



DENVER
THE MILE HIGH CITY

Map Amendment

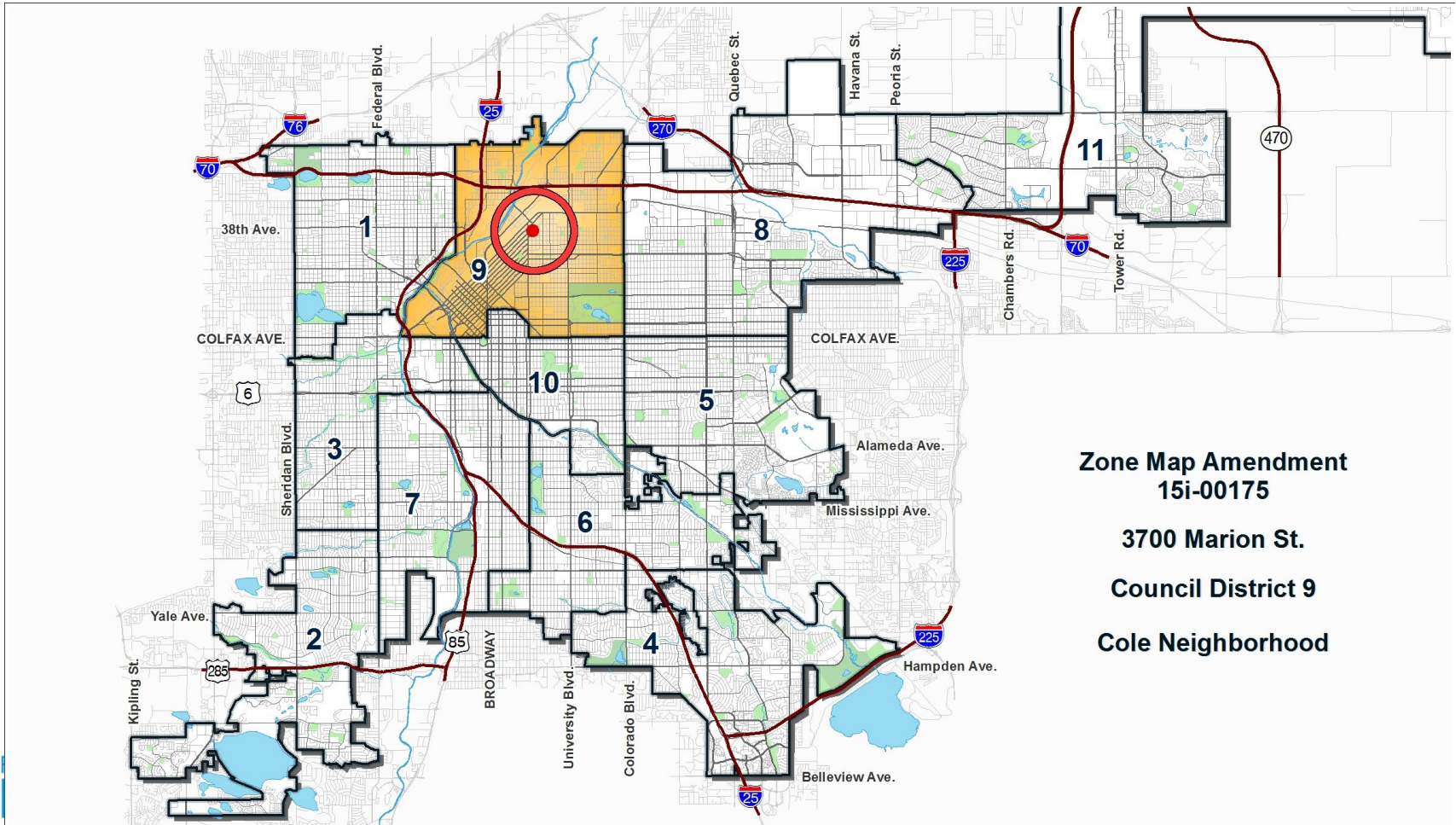
Application #2015I-00175

Rezoning 3700 Marion Street

From U-SU-A1 to U-MX-2x

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

Denver City Council
October 17th, 2016



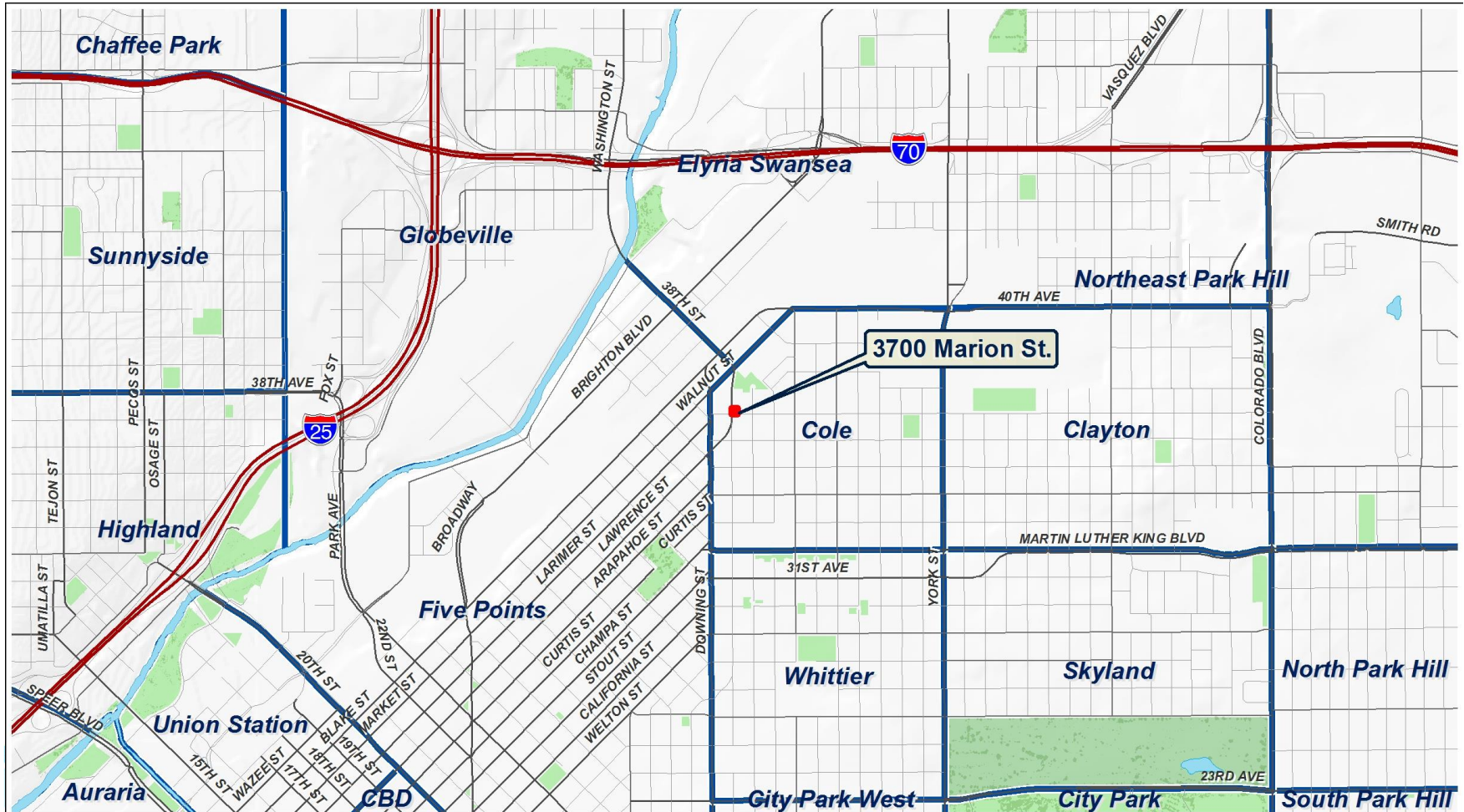
**Zone Map Amendment
15i-00175**

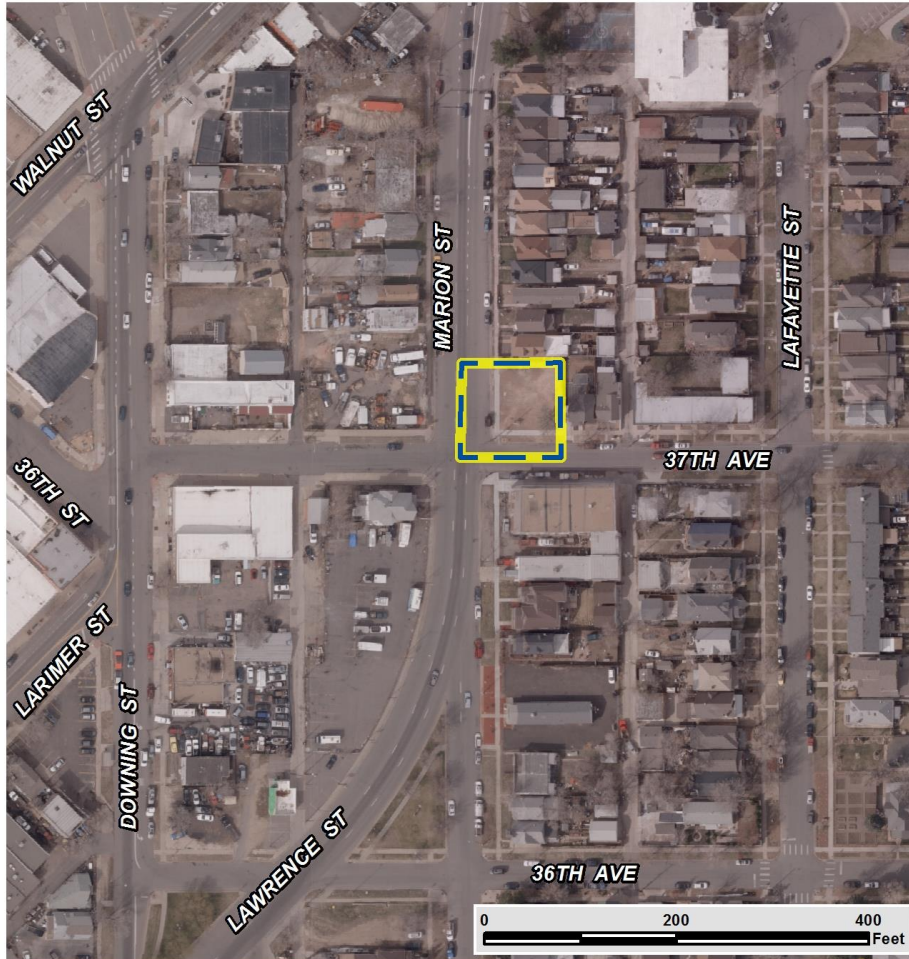
3700 Marion St.

Council District 9

Cole Neighborhood

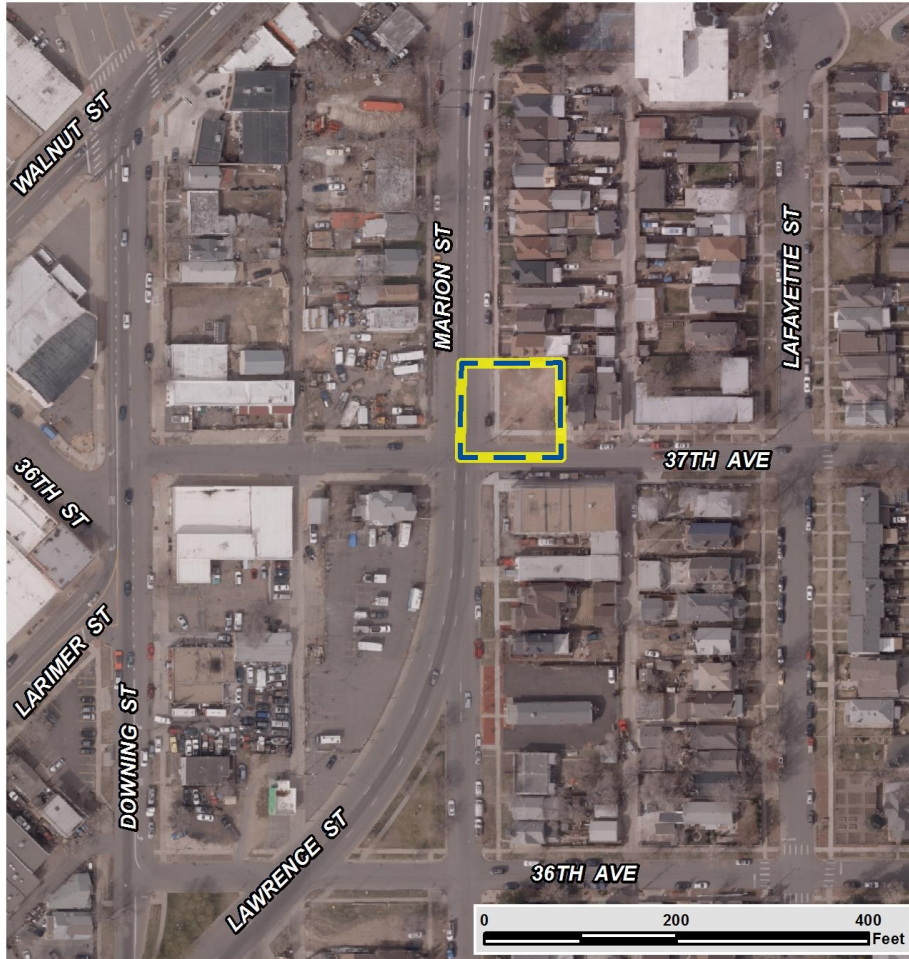
Cole Statistical Neighborhood





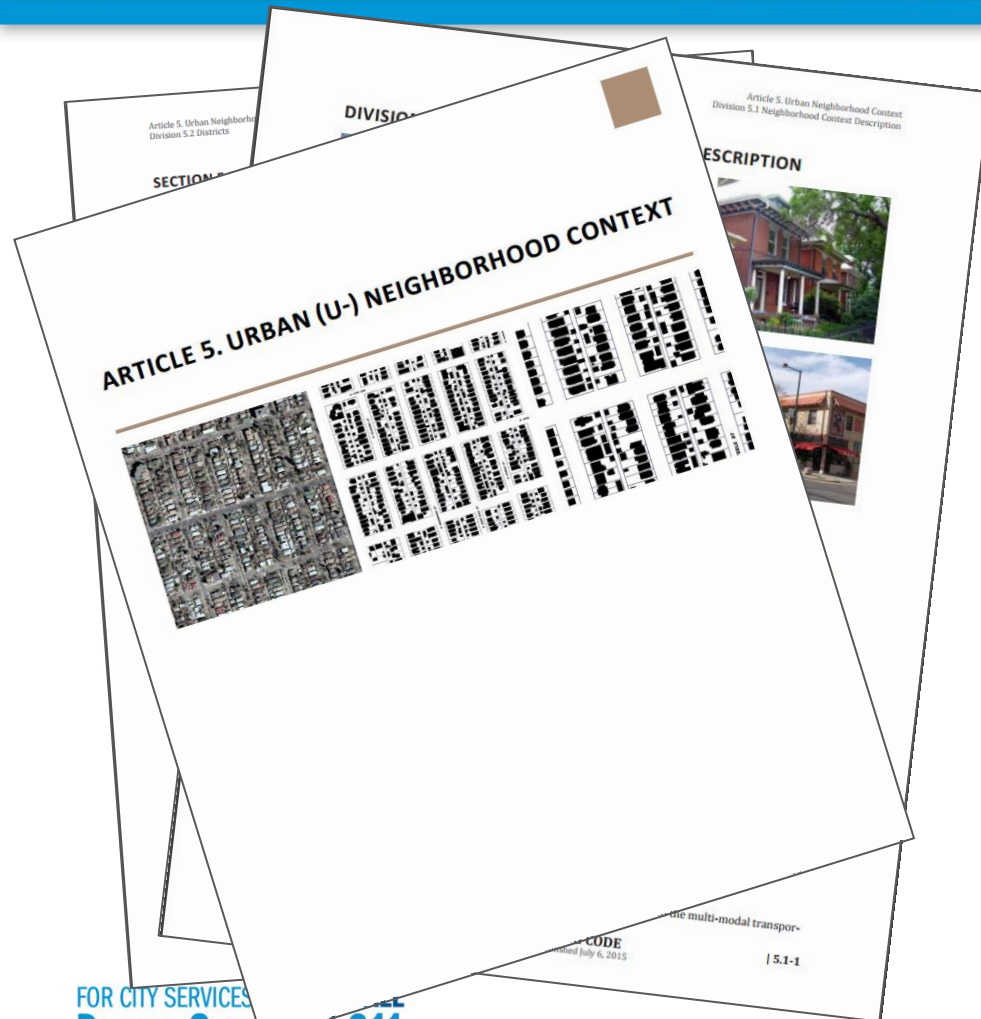
2016 Aerial

- 3700 Marion St.
- NE Corner of Marion & 37th Ave
- Vicinity of 38th & Blake Station
- Site is not in the 38th & Blake Height Amendments area



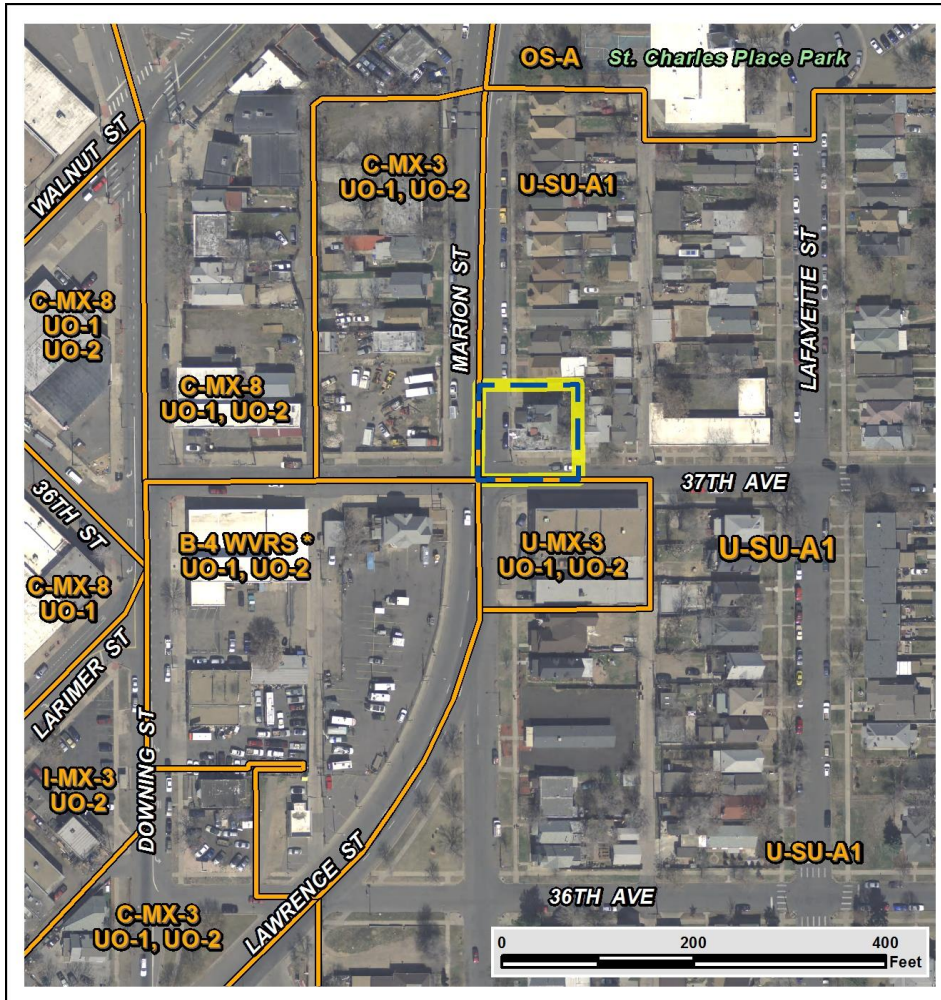
2016 Aerial

- 3700 Marion
 - 4870 SF (0.11 AC)
- Applicant:
 - Requesting rezoning to redevelop site following loss of original building to fire in 2014
- Rezone from:
 - U-SU-A1
- Rezone to:
 - U-MX-2x



- Applies to small lots
- Embedded within neighborhoods
- Low scale building forms
- Lower intensity uses
 - Use list is limited to ensure compatibility with adjacent residential

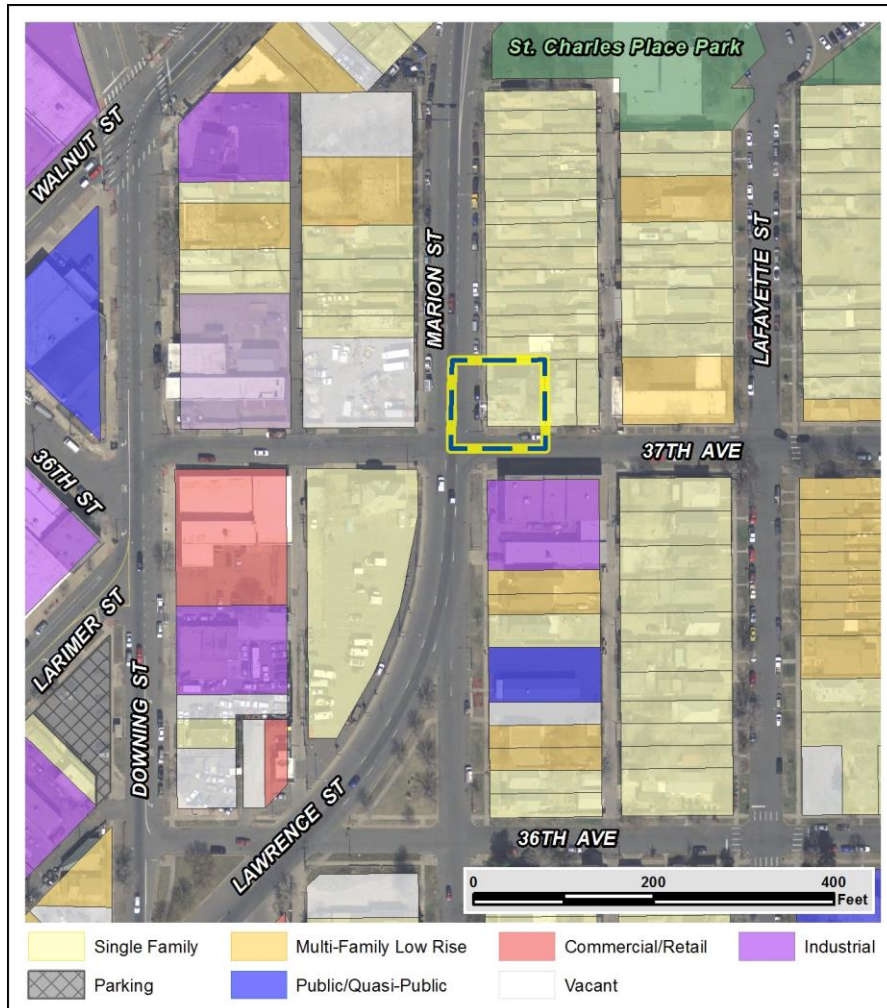
Existing Context – Zoning



- Site:
 - U-SU-A1
- Surrounding Zoning:
 - North – U-SU-A1
 - South – U-MX-3, UO-1, UO-2
 - West – C-MX-3, UO-1, UO-2
 - East – U-SU-A1

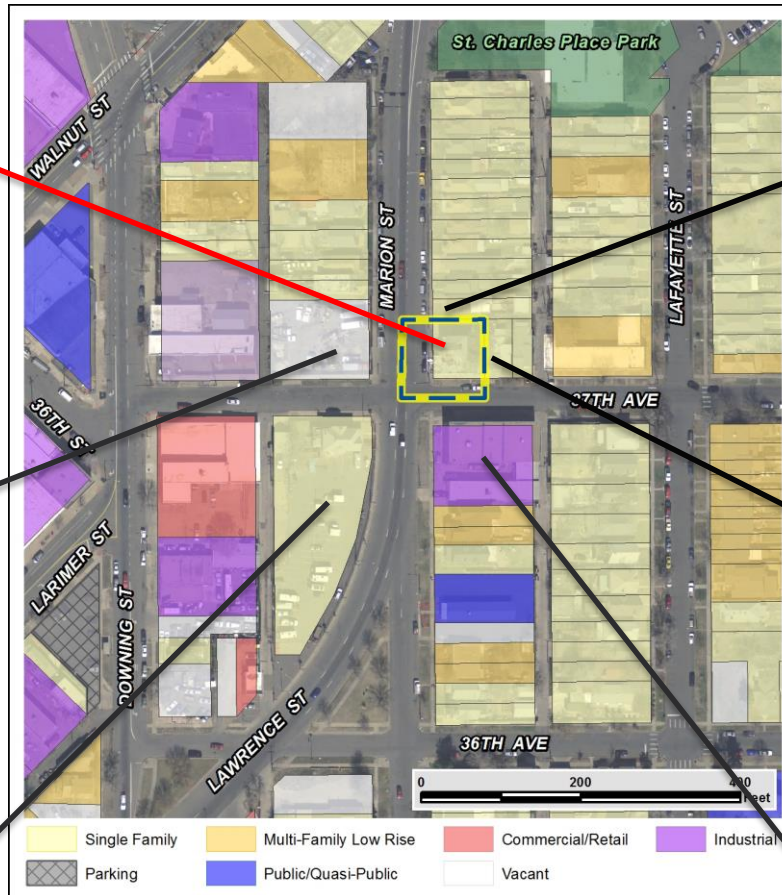
- U-SU-A1
 - Urban Neighborhood Context
 - Single Unit + ADU
 - 3000sf minimum lot size
 - Would allow 1 house and an ADU to be constructed on the subject site

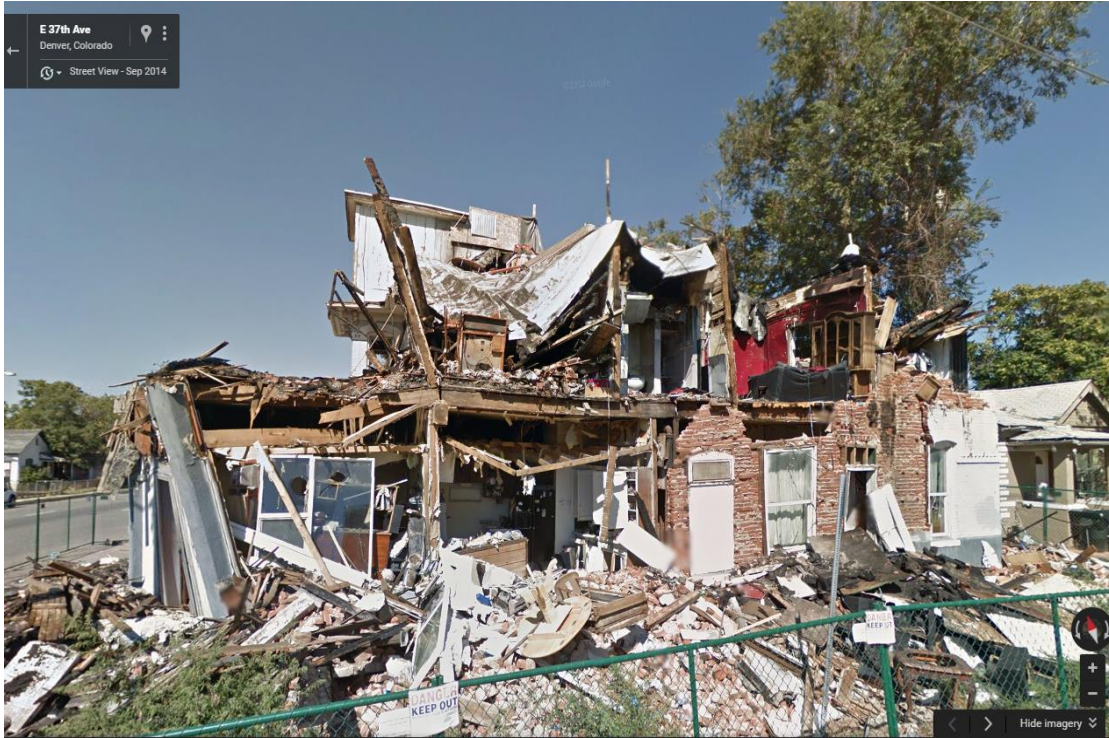
Existing Context – Land Use



- Site – Vacant
- North – Single Family Residential
- South – Industrial
- East – Single Family Residential
- West – Undeveloped, Outdoor Storage

Existing Context – Land Use





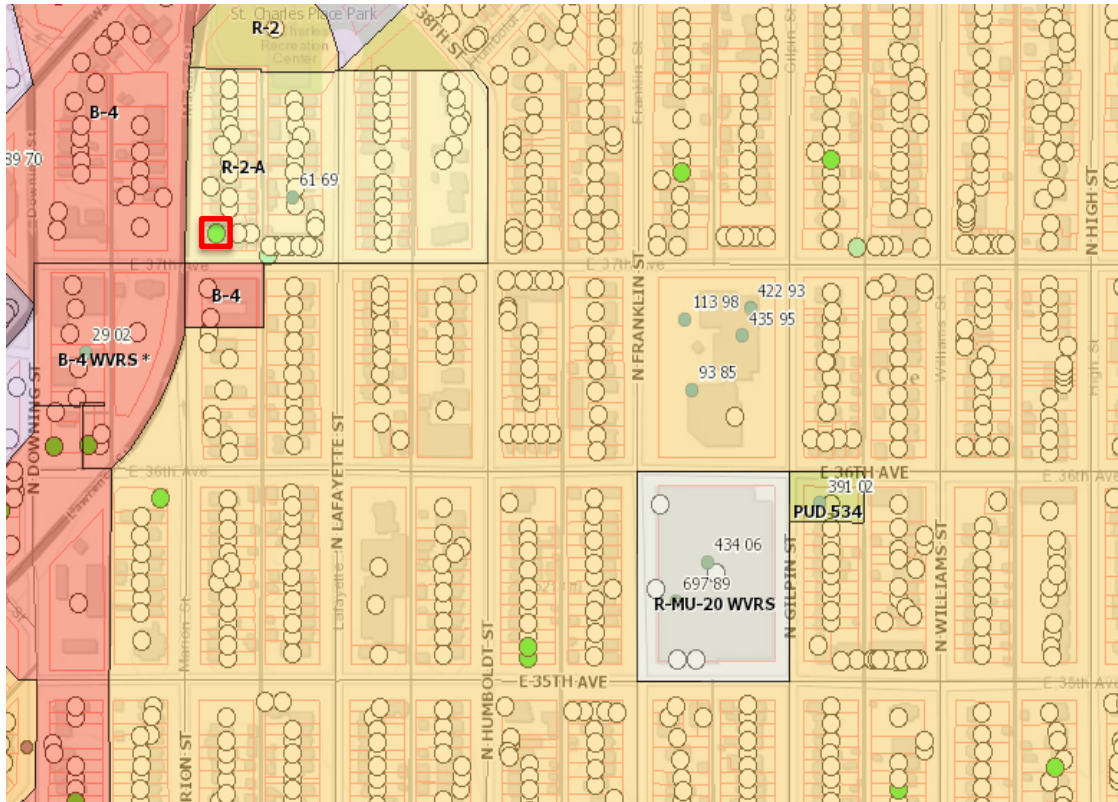
Source: Google Street View

- Former 8-unit apartment building lost to fire in 2014
- Originally constructed as a shopfront building
- 2010 DZC comprehensive rezoning:
 - From R-2-A to U-SU-A1 in this vicinity
 - Embedded commercial rezoned to U-MX-2x in Cole

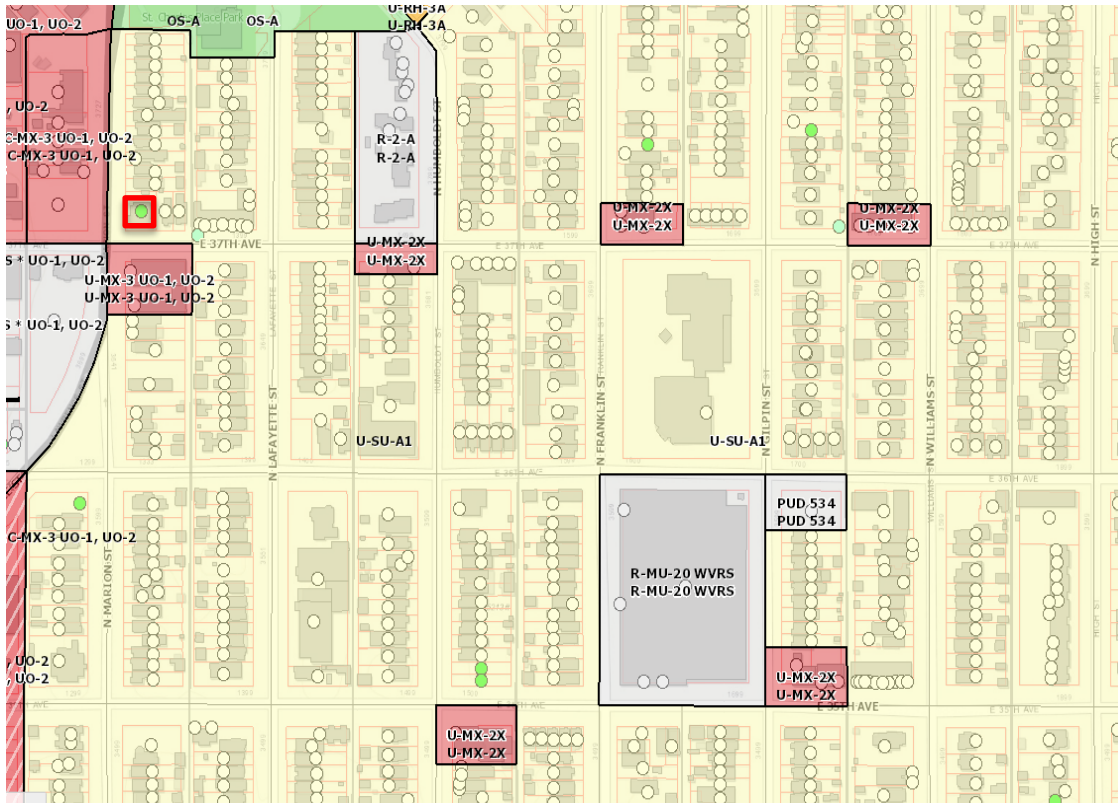


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- Informational Notice – June 15, 2016
- Planning Board – Aug 17, 2016; notification signs and written notice
 - Recommended approval by a vote of **11-0**
- Land Use, Transportation, & Infrastructure Committee – Aug 30, 2016
- City Council – Oct 17, 2016
- Public Outreach
 - RNOs
 - Cole Neighborhood Association, Five Points Business District, United Community Action Network, North Neighborhoods Democratic Council, Denver Neighborhood Association, Inter-Neighborhood Cooperation
 - No public comment 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

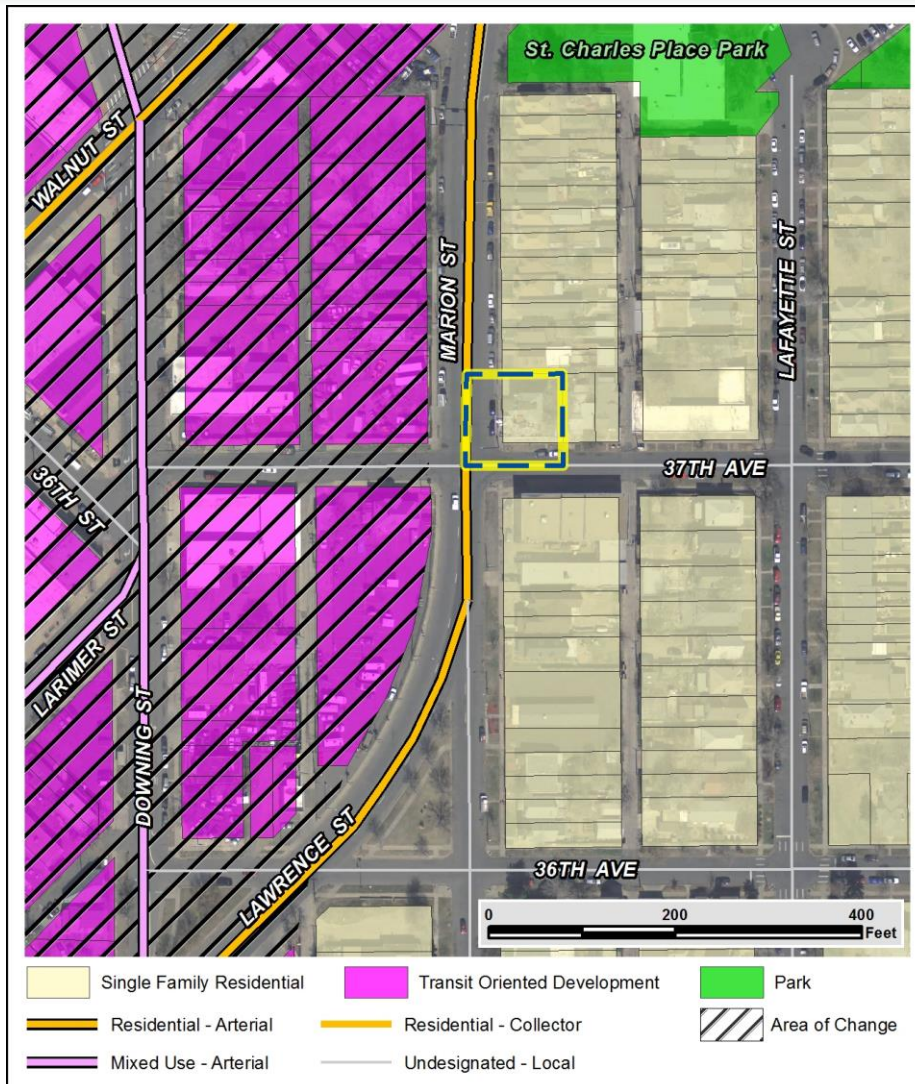
1. Consistency with Adopted Plans
 - Comprehensive Plan 2000
 - Blueprint Denver: A Land Use and Transportation Plan (2002)
 - Northeast Downtown Neighborhoods Plan (2011)
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

- Environment Strategy 2-F
- Land Use Strategy 3-B
- Neighborhood Strategy 1-F

Review Criteria: Consistency with Adopted Plans



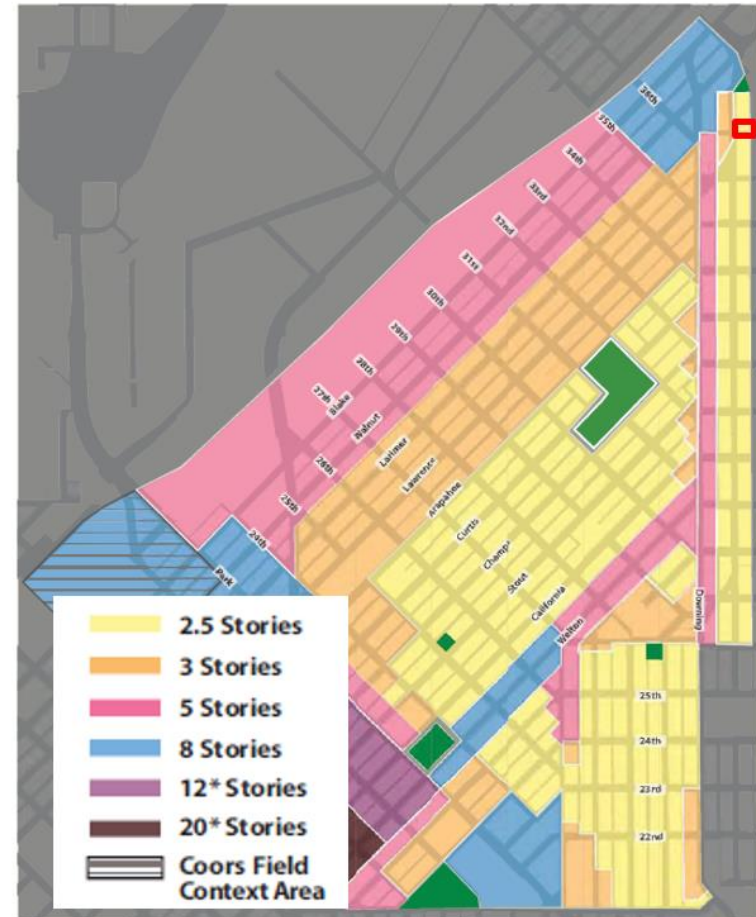
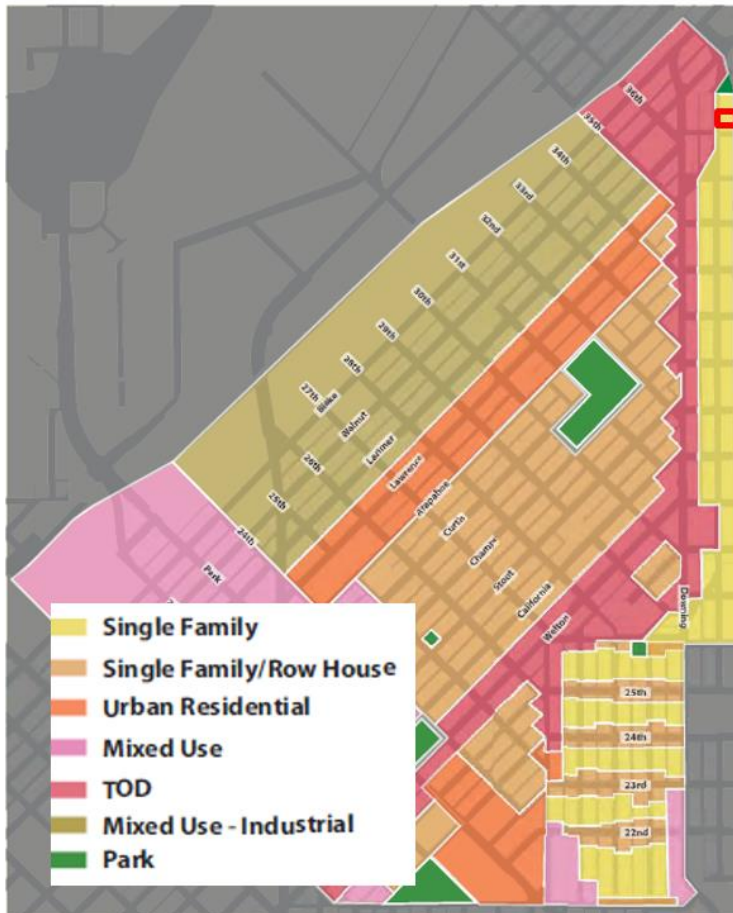
Blueprint Denver (2002)

- Street Classifications
 - Marion St.
 - Residential Arterial
 - 37th Ave
 - Undesignated- Local
- Area of Stability
- Single Family Residential
 - “Single family homes are the predominant residential type”
 - “Employment base is significantly smaller than the housing base”

Review Criteria: Consistency with Adopted Plans

Northeast Downtown Neighborhoods Plan (2011)

Plan Guidance: Single Family, 2.5 Stories



Northeast Downtown Neighborhoods Plan (2011)

- Single Family Land Use
 - Applies to “older residential neighborhoods that do not have a significant mix of housing types”
 - “Commercial uses are limited to small buildings providing neighborhood services”
- Recommendation A.3
 - In the neighborhood edge east of Downing Street (Cole and Whittier):
 - “Maintain the current mix of low scale building forms...”
 - “Allow new development to replicate existing development patterns..”
 - “Allow a mix of land uses consisting primarily of residential uses with limited neighborhood-serving commercial.”

Summary: Consistency with Adopted Plans

- Blueprint & NEDN Plans:
 - Both plans recommend Single Family land use
 - Both plans have allowances for compatible commercial development in Single Family areas
 - Neither plan provides specific guidance on where commercial uses should be located within Single Family areas
- Subject site is a rational location for U-MX-2x because:
 - The former structure was designed as a commercial mixed use building
 - Similarly-situated buildings in Cole have U-MX-2x zoning
 - U-MX-2x is the least intensive mixed use district

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
 - Observes established pattern of U-MX-2x for embedded commercial in Cole and on 37th Ave
3. Further Public Health, Safety and Welfare
 - Implements adopted plans
4. Justifying Circumstances
 - Changed or Changing Condition: Loss of original structure to fire, Ongoing revitalization of neighborhood, Opening of 38th & Blake station
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
 - Request is consistent

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