



---

# 4785 Tejon St

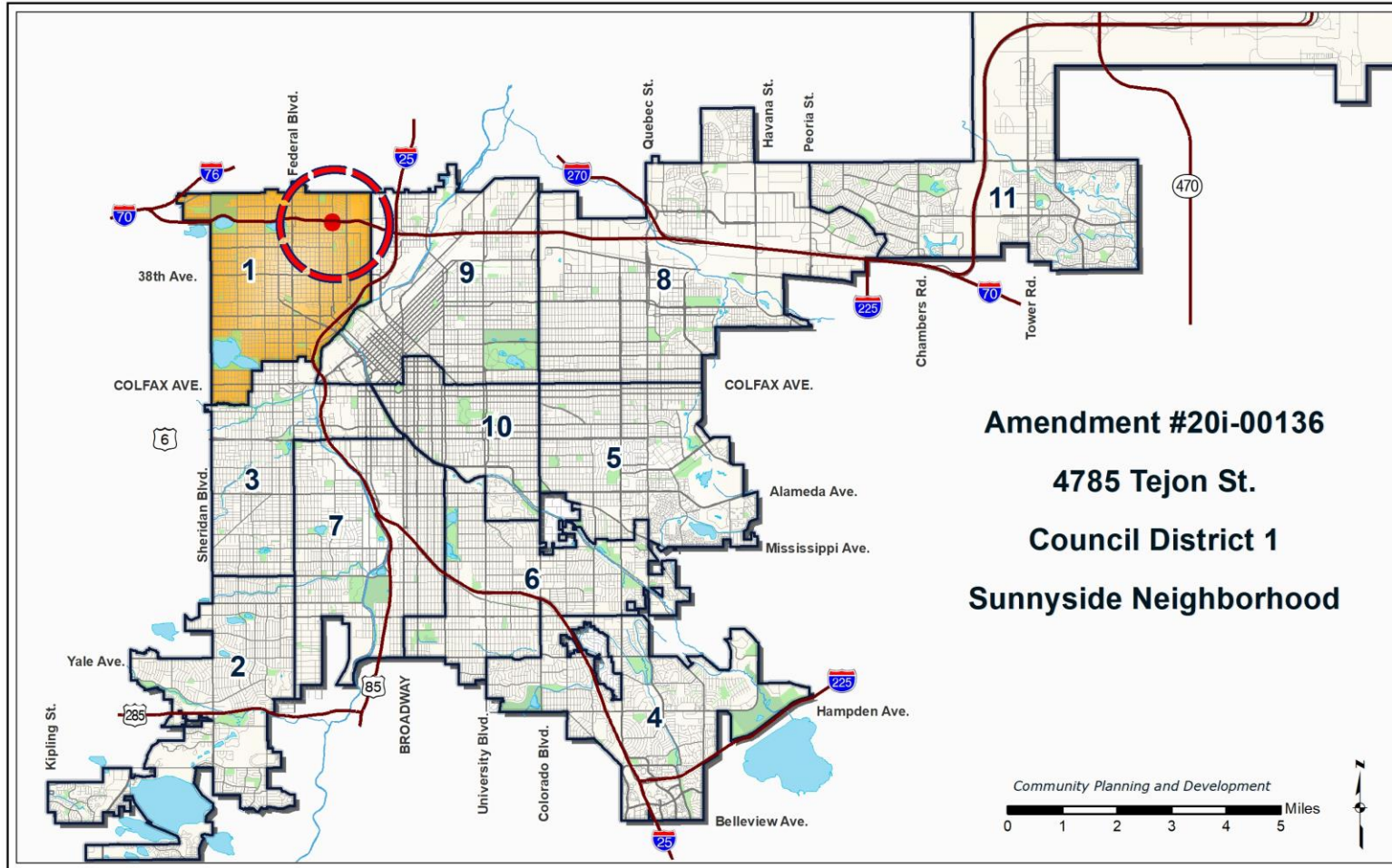
2020-00136

Request: U-SU-C to U-MX-3

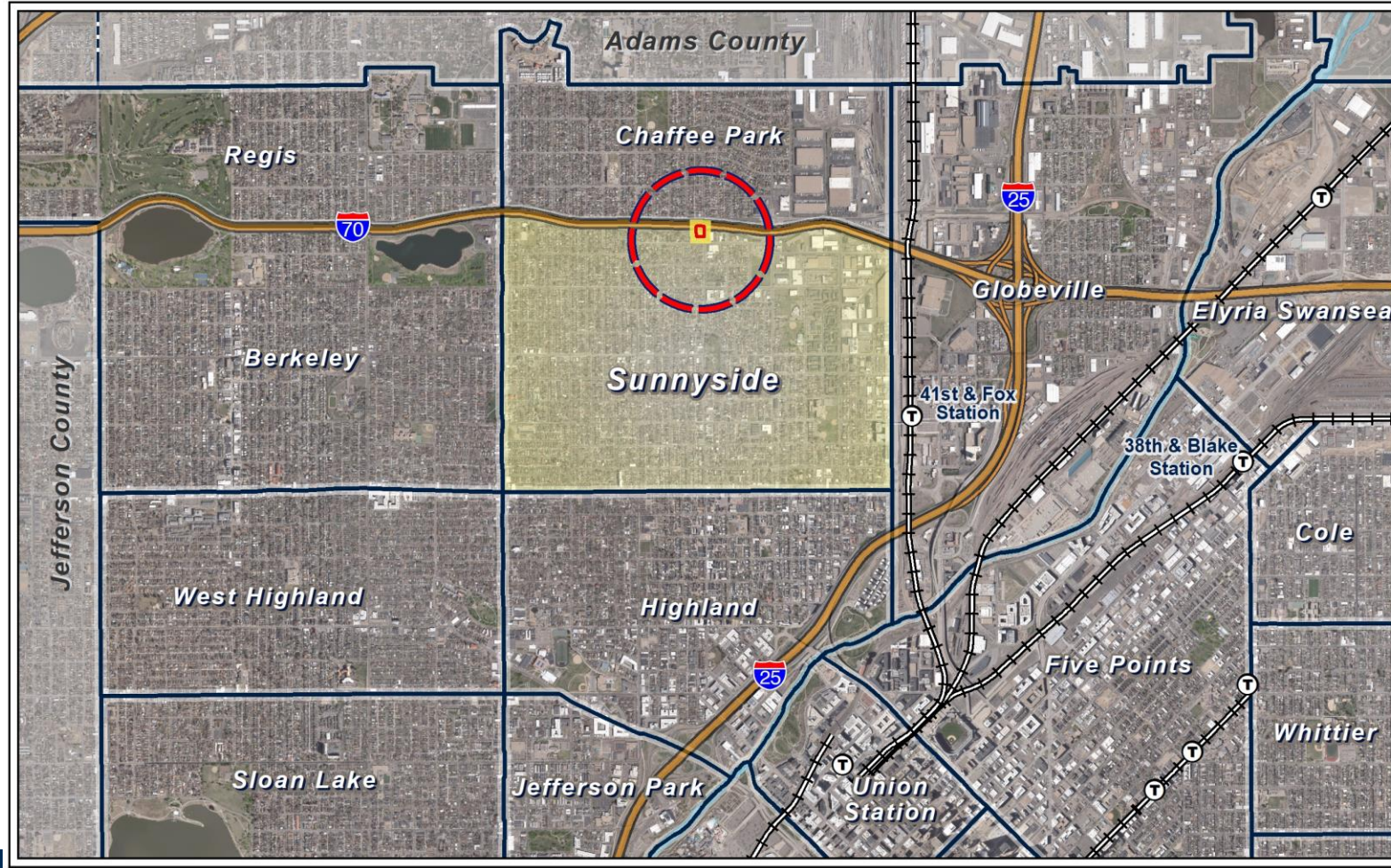
City Council Public Hearing

Date: 07/12/2021

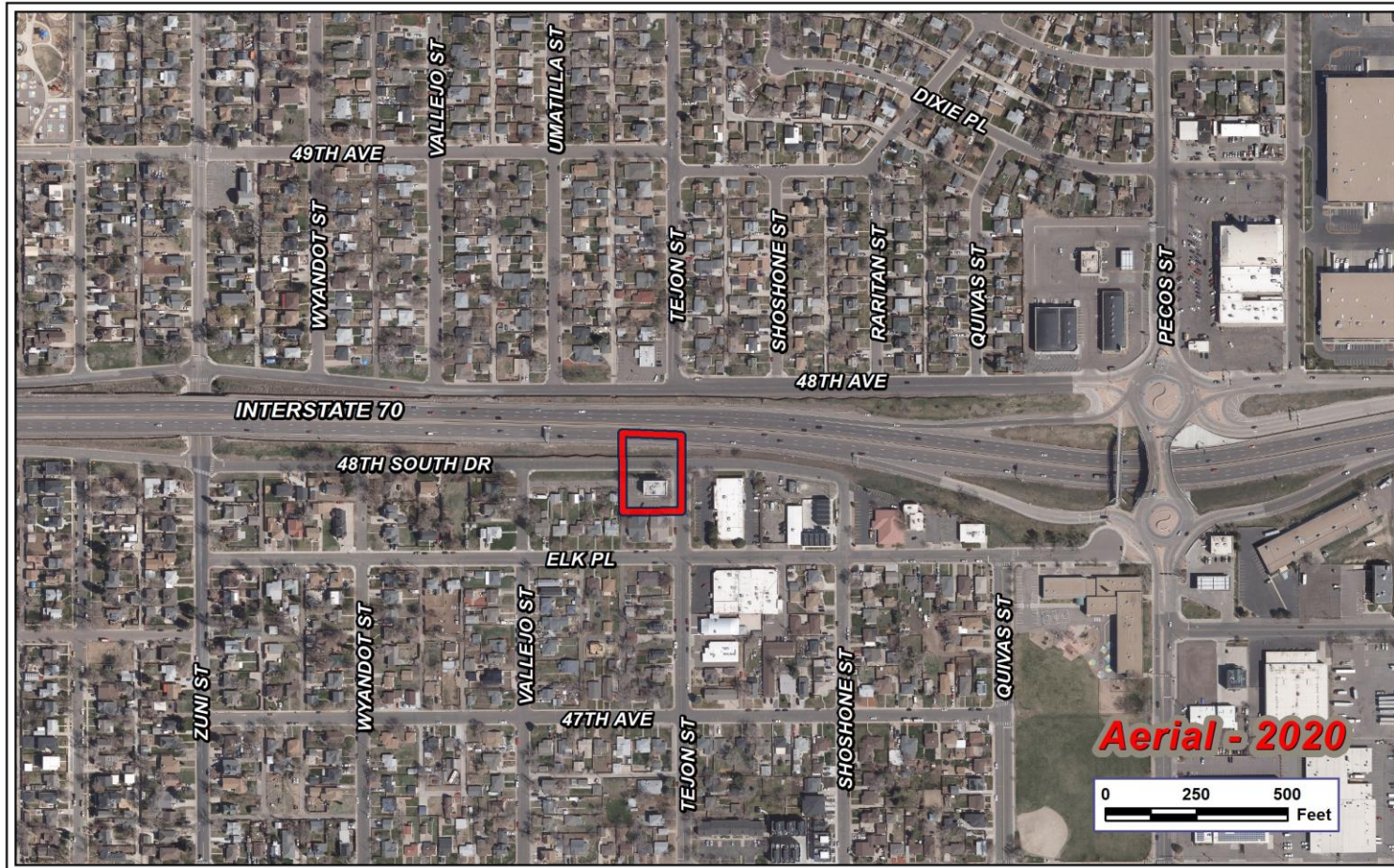
# Council District 1



# Sunnyside Neighborhood



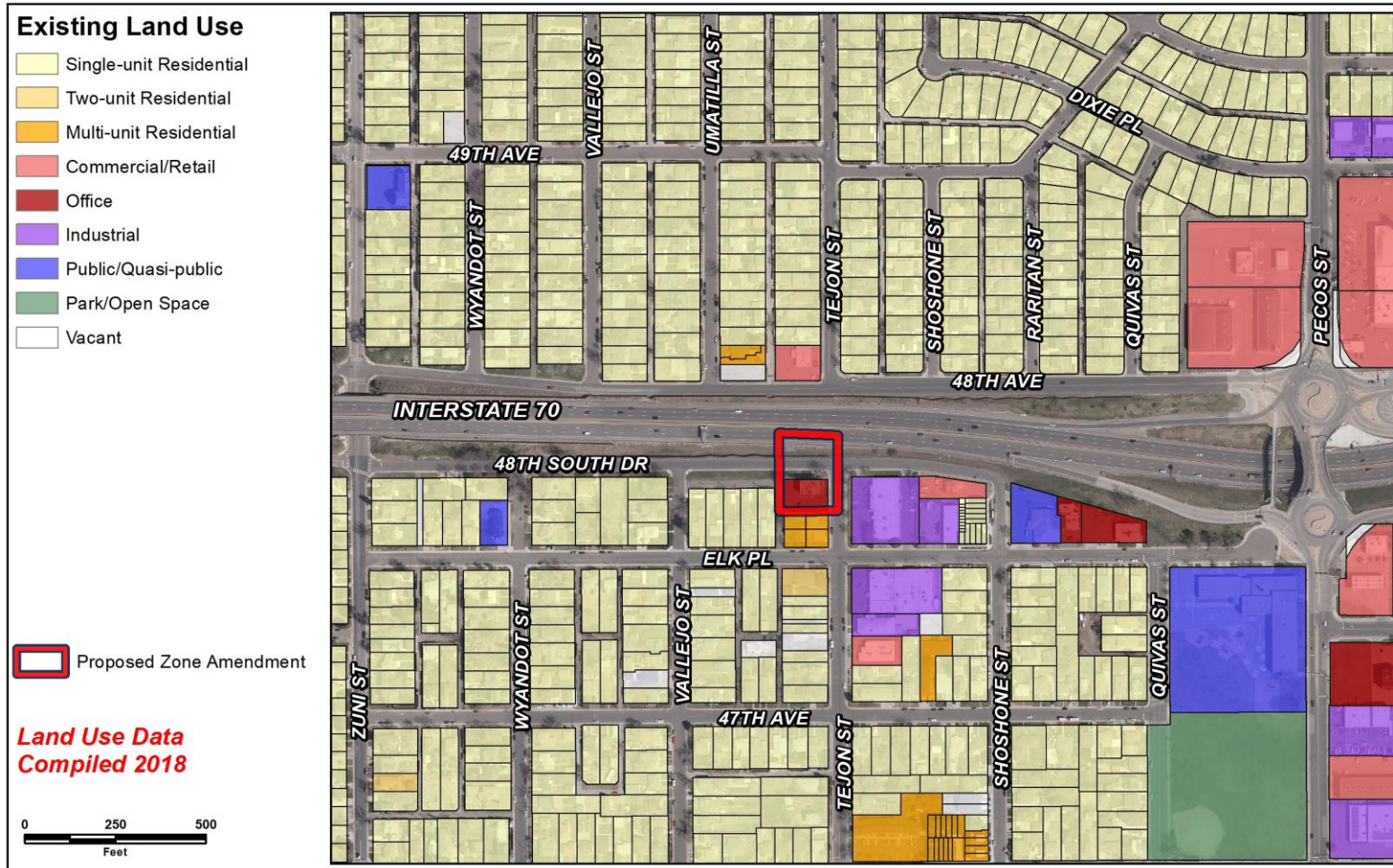
# Request: U-MX-3



- **Location:**
  - Approx. 10,297 sf
  - Three-story commercial building
- **Proposal:**
  - Rezoning to U-MX-3
    - Allows mixed-use development



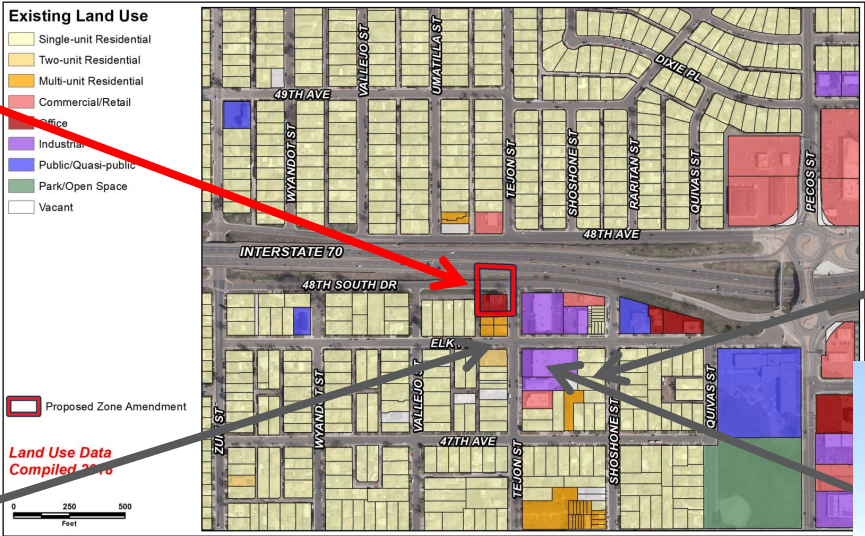
# Existing Land Use



Current land use:  
Office/Commercial

Adjacent land uses:  
Single-unit Residential,  
Multi-unit residential,  
Industrial

# Existing Context – Building Form/Scale



# Process

- Informational Notice: 1/29/2021
- Planning Board Notice: 4/06/2021
- Planning Board Public Hearing: 4/21/2021 (unanimous vote to recommend approval)
- LUTI Committee: 4/27/2021 (unanimous vote to move application to City Council)
- City Council Public Hearing: 7/12/2021
- RNO Comment – None at this time
- Public Comment – None at this time



# 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

# Review Criteria

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver (2019)*
- *Sunnyside Neighborhood Plan (1992/2002)*

### 2. Uniformity of District Regulations

### 3. Further Public Health, Safety and Welfare

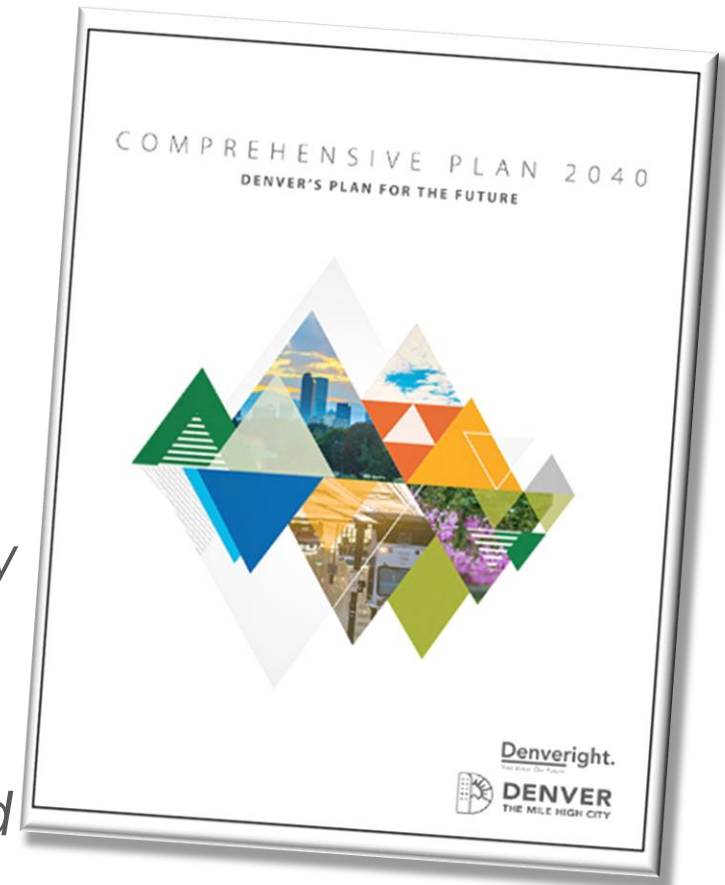
### 4. Justifying Circumstances

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

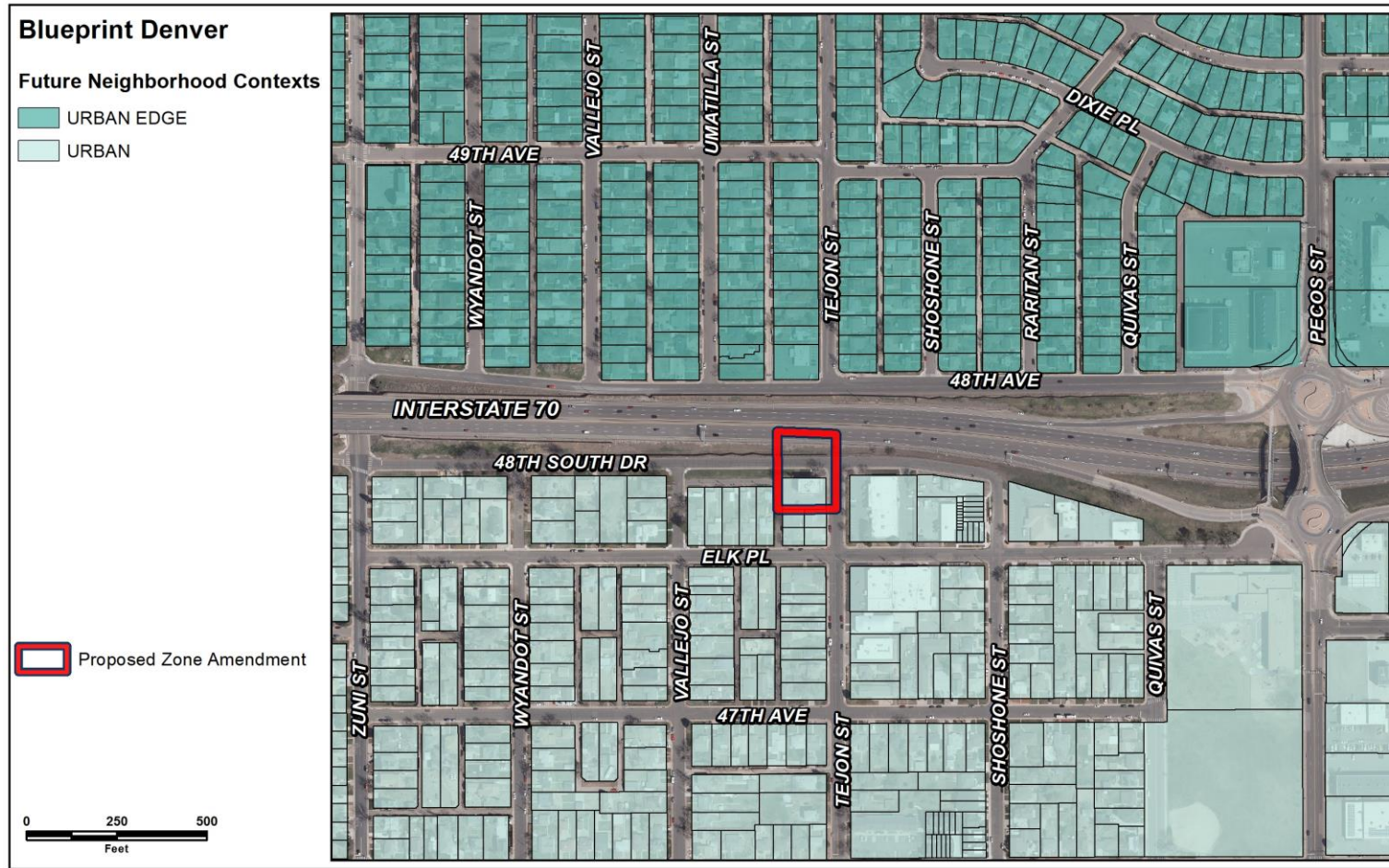
# Review Criteria: Consistency with Adopted Plans

## Comprehensive Plan 2040

- 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).*
- Environmentally Resilient Goal 8, Strategy A- *Promote infill development where infrastructure and services are already in place (p. 54).*
- Environmentally Resilient Goal 8, Strategy B- *Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).*



# Consistency with Adopted Plans: Blueprint Denver

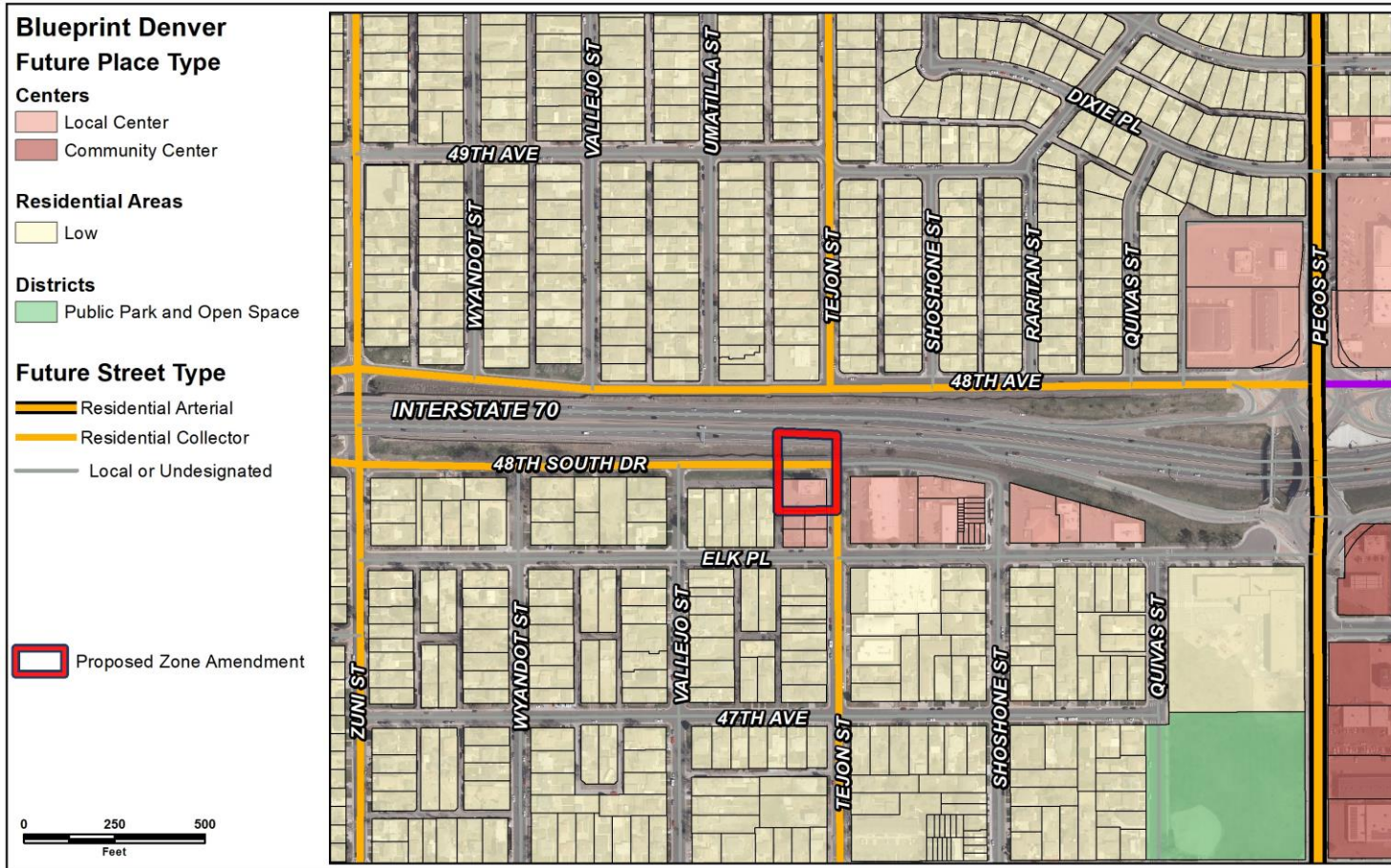


- **Urban Neighborhood Context**

The urban neighborhood context is widely distributed throughout the city. Homes vary from multi-unit developments to compact single-unit homes. Development in this context should be sensitive to the existing neighborhood character and offer residents a mix of uses, with good street activation and connectivity. Residents living in this context have access to varied transit options and amenities.

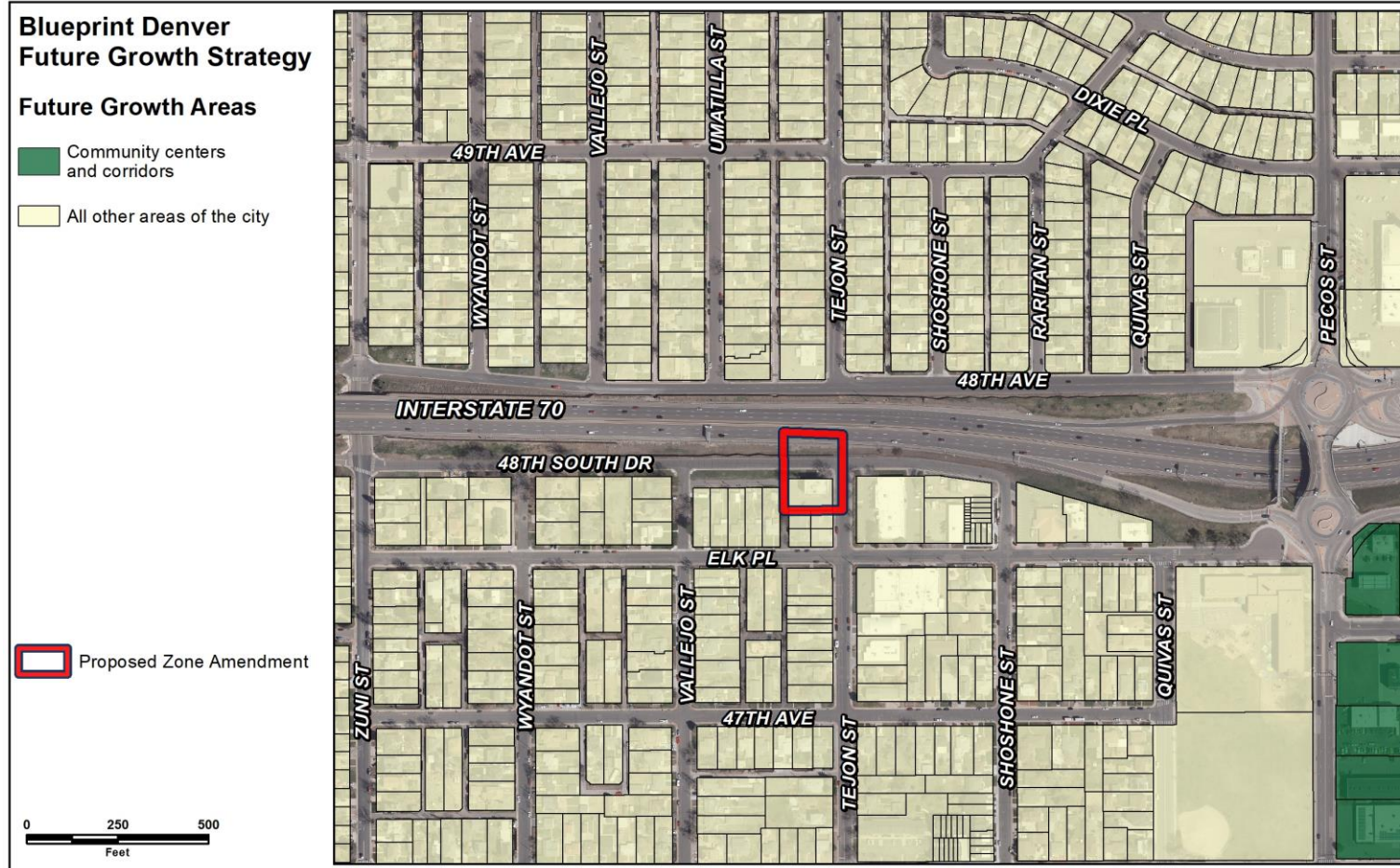
The urban context is walkable due to a predictable street grid in residential areas and the availability of transit and dedicated bike lanes. These areas offer access to neighboring areas and commercial nodes, with some small mixed-use nodes within the neighborhood. Parking is predominately off-street complemented by managed on-street options (pg. 221).

# Consistency with Adopted Plans: Blueprint Denver



- **Local Center**
  - Primarily provides options for dining, entertainment and shopping
  - May also include some residential and employment uses
  - Building heights are generally up to 3 stories
- **Street Types**
  - 48<sup>th</sup> South Dr: Residential Collector
  - Tejon St: Residential Collector

# Consistency with Adopted Plans: Blueprint Denver



## Growth Area Strategy: All Other Areas of the City

- 20% of new housing
- 10% of new employment

*Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, however more limited.*

# Review Criteria: Consistency with Adopted Plans

## - Sunnyside Neighborhood Plan (1992)

### LAND USE AND ZONING

**Goal**  
 Maintain and stabilize the residential character of sunnyside while encouraging small scale shops and offices, particularly in the commercial zones along 44th avenue and Tejon street, that will enhance and serve the neighborhood.

### Policies

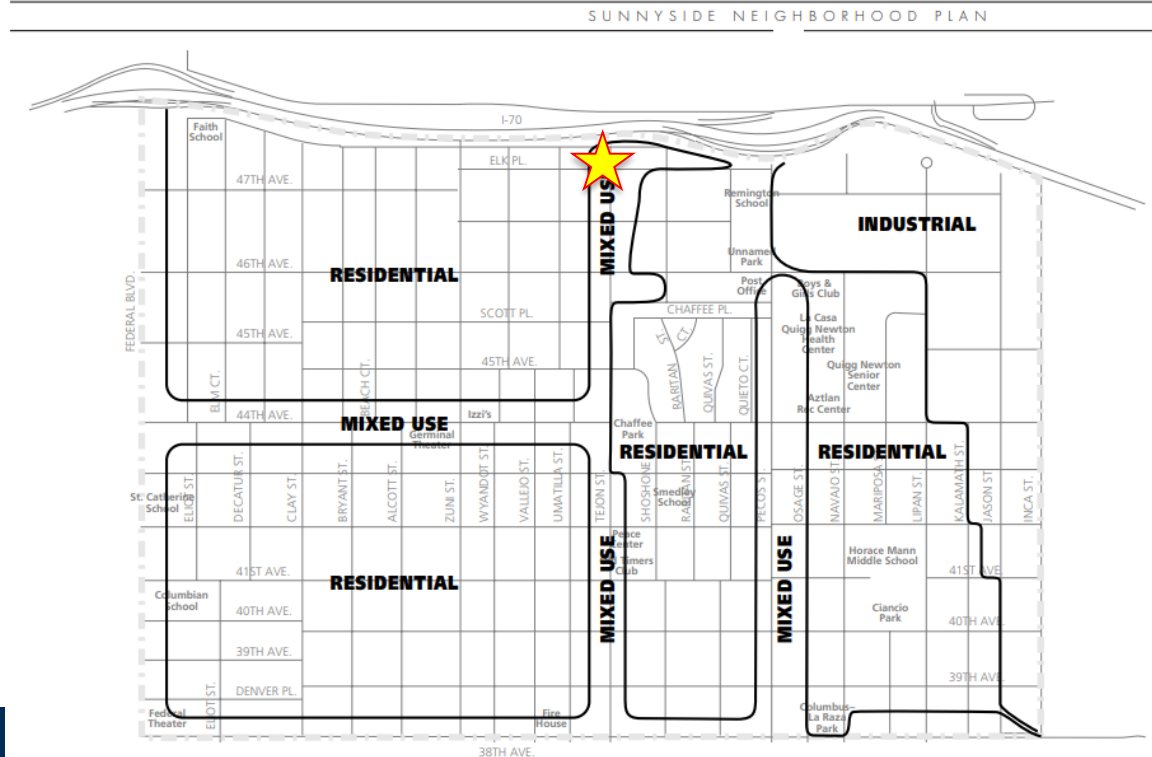
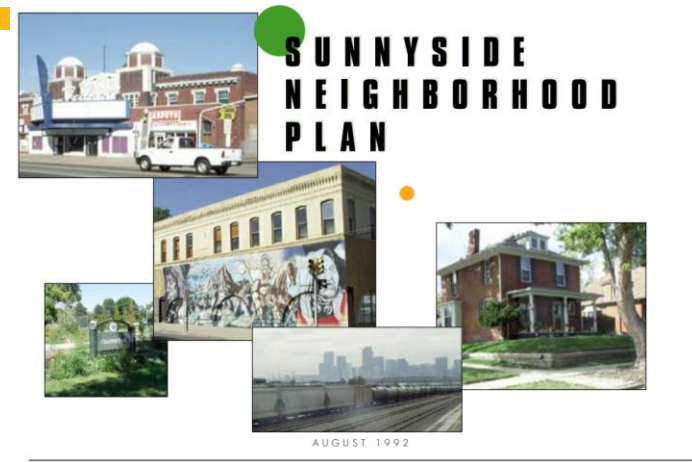
*Secondary or Ongoing Priorities*

- LUZ-8** Do not allow commercial or industrial expansion into residential zones unless:
- physical deterioration exists
  - the housing is non-conforming
  - speculation and redevelopment have made it impossible to retain the existing character
  - existing transportation corridors have diminished the demand for residential uses
- LUZ-9** Encourage the use of PUD zoning for redevelopment projects to allow greater flexibility in the type of use and design, and neighborhood input in the process.

### DESIGN GUIDELINES

**Tejon Street**  
 Tejon is a mixture of office, residential and commercial uses. It creates a small neighborhood "Main Street" atmosphere. Many years ago the trolley cars used to run up and down Tejon from downtown and out to Elitch Gardens and other destinations. Today, it still provides direct access to downtown.

- Guidelines**
- Tejon should be strengthened through economic development and urban design efforts to enhance and maintain the "Main Street" feel and character
  - Encourage streetscaping with historic pedestrian lighting, street trees, benches, etc., keeping with a Victorian theme
  - Identify and publicize any historic structures (ie. Ferretti house) or events (ie. trolley route)
  - Develop design guidelines (or incorporate those from the Highland Plan) to guide facade improvements and redevelopment efforts



# Review Criteria

## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

- Implementation of adopted plans
- Building form standards will compel improved site and building design that promotes pedestrian interest and activity, which is linked to improved built environments and improved safety
- Provide better health outcomes through increased physical activity

4. Justifying Circumstances

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



# 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
  - A city adopted plan (Blueprint Denver)
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# 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

# CPD Recommendation

CPD recommends City Council approve the application 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

# Why U-SU-C from B-2 in 2010 DZC?

- No definitive answer determined.
- 2010 DZC rezonings were not granular to the individual property level
- Often deferred to existing adopted plans:
- (Blueprint Denver 2002 designated this area as single-unit residential – although Sunnyside Plan has mapped Tejon St as mixed-use since 1992)