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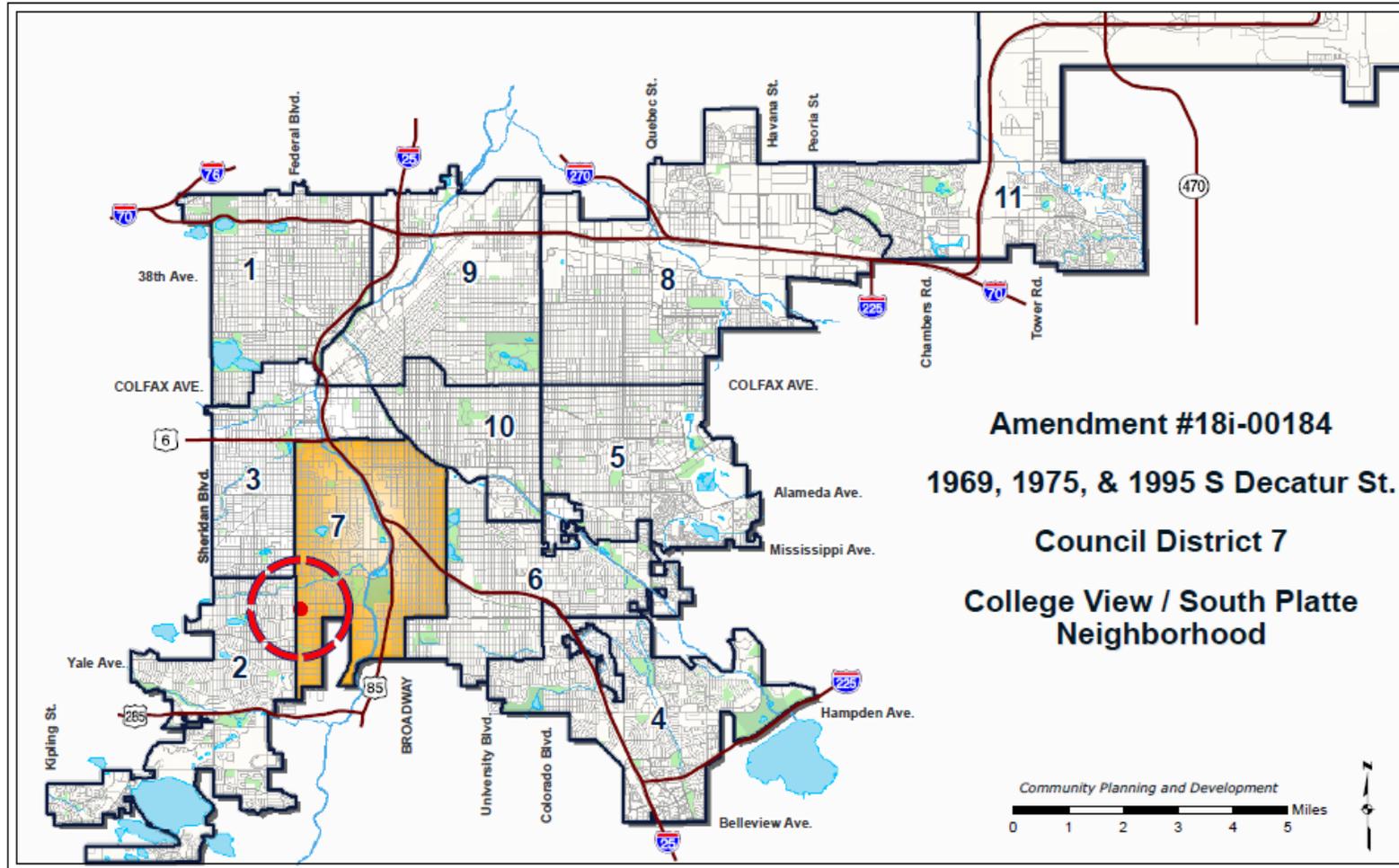
# Official Map Amendment

#2018I-00184 for 1969, 1975, & 1995 S. Decatur Street  
& 1957 S. Decatur Street Rear

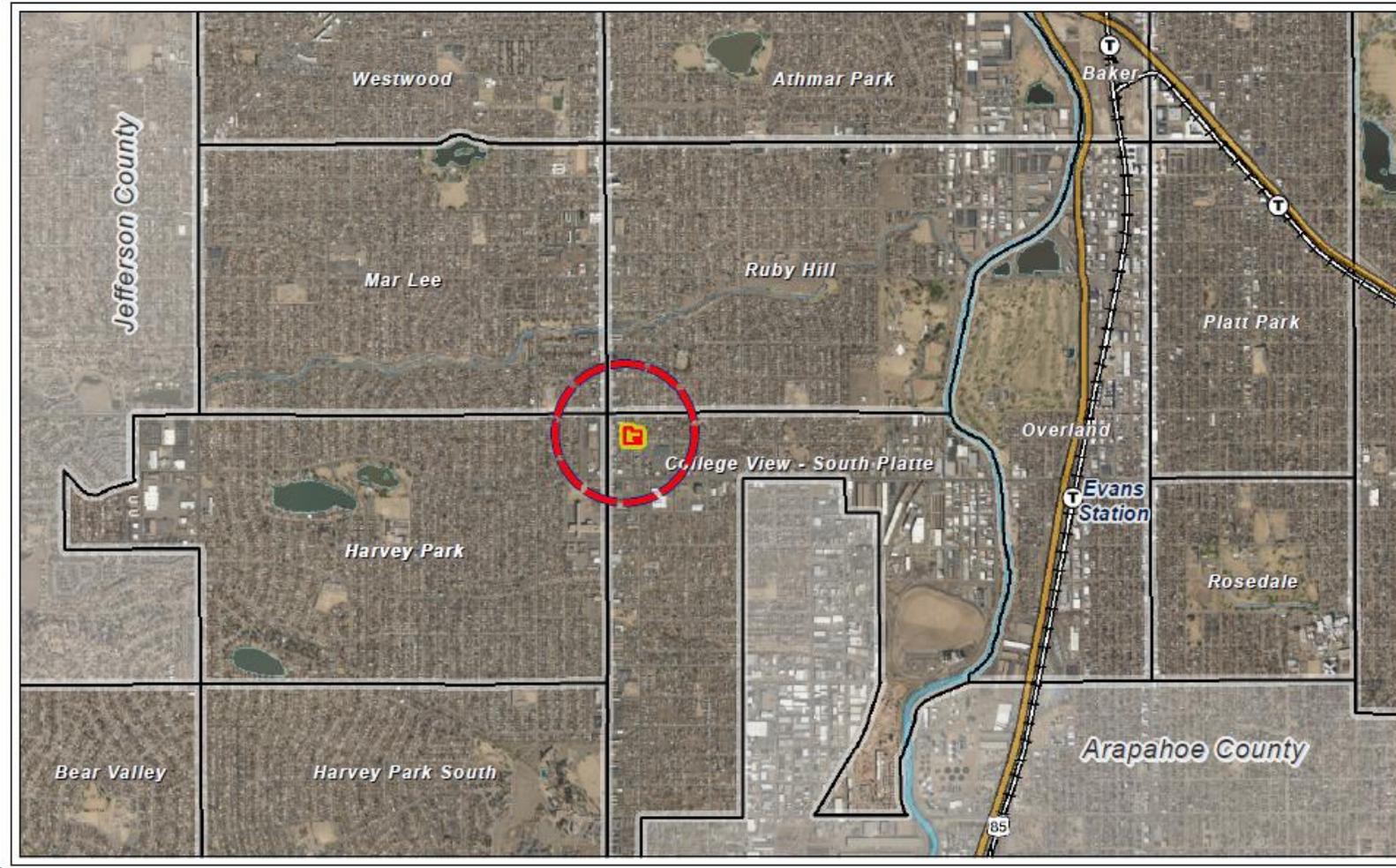
R-2-A to S-MU-3

LUTI, July 25, 2019

# Council District 7



# College View / South Platte Neighborhood





- **Location:**
  - 70,209 square feet
  - 3 multi-unit buildings
- **Proposal:**
  - Rezone from R-2-A (Former Chapter 59) to S-MU-3
  - Bring the site into the DZC

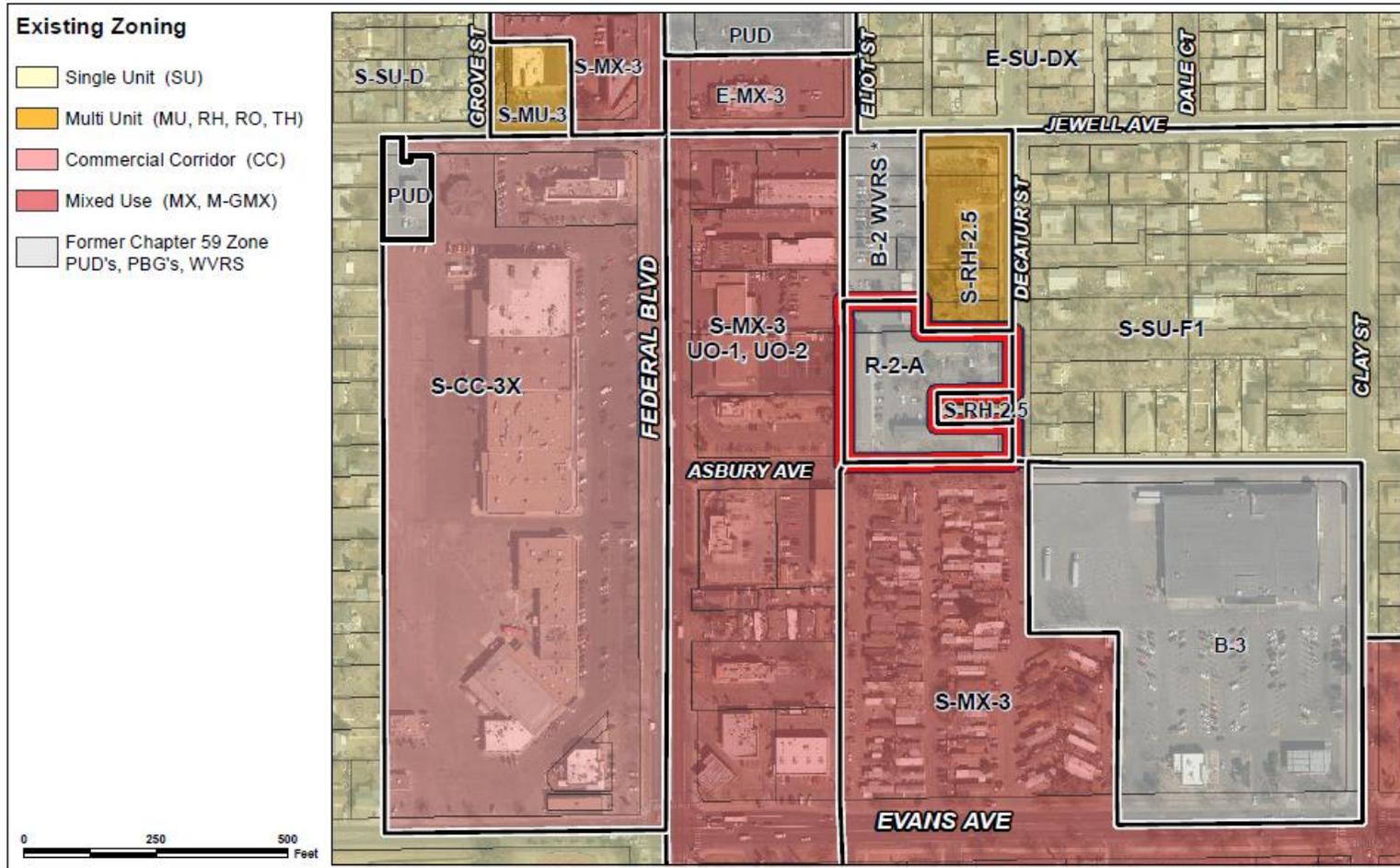
# Request: S-MU-3

## ARTICLE 3. SUBURBAN (S-) NEIGHBORHOOD CONTEXT



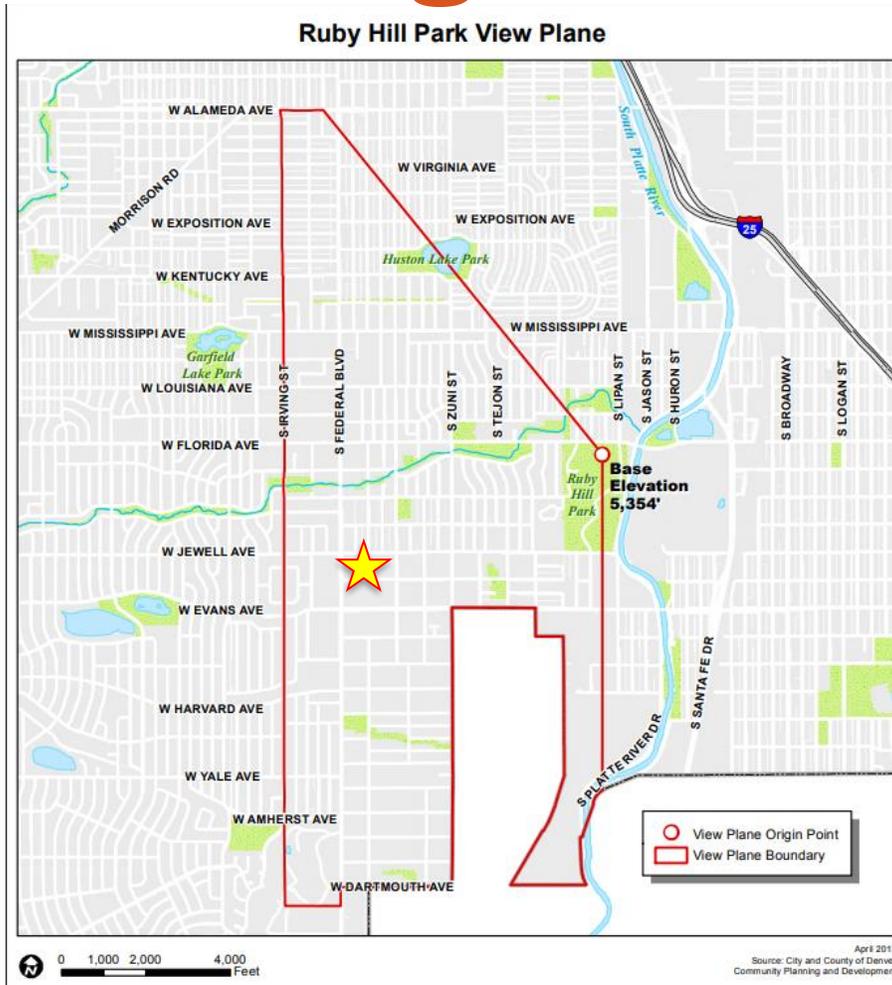
- Suburban Multi-Unit – 3 stories
- Allows for residential uses in the suburban house, duplex, row house, and apartment building forms up to a maximum height of three stories

# Existing Context – Zoning



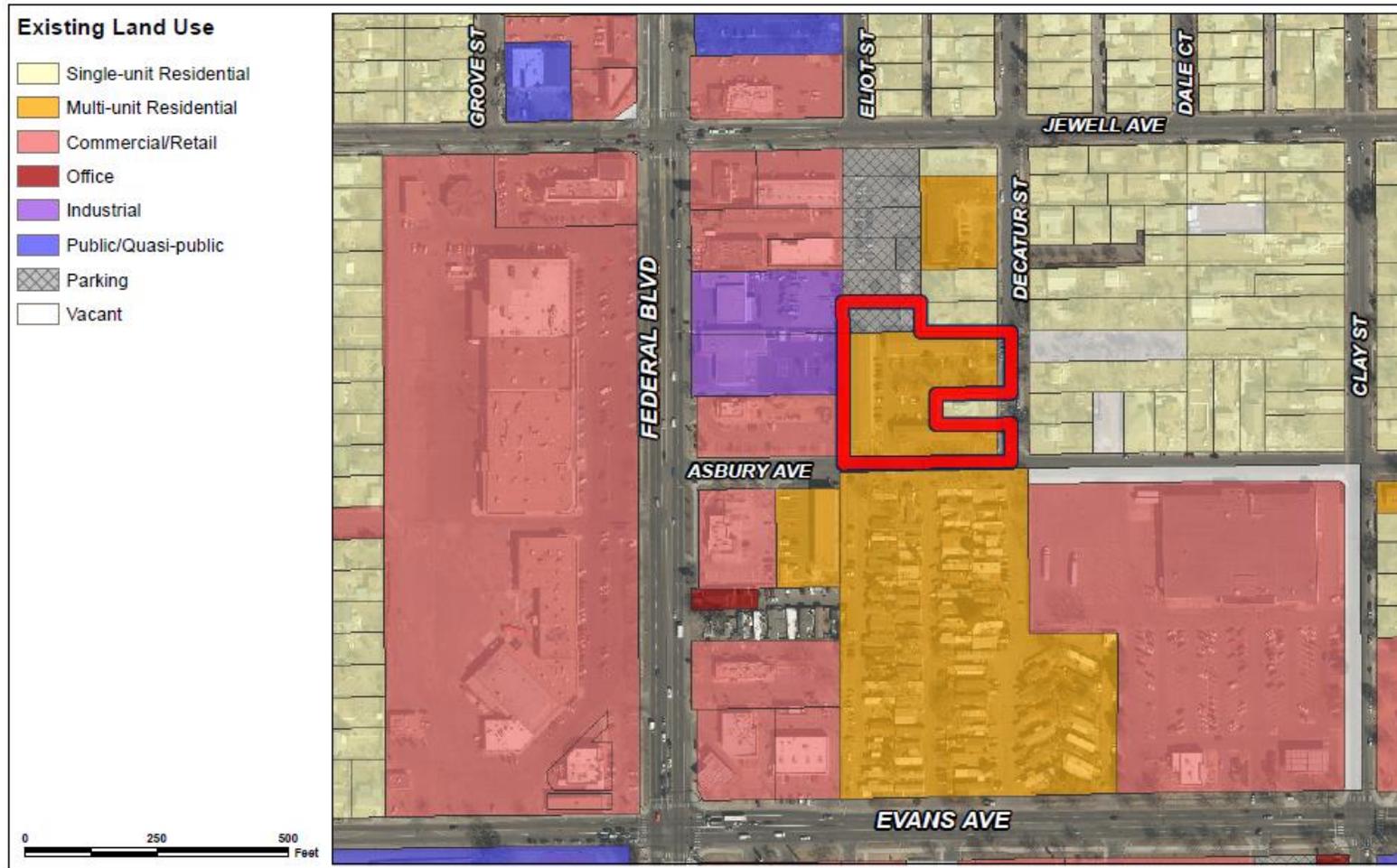
- Subject site: R-2-A
- Surrounding Properties:
  - B-2 with waivers and conditions
  - S-RH-2.5
  - S-MX-3
  - S-MX-3 UO-1 and UO-2
  - S-SU-F1
  - B-3

# Existing Context – View Plane



Maximum Allowable Height  $\approx$  75-80 feet

# Existing Context – Land Use

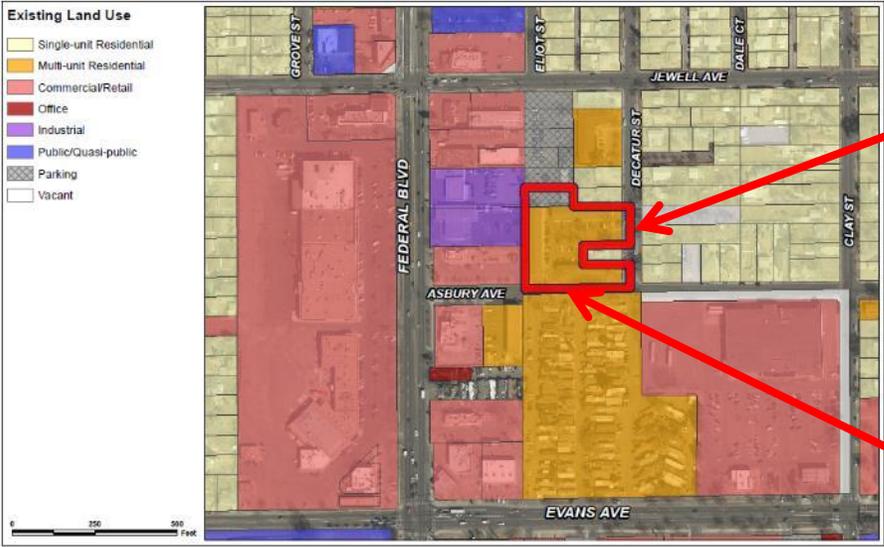


- **Subject Property:** multi-unit residential
- **North/out parcel:** single-unit residential; parking; multi-unit residential
- **East:** single-unit residential
- **South:** multi-unit residential; commercial
- **West:** commercial, industrial

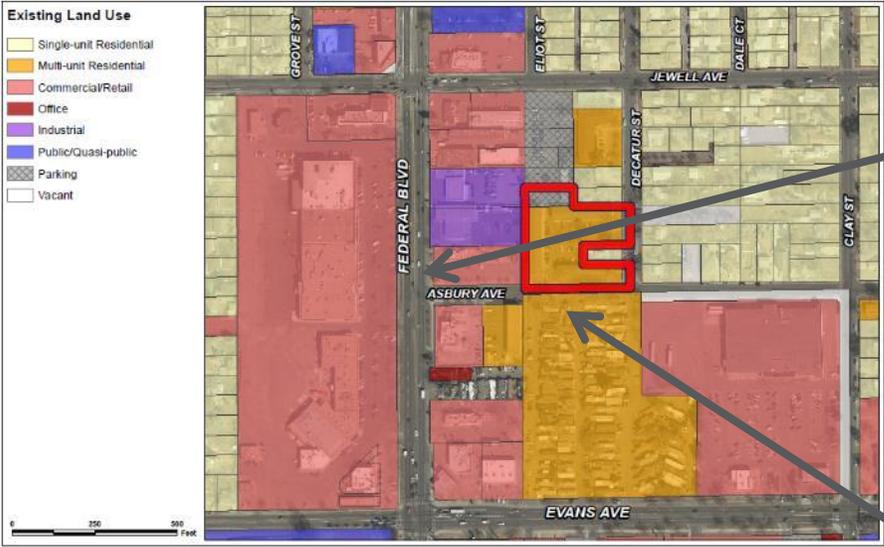
# Existing Context – Building Form/Scale



# Existing Context – Building Form/Scale



# Existing Context – Building Form/Scale



# Existing Context – Building Form/Scale



# Process

- Informational Notice: 2/25/19
- Planning Board Public Hearing: 7/10/19
  - Voted unanimously (10-0) to recommend approval
- LUTI Committee: 7/30/19
- City Council Public Hearing (tentative): 9/9/19
- Public Comment
  - No comments to date

# 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)

## 2. Uniformity of District Regulations

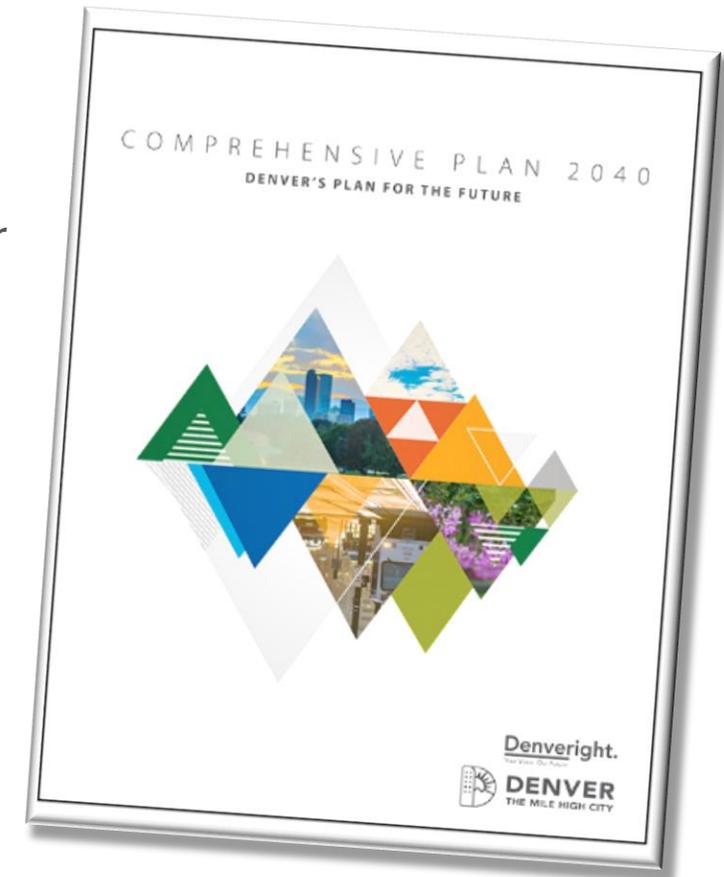
## 3. Further Public Health, Safety and Welfare

## 4. Justifying Circumstances

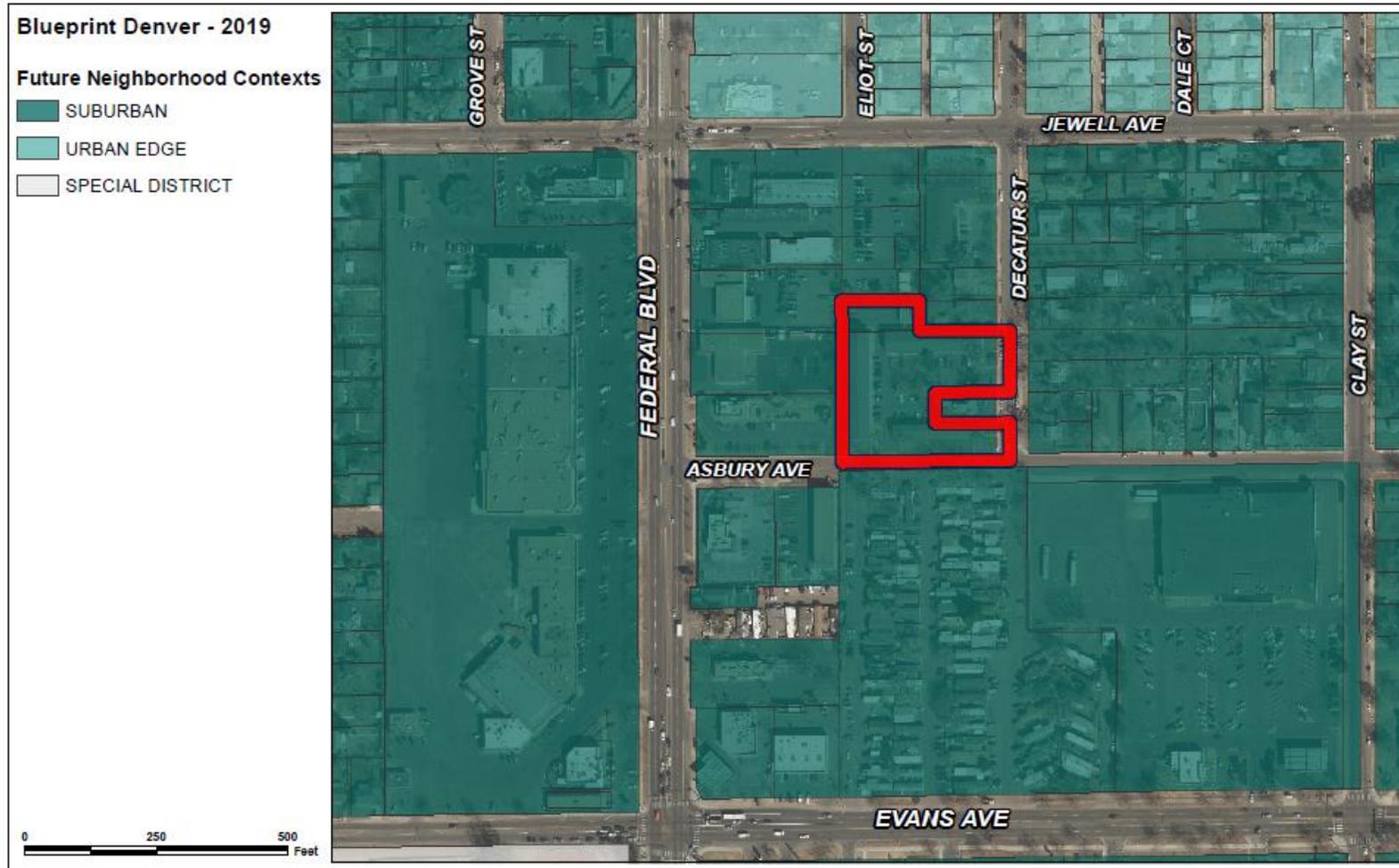
## 5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Consistency with Adopted Plans: Comprehensive Plan 2040

- *Equitable, Affordable, and Inclusive Goal 1, Strategy A – Increase the development of housing units close to transit and mixed-use developments (p. 27).*
- *Equitable, Affordable, and Inclusive Goal 2, Strategy A – Create a greater mix of housing options in every neighborhood for all individuals and families (p. 27).*
- *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 8 – Promote infill development where infrastructure and services are already in place (p. 54).*

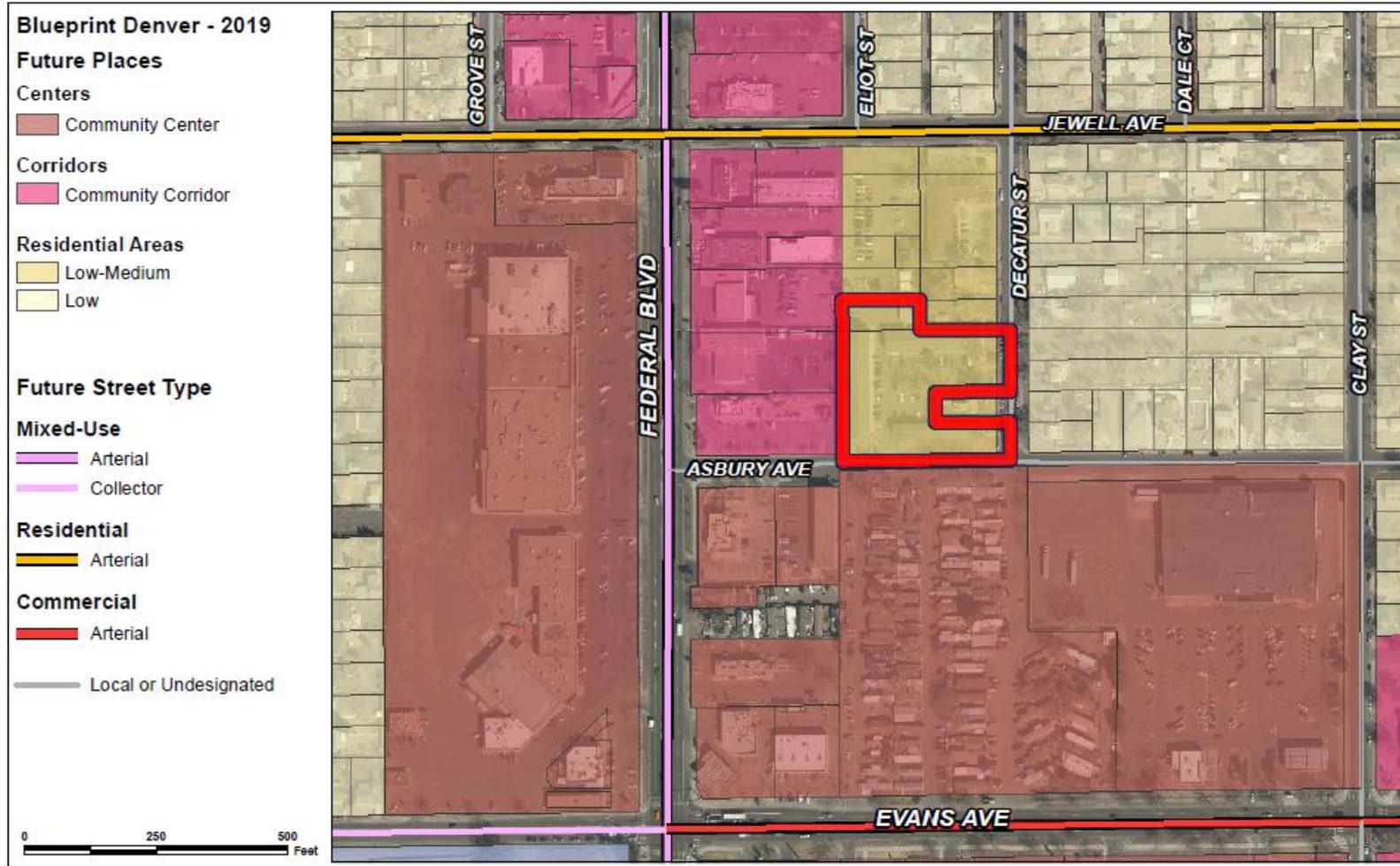


# Consistency with Plans: Blueprint Denver 2019



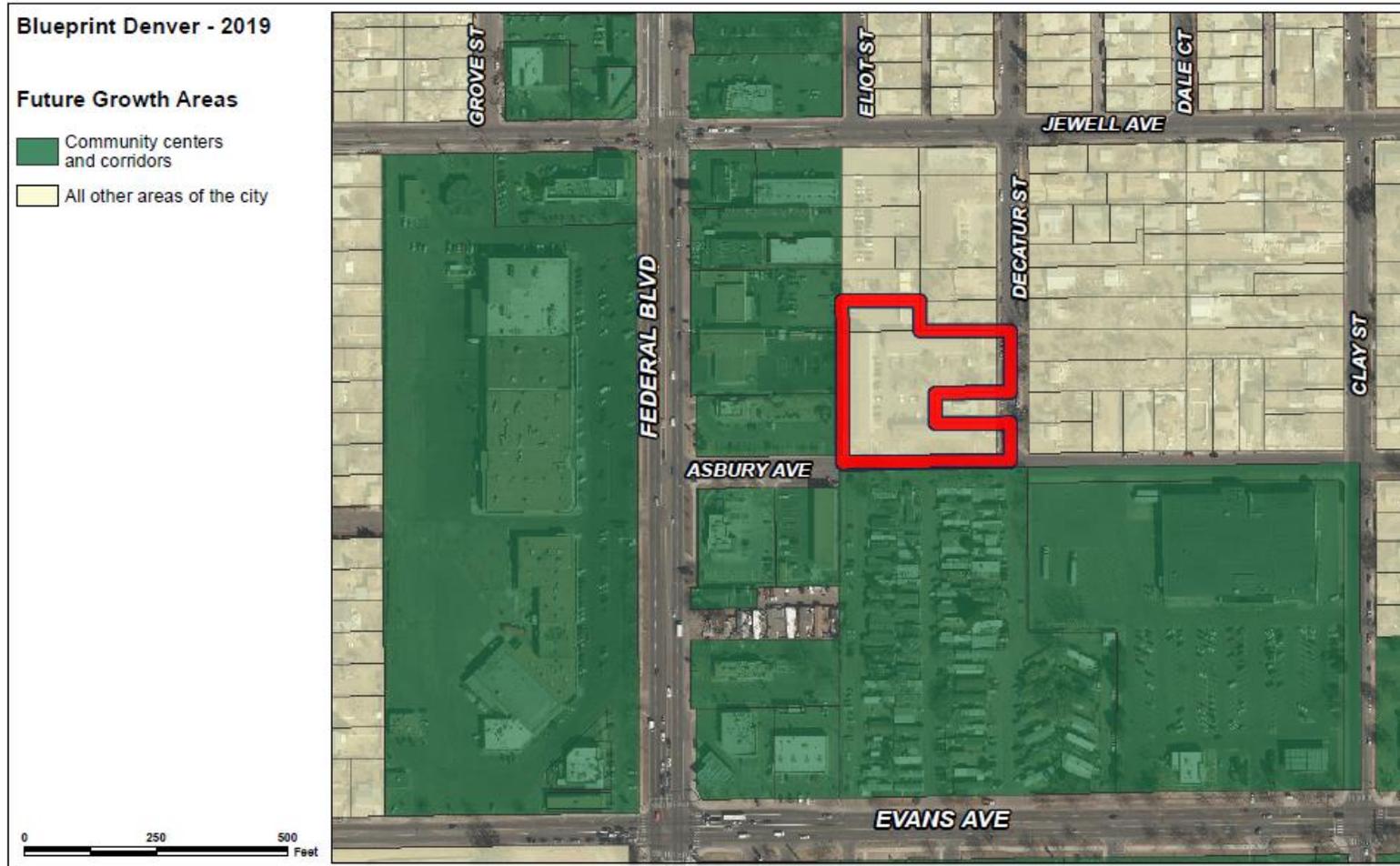
- Suburban neighborhood context
  - Varied development – largely single-unit but can all include higher intensity development
  - Commercial development focused along main corridors and centers

# Consistency with Plans: Blueprint Denver 2019



- **Low-Medium Residential**
  - Provide a mix of low- to mid-scale multi-unit residential options
  - Small-scale multi-unit buildings are interspersed between single- and two-unit residential
  - Heights are generally up to 3 stories
- **Undesignated Local Streets**
  - Highest degree of property access and lowest amount of through movement

# Consistency with Plans: Blueprint Denver 2019



- Growth Areas Strategy
  - All other areas of the city
  - 20% of housing growth
  - 10% new employment growth
- *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.*

# Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
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 and 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
  - Suburban Neighborhood Context
    - Characterized by single-unit and multi-unit residential, commercial strips and centers, and office parks
    - Multi-unit building forms are typically separated from single-unit residential and consist of Row House and occasional mid- and high-rise apartment building forms
  - Residential Districts
    - Promote and protect residential neighborhoods
  - Multi Unit Districts
    - Multi unit district that allows suburban house, duplex, town house, garden court and apartment building forms up to 3, 5, 8, 12, 20 stories in height

# CPD Recommendation

CPD recommends that LUTI move the application forward for consideration by the 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