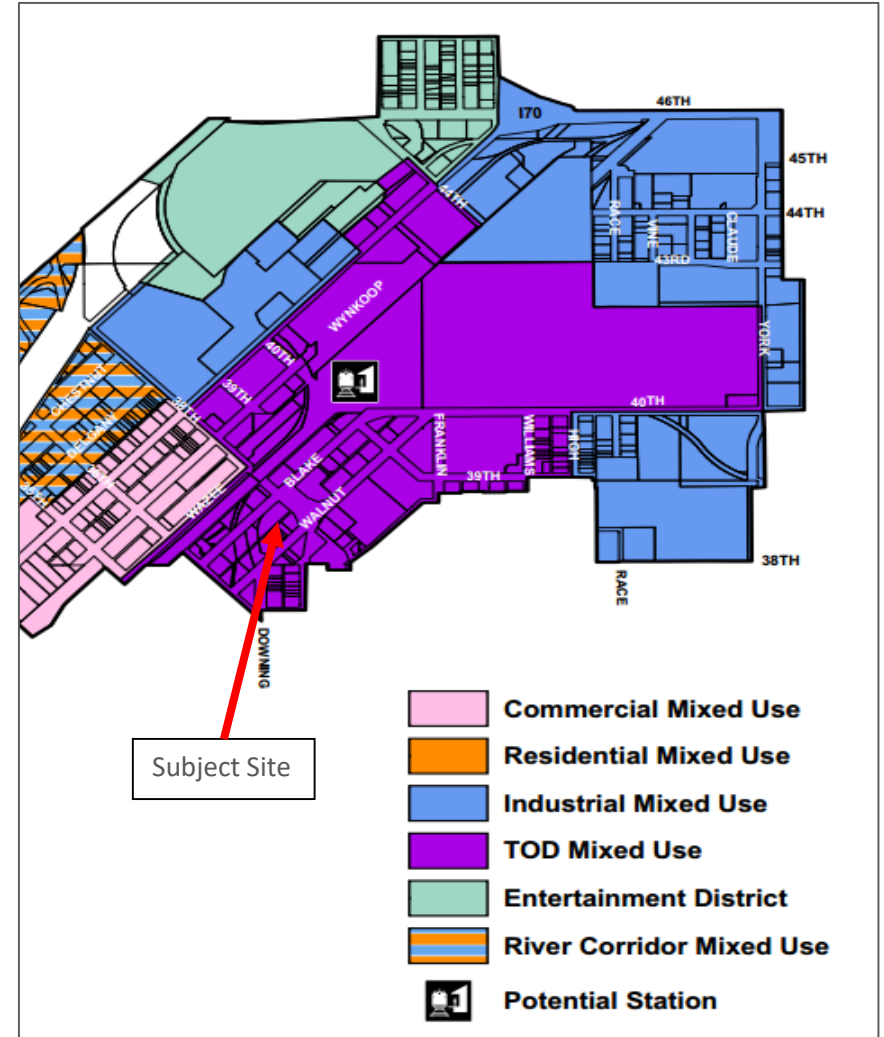


Review Criteria: Consistency with Adopted Plans

River North Plan

Land Use Concept:
Industrial Mixed Use

- Less-intense industrial, residential and commercial uses in proximity to higher-intensity Transit-Oriented Mixed Uses closer to the RTD station



Review Criteria: Consistency with Adopted Plans

38th and Blake Station Area Plan

- Land Use Concept:
 - Mixed Use: TOD Core
 - Most intense residential and commercial uses, adjacent to station

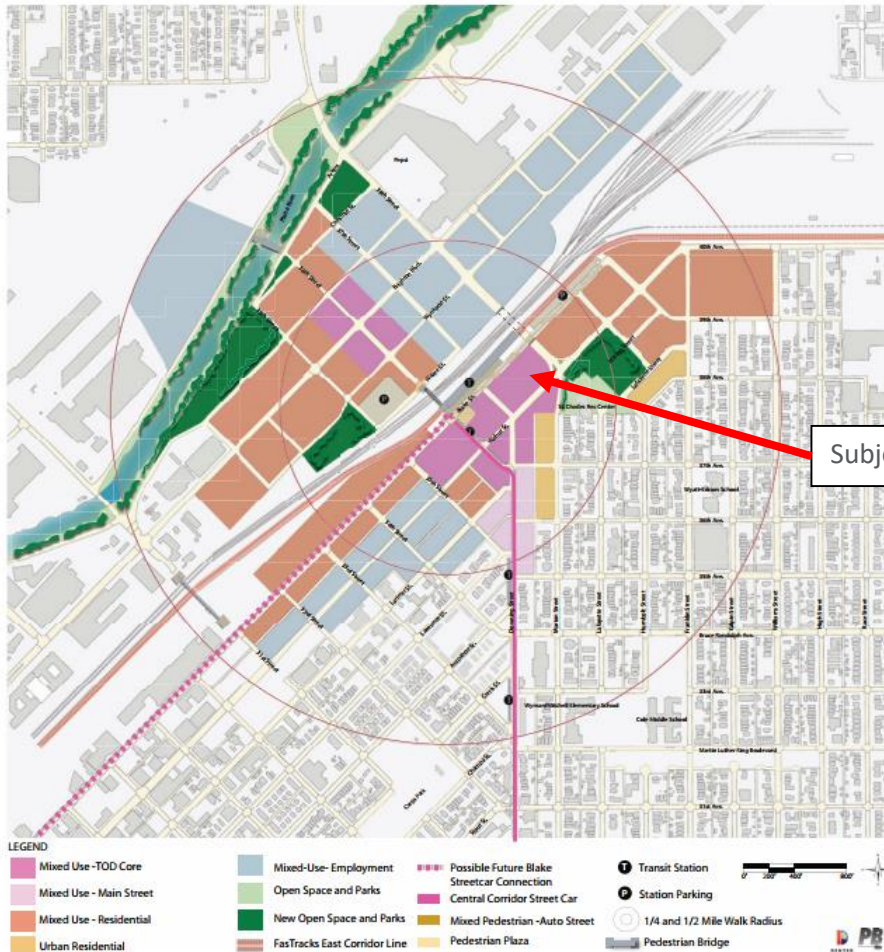
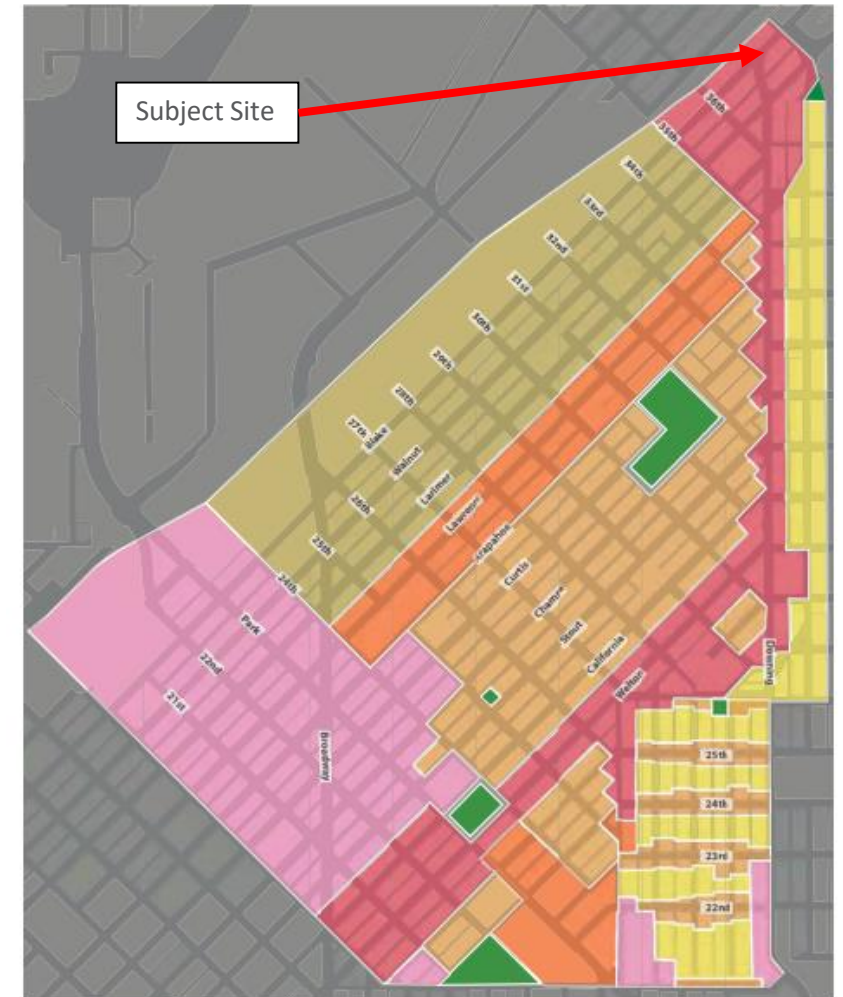


Figure 6.10 – Future Land Use

Review Criteria: Consistency with Adopted Plans

Northeast Downtown Neighborhoods Plan

- Land Use Concept:
 - TOD
 - Allow taller general, shopfront and apartment building forms with higher densities.
 - Site building forms at the street with parking and access in the rear/off the alley.
 - Promote the use of design elements that link the building directly to the street environment, such as ground story activation, transparent window openings and doorways at the street.
 - Make use of design elements such as upper story setbacks, as necessary, at the street to maintain a comfortable pedestrian scale.
 - Allow a mix of uses within the area and within buildings



Future Land Use Map

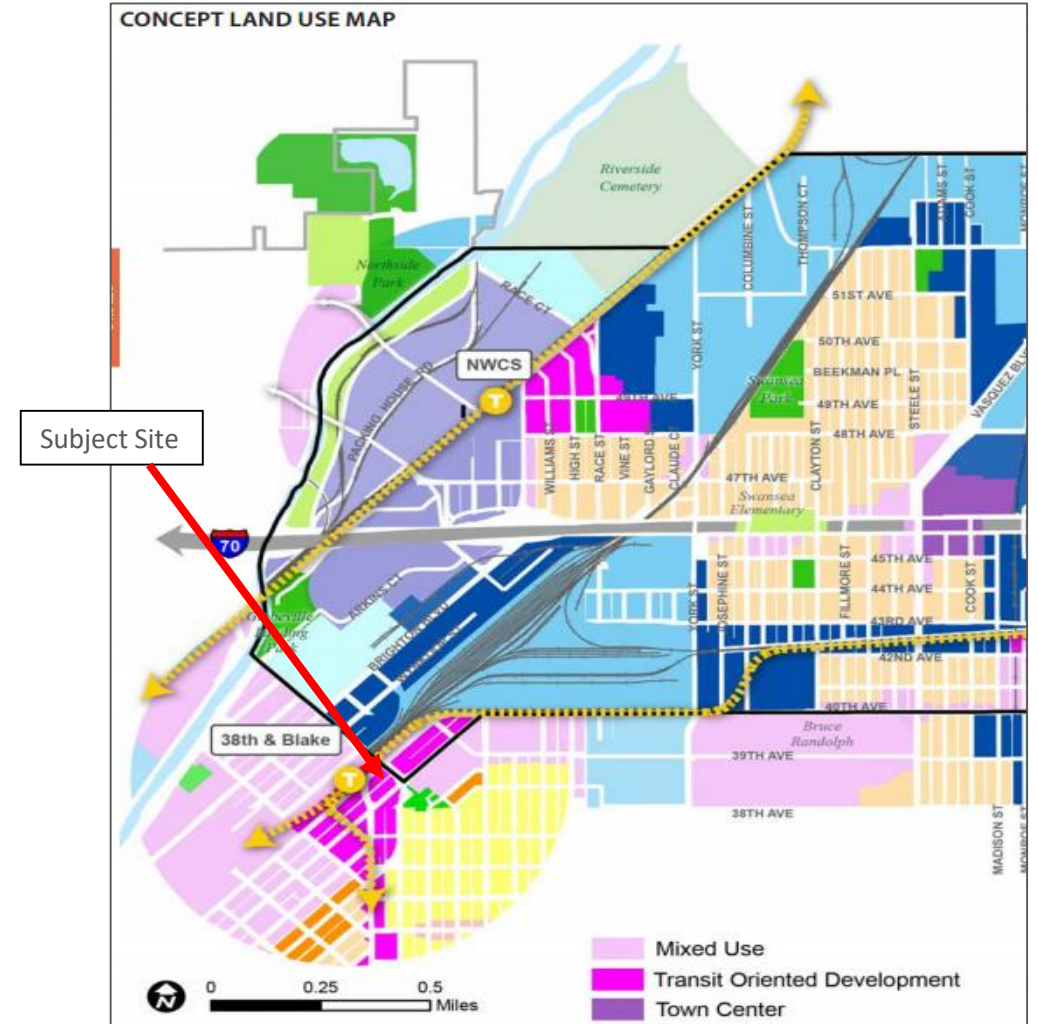
- Single Family
- Single Family/Row House
- Urban Residential
- Mixed Use
- TOD
- Mixed Use - Industrial
- Park

Review Criteria: Consistency with Adopted Plans

Elyria and Swansea Neighborhood Plan (2015)

Recommended “mixed use” for this area with focus on employment.

Notes that “pedestrian access is important within mixed-use areas”



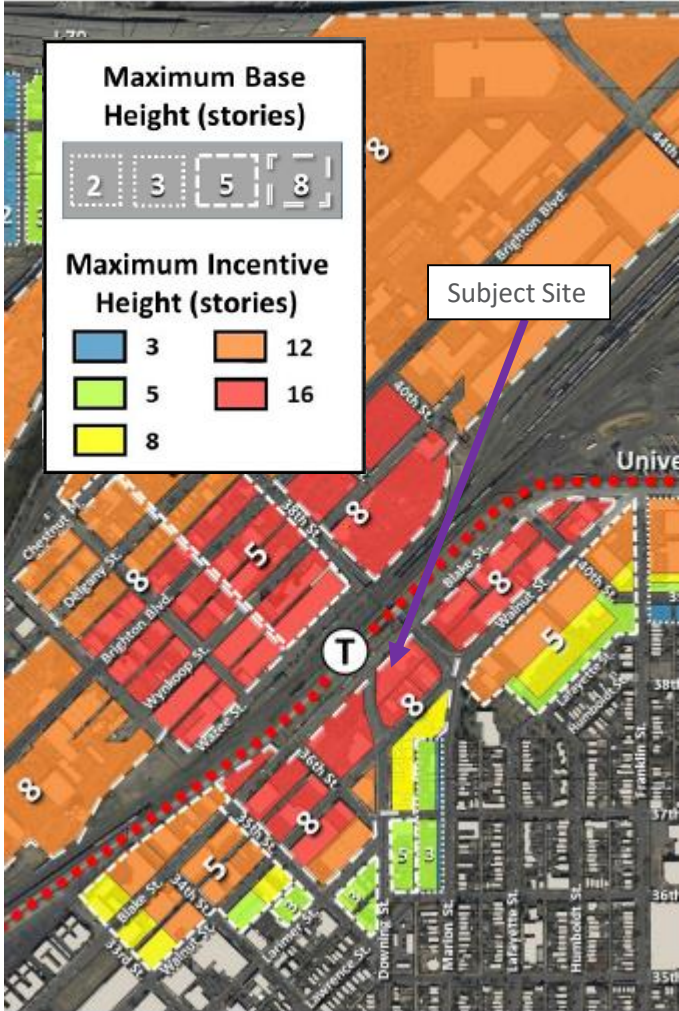
Review Criteria: Consistency with Adopted Plans

38th and Blake Station Area Height Amendments

- Maximum Base Height: 8 Stories
- Maximum Incentive Height: 16 Stories

Overlays and Base Rezoning

- Consistent with recommended base rezoning
- Will allow use of overlays



Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations

Request is consistent.

3. Further Public Health, Safety and Welfare

Implements adopted plans and policies for walkable development to support transit-oriented redevelopment

4. Justifying Circumstances

The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area

- River North area has seen considerable mixed-use infill and adaptive reuse
- Activity and interest intensified with 2016 opening of A-Line station at 38th & Blake

Review Criteria

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

- Includes areas subject to transition from industrial to mixed-use.

I-MX Industrial Mixed Use districts further refine context to include finer-grained areas where light industrial and residential uses are in close proximity

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