



621 West 8th Avenue

2022I-00188

Request: U-RH-3A, UO-3 to C-MS-5

LUTI: June 20, 2023

Presenter: Tony Lechuga

Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request to Rezone from U-RH-3A, UO-3 to C-MS-5



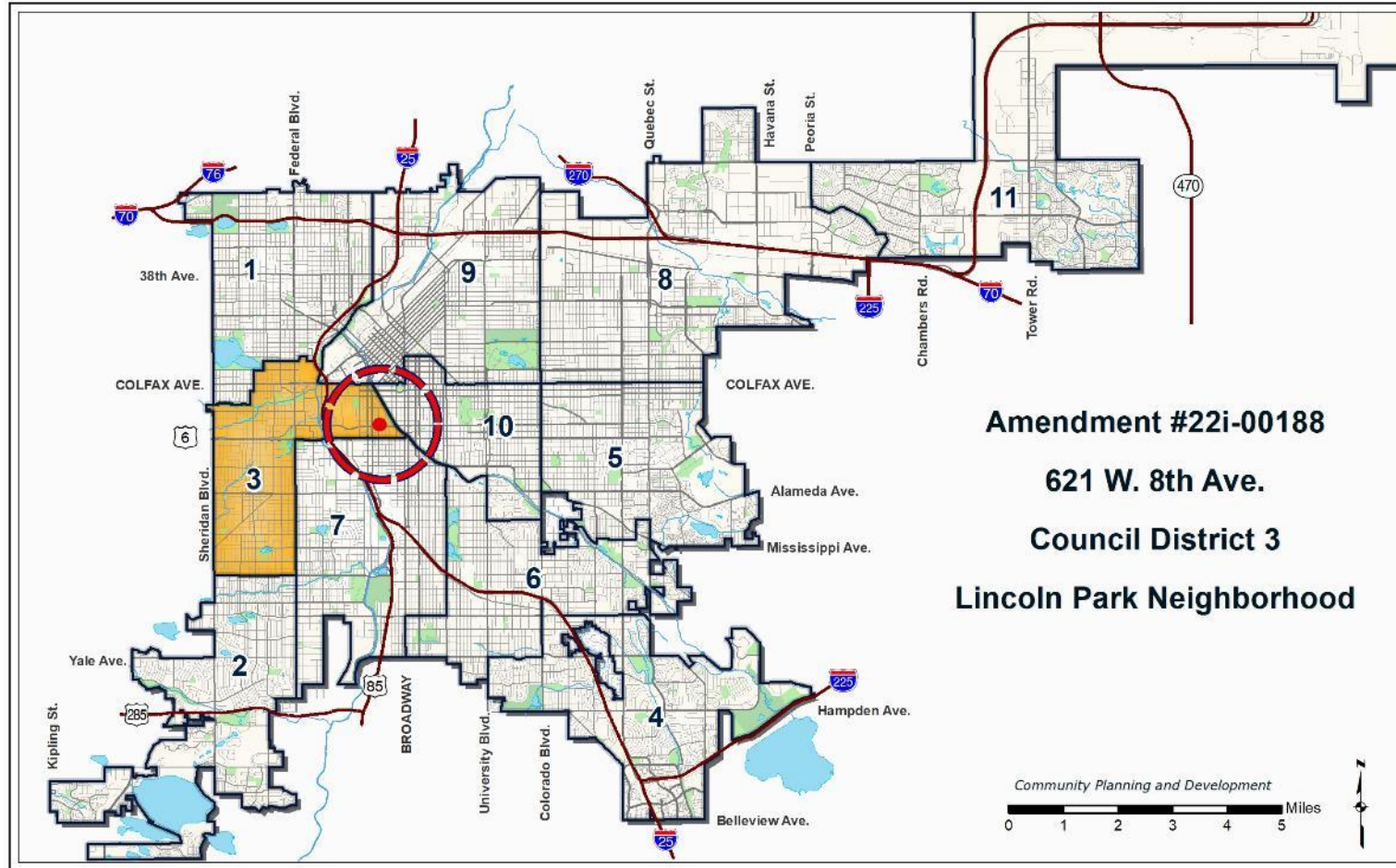
- **Location:**
 - Approx. 6,225 square feet or 0.14 acres
 - Industrial
- **Proposal:**
 - Rezoning to C-MS-5 to allow residential mixed use

Agenda

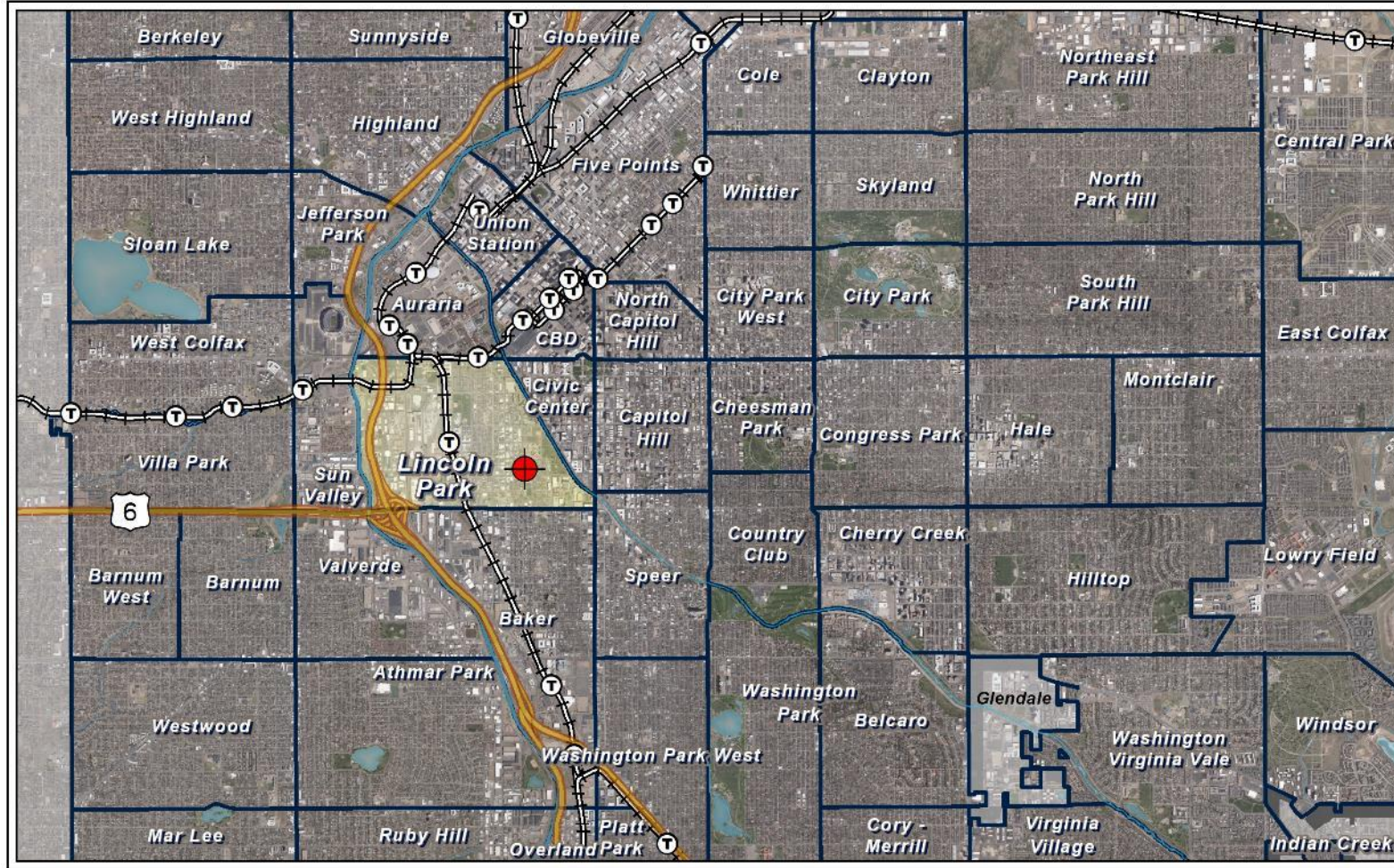
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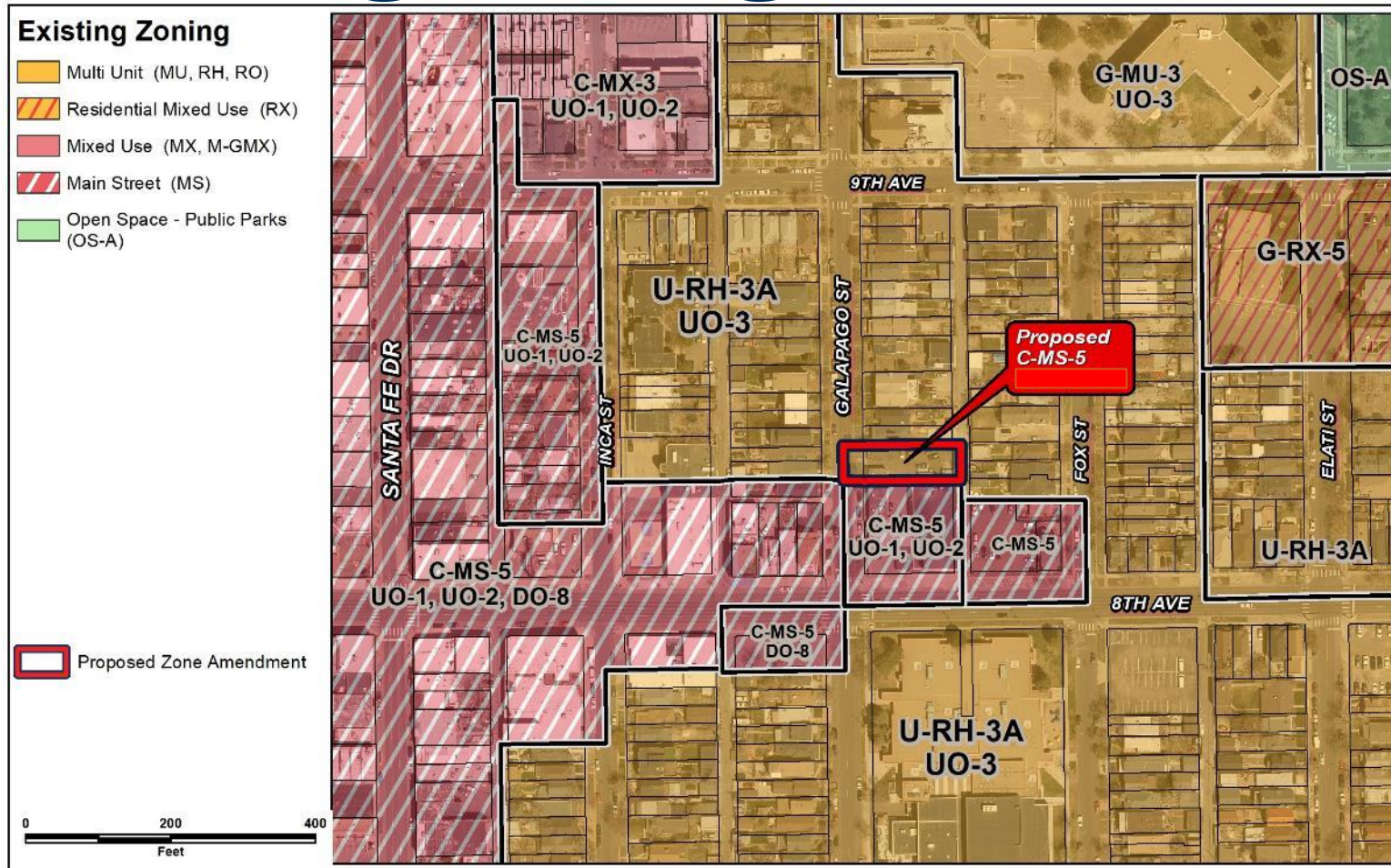
Council District 3



Lincoln Park Neighborhood



Existing Zoning



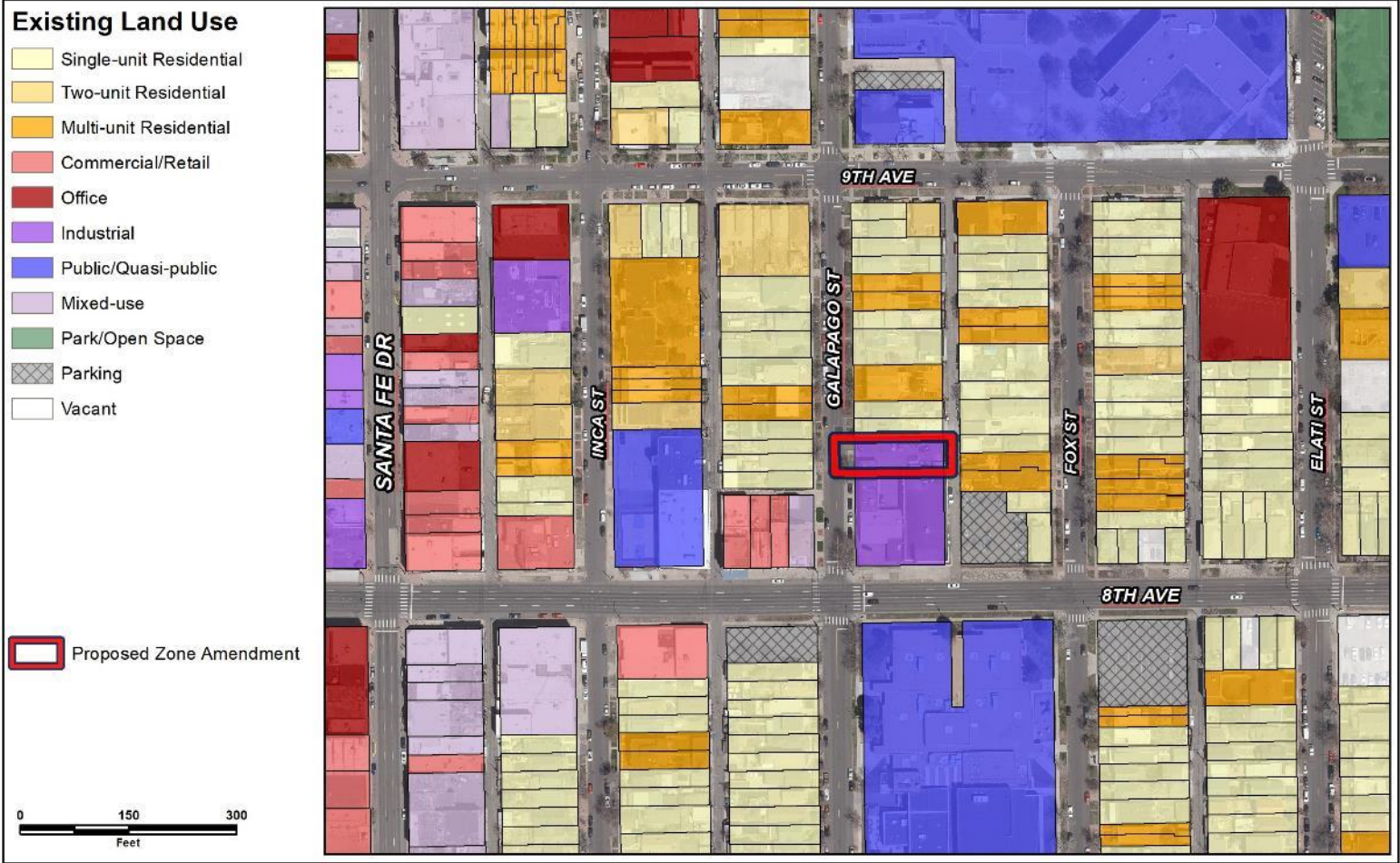
Current zoning:

- U-RH-3A, UO-3

Adjacent zoning:

- C-MS-5
- U-RH-3A, UO-3
- G-RX-5

Existing Land Use



Current land use:

- Industrial

Adjacent land uses:

- Industrial
- Single-unit Residential
- Two Unit Residential
- Multi unit Residential
- Public/Quasi-public

Existing Building Form/Scale



Agenda

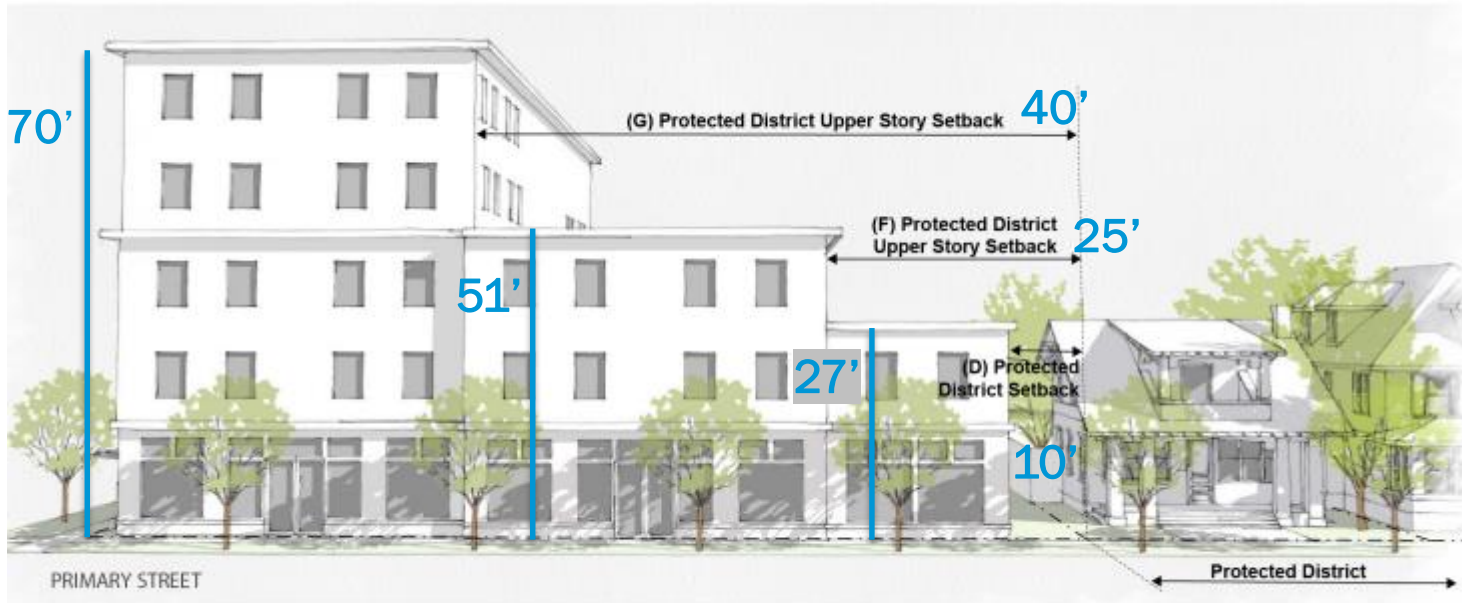
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Process

- Informational Notice: 2/27/23
- Planning Board Notice: 5/2/23
- **Planning Board Public Hearing: 5/17/23**
(Recommended approval unanimously)
- **LUTI Committee: 6/20/23**
- **City Council Public Hearing: 8/7/23**
- Public Comment
 - Three letter of opposition

Protected Districts



SETBACKS		
Primary Street (min)	0'	0'
Side Street (min)	0'	0'
Side Interior (min)	0'	0'
D Side Interior, adjacent to Protected District (min)	10'	10'

DESIGN ELEMENTS	C-MX-3	C-MS-5 C-MX-5
BUILDING CONFIGURATION		
Dwelling Unit Configuration	Residential Only Structure	Structure may be Residential Only Structure
F Primary Street Upper Story Setback above 5 stories or 70' (min) See Section 7.3.6.2 for Alternative	na	na
G Upper Story Setback Above 27'; adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	15'/25'	20'/25'
H Upper Story Setback Above 51'; adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	na	35'/40'
STREET LEVEL ACTIVATION		
I Transparency, Primary Street (min)		Residential
J Transparency, Side Street (min)	25%	25%
K Pedestrian Access, Primary Street		

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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 2040*
- *Blueprint Denver (2019)*
- *La Alma/Lincoln Park Neighborhood Plan (2012)*

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Consistency with Adopted Plans: Comprehensive Plan 2040

Equity

- Equitable, Affordable and Inclusive Goal 2, Strategy A: Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).



Climate

- Environmentally Resilient Goal 8, Strategy A: Promote infill development where infrastructure and services are already in place (p. 54).



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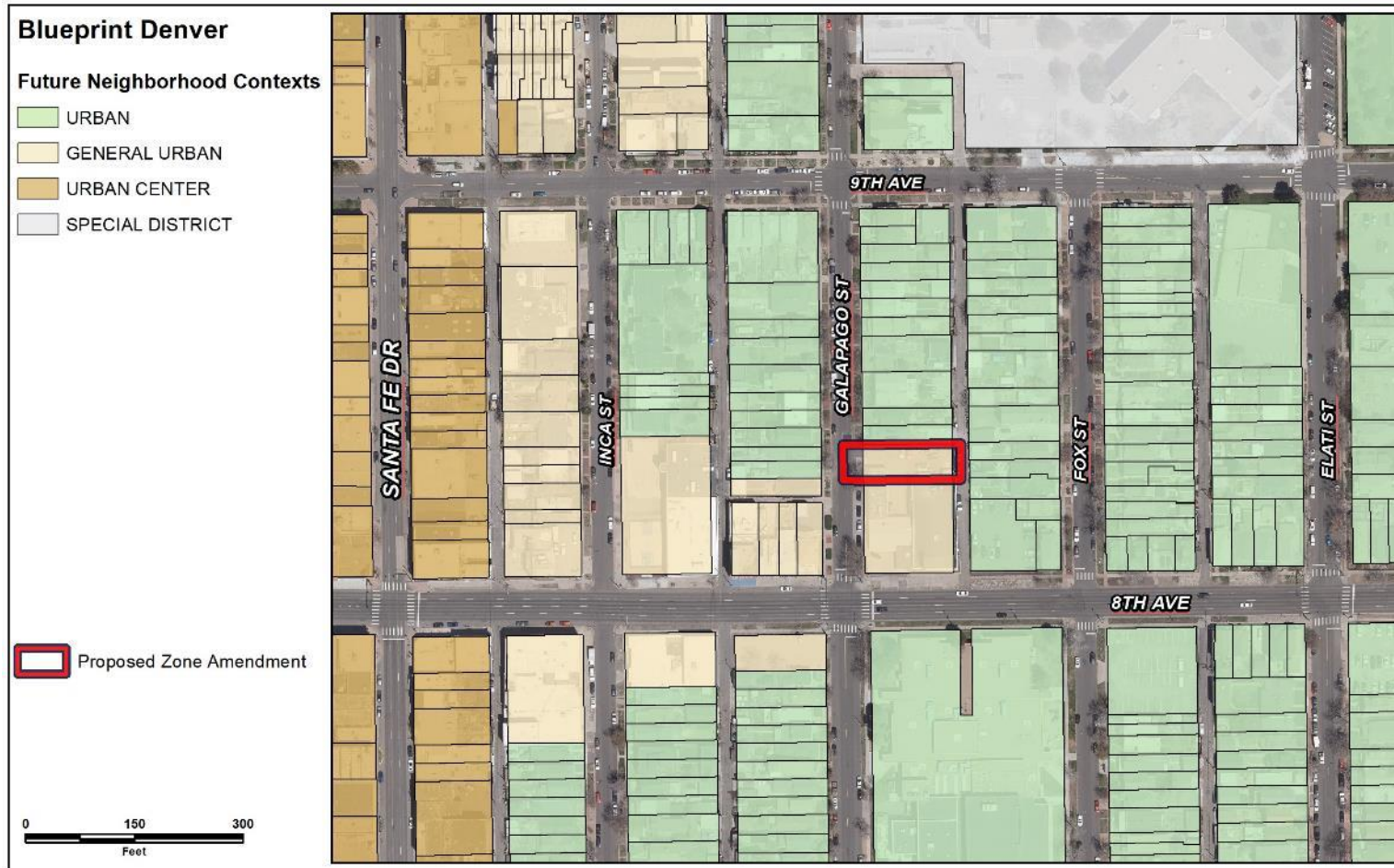
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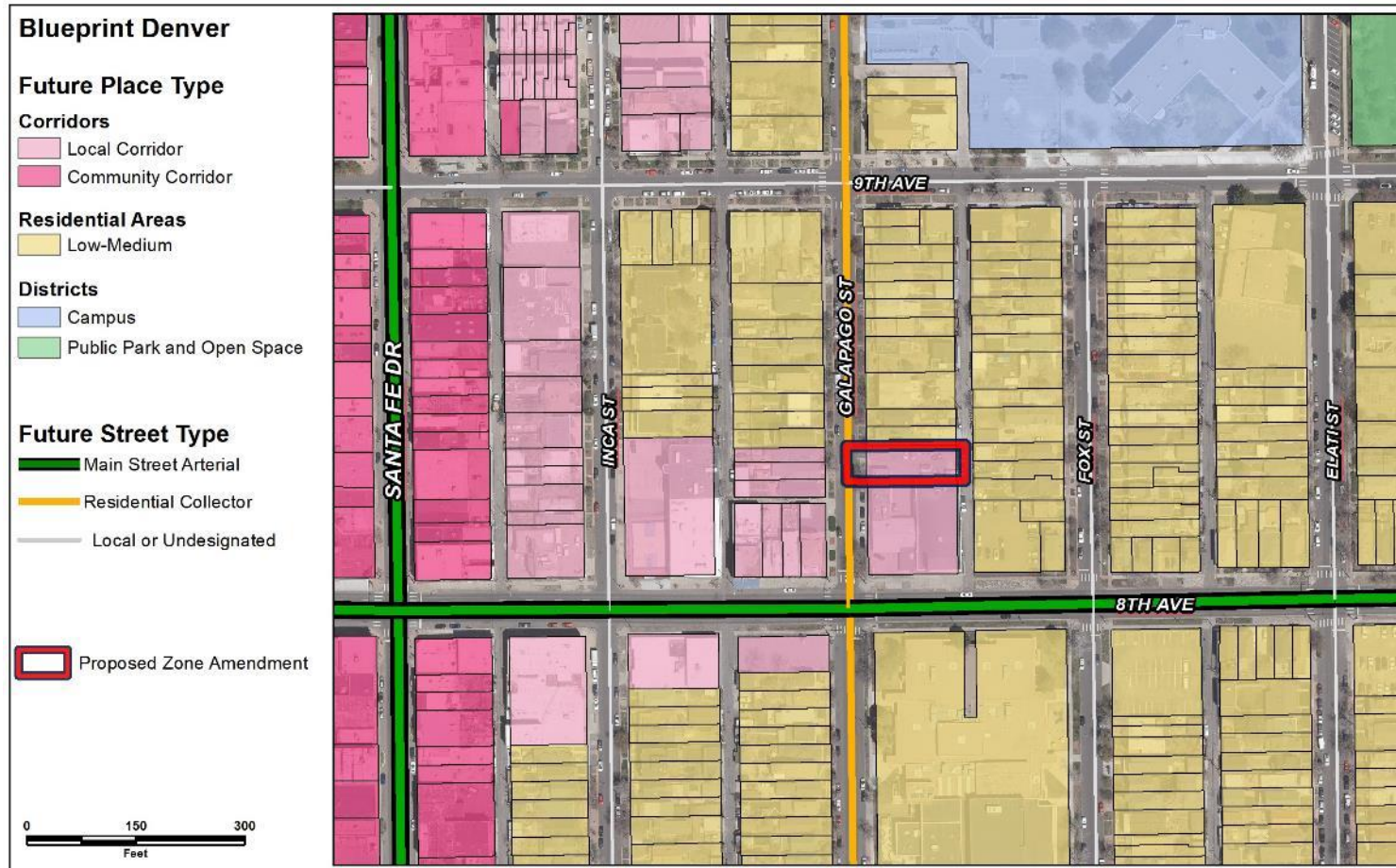
Blueprint Denver 2019



General Urban Neighborhood Context

- Mixed-use multi-unit buildings to compact single-unit homes

Blueprint Denver 2019



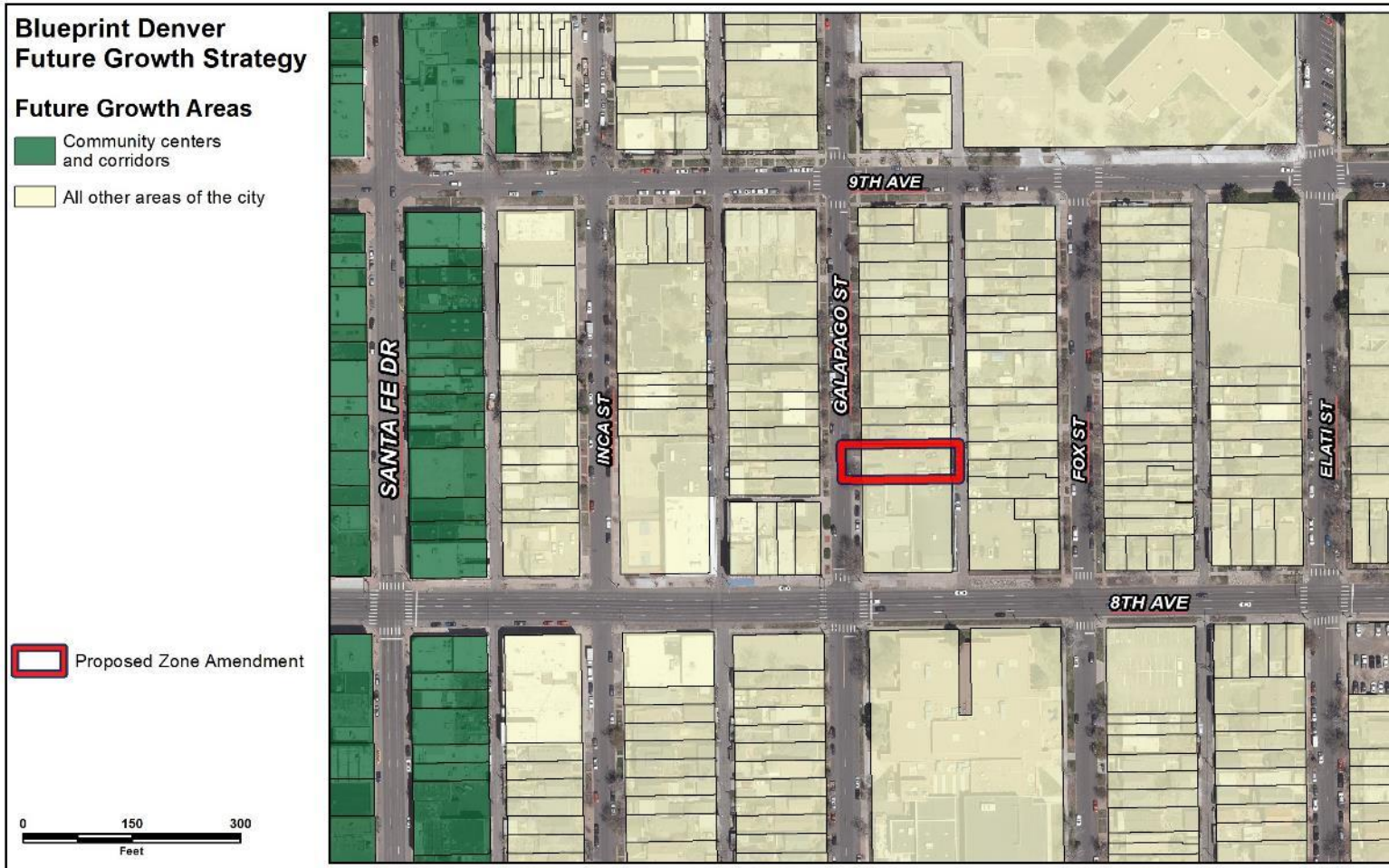
- **Local Community**

- Primarily provides options for dining, entertainment and shopping. May also include some residential and employment uses... Buildings have a distinctly linear orientation along the street with very shallow setbacks

- **Street Types**

- 8th Avenue: Main Street Arterial
- Galapago St: Residential Collector

Blueprint Denver 2019



Growth Area Strategy:

- Community centers and corridors
- 20% of new housing
- 10% of new employment

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, however more limited.

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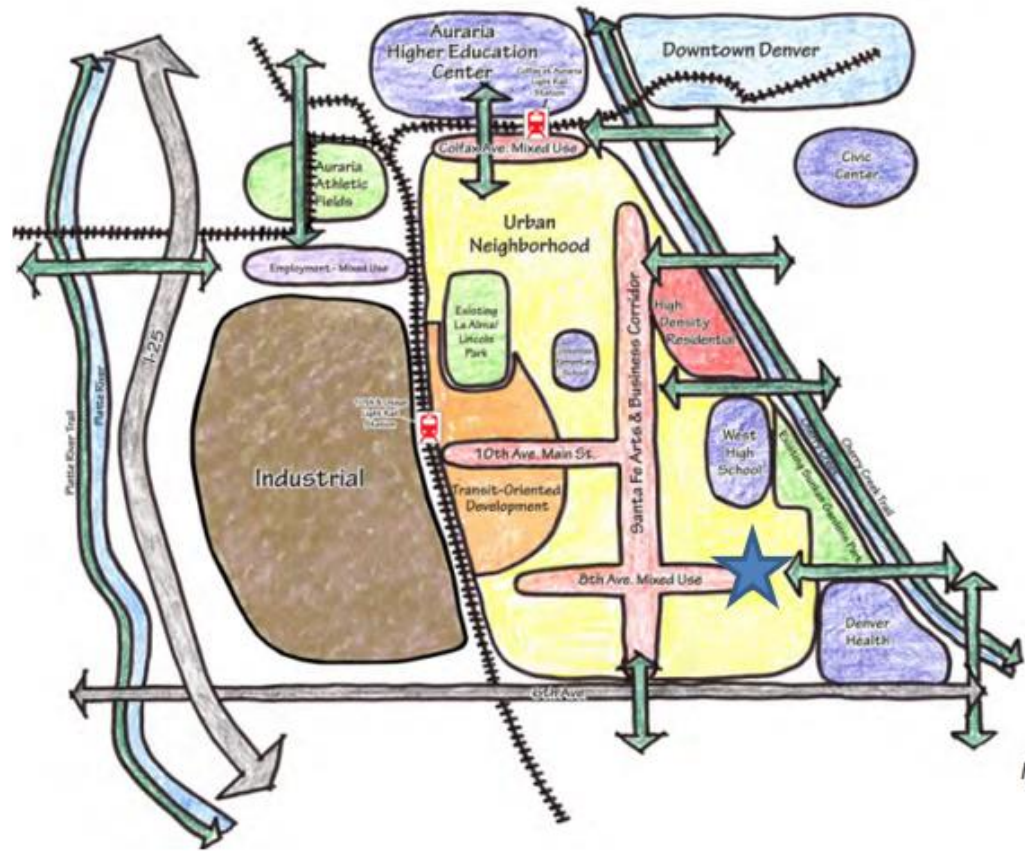
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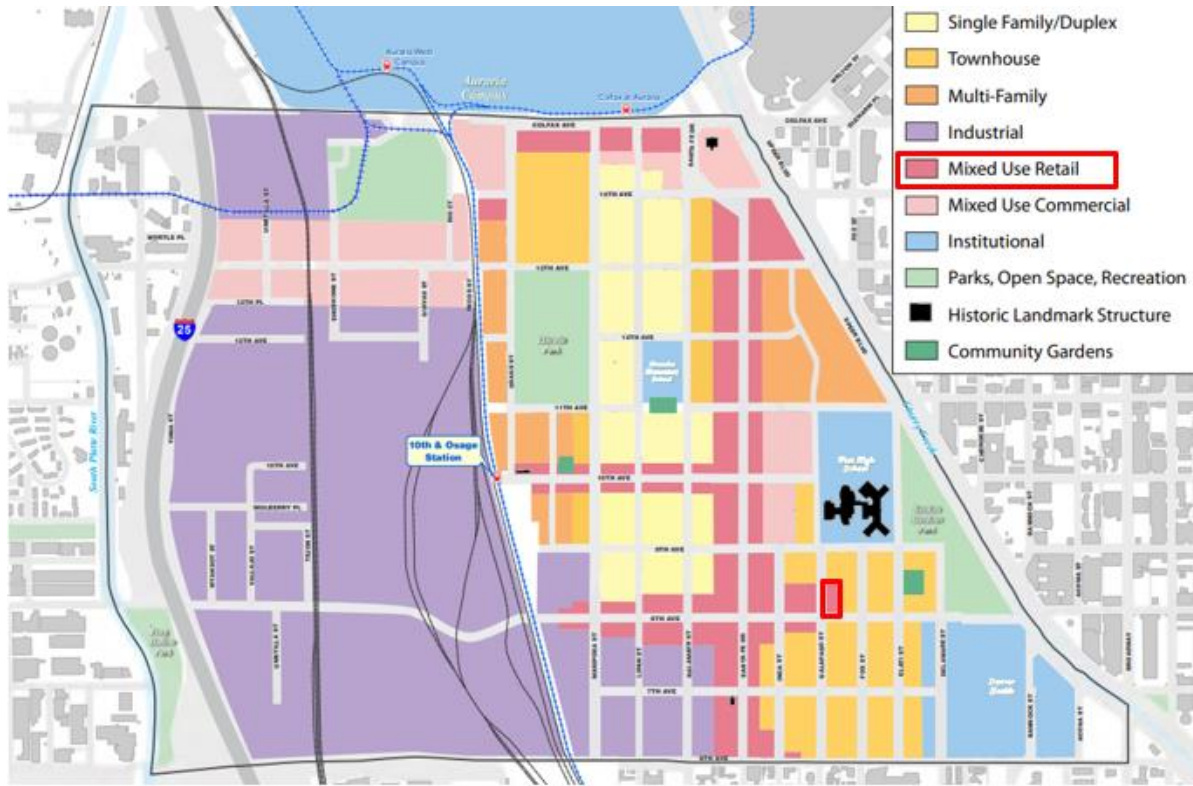
La Alma /Lincoln Park Neighborhood Plan (2012)



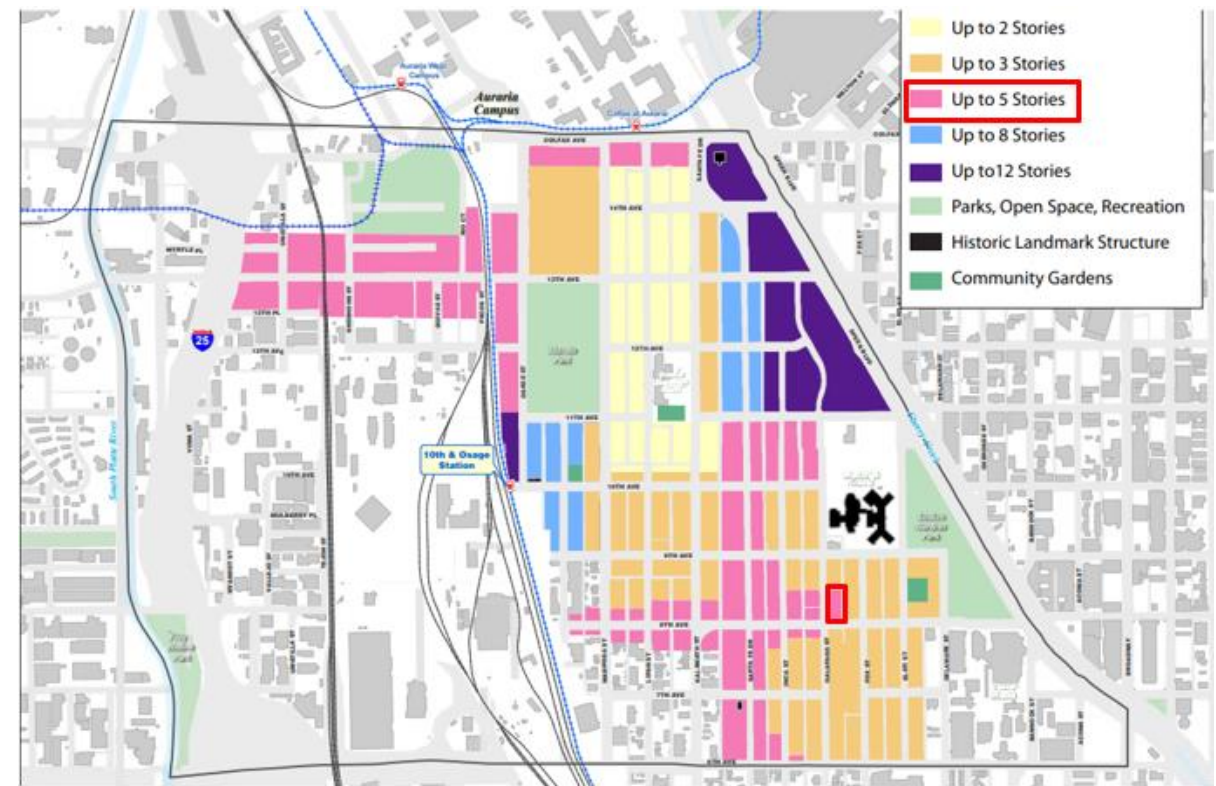
Fundamental Concept Diagram (p.14)

- Mixed income residential neighborhood with a vital arts and commercial core along Santa Fe, high walkability and multi-modal connections
- Mixed Use Retail up to 5 stories in height

La Alma /Lincoln Park Neighborhood Plan (2012)



Recommended Land Use map (La Alma / Lincoln Park Neighborhood Plan – 2012)



Recommended Building Height map (La Alma / Lincoln Park Neighborhood Plan – 2012)

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CPD Recommendation

CPD recommends approval, based on finding all review criteria have been met

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