



**DENVER**  
THE MILE HIGH CITY

# Map Amendment

**Application #2015I-00182**

**Rezoning 3705 Shoshone St and 1945 W. 37<sup>th</sup>  
Ave from PUD #181 to U-TU-B, DO-4**

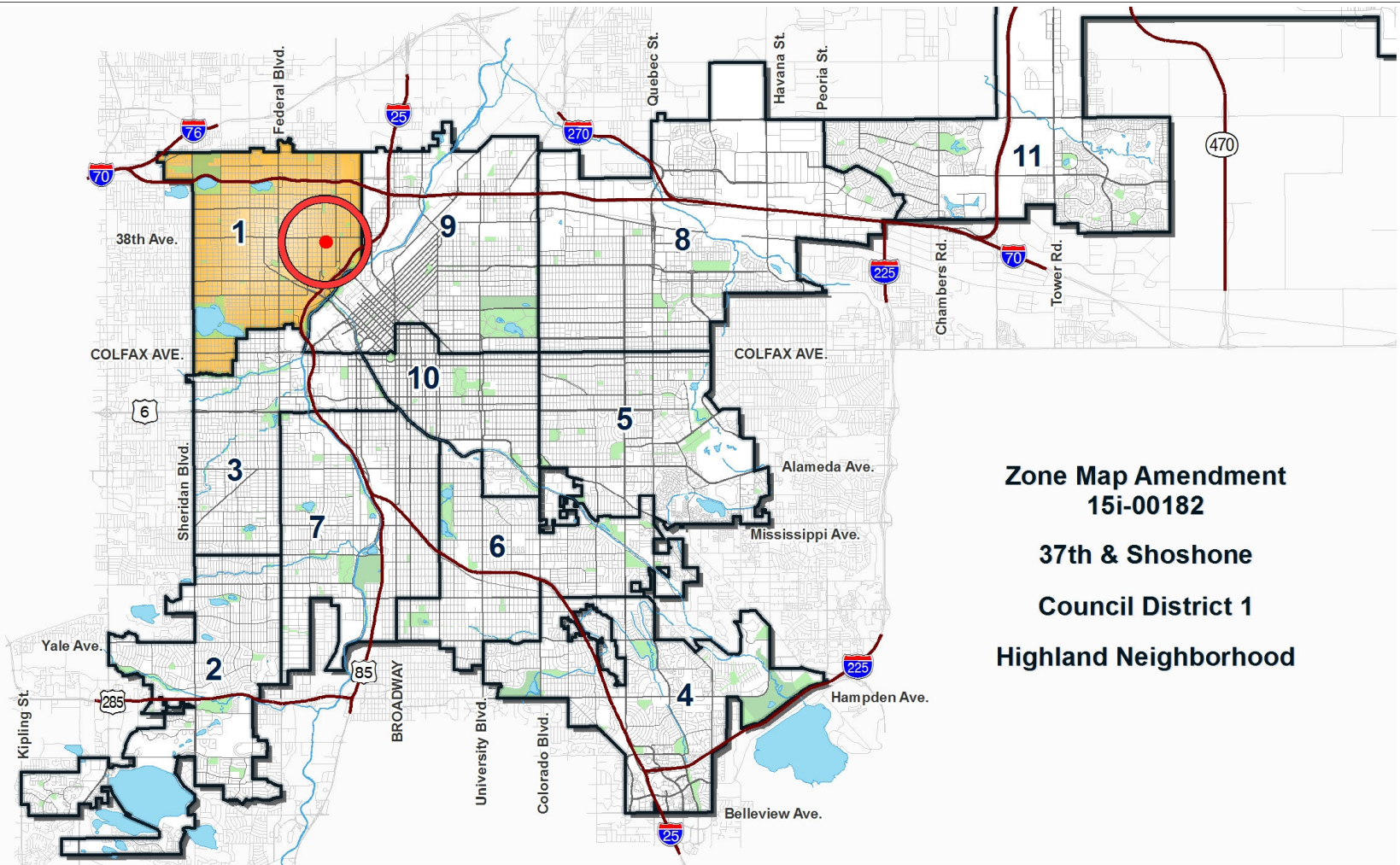
FOR CITY SERVICES VISIT | CALL  
**DenverGov.org** | **311**

Neighborhoods and Planning Committee  
August 3<sup>rd</sup>, 2016



**DENVER**  
THE MILE HIGH CITY

# City Council District 1



**Zone Map Amendment  
15i-00182**

**37th & Shoshone**

**Council District 1**

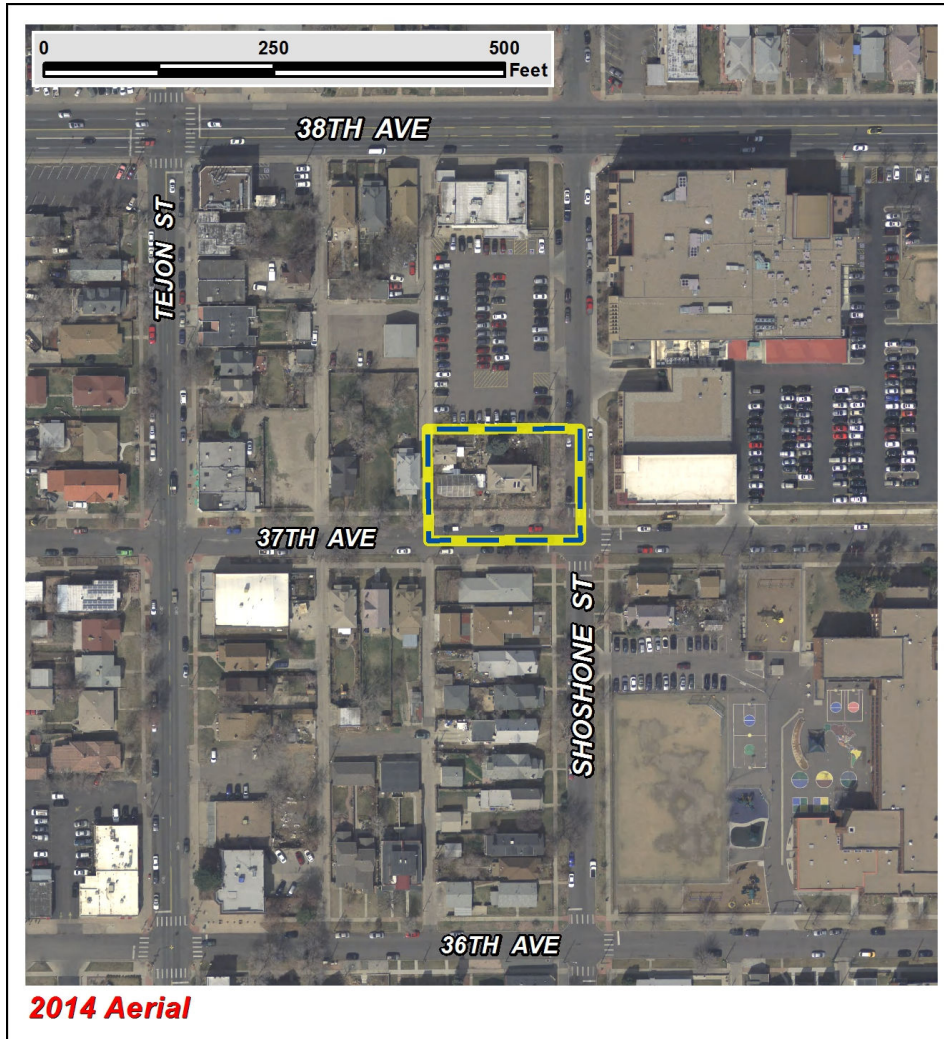
**Highland Neighborhood**



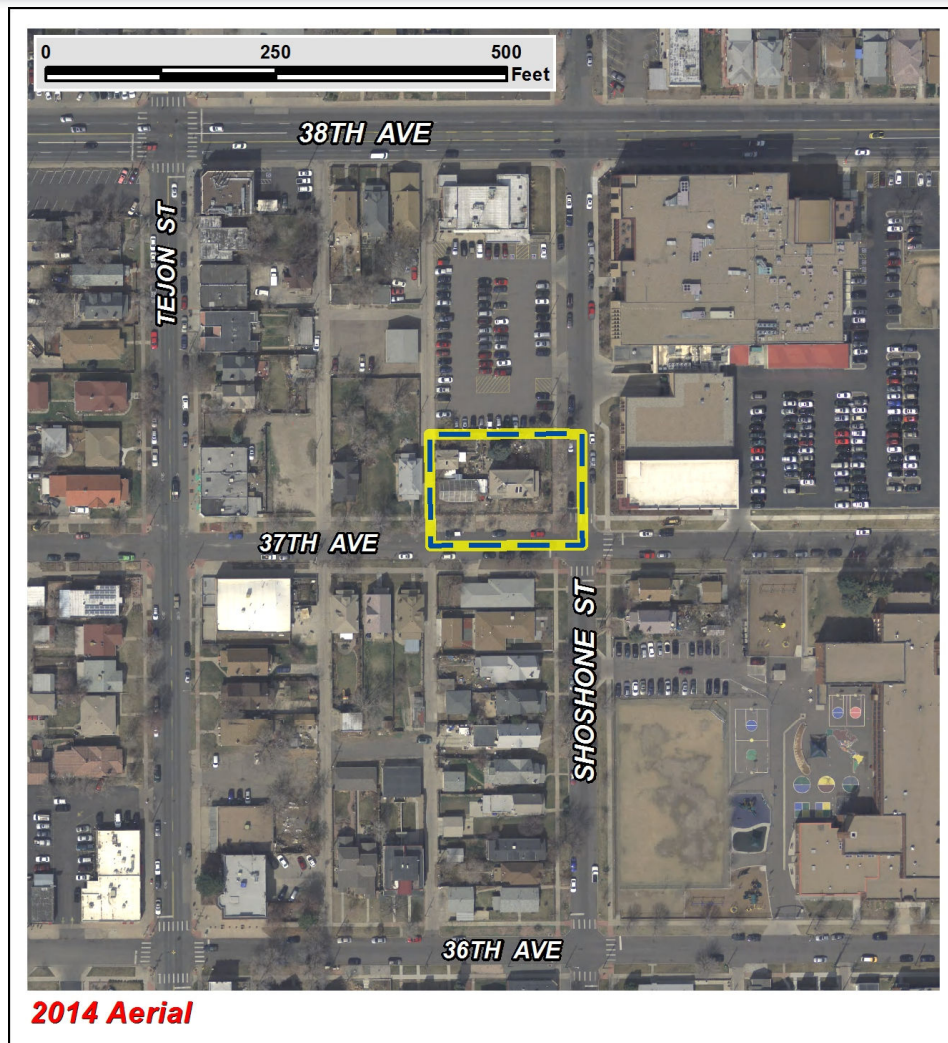
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# Highland Statistical Neighborhood





- NW corner of 37<sup>th</sup> Ave. & Shoshone St.



- Two properties:
  - 3705 Shoshone
    - Single family house
    - 6600 SF
  - 1845 W. 37<sup>th</sup>
    - Greenhouse and carriage house/former bake shop
    - 4300 SF
- Applicant:
  - Requesting rezoning to remove PUD
- Rezone from PUD 181 to U-TU-B, DO-4

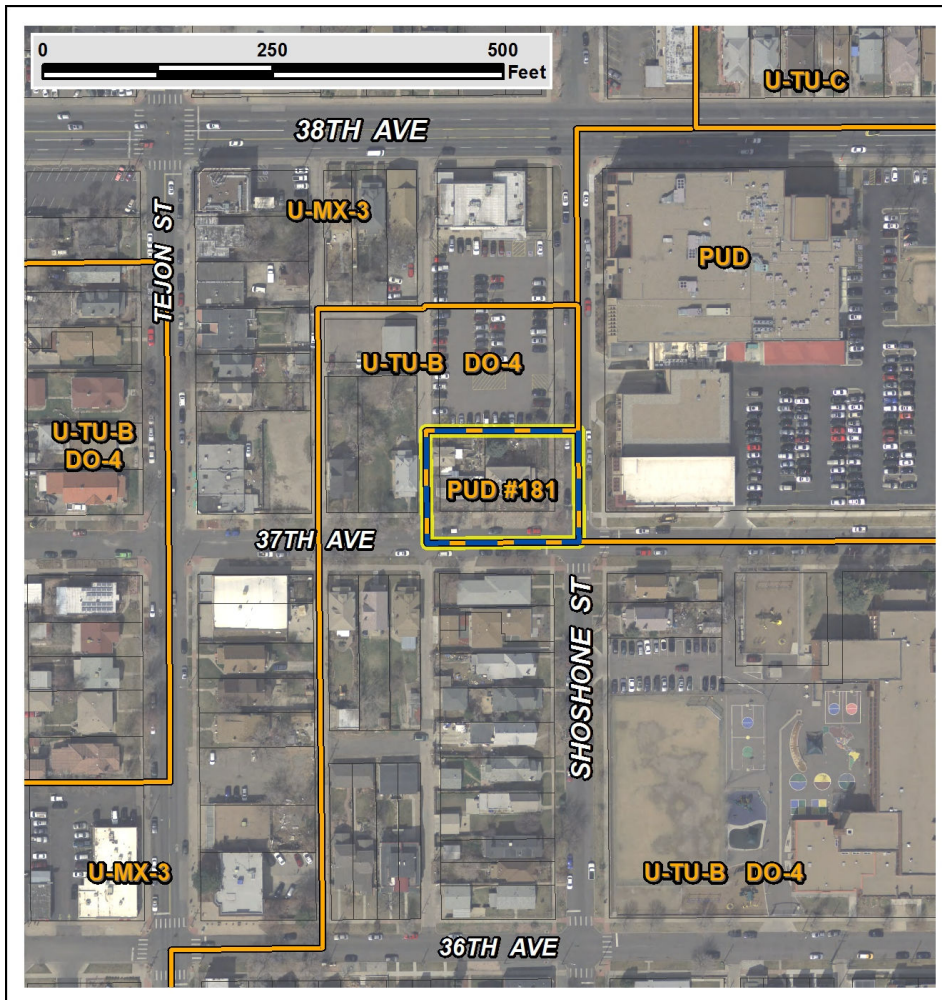
*Reminder: Approval of a rezoning is not approval of a proposed specific development*

# Request: U-TU-B, DO-4 Urban Neighborhood Context – Two Unit – B



DO-4: Side Interior Setback  
Design Overlay

# Existing Context – Zoning



- Site: PUD 181
- Surrounding Zoning:
  - North – U-TU-B, DO-4
  - South – U-TU-B, DO-4
  - West – U-TU-B, DO-4
  - East – PUD

- Adopted in 1985
- Narrowly written and specific to development as it was proposed at the time:
  - Uses: House= single family or duplex;  
Carriage house= bakery
  - Setbacks: 4ft (north), 15ft (south), 21ft (east),  
1ft (west)

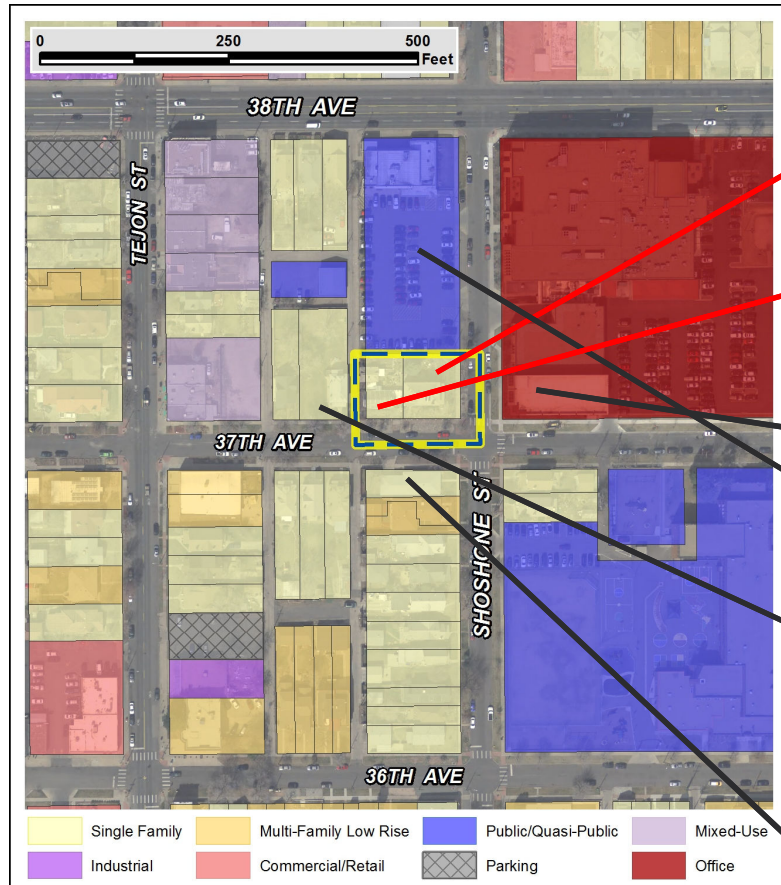


# Existing Context – Land Use



- Site
  - 3705 Shoshone- Single family residential
  - 1945 W. 37<sup>th</sup> Ave- Greenhouse, Carriage house
- North – Meeting hall (Potenza Lodge) & parking
- South – Single family residential
- East – Office (Leprino Foods)
- West – Single family residential

# Existing Context – Building Form/Scale



- Informational Notice – March 7, 2016; April 13, 2016
- Planning Board – July 6, 2016; notification signs and written notice
  - **Recommended approval by a vote of 10-0**
- Neighborhoods and Planning Committee – Aug 3, 2016
- City Council – Sept 12, 2016
- Public Outreach
  - RNOs
    - Highland United Neighbors, United Northside Neighborhood, Denver Neighborhood Association, Inter-Neighborhood Cooperation, and Denver Urban Resident Association
  - 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)
- Highland Neighborhood Plan (1986)

### 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

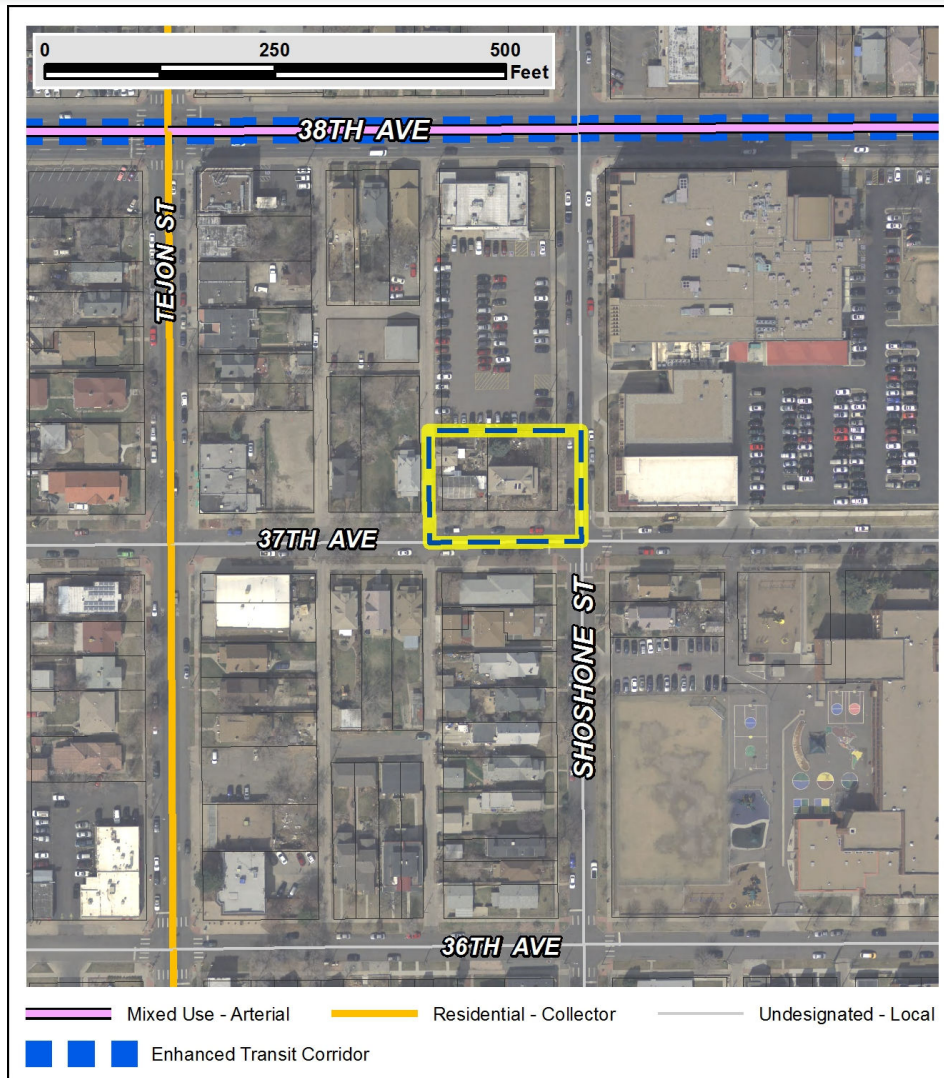
## Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-F
- Land Use Strategy 3-B
- Neighborhood Strategy 1-F

# Review Criteria: Consistency with Adopted Plans

## Blueprint Denver (2002)

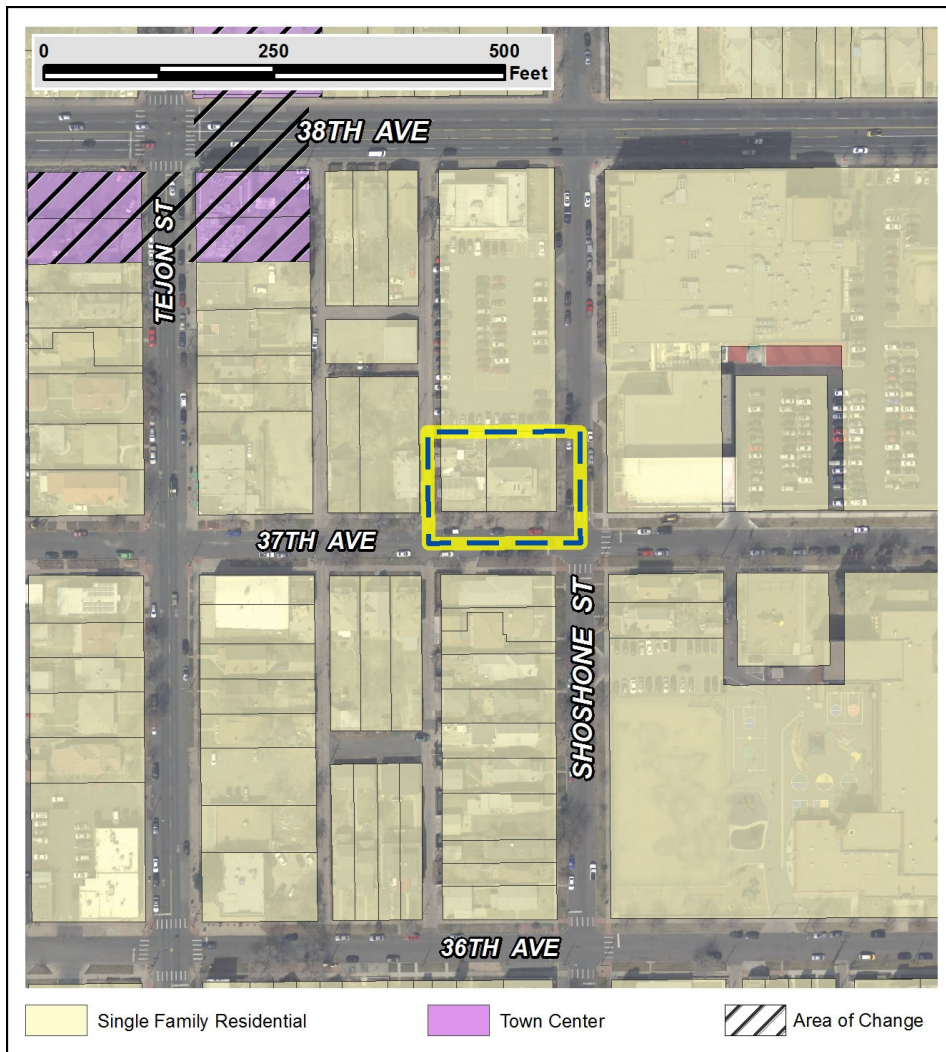
- Street Classifications:
  - Shoshone, 37<sup>th</sup>
    - Undesignated Local
  - 38<sup>th</sup>
    - Mixed Use Arterial & Enhanced Transit Corridor



# Review Criteria: Consistency with Adopted Plans

## Blueprint Denver (2002)

- Area of Stability
- Land Use Concept:
  - Single Family Residential
    - “Single family homes are the predominant residential type”
- 2010 DZC comprehensive rezoning:
  - From R-2 to U-TU-B in this vicinity
  - Mix of low-moderate residential types
  - Highland Plan recommendations





# Review Criteria: Consistency with Adopted Plans

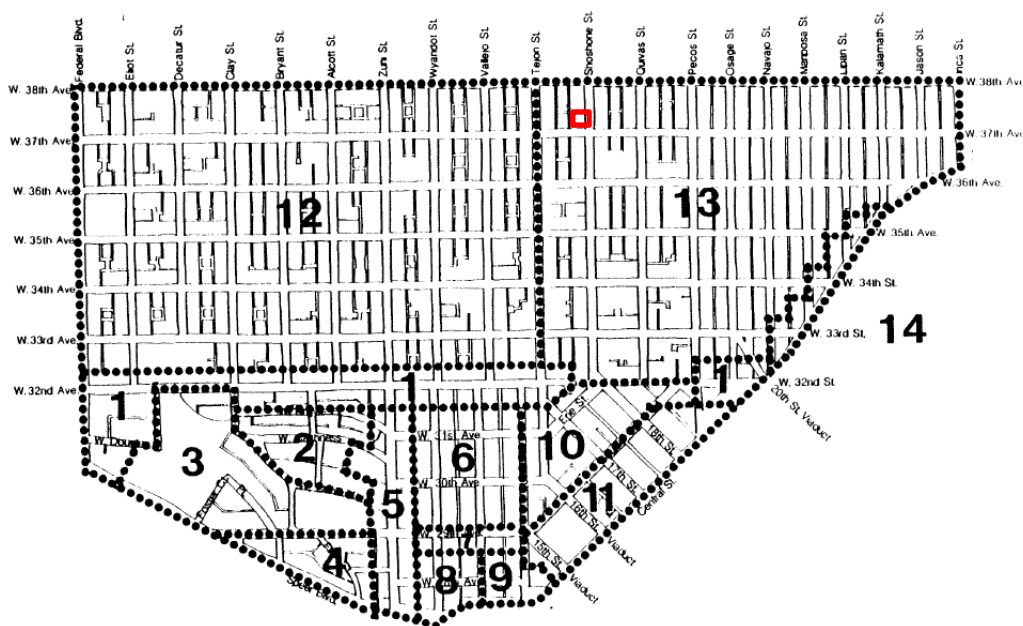
## Highland Neighborhood Plan (1986) • Sub Area 13:

### - Goal

- *“Improve and stabilize the residential areas by preserving the existing housing stock and encourage home ownership...”*

### - Land Use

- Low Density Residential- *“Single family and low-moderate density residential (14.5 du/acre)”*



## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
  - Rezone out of a PUD and into the DZC
  - Requested zoning matches surrounding neighborhood
3. Further Public Health, Safety and Welfare
  - Implements adopted plans
4. Justifying Circumstances
  - Changed or Changing Condition: bakery closed- PUD no longer serves its purpose
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