



768 Mariposa St

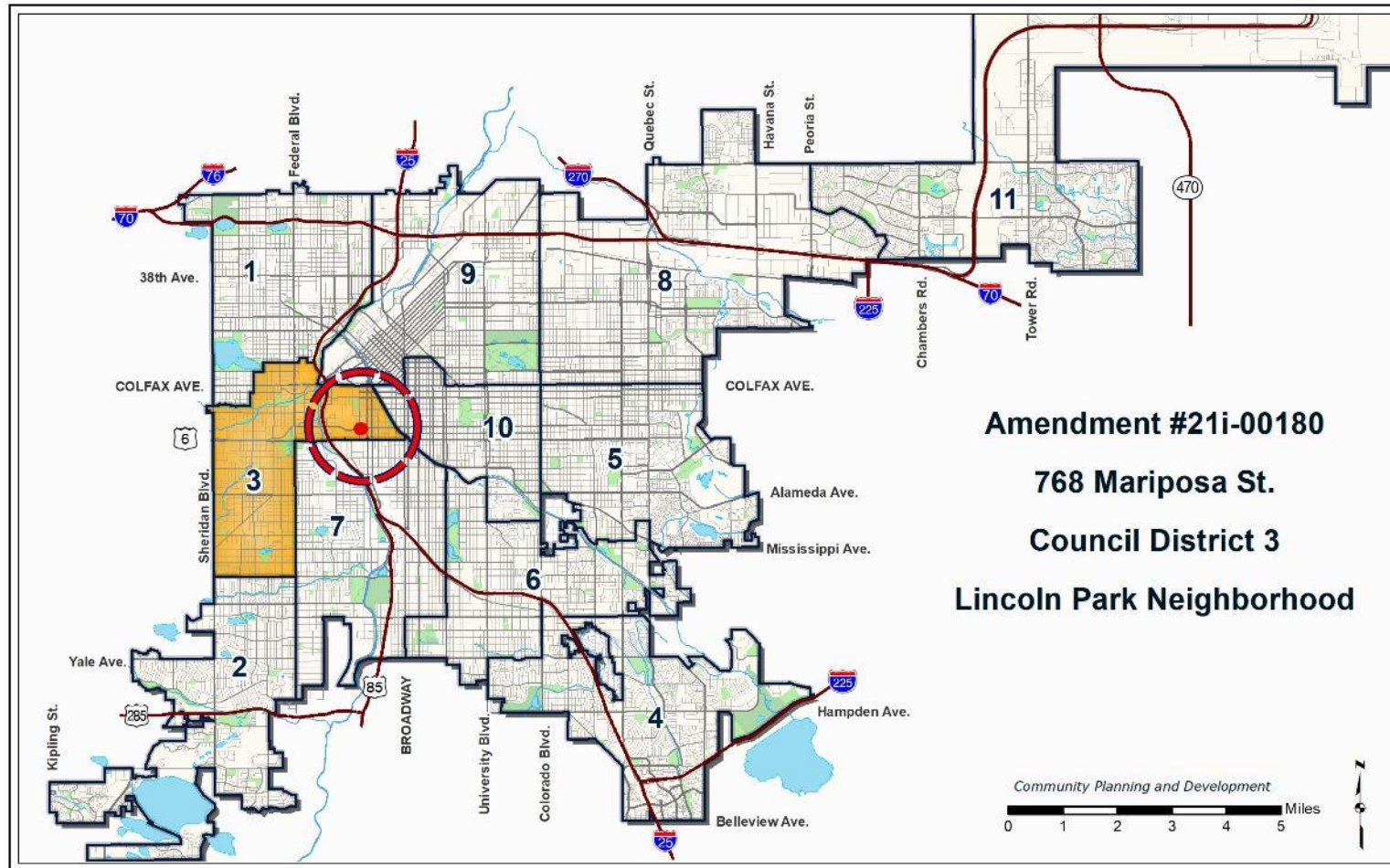
2021I-00180

Request: I-A UO-2 to C-MS-5

LUTI Date: 8.9.2022

Presenter: Fran Peñafiel

Council District 3: Jamie Torres



Request: C-MS-5



Location

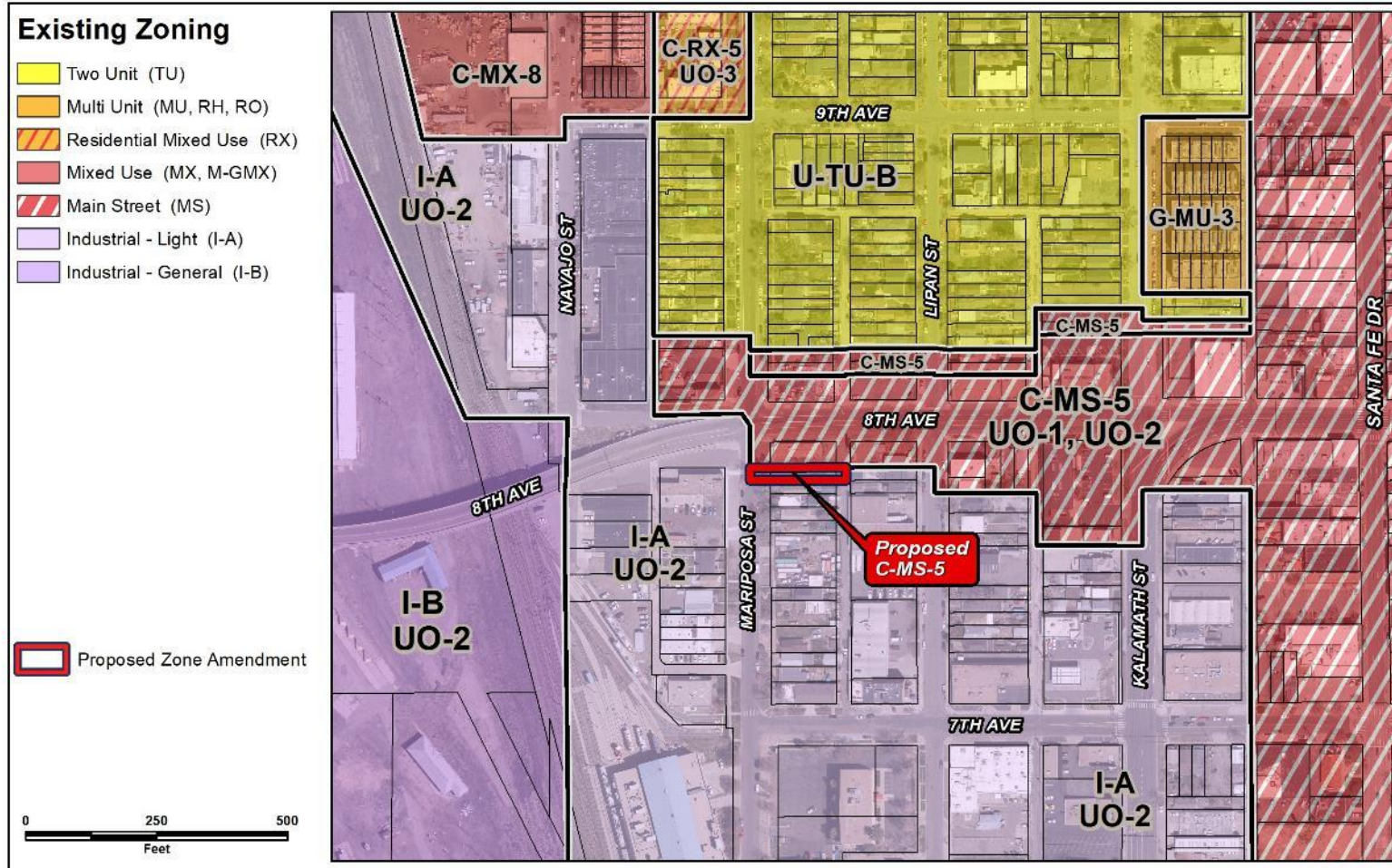
- Approx. 3,124 square feet or 0.07 acres
- Vacant Lot

Proposal

Rezoning from I-A, UO-2 to C-MS-5

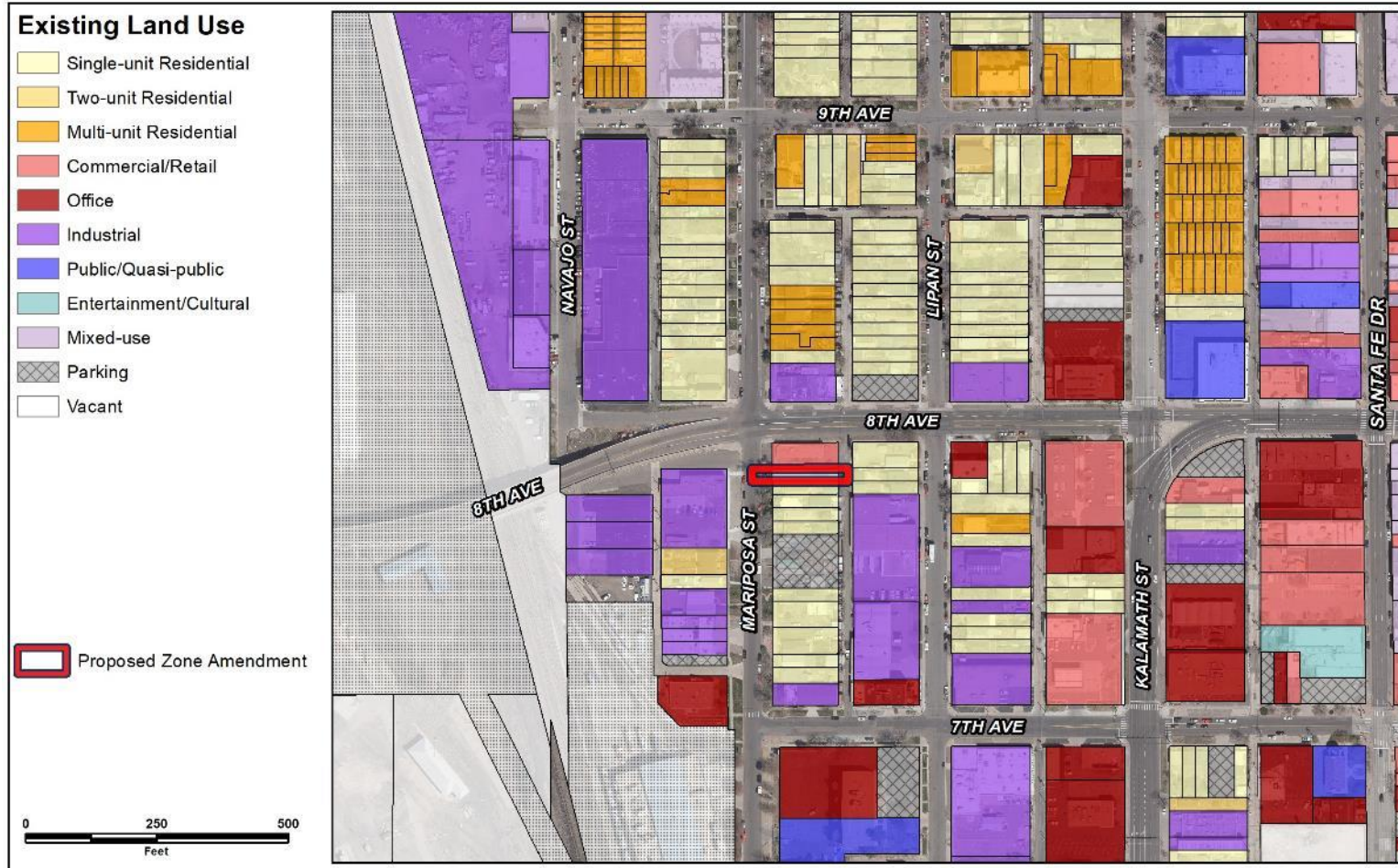
- Allows the Town House and Shopfront building forms. Max. building height is 5 stories and 70 feet

Existing Zoning



- Current Zoning: I-A, UO-2
- Surrounding Zoning:
C-MS-5, UO-1, UO-2
C-MS-5
I-A, UO-2
U-TU-B

Existing Land Use



Land Use: Vacant

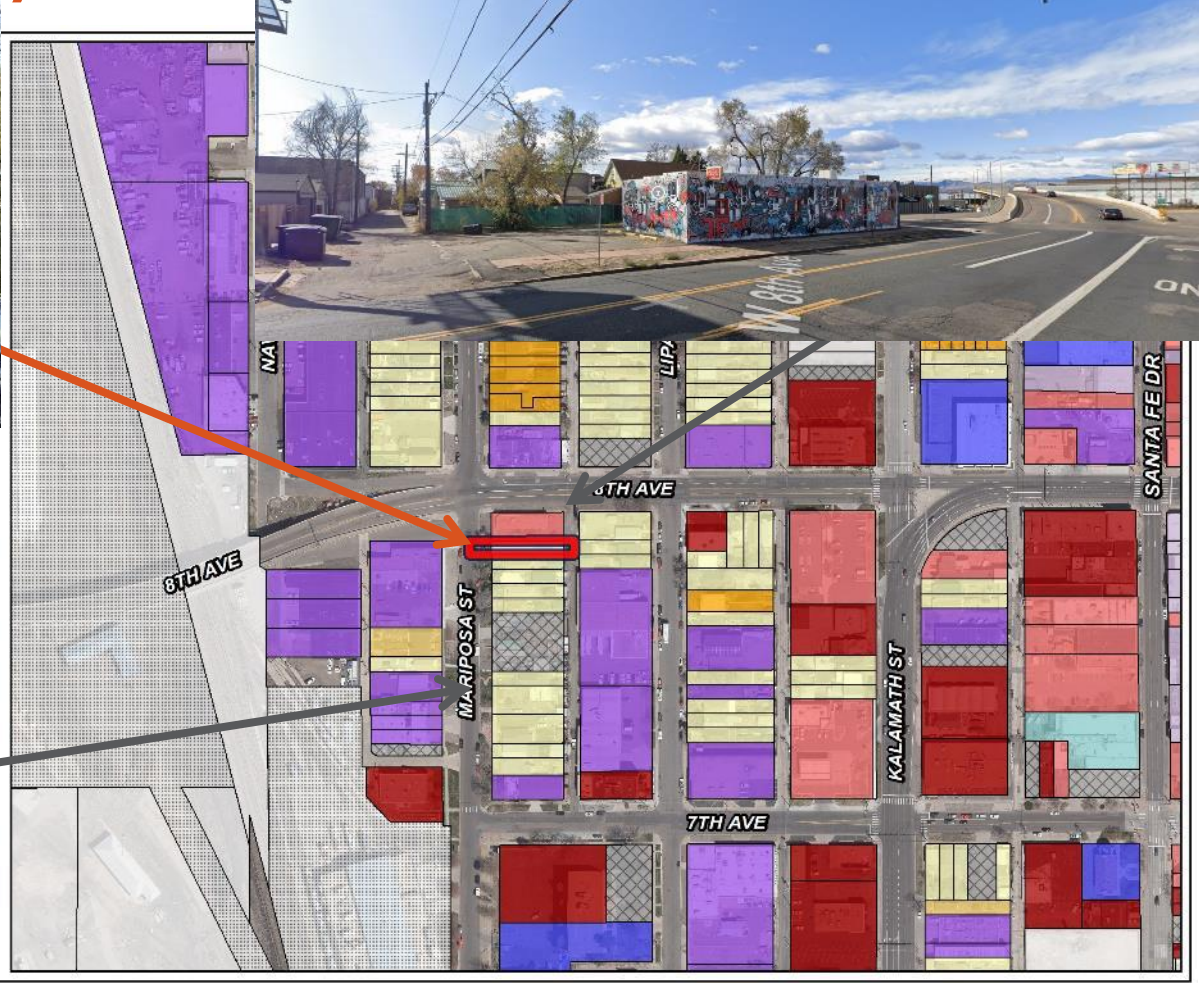
Surrounding Land Uses:

- Single-unit Residential
- Mixed Use
- Parking
- Commercial/Retail
- Industrial

Existing Building Form/Scale



Parking
Vacant



Process

- Informational Notice: 03/03/2022
- Planning Board Notice: 07/05/2022
- Planning Board Public Hearing: 07/20/2022
- LUTI Committee: 08/09/2022
- City Council Public Hearing: 09/19/2022 (tentative)
- Public Comment
 - One letter of support

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: A Land Use and Transportation Plan (2019)*
- *La Alma Lincoln Park Neighborhood Plan (2010)*

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

Consistency with Adopted Plans: Comprehensive Plan



- 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 B – Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).



- Strong and Authentic Neighborhoods Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34).



- Environmentally Resilient Goal 8, Strategy A – Promote infill development where infrastructure and services are already in place (p. 54).
- Environmentally Resilient Goal 8, Strategy C – Focus growth by transit stations and along high- and medium-capacity transit corridors (p. 54).

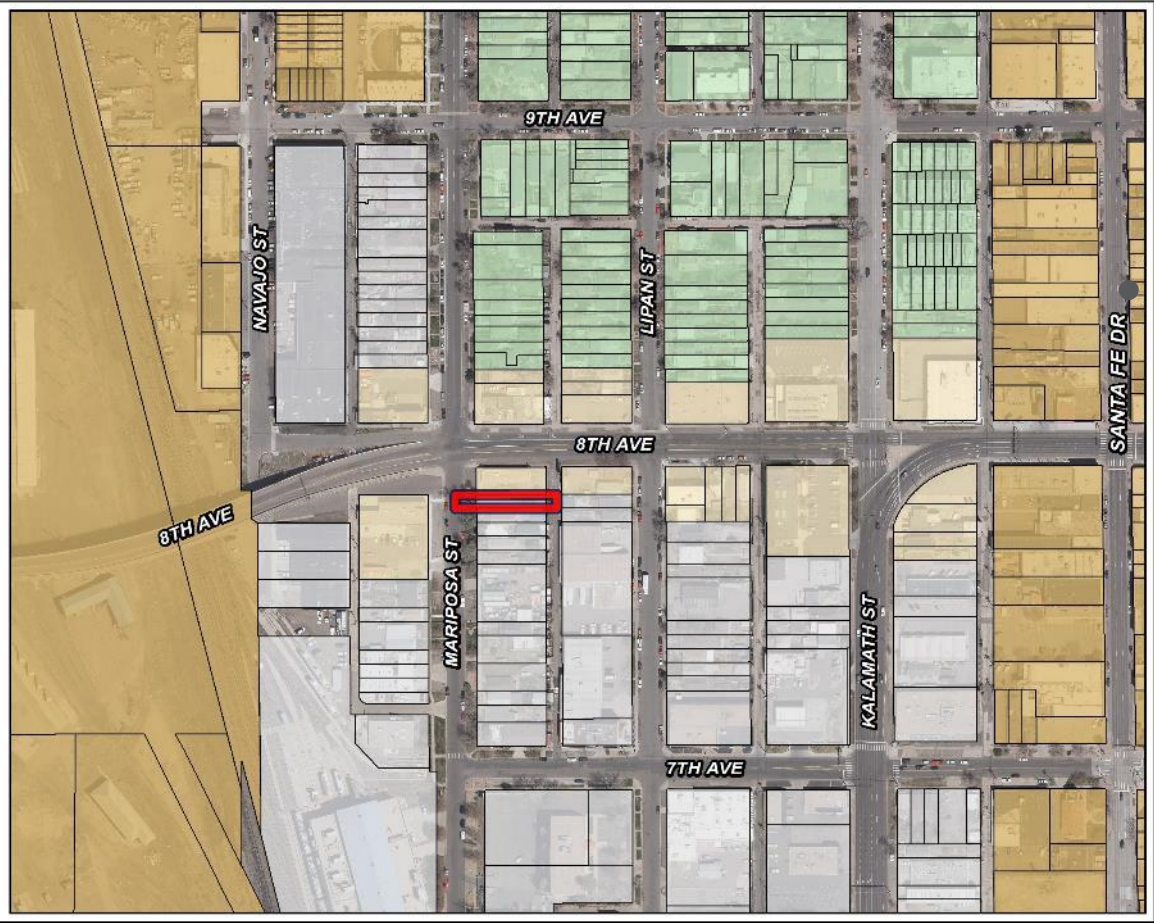
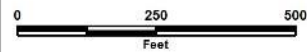
Consistency with Adopted Plans: Blueprint Denver 2019

Blueprint Denver

Future Neighborhood Contexts

- URBAN
- GENERAL URBAN
- URBAN CENTER
- SPECIAL DISTRICT

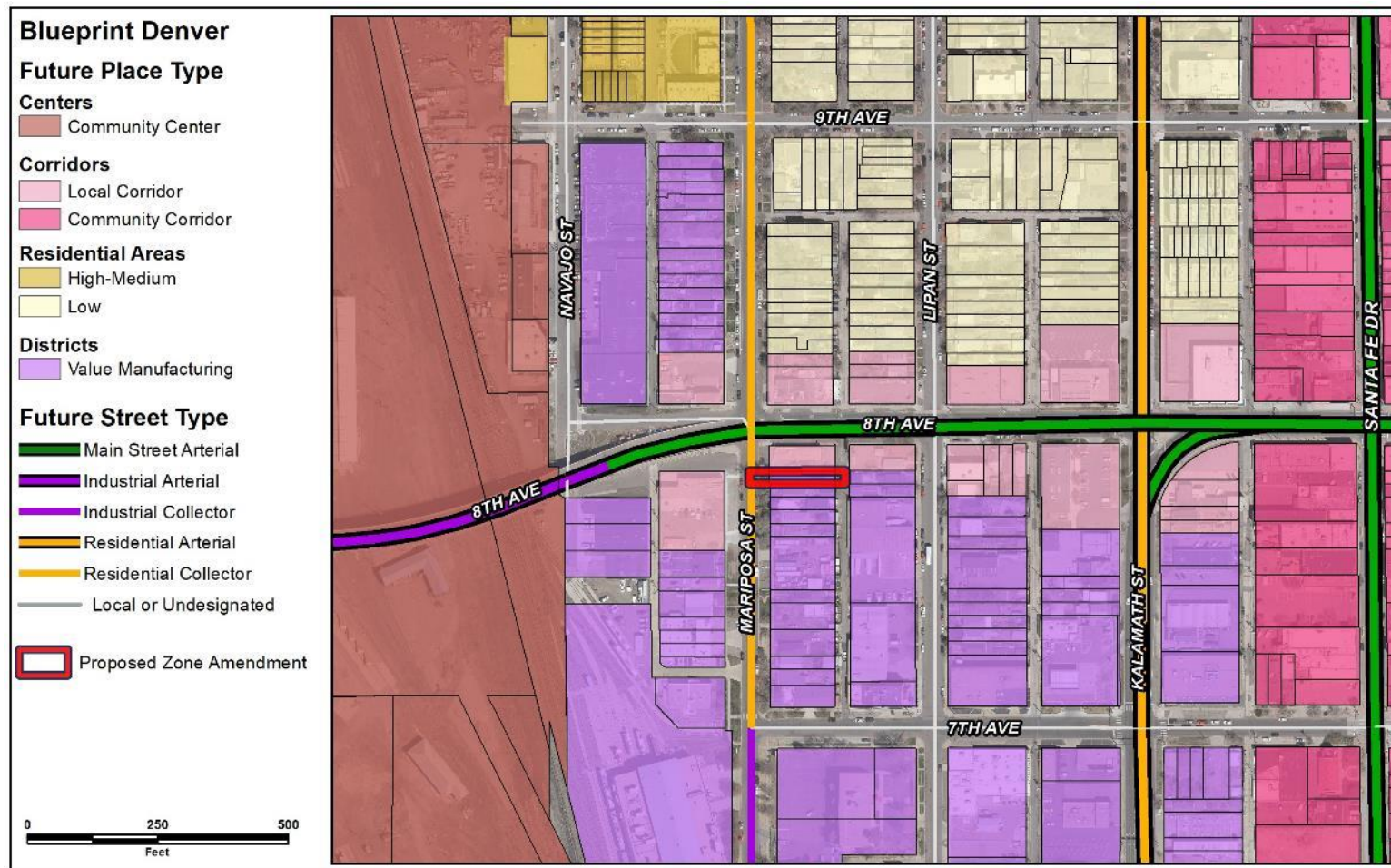
Proposed Zone Amendment



Blueprint Denver (2019)

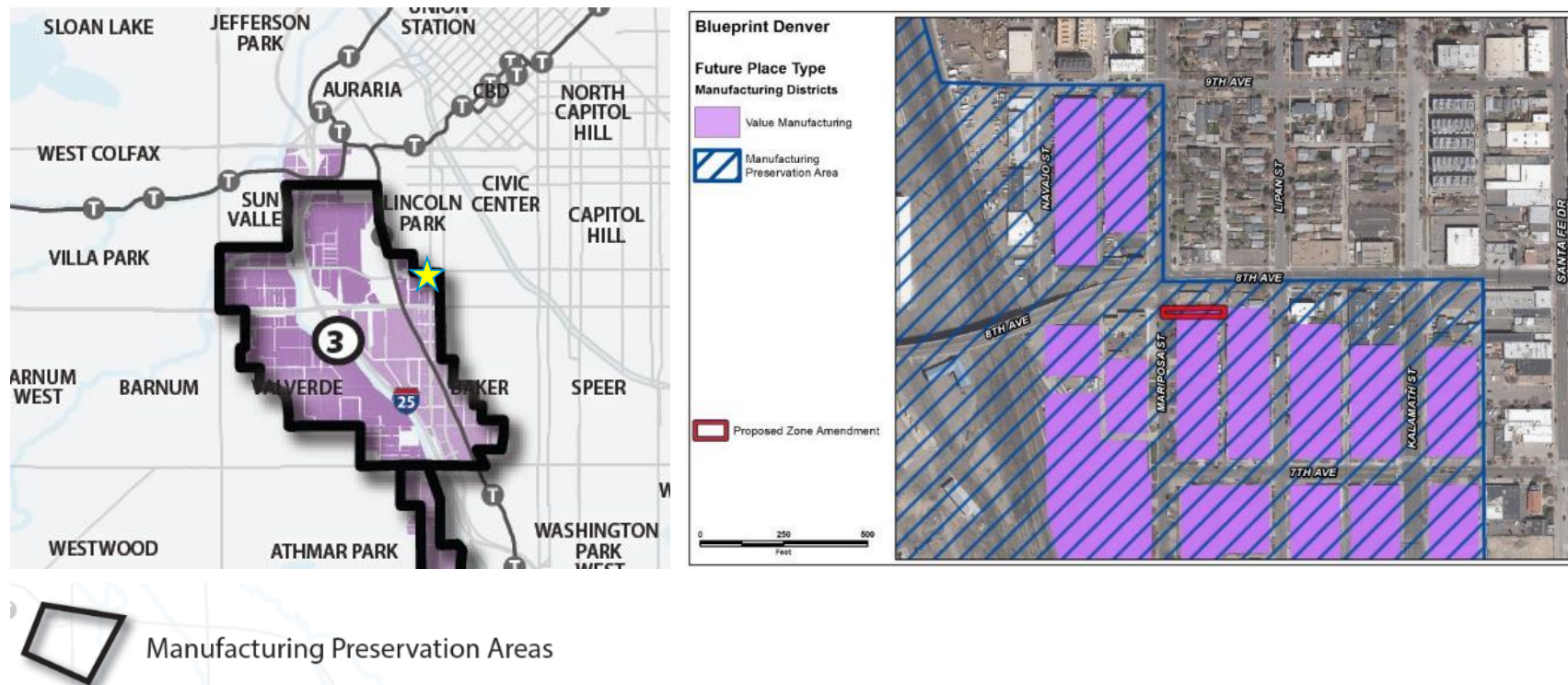
Within the District context

Consistency with Adopted Plans: Blueprint Denver 2019



- **Value Manufacturing:**
 - The primary purpose of light manufacturing, wholesale trade, transportation and warehousing. Residential uses are not compatible.
- **Local Corridor**
 - Primarily provides options for dining, entertainment and shopping. May also include some residential and employment uses.
- **Future Street Type**
 - 8th Ave.: Main Street Arterial
 - Mariposa St: Residential Collector

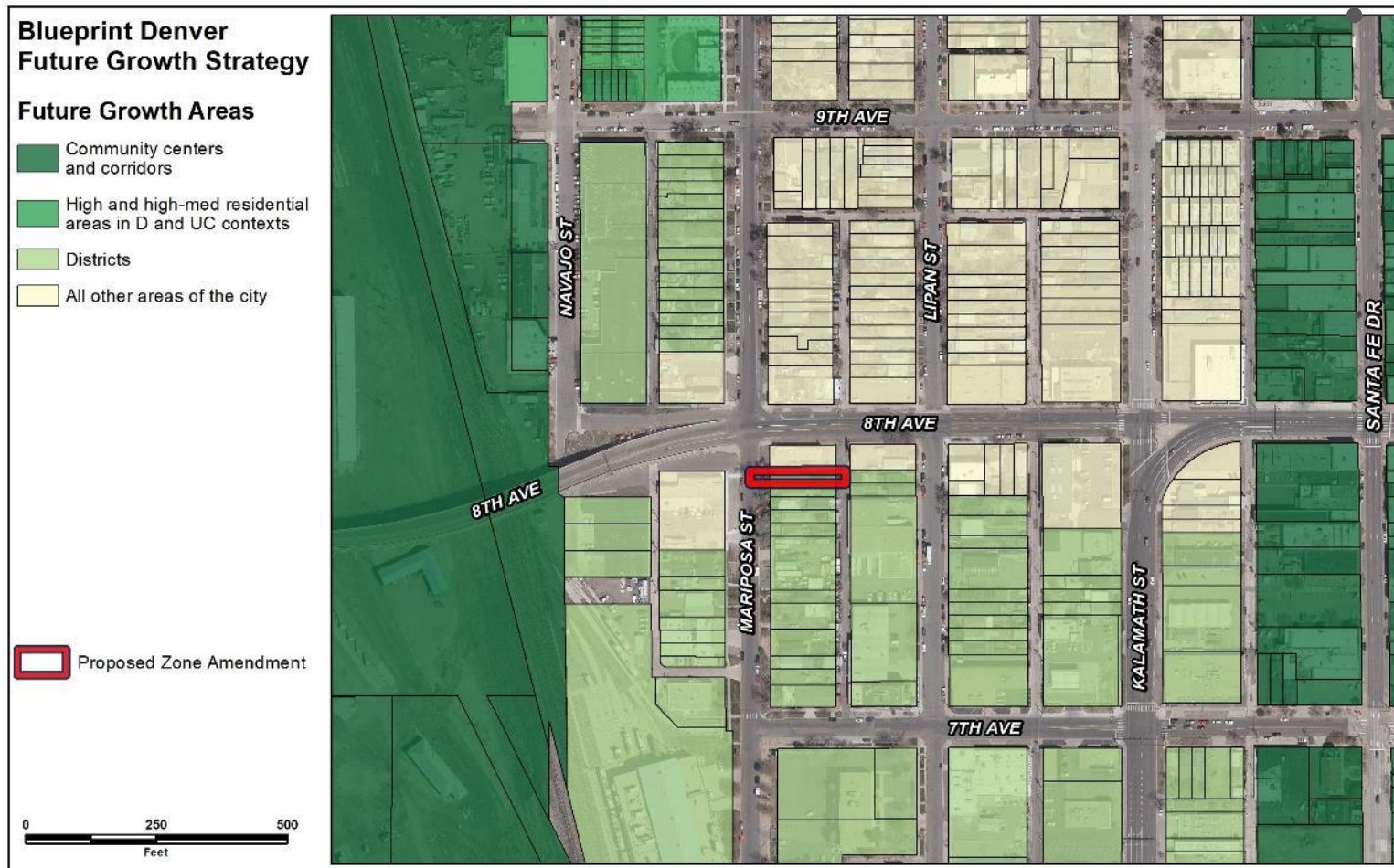
Consistency with Adopted Plans: Blueprint Denver



Manufacturing Preservation Districts:

Blueprint Denver identifies eight areas in the city to preserve the ability to continue and expand manufacturing uses, which are outlined on the map. Please see Chapter 3 for specific policies and strategies related to manufacturing.

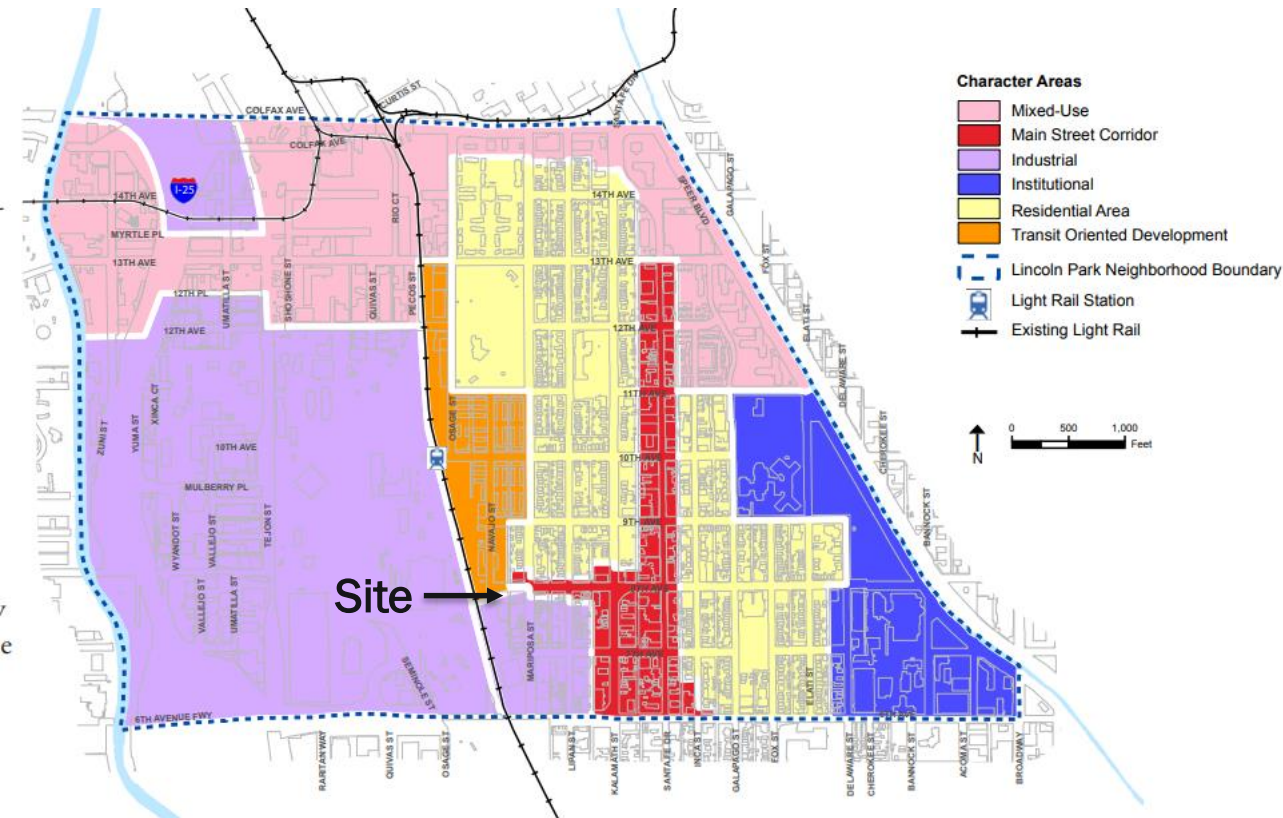
Consistency with Adopted Plans: Blueprint Denver 2019



Growth Areas Strategy

- 5% of new housing growth and 15% of employment growth anticipated citywide
- Higher intensity residential areas near downtown, mid-scale housing in innovation/flex districts and low-scale greenfield residential all contribute to Denver's future housing stock. (p.49)

Consistency with Adopted Plans: La Alma Lincoln Park Neighborhood Plan



Character Area Goals – Main Street

- Encourage mixed use development with a diversity of uses.
- Promote multi-stories mixed use buildings.
- Support infill development of retail, office, live-work and residential uses.
- Develop land in a manner that is consistent with the surrounding land uses in terms of character and use.

Character Area goals - Industrial

- Mixed land uses are supported in adjacent character areas – to give employees access to commercial uses with walking distance.
- Vacant and underutilized properties offer opportunities for business expansion and infill development.

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Uniformity of District Regulations

- Proposed rezoning will result in uniform application of zone district building form, use and design 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 the area and city adopted plans serve as the Justifying Circumstances under DZC Section 12.4.10.8.A.4,
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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3. Further Public Health, Safety and Welfare
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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