



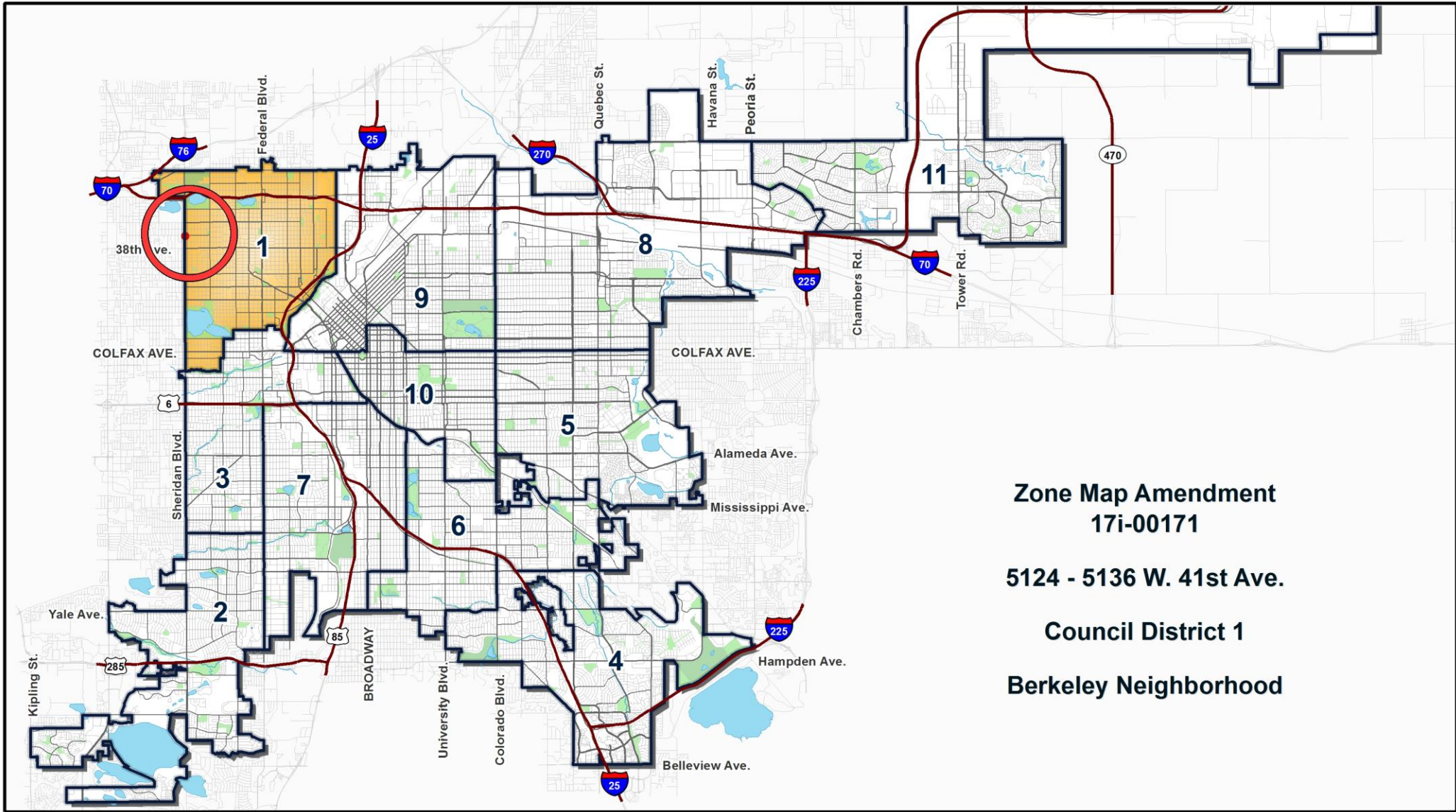
Official Map Amendment

2017I-00171

Rezoning 5124-5136 W. 41st Ave. from U-SU-C1 to U-MX-2x

Planning Board

- 8/1/18: Planning Board voted unanimously (9:0) to recommend approval of the proposed rezoning to U-MX-2x.

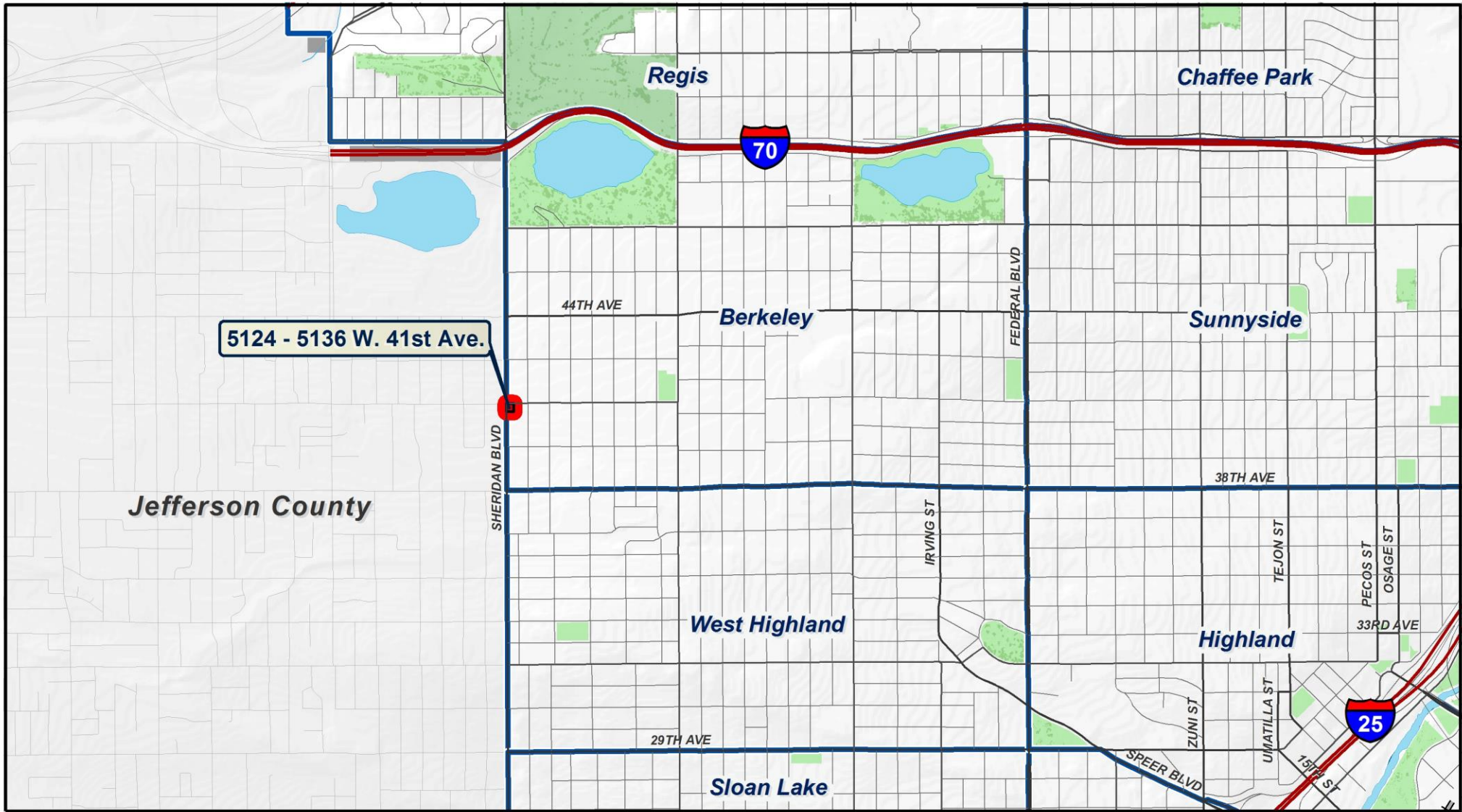


**Zone Map Amendment
17i-00171**

5124 - 5136 W. 41st Ave.

Council District 1

Berkeley Neighborhood



Request: Urban Neighborhood – Mixed Use – 2x

Neighborhood Character: Urban Neighborhood

- Primarily single family and two-unit residential
- Small scale MU residential and commercial areas embedded

Mixed Use District

- Use of building forms that clearly define and activate the public street edge
- Contributes positively to established residential neighborhoods and character
- Improves the **transition** between commercial development and adjacent residential neighborhoods
- Intended for **corridors, embedded neighborhood business areas** and larger sites.

Urban (U-) Neighborhood Context Zone Districts		Max Number of Primary Structures per Zone Lot	Building Forms												
			Suburban House	Urban House	Duplex	Tandem House	Town House	Garden Court	Row House	Apartment	Drive Thru Services	Drive Thru Restaurant	General	Shopfront	
RESIDENTIAL ZONE DISTRICTS															
Single Unit (SU)	U-SU-A, -B, -C, -E, -H	1*		■											
	U-SU-A1, B1, C1, E1, H1	1*		■											
	U-SU-A2, -B2, -C2	1*		■	□	□									
Two Unit (TU)	U-TU-B, -C	1*		■	■	■									
	U-TU-B2	1*		■	■	■			□						
Rowhouse (RH)	U-RH-2.5	no max		■	■	■		■	■						
	U-RH-3A	no max		■	■	■		■	■	□					
COMMERCIAL MIXED USE ZONE DISTRICTS															
Residential Mixed Use (RX)	U-RX-3, -5	no max													■
	U-MX-2x	no max												■	■
Mixed Use (MX)	U-MX-2, -3	no max									■	■	■	■	
Main Street (MS)	U-MS-2x	no max													■
	U-MS-2, -3, -5	no max									■	■			■

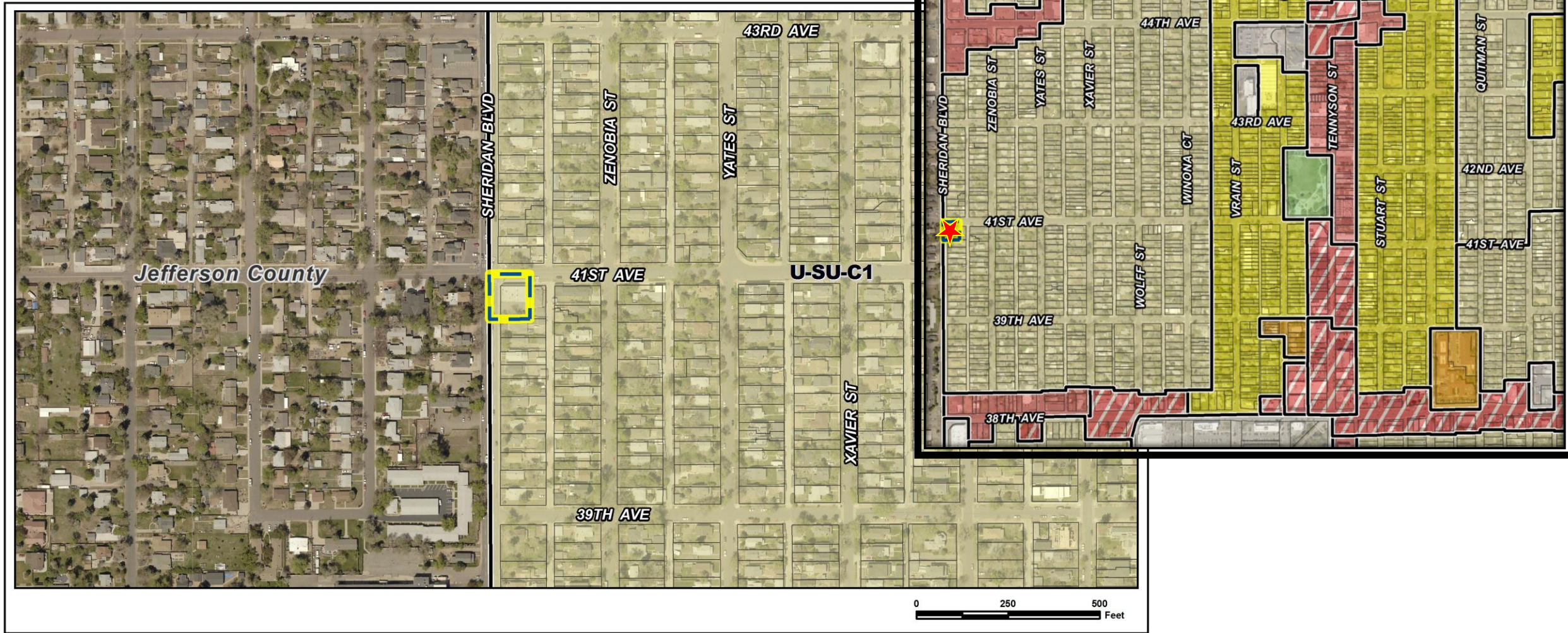
■ = Allowed □ = Allowed subject to limitations *See Section 1.2.3.5 for exceptions

- **U-MX-2x** applies to small sites served primarily by local streets embedded within an existing or proposed neighborhood. These are typically one or two parcels and are limited to low scale building forms and low intensity uses.

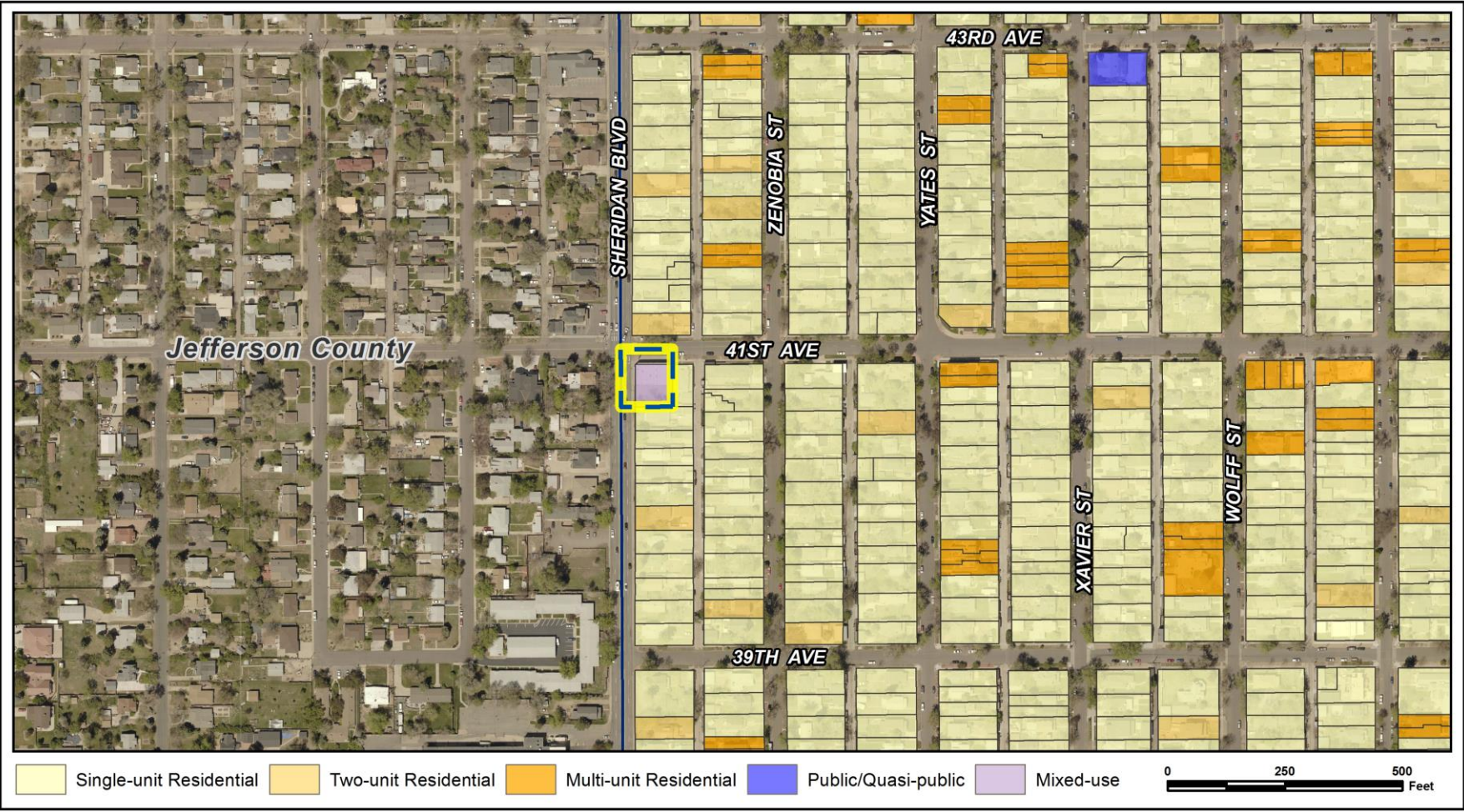
Existing Context

- Zoning
- Land Use
- Building Form/Scale

Existing Context: Zoning

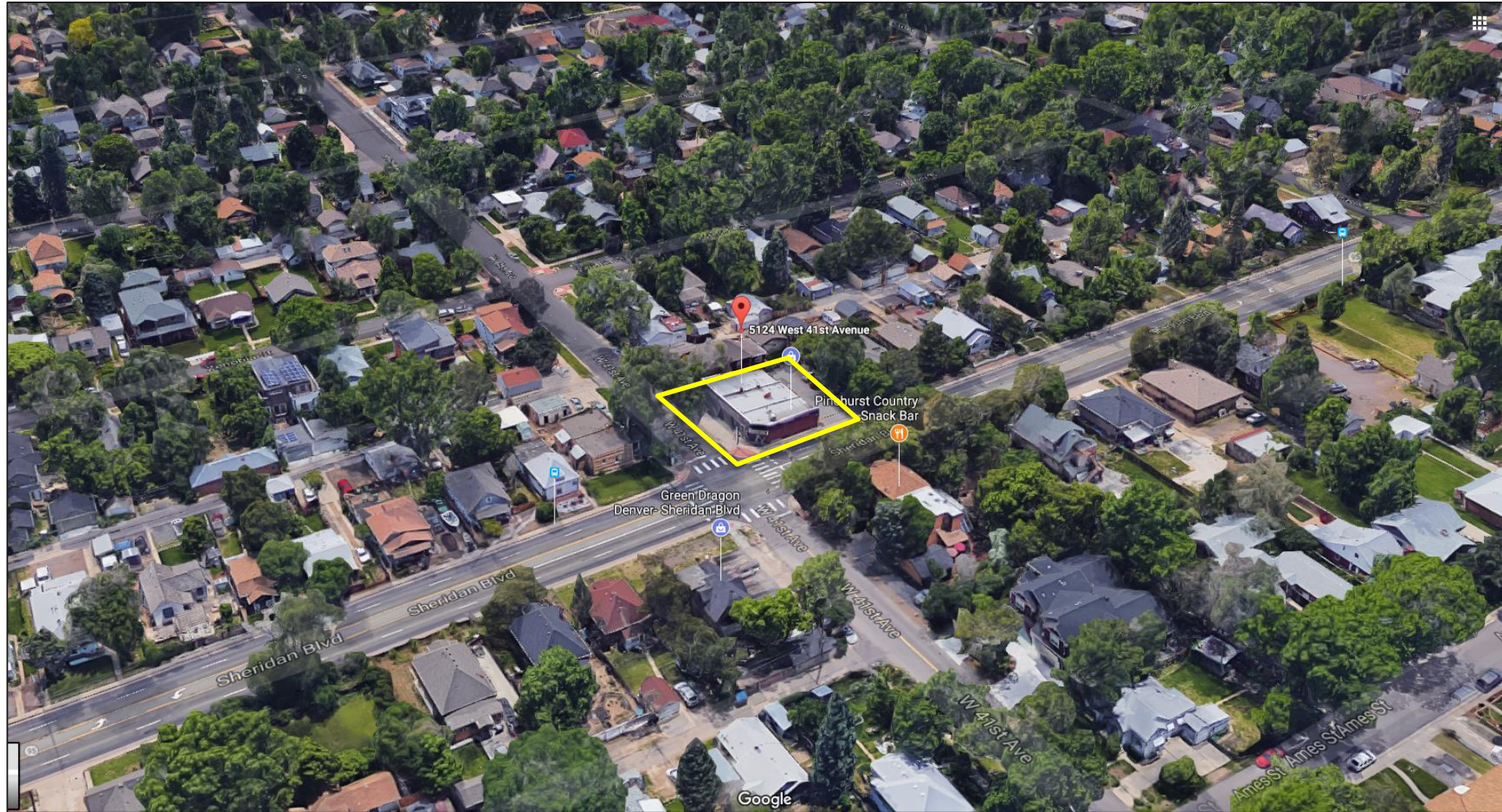


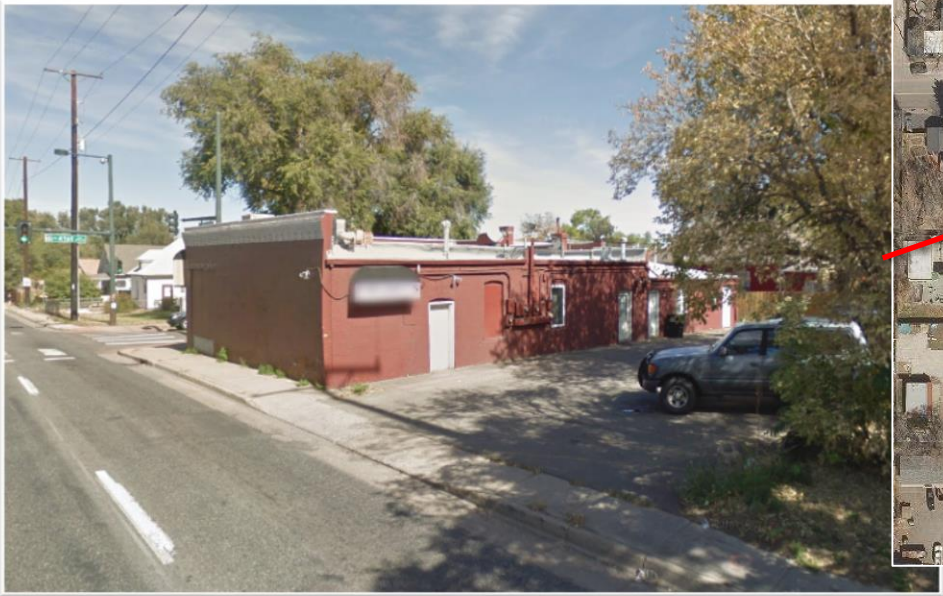
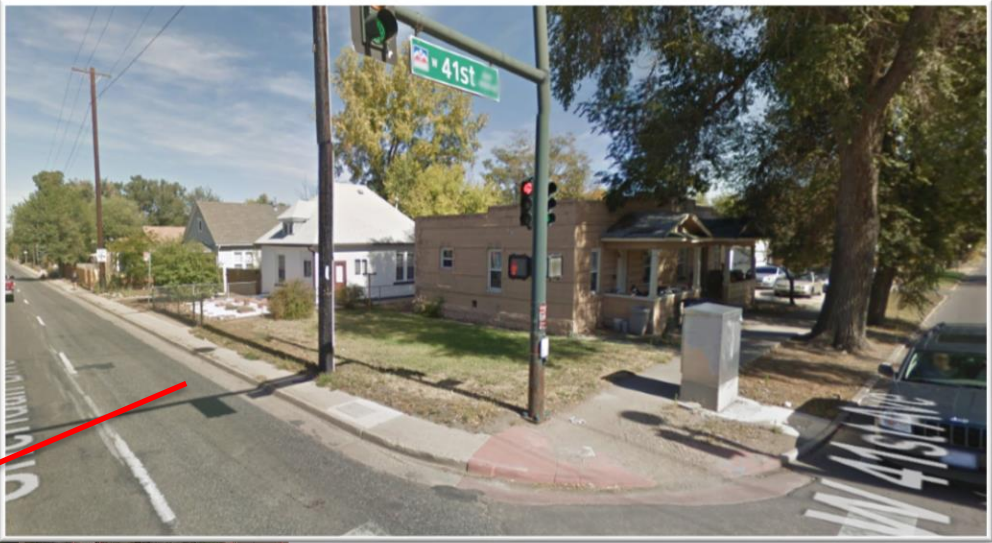
Existing Context: Land Use



- Subject Site: 3 residential units & retail storefront (Freaky's)
- Adjacent to:
 - SFD's Duplexes
 - Wheat Ridge

Existing Context – Building Form/Scale

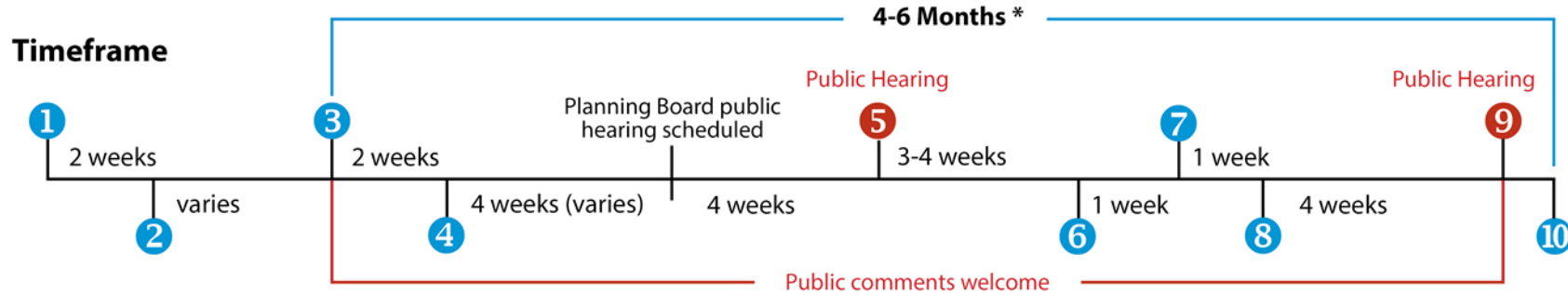






Process

An overview of a typical rezoning process.



*This is a typical timeframe estimate. Unique circumstances and/or rezoning complexity will adjust the timeframe.

Public Outreach

- Berkeley Regis United Neighbors, Inc.
- United Northside Neighborhood
- Denver Neighborhood Association, Inc.
- *Inter-Neighborhood Cooperation*

- 1) Pre-Application Review
- 2) Informal public outreach (RNO, Council Member)
- 3) Submit a Complete Application
- 4) City/Agency review
- 5) Planning Board
- 6) Land Use, Transportation & Infrastructure Committee
- 7) Mayor-Council Meeting
- 8) City Council First Reading
- 9) City Council Public Hearing
- 10) Mayor Signature and Publication

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 2000
- Blueprint Denver (2002)

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

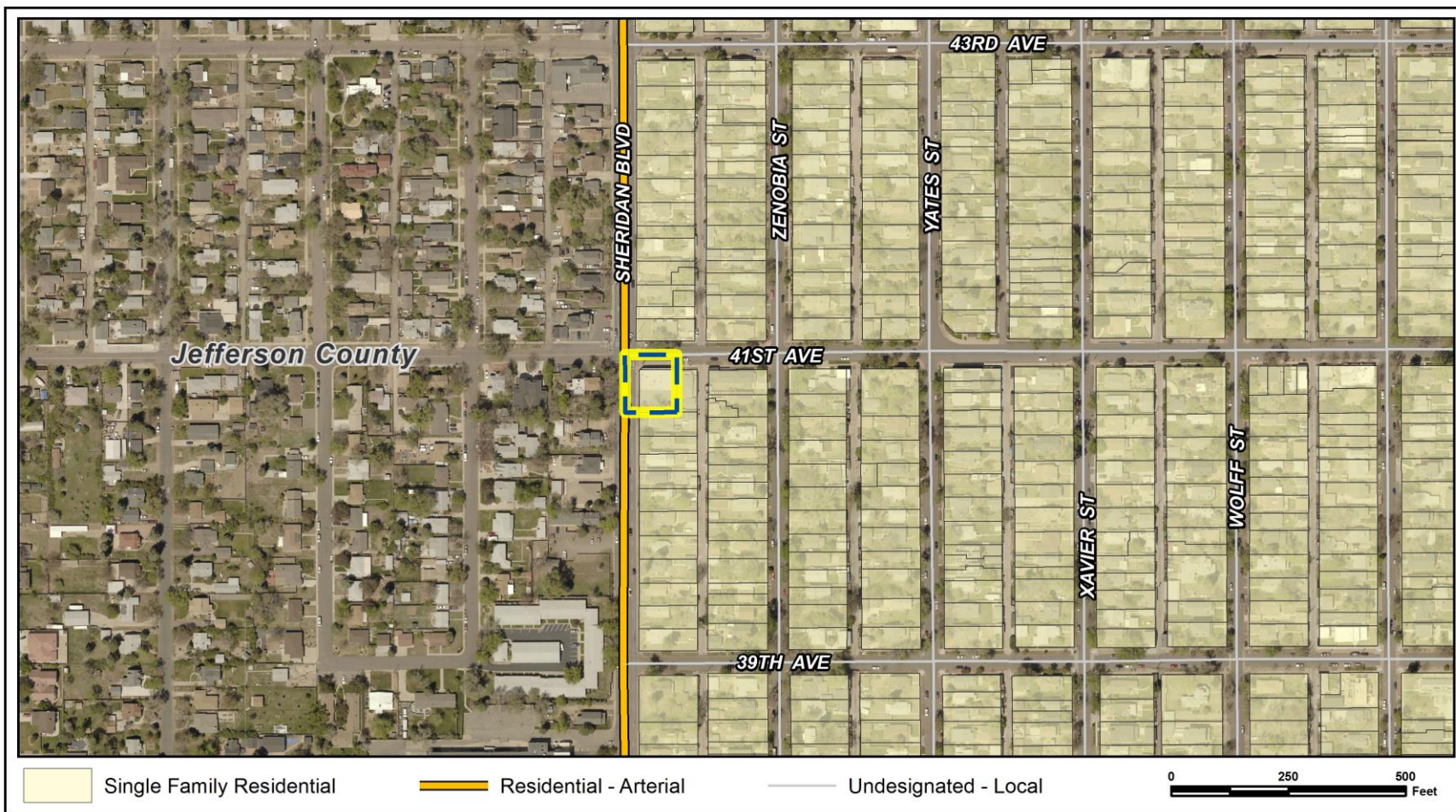
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-F
- Land Use Strategies 3-B & 3-D
- Mobility Strategy 4-E
- Economic Activity Strategy 5-A

Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Land Use Concept:
 - Single-family Residential
 - Area of Stability
- Future Street Classification:
 - N. Sheridan Blvd.
 - Residential Arterial
 - W. 41st Avenue
 - Undesignated

Review Criteria

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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, or in the city generally.”*
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria

Denver Zoning Code Review Criteria

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

CPD Recommendation

CPD recommends **approval**, based on finding that 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