



**DENVER**  
THE MILE HIGH CITY

# **3201 Walnut Street**

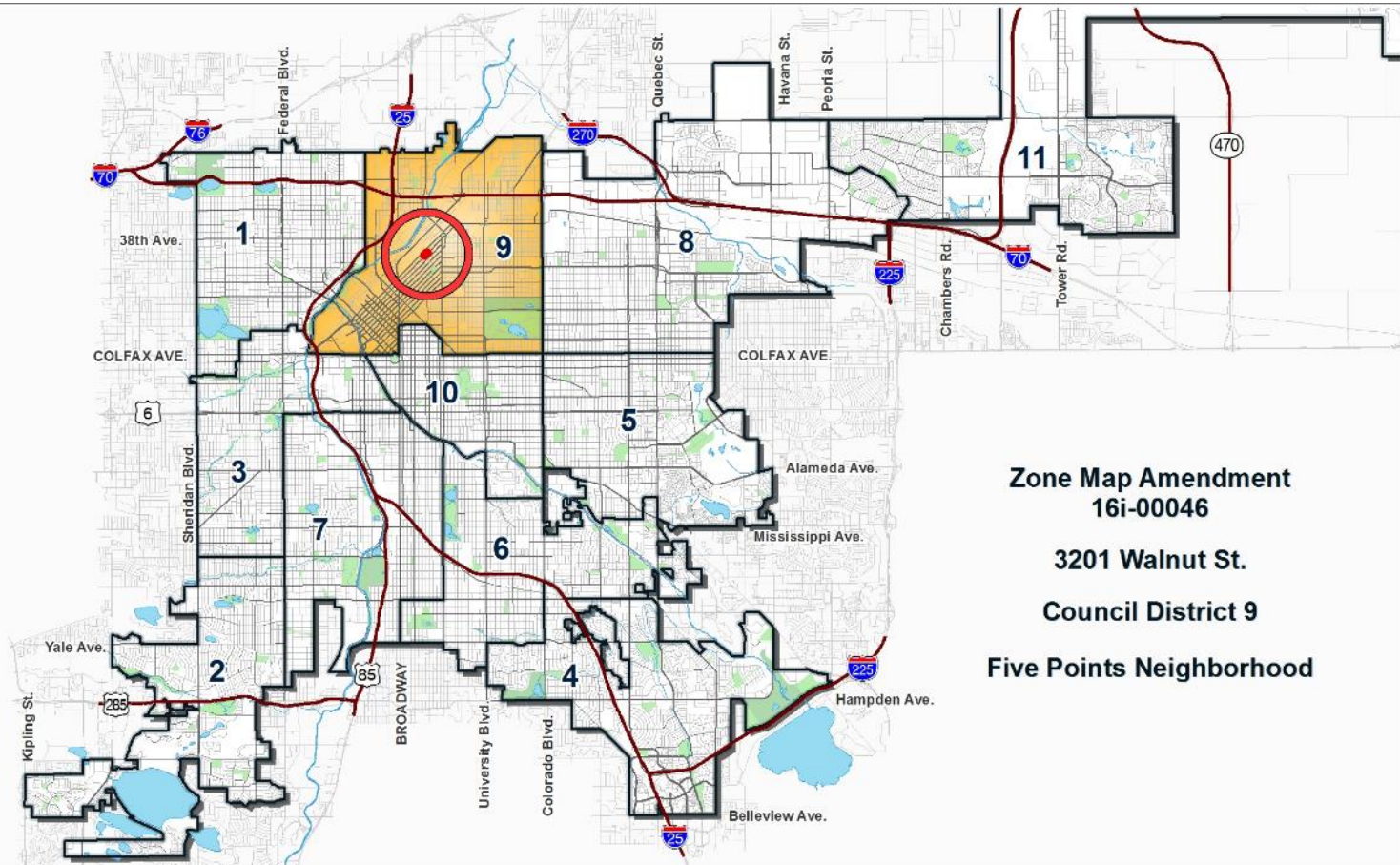
## **2016I-00046**

I-MX-3 UO-2 to C-MX-5 UO-2

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

LUTI Committee

August 16



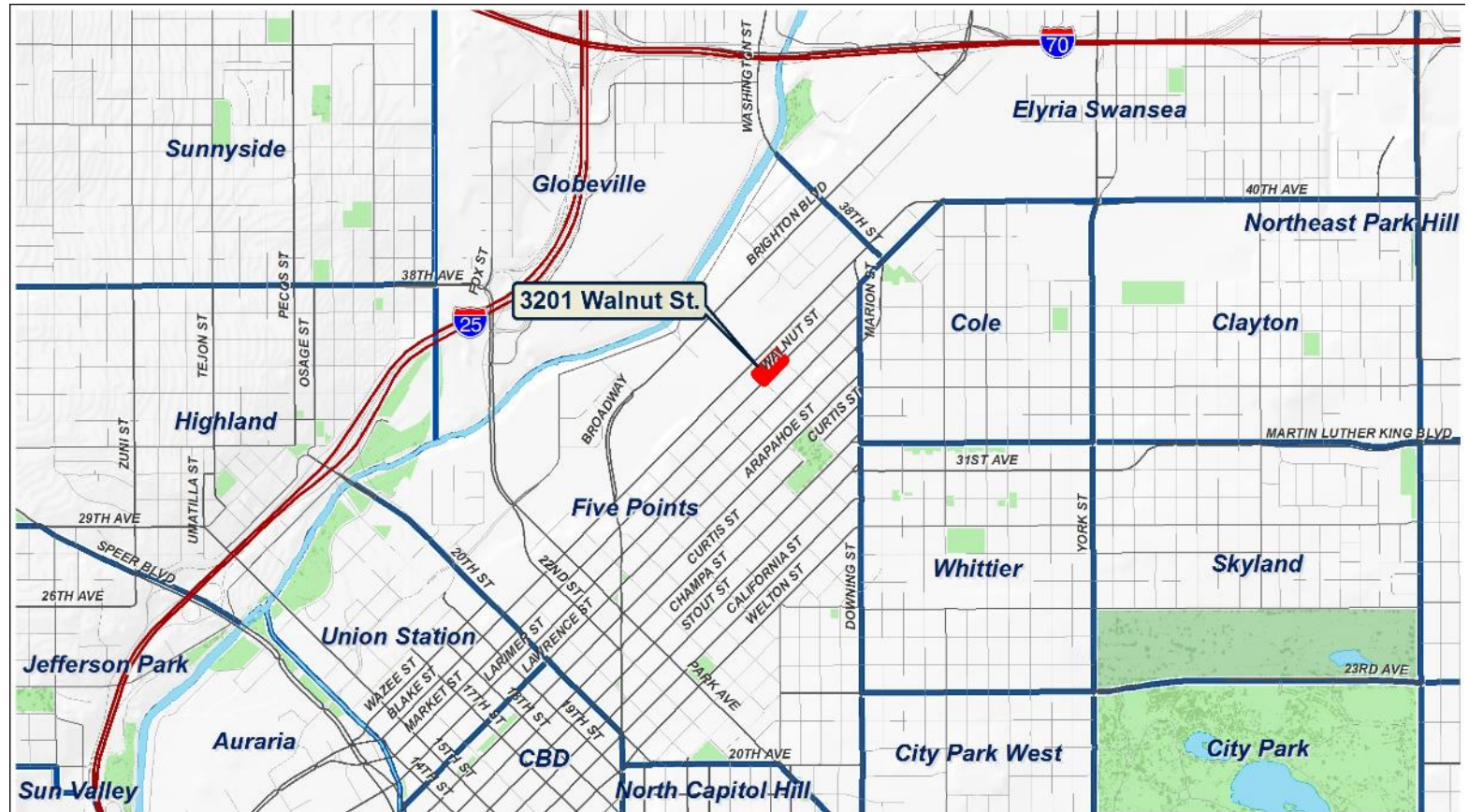
**Zone Map Amendment  
16i-00046**

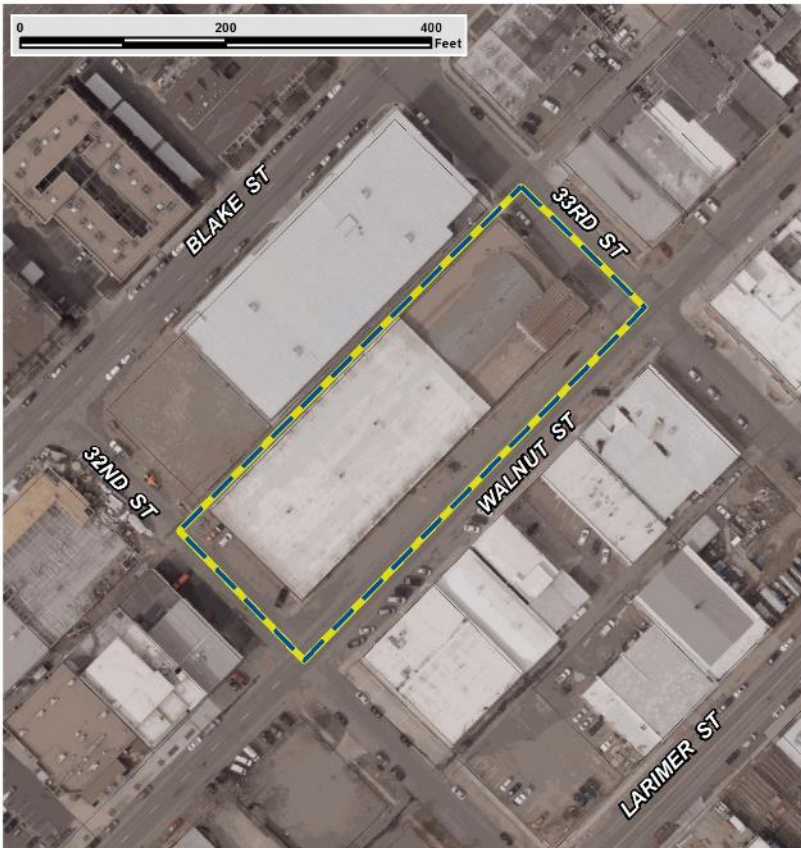
**3201 Walnut St.**

**Council District 9**

**Five Points Neighborhood**

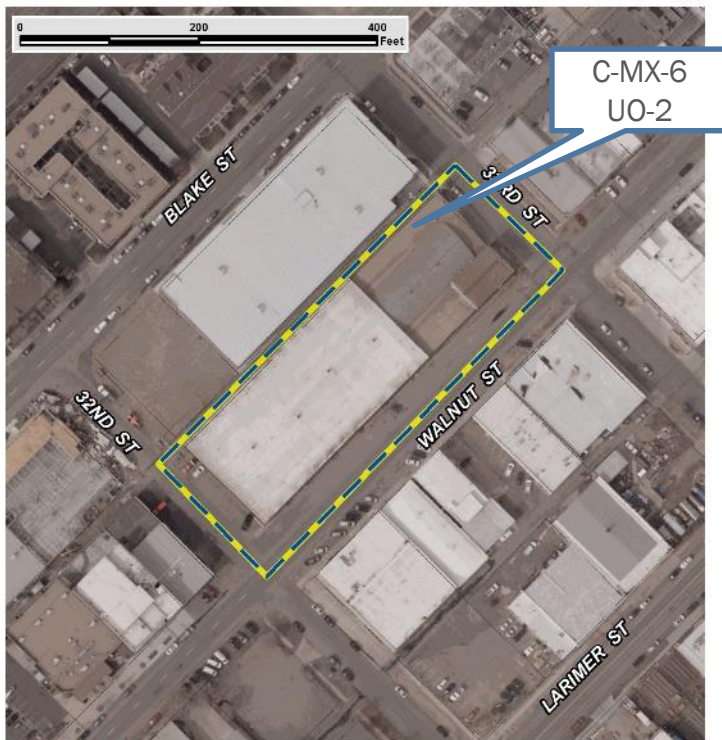
# Five Points Neighborhood





**2016 Aerial**

- 1/2 block along Walnut, bound by 32<sup>nd</sup> St and 33<sup>rd</sup> St
- Located within 1/2 mile of the 38<sup>th</sup> and Blake station

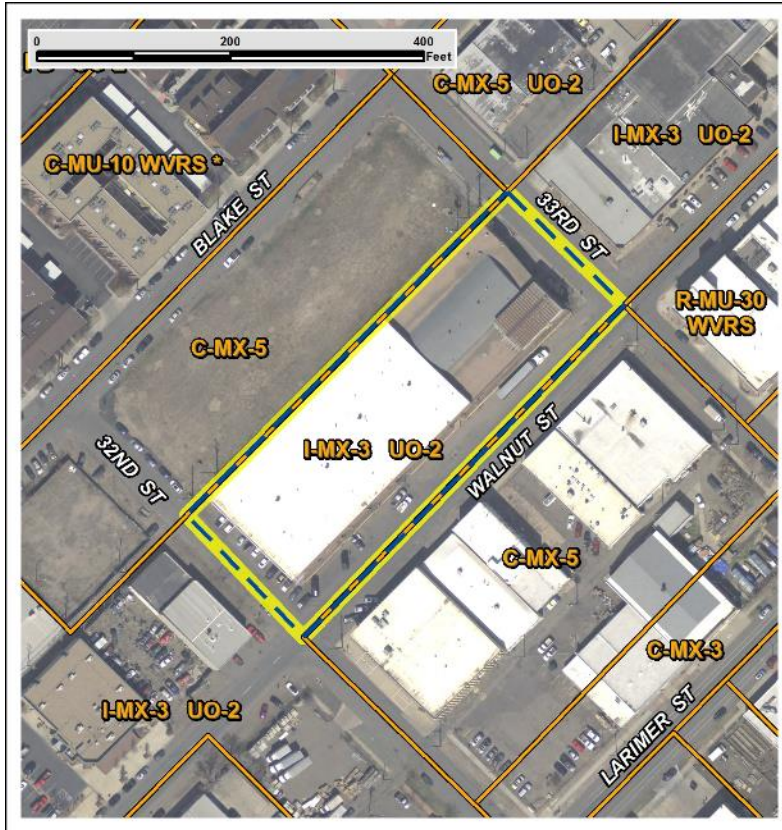


2016 Aerial

- Property:
  - 1.15 acres, one parcel
  - 1-2 story structure
  - Industrial user
- Property Owner:
  - Requesting rezoning to facilitate redevelopment of the site
- Rezone from I-MX-3 UO-2 to C-MX-5 UO-2

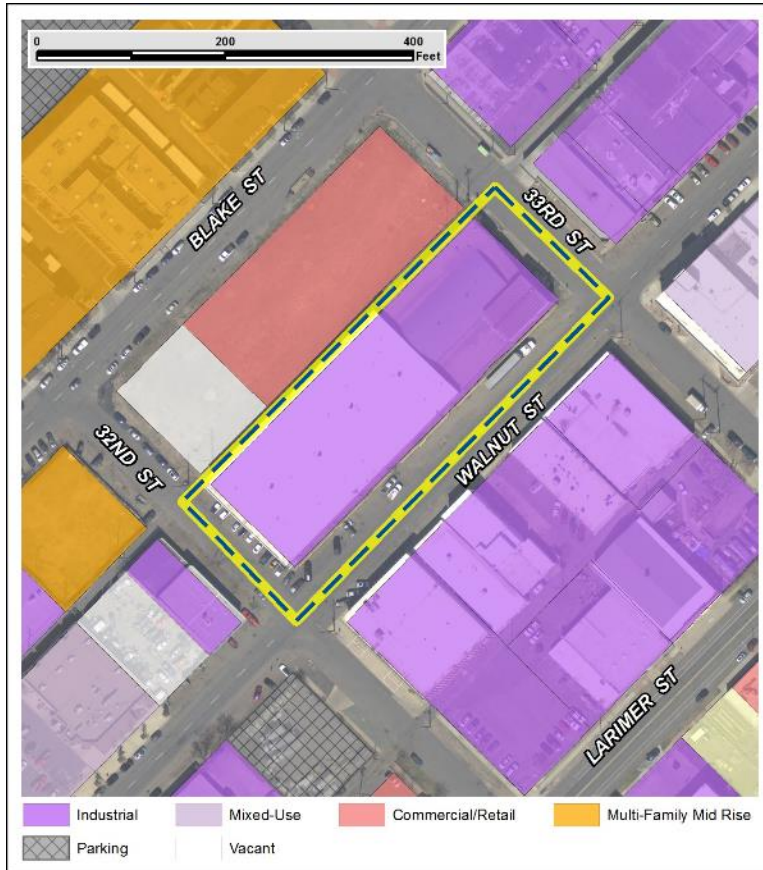
- Zoning
- Land Use
- Building Form/Scale

# Existing Context – Zoning



- Subject site is I-MX-3 UO-2
- C-MX-5 and C-MX-5 UO-2 linearly applied to the north and south along corridor
- I-MX-3 UO-2 to the west and southwest

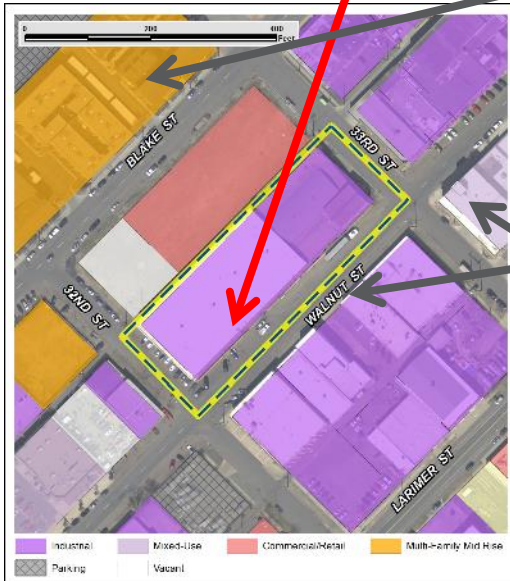
# Existing Context – Land Use



- Site is industrial warehousing
- Walnut corridor generally industrial with scattered mixed-use
- Multi-family and commercial to the north
- Area generally trending away from heavy industrial



# Existing Context – Building Form/Scale



# In-Process

## 38<sup>th</sup> and Blake Station Area Height Amendments

- Subject site within scope of height amendments



- Draft recommendation for subject site is 5 stories
- Height amendments not anticipated to be approved by City Council prior to map amendment

- Registered Neighborhood Organizations notified of this Process
  1. RiNo, River North Art District
  2. Five Points Business District
  3. Elyria Swansea/Globeville Business Association
  4. Rio Norte
  5. United Community Action Network Inc.
  6. Denver Neighborhood Association, Inc.
  7. Denver Urban Resident Association
  8. Inter-Neighborhood Cooperation
- One letter of support from RiNo received
- One letter of support from neighboring property owner received

- Notice of Receipt of Application: **May 1, 2016**
- Planning Board voted 8-0 to recommend approval of the rezoning: **July 20, 2016**
- Notice of LUTI Committee
  - **August 1, 2016**
  - Registered Neighborhood Organizations
- LUTI Committee: **August 16**
- City Council: **September 26**

## 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
- 38th and Blake Station Area Plan (2009)
- Northeast Downtown Neighborhoods Plan (2011)

### 2. Uniformity of District Regulations

### 3. Further Public Health, Safety and Welfare

### 4. Justifying Circumstances

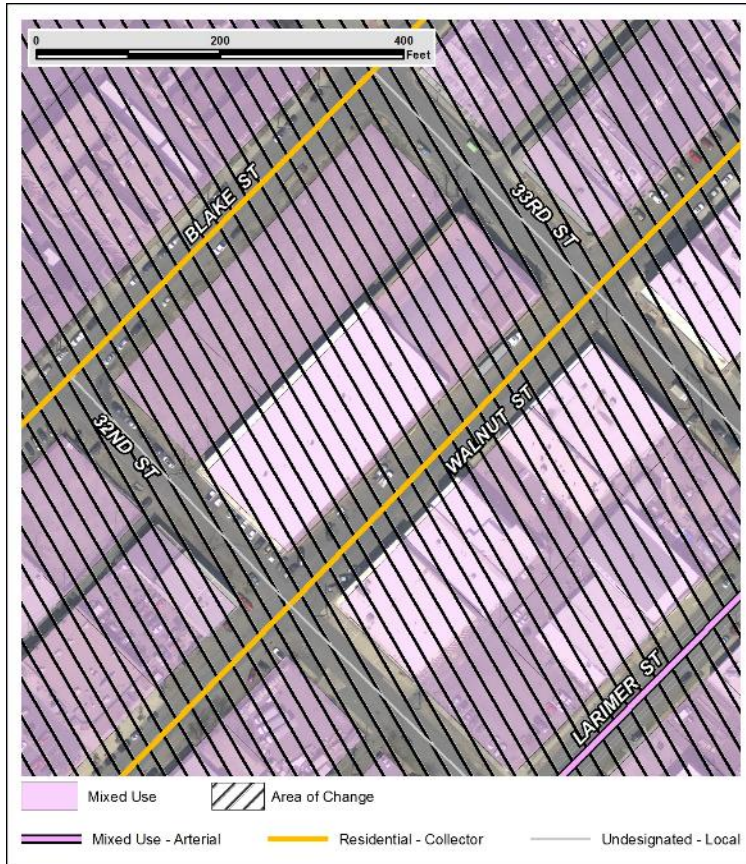
### 5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Review Criteria: Consistency with Adopted Plans

## Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-F – *Conserve land by: promoting infill development* at sites where services and infrastructure are already in place. *Designing mixed-use communities* and reducing sprawl, so that residents can live, work and play within their own neighborhoods. *Creating more density at transit nodes.* (pg 39)
- Land Use Strategy 3-B – *Encourage quality infill development* that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that *broadens the variety of compatible uses.* (pg 60)
- Land Use Strategy 4-A - *Encourage mixed-use, transit-oriented development* that makes effective use of existing transportation infrastructure, supports transit stations, increases transit patronage, reduces impact on the environment, and *encourages vibrant urban centers* and neighborhoods. (pg 60)
- Denver’s Legacies Strategy 3-A – *Identify areas in which increased density and new uses are desirable* and can be accommodated. (pg 99)

# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2002)

- Land Use Concept:
  - Mixed Use
    - Sizeable employment base as well as housing
    - Land uses mixed within walking distance of each other.
- Area of Change
- Walnut Street
  - Residential Collector

FOR CITY SERVICES VISIT | CALL

*Reminder: Evaluating whether the proposed zone district is consistent with the Future Street Classification, but not to assess the traffic impacts of a specific development proposal.*



# Review Criteria: Consistency with Adopted Plans

## 38<sup>th</sup> and Blake Station Area Plan (2009)

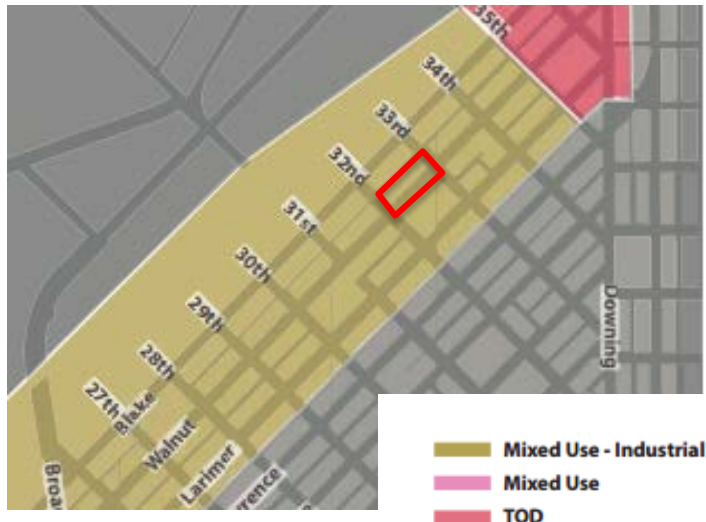
- Mixed-Use Employment concept land use
  - Employment opportunities
  - Mix of warehouse, retail, research/development, office, arts/culture, residential
- Three Story Maximum building height



# Review Criteria: Consistency with Adopted Plans

## Northeast Downtown Neighborhoods Plan (2011)

- Site buildings for consistent street edge with parking in the rear
- Link the building to the street through ground story active uses, transparency, entrances



- Mixed-Use Industrial Land Use
  - Light industrial compatible with urban
  - Residential
  - Pedestrian access important

# Review Criteria: Consistency with Adopted Plans

## Northeast Downtown Neighborhoods Plan (2011)

- Five Story Maximum building height



## 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, 38th and Blake Station Area Plan, Northeast Downtown Neighborhoods 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

## 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**
  - The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area
    - Adopted plans recommend redevelopment and recognize evolving character
    - Redevelopment in area signals an evolution in the environs
    - Anticipated redevelopment at NWSS and influence of commuter rail
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

## 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
  - Urban Center Neighborhood Context
  - C-MX Purpose Statement
  - C-MX-5 Intent Statement

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