



---

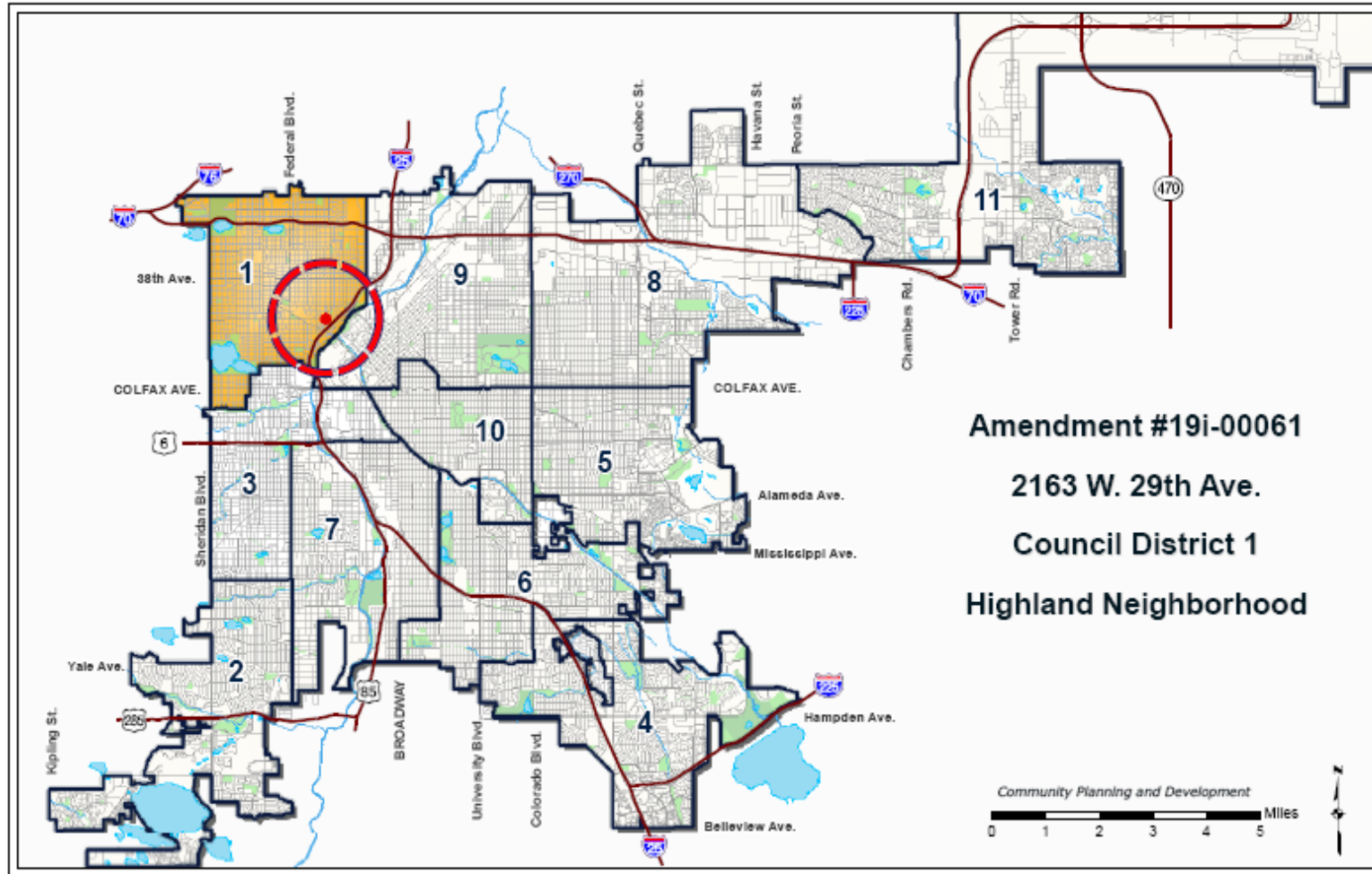
# 2163 W. 29<sup>th</sup> Avenue

2019I-00061

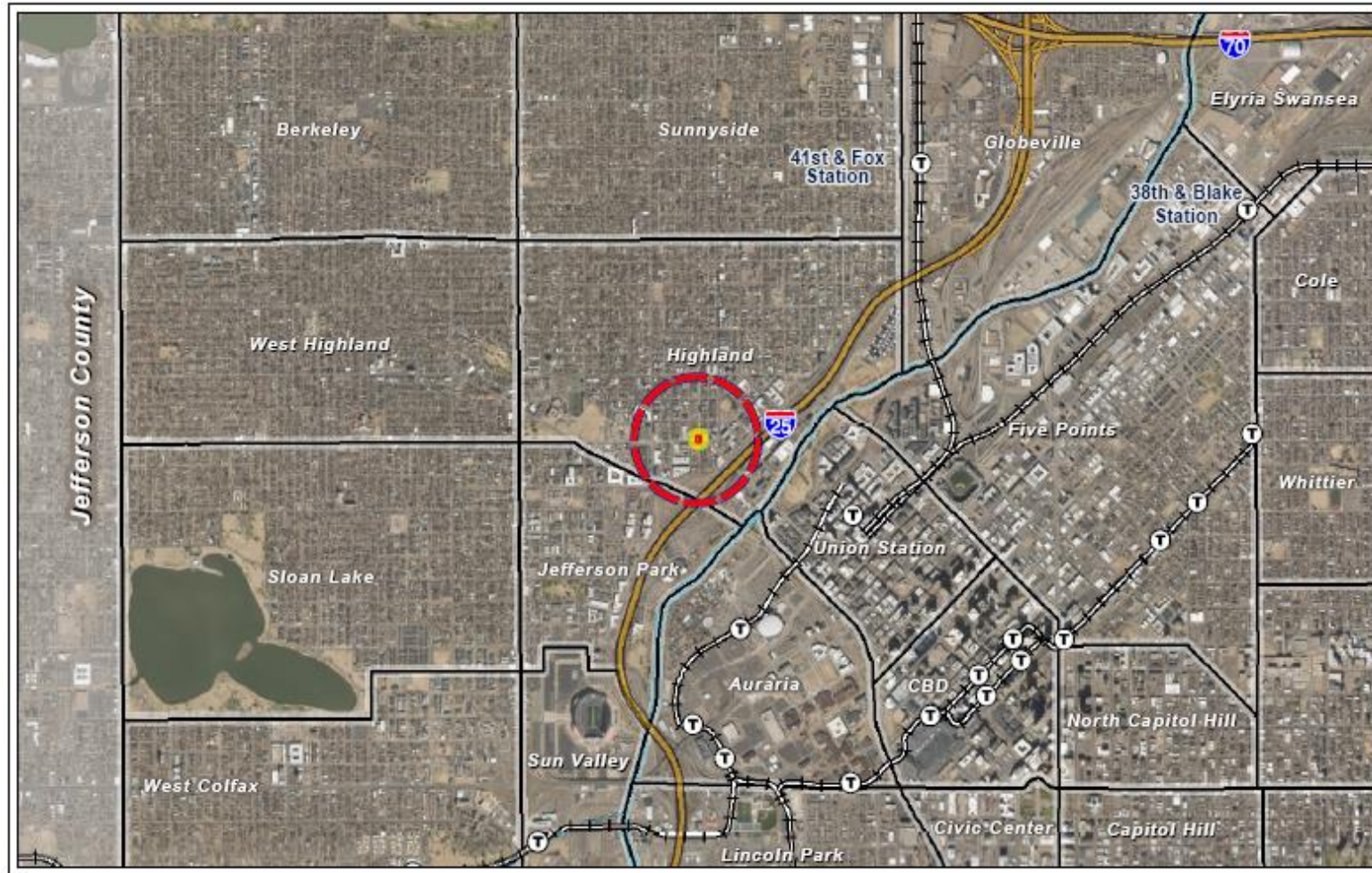
Request: PUD 76 to G-MU-3

Date: 5/18/2020

# Council District 1



# Highland Neighborhood

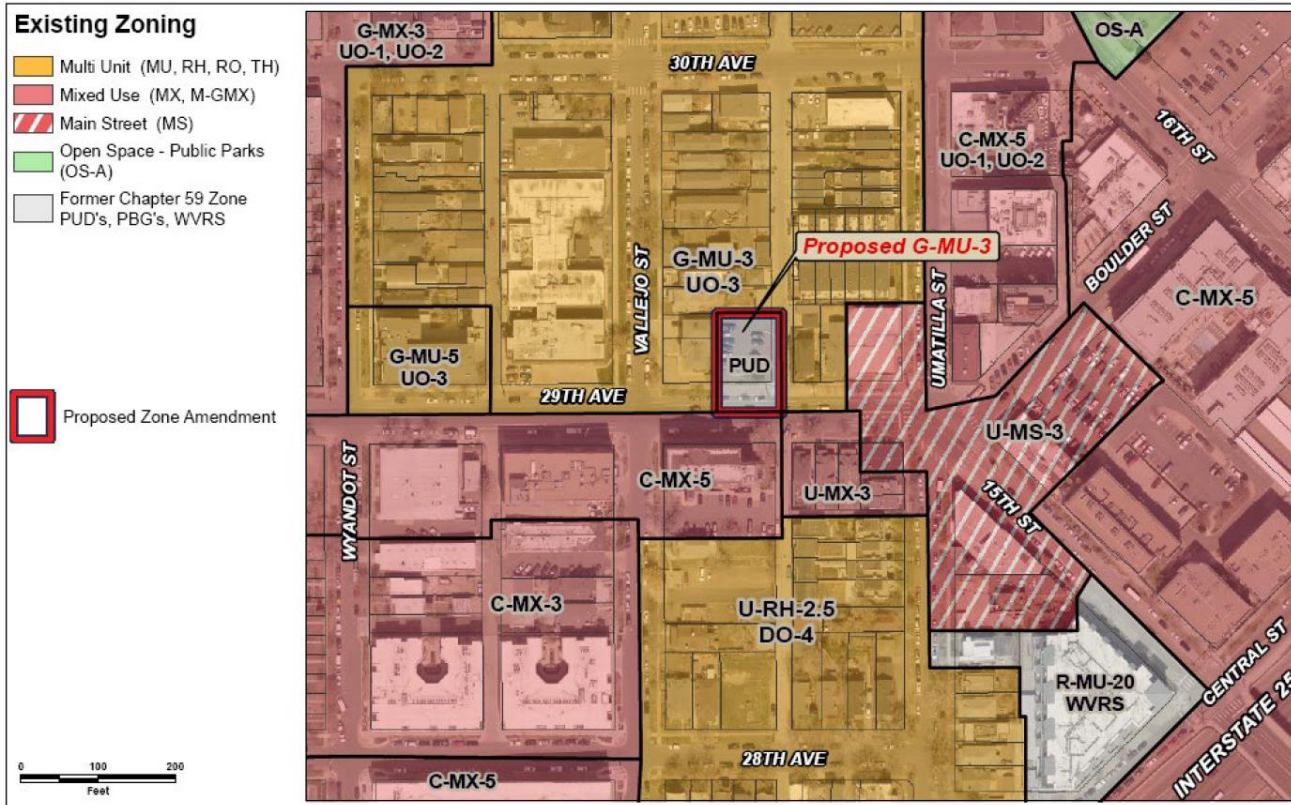


# Request: G-MU-3



- Location
  - Approx. 6,090 square feet
  - 0.13 acres
  - Parking
- Proposal
  - Rezoning from PUD 76 to G-MU-3
  - Allows Urban House, Duplex, Garden Court, Townhouse, Apartment
  - Max. building height 30-40 feet

# Existing Zoning: PUD 76



- Zoning: PUD 76
- Surrounding Zoning:
  - G-MU-3, UO-3
  - G-MX-5
  - U-MX-3

# Existing Zoning: PUD 76

13. Describe briefly the nature and expected effect of the proposed amendment. Be sure to include an explanation of the legal basis for the proposal: either (a) the error in the map as approved by city council, or (b) the changed or changing conditions making the proposed amendment necessary.

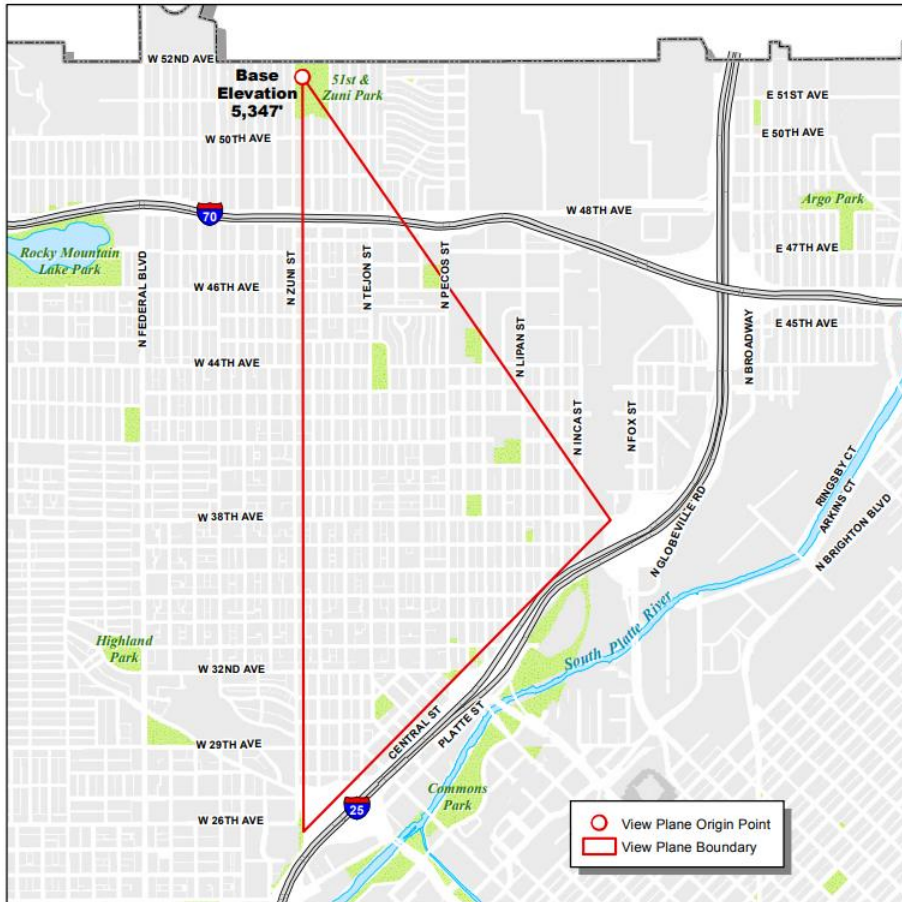
The Parcel that we propose for change to P.U.D. would immediately be used for parking in conjunction with the Wheeler Block office building directly across the street. We're changing the conditions of the area by renovating this Historic Structure from a condemned apartment complex to a 30,000 sq.ft. office building, that presently has only 31 parking spaces for its future tenants, arriving September 1982.

In order that our future tenants do not overburden the on-street parking areas used by the area residents, we're proposing to increase our number of parking spaces available through this P.U.D. application.

In addition, this P.U.D. may permit the allowable uses of the R-3 zone with a height limitation of 40'.

# Existing Context: View Plane

Park at 51st Avenue and Zuni Street View Plane



- Preserve view of central business district from 51<sup>st</sup> and Zuni Park
- Sight is subject to maximum height of 86-90 feet
- Proposed zone district of G-MU-3 has lower height restriction of 40 feet maximum height for primary structures

025000 1,000, 500, 2,000 Feet

April 2013  
Source: City and County of Denver  
Community Planning and Development

# Existing Land Use



- Land Use: Parking
- Surrounding Land Uses:
  - Single-Unit Residential
  - Multi-Unit Residential
  - Office
  - Commercial
  - Mixed-Use



# Existing Building Form/Scale



# Existing Building Form/Scale



# Process

- Informational Notice: 10/7/19
- Planning Board Notice Posted: 1/21/20
- Planning Board Public Hearing : 2/5/20
- LUTI Committee: 2/11/20
- City Council Public Hearing: 5/18/20
  
- Public Comment
  - No public comment received

# 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

1. Consistency with Adopted Plans
  - Comprehensive Plan 2040
  - Blueprint Denver (2019)
  - Highland Neighborhood Plan (1986)
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

# 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 (p. 28).*
- **Strong and Authentic Neighborhoods Goal 1, Strategy B** – *Ensure neighborhoods offer a mix of housing types and services for a diverse population (p.34).*
- **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).*
- **Environmentally Resilient Goal 8, Strategy A** – *Promote infill development where infrastructure and services are already in place (p.54).*
- **Environmentally Resilient Goal 8, Strategy C** – *Focus growth by transit stations and along high- and medium-capacity transit corridors (p. 54).*

# Review Criteria: Consistency with Adopted Plans

## Equity

### Comprehensive Plan 2040

- **Equitable, Affordable and Inclusive** Goal 1, Strategy A – *Increase development of housing units close to transit and mixed-use developments* (p. 28).



# Review Criteria: Consistency with Adopted Plans

## Climate

### Comprehensive Plan 2040

- **Environmentally Resilient Goal 8, Strategy A** – *Promote infill development where infrastructure and services are already in place (p.54).*
- **Environmentally Resilient Goal 8, Strategy C** – *Focus growth by transit stations and along high- and medium-capacity transit corridors (p. 54).*





# Consistency With Adopted Plans

## Blueprint Denver (2019)

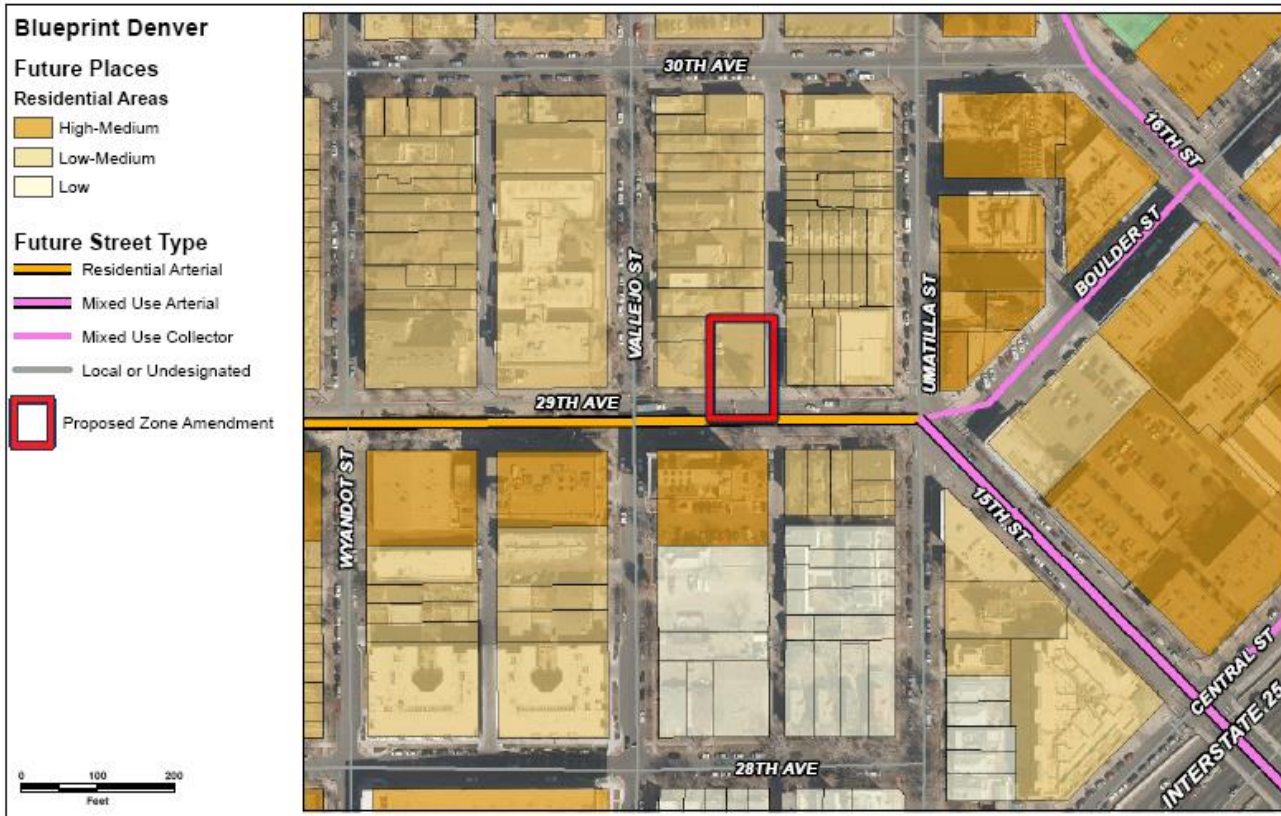


## Future Context

- 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.
- High degree of walkability, bikeability, and good access to transit

# Consistency With Adopted Plans

## Blueprint Denver (2019)



## Future Place

## Low-Medium Residential

- Mix of low- to mid-scale multi-unit residential options
- Buildings are generally 3 stories or less in height

# Consistency With Adopted Plans

## Blueprint Denver

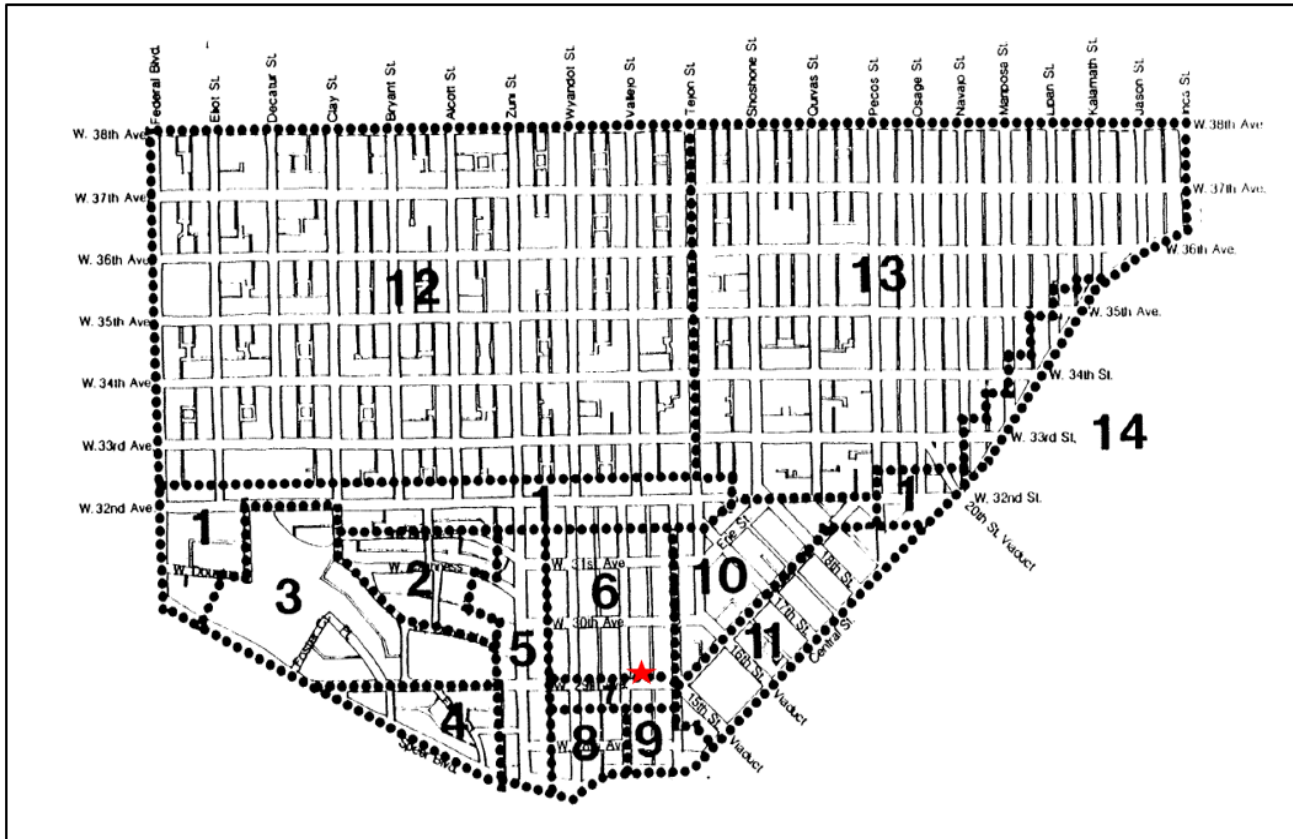


## Growth Areas Strategy

- All other areas of the city
- Anticipated to see around 20% of new housing growth and 10% of new employment growth by 2040
- *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

## Highland Neighborhood Plan (1986)



- Vision:
  - Housing would be available in a balanced mix of types and costs which would enhance the existing socioeconomic mix of people living in the neighborhood.
- General Recommendations:
  - Create more housing options
  - Encourage a mixture of residential types and costs as part of new developments
  - Improve and stabilize the condition of housing
- Subarea Recommendations:
  - Promote infill housing which is compatible with existing low-moderate density

# Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
  - Proposed rezoning will result in uniform application of zone district building form, use and design regulations
3. Further Public Health, Safety and Welfare
  - Implements adopted plans
  - Provides additional housing units that are compatible with neighborhood
4. Justifying Circumstances
  - Change to such a degree that the proposed rezoning is in the public interest
    - Former Chapter 59 zoning
5. Consistency with Neighborhood Context, Zone District Purpose & Intent

# 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

# Staff Recommendation

CPD recommends **approval**, based on finding that 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