



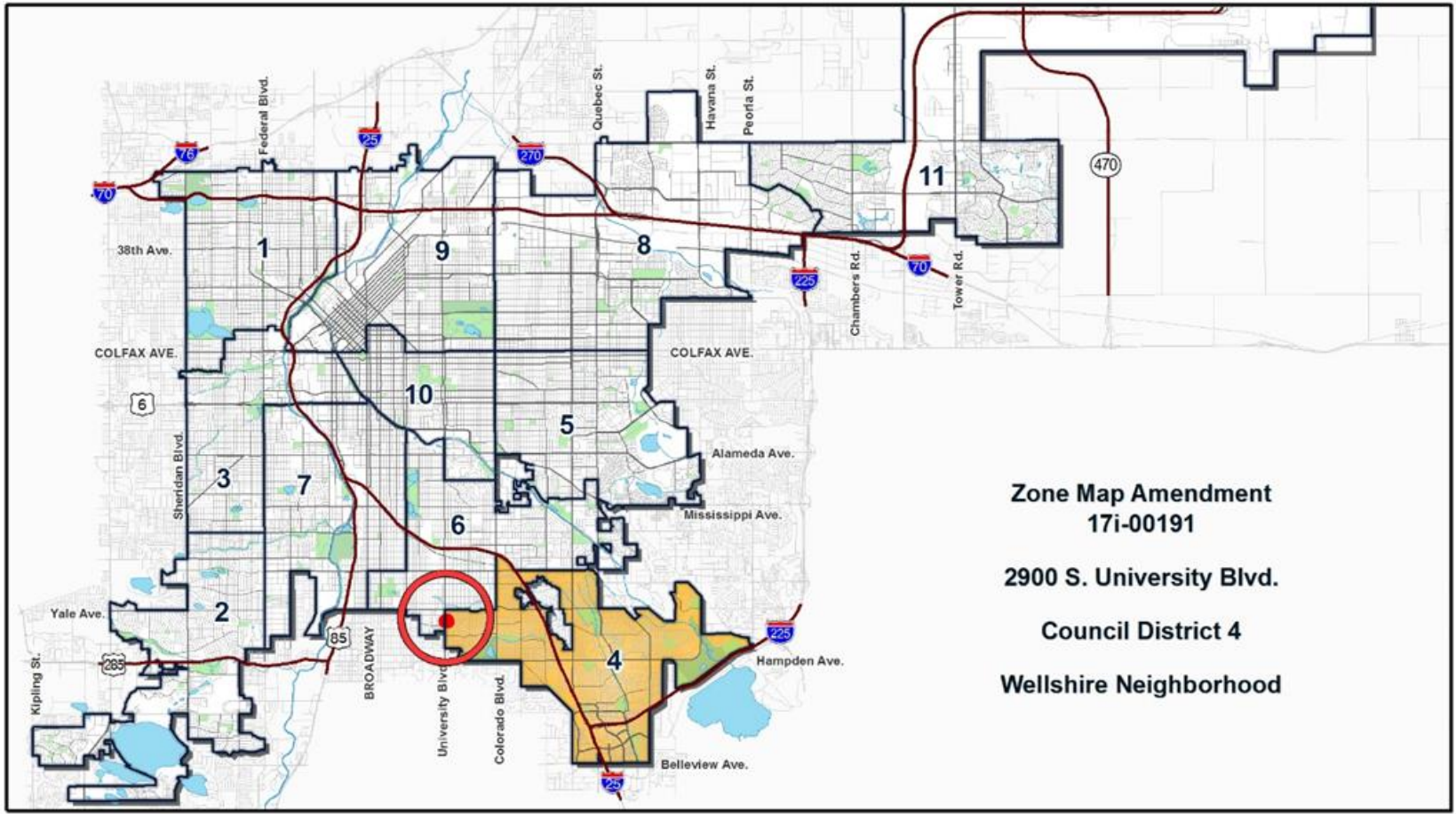
2900 S. University Blvd.

Existing Zone District: S-SU-F

Proposed Zone District: S-SU-F UO-3 with Waiver

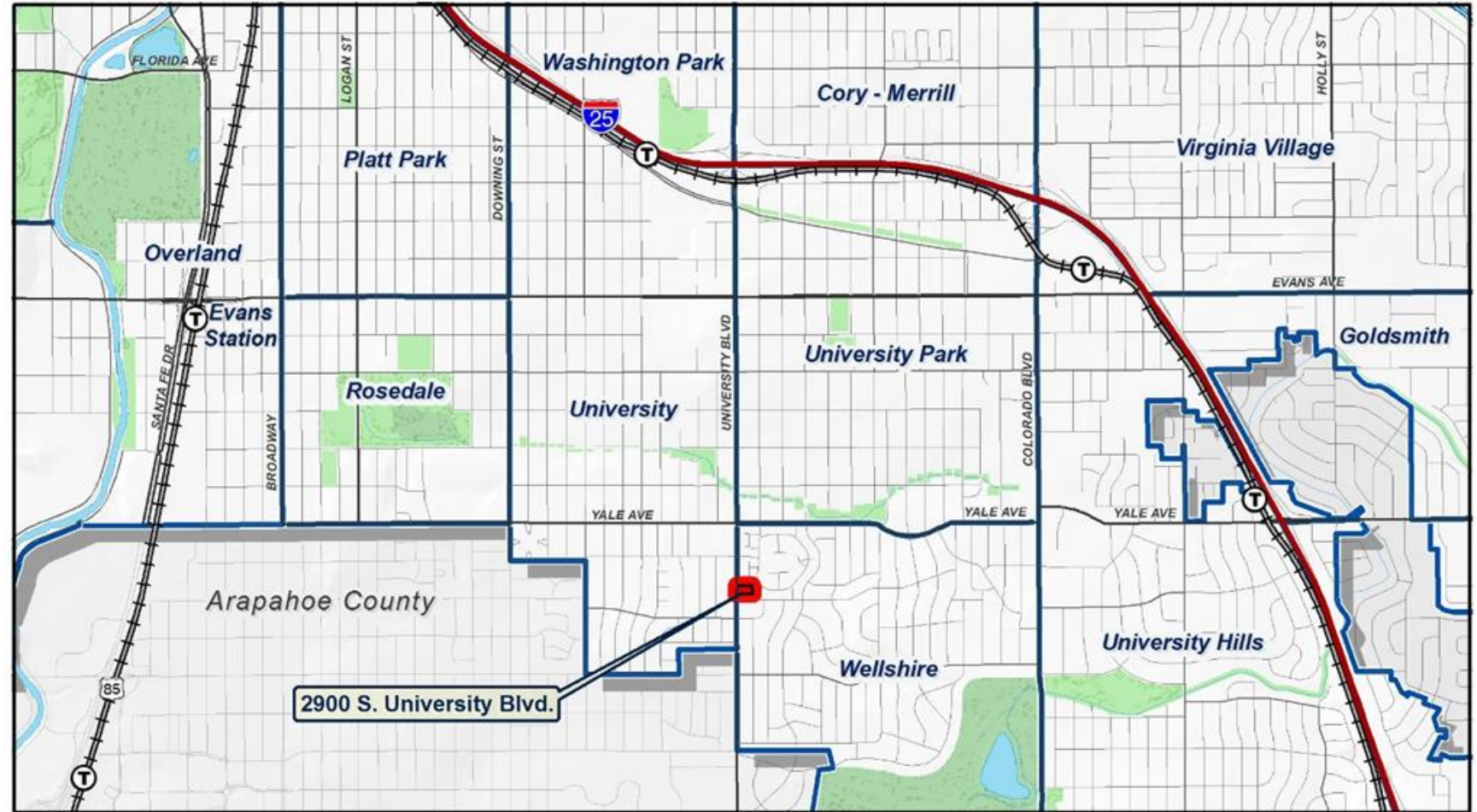
CB 2018-0668

Council District 4



Neighborhood

- Wellshire
- University Blvd. and Bates Ave.



2900 South University Boulevard

Property Details:

- 0.78 Acres (34,000 square feet)
- Approx. 3,900 Sq. Foot Home
- Built in 1926, prior to incorporation into city

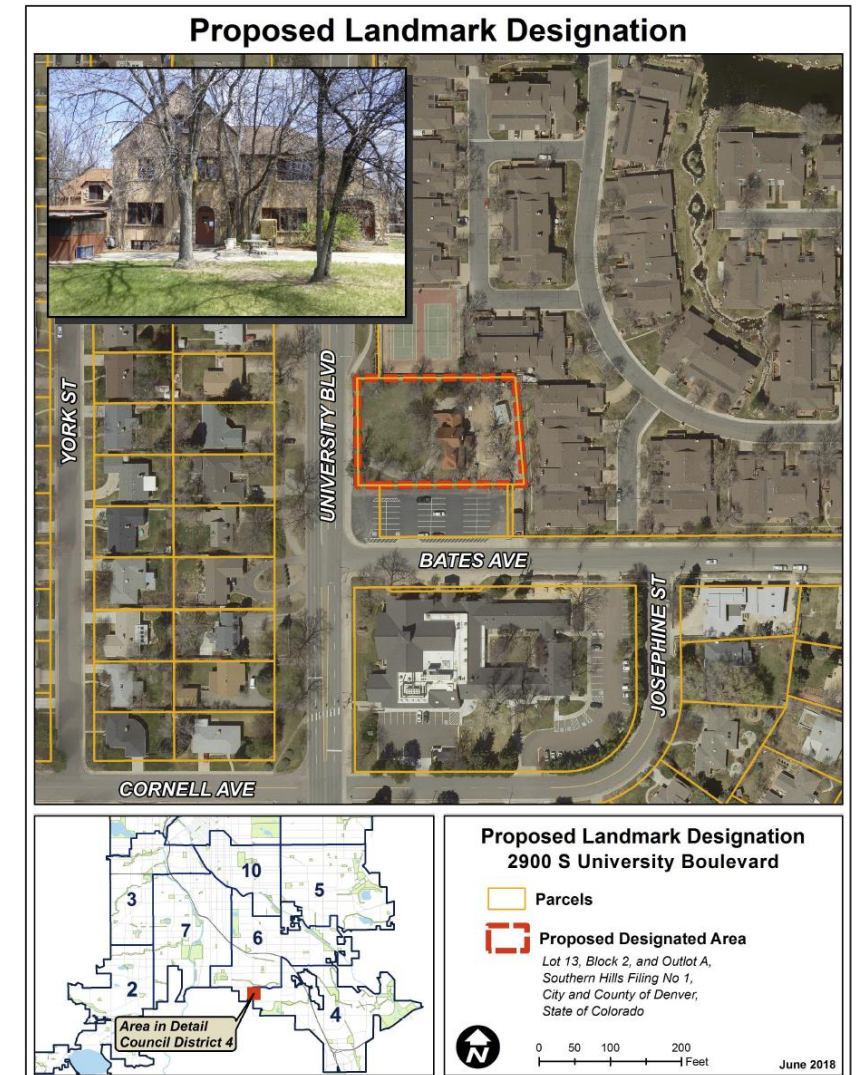
Owner: PPG Homes, LLC / PJ Patierno

Current Zoning: S-SU-F

Current Use: Vacant (recent use: Child Care)

Request:

- Landmark Designation
- Rezoning to S-SU-F with UO-3 (Historic Structure Use Overlay District) with Waiver to the minimum 5,000 square foot gross floor area requirement for Office and Art Studio Uses



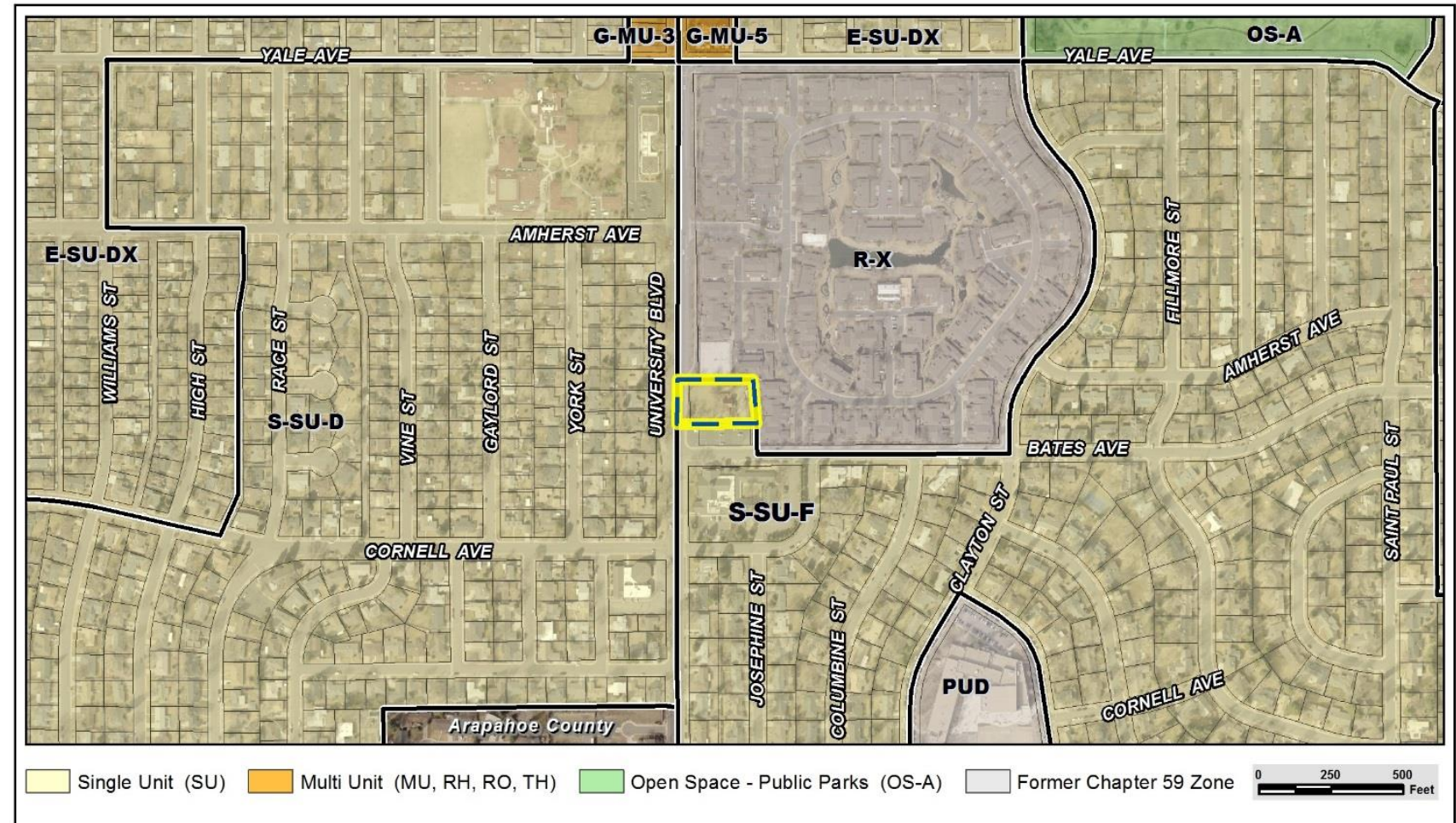
Existing Context: Zoning

S-SU-F

- Suburban
Neighborhood Context,
Single Unit, Minimum
Lot Size: 8,500 square
feet

Surrounding Districts:

- S-SU-F
- S-SU-D (6,000 sf)
- R-X (FC 59, attached housing)



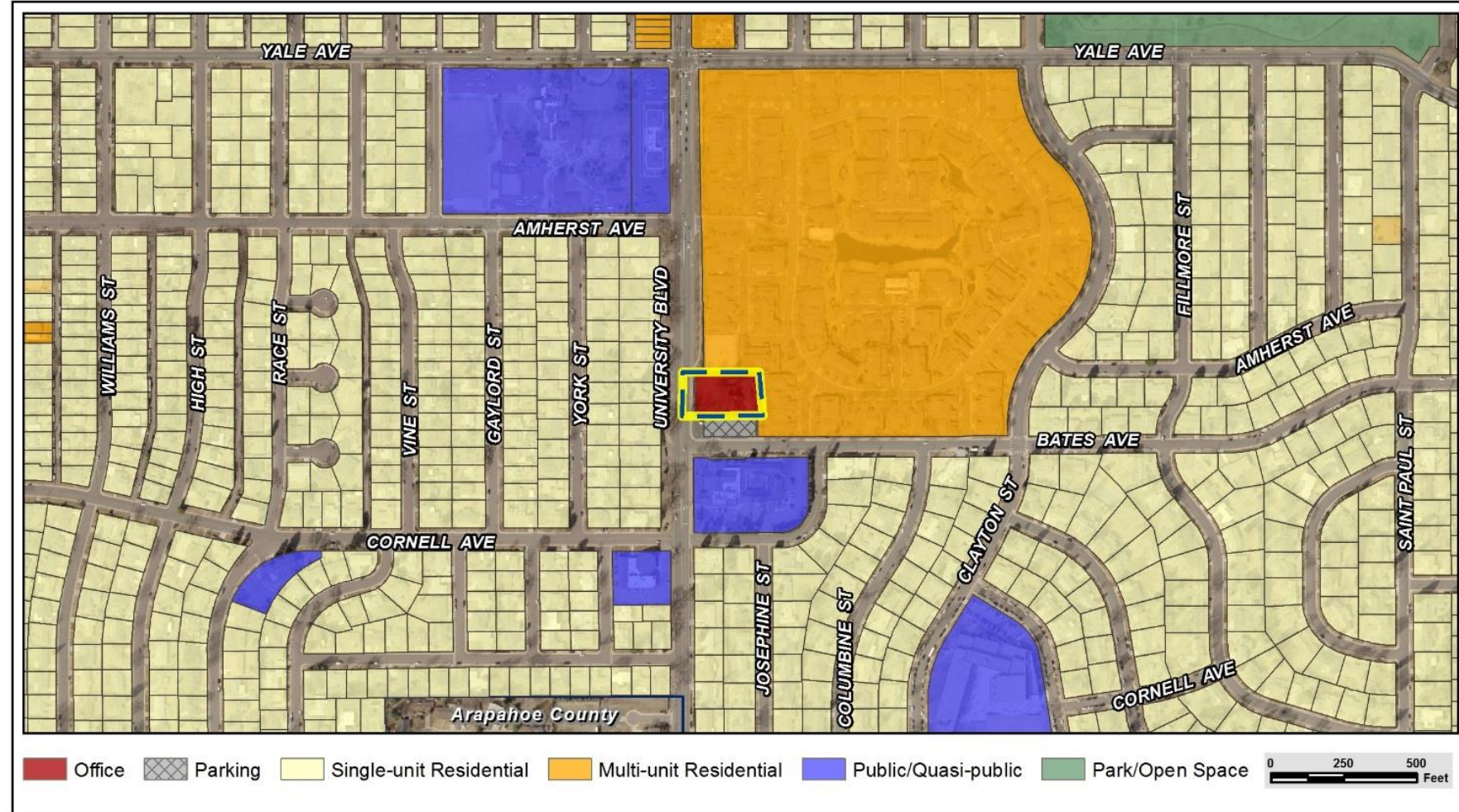
Existing Context: Land Use

Subject Property

- Office

Surrounding

- Single and Multi-Unit Residential
- Public (Churches, Schools)
- Parking



Existing Context: Block Size, Building Form and Scale



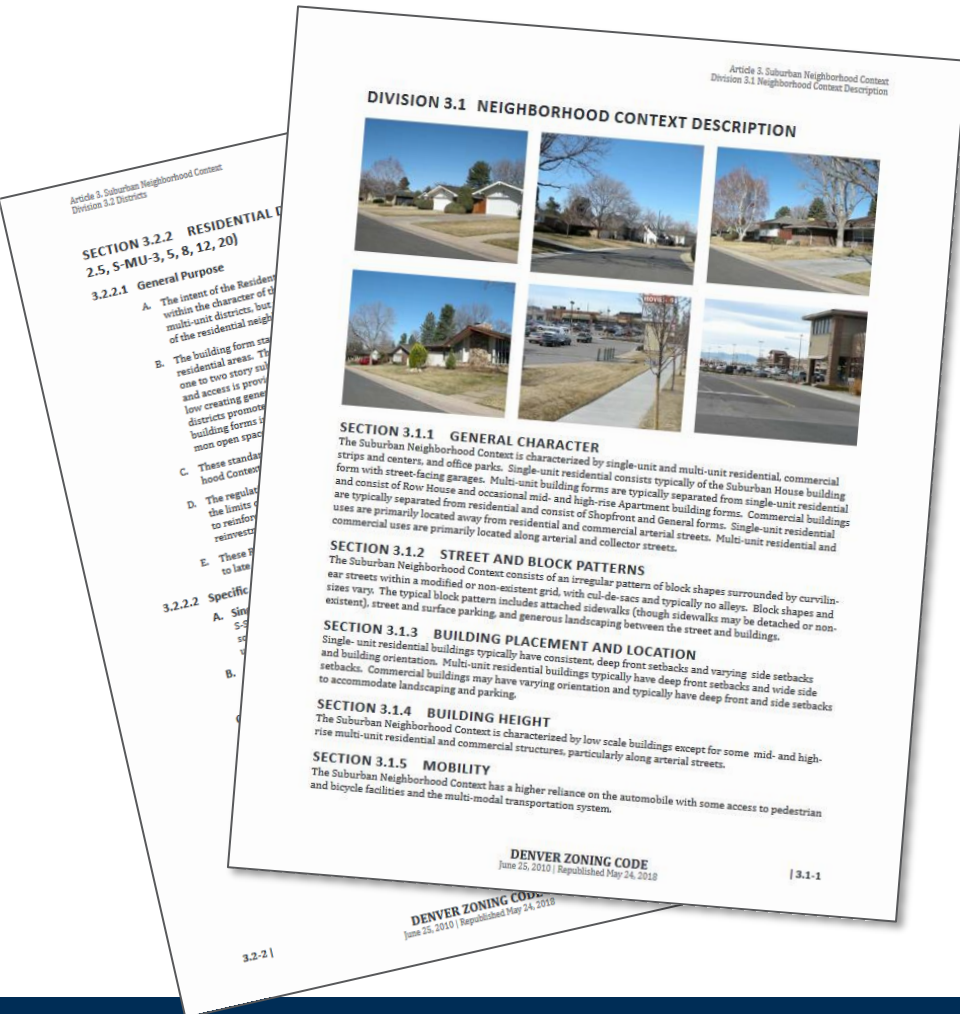


Proposal: S-SU-F UO-3

with Waiver to the minimum 5,000 square foot gross floor area requirement for Office and Art Studio Uses

S-SU-F

- Allows suburban houses
- Deep setbacks and lower lot coverage



Proposal (cont.): UO-3 Historic Structure use Overlay

UO-3 Historic Structure Use Overlay

- Requires Landmark Designation and underlying residential zone district
- Application 2018L-004
- Intent:
 - Encourage continued use and preservation by permitting limited nonresidential uses
- Permitted Uses:
 - Office (except dental/medical or clinic)
 - Art Studio
 - Bed and Breakfast Lodging
- Limitations:
 - Parking
 - Signs
 - Events



Example application of UO-3 overlay, 733 E. 8th St.

Registered Neighborhood Organizations

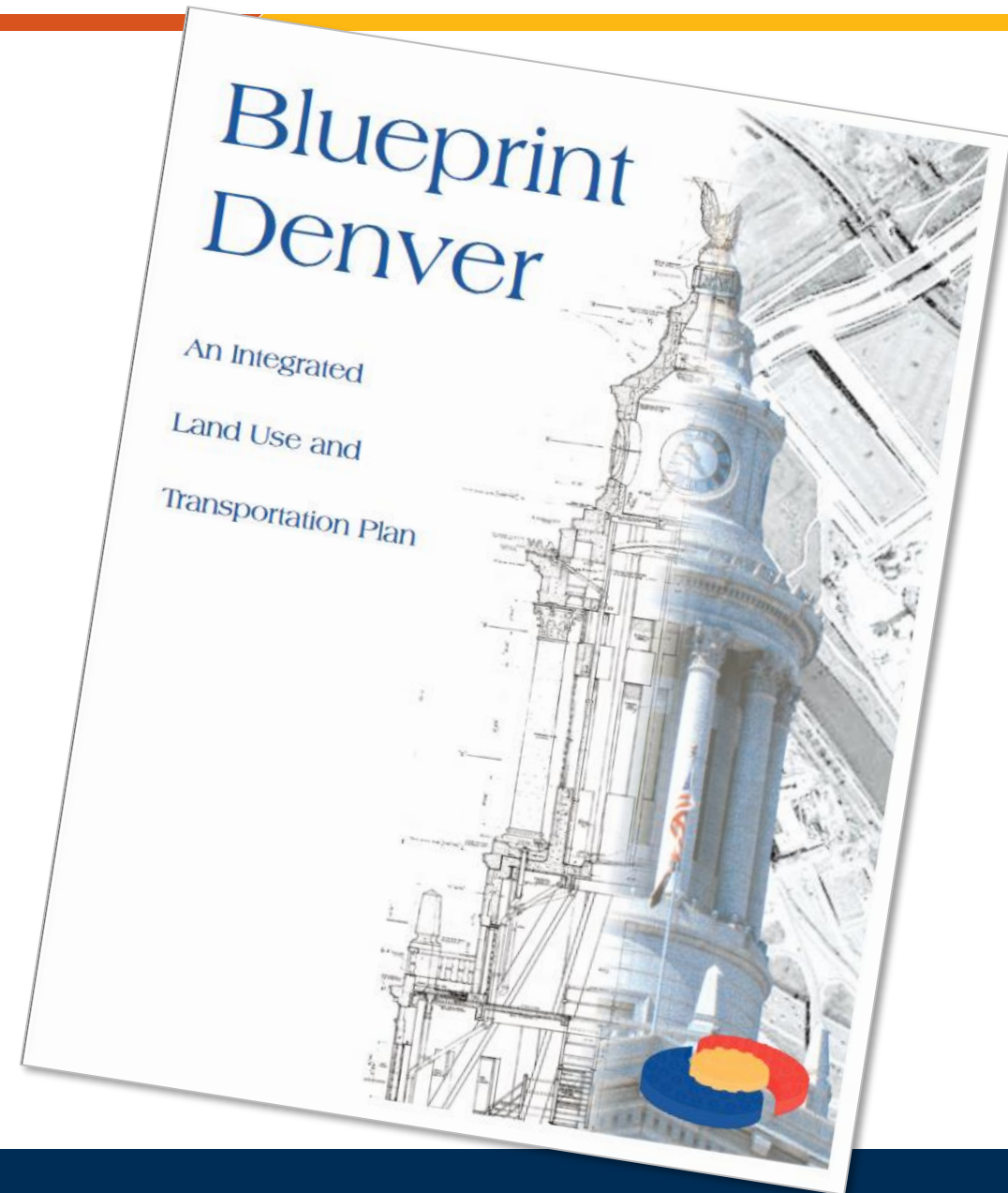
- University Neighbors
- Cherry Hills Vista Community Association
- Southern Hills Community Association
- Inter-Neighborhood Cooperation

Public Comment

- Appraisal document

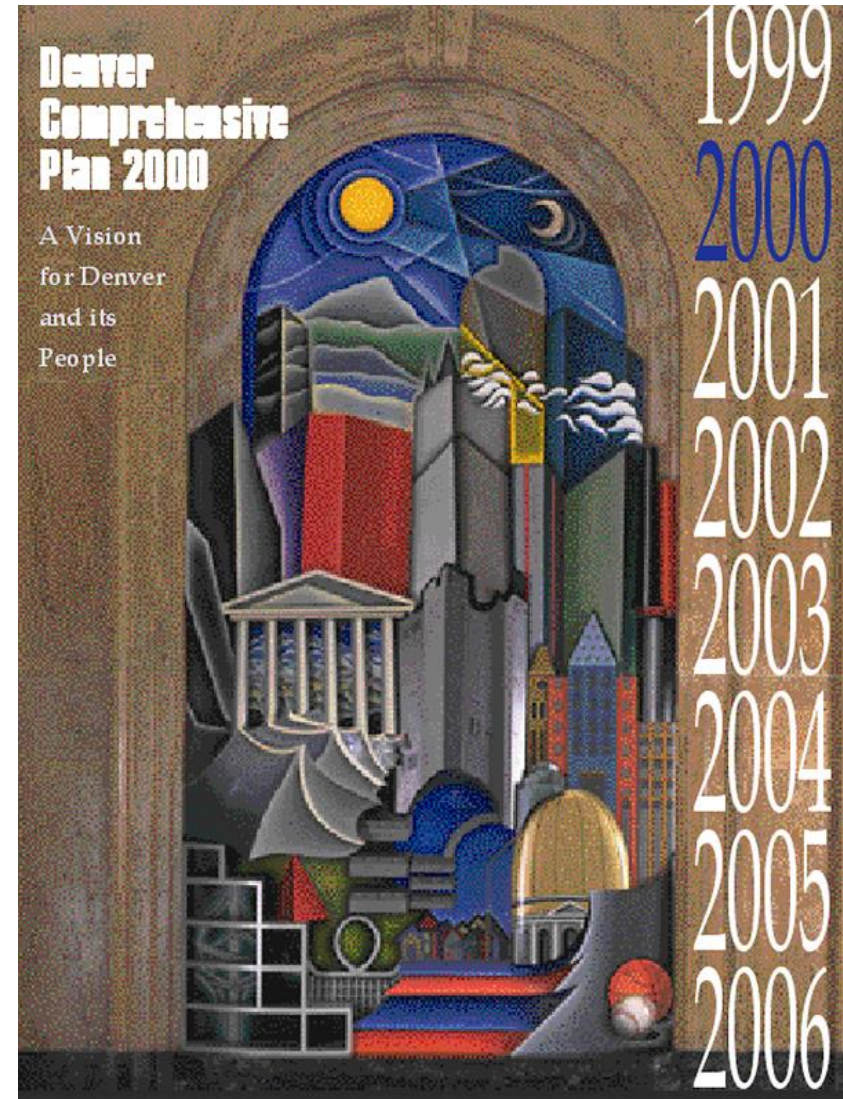
Review Criteria for Rezoning

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: Consistency with Adopted Plans

- Denver Comprehensive Plan 2000
- Blueprint Denver (2002)



Review Criteria:

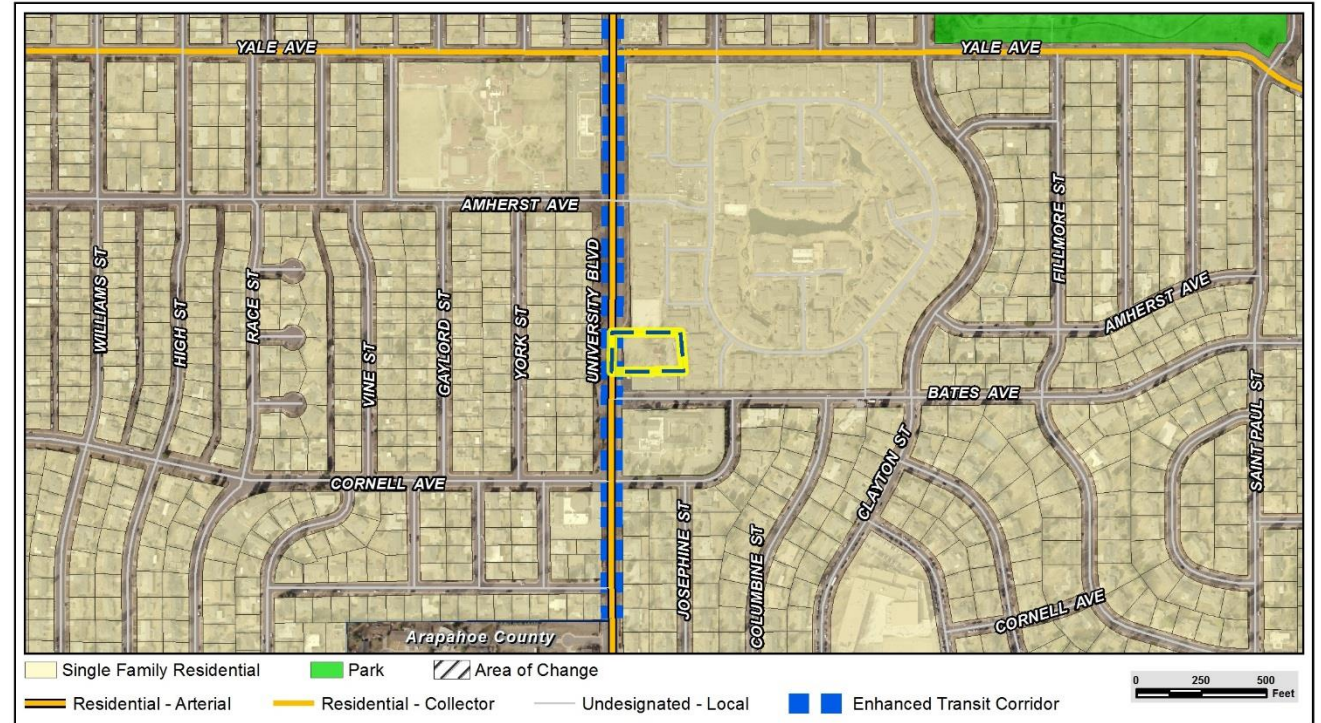
Consistency with Adopted Plans

Comprehensive Plan 2000

- Denver's Legacies Strategy 1-B: *Promote standards and incentives for design that enhance the quality and character of the city, including the preservation of significant historic structures and features.* (p. 98)
- Denver's Legacies Objective 7: *Support historic preservation in neighborhoods.* (p. 101)
- Denver's Neighborhoods Strategy 1-C: *...Continue City support for public art and historic preservation as a focus for neighborhood identity and pride.* (p. 150)

Blueprint: Future Land Use

- Single Family Residential
- Area of Stability
 - “Includes most of Denver’s residential neighborhoods and their associated commercial areas”
 - “identify and maintain the character of an area while accommodating some new development and redevelopment.”



Waiver Request

Encouraging Rehabilitation requires departure from UO-3's 5,000 square foot minimum size threshold to allow permitted uses in the overlay

Consistent with CPD Policy for use of waivers

- Historic Preservation staff have noted some structures under threshold could be appropriate
- Department committed to resolving more broadly in a future text amendment.

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
 - Request will result in uniform application of the S-SU-F zone district's building form, use and design regulations, and the regulations of the UO-3 Historic Structure Use Overlay
3. Further Public Health, Safety and Welfare
 - Proposal will improve the general welfare of the community by facilitating the rehabilitation and preservation of a historic structure while respecting the single-unit, low-scale character of the surrounding area.
4. Justifying Circumstances
 - “It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (Overlay Zone Districts), of this Code.”
 - Allow for the rehabilitation and adaptive reuse of a unique, historic structure that has been used for nonresidential purposes for several decades.

Review Criteria

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

Suburban Neighborhood Context

- Appropriate for single and multi-unit residential, commercial strips and centers, and office parks.

Single-Unit Zone District

- Pattern of suburban houses on larger lots



CPD Recommendation

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