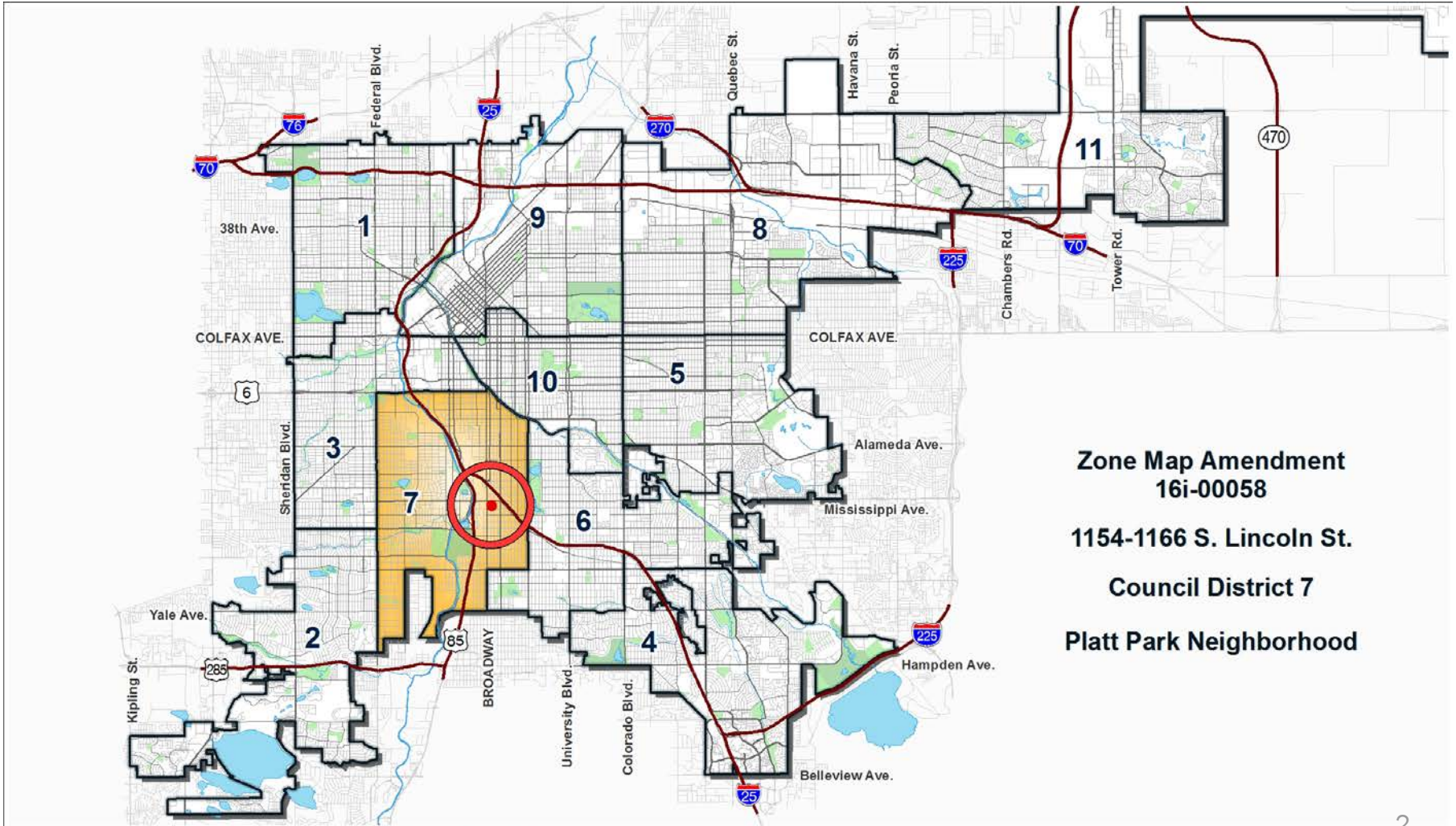




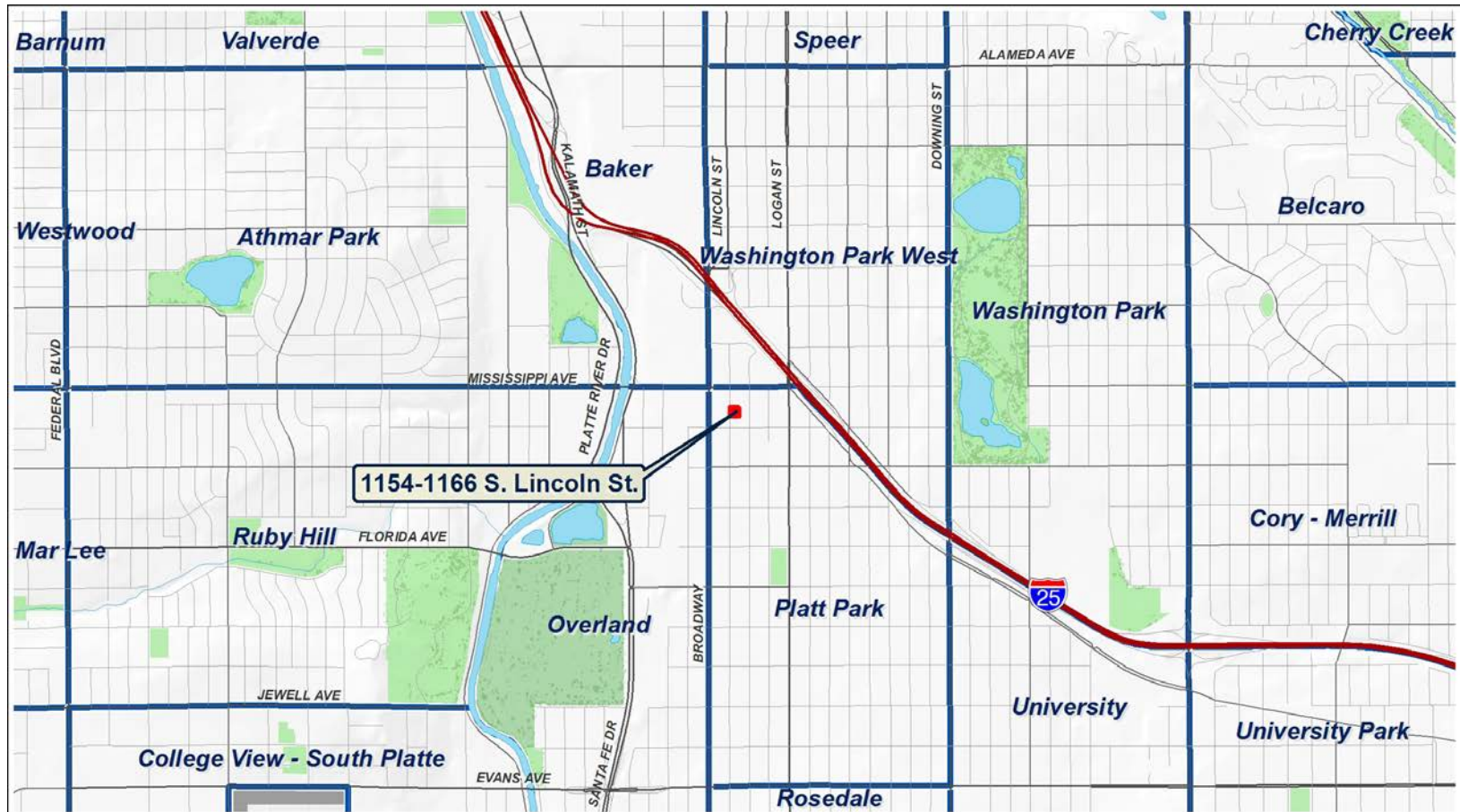
**DENVER**  
THE MILE HIGH CITY

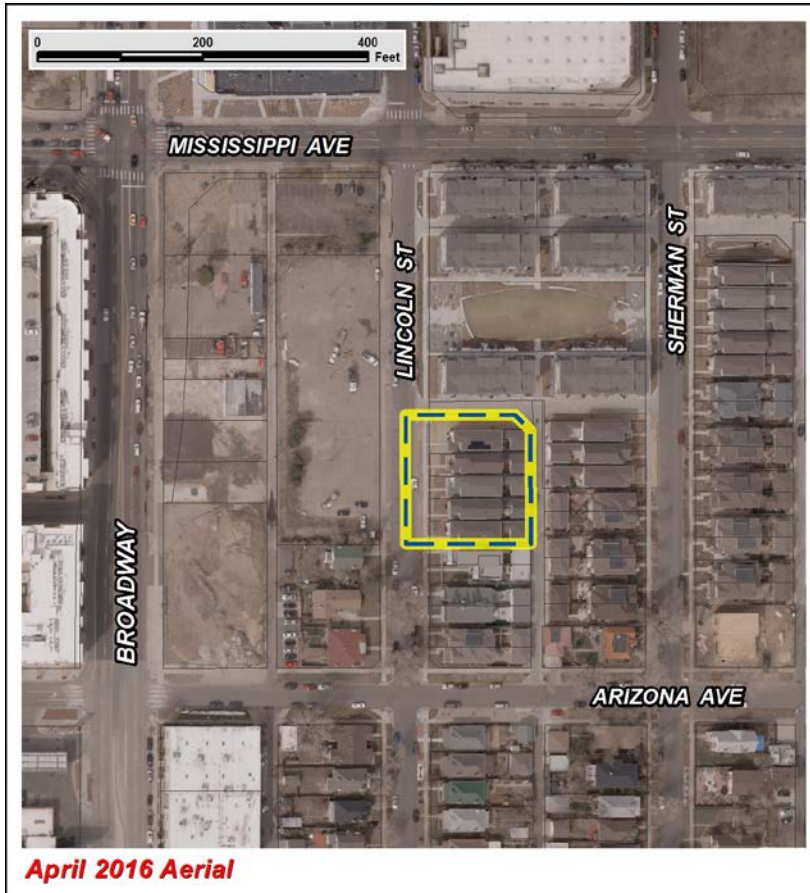
**1154, 1156, 1160, 1164, 1166**  
**South Lincoln St**  
**2016I-00058**

R-MU-20 W/C to U-RH-2.5 with waiver

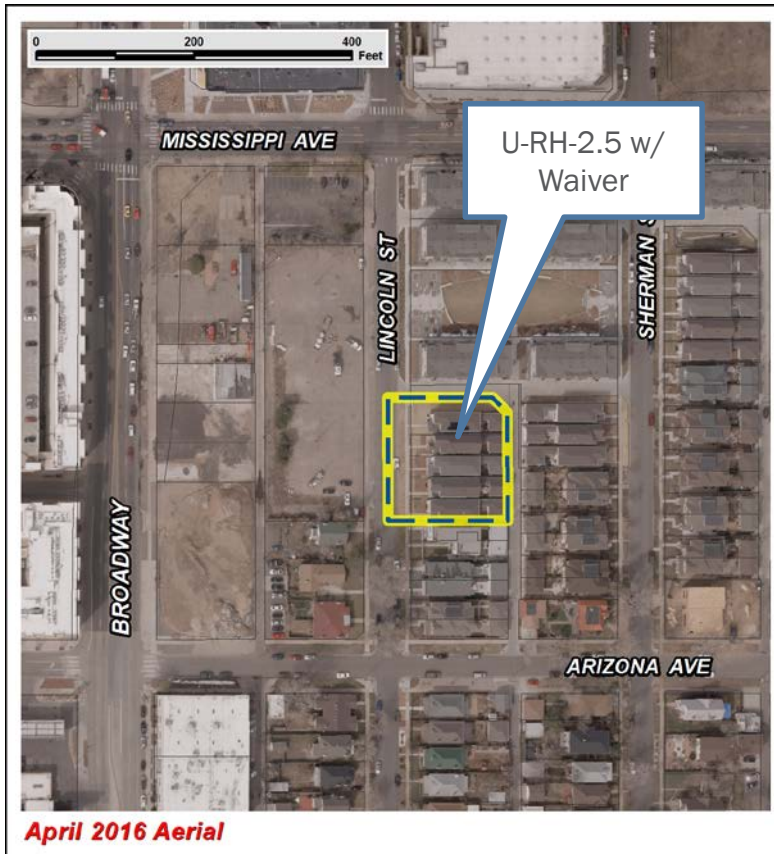


# Platt Park Neighborhood





- S. Lincoln between E. Mississippi Ave and E. Arizona Ave
- Located less than 1/2 mile from Louisiana-Pearl and less than one mile from I-25 and Broadway Station



- Property:
  - 0.44 acre, five parcels
  - Single family homes constructed in 2015
- Property Owner:
  - Requesting rezoning to bring property into DZC, provide a transition to adjacent lower-scale residential uses, bring 1166 S. Lincoln into compliance with zoning
  - Rezoning will change site from controlled to protected district
  - Waiver proposed to waive application of protected district bulk plane on northern boundary
- Rezone from R-MU-20 W/C to U-RH-2.5 with wavier

# Request: U-RH-2.5 w/ Waiver Urban Neighborhood Context –Row House– 2.5 stories max. ht.

**ARTICLE 5. URBAN NEIGHBORHOOD CONTEXT**

**DIVISION 5.1 NEIGHBORHOOD CONTEXT DESCRIPTION**

*Article 5, Urban Neighborhood Context  
Division 5.1 Neighborhood Context Description*

**SECTION 5.1.1 GENERAL CHARACTER**  
The Urban Neighborhood Context is primarily characterized by single-unit and two-unit residential uses. Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas. Row House forms are typically embedded in residential areas. Multi-unit building forms are typically front and General forms that may contain a mixture of uses within the same building. Single- and two-unit residential uses are primarily located along local and residential arterial streets. Multi-unit residential uses are primarily located along local streets, residential and mixed use arterials, and main streets. Commercial uses are primarily located along mixed-use arterial or main streets but may be located at or between intersections of local streets.

**SECTION 5.1.2 STREET, BLOCK AND ACCESS PATTERNS**  
The 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 primarily include detached sidewalks (though attached sidewalks are also found), tree lawns where provided for by detached sidewalks, street and surface parking, and landscaping in the front setback.

**SECTION 5.1.3 BUILDING PLACEMENT AND LOCATION**  
Residential buildings typically have consistent, 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 5.1.4 BUILDING HEIGHT**  
The Urban Neighborhood Context is characterized by low scale buildings except for some mid-rise commercial and mixed use structures, particularly at nodes or along arterial streets.

**SECTION 5.1.5 MOBILITY**  
There is a balance of pedestrian, bicycle and vehicle reliance with greater access to the multi-modal transportation system.

**DENVER ZONING CODE**  
*June 25, 2019 | Republished July 6, 2015*

[ 5.1-1 ]



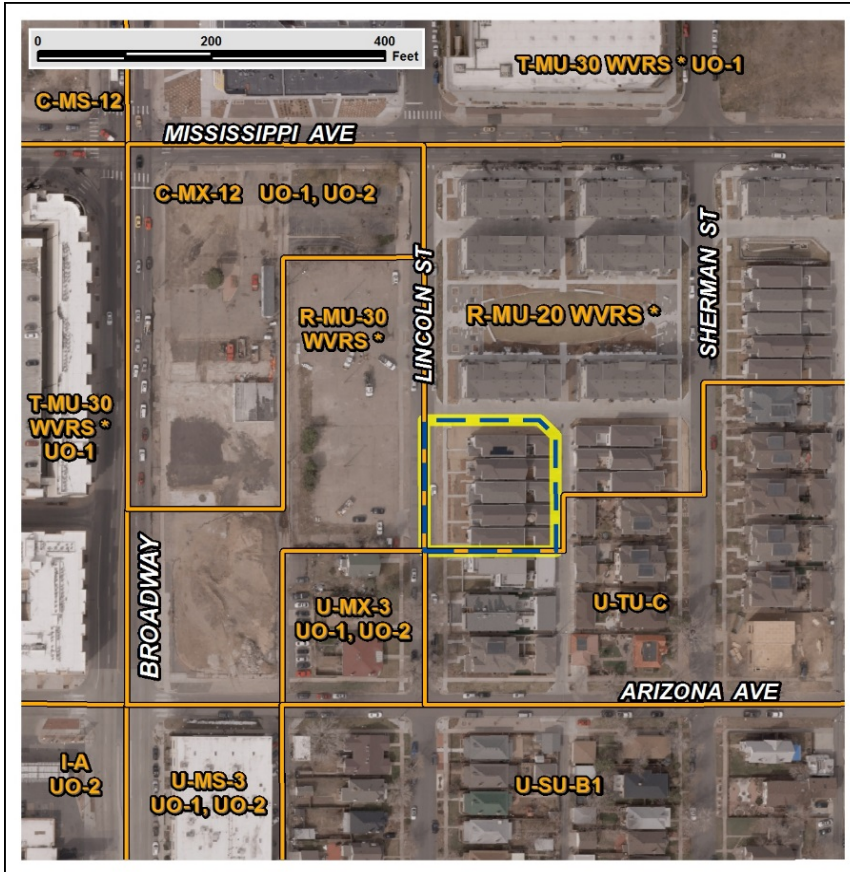
- Waiver intended to waive the Protected District designation of the U-RH-2.5 zone district along the northern boundary of the rezoning area for purposes of applying the protected district bulk plane standard in FM CH 59 on adjacent lots to the north
- Effect of the proposed rezoning would be to keep the existing multiunit structures to the north of the rezoning area conforming structures

- CPD policy supports the use of waivers where the proposed waiver helps address an issue CPD is committed to addressing in a future text amendment
  - DZC does not specifically list bulk plane standards as a standard that renders a structure Compliant
  - As properties rezone into the DZC, interaction of Protected Districts and FM CH 59 Protected District standards may create additional nonconformities
  - Demands research of potential issues and appropriate solutions



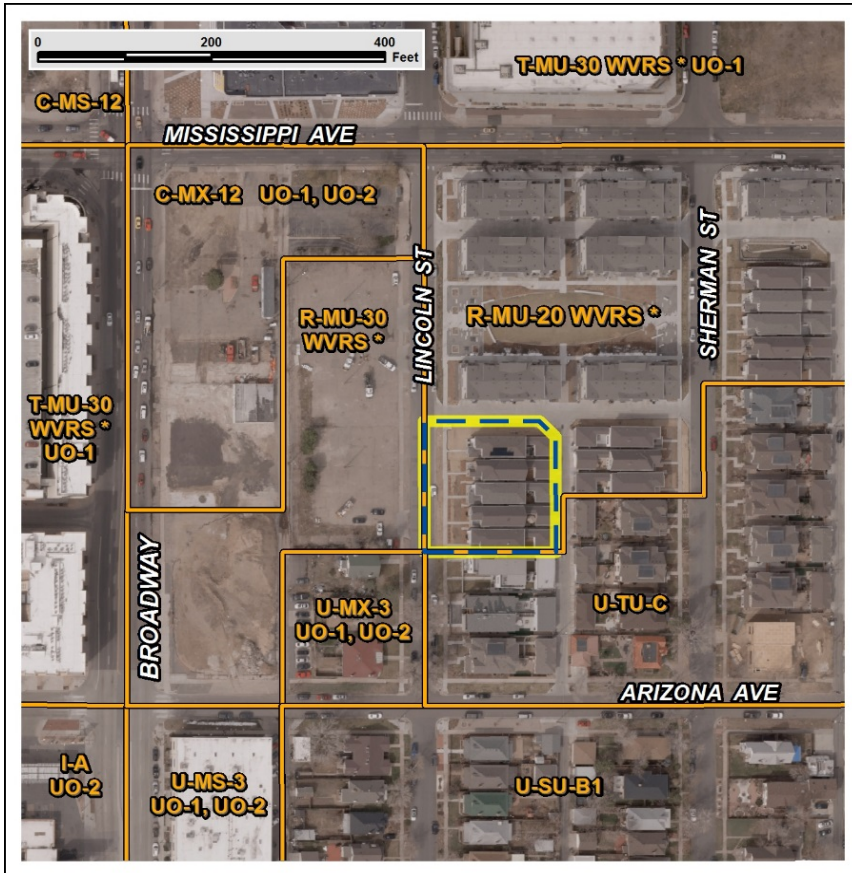
- Zoning
- General Development Plan
- Urban Design Standards and Guidelines
- View Plane
- Land Use
- Building Form/Scale

# Existing Context – Zoning



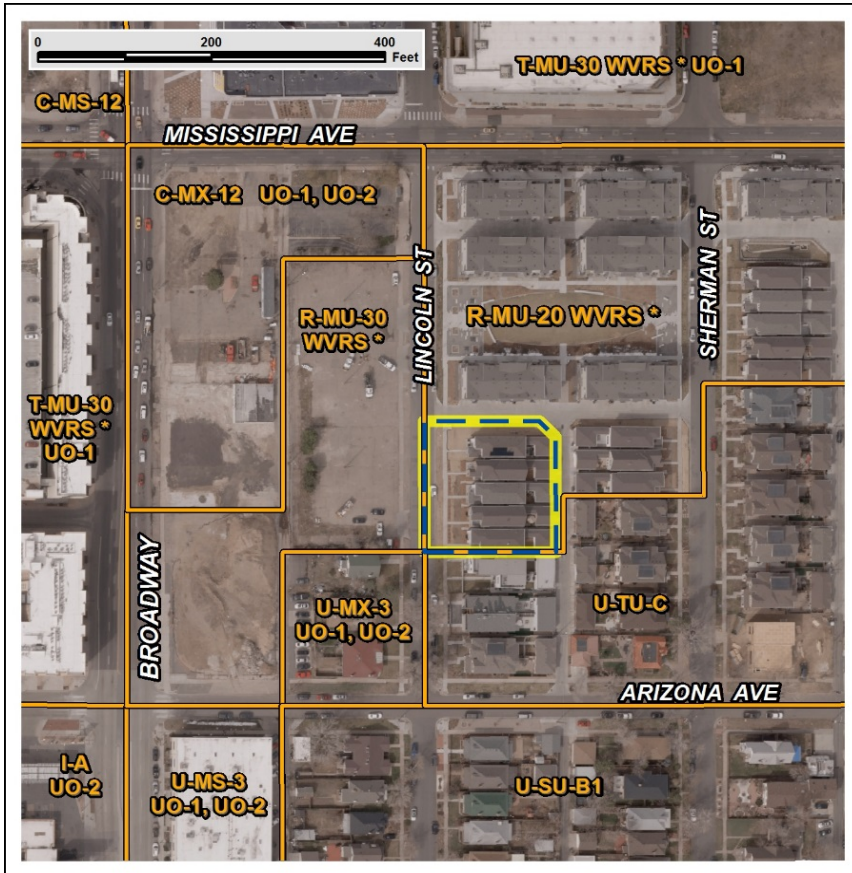
- Subject site is R-MU-20 W/C (2004)
- R-MU-20:
  - FM CH 59 Zone District
  - Intent: Primarily residential while allowing limited civic and commercial uses
  - Civic and commercial uses not permitted within 50’ of any single or two-unit use
  - Controlled by max height of 55’ and bulk limitations
  - Does not include build-to, transparency, entrance, street level active use requirements or parking location standards

# Existing Context – Zoning



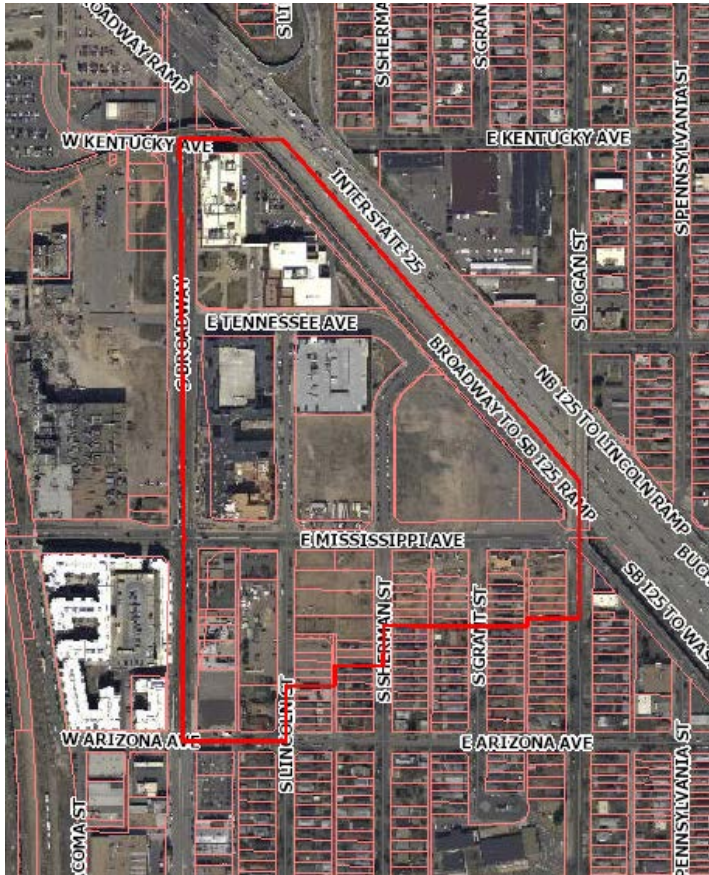
- Subject site is R-MU-20 W/C
  - Waivers prohibit rooming and/or board houses and church/religious institution with greater than 600 seating capacity across site
  - Southern lot limited to multi-unit dwelling, single-unit dwelling, live/work residential, residence for older adults, institutional/special residence
  - Southern lot limited to 35' as a transition
  - Waivers specify open space set forth in GDP
  - Conditions require additional elements

# Existing Context – Zoning

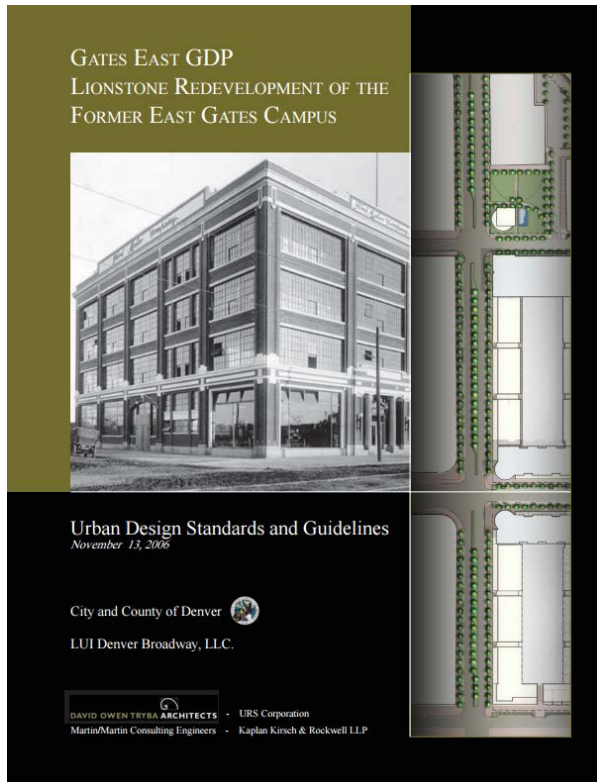


- Subject site is R-MU-20 W/C
- R-MU-20 W/C to the north and east
- U-TU-C and U-SU-B1 to the south
- R-MU-30 W/C; U-MX-3, UO-1, UO-2; and C-MX-12 UO-1, UO-2 to the west

# Existing Context – General Development Plan



- Gates East GDP approved in 2007
- 29 acres
- Required by R-MU-20, R-MU-30, and T-MU-30 zoning along with regional infrastructure plan
- Contemplates new multimodal street connection, open space, range of mixed uses



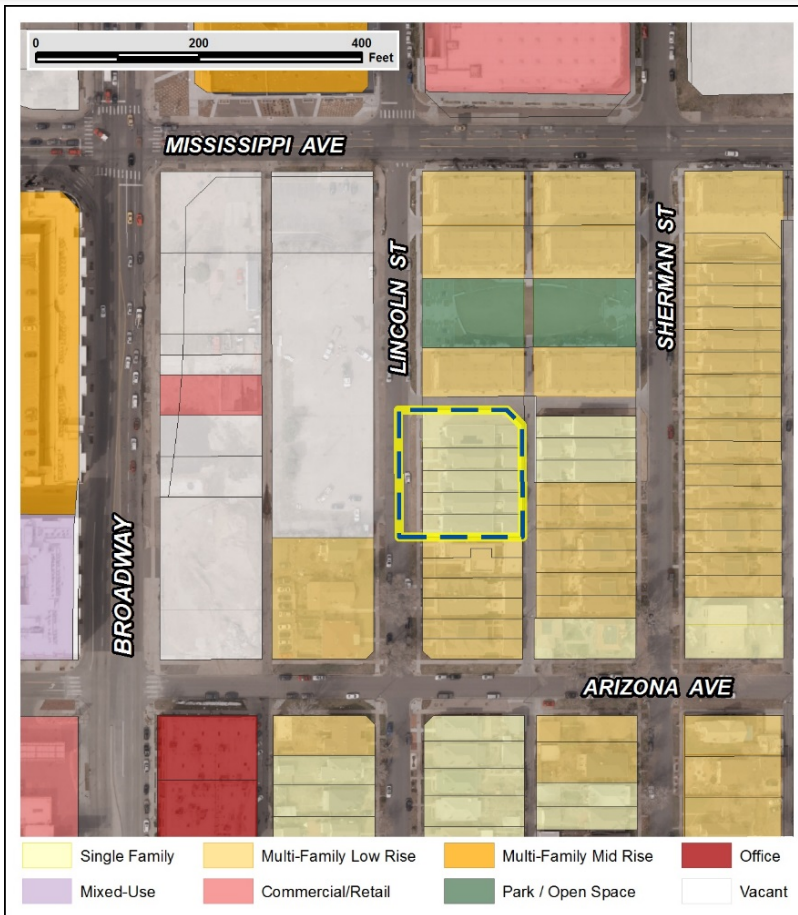
- Gates East GDP Lionstone Redevelopment of the Former East Gates Campus UDSG (2006)
- Coterminous with boundary of GDP
- Subject site within Sub-Area 2
  - Residential presence through design features
  - Varied street wall through massing and design features
  - Housing density with good visibility



## Washington Park View Plane

- Originates in Washington Park and protects views of the mountains
- Specifies maximum heights for all structures
- Estimated 104-105 feet permitted across site

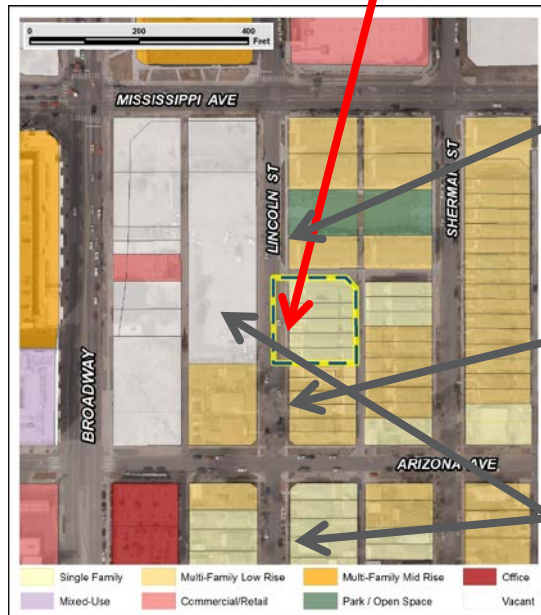
# Existing Context – Land Use



- Site is single-unit residential
- Surrounded by single and two-unit uses to the east and south
- Multi-family, open space, and commercial to the north
- Vacant and two-unit to the west with one commercial structure



# Existing Context – Building Form/Scale



- Registered Neighborhood Organizations notified of this Process
  1. Platt Park People's Association
  2. Denver Neighborhood Association, Inc.
  3. Inter-Neighborhood Cooperation
- Correspondence received regarding original application
  - Four letters of support from neighboring property owners and Platt Park People's Association

- Notice of Receipt of Application: **June 7, 2016**
- Planning Board Public Hearing: **August 17, 2016**
- Continued Planning Board Public Hearing:  
**September 21**
- Notice of Receipt of Revised Application: **October 14, 2016**
- Planning Board voted 8-0 to recommend approval of the rezoning: **October 17, 2016**
- Land Use, Transportation, Infrastructure Committee moved the bill forward: **November 14, 2016**
- Notice of City Council: **December 19, 2016**

## 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
- Gates East General Development Plan (2007)

### 2. Uniformity of District Regulations

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

### 4. Justifying Circumstances

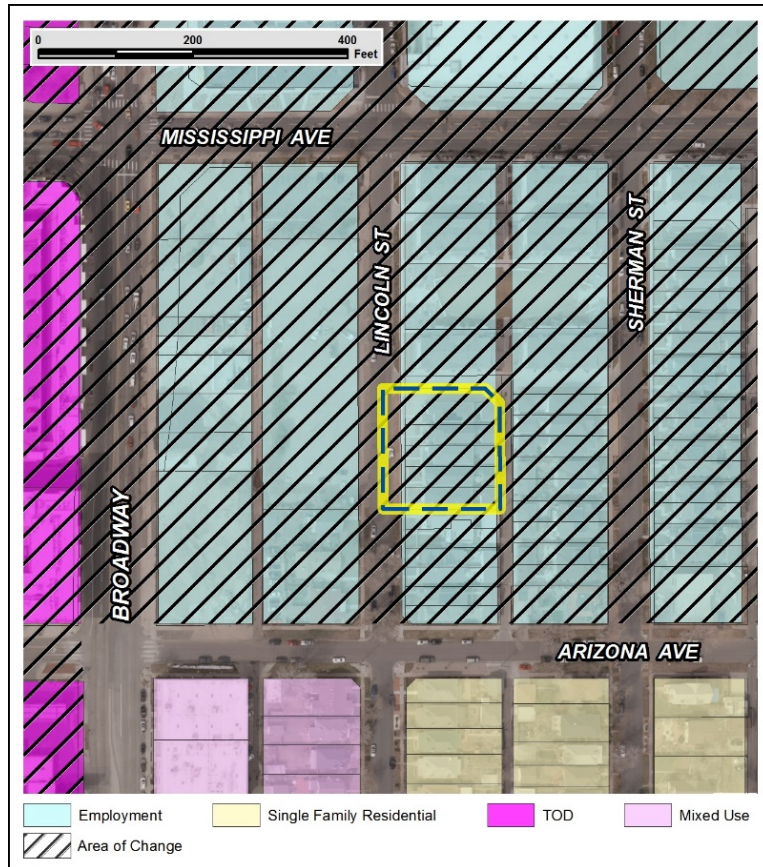
### 5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# 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.* (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)
- Denver’s Legacies Strategy 4-A: *Preserve, enhance and extend the pattern and character of the primary street system, including the prevailing grid, interconnected parkways, detached sidewalks and tree lawns.* (pg. 99)
- *Neighborhood Strategy I-F – Invest in neighborhoods to help meet citywide goals and objectives for a range of housing types and prices, community facilities, human services and mobility. Continue to foster integrity and livability of neighborhoods.* (pg. 150)

# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2002)

- Land Use Concept:
  - Employment
    - Contain office, warehousing, light manufacturing, and tech
    - Limited applicability
  - Single Family Residential to the south
    - Employment base is significantly smaller than residential
- Area of Change
  - Address edges between AOC and AOS
  - Compatibility between existing and new development
  - Diversity of housing types

# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2002)

- Undesignated local
  - Provide local access
  - Less influence of traffic volumes

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.*<sup>24</sup>



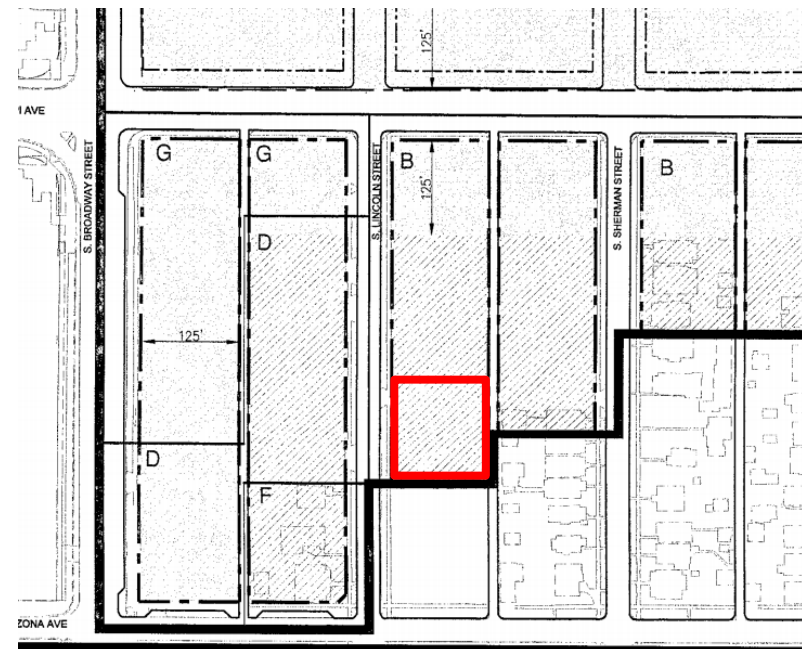
# Review Criteria: Consistency with Adopted Plans

## Gate East General Development Plan

- GDP intended to transform the previously industrial Gates Rubber Factory site into a pedestrian-friendly, transit-oriented, mixed-use development that is compatible with its neighbors
- Goals and strategies: Integrate higher density with proper controls to respect character of adjacent Areas of Stability
  - Create sub-areas that respond to historic block pattern
  - Concentrate active uses along major streets
  - Locate higher density to create gateways and sense of entry

## Gate East General Development Plan

- Sub-Area 2
  - Located predominantly along local streets
  - Intent: residential presence, varied street wall through building massing and design features, housing density with good visibility
  - Height for southernmost lot limited to 35'



## 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, Gates East 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

## 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
    - Redevelopment of former Gates Rubber Factory site is changed condition; rezoning recognizes context and character
    - Rezoning acknowledges U-TU-C applied in Citywide rezoning and resultant single and two-unit development while providing transition
    - Rezoning provides a transition to more intense development enabled west of Lincoln
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

## Denver Zoning Code Review Criteria

### 5. Consistency with Neighborhood Context

- Urban Neighborhood Context
  - Primarily single-unit and two-unit residential, small-scale multi-unit, and embedded commercial
  - Regular pattern of blocks and street grid, presence of alleys
  - Residential building have consistent, moderate front setbacks
  - Characterized by low-scale buildings except for mid-rise commercial and mixed use at nodes or arterial streets

## Denver Zoning Code Review Criteria

### 5. Consistency with Zone District Purpose

- Residential districts promote and protect residential neighborhoods within the character of the Urban Neighborhood Context. The building form standards, design standards, and uses work together to promote desirable residential areas. Intended to reinforce desired development patterns in existing neighborhoods while accommodating reinvestment.

### 6. Consistency with Zone District Intent

- U-RH-2.5 is a multi-unit district that allows up to a two and a half story rowhouse building form. It also allows the urban house, detached accessory dwelling unit, duplex, and tandem house building forms.

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