



2081 S Gilpin Street

Rezoning From U-SU-C to U-MS-3

Date: 6.3.2024

Presenter: Rob Haigh

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: from U-SU-C to U-MS-3



- Property:
 - 4,690 square feet
 - Single family home and garage in disrepair
- Rezone from U-SU-C to U-MS-3
- Develop the subject property along with the property to the south

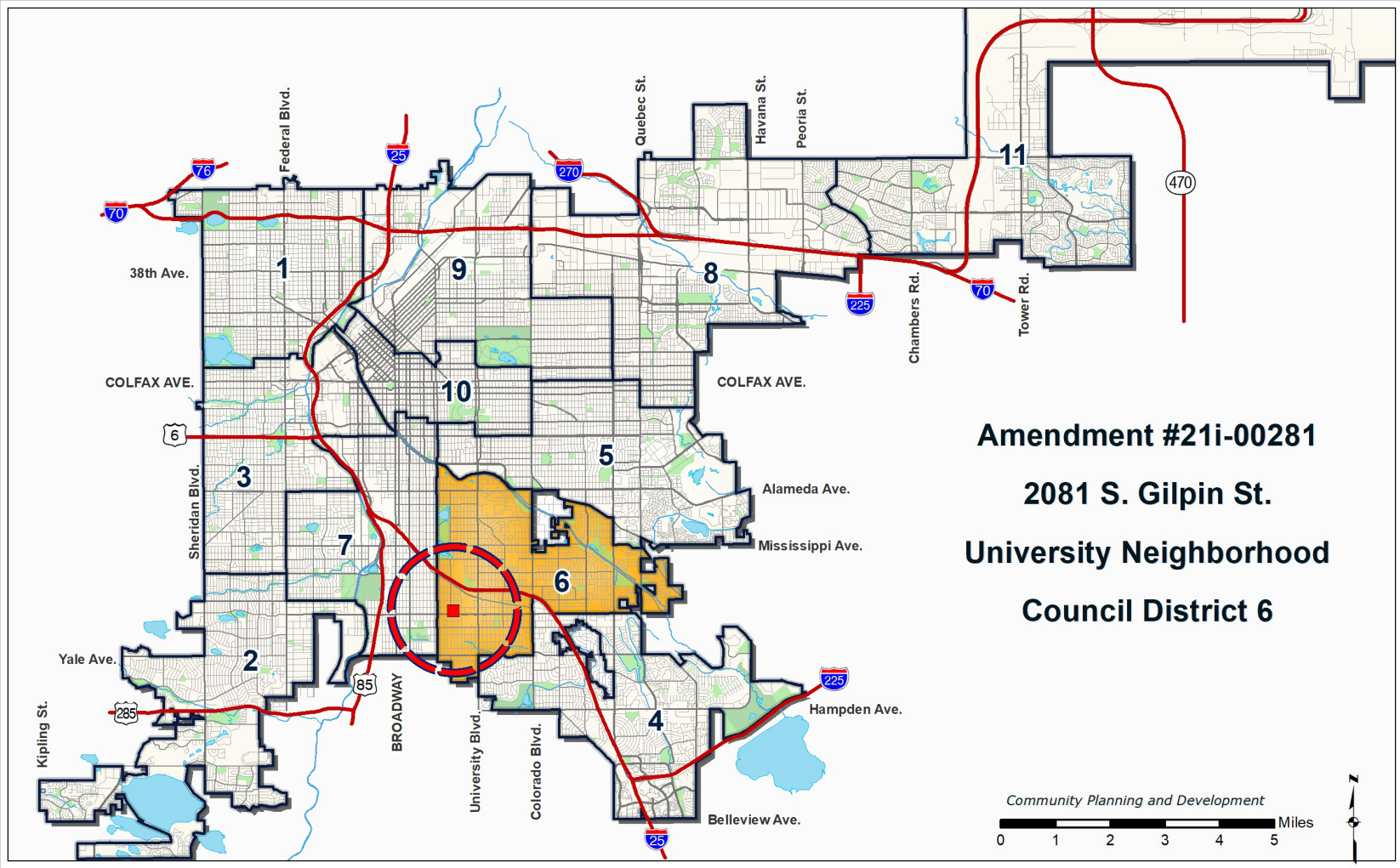
Reminder: Approval of a rezoning is not approval of a proposed specific development project

Presentation Agenda

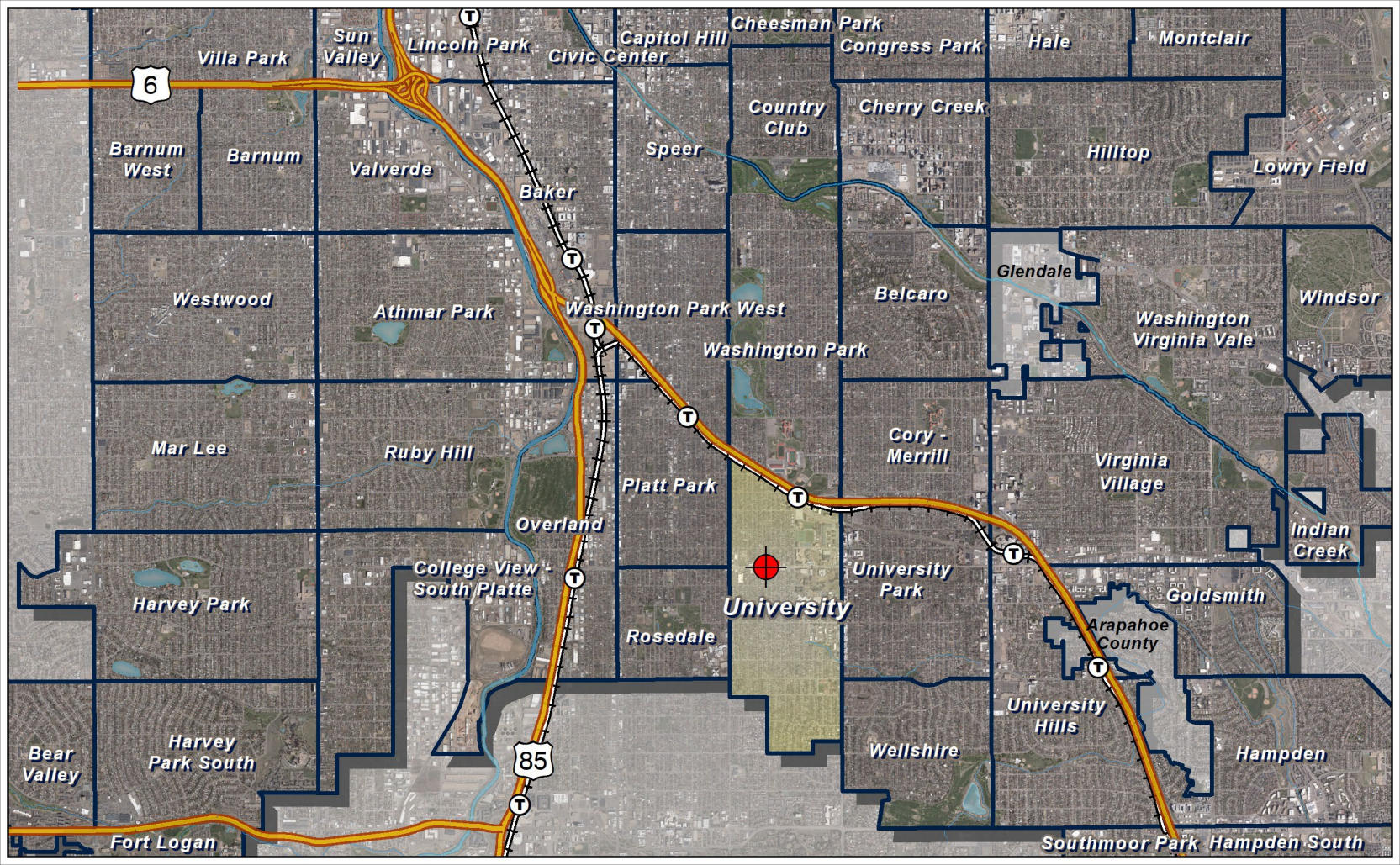
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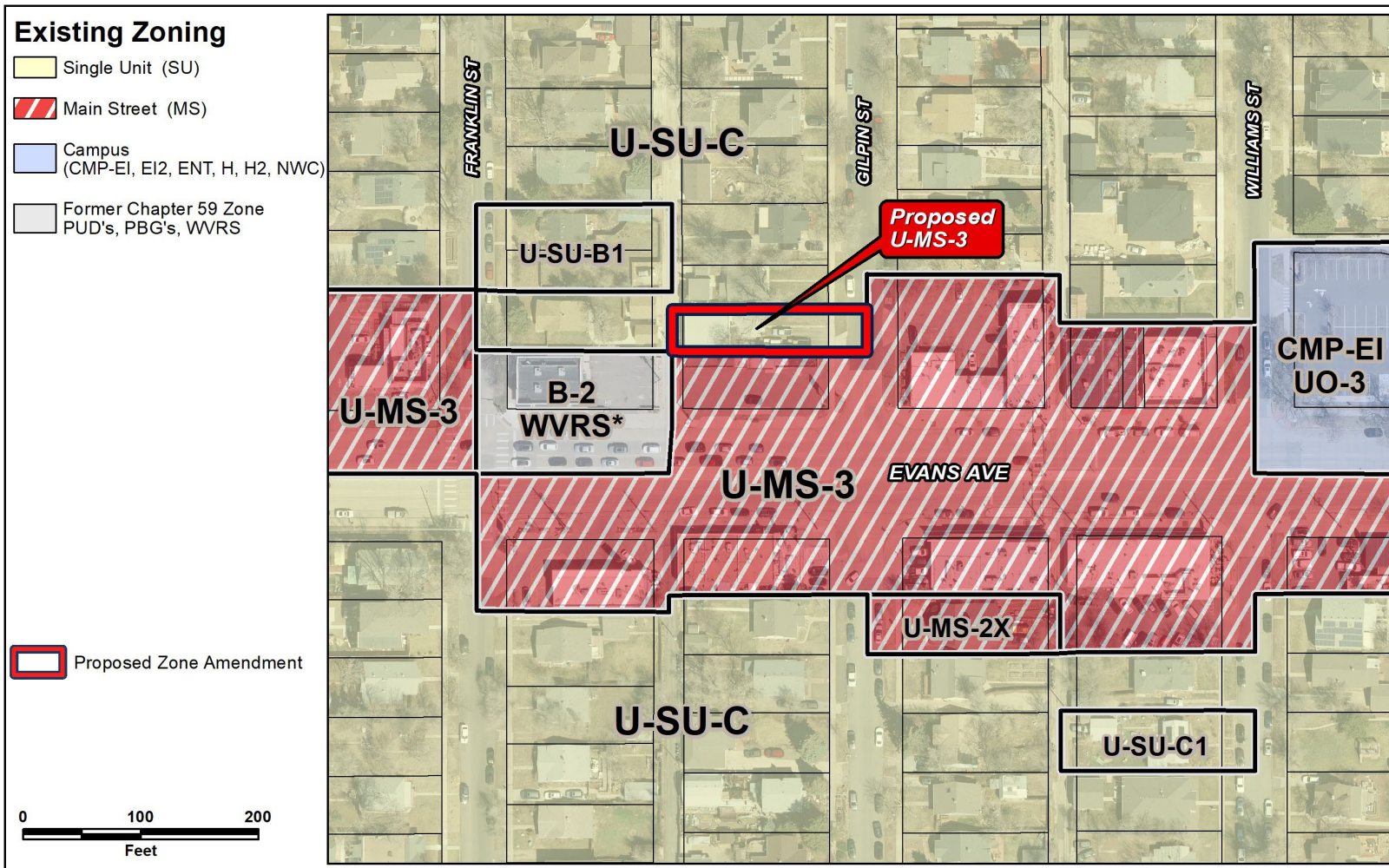
Council District 6 – Councilmember Kashmann



Statistical Neighborhood – University



Existing Zoning – U-SU-C



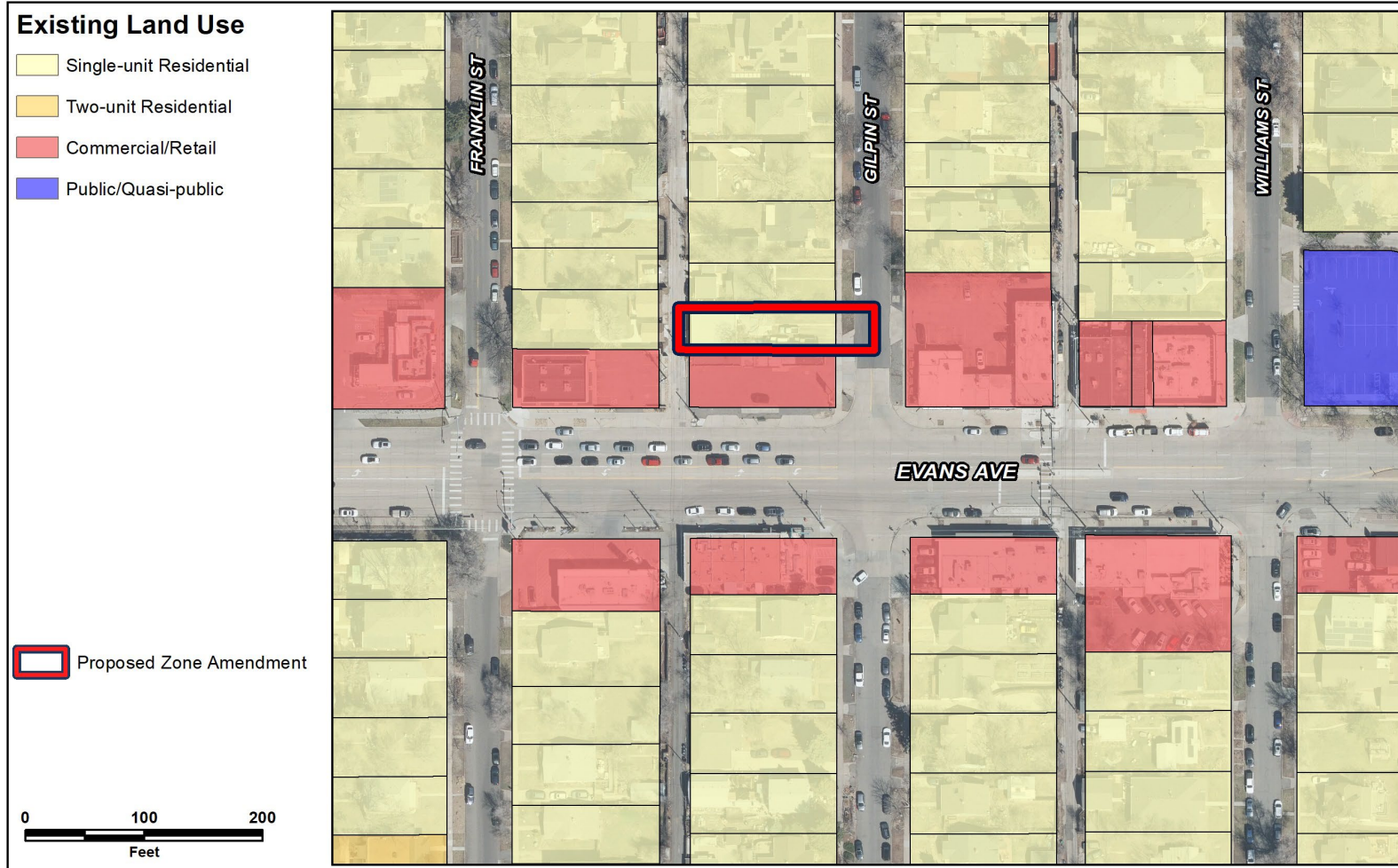
Subject Property

- U-SU-C

Adjacent properties

- U-SU-C
- U-MS-3
- B-2 (FC59)

Existing Context – Land Use



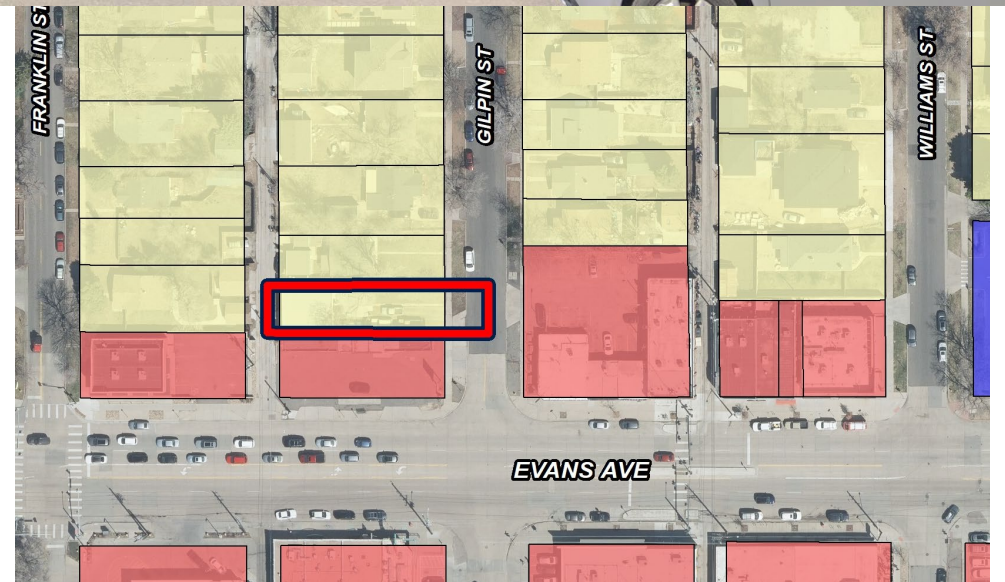
Subject Property

- Single-Unit Residential

Adjacent Properties

- Single-Unit Residential
- Commercial/Retail

Existing Context



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Process

- Informational Notice: 11/6/23
- Planning Board Notice: 3/19/24
- Planning Board Public Hearing: 4/3/24
- **Forwarding Unanimous Recommendation of Approval**
- LUTI Committee: 4/23/24
- **City Council Public Hearing: 6/3/24**

Public Comments

Active local RNO: University Neighbors Neighborhood Association

- Initial outreach to Board on July 28, 2023
- Received some individual support from board members
- RNO has not taken a formal position
- No response from the local RNO as applicable

2 comments from neighbors and other stakeholder

- One letter in opposition
 - Upon receipt of objection notice from Kenneth Sam, the applicant team met with Mr. Sam on March 29, 2024, to discuss the rezoning and proposed project
 - **Commenter verbally rescinded their opposition during the Planning Board Public Hearing**
- One letter in support

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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*
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
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Comprehensive Plan 2040

Comprehensive Plan 2040

- *Equitable, Affordable and Inclusive Goal 1, Strategy A: Increase development of housing units close to transit and mixed use developments*
- *Equitable, Affordable, and Inclusive Goal 1, Strategy B: Improve equitable access to resources that improve quality of life, including cultural and natural amenities, health care, education, parks, recreation, nutritious food and the arts.*
- *Equitable, Affordable and Inclusive Goal 2 Strategy A – Create a greater mix of housing options in every neighborhood for all individuals and families*
- *Environmentally Resilient Goal 8, Strategy A- Promote infill development where infrastructure and services are already in place (p.54).*
- *Environmentally Resilient Goal 8, Strategy B- Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).*



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver (2019)*

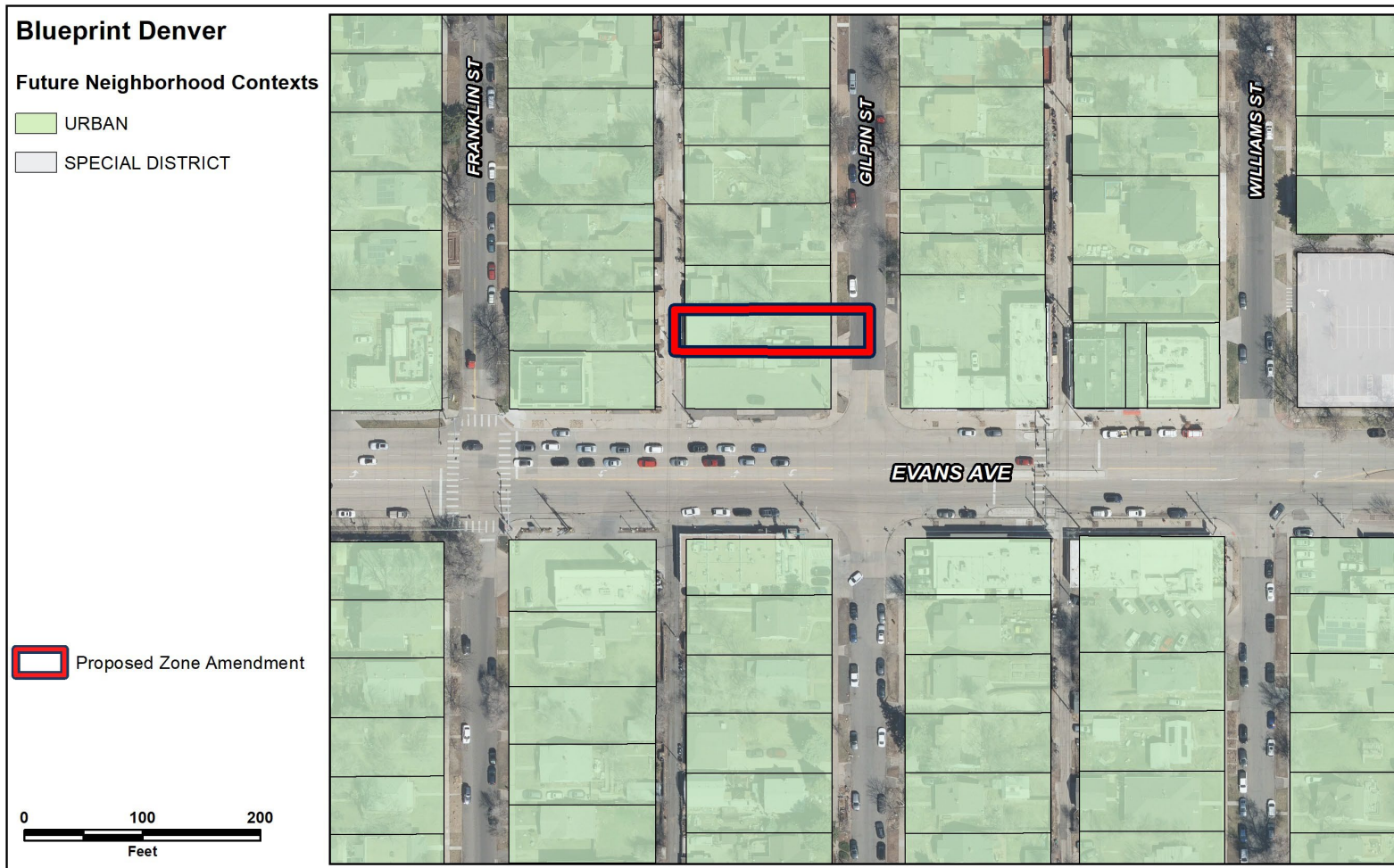
2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

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

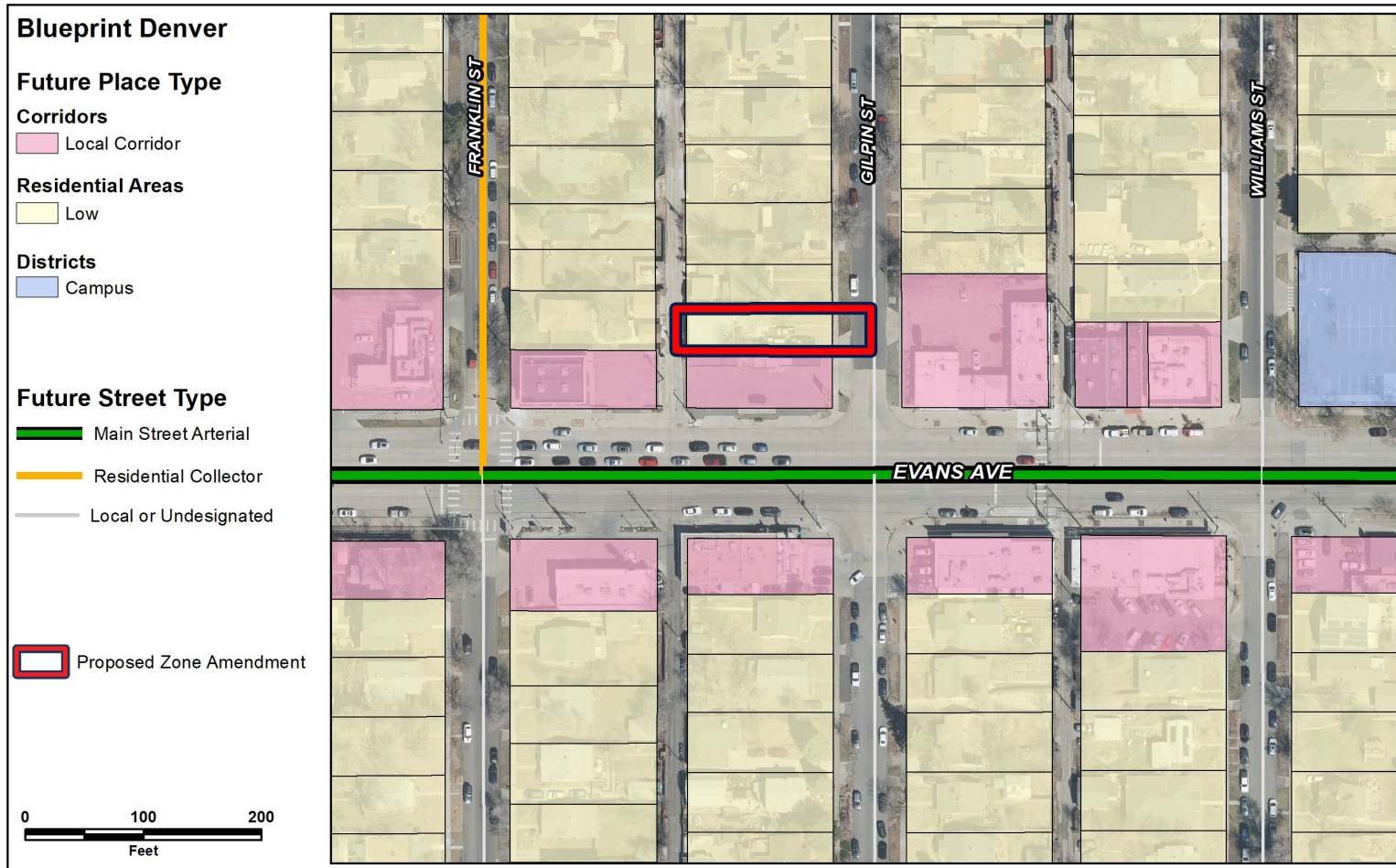
Blueprint Denver 2019



Future Neighborhood Context: Urban

- Small multi-unit residential and low-intensity mixed use buildings are typically embedded in single-unit and two-unit residential areas. Block patterns are a regular grid with consistent alley access. Where they occur, multi-unit buildings are low-scale. Mixed-use buildings are sited in a pedestrian-friendly manner near the street.

Blueprint Denver 2019



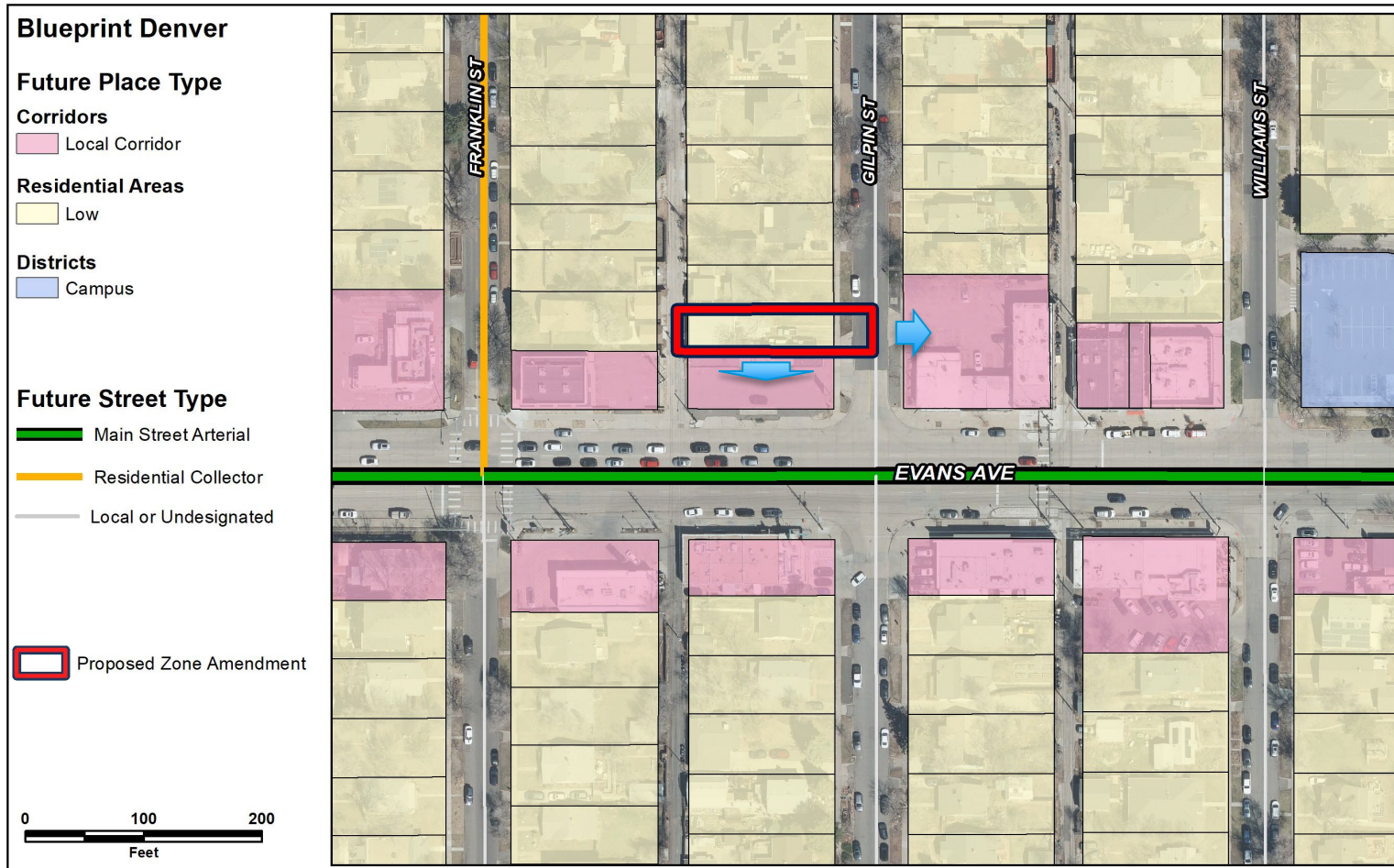
Future Place Type: Low Residential

- Predominately single- and two-unit uses on smaller lots.
- Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible.
- Some civic and institutional uses are compatibly integrated throughout and limited mixed-use can occur along arterial and collector streets, as well as where commercial uses have been already established.
- Vacant institutional uses on corners or select sites may be appropriate locations to introduce additional residential intensity.
- Medium building coverage. Buildings are generally up to 2.5 stories in height.

Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

Blueprint Denver 2019

Adjacent Future Place Type: Local Corridor



- Primarily provides options for dining, entertainment and shopping.
- May also include some residential and employment uses.
- Typically frequented by residents of the neighborhood.
- Highest activity levels during evenings and weekends.
- Buildings have a distinctly linear orientation along the street with very shallow setbacks.
- The scale is intimate with a focus on the pedestrian.
- The public realm is typically defined by lower-scale buildings with active frontages.
- Heights are generally up to 3 stories. Although generally well integrated into the surrounding neighborhood, a limited transition may be needed.

Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

Applying Blueprint Denver to Rezoning Requests

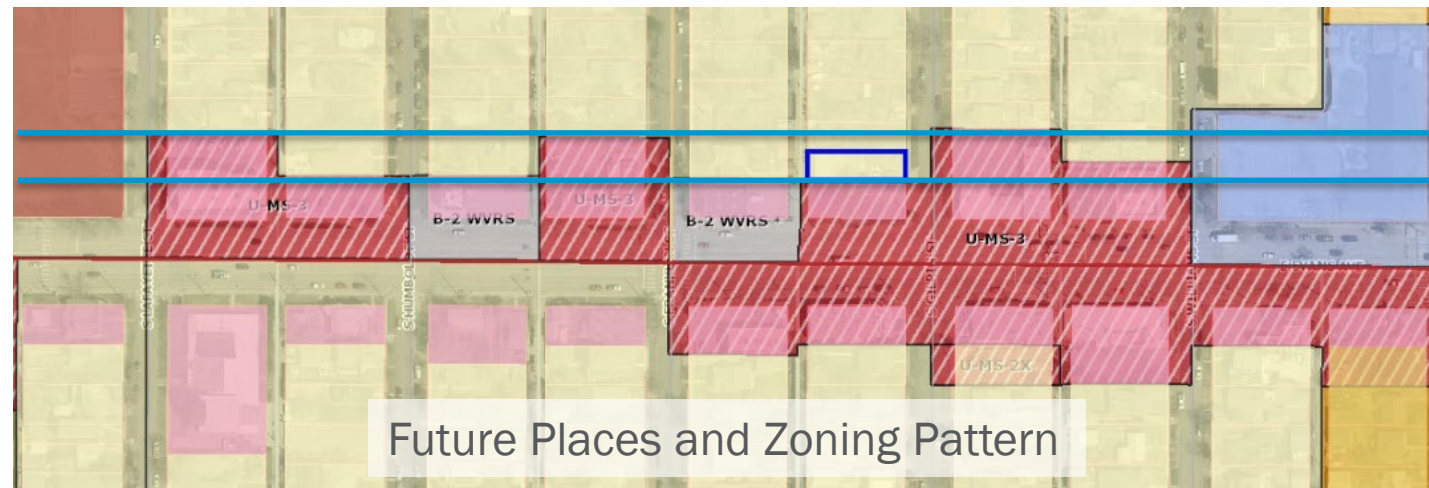
Blueprint Denver components to consider in rezoning requests:

Always Applicable

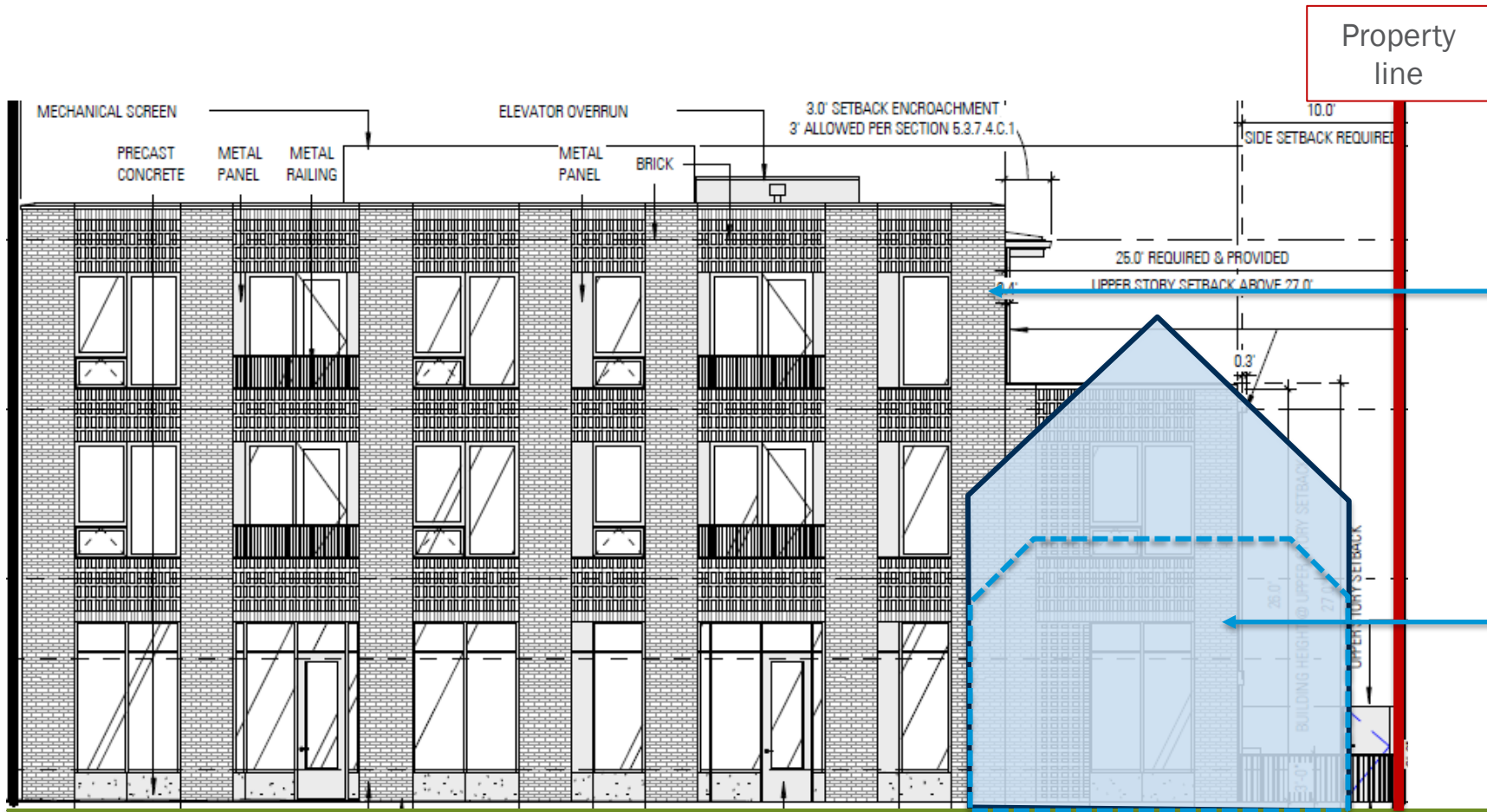
Places map

The future places map shows which place description(s) should be used to evaluate the appropriateness of the proposed zone district. Since it is a citywide map, the boundaries of the mapped places should be interpreted with limited flexibility, especially at edges, if the request furthers the goals of *Blueprint Denver* and is consistent with the overall intent of the places map.

- The boundaries of the future places map **should** be interpreted with limited flexibility, especially at the edges...
- The request furthers the goals of Blueprint Denver and is consistent with the overall intent of the places map
 - Allows range of uses described in the plan
 - Supports plan goals to support mixed-use corridors close to amenities
 - Does not expand the depth of the corridor beyond what has already been established



Building Form: Upper Story Setback



South Gilpin Street

Proposed building subject property:

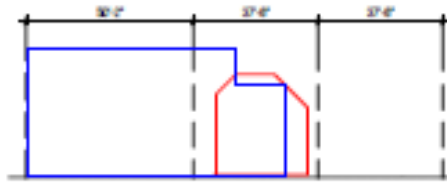
- 10' side setback
- 25' upper story setback
- 45' maximum height

Potential urban house built in the current zone district:

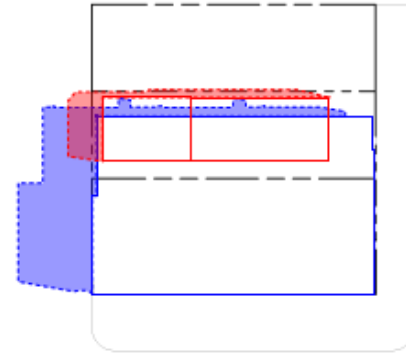
- 3' side setback
- 17' bulk plane
- 30' Max height - front 65%
- 17' Max height - rear 35%

Applicant Sun Study

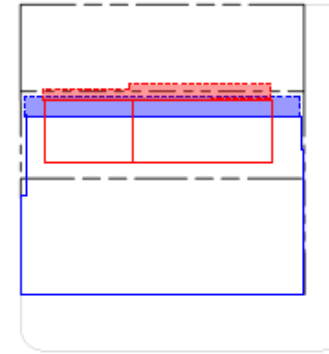
■ EXISTING ZONING CONDITIONS
■ PROPOSED MIXED USE PROJECT



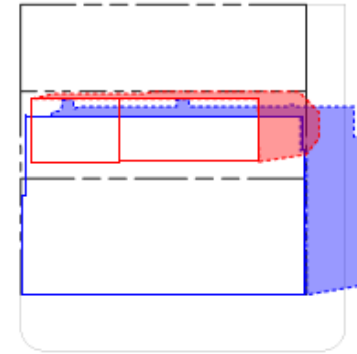
10 SUN STUDY - ELEVATIONS
1"=30'-0"



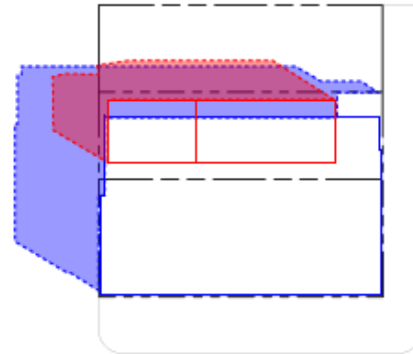
9 SUN STUDY - SUMMER SOLSTICE - 9AM
1"=30'-0"



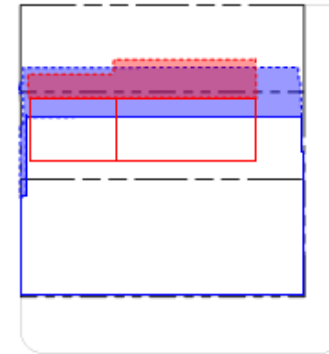
8 SUN STUDY - SUMMER SOLSTICE - 12PM
1"=30'-0"



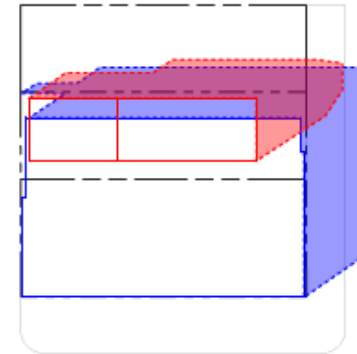
7 SUN STUDY - SUMMER SOLSTICE - 3PM
1"=30'-0"



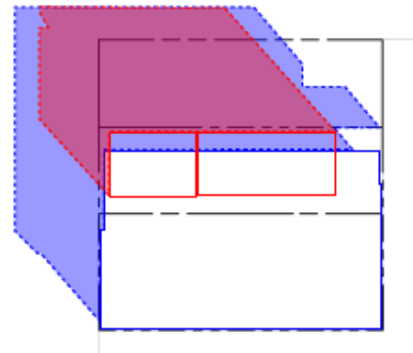
6 SUN STUDY - EQUINOX - 9AM
1"=30'-0"



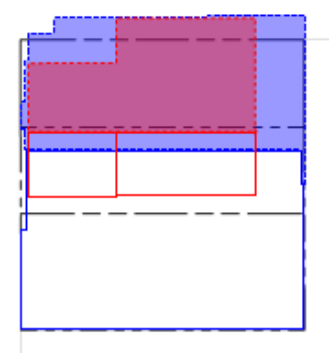
5 SUN STUDY - EQUINOX - 12PM
1"=30'-0"



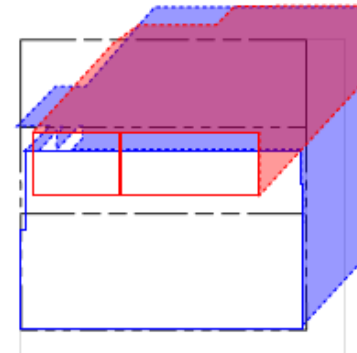
4 SUN STUDY - EQUINOX - 3PM
1"=30'-0"



3 SUN STUDY - WINTER SOLSTICE - 9AM
1"=30'-0"



2 SUN STUDY - WINTER SOLSTICE - 12PM
1"=30'-0"



1 SUN STUDY - WINTER SOLSTICE - 3PM
1"=30'-0"

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4. Justifying Circumstances
 - The adoption of Blueprint Denver is the justifying circumstance since the proposed rezoning supports the goals policies and strategies of this plan that was adopted after the establishment of the current zoning.
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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CPD Recommendation

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

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3. Further Public Health, Safety and Welfare
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