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# 2000 South Bannock Street

Request: I-A, UO-2 to C-RX-5

South Platte River Committee: December 11, 2024

Presenter: William Prince

# Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



# Request: I-A, UO-2 to C-RX-5



- Property:
  - Single Unit Residential
  - 6,250 square feet or .14 acres
  - Rezone from I-A, UO-2 to C-RX-5 to allow mixed use options

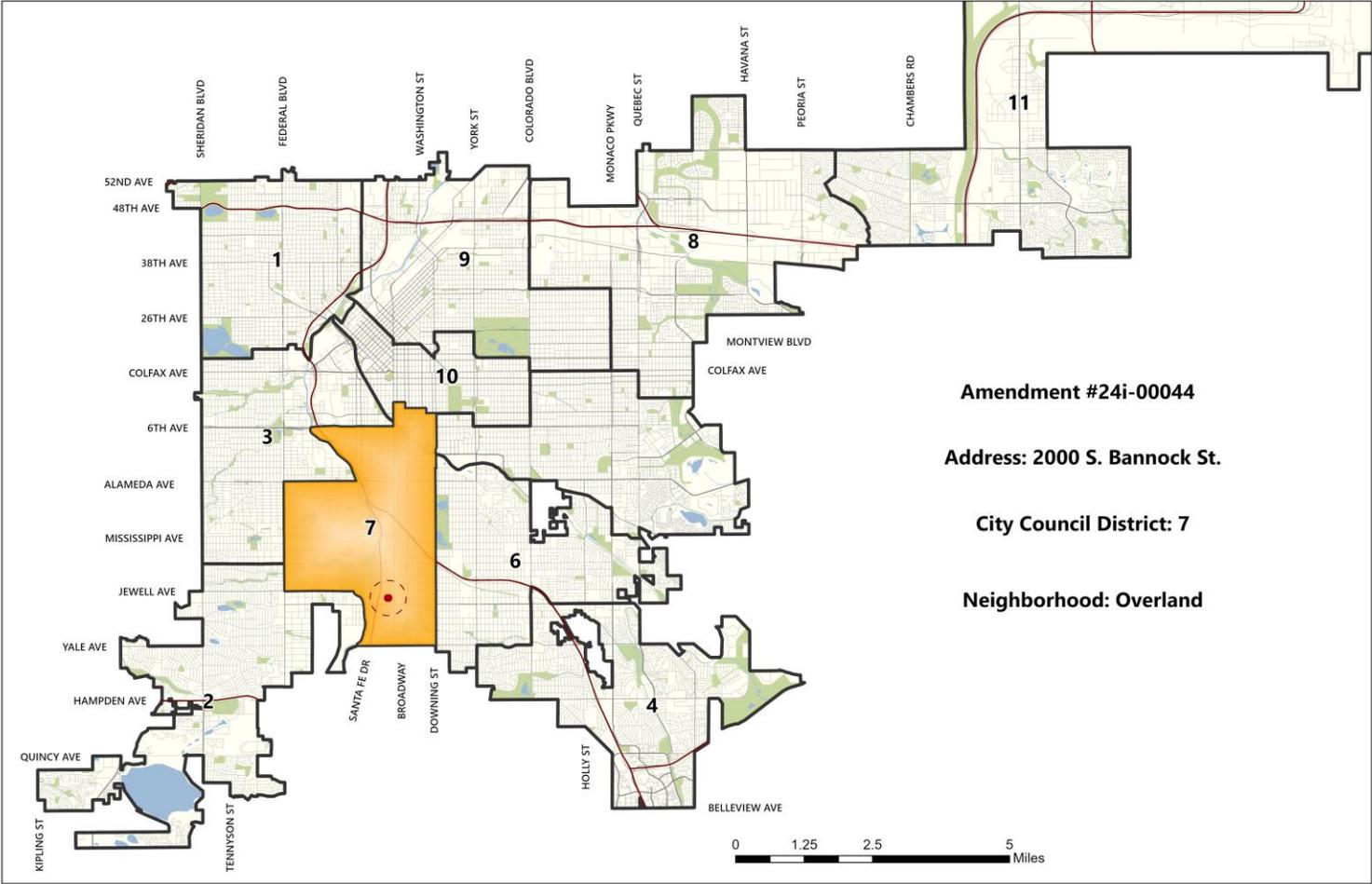
*Reminder: Approval of a rezoning is not approval of a proposed specific development project*

# Presentation Agenda

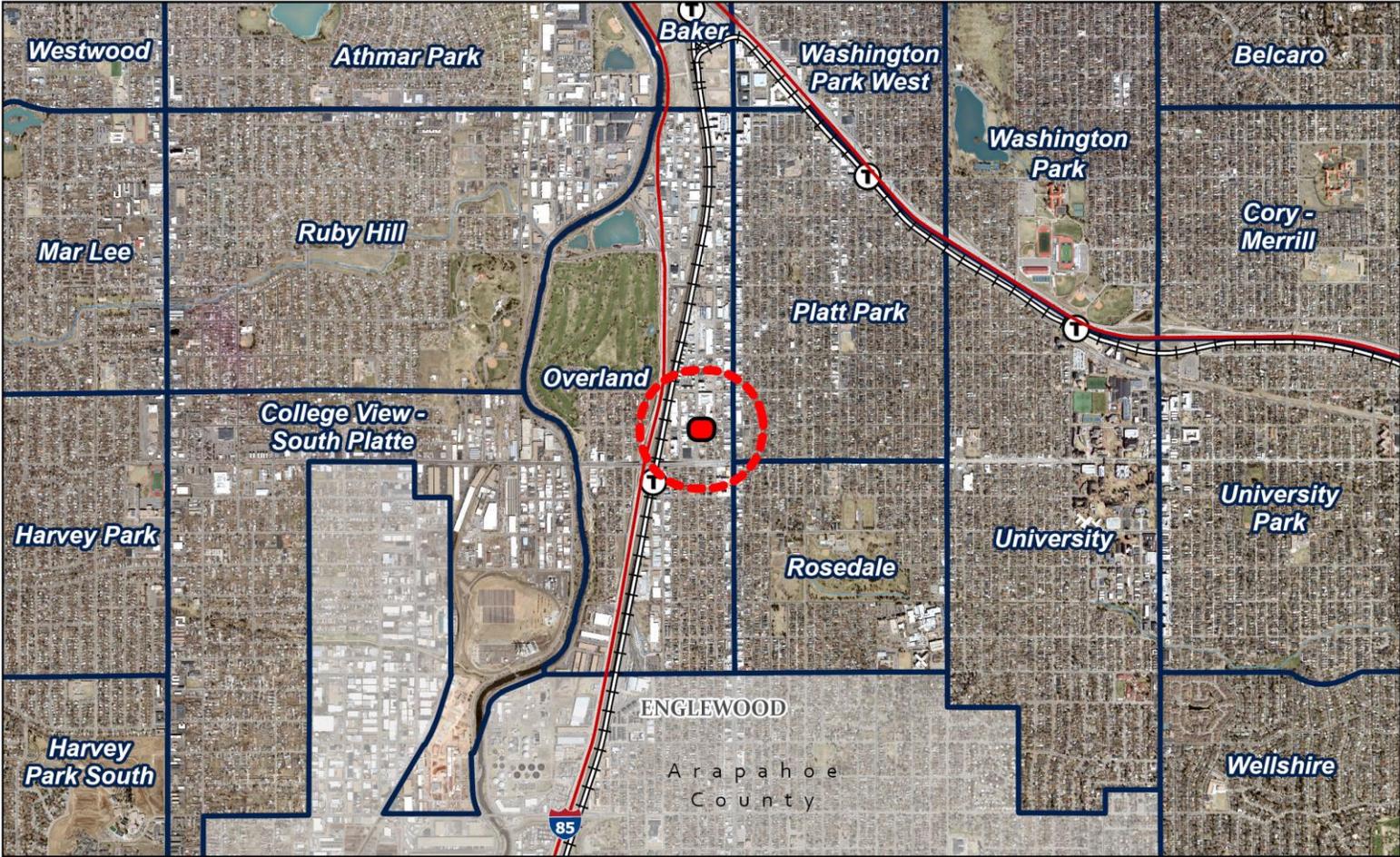
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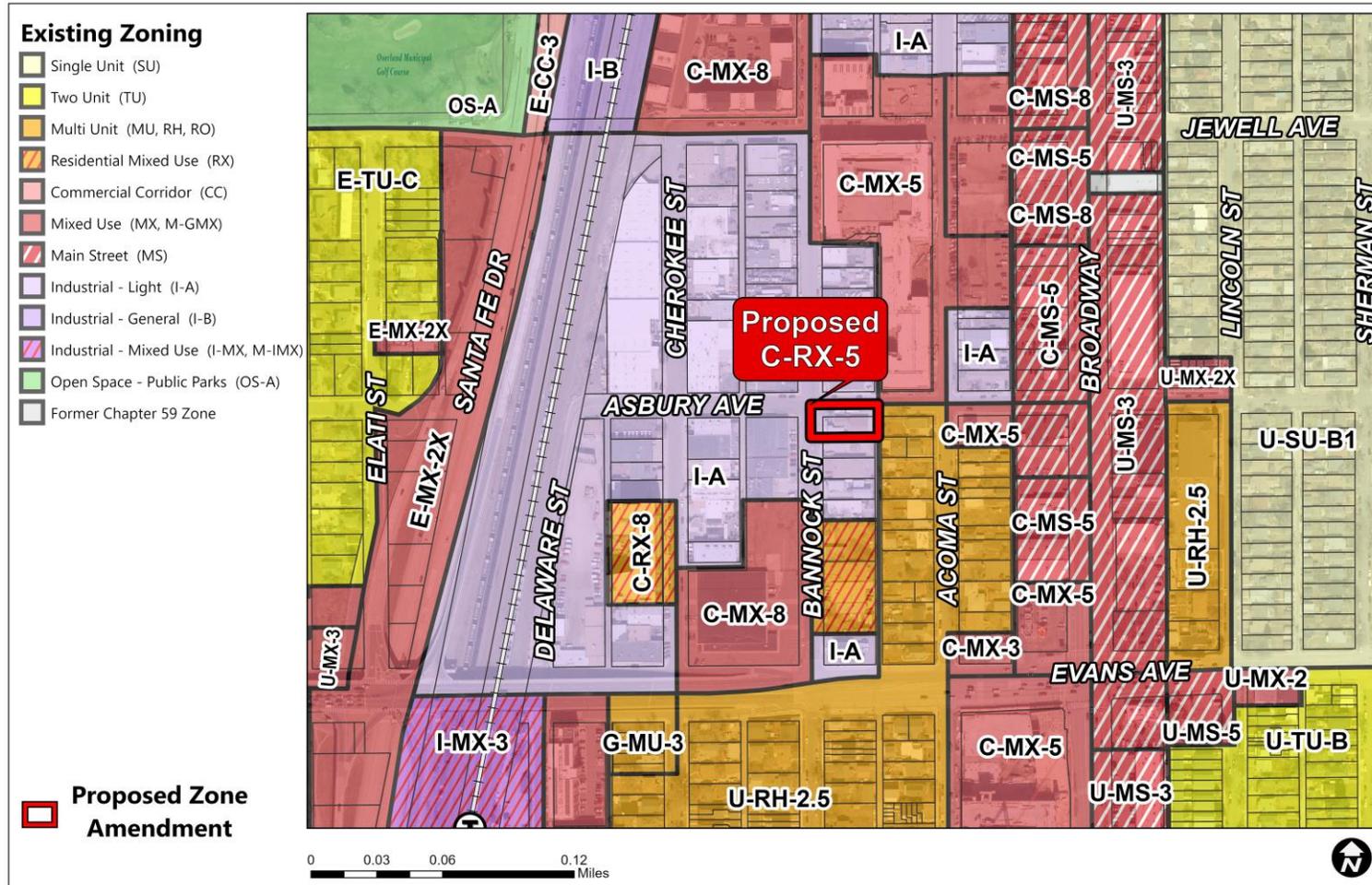
# Council District 7 – Councilmember Alvidrez



# Statistical Neighborhood – Overland



# Existing Zoning: I-A, UO-2



Proximity to:

- I-A
- C-RX-8
- C-MX-5
- U-RH-2.5

# Proposed Zoning: C-RX-5

## SECTION 7.2.3 RESIDENTIAL MIXED USE DISTRICTS (C-RX-5, -8, -12)

### 7.2.3.1 General Purpose

- A. The Residential Mixed Use zone districts are intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public realm.
- B. The Residential Mixed Use zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city's residential neighborhoods.
- C. The Residential Mixed Use zone district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, encourages affordable housing, and improves the transition between commercial development and adjacent residential neighborhoods.
- D. Compared to the Mixed Use districts, the Residential Mixed Use districts are primarily intended to accommodate residential uses. Commercial uses are secondary to the primary residential use of the district, and provide neighborhood-scaled shops and offices for residents to conveniently access goods and services within walking distance. Buildings in a Residential Mixed Use district can have Street Level retail uses, but upper stories are reserved exclusively for housing or lodging accommodation uses. A building can be solely residential or solely commercial; however, buildings containing only commercial uses are limited in total gross floor area to 10,000 square feet consistent with the district purpose.

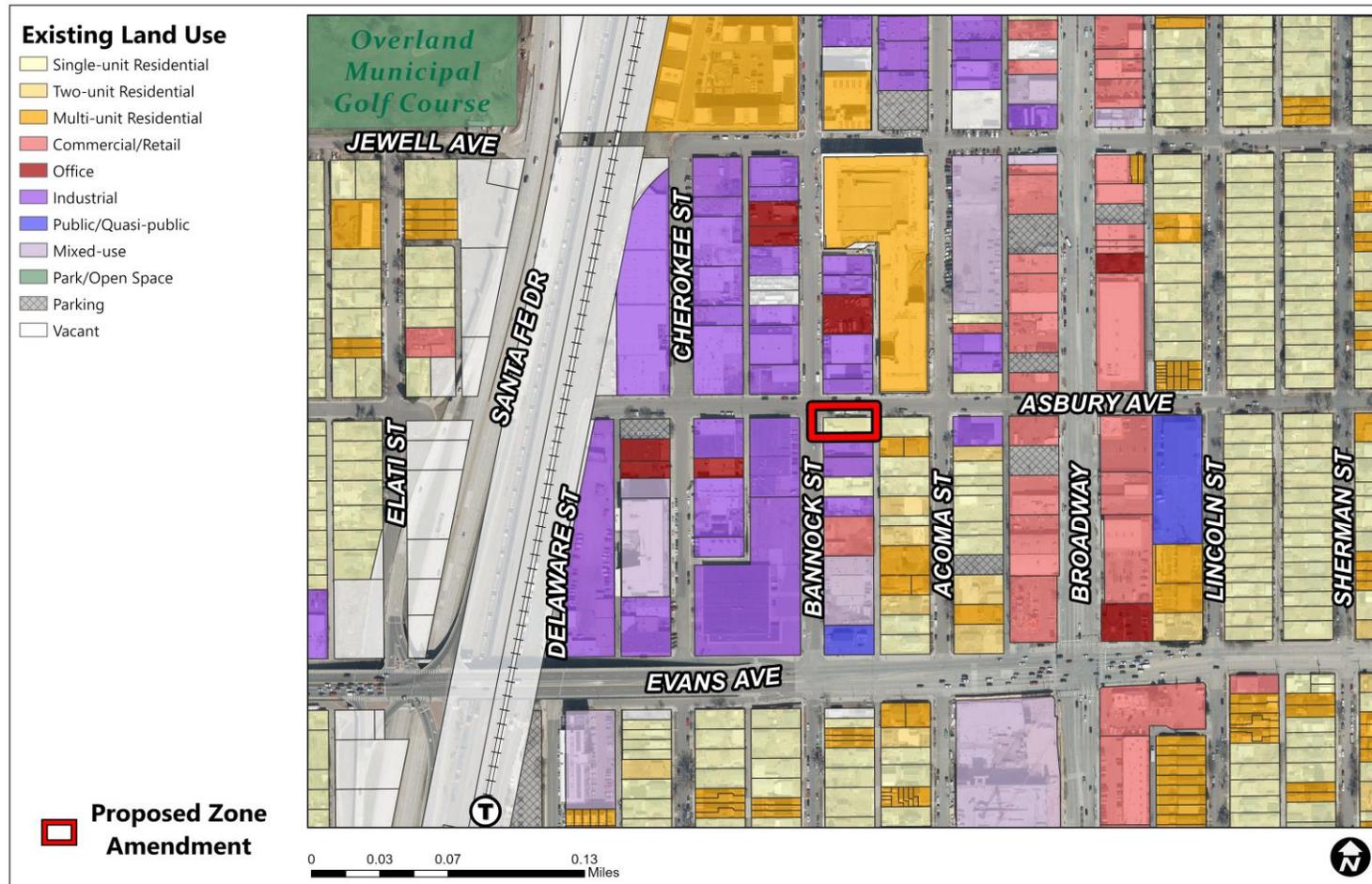
| Urban Center (C-) Neighborhood Context<br>Zone Districts |                               | Building Forms |             |        |              |           |              |            |           |                     |                       |         |                      |   |                         |  |           |
|--|-------------------------------|----------------|-------------|--------|--------------|-----------|--------------|------------|-----------|---------------------|-----------------------|---------|----------------------|---|-------------------------|--|-----------|
|  |                               | Suburban House | Urban House | Duplex | Tandem House | Row House | Garden Court | Town House | Apartment | Drive Thru Services | Drive Thru Restaurant | General | Cherry Creek General | Cherry Creek General - Small Lot on South Side of 3rd Ave | Cherry Creek Open Space | Cherry Creek Open Space - Small Lot on South Side of 3rd Ave | Shopfront |
| Max Number of Primary Structures per Zone Lot            |                               | No Maximum     |             |        |              |           |              |            |           |                     |                       |         |                      |   |                         |  |           |
| Residential Mixed Use (RX)                               | C-RX-5, -8, -12               |                |             |        |              |           |              | ■          |           |                     |                       | ■       |                      |   |                         |  |           |
| Mixed Use (MX)   | C-MX-3, -5, -8, -12, -16, -20 |                |             |        |              |           |              | ■          |           | □                   | □                     | ■       |                      |   |                         |  | ■         |
| Main Street (MS)   | C-MS-5, -8, -12               |                |             |        |              |           |              | ■          |           | □                   | □                     |         |                      |   |                         |  | ■         |
| Cherry Creek North (CCN)                                 | C-CCN-3, -4, -5               |                |             |        |              |           |              |            |           |                     |                       | ■       | ■                    | ■   | ■                       |  |           |
|  | C-CCN-7, -8, -12              |                |             |        |              |           |              |            |           |                     |                       | ■       |                      | ■   |                         |  |           |

■ = Allowed □ = Allowed subject to geographic limitations

### B. Mixed Use – 5 (C-MX-5)

C-MX-5 applies to areas or intersections served primarily by collector or arterial streets where a building scale of 1 to 5 stories is desired.

# Existing Context: Land Use

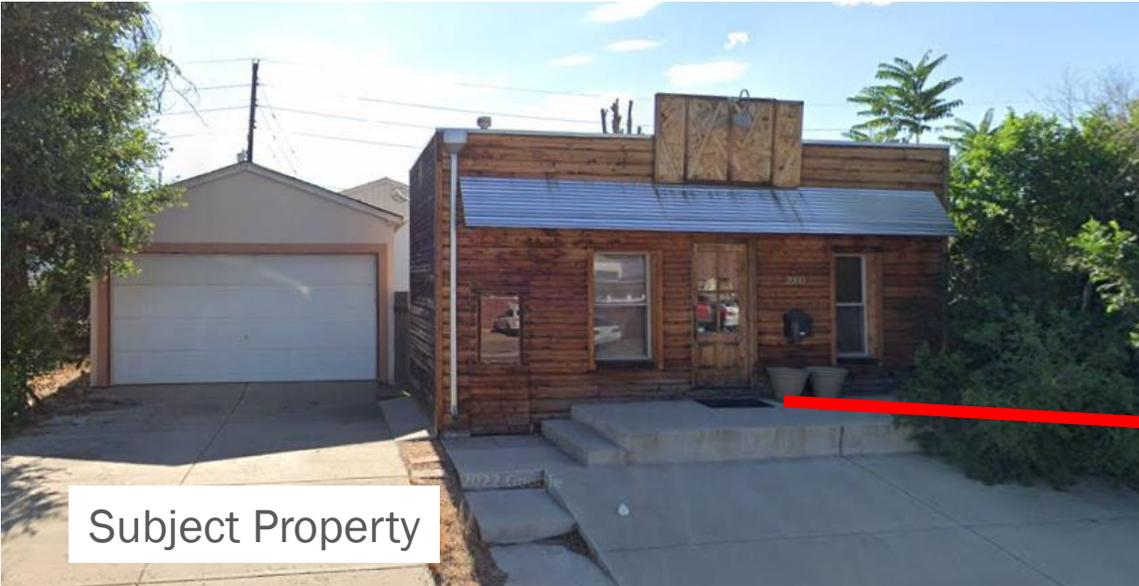


## Single Unit Residential

Adjacent to:

- Industrial
- Multi-unit Residential
- Single-unit Residential
- Less than ~600' to railroad

# Existing Context: Building Form/Scale



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# Process

- Informational Notice: 07.22.2024
- Planning Board Notice: 10.21.2024
- Planning Board Public Hearing: 11.06.2024, approved
- **SPR Committee: 12.11.2024**
- City Council Public Hearing: 01.27.2025
  
- Public Comment: None to date

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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*
- *Evans Station (2009)*
- *Stattuck (2003)*
- *Overland (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

# Comprehensive Plan 2040

## Equity

- Equitable, Accessible and Inclusive Goal 1 – Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities (p. 28).
- Equitable, Affordable and Inclusive Goal 1, Strategy A – Increase development of housing units close to transit and mixed-use developments (p. 28).
- Equitable, Affordable and Inclusive Goal 2, Strategy A - Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).
- Equitable, Affordable and Inclusive Goal 3, Strategy B – Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit (p. 28).

# Comprehensive Plan 2040

## Strong Neighborhoods

- Strong and Authentic Neighborhoods Goal 1, Strategy A – Build a network of well connected, vibrant mixed-use centers and corridors (p. 34).
- Strong and Authentic Neighborhoods Goal 1, Strategy D – Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities (p. 34).
- Strong and Authentic Neighborhoods Goal 2, Strategy D – Use urban design to contribute to economic viability, public health, safety, environmental well-being, neighborhood culture and quality of life (p. 34).

# Comprehensive Plan 2040

## Climate

- 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).
- Environmentally Resilient Goal 8, Strategy C – Focus growth by transit stations and along high and medium-capacity transit corridors (p. 54).

# Denver Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

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

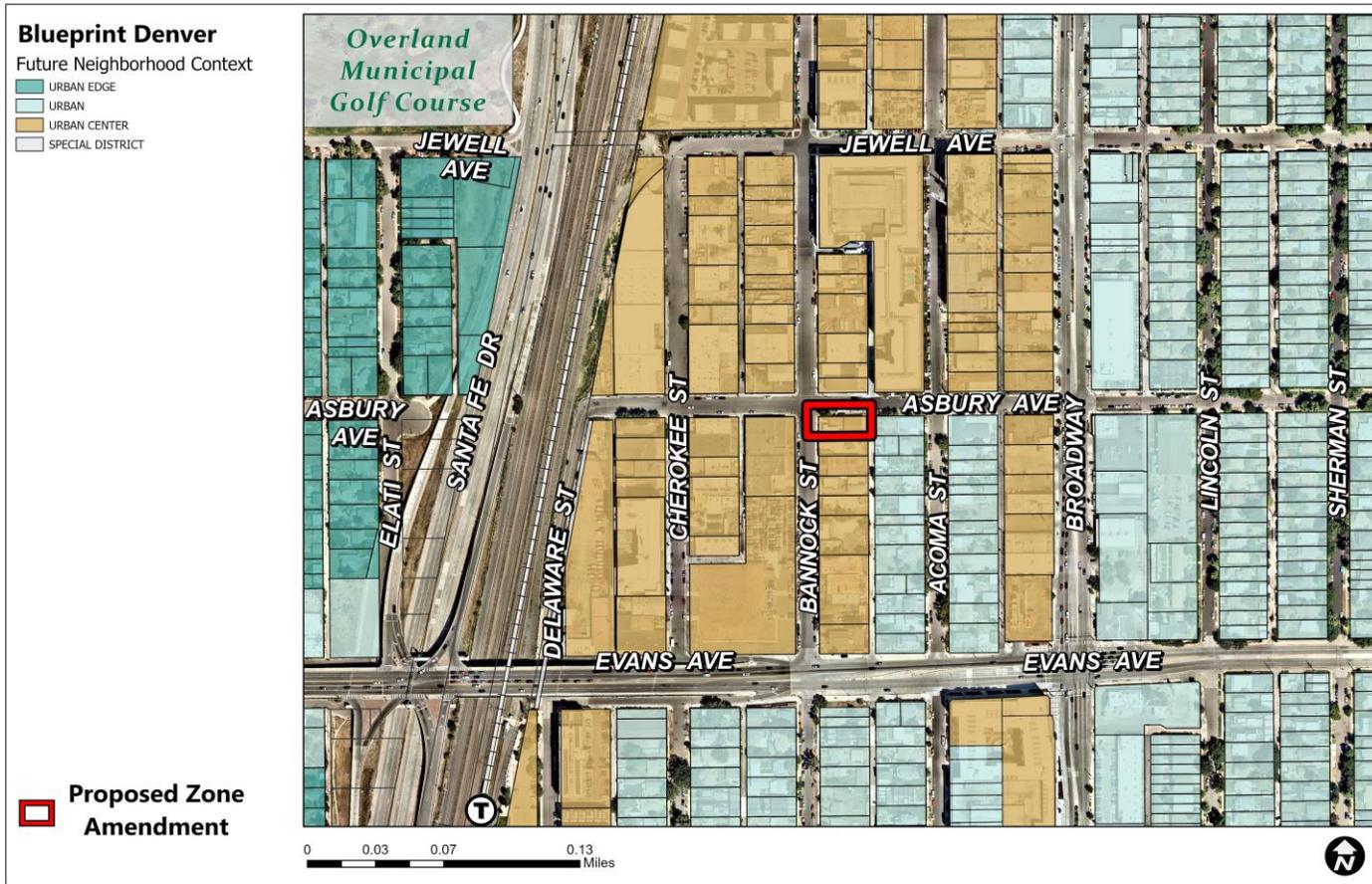
## 2. Uniformity of District Regulations

## 3. Further Public Health, Safety and Welfare

## 4. Justifying Circumstances

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

# Blueprint Denver 2019



## Urban Center Neighborhood Context:

- High intensity residential and significant employment areas. Development typically contains a substantial mix of uses, with good street activation and connectivity” (p. 252).

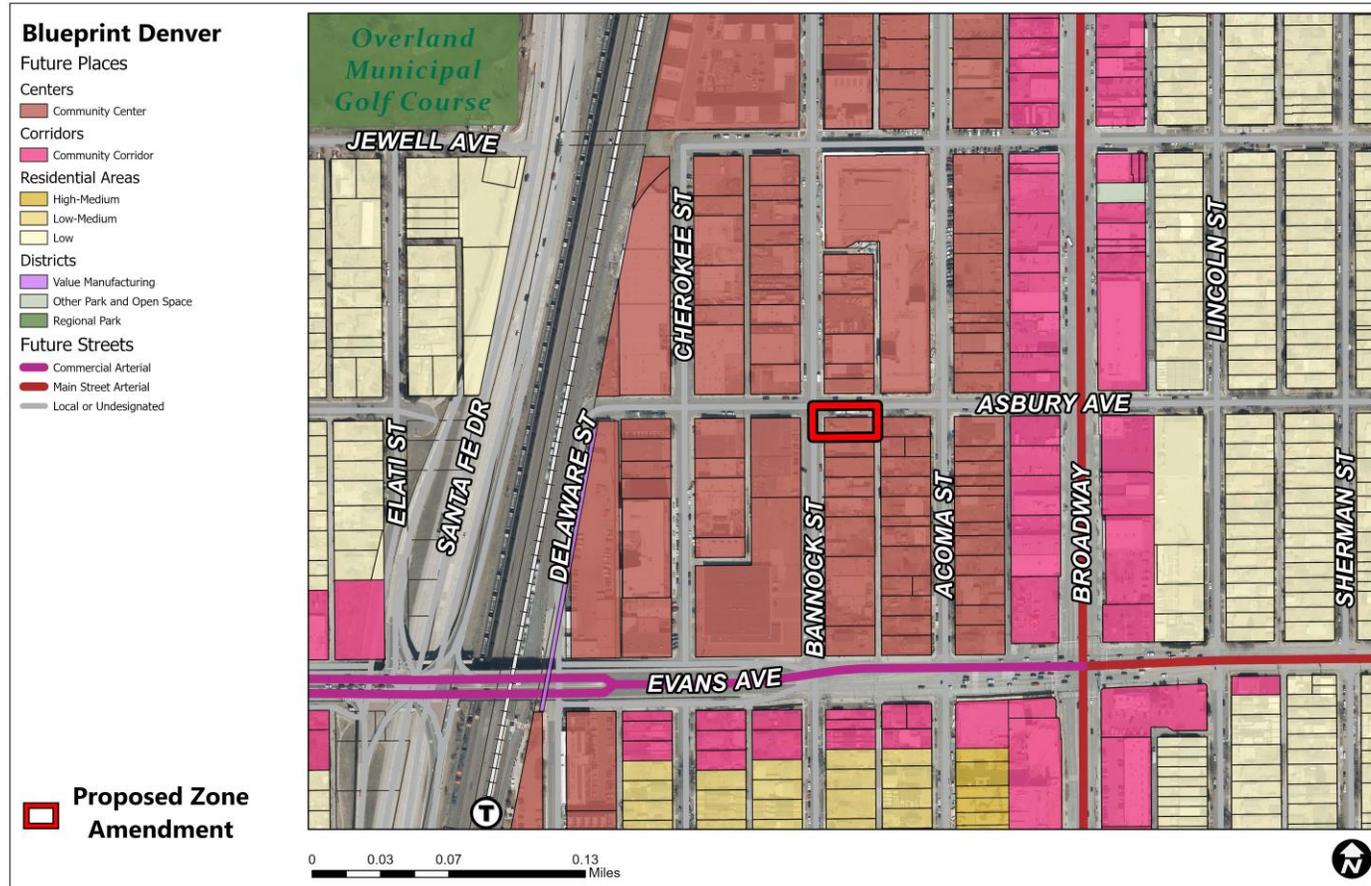
# Blueprint Denver 2019

## Community Center

- Providing a mix of office, commercial and residential uses. A wide customer draw both of local residents and from other parts of the city... Buildings are typically larger in scale and orient to the street with a strong degree of urbanism and continuous street frontages. Additionally, “heights can be generally up to 12 stories in the taller areas and should transition gradually within the center’s footprint to the surrounding residential areas” (p. 256).

## Future Street Type

- Asbury and Bannock, Local



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



## Growth Areas Strategy: Community Centers and Corridors

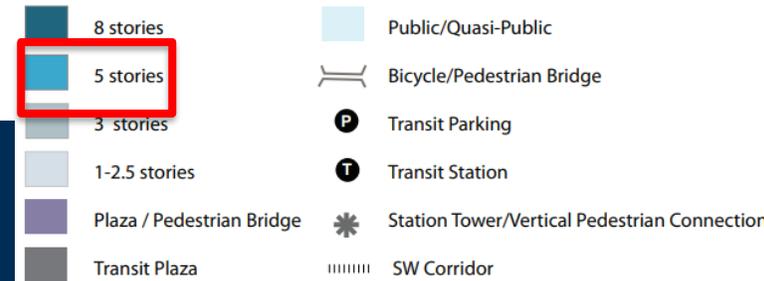
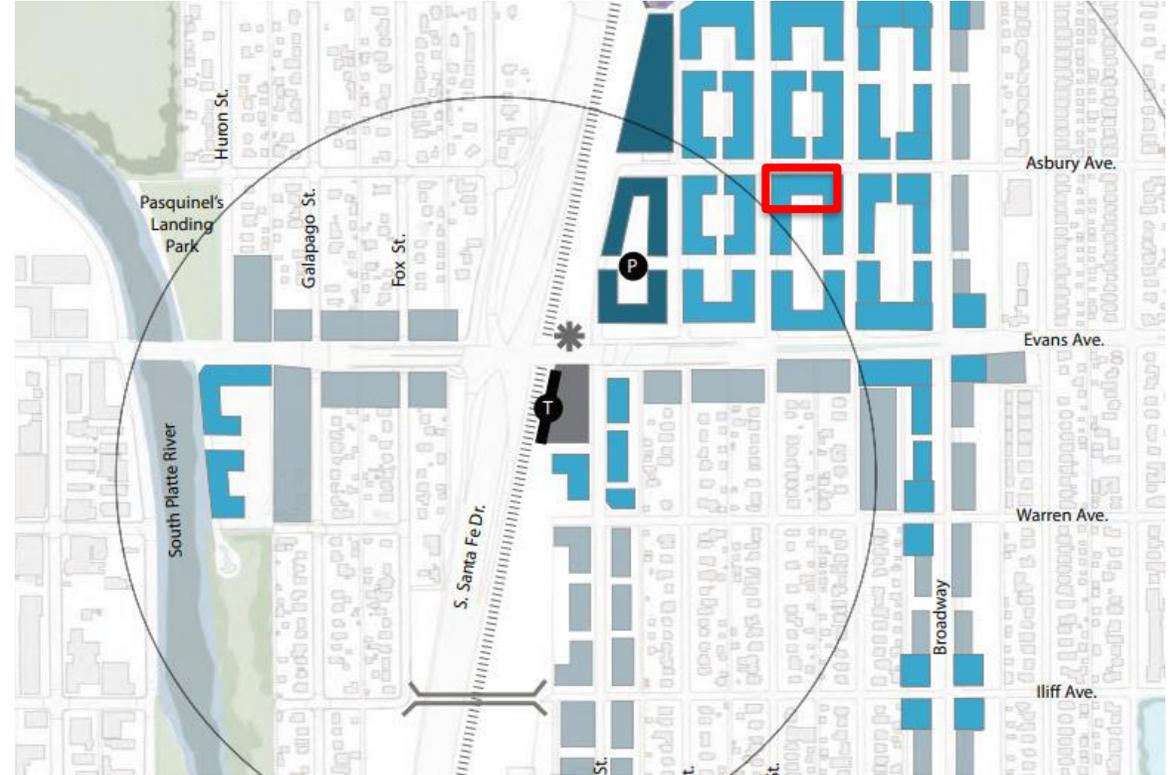
- 20% jobs by 2040
- 25% housing by 2040

# Blueprint Denver 2019

## Additional Strategies:

- Land Use and Built Form – General Policy 1 – Promote and anticipate planned growth in major centers and corridors and key residential areas connected by rail service and transit priority streets (p. 72).
- Land Use and Built Form – General Policy 2 – Incentivize or require efficient development of land, especially in transit-rich areas (p. 72).
- Land Use and Built Form – Housing Policy 8 – Capture 80 percent of new housing growth in regional centers, community centers and corridors, high-intensity residential areas, greenfield residential areas, innovation flex districts and university campus districts (p. 86).

# Evans Station Plan (2009)



# Shattuck District Plan (2003)

- Put underutilized commercial /industrial parcels into more productive uses.
- Create a good mix of land use types incorporating households, employers, and consumer goods and services. (p 26).

# Overland Neighborhood Plan (1993)

- L-2: Commercial and industrial businesses invest in their sites, including beautification and clean-up (13).

# Denver Zoning Code Review Criteria

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

# Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
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## 4. Justifying Circumstances

Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:

- a) Changed or changing conditions in a particular area, or in the city generally; or,
- b) **A City adopted plan; or,**
- c) That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.

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

# Denver Zoning Code Review Criteria

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# Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
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3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
  - The Urban Center Neighborhood Context consists of a mix of multi-unit residential, commercial, office, civic, institutional, and entertainment uses in large buildings containing one or more uses.
  - Residential Mixed Use Zone Districts are intended to promote safe, active, pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public realm.
  - *The C-RX-5* zone district is a residentially dominated area served primarily by local or collector streets where a building scale of 2 to 5 stories.

# CPD Recommendation

CPD recommends forwarding application, 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