



Official Map Amendment

Application #2018I-00015 Rezoning 1634, 1640, 1642, 1650 and 1680
Sheridan Boulevard from U-SU-C2 and U-RH-3A to U-MS-2 and U-MS-3

Request: U-SU-C2 & U-RH-3A to U-MS-2 & U-MS-3

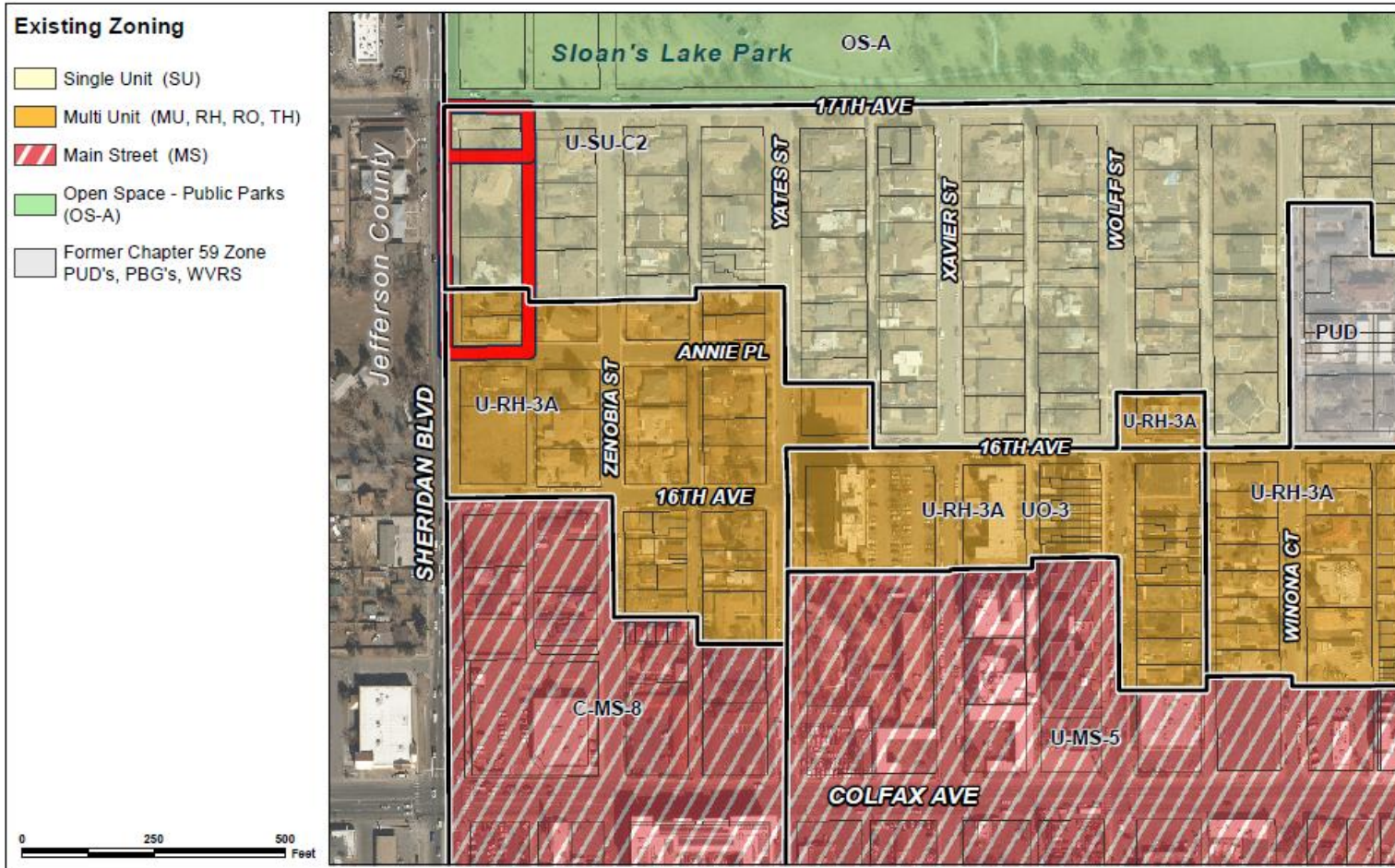


Map Date: May 2, 2019

The **U-MS-2**, Urban, Main Street, 2-story and **U-MS-3**, Urban, Main Street, 3-story Intended for use in the Urban Context

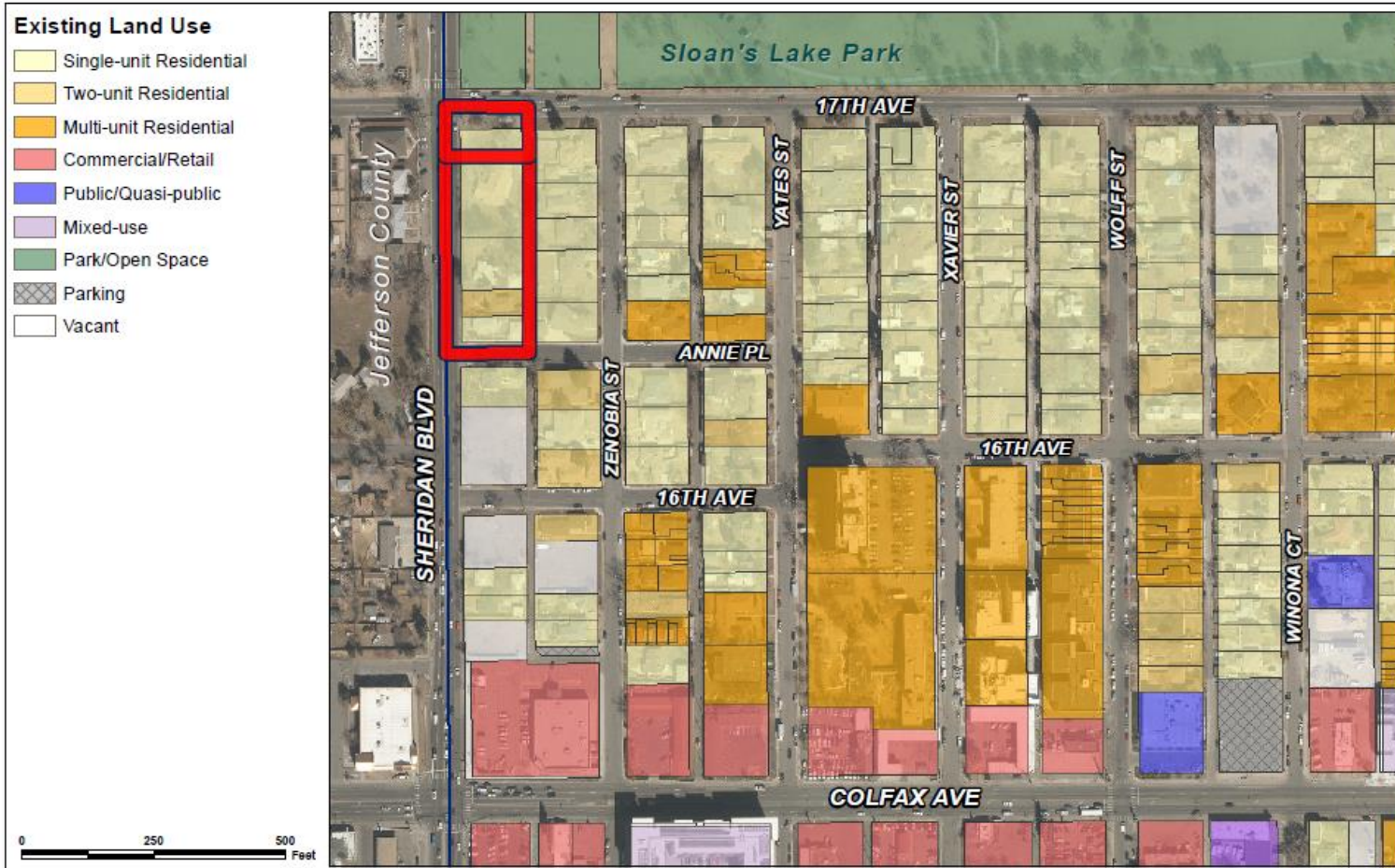
- Characterized by single and two-unit residential with embedded commercial uses
- Town House and Shopfront Primary Building Forms with 30-35 and 30-45 feet maximum building heights, respectively
- Intended to promote active pedestrian-scale commercial streets
- Typically used linearly along commercial, industrial, main and mixed use, and residential arterial streets

Existing Zoning



- North: OS-A
- South: U-RH-3A
- East: U-SU-C2 & U-RH-3A
- West: R-2 & R-3 (Edgewater) and R-MF (Lakewood)

Existing Land Use



- Subject properties: Single-unit and Two-unit Residential
- Surrounding Area: Park, Mix of Single- and Two-unit Residential, Multi-unit Residential

Process

- Initial Informational Notice: 04/11/18
- Notice of revised Application: 02/28/19
- Planning Board Notice Posted: 04/29/19
- Planning Board Public Hearing and unanimous (5-0) recommendation of approval: 05/15/19
- LUTI Committee: 06/18/19
- City Council Public Hearing (Tentative): 08/19/18

Public Outreach

- RNOs
 - Sloan's Lake Citizen's Group; Sloan's Lake Neighborhood Association; West Colfax Association of Neighbors; West Colfax Business Improvement District; Inter-Neighborhood Cooperation (INC)
 - One RNO letter of opposition from Sloan's Lake Neighborhood Association primarily objecting to the heights above the base plane.
 - One letter of support, 44 letters of opposition received citing objections to the compatibility of the proposed development, increased parking and traffic, safety and displacement concerns.
- Mediation attempted with partial agreement reached.

Existing Context – Building Form/Scale



Review Criteria

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

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2000*
- *Blueprint Denver 2002*
- *West Colfax Neighborhood Plan (2006)*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

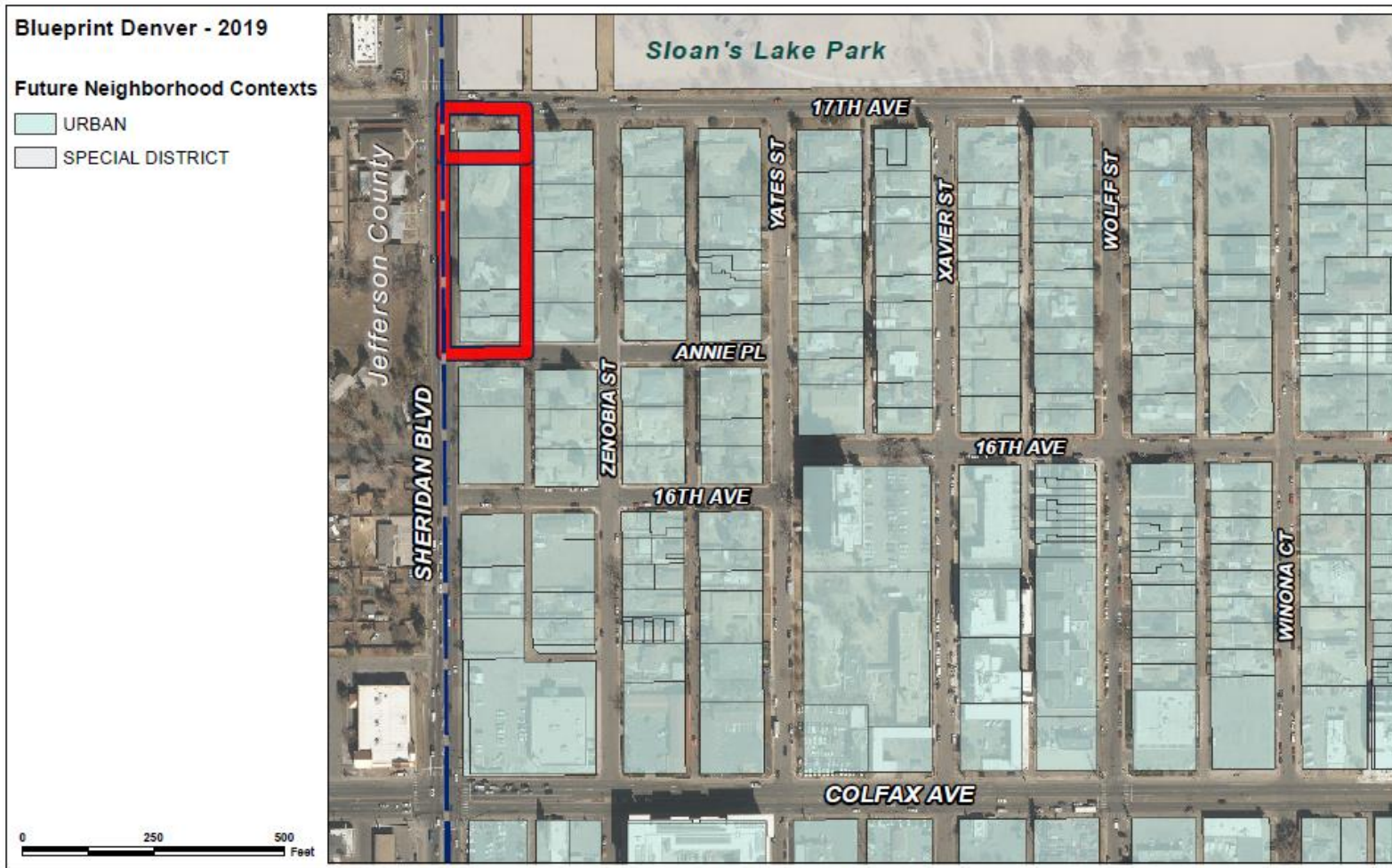
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2040

- Equitable, Affordable and Inclusive, Goal 2
- Equitable, Affordable and Inclusive, Strategy 2A
- Strong and Authentic Neighborhoods, Strategy 1B
- Strong and Authentic Neighborhoods, Strategy 1D
- Environmentally Resilient Goal 8, Strategy A

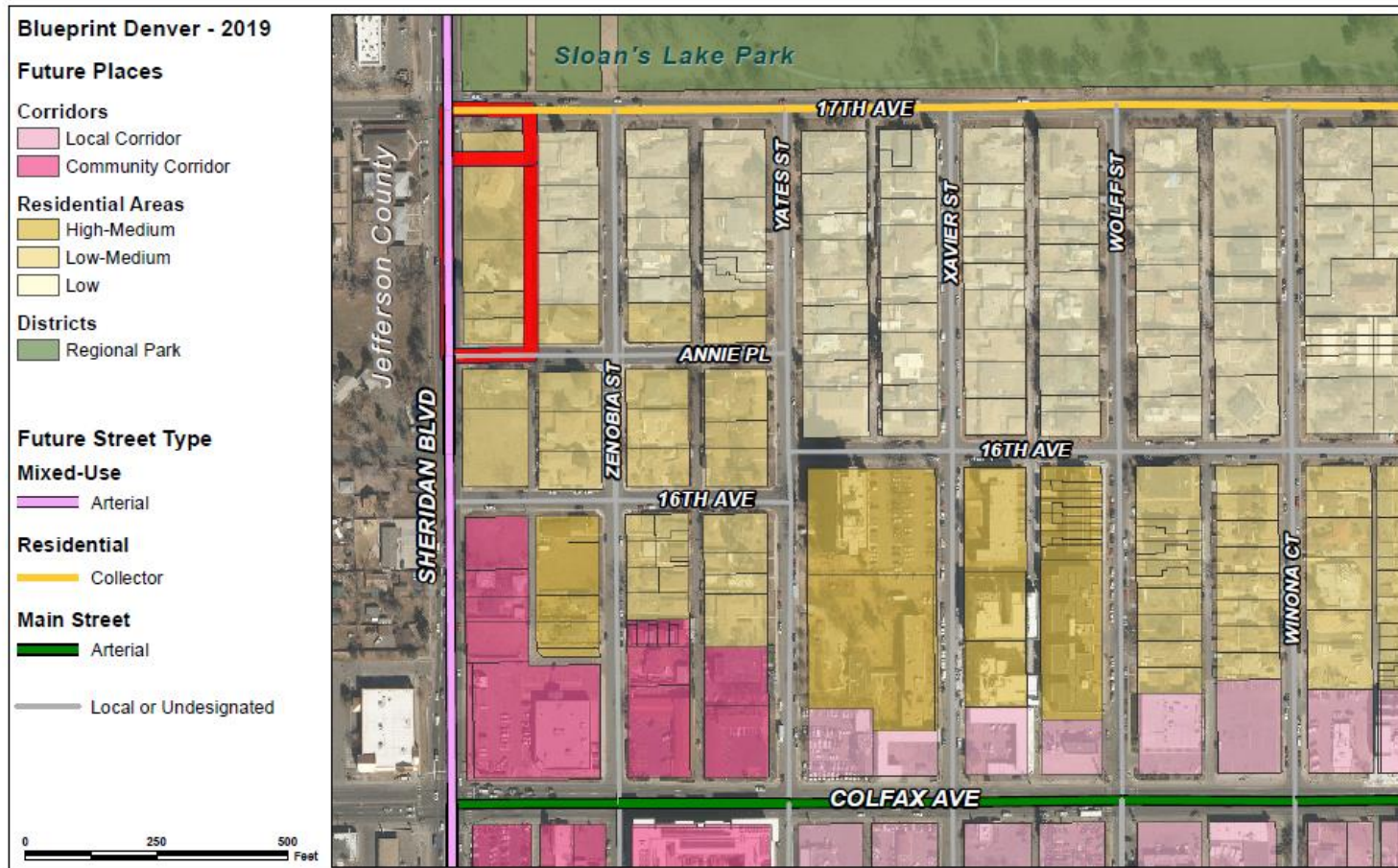
Consistency with Adopted Plans: Blueprint Denver 2019



Map Date: May 2, 2019

- Future Neighborhood Context - Urban
 - Small multi-unit residential and mixed-use areas embedded in 1-unit and 2-unit residential areas
 - Low-scale multi-unit buildings

Consistency with Adopted Plans: Blueprint Denver 2019



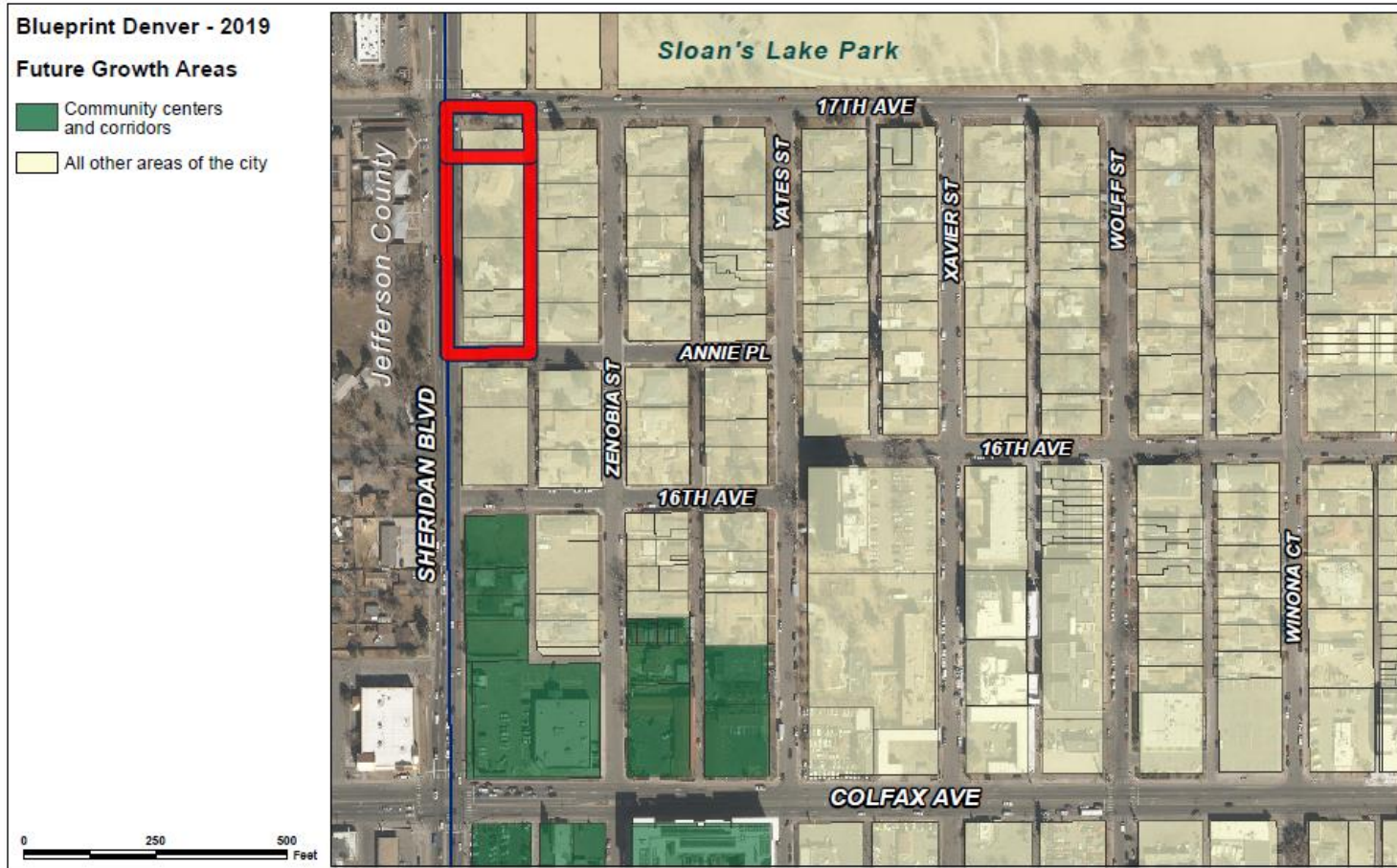
Future Place

- Residential Low-Medium
- *mix of low- to mid-scale multi-unit residential interspersed in single- and two-unit residential areas*
- Buildings 3-stories or less in height

Street Type

- **Sheridan Blvd.** – Mixed Use Arterial;
- **17th Avenue** – Residential Collector;
- **Annie Pl.** - Local

Consistency with Adopted Plans: Blueprint Denver 2019



Future Growth Strategy – “All other areas of the City”

- anticipated to see around 20% of new housing growth and 10% of new employment growth by 2040

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, though more limited growth

Consistency with Adopted Plans: West Colfax Plan (2006)



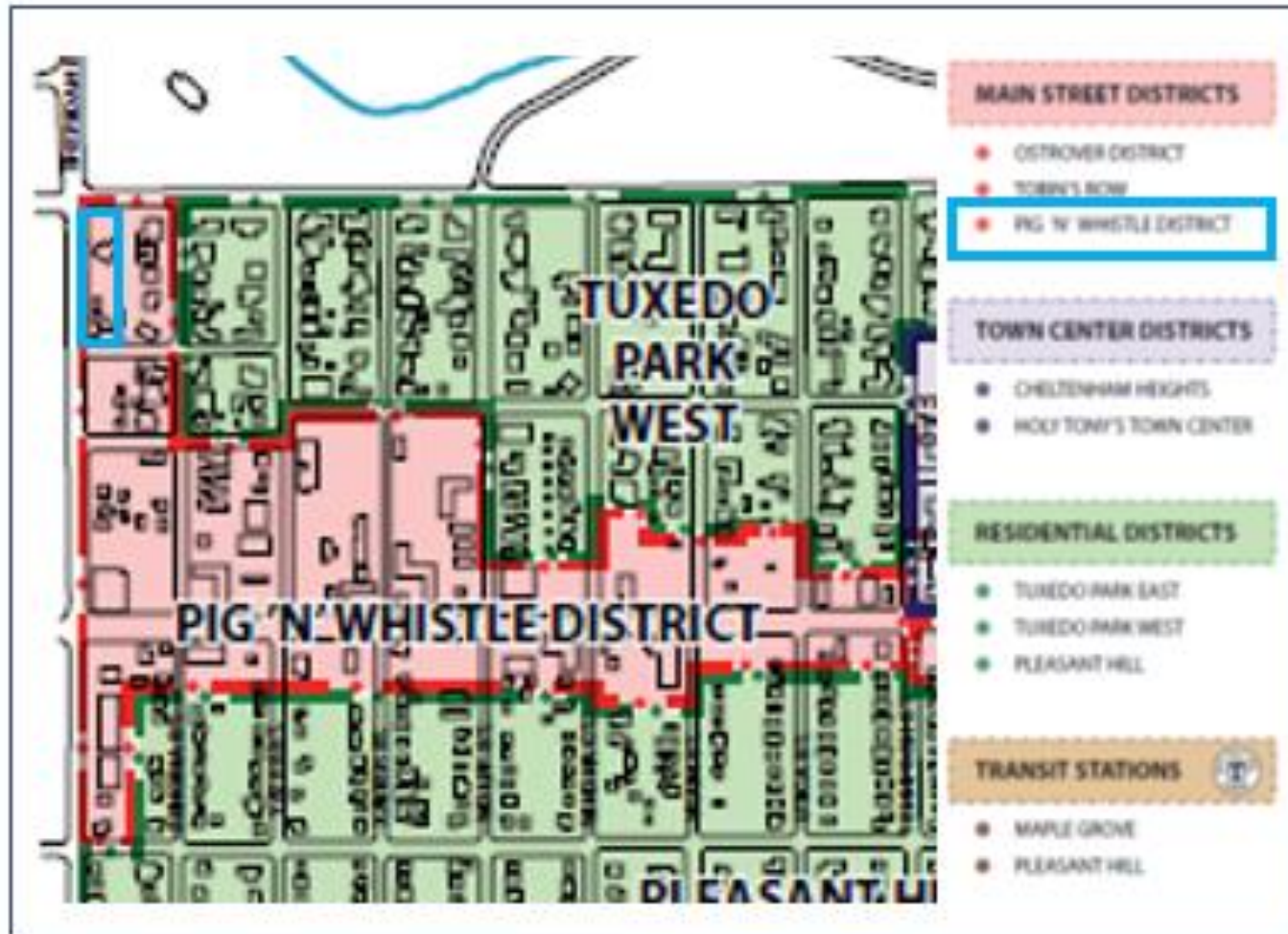
- Land Use Concept
 - Main Street
 - Linear and oriented to the street
 - Scale of 2-5 stories
 - Mixed land uses, both vertically and horizontally
 - Create a comfortable pedestrian Environment

Consistency with Adopted Plans: West Colfax Plan (2006)

Framework Plan Land Use Recommendations:

- Rezone the commercial properties on opportunity sites along West Colfax, Federal Boulevard and Sheridan Boulevard to Main Street.
- Promote a range of housing types and costs at higher densities in strategic locations (town centers, station areas, main streets).
- Support infill development. Mixed use projects that include housing or offices over ground floor uses are especially appropriate in town centers, along main streets.
- Focus both structural and use intensity to main streets, transit station areas and town centers

Consistency with Adopted Plans: West Colfax Plan (2006)



District Plans

- Main Street – Pig 'N Whistle District
- Recommendations:
 - Consider the impact of Main Street zoning and future development on adjacent residential districts
 - With deeper parcels and proximity to transit consider Main Street 2 and 3 zone districts (FC 59 Main Street 2 = MS-5 in the current Zoning Code, and Main Street 3 = MS-8).

Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver 2019
- West Colfax Plan (2006)

2. Uniformity of District Regulations

- Using a standard zone district furthers the uniform application zoning regulations because other similar situated properties in the city share the same zone district.

3. Further Public Health, Safety and Welfare

- By implementing the city's adopted plans, by allowing development that is in character with the area

Review Criteria

4. Justifying Circumstances

- *“Since the date of the approval of the existing zone district, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include: Changed or changing conditions in a particular area, or in the city generally; or a city adopted plan; or that the city adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.”*
- The West Colfax neighborhood has seen a great deal of change since the citywide rezoning in 2010, the opening of the West light rail line in 2014 and the redevelopment of the former Saint Anthony Hospital site. Changed conditions is an appropriate justifying circumstance.

Review Criteria

5. Consistency with Neighborhood Context, Zone District Purpose and Intent
 - Urban Context Description
 - Characterized by single and two-unit residential uses.
 - Small-scale multi-unit residential uses and commercial areas embedded in residential areas
 - U-MS-2 and U-MS-3 Zone Districts Description
 - Intended to *promote safe, active, and pedestrian-scaled commercial streets.*
 - *Typically applied linearly along commercial, industrial, main and mixed use and residential arterial streets.*

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