



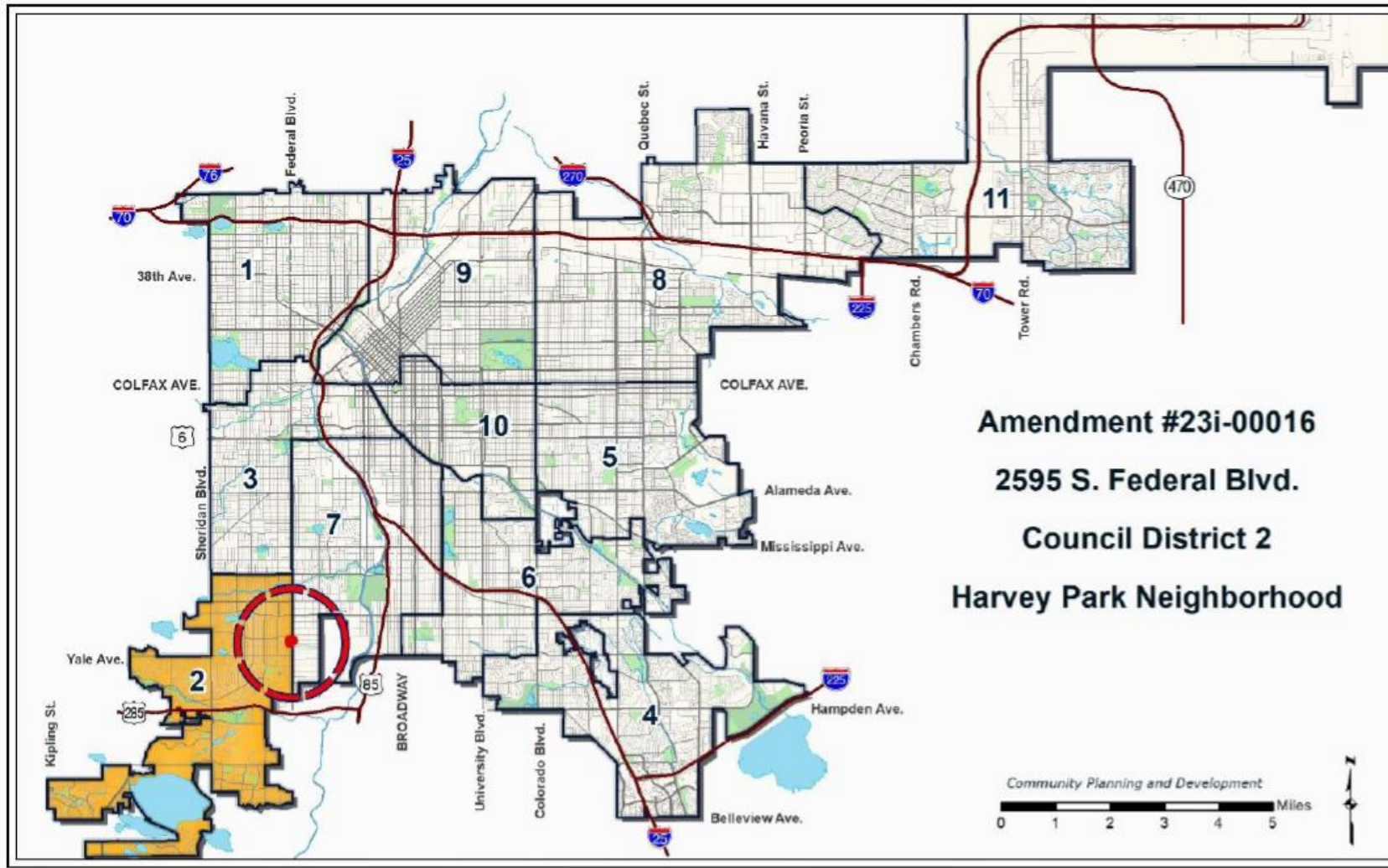
A portion of 2559 S. Federal Boulevard

Request: From S-SU-D to S-MU-5

Date: 6/5/23

2023I-00016

Council District 2 – Councilmember Flynn



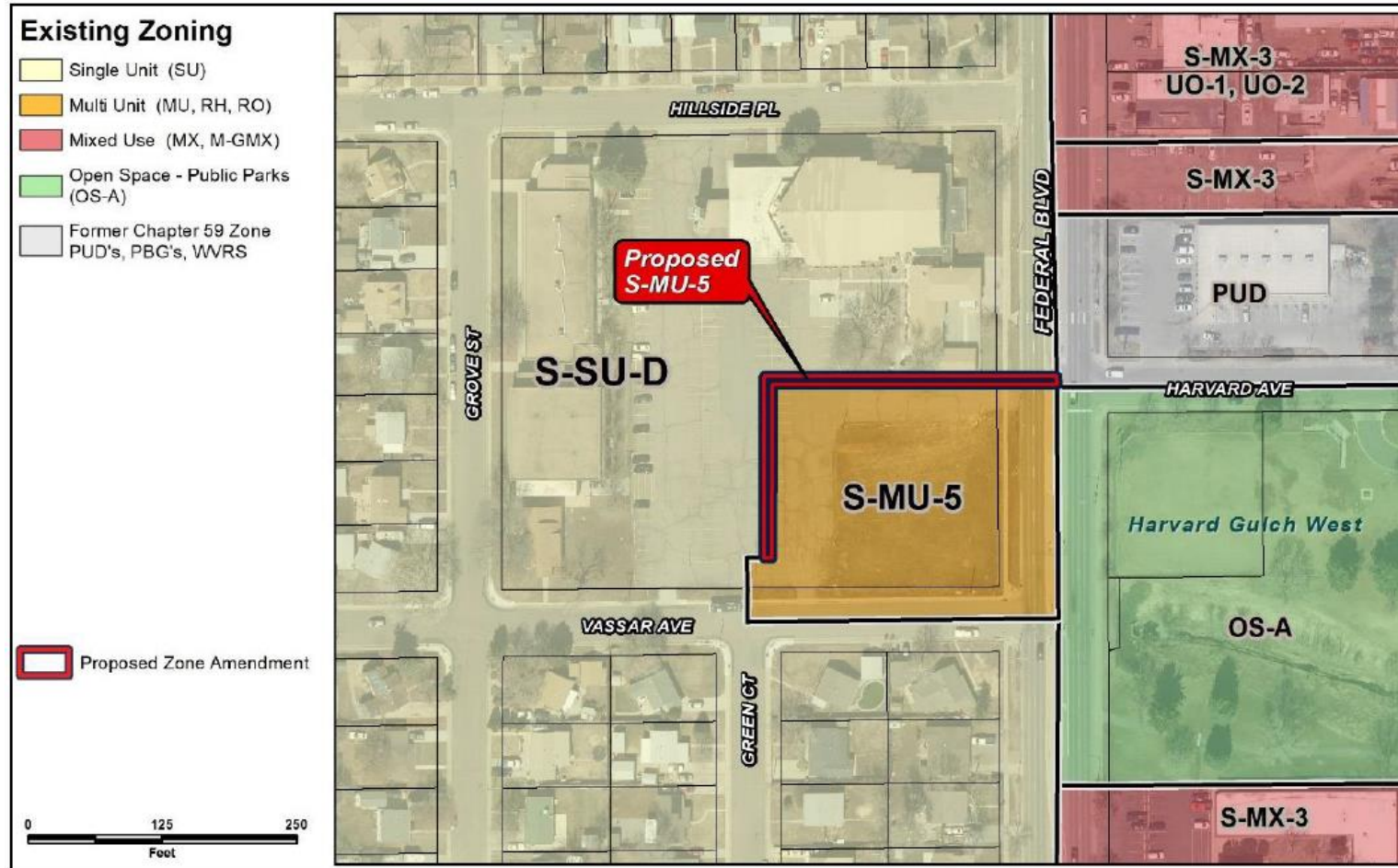
Request: S-MU-5



- Suburban Neighborhood Context – Multi Unit– 5 stories maximum height
- Area of Property: 2,844 sf.
- In 2022, 2569 S Federal Blvd was rezoned from S-SU-D to S-MU-5. It was later discovered that an incorrect notation on the legal description for Ordinance 20210759 resulted in an error on the official map.
- 100% affordable housing for seniors at 60% AMI (~65 units)

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

Existing Zoning



- Current Zoning: S-SU-D
- Surrounding Zoning:
 - S-SU-D
 - S-MU-5
 - S-MX-3
 - OS-A
 - S-MU-3
 - PUD

Process

- LUTI Committee: 4/24/23
- City Council Public Hearing: 6/5/23
- Public Comment
 - Two letter of support from an RNO
 - One letter of support from the Church of All Saints Council
 - 12 pages of support from church members

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*

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: Blueprint Denver 2019

- **Suburban (S-) Neighborhood Context**
 - Varied development – largely single-unit but can all include higher intensity development
- **Community Center**
 - Mix of office, commercial, and residential uses
 - Heights are generally up to 5 stories
- **Future Street Type**
 - Federal Boulevard: Mixed-Use Arterial

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