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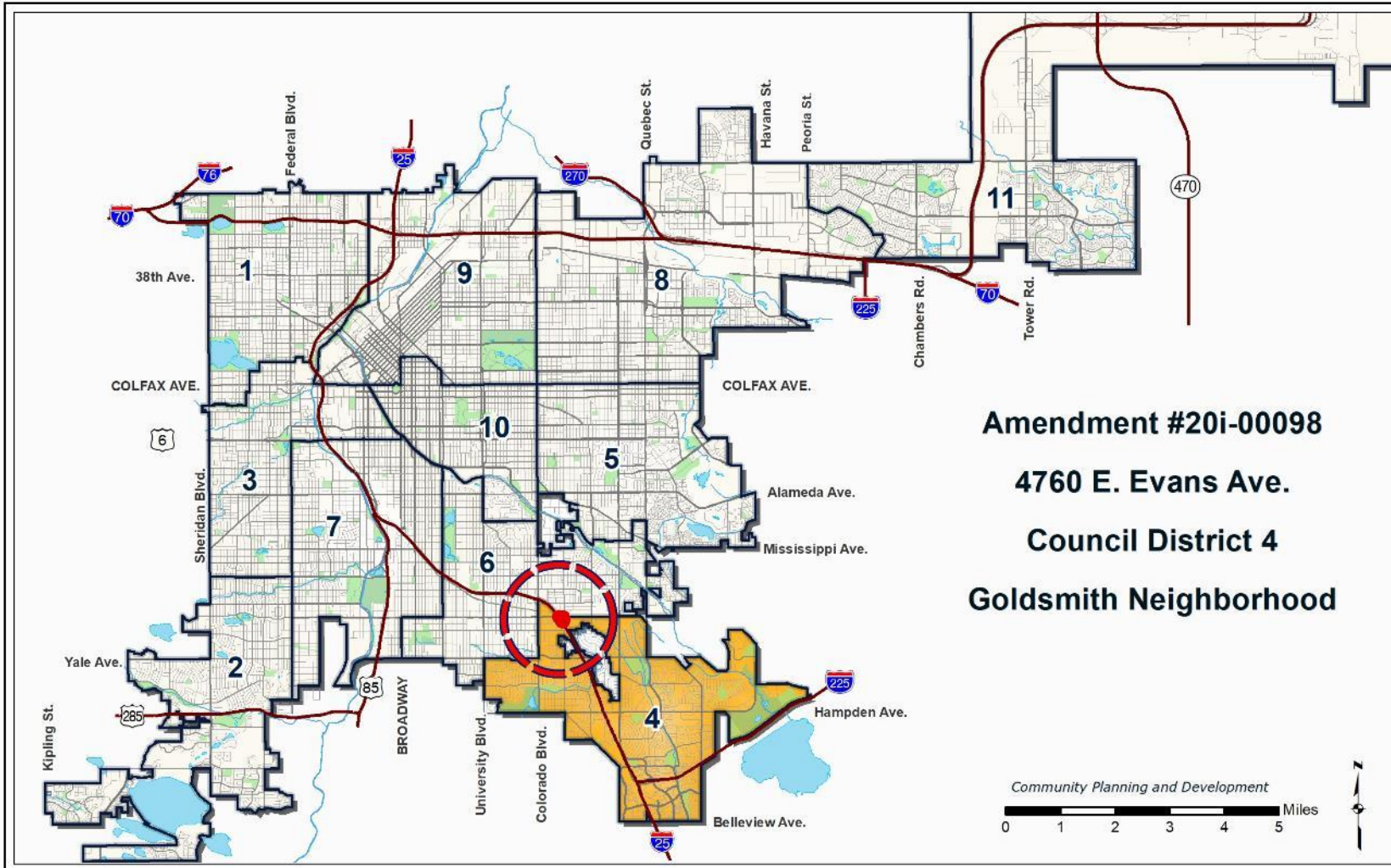
# 4700 E. Evans Avenue

Request: I-MX-3 to S-MX-8A

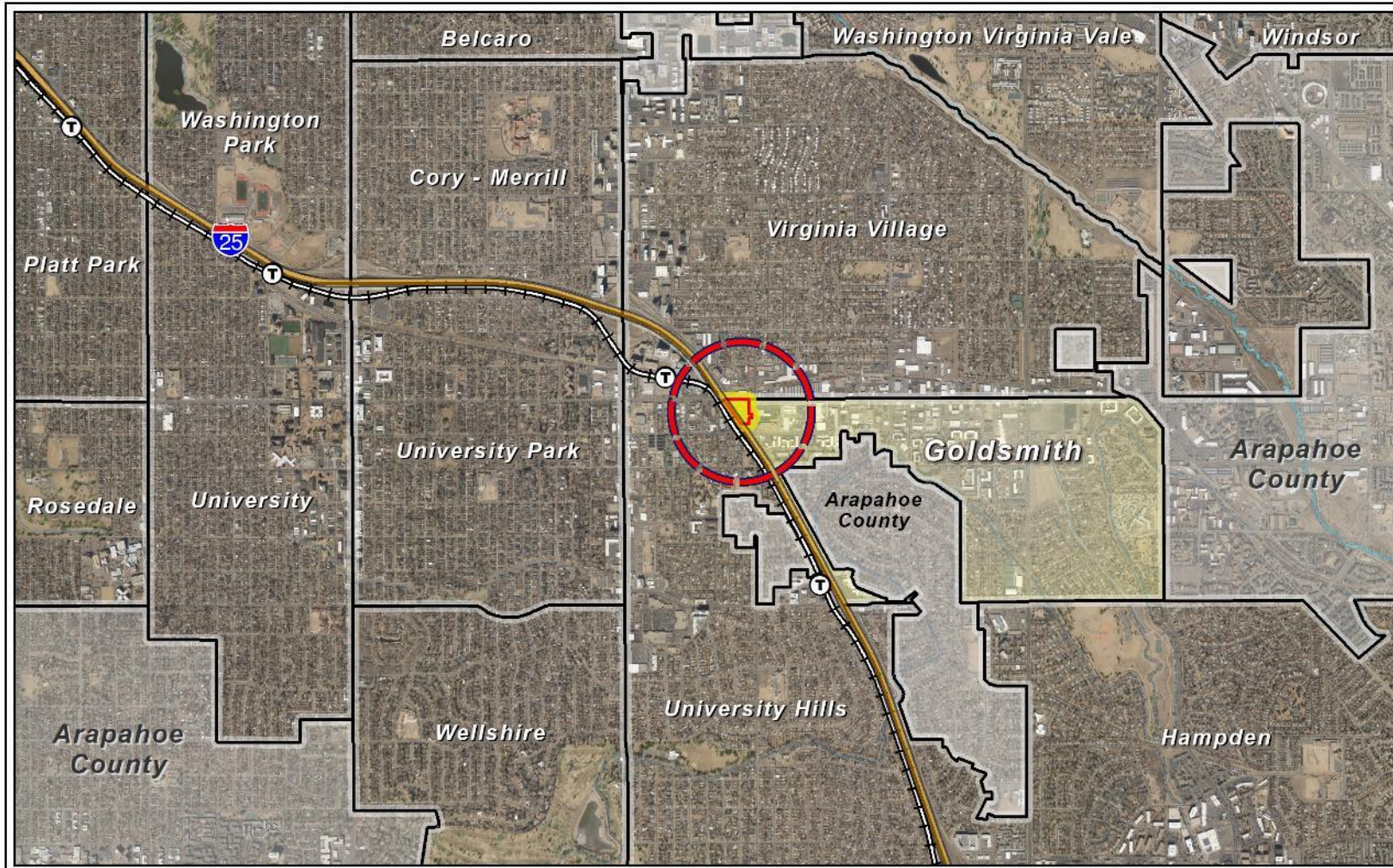
City Council Public Hearing: 3/8/2021

Case #: 2020i00098

# Council District 4: Kendra Black



# Goldsmith Neighborhood



# Request: I-MX-3 to S-MX-8A



## Subject Property

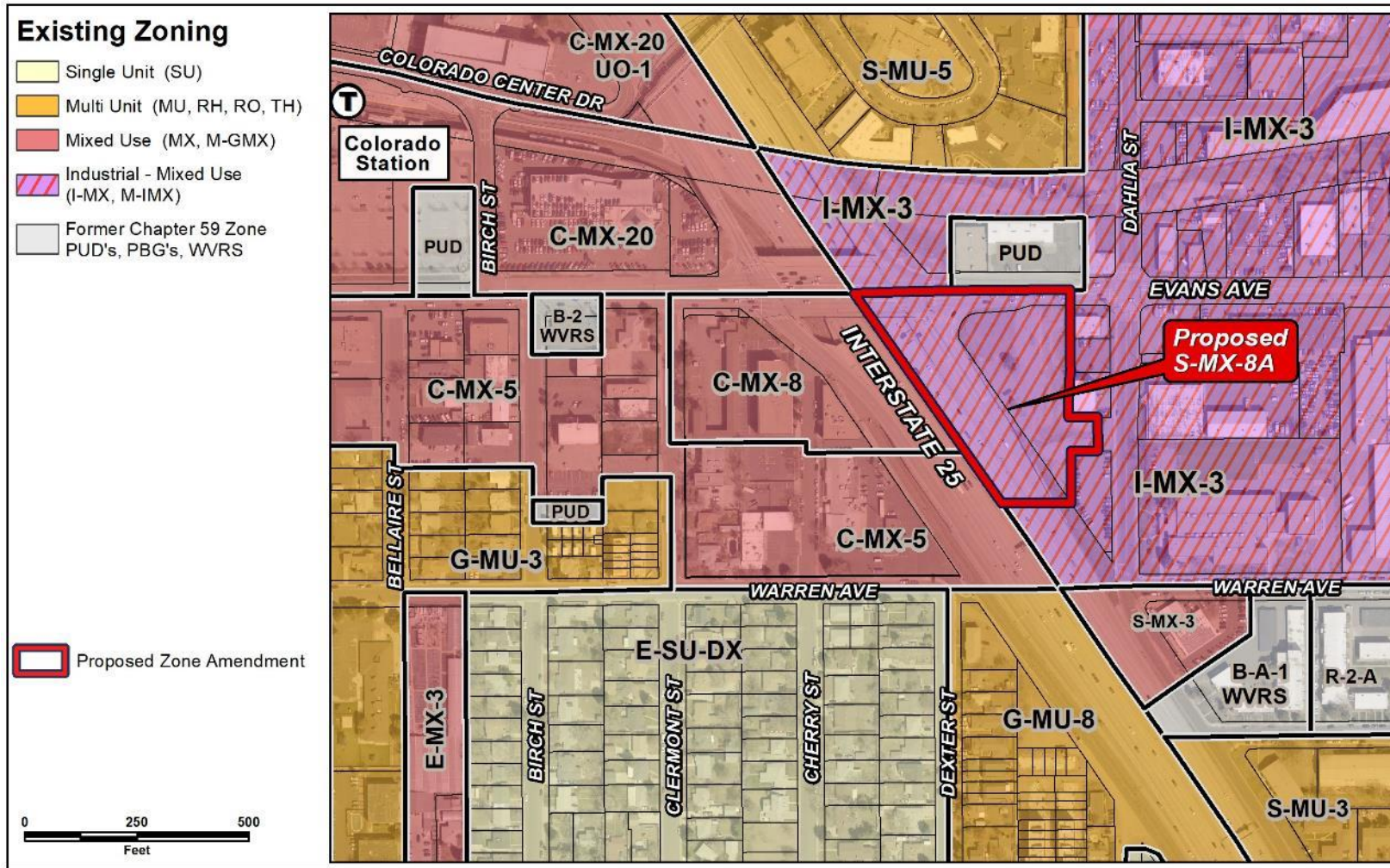
- Vacant
- Zone lot: 67,288 square feet or 1.54 acres

## Proposal

- Rezone to S-MX-8A: includes more pedestrian-friendly design standards than the base S-MX-8 district

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

# Existing Zoning: I-MX-3



## Existing Zoning

- I-MX-3

## Surrounding Zoning

- I-MX-3
- C-MX-5, 8, 20
- PUD
- S-MX-3
- S-MU-5
- G-MU-8
- E-SU-Dx

# Existing Context – Use/Building Form/Scale



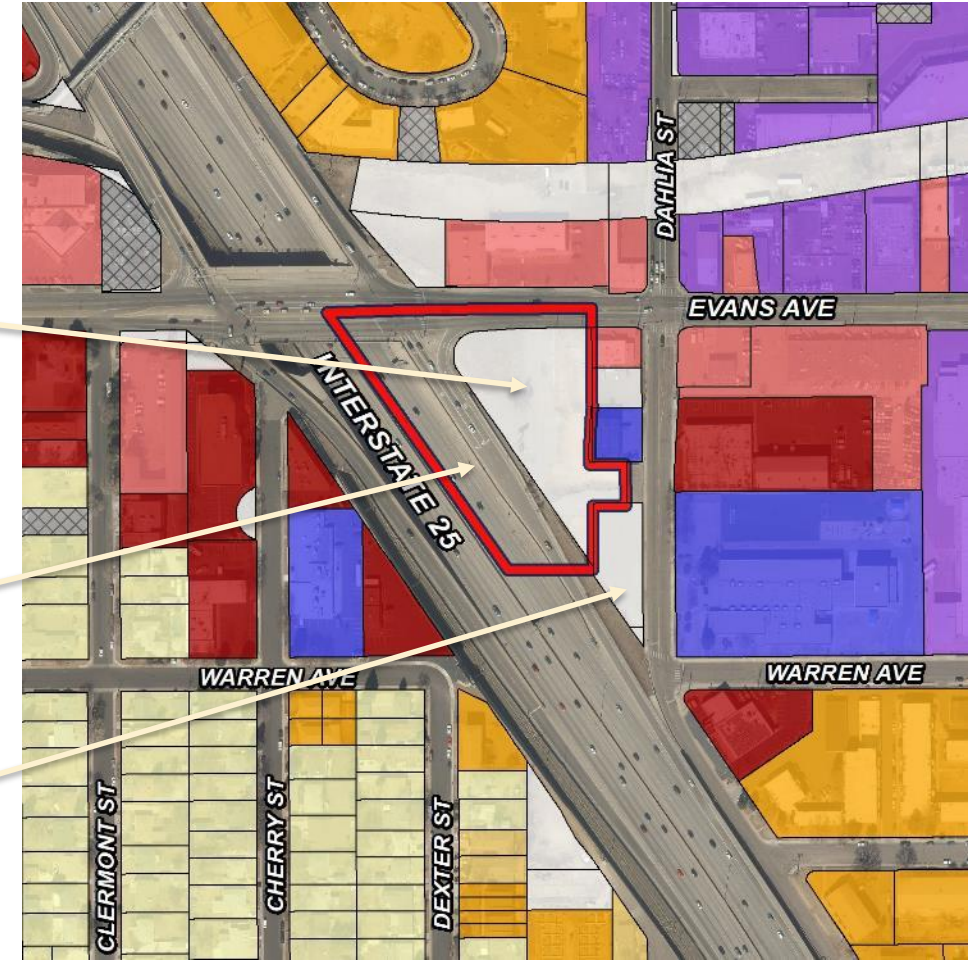
Subject Property



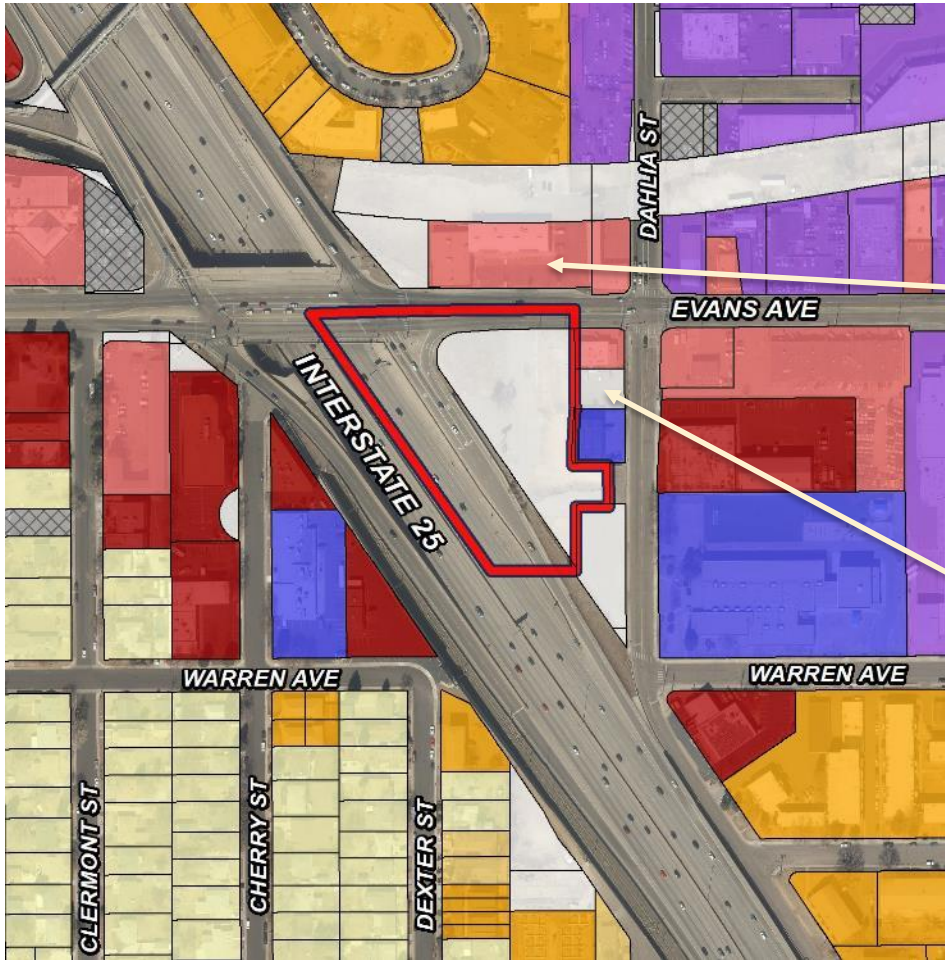
Property to the West



Property to the South



# Existing Context – Use/Building Form/Scale



Property to the North



Property to the East

# Process

- Notices & Hearings
  - Informational Notice: 9/15/2020
  - Planning Board Public Hearing: 1/6/2021
  - LUTI Committee: 1/19/21
  - City Council Public Hearing Notice: 2/15/21
  - City Council Public Hearing: 3/8/21
- Public Comment
  - 6 comments in support, 1 opposed



# 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*
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
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# Consistency with Adopted Plans: Comprehensive Plan



- Equitable, Affordable and Inclusive Goal 1, Strategy B – Implement a high-quality, affordable and accessible multi-modal transportation system.

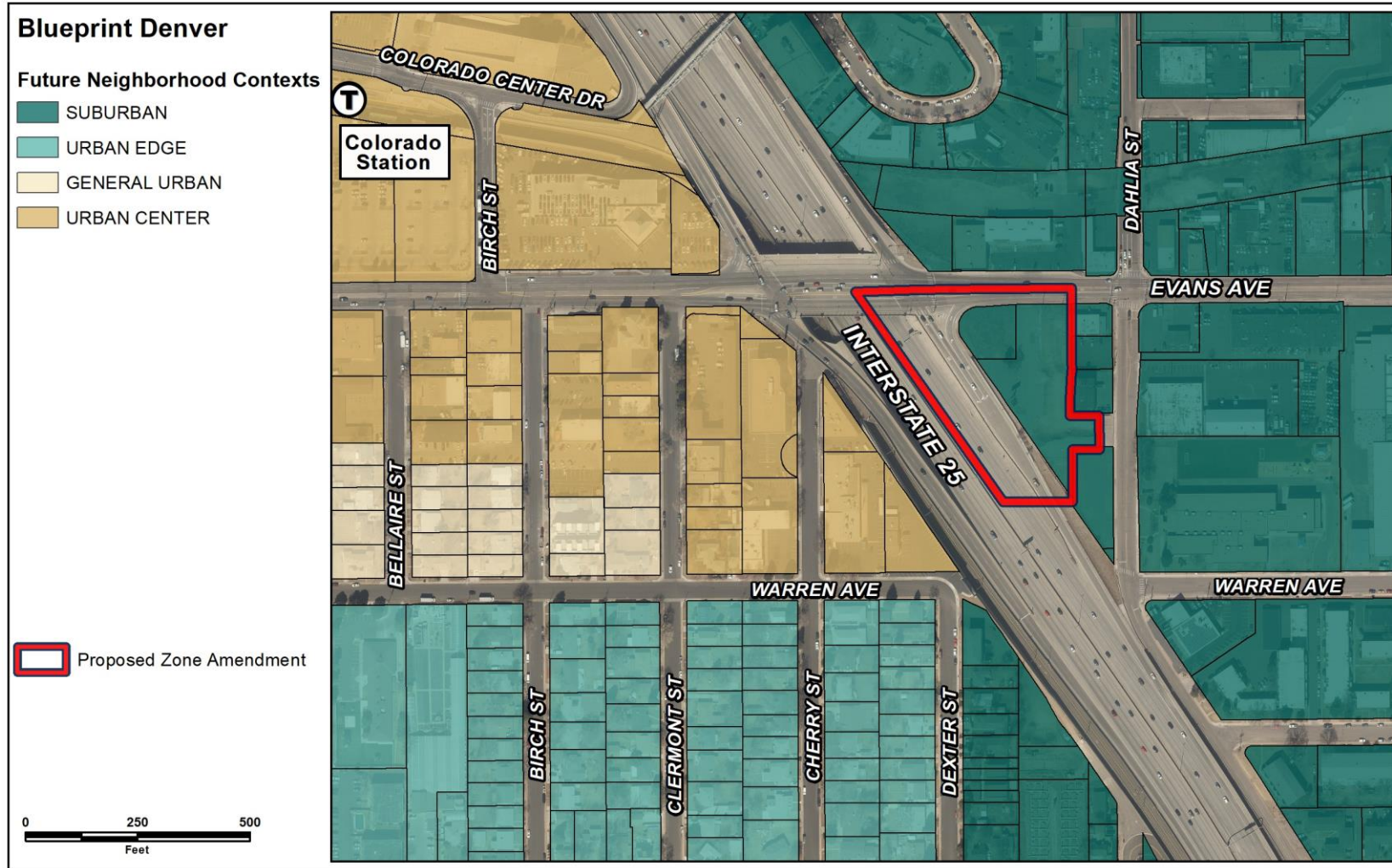


- Strong and Authentic Neighborhoods Goal 1, Strategy B – Build a network of well-connected, vibrant, mixed-use centers and corridors.
- Environmentally Resilient Goal 8, Strategy A - Promote infill development where infrastructure and services are already in place.



- Environmentally Resilient Goal 8, Strategy C – Focus growth by transit stations and along high- and medium-capacity transit corridors.

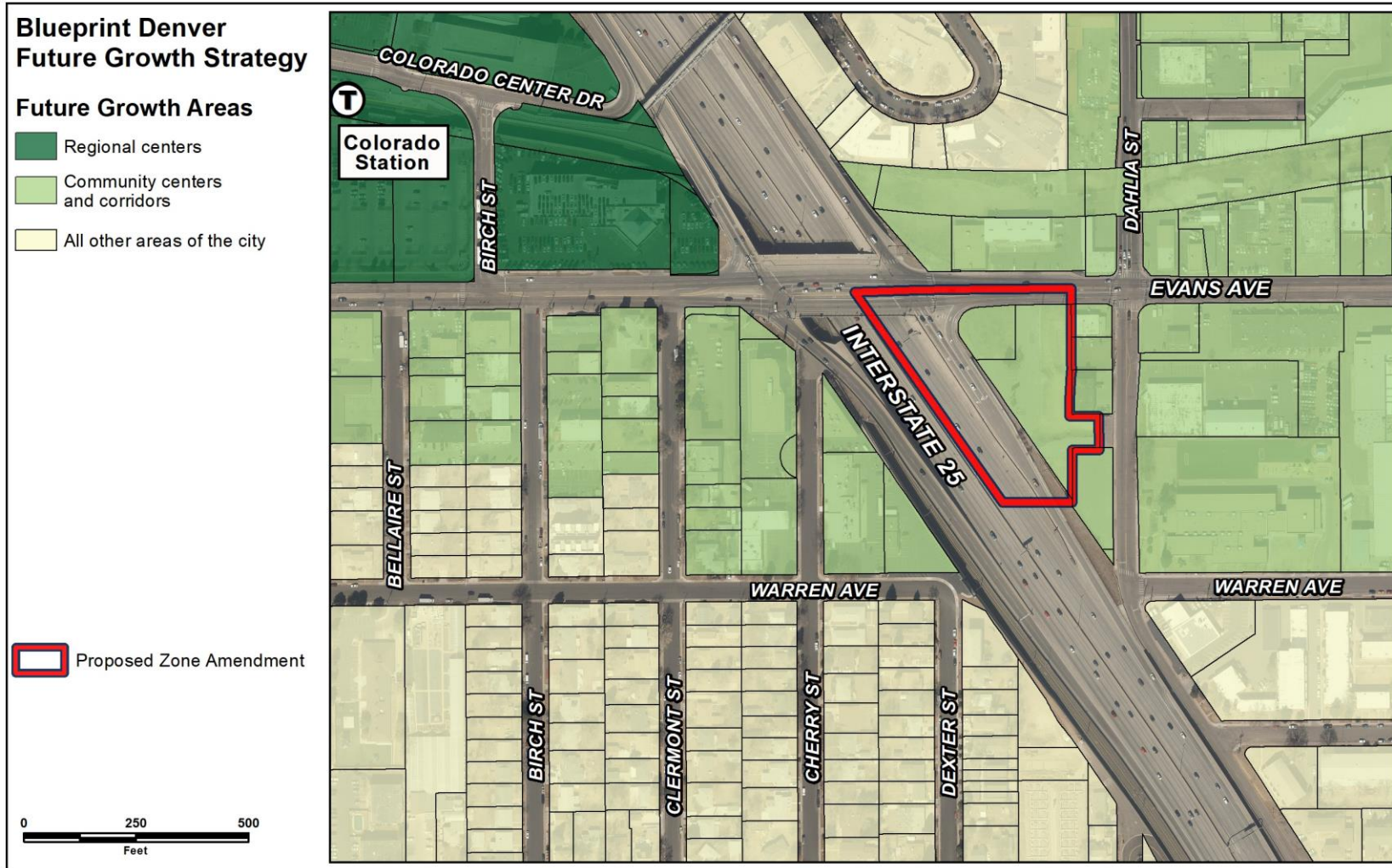
# Consistency with Adopted Plans: Blueprint Denver



## Suburban Future Neighborhood Context

- Many areas are single-unit residential, but multi-unit also occurs
- Commercial development is focused along main corridors and centers bordering residential areas
- Although this context is more auto-oriented than others, there should still be quality multimodal connectivity

# Consistency with Adopted Plans: Blueprint Denver

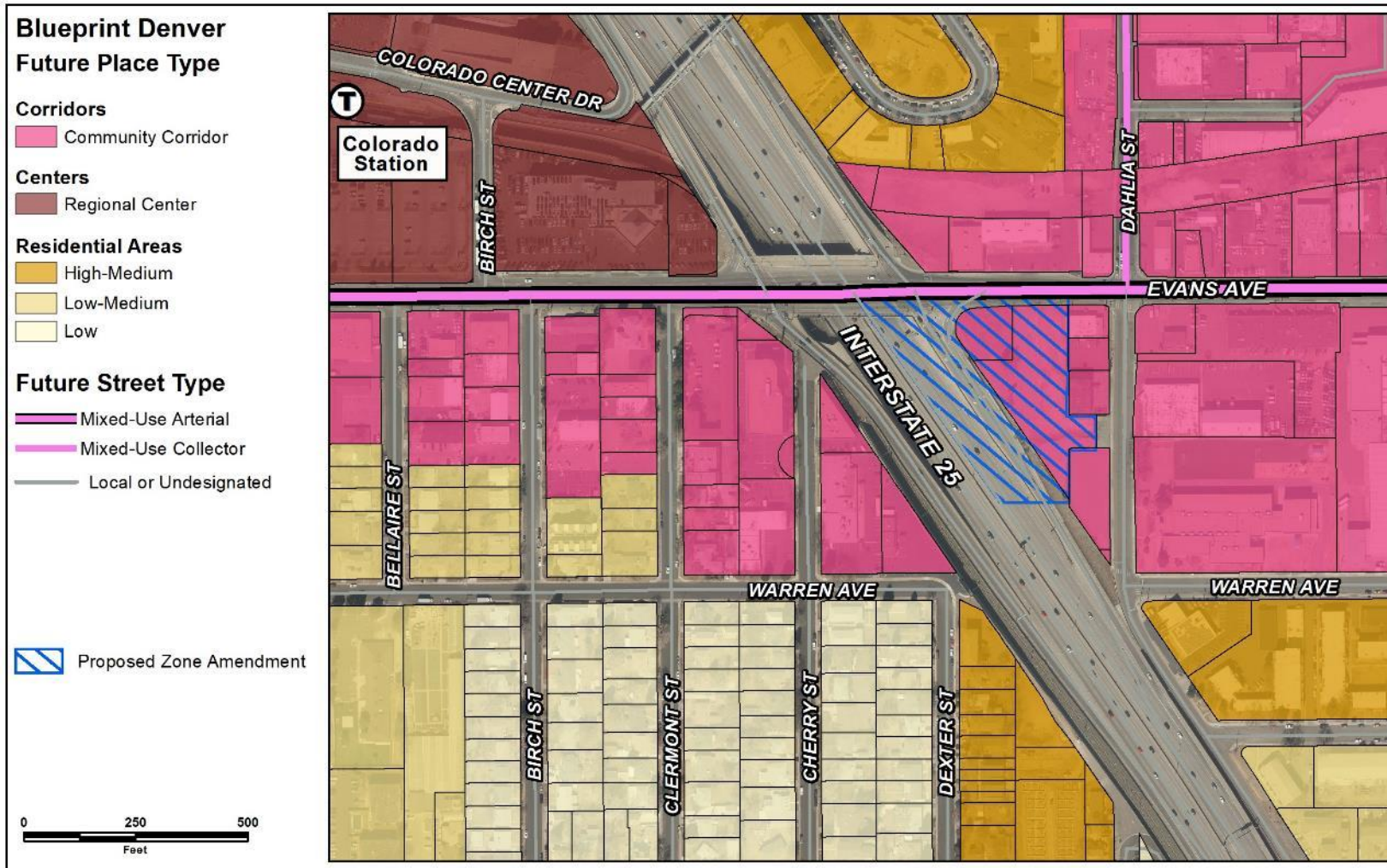


## Community Centers & Corridors Growth Area

- 20% of new employment
- 25% of new housing

*Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, however more limited.*

# Consistency with Adopted Plans: Blueprint Denver



## Future Street Type

- Mixed-Use Arterial

## Community Corridor Future Place Type

- Mix of office, commercial and residential uses
- Wide customer draw of local and citywide residents
- Activity levels vary depending on the type and mix of uses
- Buildings have a distinctly linear orientation
- Heights are generally up to 5 stories

# Consistency with Adopted Plans: Blueprint Denver

## Applying Blueprint Denver to Rezoning Requests

Blueprint Denver components to consider in rezoning requests:

### Always Applicable

#### Neighborhood Context

When a new zone district is proposed for a site, the neighborhood contexts map and description should be used to guide which zone districts are appropriate. The mapping of neighborhood context is at the citywide scale, so the boundaries of the contexts may be interpreted with limited flexibility if the request furthers the goals of *Blueprint Denver* and is consistent with the overall intent of the neighborhood contexts map. However, neighborhood context should be consistent across an area and should generally not vary at the parcel level.

See the neighborhood contexts map in Chapter 4 and the neighborhood context descriptions in Chapter 5.

#### Place

The proposed zone district for a site should be consistent with *Blueprint Denver's* guidance for the future place. This includes:

##### Places map

The future places map shows which place description(s) should be used to evaluate the appropriateness of the proposed zone district. Since it is a citywide map, the boundaries of the mapped places should be interpreted with limited flexibility, especially at edges, if the request furthers the goals of *Blueprint Denver* and is consistent with the overall intent of the places map.

See the future places map in Chapter 4.

##### Places descriptions

The place descriptions include information about land use and built form that provide helpful guidance for evaluating a proposed new zone district.

See the places descriptions in Chapters 4 and 5.

##### Building Heights

*Blueprint Denver* is a citywide plan, and therefore cannot provide specific detailed guidance on all aspects of a place. Small area plans will provide more certain height guidance through maps of proposed building height.

The building heights identified in this plan provide a general sense of scale and are not intended to set exact minimums or

maximums. For example, there may be times when building heights taller than specified are appropriate, such as a site immediately adjacent to a transit station. Alternatively, the tallest building heights may not make sense where a site is providing a transition between a higher intensity area to a lower intensity area. Factors to consider when applying *Blueprint Denver* building height guidance may include:

- Guidance from a current small area plan
- Surrounding context, including existing and planned building height
- Transitions, including transitions from higher intensity to lower intensity areas
- Adjacency to transit, especially mobility hubs
- Achieving plan goals for community benefits, including affordable housing
- Furthering urban design goals

##### Growth strategy

Certain future places are anticipated to take on more jobs and housing than others, but all areas of Denver are expected to evolve. A rezoning in an area planned for less growth may still be appropriate, as smaller-scale growth and reinvestment should be occurring in these areas as well.

See the growth strategy and related map in Chapter 2.

Rezoning, also known as map amendments since they amend the city's official zoning map, change the zoning (or zone district) for a property. Zoning sets the rules for what is allowed on the property including the permitted uses and the height and form of buildings. All rezoning applications must be approved by city council, who evaluate the request against required criteria, including whether the proposed rezoning is consistent with the city's adopted plans. As an adopted plan, *Blueprint Denver* will play an important role in guiding rezoning decisions.

### Sometimes Applicable

#### Plan Policies and Strategies

Most of the plan recommendations (organized into policies and strategies in Chapter 3) are intended to inform implementation through amendments to the zoning code and large area rezonings. These are effective tools for implementing plan recommendations at a large-scale with bigger impact. However, there may be recommendations that are relevant to a specific rezoning request. For example:

- Rezoning requests for sites that are former institutional uses, such as a school or church embedded in a residential neighborhood, may find helpful guidance in Land Use and Built Form: General, policy 6.
- Rezoning requests to enable an accessory dwelling unit may find helpful guidance in Land Use and Built Form: Housing, policy 4.

See recommendations in Chapter 3.

#### Street Type

Street types work in concert with the future place to evaluate the appropriateness of the intensity of the adjacent development. This includes:

##### Street types map

The street types map should be used to identify the street types that serve the site to be rezoned.

See the street types map in Chapter 4.

##### Street type descriptions

The street type descriptions convey key characteristics of different streets and can inform the types of zone districts that would best align with the desired land use and built form characteristics of the street.

See the street types descriptions in Chapter 4 and Chapter 5.

## Building Heights

- Surrounding context, including existing and planned building height
- Transitions, including transitions from higher intensity to lower intensity areas
- Adjacency to transit, especially mobility hubs
- Furthering urban design goals

# Consistency with Adopted Plans: Blueprint Denver

- Land Use & Built Form: Design Quality & Preservation Policy 4: Ensure an active and pedestrian-friendly environment that provides a true mixed-use character in centers and corridors.
- Land Use & Built Form: Design Quality & Preservation Policy 5: Create design outcomes in suburban and urban edge contexts that promote active, pedestrian-friendly places.



# Consistency with Adopted Plans: Blueprint Denver

Design Standards	I-MX-3 (Current)	S-MX-8	S-MX-8A (Proposed)
Primary Building Forms Allowed	Townhouse, General, Industrial	General, Shopfront	General, Shopfront
Height in Stories/Feet (max)	3/45'	8/110'	8/110'
Primary Street Build-To Percentages (min)	0-70%	50%	60%
Primary Street Build-To Ranges	0' to 15'*	0' to 80'	0' to 20'
Primary Street Setbacks (min)	0' to 10'*	0'	0'
Surface Parking Between Building and Primary Street	Allowed for Industrial Building Form	Allowed/Allowed	Not Allowed
Transparency, Primary Street (min)	40% for Townhouse and General Building Forms	40% within 80' of Primary/Side Street	40%

# 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
  - Changing conditions and a City adopted plan
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# 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