



**DENVER**  
THE MILE HIGH CITY

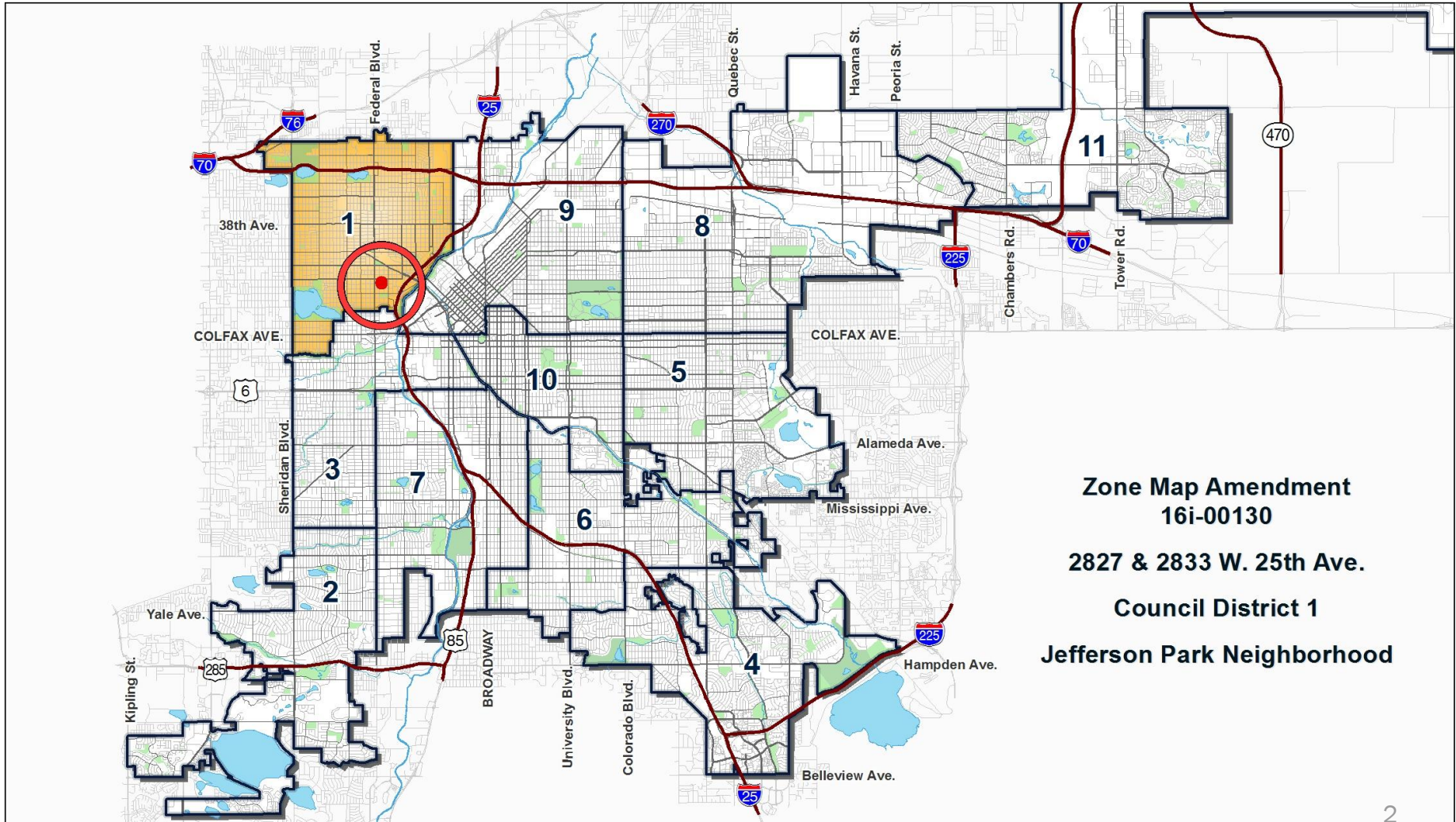
# 2827 & 2833 W 25<sup>th</sup> Ave

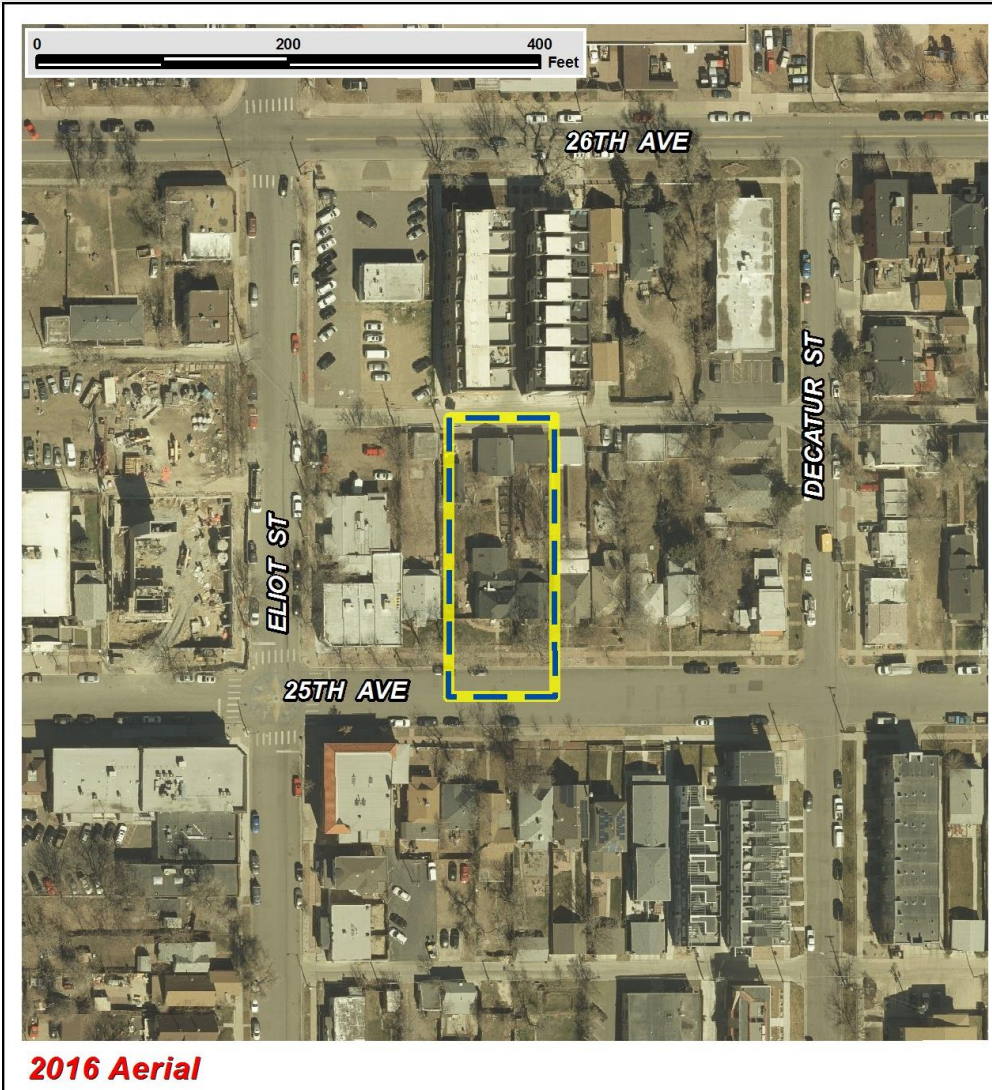
G-MU-3, UO-3 to G-MS-3

FOR CITY SERVICES VISIT | CALL  
**DenverGov.org** | **311**

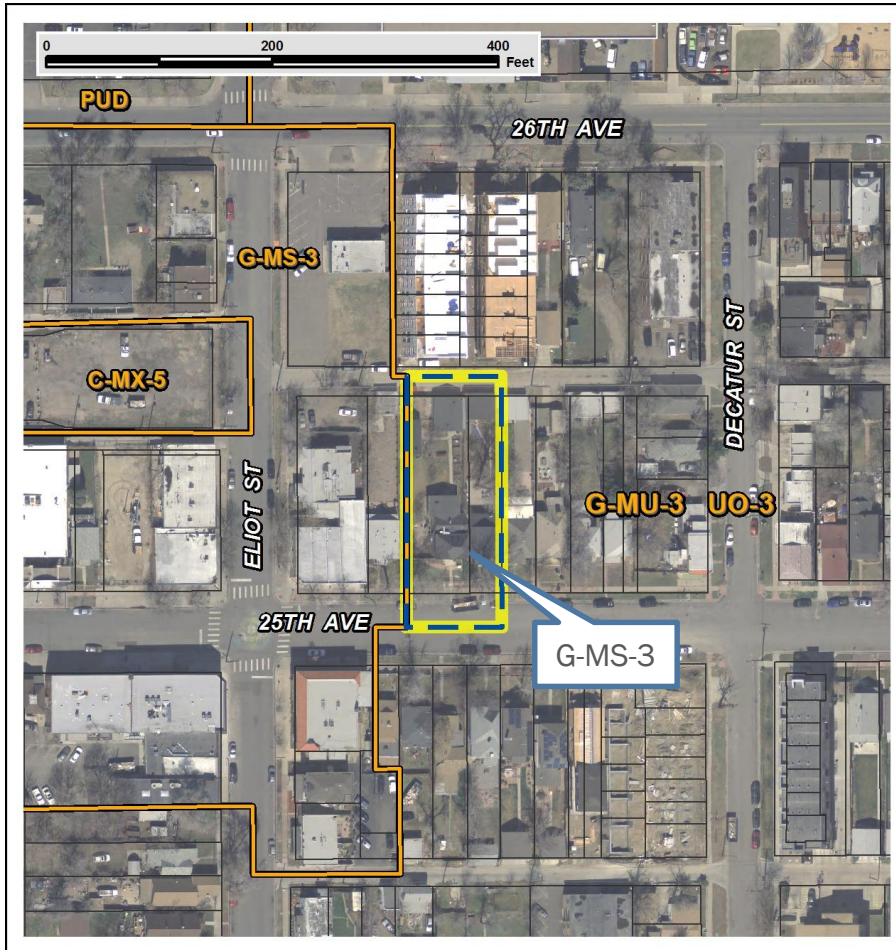
# 2827 & 2833 W 25<sup>th</sup> Ave

## G-MU-3, UO-3 to G-MS-3



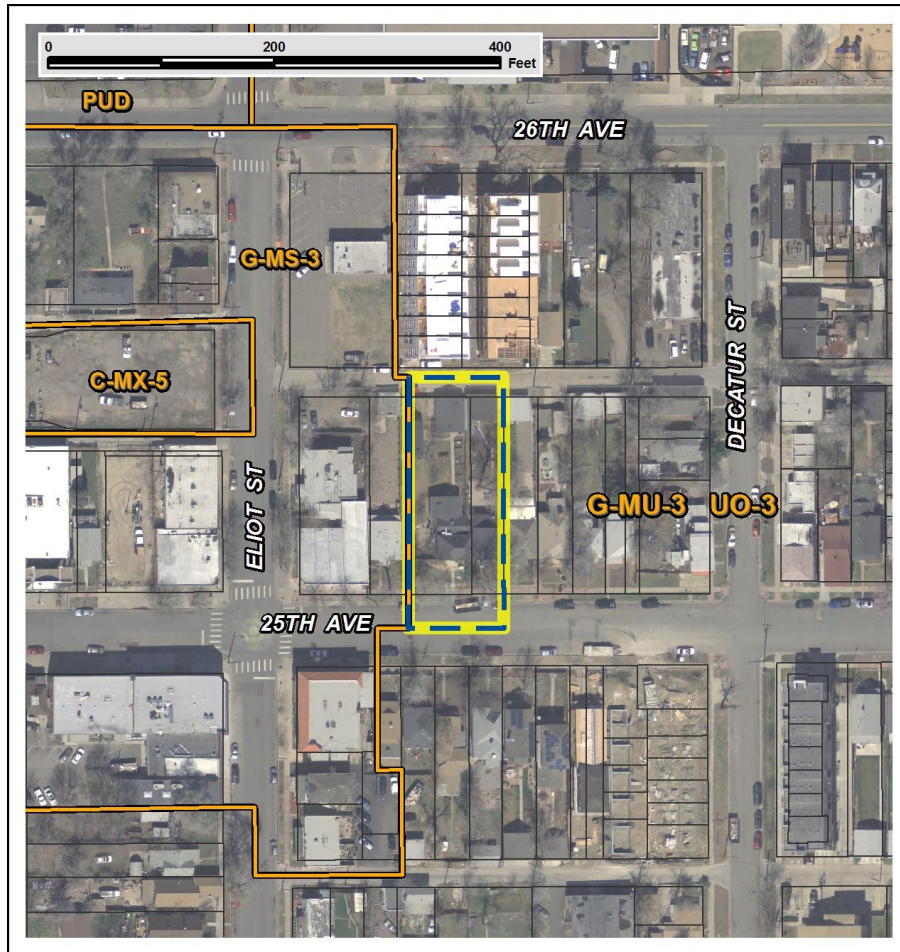


- Just east of 25<sup>th</sup> & Eliot intersection and commercial area
- 2 blocks east of Federal



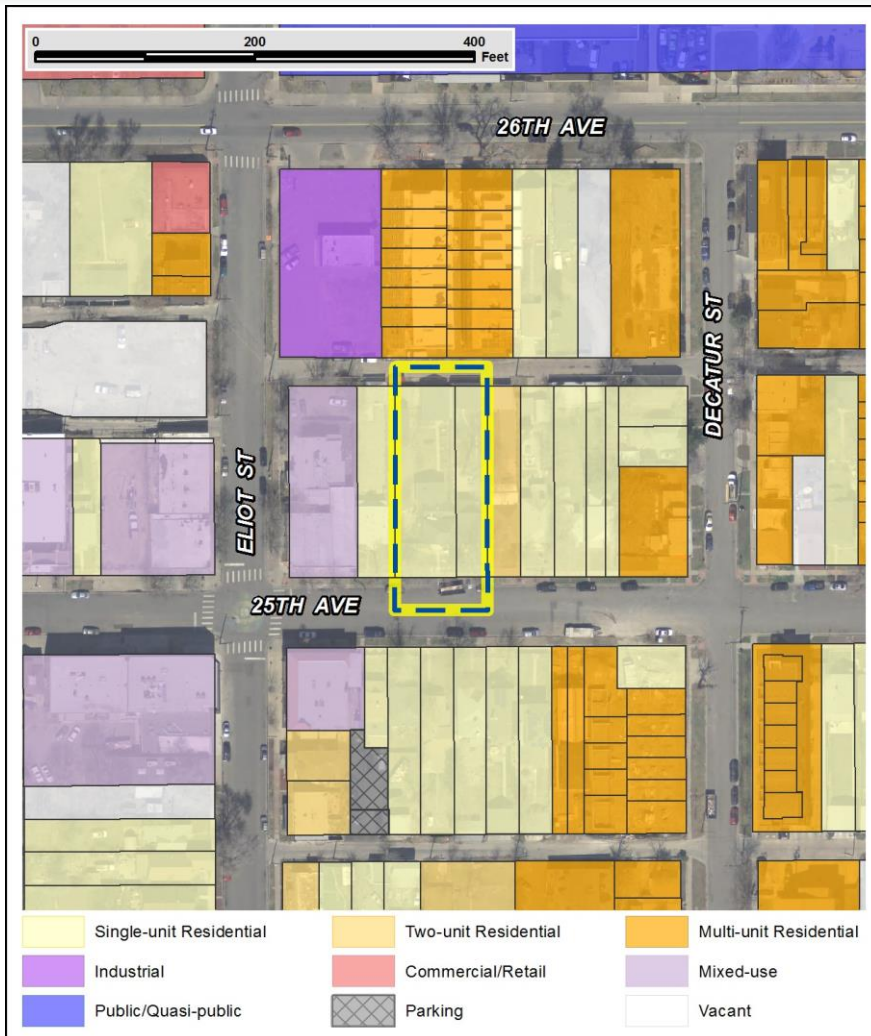
- Property:
  - Approx. 14,700 sf
  - 2 single family homes and accessory structures
- Property Owner:
  - Requesting rezoning to allow neighborhood mixed-use
- Rezone from G-MU-3, UO-3 to G-MS-3

# Existing Context – Zoning



- West: G-MS-3
- North, east, south: G-MU-3, UO-3

# Existing Context – Land Use



- Site is currently Single Family Residential.
- Properties to the north, east and south are a mix of single family and lower-scale multi-family including an under-construction multi-family development at 25<sup>th</sup> & Decatur
- To the west is 25<sup>th</sup> & Eliot commercial node

# Existing Context – Building Form/Scale



# Existing Context – Building Form/Scale





- Planning Board – February 1<sup>st</sup>
  - Voted 7-1 in favor of request
- Land Use, Transportation and Infrastructure Committee –2/21
- City Council –4/3
- Public Outreach
  - Jefferson Park United Neighbors, United North Side Neighborhood, Federal Boulevard Corridor Improvement Partnership, Denver Neighborhood Association, Denver Urban Resident Association, Inter-Neighborhood Cooperation (INC)
    - Letter of support submitted with application from JPUN
  - Additional Public Comment
    - Updated Letter of support from JPUN
    - Letter of support from Federal Boulevard BID
    - Letter of opposition from neighbor to the East
    - Question about Historic nature of property (no stance)

## Denver Zoning Code Review Criteria

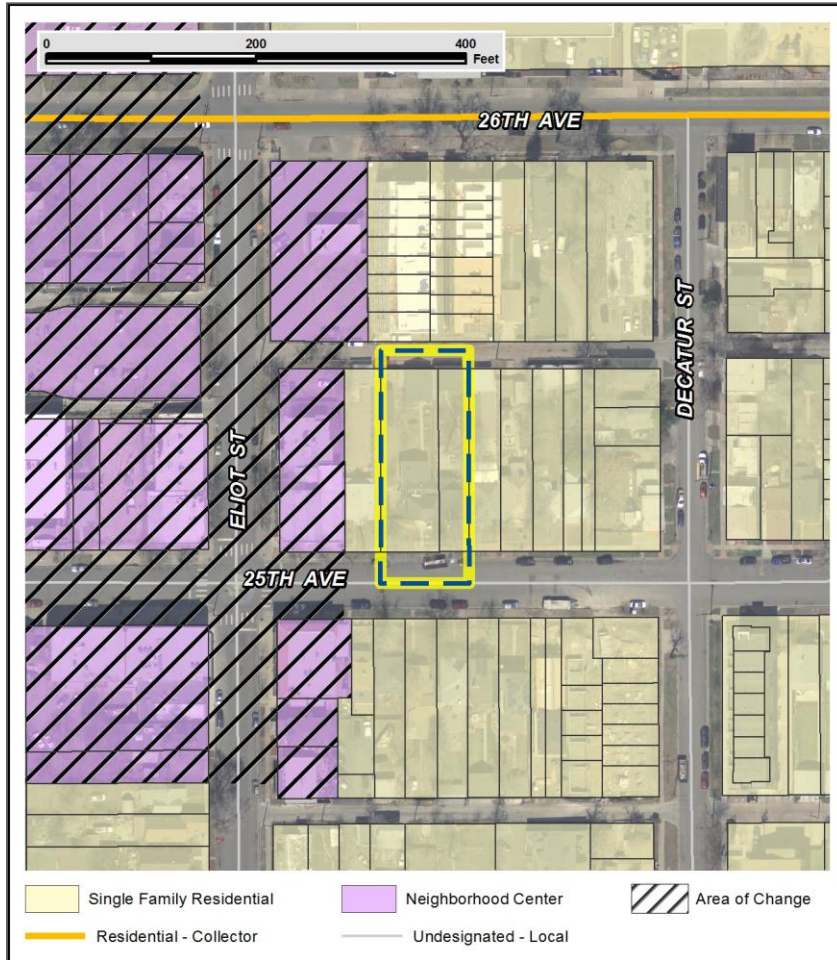
1. Consistency with Adopted Plans
  - Comprehensive Plan 2000
  - Blueprint Denver: A Land Use and Transportation Plan
  - Jefferson Park Neighborhood Plan
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Review Criteria: Consistency with Adopted Plans

## Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-F – *Conserve land by promoting infill development with Denver at sites where services and infrastructure are already in place; designing mixed use communities and reducing sprawl so that residents can live, work and play within their own neighborhoods.*
- Land Use Strategy 3-B – *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.*
- Land Use Strategy 3-C – *Identify and enhance focal points in the neighborhoods, and encourage the development of such focal points where none exist.*
- Mobility Strategy 4-E – *Continue to promote mixed-use development, which enables people to live near work, retail and services.*
- Legacies 3-A – *Identify areas in which increased density and new uses are desirable and can be accommodated.*

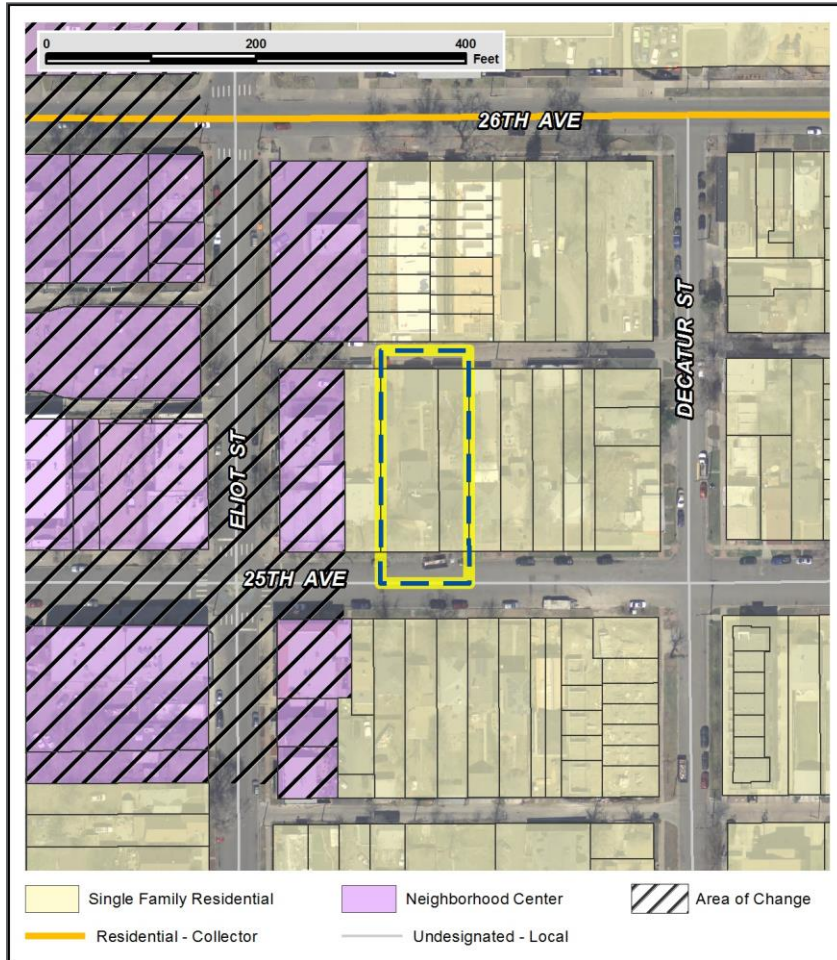
# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2002)

- Land Use Concept:
  - Single Family Residential
    - Single family residential is the predominant residential type
    - Employment base is significantly smaller than housing base
  - Proximate to Neighborhood Center
  - Area of Change

# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2002)

- “The boundaries of the land use building blocks provided in the plan are not fixed - some areas are in a state of transition” (p.38)

## Jefferson Park Neighborhood Plan (2005)

- Overall framework goals and recommendations
  - Maintain and enhance the character and identity of the historic Jefferson Park neighborhood (p. 25)
  - “Create focal points within the neighborhood. The primary focal point is Jefferson Park, and a secondary focal point is the neighborhood commercial area at West 25<sup>th</sup> and Eliot” (p. 25).
  - “Develop the potential of West 25<sup>th</sup> Avenue as the principal neighborhood corridor anchored at one end by the West 25<sup>th</sup> and Eliot neighborhood commercial area and at the other by redevelopment at Diamond Hill.” (p. 36)

# Review Criteria: Consistency with Adopted Plans

## Jefferson Park Neighborhood Plan (2005)

- “boundaries between the sub-areas are not absolute and that characteristics overlap sub-area boundaries.”
- On the boundary between 25<sup>th</sup> & Eliot and Core Residential subareas

# Review Criteria: Consistency with Adopted Plans

## Jefferson Park Neighborhood Plan (2005)

- 25<sup>th</sup> & Eliot subarea goals and recommendations
  - Neighborhood commercial subarea includes older buildings that will have been carefully restored and vacant lots developed in a manner that reinforces the historic character of this small neighborhood commercial district.” (p.48)
  - “Strengthen the neighborhood retail center to support the neighborhood as a self-contained community with a healthy activity center.” (p.50)
  - “Encourage new construction to be mixed use with residential and retail.” (p.50)
  - “New buildings in this area should be compatible in scale and character with the existing buildings.” (p.51)



## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver: A Land Use and Transportation Plan, and the Jefferson Park Neighborhood 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

## 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
  - The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area.
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

## 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 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