



DENVER
THE MILE HIGH CITY

1400, 1404, & 1408 W 37th Ave

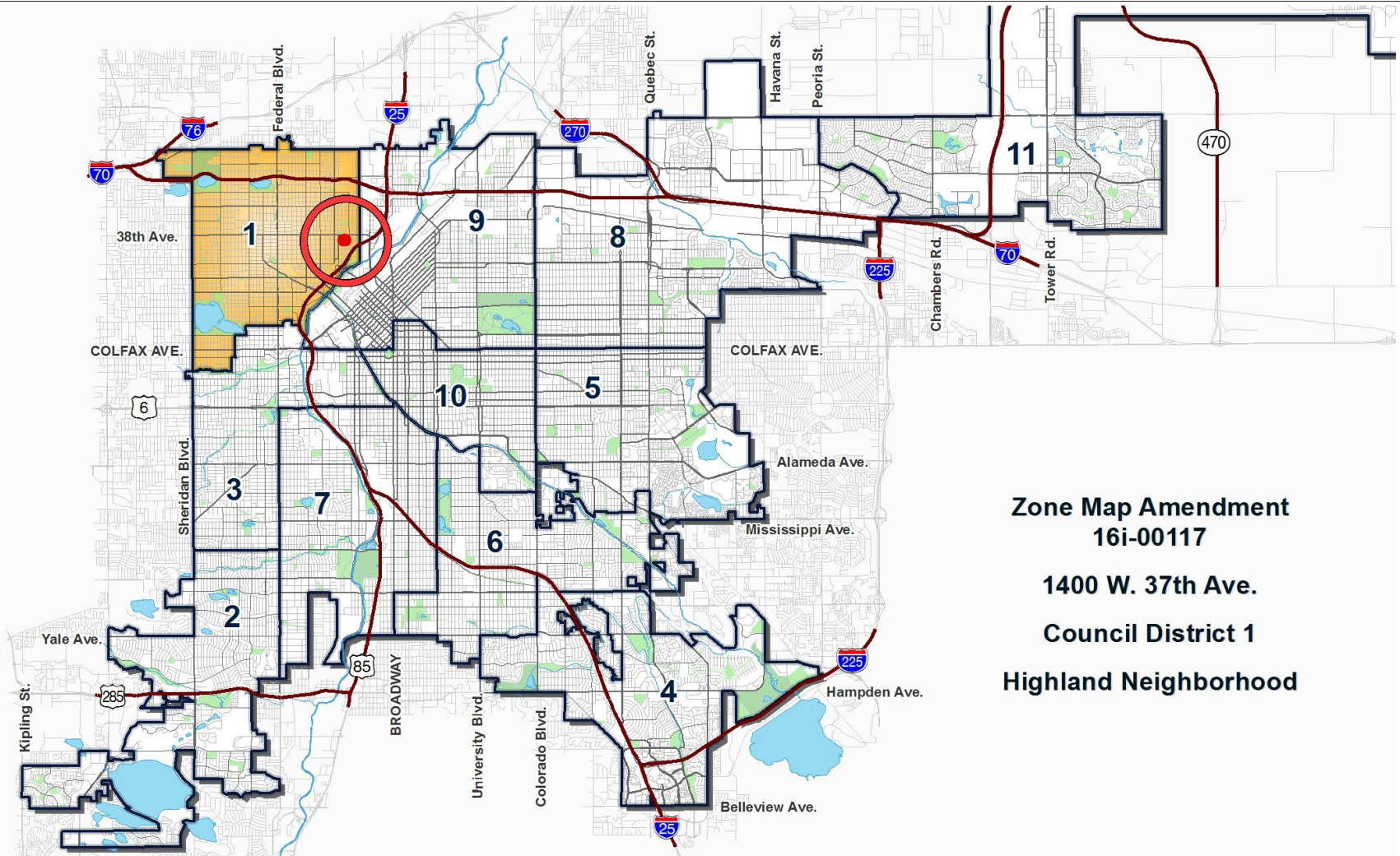
U-TU-B2, DO-4 to U-MX-2x

Land Use, Transportation and Infrastructure
Committee of the Denver City Council
October 3, 2017

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

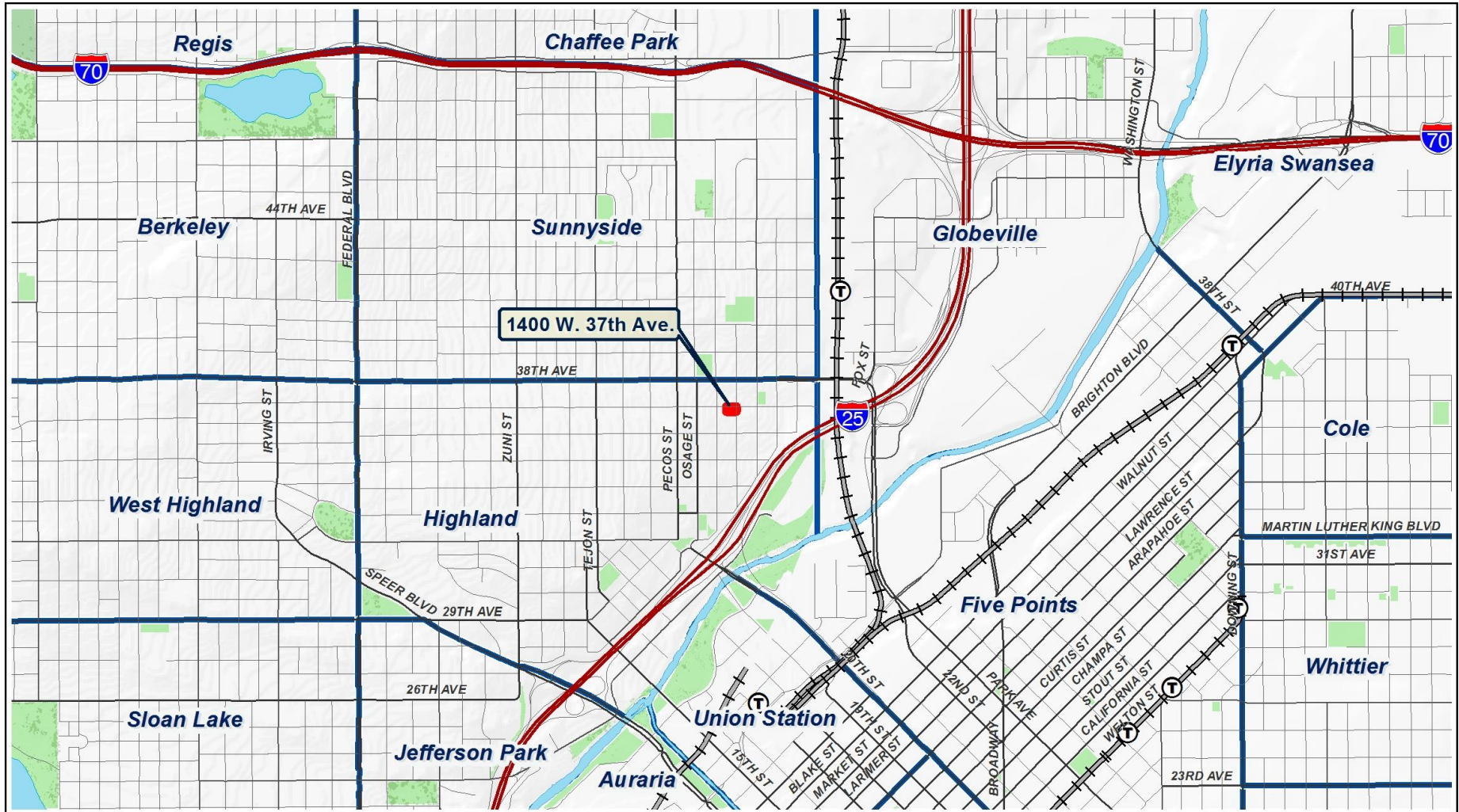


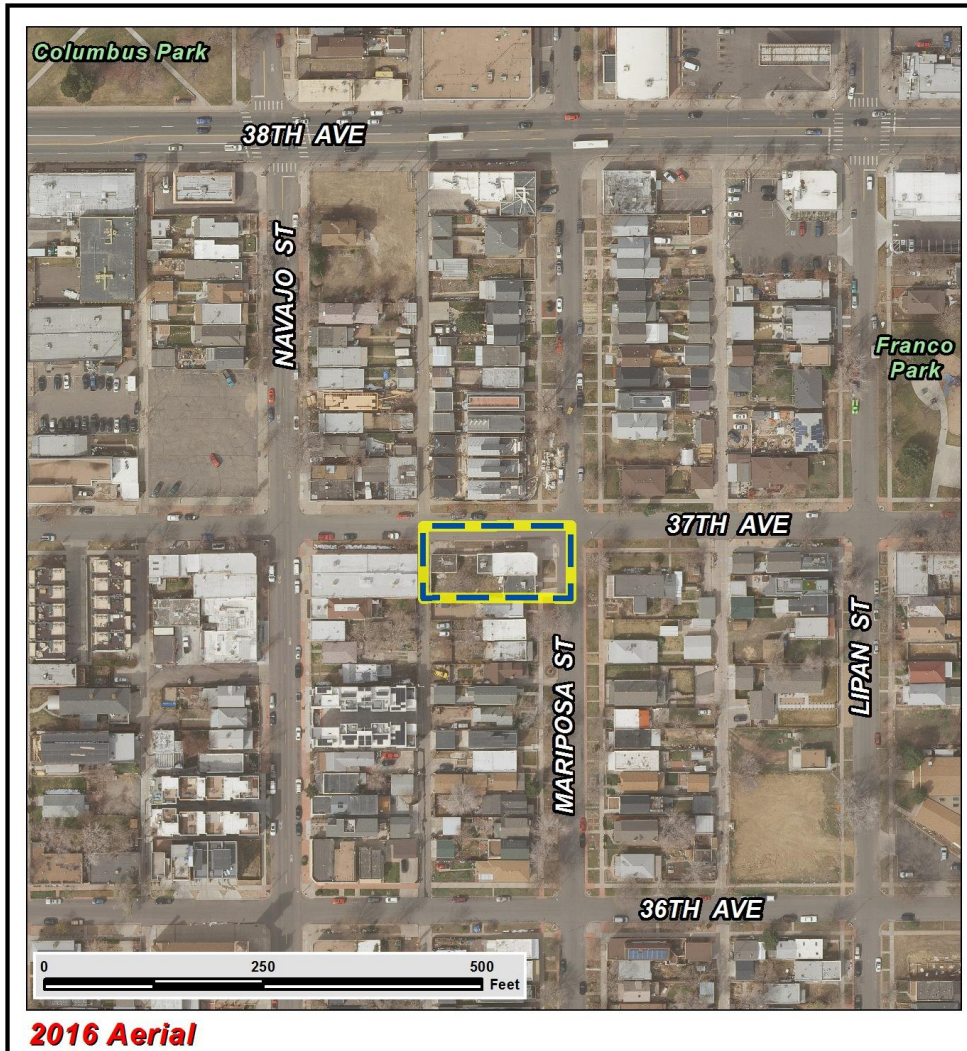
1400, 1404, & 1408 W 37th Ave U-TU-B2, DO-4 to U-MX-2x



**Zone Map Amendment
16i-00117
1400 W. 37th Ave.
Council District 1
Highland Neighborhood**

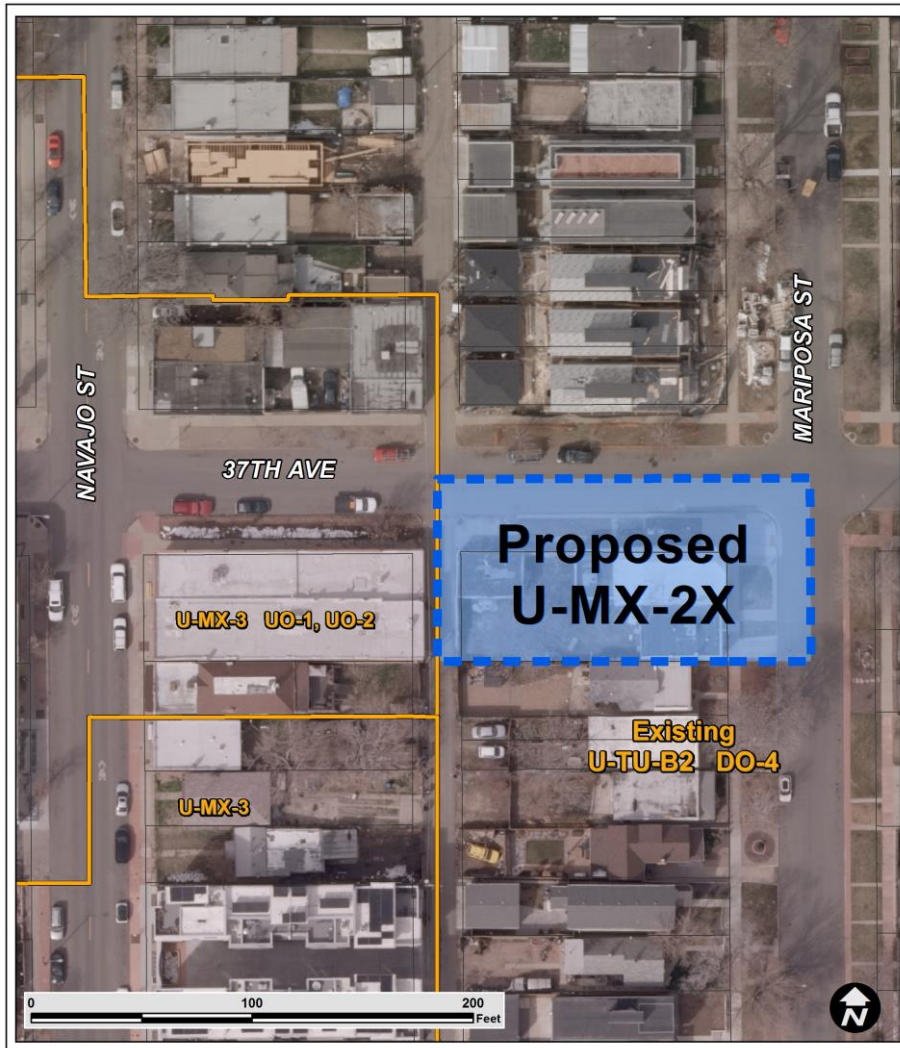
Highland Neighborhood





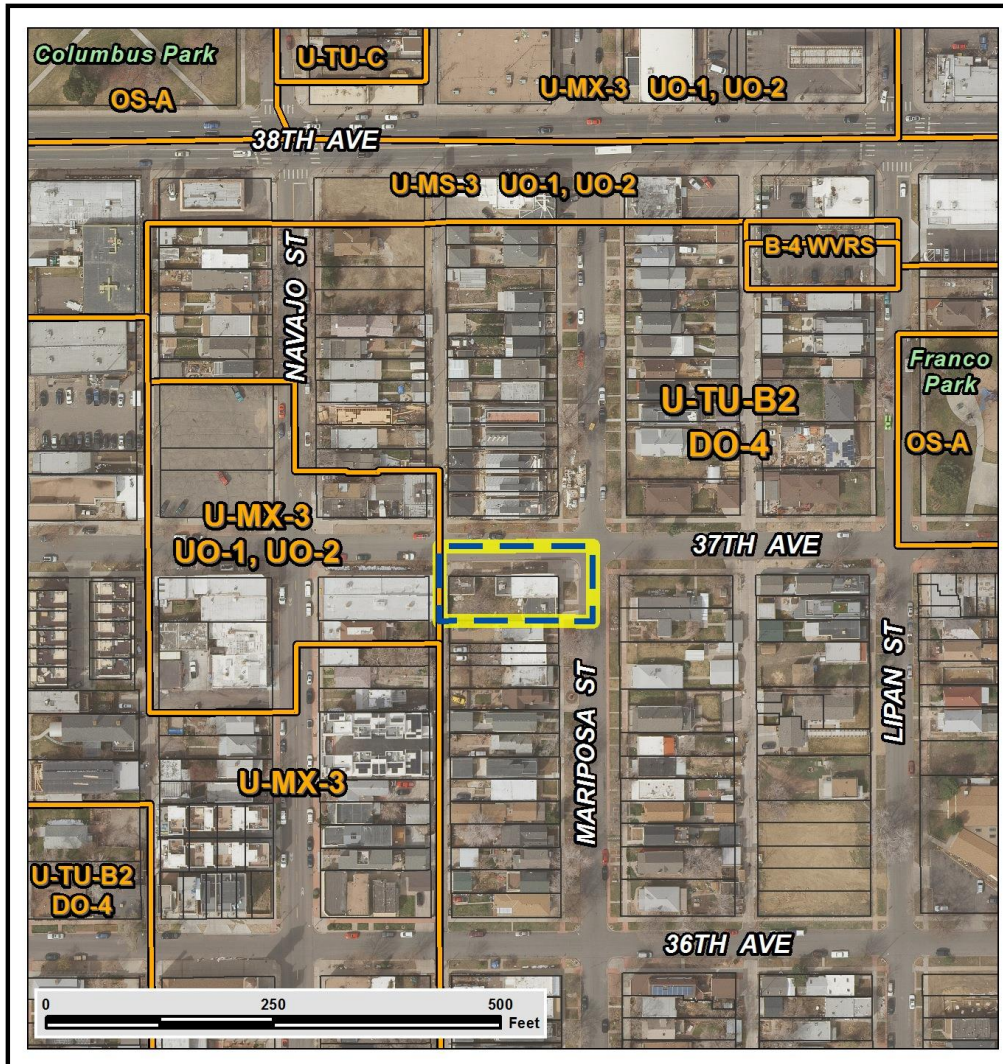
2016 Aerial

- SW Corner of 37th Ave and Mariposa St
- Near Navajo Arts District



- Property:
 - 6,090 sq ft
 - Collapsed building
 - Formerly restaurant use
- Applicant:
 - Requesting rezoning to redevelop
- Rezone from U-TU-B2, DO-4 to U-MX-2x

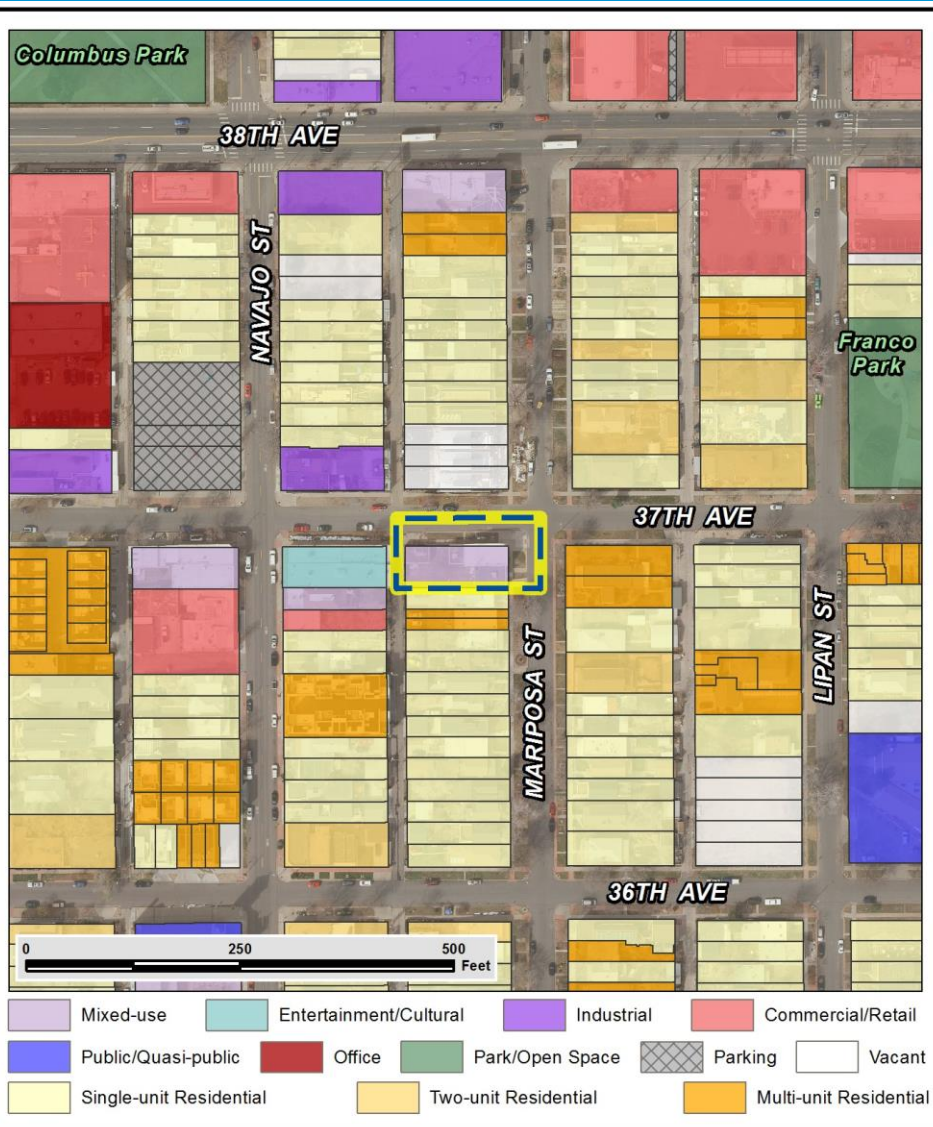
Existing Context – Zoning



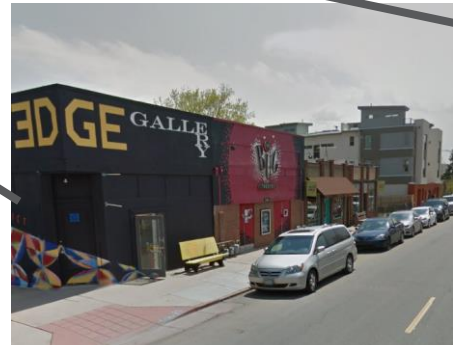
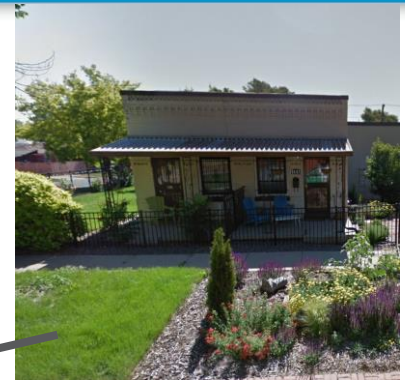
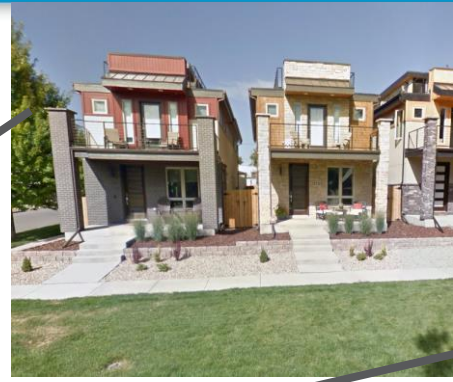
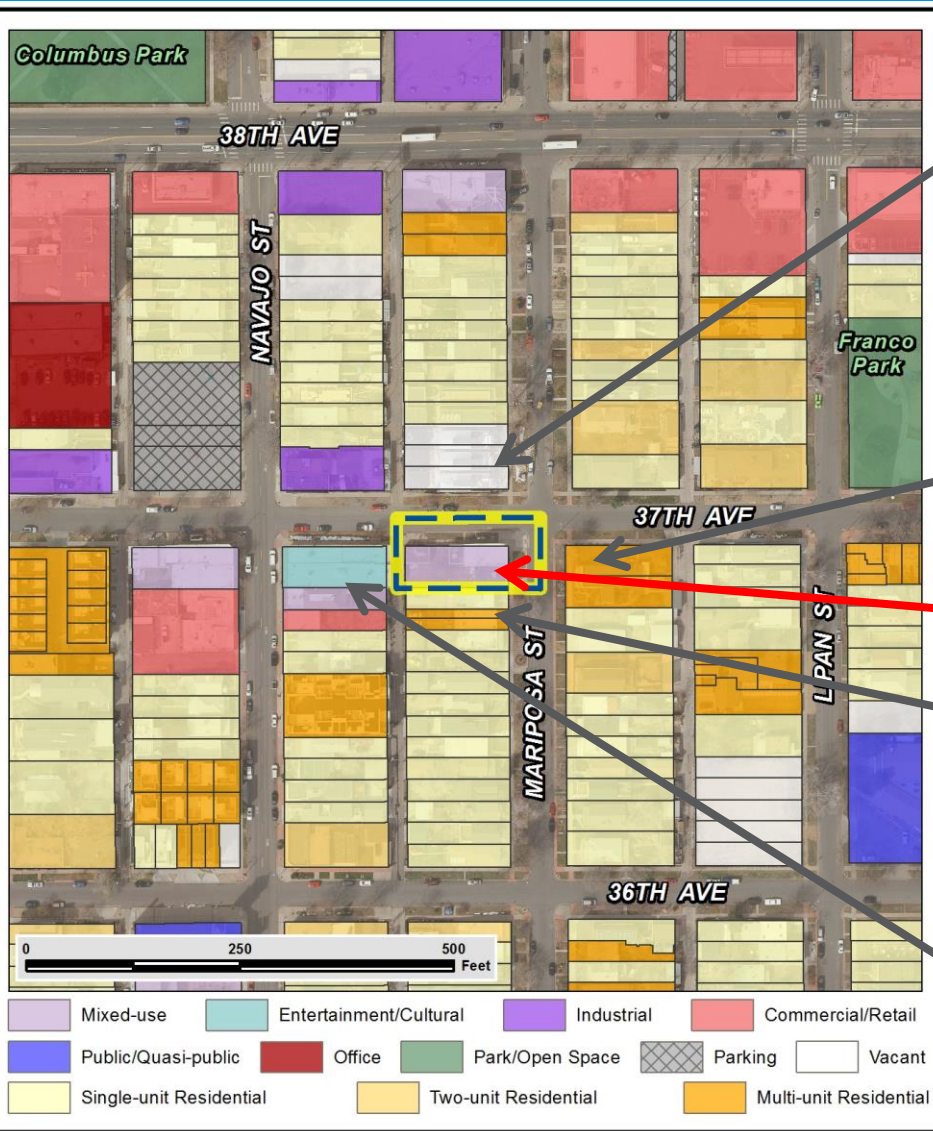
- Site:
 - U-TU-B2, DO-4
- Surrounding Zoning:
 - North – U-TU-B2, DO-4
 - South – U-TU-B2, DO-4
 - East – U-TU-B2, DO-4
 - West – U-MX-3, UO-1, UO-2

Existing Context – Land Use

- Site – Mixed-use (currently vacant)
- North – Residential
- South – Residential
- East – Residential
- West – Entertainment/Cultural



Existing Context – Building Form/Scale



- Planning Board (September 20, 2017) – 9-0 vote for recommendation of approval
 - Three people spoke in favor
- Land Use, Transportation and Infrastructure Committee (October 3, 2017)
- City Council (Tentative: November 13, 2017)
- Public comment
 - Letter of support from HUNI
 - 23 letters of support from the public

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
- Highland Neighborhood Plan
- 41st & Fox Station Area 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

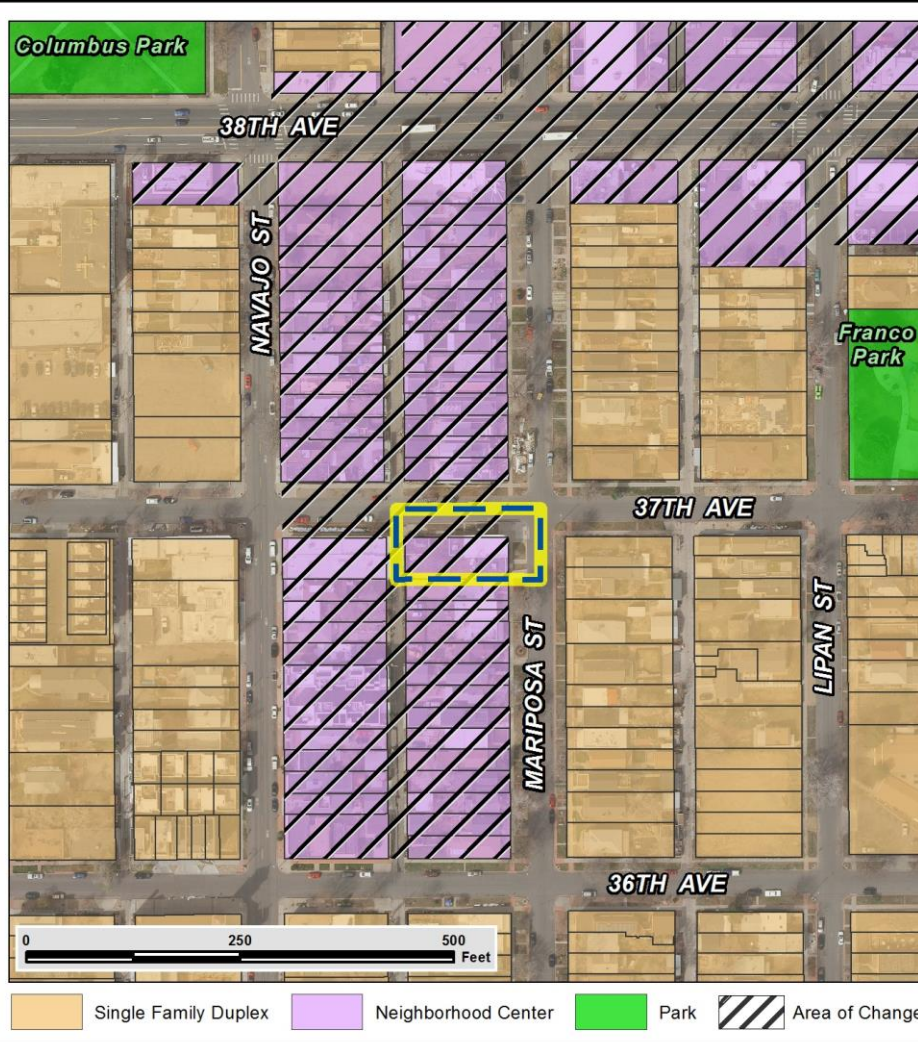
Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-F
- Land Use Strategy 3-B
- Land Use Strategy 3-D
- Mobility Strategy 4-E
- Economic Activity Strategy 5-A

Review Criteria: Consistency with Adopted Plans

Blueprint Denver (2002)

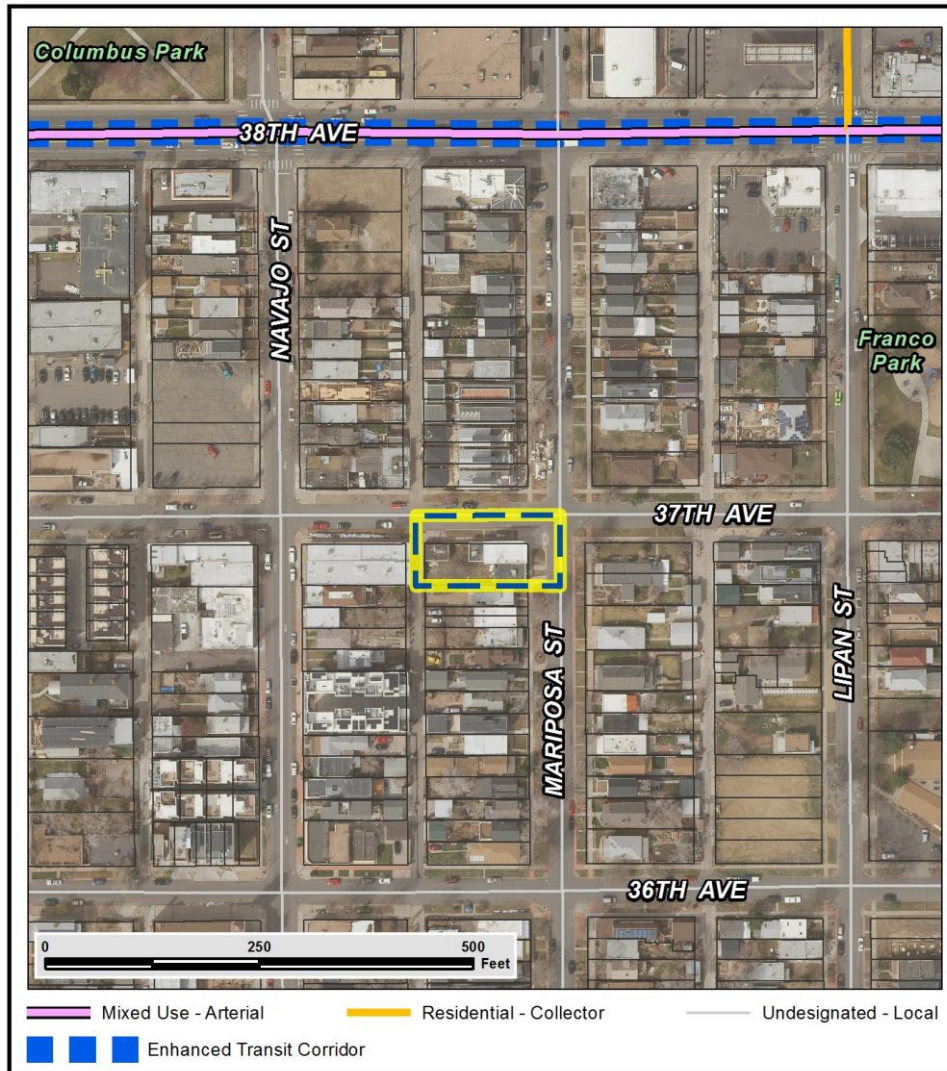
- Land Use Concept:
 - Neighborhood Center
 - Serves everyday shopping, service, entertainment needs of neighborhoods
 - Mix of uses
 - Single Family Duplex
 - Moderately dense areas
 - Primarily residential but with some complementary, small-scale commercial uses
 - Area of Change



Review Criteria: Consistency with Adopted Plans

Blueprint Denver (2002)

- Future Street Classification:
 - W 37th & N Mariposa
 - Undesignated Local



Review Criteria: Consistency with Adopted Plans

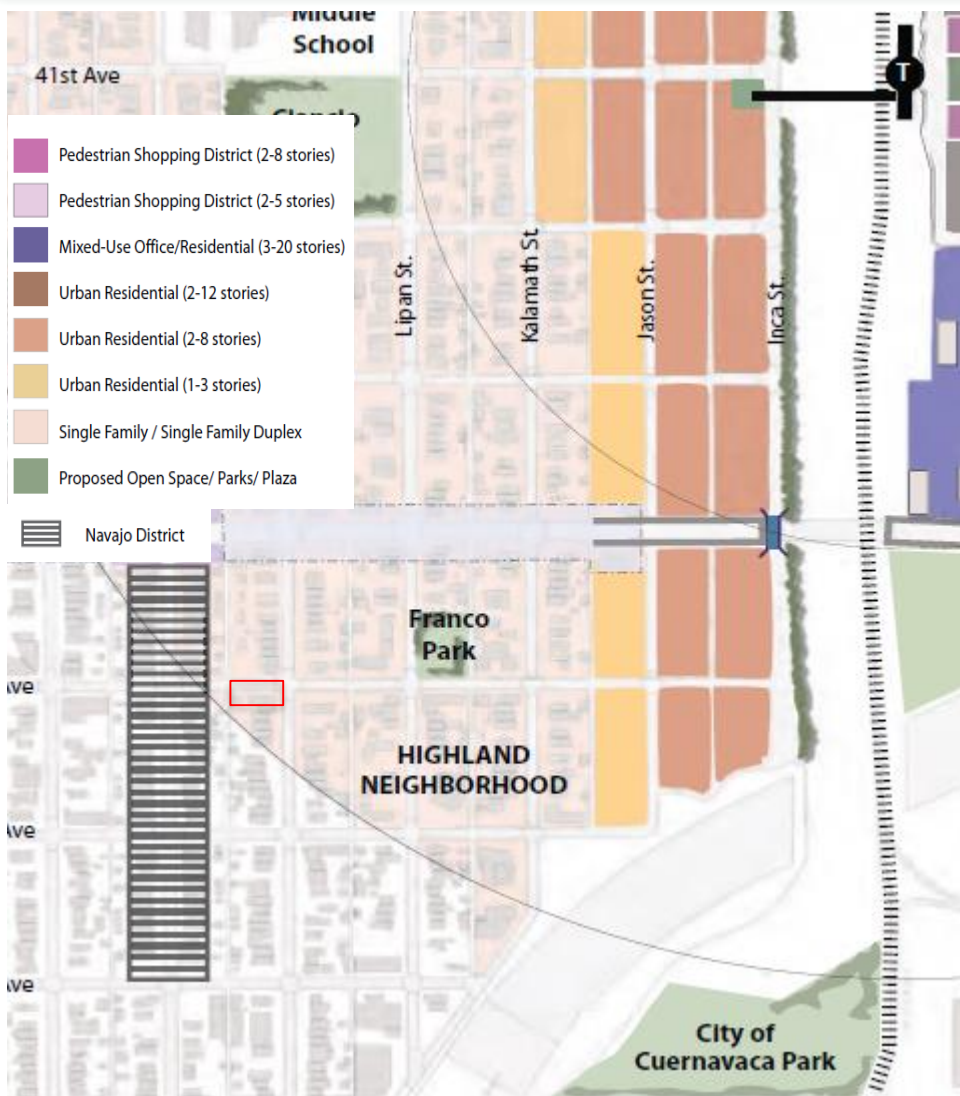
Highland Neighborhood Plan (1986)

- Promote infill development in vacant land or abandoned structures
- Encourage a mixture of residential types and costs as a part of new development
- Promote development efforts in Highland
- Infill developments should be compatible in character, provide appropriate buffering, be low traffic generators, including senior housing, mom and pop shops, low density multi-family housing
- Encourage a variety of residential mixed use projects

Highland Neighborhood Plan (1986)

- 37th & Navajo:
 - Reinforce and strengthen the retail area
 - Encourage new compatible uses
- Subarea 13:
 - Improve and stabilize residential areas and eliminate industrial uses
 - Encourage reuse of vacant or abandoned commercial structures
 - Discourage further industrial and commercial encroachment

Review Criteria: Consistency with Adopted Plans



41st & Fox Station Area Plan

- Single Family/Single Family Duplex
 - Mix of housing types: single-family, duplexes, townhomes
 - Less than 3 stories
- Navajo District
 - Mixed-use node at 38th & Navajo
 - Reinforce existing character

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
 - Request is consistent
3. Further Public Health, Safety and Welfare
 - Implements adopted plans, facilitates redevelopment
4. Justifying Circumstances
 - Changed or Changing Condition: Redevelopment in surrounding area, collapse of structure
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
 - U-MX-2x zone district promotes embedded mixed-use within neighborhoods

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