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# DZC Text Amendment DZC Map Amendment

**2014I-00038 South Sloan's Lake Design Overlay  
Zone District, DO-5, to Article 9, Division 9.4**

**2014I-00043 Map Amendment to Rezone Blocks  
1-6, SSL GDP from C-MX-5 to C-MX-5/Proposed  
DO-5**

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Neighborhoods And  
Planning Committee  
November 12, 2014



# Text Amendment Sponsor & Community Partners

Ordinance is sponsored by District 1  
Councilwoman Susan Shepherd

Reviewed by property owners in areas  
defined in proposed DO-5

- Applicant/Property Owner: EnviroFinance Group-South Sloan's Lake I, LLC, South Sloan's Lake Metropolitan District #1
- Representative: Councilwoman Susan Shepherd
- Current Zoning: C-MX-5 (C - Urban Center/MX – Mixed Use)
- Proposed: C-MX-5/DO-5 (Apply proposed Sloan's Lake Design Overlay District (DO5) to implement Plan and GDP height standards)



# Purpose of a Design Overlay District

DZC 9.4.5.1: Must meet one or more of the following:

- Implement land use and urban design recommendations and standards set forth in neighborhood and small area plans, which have been adopted as part of the Comprehensive Plan
- To provide uniformity in the design standards applicable to arterial streets or to river corridors having varied underlying zoning
- To provide uniform standards for mitigating the impact of more intensive uses adjacent to less intensive uses
- To provide for the enactment of urban design standards for specific segments of designated parkways and boulevards and areas with cohesive design characteristics
- To reinforce the desired character for newly developing areas





# Text Amendment Process

- Internal draft review by CPD staff and management, City Council District 1 and partners/owners **August-September 2014**
- Email notice to all Registered Neighborhood Organizations (RNOs) with link to Public Review Draft of redline and text summary posted to CPD website - **September 30, 2014**
- Planning Board Public Hearing – **November 5, 2014**
  - Notification to RNOs and City Council 15-days prior to public hearing
  - Planning Board Draft of text amendment and staff report



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# Text and Map Amendment Schedule

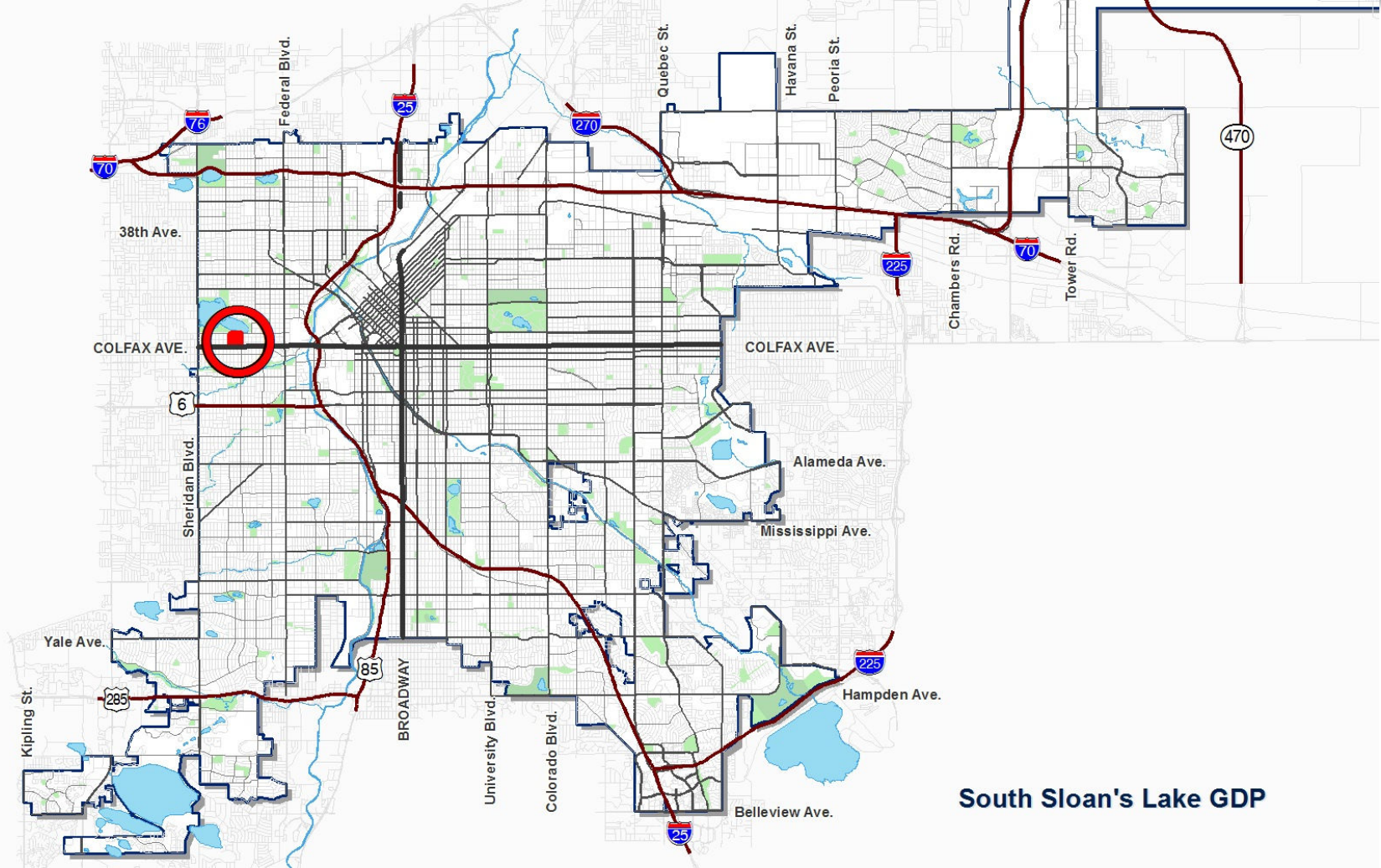


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# Location



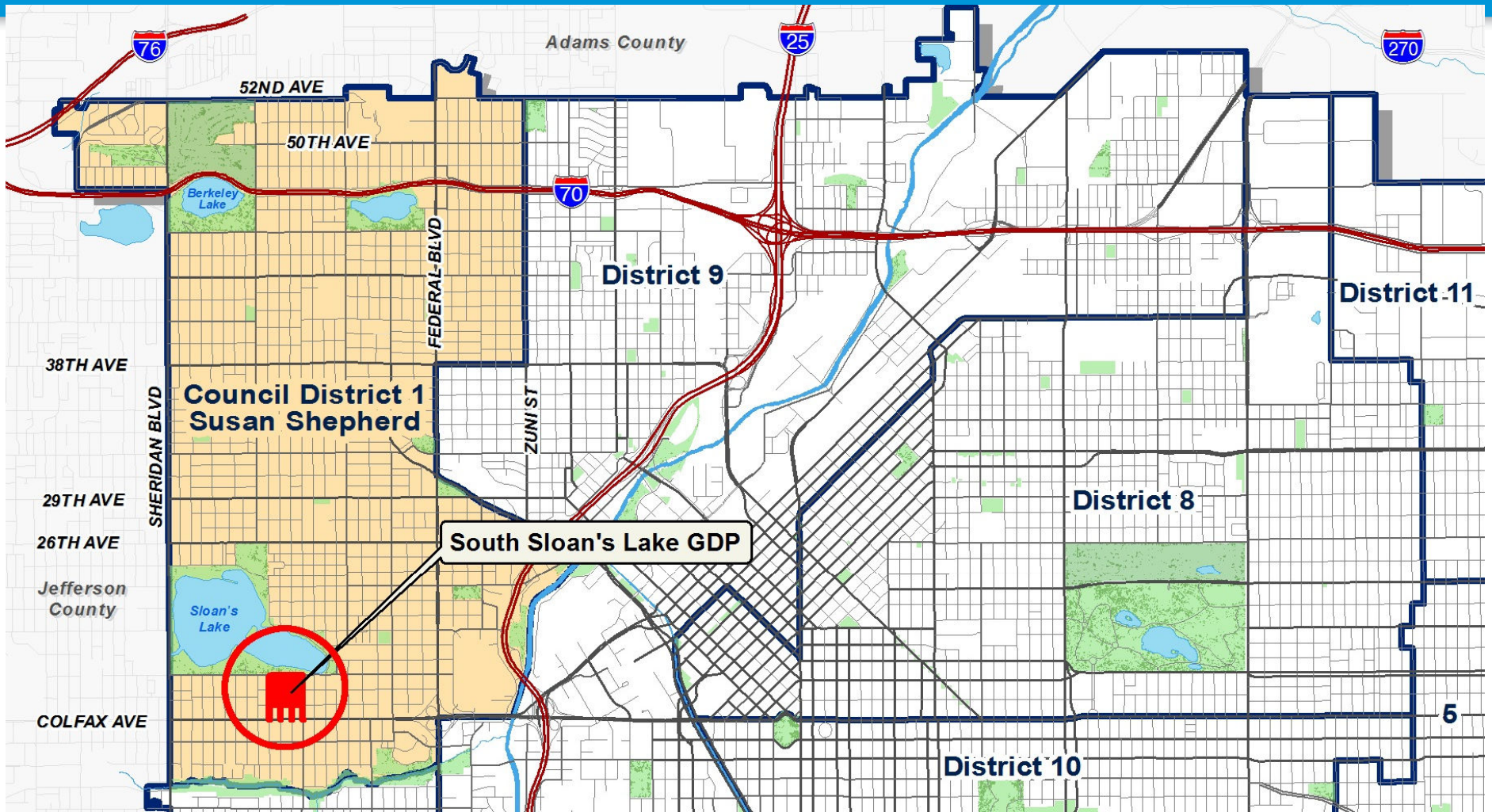
**South Sloan's Lake GDP**





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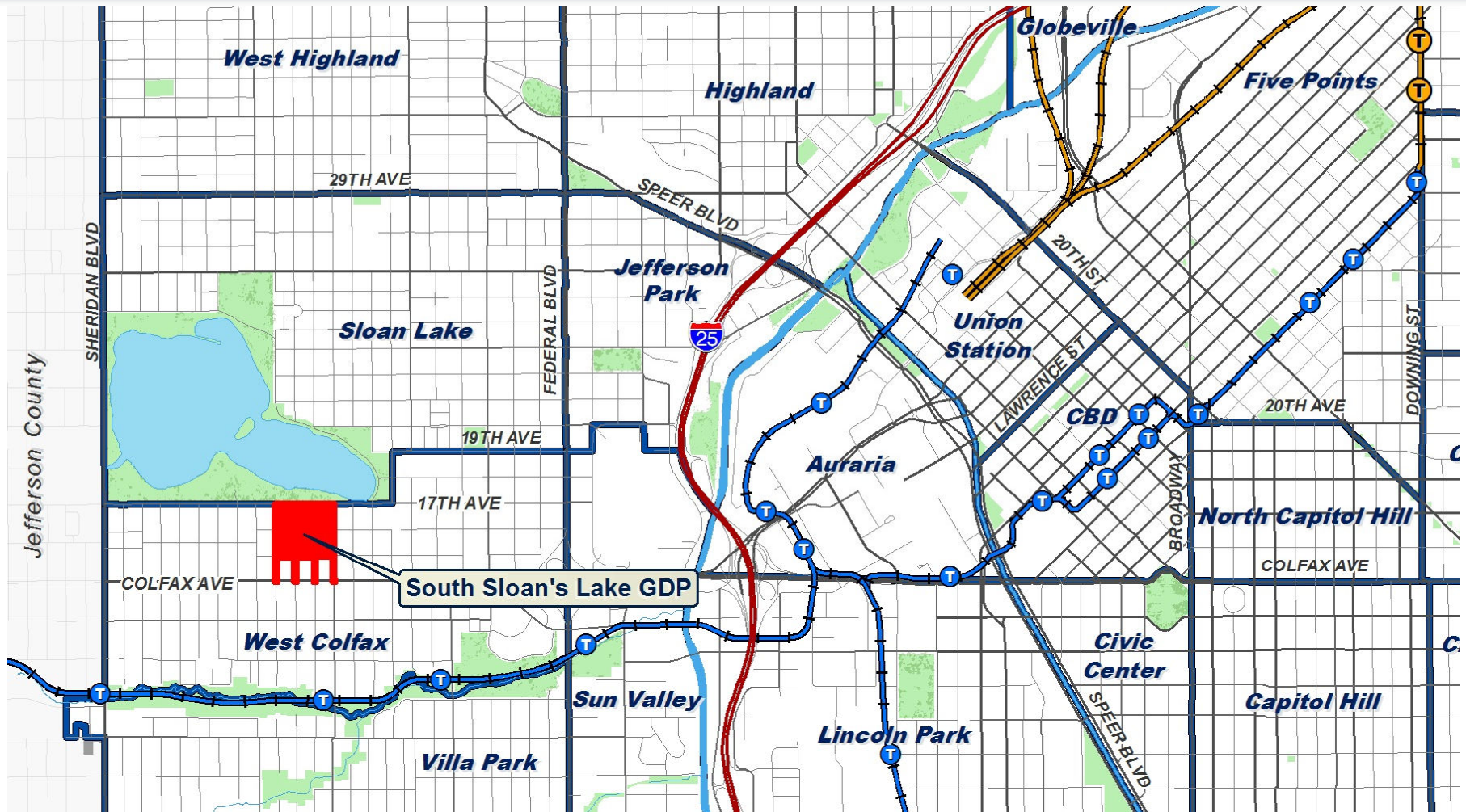
# City Council District 1





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# West Colfax Statistical Neighborhood

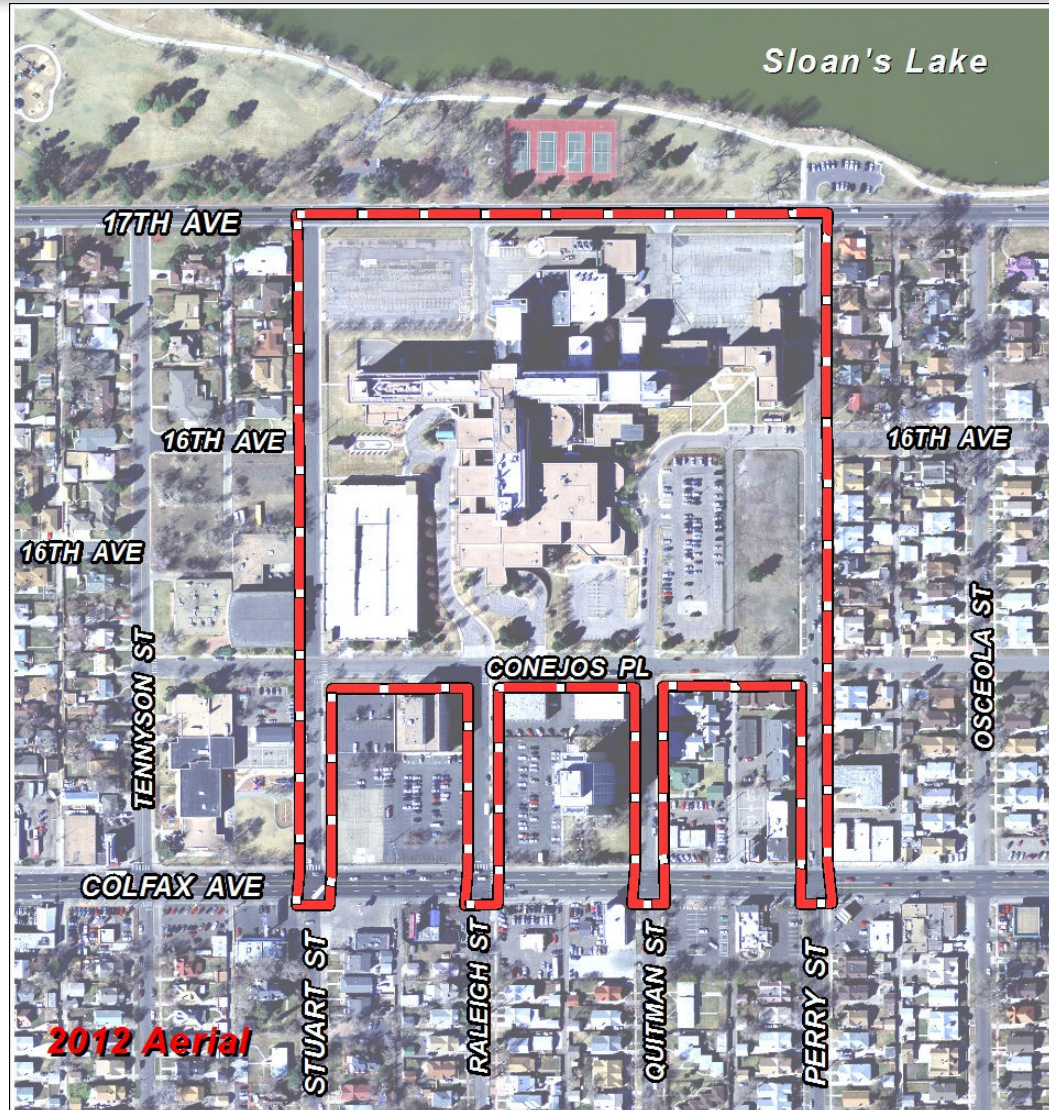






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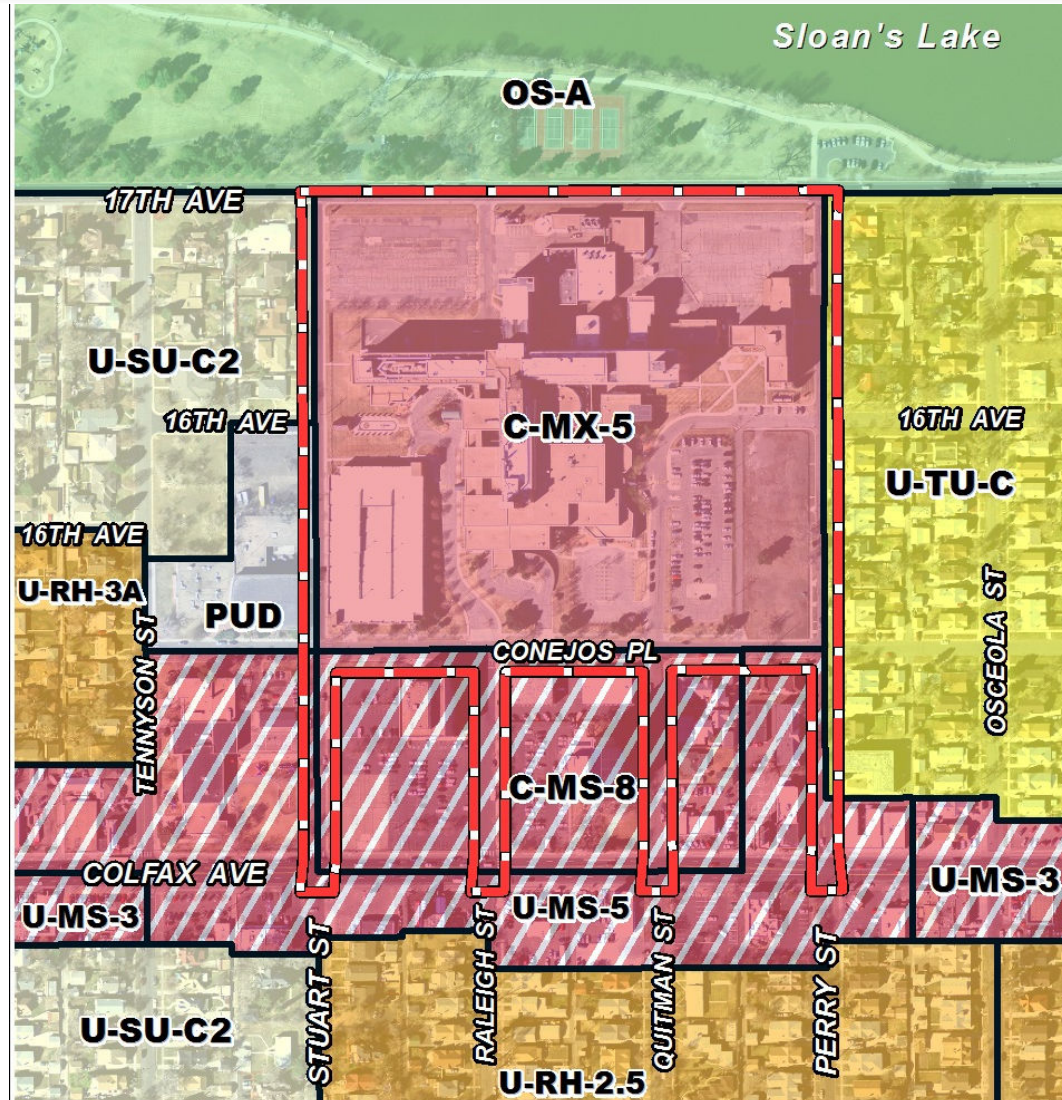
# Location



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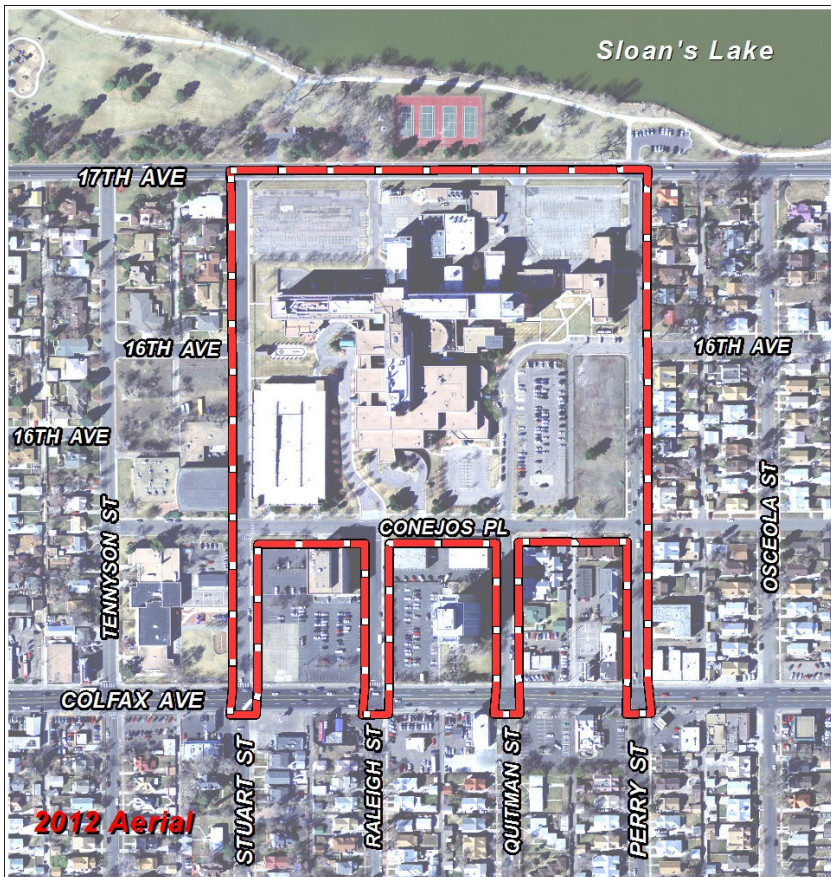
# Existing Context - Zoning





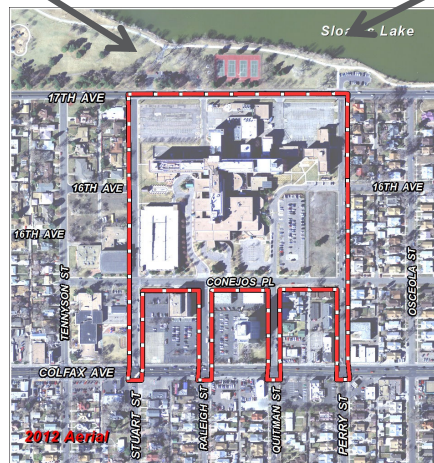


# Existing Context – Subject Site





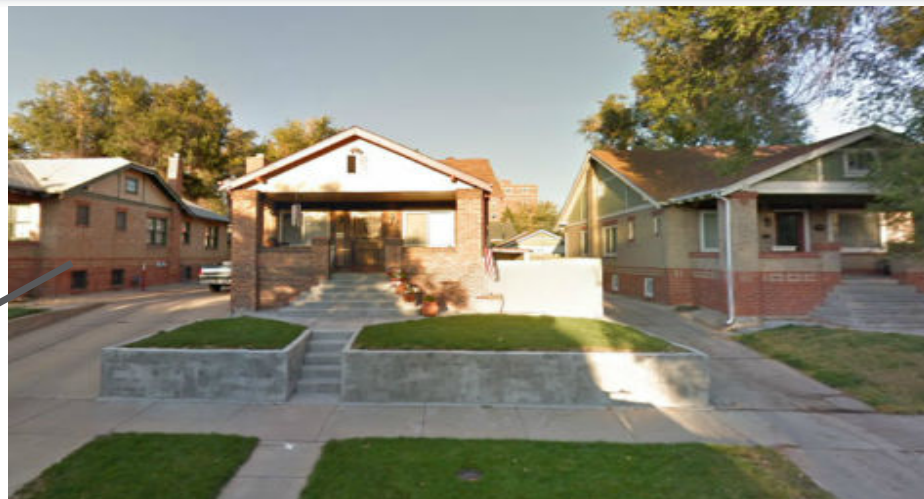
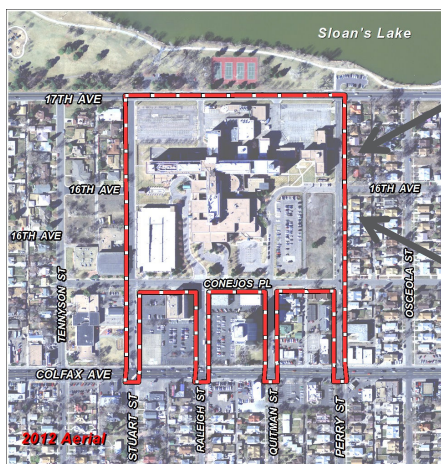
# Existing Context - North





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# Existing Context - East



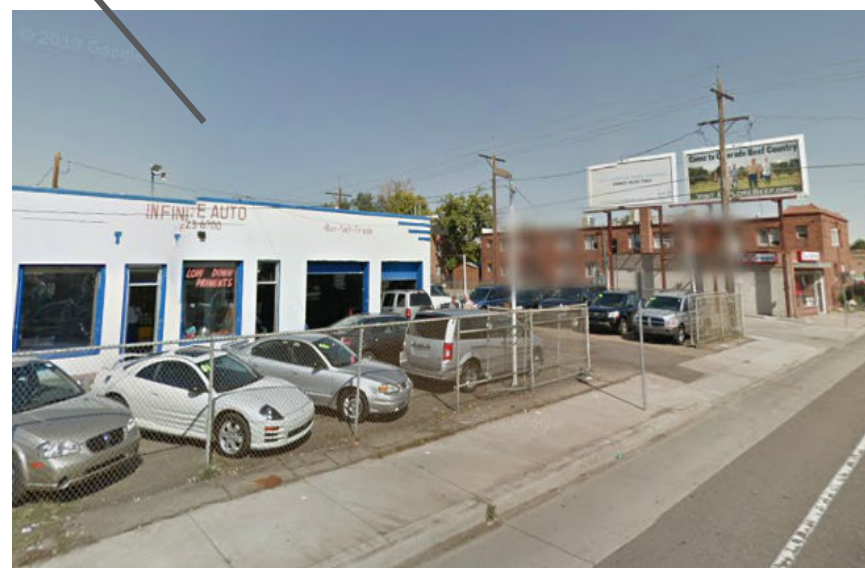
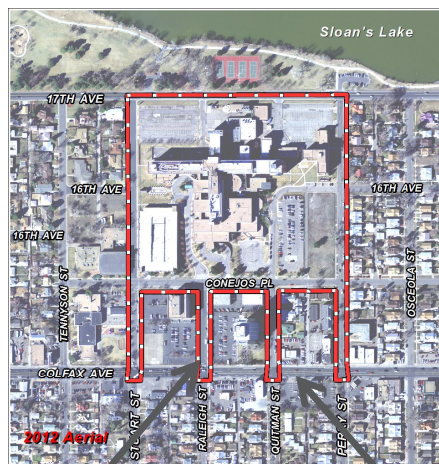
FOR CITY SERVICES VISIT | CALL  
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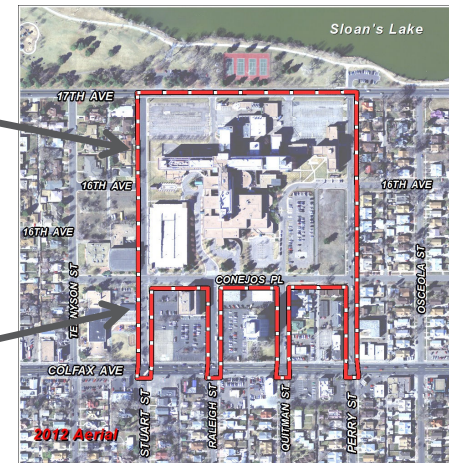


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# Existing Context - South



# Existing Context - West





## Overview

*West Colfax Plan (2006) and South Sloan's Lake General Development Plan (GDP) advocate for height transitions to existing lower density lower height West Colfax neighborhood*

- Implements height limitations conceived in West Colfax Plan and specifically delineated in the approved South Sloan's Lake GDP
  - Uses distance from zone lot line (property line) to identify extent of height limitations (e.g. within 60' from the zone lot line may only be five stories)
  - Provides exception for Exterior Balconies
- Provides context-sensitive height transition to adjacent neighborhoods
- Does NOT change base zoning of site (currently C-MX-5 on all blocks)





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# Stuart Street and 17th

*Not to Scale. Illustrative Only.*



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# Stuart and 16th



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# 17th Avenue between Quitman and Stuart

*Not to Scale. Illustrative Only.*



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# Quitman Street-midblock

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# Perry Street

*Not to Scale. Illustrative Only.*



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- 7.3.7.1 Height Exceptions: Not currently listed as exception to height

- 7.3.7.4 ARE listed as setback exceptions in all “C” districts

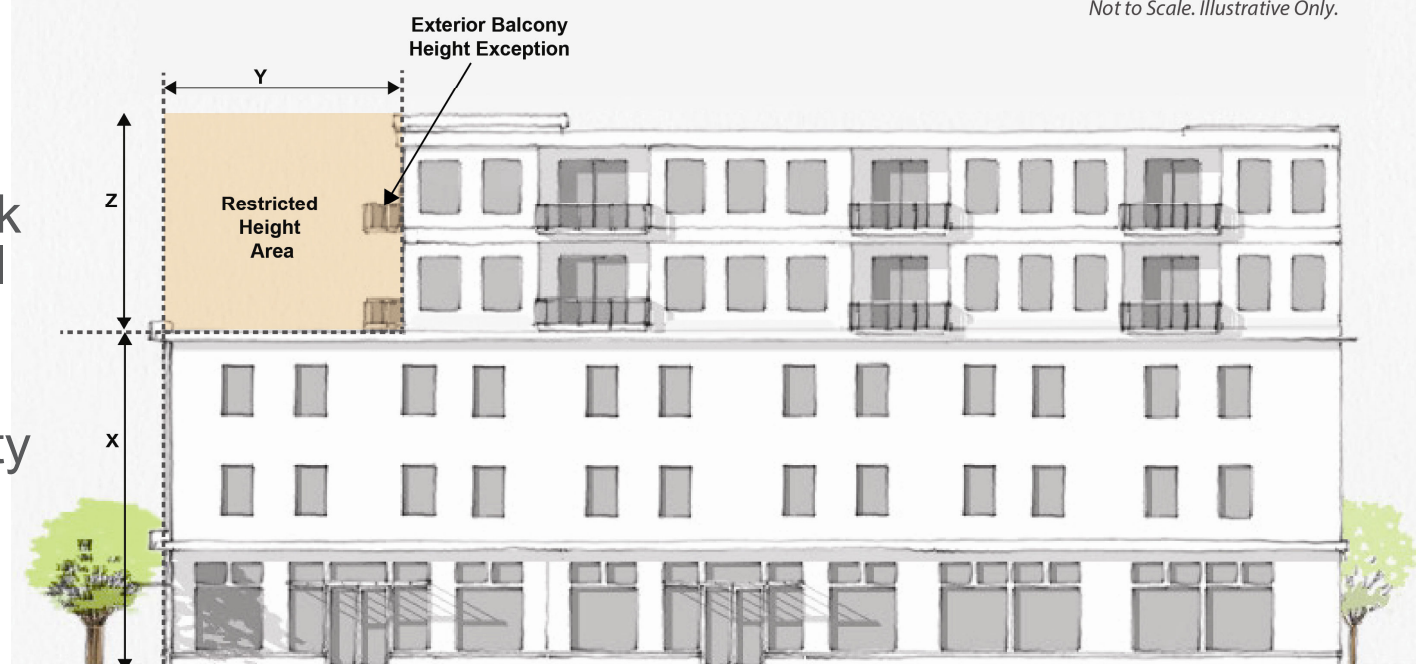
- Desired amenity for future development

X = Maximum building height for a distance of “y” from the zone lot line

Z = Maximum building height allowed at a distance of “y” from the zone lot line

Restricted Height Area = Permanent buildings/structures taller than “x” are prohibited, unless specifically excepted in zone district

*Not to Scale. Illustrative Only.*





Text Amendment	Official Map Amendment
<p>DZC 12.4.11.4:</p> <ol style="list-style-type: none"> <li>1. Consistent with City’s Adopted Plans and Policy</li> <li>2. Furthers the Public Health, Safety and General Welfare</li> <li>3. Uniformity of District Regulations and Restrictions</li> </ol>	<p>DZC Section 12.4.10.13</p> <ol style="list-style-type: none"> <li>1. Consistency with Adopted Plans</li> <li>2. Uniformity of District Regulations</li> <li>3. Further Public Health, Safety and Welfare</li> </ol> <p>DZC Section 12.4.10.14</p> <ol style="list-style-type: none"> <li>1. Justifying Circumstances</li> <li>2. Consistency with Neighborhood Context, Zone District Purpose and Intent</li> </ol> <p>DZC Section 12.4.12.15</p> <ol style="list-style-type: none"> <li>1. “The City Council may approve an official map amendment (rezoning) application for property located within an approved GDP area, taking into consideration the approved GDP”</li> </ol>



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# 1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver 2002
- West Colfax Plan 2006





# Review Criteria

## Consistency with Adopted Plans

### Comprehensive Plan 2000

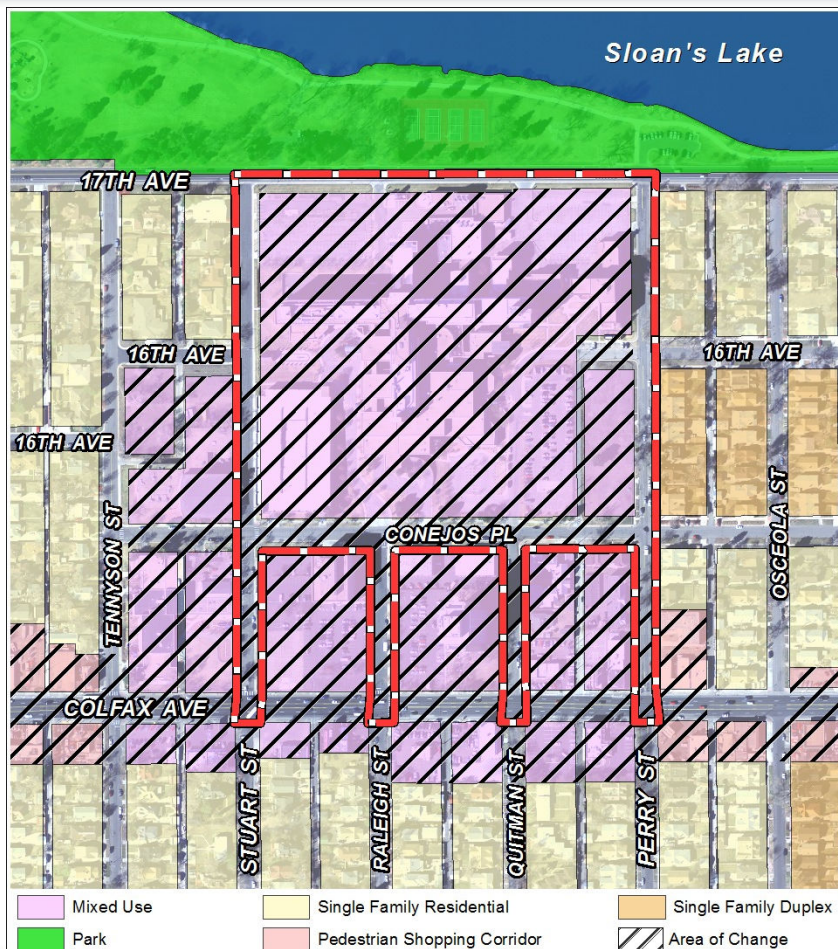
*Use the best of Denver's architectural and landscape legacies to guide the future...Quality design. To be livable and admired, all of the components of the city — its infrastructure, buildings and open spaces — must function well and be attractive individually, while combining to create meaningful, beautiful places.*

*The primary urban design challenge of the early 21<sup>st</sup> century will be to integrate elements of Denver's traditional urban design character into redeveloping areas and into new, more compact mixed-use areas. — (Page 86)*



- Denver's Legacies chapter, Strategy 3-A: *Identify areas in which increased density and new uses are desirable and can be accommodated.*
- Land Use chapter, 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.*

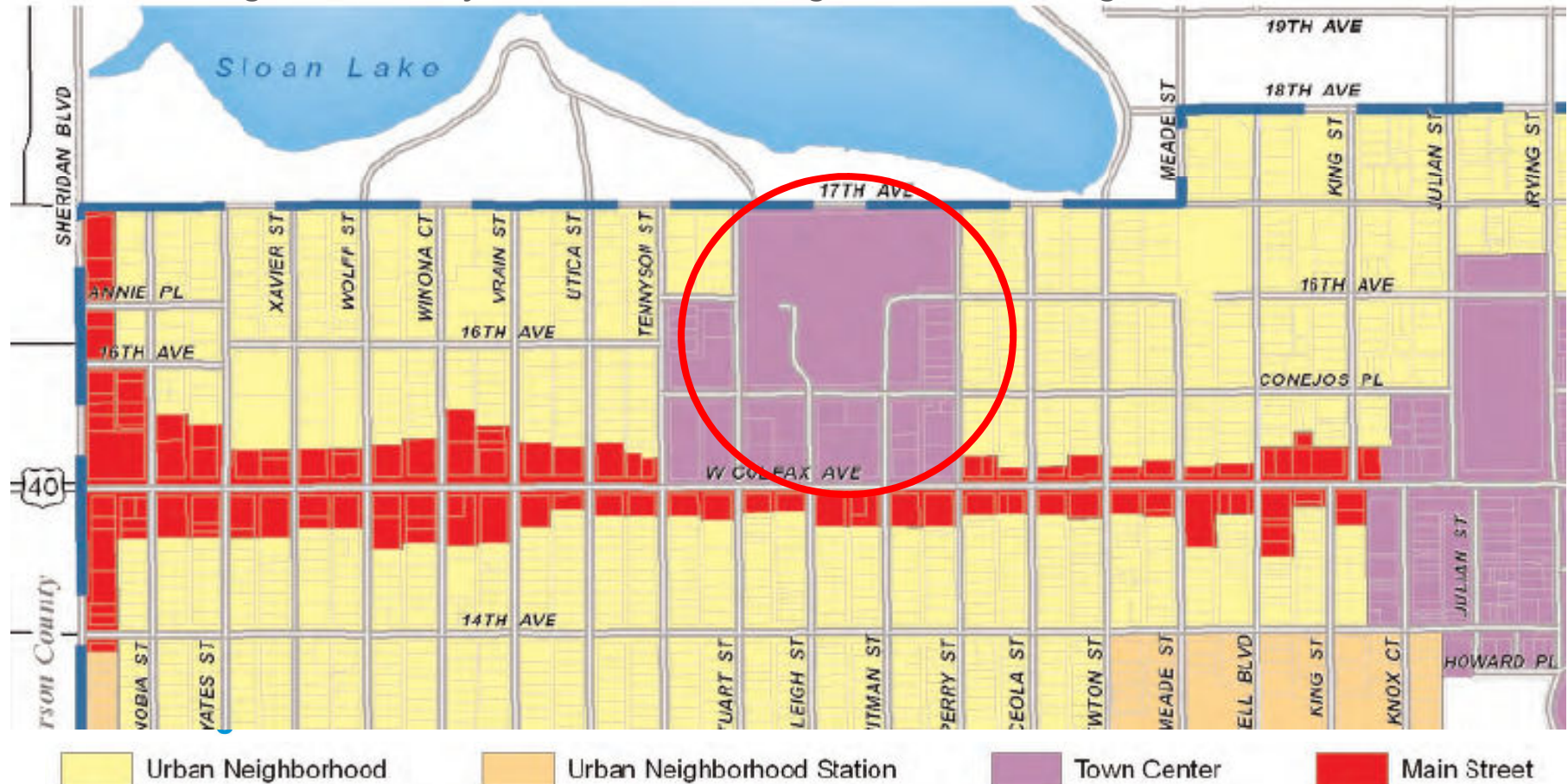
# Review Criteria Consistency with Adopted Plans



## Blueprint Denver (2002)

- Area of Change – Areas where new growth should be channeled
- Concept Land Use – Mixed Use
- Applicable Concepts:
  - “A change in the land use standards of a zone is one tool to improve compatibility” (p. 74).”
  - Using land-use and transportation types focuses on the experience of “place” at ground level, where the qualities of a pedestrian-oriented city are most apparent. (p. 36)
  - Along a mixed use street, pedestrian-scaled facades, which may include height transitions/stepbacks for the front of a taller building, promote pedestrian activity (p. 66).

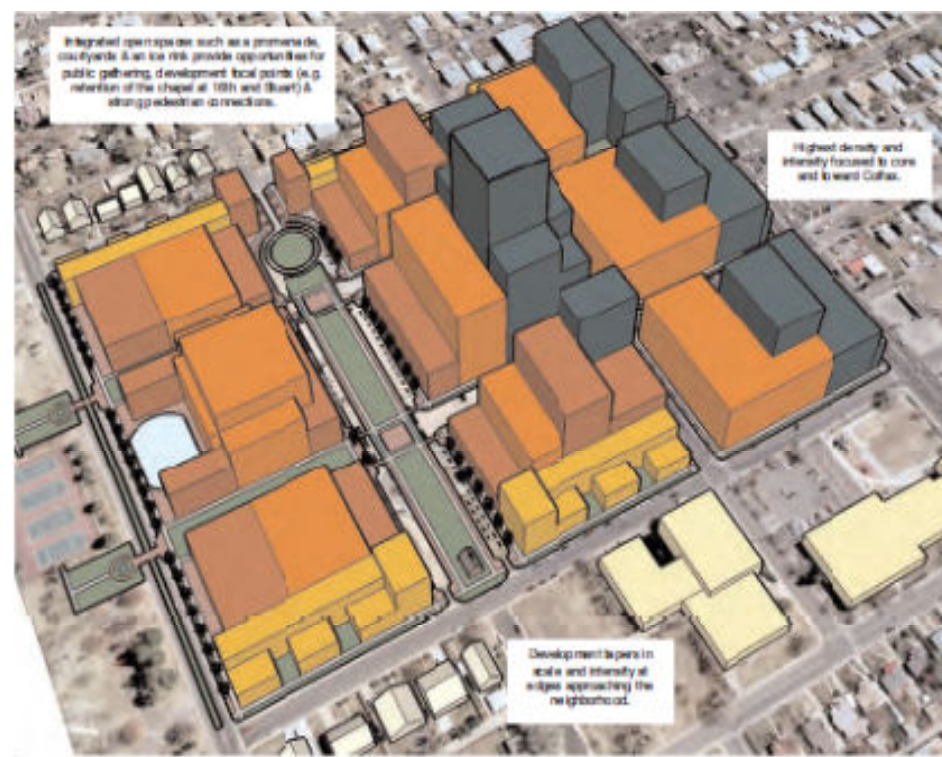
*“Redevelop Saint Anthony’s hospital in such a manner that it catalyzes reinvestment in the larger study area while respecting, complementing and enhancing the stability of the surrounding residential neighborhoods”*





### West Colfax Plan (2006)

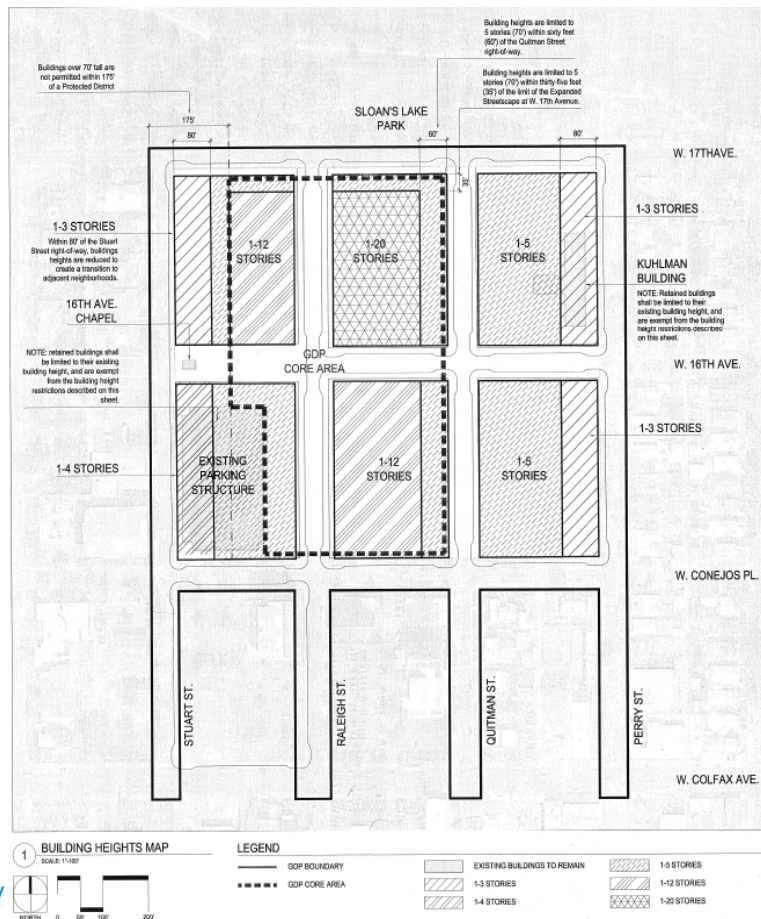
- Site identified as catalytic development opportunity
- Urban Town Center
  - Variable scale radiates from dense core to lower intensity at the fringe (p. 83)





# West Colfax Plan 2006

- Create a dense, compact core around a centralized gathering place
- Provide variable building scale with the greatest height and intensity in core with lower intensity at fringe
- Take advantage of views to downtown, mountains and park
- Diversify housing options in the neighborhood
- Extend the street grid
- Create an urban edge along W. 17<sup>th</sup> Ave to define the park
- Provide parking on-street, in structures or behind street facing buildings
- Incorporate focal points, public gathering spaces and strong pedestrian linkages
- Promote safe and attractive pedestrian linkages



## South Sloan's Lake GDP

- Height Transitions:
  - Stuart Street
    - 3 stories between 17th and 16th
    - 4 stories between 16th and Conejos
  - Quitman Street
    - 5 stories between 17th and Conejos
  - Perry Street
    - 3 stories between 17th and Conejos

- Text Amendment: GDP provides additional reinforcement; GDP is not considered a supplement to the Comprehensive Plan
- DZC Section 12.4.12.15 provides that the “City Council may approve an official map amendment (rezoning) application for property located within an approved GDP area, taking into consideration the approved



# Review Criteria

## Uniformity of District Regulations

### Text Amendment Results in Regulations that are Uniform Across the District

This text amendment will result in uniform regulations applicable to all new building within land mapped DO-5.

### Map Amendment Results in Regulations that are Uniform Across the District

This map amendment will result in uniform regulations applicable to all new buildings within land mapped DO-5.





## Review Criteria

# Furtheres the Public Health, Safety, and Welfare

- Provides for context-sensitive transitions between new infill development and adjacent lower intensity, lower height blocks in established neighborhoods.
- These transitions provide for pedestrian-friendly environments at the street level where the experience of “place” is most apparent (pg. 36, BPD).



# Review Criteria - Map Justifying Circumstances

- Pursuant to DZC Section 12.4.10.14, 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.
  - Continues implementation of West Colfax Plan and the South Sloan's Lake GDP
  - Opportunity to reinvest – redevelopment of former St. Anthony's site calls for infill and new mixed-use opportunities



## Review Criteria – Map Neighborhood Context, Zone District Purpose and Intent

- C-MX-5/proposed DO-5
  - Current zoning allows up to five-story buildings
  - DO-5 provides limitations on height to address compatibility between higher height future development and lower height, lower intensity West Colfax neighborhood





# Summary of City Review – Map Amendment

- **Asset Management:** Approve – No comments
- **Public Works – City Surveyor:** Approve – No comments
- **Parks & Recreation:** Approve – No comments
- **Development Services – Project Coordination:** Approved – No Comments
- **Development Services – Transportation:** Approved
- **Development Services – Wastewater:** Approved



# Summary of Public Review

- **Informational Notice** sent September 30, 2014 of the rezoning application
- **Notice** sent October 21, 2014 of the **Planning Board public hearing** and signs posted on property announcing Planning Board public hearing date/time/location
- **Public Meeting presentation** October 22, 2014
- **Notice** sent October 28, 2014 **NAP Committee meeting**
- **Planning Board public hearing 11-5-14**
- **Notice** will be sent for **City Council public** hearing and signs posted on property announcing City Council public hearing date/time/location
  - RNOs: West Colfax Association of Neighbors; Denver Neighborhood Association, Inc.; Sloan's Lake Citizen's Group; West Colfax Business Improvement District; Northwest Quadrant Association; Inter-Neighborhood Cooperation (INC); Sloan's Lake Neighborhood Association

- Public Meeting 10-22-14
  - How does Balcony Height Exception work in future if new base zoning with higher height is approved?
    - Answer: Overlay still applies. Height exception is applicable to balconies constructed **above the height limit**
- Planning Board 11-5-14 (*letters in staff report*)
  - Use of applicable City plans – discussion





## Staff Recommendation

- Staff Recommends that the Planning Board recommend to the City Council, approval of the Denver Zoning Code text amendment for the South Sloan's Lake Design Overlay District, DO-5

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

1. Consistency with Adopted Plans, including GDP
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