

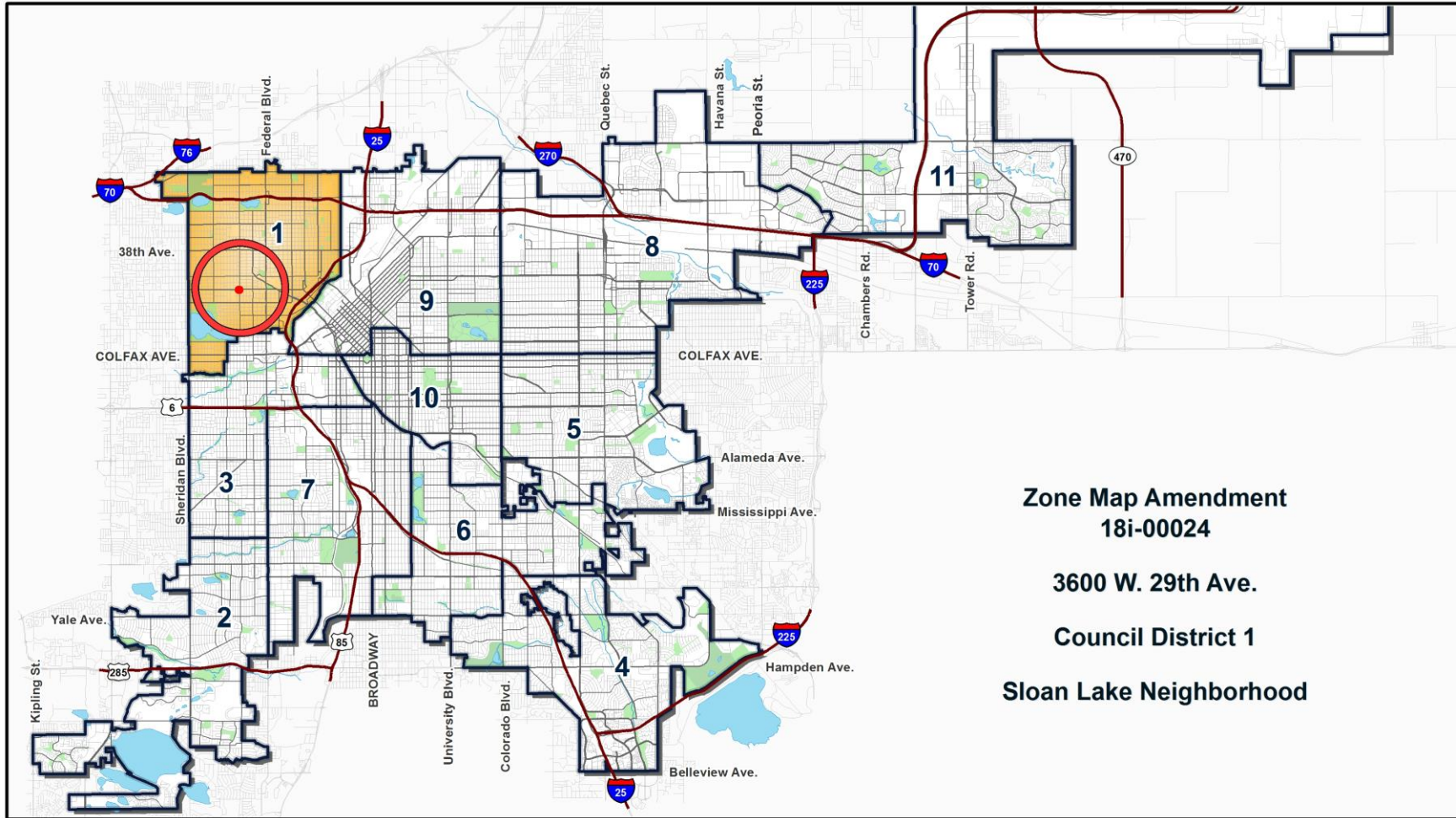


Official Map Amendment

#2018I-00024 Rezoning Application for 3600 W
29th Avenue from U-SU-C to U-MX-2x

Denver City Council

10/8/18



3600 W 29th Ave

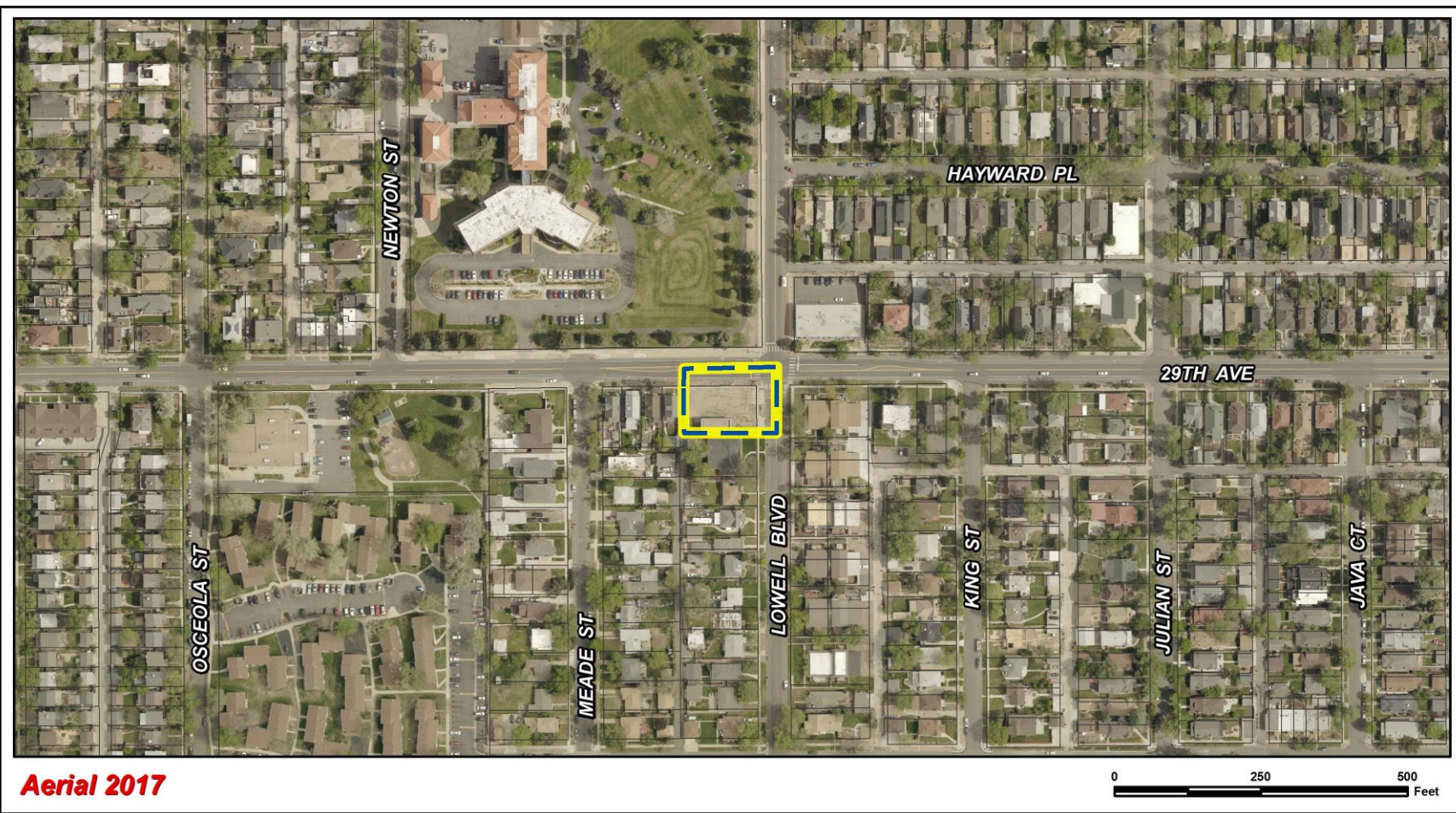
U-SU-C to U-MX-2x

**Zone Map Amendment
18i-00024**

3600 W. 29th Ave.

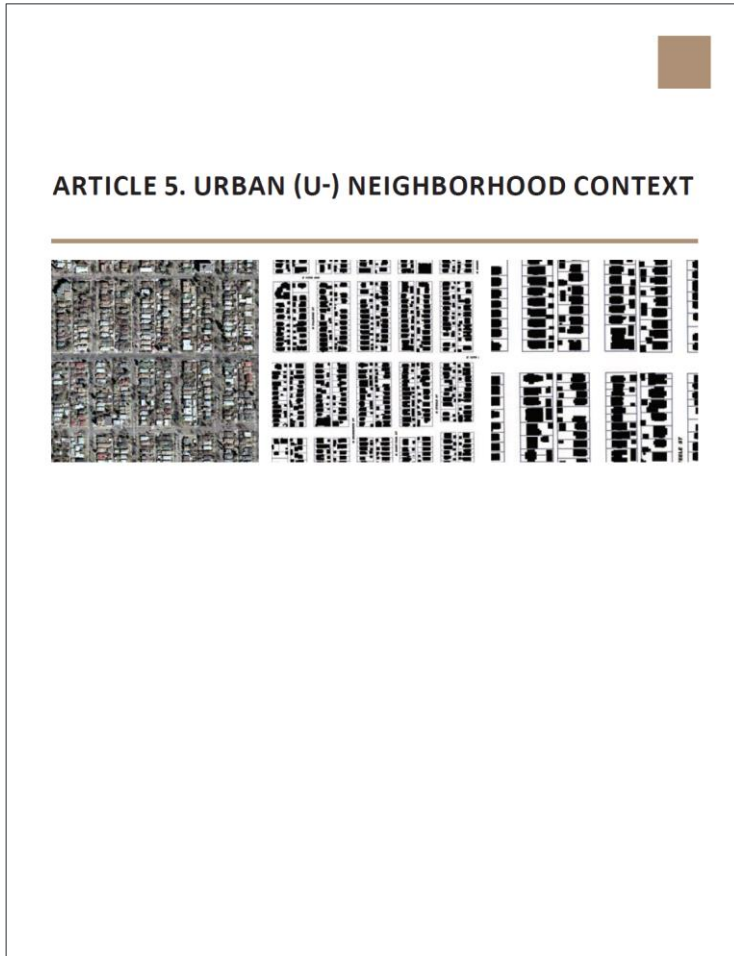
Council District 1

Sloan Lake Neighborhood



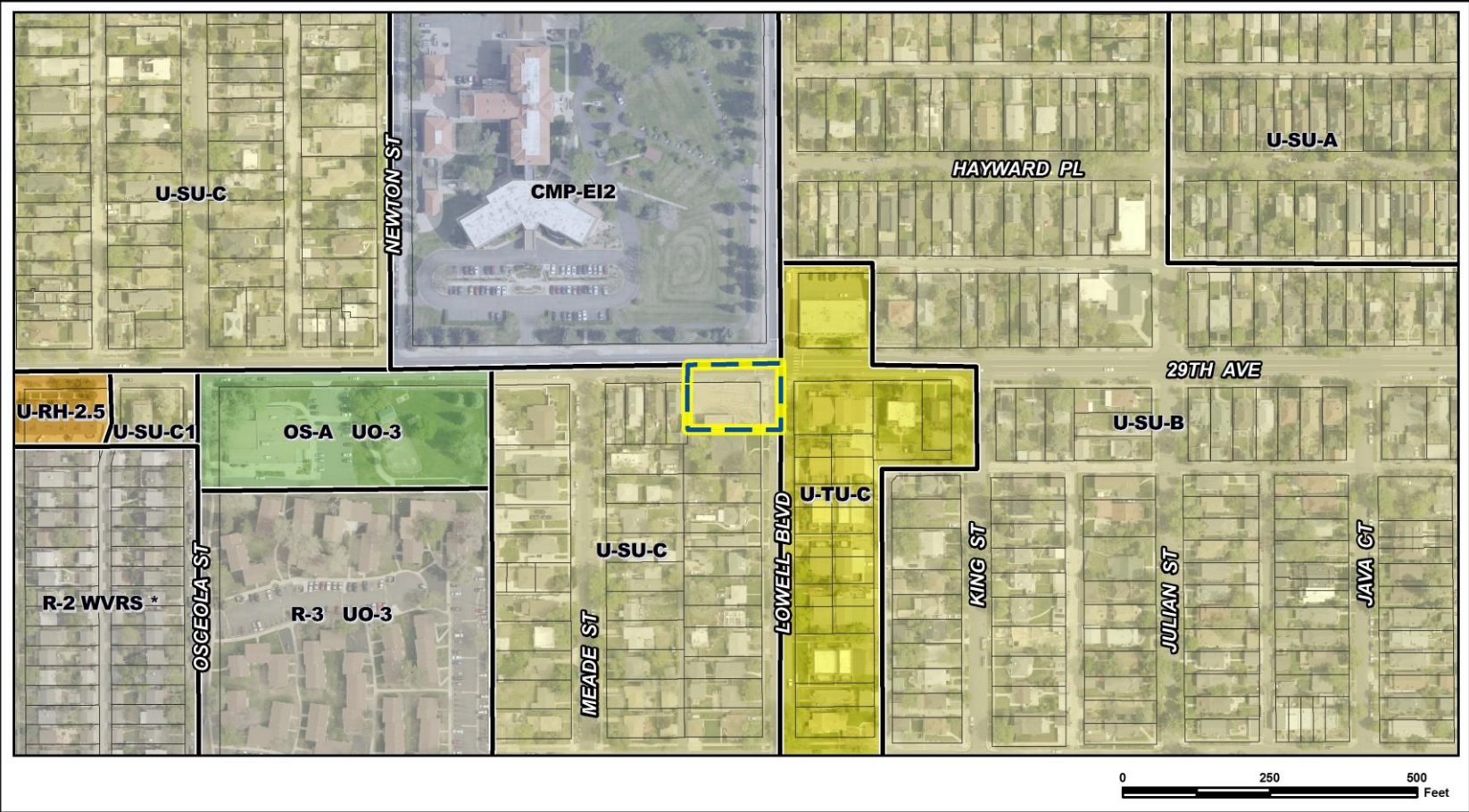
- **Location:**
 - Approx. 10,200 sf (.23 acres)
 - Vacant, one-story building that was formerly occupied by a gas station
- **Proposal:**
 - Rezoning from U-SU-C to U-MX-2x
 - Allow redevelopment with commercial uses

Request: U-MX-2x



- Urban – Mixed Use
– 2 stories (x = limited uses and building forms)

Existing Context – Zoning



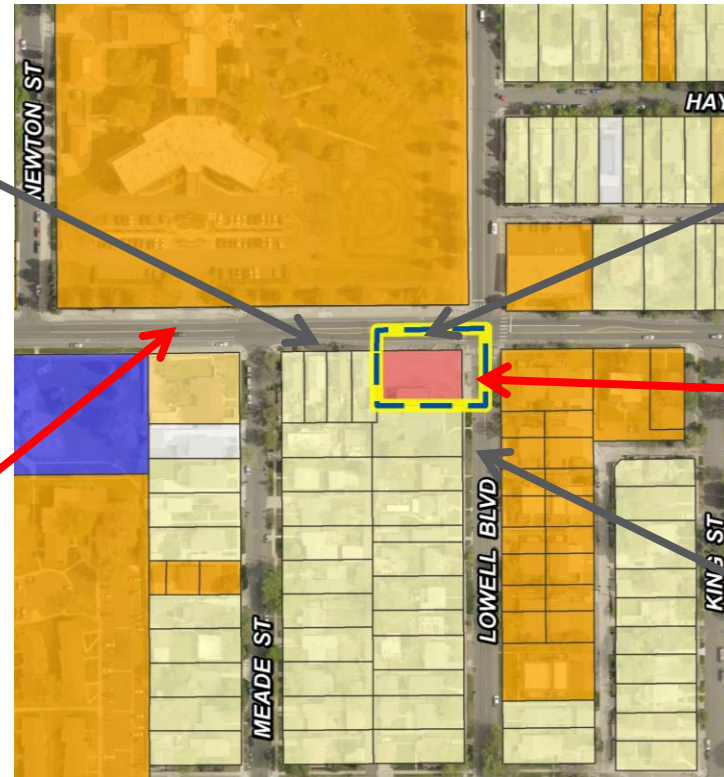
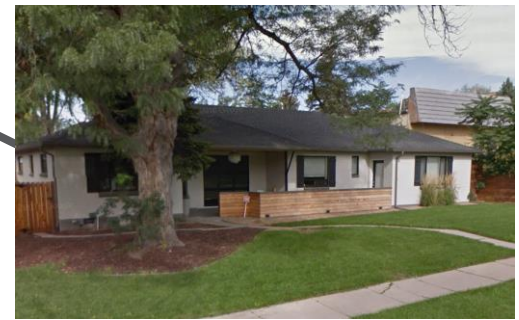
- Subject site: U-SU-C
- Surrounding Properties: U-SU-C, U-TU-C and CMP-EI2

Existing Context – Land Use



- Subject site: Commercial/Retail
- Surrounding Properties: Generally single and multi-unit residential

Existing Context – Building Form/Scale



Process

- Planning Board: August 1, 2018 (Voted 9-0 in favor)
- Land Use, Transportation, & Infrastructure Committee (August 21, 2018)
- City Council (October 8, 2018)
- Public comment
 - 4 letters of support (1 from RNO and 3 from nearby property owners)

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)*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

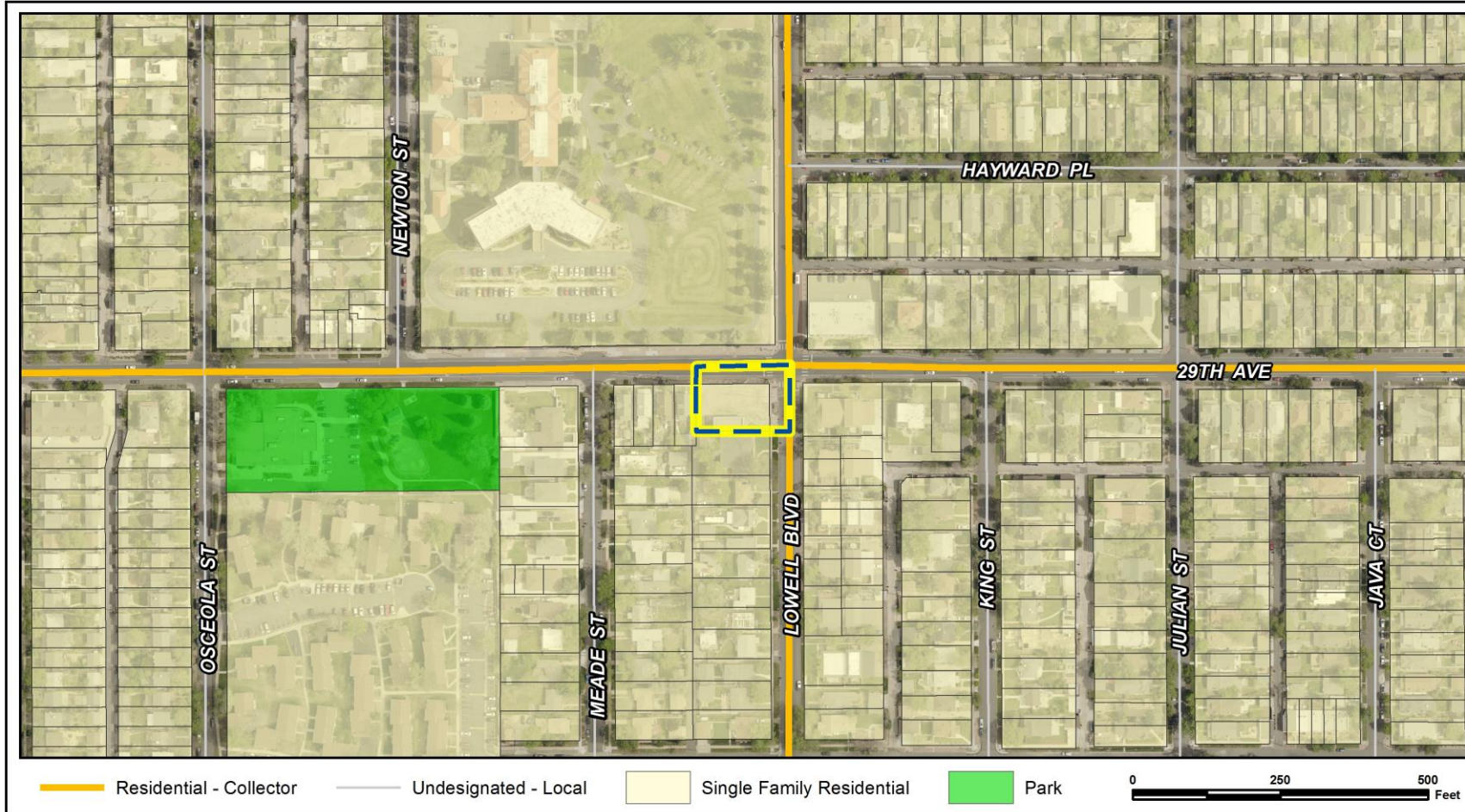
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

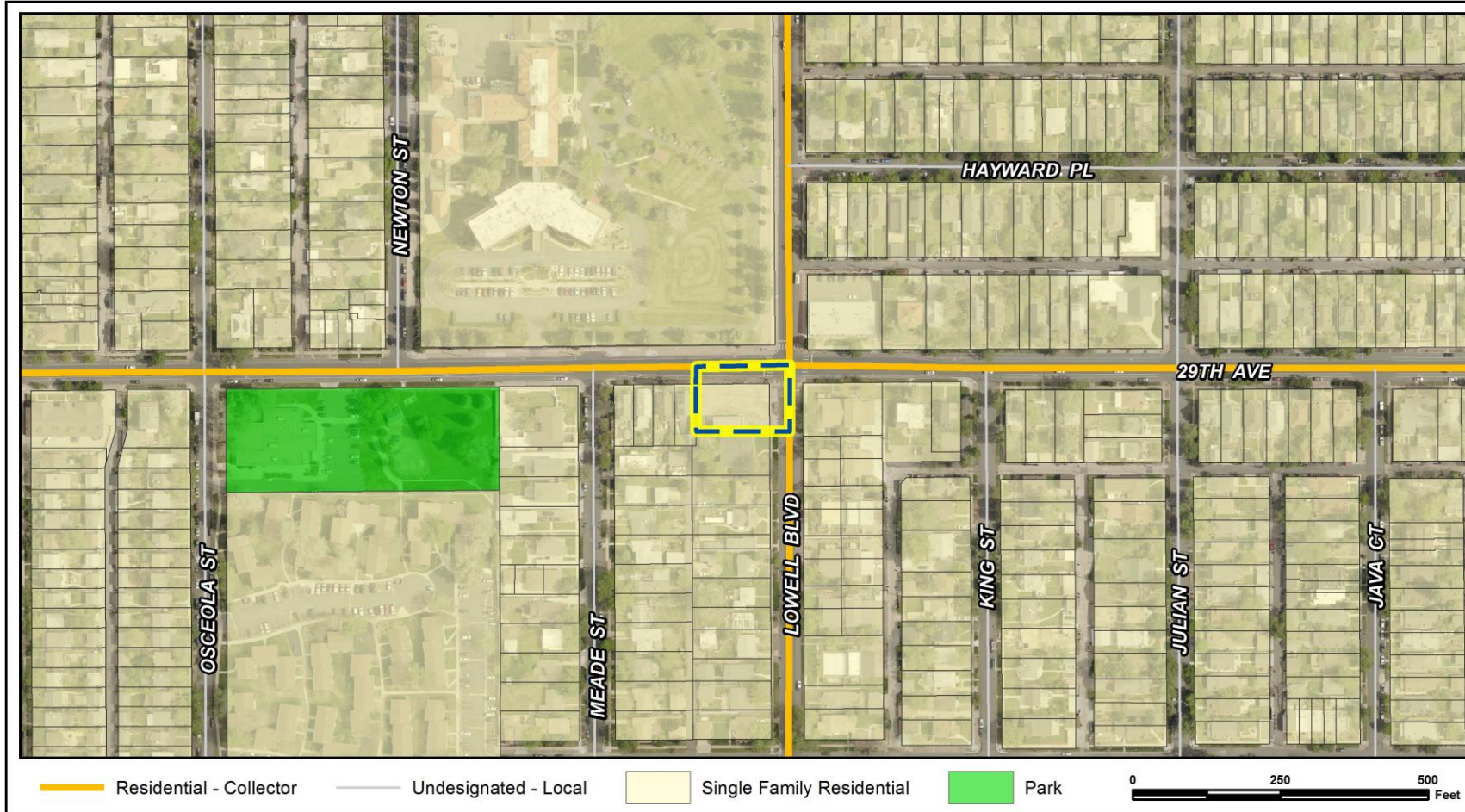
- *Environmental Sustainability Strategy 2-F*
- *Land Use Strategy 3-B*
- *Legacies Strategy 1-C*

Blueprint Denver (2002)



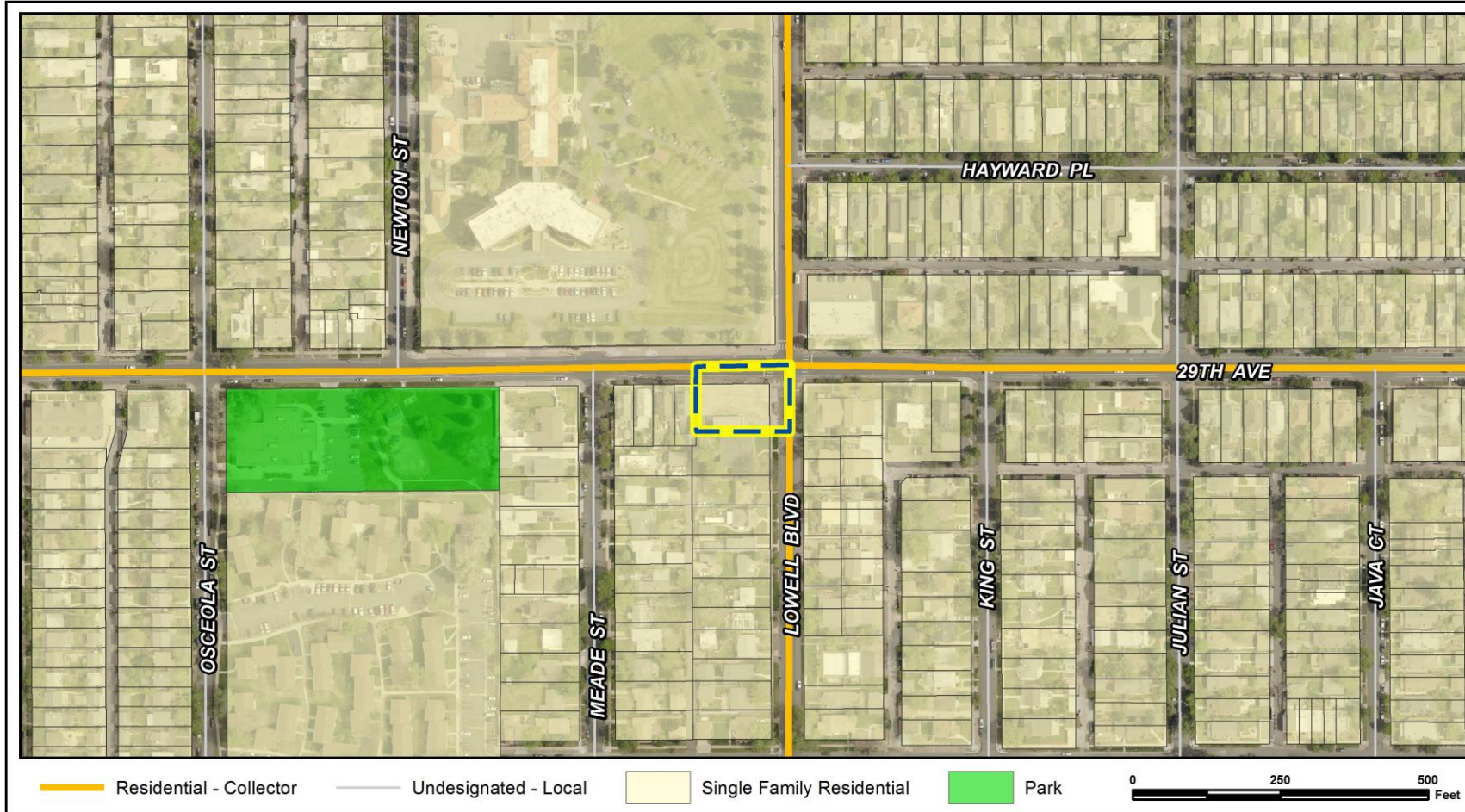
- Land Use Concept:
 - Single Family Residential
 - Employment base significantly smaller than the housing base
 - Single family homes are the predominant residential type

Blueprint Denver (2002)



- Land Use Concept:
 - Area of Stability
 - Maintain character while accommodating some new development at appropriate locations
 - Land use regulations should aim to prevent/mitigate impacts from non-residential development

Blueprint Denver (2002)



- Land Use Concept:
 - Street
- Classifications
 - Lowell Boulevard = Residential Collector
 - W 29th Avenue = Residential Collector

Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
 - Proposed rezoning will result in uniform application of the U-MX-2x zone district.
3. Further Public Health, Safety and Welfare
 - Implements adopted plans to provide neighborhood-serving amenities and providing residents more opportunities to live, work, and play within the neighborhood
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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:** New residential units constructed in the area; new bike lanes extending from Sheridan Boulevard to downtown Denver along 29th Avenue
5. **Consistency with Neighborhood Context, Zone District Purpose and Intent**
 - Urban Neighborhood Context consists of single- and two-unit residential uses with small-scale multi-unit and commercial areas embedded in residential areas.
 - U-MX-2x applies to small sites embedded with an existing neighborhood and is limited to low scale building forms and

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