



DENVER
THE MILE HIGH CITY

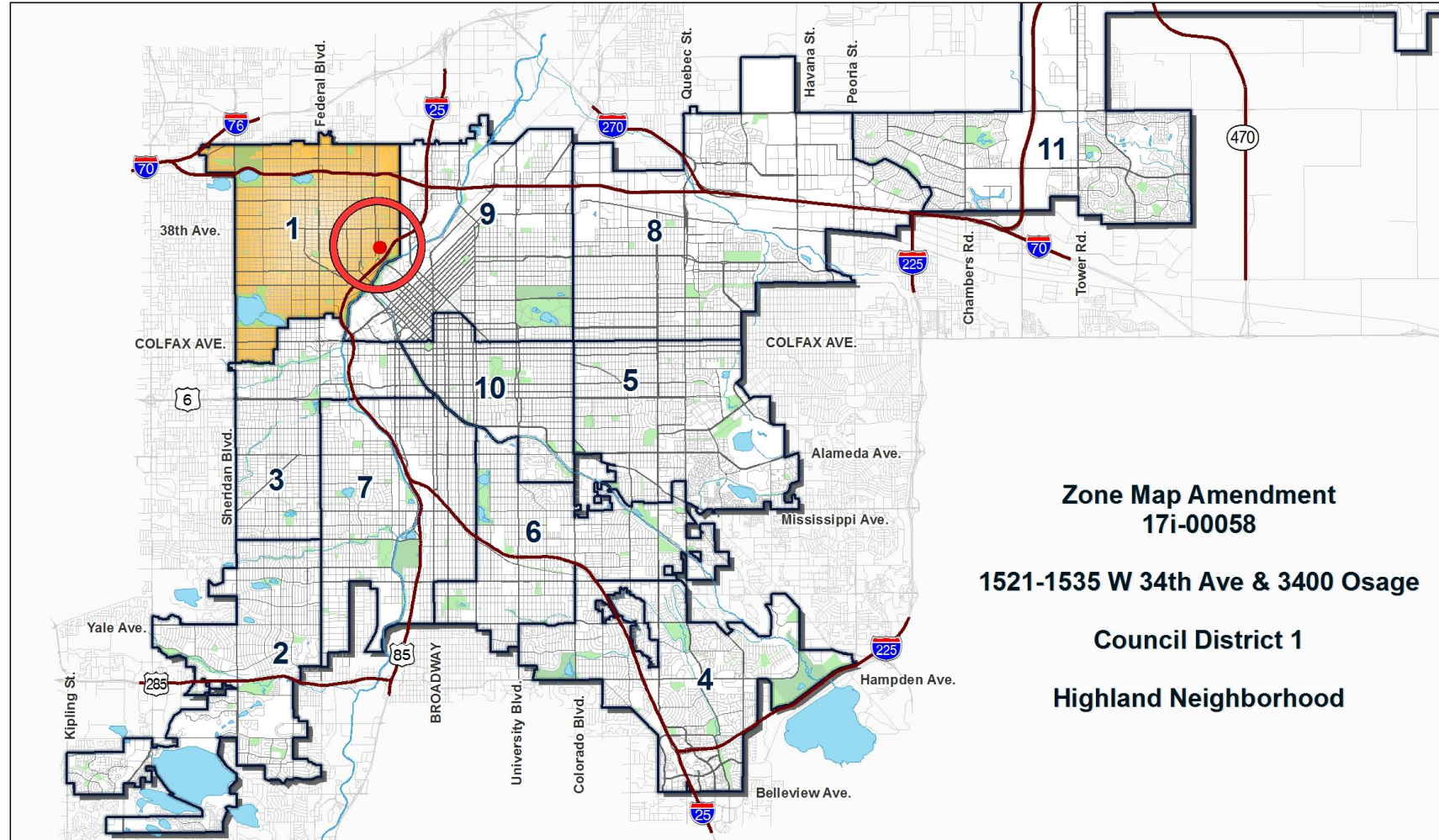
1521-1535 W. 34th Ave. & 3400 Osage St.

U-TU-B2, D0-4 to U-MX-2x

Denver City Council
January 2, 2018

FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**

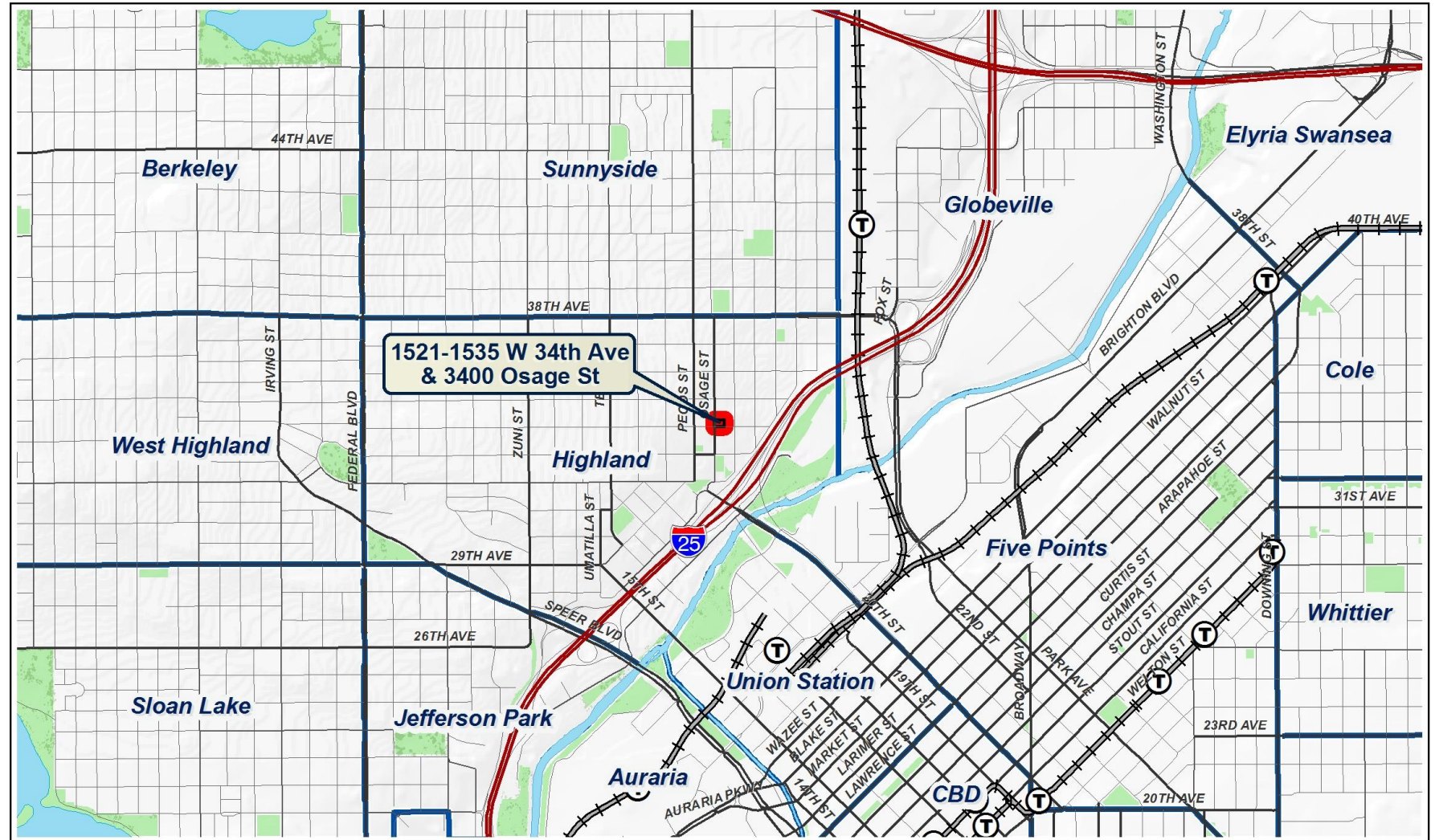
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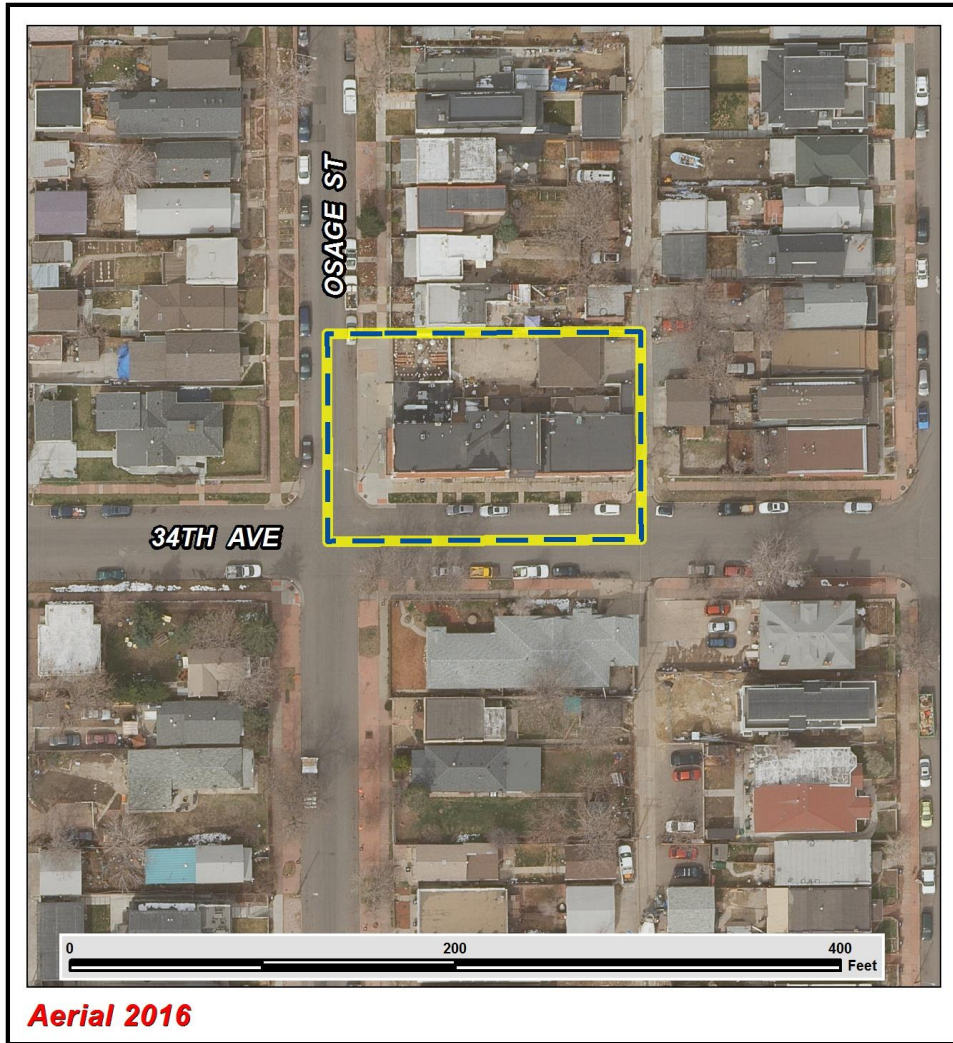


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Highland Neighborhood



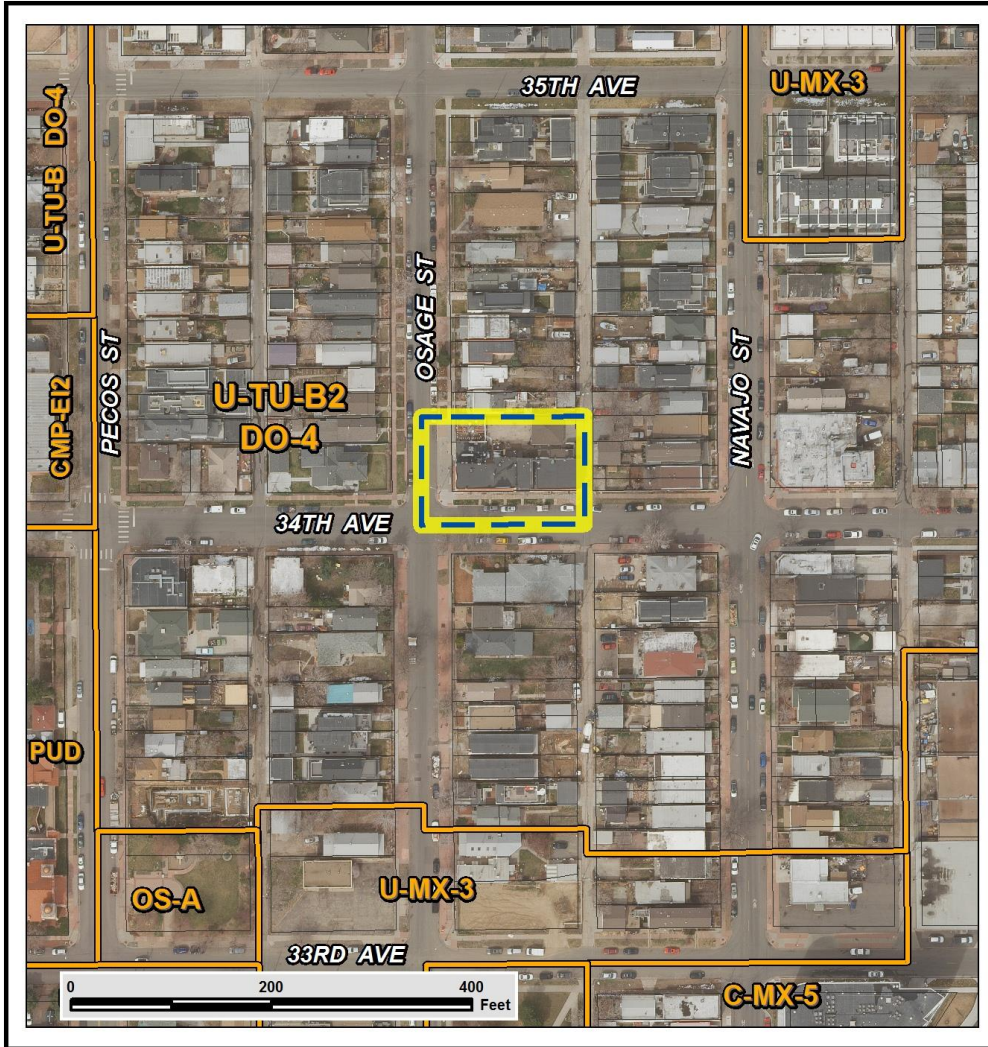
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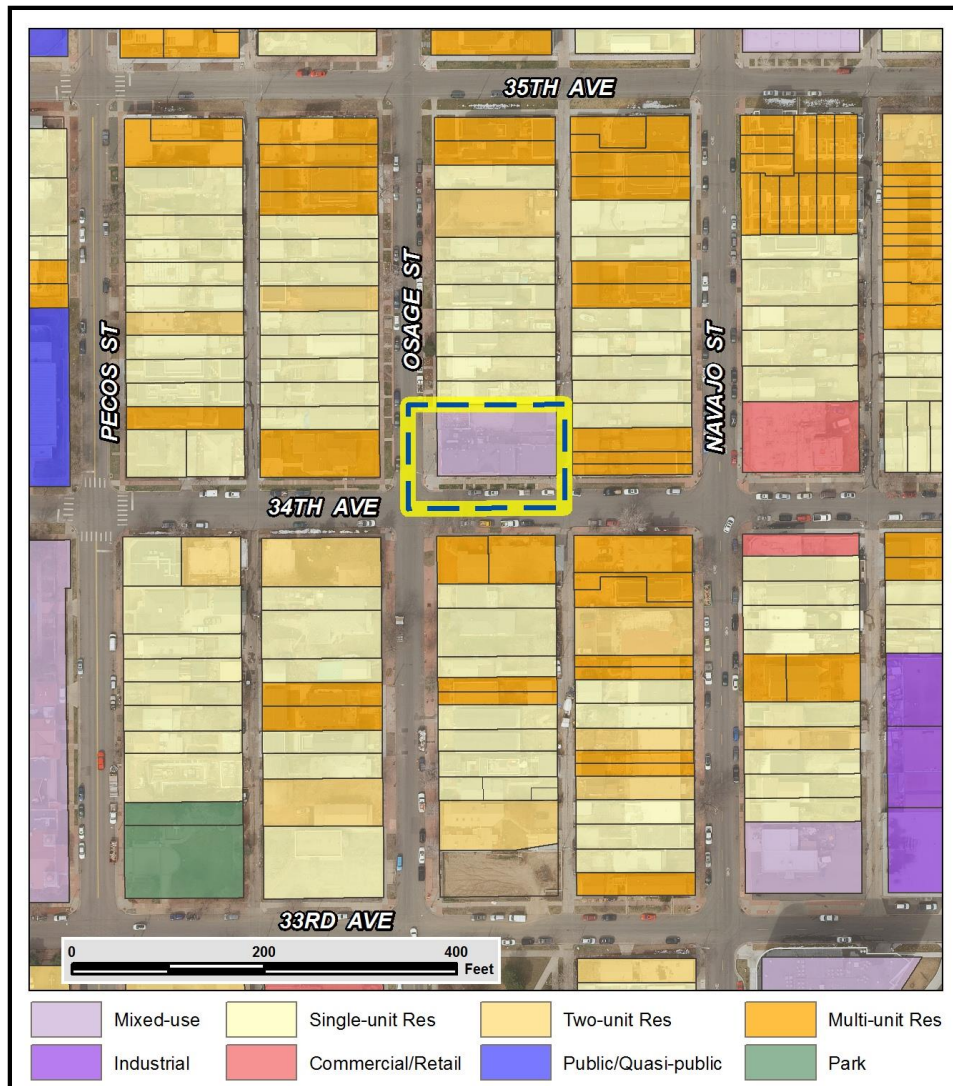
- NE Corner of 34th Ave. and Osage St.



- Property:
 - 9,298 sq ft
 - Mixed use building
 - Kobe An restaurant, residential units
- Applicant:
 - Requesting rezoning to align with existing uses
- Rezone from U-TU-B2, DO-4 to U-MX-2x

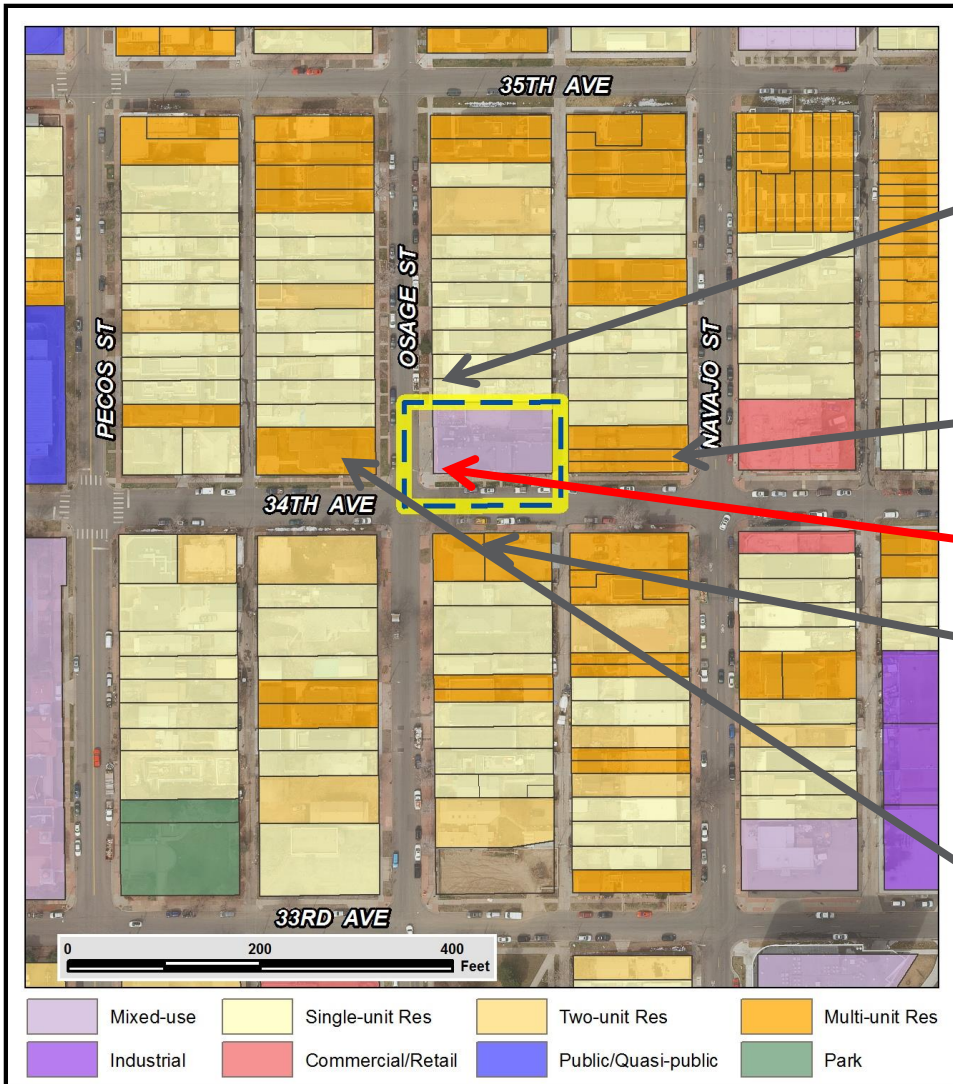


- Site:
 - U-TU-B2, DO-4
- Surrounding Zoning:
 - North – U-TU-B2, DO-4
 - South – U-TU-B2, DO-4
 - East – U-TU-B2, DO-4
 - West – U-TU-B2, DO-4



- Site – Mixed-use
- North – Residential
- South – Residential
- East – Residential
- West – Residential

Existing Context – Building Form/Scale



- Planning Board (November 1, 2017) – 8-0 vote for recommendation of approval
 - No public comment received
- Land Use, Transportation and Infrastructure Committee (November 21, 2017)
- City Council (January 2, 2018)
- Public comment
 - Letter of conditional support from HUNI

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

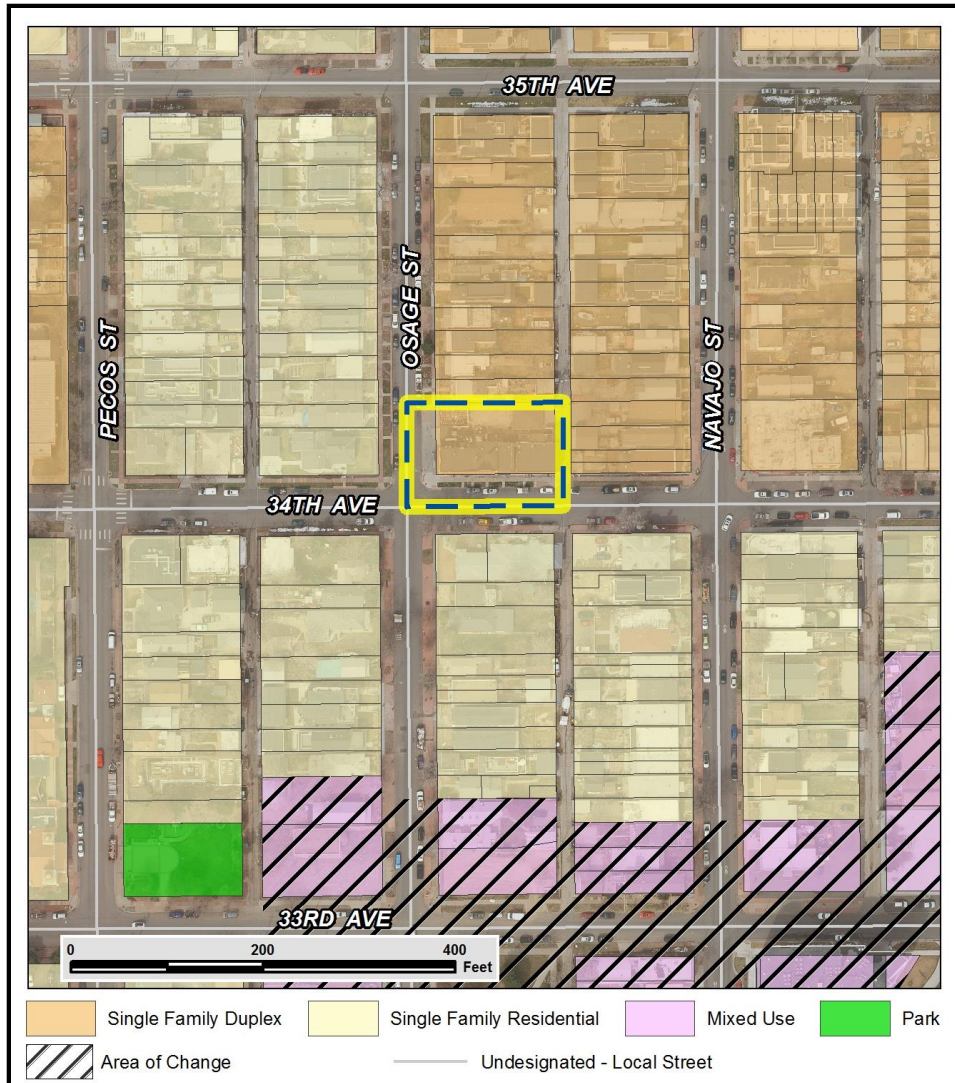
Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
 - Comprehensive Plan 2000
 - Blueprint Denver: A Land Use and Transportation Plan
 - Highland 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

Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-F
- Land Use Strategy 3-B
- Land Use Strategy 3-D
- Mobility Strategy 4-E
- Economic Activity Strategy 5-A
- Neighborhoods Strategy 1-A

Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Land Use Concept:
 - Single Family Duplex
 - Moderately dense areas
 - Primarily residential but with some complementary, small-scale commercial uses
 - Area of Stability
- Future Street Classification:
 - W 34th & N Osage
 - Undesignated Local

Highland Neighborhood Plan (1986)

- Increase neighborhood employment opportunities
- Encourage a mixture of residential types and costs as a part of new development
- Improve and stabilize the condition of housing in Highland
- Encourage a variety of residential mixed use projects
- Infill developments should be compatible in character, provide appropriate buffering, be low traffic generators, including senior housing, mom and pop shops, low density multi-family housing

Highland Neighborhood Plan (1986)

- 34th Ave:
 - Encourage landscaping, upkeep, and police security
- Subarea 13:
 - Improve and stabilize residential areas
 - Encourage reuse of vacant or abandoned commercial structures
 - Discourage further industrial and commercial encroachment

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, facilitates reinvestment in existing business
4. Justifying Circumstances
 - Changed or Changing Condition: Redevelopment in surrounding area increases commercial demand
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
 - U-MX-2x zone district promotes embedded mixed-use within neighborhoods

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