



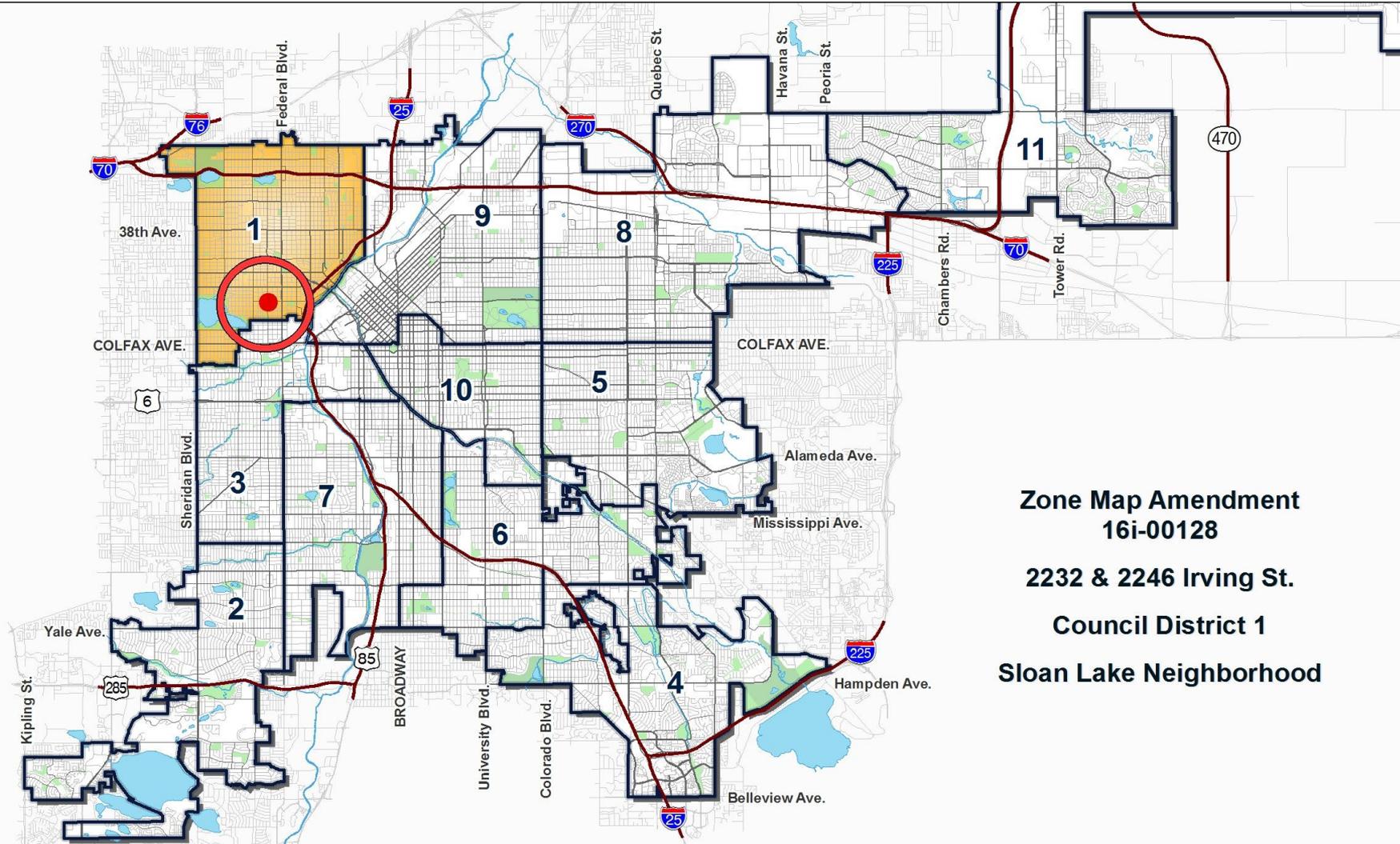
DENVER
THE MILE HIGH CITY

2232 & 2246 Irving Street

U-SU-C to U-MX-2x

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

City Council District 1



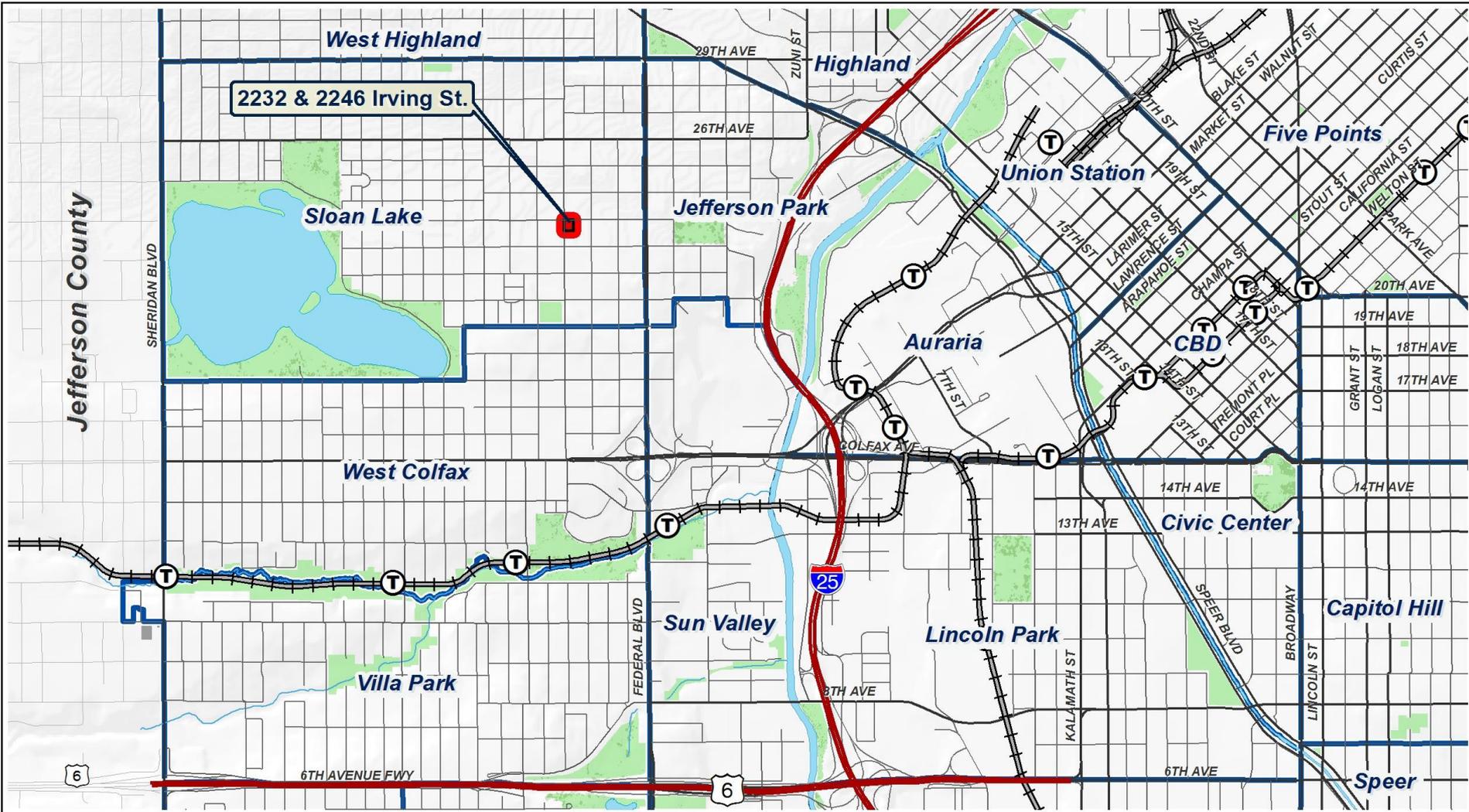
**Zone Map Amendment
16i-00128**

2232 & 2246 Irving St.

Council District 1

Sloan Lake Neighborhood

Sloan Lake Statistical Neighborhood





2014 Aerial

- SE corner of west 23rd Avenue & Irving Street
- North Federal Boulevard 3 blocks east
- Mile High Stadium 4 blocks southeast



2014 Aerial

- Property:
 - 17,958 SF, 0.1 acres
 - Vacant church and annex structure
- Property Owner:
 - Requesting rezoning to repurpose the property for flex work space
- Rezone from U-SU-C to U-MX-2x

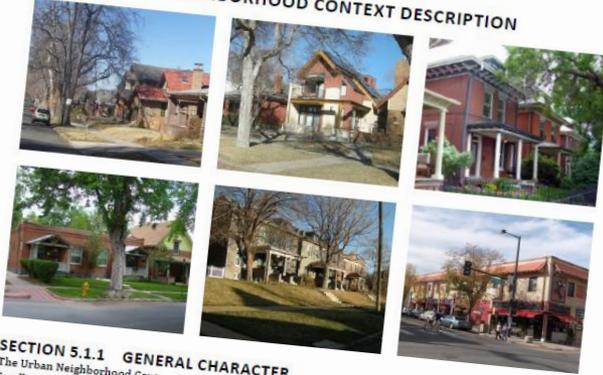
Request: U-MX-2x

Urban Neighborhood Context – Mixed Use – 2 stories max. ht.



Article 5. Urban Neighborhood Context
Division 5.1 Neighborhood Context Description

DIVISION 5.1 NEIGHBORHOOD CONTEXT DESCRIPTION



SECTION 5.1.1 GENERAL CHARACTER

The Urban Neighborhood Context is primarily characterized by single-unit and two-unit residential uses. Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas. Single-unit residential structures are typically Urban House forms. Multi-unit building forms are typically Row House forms embedded with other residential building forms. Commercial buildings are typically Shop front and General forms that may contain a mixture of uses within the same building. Single- and two-unit residential uses are primarily located along local and residential arterial streets. Multi-unit residential uses are located along local streets, residential and mixed use arterials, and main streets. Commercial uses are primarily located along mixed-use arterial or main streets but may be located at or between intersections of local streets.

SECTION 5.1.2 STREET, BLOCK AND ACCESS PATTERNS

The Urban Neighborhood Context consists of a regular pattern of block shapes surrounded by an orthogonal street grid. Orthogonal streets provide a regular pattern of pedestrian and vehicular connections through this context and there is a consistent presence of alleys. Block sizes and shapes are consistent and primarily include detached sidewalks (though attached sidewalks are also found), tree lawns where provided for by detached sidewalks, street and surface parking, and landscaping in the front setback.

SECTION 5.1.3 BUILDING PLACEMENT AND LOCATION

Residential buildings typically have consistent, moderate front setbacks, shallow side setbacks and consistent orientation. Commercial buildings typically have consistent orientation and shallow front setbacks with parking at the rear and/or side of the building.

SECTION 5.1.4 BUILDING HEIGHT

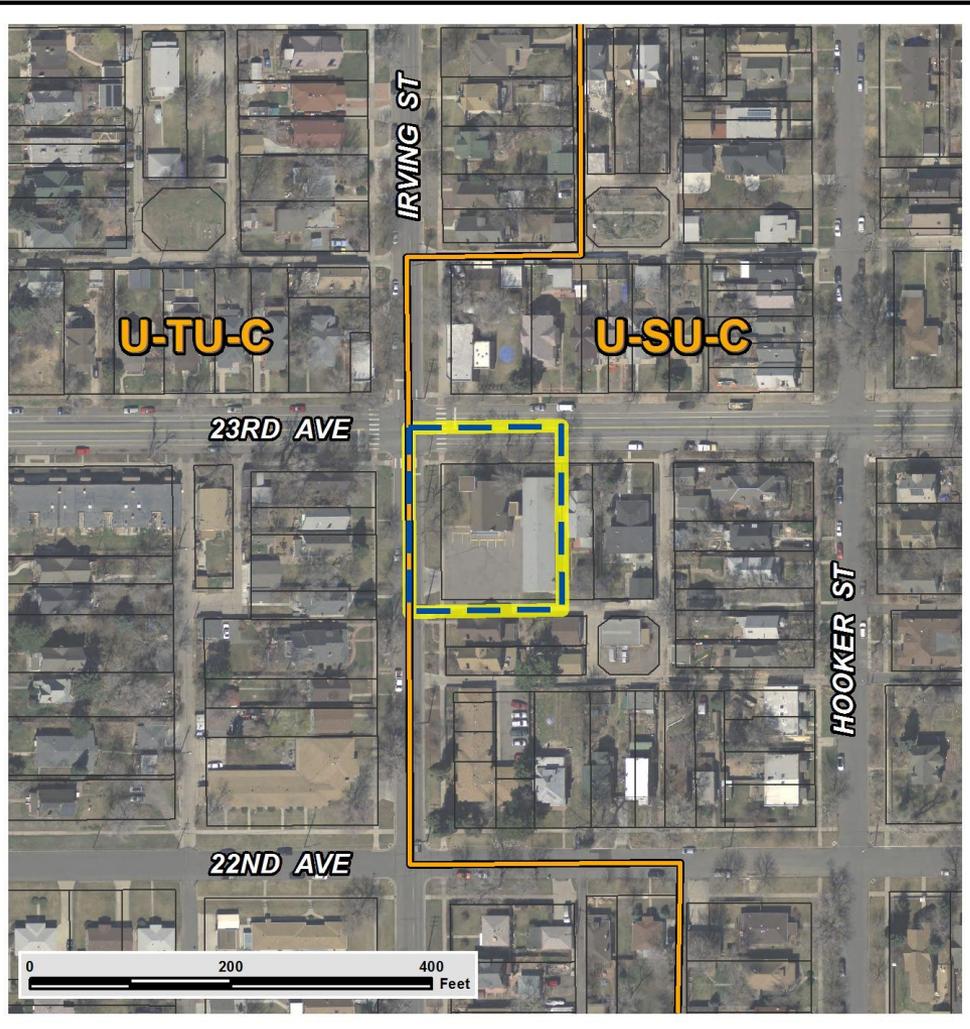
The Urban Neighborhood Context is characterized by low scale buildings except for some mid-rise commercial and mixed use structures, particularly at nodes or along arterial streets.

SECTION 5.1.5 MOBILITY

There is a balance of pedestrian, bicycle and vehicle reliance with greater access to the multi-modal transportation system.

- Zoning – U-SU-C
- Witter-Cofield Historic District
- Land Use – Vacant church and annex
- Building Form/Scale – 1-2 story low-scale non-residential

Existing Context – Zoning



- Property - U-SU-C
- North, South & East - U-SU-C
- West - U-TU-C

Existing Context – Building Form/Scale



- Informational Notice – February 17, 2017
- Planning Board – May 3, 2017, notification signs and electronic notice completed. Unanimous vote (10-0) to recommend approval.
- Land Use, Transportation and Infrastructure Committee – May 23, 2017.
- City Council – July 10, 2017
- Public Outreach
 - RNOs
 - Sloan’s Lake Citizen’s Group
 - United Northside Neighborhood
 - Federal Boulevard Corridor Improvement Partners
 - Denver Neighborhood Association, Inc.
 - Inter-Neighborhood Cooperation
- 2 letters of support received, from Sloan’s Lake Citizen’s Group and Witter-Cofield Design Review Committee

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 (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

Review Criteria: Consistency with Adopted Plans

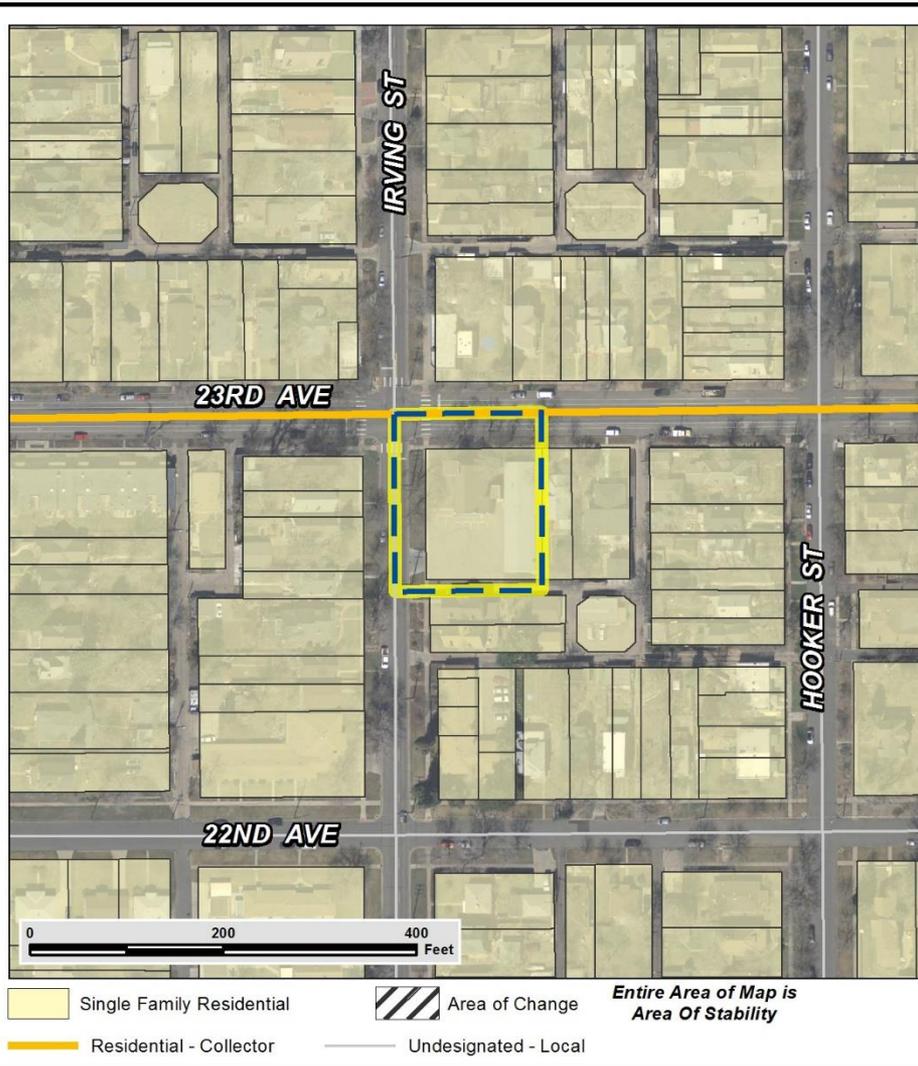
Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-F – *Conserve land by promoting infill development within 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 (p. 39).*
- 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 (p. 60).*
- Legacies Strategy 1-B – *Promote standards and incentives for design that enhance the quality and character of the city, including the preservation of significant historic structures and features (p. 98).*
- Legacies Strategy 1-C – *Preserve Denver’s architectural and design legacies while allowing new ones to evolve (p. 98).*

Review Criteria: Consistency with Adopted Plans

Blueprint Denver (2002)

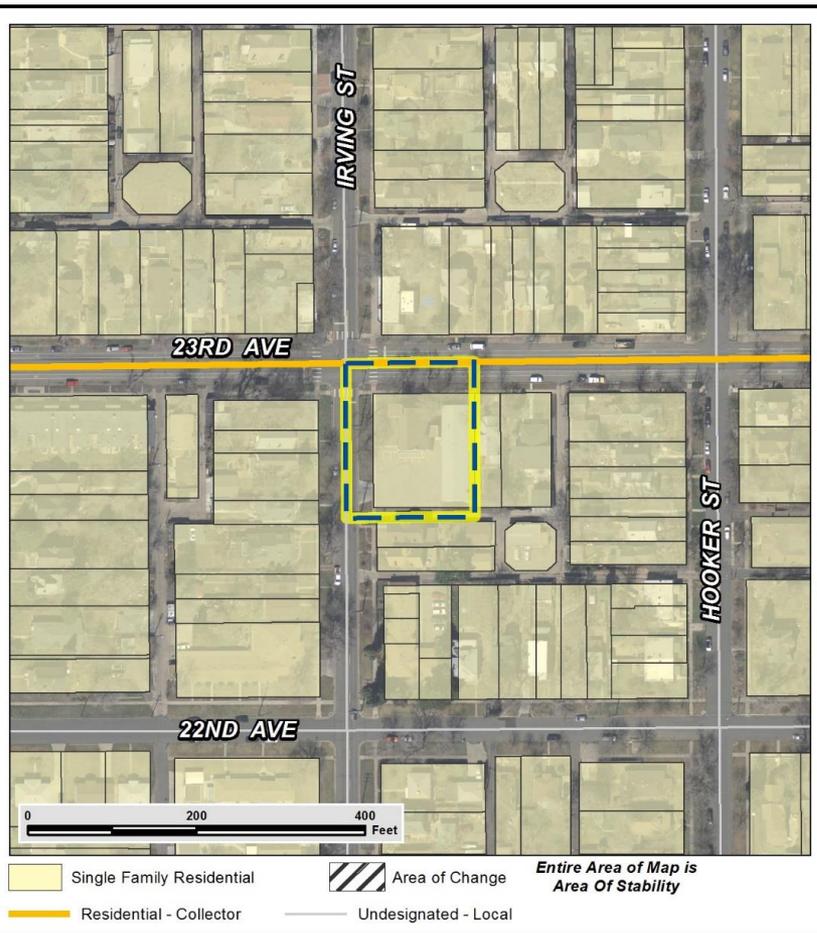
- Land Use Concept:
 - Single Family Residential
 - *Predominantly single family residential, with employment base significantly smaller*
 - Area of Stability
 - Areas where preserving and revitalizing neighborhood character is the prevailing concern



Review Criteria: Consistency with Adopted Plans

Blueprint Denver (2002)

- Future Street Classification:
 - 23rd Avenue – Residential Collector
 - Collectors balance mobility and land use
 - Residential streets emphasize walking, bicycling and land access over mobility
 - Irving Street – Undesignated Local
 - Local access to property



Reminder: Evaluating whether the proposed zone district is consistent with the Future Street Classification, but not to assess the traffic impacts of a specific development proposal.¹⁵

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- CPD finds the rezoning is consistent with Comprehensive Plan 2000 and Blueprint Denver: A Land Use and Transportation Plan (2002)

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
 - Changed Conditions
 - 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 (DZC 12.4.10.8.A.4)
 - CPD finds this criteria is met, the proposed map amendment is in response to the changed circumstances of the closure of the church and the nearly 2-year community process to seek a new use for the existing historic structures. The proposed reinvestment into the vacant historic church is in the public interest and is an appropriate justifying circumstance for the proposed rezoning.
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

5. Consistency with Neighborhood Context and Zone District Propose and Intent
 - **Urban Neighborhood Context:**
 - Intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of town house, row house, apartment, and general building forms.
 - The districts are intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods.
 - **U-MX-2x Specific Intent:**
 - *Applies to small sites served primarily by local streets embedded within an existing or proposed neighborhood. These are typically one or two parcels and are limited to low scale building forms and low intensity uses.*

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