



925 East 17th 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

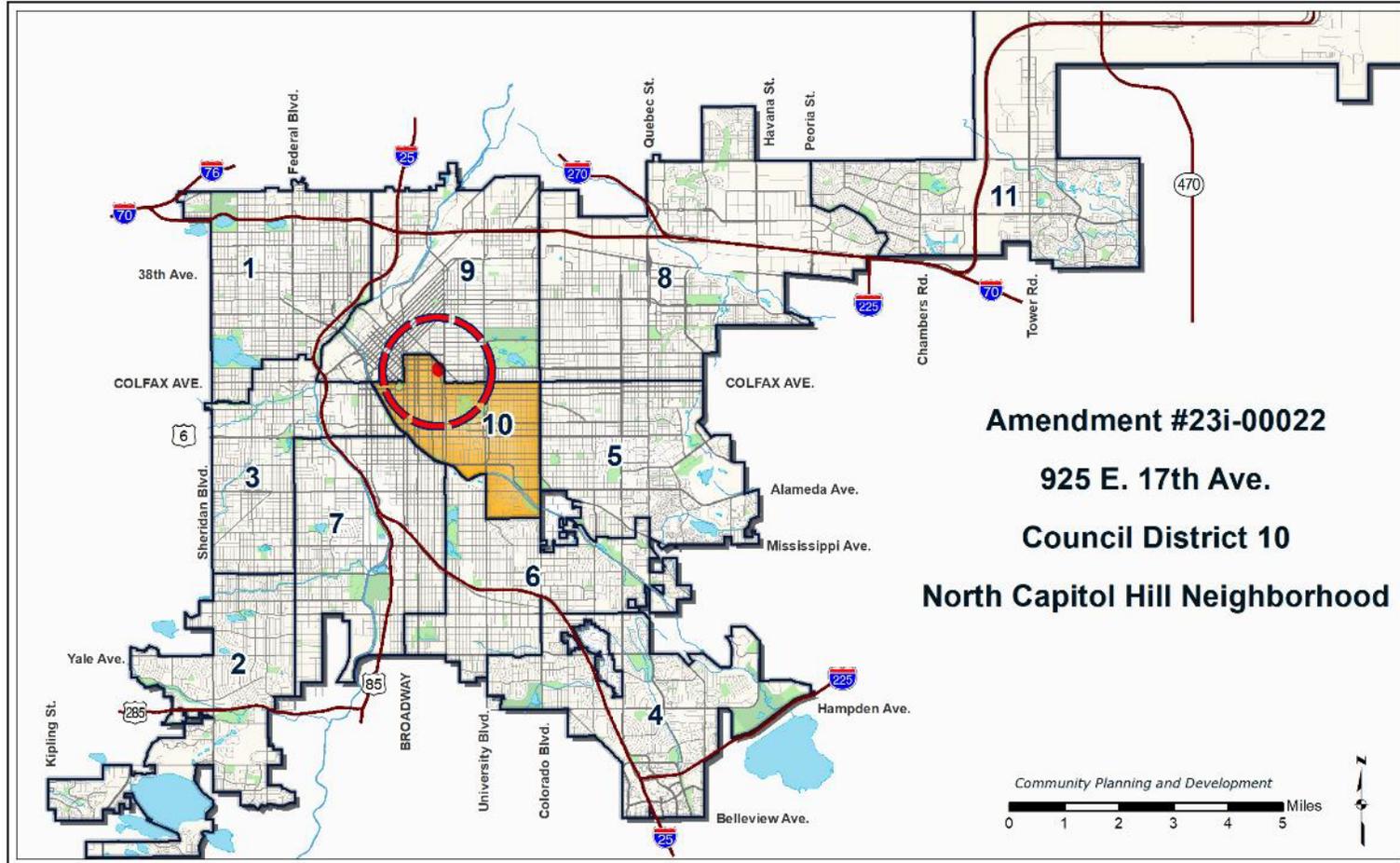
- Max. building height 3 stories
- Town House and Shopfront.

Agenda

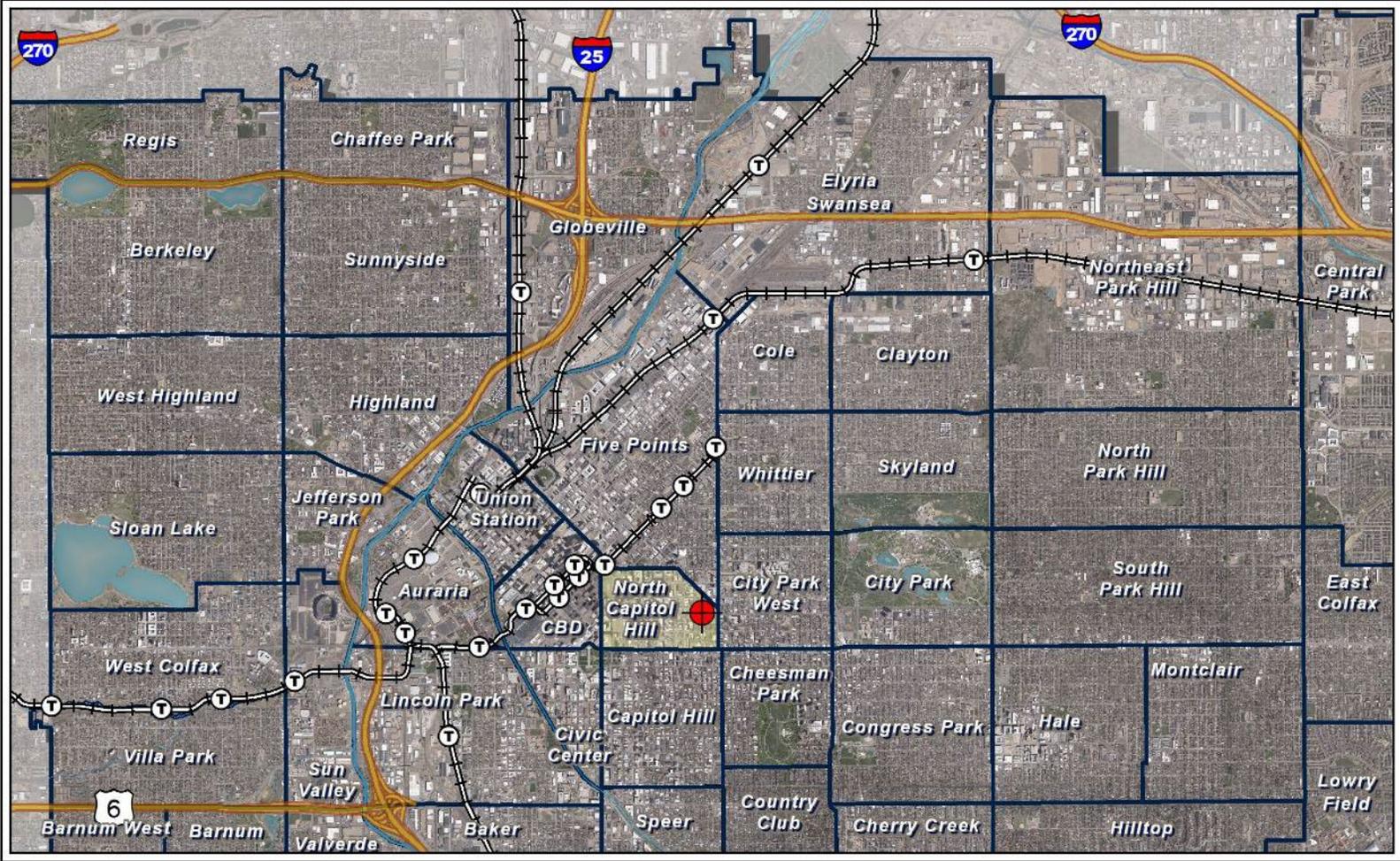
- Request
- Location and Context
- Process
- Review Criteria



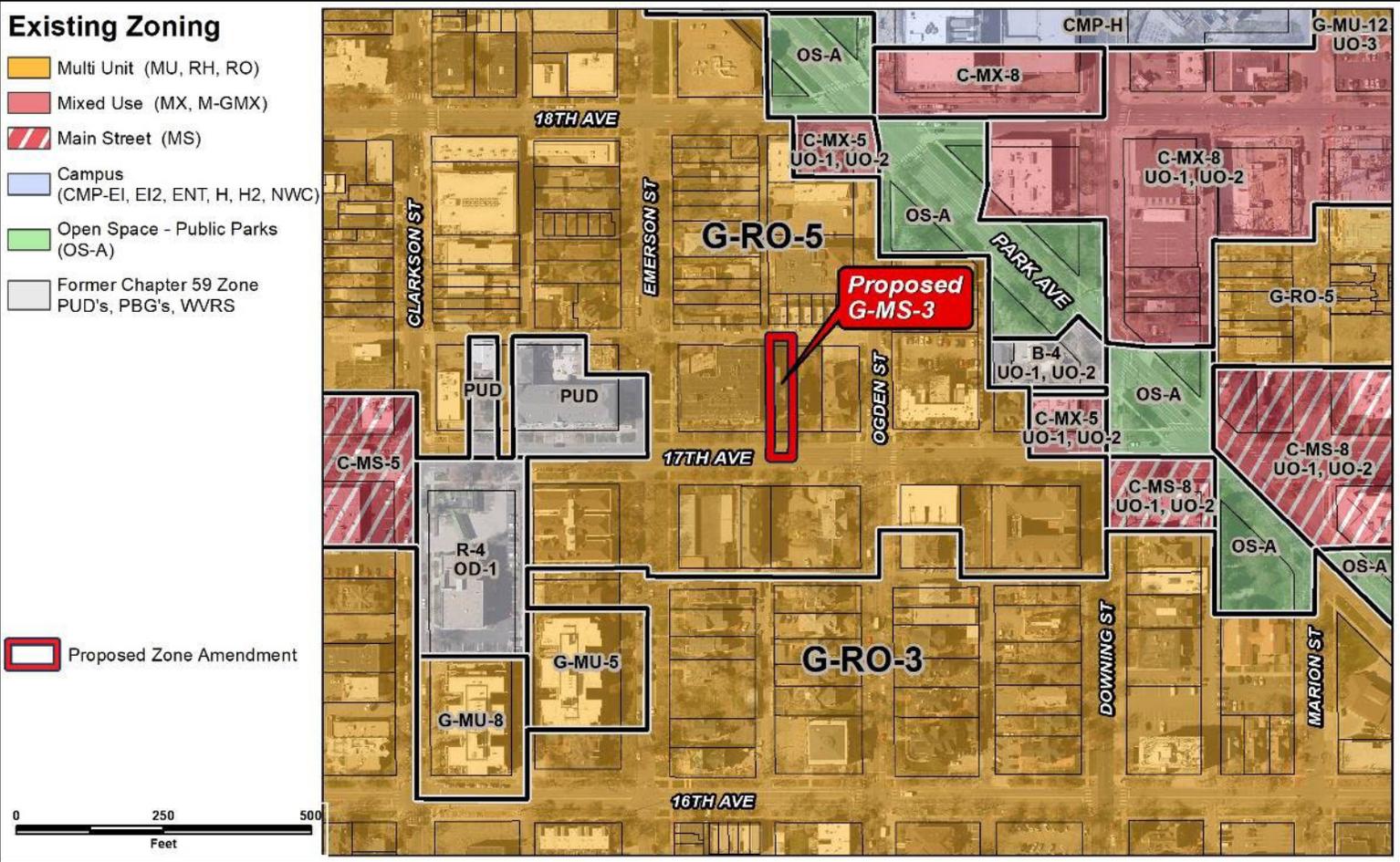
Council District 10



North Capitol Hill Neighborhood



Existing Zoning

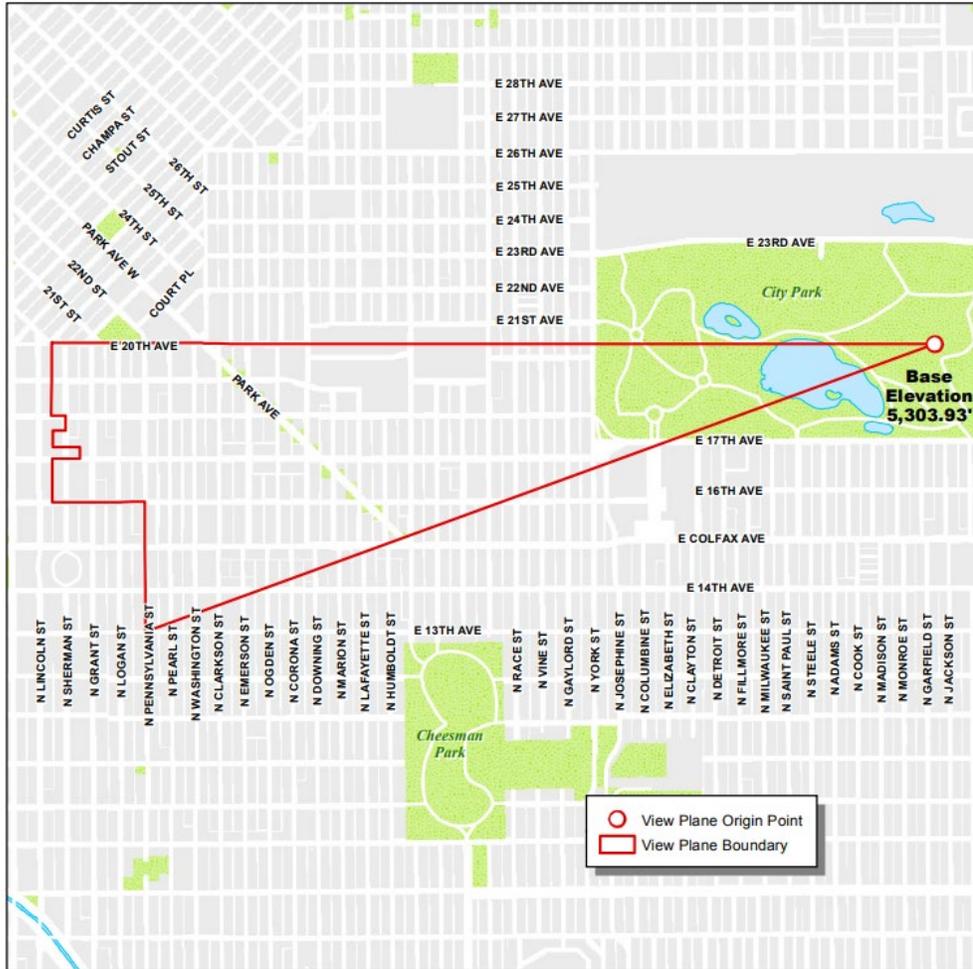


Current Zoning: G-RO-5

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

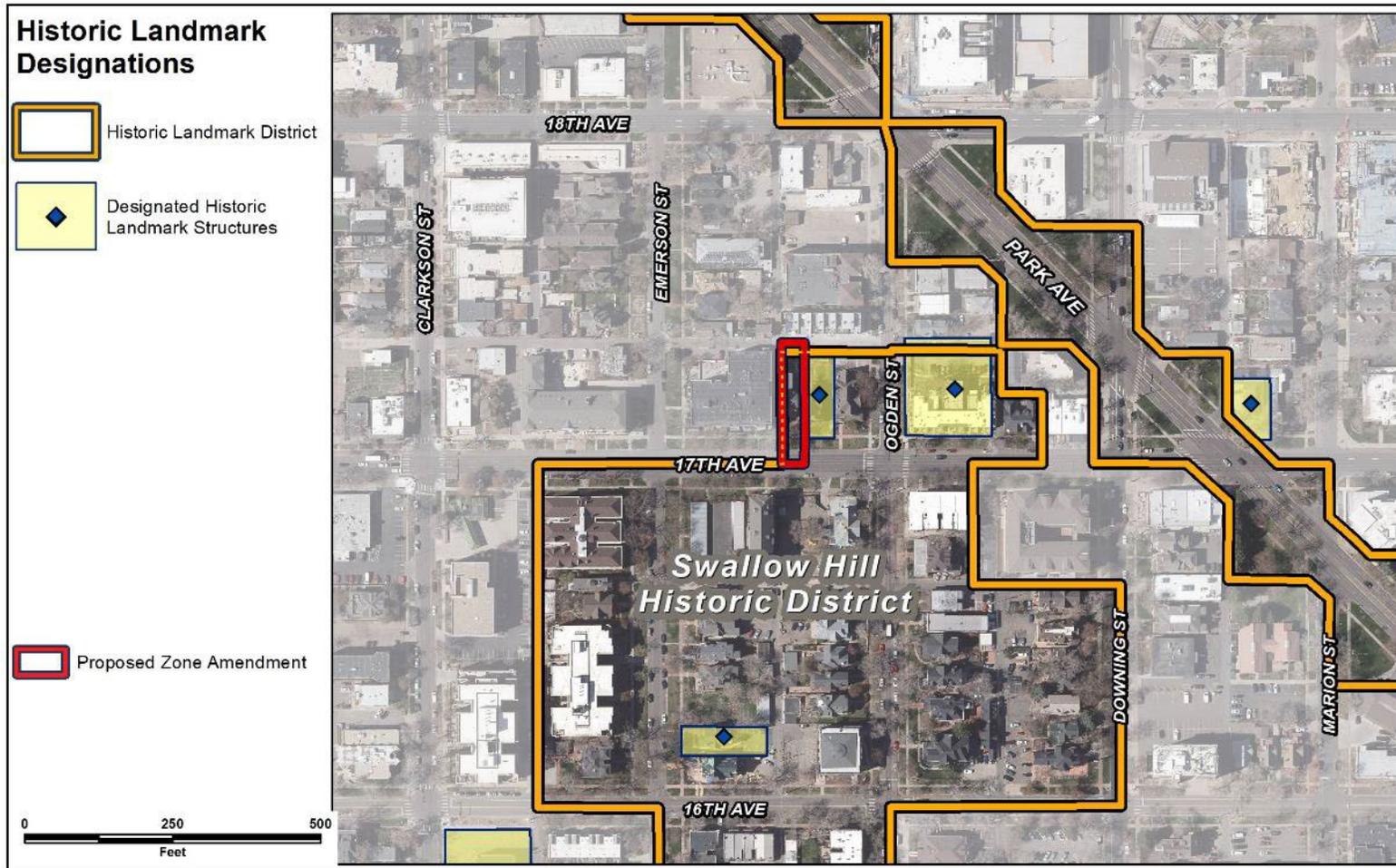


City Park – Natural History Museum

- 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

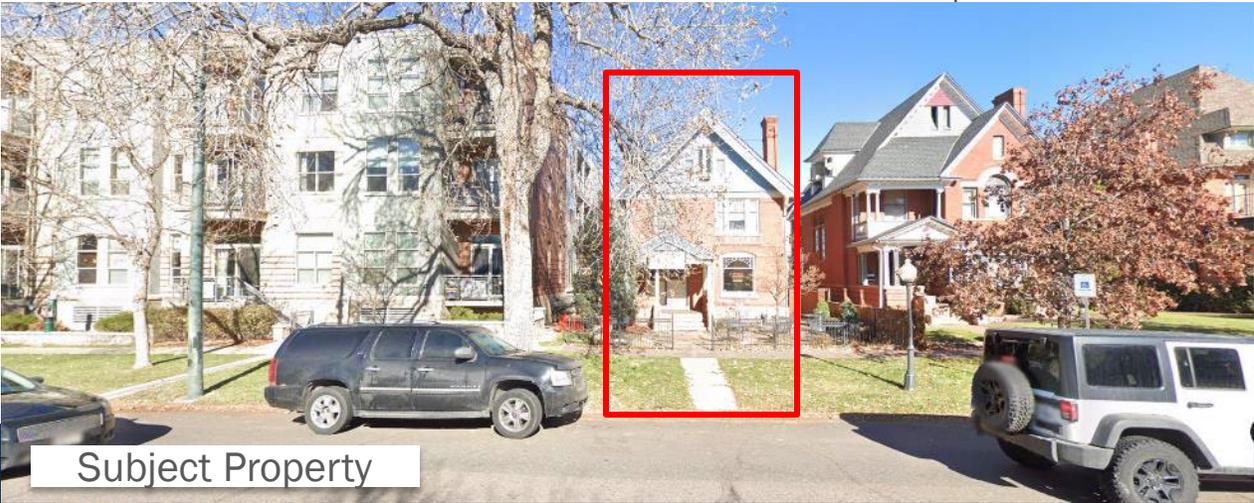


Land Use: Office

Surrounding Land Uses:

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

Existing Building Form/Scale



Subject Property



Agenda

- Request
- Location and Context
- Process
- Review Criteria



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

Agenda

- Request
- Location and Context
- Process
- 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

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver (2019)*
- *East Central 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

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver (2019)*
- *East Central 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

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).



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver (2019)*
- *East Central Area Plan*

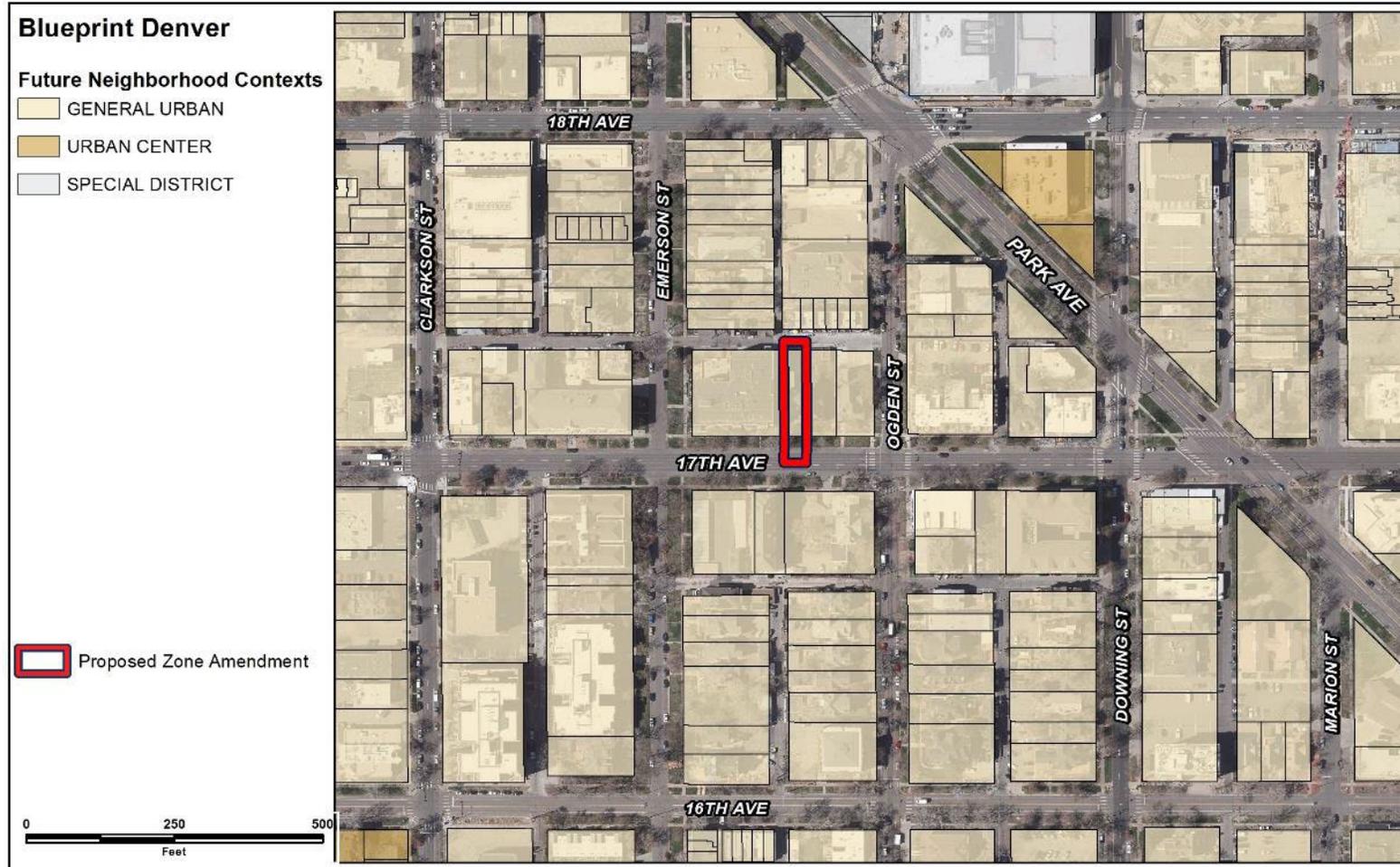
2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

5. Consistency with Neighborhood Context, Zone District Purpose and Intent

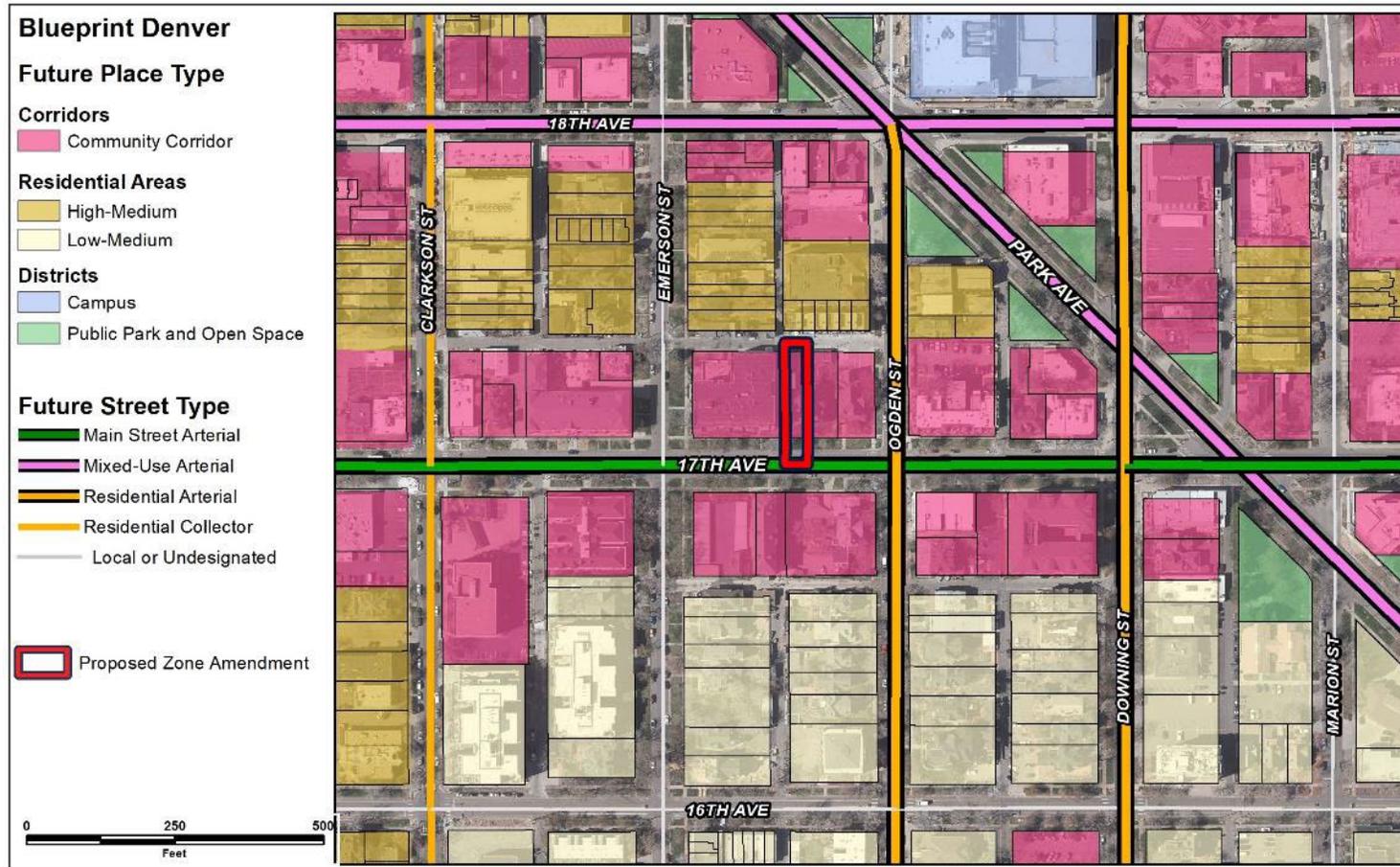
Blueprint Denver 2019



General Urban Neighborhood Context

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

Blueprint Denver 2019



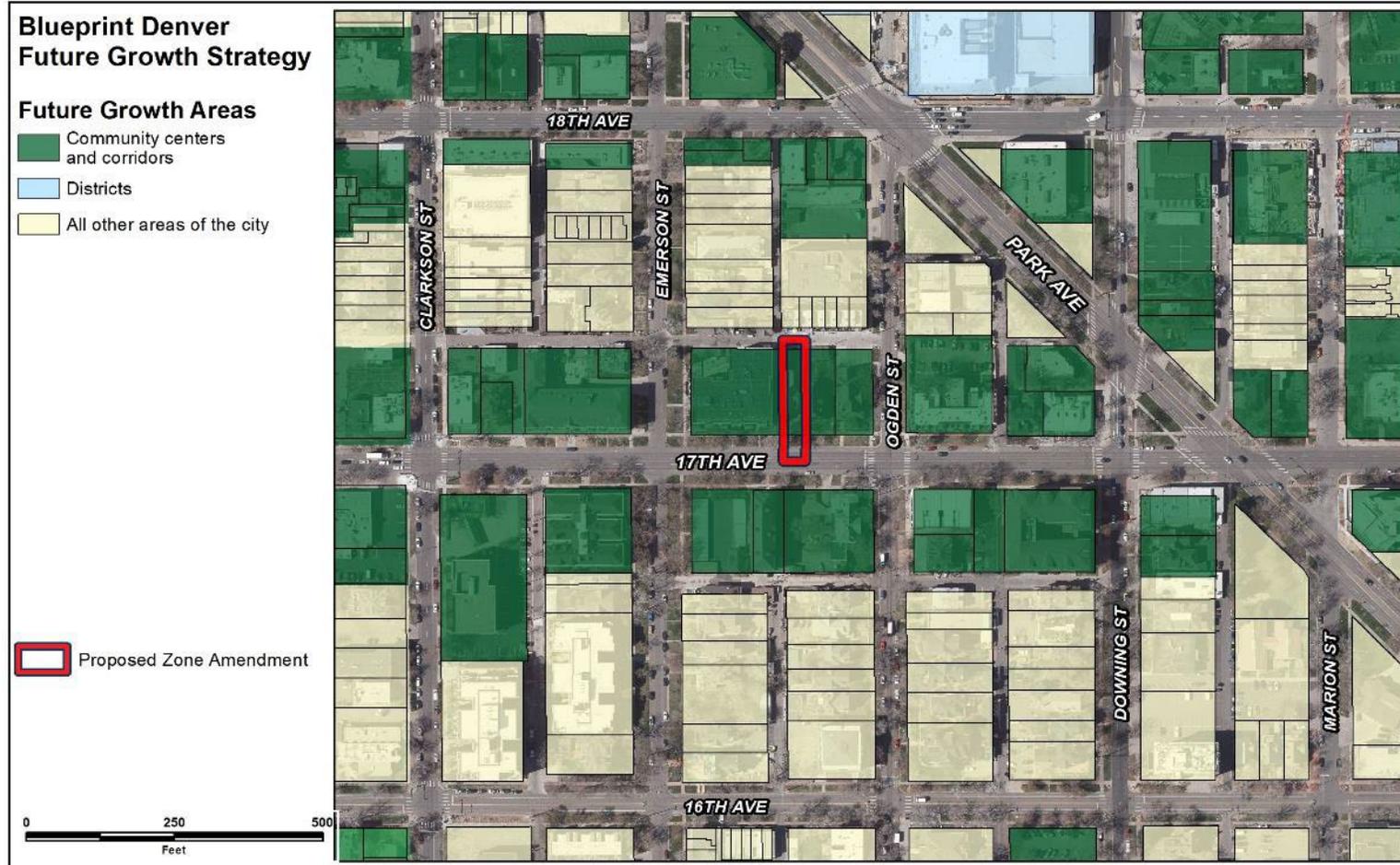
Community Corridor

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

Future Street Type

- 17th 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

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver (2019)*
- *East Central 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

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”



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
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
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

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