



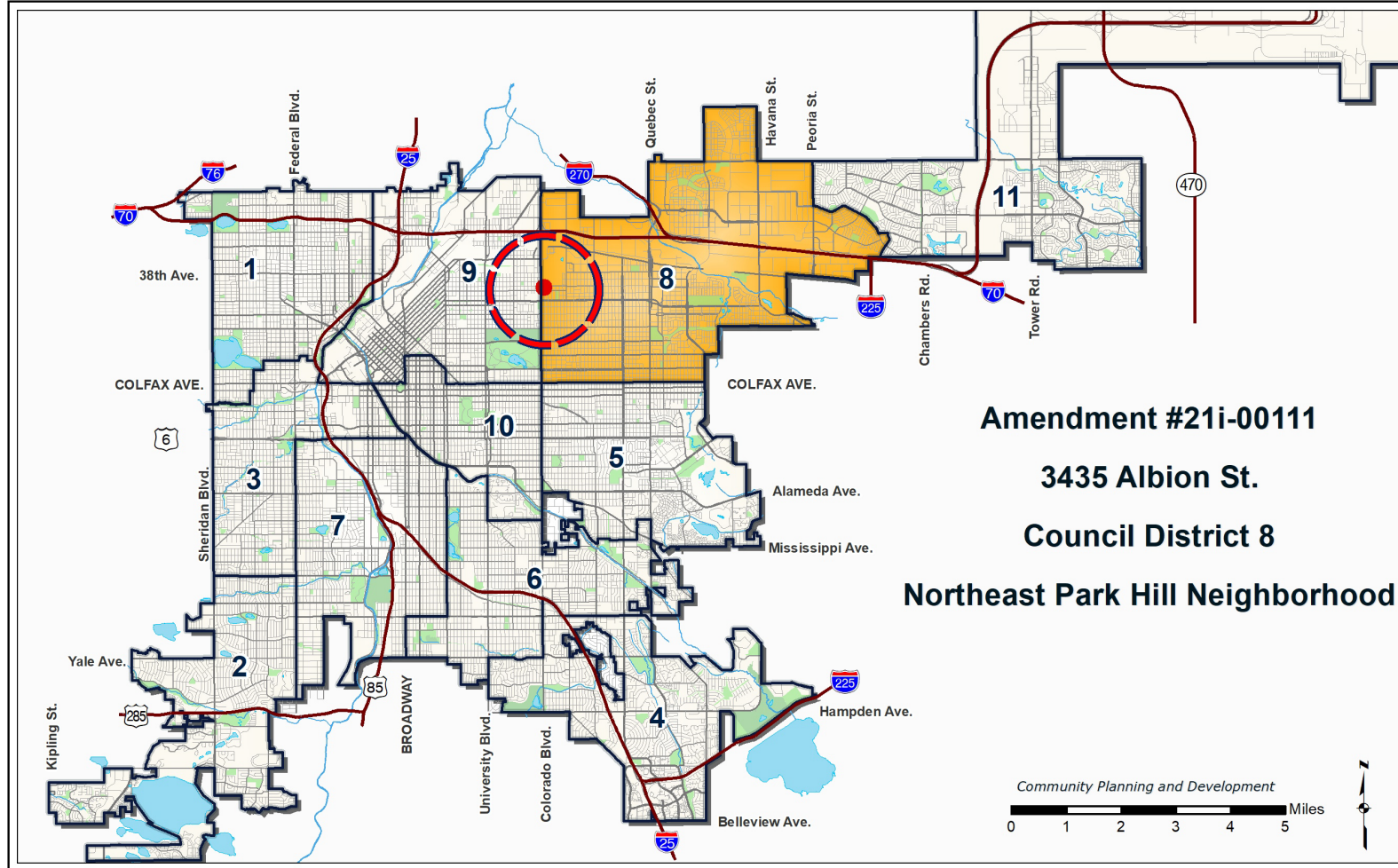
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# 3435 N. Albion Street

Request: PUD 539 to E-MX-2x  
City Council Public Hearing

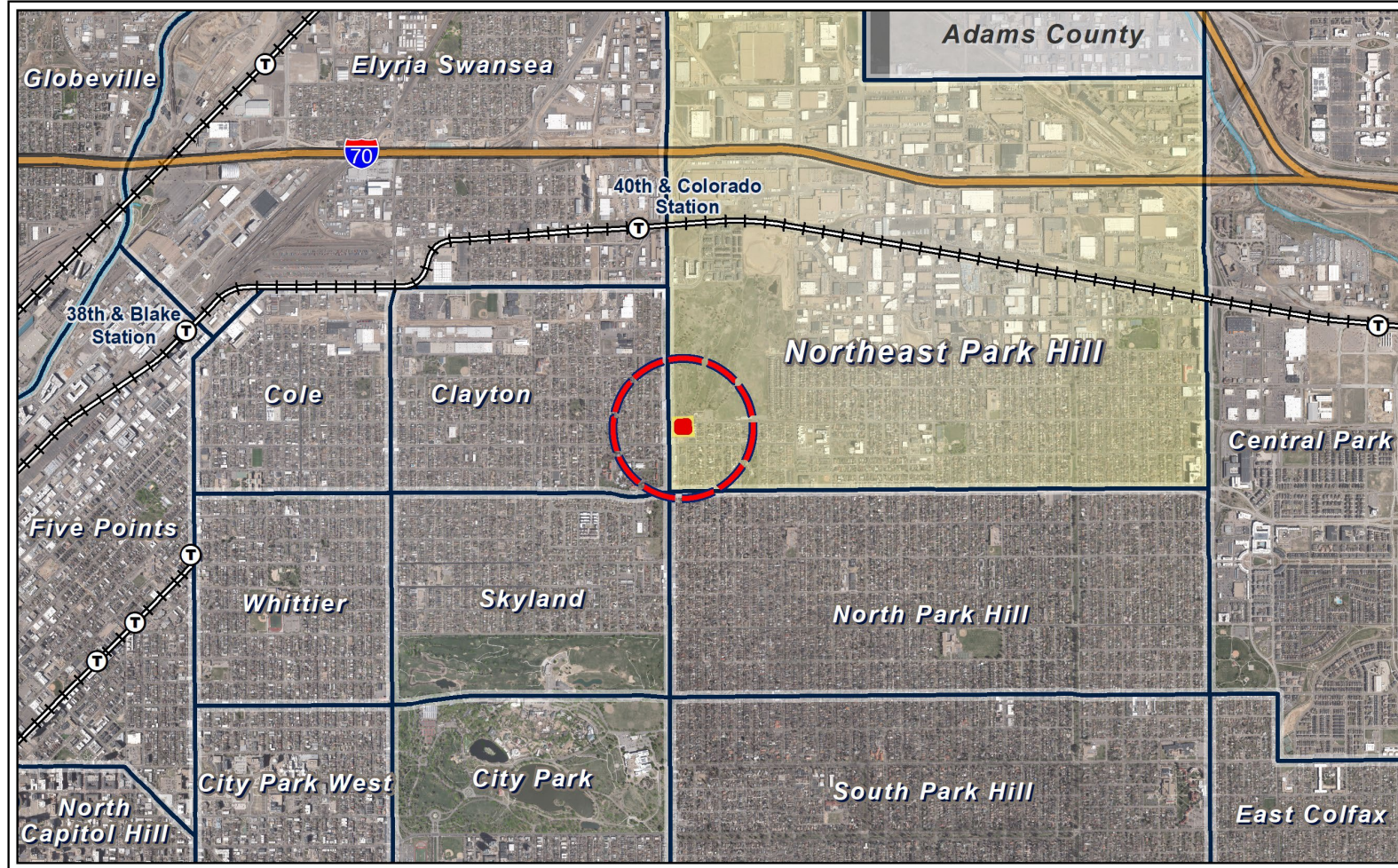
April 4<sup>th</sup>, 2022

# Council District 8 – Councilperson Herndon





# Northeast Park Hill Neighborhood





# Request: E-MX-2x



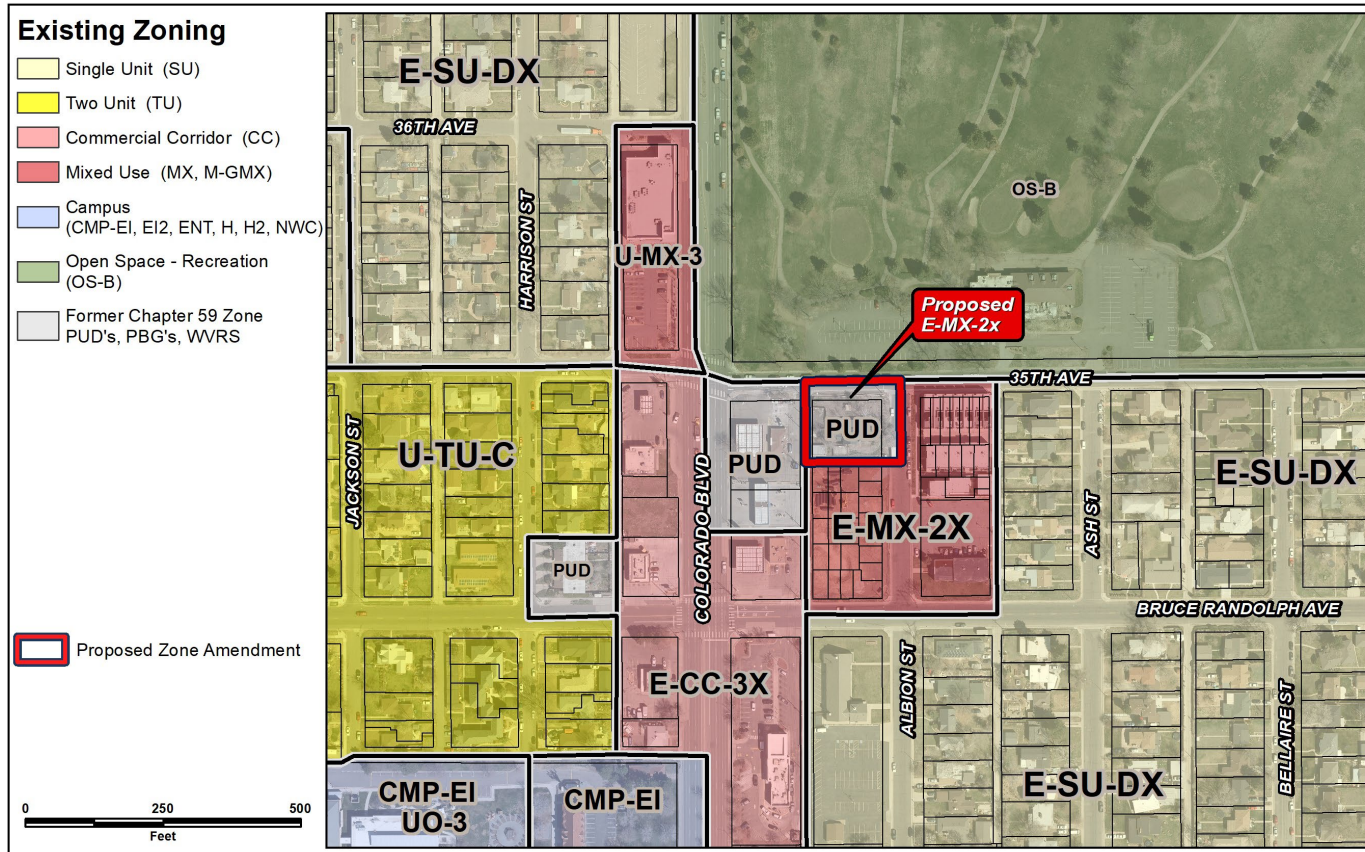
- Location
  - Approx. 14,062 square feet or 0.32 acres
  - Existing single-unit structure

## Proposal

- Rezoning from PUD 539 to E-MX-2x
  - Urban Edge Neighborhood Context – Mixed Use – 2 stories maximum height (x = limited uses and building forms)
  - Allows Townhouse, General, and Shopfront building forms



# Existing Zoning



- **Current Zoning: PUD 539**
  - Former Chapter 59 custom zone district allows for expansion of restaurant use
  - Maximum building height of 2 stories or 38 feet
  - Setbacks and encroachments conform to B-1 zone district
- **Surrounding Zoning:**
  - E-MX-2x
  - E-SU-Dx
  - PUD 22
  - OS-B

# Existing Land Use



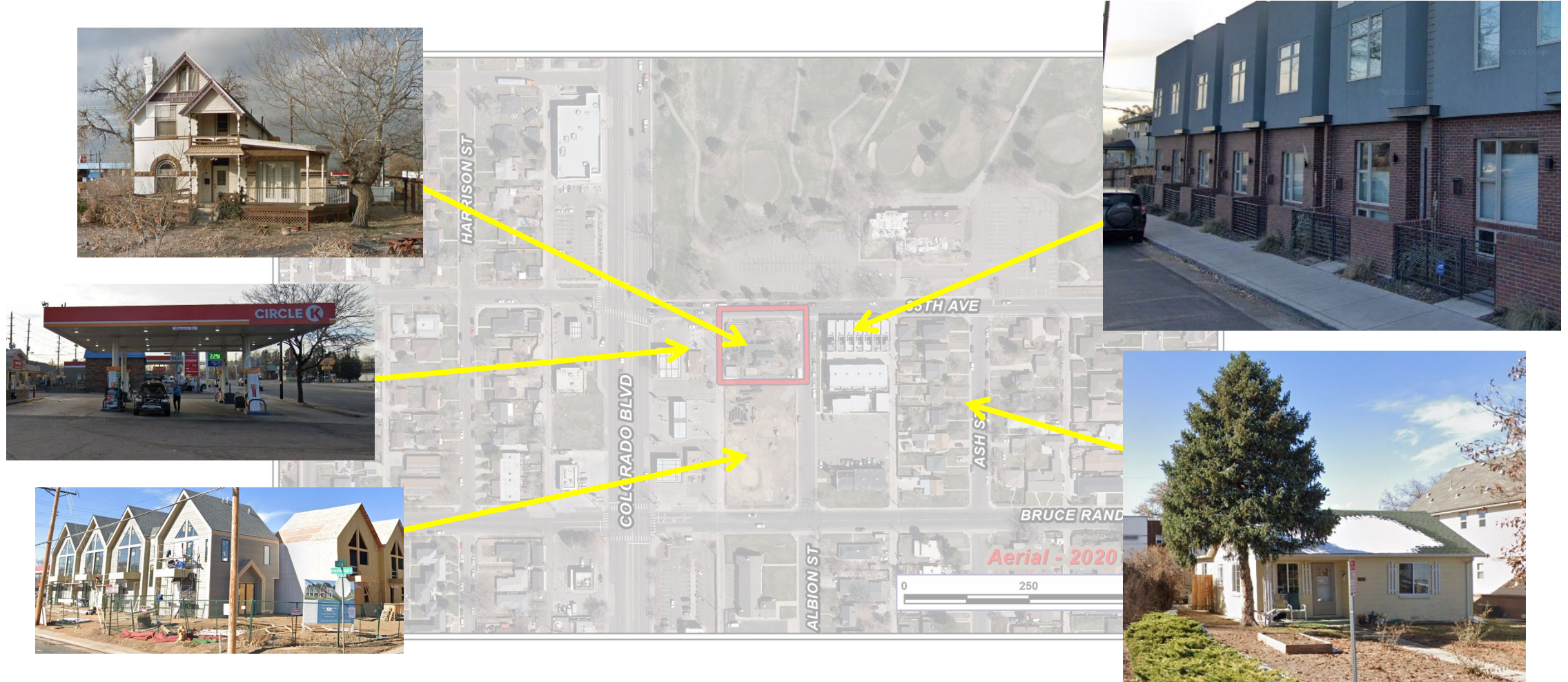
**Land Use:** Mixed- Use

## Surrounding Land Uses:

- Multi-Unit Residential
- Commercial/Retail
- Parks/Open Space



# Existing Building Form/Scale



# Process

- Informational Notice: **9/28/2021**
- Planning Board Notice: **11/15/2021**
- Planning Board Public Hearing: **12/1/2021**
- LUTI Committee: **2/1/2022**
- City Council Public Hearing: **4/4/2022**
- Public Comment
  - **Letter of support from Northeast Park Hill RNO**



# 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 2040*
- *Blueprint Denver: A Land Use and Transportation Plan (2019)*
- *Park Hill 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



# Consistency with Adopted Plans: Comprehensive Plan



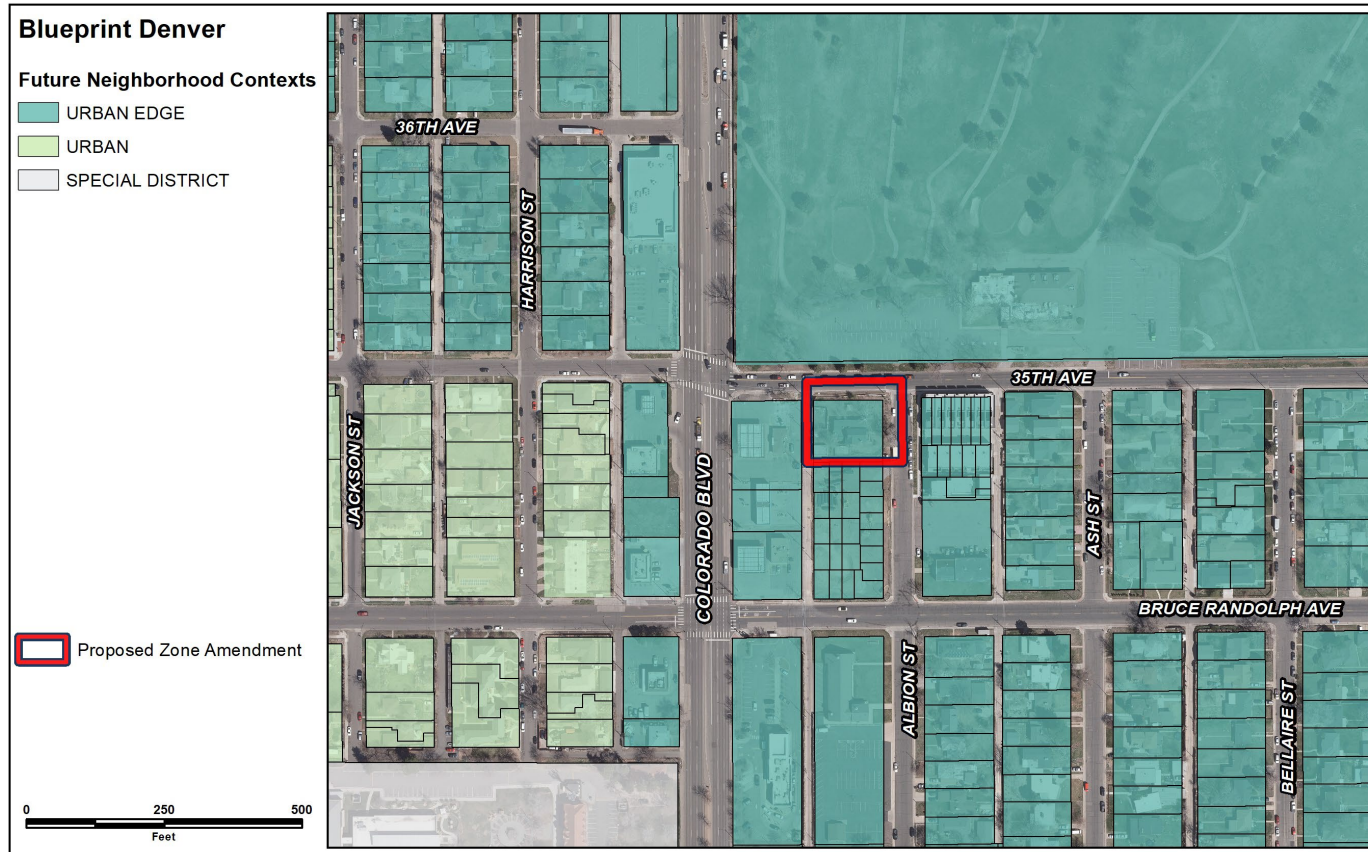
- Equitable, Affordable and Inclusive Goal 1, Strategy A – Increase development of housing units close to transit and mixed-use developments (p. 28).
- Equitable, Affordable and Inclusive Goal 2, Strategy B – Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).



- Strong and Authentic Neighborhoods Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34).
- Environmentally Resilient Goal 8, Strategy A – Promote infill development where infrastructure and services are already in place (p. 54).
- Environmentally Resilient Goal 8, Strategy C – Focus growth by transit stations and along high- and medium-capacity transit corridors (p. 54).



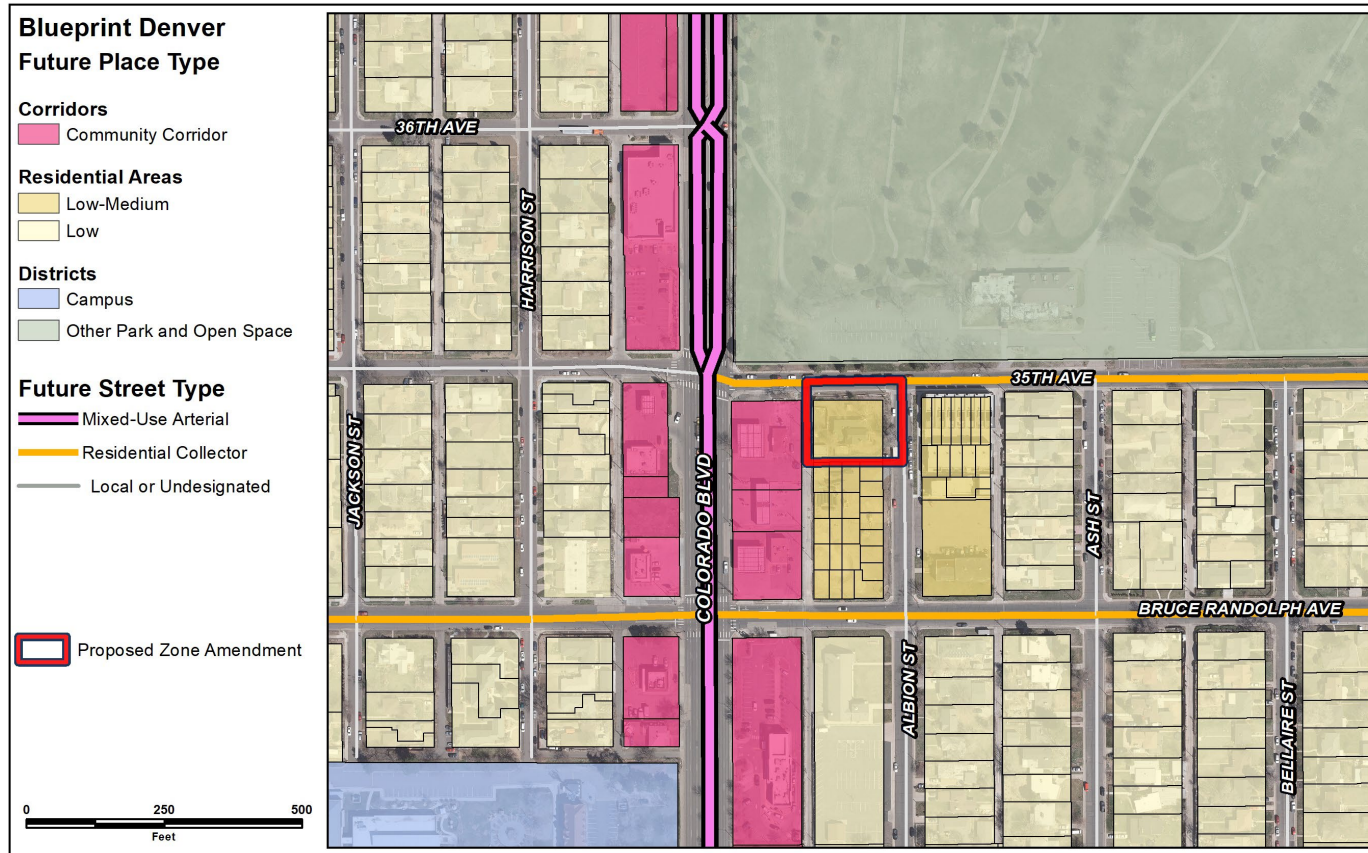
# Consistency with Adopted Plans: *Blueprint Denver 2019*



- **Urban Edge (E-)**
  - Contains elements of the suburban and urban contexts.
  - Small multi-unit residential and commercial areas are typically embedded in 1-unit and 2-unit residential areas.
  - Block patterns are generally regular with a mix of alley access. Buildings are lower scale and generally set back farther from the street.

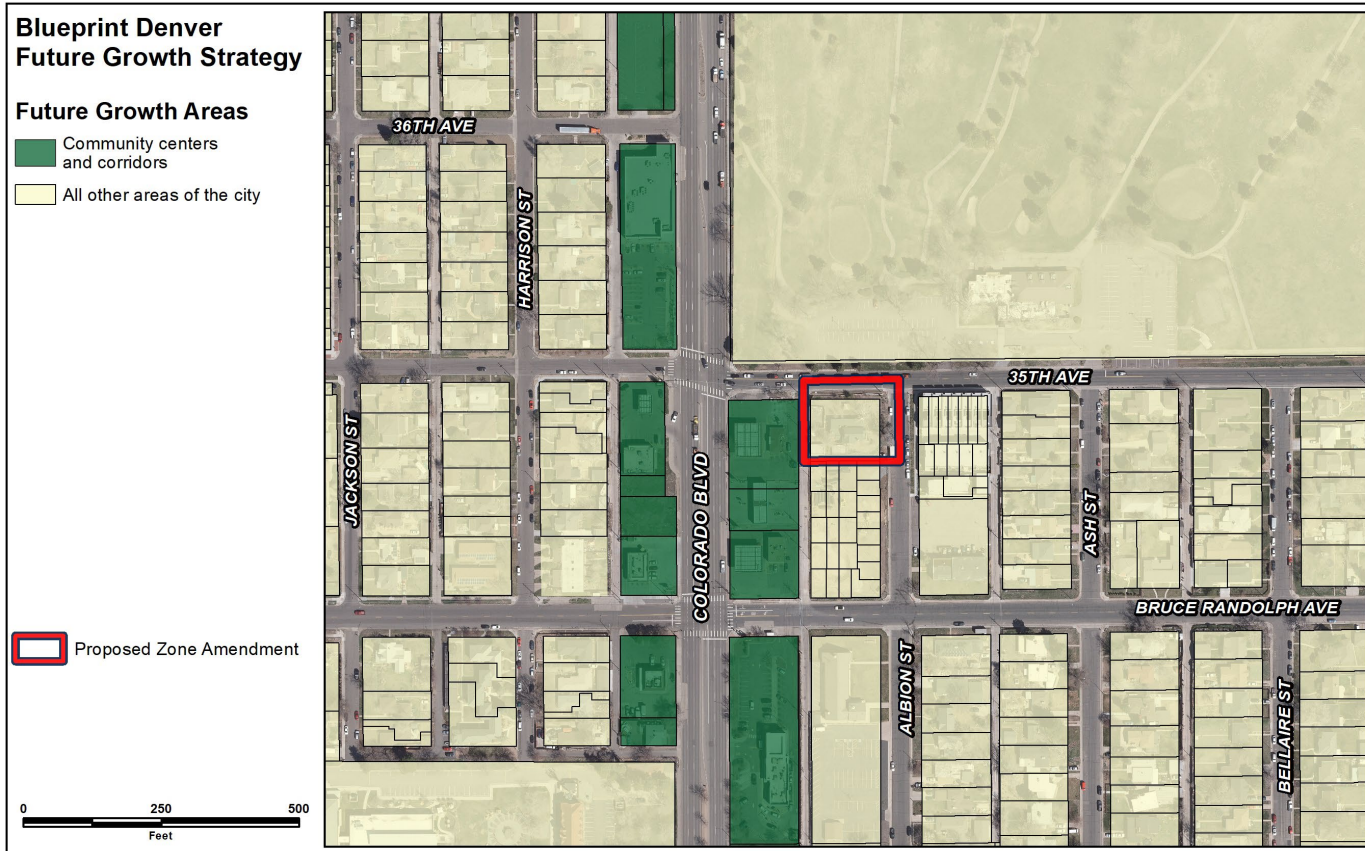


# Consistency with Adopted Plans: *Blueprint* Denver 2019



- **Low-Medium Residential**
  - Mix of low- to mid-scale multi-unit residential options.
  - Limited mixed-use along arterial and collector streets
  - Buildings are generally up to 3 stories or less in height..
- **Future Street Type**
  - 35<sup>th</sup> Avenue: Residential Collector
  - N. Albion Street: Local

# Consistency with Adopted Plans: *Blueprint* *Denver 2019*



- Growth Areas Strategy:  
All other areas of the city
  - 10% jobs by 2040
  - 20% housing by 2040

# Consistency with Adopted Plans: *Blueprint Denver 2019*

## Land Use & Built Form: General section, Policy 3

- Strategy A: *Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC, including continuing to incentivize owners to come out of the old code.*
- Strategy B: *Limit the use of site-specific, customized zoning tools—such as ...waivers/conditions...*



# Consistency with Adopted Plans: *Park Hill Neighborhood Plan*

## Land Use Goals

- Maintain the existing integrity of the residential character of Park Hill. Assure that continued growth and development in Park Hill results in a balanced and compatible mix of housing types and densities.
- Maintain and enhance the small-scale neighborhood character of the business areas and foster the development of “Main Street” type imagery.
- Preserve the areas of historical significance through historic districts or historic landmark designation.
- Create and maintain a mix of housing types and sizes that are attractive and affordable to a diversity of ages, incomes, household types, sizes, cultural and ethnic backgrounds.

# Review Criteria

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

### 2. Uniformity of District Regulations

- Proposed rezoning will result in uniform application of zone district building form, use and design regulations

### 3. Further Public Health, Safety and Welfare

- Implements adopted plans
- Facilitate housing density near a mix of uses and transit amenities

### 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
  - 12.4.10.8.A.4.c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning
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
5. Consistency with Neighborhood Context, Zone District Purpose and Intent



# CPD Recommendation

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