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# 925 East 17<sup>th</sup> Avenue

2023I-00022

Request: G-RO-5 to G-MS-3

City Council: August 14, 2023

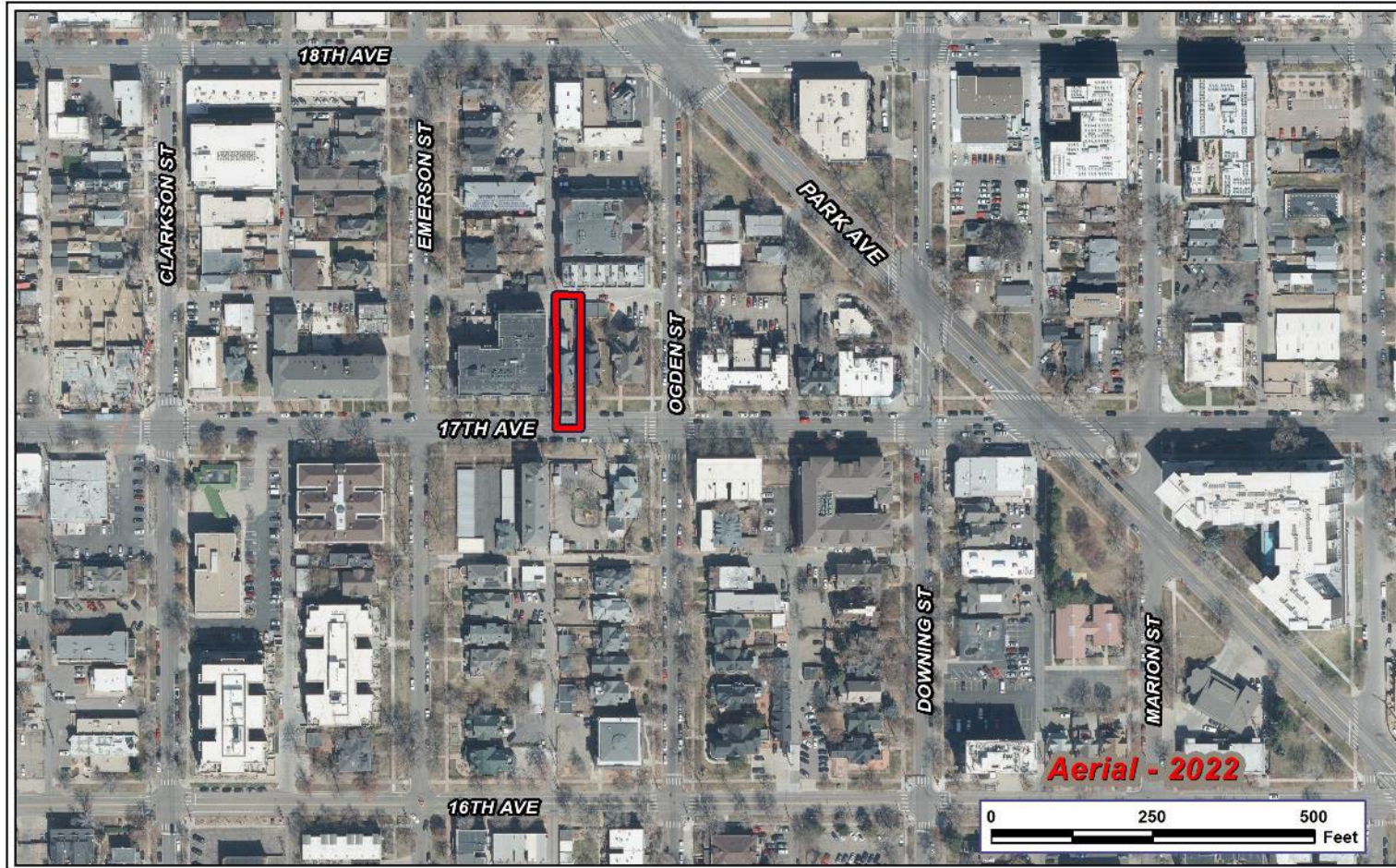
Presenter: Fran Peñafiel

# Agenda

- Request
- Location and Context
- Process
- Review Criteria



# Request to Rezone from G-RO-5 to G-MS-3



## Subject Site

- Approx. 5,670 sq.ft.
- G-RO-5

## Proposal

- Max. building height 3 stories
- Town House and Shopfront.

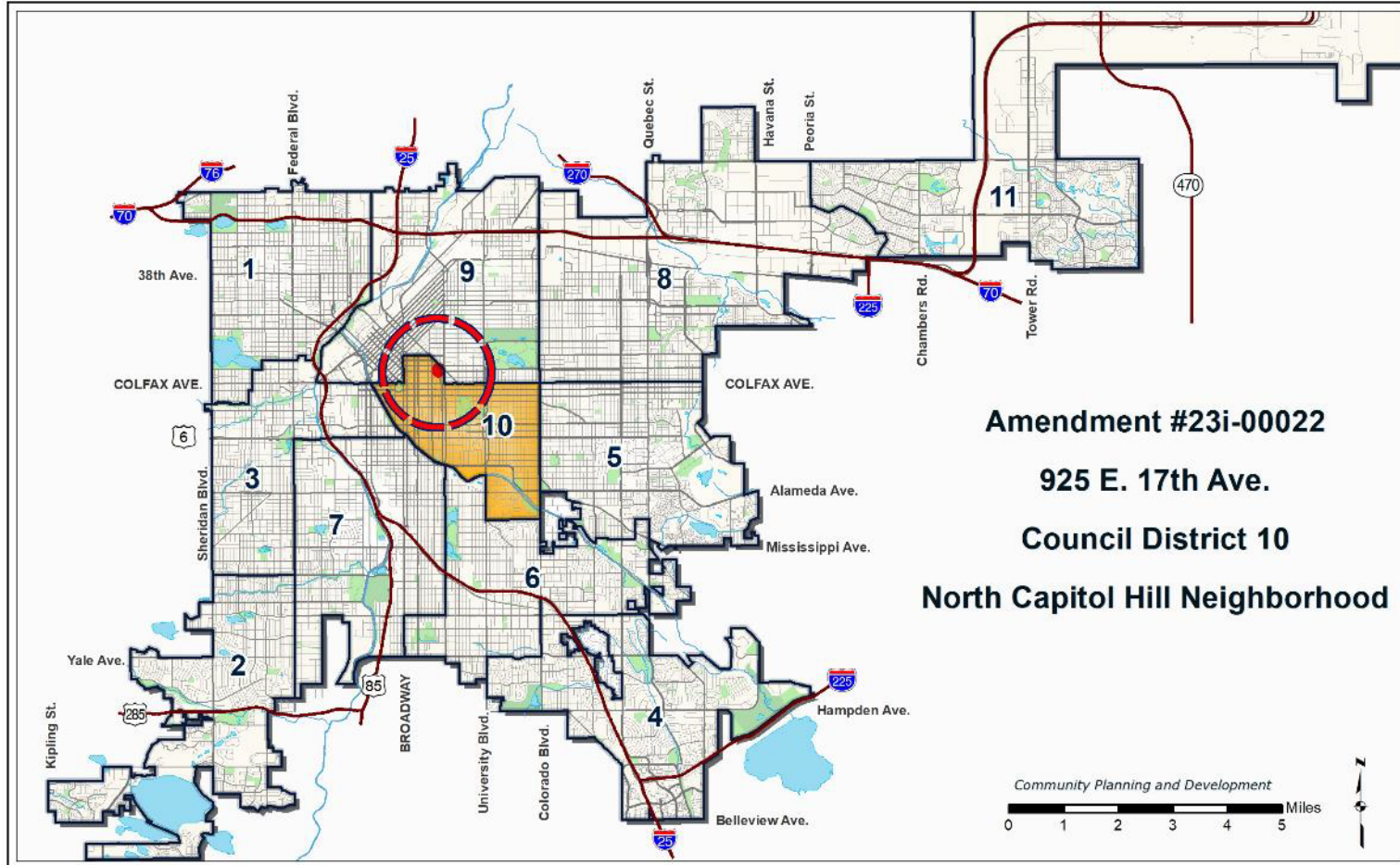


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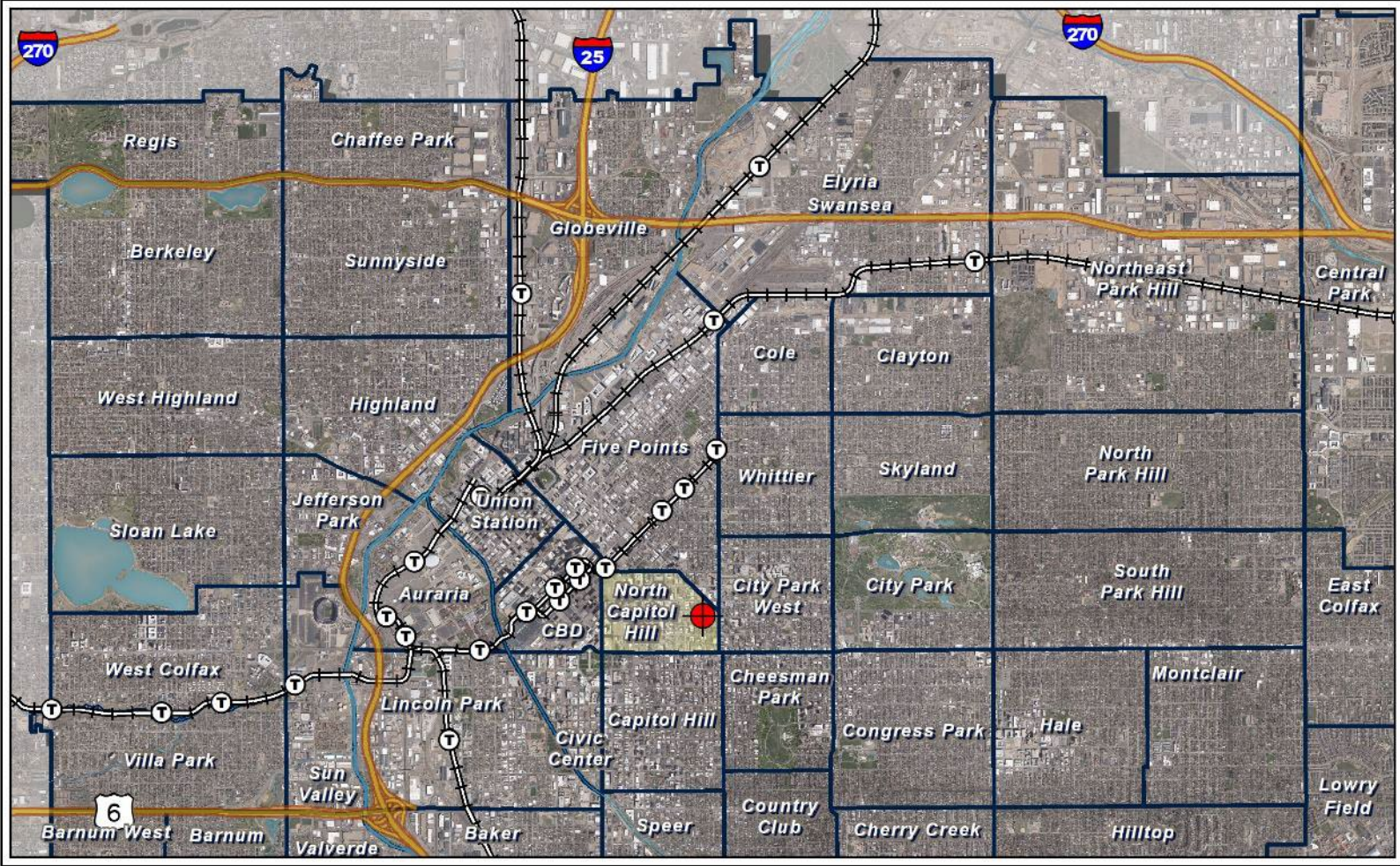


# Council District 10



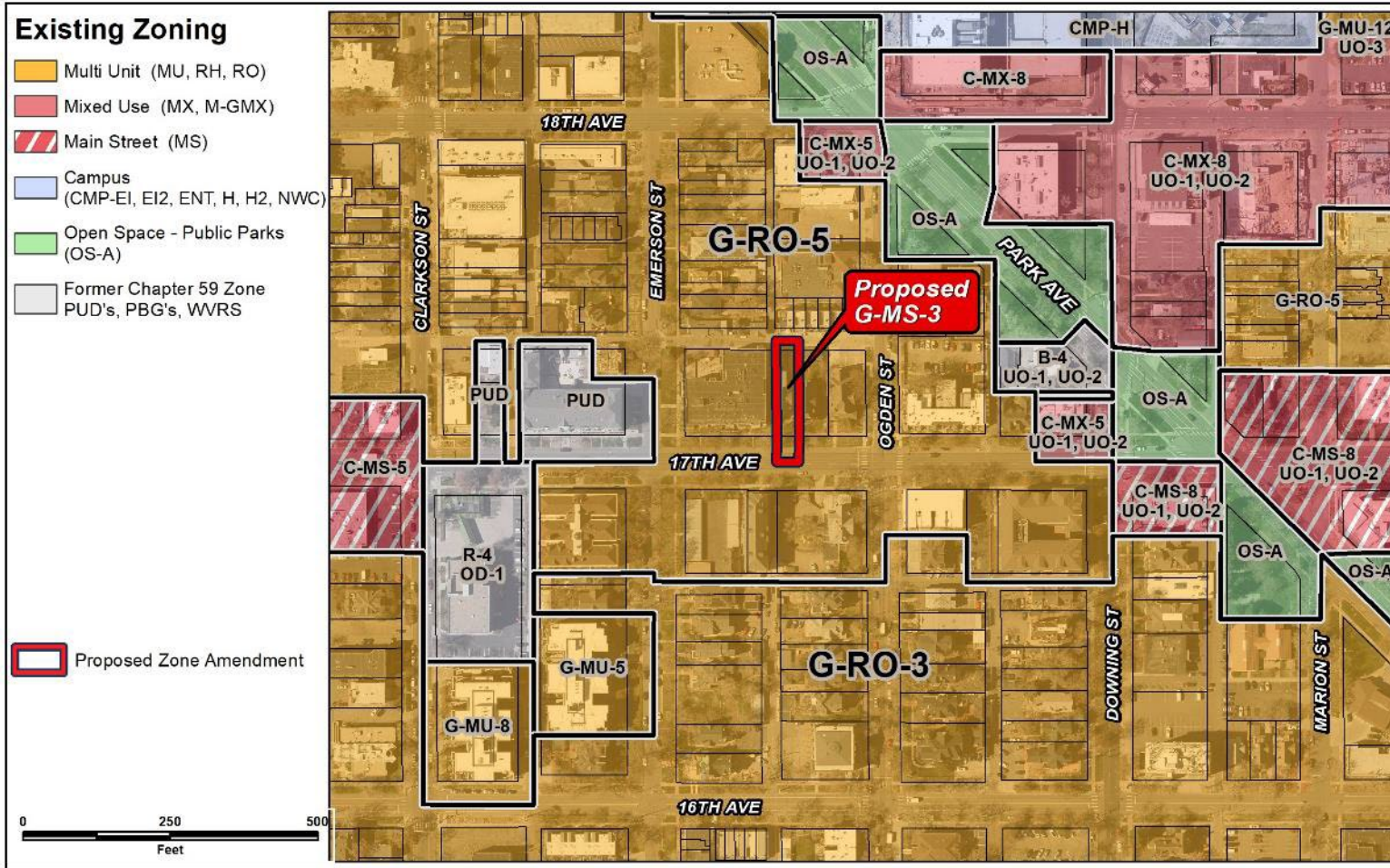


# North Capitol Hill Neighborhood





# Existing Zoning

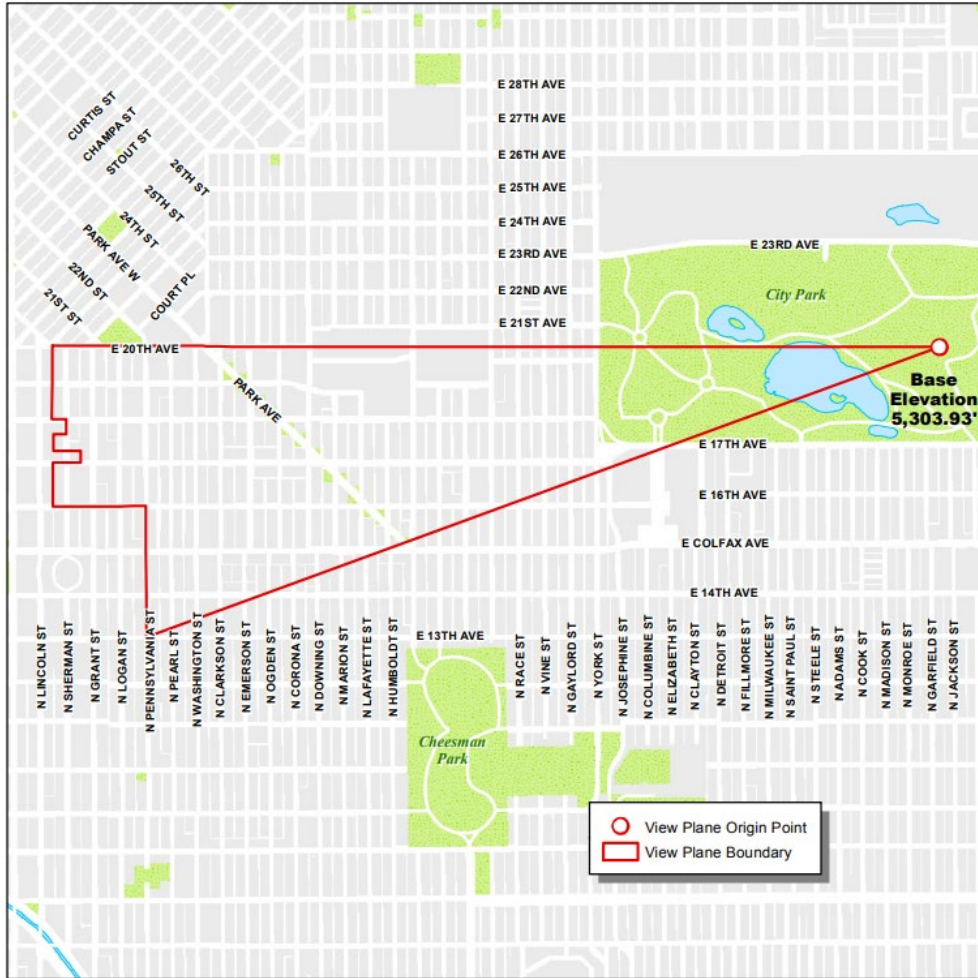


**Current Zoning: G-RO-5**

**Surrounding Zoning:**

- PUD
- C-MS-5
- C-MS-5 UO-1, UO-2
- C-MX-8 UO-1, UO-2
- OS-A
- C-MX-5 UO-1, UO-2

# View Plane



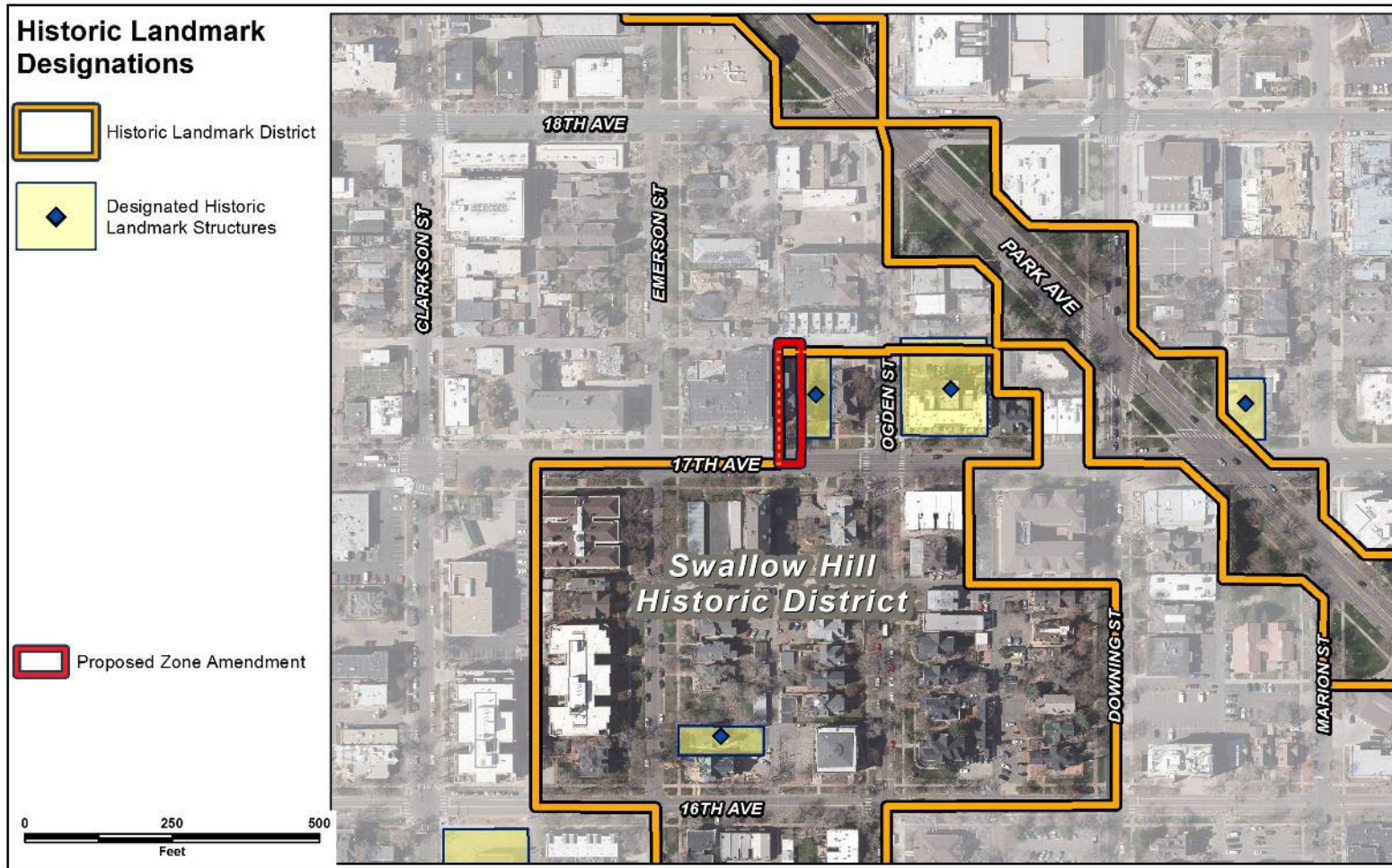
## City Park – Natural History Museum

- 3 story district requested would still comply with City Park – Natural History Museum view plane restrictions.  
Max Building Heights Under the View Plane  
**116-foot max building height**

Reference point is a point having an elevation of 5,303 feet above mean sea level and established at the mountain view indicator in City Park.



# Landmark District



- Swallow Hill Historic District

# Existing Land Use



## Land Use: Office

### Surrounding Land Uses:

- Single-Unit Residential
- Office
- Multi-Unit Residential
- Mixed Use
- Commercial/Retail
- Open Space



# Existing Building Form/Scale



Subject Property





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# Process

- Informational Notice: 03/24/2023
- Planning Board Notice: 05/23/2023
- Planning Board Public Hearing: 06/07/2023
- LUTI Committee: 06/27/2023
- City Council Public Hearing: **08/14/2023**
  
- Public Comment
  - None

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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 (2019)*
- *East Central Area Plan*

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# Comprehensive Plan 2040

## Equity

- Equitable, Affordable and Inclusive Goal 2, Strategy A: Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).
- Equitable, Affordable and Inclusive Goal 3, Strategy B – Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit (p. 28).



## Climate

- Environmentally Resilient Goal 8, Strategy A: Promote infill development where infrastructure and services are already in place (p. 54).





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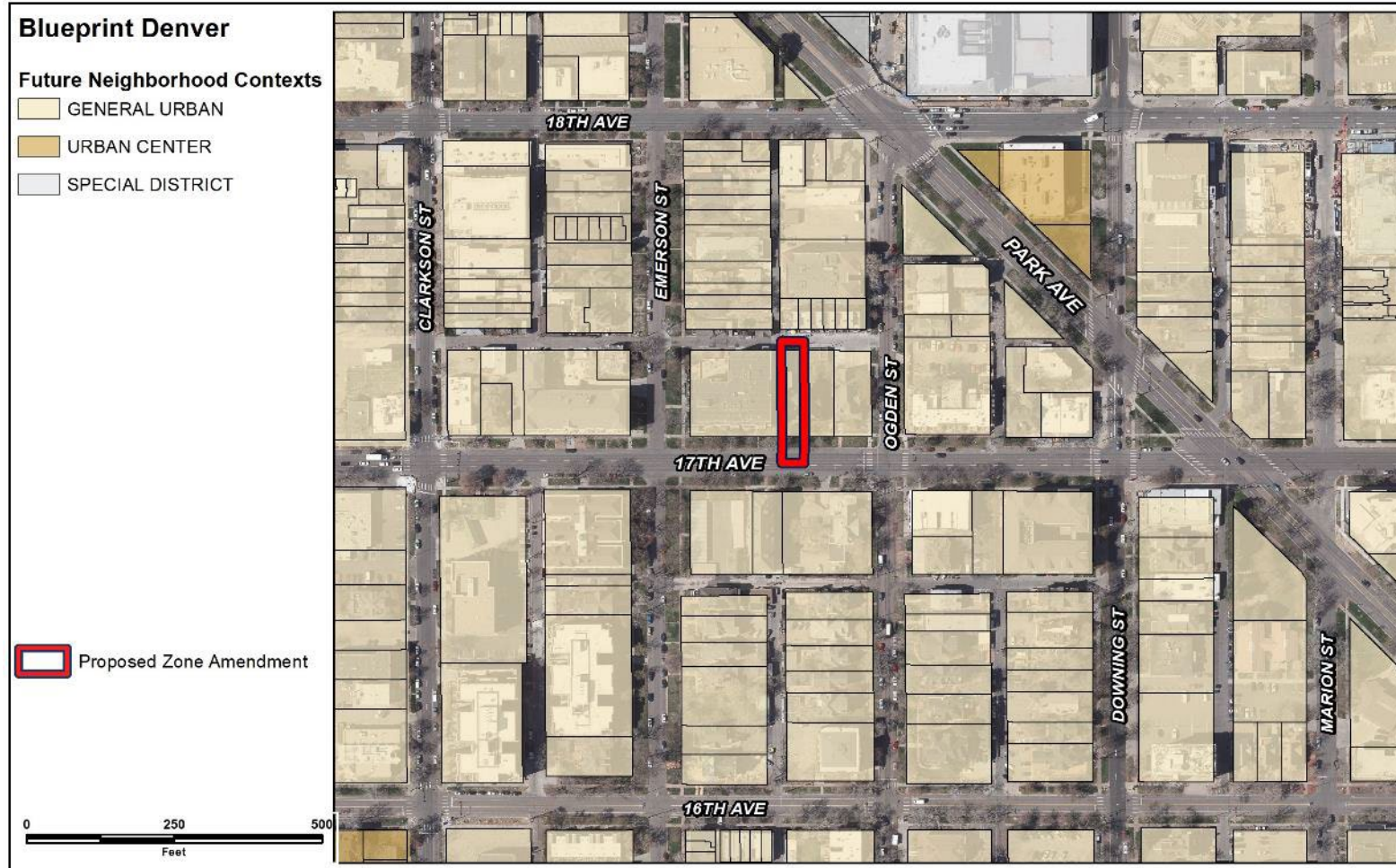
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# Blueprint Denver 2019

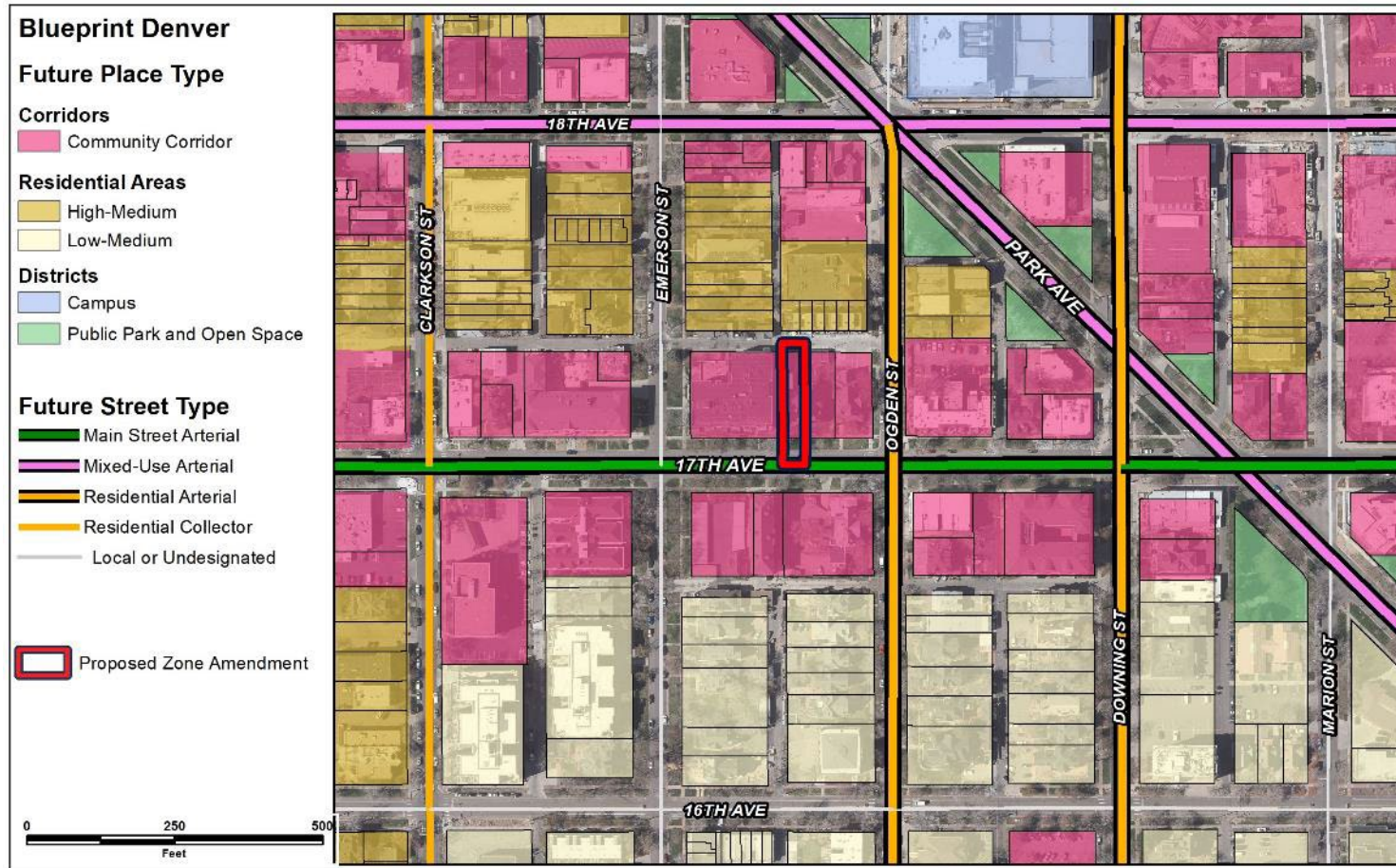


## General Urban Neighborhood Context

- Mixed-use multi-unit buildings to compact single-unit homes



# Blueprint Denver 2019



## Community Corridor

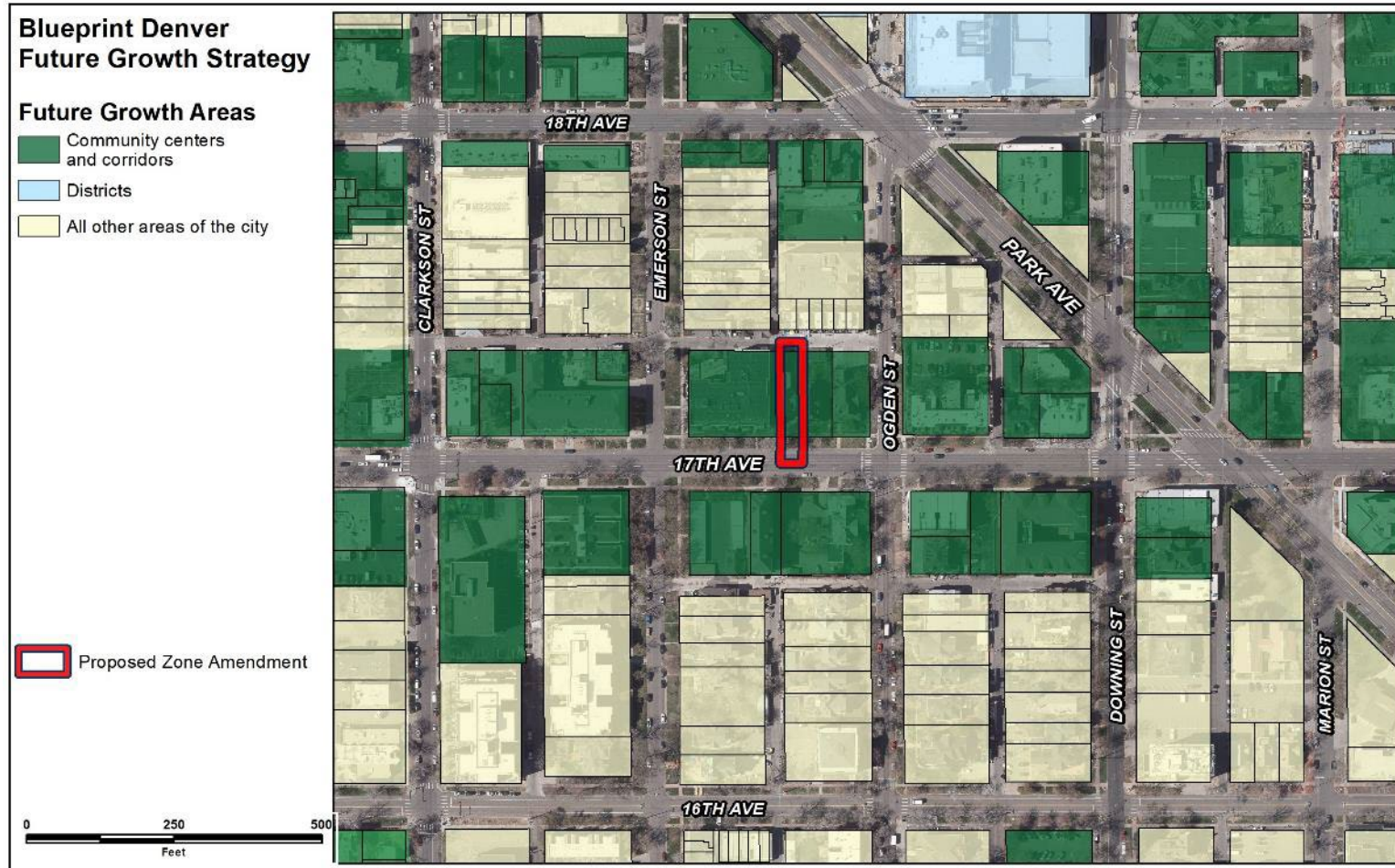
- Mix of office, commercial and residential uses
- Buildings generally up to 5 stories in height

## Future Street Type

- 17<sup>th</sup> St: Main Street Arterial



# Blueprint Denver



- Growth Areas Strategy:  
Community Centers  
and Corridors
  - 20% jobs by 2040
  - 25% housing by 2040

# Blueprint Denver Additional Strategies

- In historic areas, balance efficiency with preservation through strategies that encourage the reuse of structures
- Continue the city's commitment to existing historic districts and landmarks and use historic designation to preserve the character of an individual structure or district or where there is historic, architectural, cultural, and/or geographic significance
- Promote incentives to preserve the reuse of historic buildings and the unique historic features of Denver's neighborhoods

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# East Central Area Plan

LUBF Policy L6 – “Retain the character of High, High-Medium, and Low-Medium Residential Places and facilitate compatible infill development”

A. “Promote preservation of historic and character defining single-unit, multi-unit, and mixed-use buildings. Consider individual landmarks, historic districts, or other tools as appropriate”



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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
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4. Justifying Circumstances
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