



DENVER
THE MILE HIGH CITY

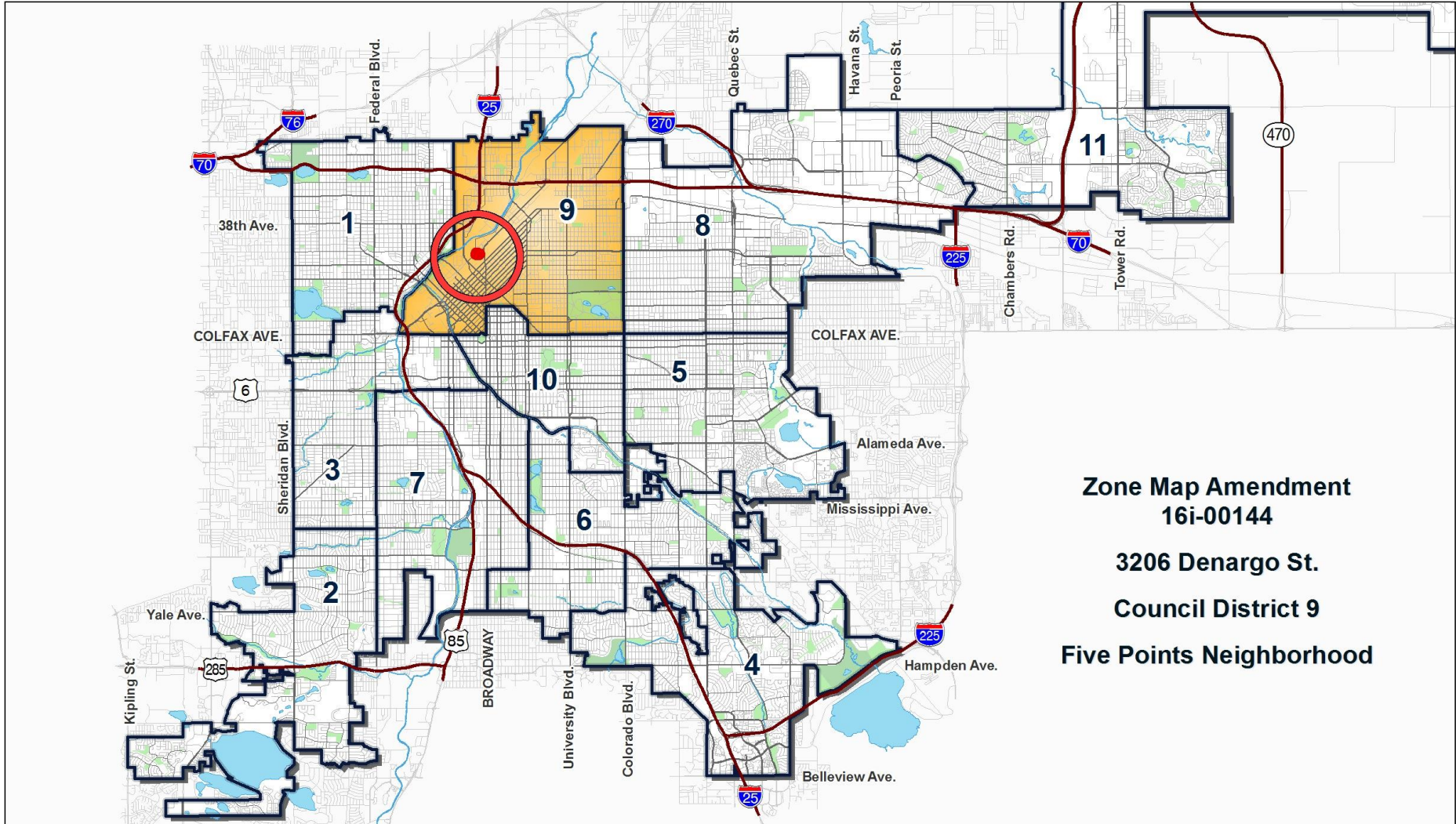
3204 & 3206 Denargo St.

R-MU-30 Waivers & Conditions and I-B
UO-2 to C-MX-8

Land Use, Transportation and Infrastructure
Committee of the Denver City Council
June 6, 2017

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

3204 & 3206 Denargo St.



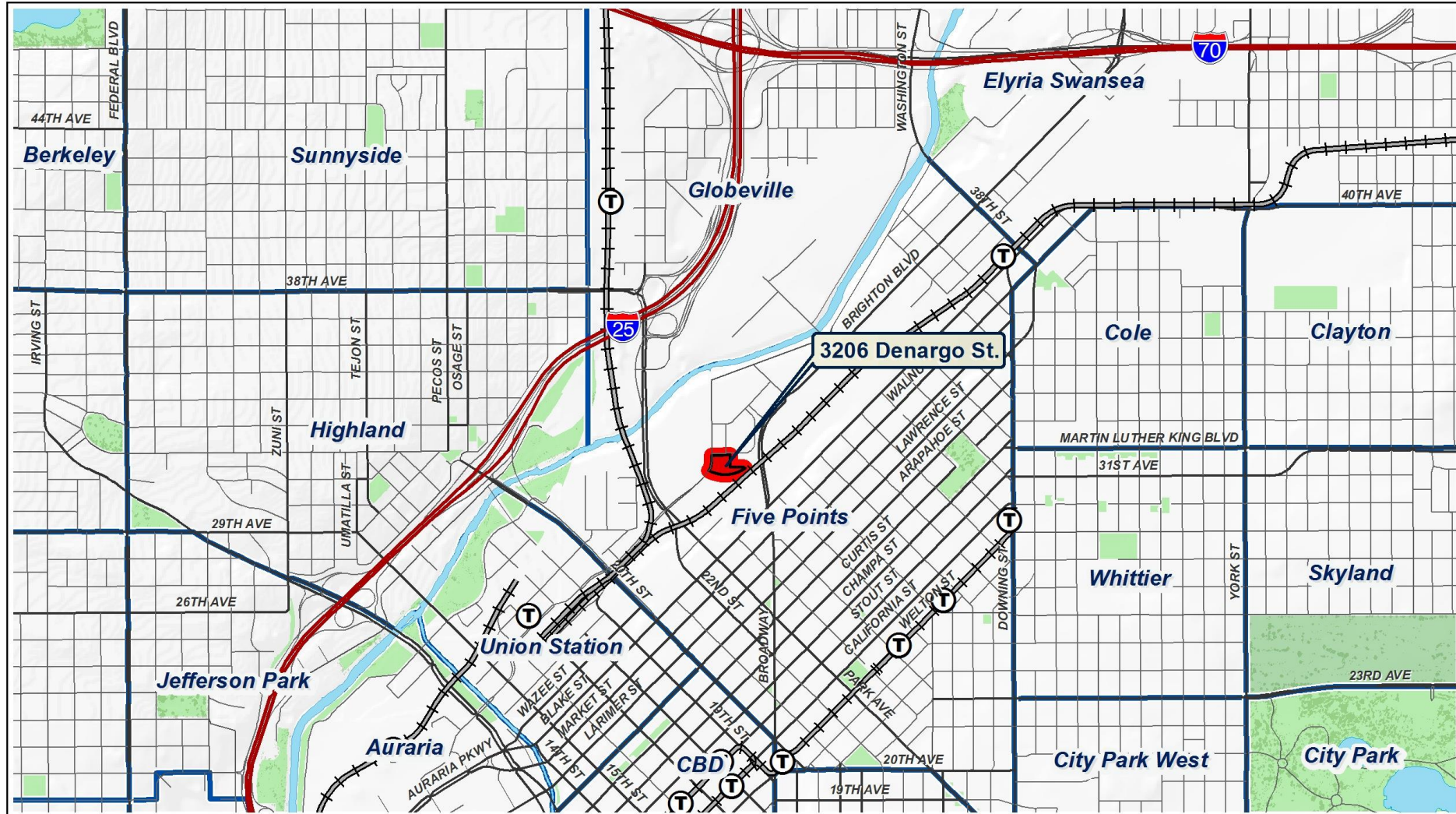
**Zone Map Amendment
16i-00144**

3206 Denargo St.

Council District 9

Five Points Neighborhood

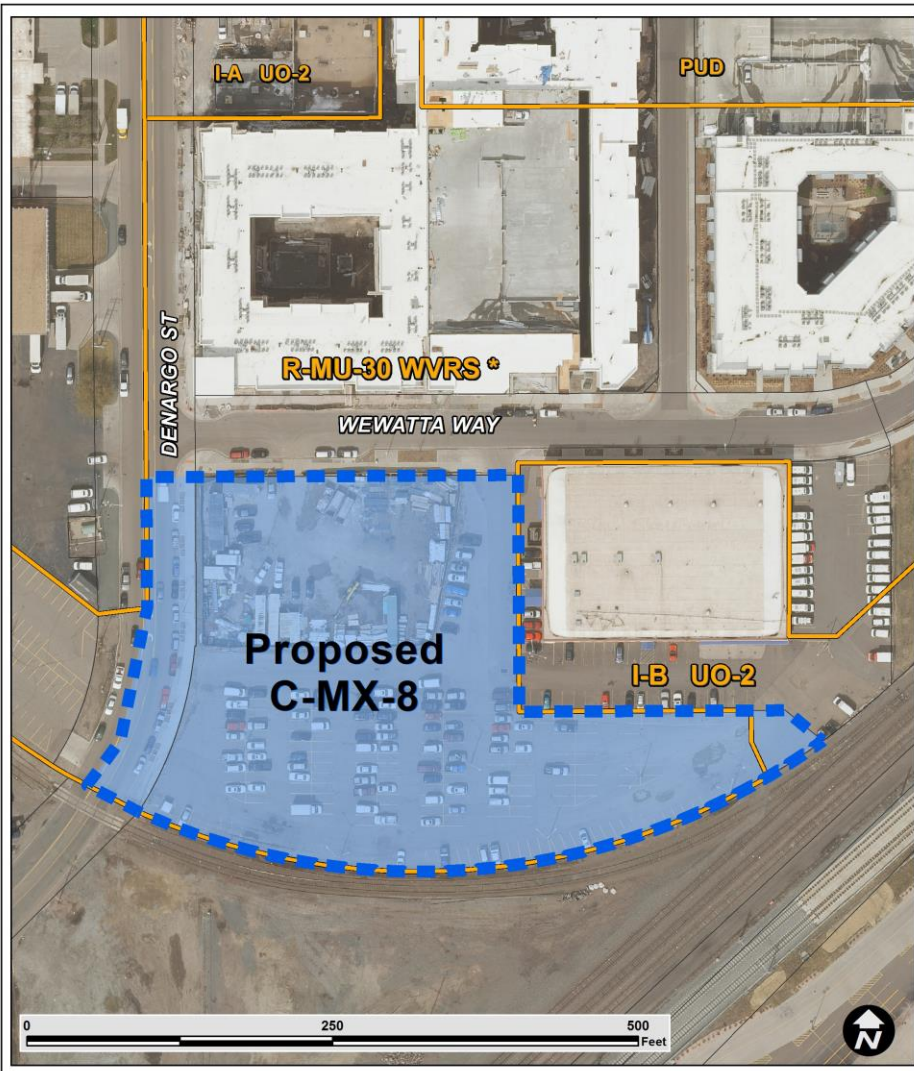
Five Points Neighborhood



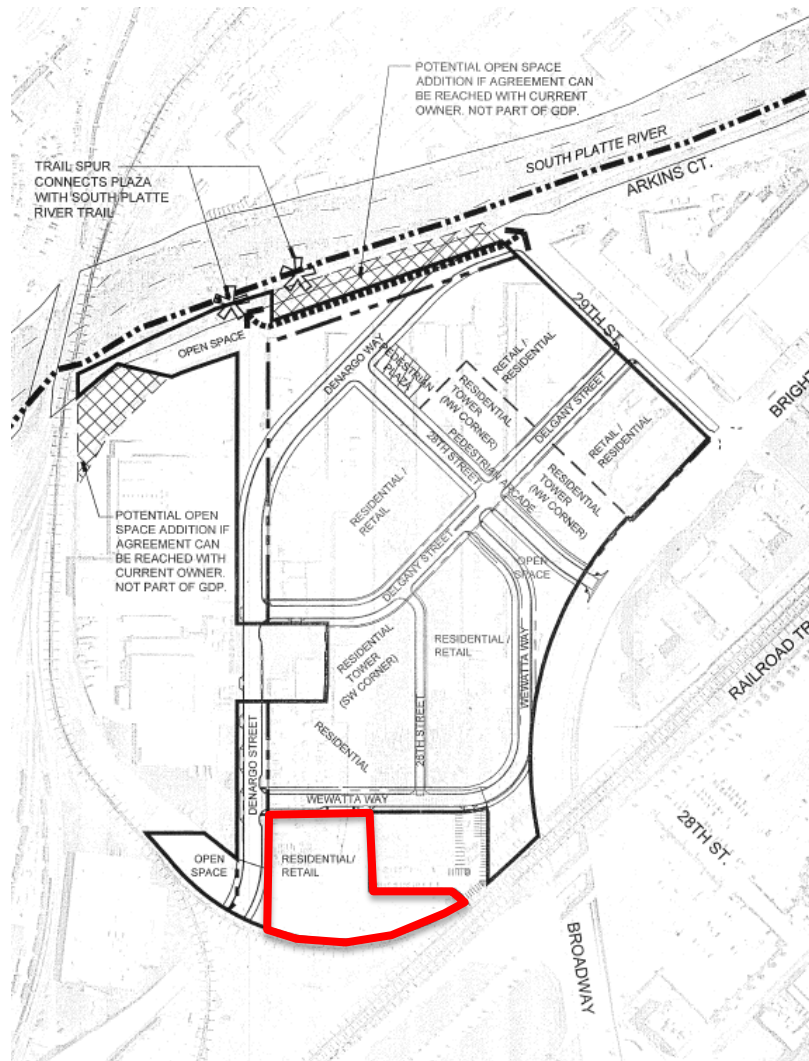


2016 Aerial

- Denargo Market, between Broadway and Delgany
- Southwest end of Brighton Blvd corridor

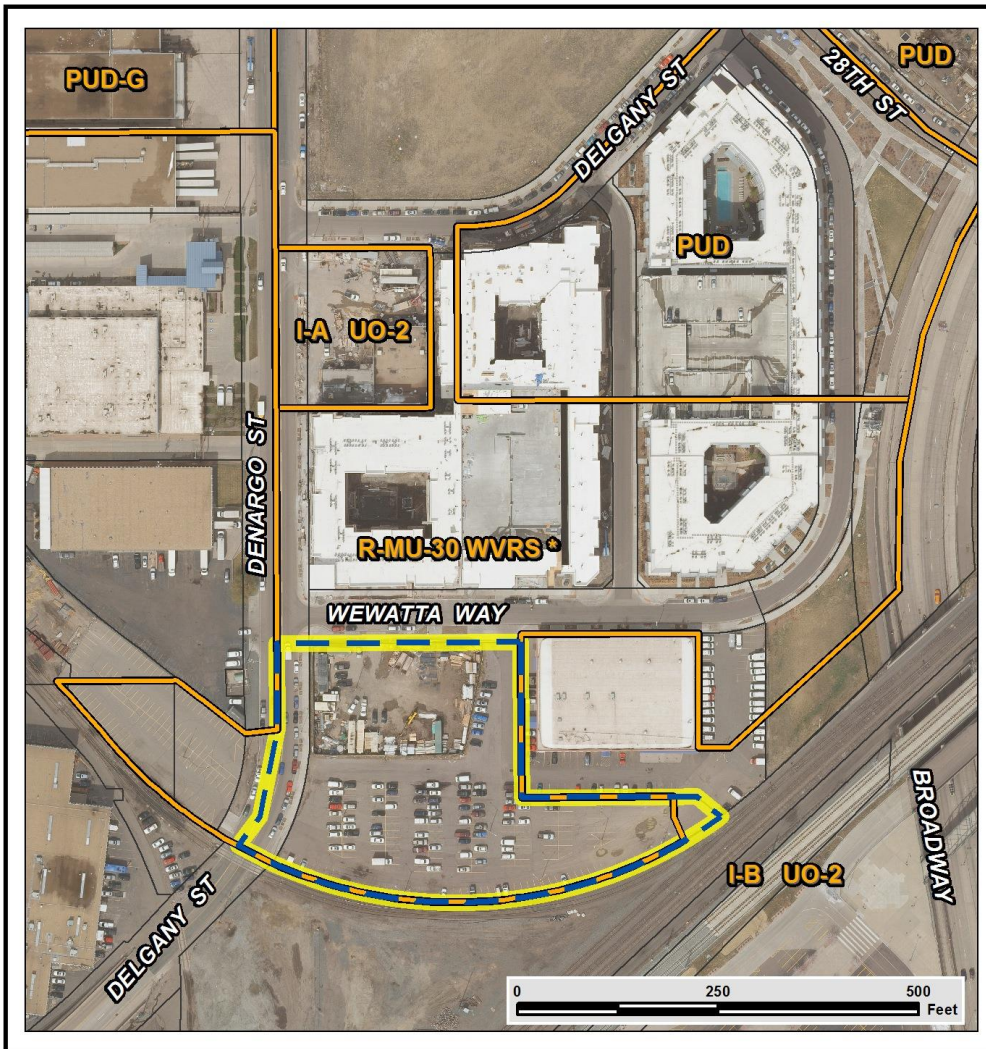


- Property:
 - 2.47 Acres
 - Vacant
 - Parking/storage
- Requesting rezoning to redevelop the site
- R-MU-30 Waivers & Conditions and I-B UO-2 to C-MX-8



- Denargo Market General Development Plan
 - 2000-2500 residential units
 - 125,000-200,000 SF commercial
 - Residential/Retail use
 - 75' maximum height
 - Urban Design Standards and Guidelines apply

Existing Context – Zoning

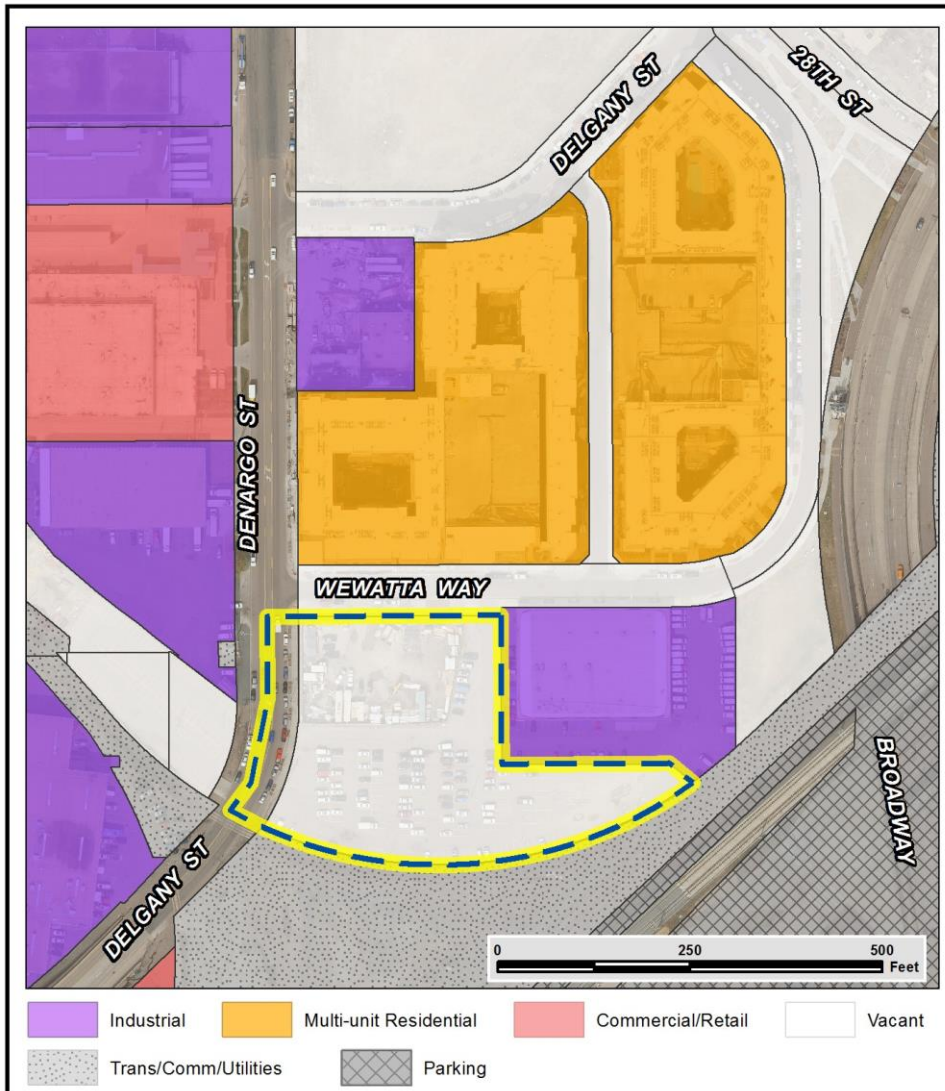


- Site:
 - R-MU-30 W&C and IB UO-2
- Surrounding Zoning:
 - North – R-MU-30 W&C
 - South – IB UO-2
 - East – IB UO-2
 - West – R-MU-30 W&C and IB UO-2

Zoning Waivers and Conditions (2007)

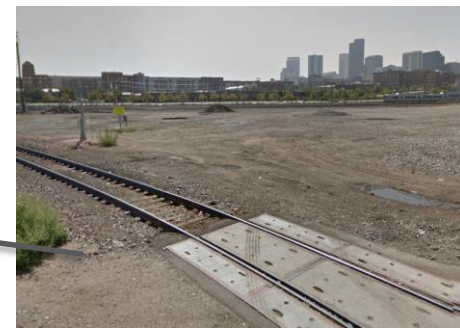
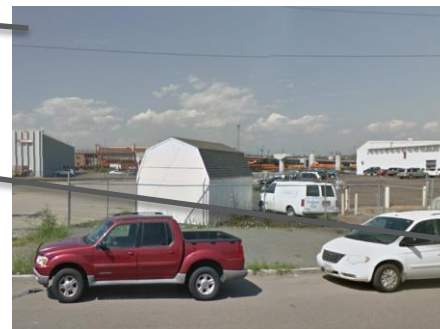
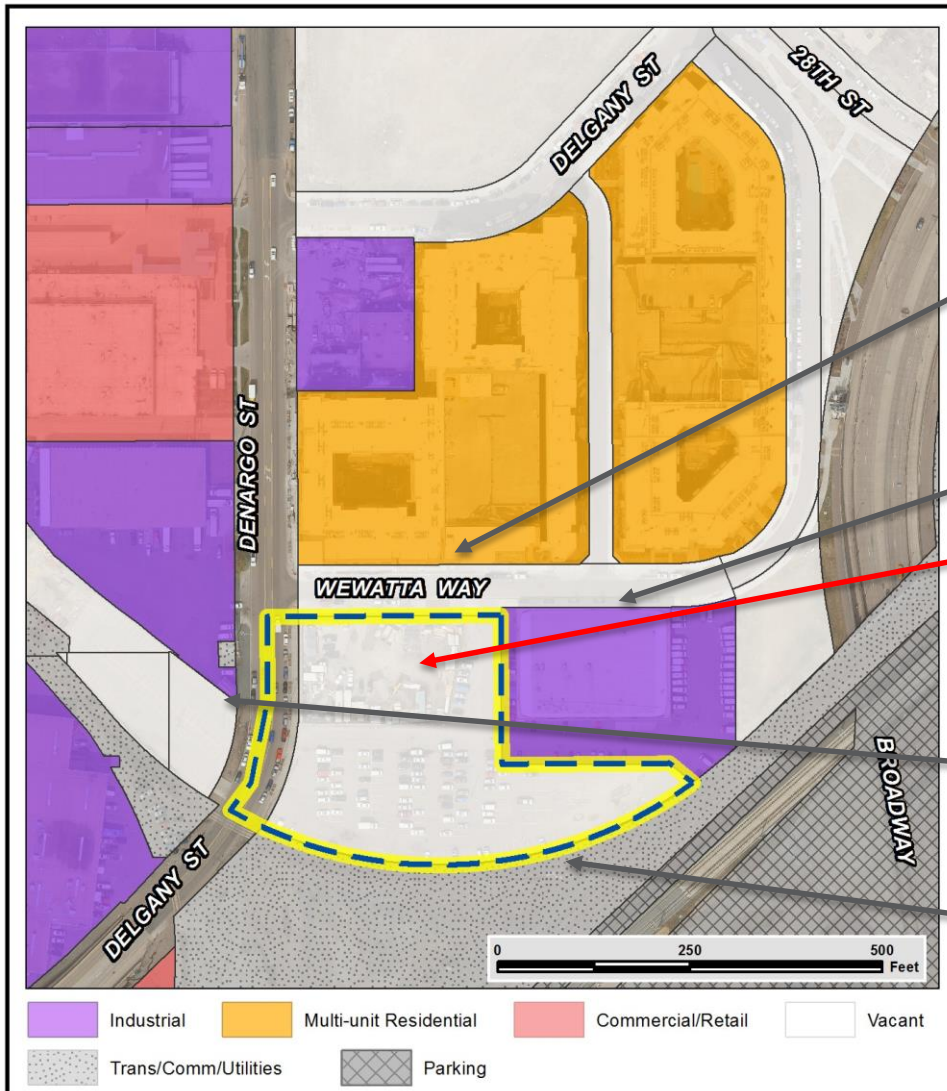
- Waivers:
 - 75' Height limit
 - 12% minimum open space in the GDP area
 - Allow 0' setbacks
 - 10 year vesting period
- Condition:
 - Affordable housing plan must be approved before first development

Existing Context – Land Use



- Site – Vacant
- North – Multi-unit Residential
- South – Rail ROW
- East – Industrial
- West – Vacant/Industrial

Existing Context – Building Form/Scale



- Planning Board (May 17, 2017) – 9-0 vote for recommendation of approval
 - No public comment
- Land Use, Transportation and Infrastructure Committee (June 6, 2017)
- City Council (Tentative: July 17, 2017)
- Public comment
 - No comment letters received

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
- River North 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: Consistency with Adopted Plans

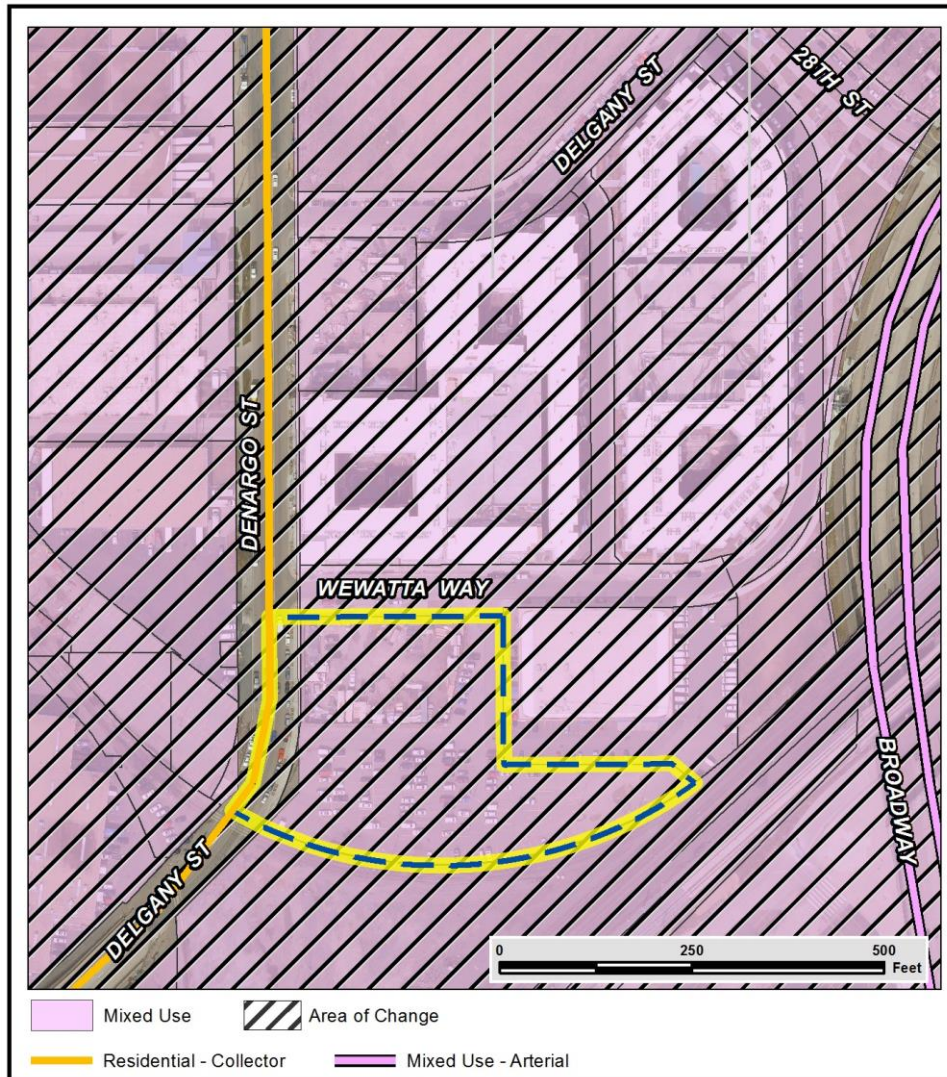
Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-F
- Land Use Strategy 3-B
- Mobility Strategy 4-E
- Housing Strategy 6-A

Review Criteria: Consistency with Adopted Plans

Blueprint Denver (2002)

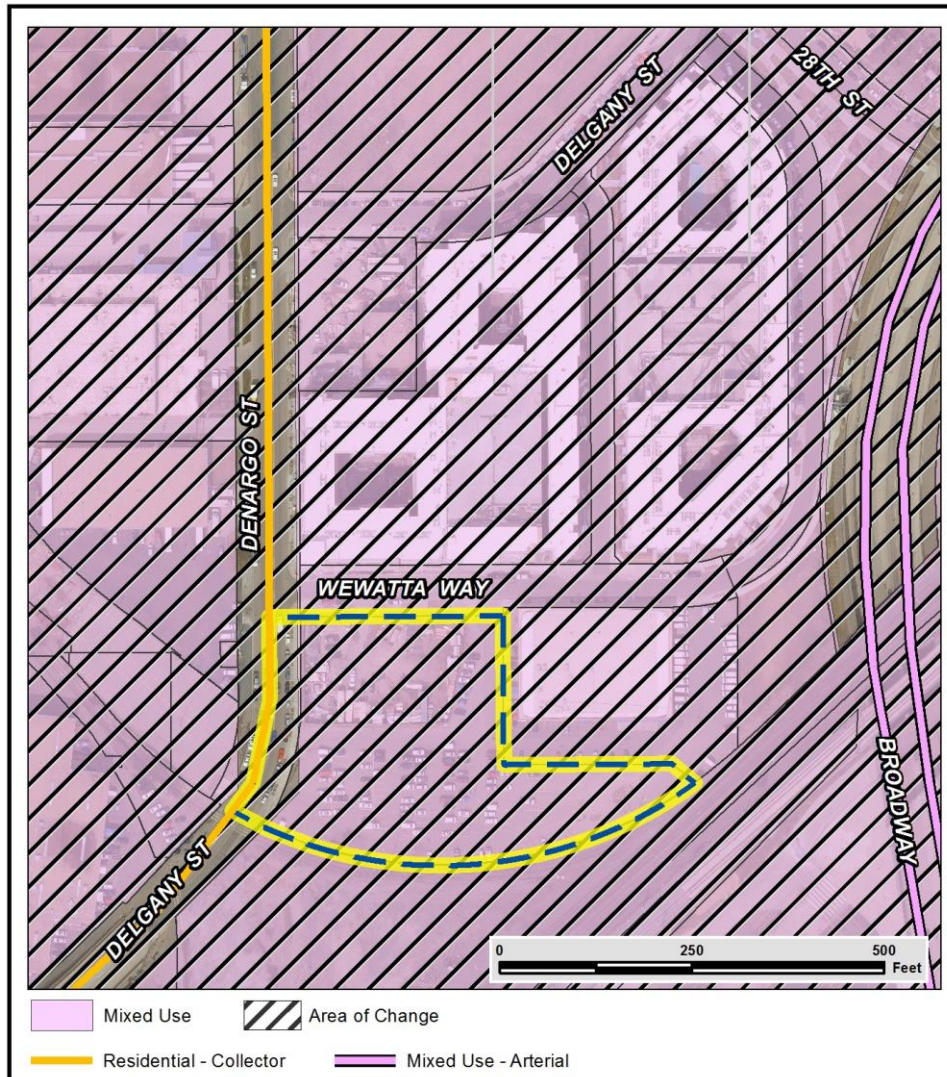
- Land Use Concept:
 - Mixed Use
 - Sizeable employment base as well as residential
 - Higher intensity than other residential areas
 - Area of Change



Review Criteria: Consistency with Adopted Plans

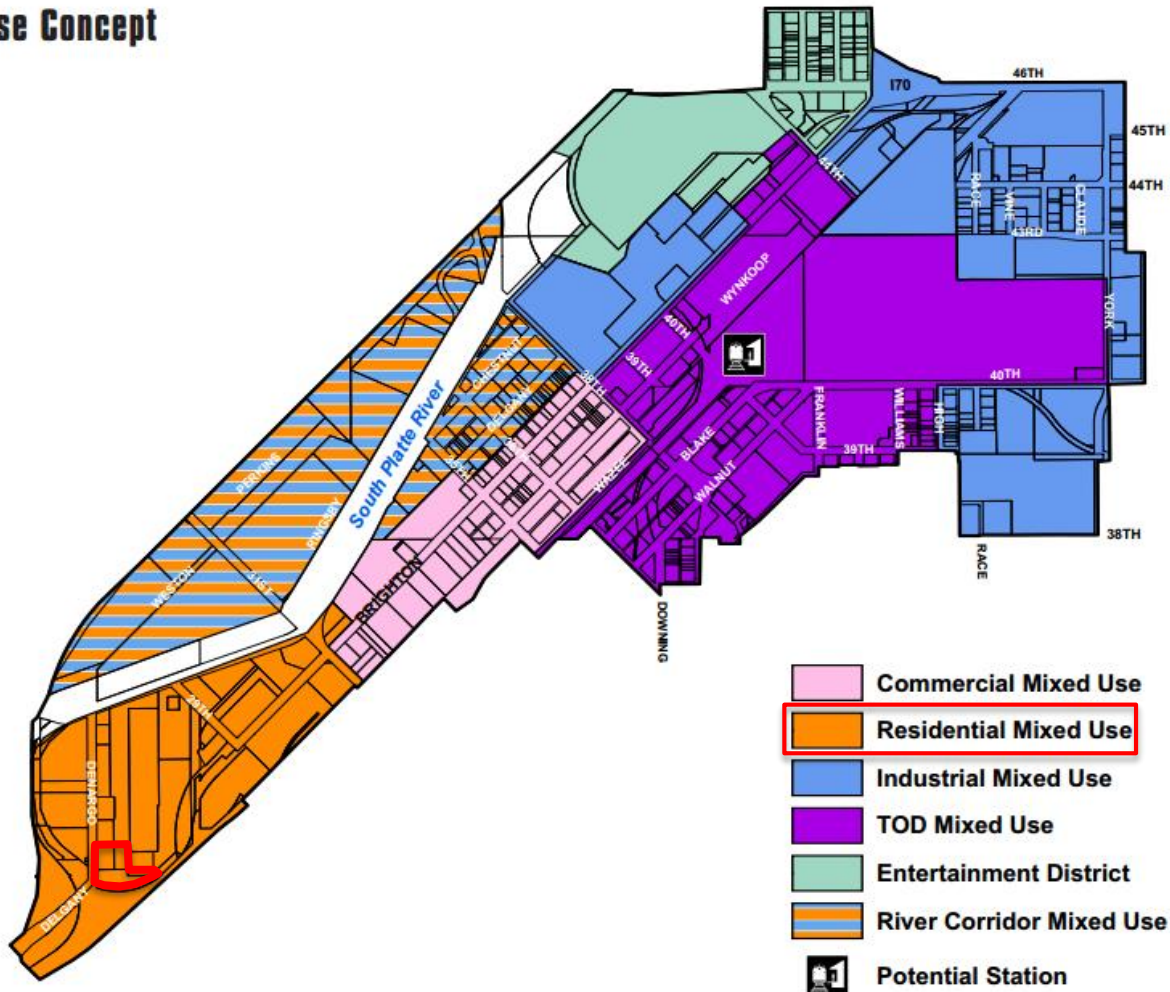
Blueprint Denver (2002)

- Future Street Classification:
 - Residential Collector: Broadway
 - Provide balance between mobility and access
 - Unclassified: Wewatta Way
 - Infer it should be Local
 - Provide local access



Review Criteria: Consistency with Adopted Plans

Land Use Concept



River North Plan (2003)

- Denargo Market Area:
 - Create a compact, mixed-use, pedestrian friendly development
 - Residential mixed use or commercial mixed use zoning

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
 - Request is consistent
3. Further Public Health, Safety and Welfare
 - Implements adopted plans
4. Justifying Circumstances
 - Changed or Changing Condition: Redevelopment of Denargo Market and improvements on Brighton
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
 - C-MX zone districts promote development of new mixed-use neighborhoods

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