



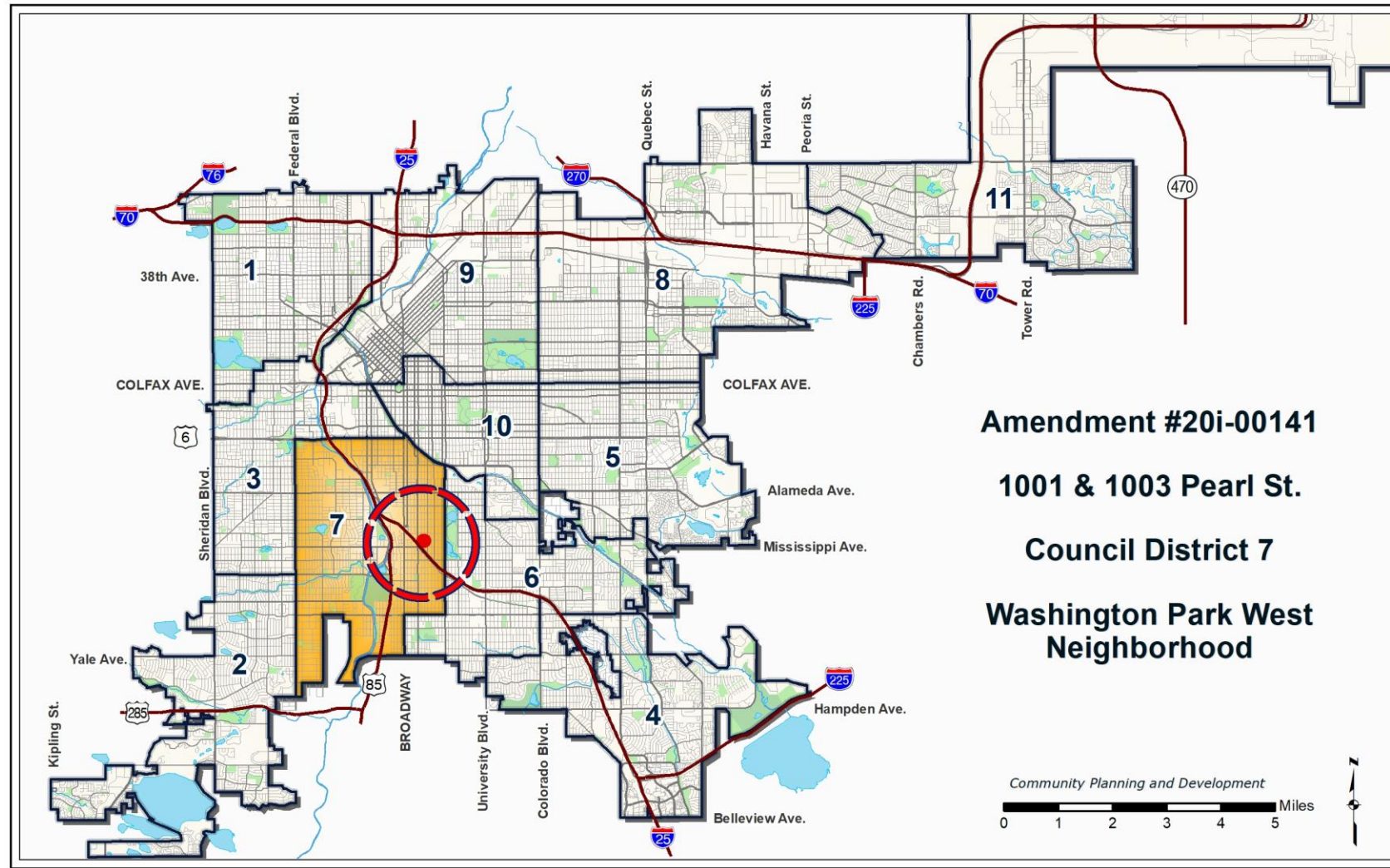
1001 & 1003 S. Pearl St.

Request: U-SU-B to PUD-G 29

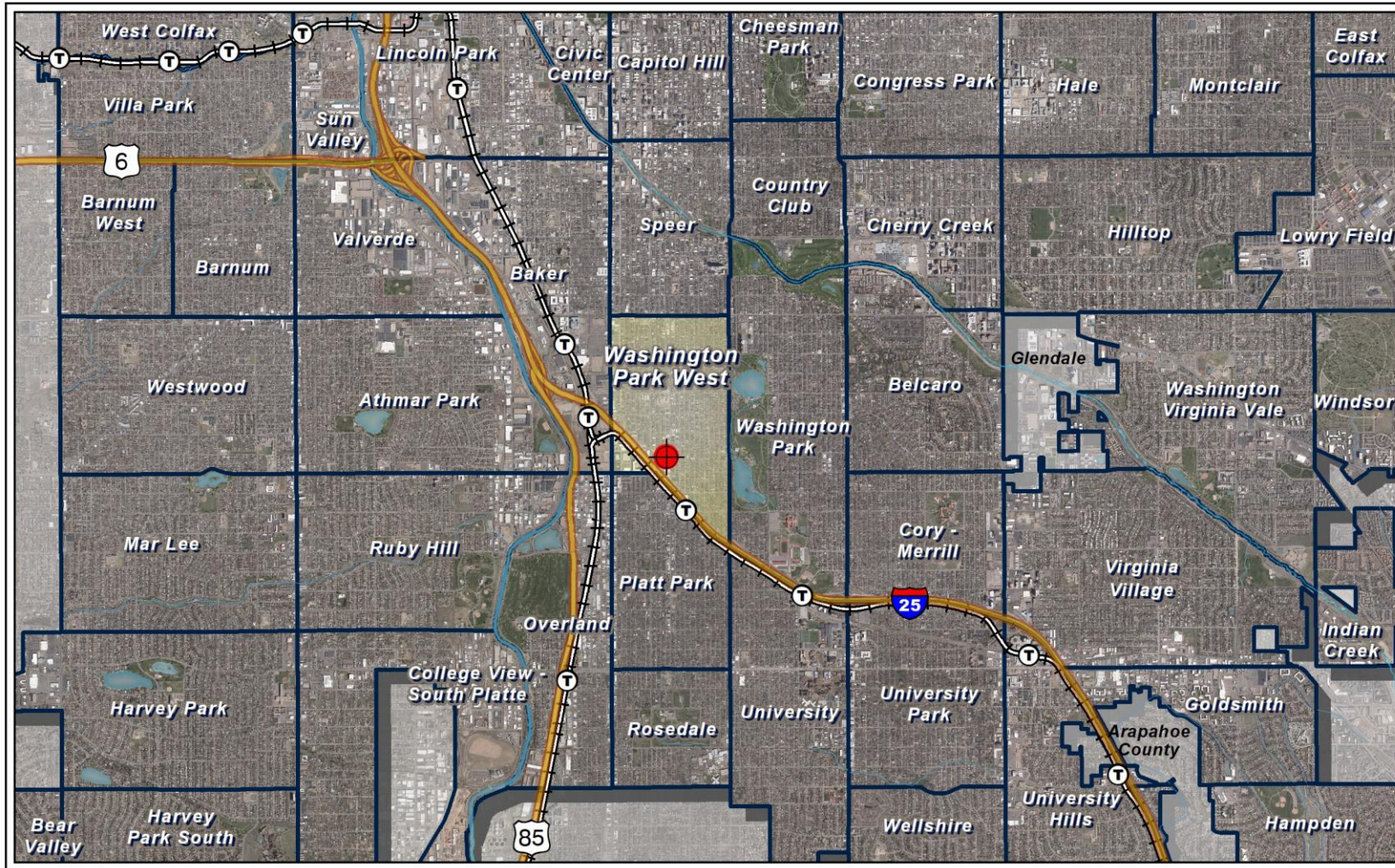
LUTI: 6/16/2022

Case #: 2020i00141

Council District 7 – CM Jolon Clark



Washington Park West Neighborhood



Request: U-SU-B to PUD-G 29



Subject Property

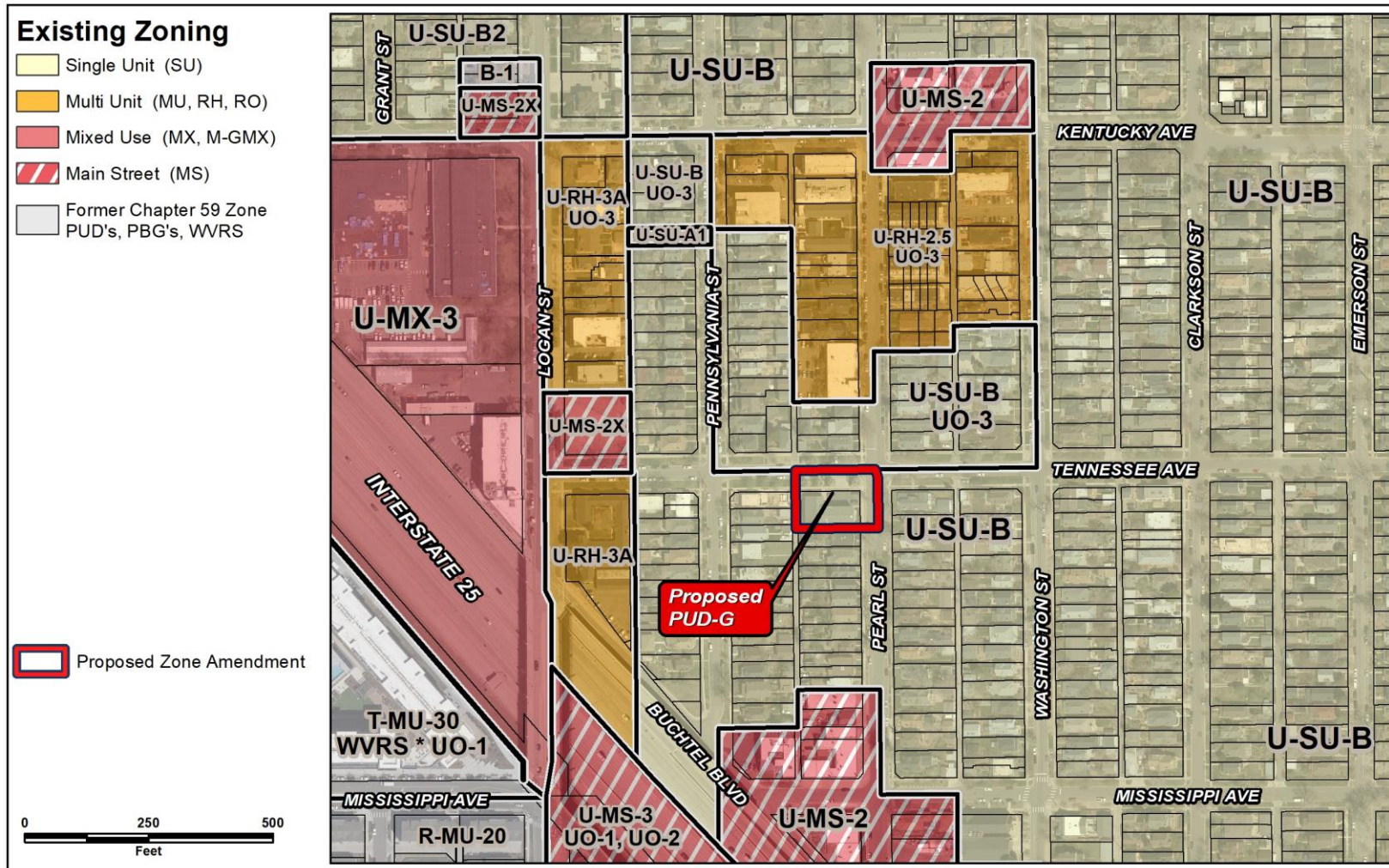
- Former church with a residential unit
- 9,370 square feet or 0.22 acres
- Near light rail

Proposal

- PUD (Planned Unit Development) to allow reuse of a former church

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

Existing Zoning: U-SU-B



Existing Zoning

- U-SU-B

Surrounding Zoning

- U-SU-B
- U-SU-B, UO-3
- U-RH-2.5, UO-3
- U-RH-3A
- U-MS-2
- U-MS-2x

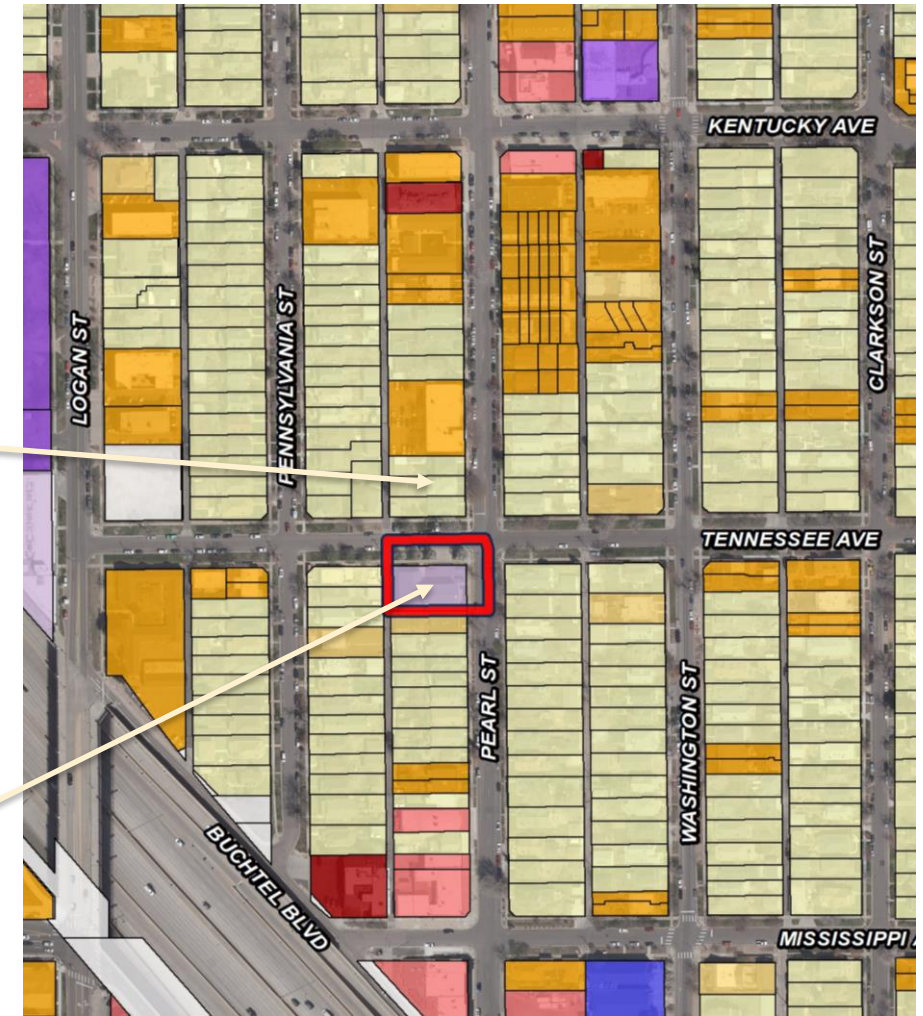
Existing Context – Use/Building Form/Scale



Properties to the North



Subject Property



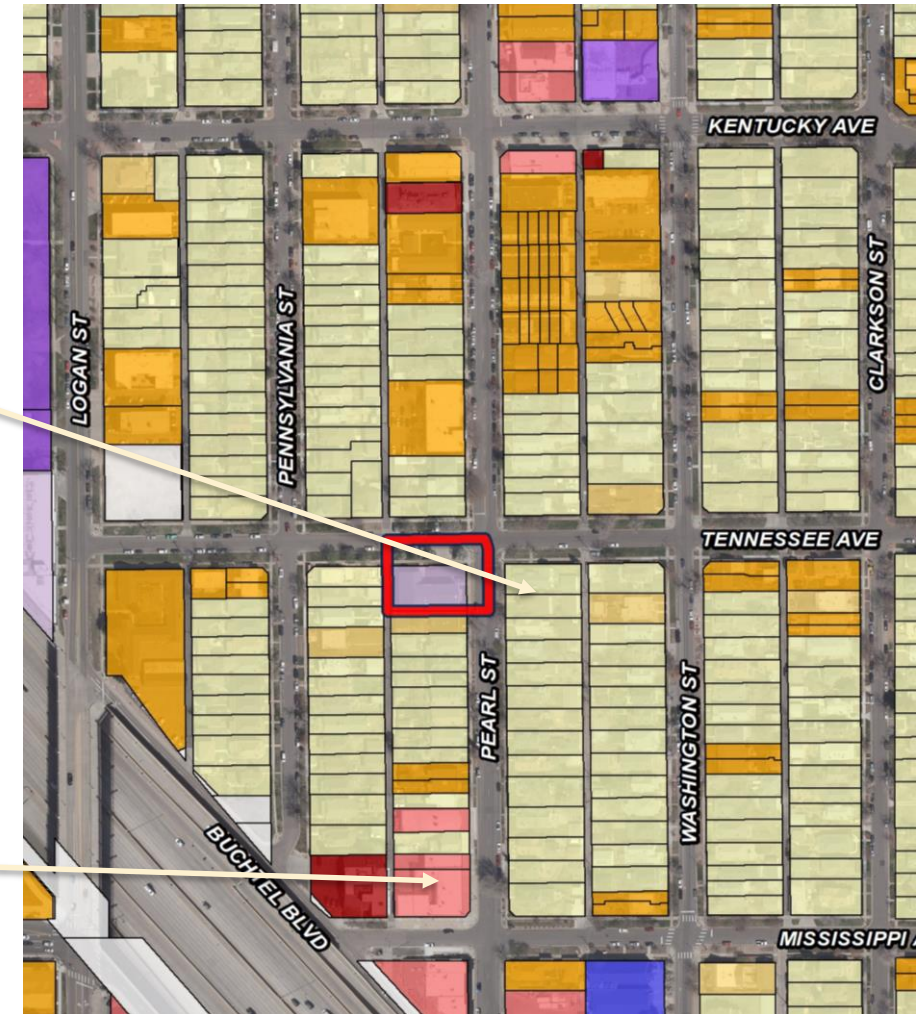
Existing Context – Use/Building Form/Scale



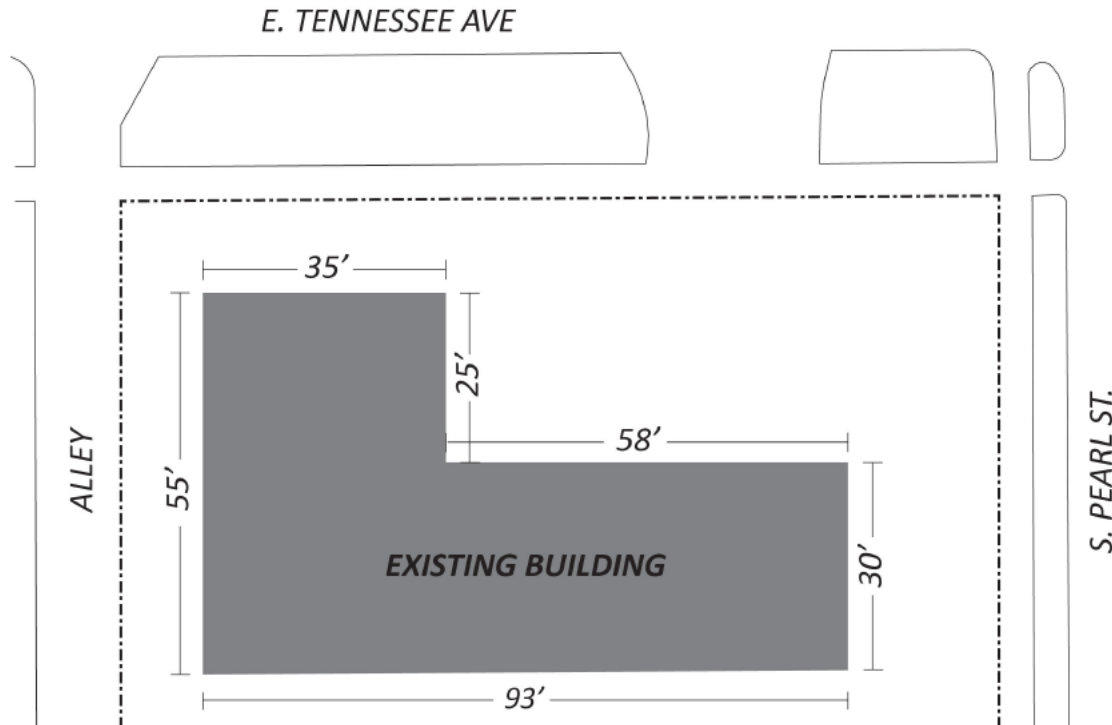
East



South



Request: PUD-G 29



Customized Standards

- Allows reuse of the former church or redevelopment under existing zoning standards
- Adds a limited range of commercial uses beyond what is allowed in the existing U-SU-B district
- Customizes Building Form standards to reflect the existing building
- Reduces vehicular parking space requirements from what would be required in a standard zone district
- Allows exceptions to perimeter surface parking lot landscaping design standards

Process

- Informational Notice: 3/2/2022
- Planning Board Notice: 4/18/2022
- Planning Board Public Hearing: 5/4/2022
- LUTI Committee: 6/21/22 (tentative)
- City Council Public Hearing: 8/15/22 (tentative)
- Public Comment: 3 opposed, 11 support

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*
- *West Washington Park Neighborhood Plan*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

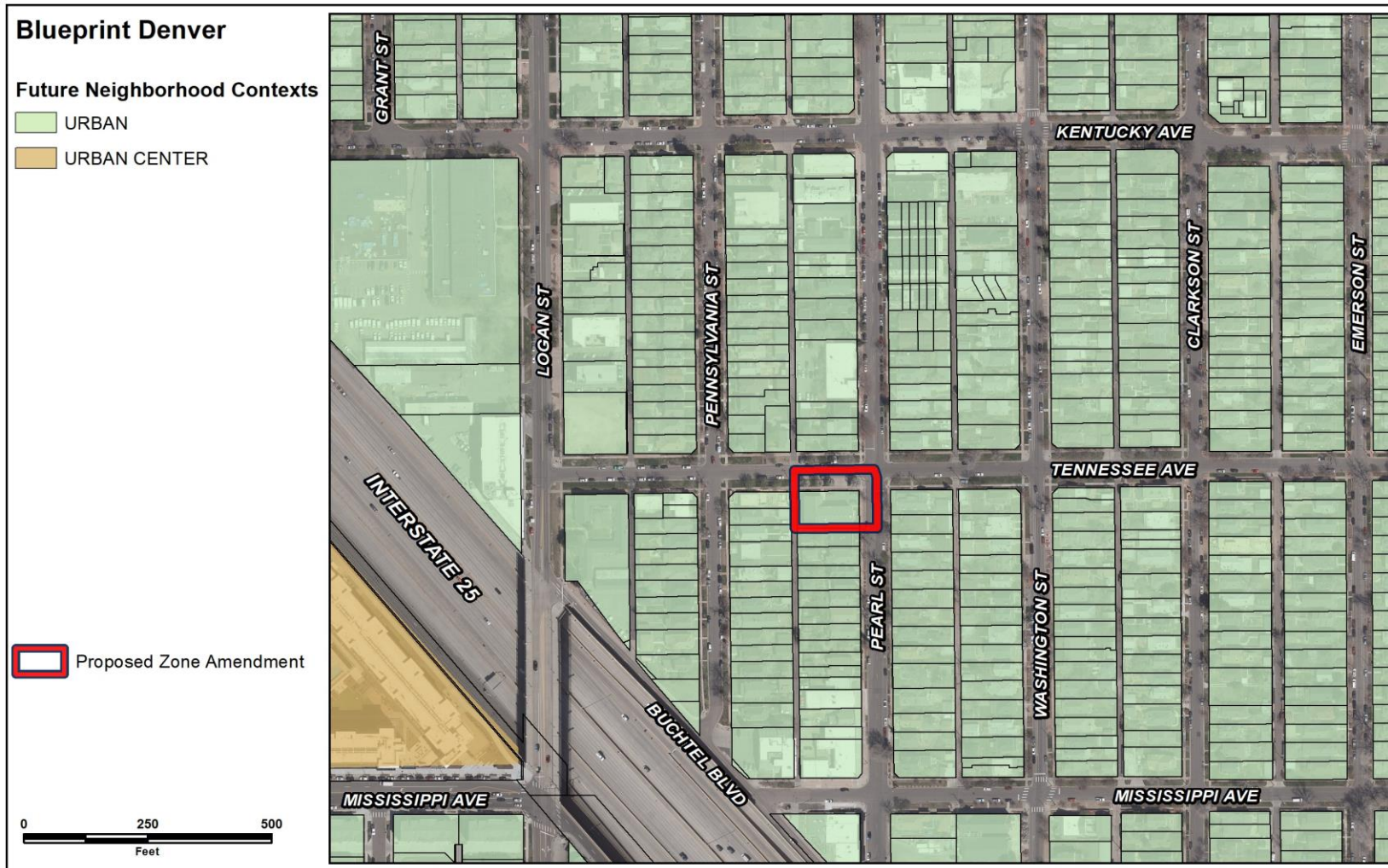
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Consistency with Adopted Plans: Comprehensive Plan



- **Equitable, Affordable and Inclusive** Goal 1, Strategy C – *Improve equitable access to resources that improve quality of life, including cultural and natural amenities, health care, education, parks, recreation, nutritious food, and the arts.*
- **Strong and Authentic Neighborhoods** Goal 3, Strategy E – *Support the stewardship and reuse of existing buildings, including city properties.*
- **Strong and Authentic Neighborhoods** Goal 4, Strategy A – *Grow and support neighborhood-serving businesses.*
- **Environmentally Resilient** Goal 7, Strategy C – *Prioritize the reuse of existing buildings and explore incentives to salvage or reuse materials from demolished structures.*

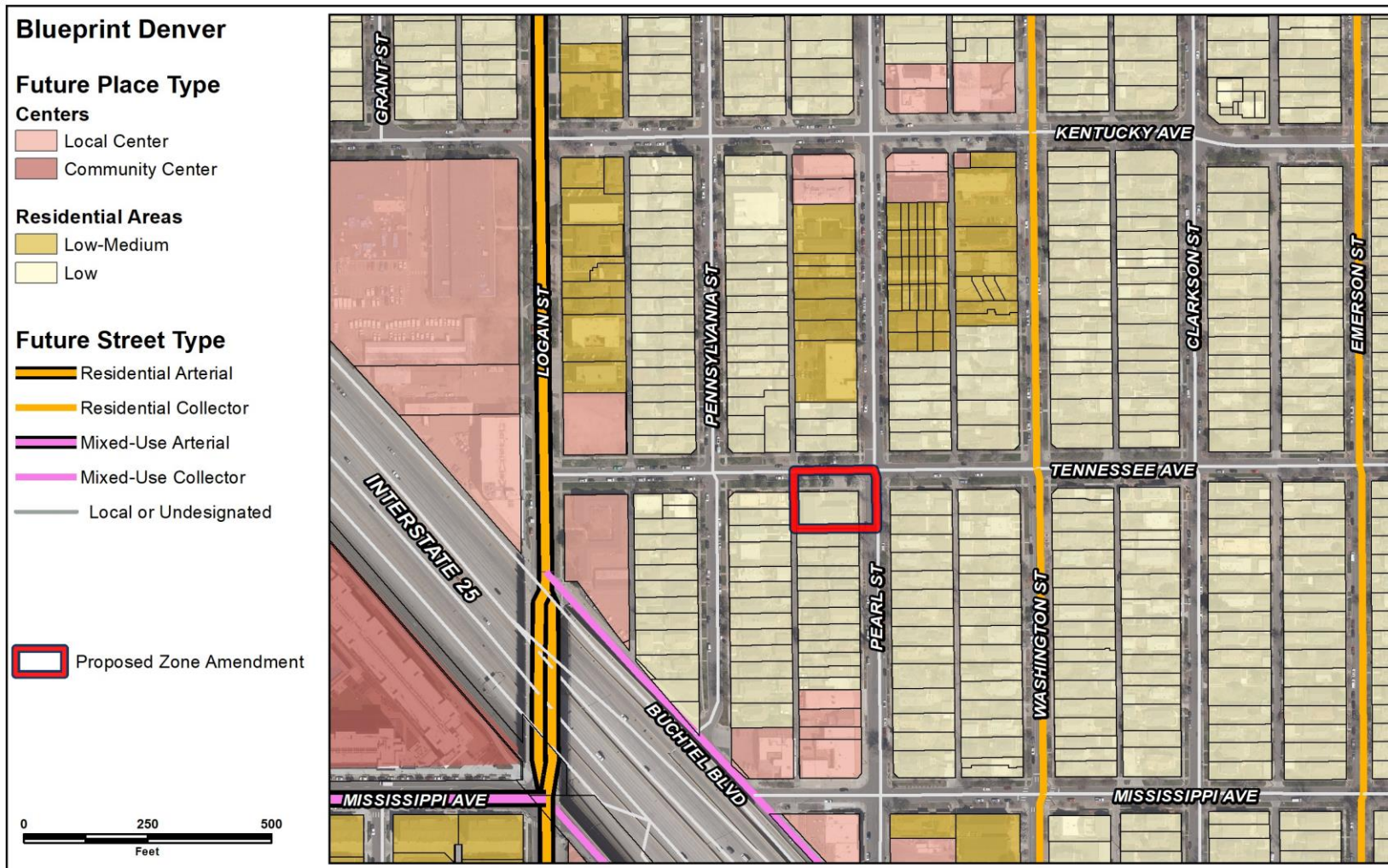
Consistency with Adopted Plans: Blueprint Denver



Urban Future Neighborhood Context

- Predominately residential
- Homes are typically low-scale single- and two-unit residential with some small-scale multi-unit residential and commercial.
- Offers good walkability with short, predictable blocks.

Consistency with Adopted Plans: Blueprint Denver



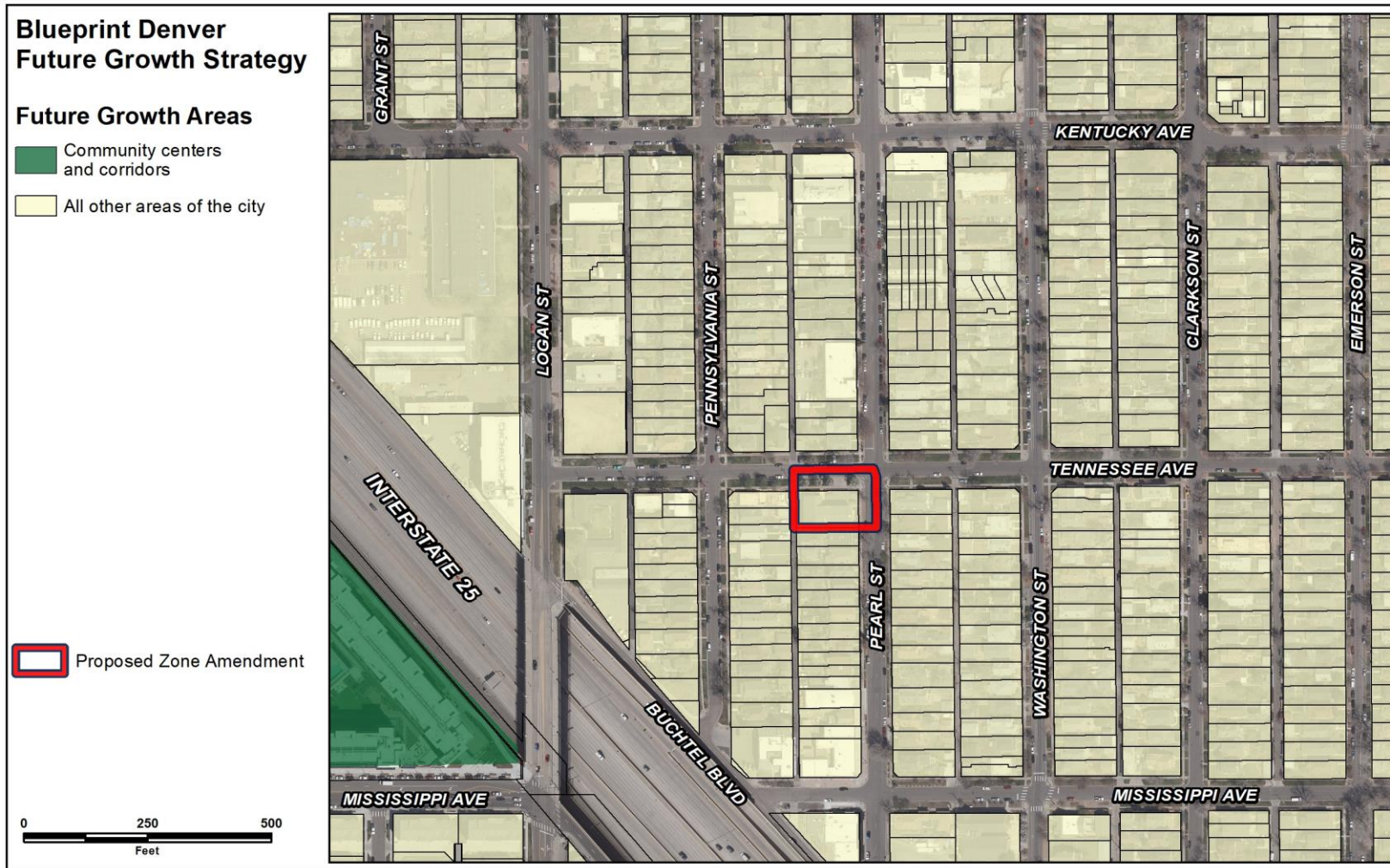
Residential Low Future Place Type

- Generally characterized by single-unit uses on larger lots.
- Buildings are typically up to 2.5 stories in height.
- Vacant institutional uses on corners or select sites may be appropriate locations to introduce additional residential intensity.

Future Street Type

- Local / Undesignated

Consistency with Adopted Plans: Blueprint Denver



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 6: *Implement zoning code revisions to facilitate compatible redevelopment of institutional sites within neighborhoods.*
- **Land Use & Built Form:** Design Quality and Preservation Policy 6: *Incentivize the preservation of structures and features that contribute to the established character of an area, even if they are not designated as landmarks or historic districts.*

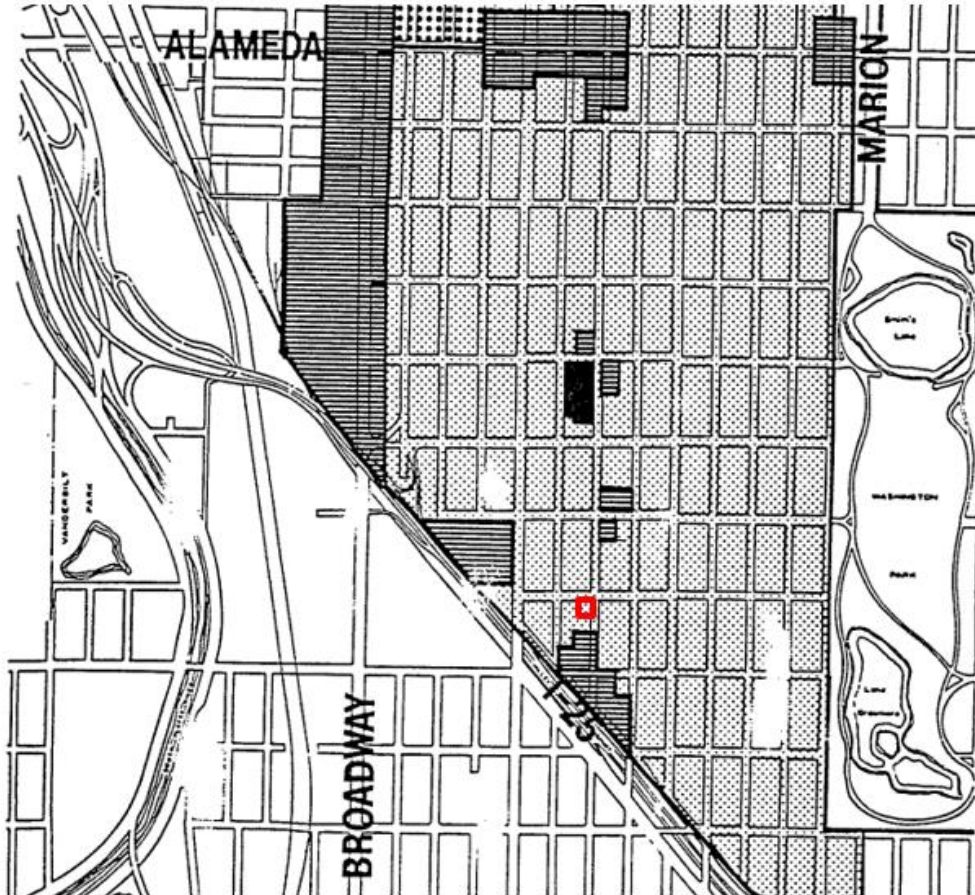
Consistency with Adopted Plans: Blueprint Denver

- Custom Zoning
 - “Limit the use of site-specific, customized zoning tools—such as Planned Unit Developments (PUDs) and waivers/conditions—to unique and extraordinary circumstances. Custom zoning tools are most effective when a standard zone district does not exist to implement the adopted plans for an area” (p. 73).

Consistency with Adopted Plans: *West Washington Park Neighborhood Plan*

KEY:

- COMMERCIAL
- SINGLE-FAMILY
- MIXED-SINGLE & MULTI-FAMILY
- SCHOOLS



Residential Land Use Recommendations

- Churches are integrated well into neighborhood's residential fabric.
- All historic and architecturally significant structures should be maintained.

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 and a city adopted plan
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

PUD Review Criteria

- A. The PUD District is consistent with the intent and purpose of such districts stated in Article 9, Division 9.6 (Planned Unit Development) of the Zoning Code;
- B. The PUD District and the PUD District Plan comply with all applicable standards and criteria stated in Division 9.6;
- C. The development proposed on the subject property is not feasible under any other zone districts, and would require an unreasonable number of variances or waivers and conditions;
- D. The PUD District and the PUD District Plan establish permitted uses that are compatible with existing land uses adjacent to the subject property; and
- E. The PUD District and the PUD District Plan establish permitted building forms that are compatible with adjacent existing building forms, or which are made compatible through appropriate transitions at the boundaries of the PUD District Plan

PUD Review Criteria

- A. The PUD District is consistent with the intent and purpose of such districts stated in Article 9, Division 9.6 (Planned Unit Development) of the Zoning Code;
- *The former church presents a unique opportunity to reuse a long-standing, nonresidential building embedded in a residential neighborhood.*
 - *The PUD represents a thoughtful expansion of allowable uses that are more sensitive and less impactful than rezoning to a standard mixed use or main street zone district.*
 - *The PUD is limited to reuse of the existing building or redevelopment within the Urban House building form applicable to the U-SU-B zone district.*

PUD Review Criteria

- Not intended solely as a vehicle to develop a site inconsistent with the applicable neighborhood context or enhance economic feasibility
 - *PUD-G 29 is consistent with the Urban Neighborhood Context and character.*
 - *PUD-G 29 is intended as a mechanism to ensure that development is consistent with adopted plans.*
- **Significant public benefit**
 - *The diversification of land uses.*
 - *More efficient use of land and energy.*
 - *Development patterns compatible in character and design with nearby areas and with the goals and objectives of the Comprehensive Plan.*

PUD Review Criteria

- B. The PUD complies with all applicable standards and criteria for PUDs
 - *The PUD complies with all standards and criteria stated in Division 9.6.*
- C. The development proposed on the subject property is not feasible under any other zone districts, and would require an unreasonable number of variances or waivers and conditions
 - *There is no standard zone district available that is specifically intended to allow reuse of this particular vacant institutional site.*
- D. The PUD establishes permitted uses that are compatible with existing land uses adjacent to the subject property
 - *This PUD is the best tool to ensure land use compatibility.*

PUD Review Criteria

E. The PUD establishes permitted building forms that are compatible with adjacent existing building forms.

- *Former church built in 1960 is already compatible.*
- *PUD defines key building form standards based on existing building.*
- *PUD ensures feasible reuse without costly modifications.*

CPD Recommendation

CPD recommends **approval**, based on finding that all review criteria have been met:

Standard Rezoning 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

PUD-Specific Rezoning Criteria

- A. The PUD is consistent with the intent and purpose of PUDs;
- B. The PUD complies with all applicable standards and criteria for PUDs;
- C. The development proposed on the subject property is not feasible under any other zone districts, and would require an unreasonable number of variances or waivers and conditions;
- D. The PUD establishes permitted uses that are compatible with existing land uses adjacent to the subject property; and
- E. The PUD establishes permitted building forms that are compatible with adjacent existing building forms.