



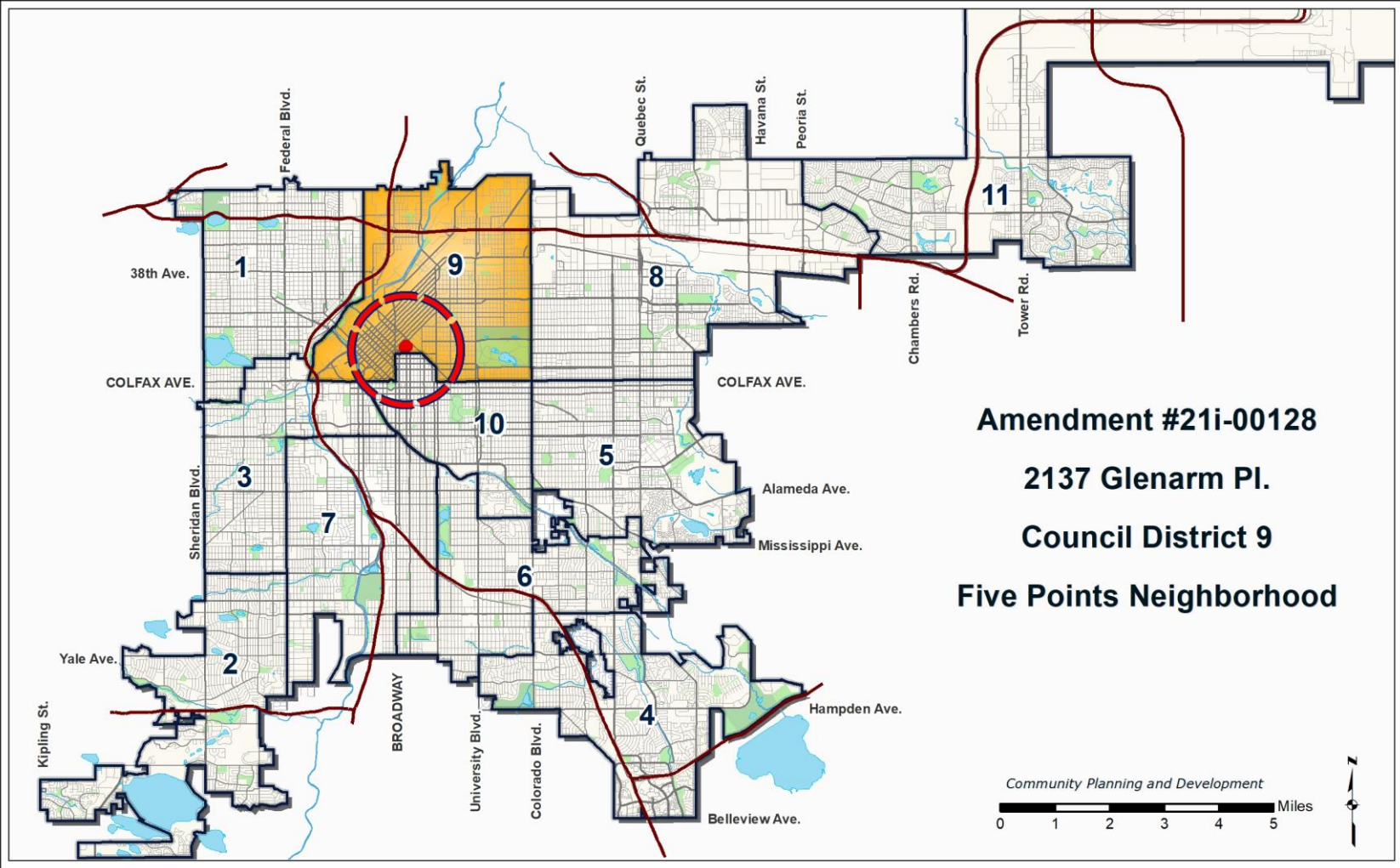
2137 Glenarm Place

Request: i.e. From what R-3, U0-3 to G-RX-5

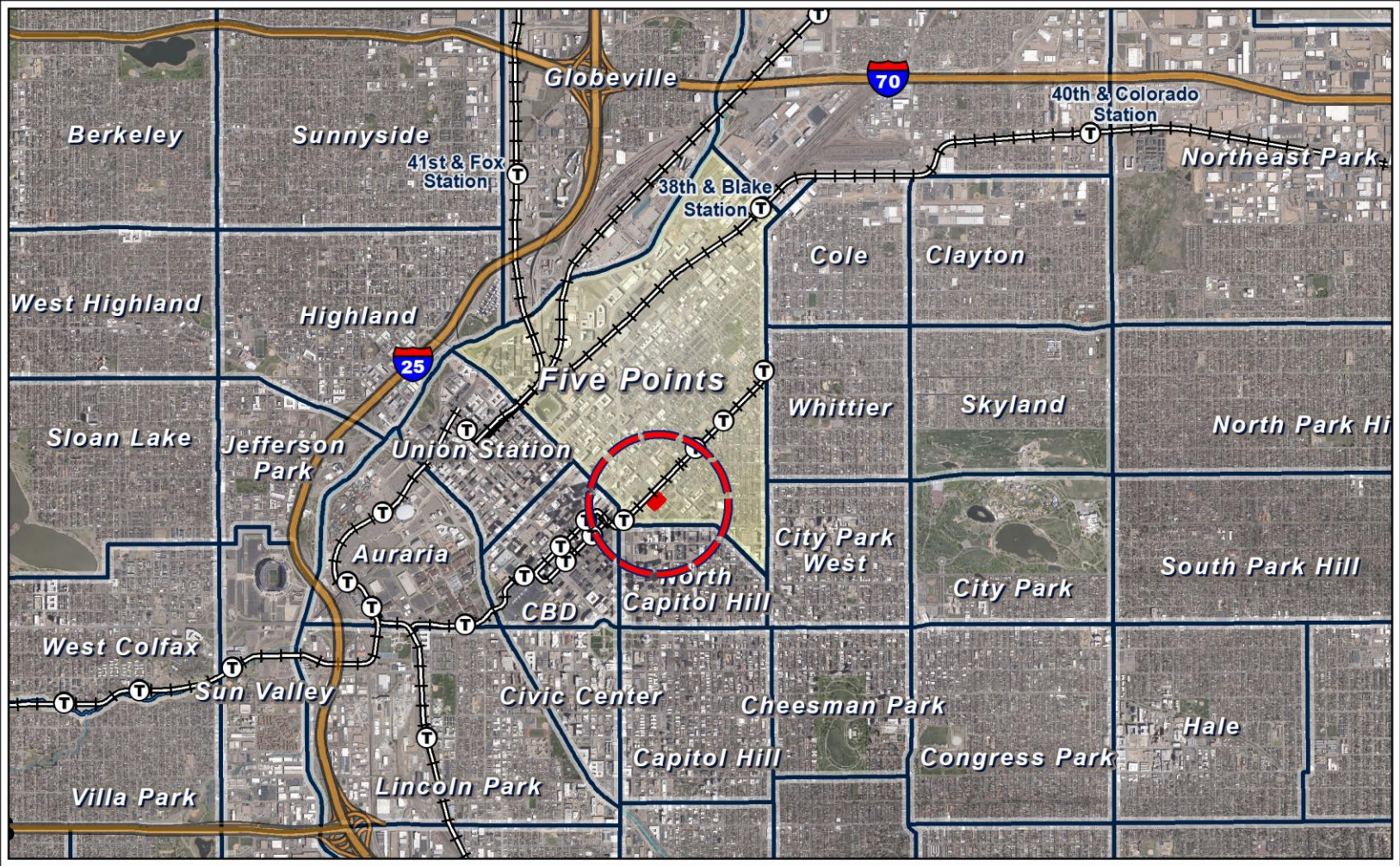
Date: 01/03/2022

2021i-00128

Council District 9 – Councilmember CdeBaca



Statistical Neighborhood – Five Points



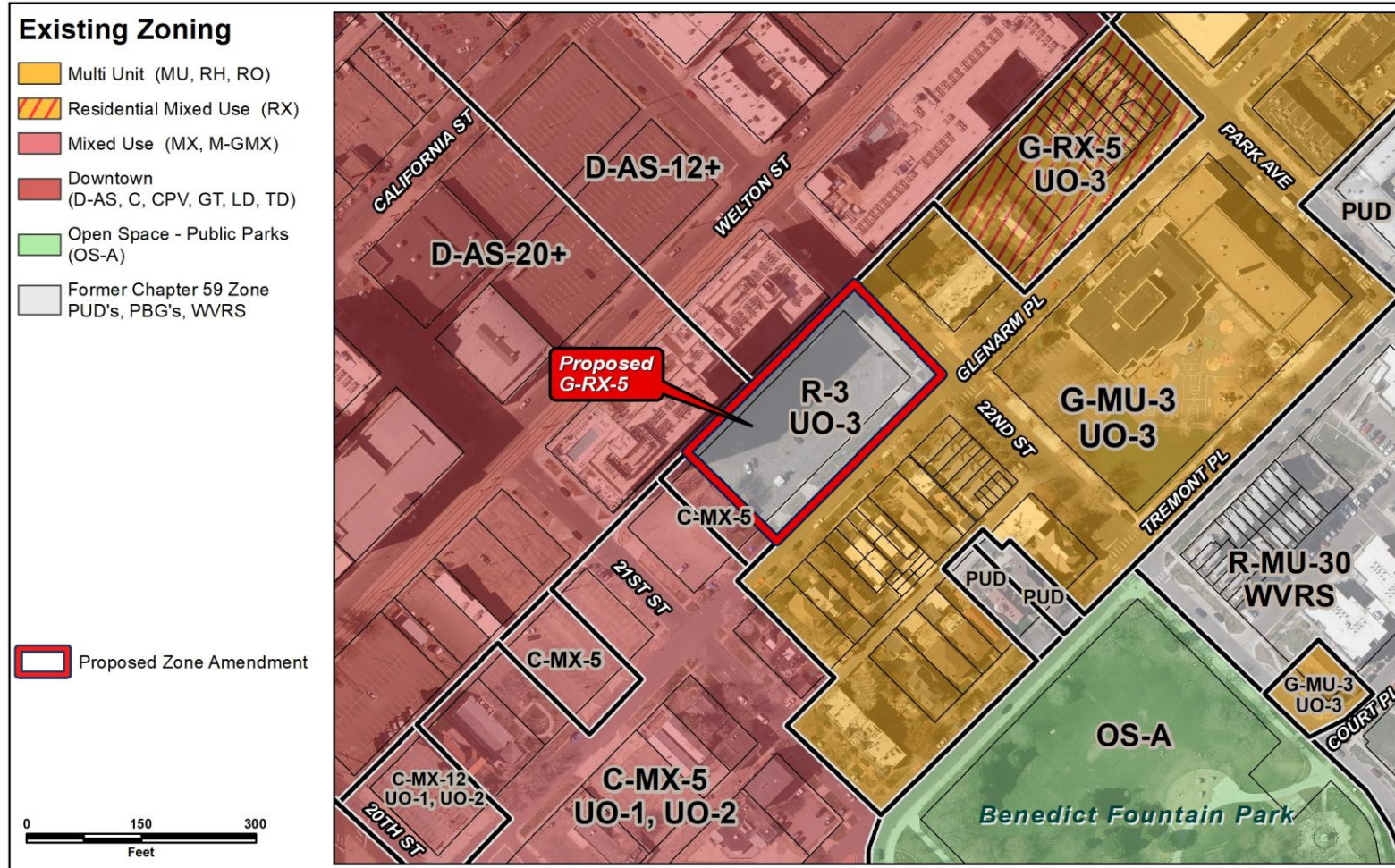
Request: G-RX-5



- General Urban Neighborhood Context – Residential Mixed Use – 5 stories maximum height
- Residential Mixed Use can have street-level retail uses, but **upper stories are reserved exclusively for housing or lodging accommodation uses**
- Town House, Shopfront building forms
- Proposal: Requesting rezoning to move into Denver Zoning Code from Former Chapter 59 to facilitate an urban, transit oriented development

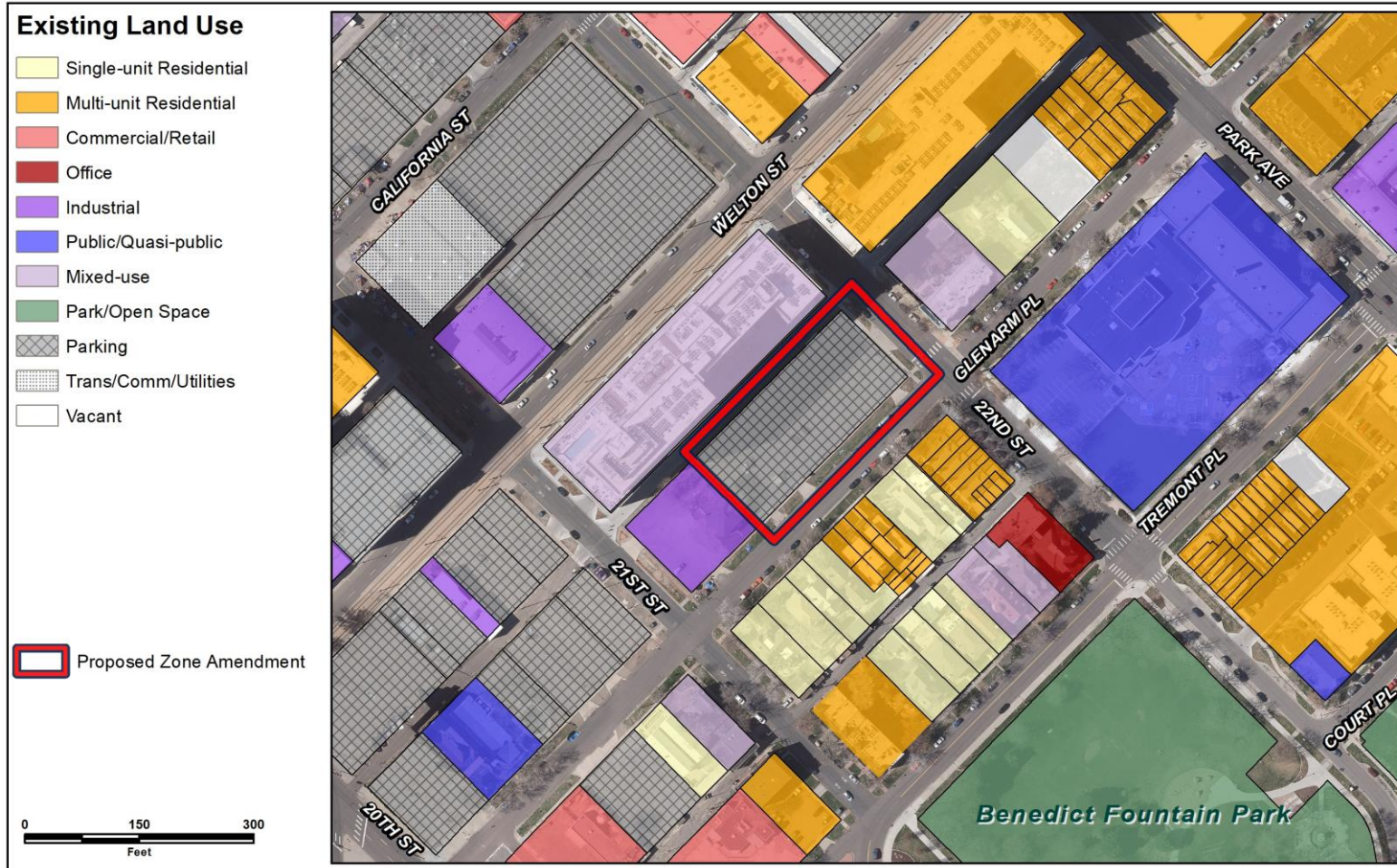
Reminder: Approval of a rezoning is not approval of a proposed specific development project

Existing Zoning



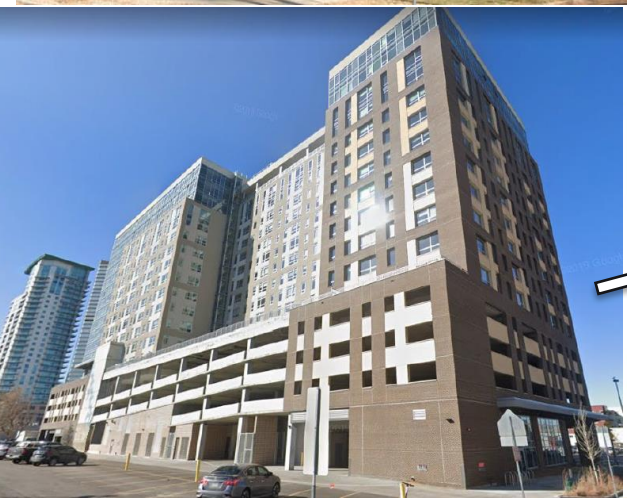
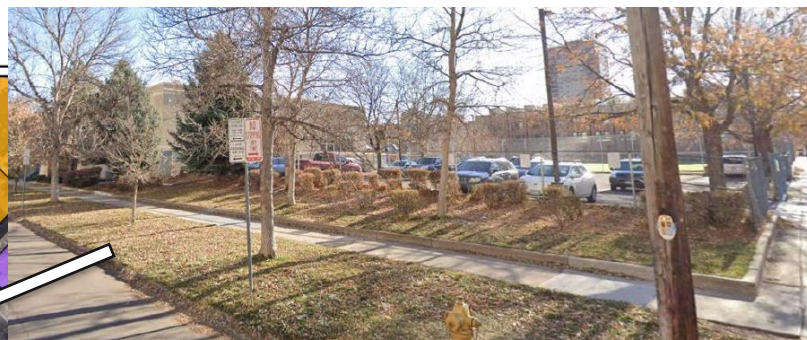
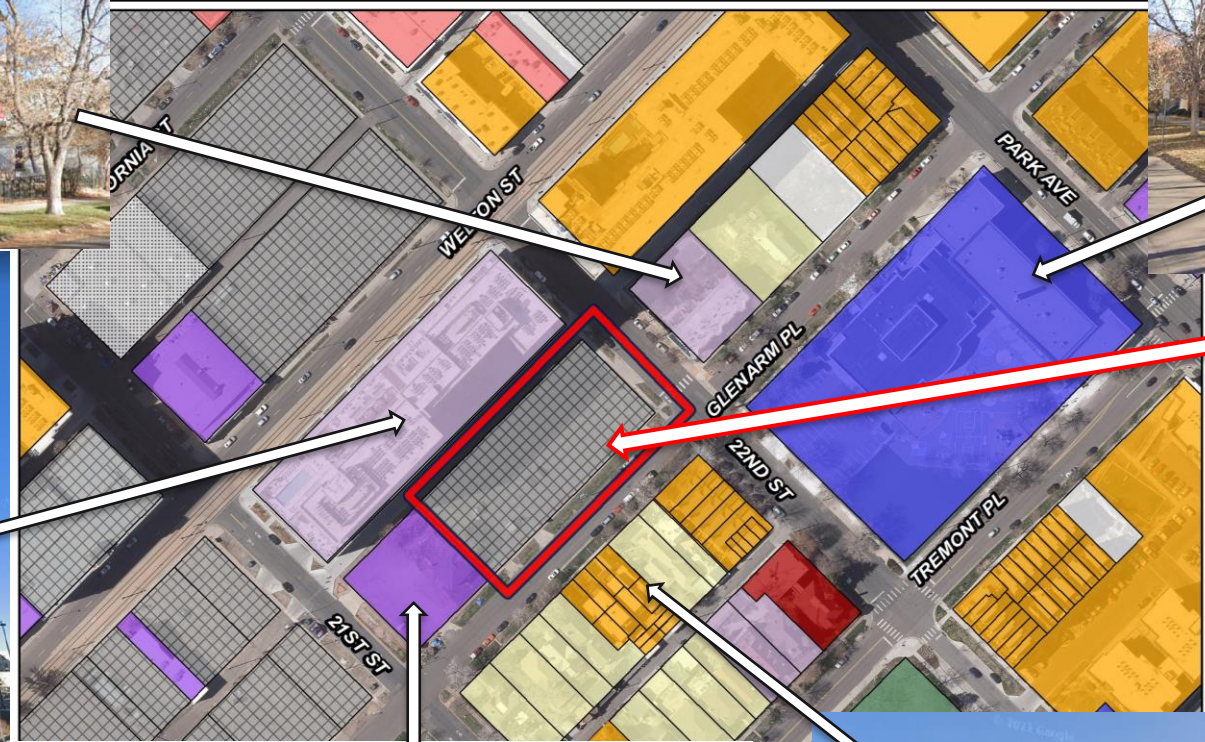
- Site: R-3, UO-3
 - UO-3 = Historic Structure Use Overlay District
- Surrounding:
 - C-MX-5; C-MX-5, UO-1, UO-2
 - G-MU-3, UO-3
 - D-AS-20+
 - D-AS-12+

Existing Land Use



- Site: Parking
- Surrounding:
 - Mixed-use
 - Parking/vacant residential
 - Residential
 - School

Existing Context – Building Form/Scale



Process

- Informational Notice: 7/22/21
- Planning Board Notice Posted: 11/2/21
- Planning Board Public Hearing: 11/17/21
- LUTI Committee: 11/30/21
- **City Council Public Hearing: 1/3/22**

Public Outreach

- RNOs: 2 letters of support
 - Clements Historic District Neighborhood Association
 - Capitol Hill United Neighborhoods (CHUN).
- No other comments

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)*
- *Downtown Area Plan (2007)*
- *Northeast Downtown Neighborhoods Plan (2011)*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

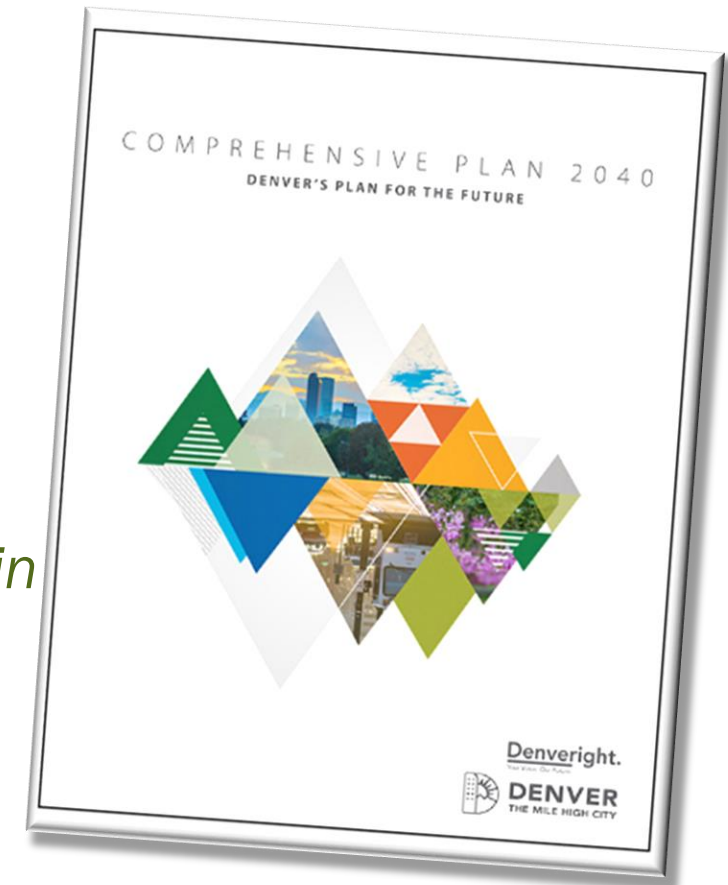
4. Justifying Circumstances

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

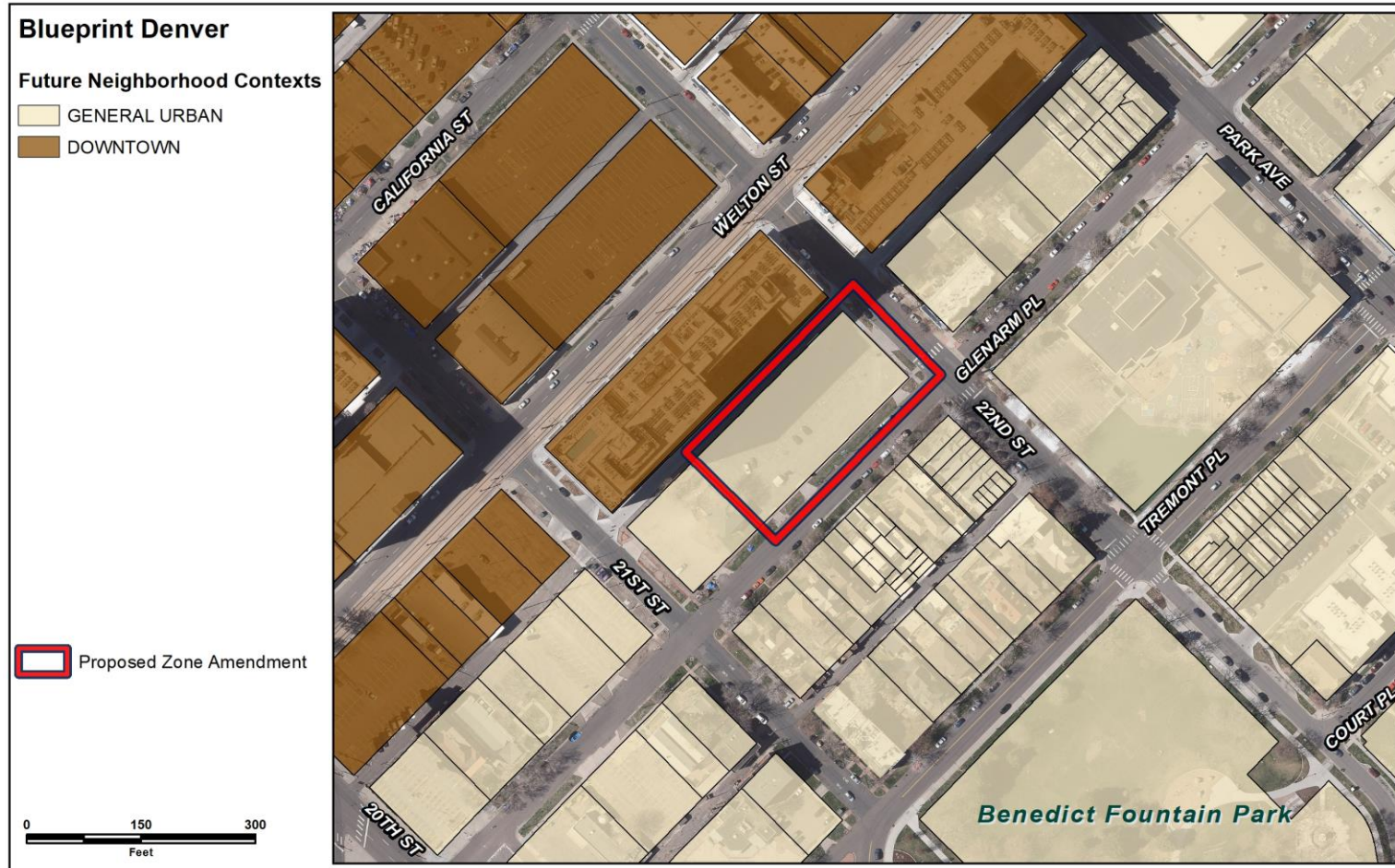
Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2040

- *Equitable, Affordable and Inclusive Goal 1 Strategy A – Increase development of housing units close to transit and mixed use developments*
- *Equitable, Affordable and Inclusive Goal 2 Strategy A – Create a greater mix of housing options in every neighborhood for all individuals and families*
- *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



- Neighborhood Context: General Urban
 - “multi-unit residential is the most common with some single-unit and mixed-use embedded. Block patterns are generally regular grid with consistent alley access. Multi-unit residential buildings are low- to mid-scale mixed in with some low-scale residential uses.” (p. 238).

Consistency with Adopted Plans: Blueprint Denver



Future Place Type: High-Medium Residential

- “a mix of low- to medium-scale multi-unit residential uses with some neighborhood-serving mixed use distributed throughout. Buildings are generally up to 8 stories in height. Block patterns are consistent and pedestrian-scaled building forms clearly define and activate the street.” (pg. 244)

Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

Consistency with Adopted Plans: Blueprint Denver

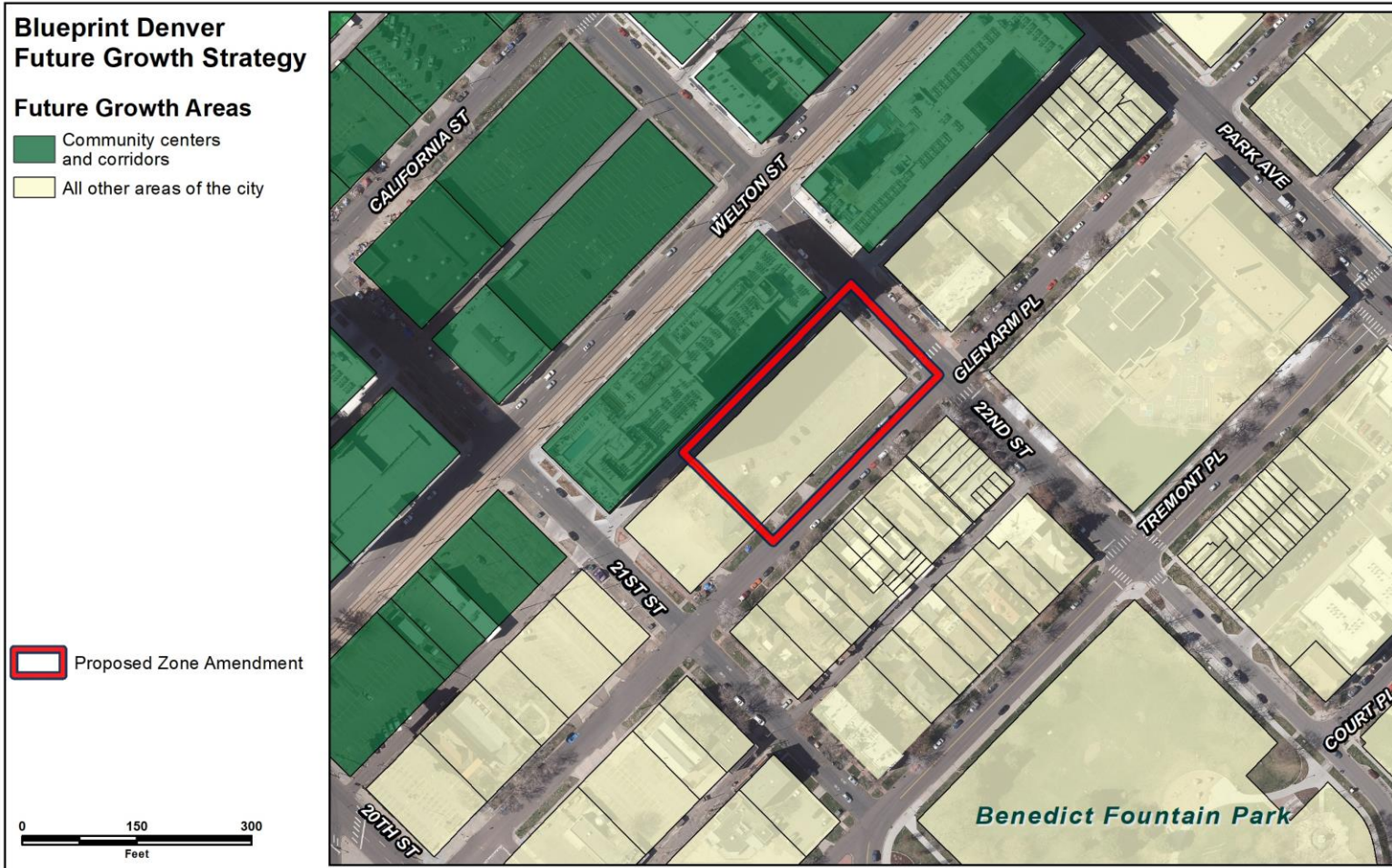


Future Street Type: Local Undesignated

- Can vary in their land uses and are found in all neighborhood contexts

Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

Consistency with Adopted Plans: Blueprint Denver



- Growth Areas Strategy: “All other areas of the city”
 - 10% of new jobs
 - 20% of new housing
- 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.

Consistency with Adopted Plans: Blueprint Denver

“rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC” (p. 73).

Consistency with Adopted Plans: Downtown Area Plan



- Encourage appropriate redevelopment of surface parking lots and underutilized properties. (p. 57)
- Identify redevelopment opportunities adjacent to the Welton Street Light Rail Transit line. (p. 57)

Consistency with Adopted Plans: Northeast Downtown Neighborhoods Plan

NORTHEAST DOWNTOWN NEIGHBORHOODS PLAN

THIS PLAN AMENDED IN 2016

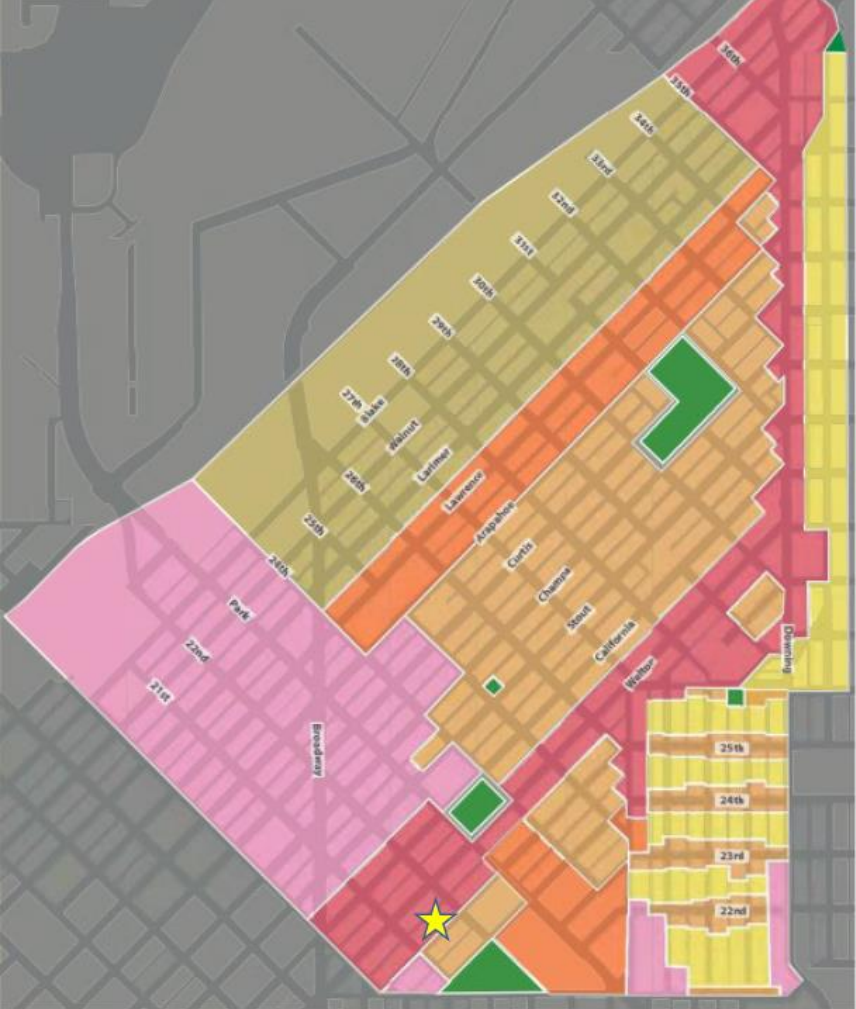
The 38th & Blake Station Area Height Amendments, as adopted under Ordinance 2016-0760, refines and updates the building height recommendations of this plan as applied to the area near the 38th and Blake commuter rail station; recommends a new regulatory approach to achieve greater building design standards; and recommends the integration of affordable housing and mixed income development within the 38th and Blake station area. Where there is conflict between the plan amendments and this plan, the plan amendments supersede this plan.

Adopted
May 23, 2011

- Complete and enhance the public realm
- Enhance and support existing retail corridors
- Create a development friendly atmosphere
- Protect neighborhood fabric
- Create appropriate transitions between neighborhoods
- Capitalize on transit



Consistency with Adopted Plans: Northeast Downtown Neighborhoods Plan



Future Land Use Map

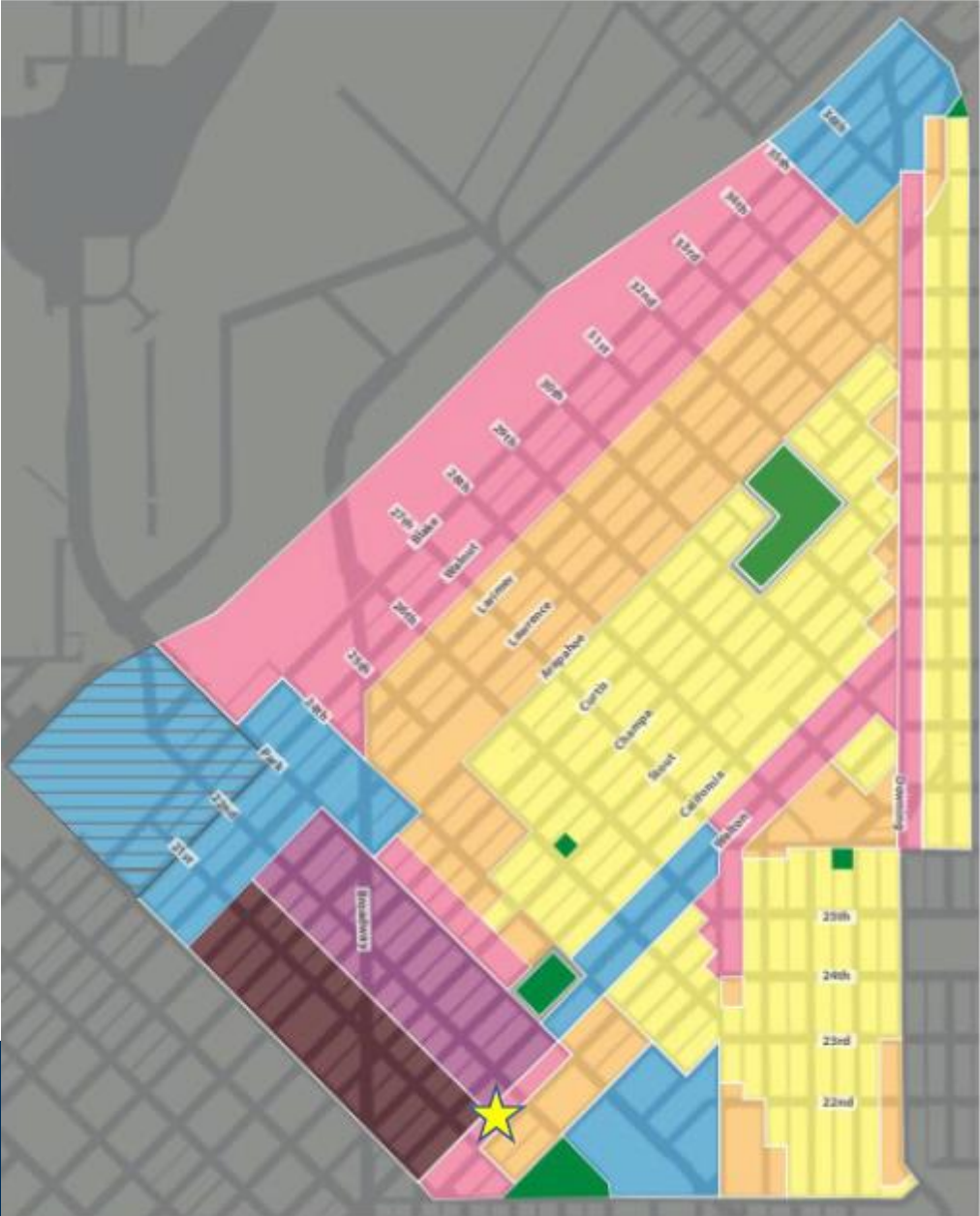
★ Proposed Rezoning

- Single Family
- Single Family/Row House
- Urban Residential
- Mixed Use
- TOD
- Mixed Use - Industrial
- Park

Future Land Uses

“Transit-oriented developments have land uses with a direct correlation to the function of a mass transit system. These development sites are located at stations or stops along mass transit lines, especially rail lines. **Transit-oriented developments provide housing, services, and employment opportunities** for a diverse population in a configuration that facilitates pedestrian and transit access. Within Northeast Downtown, TOD occurs at several different scales, reacting to the amount and type of transit service and the context of the existing adjacent neighborhoods.” (p. 16)

Consistency with Adopted Plans: Northeast Downtown Neighborhoods Plan



Building height guidance for a **maximum of 5 stories**

- 2.5 Stories
- 3 Stories
- 5 Stories
- 8 Stories
- 12th Stories
- 20th Stories
- Coors Field Context Area

★ Proposed Rezoning

Review Criteria

Denver 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

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
 - Changing plans, transforming area, Former Chapter 59 zoning
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
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CPD Recommendation

Based on the criteria for review in the Denver Zoning Code, staff recommends approval of Application 2021i-00128.

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