



DENVER
THE MILE HIGH CITY

3914 N King St & 3441 W 39th St

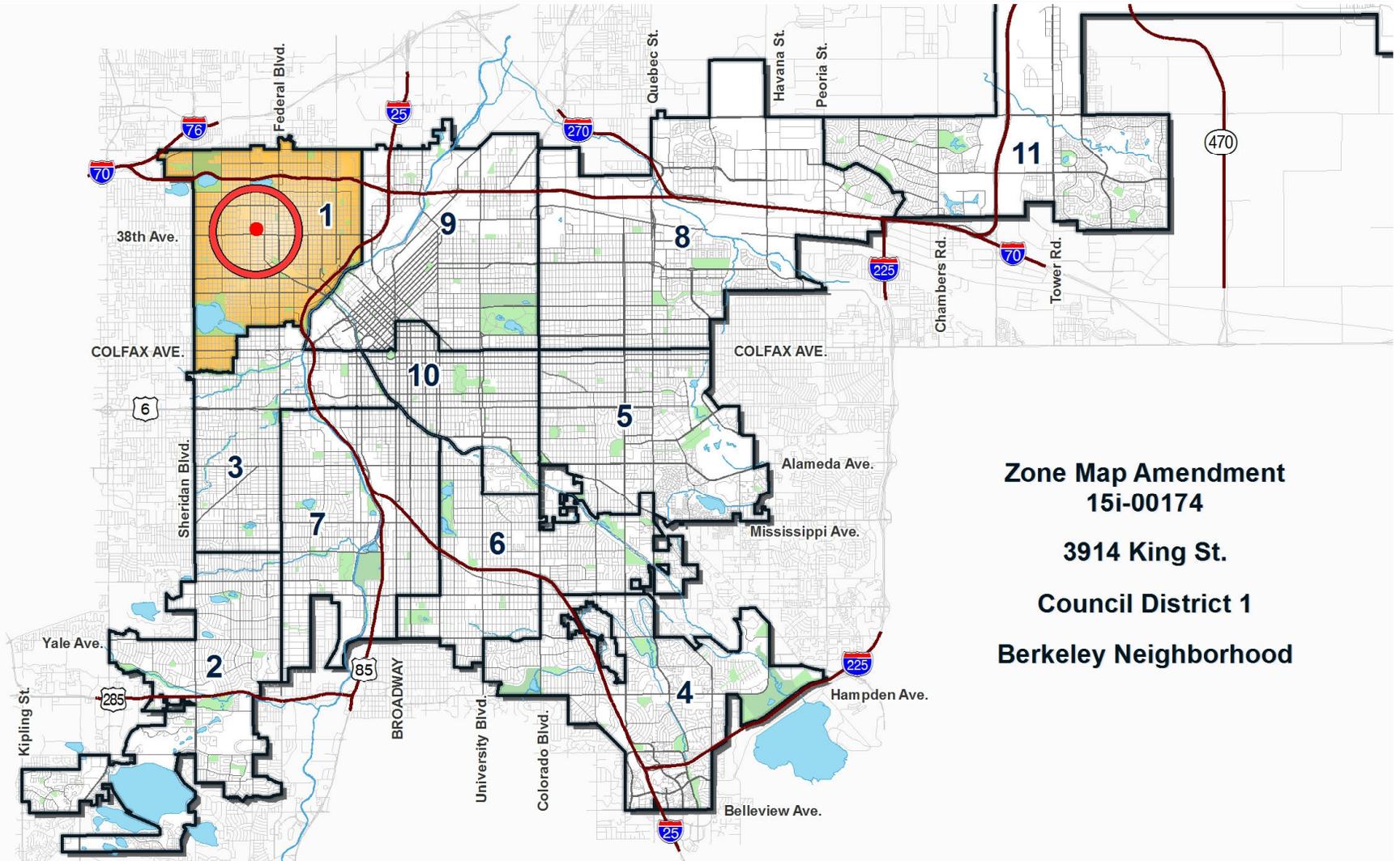
PUD 406 to U-SU-B1

FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**



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3914 N King St 3914 N King St PUD 406 to U-SU-B1



**Zone Map Amendment
15i-00174**

3914 King St.

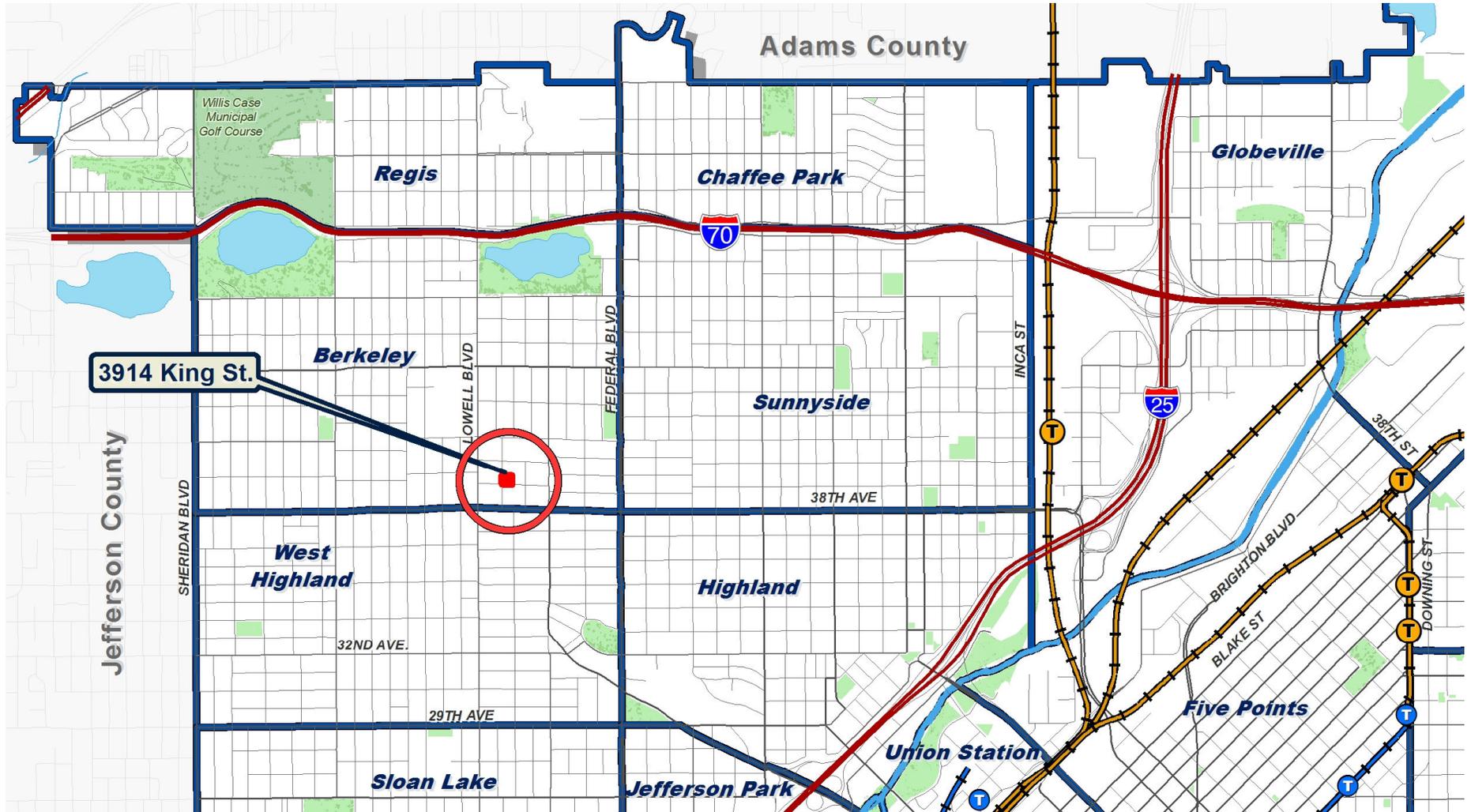
Council District 1

Berkeley Neighborhood



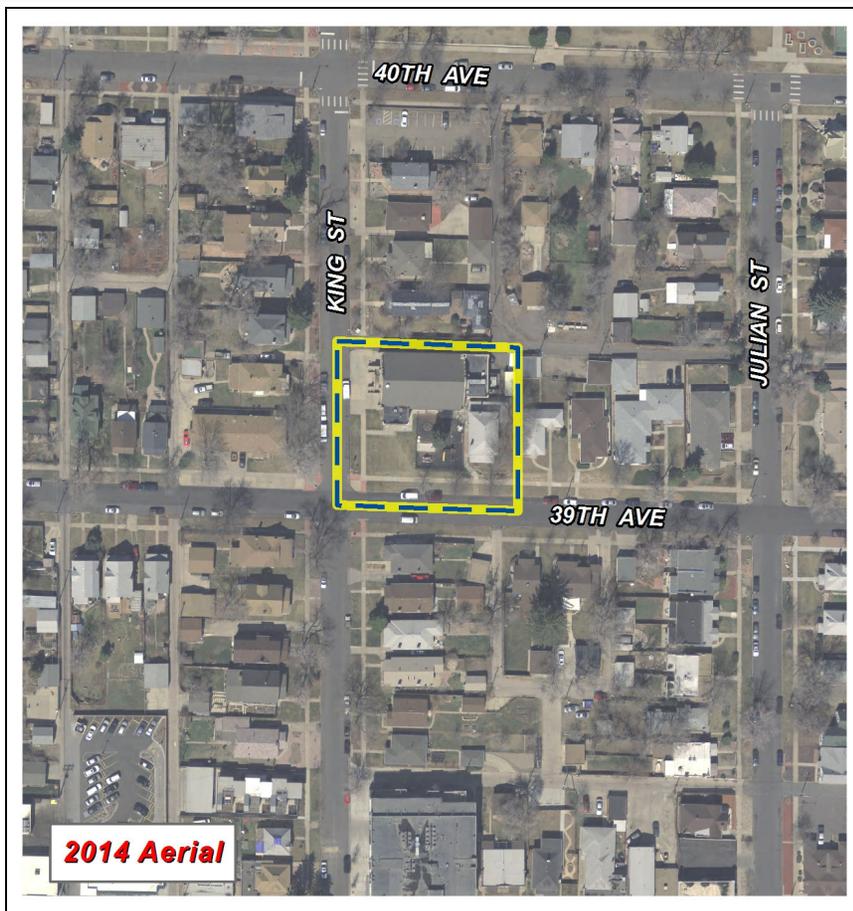
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Berkeley Neighborhood





- Largest Intersection:
 - 38th and Lowell



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- Property:
 - 18,730 s.f.
 - Existing structures were used as a child care center and community center
- Property Owner:
 - Requesting rezoning to allow for the gymnasium to be used for child care
- Rezone from PUD 406

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

Zone District: U-SU-B1

Urban Neighborhood Context – Single Unit

Article 7, Urban Center Neighborhood Context
Division 7.2 Districts

7.2.2.2 Specific Intent

- A. Mixed Use - 3 (C-MX-3) applying a building scale of 2 1/2 stories
- B. Mixed Use - 4 (C-MX-4) applying a building scale of 2 1/2 stories
- C. Mixed Use - 5 (C-MX-5) applying a building scale of 2 1/2 stories
- D. Mixed Use - 6 (C-MX-6) applying a building scale of 2 1/2 stories
- E. Mixed Use - 7 (C-MX-7) applying a building scale of 2 1/2 stories
- F. Mixed Use - 8 (C-MX-8) applying a building scale of 2 1/2 stories

SECTION 7.2.3

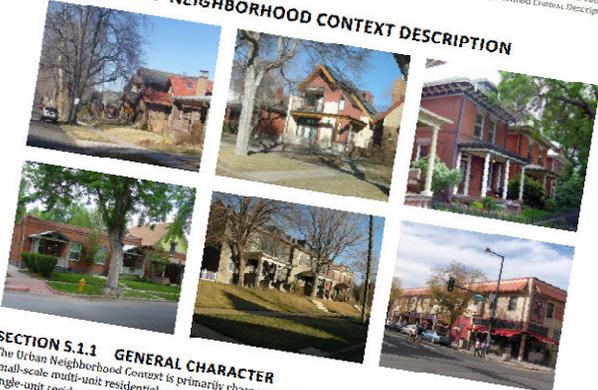
7.2.3.1 General Intent

A.

B.

DIVISION 5.1 NEIGHBORHOOD CONTEXT DESCRIPTION

Article 5, Urban Neighborhood Context
Division 5.1 Neighborhood Context Description



SECTION 5.1.1 GENERAL CHARACTER
The Urban Neighborhood Context is primarily characterized by single-unit and two-unit residential uses. Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas. Single-unit residential structures are typically Urban House forms. Multi-unit building forms are typically Row House forms embedded with other residential building forms. Commercial buildings are typically Shop front and General forms that may contain a mixture of uses within the same building. Single- and two-unit residential uses are primarily located along local and residential arterial streets. Multi-unit residential uses are primarily located along local streets, residential and mixed use arterials, and main streets. Commercial uses are primarily located along mixed-use arterial or main streets but may be located at or between intersections of local streets.

SECTION 5.1.2 STREET, BLOCK AND ACCESS PATTERNS
The Urban Neighborhood Context consists of a regular pattern of block shapes surrounded by an orthogonal street grid. Orthogonal streets provide a regular pattern of pedestrian and vehicular connections through this context and there is a consistent presence of alleys. Block sizes and shapes are consistent and primarily include detached sidewalks (though attached sidewalks are also found), tree lawns where provided for by detached sidewalks, street and surface parking, and landscaping in the front setback.

SECTION 5.1.3 BUILDING PLACEMENT AND LOCATION
Residential buildings typically have consistent, moderate front setbacks, shallow side setbacks and consistent orientation. Commercial buildings typically have consistent orientation and shallow front setbacks with parking at the rear and/or side of the building.

SECTION 5.1.4 BUILDING HEIGHT
The Urban Neighborhood Context is characterized by low scale buildings except for some mid-rise commercial and mixed use structures, particularly at nodes or along arterial streets.

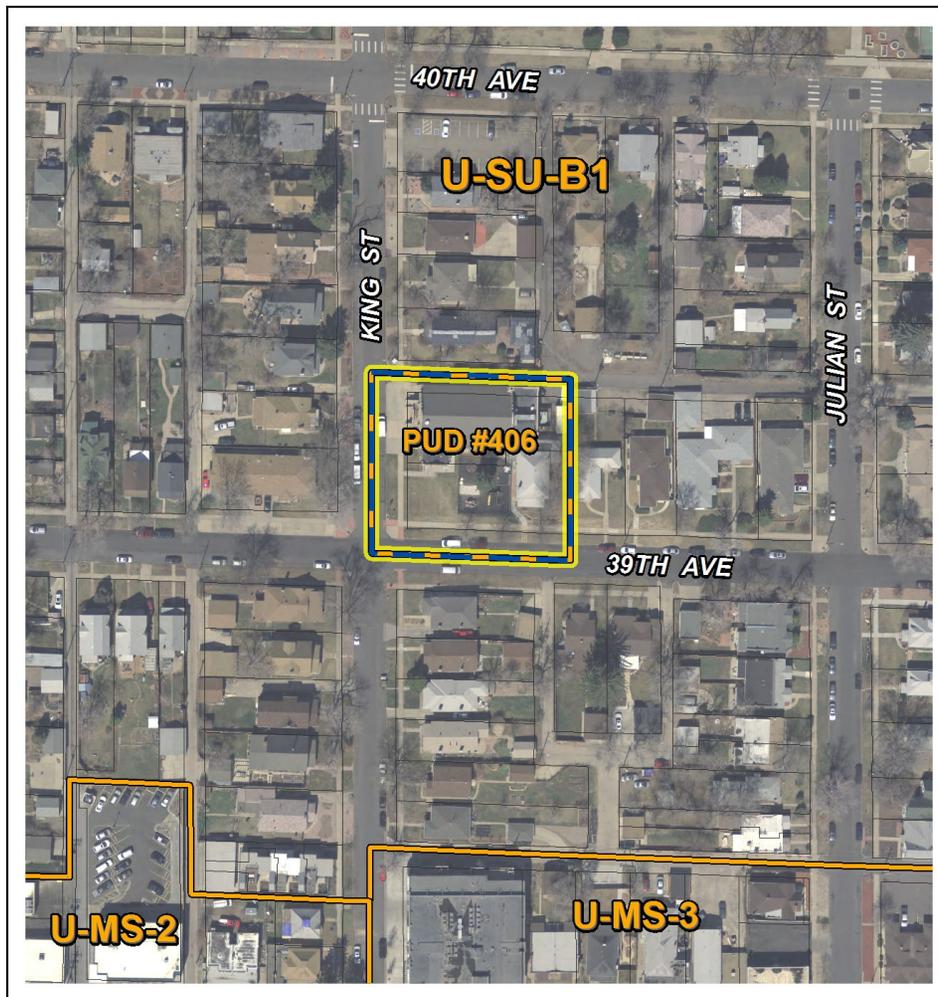
SECTION 5.1.5 MOBILITY
There is a balance of pedestrian, bicycle and vehicle reliance with greater access to the multi-modal transportation system.

DENVER ZONING CODE
June 25, 2019 | Republished July 6, 2015

| 5.1-1

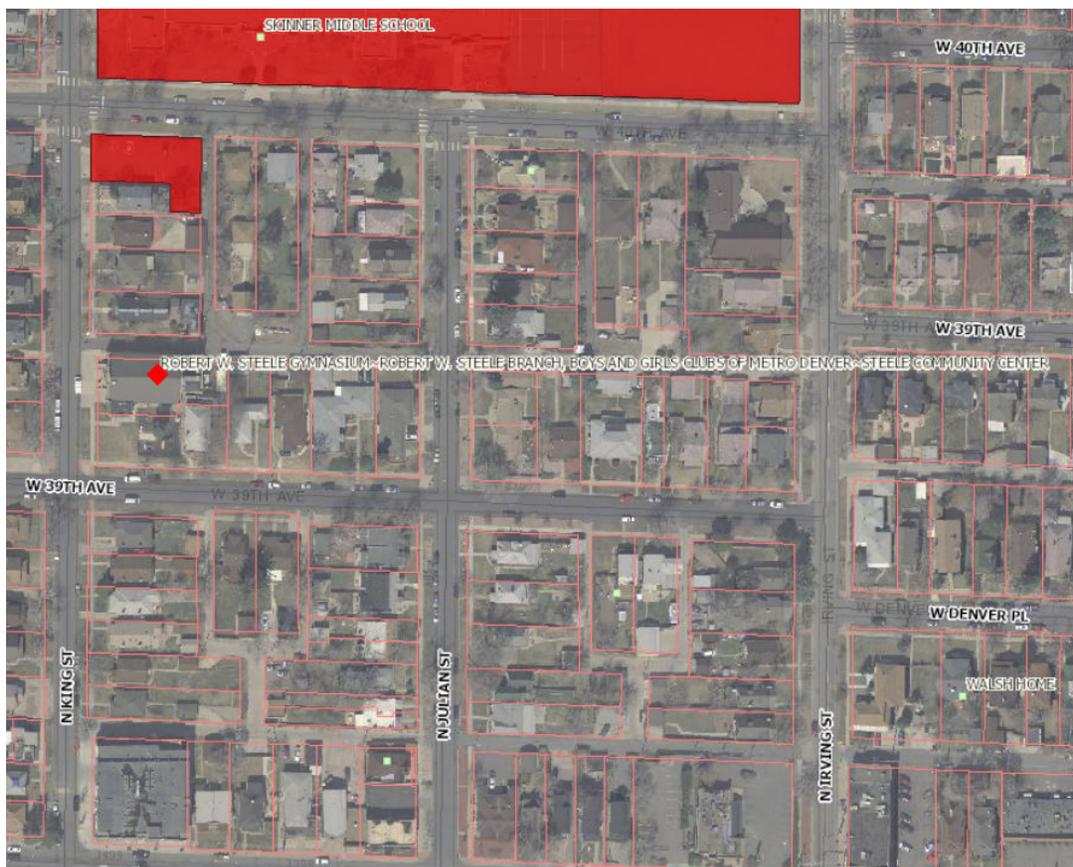


Existing Context – Zoning



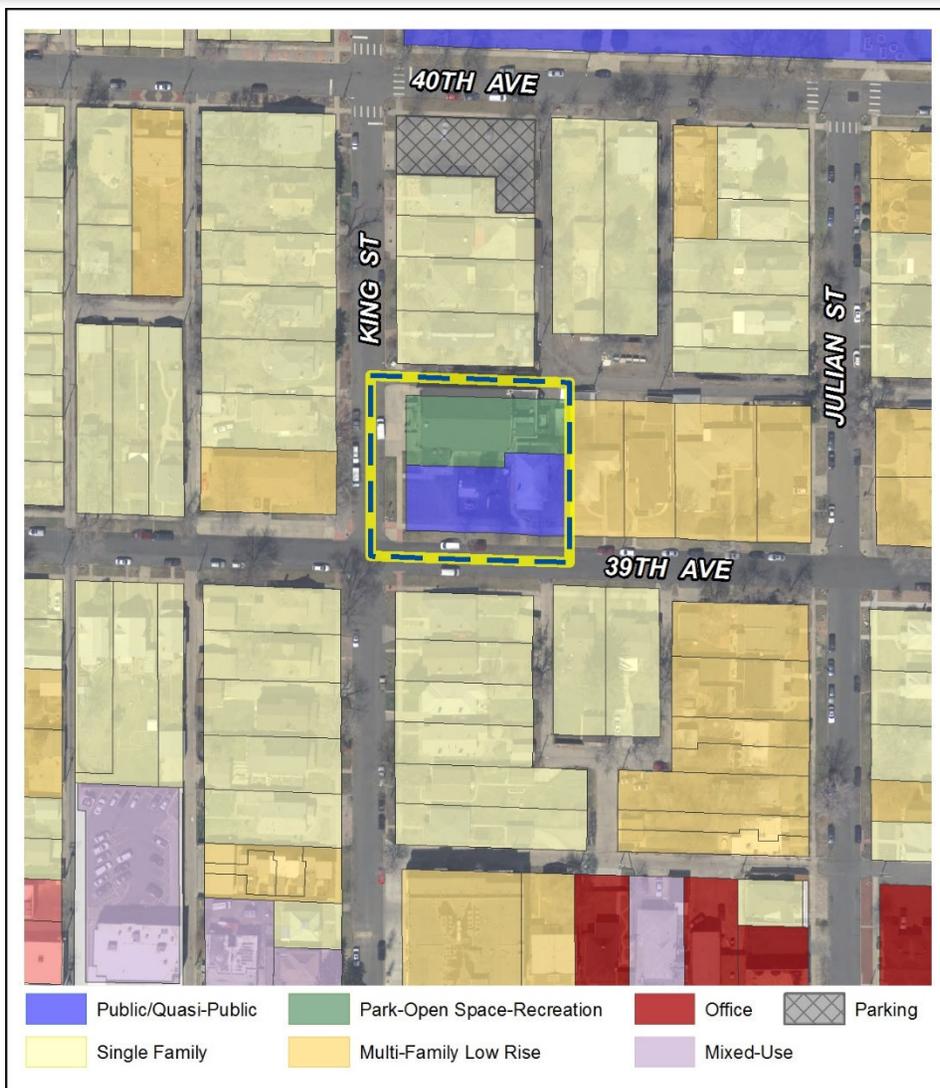
- Existing Zoning – PUD 406 (1996) to permit child care and community uses that were restricted by the existing R-2 zoning
- Child care restriction of 3,000 sq. ft.
- Based primarily on the Former Ch 59 R-2 district

Existing Context – Historic Structure



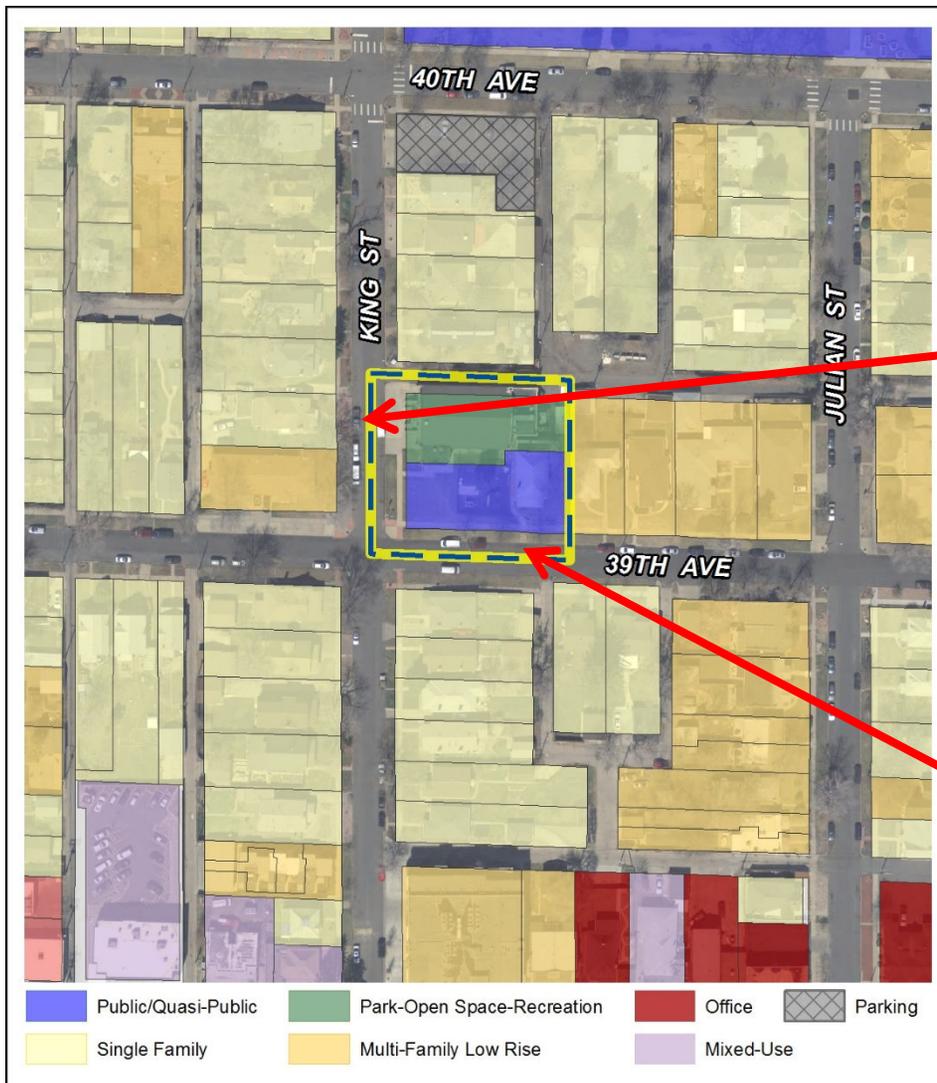
- Robert W Steele Gymnasium is on the State Register

Existing Context – Land Use

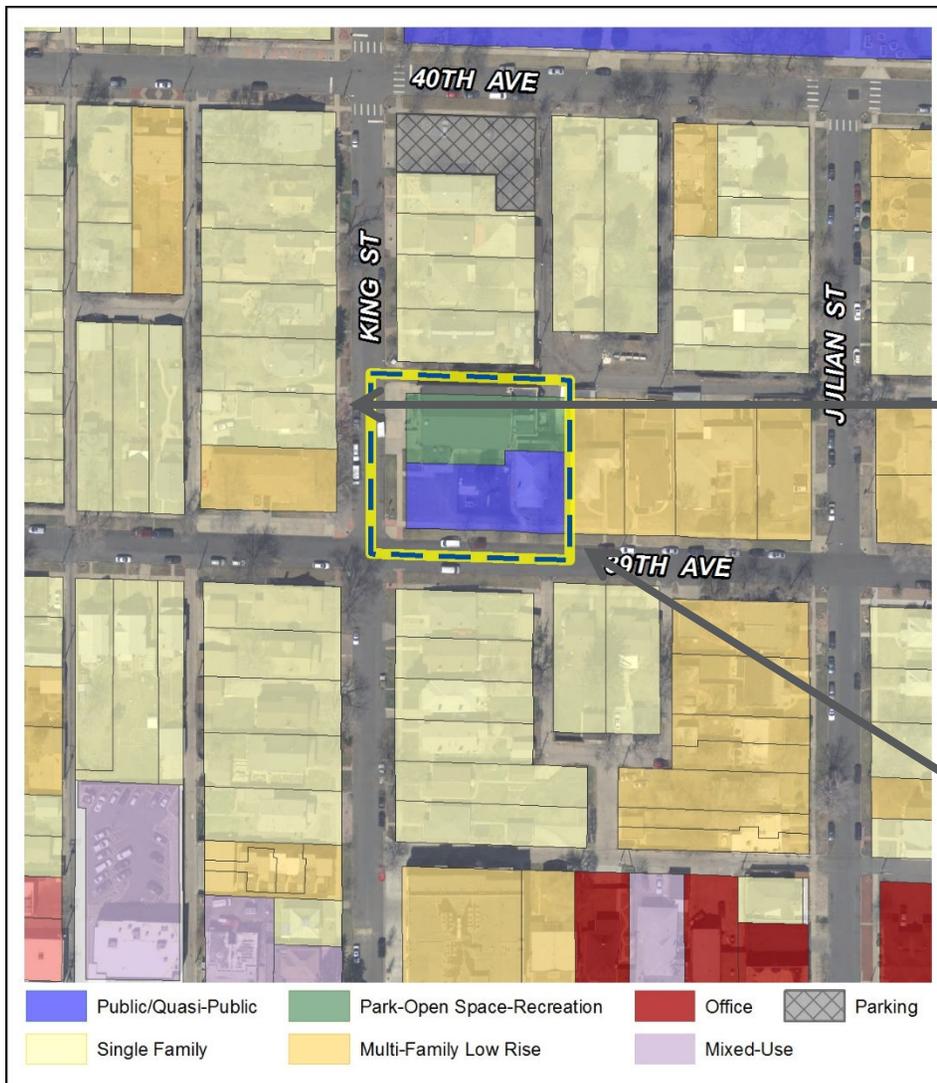


- Site:
 - Recreation
 - Public/Quasi Public
- Surrounding:
 - Single-family
 - Multi-family low-rise

Existing Context – Building Form/Scale



Existing Context – Building Form/Scale





Summary of Public Notice

- Receipt of complete rezoning application – December 14, 2015
- Planning Board public hearing - March 30, 2016
- PLAN Committee tentatively April 13, 2016
- City Council Public hearing tentatively **June 20, 2016**

– RNOs

- **Berkeley Regis United Neighbors**
- Denver Neighborhood Association
- Inter-Neighborhood Cooperation

Four letters have been received, generally recommending a customized zoning approach to relax on-site parking, enable for office to be a permitted use and the pursuit of a landmark designation for the Steele Gymnasium.

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 2000
 - Blueprint Denver: A Land Use and Transportation Plan
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
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5. Consistency with Neighborhood Context, Zone District Purpose and Intent



Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

- **Environmental Sustainability Strategy 2-F** – *Conserve land by: promoting infill development with Denver at sites where services and infrastructure are already in place. Designing mixed-use communities and reducing sprawl, so that residents can live, work and play within their own neighborhoods. Creating more density at transit nodes. (p 39)*
- **Land Use Strategy 3-B** – *Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses. (p 60)*
- **Denver's Legacies 13-B** – *Coordinate with DPS and Community-based organizations to expand recreation opportunities and after-school programs throughout the city. (p 104)*
- **Economic Activity Strategy 1-F** – *Support a collaborative effort by business, educational intuitions and regulatory agencies to enhance the supply, quality of childcare. (p 130)*
- **Neighborhoods Strategy 1-F** - *Invest in neighborhoods to help meet citywide goals and objectives for a range of housing types and prices, community facilities, human services and mobility. Continue to foster integrity and livability of neighborhoods. (p 150)*
- **Education Strategy 2-A** - *Support high-quality comprehensive preschool education*

Review Criteria: Consistency with Adopted Plans

Blueprint Denver (2002)

- Land Use Concept:
 - Single Family Residential
 - Single-family homes are the predominant residential type
 - Area of Stability
- Future Street Classification:
 - Undesignated Local



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- CPD finds the rezoning is consistent with Comprehensive Plan 2000 and Blueprint Denver: A Land Use and Transportation 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

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**
 - Section 12.4.10.8.A.4, “*The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area.*”
 - Evolving community demands for community serving uses
 - The adoption of the Denver Zoning Code
 - CPD finds this criteria is met
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
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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