



DENVER
THE MILE HIGH CITY

Map Amendment

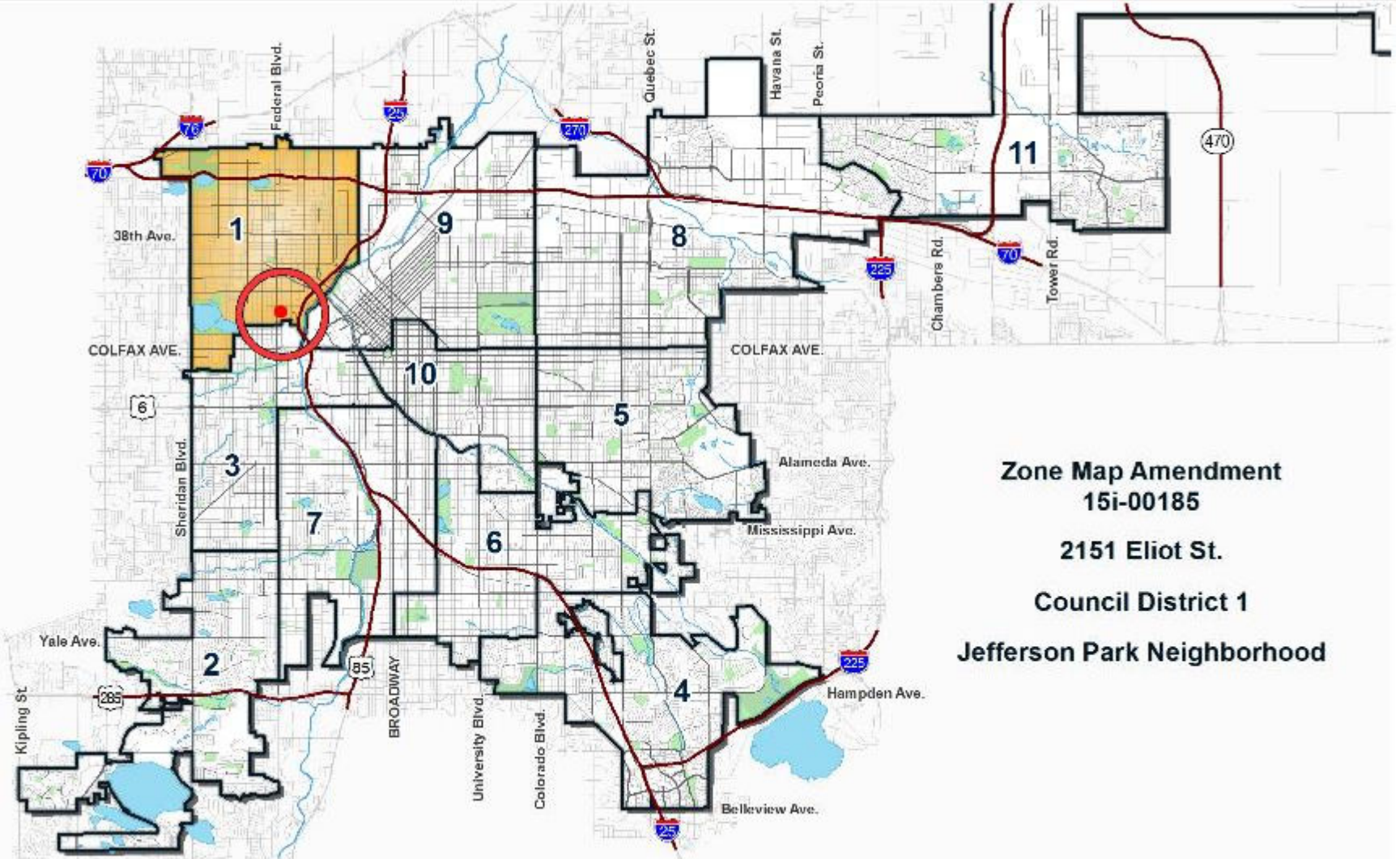
**Application #2015I-00185, 2151
Eliot St, from U-TU-B to G-MU-3**

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



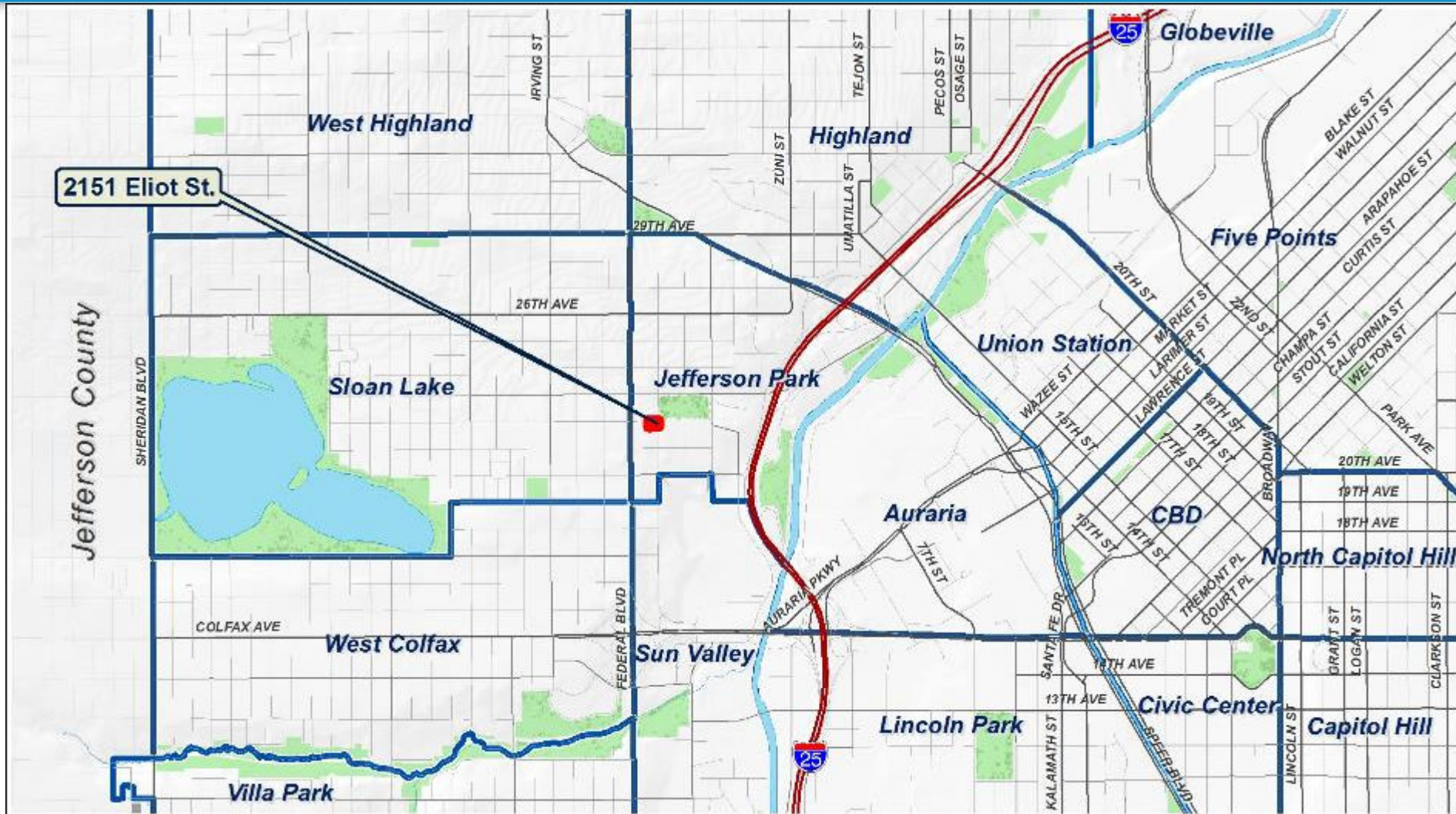
DENVER
THE MILE HIGH CITY

Council District 1



**Zone Map Amendment
15i-00185
2151 Eliot St.
Council District 1
Jefferson Park Neighborhood**

Jefferson Park Neighborhood





2014 Aerial

- 1 Block east of Federal Blvd.
- Southwest corner of 22nd Avenue and Eliot Street.
- Adjacent to Jefferson Park



- **Property**
 - 6,250 sq. ft.
- **Property Owner:**
 - Facilitate redevelopment consistent with adopted plans

Urban Neighborhood Context
Section 6.1

Article 6, General Urban Neighborhood Context
Denver MU-3 Neighborhood Context Guidelines

DIVISION 6.1 NEIGHBORHOOD CONTEXT DESCRIPTION



SECTION 6.1.1 GENERAL CHARACTER
The General Urban Neighborhood Context is characterized by multi-unit residential uses in a variety of building forms. Single-unit and two-unit residential uses are also found in a mix of residential blocks. Low-rise commercial uses are considered main residential areas. Commercial uses occur in a variety of building forms that may contain a mixture of uses within the same structure. Residential uses are primarily located along local and residential arterial streets. Commercial uses are primarily located along arterial streets that have been designated as business intersections of local streets.

SECTION 6.1.2 STREET, BLOCK AND ACCESS PATTERNS
The General Urban Neighborhood Context consists of a regular pattern of block shapes bounded by an orthogonal street grid. Orthogonal streets provide a regular pattern of pedestrian and vehicular connections through the context and there is a consistent presence of alleys. Block sizes and shapes are consistent and include detached sidewalks, tree lawns, street and surface parking, and landscaping in the front setback.

SECTION 6.1.3 BUILDING PLACEMENT AND LOCATION
Buildings of this height typically have consistent, shallow front setbacks, shallow side setbacks and consistent orientations. Detached buildings typically have consistent setbacks and a setback from sidewalks with parking at the rear and/or side of the building.

SECTION 6.1.4 BUILDING HEIGHT
The General Urban Neighborhood Context is characterized by residential to high mid-rise building and low to moderate commercial and mixed use structures in appropriate locations to preserve a diverse urban character. Lower scale structures are typically found in areas transitioning to a low density urban neighborhood.

SECTION 6.1.5 MOBILITY
There is a balance of pedestrian, bicycle and vehicle routes with greater focus on the multi-modal transportation system.

DENVER ZONING CODE
June 21, 2009; Repealed April 1, 2019

164-2



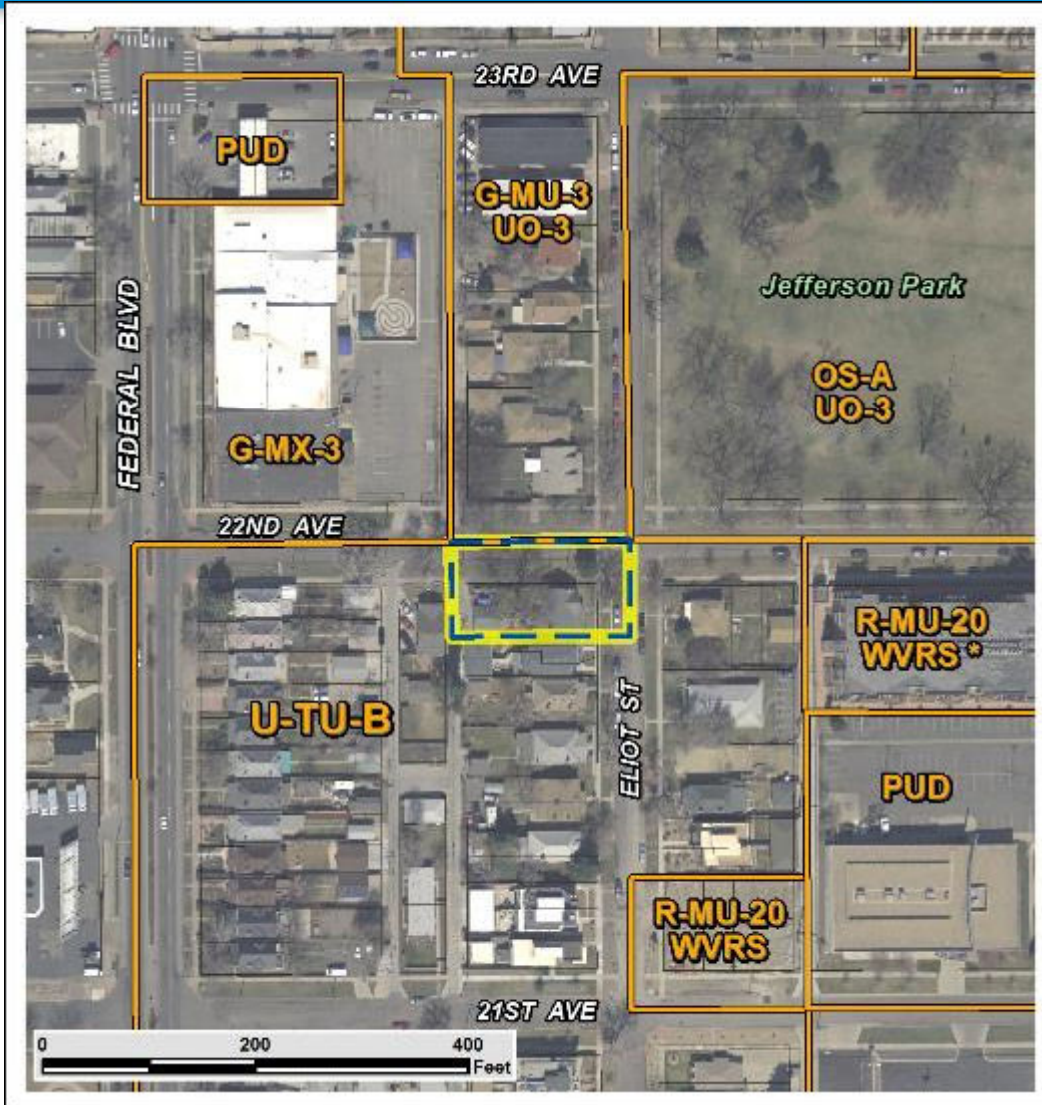


Existing Context

- Zoning
- Land Use
- Building Form/Scale

Existing Context – Zoning

- Current zoning for site:
 - U-TU-B
- Site surrounded by:
 - U-TU-B
 - G-MU-3 UO-3
 - G-MX-3
 - OS-A UO-3



Existing Context – Land Use

- **Site:** Single Family Residential
- **Surrounding:** Single Family, Multi-Family Residential, Quasi-Public



Existing Context – Building Form/Scale



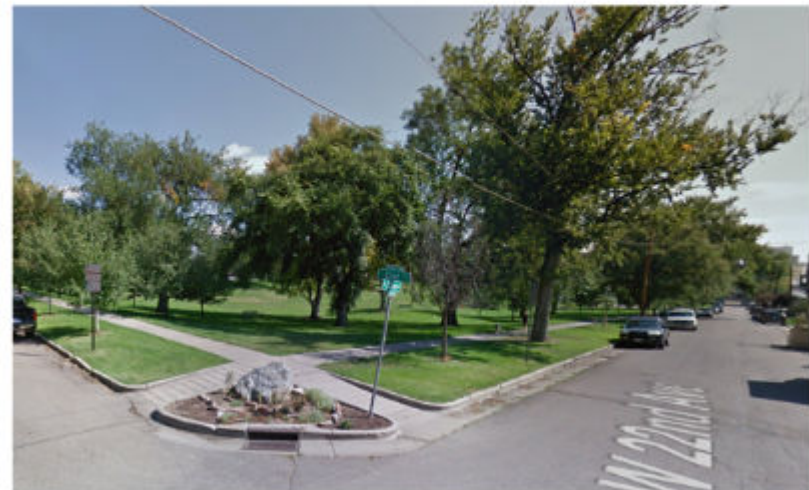
Subject Site, looking southwest



Subject Site, looking northwest



Subject Site, looking southeast



Subject Site, looking northeast

- Notice of Receipt of Application: December 29th, 2015
- Notice of Planning Board Public Hearing: May 2nd, 2016
 - Jefferson Park United Neighbors
 - Federal Boulevard Corridor Improvement Partnership
 - Denver Urban Residents Association
 - Inter-Neighborhood Cooperation;
 - Denver Neighborhood Assoc.
- Notification signs posted on property (5/2 - 5/18)
- Planning Board (5/18) – **Unanimous Approval**
- Planning and Neighborhoods Committee (5/25)
- City Council Public Hearing (7/11)

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
- Jefferson Park Neighborhood 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** – Conserve land by promoting infill development within Denver at sites where services and infrastructure are already in place
- **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;
- **-Legacies Strategy 3-A** - Identify areas in which increased density and new uses are desirable and can be accommodated.
- **Neighborhood 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.

Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

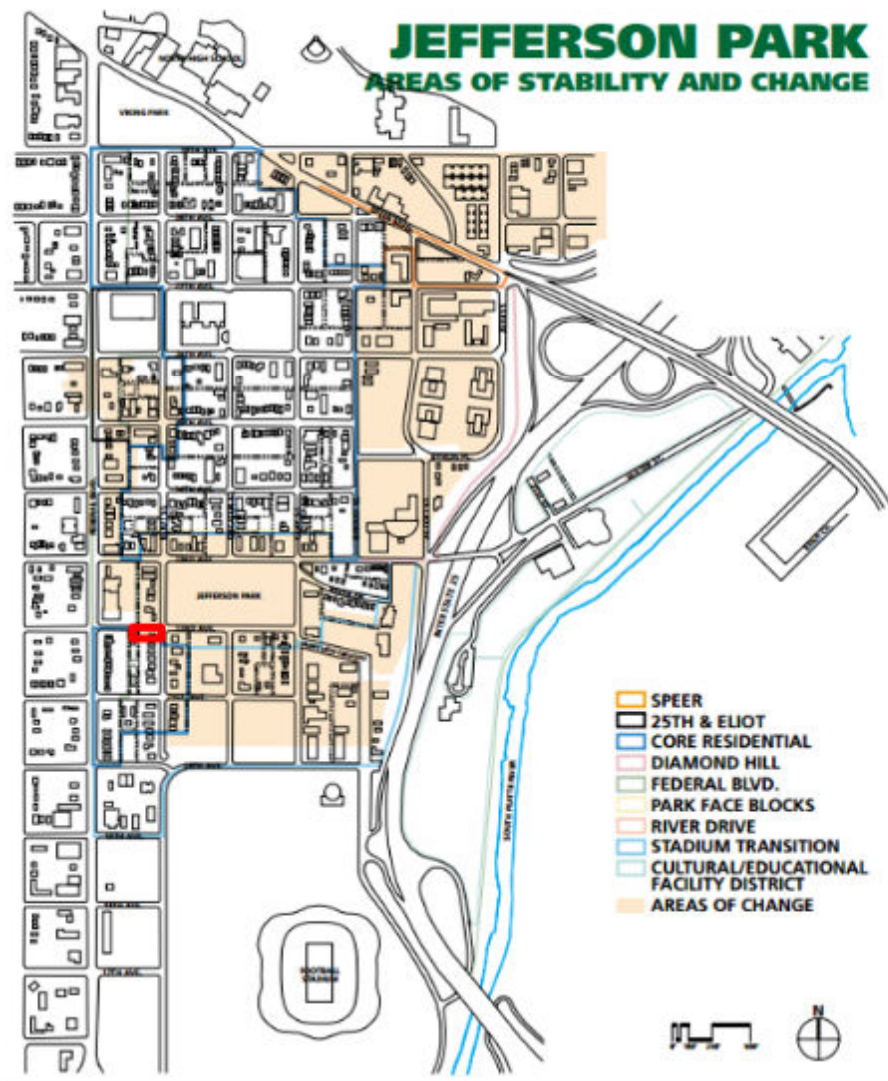
- Land Use Concept:
 - Single Family Duplex;
 - Area of Change
- Future Street Classification:
 - 22nd Ave and Eliot St
 - Undesignated Local
 - Federal Boulevard
 - Residential Arterial, Enhanced Transit Corridor

- **Area of Change:** “The goal for Areas of Change is to channel growth where it will be beneficial and can best improve access to jobs, housing and services with fewer and shorter auto trips”. (p. 127)
- **Single Family Duplex neighborhoods:** “are moderately dense areas that are primarily residential but with some complementary, small-scale commercial uses. There is a mixture of housing types, including single-family houses, duplexes, townhouses and small apartment buildings”. (p. 42)

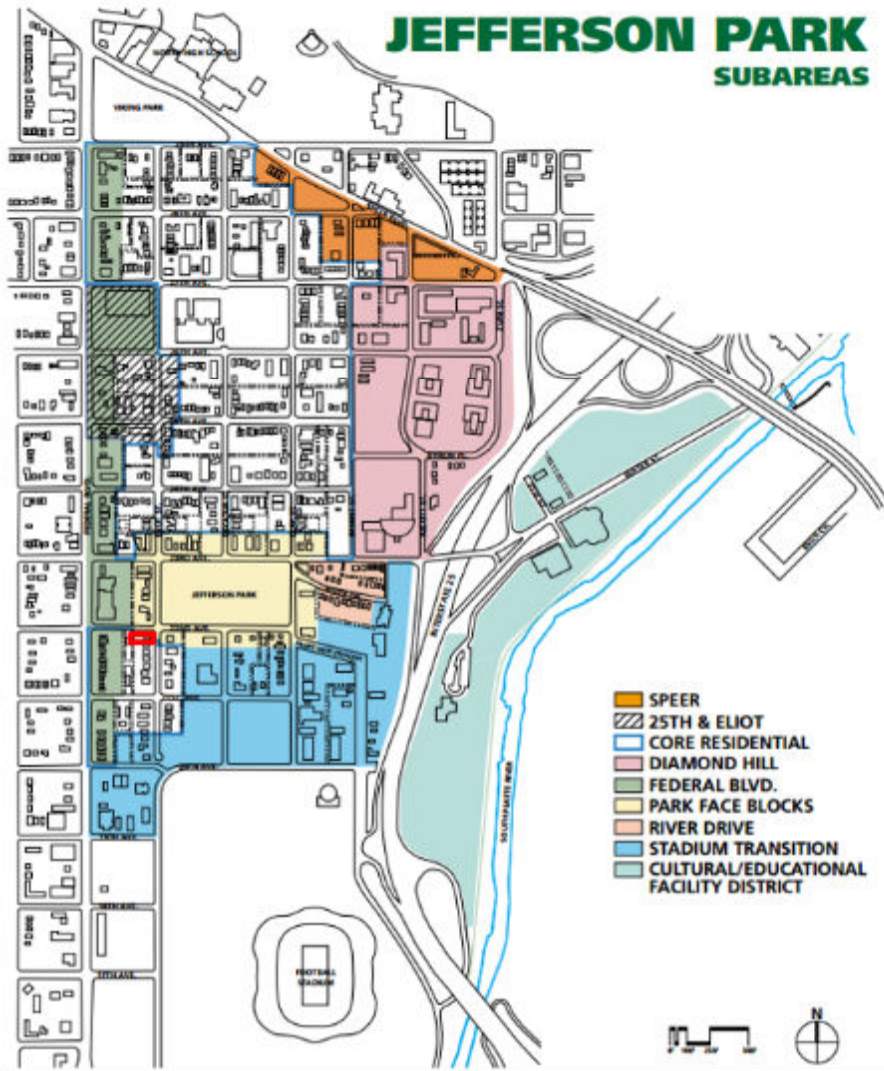
Review Criteria: Consistency with Adopted Plans

Jefferson Park Neighborhood Plan (2005)

- Area of Change



Review Criteria: Consistency with Adopted Plans



Jefferson Park Neighborhood Plan (2005)

- Park Face Blocks Sub-Area
 - Park as a neighborhood focal point/gathering place
 - Greater Density
 - Promote Park Usage/Active
 - “Eyes on the Park”
- “Buildings of up to 45’ height on the blocks facing the north, south and west sides of the

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
 - CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver, Jefferson Park Neighborhood 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**
 - 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.
 - Neighborhood is redeveloping
 - High demand for housing
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
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
 1. The G-MU-3 district is intended to encourage up to 3 story, urban residential.

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