



3358 N York Street

Request: U-MS-2 and U-SU-A1 to U-MS-3

Date: 6.3.2024

Presenter: Rob Haigh

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: from U-MS-2 & U-SU-A1 to U-MS-3



- Property:
 - 15,339 sq. ft.
 - Masonry Commercial Structure
- Rezone from U-MS-2 & U-SU-A1 to U-MS-3
- Requesting rezoning to establish uniform zoning on the site and expand the established use

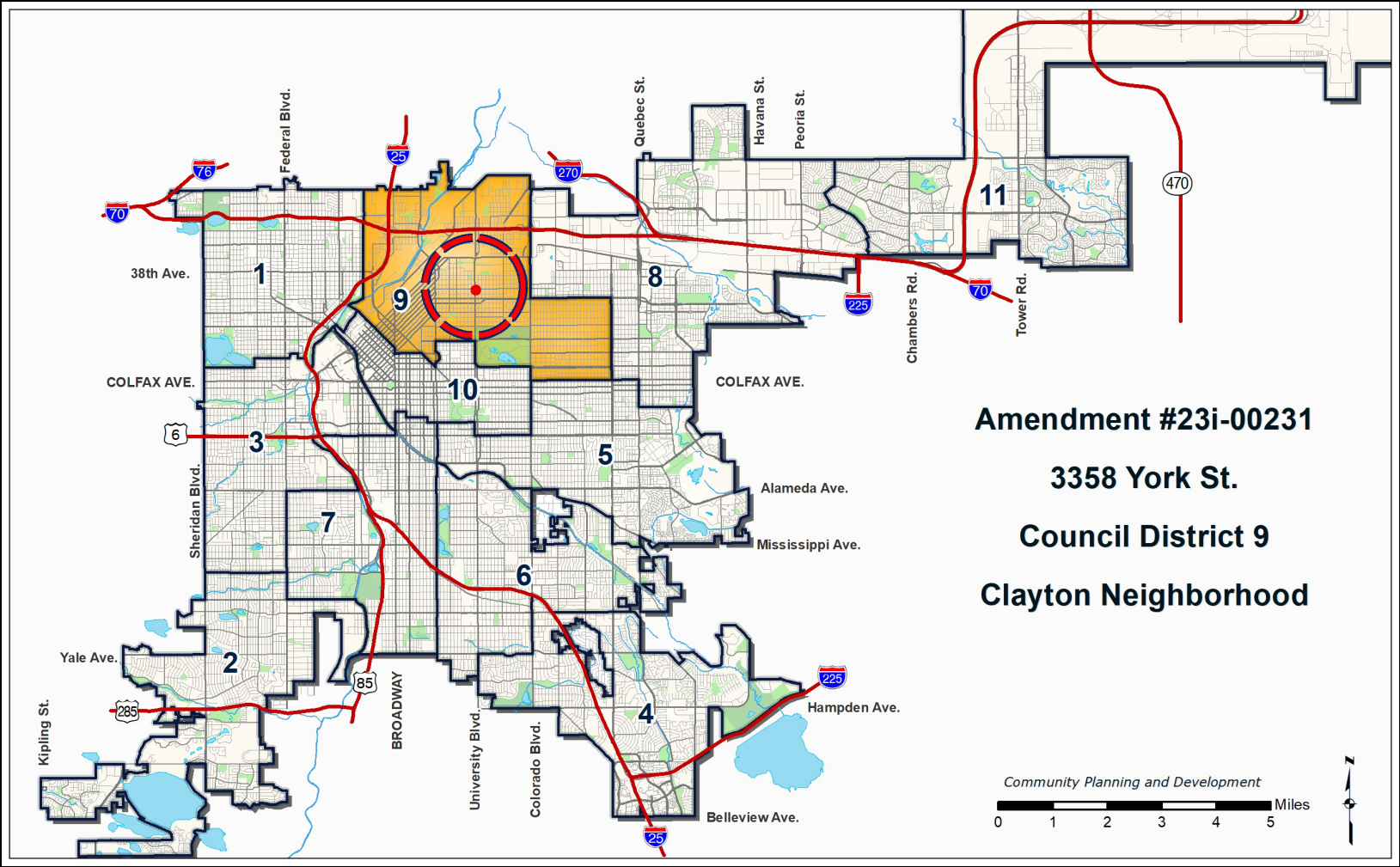
Reminder: Approval of a rezoning is not approval of a proposed specific development project

Presentation Agenda

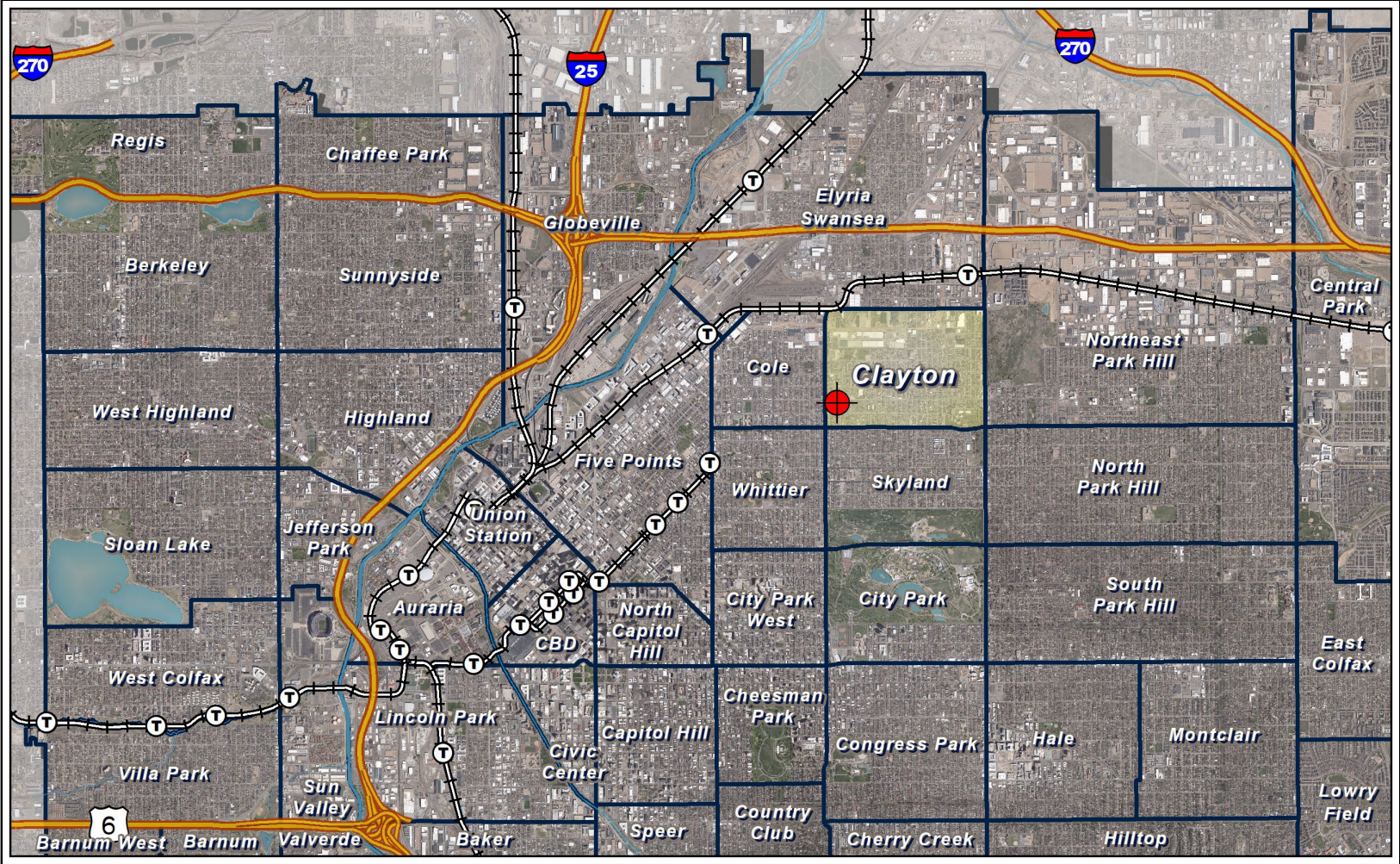
- Request
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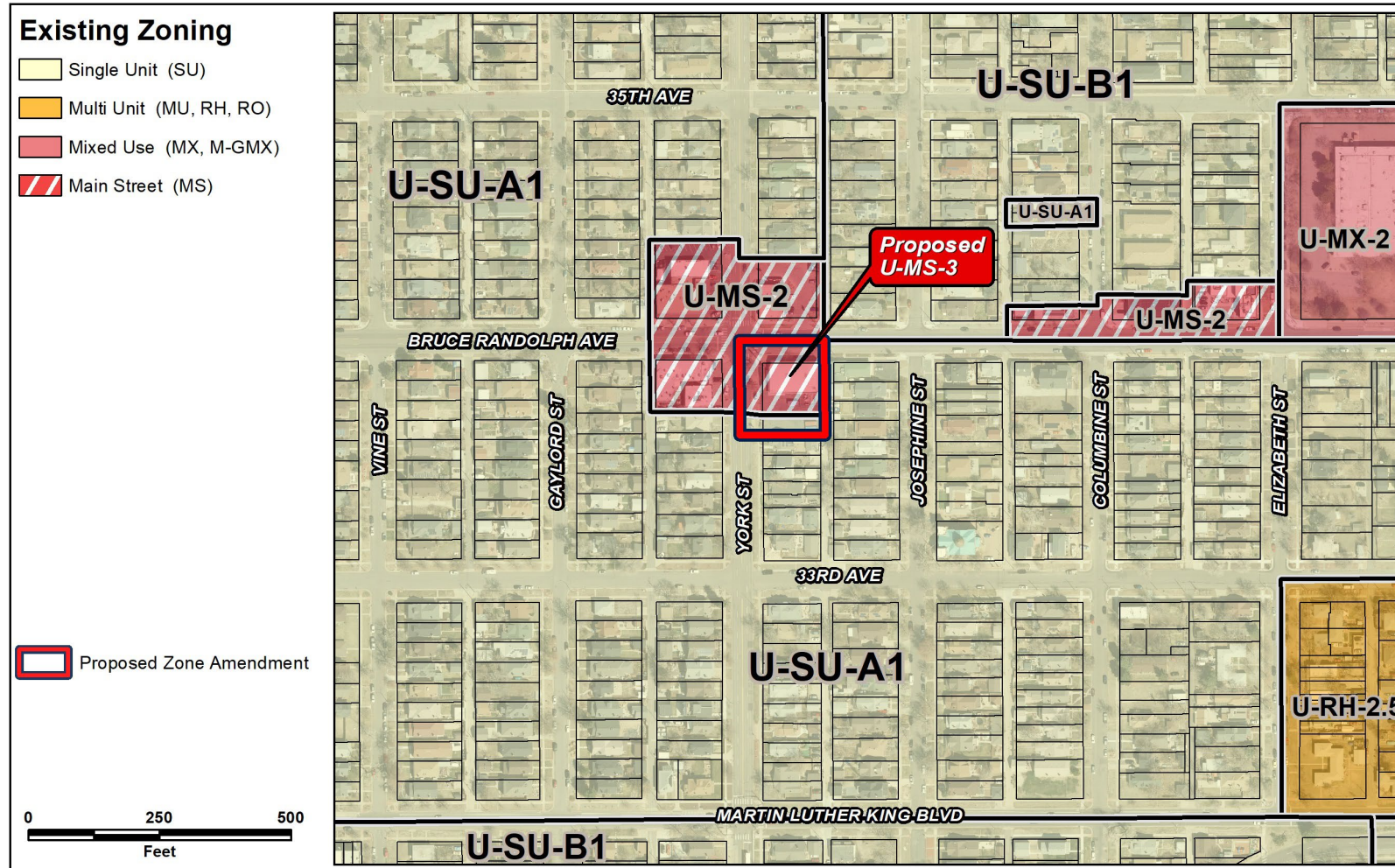
Council District 9 – Councilmember Watson



Statistical Neighborhood – Clayton



Existing Zoning – U-MS-2 & U-SU-A1



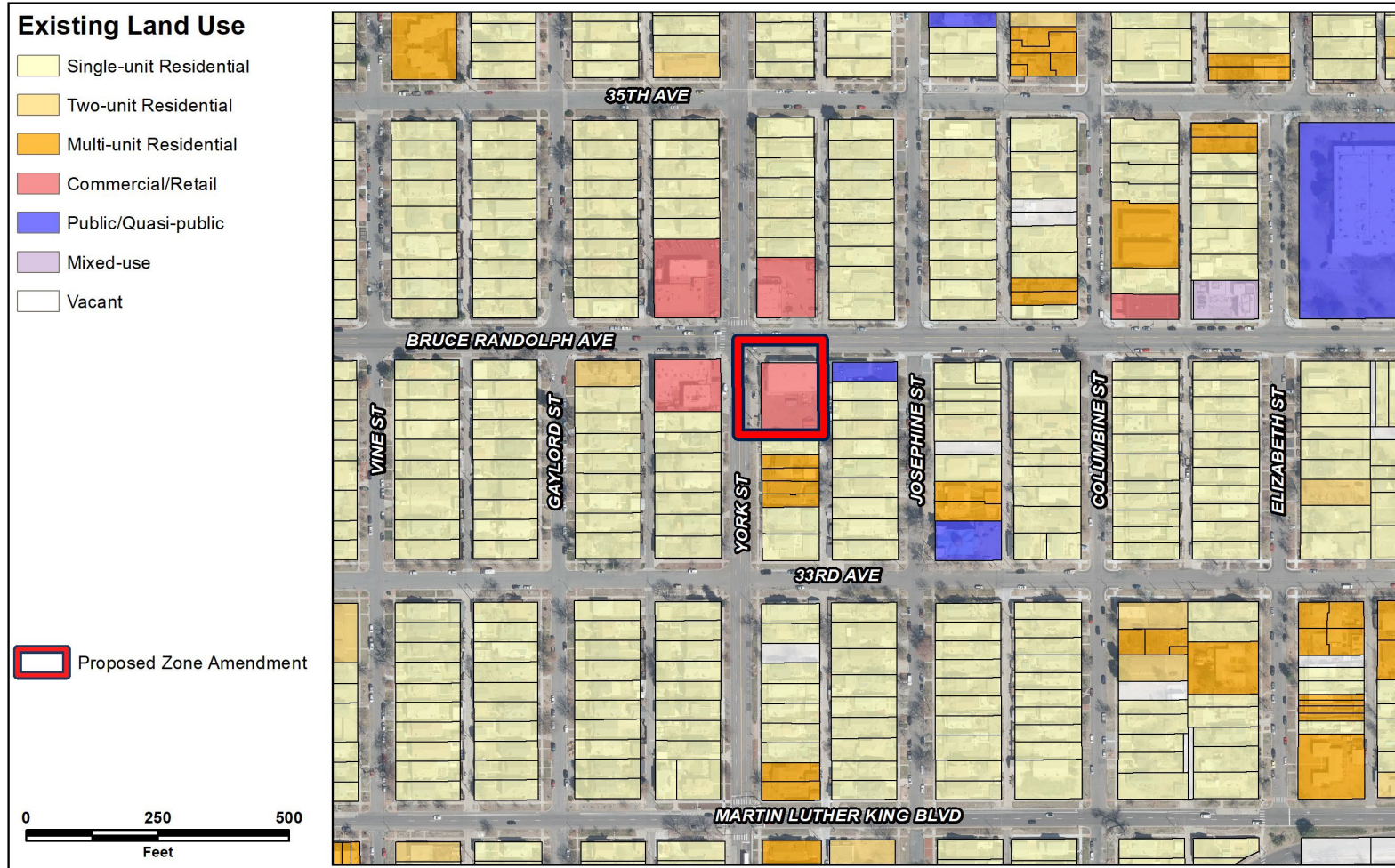
Subject Property:

- U-MS-2
- U-SU-A1

Surrounding Properties:

- U-SU-A1
- U-MS-2

Existing Context – Land Use



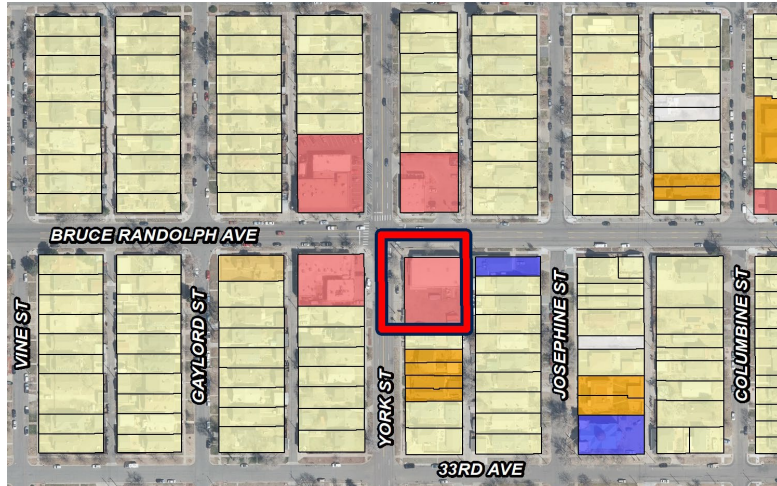
Subject property

- Commercial/Retail

Surrounding Properties

- Commercial/Retail
- Single Unit Residential
- Public/Quasi Public
- Multi- & Two-unit residential

Existing Context



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Process

- Informational Notice: 2/6/24
- Planning Board Notice: 3/19/24
- Planning Board Public Hearing: 4/3/24
- **Forwarding Unanimous Recommendation of Approval**
- LUTI Committee: 4/23/24
- **City Council Public Hearing: 6/3/24**

Public Comments

RNOs

- Staff has not received any response from the applicable RNOs

Public Comment:

- One Letter in opposition to the rezoning request
 - Discusses concerns about parking if the existing use expands

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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*
- *Bruce Randolph Avenue Plan*

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

Comprehensive Plan 2040

Comprehensive Plan 2040

Example:

- *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 (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).*



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver (2019)*

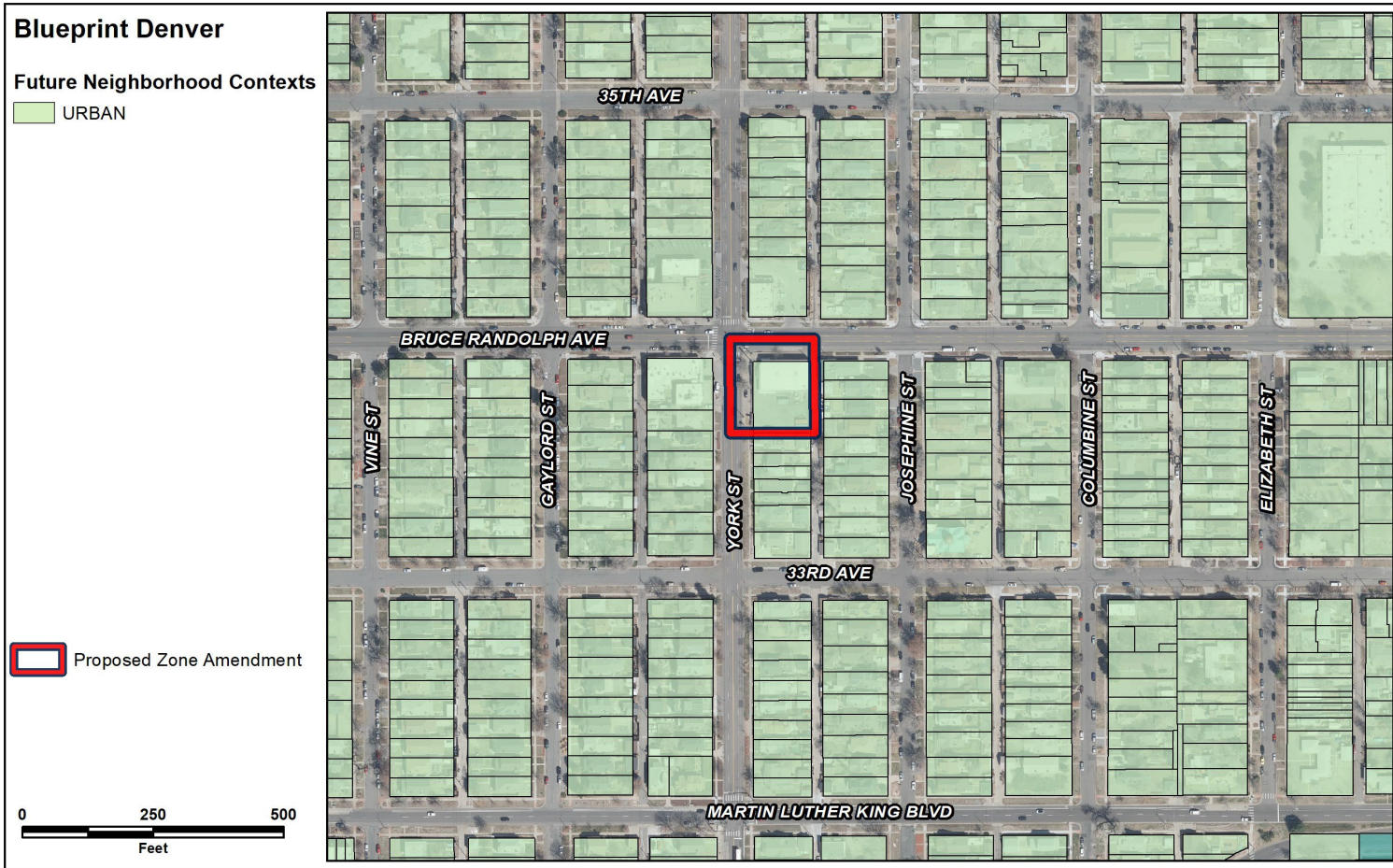
2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

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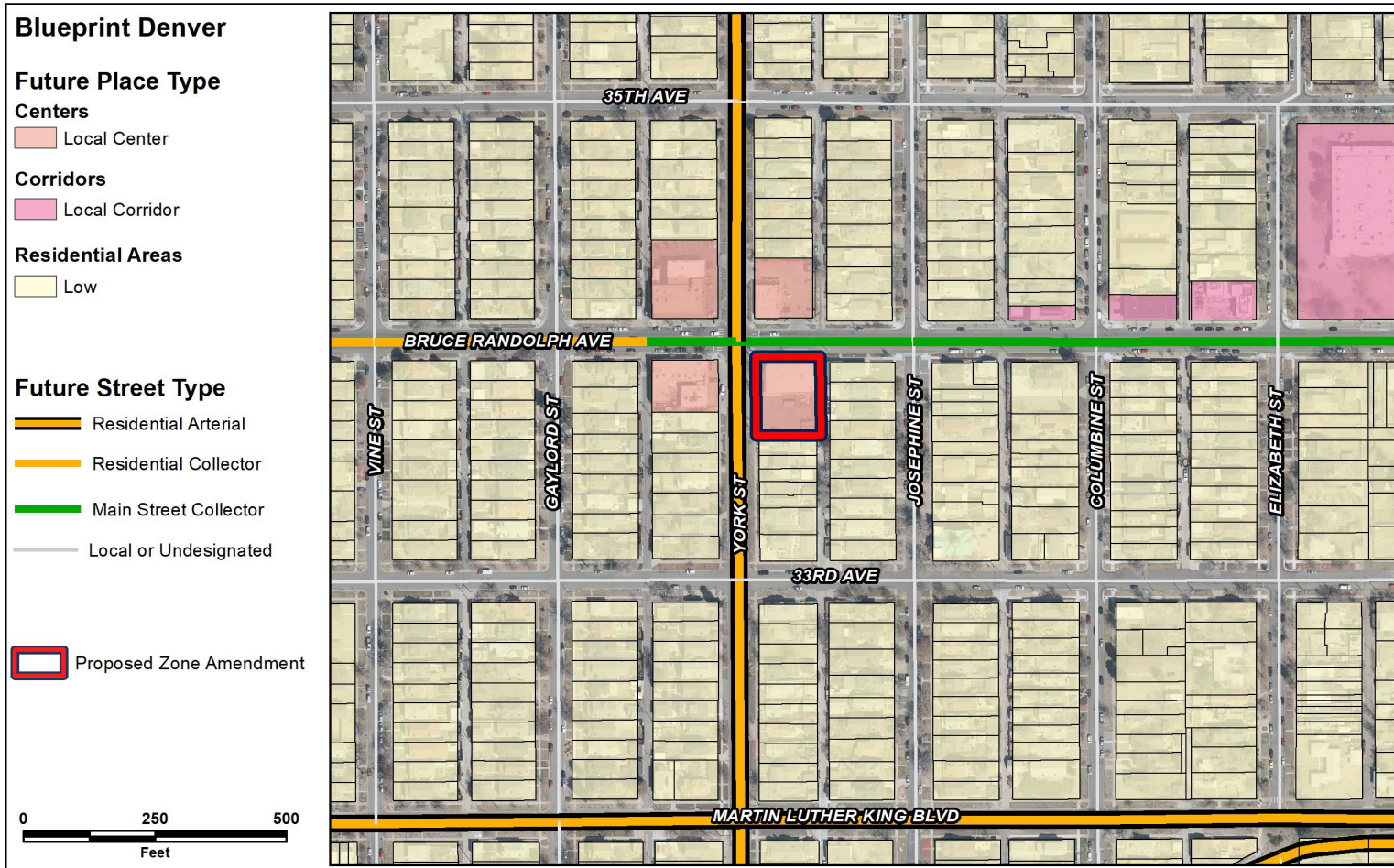
Blueprint Denver 2019



Urban Neighborhood Context

- Small multi-unit residential and low-intensity mixed-use buildings are typically embedded in single-unit and two-unit residential areas.
- Block patterns are a regular grid with consistent alley access.
- Where they occur, multi-unit buildings are low-scale.
- Mixed-use buildings are sited in a pedestrian-friendly manner near the street.

Blueprint Denver 2019



Local Center Future Place Type

- Primarily provides options for dining, entertainment and shopping. May also include some residential and employment uses.
- Where residential occurs, it should primarily be located to encourage active street frontages.
- The public realm is typically defined by lower-scale buildings with active frontages providing a more intimate, pedestrian scale.
- Heights are generally up to 3 stories and generally will not have a transition area as the low intensity easily integrates into the surrounding neighborhood.

Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

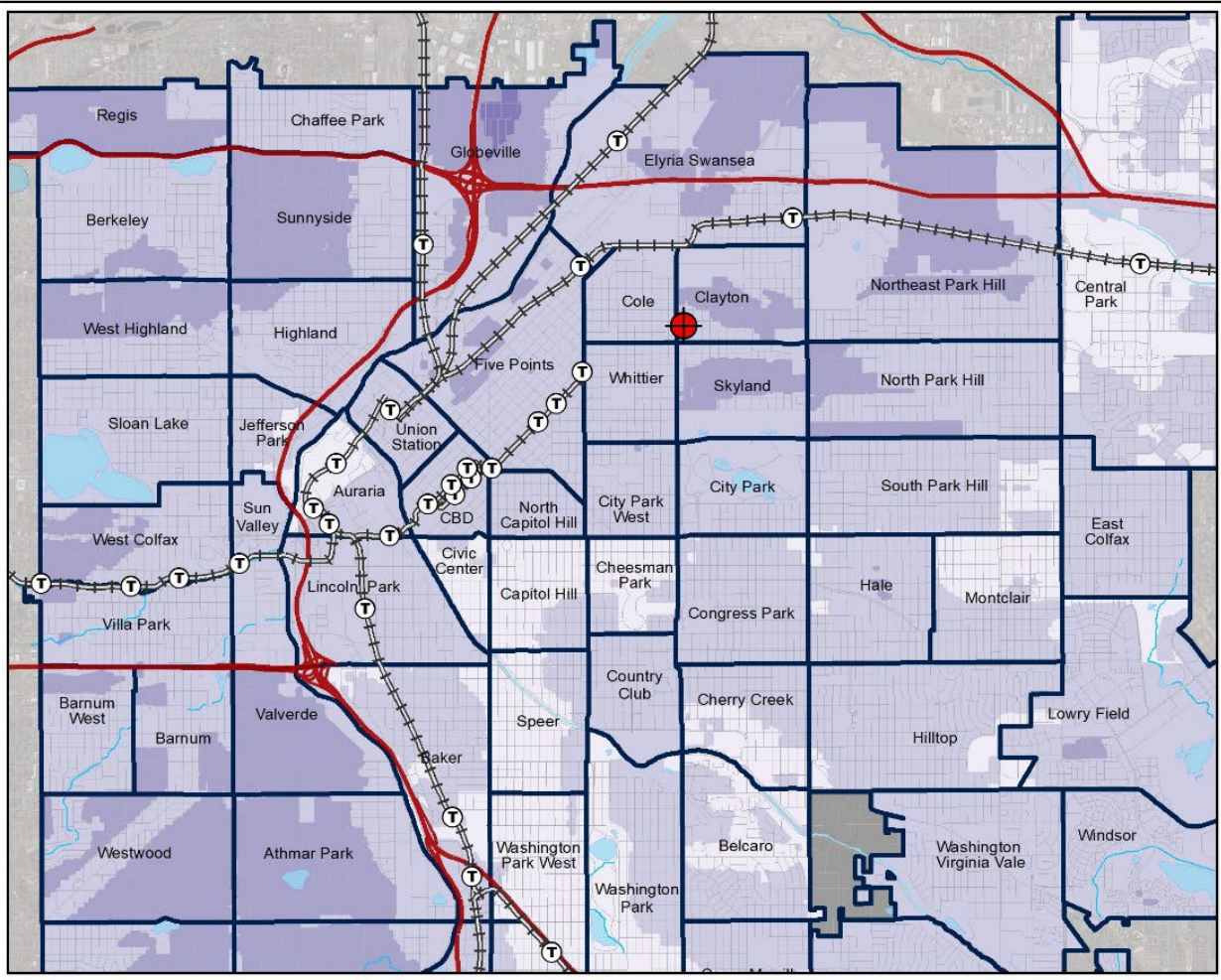
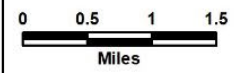
Blueprint Denver 2019

Blueprint Denver Access to Opportunity

Equity Score Average



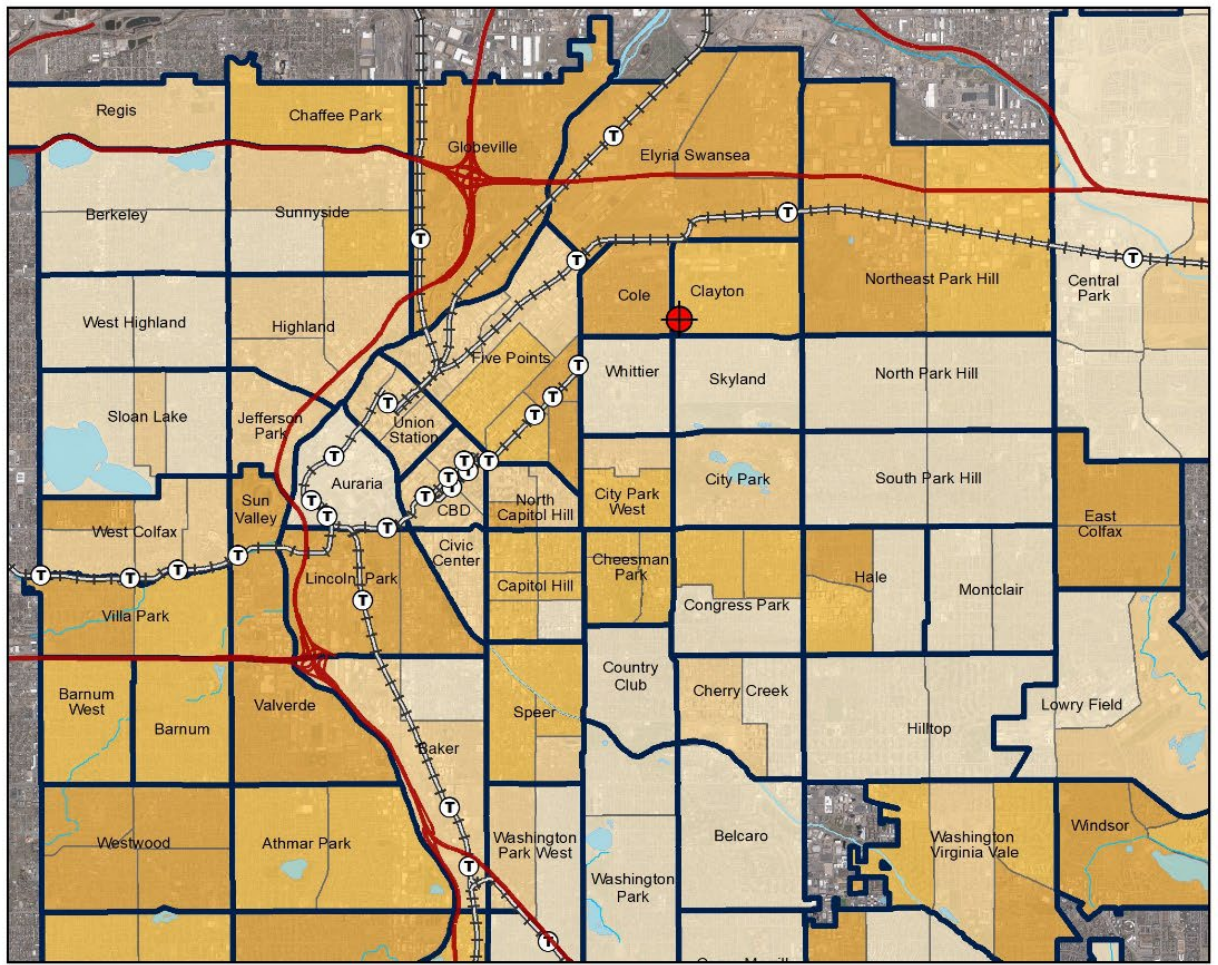
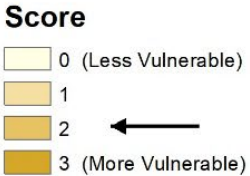
Proposed Zone Amendment



Equity Concepts: Access to Opportunity

Blueprint Denver 2019

Blueprint Denver Vulnerability to Displacement



Proposed Zone Amendment

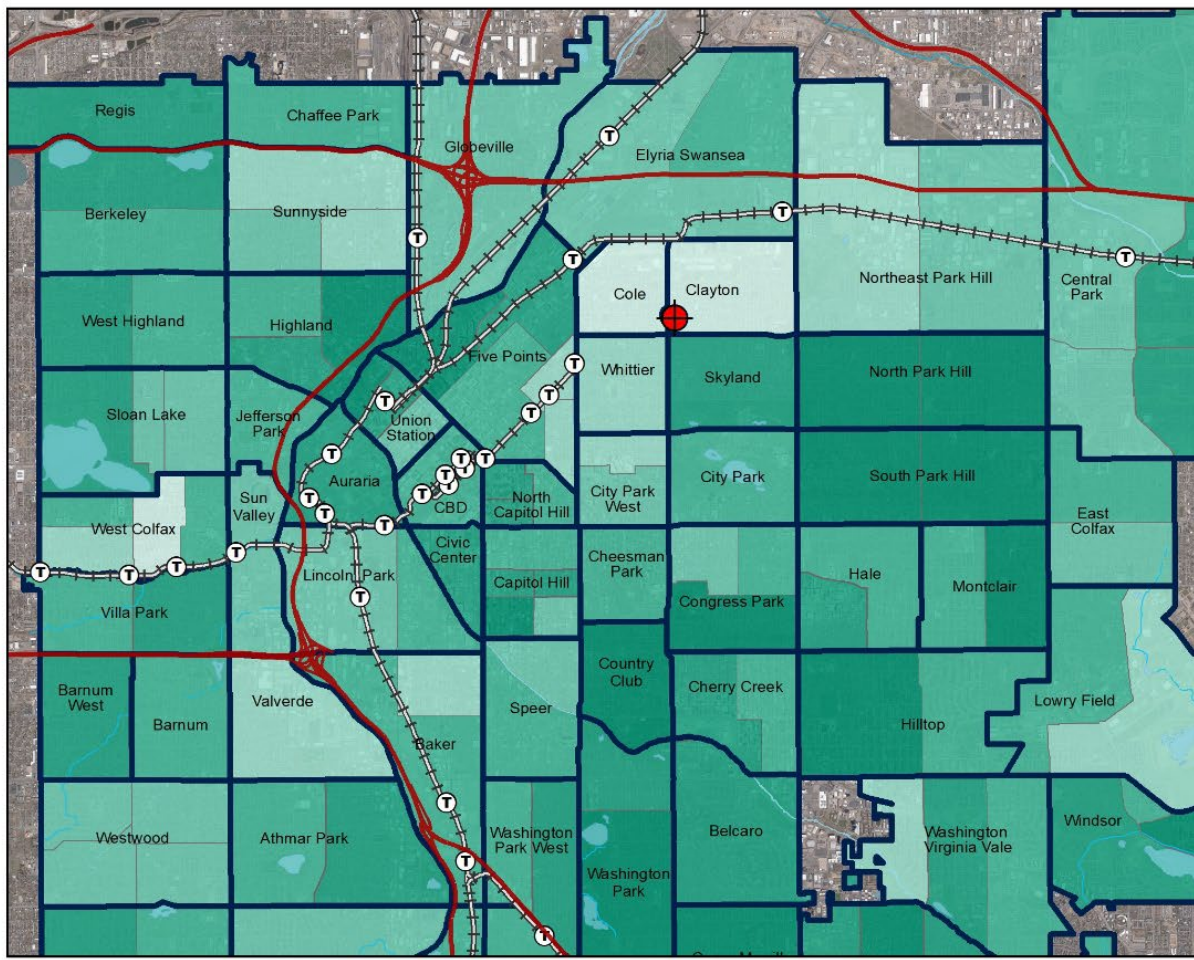


Equity Concepts: Vulnerability to Displacement

Blueprint Denver 2019

Blueprint Denver Housing Diversity

Housing Diversity Score



Equity Concepts: Housing Diversity

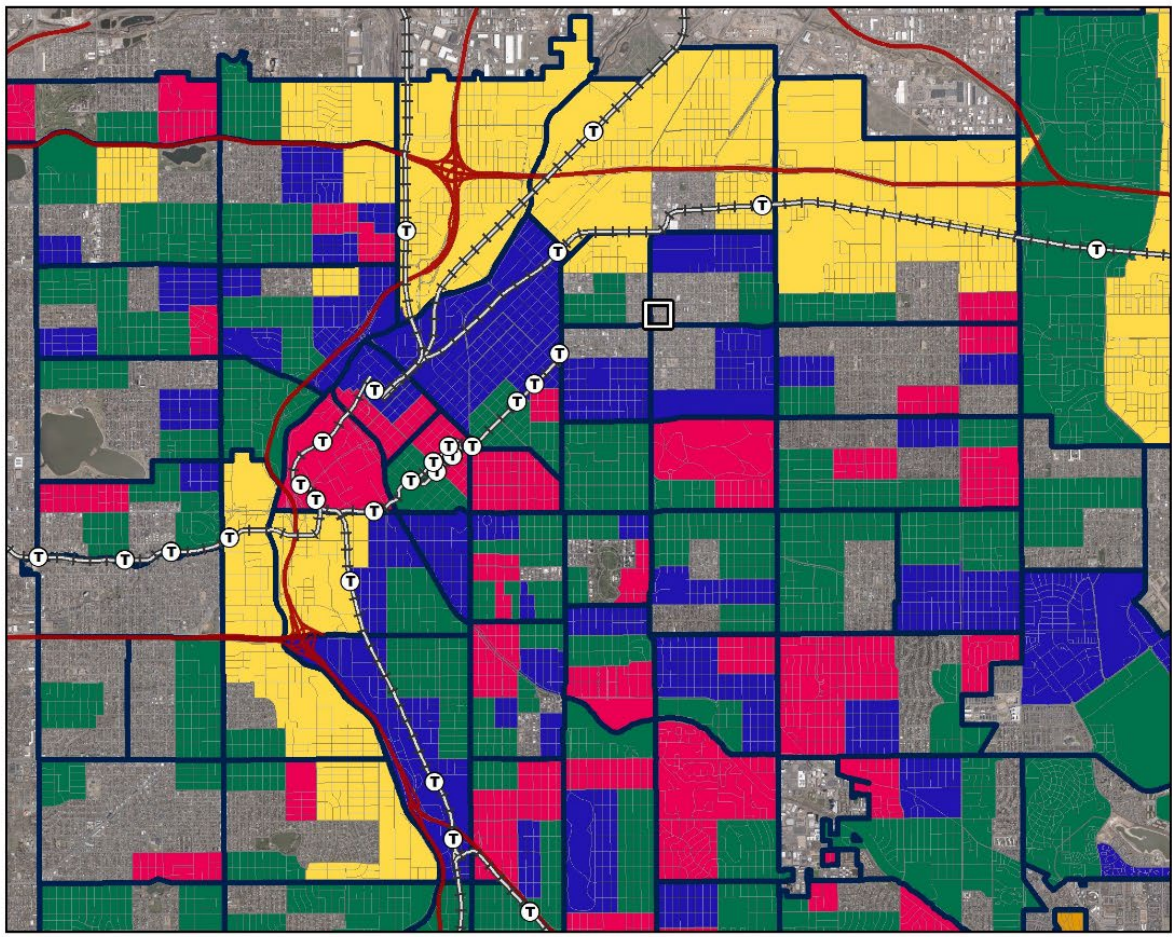
Blueprint Denver 2019

Blueprint Denver

Jobs Diversity

- Green: Retail (high)
- Brown: Retail (high) Manufacturing (high)
- Yellow: Manufacturing (high)
- Pink: Innovation (high)
- Orange: Innovation (high) Manufacturing (high)
- Blue: Within citywide average

Proposed Zone Amendment



Equity Concepts: Jobs Diversity

Area Plan

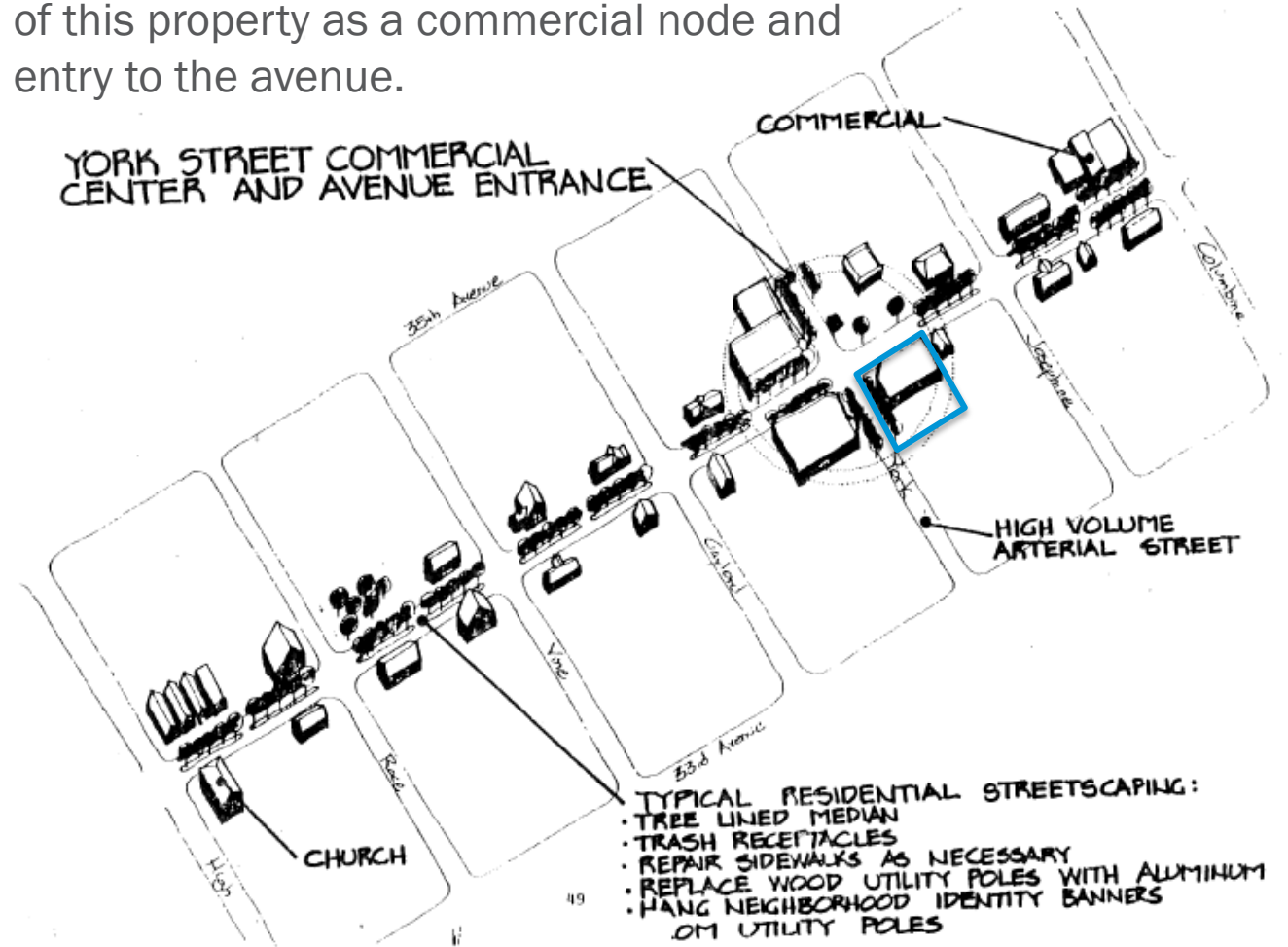
A REVITALIZATION PLAN

FOR :

BRUCE RANDOLPH AVE
3400 N



The Bruce Randolph Avenue Revitalization Plan includes guidance for the revitalization of this property as a commercial node and entry to the avenue.



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Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
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3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
 - Adoption of Blueprint Denver
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Denver Zoning Code Review Criteria

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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