



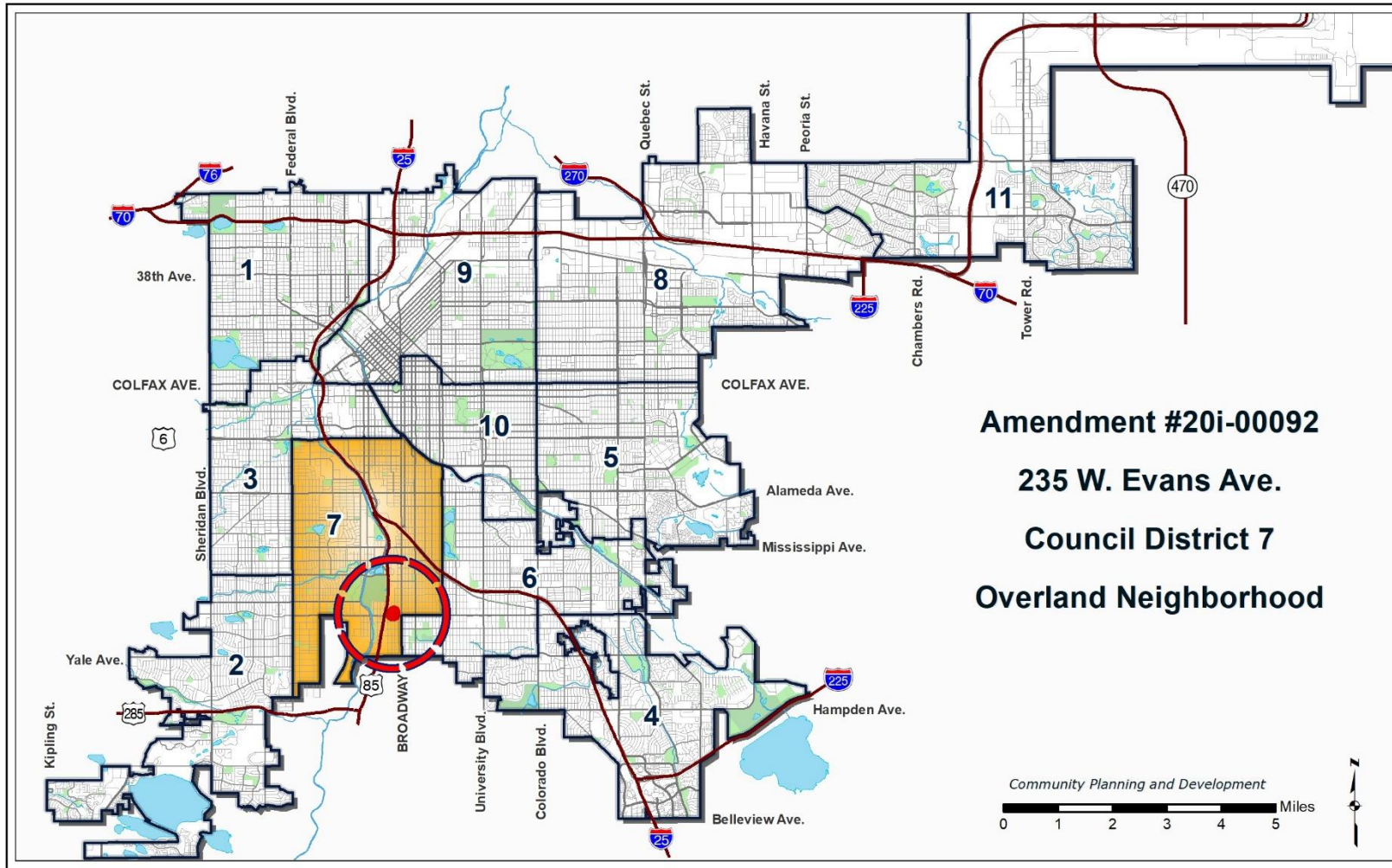
235 W Evans Ave

Request: I-A, UO-2 to C-MX-8

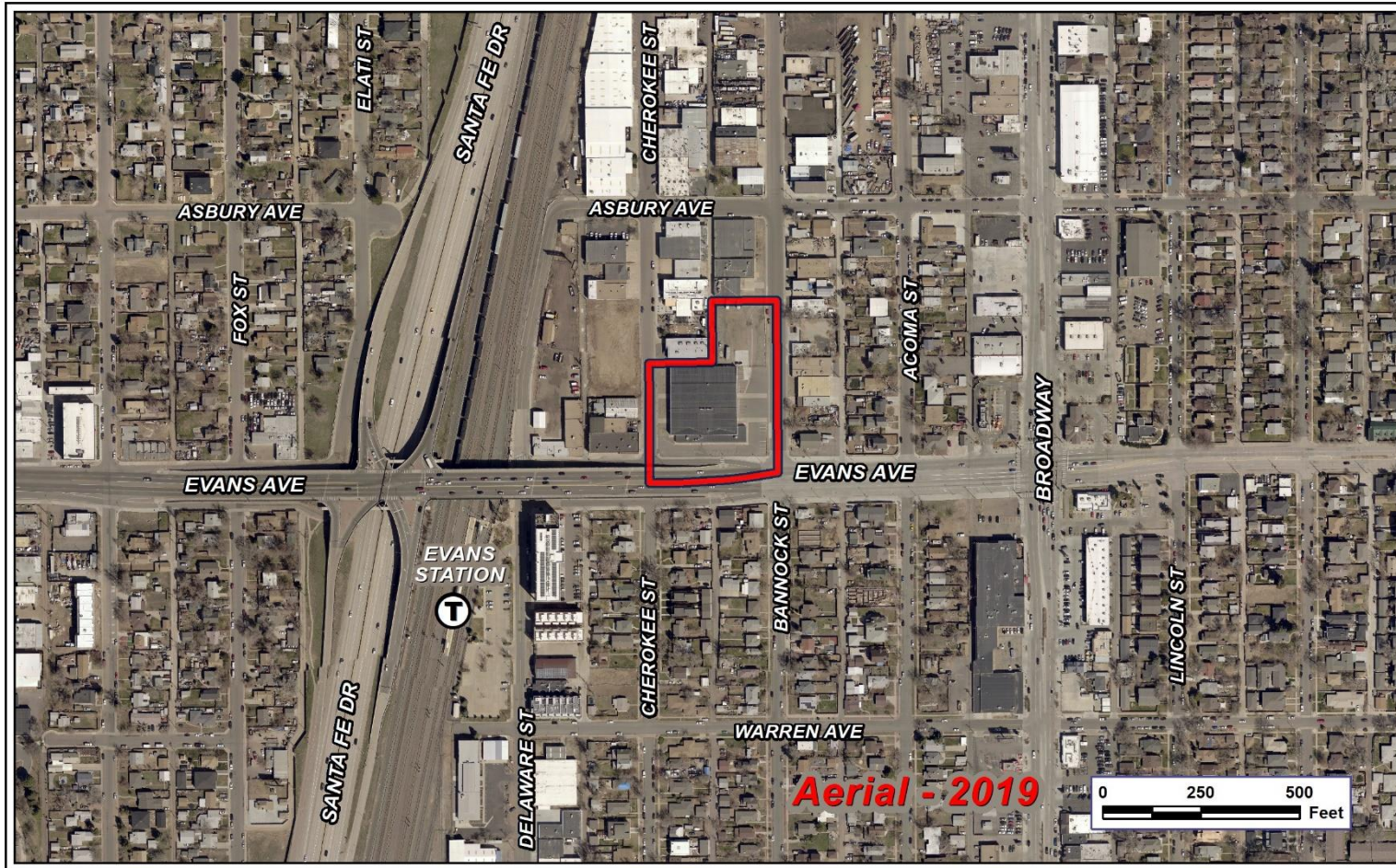
Denver City Council

Date: 5/24/2021

Council District 7/Jolon Clark, Overland Neighborhood

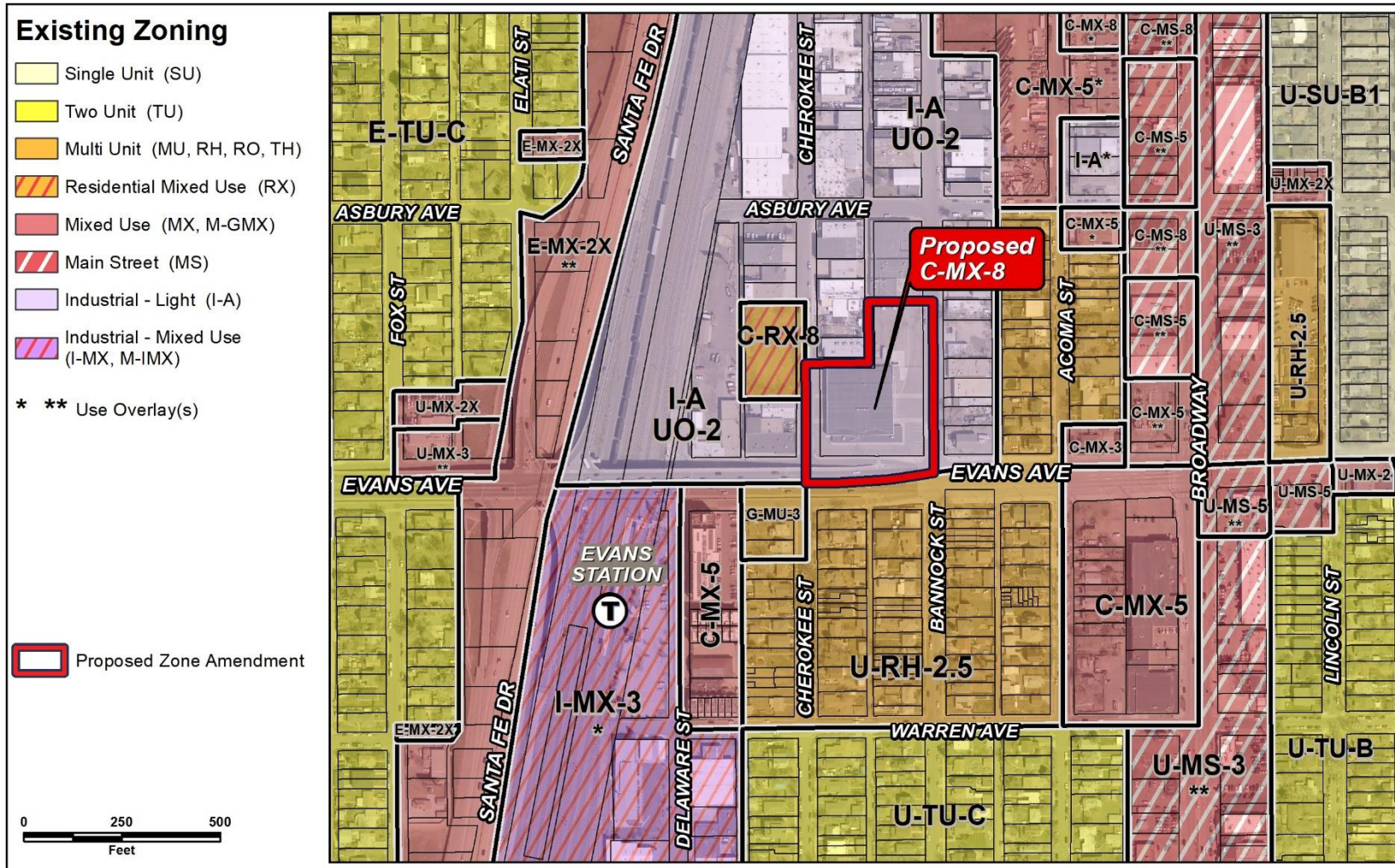


Request: C-MX-8



- **Location:**
 - Approx. 82,430 square feet or 1.89 acres
 - Industrial warehouse
- **Proposal:**
 - Rezoning to C-MX-8 to allow residential uses

Existing Zoning



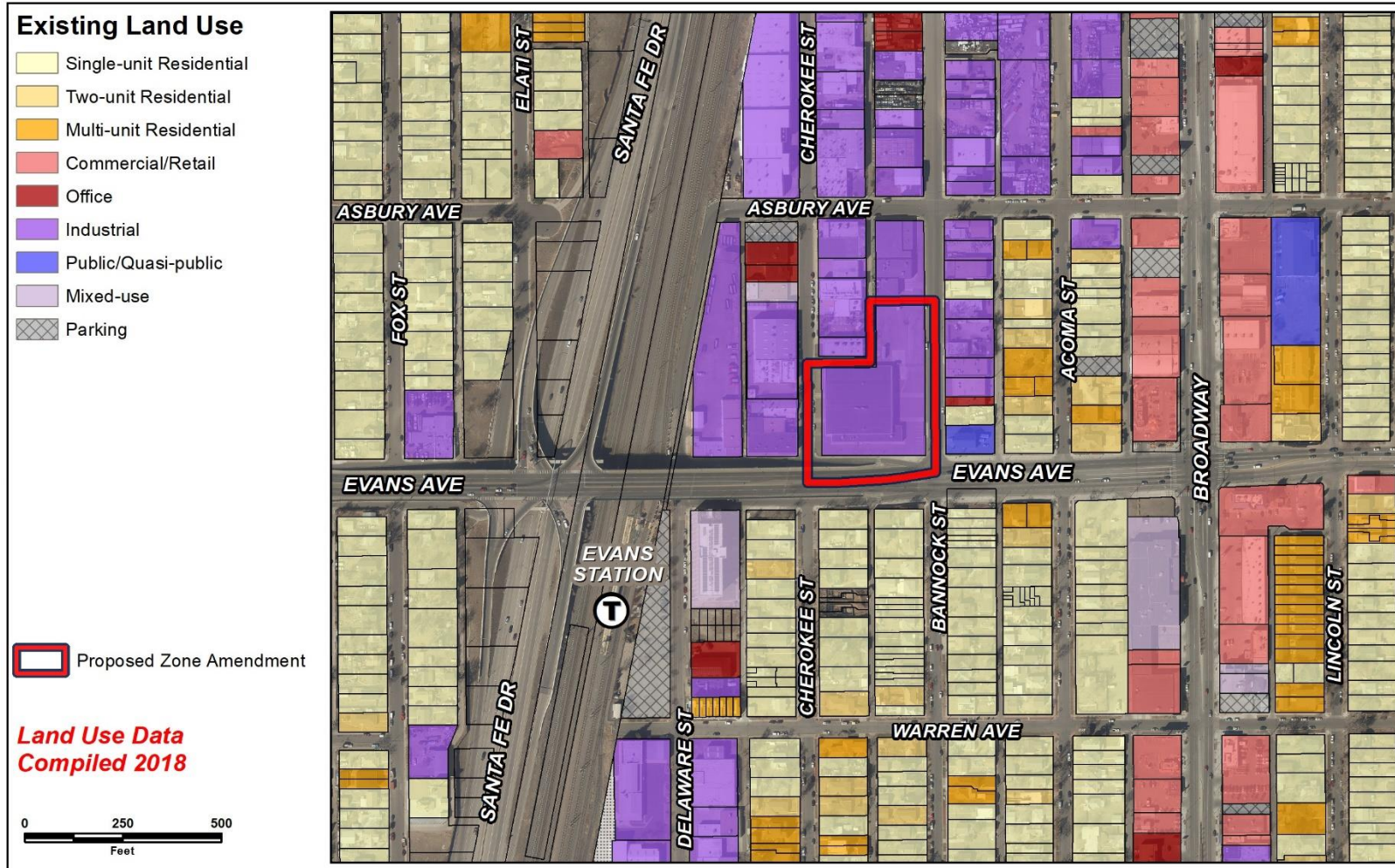
Current zoning:

- I-A, UO-2

Adjacent zoning:

- I-A, UO-2
- C-RX-8
- U-RH-2.5
- G-MU-3

Existing Land Use



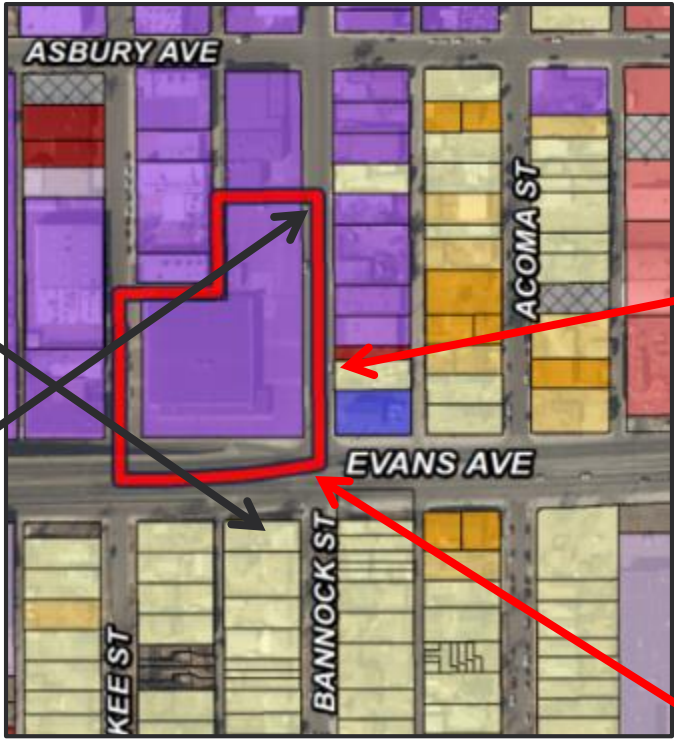
Current land use:

- Industrial

Adjacent land uses:

- Industrial
- Single-unit Residential
- Office
- Public/Quasi-public

Existing Context – Building Form/Scale



Subject Property



Subject Property



Requested Zone District

Design Standards	I-A, UO-2 (Existing)	C-MX-8 (Proposed)
Primary Building Forms Allowed	General, Industrial	General, Town House, Shopfront
Height in stories/Height in feet (max)	N/A, except max height of 75' within 175' of a protected district	8 stories/110'
Primary Street Build-To Percentages (min)	N/A	70% to 75%*
Primary Build-To Ranges	N/A	10' to 15' – Town House 0' to 10' – General 0' to 5' – Shopfront
Primary Street Setback (min)	20'	10' – Town House 0' – General 0' – Shopfront
Maximum Floor Area Ratio	2:1 FAR	N/A

Proposed Affordable Housing Agreement

- Agreement reached in principal with HOST, but concept plan has not been finalized to determine number of units
- 10% of all units are IRUs
- 90% of IRUs serve 80% AMI
- 10% of IRUs serve 60% AMI
- 50% of IRUs for 1 bedrooms
- 50% of IRUs for 2 bedrooms

Process

- Informational Notice: 8/17/2020
- Revised application submitted: 1/26/2021
- Planning Board Notice: 3/16/2021
- Planning Board Public Hearing: 3/31/2021
 - Voted 9 to 0 in favor
- LUTI Committee: 4/6/2021
- City Council Public Hearing: 5/24/21
- Public Comment
 - 4 letters of support have been received

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*
- *Evans Station Area Plan*
- *Shattuck District Plan*
- *Overland Neighborhood Plan*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

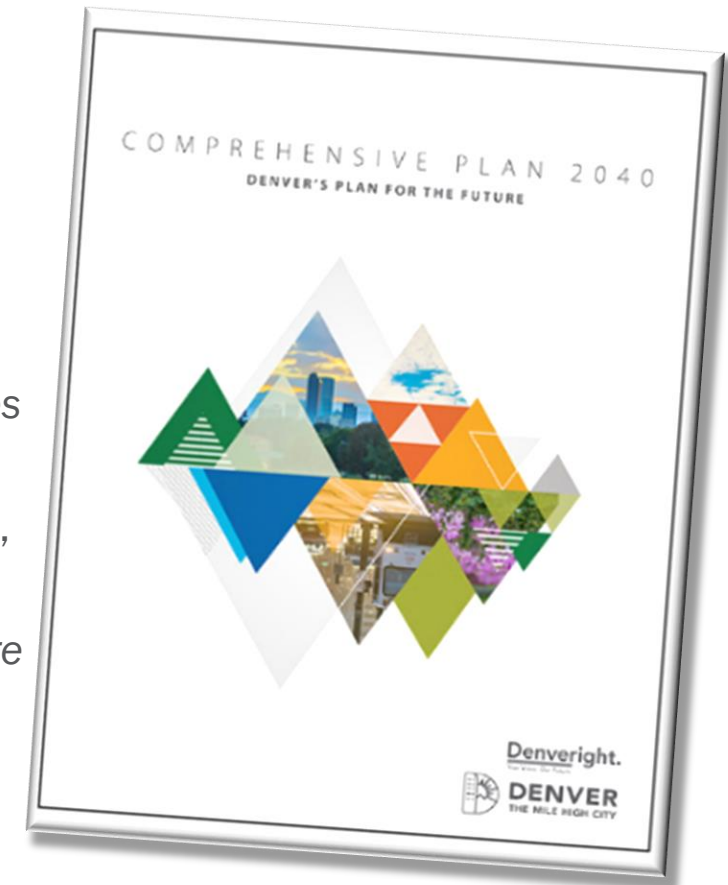
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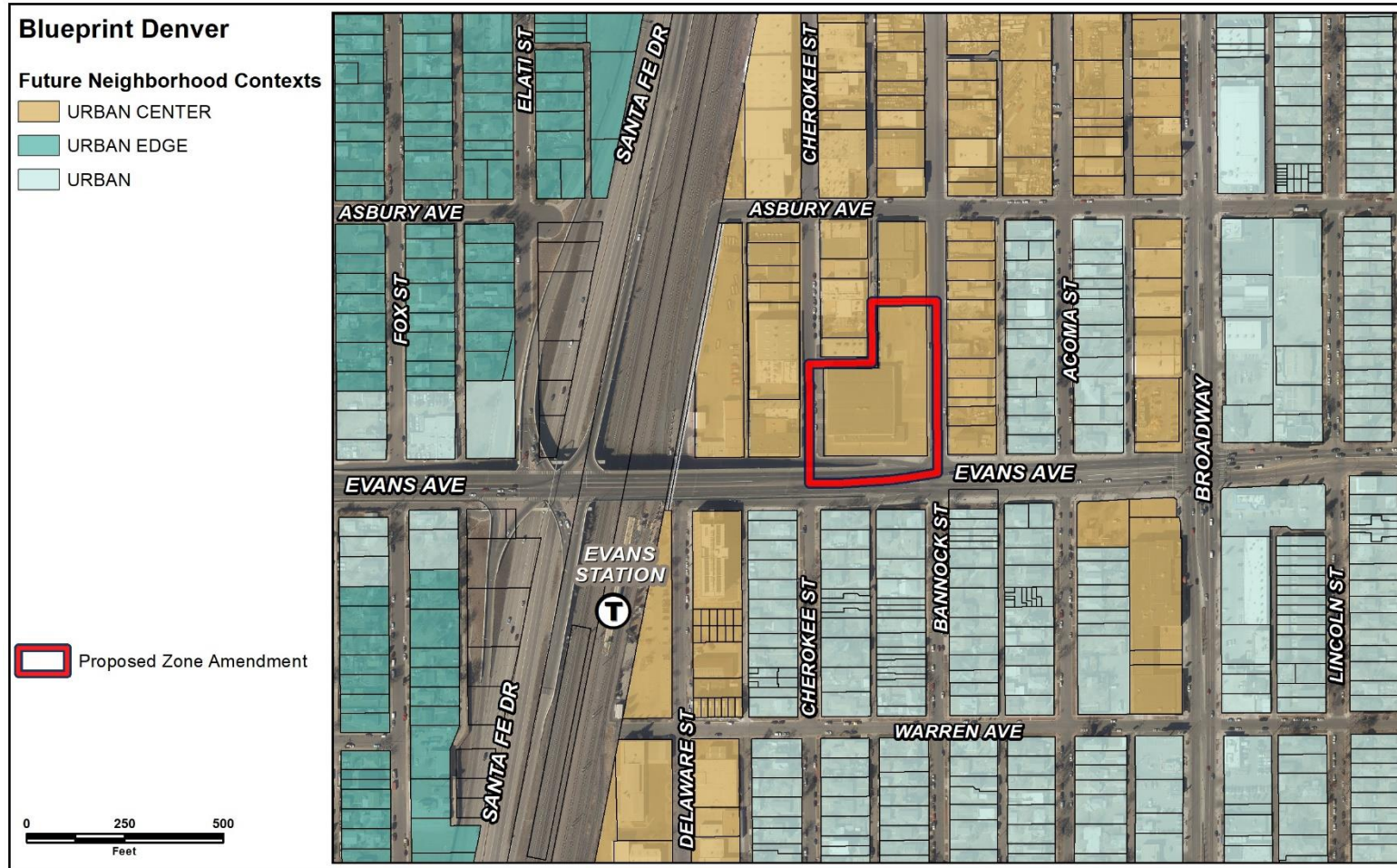
Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2040

- Equitable, Accessible and Inclusive Goal 1 – *Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities (p. 28).*
- 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).*
- Strong and Authentic Neighborhoods Goal 1, Strategy D – *Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities (p. 34).*
- Strong and Authentic Neighborhoods Goal 1, Strategy A – *Build a network of well connected, vibrant, mixed-use centers and corridors (p. 34).*
- 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).*



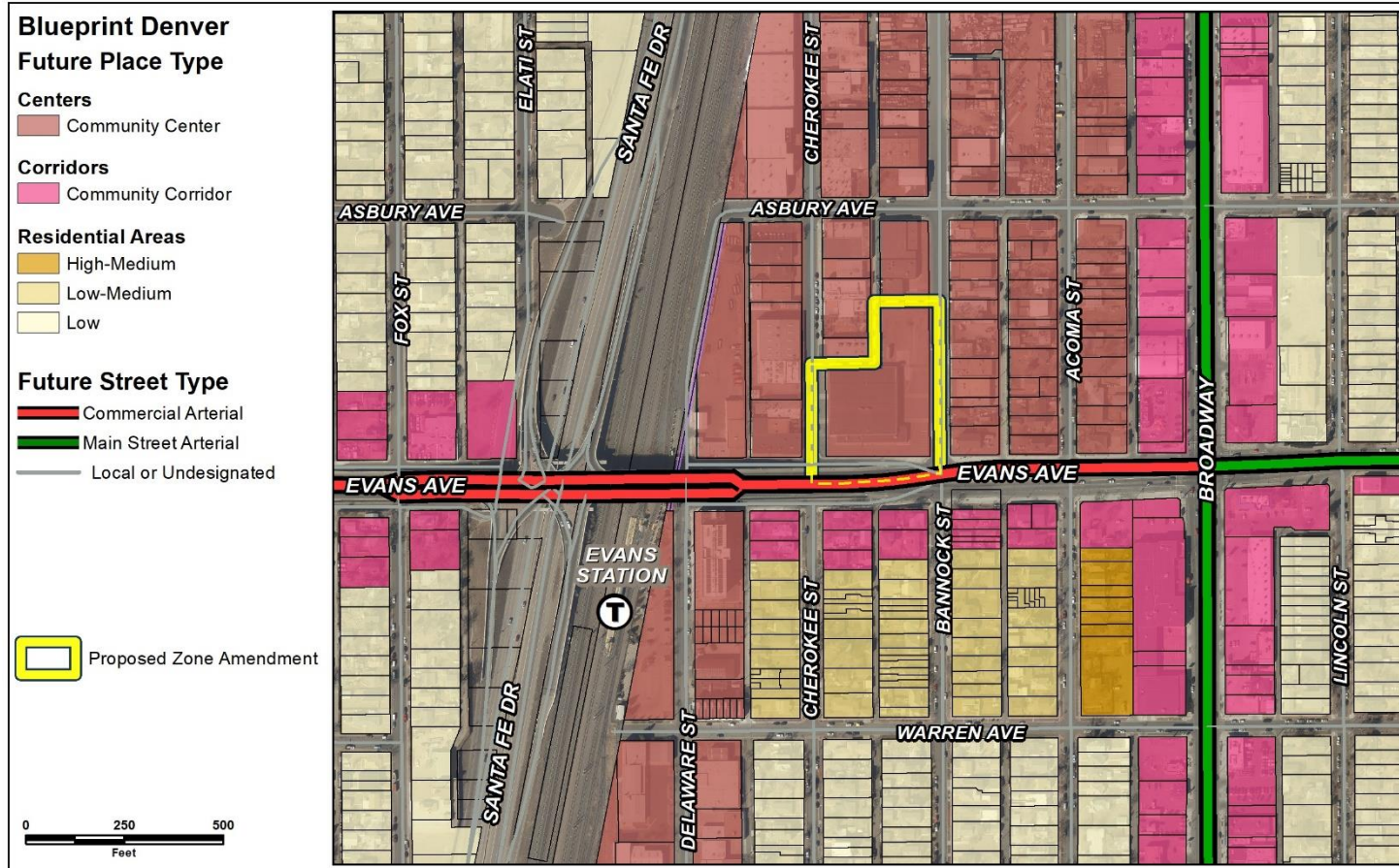
Consistency with Adopted Plans: Blueprint Denver



Urban Center Neighborhood Context

- High mix of uses throughout with good street activation and connectivity
- Buildings are usually multi-story with a high degree of lot coverage

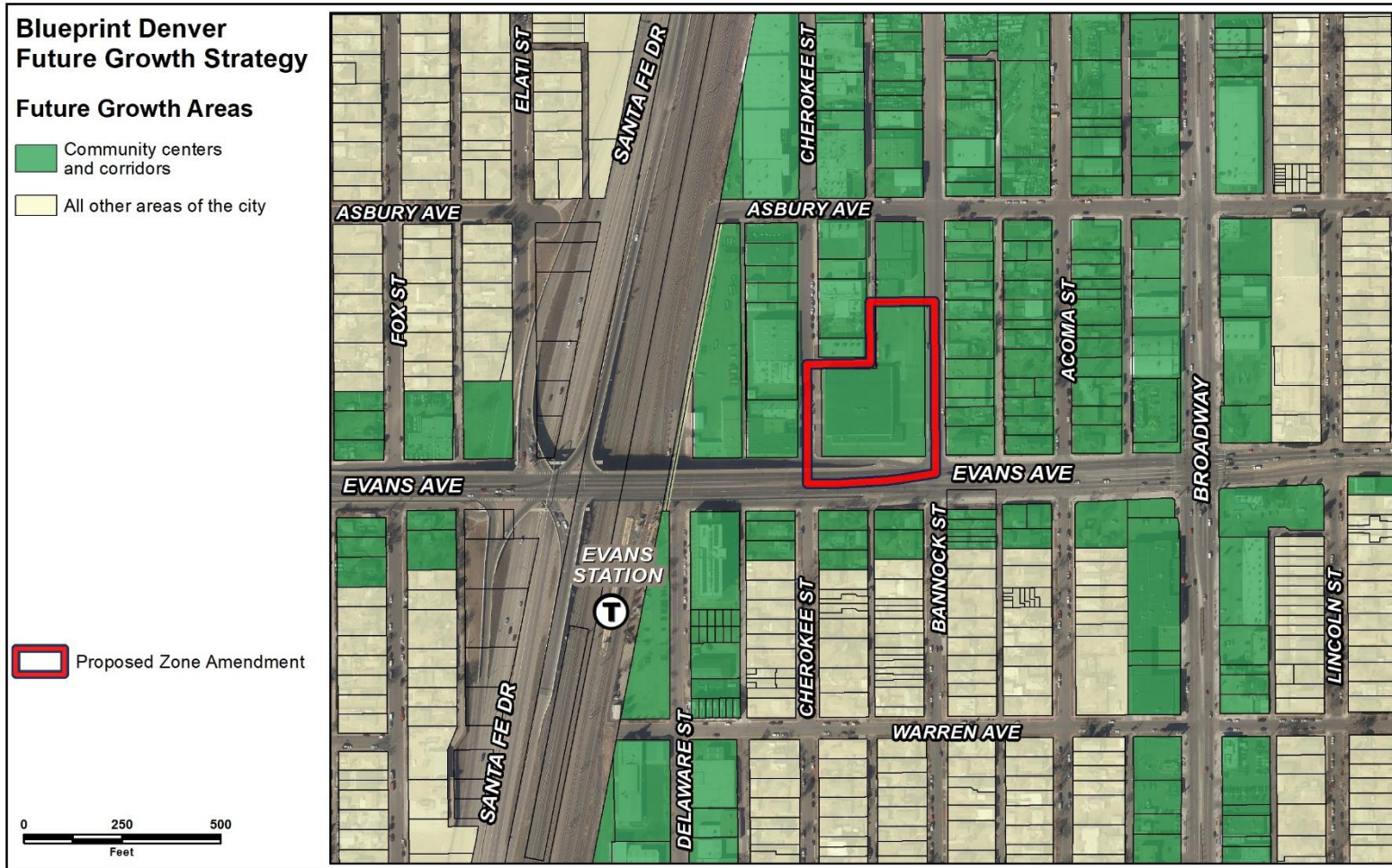
Consistency with Adopted Plans: Blueprint Denver



- **Community Center**
 - Typically provides a mix of office, commercial and residential uses
 - Building footprints are typically larger and heights are generally up to 12 stories
- **Street Types**
 - S. Bannock St & S. Cherokee St: Local or Undesignated
 - W. Evans Ave: Commercial Arterial
 - S. Broadway: Main Street Arterial

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.

Consistency with Adopted Plans: Blueprint Denver

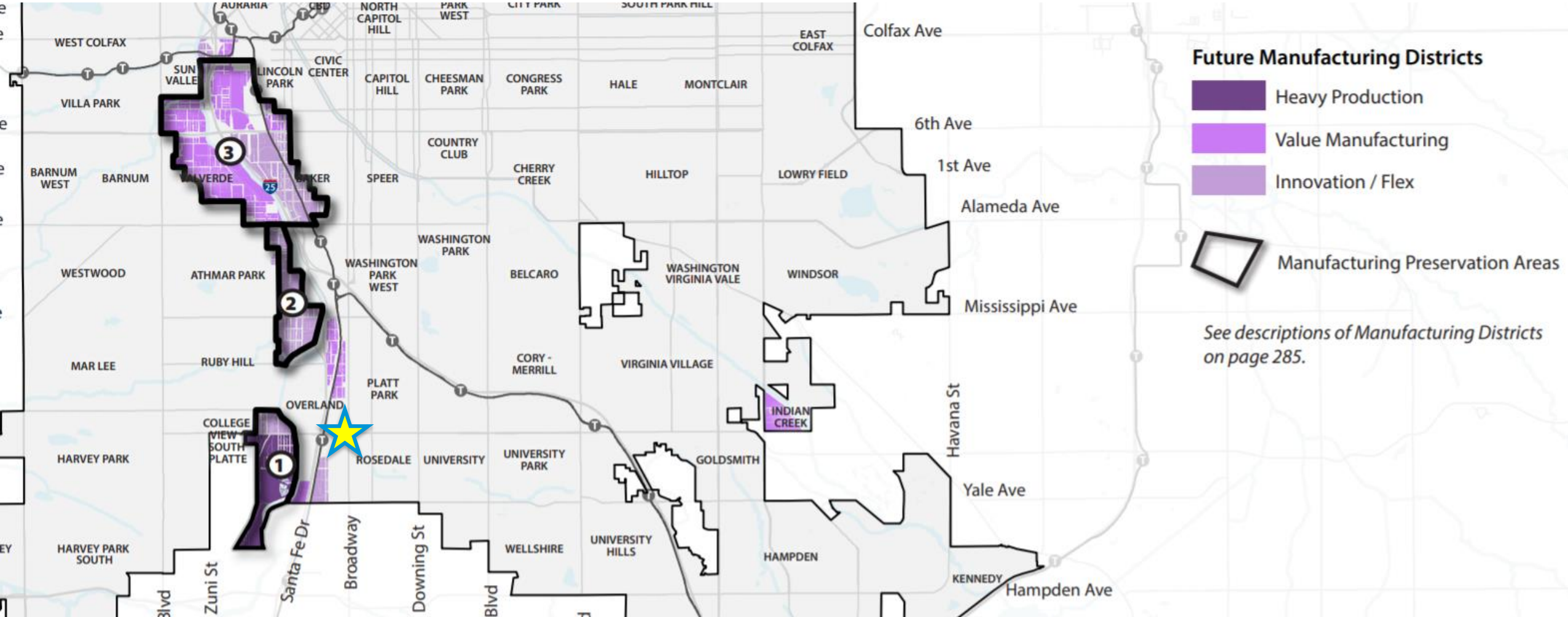


Growth Area Strategy:

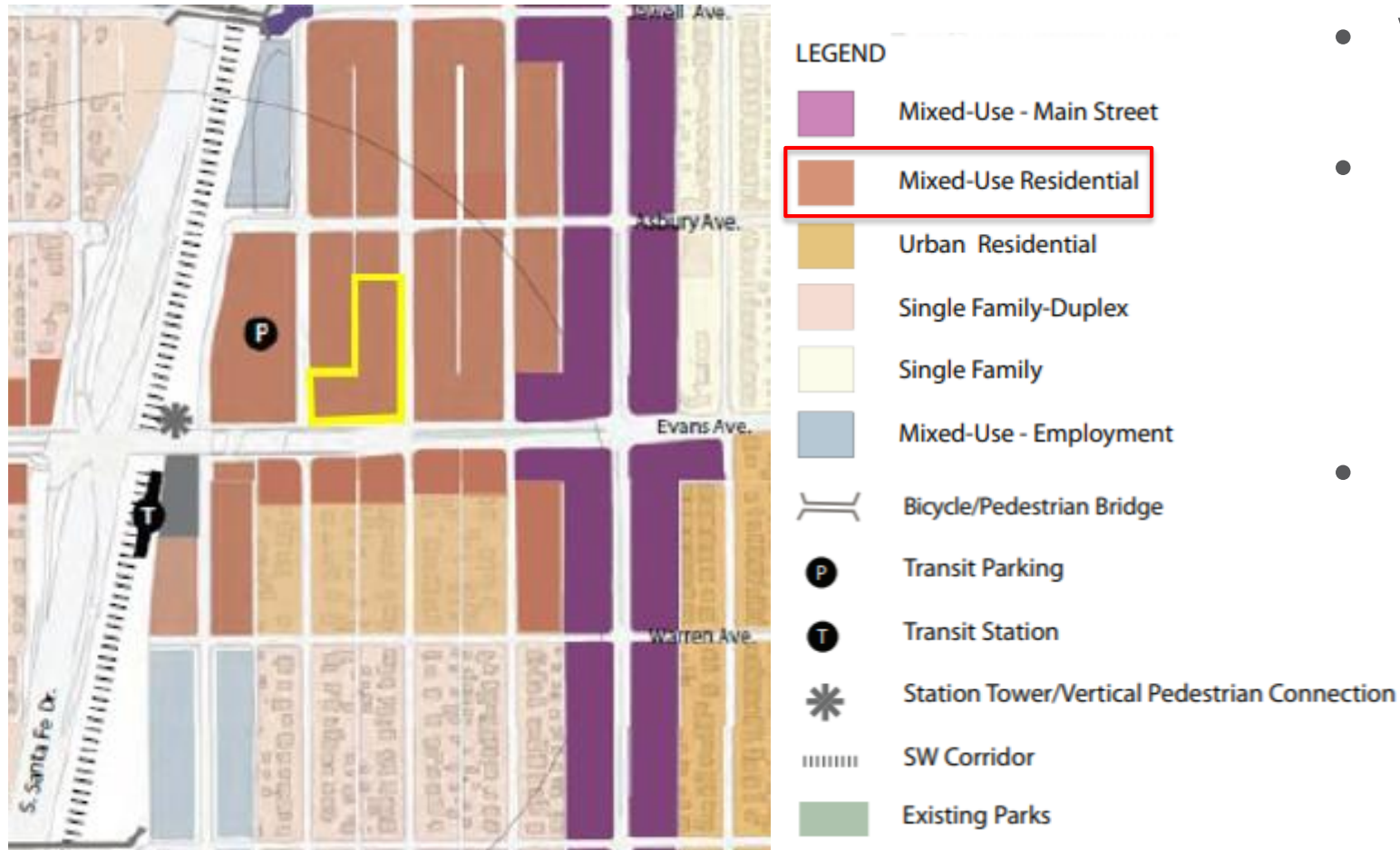
- Community centers and corridors
- 25% of new housing
- 20% of new employment

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.

Future Manufacturing Districts

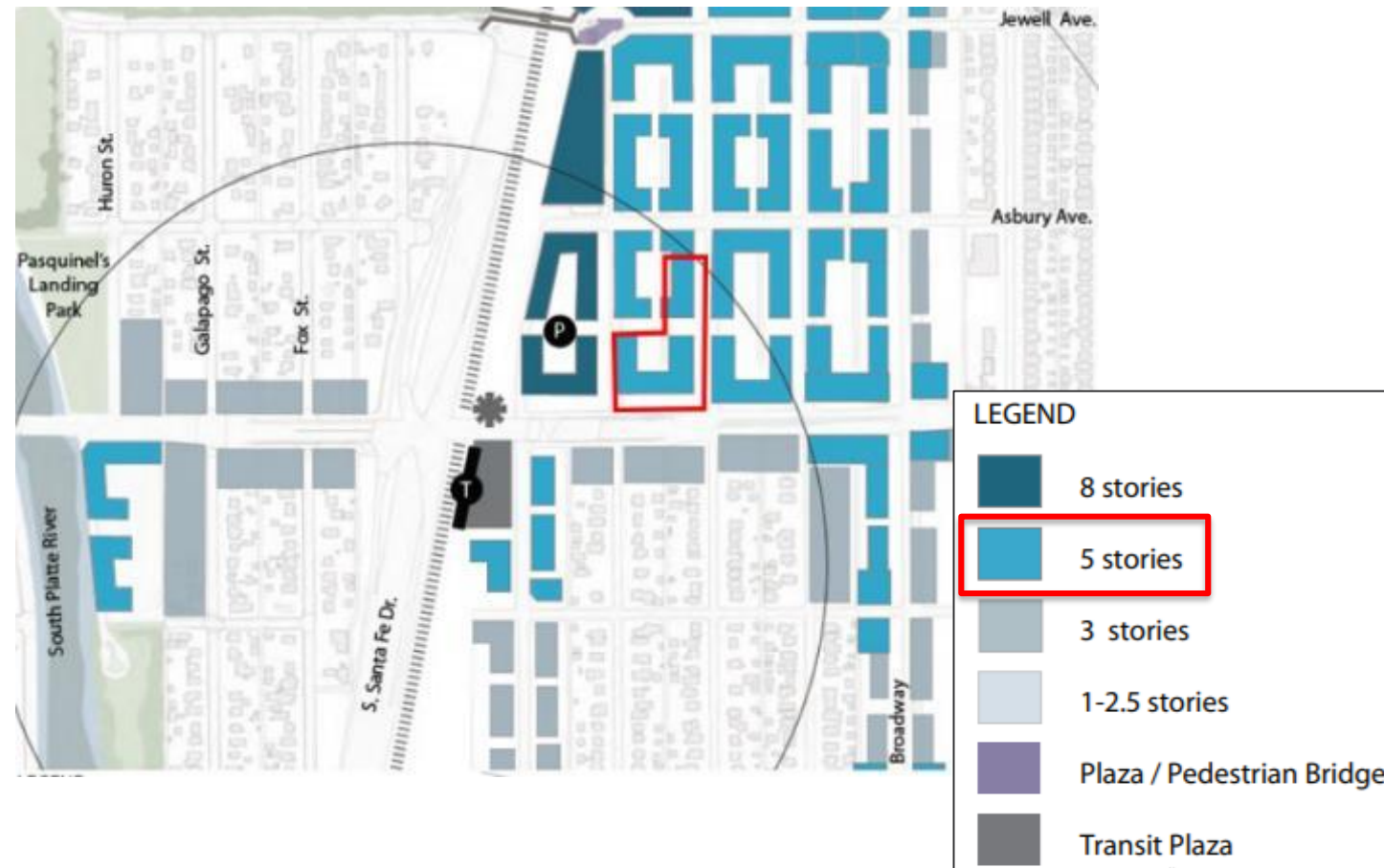


Consistency with Adopted Plans: Evans Station Area Plan (2009)



- Vision for transit-oriented development around light rail
- Recommends “transformation of industrial and commercial property to an active, pedestrian-oriented mixed-use community” (p 14).
- Land Use: Mixed-Use Residential
 - Primary use is intended to be residential, but office and retail may also be supported
 - Mix of housing types, active ground floor and urban form

Consistency with Adopted Plans: Evans Station Area Plan (2009)



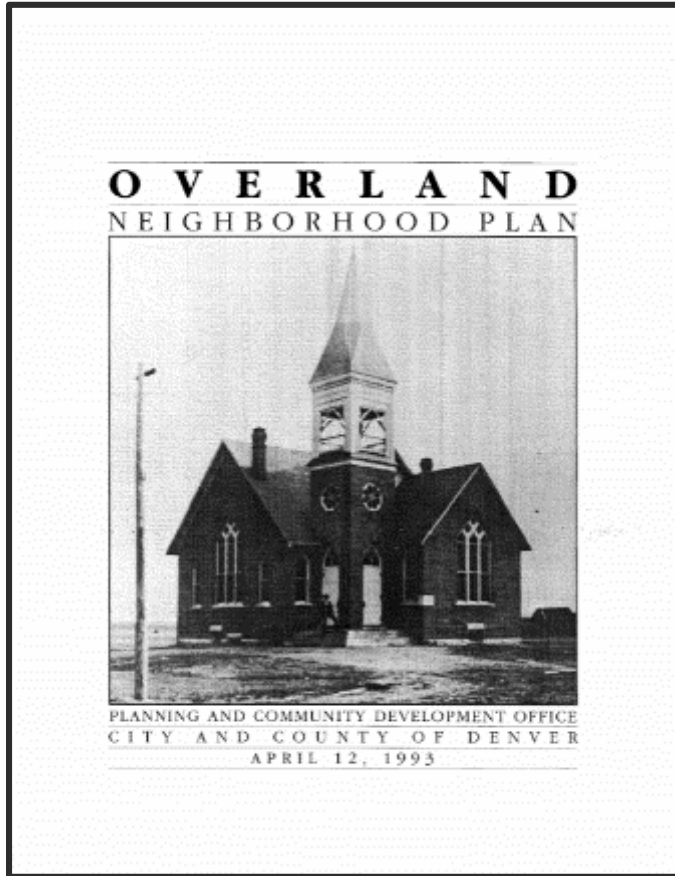
- Mixed-use residential area north of Evans is appropriate to develop higher residential intensities for prominent buildings or intersections that exceed expectations of TOD principles
 - Rich mix of choices
 - Location efficiency
 - Value capture
 - Maximize station's role as a portal to the region

Consistency with Adopted Plans: Shattuck District Plan (2000)



- Vision for a neighborhood with a mix of housing, employment, and services (p. 22)
- “Put underutilized commercial/industrial parcels into more productive uses” (p. 26)

Consistency with Adopted Plans: Overland Neighborhood Plan (1993)



- Provide adequate transitions between industrial and residential uses
- Support light rail and neighborhood access to the station
- Action Recommendation LZ-2: Commercial and industrial reinvestment to enhance existing neighborhood character

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
 - Facilitate increased housing density near amenities and transit
 - Foster creation of mixed-use, urban, walkable areas
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
 - Changed or changing conditions in a particular area
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 **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