

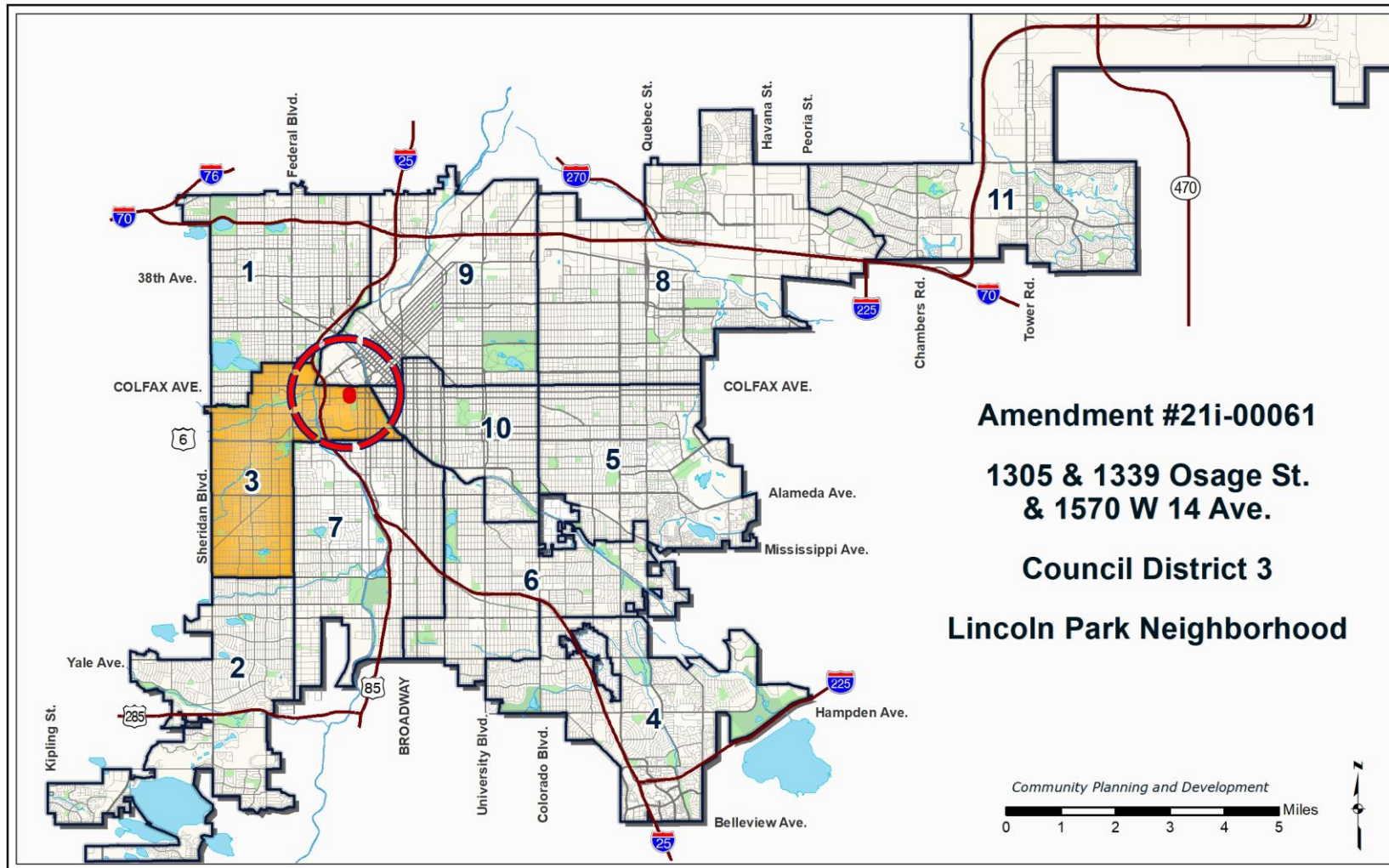
1305, 1339 & 1365 N. Osage St. and 1520 W. 14th Ave.

Request: G-MX-3, UO-2 to G-RX-5, UO-2

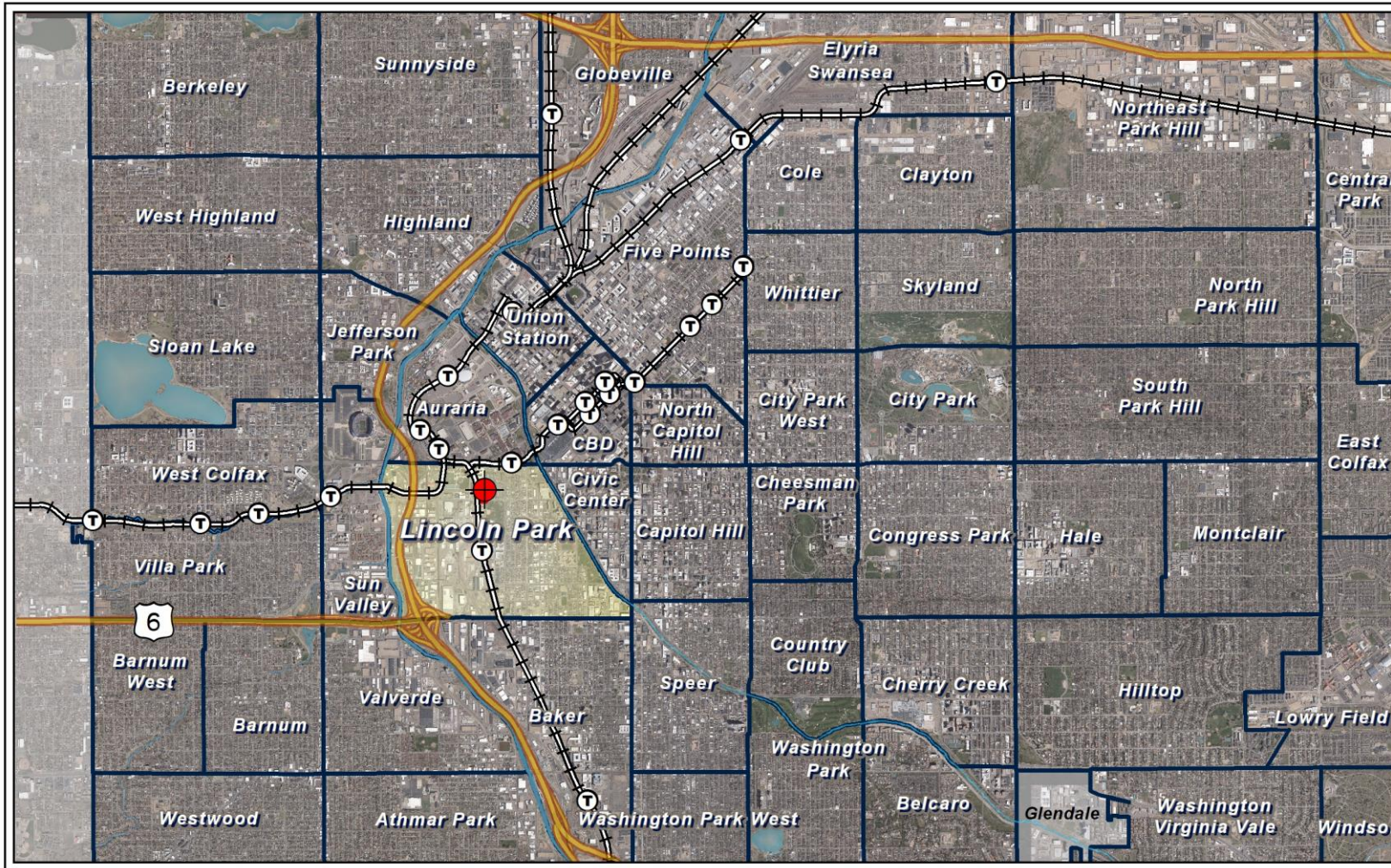
LUTI: 5/17/2022

Case #: 2021i00061

Council District 3: Jamie Torres



Lincoln Park Neighborhood



Request: G-MX-3, UO-2 to G-RX-5, UO-2



Subject Property

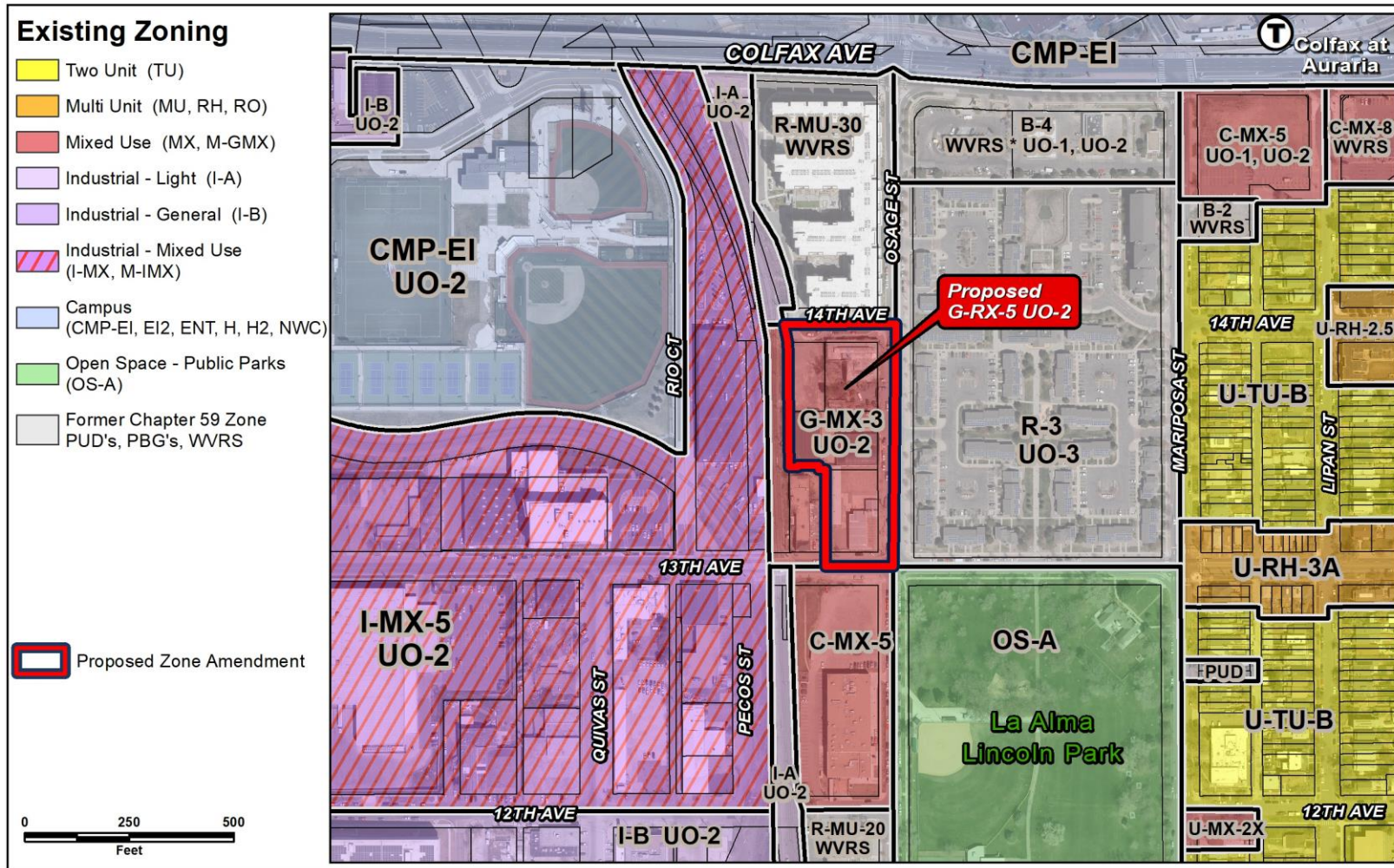
- Industrial buildings & restaurant
- 88,837 square feet or 2.04 acres

Proposal

- G-RX-5, UO-2
 - Town House
 - Shopfront

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

Existing Zoning: G-MX-3, UO-2



Existing Zoning

- G-MX-3, UO-2

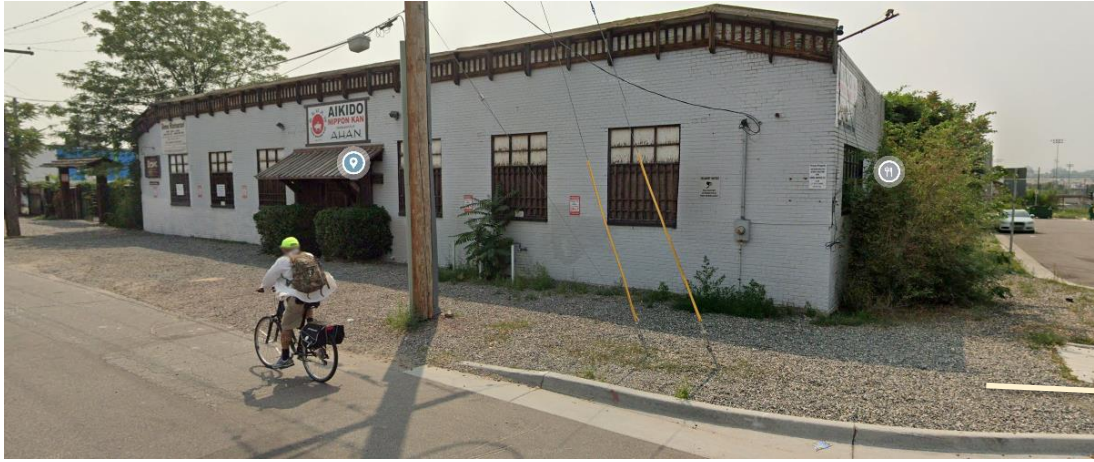
Adjacent Zoning

- G-MX-3, UO-2
- R-MU-30 WVRs
- R-3, UO-3
- OS-A
- C-MX-5
- I-MX-5, UO-2

Zoning: G-MX-3, UO-2 to G-RX-5, UO-2

Design Standards	Existing G-MX-3, UO-2	Proposed G-RX-5, UO-2
Primary Building Forms Allowed	Town House, General and Shopfront; Drive Thru Services and Drive Thru Restaurant w/ limitations	Town House and Shopfront
Height in Stories / Feet (max)	3 stories / 38'-45'*	5 stories / 70'
Primary Street Build-To Percentages (min) and Ranges	Town House: 70% within 10'-15' General: 70% 0'-10' Shopfront: 75% 0'-10' Drive Thrus: 50% -70% within 0'-35'*	Town House: 70% within 10'-15' Shopfront: 75% 0'-10'
Primary Street Setbacks (min)	Town House: 10' All Other Forms: 0'	Town House: 10' Shopfront: 0'
Transparency, Primary Street	Shopfront: 60% All Other Forms: 40%	Town House: 40% Shopfront: 60%
Street Level Active Uses	Town House: 40% General: 40% Shopfront: 100% Drive Thrus: N/A	Town House: N/A Shopfront: N/A

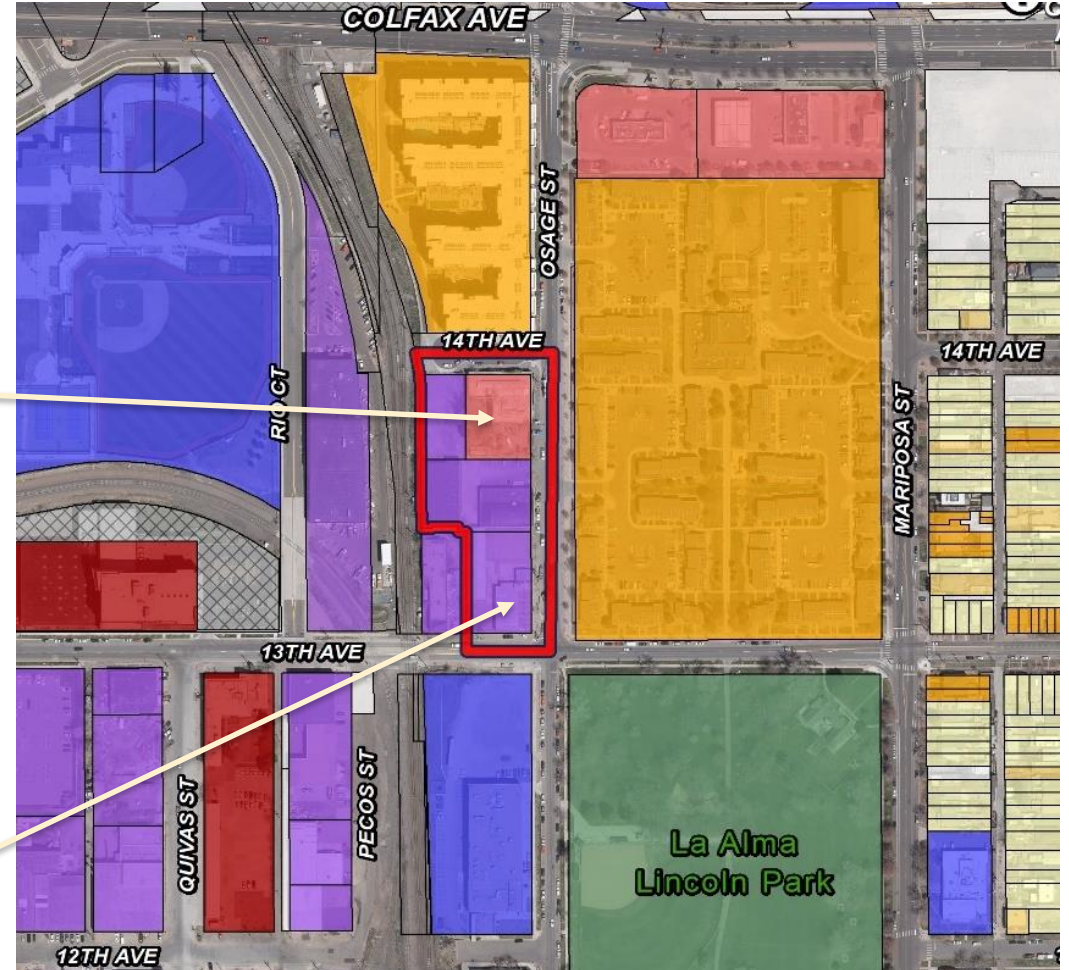
Existing Context – Use/Building Form/Scale



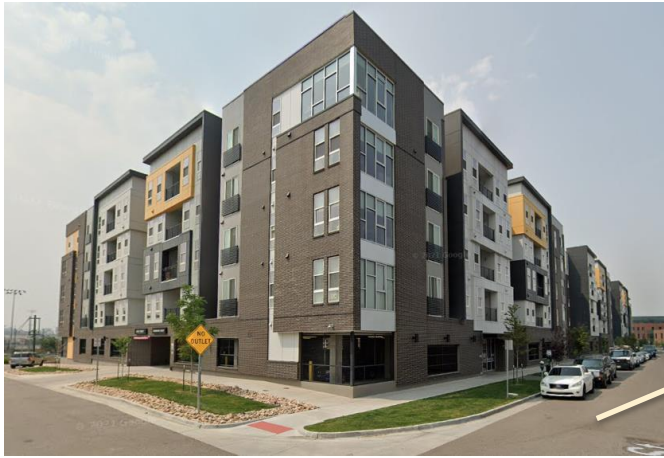
Site (northern)



Site (southern)



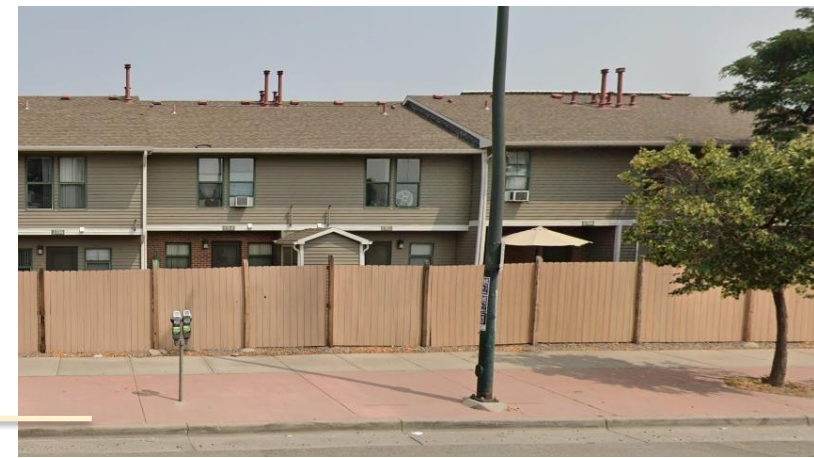
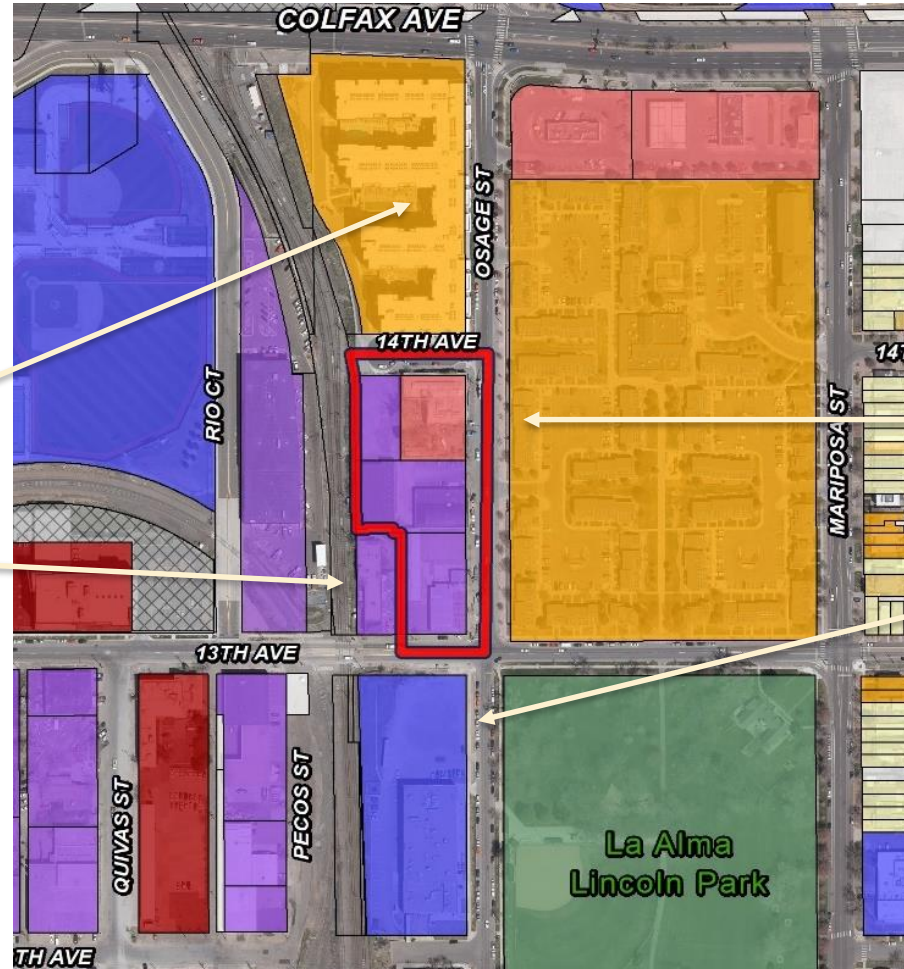
Existing Context – Use/Building Form/Scale



North



West



East



South

Process

- Informational Notice: 2/22/2022
- Planning Board Notice: 4/18/2022
- Planning Board Public Hearing: 5/4/2022
- LUTI Committee: 5/17/22
- City Council Public Hearing: 7/11/22 (tentative)
- Public Comment: 1 RNO in support, 0 opposition

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 2040*
- *Blueprint Denver*
- *La Alma / Lincoln Park Neighborhood Plan*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

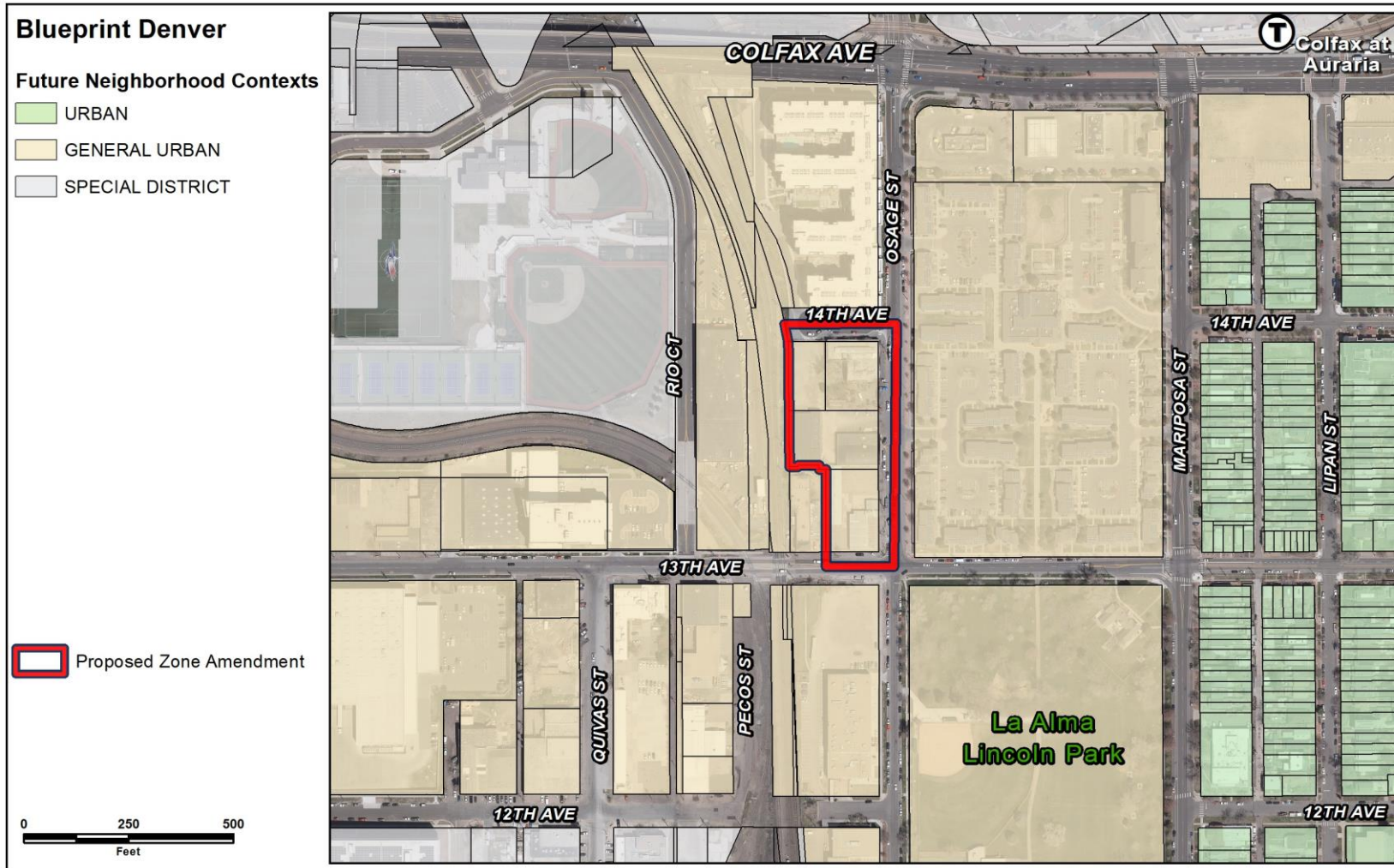
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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).
- 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.
- Environmentally Resilient Goal 8, Strategy C – Focus growth by transit stations and along high- and medium-capacity transit corridors.

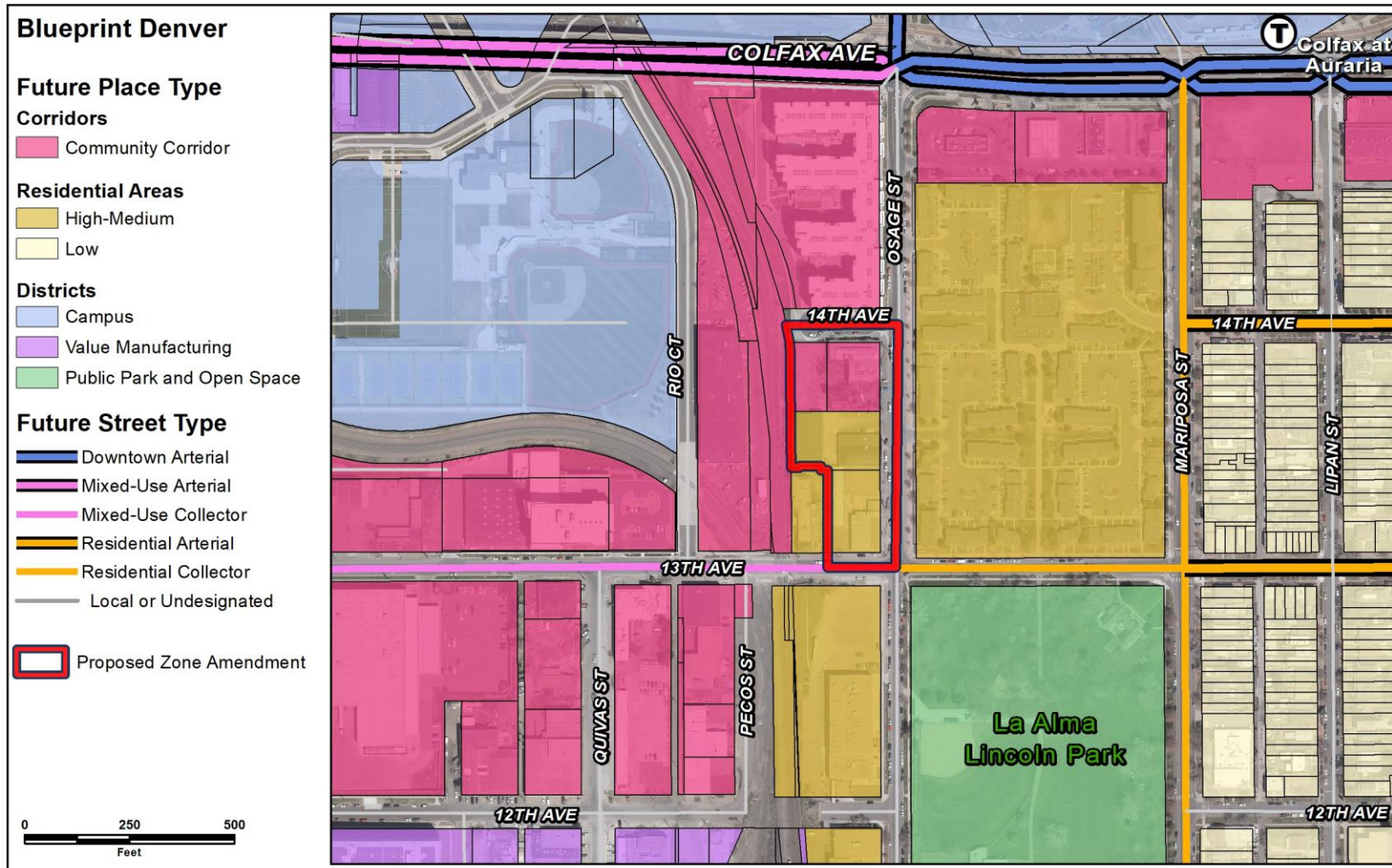
Consistency with Adopted Plans: Blueprint Denver



General Urban Future Neighborhood Context

- Homes vary from multi-unit complexes to single-unit homes
- A mix of uses, with good street activation and connectivity.
- Well served by transit with access to amenities and entertainment

Consistency with Adopted Plans: Blueprint Denver



Community Corridor Future Place Type

- Mix of office, commercial and residential uses
- Heights are generally up to 5 stories

Residential High-Medium Future Place Type

- A mix of low- to medium-scale multi-unit residential uses with some neighborhood-serving mixed-use
- Buildings are generally up to 8 stories in height

Future Street Type

- Mixed-Use Collector
- Local / Undesignated

Consistency with Adopted Plans: Blueprint Denver



Community Centers and Corridors

- 20% of new employment
- 25% of new housing

All Other Areas of the City

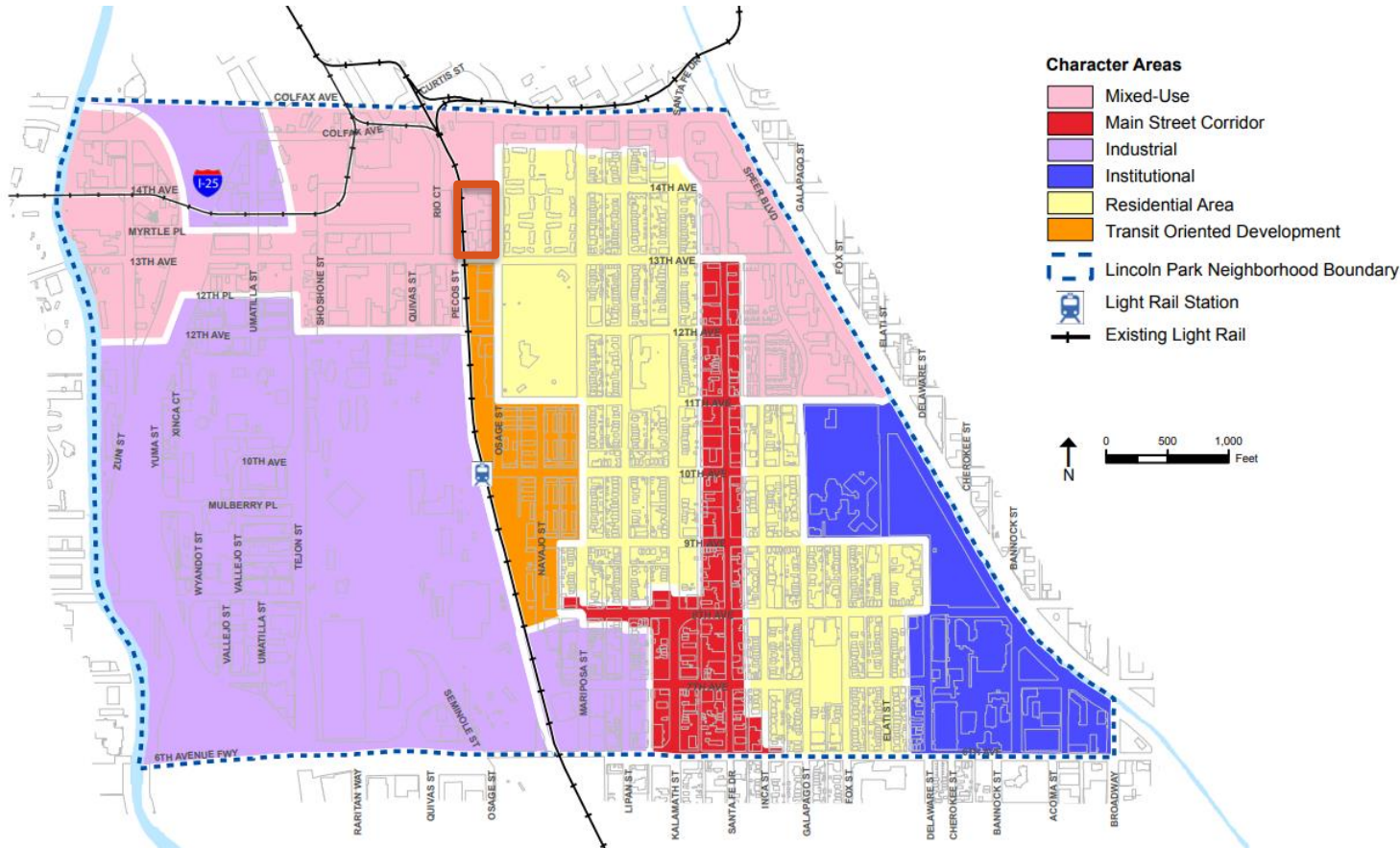
- 10% of new employment
- 20% of new housing

Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, however more limited.

Consistency with Adopted Plans: Blueprint Denver

- Land Use & Built Form: General Policy 1, Strategy A: *Use zoning and land use regulations to encourage higher-density, mixed-use development in transit-rich areas including: Regional centers and community centers; Community corridors where transit priority streets are planned; and High and medium-high residential areas in the downtown and urban center contexts. (p. 72).*

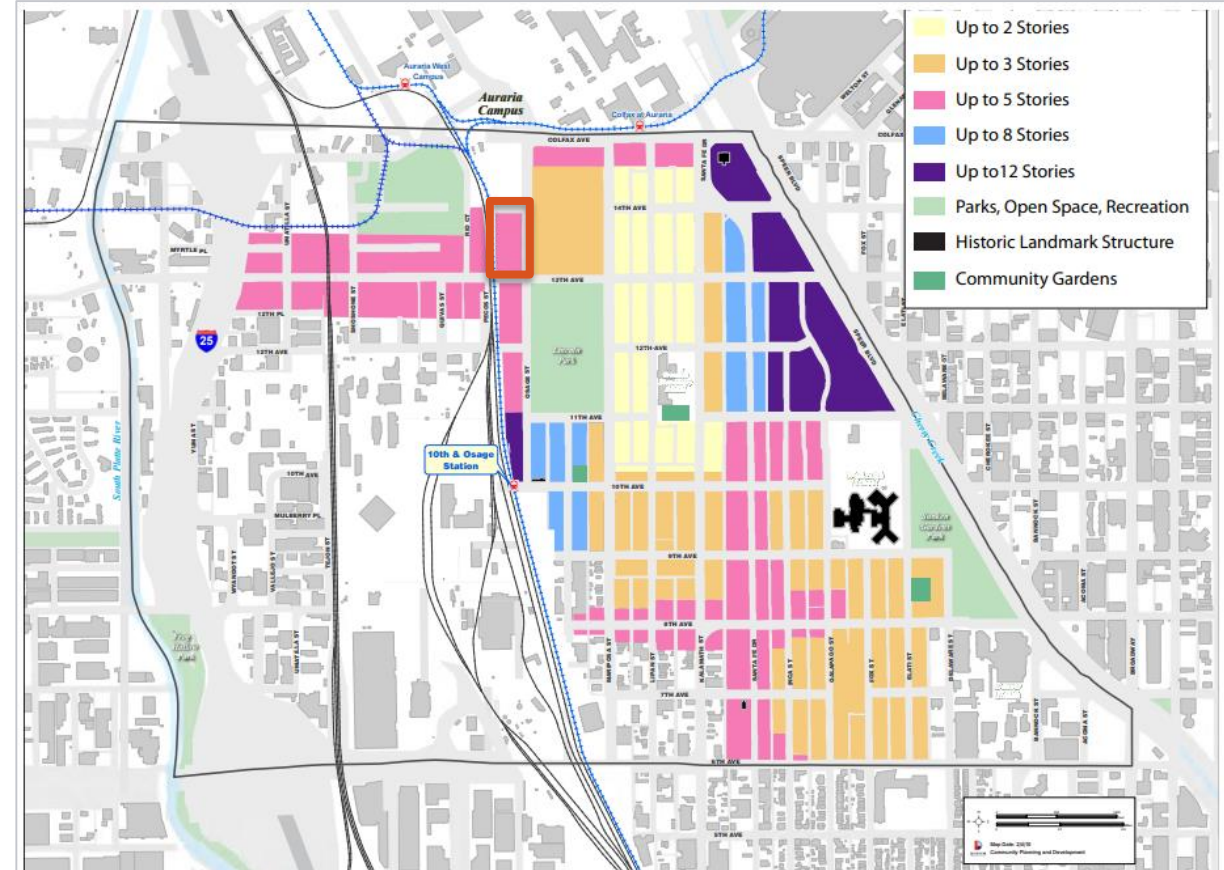
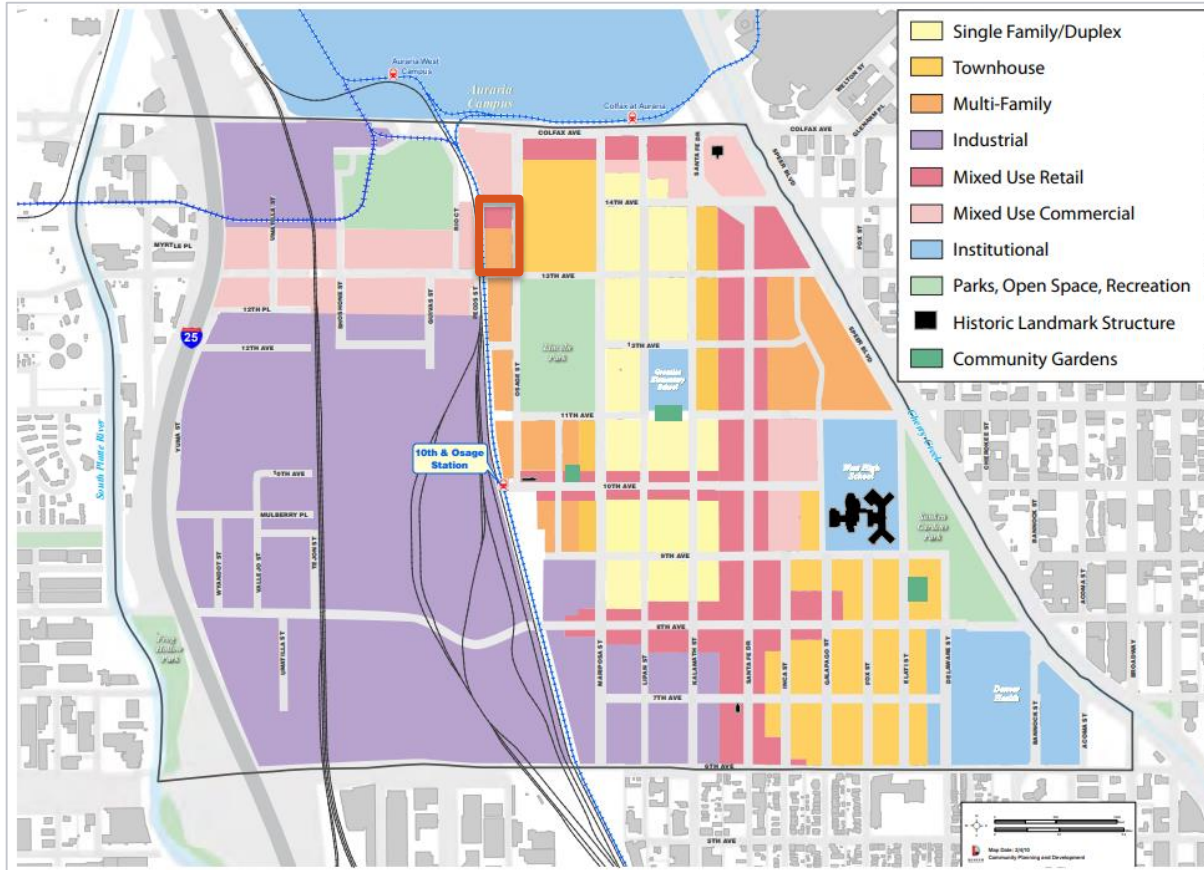
Consistency with Adopted Plans: *La Alma / Lincoln Park Neighborhood Plan*



Mixed-Use Character Area

- Recommendation to apply mixed use zoning

Consistency with Adopted Plans: *La Alma / Lincoln Park Neighborhood Plan*



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
 - Changing conditions
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