



DENVER
THE MILE HIGH CITY

Pre-Existing Small Zone Lot Vehicle Parking Exemption

Neighborhoods & Planning
Committee

July 20, 2016

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

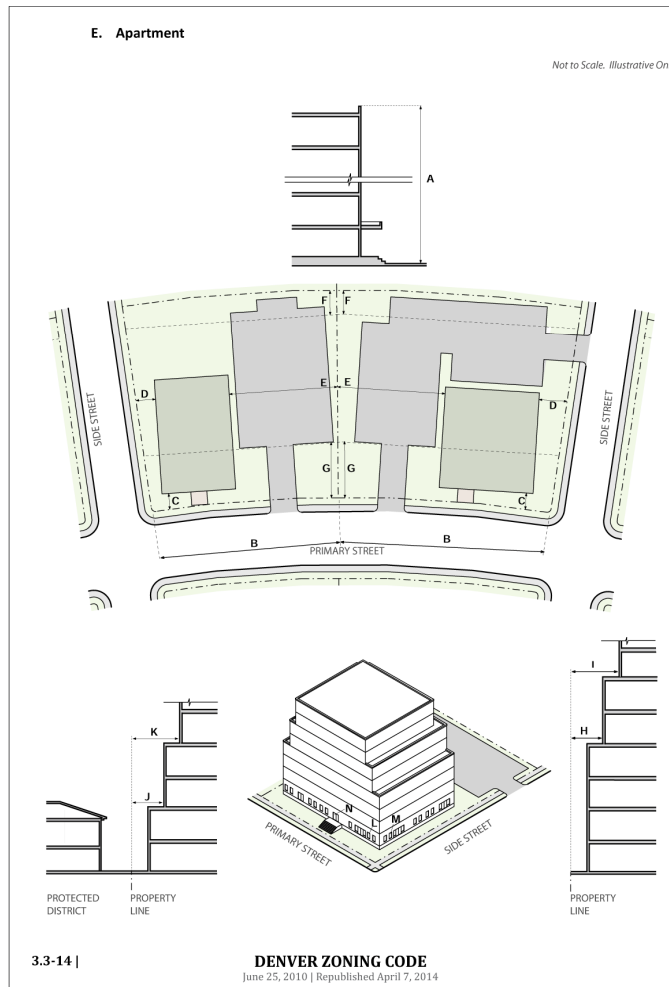


Denver Zoning Code language

Denver Zoning Code Section 10.4.5.1.A:

In all Mixed Use Commercial Zone Districts, buildings on zone lots which are equal to or smaller than 6,250 square feet in area on June 25, 2010, shall be exempt from providing parking otherwise required by this Division.

- History of the small lot exemption
- Review of existing small lot conditions
- 2014-2015 evaluation of alternatives
- Text amendment process



- Implement City plans and policies
 - Blueprint Denver
 - Small Area Plans
- Concentrate on building form, balance with uses
- Accommodate growth and change
- Allow for flexibility while promoting predictable outcomes

For Parking:

- Balance flexibility for development while limiting negative impacts

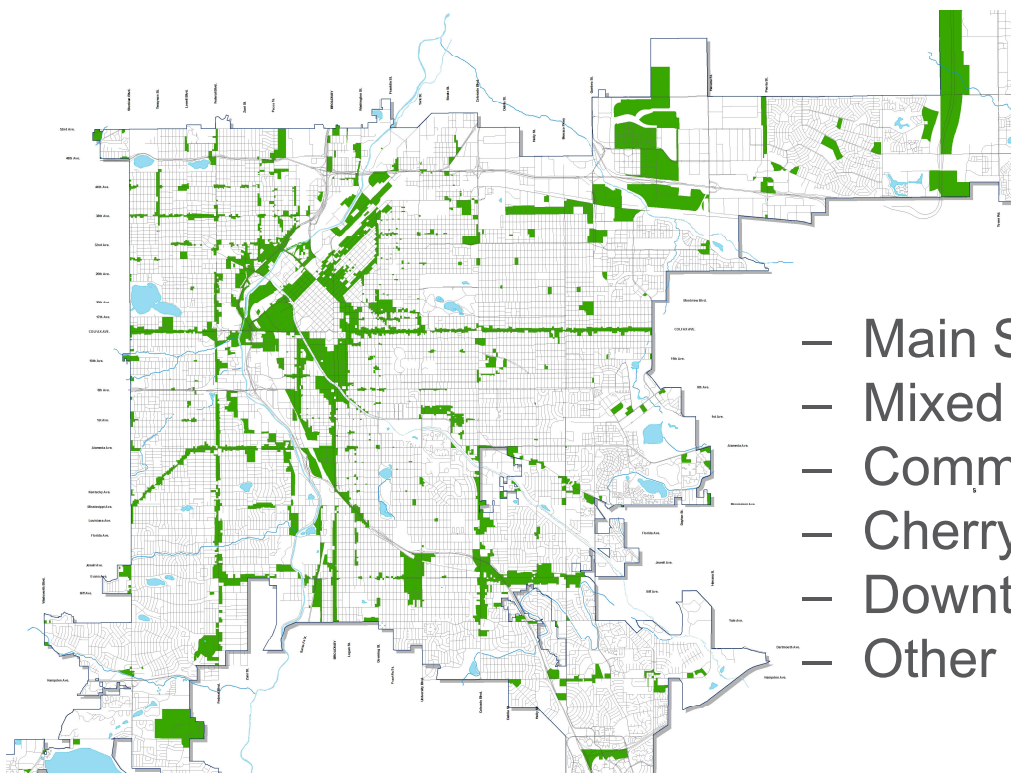
History of the Exemption



- Applied in Main Street (MS) districts in 2006/2007 - Colfax
 - Analysis of East Colfax residents indicated lower vehicle ownership
 - Most small lots were in original MS-1 District (roughly equivalent to new MS-3)
- Intended to promote:
 - Reuse of existing buildings
 - Flexibility to address challenging access and parking conditions

History of the Exemption

- Extended to all “Mixed Use Commercial Zone Districts” as part of 2010 zoning update



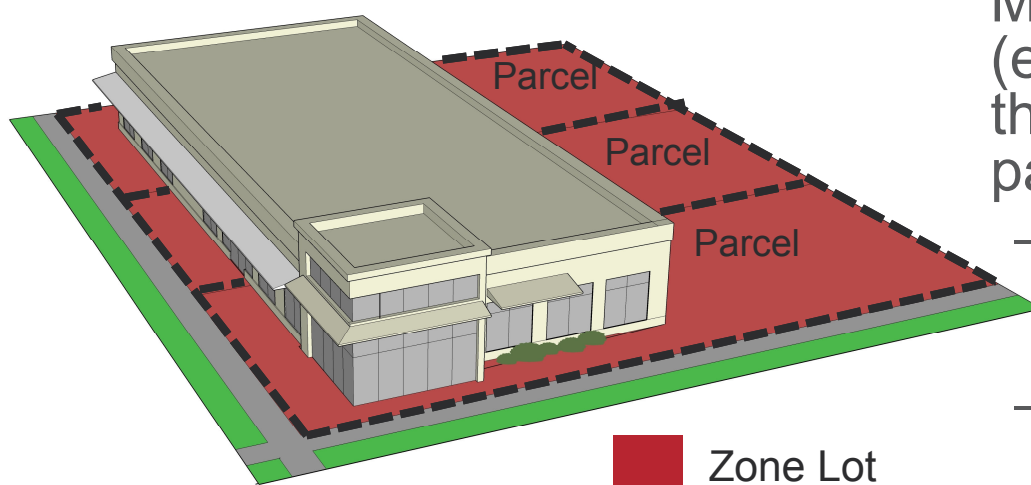
- Main Street Districts (MS)
- Mixed Use Districts (MX)
- Commercial Corridor Districts (CC)
- Cherry Creek North (CCN)
- Downtown Golden Triangle (D-GT)
- Other limited areas (CMP, I-MX, M)

History of the Exemption



- 2010 extension of the exemption to all Mixed Use Commercial Zone Districts intended to:
 - Continue to encourage small lot redevelopment
 - Encourage affordable housing
 - Acknowledge that plan objectives for MX and other higher-intensity districts are similar to those for MS Districts
 - Some plans promote small lot redevelopment rather than assembly of properties for larger

Existing Small Lot Conditions

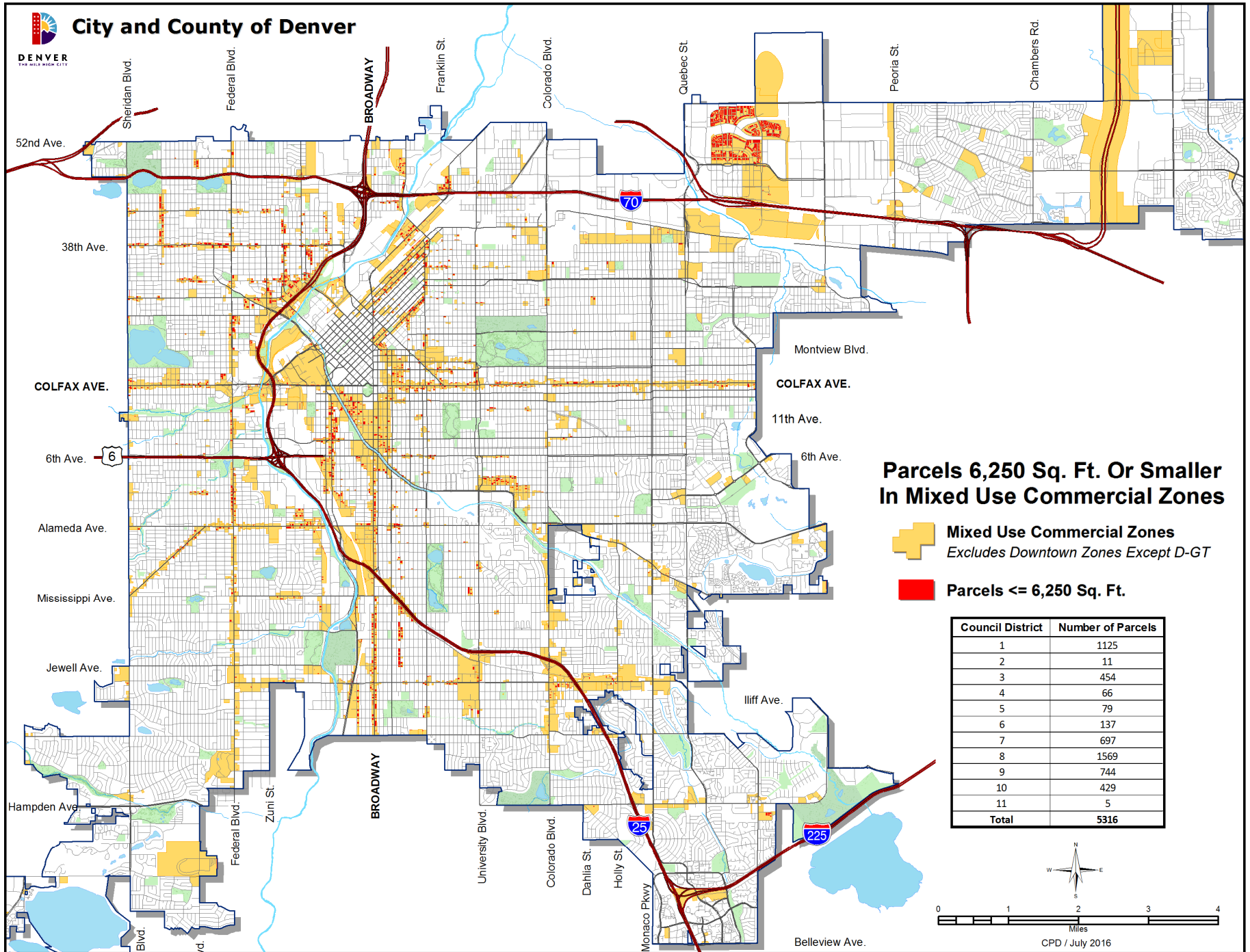


- There are 5,316 small parcels in Mixed Use Commercial Districts (except Downtown zone districts that have no minimum vehicle parking requirement).
 - Estimate based on number of parcels, which are not the same as zone lots
 - Many parcels are already combined and have buildings
 - Many parcels are not pre-existing, such as hundreds in Stapleton
 - Several hundred parcels are city- or state-owned
 - Several hundred are rowhouses



City and County of Denver

DENVER
THE MILE HIGH CITY



Parcels 6,250 Sq. Ft. Or Smaller In Mixed Use Commercial Zones

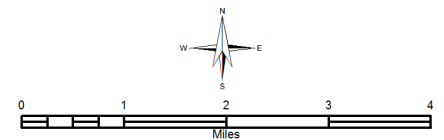


Mixed Use Commercial Zones
Excludes Downtown Zones Except D-GT



Parcels <= 6,250 Sq. Ft.

Council District	Number of Parcels
1	1125
2	11
3	454
4	66
5	79
6	137
7	697
8	1569
9	744
10	429
11	5
Total	5316



CPD / July 2016



Existing Small Lot Conditions

- Only one new building has been built under the exemption since it was adopted
 - Ground floor commercial and 9 dwelling units
 - 3 floors
- Eight additional projects are in various stages of review



2014-2015 Alternatives Evaluation

- CPD and Councilwoman Robb hosted focus group
- Targeted registered neighborhood organizations, affordable housing advocates, business owners, business improvement districts, developers, attorneys, and bankers
- Invited public, all RNOs, INC ZAP, website, council district newsletter
- Staff and stakeholders analyzed available data and debated potential amendments

Concerns with the Exemption

Taller/higher intensity buildings on small lots

Projects on small lots in area where parking is at a premium

Concerns with revising the Exemption

Difficulty providing parking on small lots

Effect on affordable housing

Interest in preserving the intent of the exemption

Interest in collecting more data



2015 Focus Group Results

- Lacking consensus on a text amendment, these next steps were identified:
 - Track and monitor small lot investment
 - Collect data regarding trends, particularly regarding car ownership
 - Use information and data to inform the upcoming Blueprint Denver update and neighborhood plans

- CPD staff are scoping and researching the next bundle of clarification and minor substantive text amendments
- If moratorium passes, CPD proposes to include small lot parking exception as a bundled amendment for efficient use of resources
- CPD recommends a stakeholder group be convened immediately to explore alternatives
- If decision is reached by end of September, can be included in the text amendment bundle schedule