# 2900 S. University Blvd.

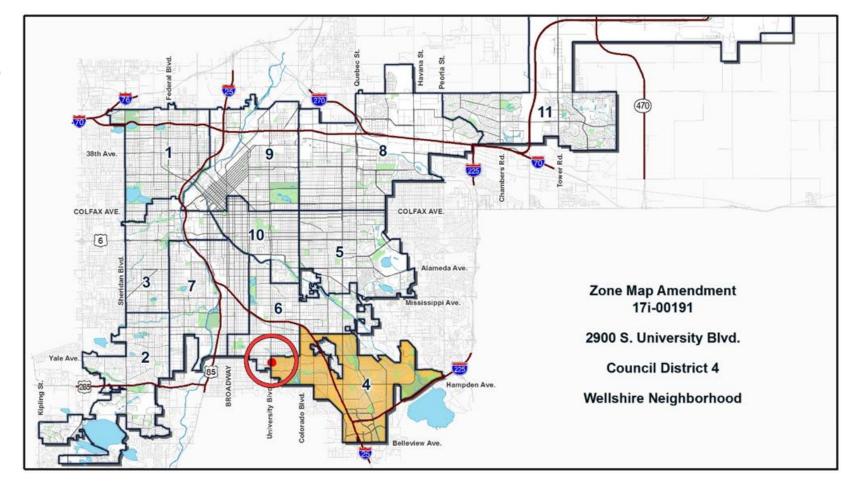
**Existing Zone District: S-SU-F** 

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

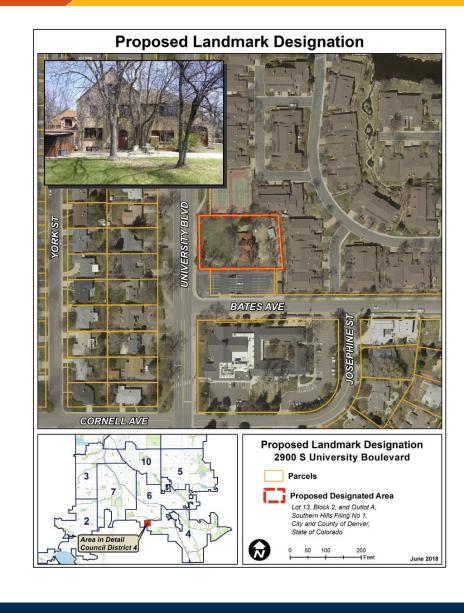
Owner: PPG Homes, LLC / PJ Patierno

**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





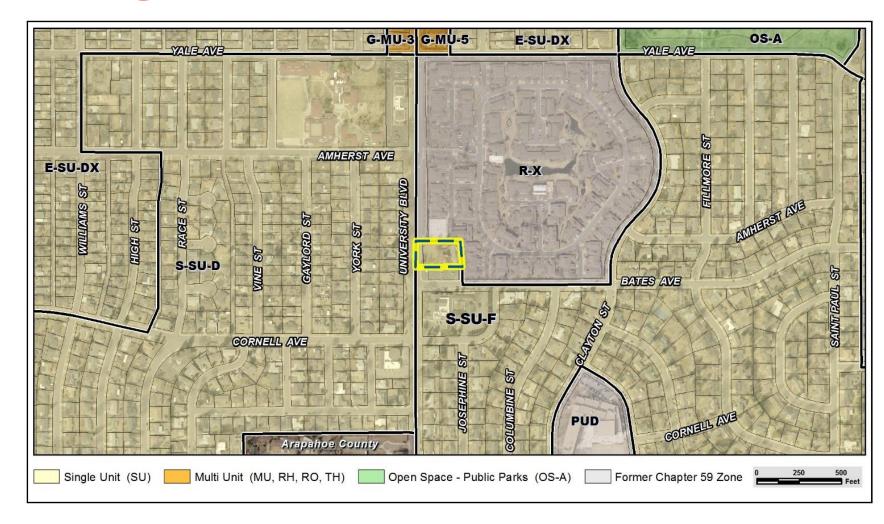
### **Existing Context: Zoning**

#### S-SU-F

<u>S</u>uburban
 Neighborhood Context,
 <u>S</u>ingle <u>U</u>nit, 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

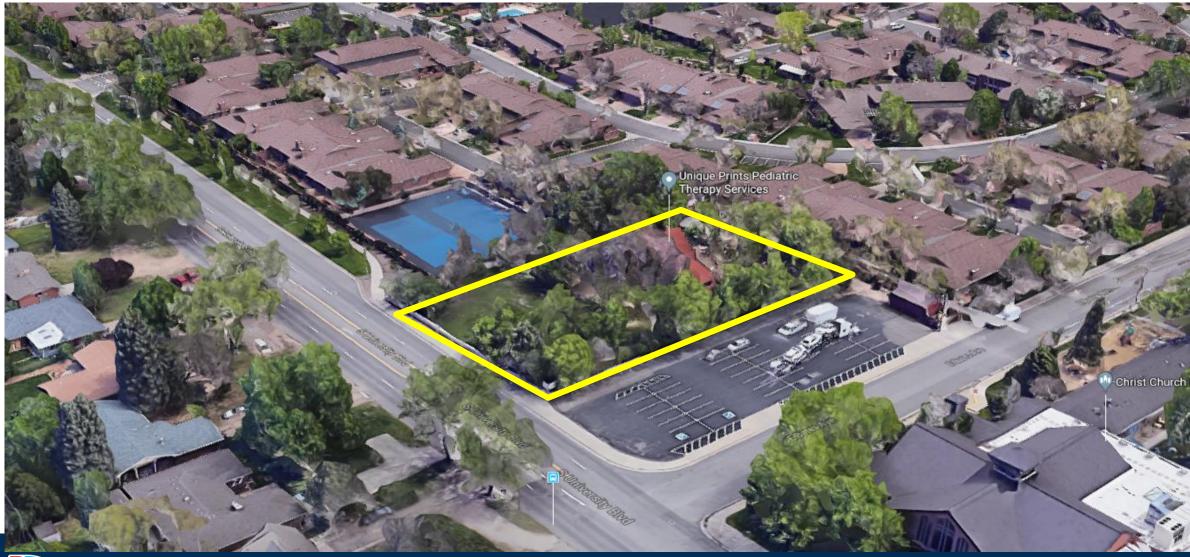
#### Surrounding

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





## Existing Context: Block Size, Building Form and Scale













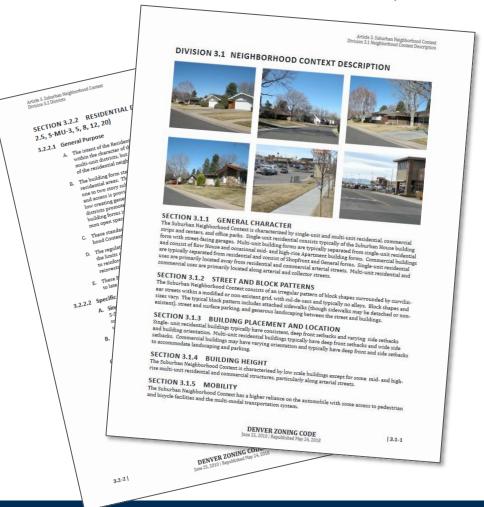






#### Proposal: S-SU-F UO-3

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. 8<sup>th</sup> St.



## Registered Neighborhood Organizations

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

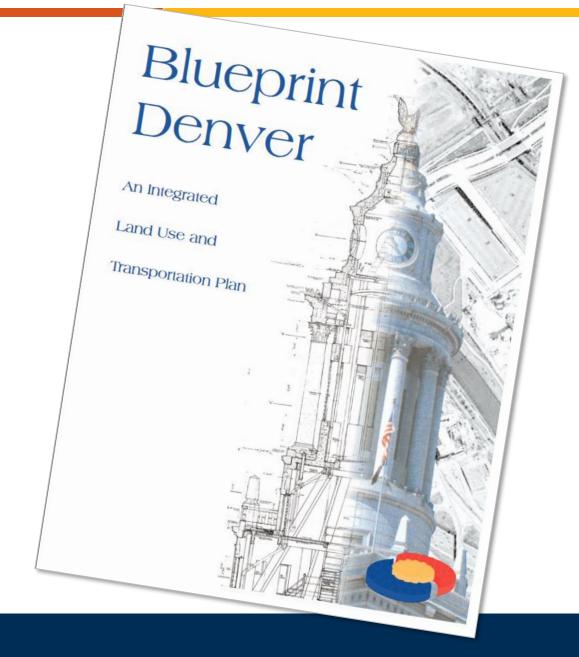
#### **Public Comment**

Appraisal document



### Review Criteria for Rezoning

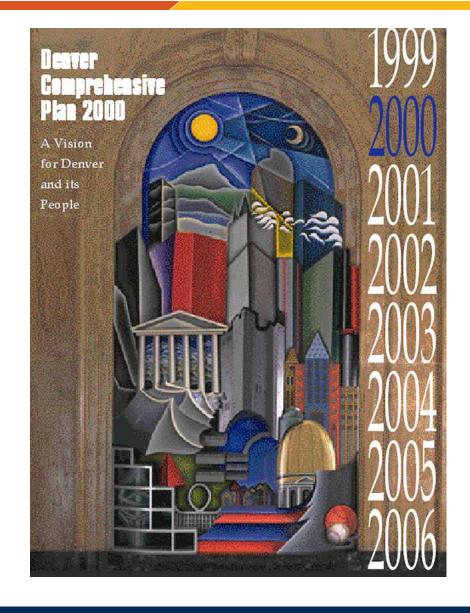
- 1. Consistency with Adopted Plans
- 2. Uniformity of District Regulations
- 3. Further Public Health, Safety and Welfare
- 4. Justifying Circumstances
- Consistency with Neighborhood Context, Zone District Purpose and Intent





## 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

Article 3. Suburban Neighborhood Context Division 3.1 Neighborhood Context Description

### DIVISION 3.1 NEIGHBORHOOD CONTEXT DESCRIPTION













#### SECTION 3.1.1 GENERAL CHARACTER

The Suburban Neighborhood Context is characterized by single-unit and multi-unit residential, commercial strips and centers, and office parks. Single-unit residential consists typically of the Suburban House building scrips and centers, and once parks. Single-unit residential consists typically of the Suburban frouse outdoing form with street-facing garages. 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. Commercial buildings are typically separated from residential and consist of Shopfront and General forms. Single-unit residential uses are primarily located away from residential and commercial arterial streets. Multi-unit residential and

#### SECTION 3.1.2 STREET AND BLOCK PATTERNS

The Suburban Neighborhood Context consists of an irregular pattern of block shapes surrounded by curvilinthe supurban regnoot noon context consists of an integral pattern of order shapes surrounced by Contents and ear streets within a modified or non-existent grid, with cul-de-sacs and typically no alleys. Block shapes and sizes vary. The typical block pattern includes attached sidewalks (though sidewalks may be detached or nonexistent), street and surface parking, and generous landscaping between the street and buildings.

#### SECTION 3.1.3 BUILDING PLACEMENT AND LOCATION

Single- unit residential buildings typically have consistent, deep front setbacks and varying side setbacks single- unit residential buildings typically have consistent, deep from setoacks and varying side setuacks and building orientation. Multi-unit residential buildings typically have deep from setbacks and wide side and outloing orientation. Futili-unit residential buildings typically have deep from seroacks and wide side setbacks. Commercial buildings may have varying orientation and typically have deep front and side setbacks.

#### SECTION 3.1.4 BUILDING HEIGHT

The Suburban Neighborhood Context is characterized by low scale buildings except for some mid- and highrise multi-unit residential and commercial structures, particularly along arterial streets. SECTION 3.1.5 MOBILITY

The Suburban Neighborhood Context has a higher reliance on the automobile with some access to pedestrian

DENVER ZONING CODE

3.1-1



#### **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

