

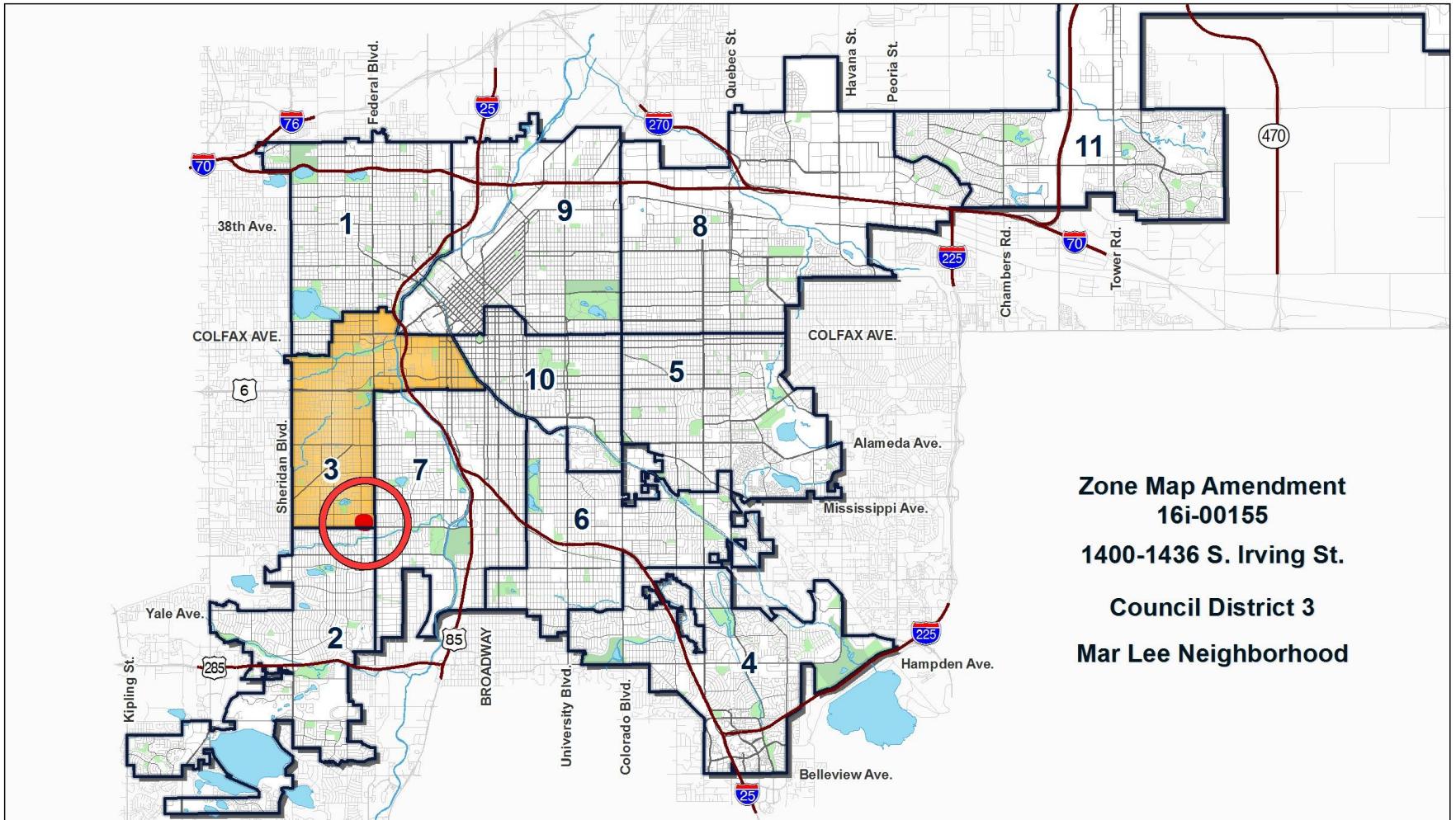


DENVER
THE MILE HIGH CITY

1400 and 1436 S Irving St

PUD 180 to S-MU-3

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



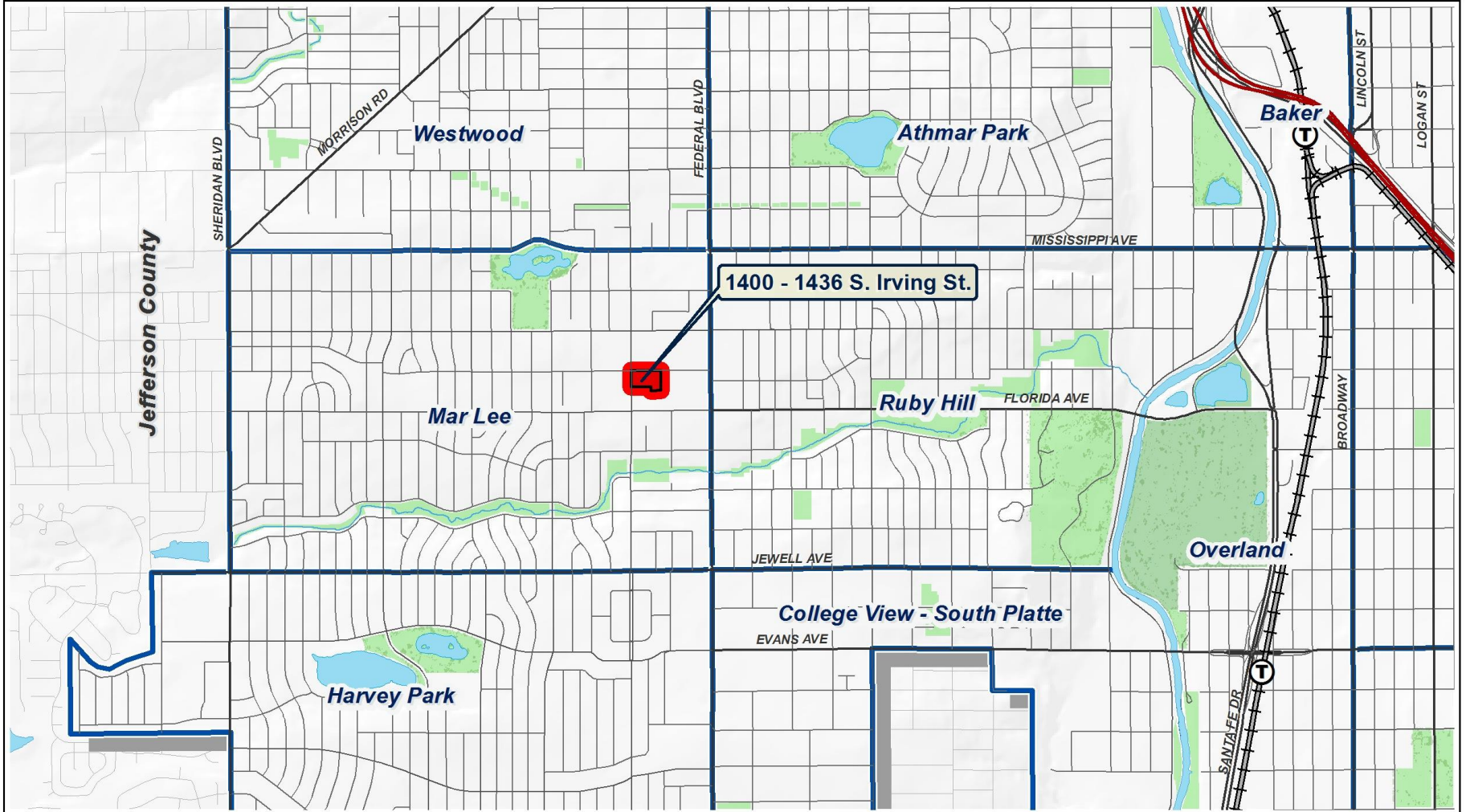
**Zone Map Amendment
16i-00155**

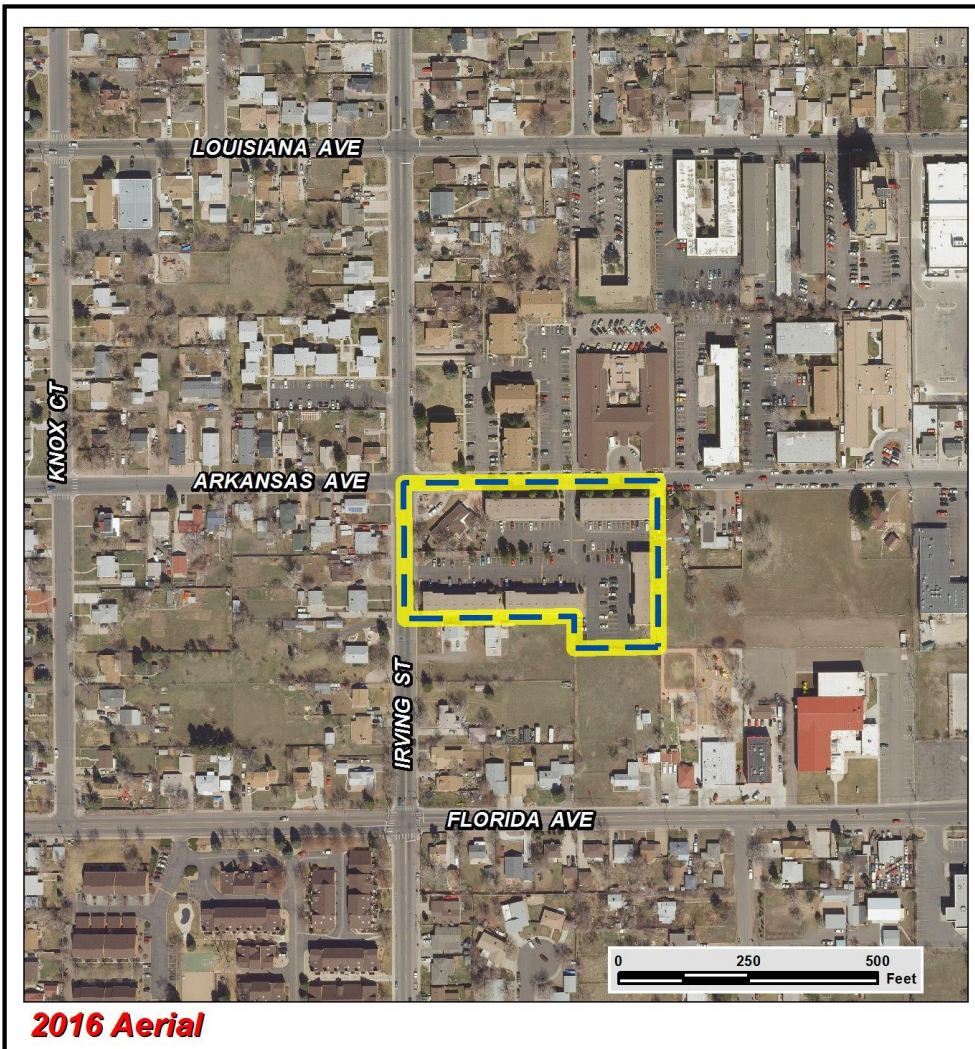
1400-1436 S. Irving St.

Council District 3

Mar Lee Neighborhood

Mar Lee Neighborhood





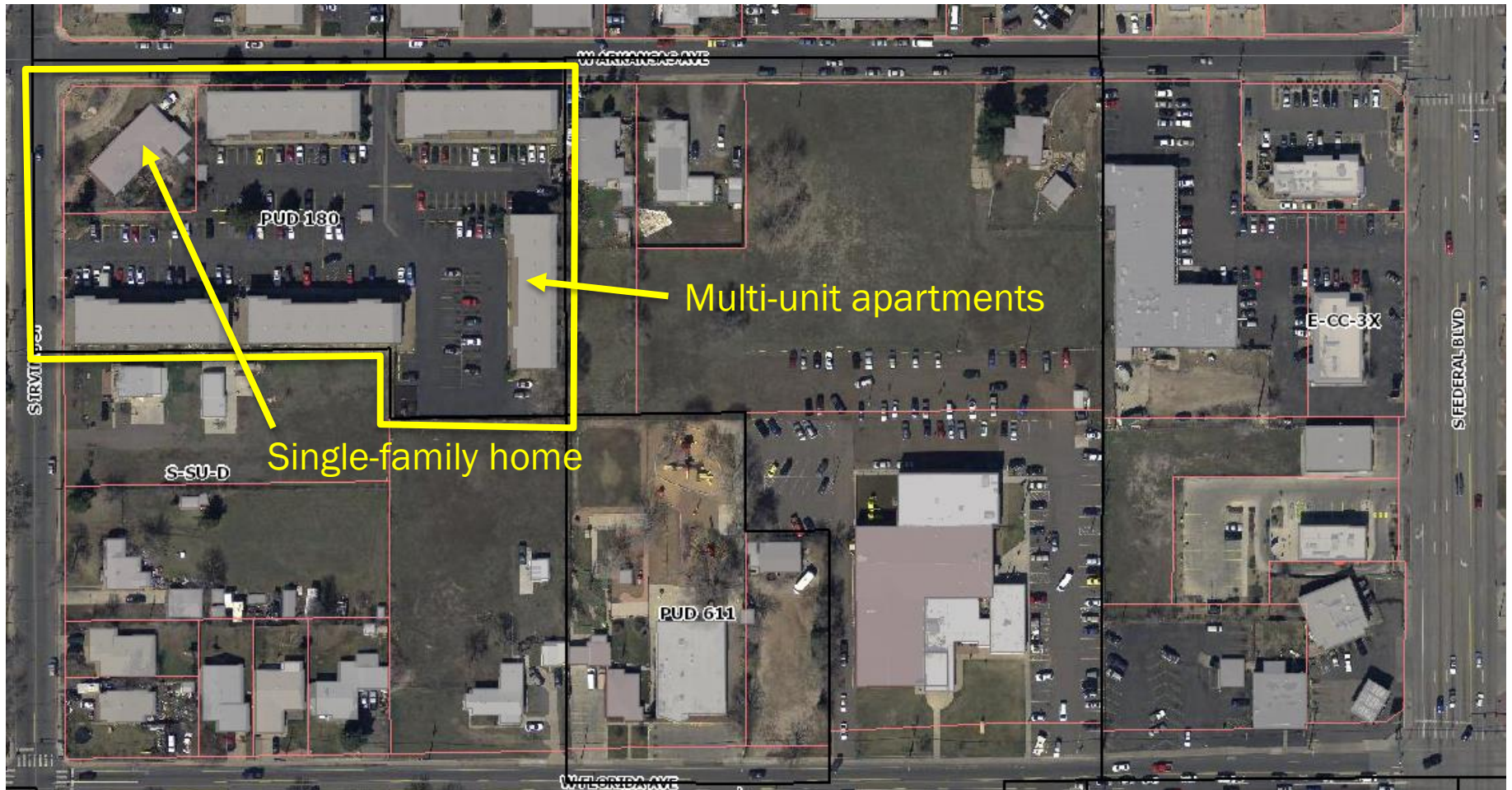
1400-1436 South Irving Street

- 123,413 Sq Ft (Appr. 2.9 acres)
- Near Florida Ave. and Federal Blvd. intersection
- Approx 1/5 of a city block.
- Five 3-story apartment structures and one single-family home

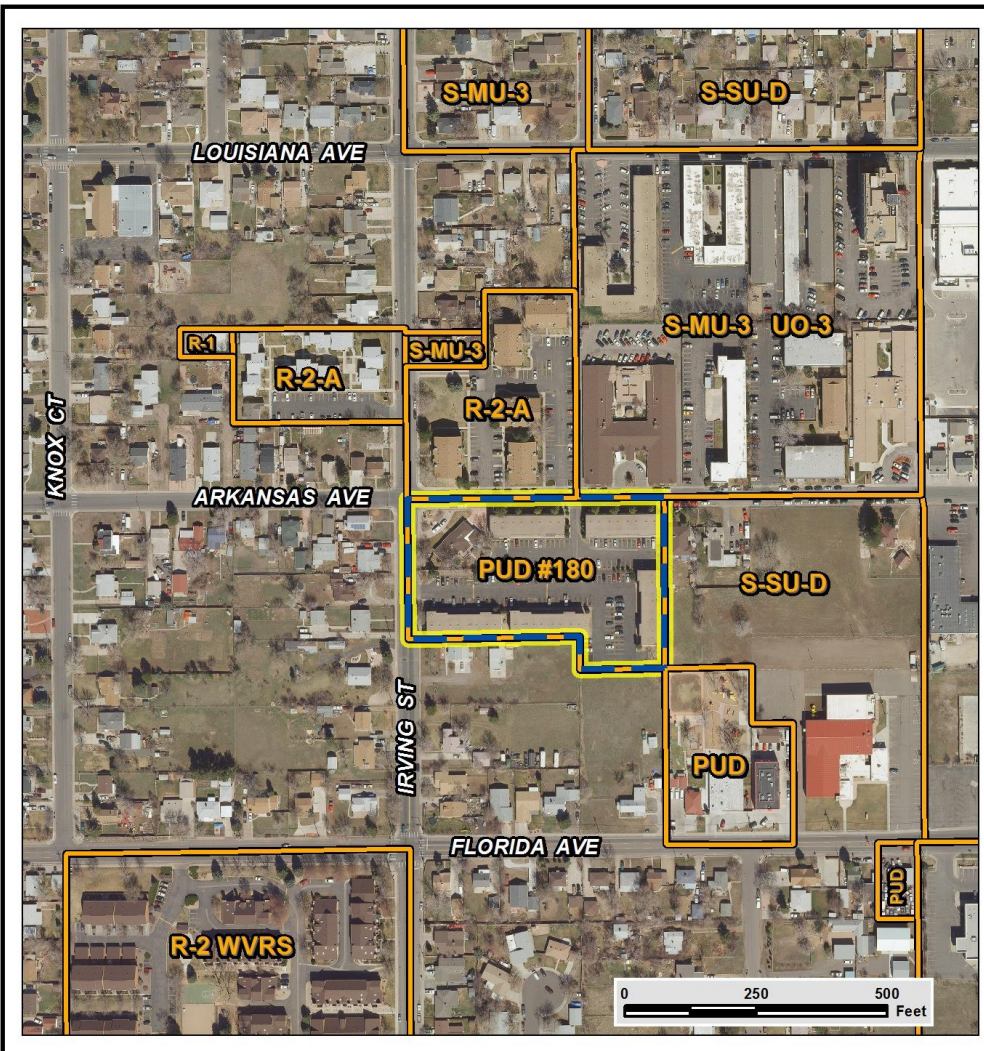
Property Owner request:

- Rezoning from PUD 180 to S-MU-3

Existing Context: Parcelization



Existing Context Zoning

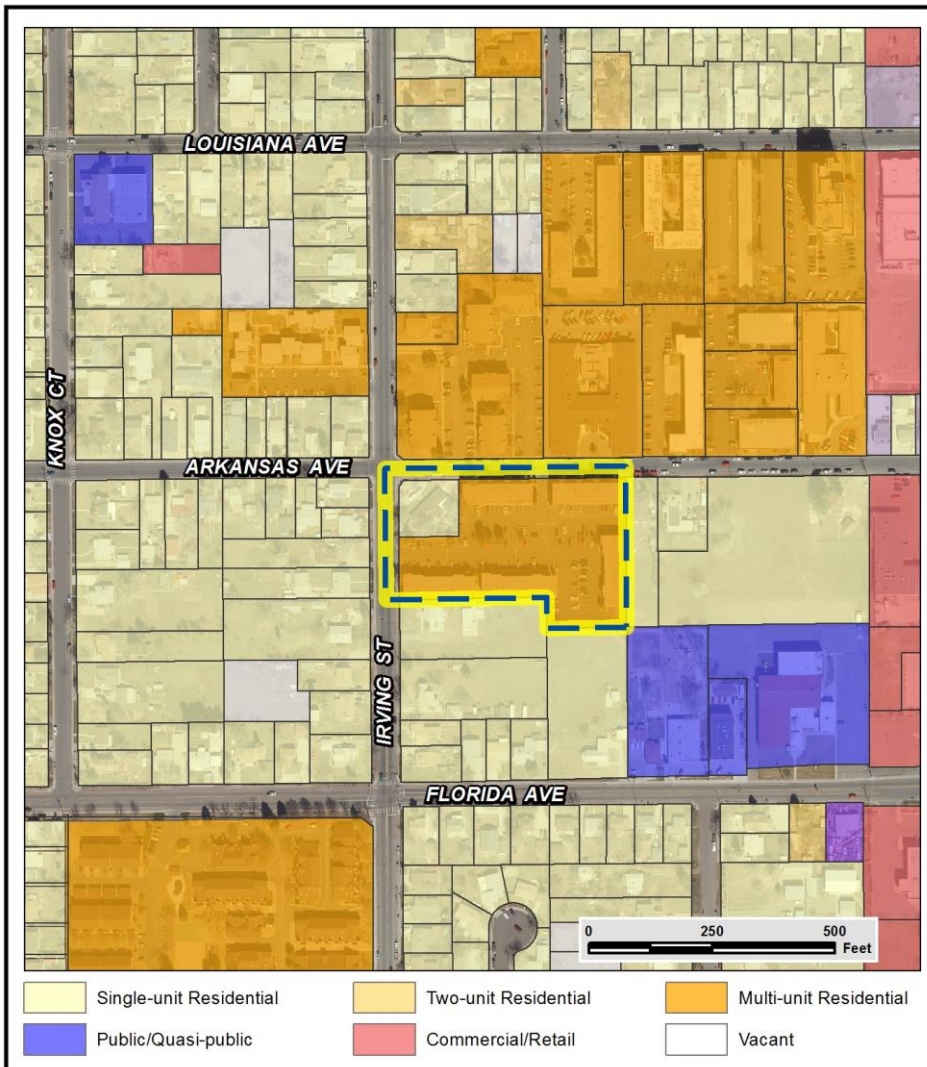


Subject Site: PUD
180

Surrounding Sites

- S-MU-3 UO-3
- S-SU-D
- R-2-A (Former Ch. 59)
- PUD 611

Existing Context Land Use



- Subject Site: multi-unit residential, one single-unit residential structure
- North: multi-unit residential
- South and East: single-unit residential, public (church and associated childcare/school facility)
- West: single-unit residential



Aerial, looking southeast (Google Maps)

Existing Context – Form/Scale



Subject site, looking northeast along Irving (Google Maps)



Subject site, looking southwest along Arkansas (Google Maps)

Existing Context – Form/Scale



Subject site, looking southeast from intersection of Irving and Arkansas (Google Maps)



Multi-unit residential north of subject site, looking northeast (Google Maps)

Existing Context – Form/Scale



Homes west of subject site (Google Maps)

- Established 4 years post-construction to replace previous PUD
- Permits 116 residential units on site
Permits 3-story building height
- Permitted an existing home business (drapery manufacturing) to continue in the residential structure
- Acknowledged existing landscaping and building setbacks.

- **1981: Five 3-story apartment structures completed**
 - Building permits show inconsistent number of units (some list 23, others 24, several have “23” scratched out, without explanation).
 - No subsequent building permits for reconfigurations or other changes.
 - Structures likely built with 24 one-bedroom units, for a total of 120 units.

Parkwood Plaza Apartments Building Permit Examples

BUILDING INSPECTION DIVISION DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF DENVER, COLORADO

ADDRESS OF JOB: 1436 So Irving St. Block A

CONSTRUCTION PERMIT: 1

CLASS OF WORK: NEW ADDITION REPLACE ALTERATION REPAIR MOVE WRECK

OWNER NAME: Dr. & Mrs. J.L. Lohr

CONTRACTOR NAME (AS LICENSED): R. Hollenback Const. Co. Inc.

ADDRESS: 2020 So Orinda #100

USE OF BUILDING: H-OCCUPANCY - APARTMENTS

LEGAL DESCRIPTION: See Attached

SURVEY BY: Robinson Eng. DESIGN BY: Reynolds-Rutledge & Assoc.

AREA S.F. AT GRADE: 4,100 HEIGHT: 27 NO. STORIES: 3 TOTAL UNITS: 25 OCCUPANCY GROUP: "H"-2

BASEMENT: No FIN. GARAGE: No SINGLE. ATTACHED: No TOTAL ROOMS: 69

FOUNDATION: EXTERIOR FOOTING SIZE: CONC. SLAB

EXTERIOR FOR WALL THICKNESS: CONC. MASONRY

ROOF: TRUSS JOISTS

AGENCY AUTHORIZED BY: FORM 21 DATE: 11/2/75

ADDRESS: 2020 So Orinda CITY: DENVER ZIP CODE: 80202 PHONE: 754-8402

USE OF BUILDING: H-OCCUPANCY - APTS

LEGAL DESCRIPTION: SEE ATTACHED

SURVEY BY: Robinson Eng. DESIGN BY: Reynolds-Rutledge & Assoc.

AREA S.F. AT GRADE: 4,100 HEIGHT: 27 NO. STORIES: 3 TOTAL UNITS: 25 OCCUPANCY GROUP: "H"-2

BASEMENT: No FIN. GARAGE: No SINGLE. ATTACHED: No TOTAL ROOMS: 69

FOUNDATION: EXTERIOR FOOTING SIZE: CONC. SLAB

EXTERIOR FOR WALL THICKNESS: CONC. MASONRY

ROOF: TRUSS JOISTS

AGENCY AUTHORIZED BY: FORM 21 DATE: 11/2/75

OWNER NAME: Dr. & Mrs. J.L. Lohr

CONTRACTOR NAME (AS LICENSED): R. Hollenback Const.

ADDRESS: 2022 So Orinda CITY: DENVER ZIP CODE: 80222 PHONE: 759-5784

USE OF BUILDING: "H" Occupancy - Apartments

LEGAL DESCRIPTION: See Attached

SURVEY BY: Robinson Eng. DESIGN BY: Reynolds-Rutledge & Assoc.

AREA S.F. AT GRADE: 23,800 HEIGHT: 27 NO. STORIES: 3 TOTAL UNITS: 75 OCCUPANCY GROUP: "H"-2

BASEMENT: No FIN. GARAGE: No SINGLE. ATTACHED: No TOTAL ROOMS: 395

FOUNDATION: EXTERIOR FOOTING SIZE: CONC. SLAB

EXTERIOR FOR WALL THICKNESS: CONC. MASONRY

ROOF: TRUSS JOISTS

AGENCY AUTHORIZED BY: FORM 21 DATE: 11/2/75

BUILDING INSPECTION DIVISION DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF DENVER, COLORADO

ADDRESS OF JOB: 1436 S. IRVING ST. Block E

CONSTRUCTION PERMIT: 1

CLASS OF WORK: NEW ADDITION REPLACE ALTERATION REPAIR MOVE WRECK

OWNER NAME: DR. J.L. & MRS. LOHR

CONTRACTOR NAME (AS LICENSED): R. HOLLENBACK CONST.

ADDRESS: 2022 ORINDA ST.

USE OF BUILDING: "H" OCCUPANCY - APARTMENTS

LEGAL DESCRIPTION: SEE ATTACHED

SURVEY BY: Robinson Eng. DESIGN BY: Reynolds-Rutledge & Assoc.

AREA S.F. AT GRADE: 23,800 HEIGHT: 27 NO. STORIES: 3 TOTAL UNITS: 24 OCCUPANCY GROUP: "H"-2

BASEMENT: No FIN. GARAGE: No SINGLE. ATTACHED: No TOTAL ROOMS: 72

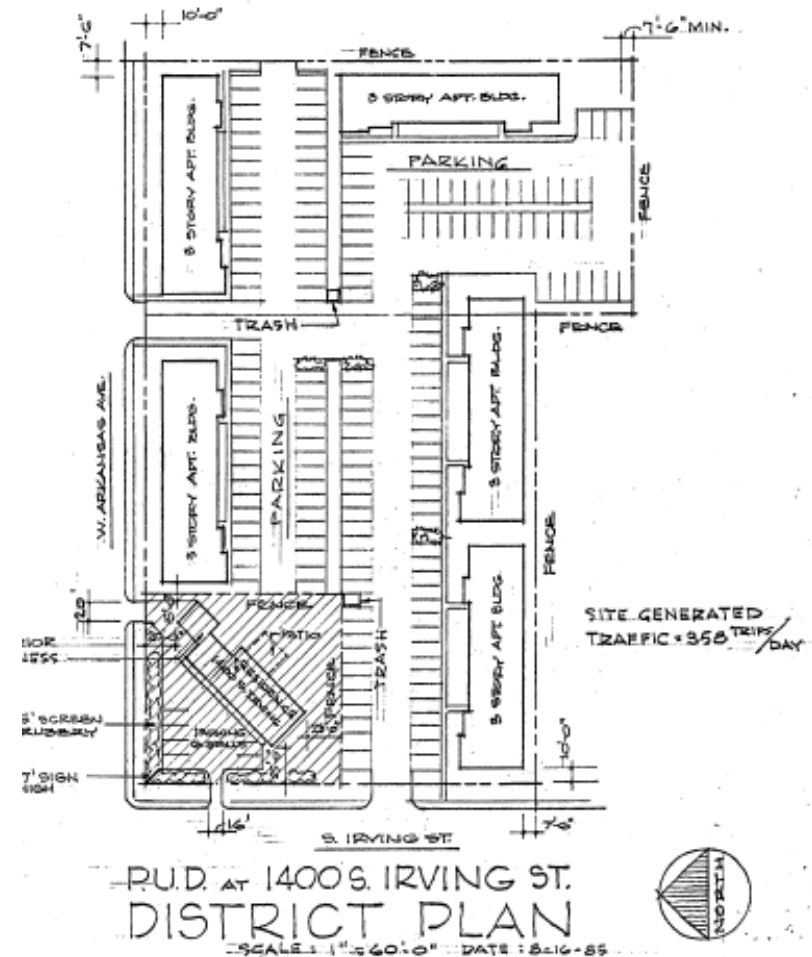
FOUNDATION: EXTERIOR FOOTING SIZE: CONC. SLAB

EXTERIOR FOR WALL THICKNESS: CONC. MASONRY

ROOF: TRUSS JOISTS

AGENCY AUTHORIZED BY: FORM 21 DATE: 11/2/75

- **1985: new PUD 180 incorporates single-family parcel**
 - Requested to incorporate single-family property, then envisioned as recreational or other amenity for tenants. Residential property was then in use as a business.
 - Retains “maximum dwelling units: 116” stipulation.
 - Total number of units on site now at 121.



PUD 180 (adopted Nov. 1985)

basis for the proposal: either (a) the error in the map as approved by city council, or (b) the changed or changing conditions making the proposed amendment necessary.

The purpose of this application for a zoning amendment is to rectify the omission of BARMORE INTERIORS, housed at the Barmore residence 1400 S. Irving Street, from the original P.U.D. #3. The cause of this omission is as follows:

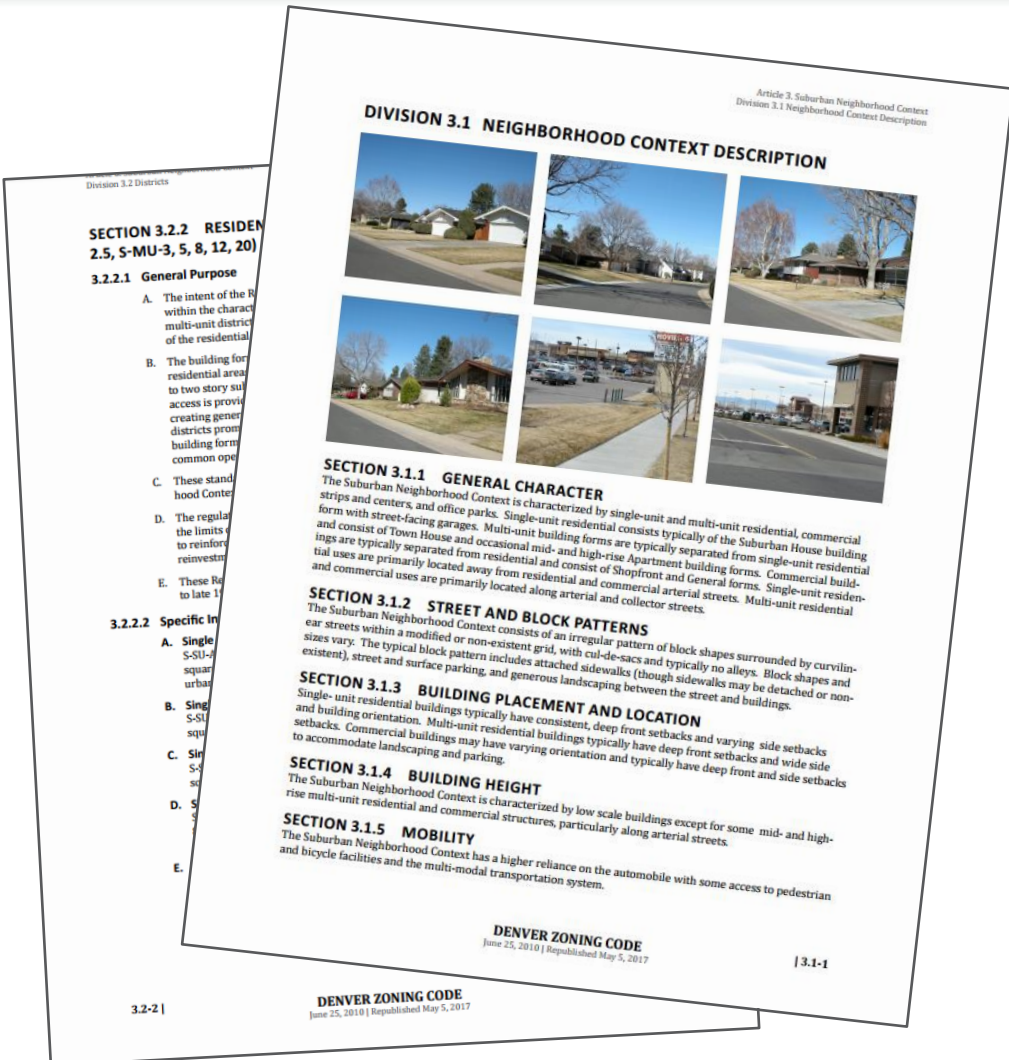
Prior to the P/U.D. #3 designation, the property was zoned Agricultural and contained a commercial greenhouse, offices and BARMORE INTERIORS. This

2. a. Maximum gross floor area for each proposed use. Explain or define the uses. Terms like "retail" or "light industrial" must be defined in detail. To do this the applicants should refer to the various uses listed in a specific zone district of the Zoning Code.

	Existing Multi-Family Residential	92,400 Sq. Ft.
For residential projects - indicate the maximum dwelling units <u>116</u> with interior business * use	use Existing Residence	2,700 Sq. Ft.
	use	Sq. Ft.
Density or the ratio of dwelling units per acre equals <u>40.66</u> units/acre	use	
	TOTAL	95,100 Sq. Ft.

Use the space at the bottom of the page for additional information.

Suburban Neighborhood Context – Residential Multi Unit – 3 Stories Max



- Residential uses in this Neighborhood Context characterized by Suburban House forms and “occasional mid- and high-rise Apartment building forms.”
- Zone district allows Suburban House, Apartment Building and other residential building forms.
- Max Height: 3 stories

- Informational Notice: April 6, 2017
- Planning Board – notification signs and written notice (15 days): May 22 through June 6, 2017
- Public Outreach:
 - RNOs: Greater Mar Lee Community Organization, Denver Neighborhood Association Inc., Inter-Neighborhood Cooperation (INC)
 - No Public Comments

Denver Zoning Code Review Criteria

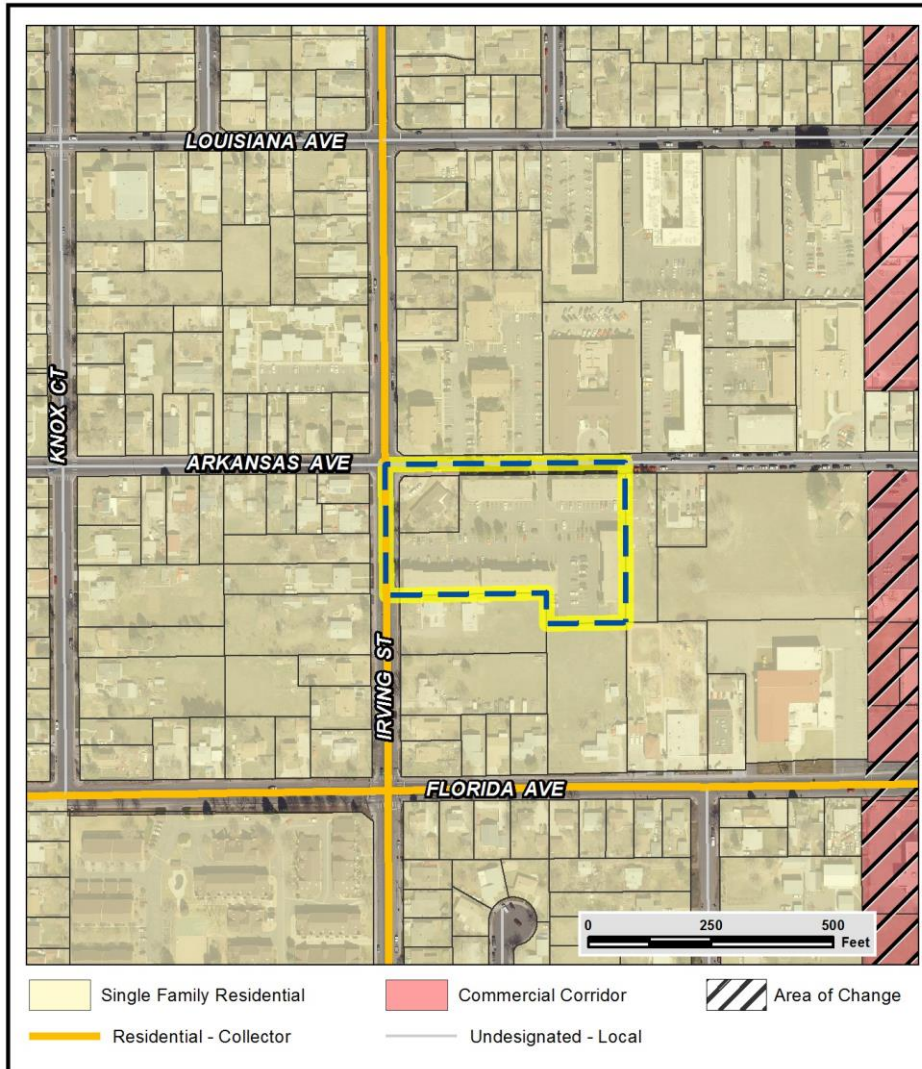
1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
 - Comprehensive Plan (2000)
 - Blueprint Denver: A Land Use and Transportation Plan (2002)
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

Comprehensive Plan 2000

- Housing Objective 2: encourage preservation of existing housing stock.
- Housing Strategy 2-C: streamline codes and policies for residential infill development.
- Housing Strategy 6-B: support affordable rental housing near transit services.
- Land Use Objective 2: update regulations and procedures to be consistent with Citywide Land Use and Transportation Plan.
- Land Use Recommendation (p. 47): update and simplify city's land use regulatory system whenever possible.



Blueprint Denver (2002)

- Land Use Concept: Single Family Residential
- Area of Stability

Proposed rezoning:

- Contributes to stability of residential area by allowing continued operation and reinvestment in existing residential use
- Would reduce opportunities for non-residential uses allowed in PUD
- Preserve housing diversity close to Enhanced Transit Corridor (Federal Boulevard)

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 and policies for walkable development and housing diversity.
4. Justifying Circumstances
 - The existing zoning of the land was the result of an error. The updated PUD 180, adopted in 1985 after the apartment development had been built, should have accurately reflected the 121 residential units on the site, rather than 116.
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
 - The S-MU zone districts promote existing and future patterns of multiple building forms on a single lot, organized around common open space and parking areas with internal circulation systems.

CPD recommends approval, based on finding that 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