



201 W. Colfax Ave., Dept. 205
Denver, CO 80202
p: 720.865.2915
f: 720.865.3052
www.denvergov.org/CPD

TO: Denver City Council
FROM: Steve Nalley, Senior City Planner
DATE: July 6, 2015
RE: Denver Zoning Code – Map Amendment for rezoning from U-RH-2.5, UO-3 to U-RH-2.5, UO-3, CO-3. (Case# 2015I-00058)

I. CPD Recommendation

Based on the review criteria for conservation overlays and map amendments stated in the Denver Zoning Code (DZC), Sections 9.4.3.2.C (Review Criteria for Approval of Conservation Overlay District) and 12.4.10 (Map Amendment), CPD staff recommends that City Council approve the Scottish Village Conservation Overlay, CO-3 Denver Zoning Code Map Amendment, rezoning from U-RH-2.5, UO-3 to the proposed U-RH-2.5, UO-3, CO-3. The text of the CO-3 is subject to change until the final approval by City Council (see staff report case number 2015I-00067).

II. Summary and Purpose

The Scottish Village developed in the late 1800's and has a dense residential development pattern with high building coverage and narrow setbacks. Lot sizes vary due to curvilinear streets and narrow alleys, but most are shallow with small or non-existent backyards. Due to the limited outdoor areas, roof-top decks are a common feature. The Scottish Village is very unique and unlike other parts of Highland or the City of Denver. Councilwoman Judy Montero initiated this map amendment to map the proposed CO-3 conservation overlay district, by rezoning U-RH-2.5, UO-3 to U-RH-2.5, UO-3, CO-3 within the Scottish Village to better align the zoning with the unique character that exists in the Scottish Village.

If City Council approves this map amendment, CO-3 will ensure that development within the Scottish Village is consistent with the late 1800's building form pattern. These standards will implement the Highland Neighborhood Plan (1986), Comprehensive Plan 2000, and Blueprint Denver (2002), promote the public health, safety and welfare, provide uniform standards for conservation of the distinctive features, identity and character of the Scottish Village area. (see the proposed map amendment area on the following page).

Map of the proposed map amendment – (shaded in blue)



III. Public Process

Below is a summary of the public process for this amendment.

- October 2013** Highland United Neighbors, Inc (HUNI) submitted an initial proposal to CPD. The proposal contained problem statements, photos, graphics, maps, and proposed overlay language.
- 2013-2015** Additional discussions took place with HUNI, CPD and Judy Montero’s office.
- November 11, 2014** HUNI hosted a public meeting in the Highland neighborhood to present and seek input on zoning overlays.
- December 11, 2014** HUNI hosted a follow-up public meeting in the Highland neighborhood to seek additional input on zoning overlays.
- January 9, 2015** Denver City Councilwoman Judy Montero initiated the proposed amendment.
- January -March** CPD drafted proposed overlay language.
- February 10, 2015** CPD attended the HUNI PCD meeting to discuss the amendment.
- February 28, 2015** CPD presented a summary of the amendment to Inter-Neighborhood Cooperation Zoning and Planning committee.
- March 30, 2015** Draft of the amendment posted to CPD website for public and City agency review; email notice was sent to all Registered Neighborhood Organizations (RNOs) noticing the scheduled Planning Board public hearing, with link to updated draft and summary.
- April 14, 2015** CPD attended the HUNI PCD meeting to discuss comments on the amendment.
- April 14, 2015** Public Notification sent for April 29, 2015 Planning Board public hearing. Notice emailed to all RNOs and signs were posted throughout subject amendment area.

- April 29, 2015** Planning Board public hearing Planning Board unanimously recommended approval of this map amendment.
- May 13, 2015** Neighborhoods and Planning Committee
- June 1, 2015** City Council First Reading
- June 8, 2015** City Council amended bill for proposed text amendment and postponed public hearing on proposed text amendment until July 6, 2015.
- July 6, 2015** City Council Public Hearing

IV. Existing Context

The area to be rezoned contains multiple properties that are generally bounded by 32nd Avenue, Clay St, Dunkeld Pl. and Zuni Street in the Highland neighborhood. The area to be rezoned is composed of primarily residential land use, including single family, two unit and multifamily dwellings. The entire rezoning area is currently zoned U-RH-2.5, UO-3.

	Existing Zoning	Existing Land Use	Blueprint Denver
Site	U-RH-2.5, UO-3	Medium and low density residential	Area of Stability Single Family Duplex
North	U-TU-B, and U-TU-B, UO-3	Low density residential	Area of Stability Single Family/ Single Family Duplex
South	G-MX-3, and C-MX-5 UO-1, UO-2	Multiple uses including office, retail, and residential	Area of Change and Area of Stability Town Center and Campus
East	G-MX-3, UO-1, UO-2 and G-MU-3, UO-3	Multiple uses including residential, office, and retail	Area of Stability Single Family Duplex
West	G-MU-3, UO-3	North High School	Area of Stability Campus



V. Criteria for Review and CPD Staff Evaluation

1. The proposed Map Amendment is Consistent with the Conservation Overlay Review Criteria

Section 9.4.3.2.C establishes review criteria for approval of a Conservation Overlay District, which states a Conservation Overlay District shall meet one or more of the following criteria:

1. The district contains distinctive building features, such as period of construction, style, size, scale, detailing, mass, color and material; and/or
2. The district contains distinctive site planning and natural features, such as lot platting, building lot coverage, street layout, setbacks, alleyways, sidewalks, creek beds, parks and gardens.

The proposed Scottish Village Conservation Overlay, CO-3 meets both review criteria by creating size, scale and mass standards to be more consistent with the existing and distinct building features by allowing greater size, scale, and mass than the standards of the underlying zone district. Narrower setbacks and greater building coverage are also created by the proposed CO-3 to be more consistent with the distinct, small lot site planning found in the Scottish Village.

In addition to the review criteria above, Conservation Overlay Districts are considered zoning text amendments and map amendments and are subject to the review criteria found in Section 12.4.11 and 12.4.10 respectively. Accordingly, CPD analyzed the proposed Scottish Village Conservation Overlay, CO-3 Denver Zoning Code text amendment and map amendment for compliance with the review criteria. The review criteria compliance for a map amendment is detailed below. The review criteria compliance for a text amendment is detailed in a separate staff report, case number 2015I-00067.

2. The proposed Map Amendment is Consistent with the City's Adopted Plans

The Map Amendment is consistent with the City's following adopted plans:

- Denver Comprehensive Plan 2000
- Blueprint Denver (2002)
- Highland Neighborhood Plan (1986)

Denver Comprehensive Plan 2000

Denver's planning foundation is built on the acknowledgement that the combination of new development and traditional Denver form must blend to provide attractive, appropriately scaled urban places. Highland, one of Denver's most popular and desirable neighborhoods, is experiencing intense development pressure. Altering zoning standards to better recognize the existing character of the neighborhood is consistent with the guidance of Comp Plan 2000, highlighted below:

"Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses." (pg. 60)

"Sustaining excellent urban design requires Denver to use its best legacies to guide the future. While new development need not conform to precise historical or architectural particulars, it must reflect the fine qualities of design and use of materials inherent in Denver's unique natural setting and urban character. This applies to Downtown, smaller commercial areas, residential neighborhoods, commercial and industrial corridors, and both new construction and rehabilitation. It also applies to infrastructure — streets, bridges and drainageways — as well as to both public and private buildings." (pg. 89)

"Promote standards and incentives for design that enhance the quality and character of the city, including the preservation of significant historic structures and features." (pg. 98)

“Identify community design and development issues, and target specific concerns with appropriate controls and incentives.” (pg. 98)

“Ensure that the Zoning Code reinforces quality urban design.” (pg. 99)

Blueprint Denver – 2002

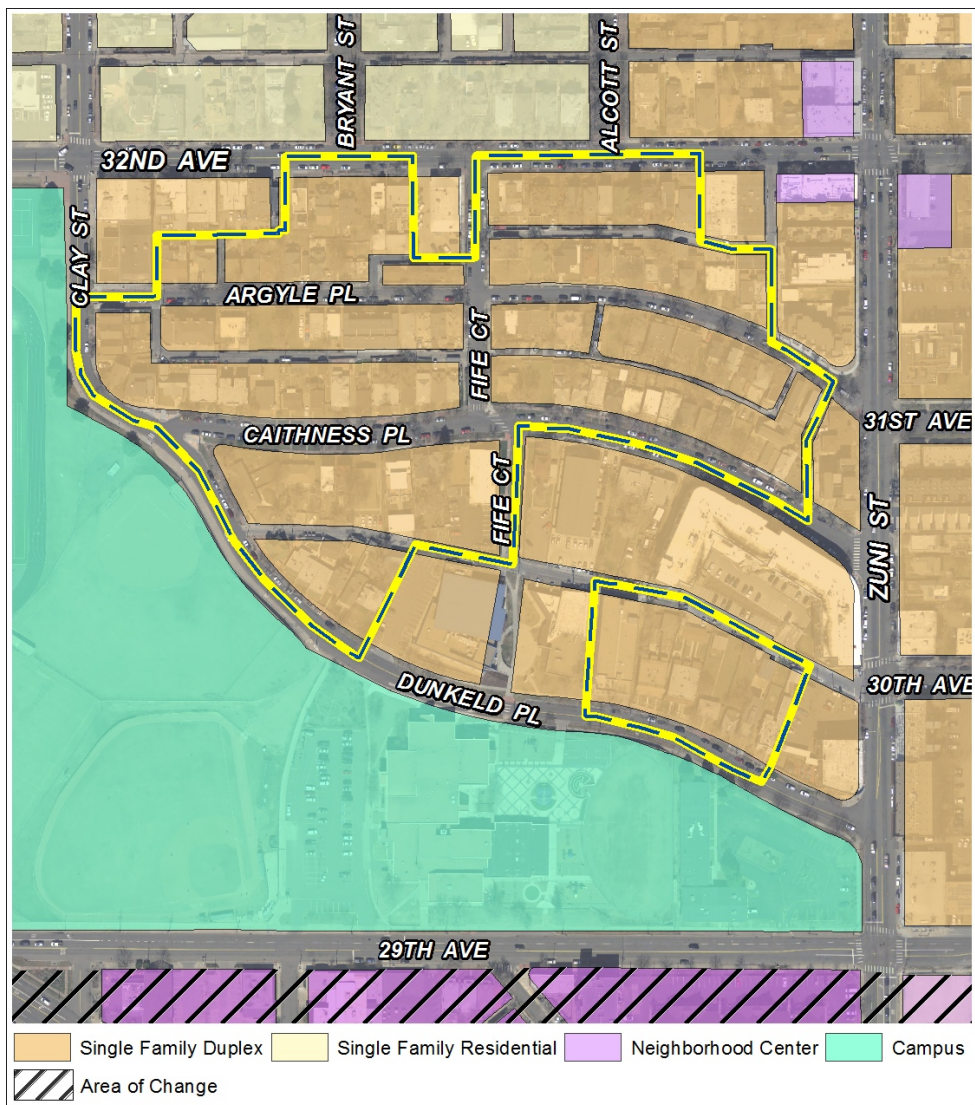
The proposed map amendment area is designated as a Single Family Duplex Area of Stability.

The goal for Areas of Stability is to “identify and maintain the character of an area while accommodating some new development and redevelopment.” (pg. 120) The proposed CO-3 conservation overlay district map amendment alters the underlying zoning to better maintain the character of the Scottish Village area.

“Single family duplex residential areas are moderately dense areas that are primarily residential but with some complementary, small-scale commercial uses. However, the employment-base is minor compared to the housing base. There is a mixture of housing types, including single-family houses, duplexes, townhouses and small apartment buildings.” (pg. 41) The proposed CO-3 conservation overlay district map amendment does not change the allowed uses or housing types of the underlying zone district, but instead requires the housing types to be more consistent with the defining character of the area.

Blueprint Denver also recognizes the need for overlay zone districts stating “this type of zoning can apply to areas where there are similar objectives but where the base zoning varies or where additional standards are needed to reinforce a certain character.” (pg. 125) The proposed CO-3 conservation overlay district map amendment introduces additional standards that address size, scale, mass, and site features that recognize and reinforce the established character specific to the Scottish Village.

Blueprint Denver Map



Highland Neighborhood Plan – 1986

The Highland Neighborhood Plan is “intended to promote patterns of land use, urban design, circulation and services which encourage and contribute to the economic, social, and physical health, safety and welfare of the people who live and work in the neighborhood.” (pg. 1) The Highland neighborhood has changed drastically since the adoption of the plan. Many of the strategies and recommendations of the plan have been implemented. A major focus of the plan is to heighten the sense of neighborhood pride, revitalize the housing stock and maintain and stabilize the character of the neighborhood. The proposed CO-3 conservation overlay district map amendment further implements the strategies the Highland neighborhood plan by acknowledging and reinforcing the development patterns that are part of the neighborhood’s distinct character.

3. The proposed Map Amendment Results in Uniformity of District Regulations and Restrictions

This map amendment will result in uniform regulations applicable to all new buildings within land mapped CO-3.

4. The proposed Map Amendment Furthers the Public Health, Safety and Welfare

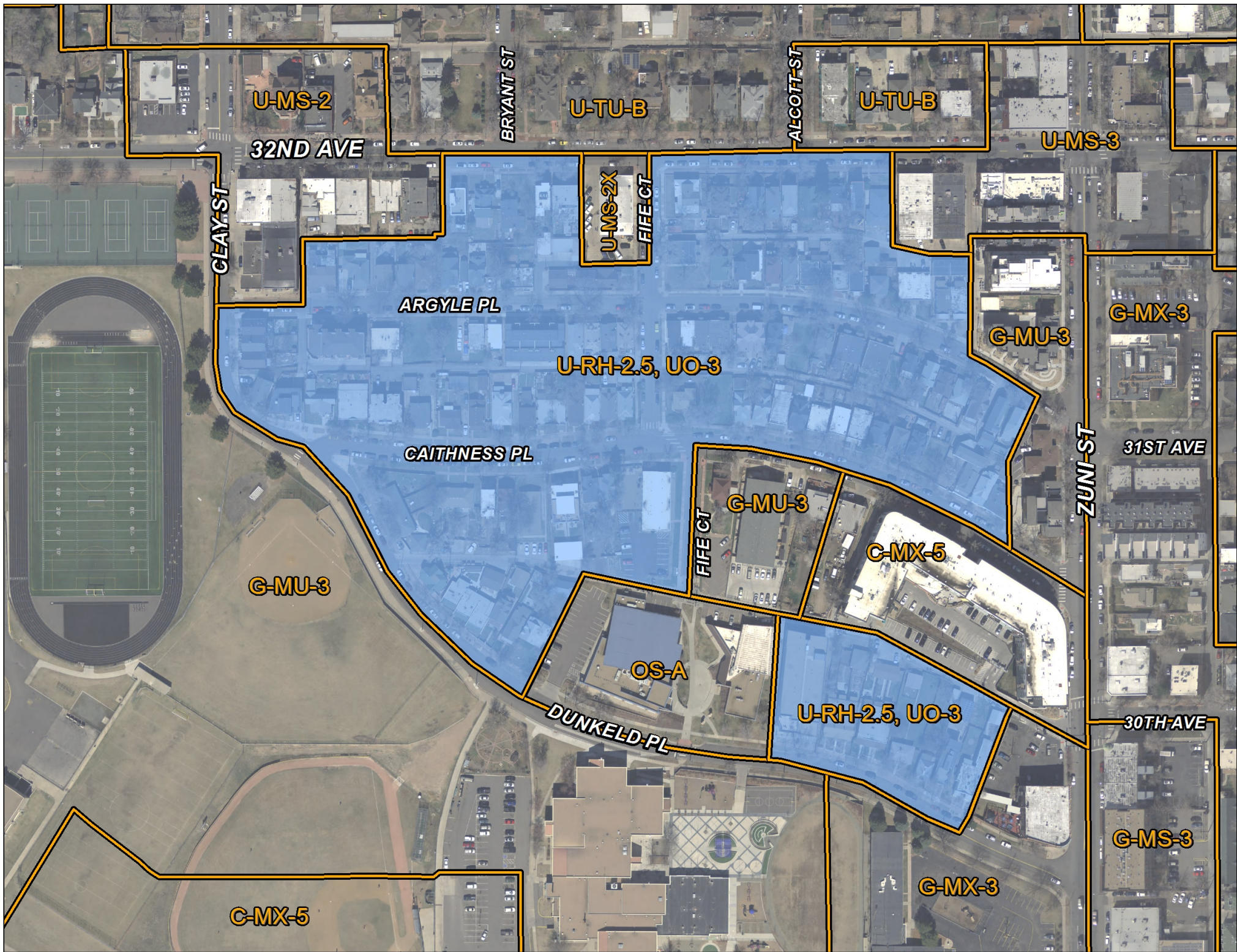
This map amendment furthers the public health, safety, and general welfare of Denver residents as it provides for context-sensitive and character reinforcing standards that further stabilize the established neighborhood.

VI. CPD Recommendation

Based on the review criteria for conservation overlays and map amendments stated in the Denver Zoning Code (DZC), Sections 9.4.3.2.C (Review Criteria for Approval of Conservation Overlay District) and 12.4.10 (Map Amendment), CPD staff recommends that City Council approve the Scottish Village Conservation Overlay, CO-3 Denver Zoning Code Map Amendment, rezoning from U-RH-2.5, UO-3 to the proposed U-RH-2.5, UO-3, CO-3. The text of the CO-3 is subject to change until the final approval by City Council (see staff report case number 2015I-00067).

VII. Attachments

1. Proposed map of the Scottish Village Conservation Overlay (CO-3) Map Amendment.



U-MS-2

U-TU-B

U-TU-B

U-MS-3

32ND AVE

BRYANT ST

ALCOTT ST

CLAY ST

U-MS-2X

FIFE CT

ARGYLE PL

U-RH-2.5, UO-3

G-MU-3

G-MX-3

CAITHNESS PL

31ST AVE

JUNI ST

G-MU-3

FIFE CT

G-MU-3

C-MX-5

OS-A

U-RH-2.5, UO-3

30TH AVE

DUNKELD PL

G-MS-3

C-MX-5

G-MX-3