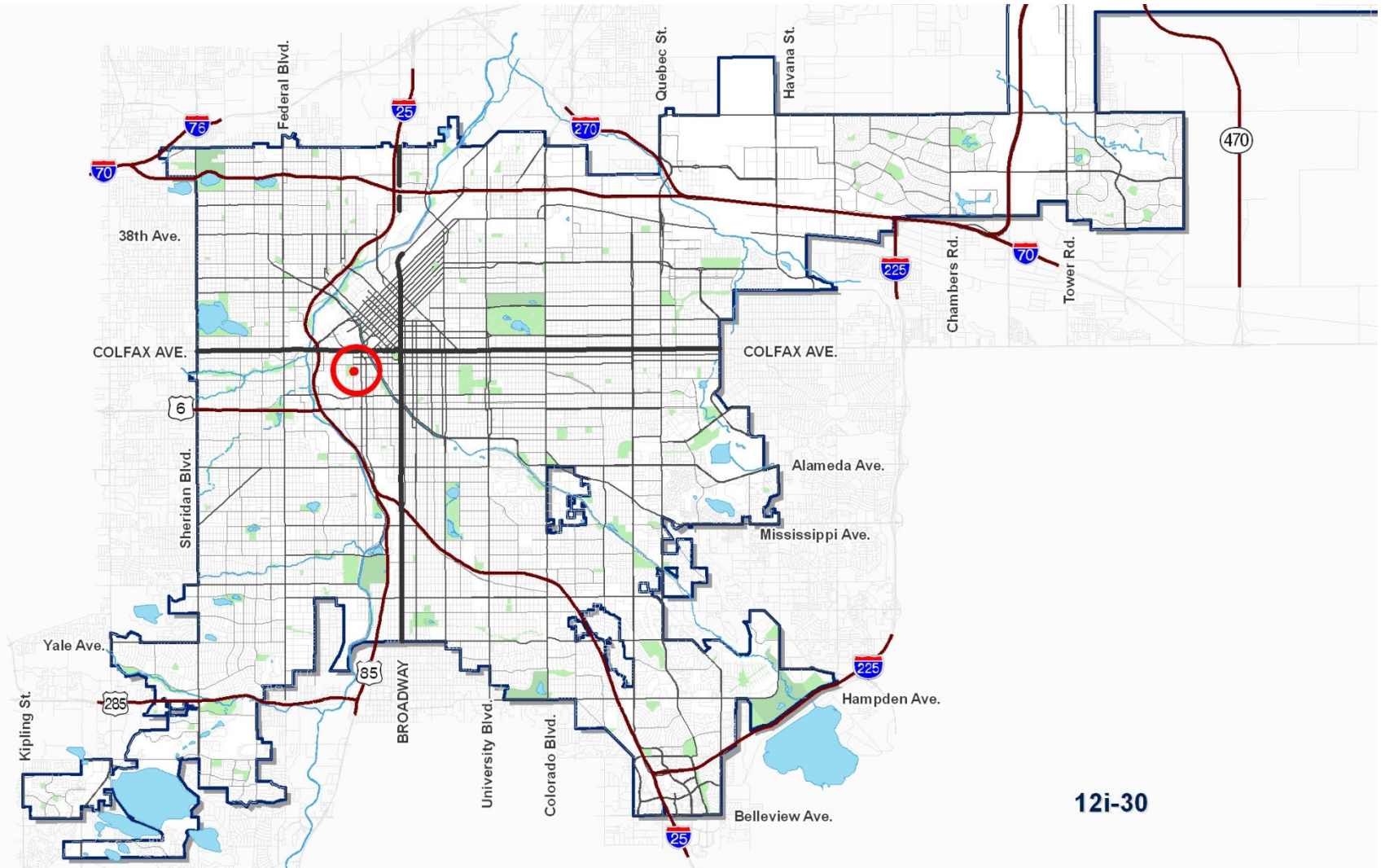


1172-78 MARIPOSA ST.  
&  
1120-22 W. 12<sup>TH</sup> AVE.

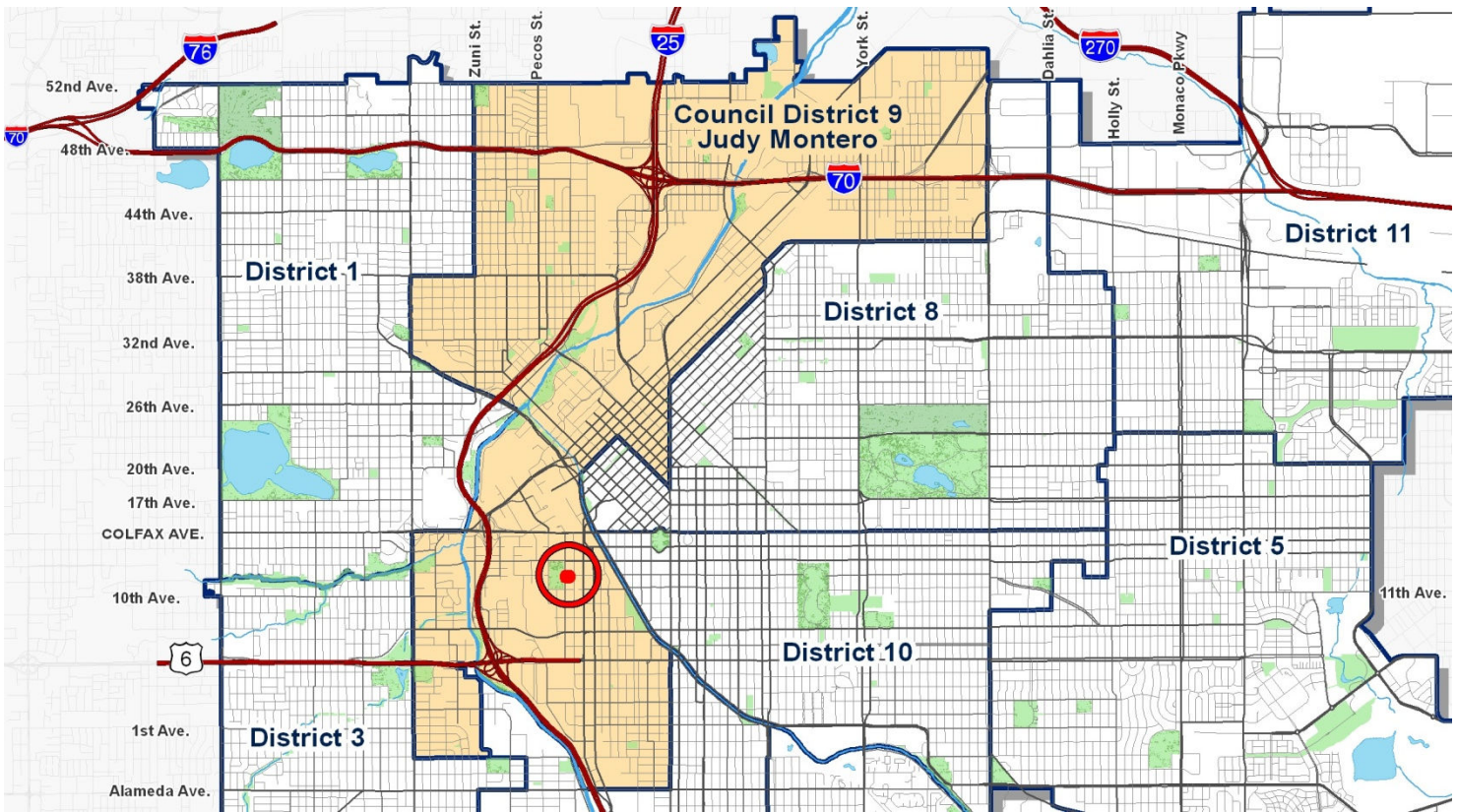
U-TU-B to U-MX-2x

# 1172-78 Mariposa St. & 1120-22 W. 12<sup>th</sup> Ave.

## U-TU-B to U-MX-2x



# Council District 9



# La Alma / Lincoln Park Statistical Neighborhood

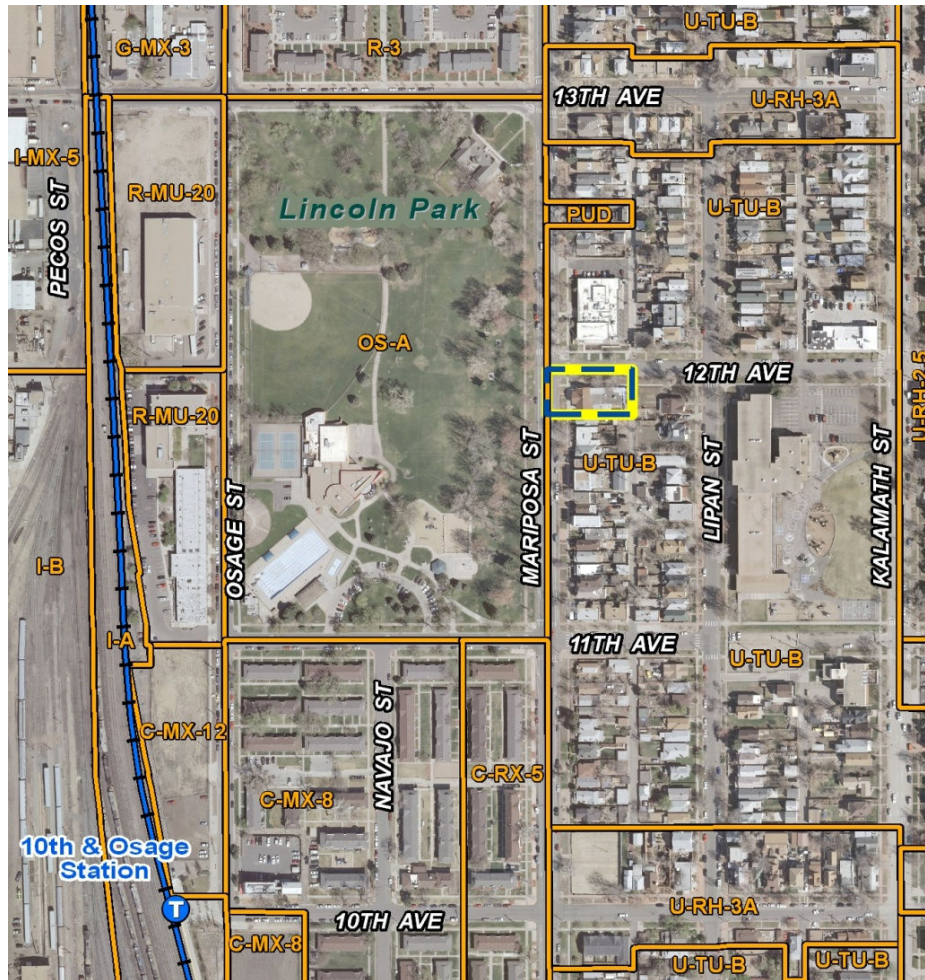


# 1172-78 Mariposa St. & 1120-22 W. 12<sup>th</sup> Ave.



- At the southeast corner of W. 12<sup>th</sup> Avenue and Mariposa Street

# Request: U-MX-2x



- Property:
  - 6,250 square feet
  - 2 structures attached as 1
  - Residential and community center
- Property Owner:
  - Requesting rezoning to acknowledge historic commercial use and permit greater range of mixed uses consistent with surrounding context
- Rezone from U-TU-B to U-MX-2x

# Request: U-MX-2x

Urbane Neighborhood Context – Mixed Use – 2 story maximum height; x = limited uses



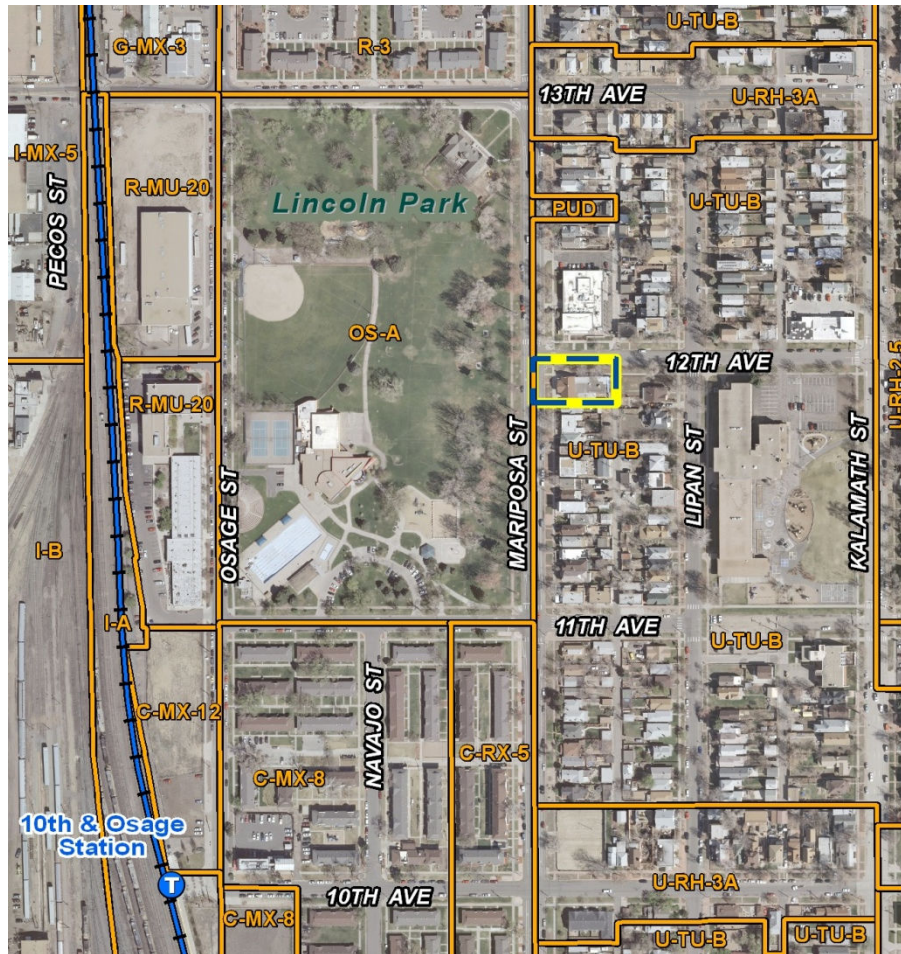
# Existing Context



- Zoning
- Land Use
- Building Form/Scale



# Existing Context - Zoning



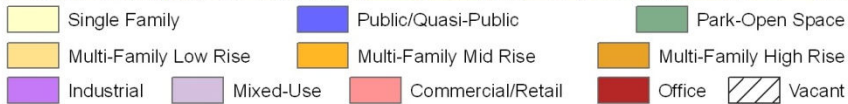
- U-TU-B east of Mariposa St.
- OS-A west of Mariposa St. (Lincoln Park)

# Existing Context – Land Use

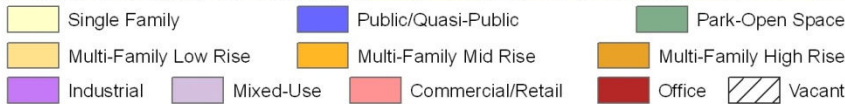


- Existing non-profit community center across 12<sup>th</sup> Avenue
- Surrounding areas are single-family, two-unit and multi-unit residential
- Park to the west
- Quasi-public and embedded commercial uncommonly found, in scattered locations

# Existing Context – Building Form/Scale



# Existing Context – Building Form/Scale



# Process

- Planning Board: 03/06/13
  - ▣ Recommended approval unanimously
- LUTI: moved out 03/19/13
- Public Outreach
  - ▣ RNOs
    - Santa Fe Drive Redevelopment Corporation; Sumner Neighborhood Association; La Alma/Lincoln Park Neighborhood Association; La Alma Community Action Group; Denver Neighborhood Association, Inc.; Inter-Neighborhood Cooperation
    - 1 support letter received (LALPNA)
  - ▣ 1 support letter received from Denver Housing Authority
  - ▣ 29 signatures of support received from within three blocks of the site

# 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
  - ▣ La Alma/Lincoln Park Neighborhood Plan (2010)
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:

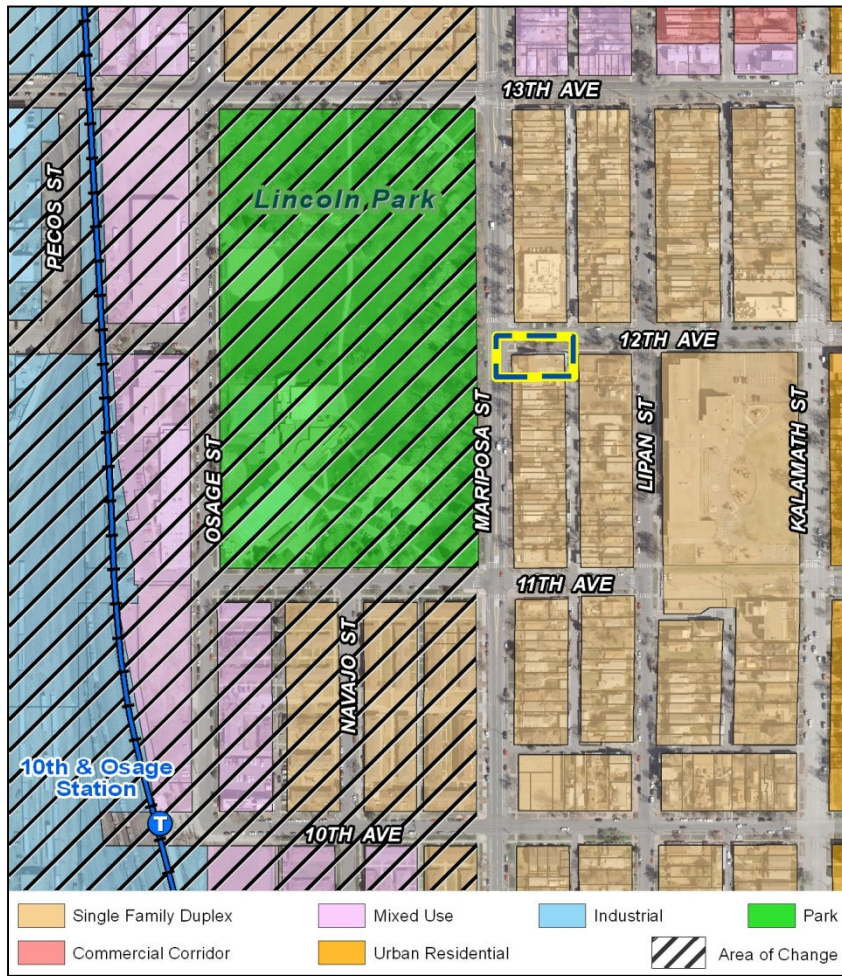
## Consistency with Adopted Plans

Comprehensive Plan 2000: Applicable plan strategies:

- Environmental Sustainability Strategy 2-F – *Conserve land by **promoting infill development** with Denver at sites **where services and infrastructure are already in place**; designing mixed use communities and reducing sprawl so that residents can **live, work and play** within their own neighborhoods.*
- 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.*
- Mobility Strategy 4-E – *Continue to promote mixed-use development, which enables people to live near work, retail and services.*
- The proposed map amendment will enable reuse of a commercial structure an infill neighborhood location where services and infrastructure are already in place, in a manner compatible with the existing context. The rezoning is consistent with these plan recommendations.



# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2002)

- Land Use Concept: Single Family/Duplex Residential
  - Moderately dense and primarily residential “but with some complementary, small-scale commercial uses”
- Area of Stability
  - Goal: identify and maintain the character of an area while accommodating some new development and redevelopment
- The U-MX-2x zone district is most appropriate for allowing complementary small scale commercial uses in embedded in a moderately dense

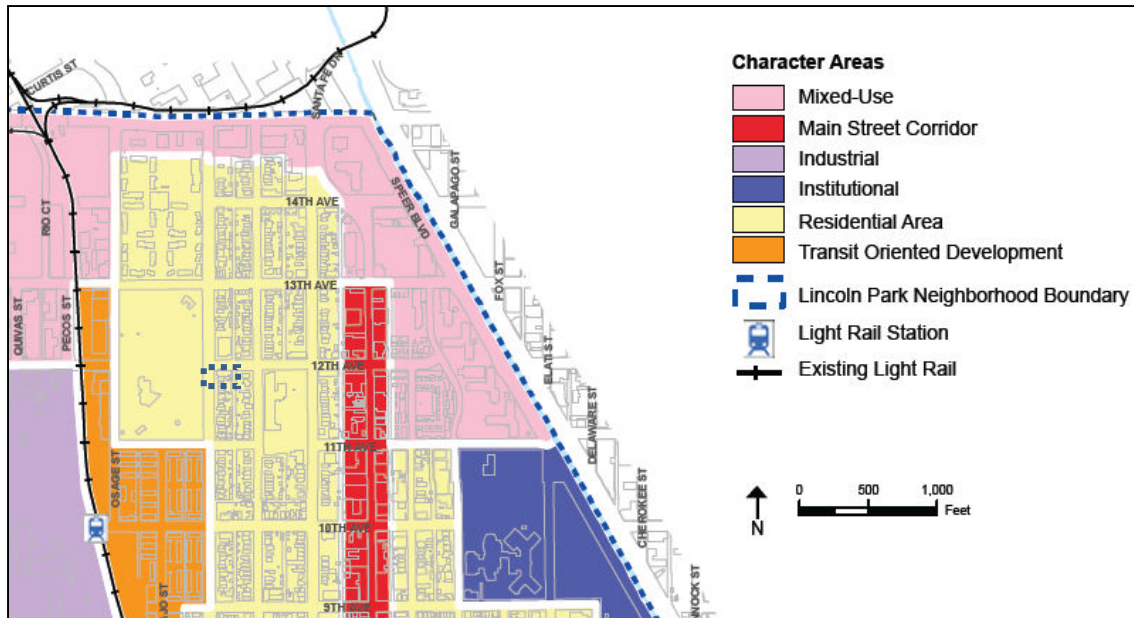
# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2002)

- Future Street Classification:
  - ▣ Mariposa St.: Mixed Use Collector
  - ▣ Located in high-intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity.
  - ▣ U-MX-2x is appropriate on a mixed use street

# Review Criteria: Consistency with Adopted Plans

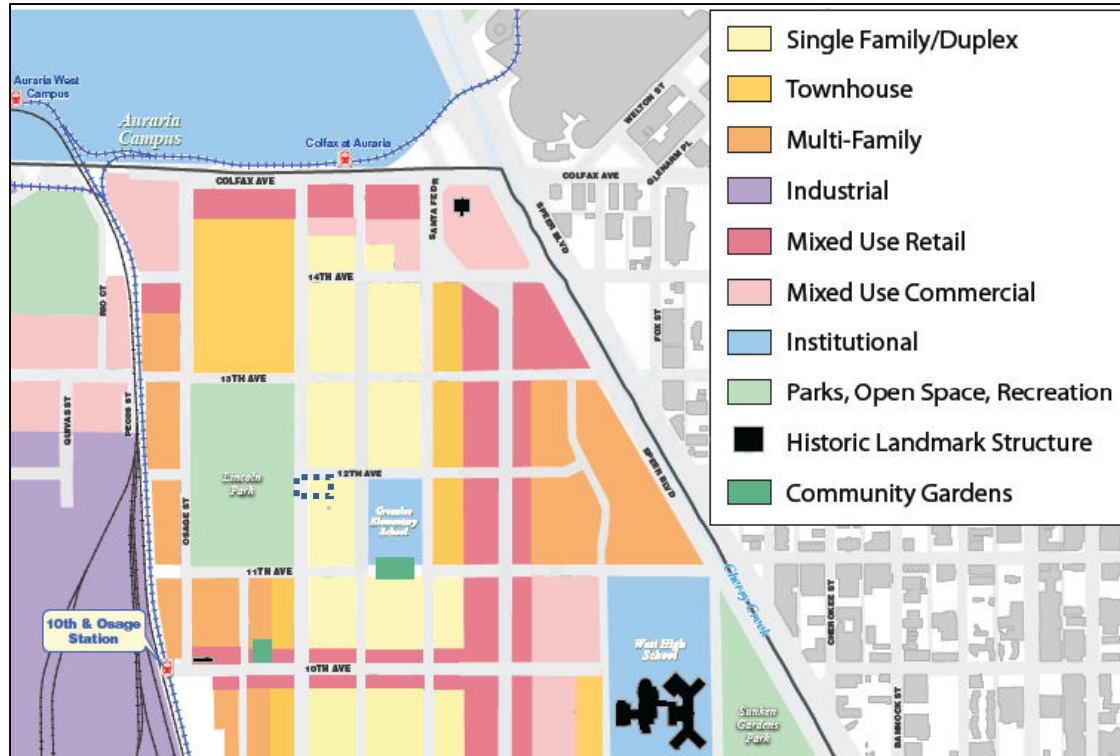


## La Alma/ Lincoln Park Neighborhood Plan (2010)

□ Character Area:  
Residential

- “A vibrant urban community”
- “Residents have access to public transportation, services and shopping.”
- U-MX-2x zone district is the most compatible zone district to offer mixed uses in a residential setting

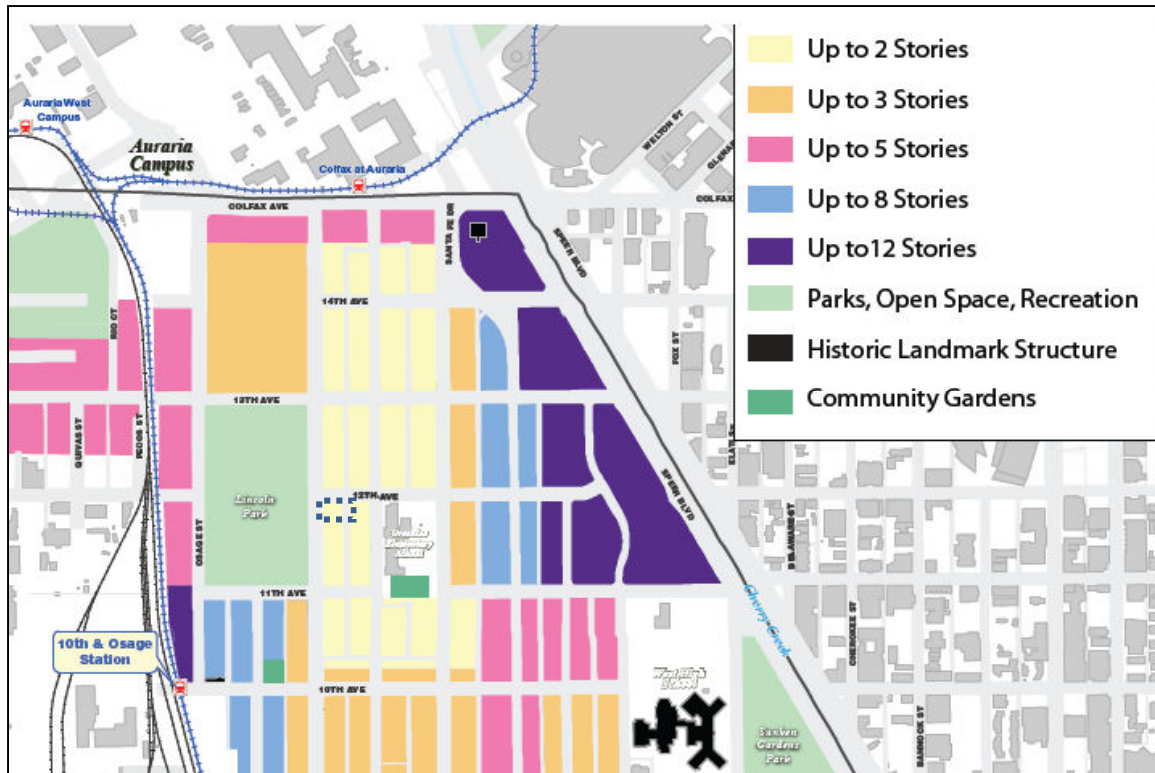
# Review Criteria: Consistency with Adopted Plans



## La Alma/ Lincoln Park Neighborhood Plan (2010)

- Land Use:  
Single  
Family/Duplex

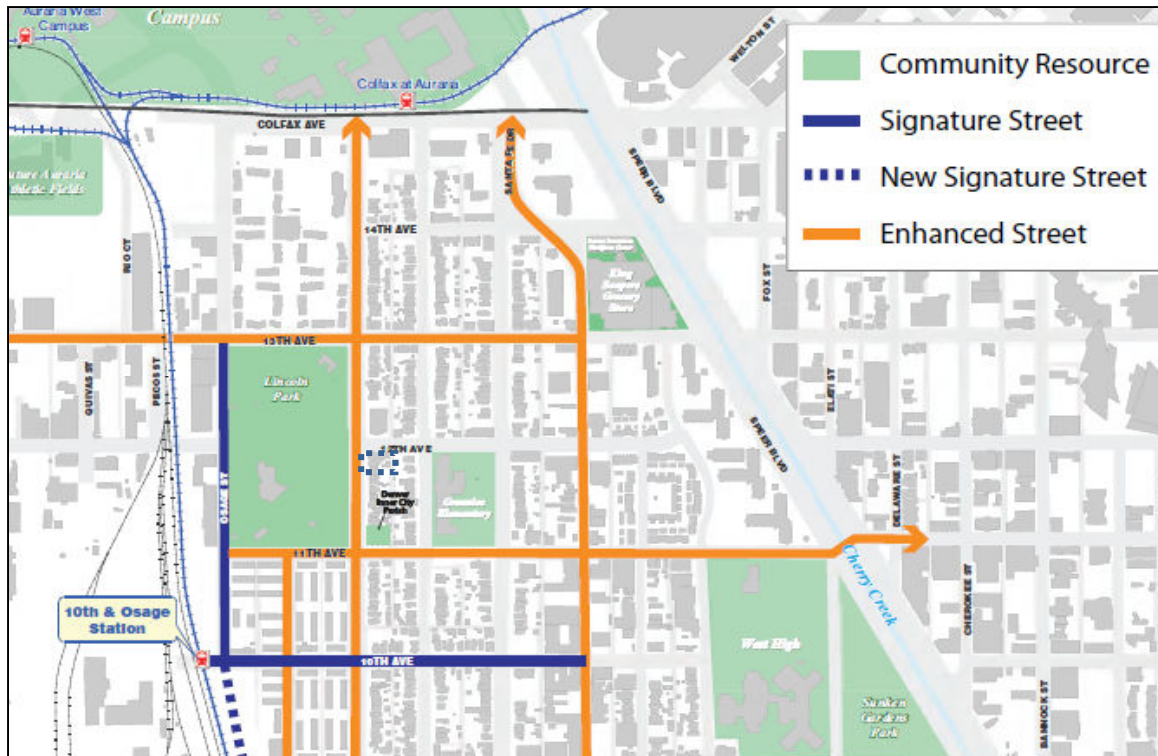
# Review Criteria: Consistency with Adopted Plans



## La Alma/ Lincoln Park Neighborhood Plan (2010)

- Building Heights:  
Up to 2 stories
- U-MX-2x is  
consistent with  
this  
recommendation

# Review Criteria: Consistency with Adopted Plans



## La Alma/ Lincoln Park Neighborhood Plan (2010)

- Mariposa Street: Enhanced Street
- Make safe, convenient connections to destinations
- U-MX-2x is appropriate along enhanced street

# Review Criteria

## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
  - ▣ CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver: A Land Use and Transportation Plan, and La Alma/Lincoln Park Neighborhood 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

# 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**
  - ▣ 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
  - ▣ CPD finds this criterion is met due to the plan guidance and the success of redevelopment of nearby areas
5. Consistency with Neighborhood Context, Zone District Purpose and Intent



# 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
  - ▣ U-MX-2x is consistent with surrounding Urban Neighborhood Context
  - ▣ U-MX-2x is consistent with zone district purpose and intent: small site embedded within an existing or proposed neighborhood, limited to low scale building forms and uses

# 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