

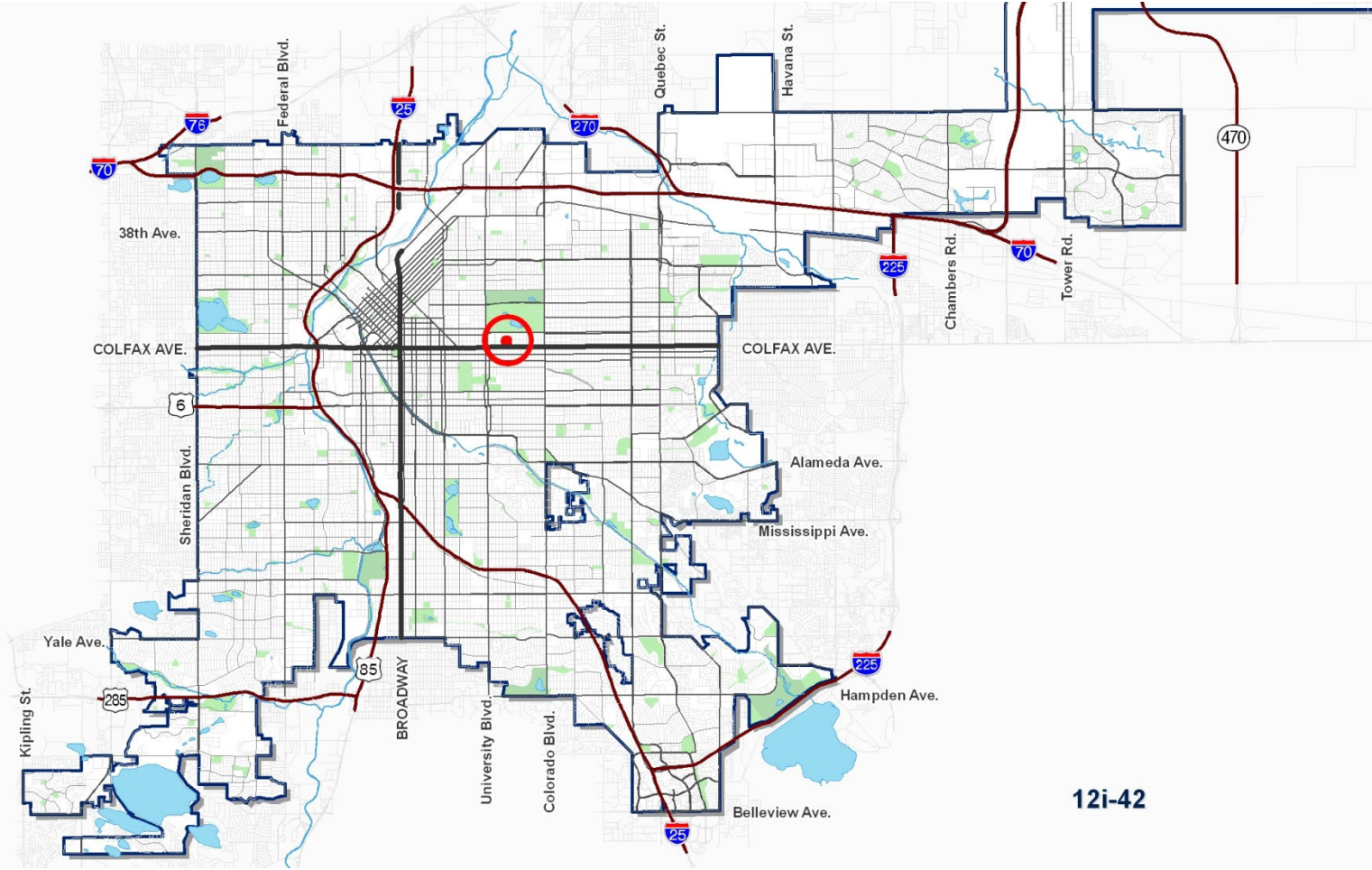
LUTI

March 12, 2013

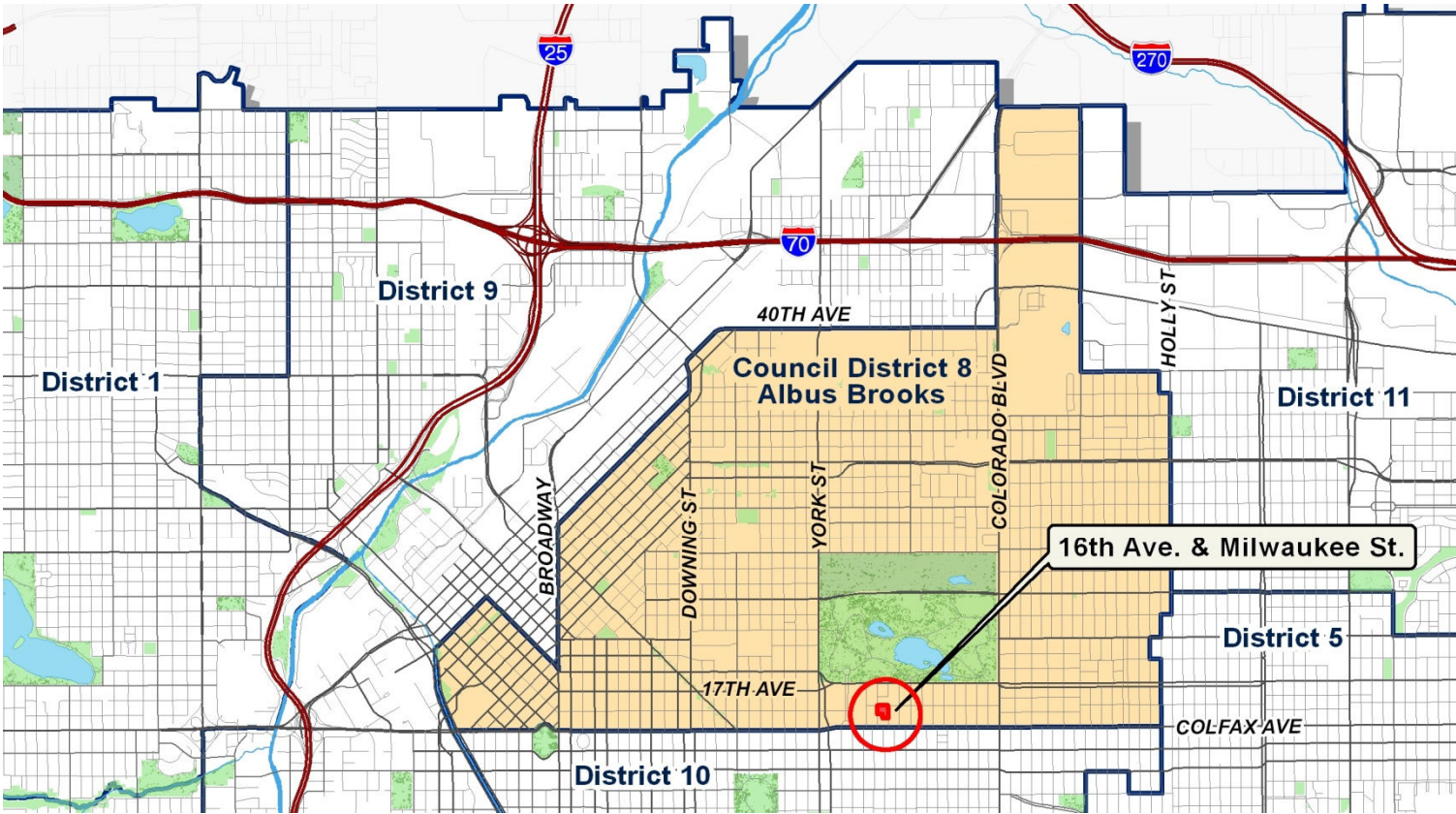
16TH AND MILWAUKEE

From H-1-A and H-2 to G-MU-5

16th and Milwaukee H-1-A and H-2 to G-MU-5



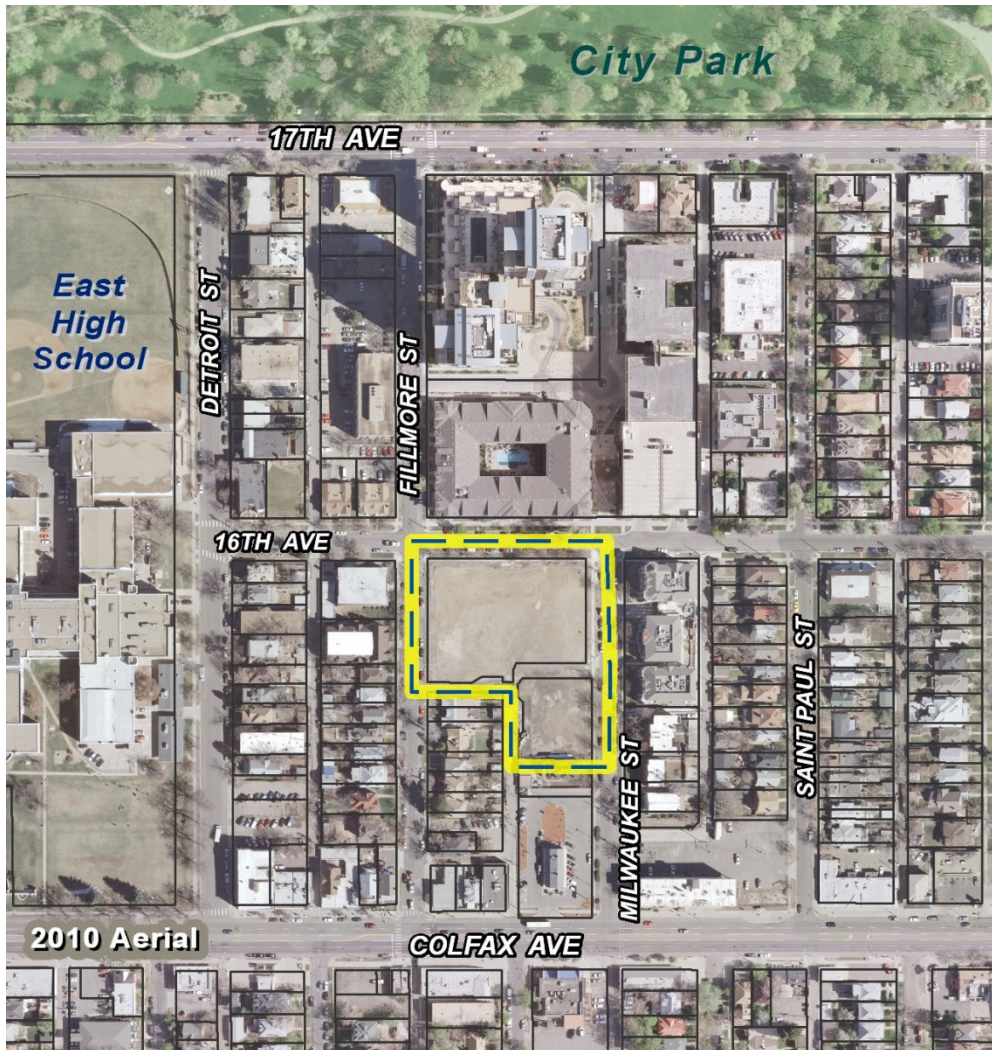
City Council District 8



City Park Statistical Neighborhood

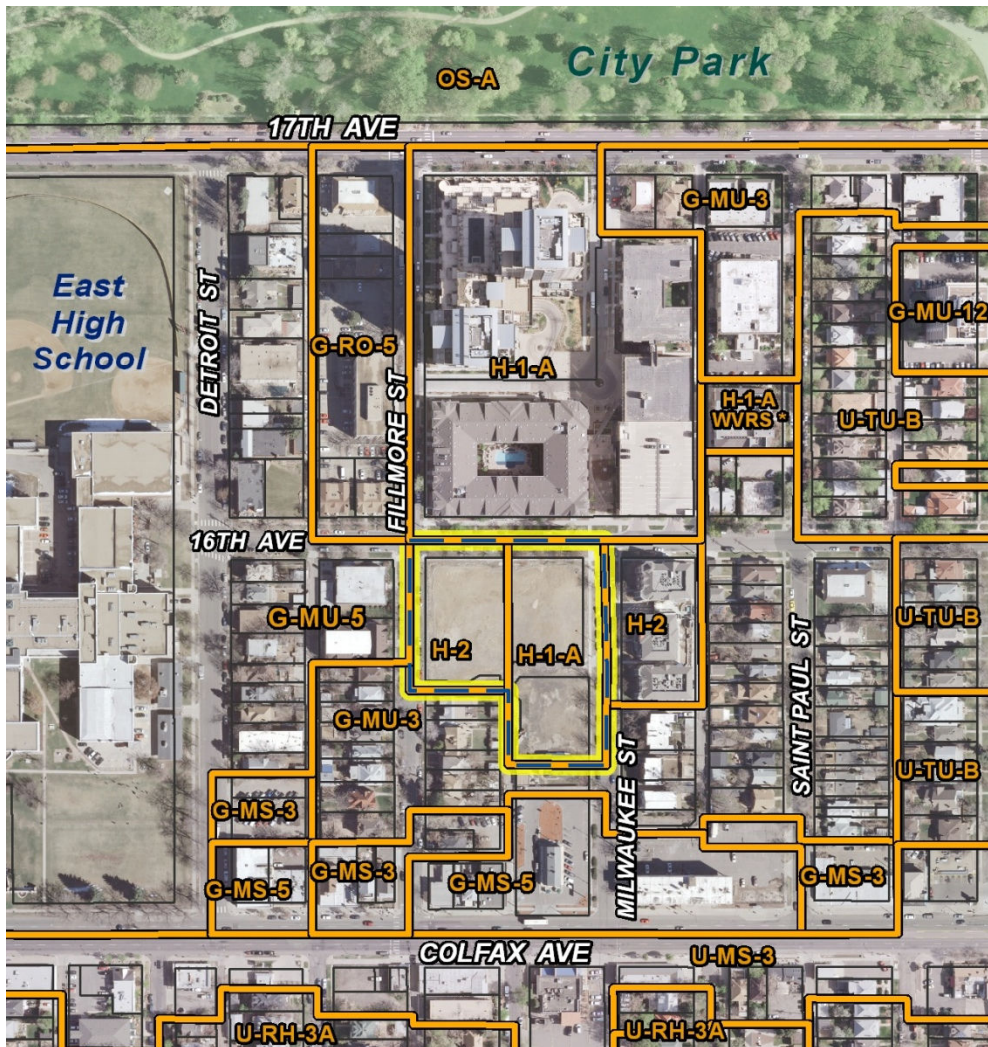


Location



- South side of 16th between Fillmore and Milwaukee
- Typical rectilinear block with alley access
- 1.587 acres
- Currently vacant land
- Variety of residential building forms surrounding the site

Request



- Wonderland at City Park
- Rezone to allow multi-unit construction
- Rezone from H-1-A and H-2 to G-MU-5
 - G – General Urban Context
 - MU – Multi- Unit
 - 5 – Maximum 5 stories

Request: G-MU-5

General Urban Neighborhood Context – Multi-Unit – 5 stories max. ht.

Article 6. General Urban Neighborhood Context
Division 6.1 Neighborhood Context Description

DIVISION 6.1 NEIGHBORHOOD CONTEXT DESCRIPTION



SECTION 6.1.1 GENERAL CHARACTER

The General Urban Neighborhood Context is characterized by multi-unit residential uses in a variety of building forms. Single-unit and two-unit residential uses are also found in a mix of residential forms. Low-scale commercial areas are embedded within residential areas. Commercial uses occur in a variety of building forms that may contain a mixture of uses within the same structure. Residential uses are primarily located along local and residential arterial streets. Commercial uses are primarily located along mixed-use arterial and main streets but may be located at or between intersections of local streets.

SECTION 6.1.2 STREET, BLOCK AND ACCESS PATTERNS

The General Urban Neighborhood Context consists of a regular pattern of block shapes surrounded by an orthogonal street grid. Orthogonal streets provide a regular pattern of pedestrian and vehicular connections through this context and there is a consistent presence of alleys. Block sizes and shapes are consistent and include detached sidewalks, tree lawns, street and surface parking, and landscaping in the front setback.

SECTION 6.1.3 BUILDING PLACEMENT AND LOCATION

Residential buildings typically have consistent, shallow to moderate front setbacks, shallow side setbacks and consistent orientation. Commercial buildings typically have consistent orientation and shallow front setbacks with parking at the rear and/or side of the building.

SECTION 6.1.4 BUILDING HEIGHT

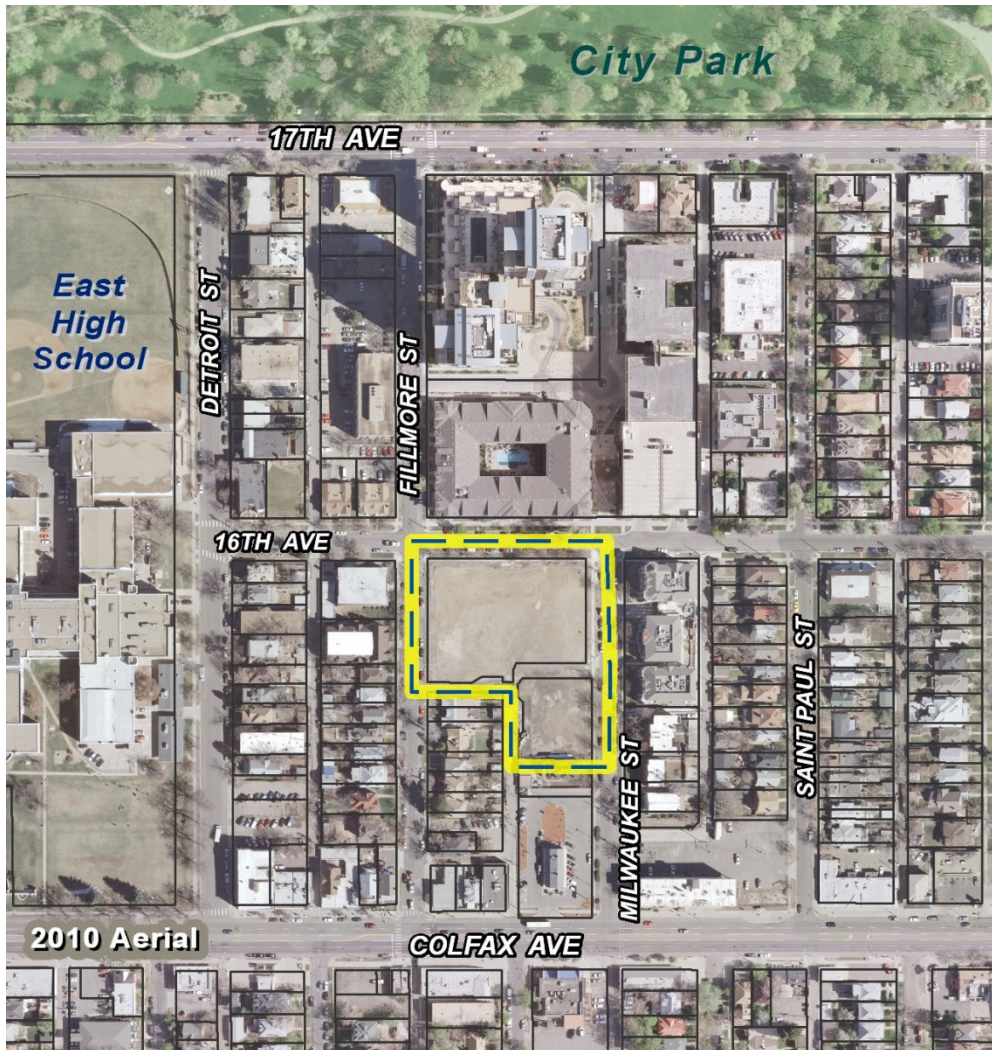
The General Urban Neighborhood Context is characterized by moderate to high residential buildings and low to moderate commercial and mixed use structures in appropriate locations to promote a dense urban character. Lower scale structures are typically found in areas transitioning to a less dense urban neighborhood.

SECTION 6.1.5 MOBILITY

There is a balance of pedestrian, bicycle and vehicle reliance with greater access to the multi-modal transportation system.

- Characterized by multi-unit residential buildings
- Variety of Building Forms
- Height is characterized by moderate to high residential buildings

Existing Context

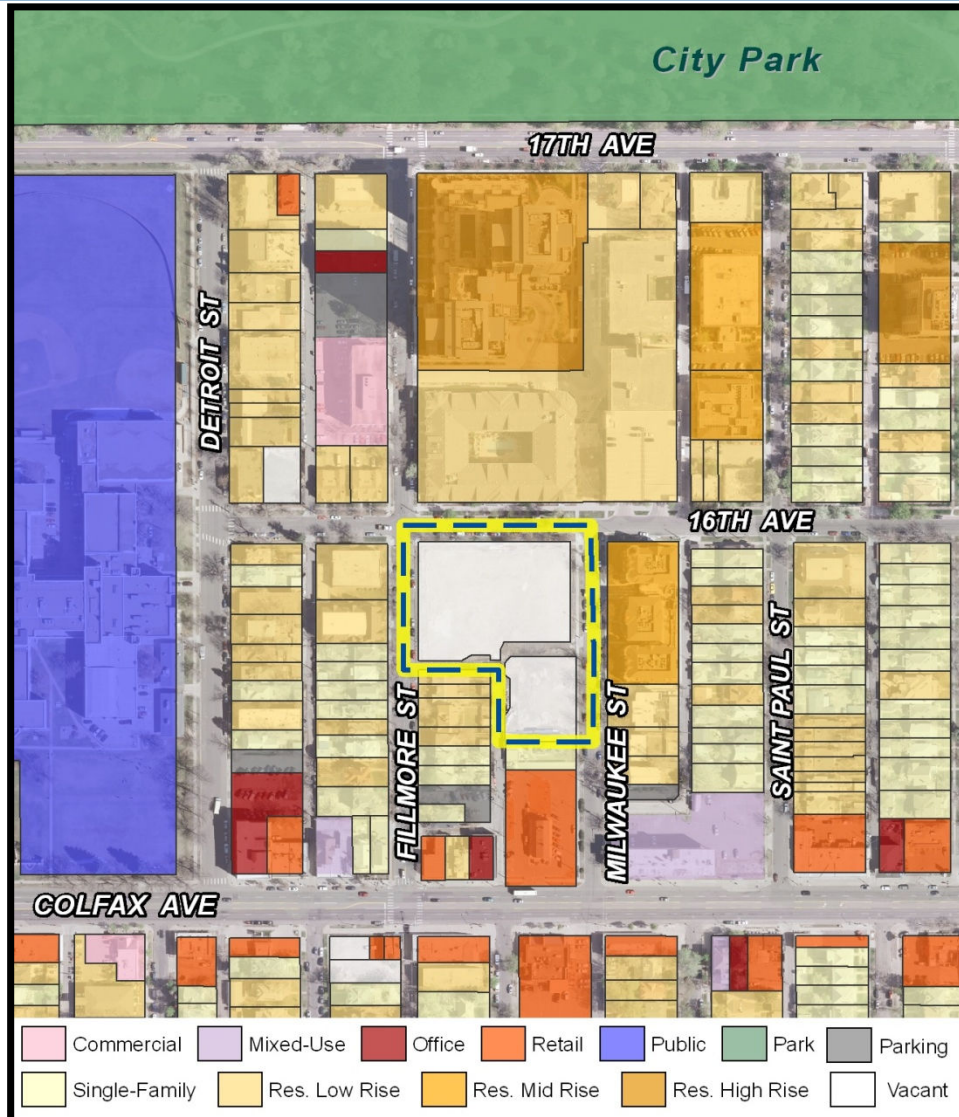


- General Character
 - Range of single family to high rise
- Street, Block, Access Pattern
 - Rectilinear block pattern with alleys and detached (generally) sidewalks
 - Alley Access
- Mobility
 - Transit access along Colfax

Existing



Existing Context – Land Use



Process

- Planning Board
 - ▣ Held on February 20, 2013
 - ▣ Recommend Approval 9-0
- LUTI
 - ▣ Notice sent February 28, 2013
- Public Outreach
 - ▣ RNOs
 - CHUN
 - South City Park Neighborhood Association
 - Points Historical Redevelopment Corp
 - Colfax on the Hill, Inc
 - Northeast Community Congress for Education
 - Neighborhood Advisory Committee to the Botanic Gardens
 - Inter-Neighborhood Cooperation

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: A Land Use and Transportation Plan
 - ▣ East Colfax Corridor Plan (2004)
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

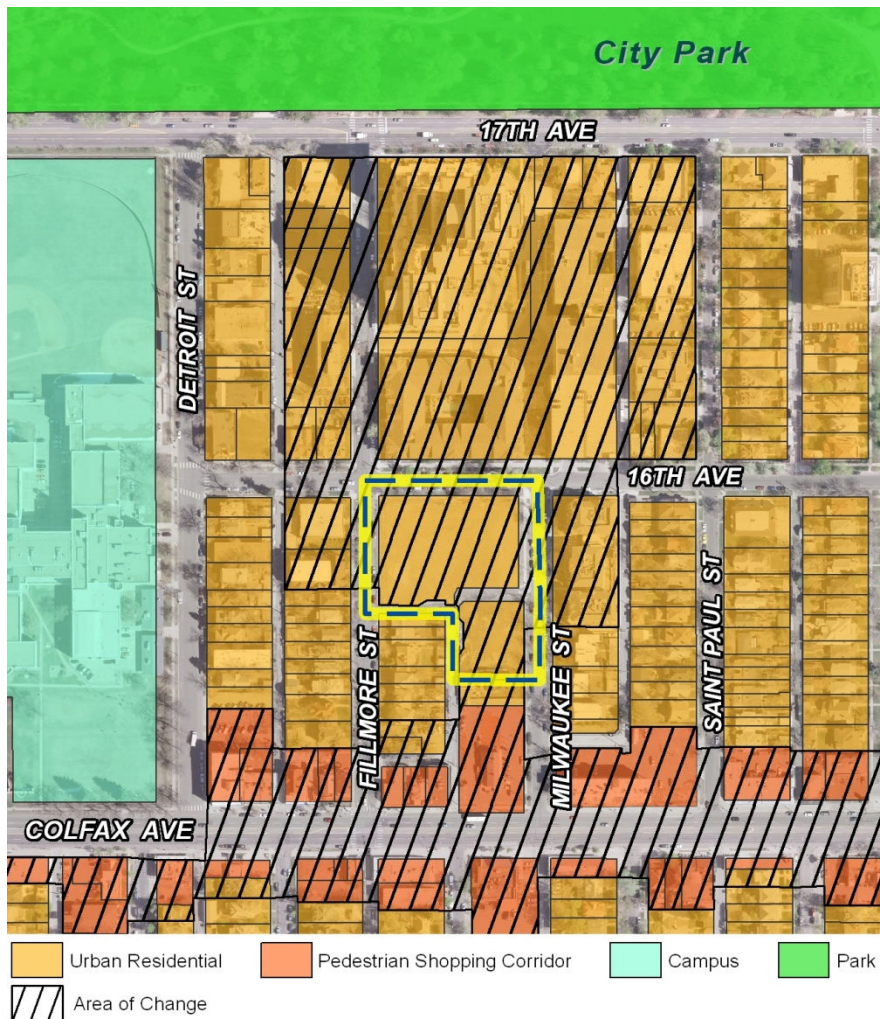
Review Criteria:

Consistency with Adopted Plans

Comprehensive Plan 2000

- The proposal is consistent with and positively addresses many Denver Comprehensive Plan strategies, including:
- Land Use chapter, Strategy 1-C is to “*Incorporate relevant recommendations from neighborhood, corridor and area plans.*”
- Land Use chapter, Strategy 1-H is to “*Encourage development of housing that meets the increasingly diverse needs of Denver’s present and future residents.*”
- Land Use chapter, Strategy 3-B is to “*Encourage quality infill development that is consistent with the character of the surrounding neighborhood.*”

Review Criteria: Consistency with Adopted Plans



- Land Use Concept:
 - Area of Change
 - Urban Residential
 - Higher density neighborhoods include mid and high rise structures
 - Includes a mixture of housing types including historic single-family houses, townhouses, small multi-family apartments and sometimes high-rise residential structures

East Colfax Corridor Plan (2004)

The proposed rezoning is consistent with the neighborhood plan. The plan recommends:

- Urban Residential Under Blueprint Denver **the vacant Mercy Hospital site and a portion of the Northeast Downtown Area of Change** in the study area were **designated Urban Residential. Attributes of the urban residential designation areas** include proximity to downtown, transit corridors or regional centers with FAR ranging from .75 to over 4 depending on the neighborhood context. Housing densities range **between 20 to over 100 dwelling units per acre in a range of housing types** including historic single-family houses, townhouses, small multi-family apartments and sometimes high-rise residential structures. The use mix is geared primarily to residential with some accessory commercial. These districts generally comprise 200- 400 acres. These areas have good transit access and significant levels of bicycling and pedestrian activity along with automobiles. (Page 20)

Review Criteria



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 East Colfax Corridor 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

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**
 - ▣ **Change of Conditions**
 - Rezoning the site will bring the property into alignment with the relevant Plan recommendations
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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. CPD concludes the existing conditions of the properties are consistent with both the General Urban Neighborhood Context and with the G-MU-5 Zone District Purpose and Intent

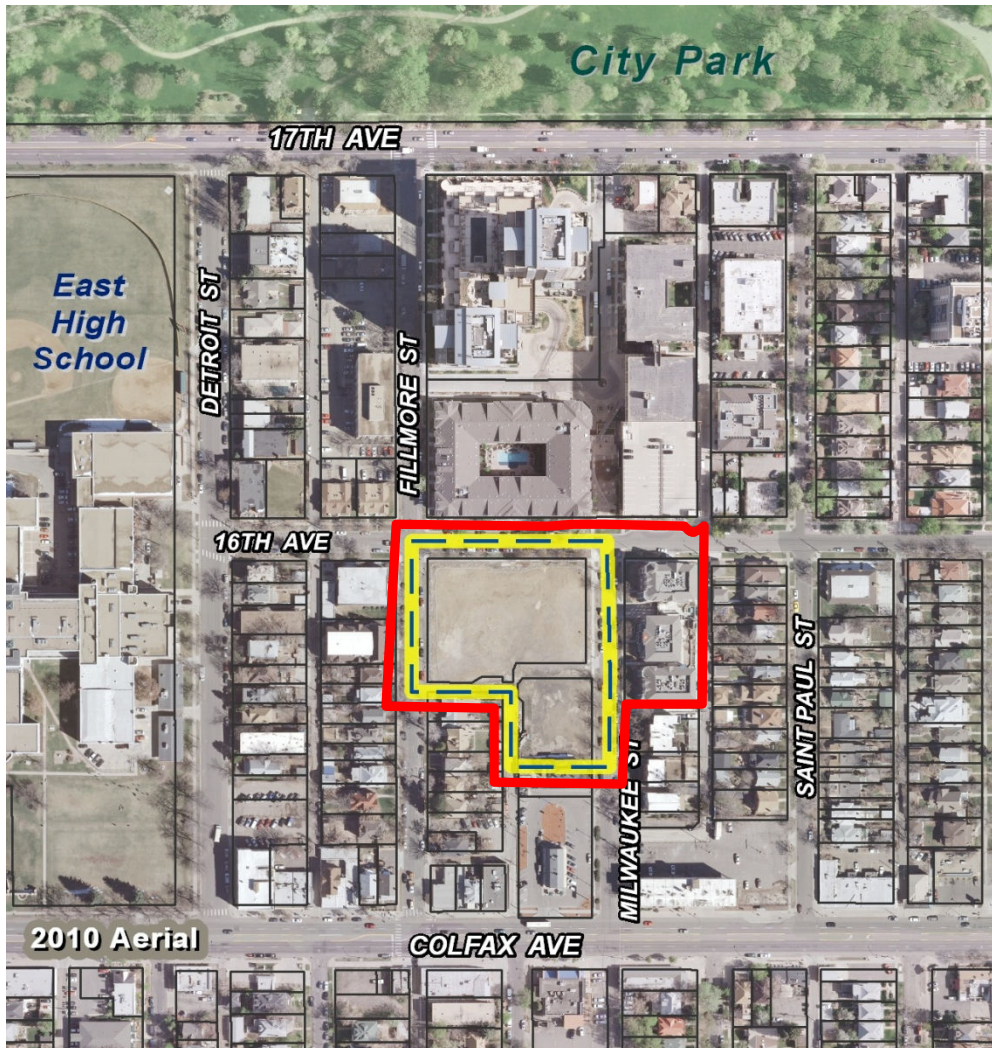
Staff Recommendation



CPD recommends approval of the G-MU-5 zone district, based on finding all review criteria have been met

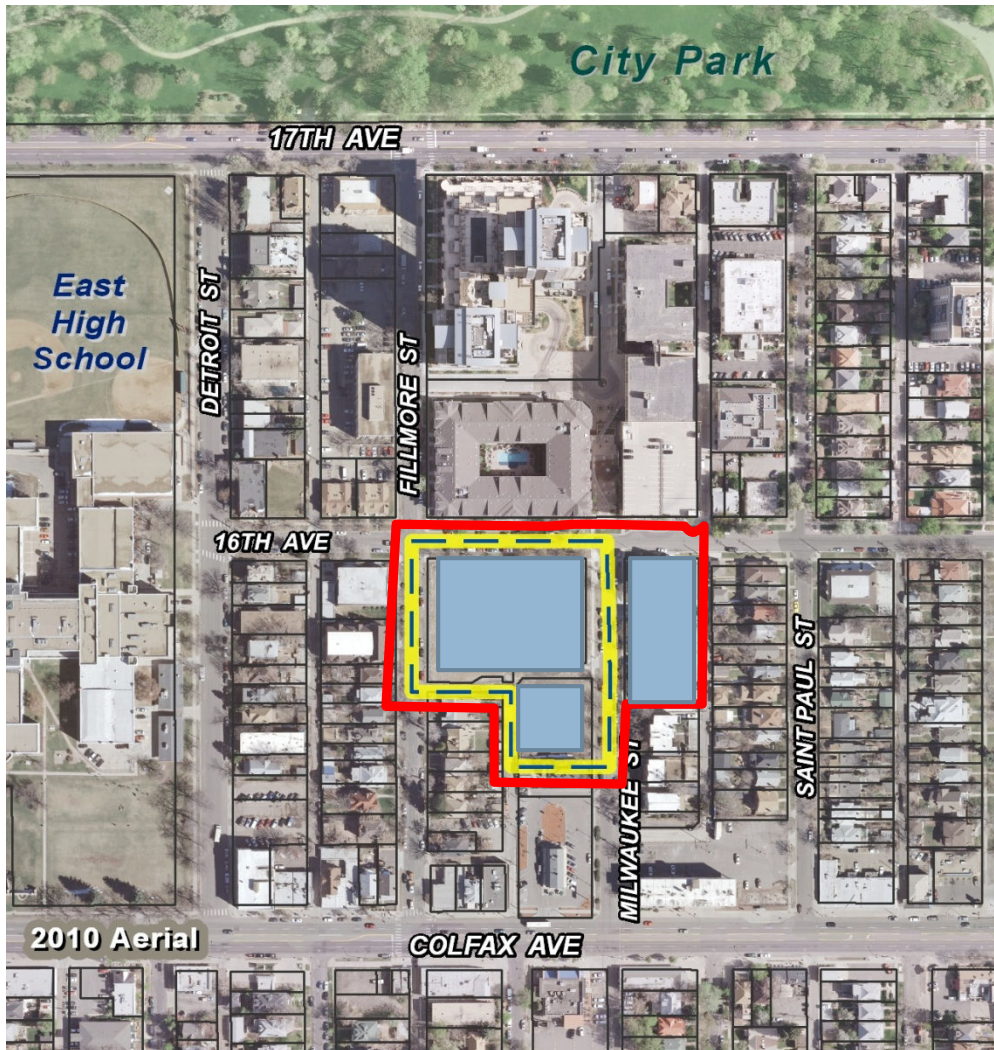
1. Consistency with Adopted Plans
2. Uniformity of District Regulations
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4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

PBG Questions



- PBG includes additional area
- Approximately 40 owners within PBG
- Phase I within PBG follows all minimum standards
 - ▣ Setbacks/bulk
 - ▣ Parking
 - ▣ Open Space

PBG Questions



- PBG includes multiple zone lots
- What is effect of rezoning without amending PBG