



3719 N Wolff Street

Request: U-SU-C1 to OS-B

Case Manager: Fritz Clauson, AICP – Associate City Planner

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria
- Recommendation



Request: U-SU-C1 to OS-B



- Property:
 - 33,200 sf
 - Single-family residence and detached structures
- Rezone from U-SU-C1 to OS-B
- Requesting rezoning to allow for the redevelopment of the property as a private swim club

Agenda

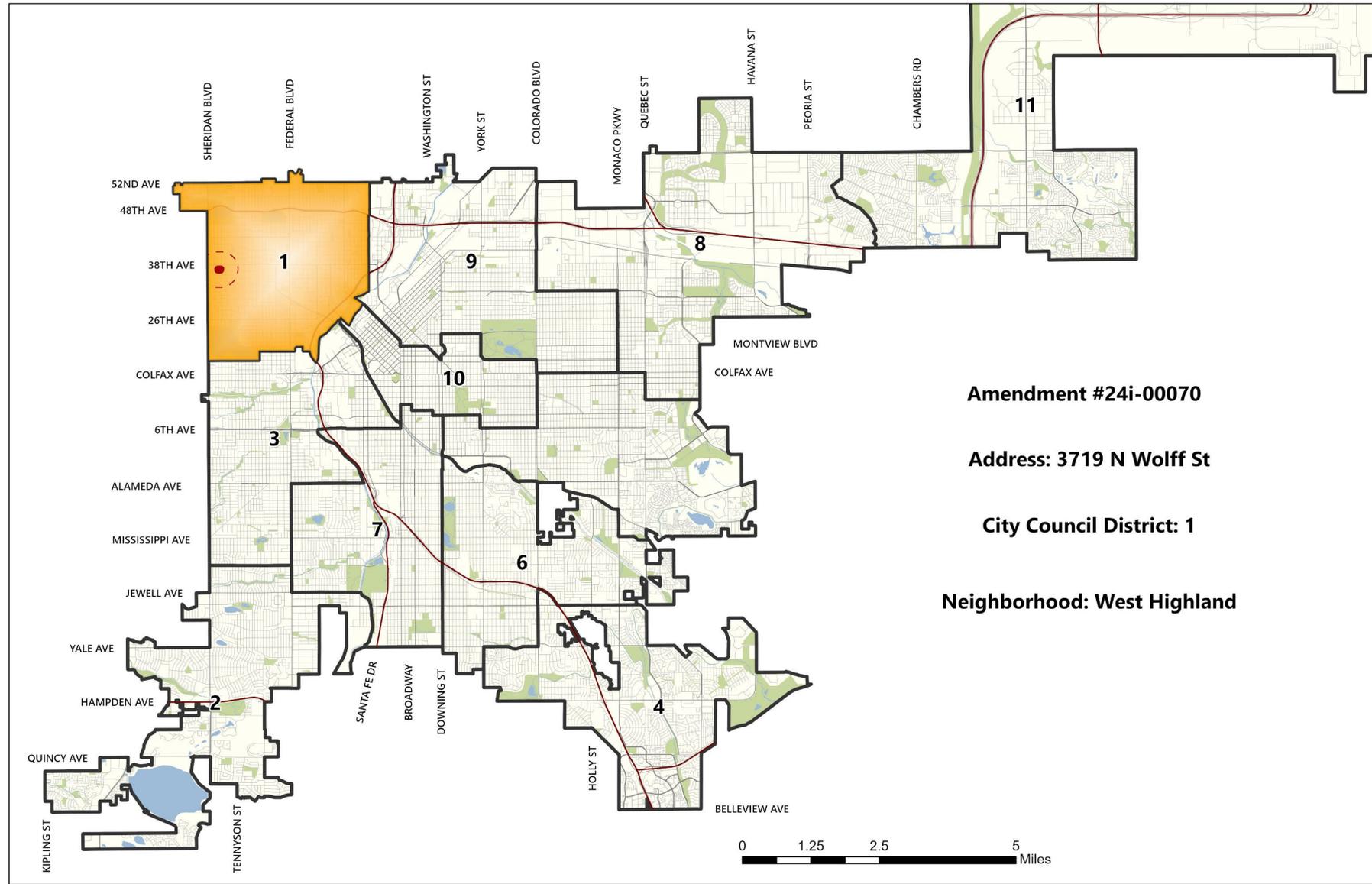
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Location

Council District 1

Council President
Amanda Sandoval



Amendment #24i-00070

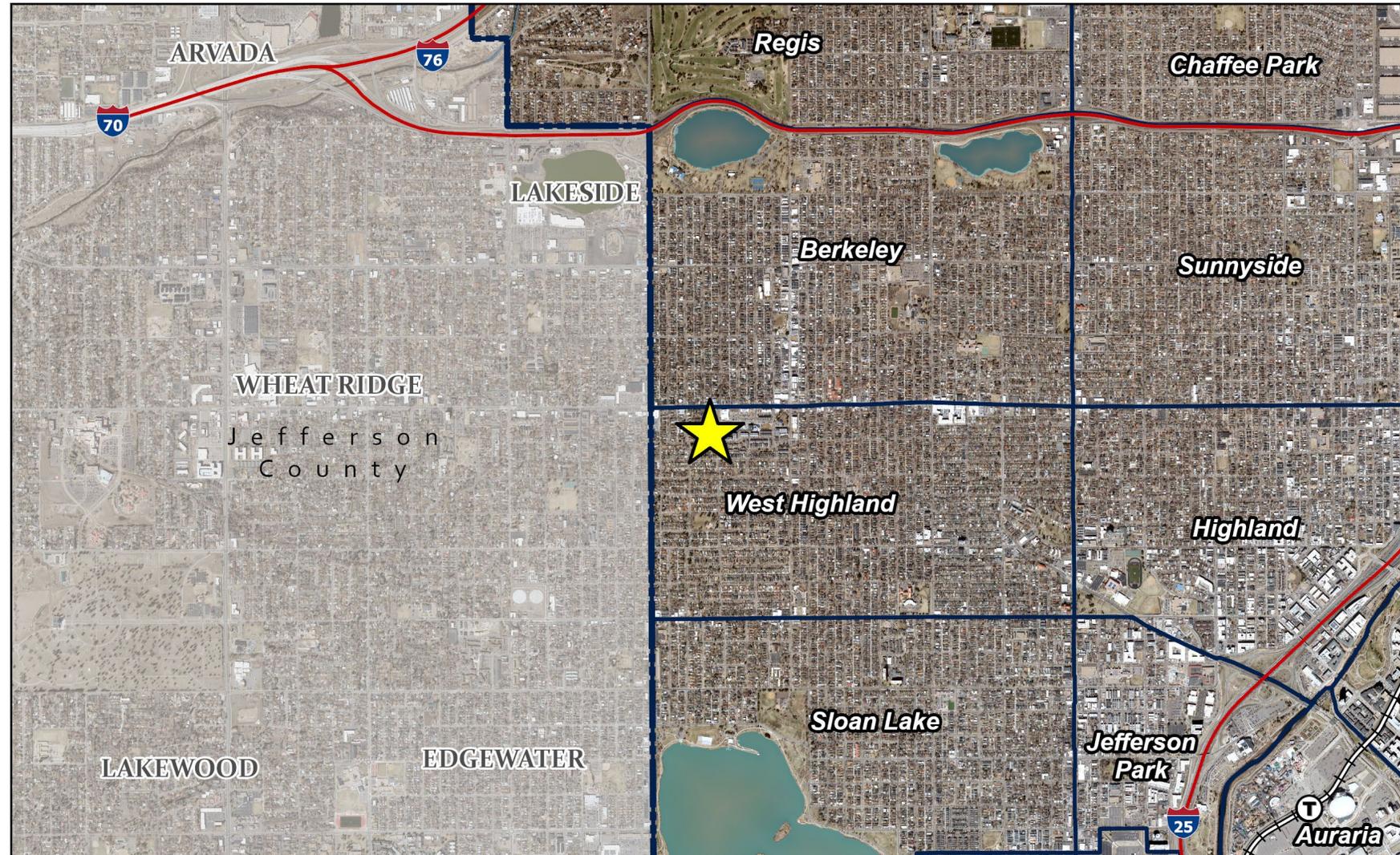
Address: 3719 N Wolff St

City Council District: 1

Neighborhood: West Highland

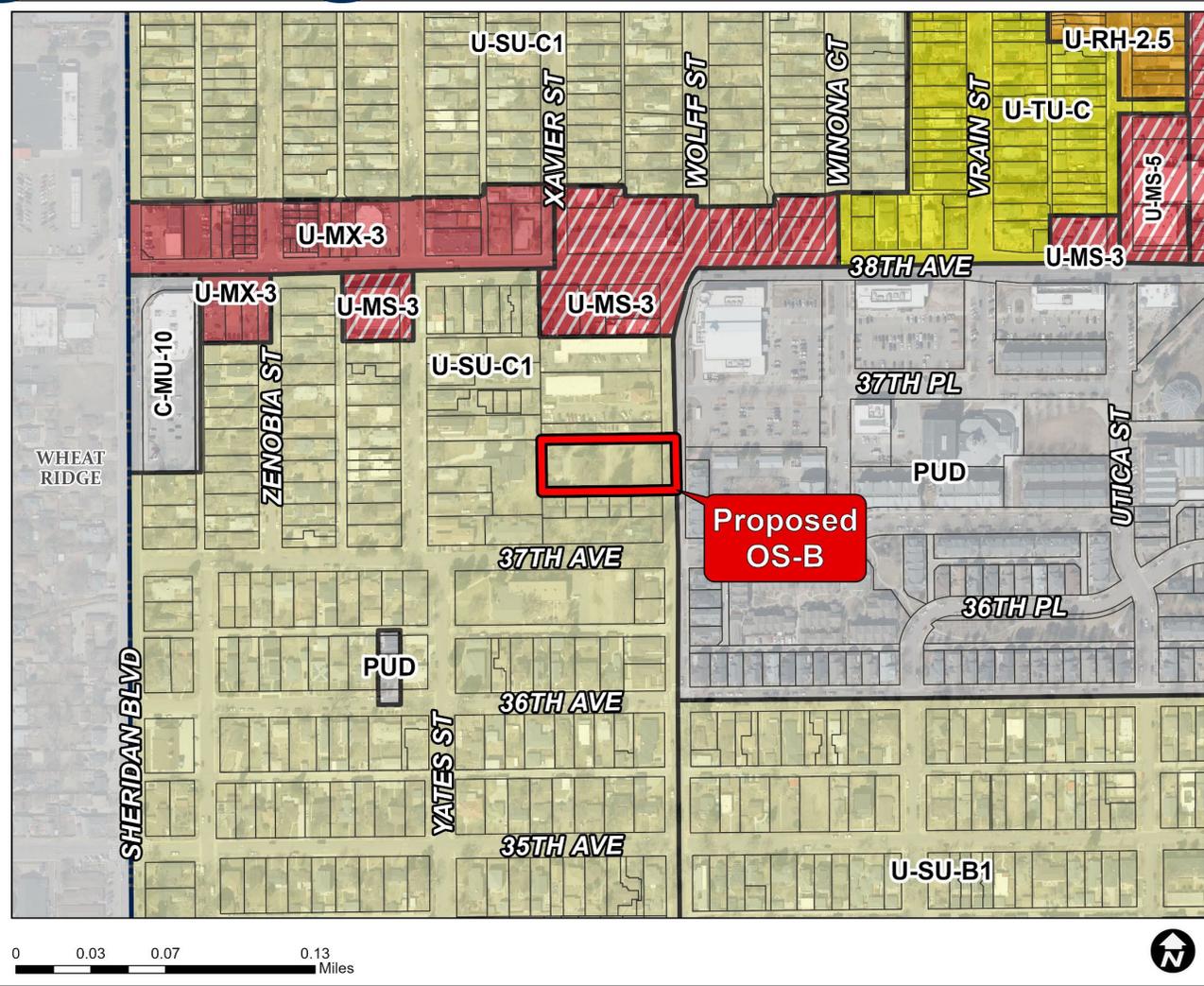
Location

Statistical
Neighborhood:
West Highland



Existing Zoning - U-SU-C1

- Existing Zoning**
- Single Unit (SU)
 - Two Unit (TU)
 - Multi Unit (MU, RH, RO)
 - Mixed Use (MX, M-GMX)
 - Main Street (MS)
 - Former Chapter 59 Zone



U-SU-C1

Proximity to:

- PUD
- U-MS-3
- U-MX-3, DO-8

Proposed Zone Amendment

Existing Context – Land Use

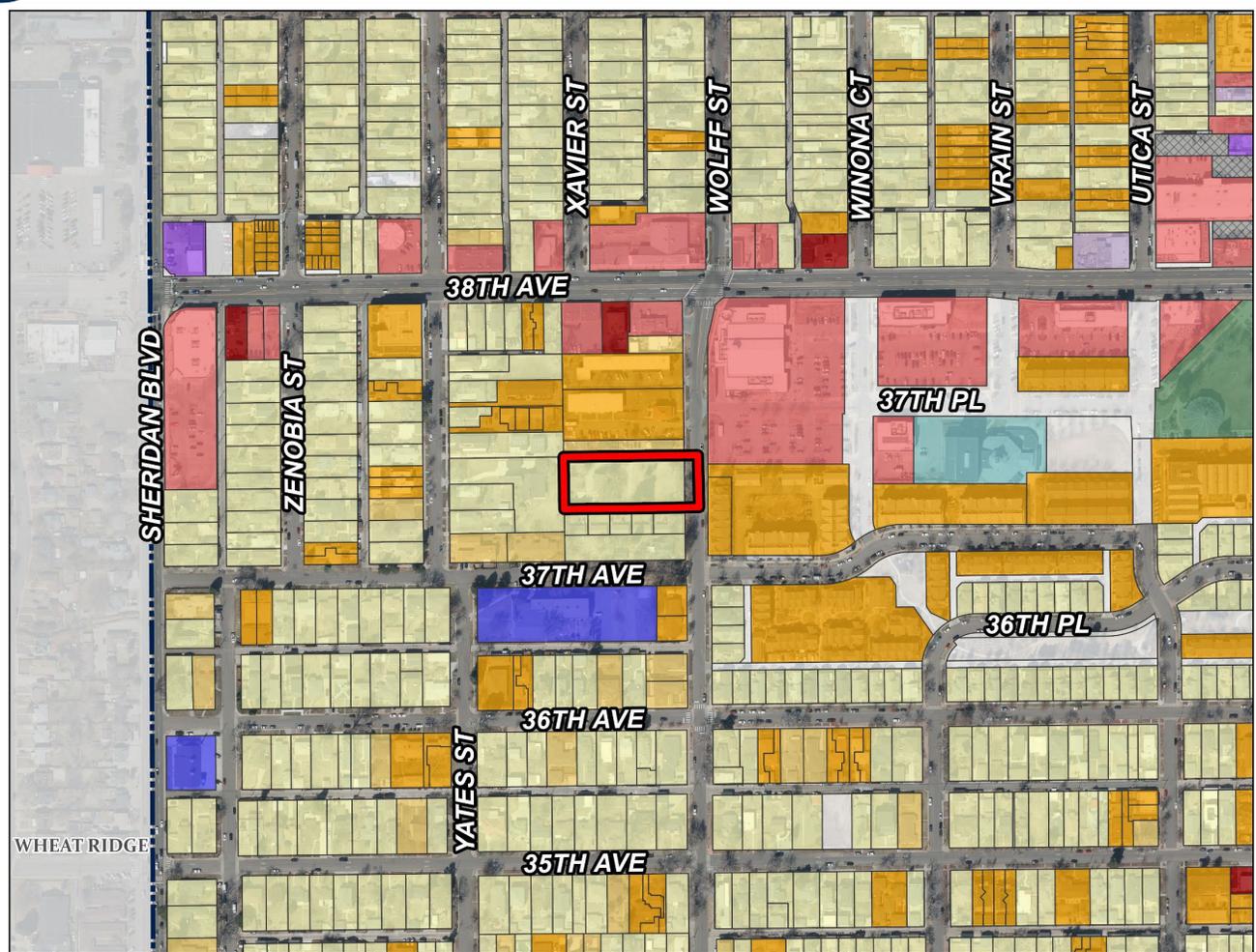
Single-Unit Residential

Adjacent to:

- Single-Unit Residential
- Multi-unit residential
- Two-unit residential
- Commercial/retail
- Public/Quasi-Public
- Entertainment/Cultural

Existing Land Use

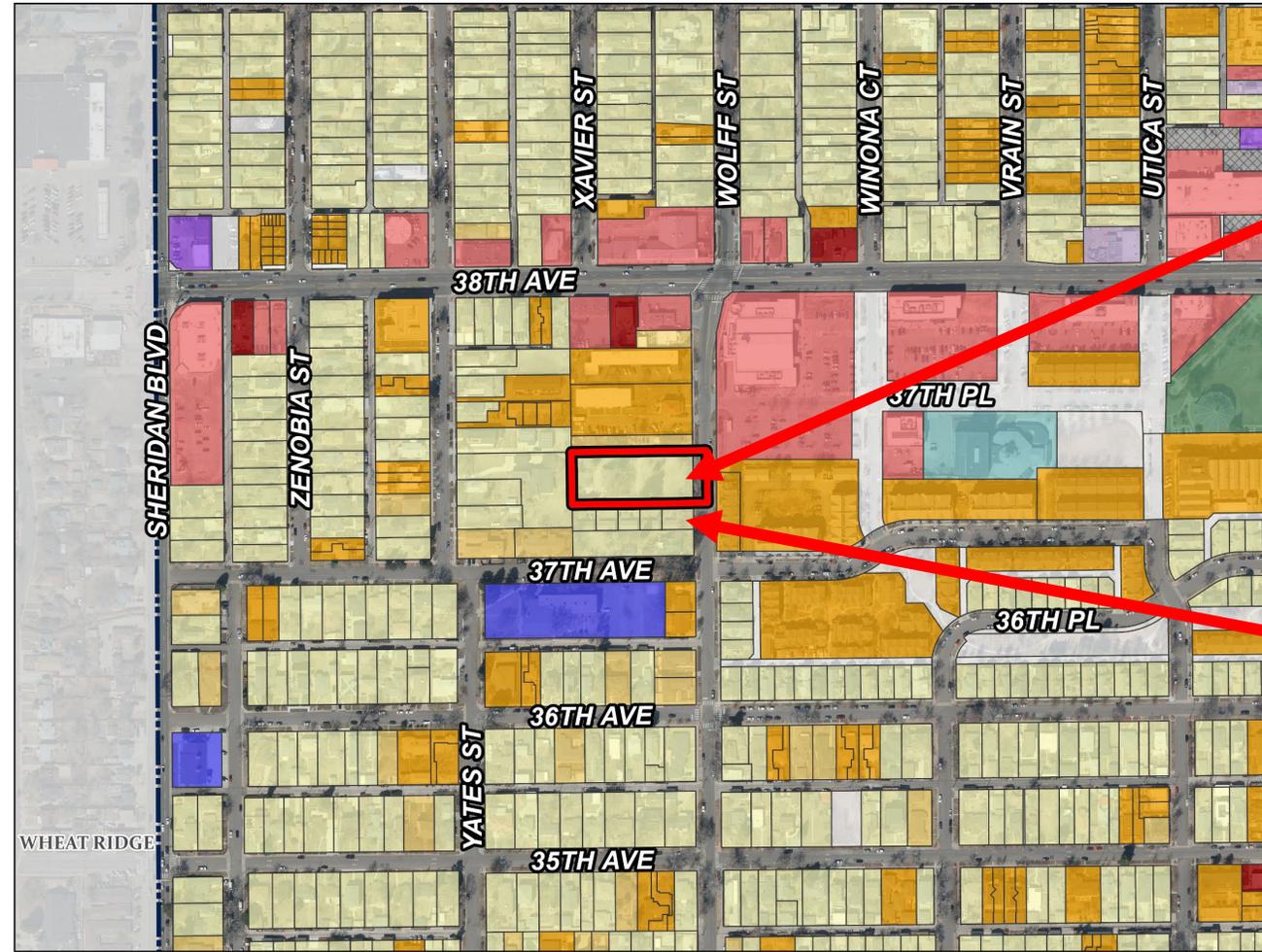
- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Office
- Industrial
- Public/Quasi-public
- Entertainment/Cultural
- Mixed-use
- Park/Open Space
- Parking
- Vacant



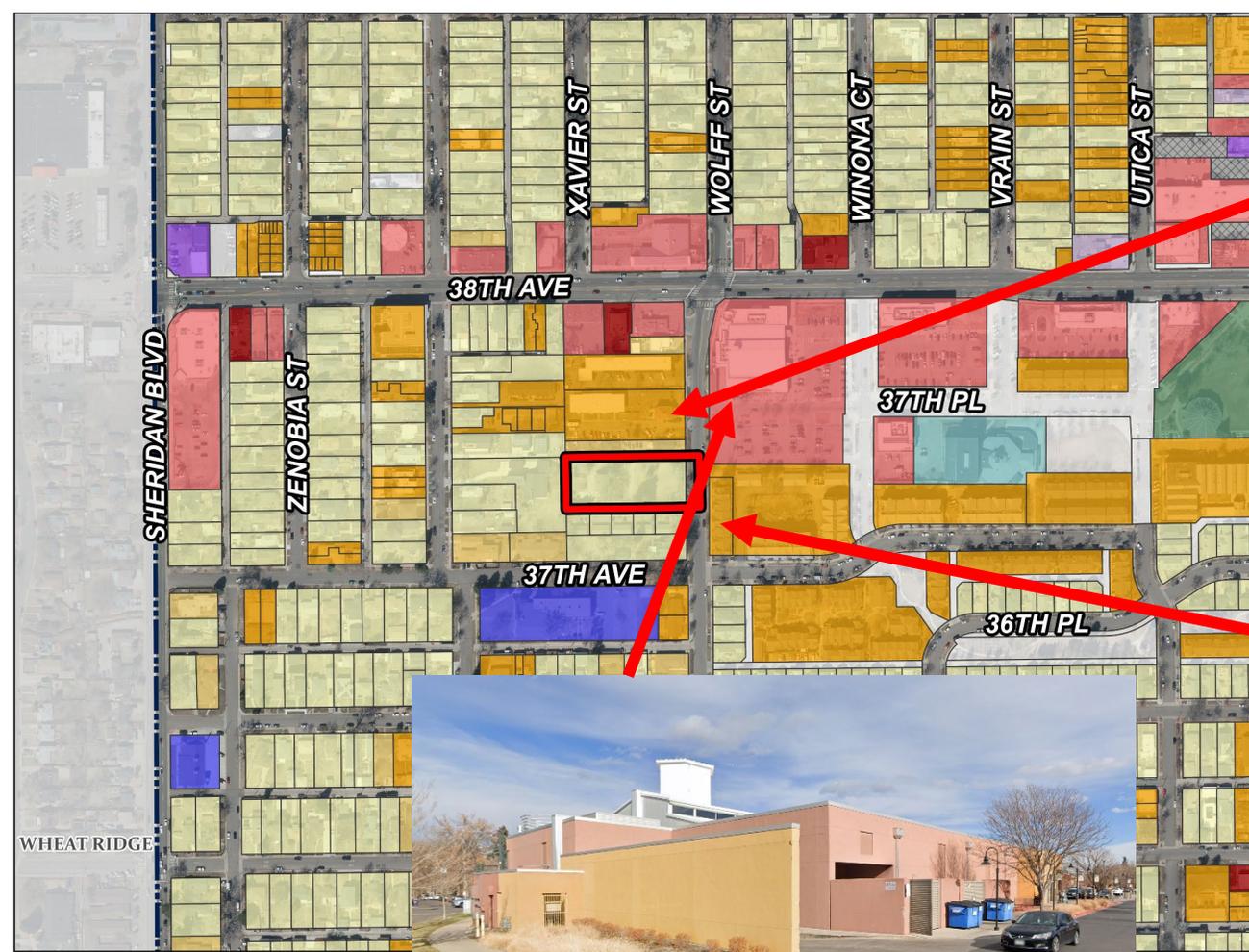
 Proposed Zone Amendment



Existing Context – Building Form/Scale



Existing Context – Building Form/Scale



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Process

- Informational Notice: 6/6/2024
- Planning Board Notice: 09/17/2024
- Planning Board Public Hearing: 10/02/2024
- **LUTI Committee: 10/15/2024**
- City Council Public Hearing : 12/02/2024

- Public Comment: 48 in favor, 8 in opposition

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Denver Zoning Code Map Amendment 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

See DZC 12.4.10.7, 12.4.10.8

Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

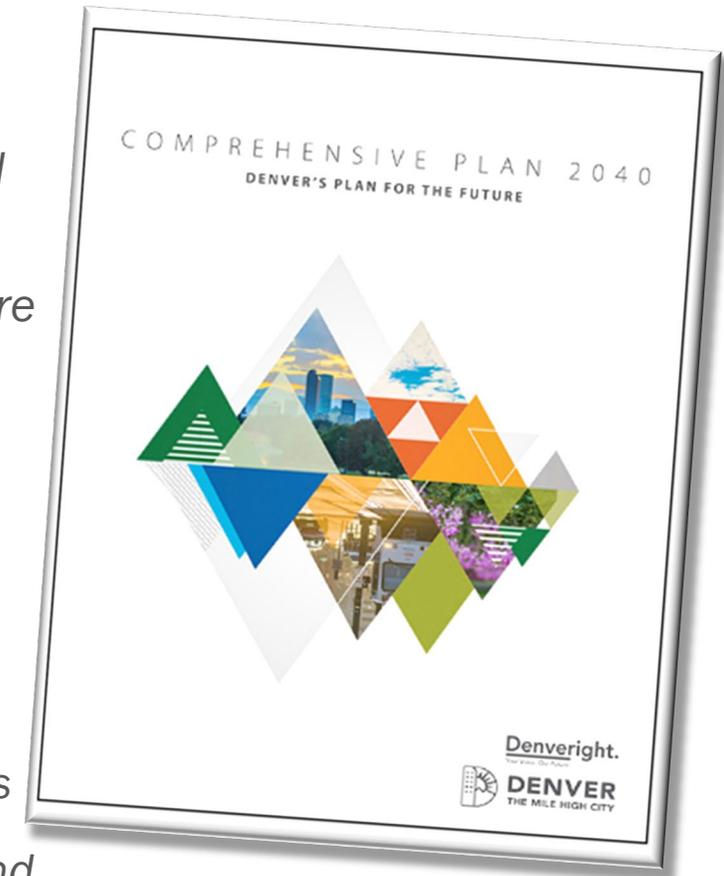
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Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2040

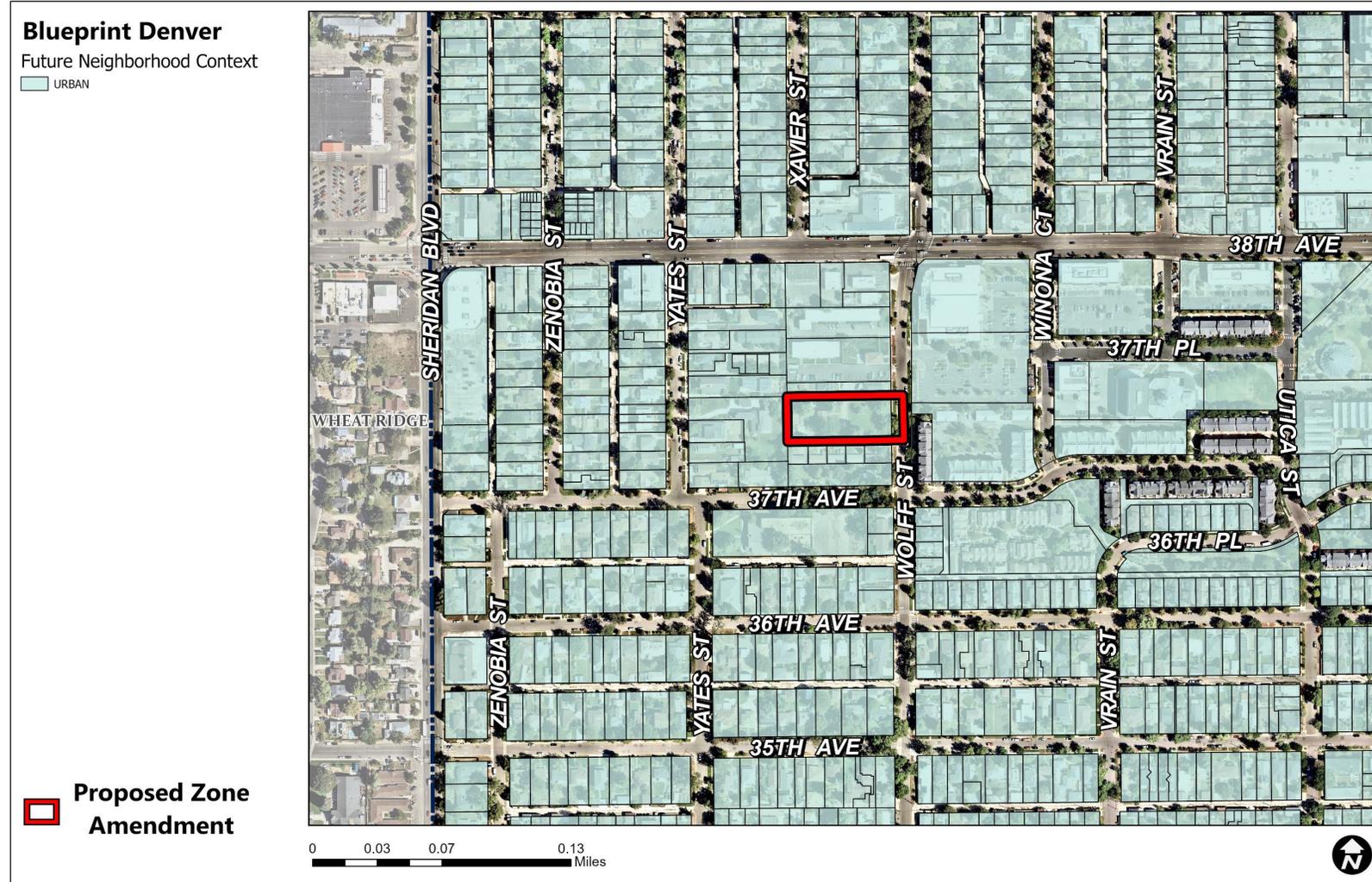
- *Equitable, Affordable and Inclusive Goal 1, Strategy A – “Improve equitable access to resources that improve quality of life, including cultural and natural amenities, health care, education, parks, recreation, nutritious food and the arts.” (p. 28)*
- *Environmentally Resilient Goal 8, Strategy A- Promote infill development where infrastructure and services are already in place (p.54).*
- *Healthy and Active Goal 1 – “Create and enhance environments that support physical activity and healthy living.” (p. 58)*
 - *Strategy A – “Recognize parks, recreation and the urban forests as vital components of a complete community.” (p. 58)*
- *Healthy and Active Goal 2 – “Provide high-quality parks, recreation facilities and programs that serve all Denver residents.” (p. 58)*
 - *Strategy A– “Ensure equitable access to parks and recreation amenities for all residents.” (p. 58)*
 - *Strategy B – “Make Denver’s healthy outdoor lifestyle accessible to residents of all ages and backgrounds.” (p. 58)*
- *Strong and Authentic Neighborhoods Goal 5 – “Create and preserve parks and public spaces that reflect the identity of Denver’s neighborhoods.” (p. 35)*



Blueprint Denver

Urban

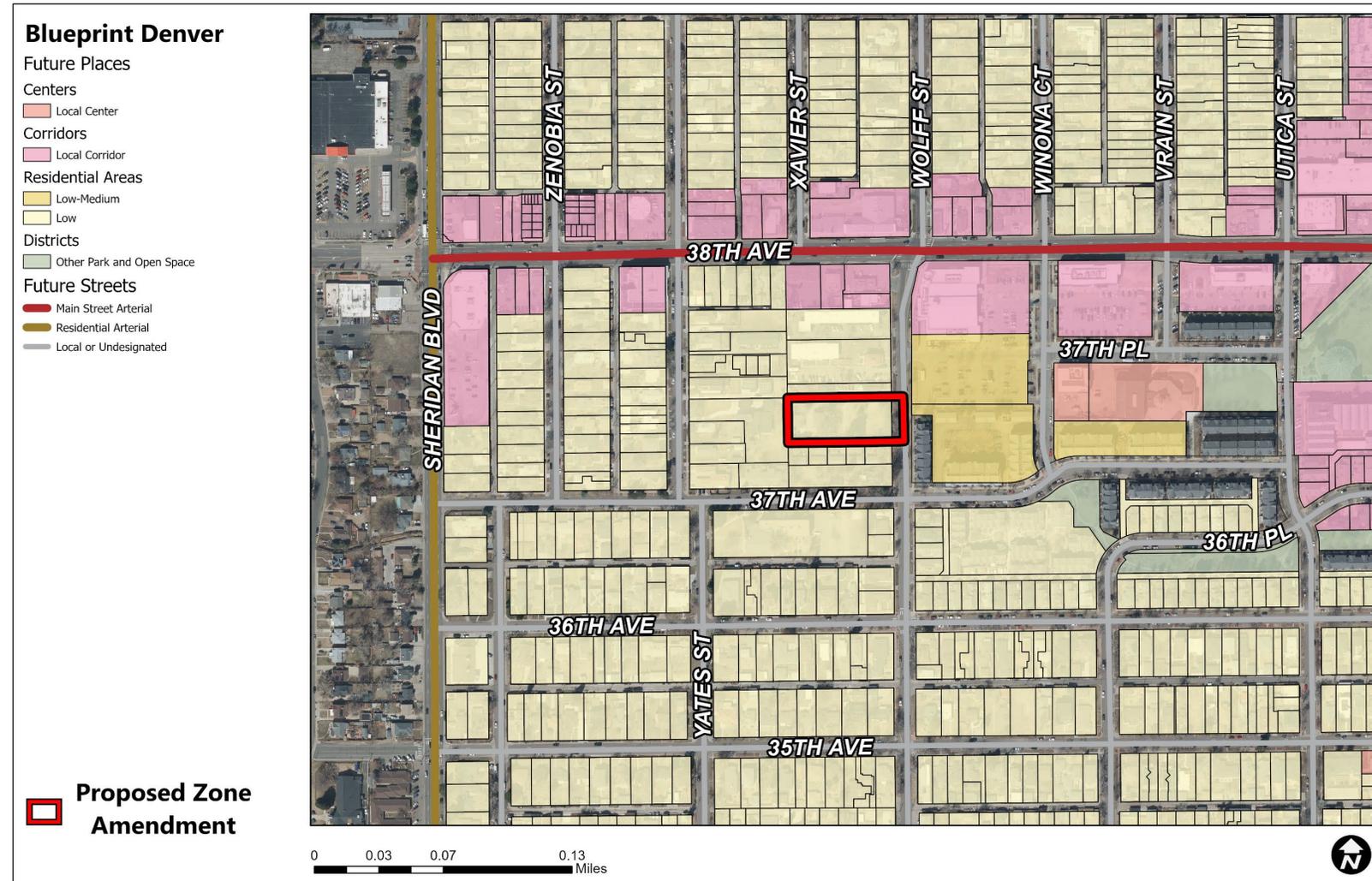
- Small multi-unit residential and mixed-use areas are typically embedded in 1-unit and 2-unit residential areas. Block patterns are generally regular with a mix of alley access. Buildings are lower scale and closer to the street (p. 136)
- Parks of various sizes and scales (p. 223)



Blueprint Denver

Residential Low

- Predominately single- and two-unit uses on smaller lots. Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible (p. 230)
- Good access to parks and outdoor spaces of various sizes. (p. 230)



Blueprint Denver

Parks and Open Space

“Publicly and privately owned parks and open spaces are a vital component of quality-of-life infrastructure in all of Denver’s places.” (p. 152)

Blueprint Denver is structured around the concept of complete neighborhoods. One of the three elements of a complete neighborhood is Quality of Life Infrastructure, which “refers to the places, trees, plants, waterways, parks and outdoor spaces that stitch together our communities and contribute to the health, needs, comfort, environmental resilience and social connectedness of Denver” (p. 116). The first policy under Quality-of-Life Infrastructure is to “Expand tools and regulations to ensure high-quality parks and outdoor public spaces keep pace with Denver’s growth” (p. 118).

Considering the future growth and evolution of the city, the plan states that “as the population increases, so does the need for parks, open space and other quality-of-life amenities” (p. 68).

Urban Context, Quality of Life Infrastructure:

Parks of various sizes and scales. Schools, civic and social spaces. Generous tree lawns/planting strips with higher percentage of tree canopy cover. Designated parkways and boulevards are most common. [p 223]

Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver: A Land Use and Transportation Plan (2019)
- Small Area Plans
- Others, as applicable: e.g., General Development 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

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Review Criteria: Justifying Circumstances

Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:

- a. Changed or changing conditions in a particular area, or in the city generally; or,
- b. A City adopted plan; or
- c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.

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Consistency with Neighborhood Context, Purpose and Intent Statement

OPEN SPACE CONTEXT (OS-A, OS-B, OS-C)

General Character: The Open Space Context consists of all forms of public and private parks and open spaces. The context accommodates sites ranging from very active to completely passive, and from those embedded in a neighborhood to sites that are large enough to stand alone. Active sites may include high use areas such as ball fields, while passive areas focus on resource protection, trails, walking and biking.

Open Space Recreation District (OS-B)

The OS-B district is intended to protect and promote open space and parks not otherwise owned, operated or leased by the City, and generally intended for active or passive recreation use. The district allows more building coverage and a variety of active recreational facilities than in the OS-C district.

GENERAL

HEIGHT

	OS-B, OS-C
Stories (max)	3
Feet, pitched or Low-Slope Roof (max)	40'

SITING

	OS-B, OS-C
SETBACKS	
Primary Street (min)	20'
Side Street (min)	20'
Side, interior (min)	20'
Rear (min)	20'

PARKING

Primary Street Setback (min)	30'
Side Street Setback (min)	10'
Setback Adjacent Protected District (min)	5'

DESIGN ELEMENTS

	OS-B, OS-C
Required Entrance, Primary Street	No

USES

OS-B, OS-C
All permitted Uses shall be allowed within this building form. See Section 9.3.4 Uses and Required Minimum Parking

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Recommendation

CPD recommends to move forward to full City Council, 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