



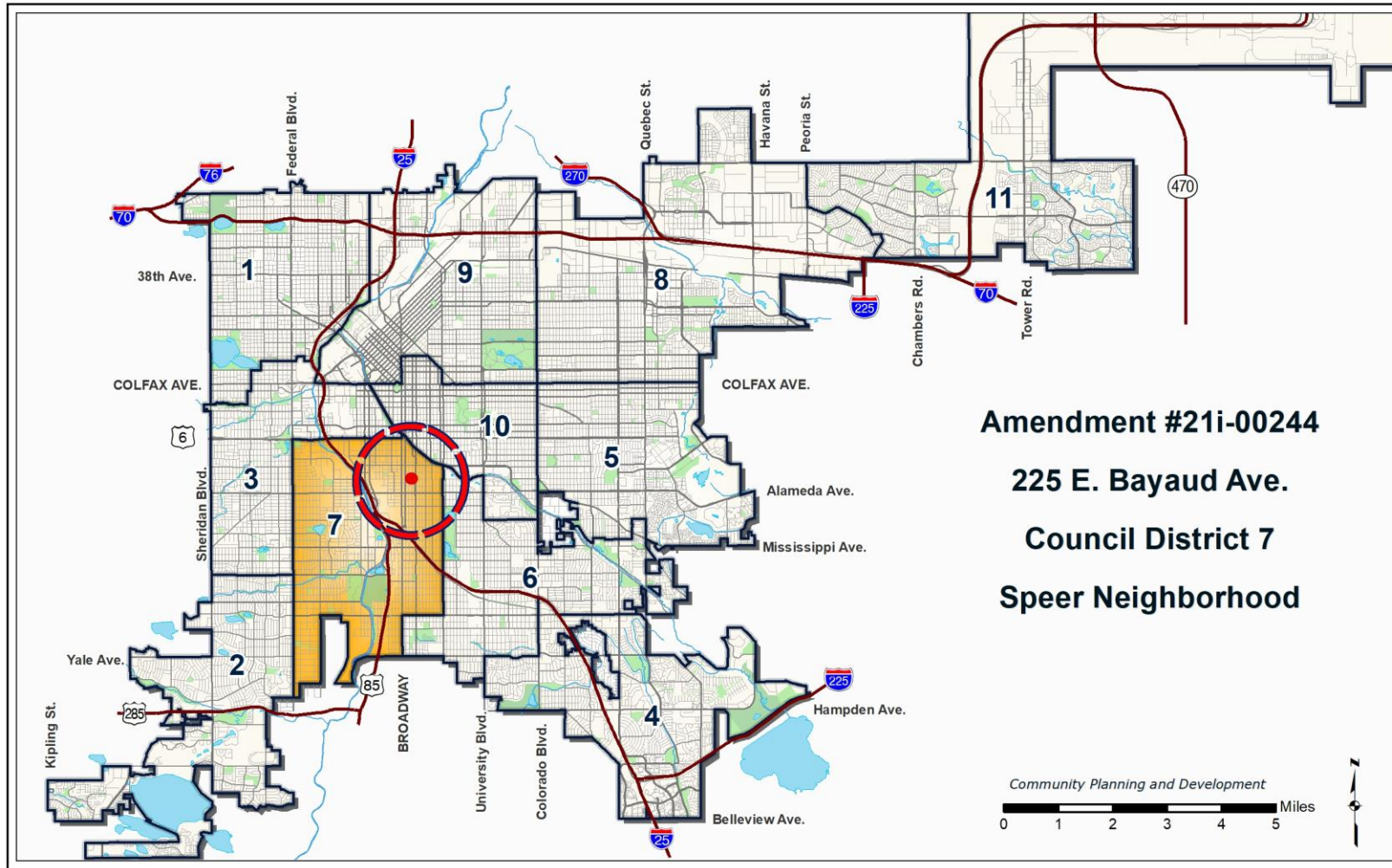
# 225 East Bayaud Avenue

Request: U-TU-B2, U0-3 to G-MU-3, U0-3

Date: 05/24/22

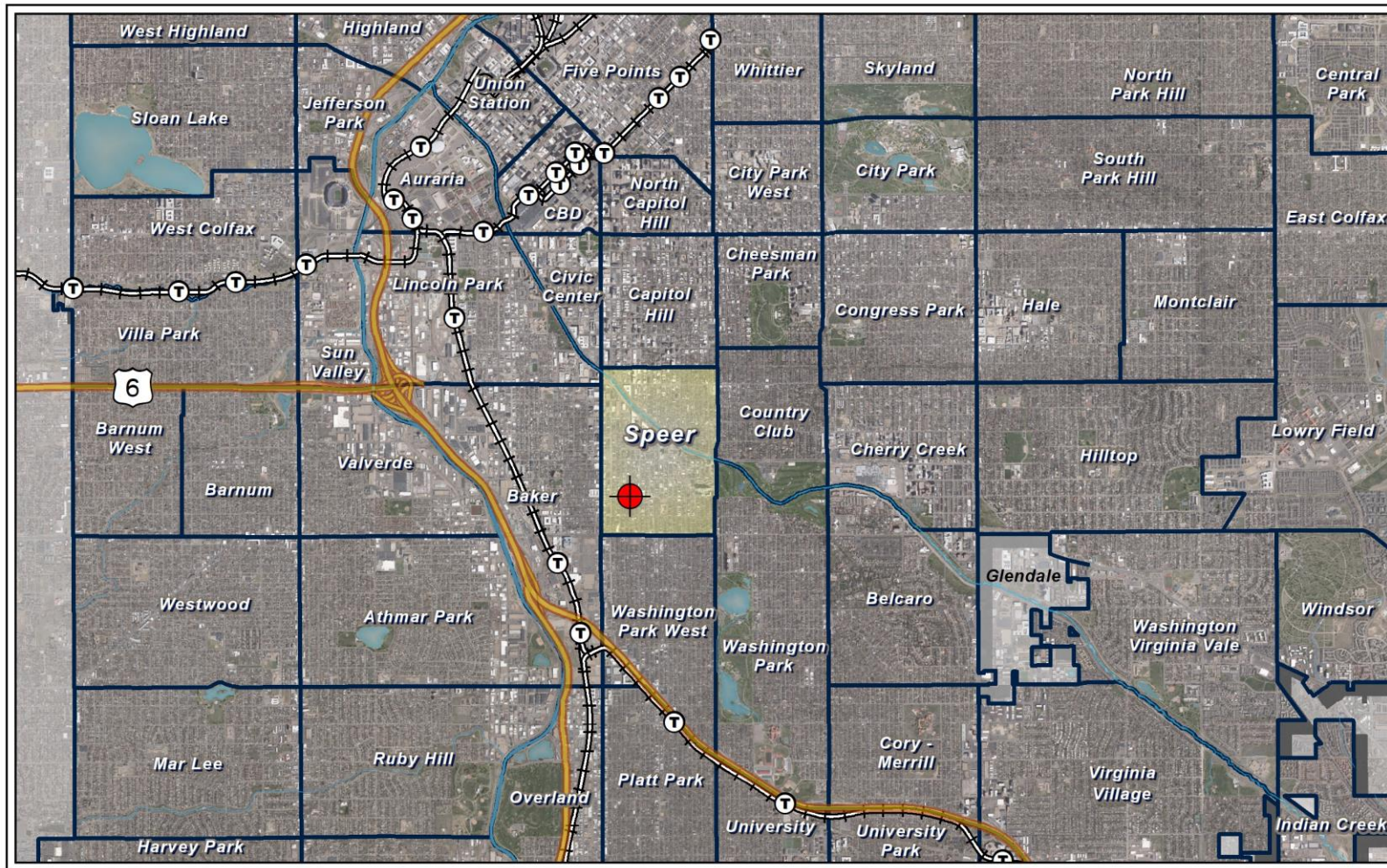
2021i-00244

# Council District 7 – Councilmember Clark





# Statistical Neighborhood – Speer





# Request: G-MU-3, UO-3



- General Urban Neighborhood Context – Mixed Unit – 3 stories maximum height (40 ft)
- Allows multiple dwelling units on lot
- Urban House, Duplex, Garden Court, Town House, Apartment forms
- **Proposal:** Rezoning to facilitate adaptive reuse for residential

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



# Request: G-MU-3, UO-3

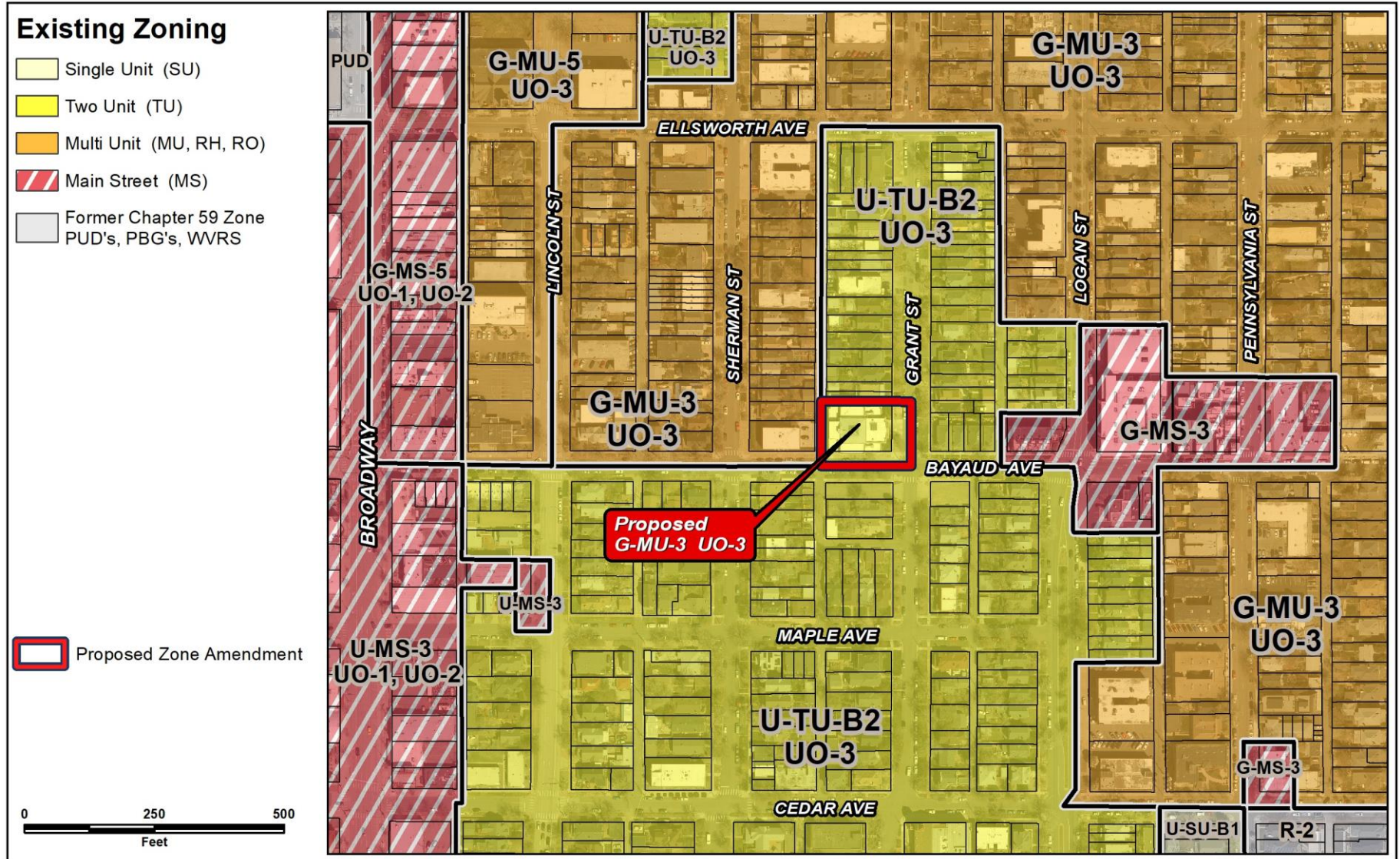


- Lot width: ~95 ft
- Lot area: ~12,000 sf (0.28 acres)

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



# Existing Zoning



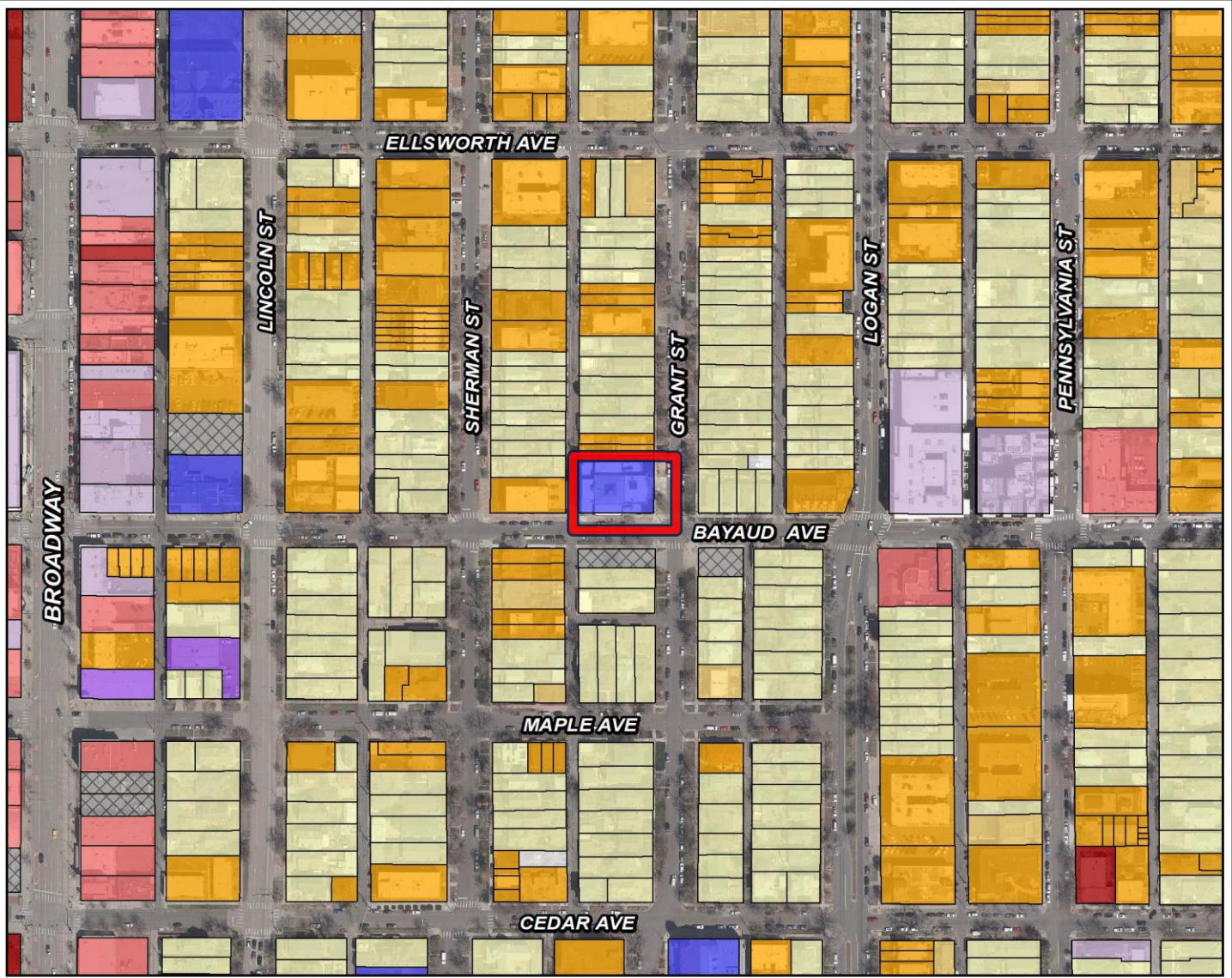
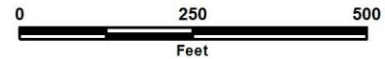


# Existing Land Use

## Existing Land Use

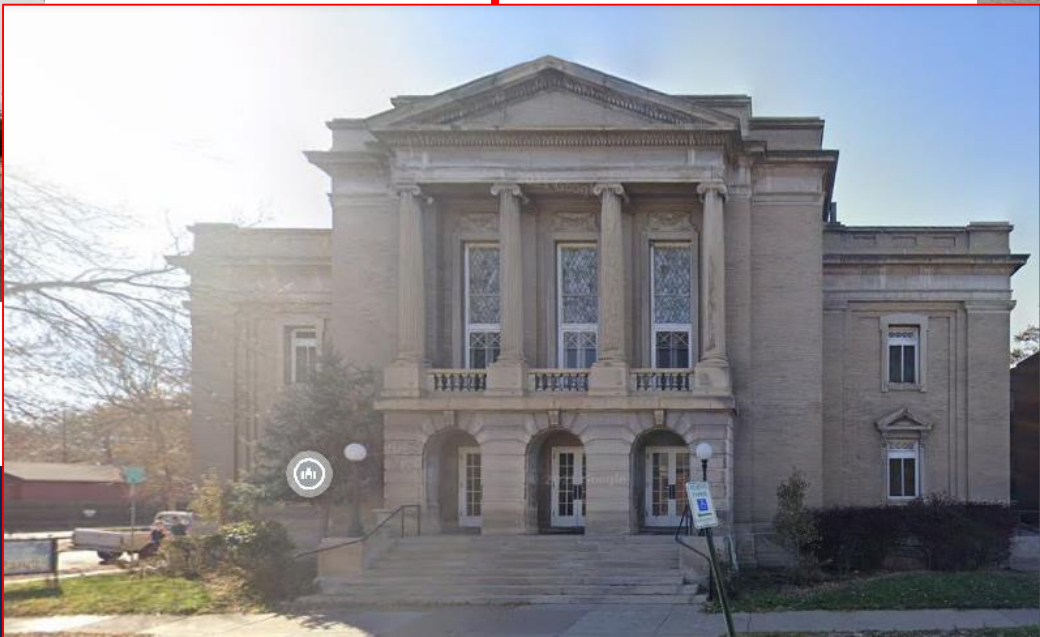
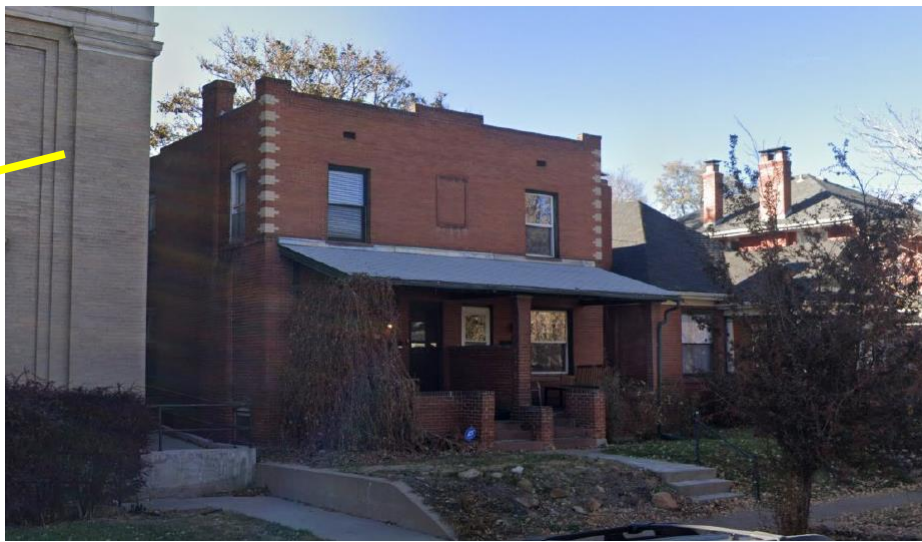
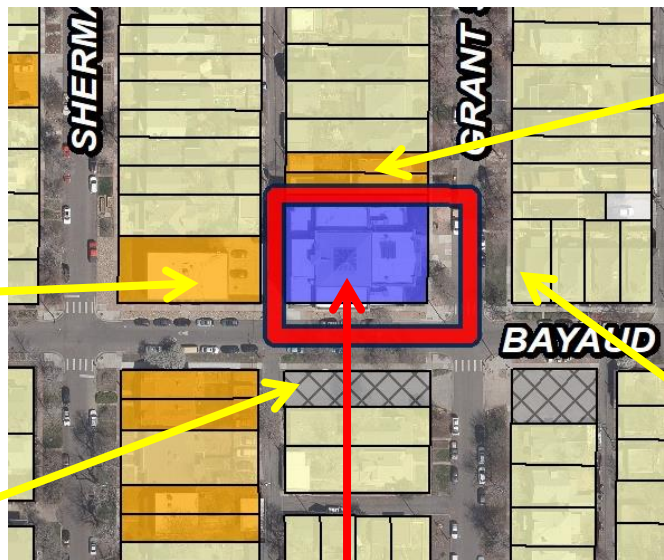
- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Office
- Industrial
- Public/Quasi-public
- Mixed-use
- Parking

Proposed Zone Amendment





# Existing Context – Building Form/Scale





# Non-Demolition Agreement

- 10-year non-demolition agreement with Historic Denver
- Applicant plans to have signed agreement with Historic Denver prior to City Council hearing



# Process

- Informational Notice: 12/22/21
- Planning Board Notice Posted: 4/19/22
- Planning Board Public Hearing: 5/4/20
- LUTI Committee: 5/24/22
- City Council Public Hearing (tentative): 7/11/22



# Public Outreach

- 2 letters of support from the public
  - Support adaptive reuse for housing
  - Support maintaining existing structure
- 1 letter voicing concerns about parking
- No RNO or other public comments



# 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 (2019)*
- *Blueprint Denver (2019)*
- *West Washington Park Neighborhood Plan (1991)*

### 2. Uniformity of District Regulations

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

### 4. Justifying Circumstances

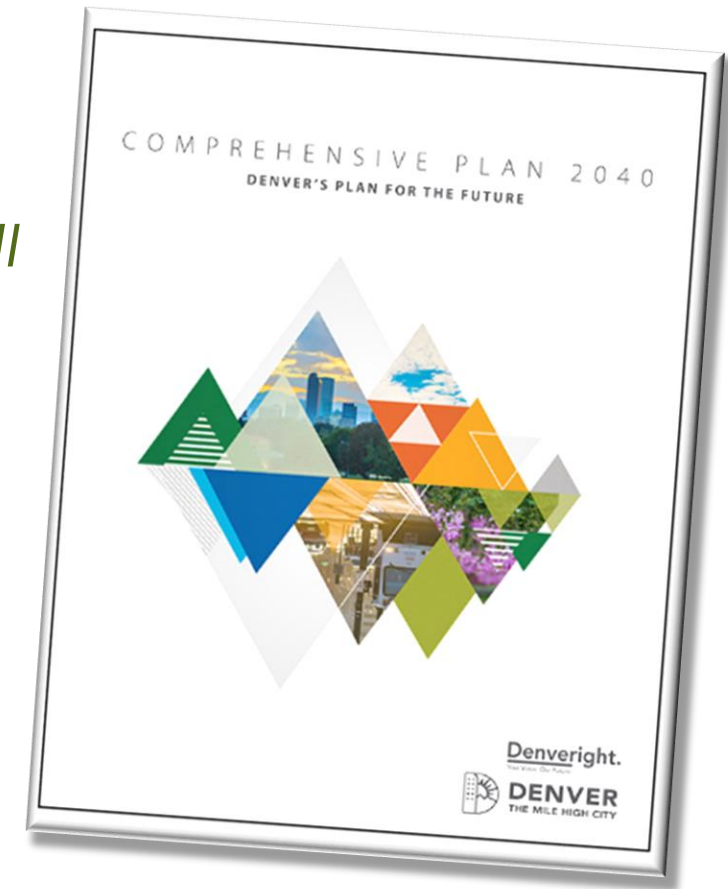
### 5. Consistency with Neighborhood Context, Zone District Purpose and Intent



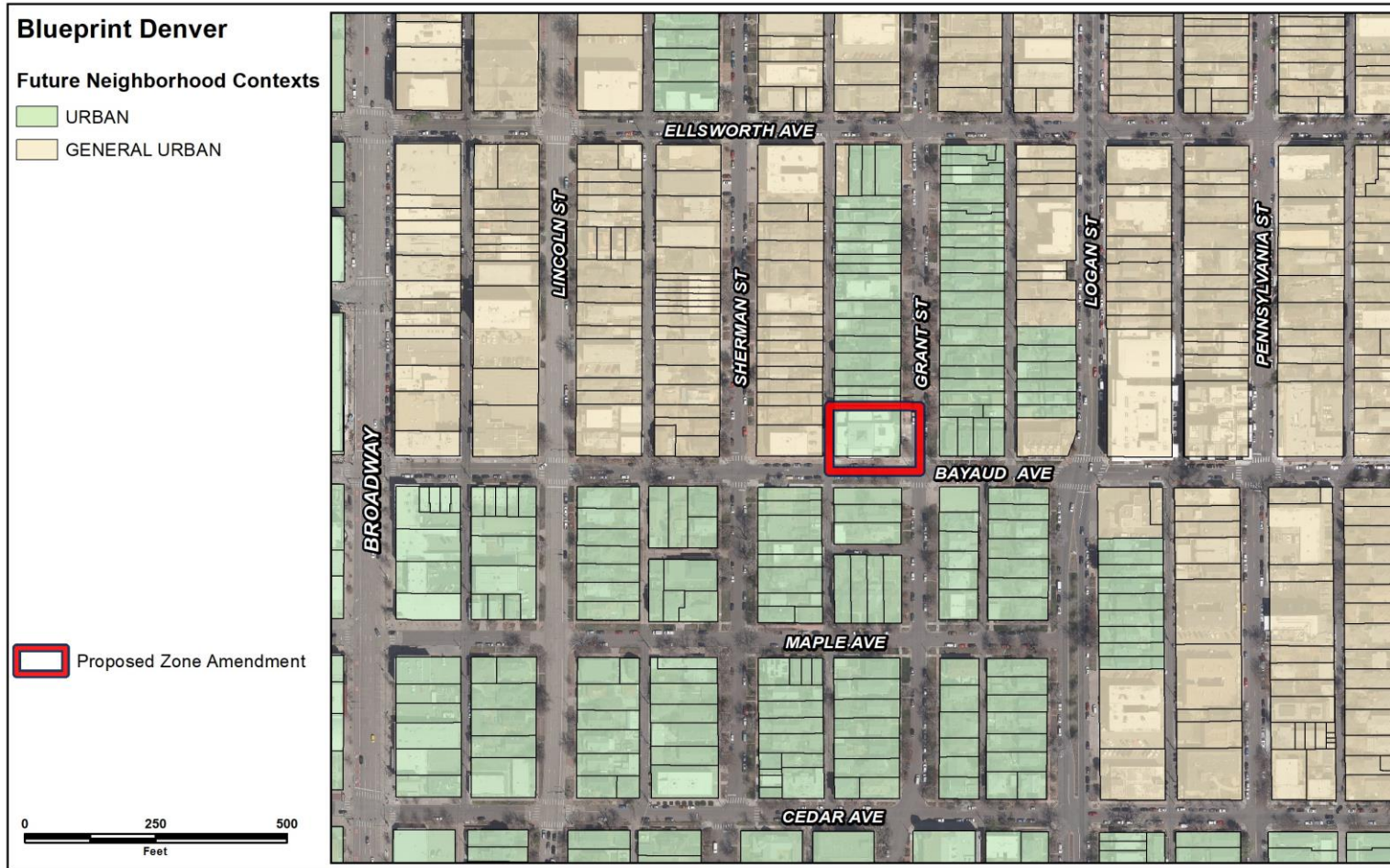
# Review Criteria: Consistency with Adopted Plans

## Comprehensive Plan 2040

- *Environmentally Resilient Goal 8, Strategy A- Promote infill development where infrastructure and services are already in place (p.54).*
- *Equitable, Affordable and Inclusive Goal 2 Strategy A – Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28)*



# Consistency with Adopted Plans: Blueprint Denver



## Future Neighborhood Context: Urban

Small **multi-unit residential** and mixed-use 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 closer to the street.**



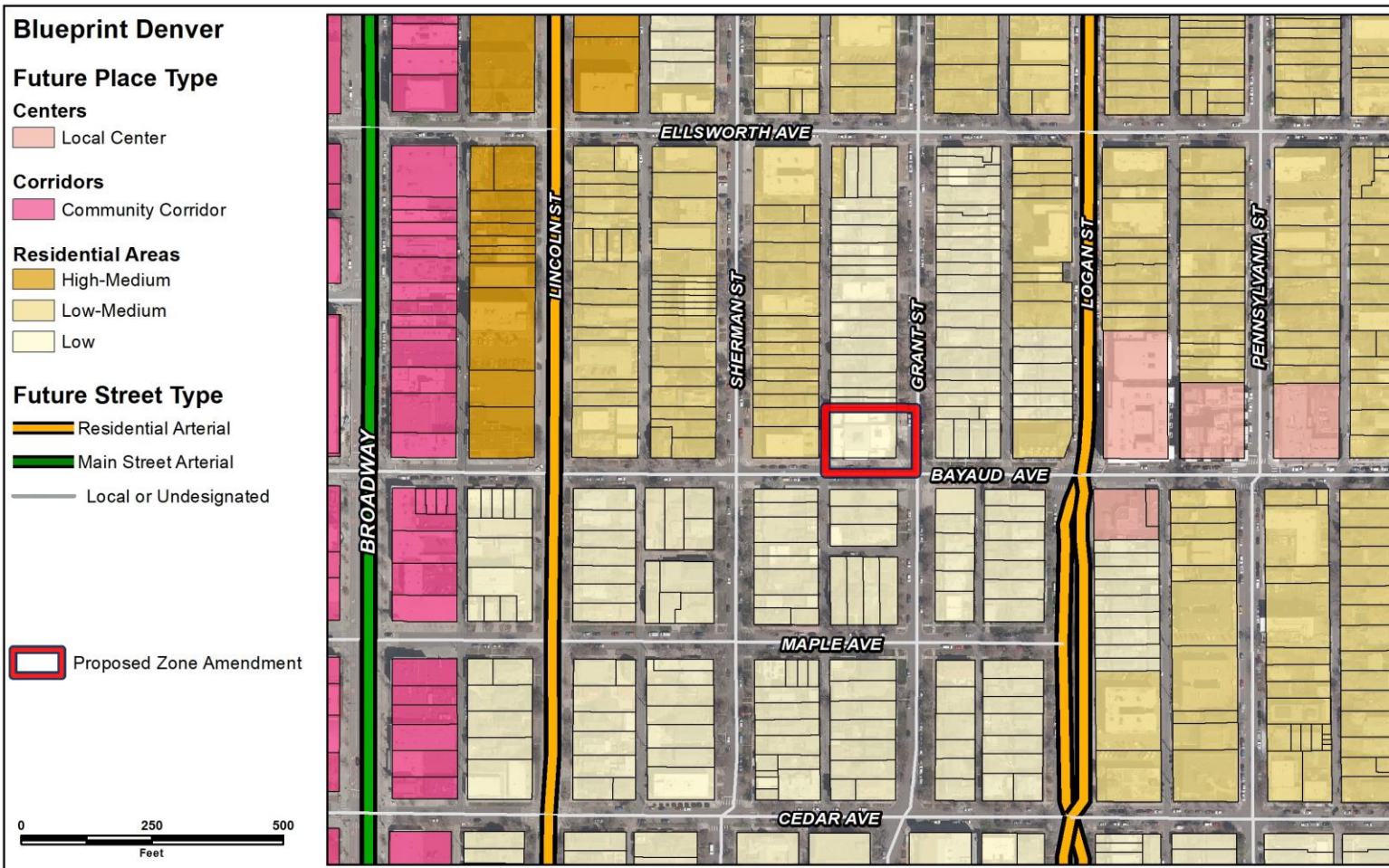
# Consistency with Adopted Plans: Blueprint Denver

When a new zone district is proposed for a site, the neighborhood contexts map and description should be used to guide which zone districts are appropriate. The mapping of neighborhood context is at the citywide scale, so **the boundaries of the contexts may be interpreted with limited flexibility if the request furthers the goals of Blueprint Denver and is consistent with the overall intent of the neighborhood contexts map.** However, neighborhood context should be consistent across an area and should generally not vary at the parcel level (p. 66)

# Consistency with Adopted Plans: Blueprint Denver

## Future Place Type: Low Residential

Predominately single- and two-unit uses on smaller lots. Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible. Some civic and institutional uses are compatibly integrated throughout and limited mixed-use can occur along arterial and collector streets, as well as where commercial uses have been already established. Vacant institutional uses on corner or select sites may be appropriate locations to introduce additional residential intensity. Medium building coverage. Buildings are generally up to 2.5 stories in height. (Pg. 230)

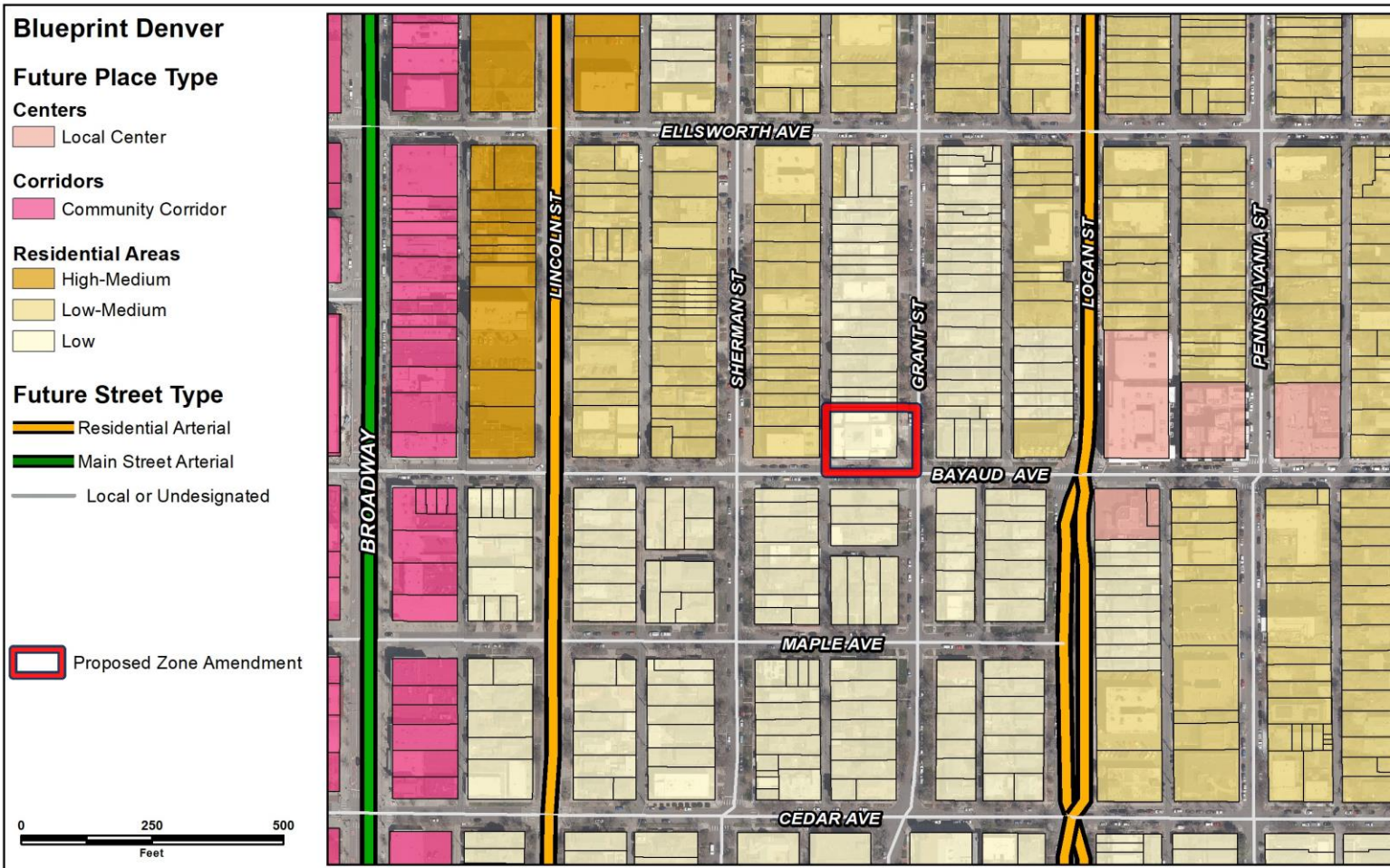


Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.



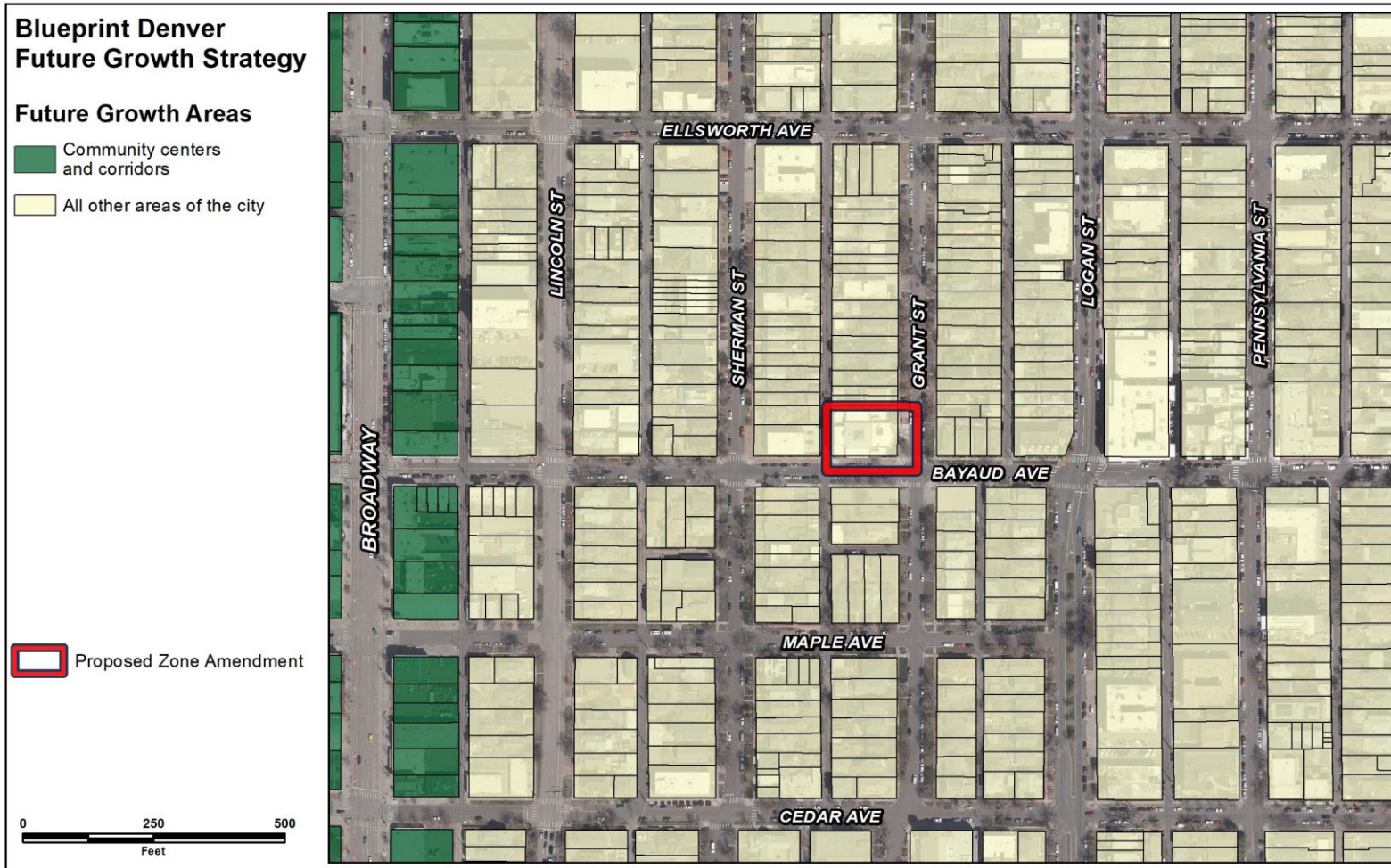
# Consistency with Adopted Plans: Blueprint Denver

**Future Street Types: Local**  
Local streets can [vary in their land uses](#) and are found in all neighborhood contexts. They are most often characterized by residential uses.



*Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.*

# Consistency with Adopted Plans: Blueprint Denver



## Growth Areas Strategy

All other areas of the city (p. 51)

- 10% of new jobs by 2040
- 20% of new housing by 2040

*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

- “Implement zoning code revisions to **facilitate compatible redevelopment of institutional sites** within neighborhoods” (Land Use and Built Form, Policy 6; p. 75).
- “consider changes to the zoning code that would allow **greater land use flexibility for these types of (institutional) sites that vacate**, such as appropriately scaled higher-density housing or limited neighborhood services” (p. 75).
- “until a citywide approach is implemented, **individual rezonings of these (institutional) sites may be an opportunity for more intense residential uses** or limited neighborhood services to be provided if done in a way that minimizes impacts to surrounding character” (p. 75).

# Review Criteria: Consistency with Adopted Plans

## *WEST WASHINGTON PARK NEIGHBORHOOD PLAN*



PLANNING AND COMMUNITY DEVELOPMENT OFFICE  
CITY AND COUNTY OF DENVER  
*FALL 1991*

RLU-4

Maintain and improve existing residential uses and all historic and architecturally significant structures. New infill housing should be compatible with historic buildings and character. Prepare an inventory of historic structures.



# Review Criteria

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver: A Land Use and Transportation Plan (2019)
- Small Area Plans
- Others, as applicable: e.g., General Development 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

## 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
  - City adopted plan
    - supports flexibility for redevelopment of institutional sites
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 LUTI forward the rezoning to the full City Council