



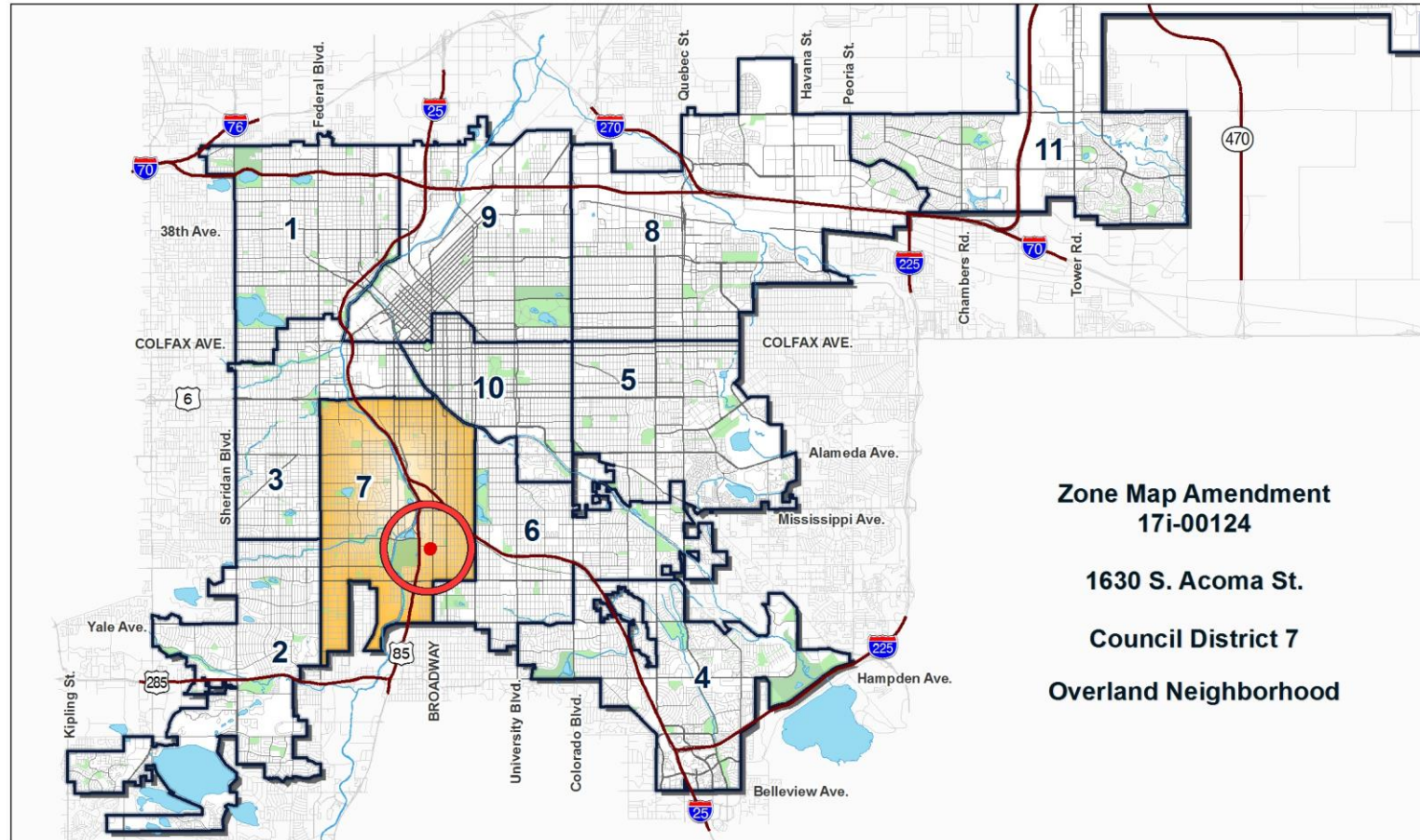
**DENVER**  
THE MILE HIGH CITY

# 1630 S Acoma St

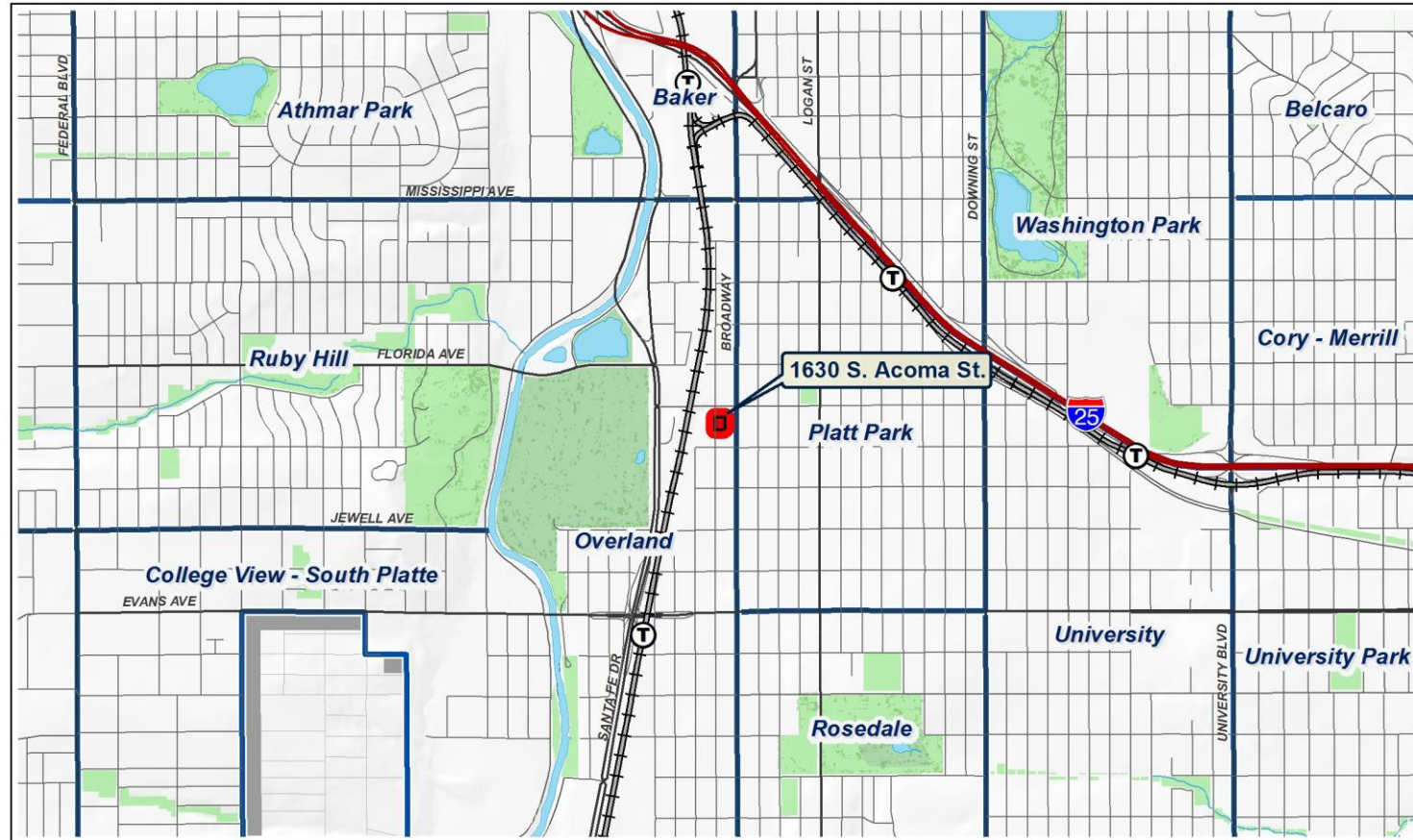
I-A, UO-2 to I-MX-5

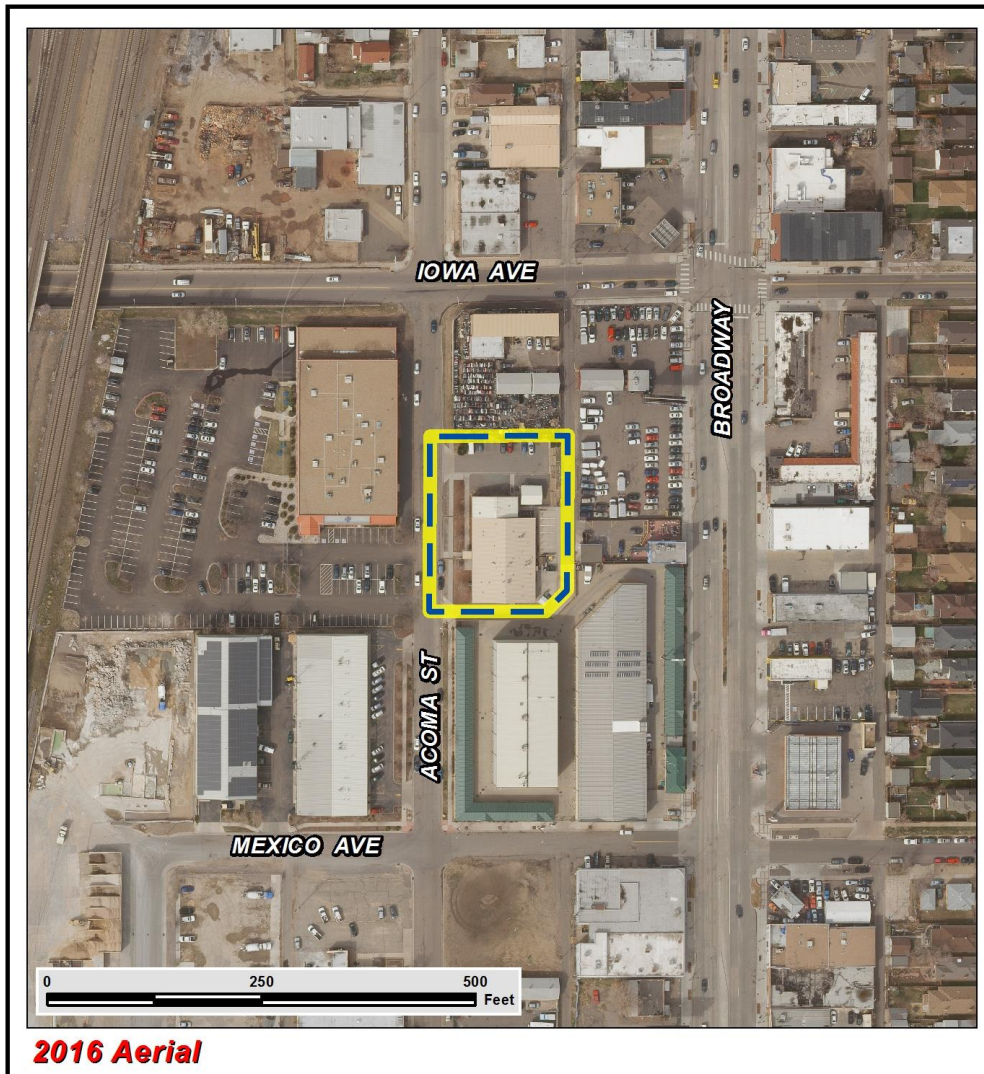
FOR CITY SERVICES VISIT | CALL  
**DenverGov.org** | **311**

# 1630 S Acoma St I-A, UO-2 to I-MX-5

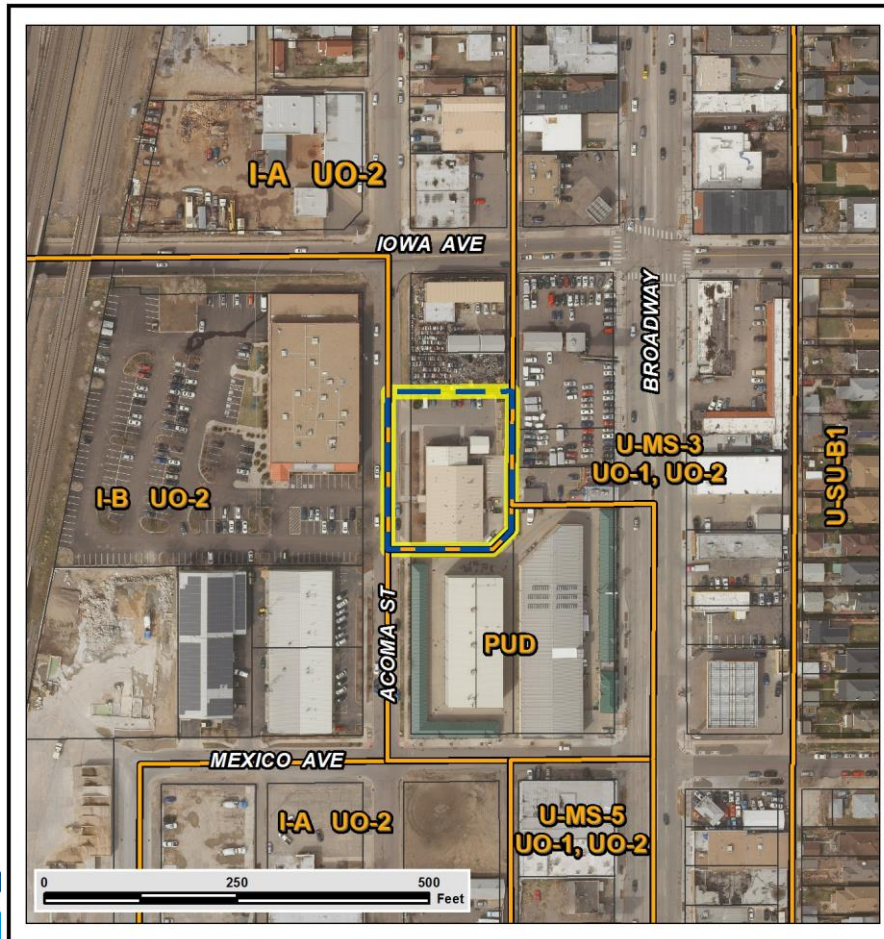


# Overland Park Neighborhood





- Fronting Acoma St between Iowa and Mexico
- 1 block west of Broadway



- Property:
  - Approx. 24,993 sf
  - Single story commercial building
- Application Sponsor:
  - Requesting rezoning to allow redevelopment that allows Residential to support existing use
- Rezone from I-A, UO-2 to I-MX-5

Article 9. Special Contexts and Districts  
Division 9.1 Industrial Context

### DIVISION 9.1 INDUSTRIAL CONTEXT (I-MX, I-A, I-B)

#### SECTION 9.1.1 INDUSTRIAL CONTEXT DESCRIPTION



**General Character:** The Industrial Context consists of areas of light industrial, heavy industrial and general industrial areas, as well as areas subject to transitions from industrial to mixed-use. The Industrial Context includes parts of the city where outdoor uses and activities are accommodated, with appropriate screening, including outdoor storage, heavy commercial services, and waste services. Forms are often tall single-story buildings or multi-story buildings with tall ceilings that accommodate industrial processes, loading bays, and specialized equipment. Industrial uses are primarily located along or in proximity to highway or arterial streets, and often include heavy rail access.

**Street, Block, and Access Patterns:** The Industrial Context consists of an irregular pattern of large blocks. Vehicle access is typically a drive from the street to a surface parking lot. Truck access, loading, and parking are important attributes. The Industrial Mixed Use Districts have a more urban context with a rectangular street grid and alley access.

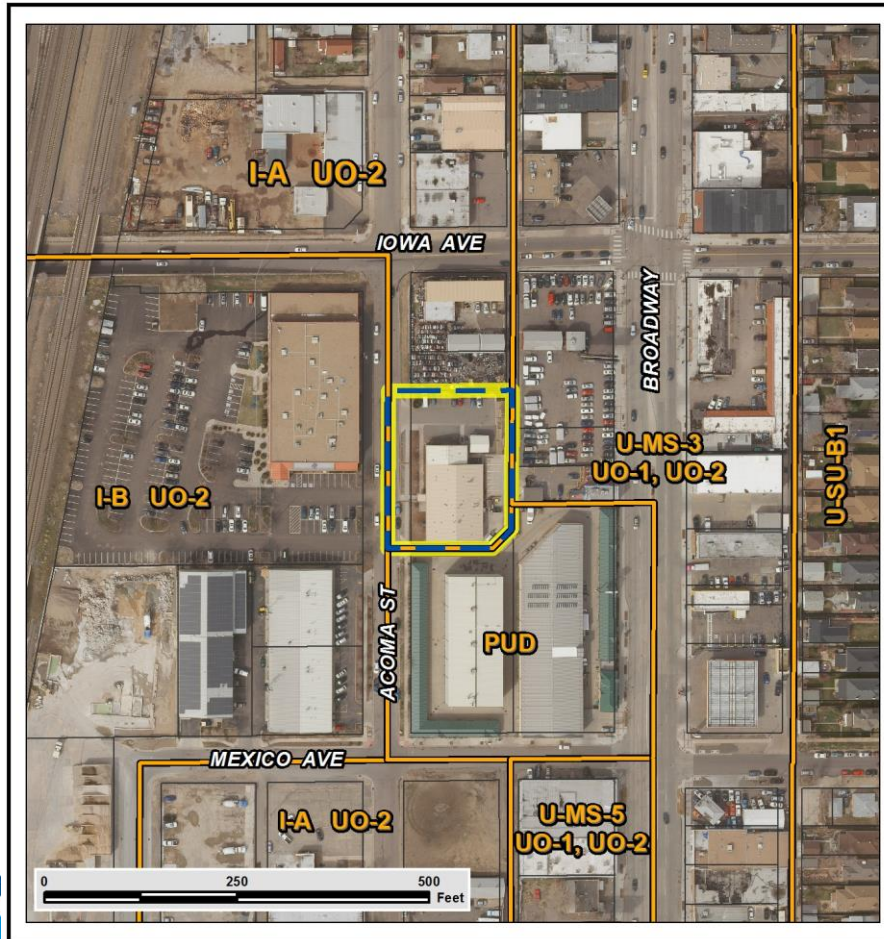
**Building Placement and Location:** Industrial buildings are typically placed to accommodate the specific activity, often with parking surrounding the building. In many cases, the Industrial Context incorporates existing buildings with raised loading docks presenting particular access and parking challenges. Building placement in the Industrial Mixed Use districts is closer to the street with parking, loading and access in the rear of the site. Reuse of existing industrial buildings with street facing loading presents design challenges.

**Building Height and Form:** Building heights range from 1-8 stories which utilize simple forms to maximize open floor space to accommodate warehousing, although older industrial areas include multi-story warehouse buildings, manufacturing uses, adaptive re-use of industrial structures, and multi-storied mixed use buildings.

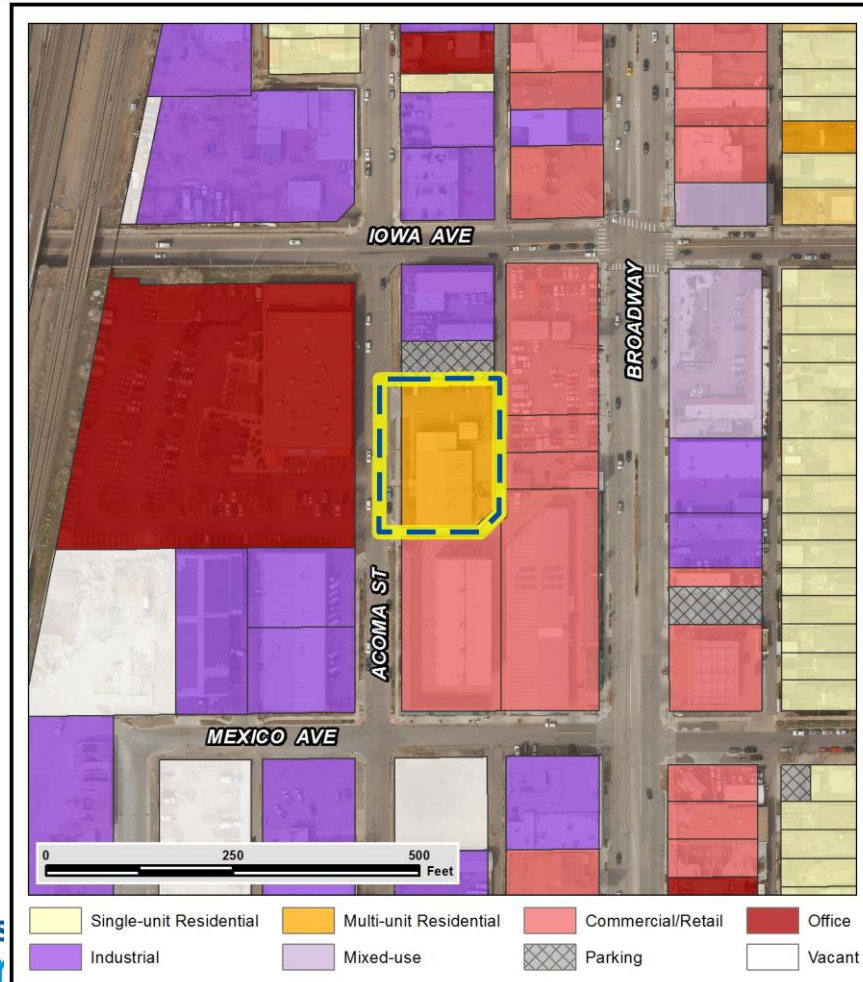
**Mobility:** The Industrial Context has typically had a relatively low level of access to the multi-modal transit system, although many areas are adjacent to transitioning Areas of Change associated with new or existing rail transit lines.



# Existing Context – Zoning



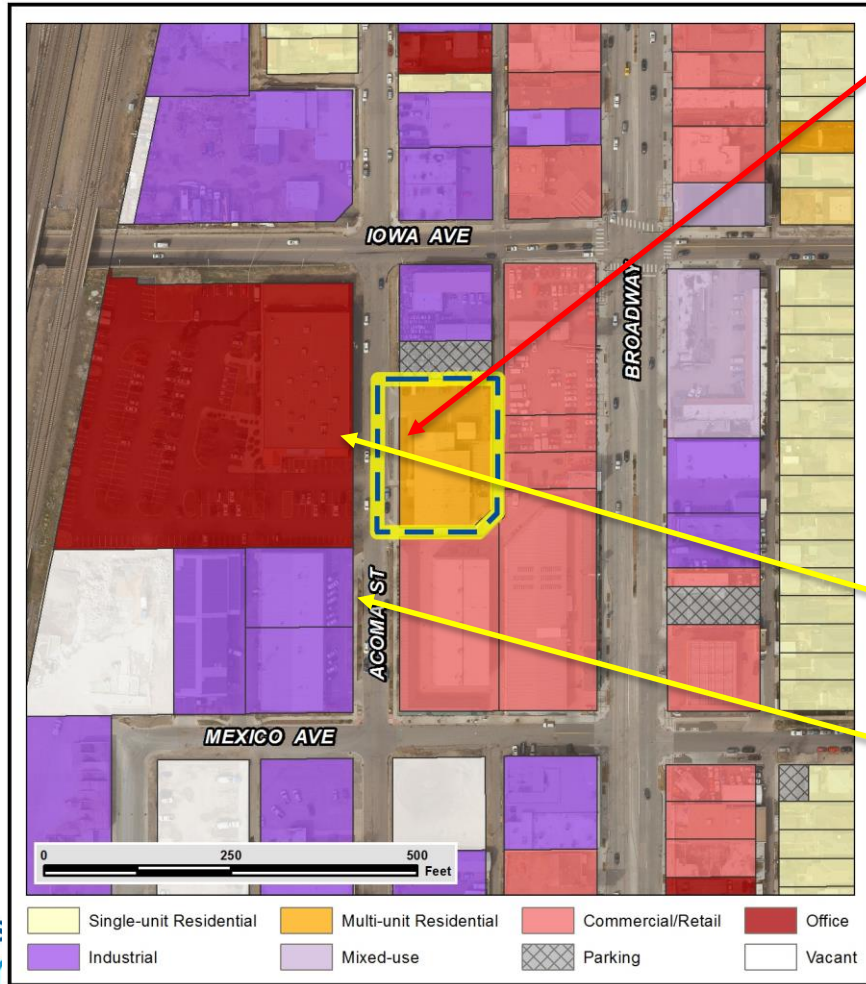
- West: I-B, UO-2
- North: I-A, UO-2
- East: U-MS-3
- South: PUD



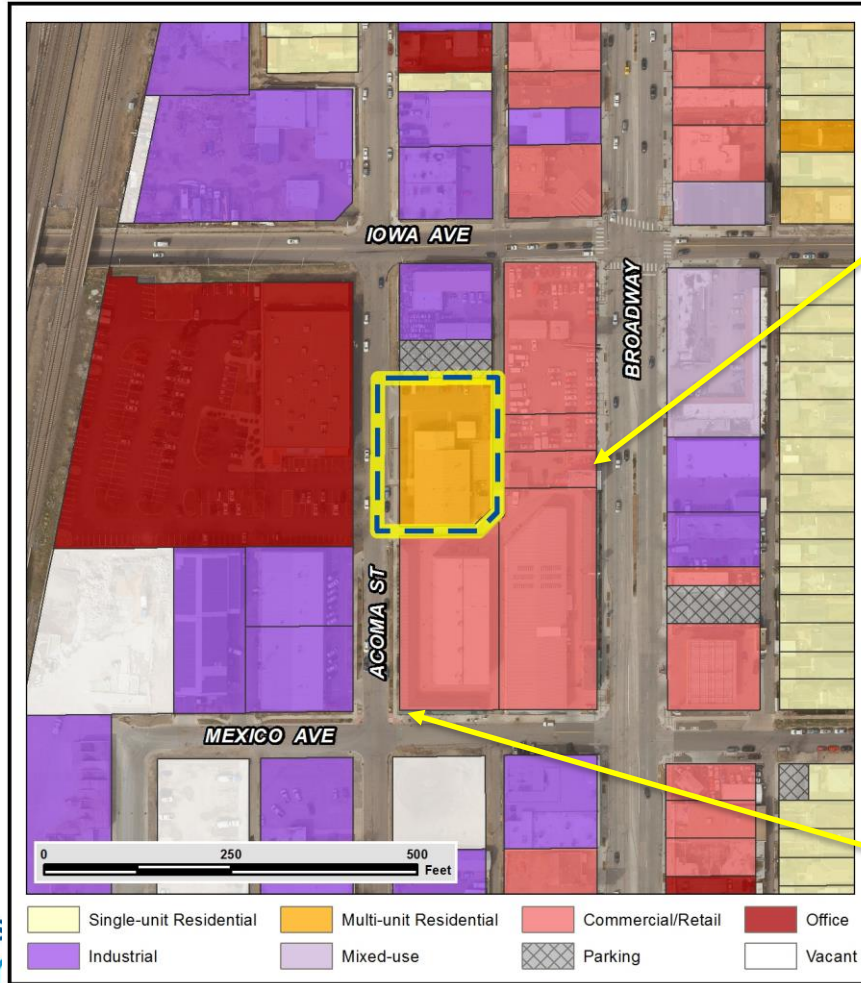
- Site is currently shown as Multi-unit residential.
- Properties to the north, west and south are a mix of industrial, office, commercial and vacant/parking
- To the east generally is the Broadway shopping corridor, though the use immediately east of the subject property is a car sales lot.



# Existing Context – Building Form/Scale



# Existing Context – Building Form/Scale



- Planning Board – January 3rd
- Land Use, Transportation and Infrastructure Committee – Tentative for 1/23
- City Council – Tentative for 3/5
- Public Outreach
  - Letter of support submitted with application from Overland Park RNO
  - Letter of support submitted by Platt Park resident
  - Letter of opposition received from nearby property owner on basis of height
  - Letter of opposition received from Platt Park People’s Association on basis of height

## 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

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation Plan
- Overland Park Neighborhood Plan
- Shattuck District 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

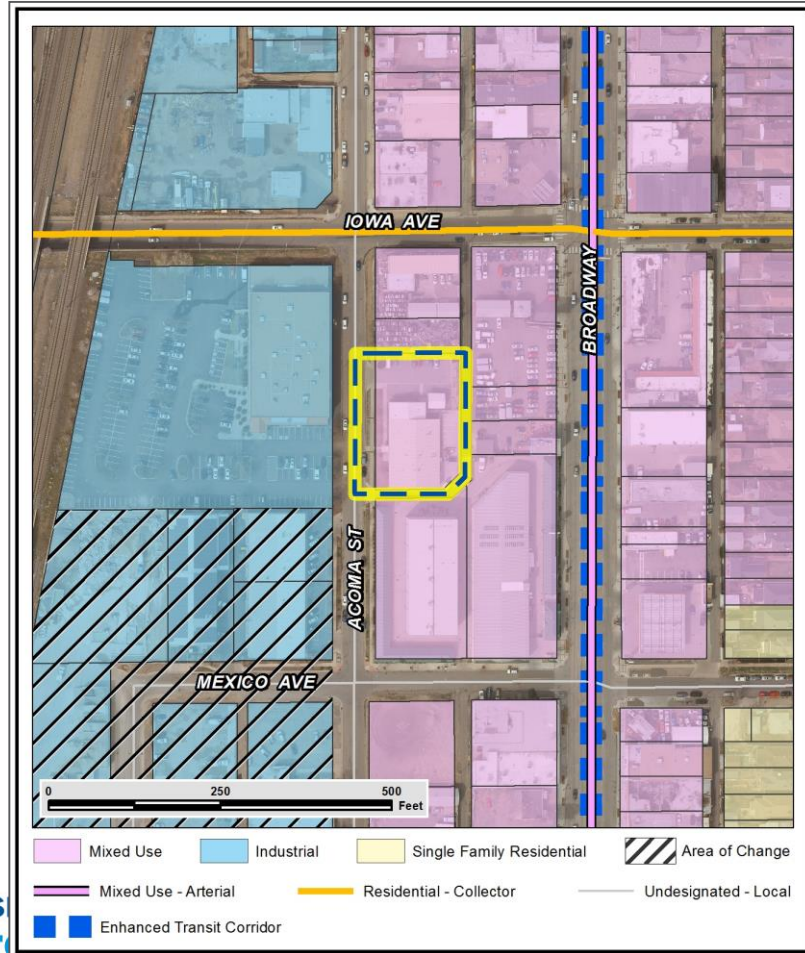
## Comprehensive Plan 2000

- Land Use Strategy 4-A: *Encourage mixed-use, transit-oriented development that makes effective use of existing transportation infrastructure, supports transit stations, increases transit patronage, reduces impact on the environment, and encourages vibrant urban centers and 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.*
- Mobility Strategy 4-E: *Continue to promote mixed-use development, which enables people to live near work, retail and services.*
- Legacies Strategy 3-A: *Identify areas in which increased density and new uses are desirable and can be accommodated.*

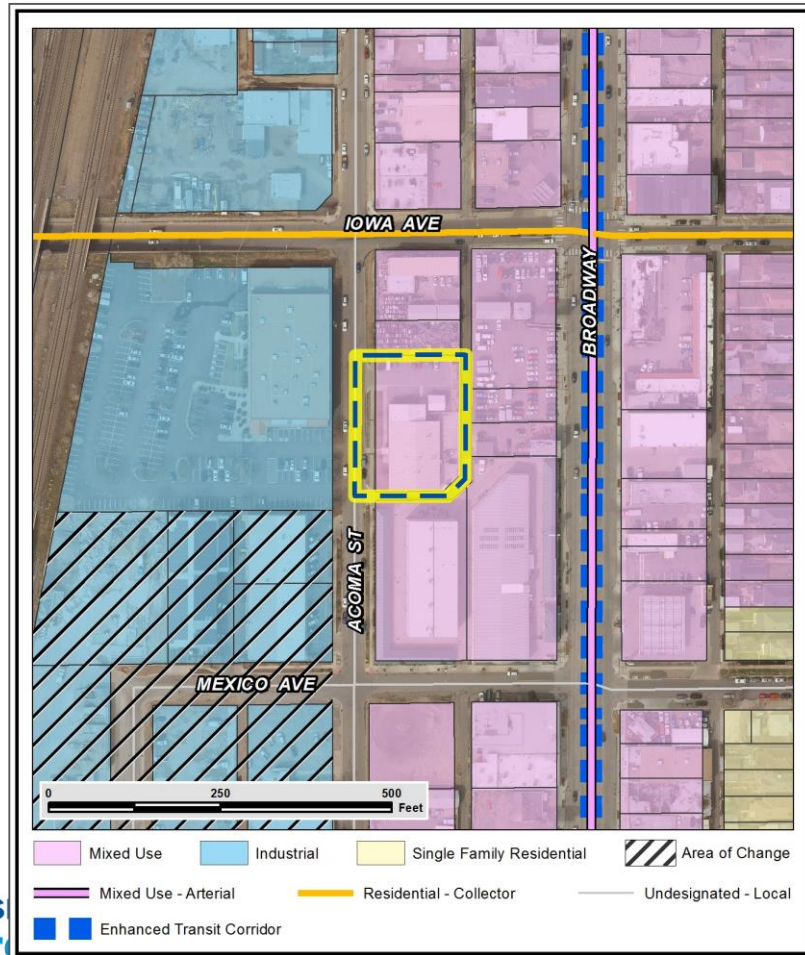
# Review Criteria: Consistency with Adopted Plans

## Blueprint Denver (2002)

- Land Use Concept:
  - Mixed Use
    - Sizable employment base as well as housing.
    - Higher intensity than other residential areas
  - Area of Stability



# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2002)

- Iowa Ave: Residential Collector
  - Provide a balance between mobility and land access
- Acoma St: Undesignated Local
- Broadway: Enhanced Transit Corridor



# Review Criteria: Consistency with Adopted Plans

## Overland Park Neighborhood Plan (1993)

- Concerns around transitions from industrial uses
- Recommendations related to commercial and industrial businesses investing in beautification and clean-up

## Shattuck District Plan (2003)

- Vision is to be a “neighborhood where people live and work, where housing is affordable, where there are sufficient employment opportunities, where wages are sufficient and public revenues are being produced, where there are households in numbers sufficient to enhance the climate for businesses on Broadway, where there is a mix of businesses, goods and services available to the neighborhood, and where the quality of life is generally good.” (p. 22)

## 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