

CITY COUNCIL LUTI COMMITTEE

December 18, 2012

LUTI

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☐ Consent Agenda

- ☐ Denargo Market Comprehensive Sign Plan

☐ Official Map Amendment

- ☐ Application #2011I-0060: 1239 Bruce Randolph Avenue from U-SU-A1 to U-MX-3

☐ Design Review

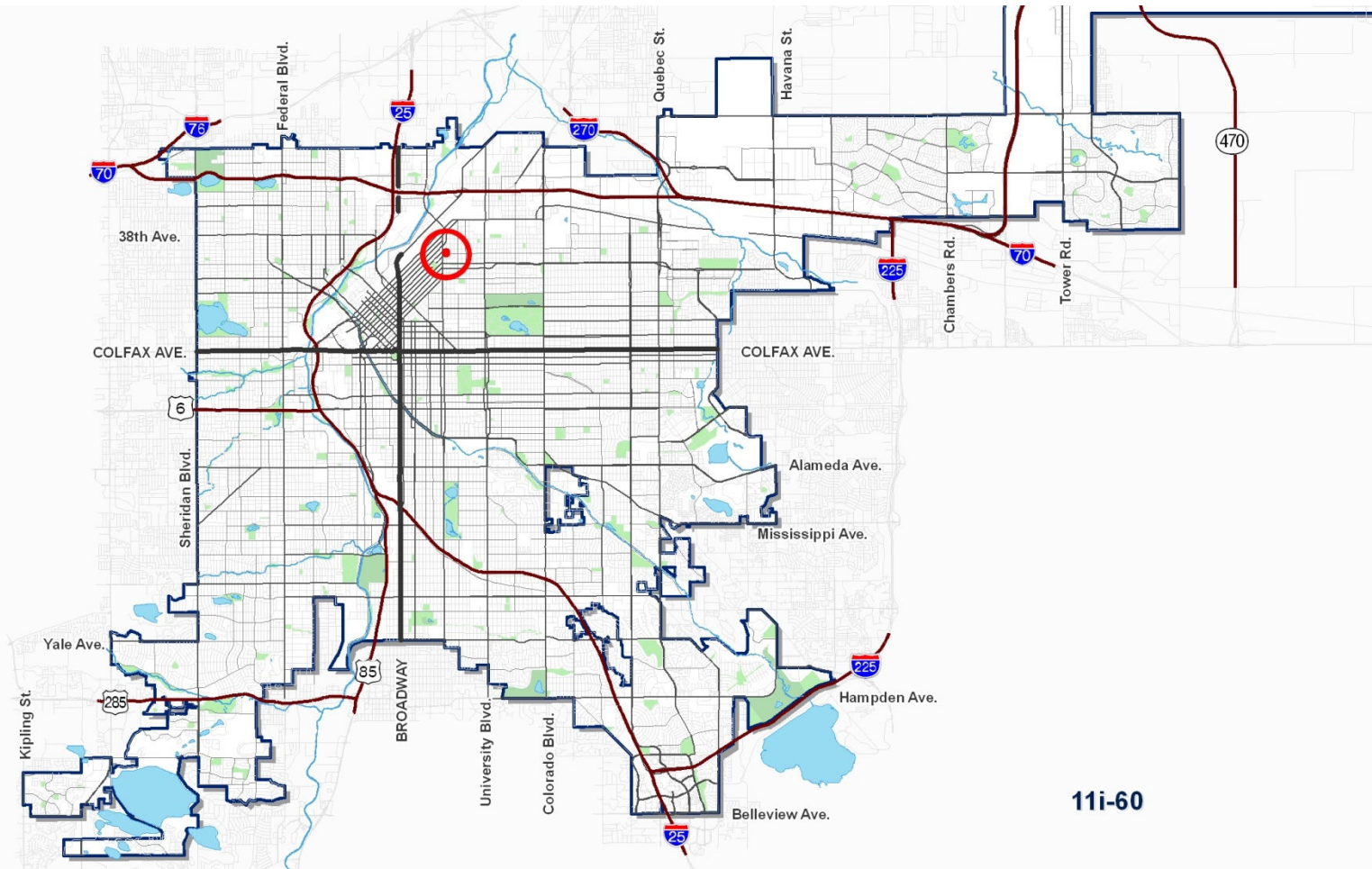
- ☐ 1601 Wewatta Street

1239 BRUCE
RANDOLPH AVENUE

Zone Map Amendment #2011I-00060

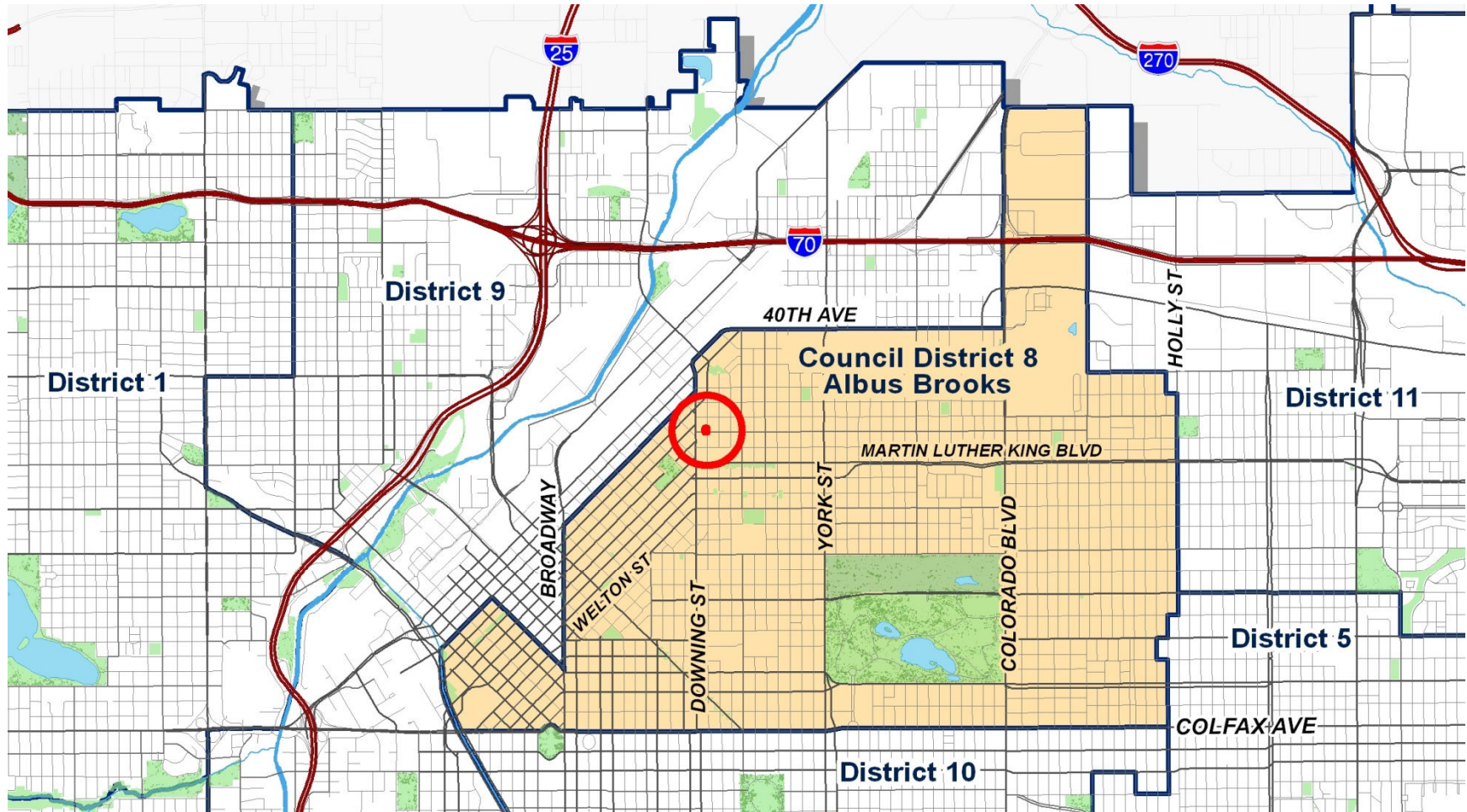
1239 Bruce Randolph Avenue

U-SU-A1 to U-MX-3

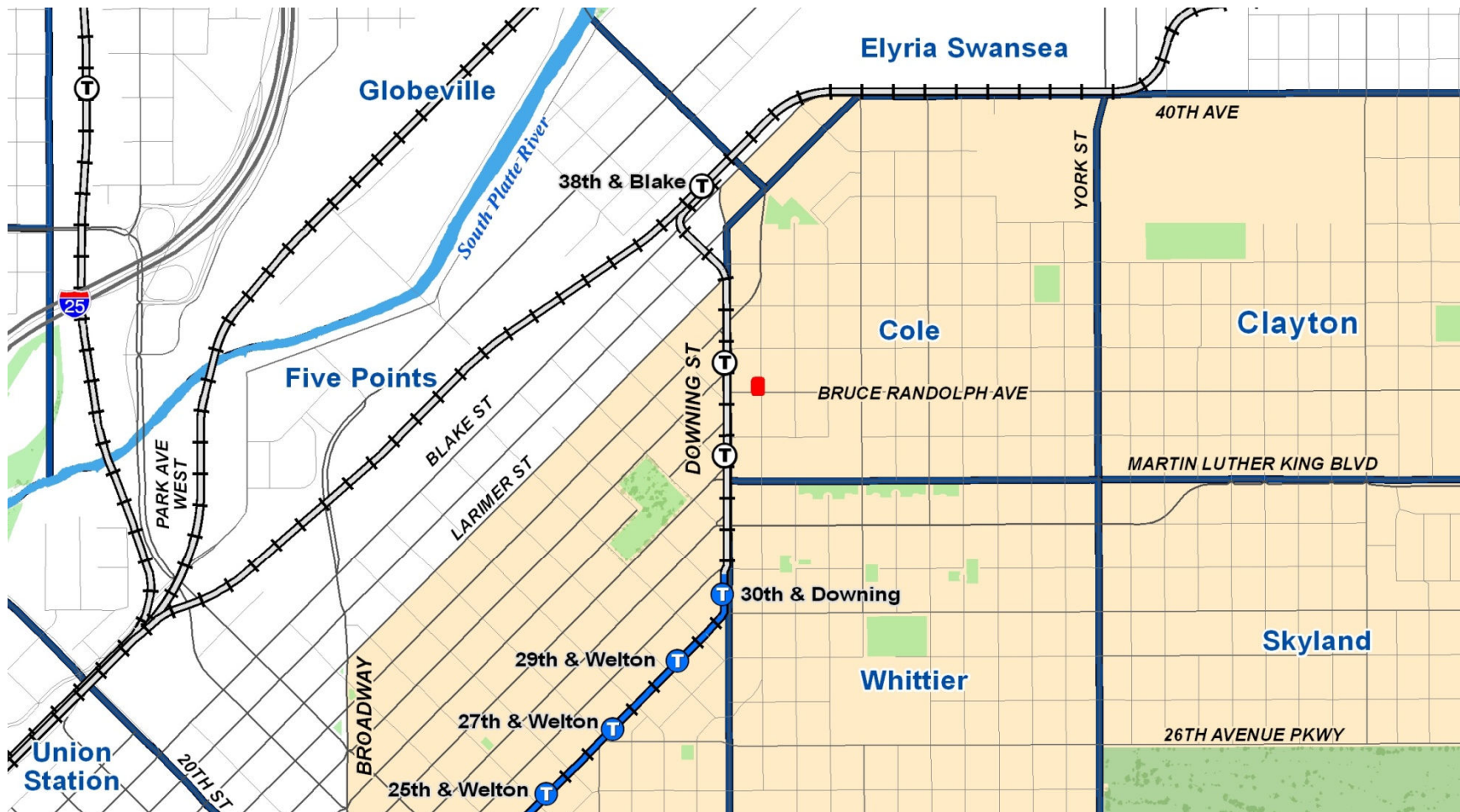


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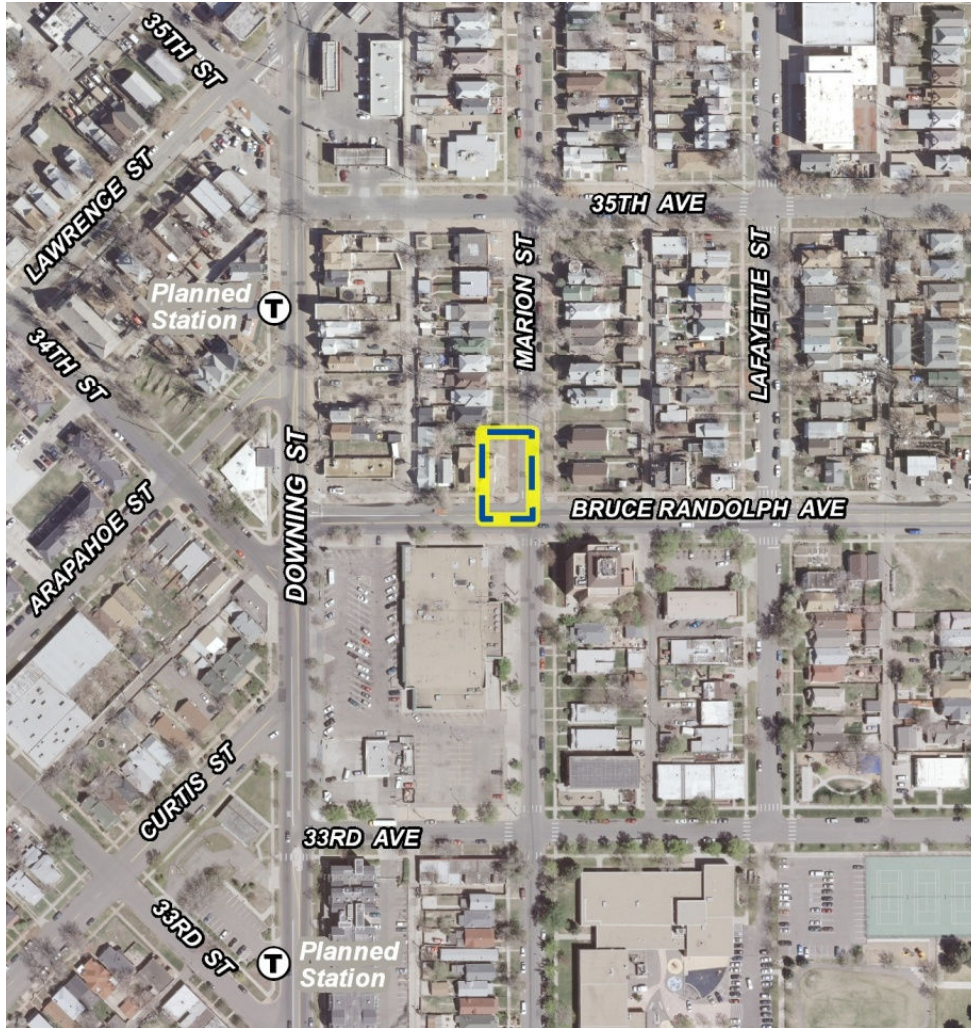
City Council District 8



Cole Statistical Neighborhood

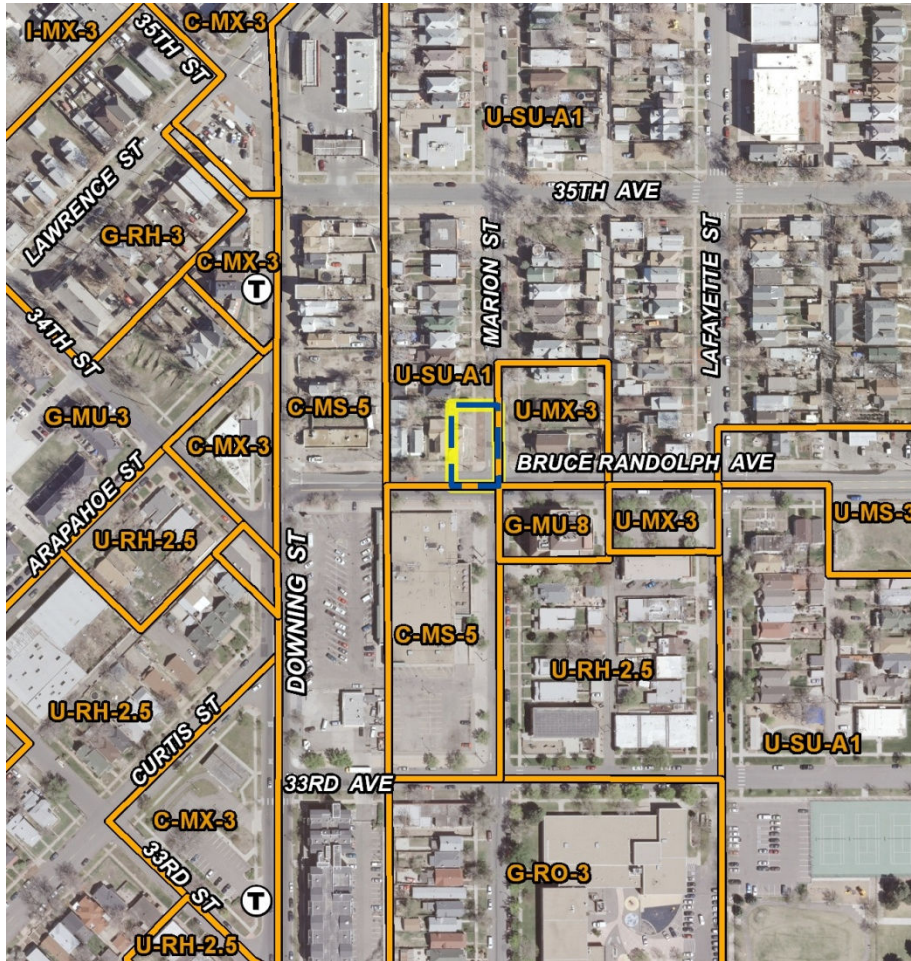


Location



- Northwest corner of Bruce Randolph Avenue and Marion Street
- One block east of Downing
- Existing single-family structure

Request



- Applicant: Javier Garcia rep. for owner
- 2,911 sq. ft.
- Property is vacant
- Proposed rezone to allow use of structure for small business
- Rezone from U-SU-A1 to U-MX-3
 - U – Urban Context
 - MX – Mixed Use
 - 3 – Maximum 3 stories

Request: U-MX-3

Urban Neighborhood Context – Mixed Use – 3-story Maximum Height

Article 5. Urban Neighborhood Context
Division 5.1 Neighborhood Context Description

SECTION 5.2.3
5.2.3.1 General Purpose

A. The Mixed Use District shall be generally characterized by the following:

B. The Medium Density Residential District shall be generally characterized by the following:

C. The Urban Neighborhood Context District shall be generally characterized by the following:

D. Commercial District shall be generally characterized by the following:

E. ...

5.2.3.2 ...

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 primarily located along local and residential arterial streets. Single- and two-unit residential uses are primarily located along local and residential arterial streets. Multi-unit residential uses are 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 attached 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, 2010 | 5.1-1

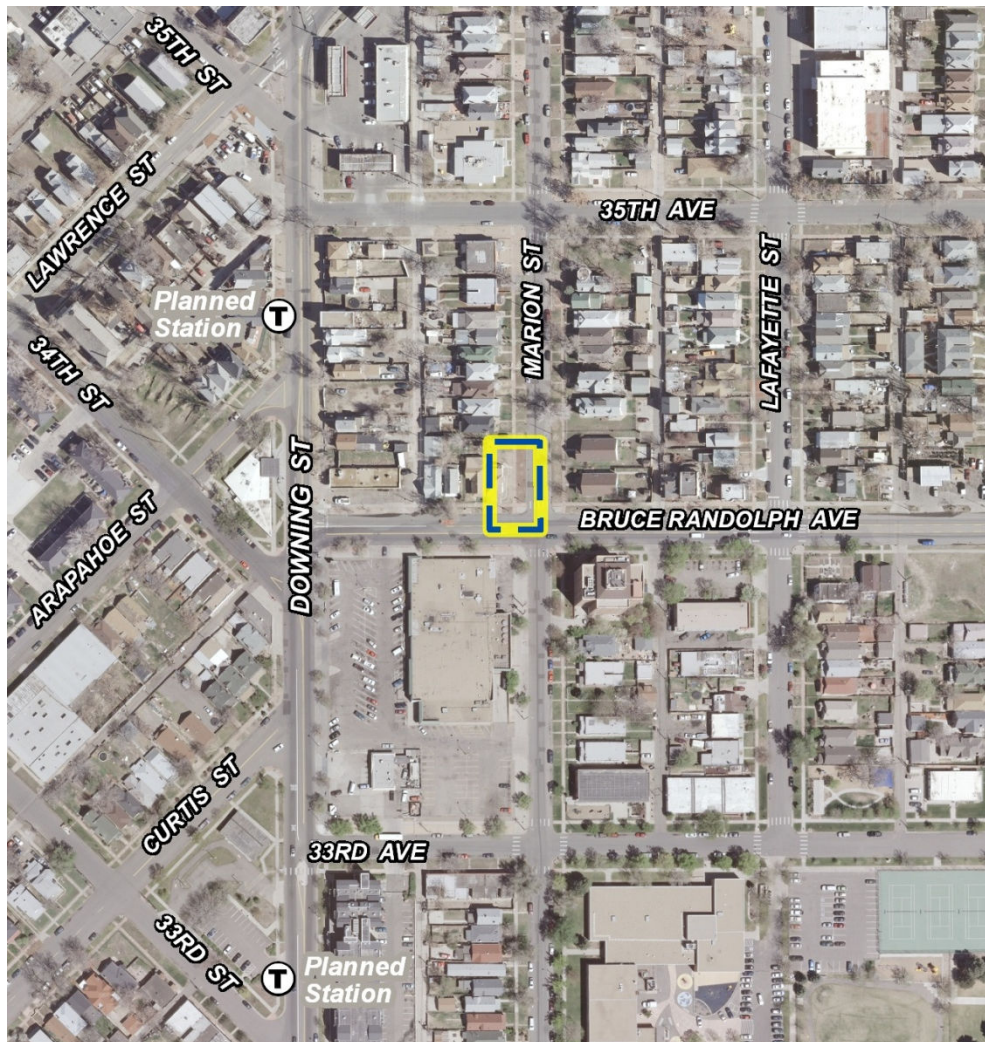


Existing Context



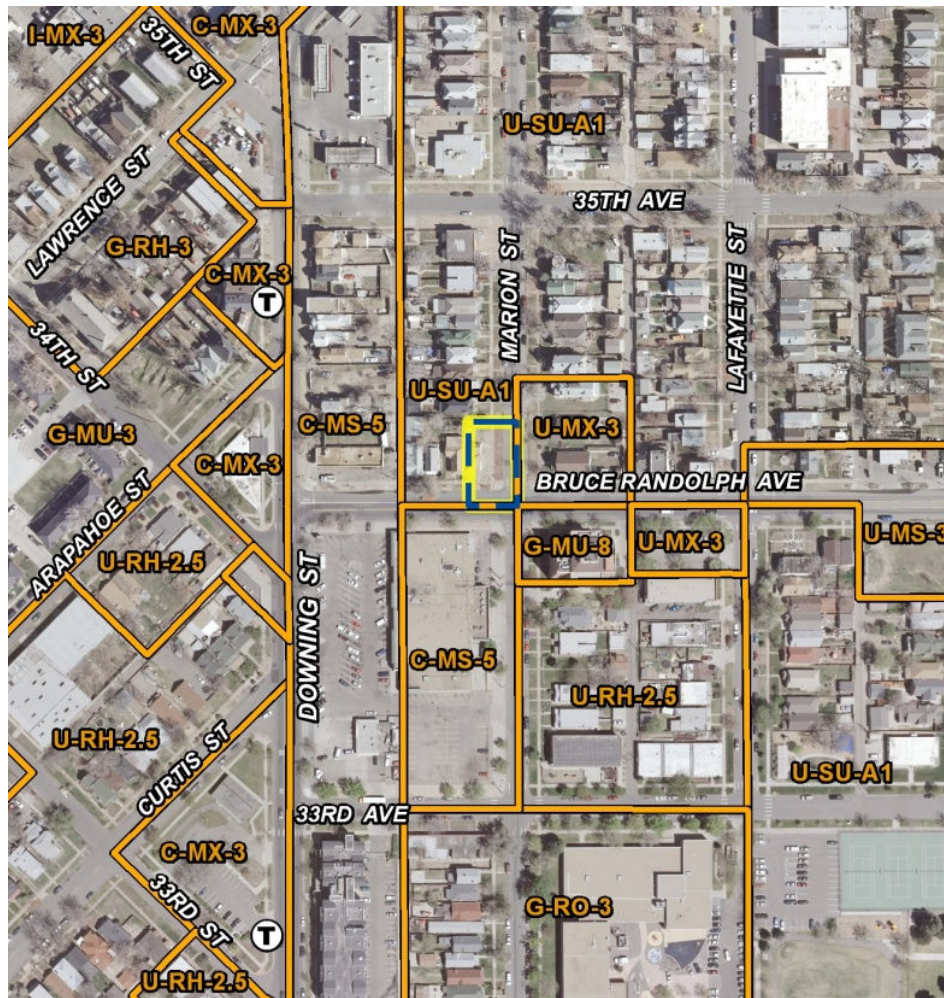
- General Character
- Zoning
- Land Use
- Building Form/Scale

Existing Context - General



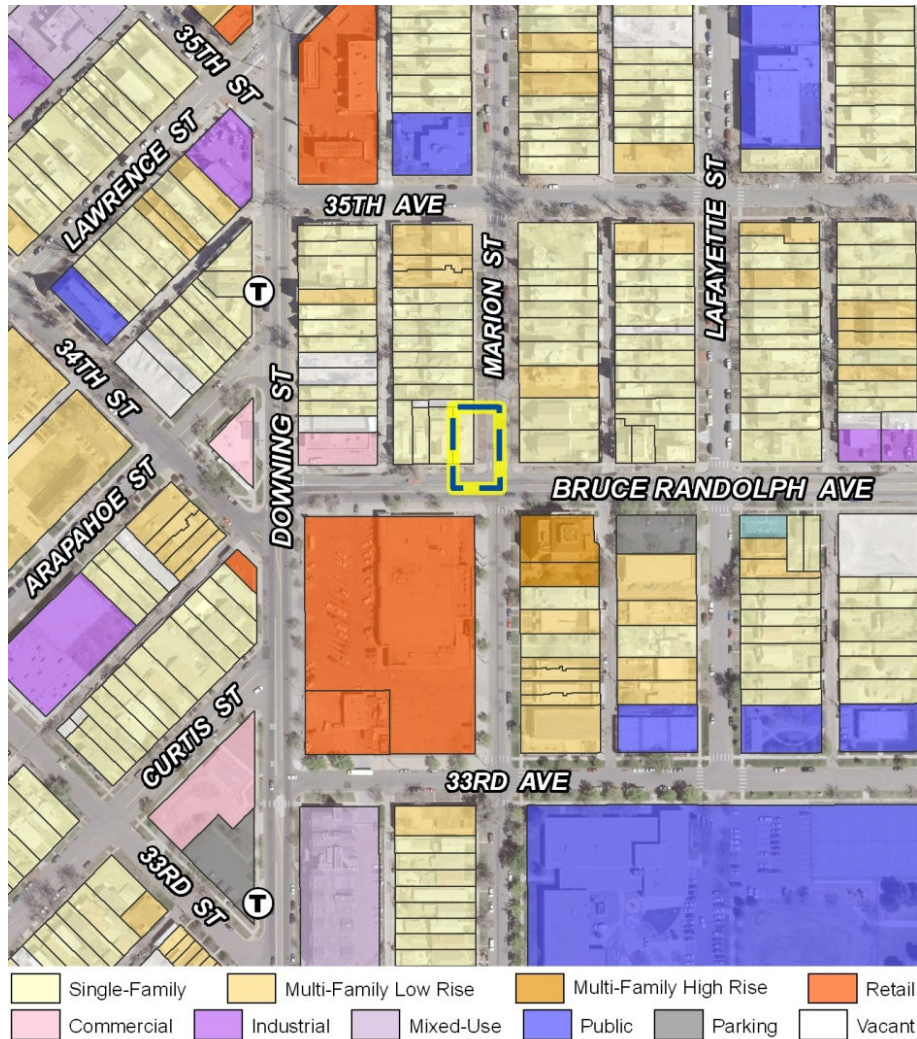
- General Character
 - Predominately low-intensity mix of residential land uses along Marion to the alley east of Downing, then higher intensity nonresidential along Downing
- Street, Block, Access Pattern
 - Rectilinear block pattern with alleys and detached sidewalks
 - Parcel has no alley access
- Mobility
 - Downing Street light rail/streetcar extension planned
 - Routes 12 and 38 along Downing/BRA
 - Closest rail stop at 30th and Downing four blocks south-

Existing Context - Zoning



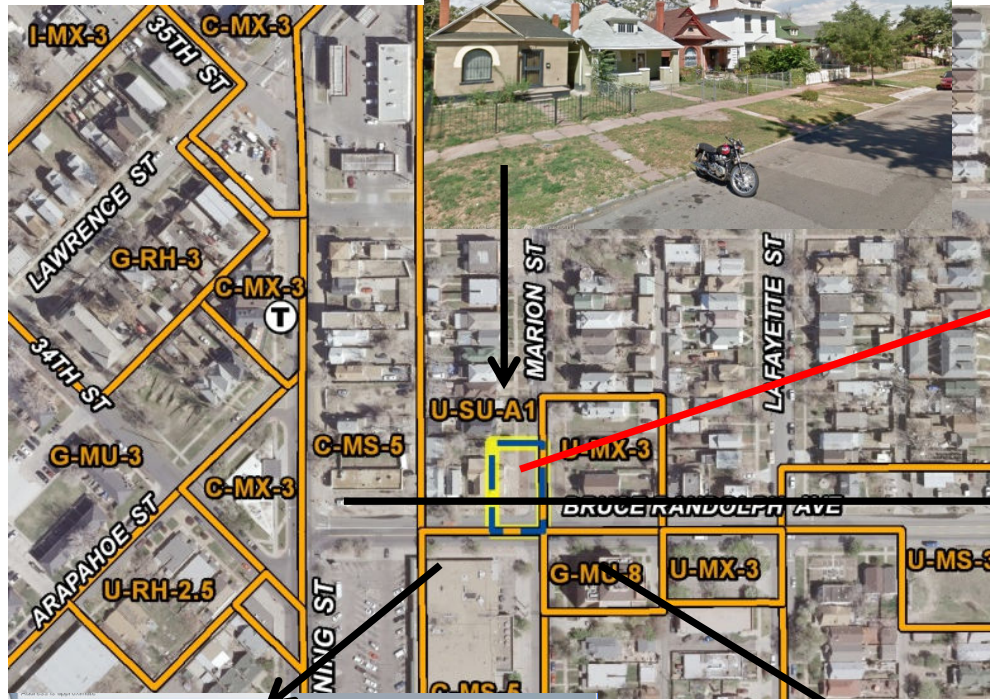
- Adjacent properties:
 - U-MX-3 and U-MS-3 on BRA to east
 - C-MS-5, G-MU-5, U-MX-3 to west and south
 - U-SU-A1 to north and remainder of same ½ block

Existing Context – Land Use



- Surrounding Land Uses:
 - North - Residential
 - South – Nonresidential, large format grocer
 - East – Residential uses, but zoned MX; multi-unit to southeast
 - West – Residential on same ½ block; commercial nodes at Downing and Bruce Randolph and Downing & 35th

Existing Context – Building Form/Scale



Process



- Planning Board
 - Notification signs posted on property
 - Notification of RNO's
 - Cole Neighborhood Association – letter of support
 - Five Points Business District
 - Northeast Community Congress for Education
 - Points Historical Redevelopment Corporation
 - United Community Action Network Incorporated
 - Inter-Neighborhood Cooperation
 - No additional public comments Received

Review Criteria



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

Review Criteria



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
 - ▣ Comprehensive Plan 2000
 - ▣ Blueprint Denver: A Land Use and Transportation Plan
 - ▣ Northeast Downtown 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

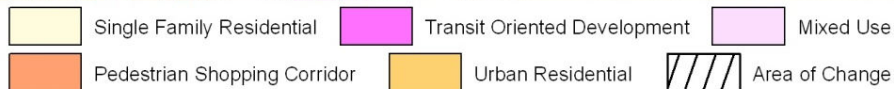
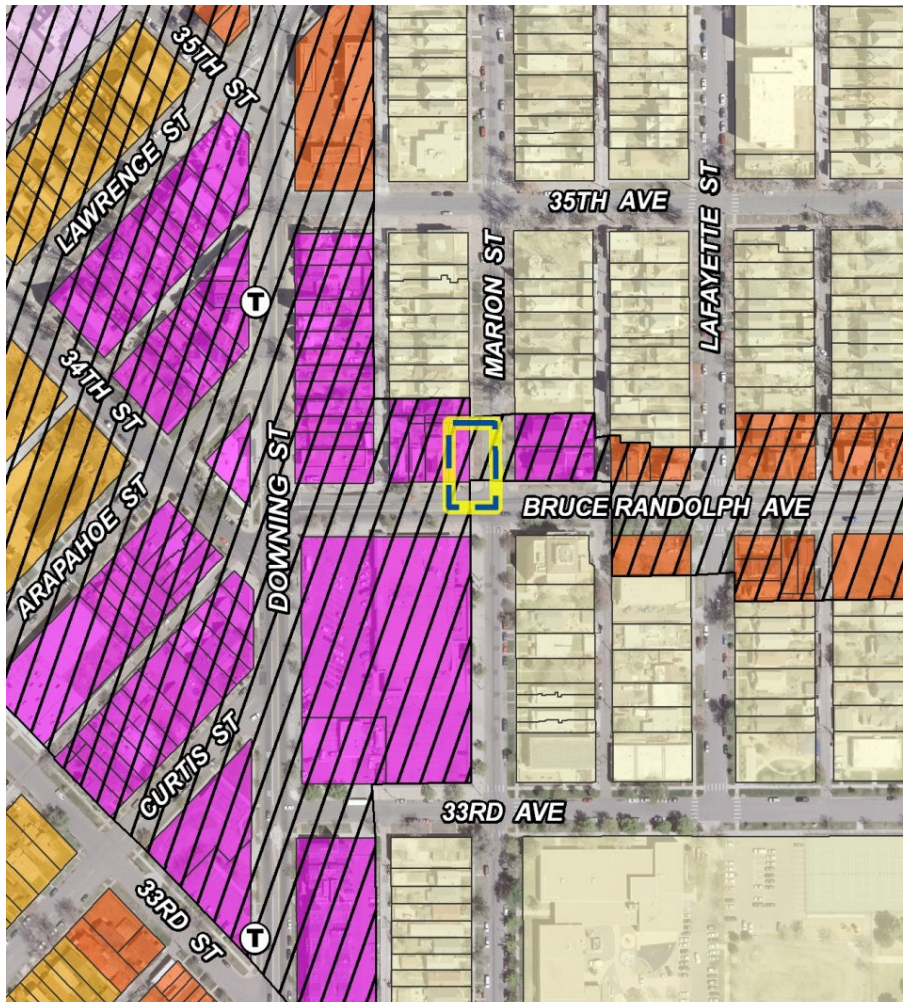
Review Criteria:

Consistency with Adopted Plans

Comprehensive Plan 2000

- The proposal is consistent with and positively addresses many Denver Comprehensive Plan strategies, including:
- Economic Activity chapter, Strategy 3-B is to “**Support retention and expansion of businesses in industries historically important to Denver, including small business, health care, manufacturing, and federal and state government.**” (p. 133)
- Economic Activity chapter, Strategy 5-A is to “**Support small-scale economic development in neighborhoods...**” (p. 136)
- Land Use chapter, Strategy 3-B is to “**Encourage quality infill development that is consistent with the character of the surrounding neighborhood...** (p.60).

Review Criteria: Consistency with Adopted Plans

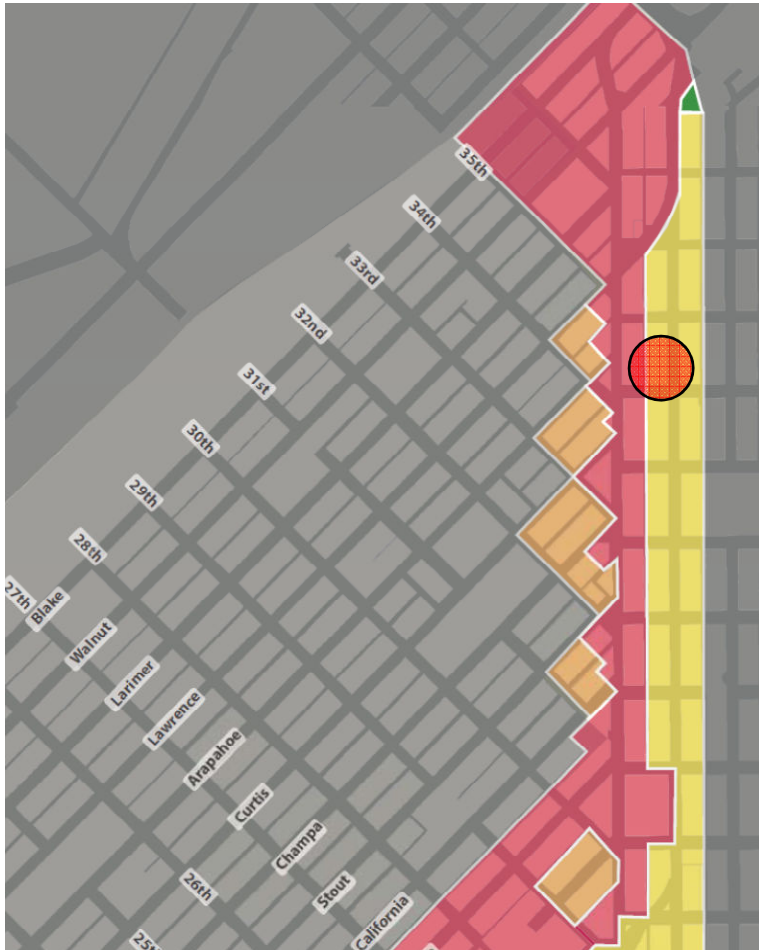


Blueprint Denver

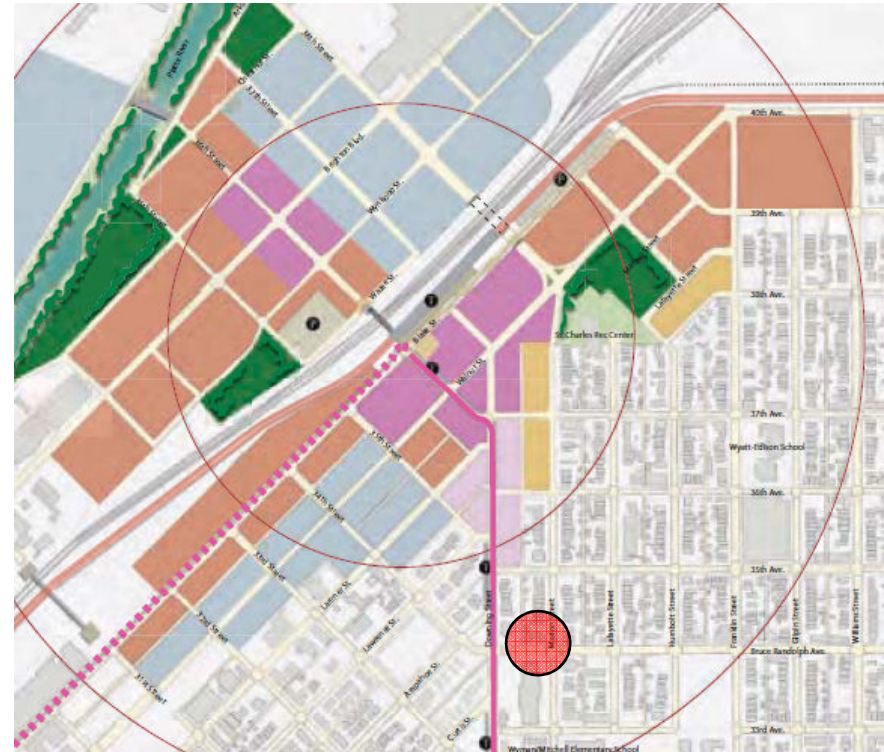
- Land Use Concept:
 - ▣ Area of Change
 - ▣ Transit Oriented Development
 - The TOD land use concept was designated in anticipation of the transit expansion north on Downing from its current terminus at 30th
- Future Street Classification:
 - ▣ BRA – Mixed Use Collector
 - ▣ Marion – Undesignated Local
 - ▣ Downing – Mixed Use Arterial

Review Criteria:

Plans: Northeast Downtown /38th and Blake



Northeast Downtown – Land Use



38th & Blake – Land Use

Review Criteria



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
 - ▣ CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver
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

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
 - ▣ Changed Circumstances
 - The U-MX-3 zone district will allow the re-use of an existing residential structure along a mixed-use street, consistent with many properties to the west and east and proximate to a transit corridor
 - Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria



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. CPD concludes the existing conditions of the properties are consistent with both the Urban Neighborhood Context and with the U-MX-3 Zone District Purpose and Intent

Recommendation

CPD recommends approval of the U-MX-3 zone district, 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

Planning Board voted unanimously to recommend approval of this application