



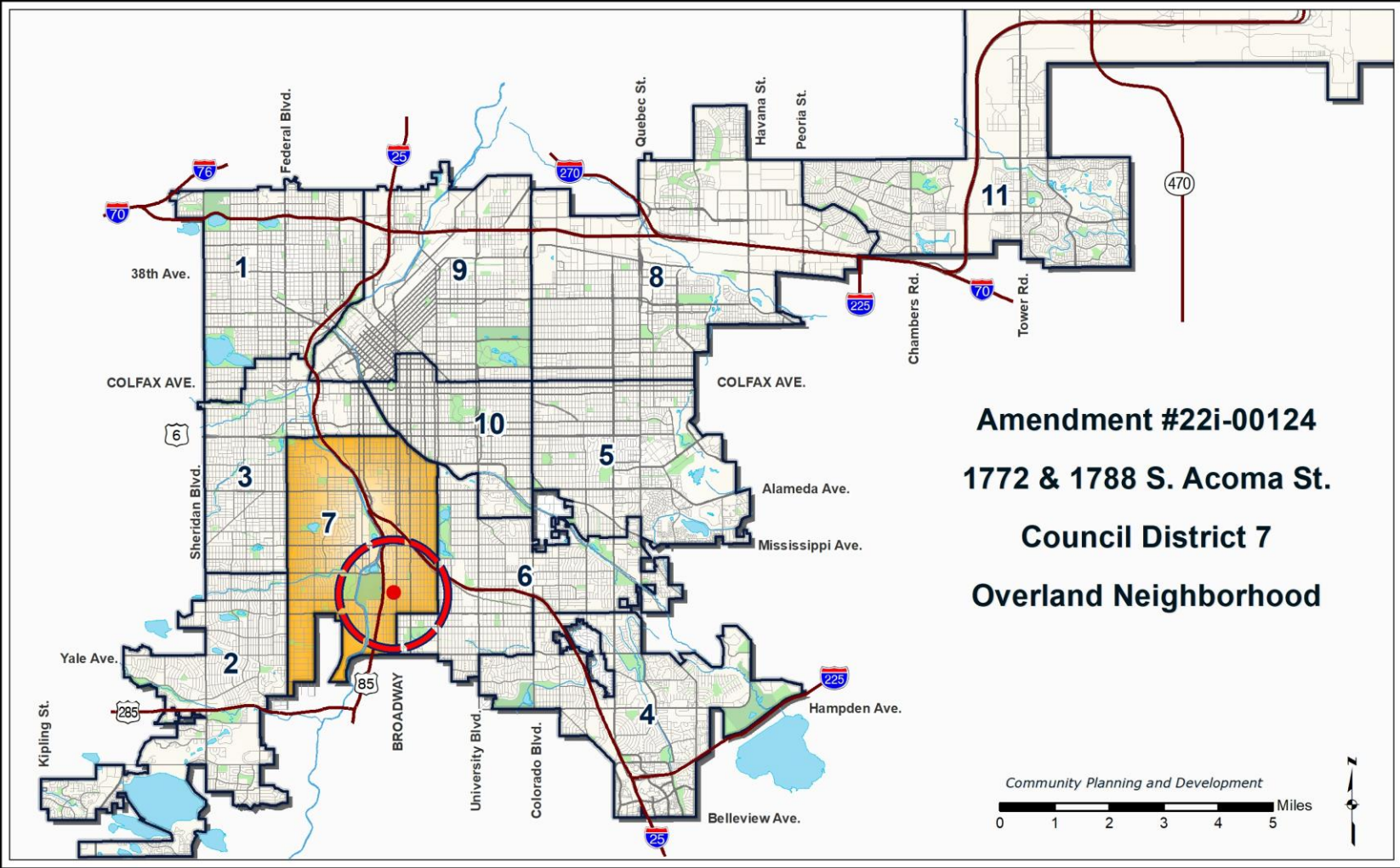
1772 & 1788 S. Acoma St.

Request: from I-A, U0-2 to I-MX-5

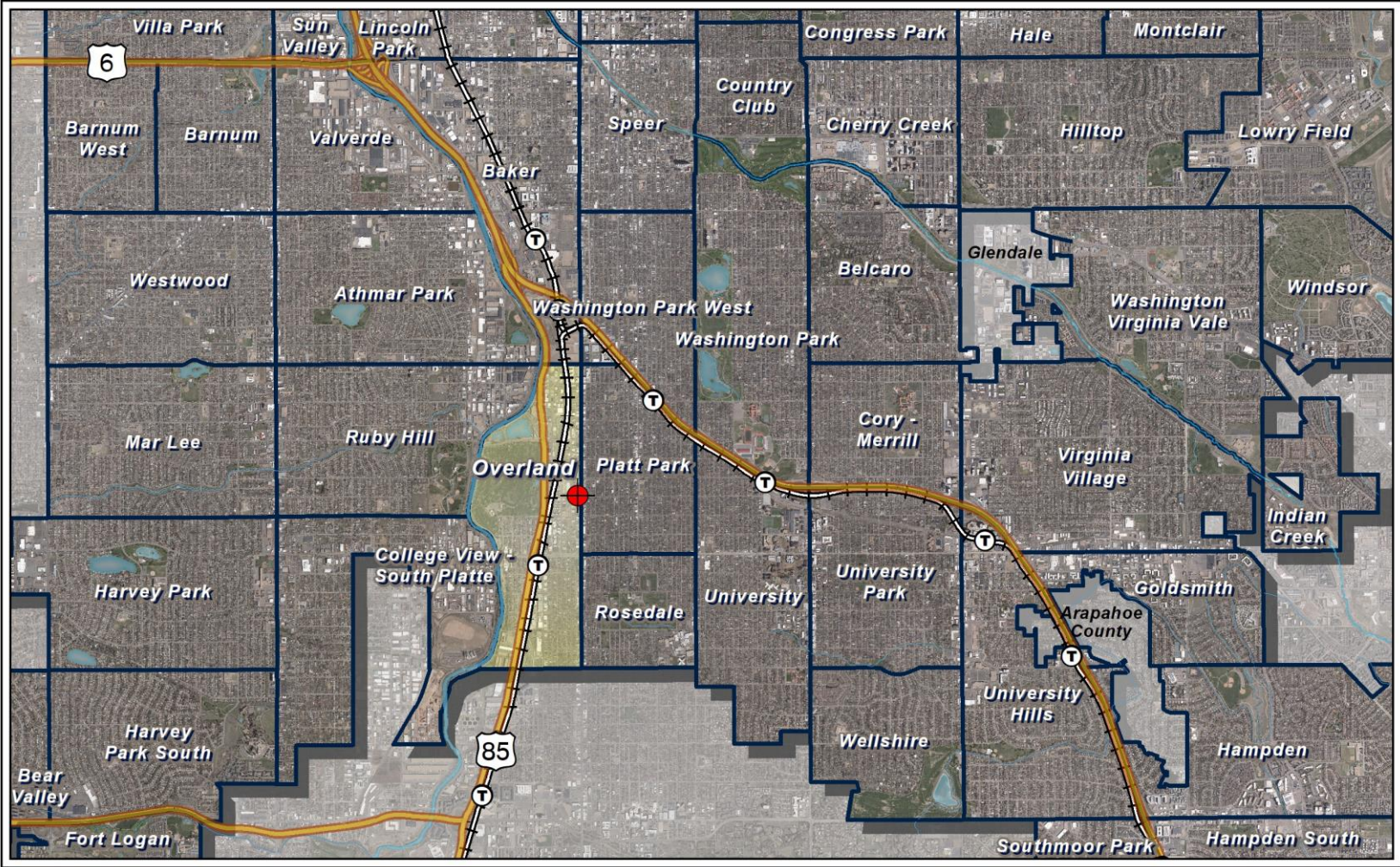
Date: 12/6/2022

2022I-00124

Council District 7 – Councilmember Clark



Statistical Neighborhood – Overland

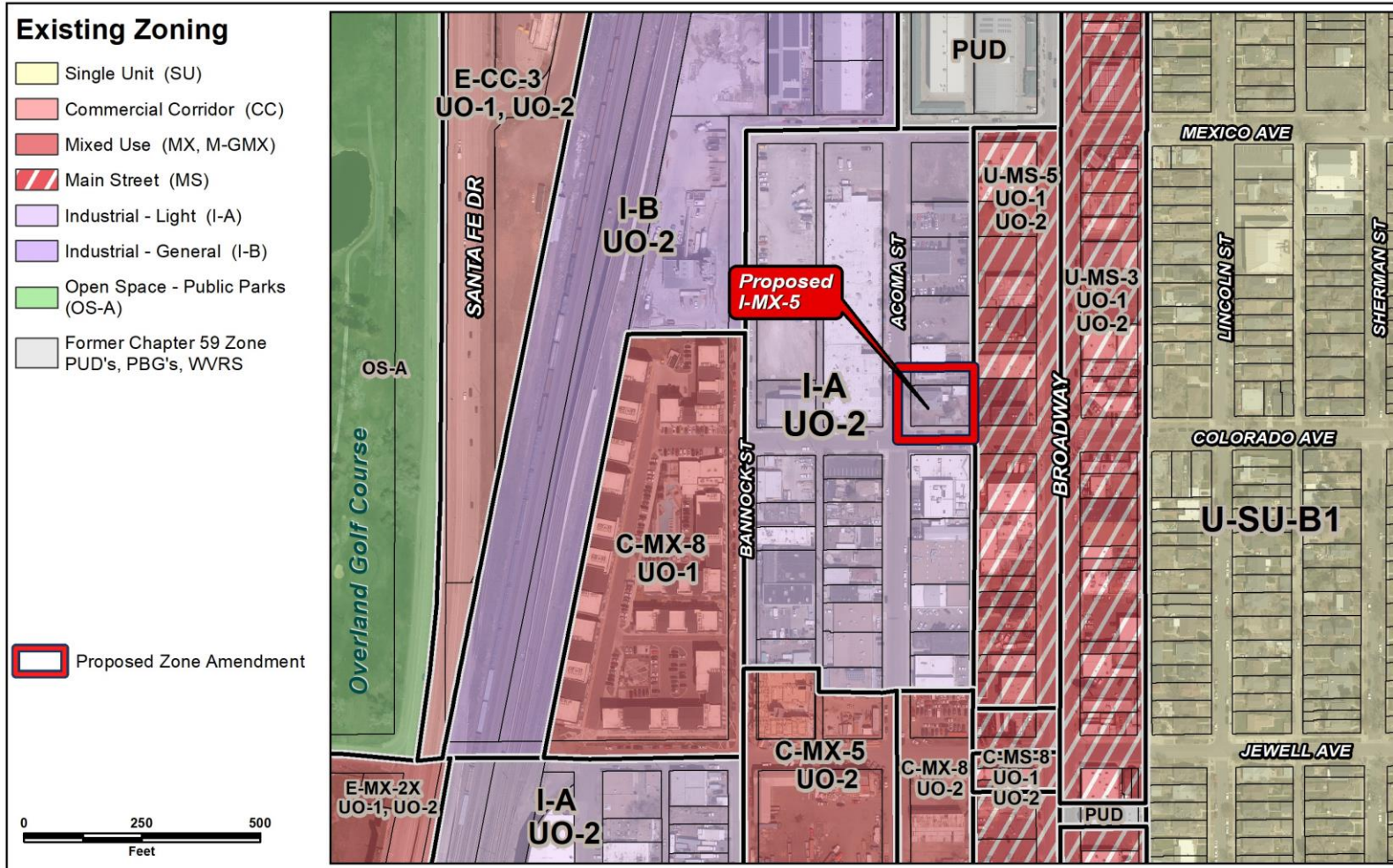


Request: I-MX-5



- Industrial Neighborhood Context – Mixed Use – 5 stories maximum height
- A variety of light industrial, residential, and commercial uses are allowed.
- Town house, General, and Industrial building forms
- Proposal: Requesting rezoning to facilitate denser housing or mixed-use development

Existing Zoning



Current zoning:

- I-A, UO-2

Adjacent zoning:

- I-A, UO-2
- I-B, UO-2
- U-MS-5, UO-1, UO-2
- C-MX-8, UO-2
- C-MX-5, UO-2
- C-MX-8, UO-1

View Plane



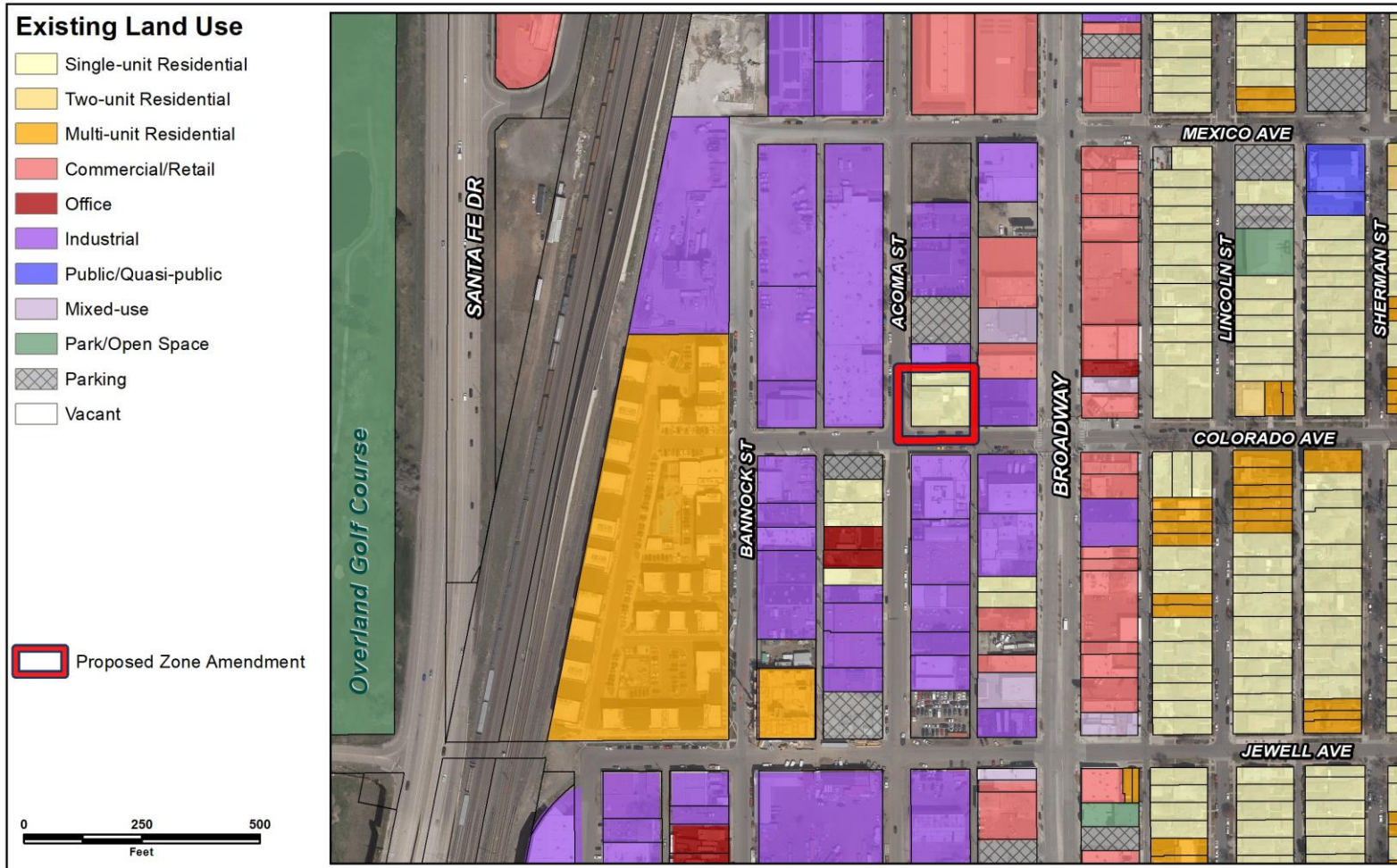
- 5 story district requested would still comply with the Washington Park view plane restrictions.

Max Building Height Under the View Plane

- 1) 115-foot max building height

Reference point is a point having an elevation of 5,323 feet above mean sea level and established at the mountain view indicator in Washington Park.

Existing Land Use



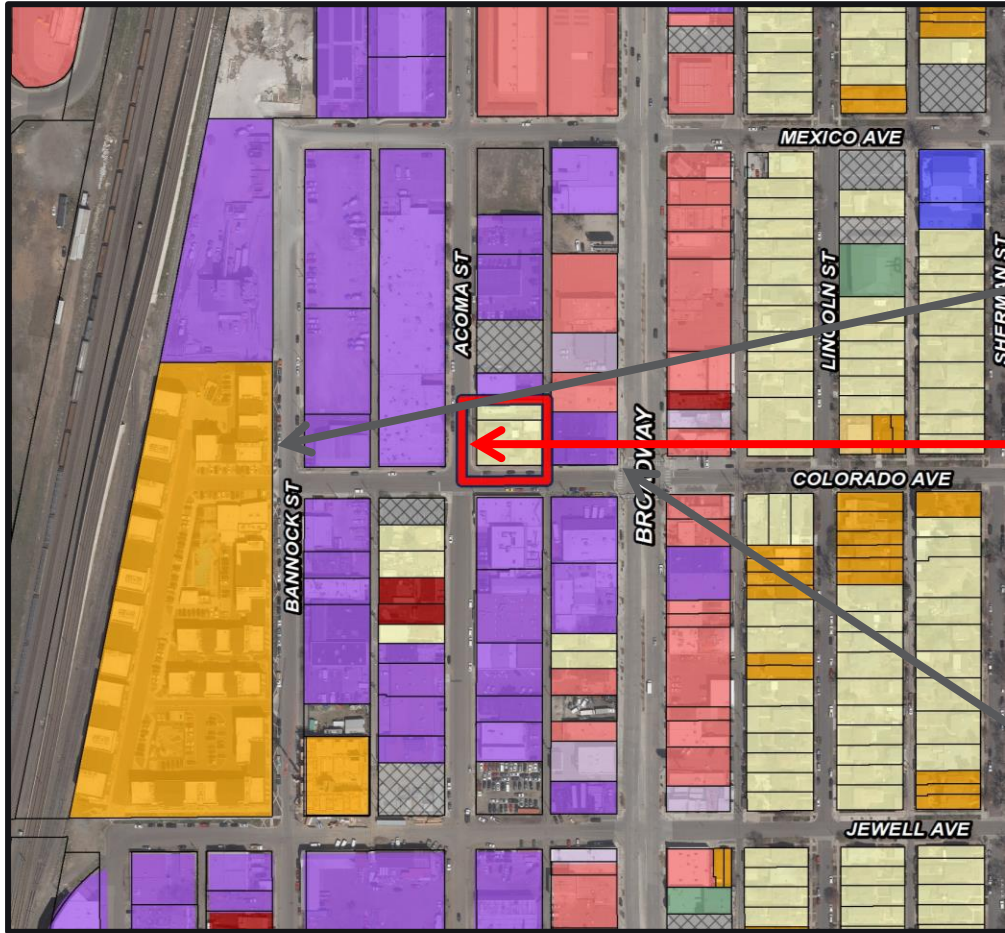
Current land use:

- Single-unit Residential

Adjacent land uses:

- Industrial
- Commercial/Retail
- Office
- Single-unit Residential
- Vacant
- Multi-unit Residential

Existing Context – Building Form/Scale



Process

- Informational Notice: 8/30/22
- Planning Board Notice Posted: 11/1/22
- Planning Board Public Hearing: 11/16/22
- LUTI Committee: 12/6/22
- City Council Public Hearing: 1/30/23 (tentative)

- Public Comment: To date staff has received one public comment in support noting the transitional nature of the site.

Review Criteria

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

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*
- *Shattuck District Plan (2002)*
- *Overland Neighborhood Plan (1993)*

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

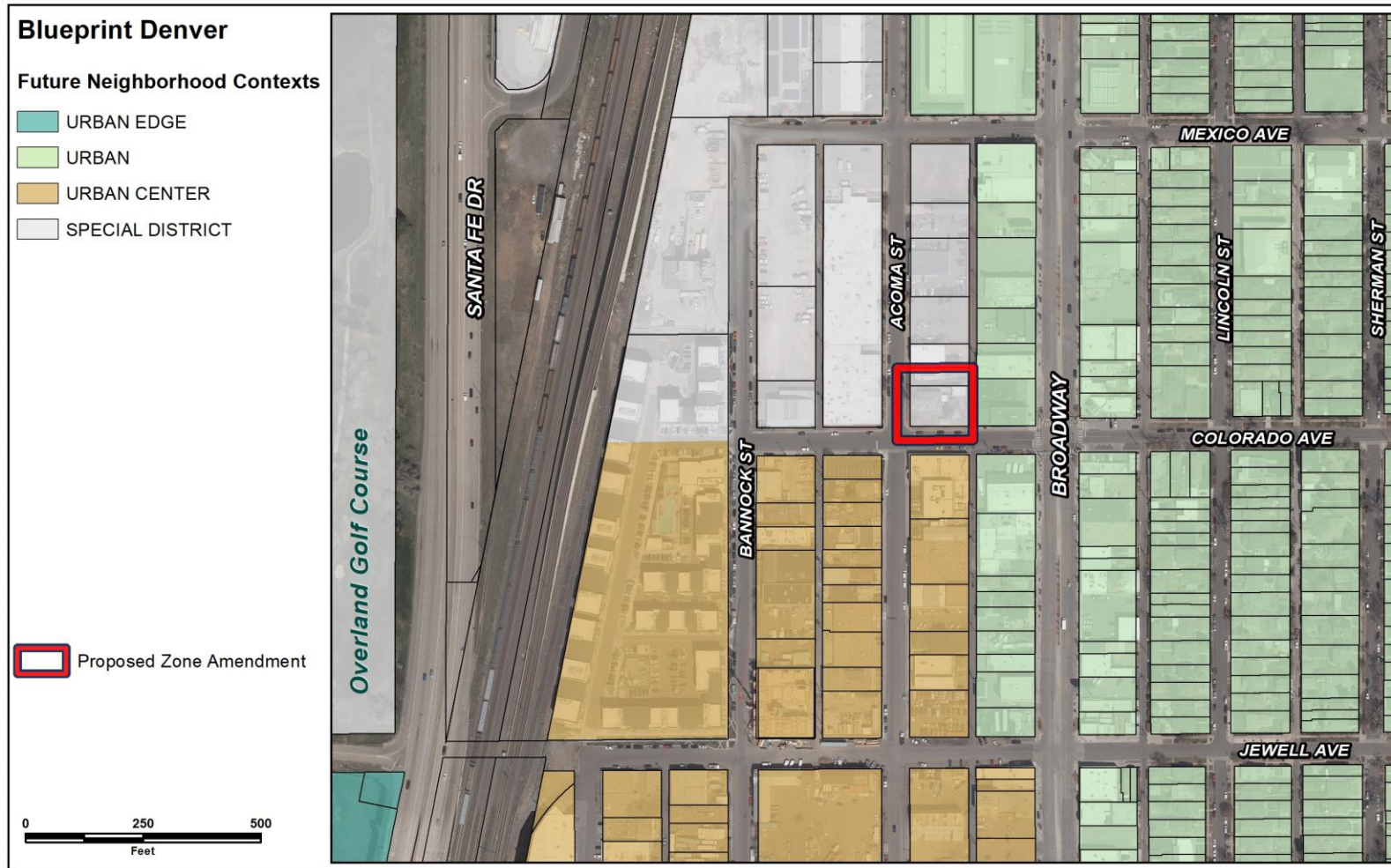
Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 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 2 Strategy A – *Create a greater mix of housing options in every neighborhood for all individuals and families*
- Environmentally Resilient Goal 8, Strategy B- *Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).*
- Environmentally Resilient Goal 8, Strategy C- *Focus growth by transit station and along high and medium-capacity transit corridors (p. 54).*

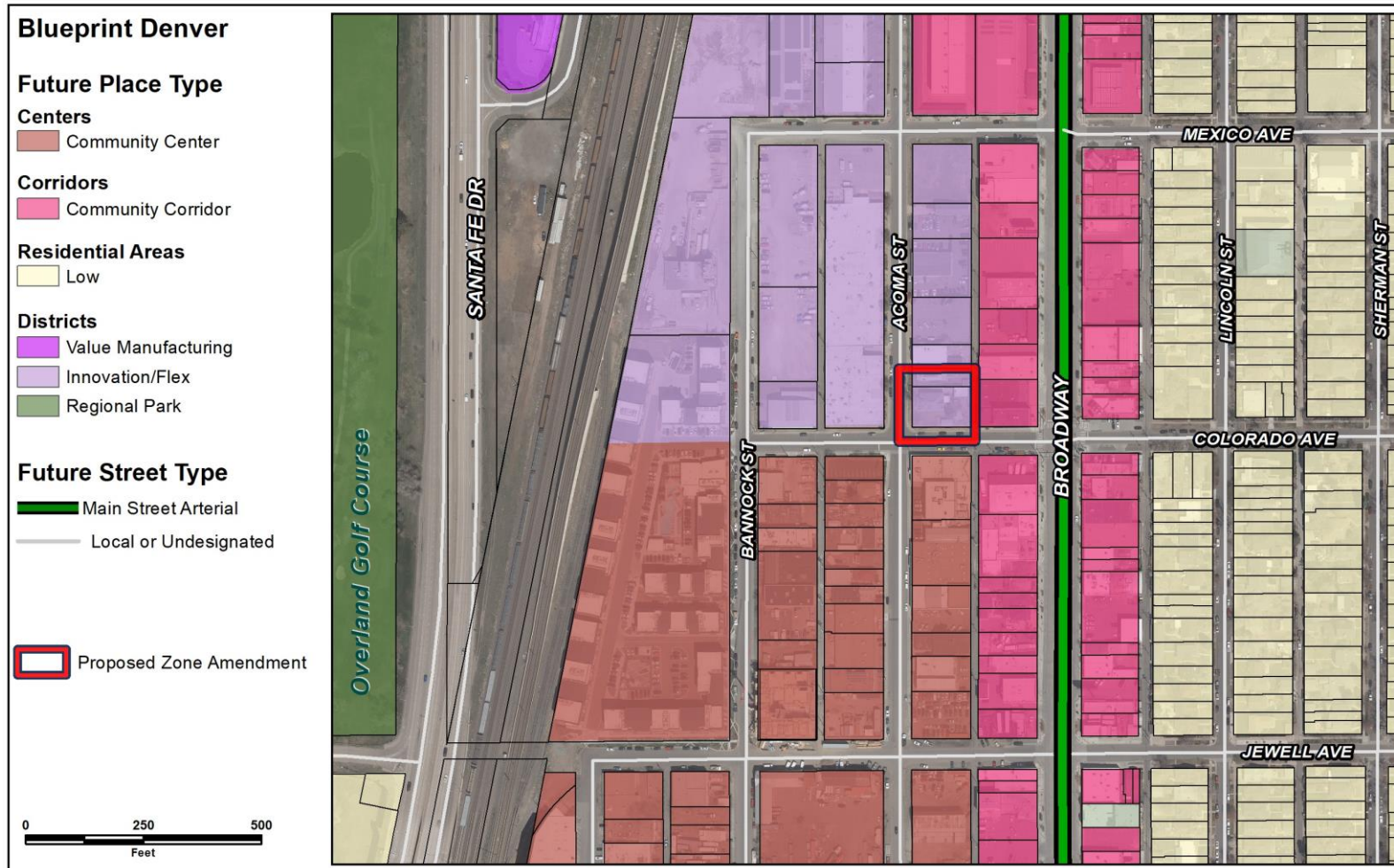


Consistency with Adopted Plans: *Blueprint Denver*



- **District Neighborhood Context**
 - Areas with a specially designed purpose
 - Residential uses largely limited to campus and innovation/flex districts
 - Improve transitions between commercial areas and residential neighborhoods

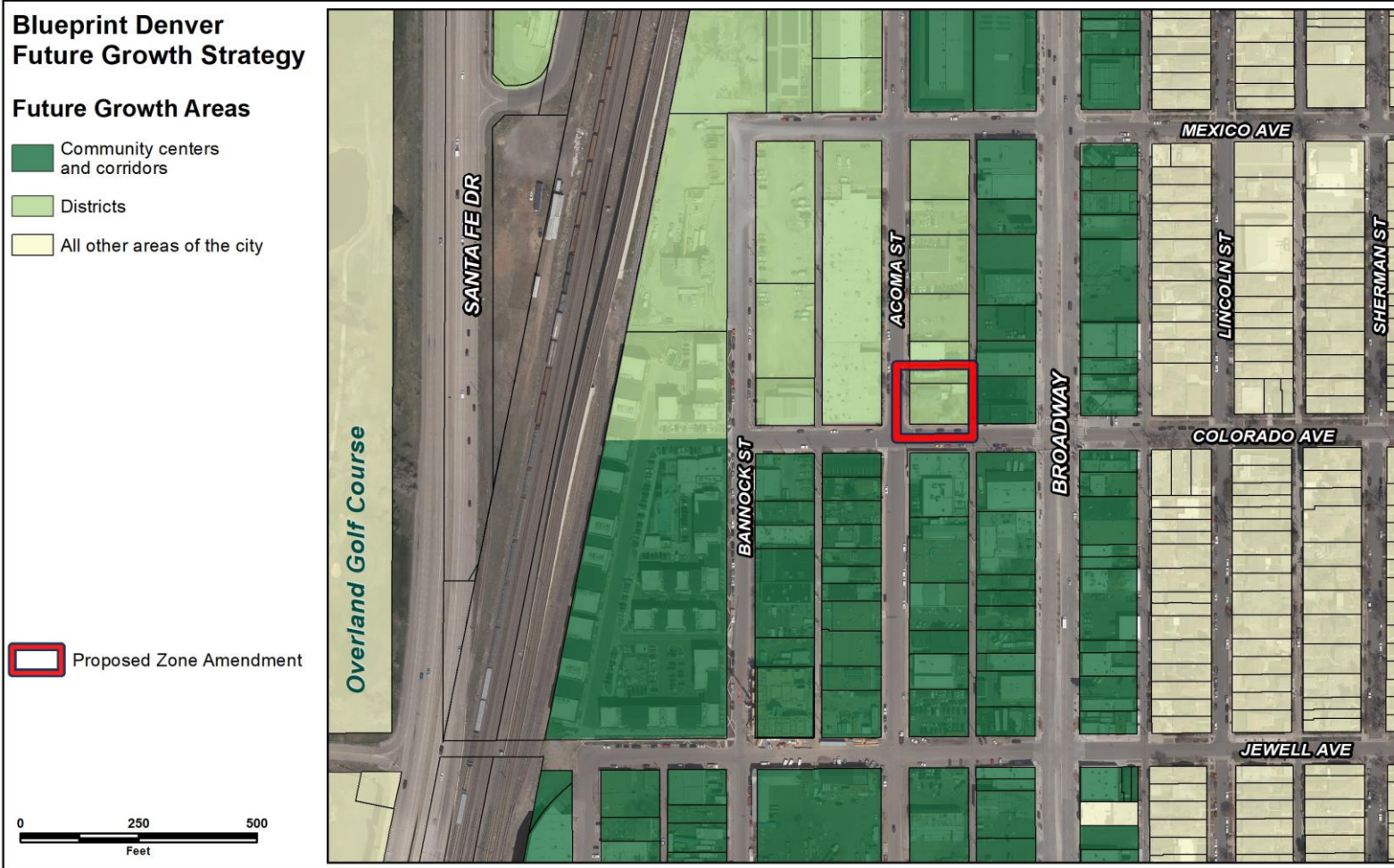
Consistency with Adopted Plans: *Blueprint Denver*



- **Innovation/Flex**
 - Promote urban, pedestrian friendly building forms
 - Enable housing and other uses to complement manufacturing
- **Street Types**
 - S. Acoma St & W. Colorado Ave: Local or Undesignated
 - S. Broadway: Main Street Arterial

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.

Consistency with Adopted Plans: *Blueprint Denver*



Growth Area Strategy:

- Districts
- 5% of new housing
- 15% of new employment

Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, however more limited.

Consistency with Adopted Plans: *Blueprint Denver*

Land Use and Built Form – Economic Policy 3, Strategy D – *Within innovation/flex districts, enable housing and other uses to complement manufacturing. Promote urban, pedestrian-friendly building forms that are appropriate for vibrant, mixed-use districts (p. 91).*

Consistency with Adopted Plans: *Shattuck District Plan (2002)*

Shattuck

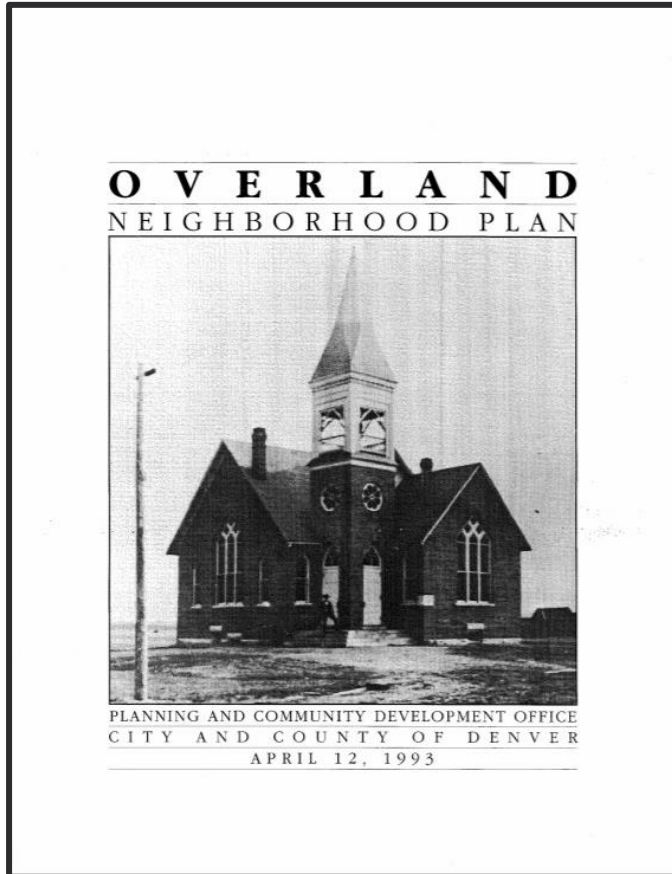
District Plan:

**An Economic Feasibility Plan For
the Redevelopment of the Shattuck
Superfund Site
And Context**



“Fifteen or twenty years from now should see a redeveloped Shattuck site in a productive mixed-use neighborhood” (p. 4).

Consistency with Adopted Plans: *Overland Neighborhood Plan (1993)*



- Provide adequate transitions between industrial and residential uses
- Action Recommendation LZ-2: Commercial and industrial reinvestment to enhance existing neighborhood character

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver: A Land Use and Transportation Plan (2019)
- Small Area Plans
- Others, as applicable: e.g., General Development 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

Review Criteria

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
 - Changed or changing conditions in a particular area.
 - CPD finds this criteria is met through development on the Shattuck site, multi-unit residential in proximity to the Evans RTD station, and investments in the South Broadway streetscape.
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria

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

CPD Recommendation

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