



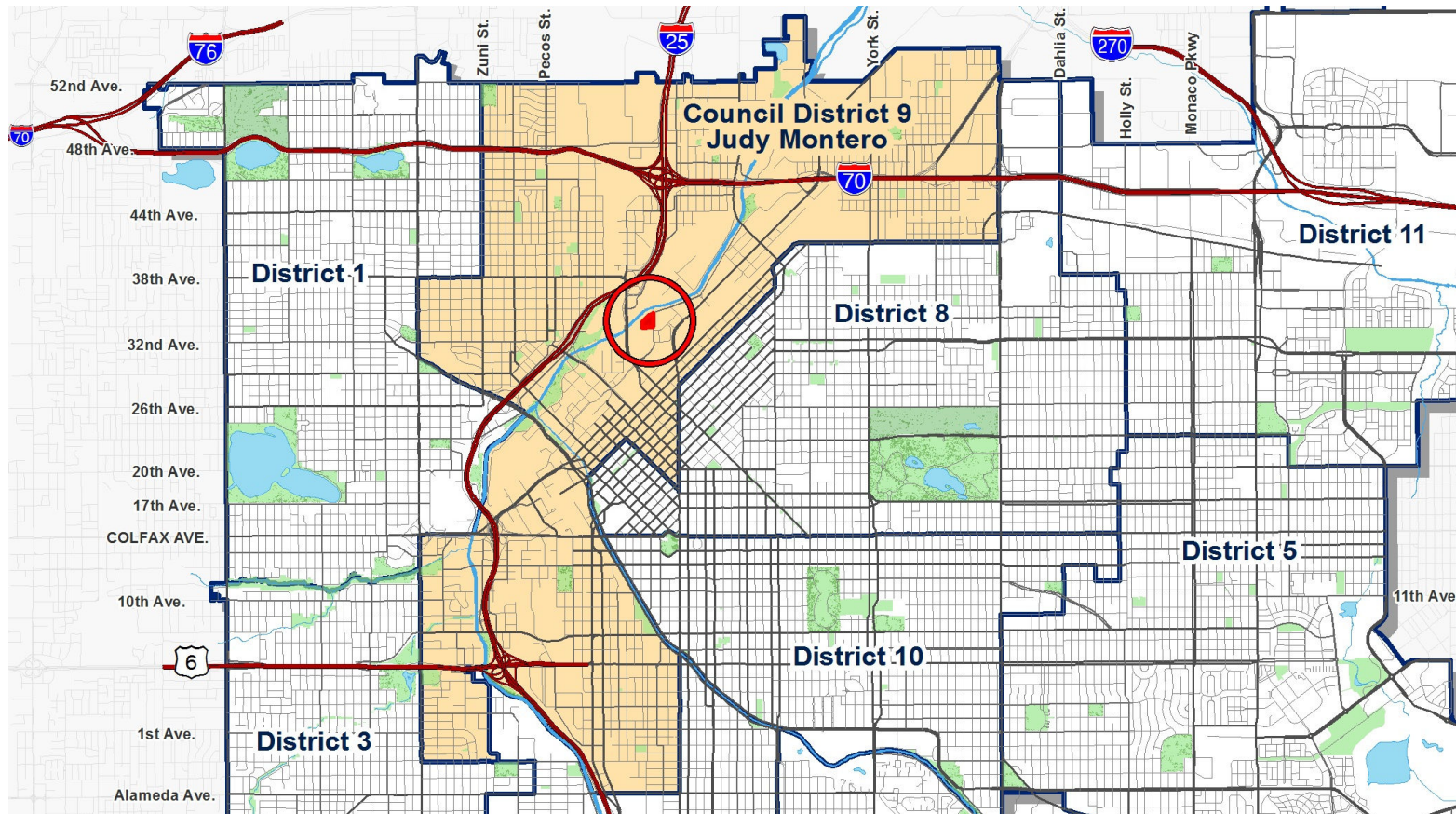
**DENVER**  
THE MILE HIGH CITY

3325 Denargo St.

I-B, UO-2 to PUD-G 12

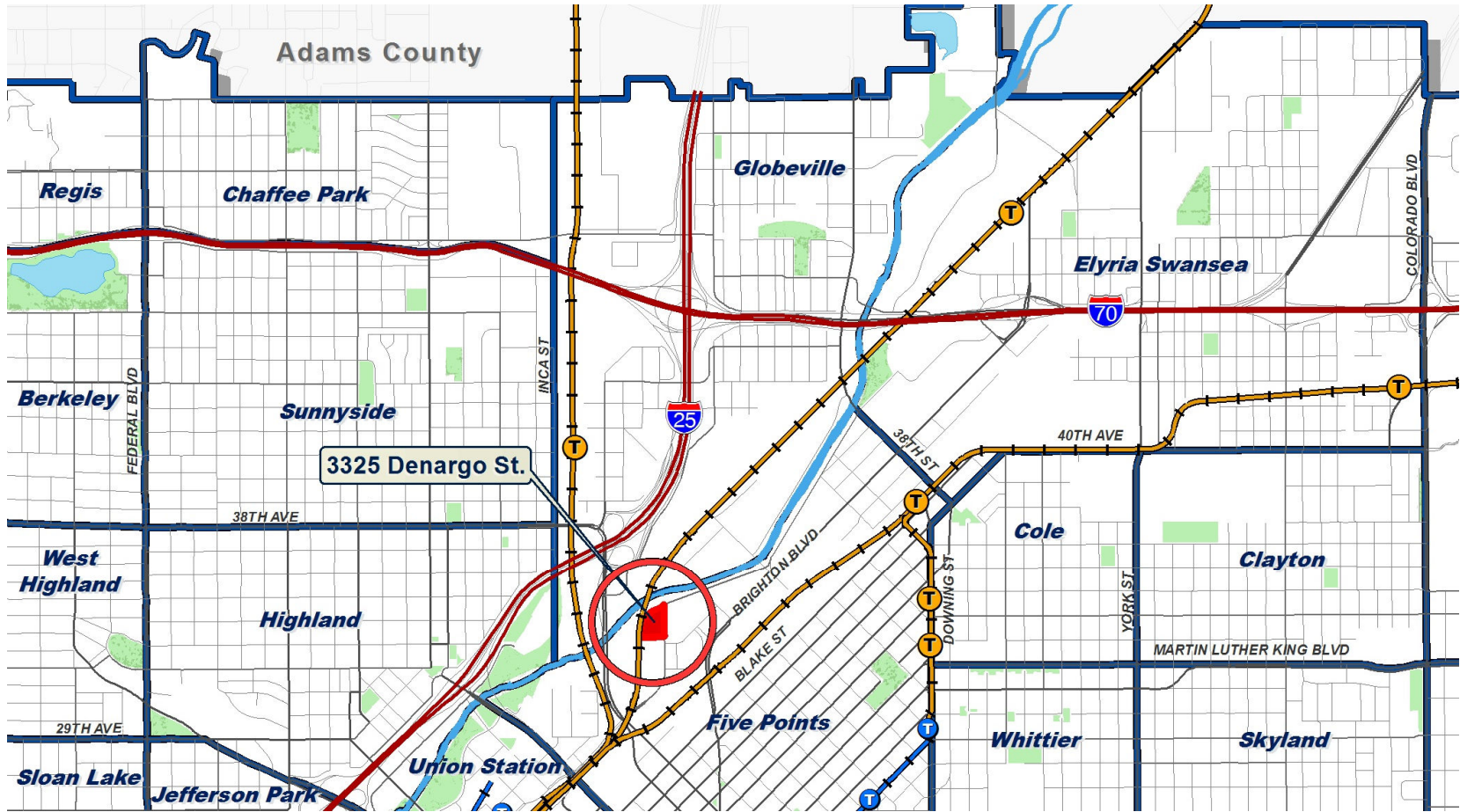
FOR CITY SERVICES VISIT | CALL  
**DenverGov.org** | **311**



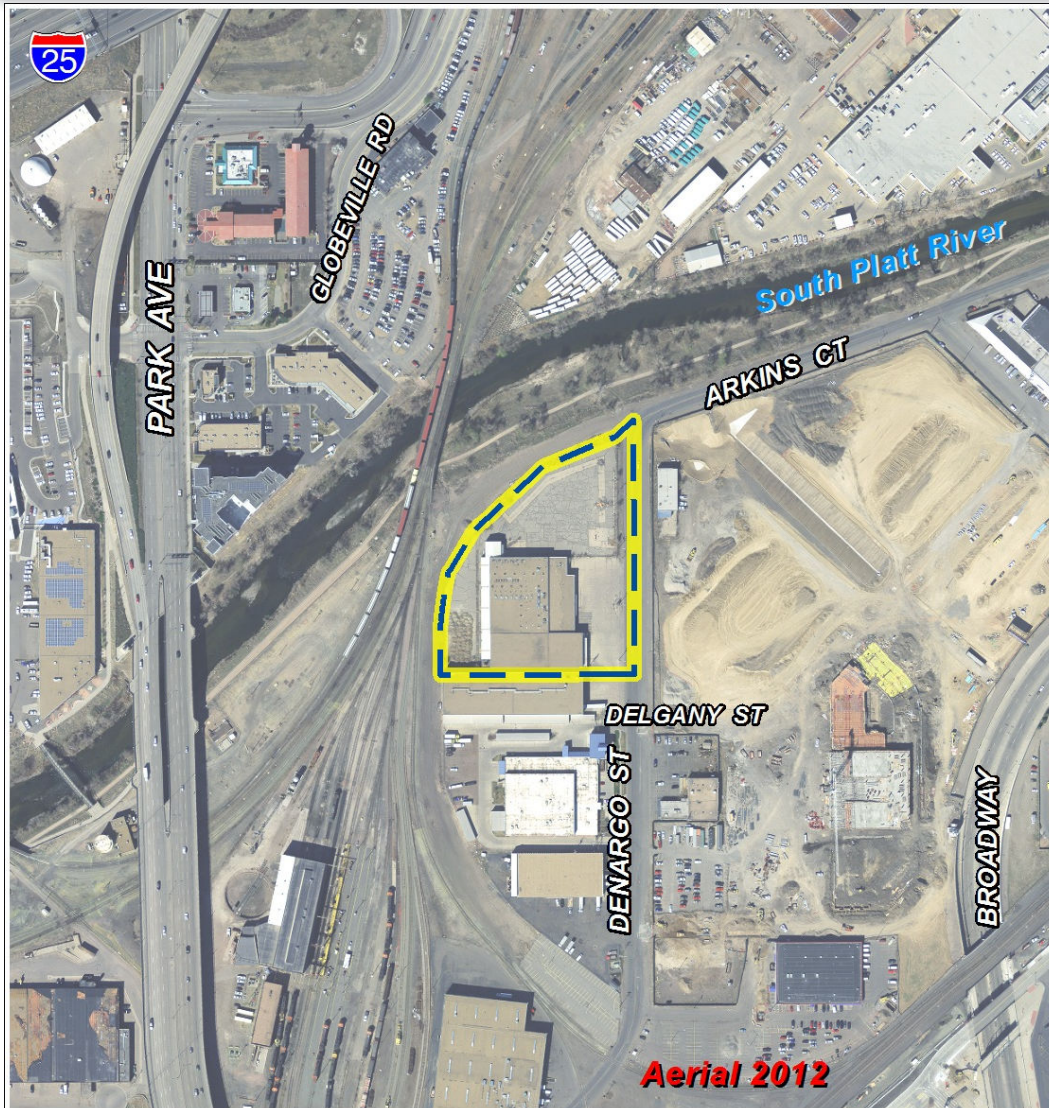




# Five Points Neighborhood (RiNo)

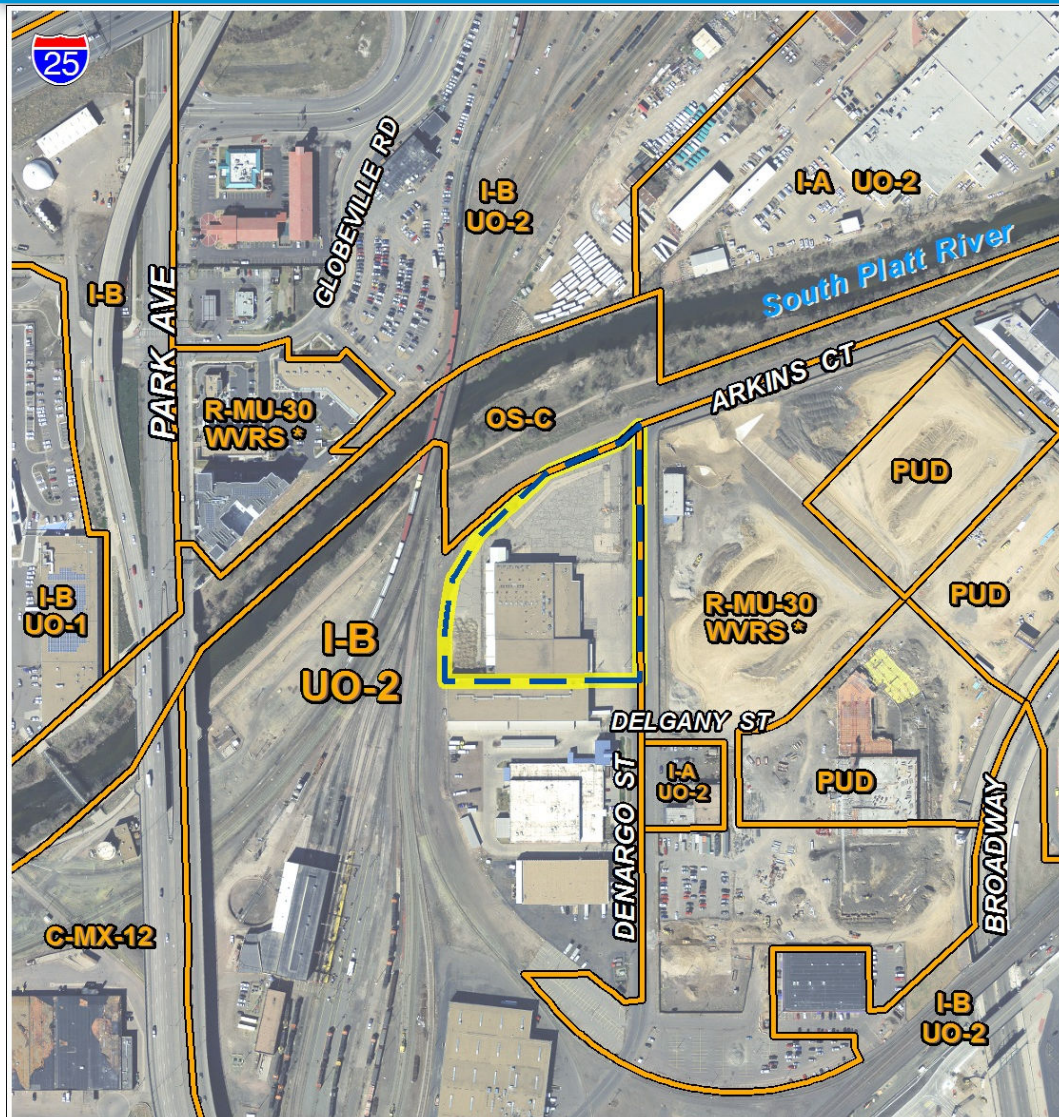


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- Along Denargo St.
- Borders the South Platte River
- Across the street from the development site within the Denargo Market GDP

# Subject Site and Request



- Subject Site:
  - 4 acres
  - Warehouse structure is not in use
  - Single owner – Project Rino, LLC
  - Represented by Bob Gollick
- Rezone from I-B, UO-2 to **PUD-G 12**
  - From: Industrial – (B) General, Use Overlay – 2, (allows billboards)
  - To: Planned Unit Development – General, 12



# Requested PUD-G

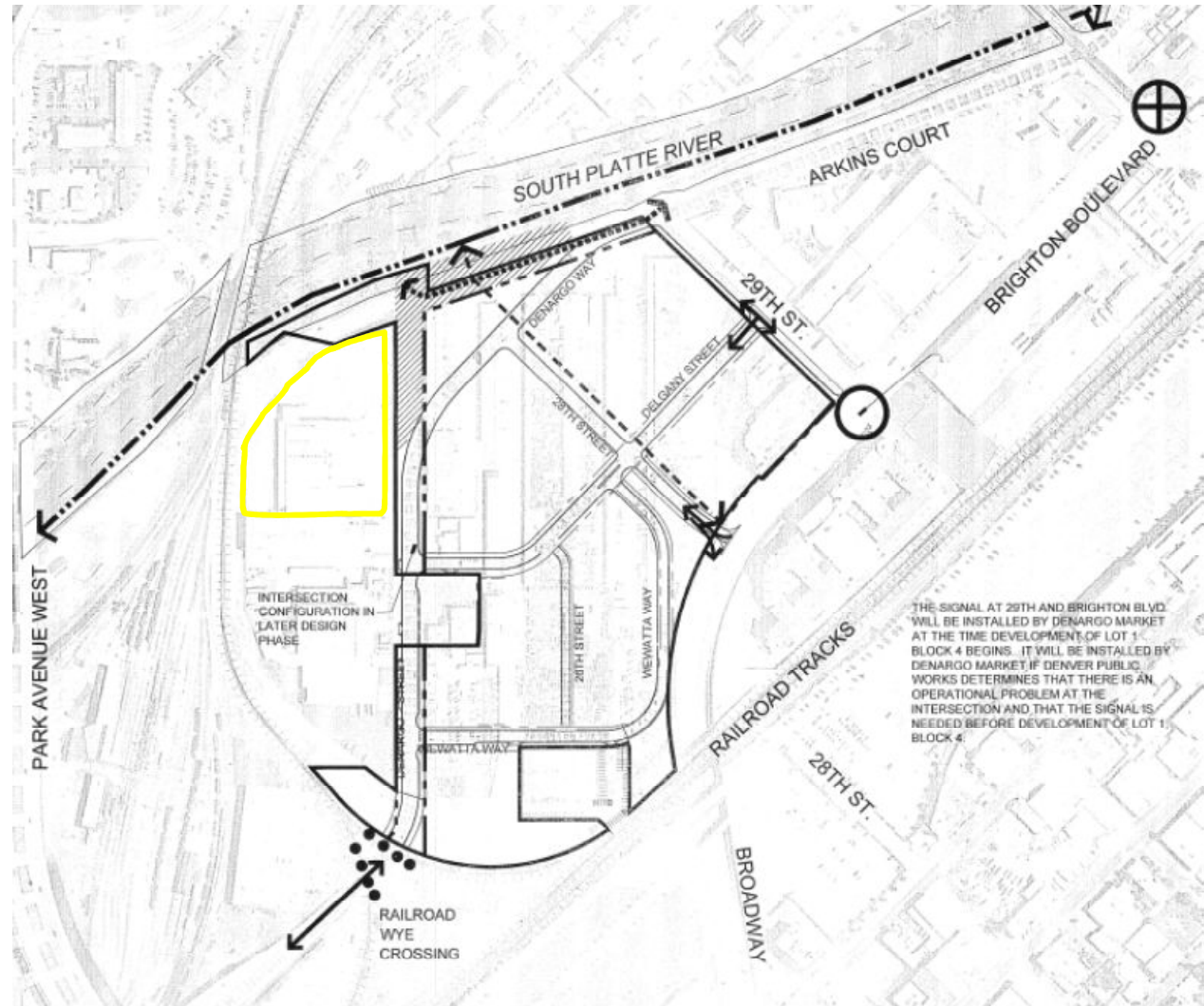
Planned Unit Development - General

- Intent of this PUD-G:
  - Utilize the Urban Center Context, uses and building form standards found in C-MX-12 (Urban Center – Mixed Use – 12 stories max)
  - Deviate from C-MX-12 to acknowledge the the South Platte River by transitioning allowed building height, increasing transparency, altering build-to requirements, and requiring active ground story uses along the key site frontages.
  - Anticipate planned infrastructure improvements surrounding the subject site, including future open space and realignment of Denargo Street.



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# Denargo GDP



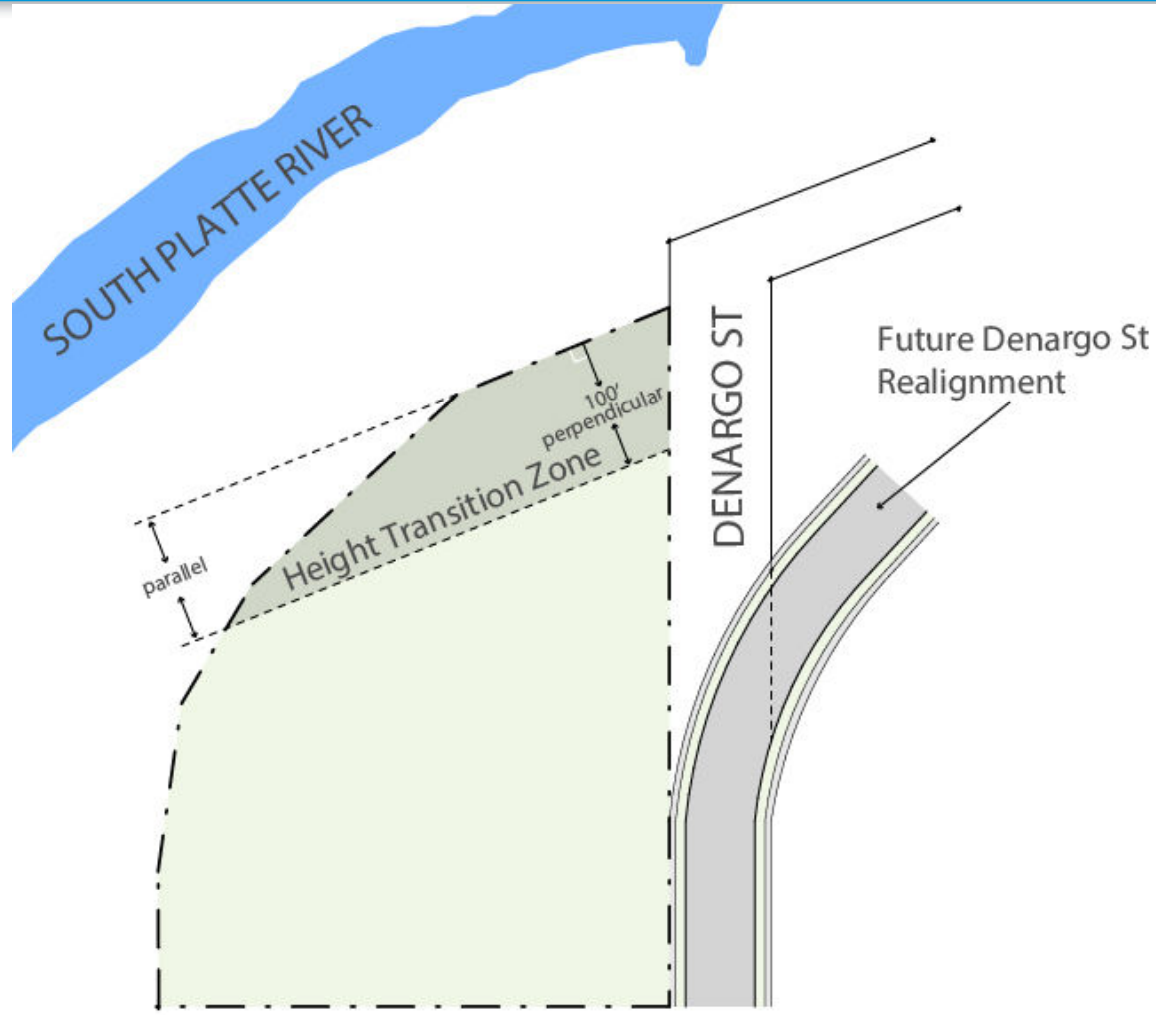
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# Height Transition Zone



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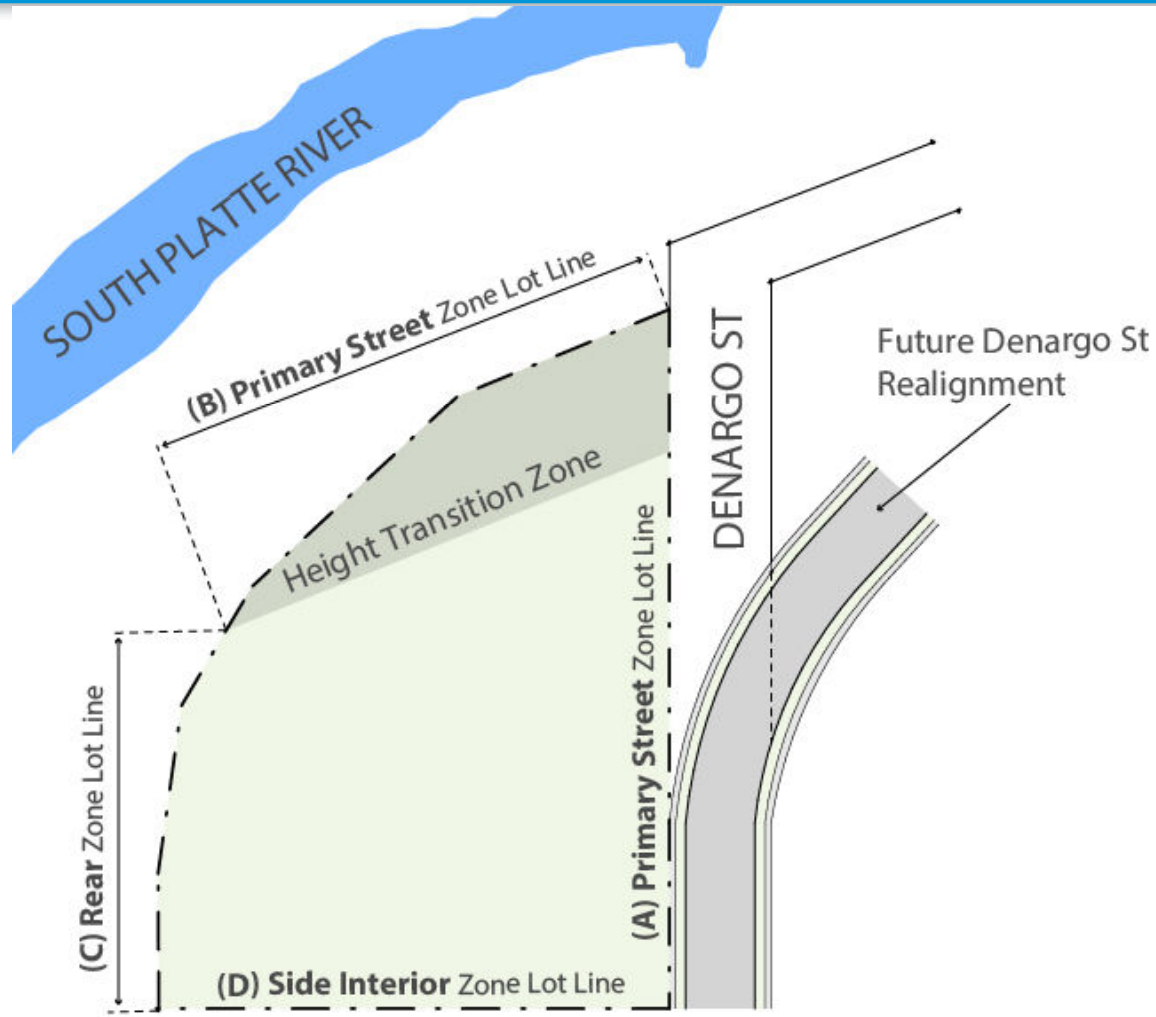
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# Zone Lot Lines Defined

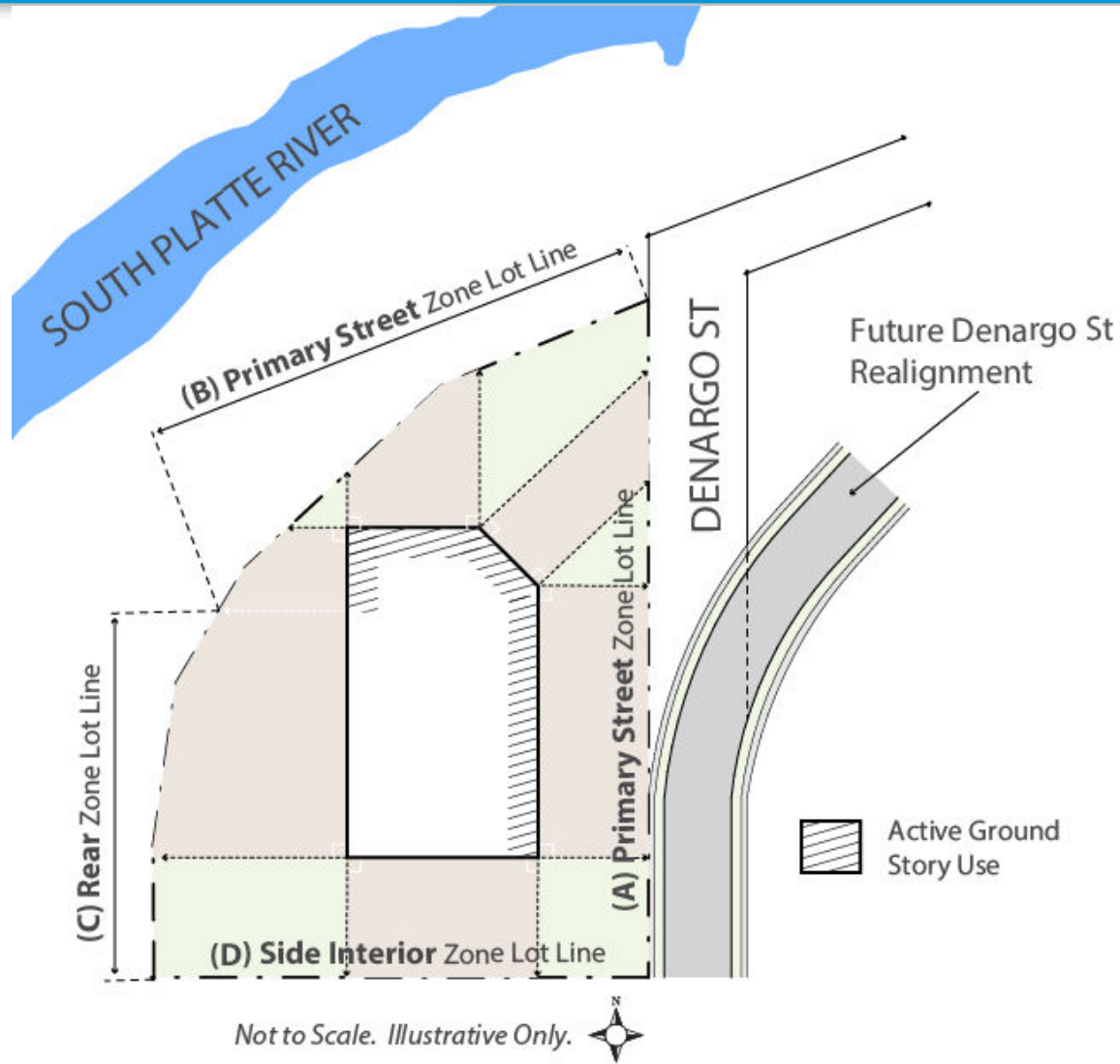


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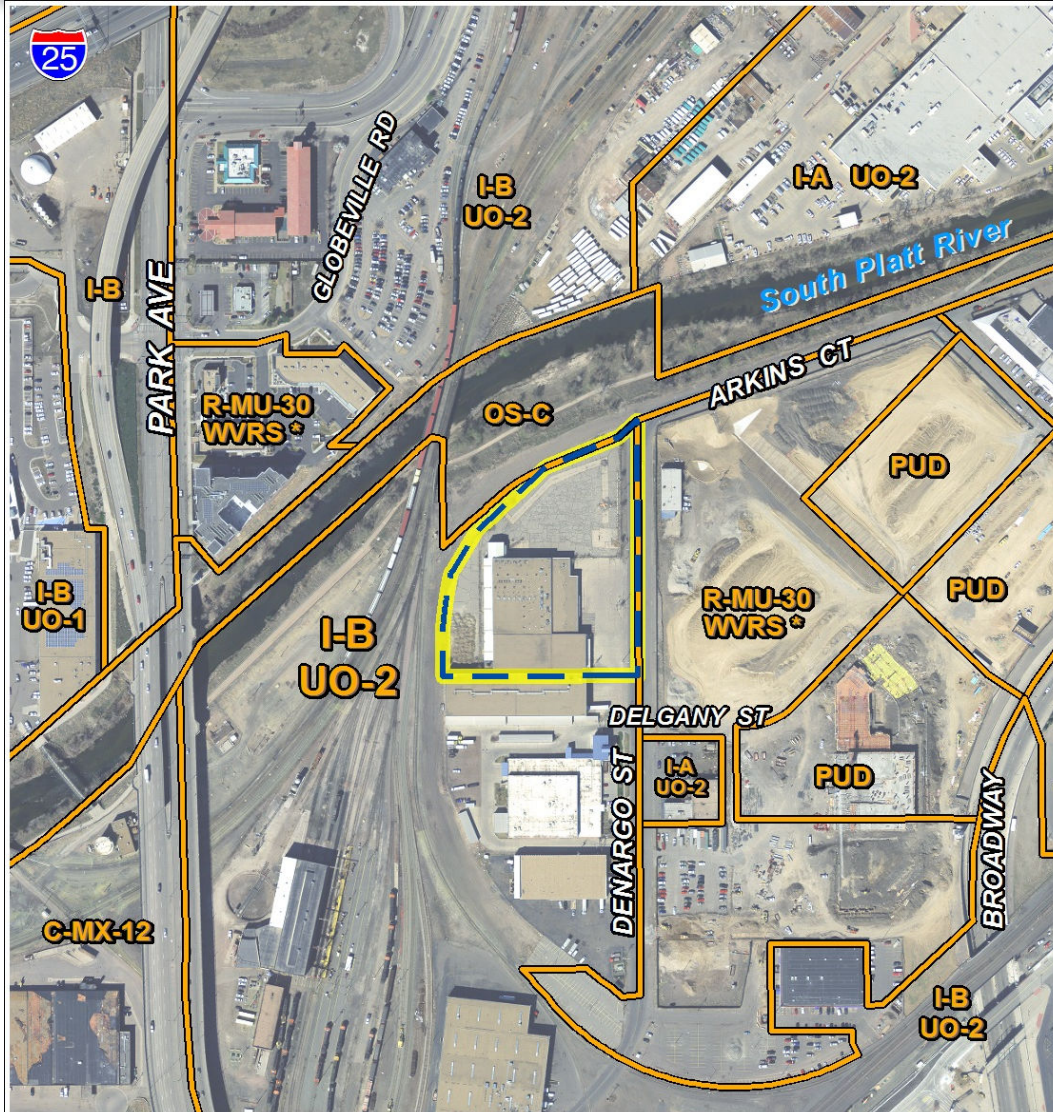
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# Active Ground Story Uses

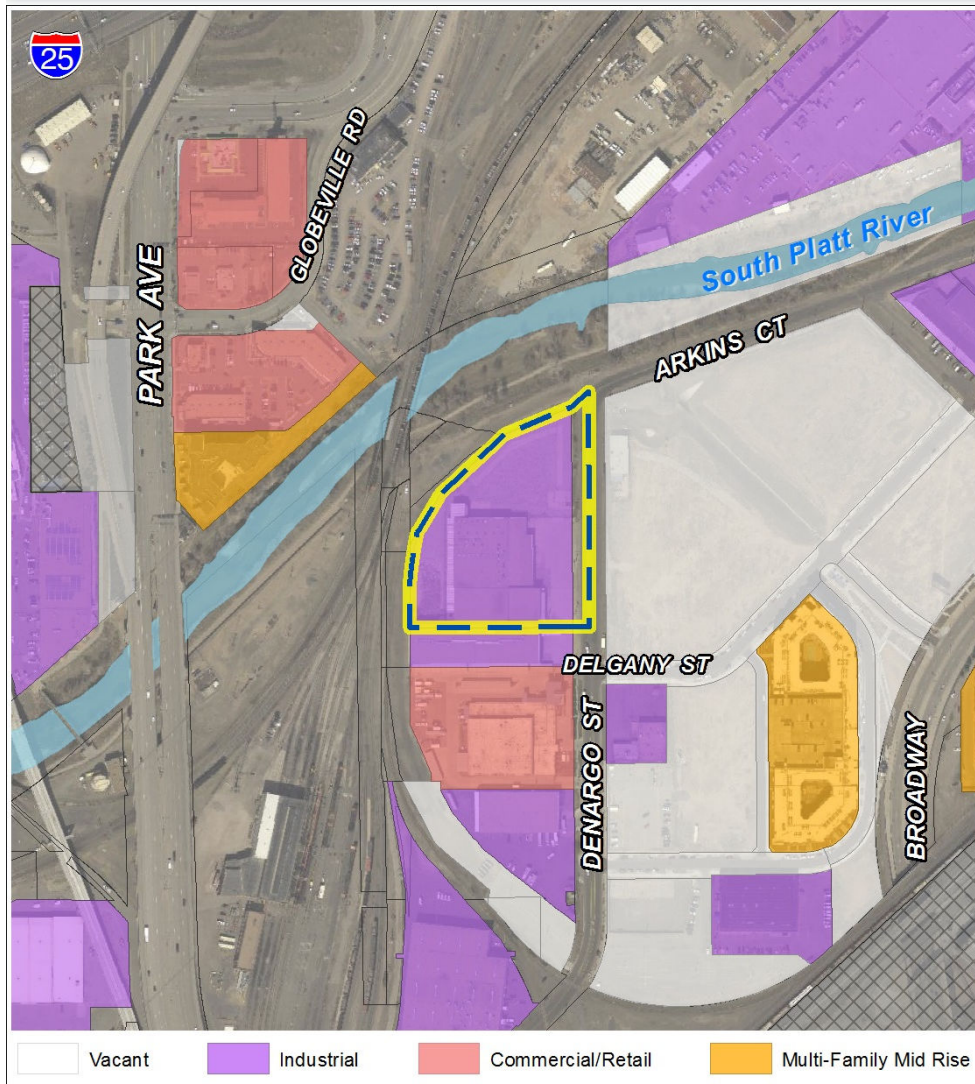


# Existing Context – Zoning



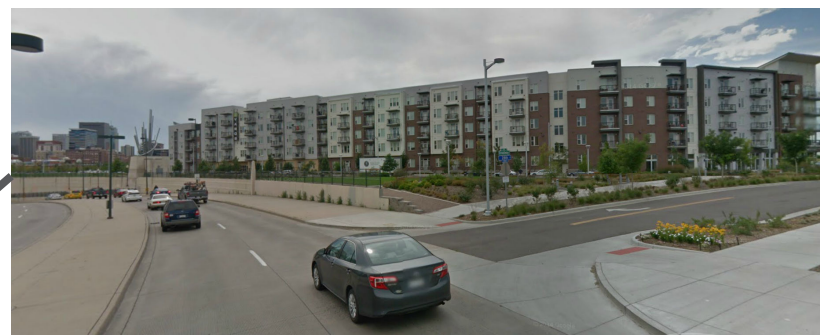
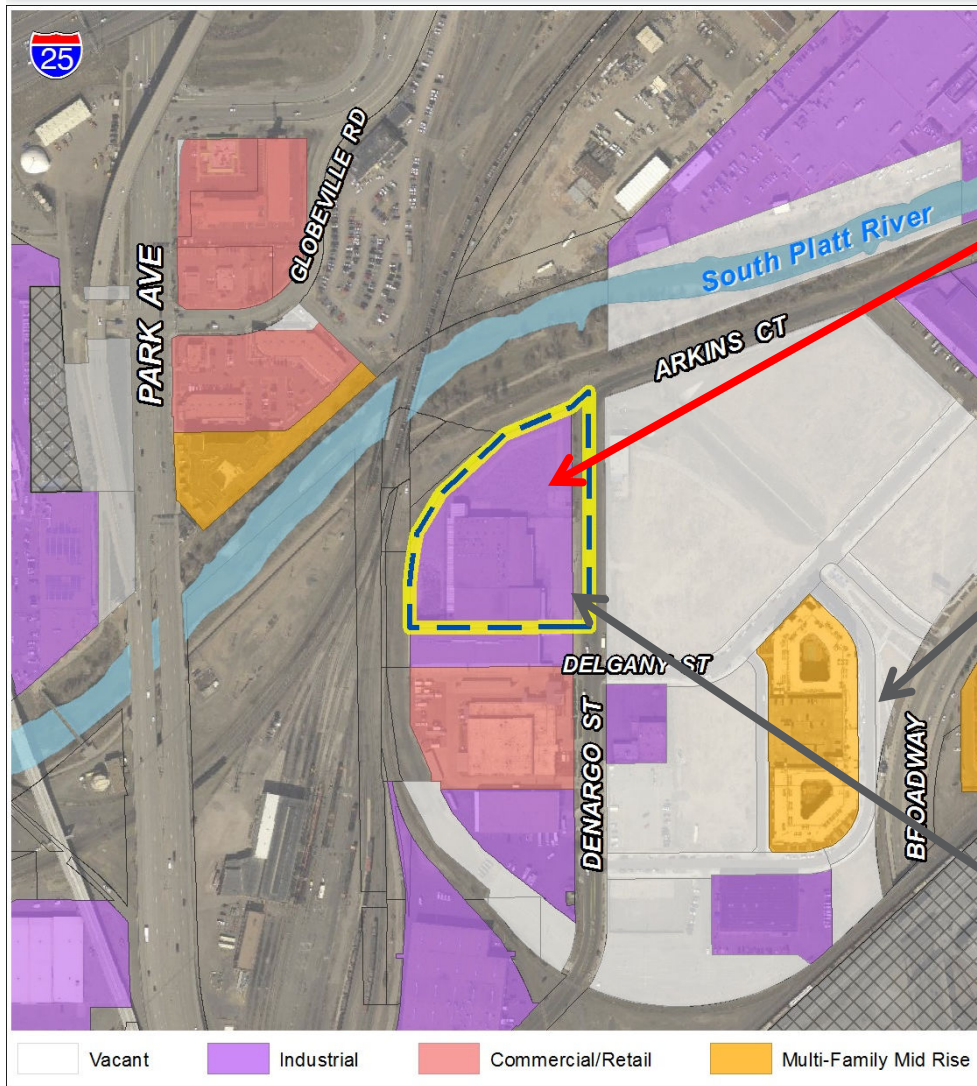
- I-B, UO-2
- OS-C
- R-MU-30 w/  
waivers and  
conditions
- PUD

# Existing Context – Land Use



- Industrial
- Vacant
- Commercial
- Multi-family Residential
- ROW

# Existing Context – Building Form/Scale



## **DZC allows use of PUD zoning in “unique and extraordinary circumstances”**

- When standard zoning (at least without multiple variances/waivers/conditions) won't result in the desired development pattern/form/use consistent with adopted plans
- When more zoning flexibility/customization is appropriate to get the desired development pattern/form/use

DZC §9.6.1.1.A.



## Are there Unique & Extraordinary Circumstances in this Case?

- Special physical characteristics of the site
  - Adjacency to the South Platte River
- Phased Development
  - Planned Open Space associated with the Denargo GDP



# PUD Zoning Must Confer a “Public Benefit”

- In return for flexibility, DZC requires a **“significant public benefit”** not achievable through application of a standard zone district
- **Examples of “public benefit”**
  - Diversification in the use of land
  - Innovation in development
  - More efficient use of land and energy
  - Exemplary pedestrian connections, amenities, and considerations
  - Development patterns compatible in character and design with nearby areas and with the goals/objectives of the Comprehensive Plan

# PUD Zoning Must Confer a “Public Benefit”

- **Example of “Public benefits” conferred by PUD-G 12**
  - Exemplary pedestrian connections, amenities, and considerations
    - Requiring ground story active uses, creating a more pedestrian-friendly “frontage” at public edges including the river.
    - Entrance standards along the river’s edge
    - Additional quality fence/wall design standards
  - Development patterns compatible with nearby areas:
    - Height and build-to alterations allowing a transition between the South Platte River and future planned open space.
    - No parking allowed between the river and a structure

- Planning Board
- Neighborhood and Planning Committee
- City Council
- Public Outreach
  - RNOs
    - United Community Action Network Inc., Elyria  
Swansea/Globeville Business Association, RiNo - River  
North Art District, Ballpark Neighborhood Association, Denver  
Neighborhood Association Inc., Inter-Neighborhood  
Cooperation, Denver Urban Resident
  - Notification signs posted on property
  - Letters of Support

## 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
6. Additional Review Criteria for Rezoning to

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation Plan
- River North Area Plan (2003)

### 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

### 6. Additional Review Criteria for Rezoning to PUD

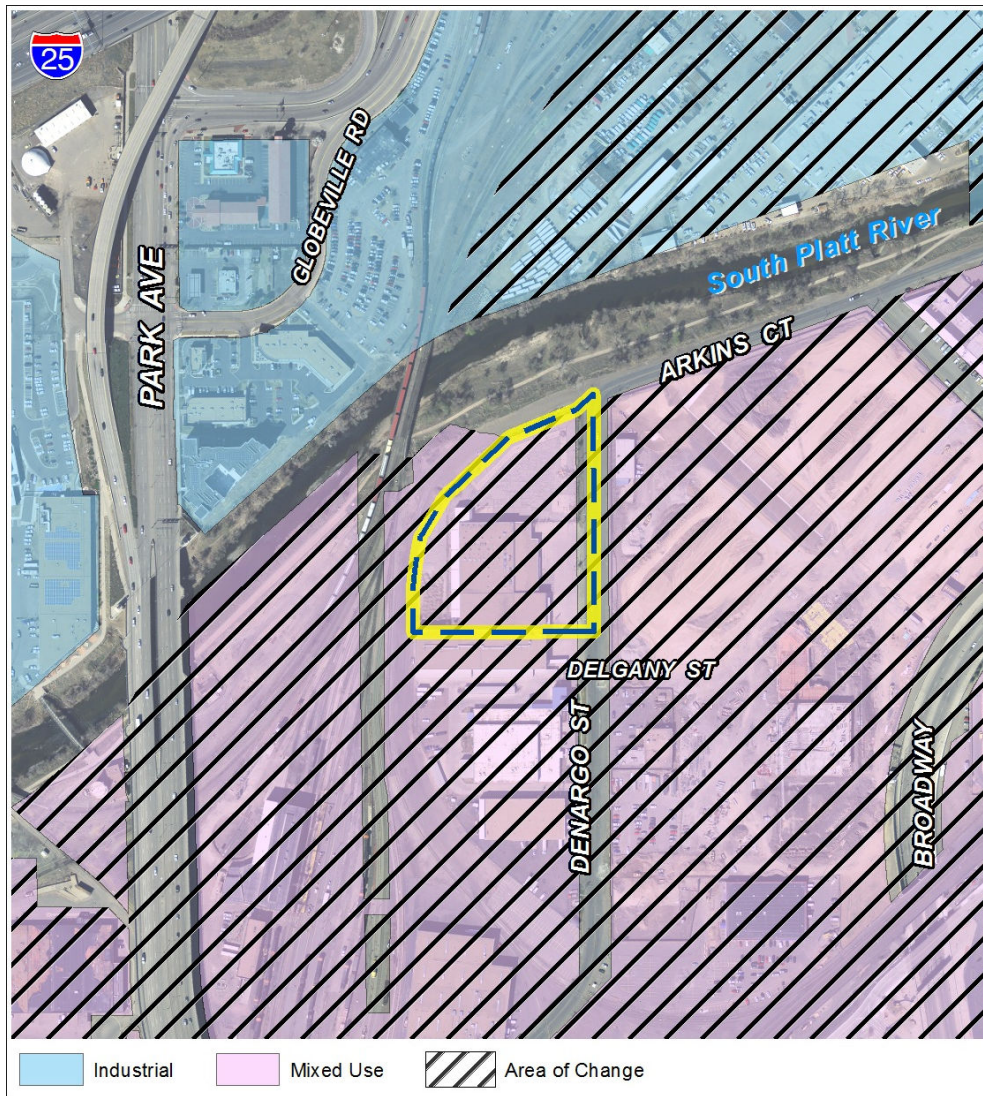


# Review Criteria: Consistency with Adopted Plans

## Comprehensive Plan 2000

- **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**.*
- **Neighborhood Strategy 1-F** – *Invest in neighborhoods to help meet citywide goals and objectives for a range of housing types and prices, community facilities, human services and mobility.*
- **Neighborhood Strategy 4-E** - *Continue to promote **mixed-use development**, which enables people to **live near work, retail and services**.*

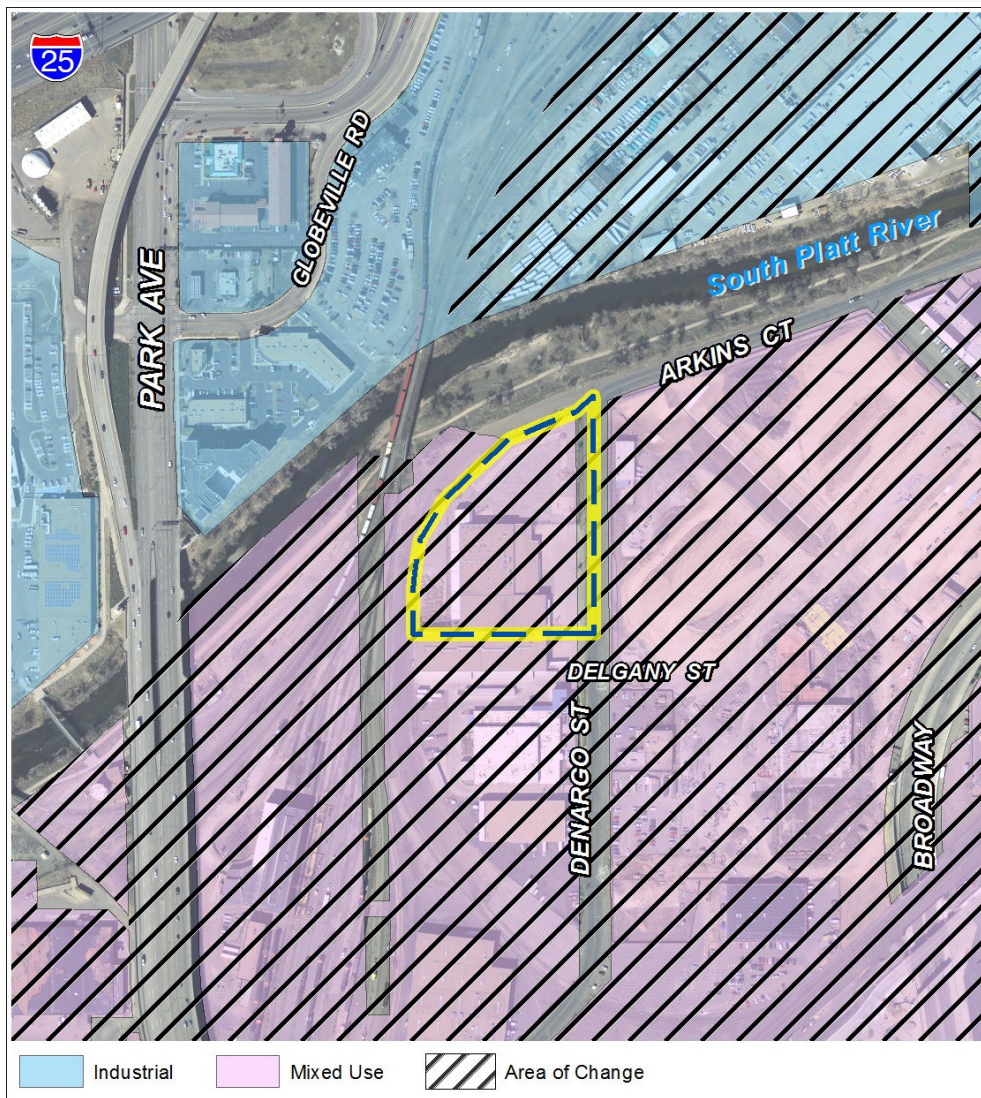
# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2002)

- Land Use Concept:
  - Mixed Use
    - The goals include high intensity development with a sizeable employment base as well as housing.
  - Area of Change
    - channel growth
    - improve access to jobs, housing and services with fewer and shorter auto trips

# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2002)

- Future Street Classification:
  - Denargo St. is a Residential Collector
  - Brighton Blvd. is a Mixed Use – Arterial and an Enhanced Transit Corridor.



- River North Area Plan (2003)
  - **Residential Mixed Use**
    - Denargo Market’s placement along the South Platte River and proximity to downtown provides an opportunity to **create an exciting mixed-use area with its own identity.**
    - The plan identifies the Denargo Market district as an opportunity for **intensive mixed-use development, oriented to downtown.**
    - “The Denargo Market area offers the potential for a significant mixed-use development with destination commercial uses, anchored by housing, and benefiting from its relationship to the river corridor and downtown.” (page 75)

- River North Area Plan (2003)
  - Urban Design
    - On page 76, a goal specific to the Denargo Market Area calls for developing urban design standards and guidelines for new development that:
      - Require facades on parking structures facing public right of way to accommodate pedestrian-active uses on the ground level;
      - Require appropriate massing, scale, building heights and building size for new development with height limits along the South Platte River; and
      - Encourage street oriented building placement and architectural variation.

## 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 the River North Area 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
6. Additional Review Criteria for Rezoning to PUD

## 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 Area of Change plan direction and redevelopment occurring in the RiNo neighborhood.
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
6. Additional Review Criteria for Rezoning to PUD

## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
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5. Consistency with Neighborhood Context, Zone District Purpose and Intent
  - C-MX-12 applies to areas or intersections served primarily by major arterial streets where a building scale of 3 to 12 stories is desired.
  - CPD finds this criterion is met the based on the plan recommendations

## 6. Additional Review Criteria for Rezoning to PUD

## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
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## 6. Additional Review Criteria for Rezoning to PUD

- The proposed scale and timing of the development project demands a more customized zoning approach to achieve a successful, phased development. To anticipate the realignment of Denargo St. and **to address future open space along the South Platte River**, a customized zoning approach is needed.
- The General PUD complies with all standards and criteria stated in Division 9.6.
- The General PUD District is necessary because there is **no zone district available that requires ground story activation along planned open space or the South Platte River** corridor, only existing streets.
- The General PUD District utilizes the C-MX-12 building forms and uses to ensure land uses, height, siting, and ground story activation are **compatible with the surrounding properties**.
- The General PUD District utilizes modified building forms and standards to achieve the vision established in adopted plans.

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
6. Additional Review Criteria for Rezoning to