A portion of 2559 S. Federal Boulevard

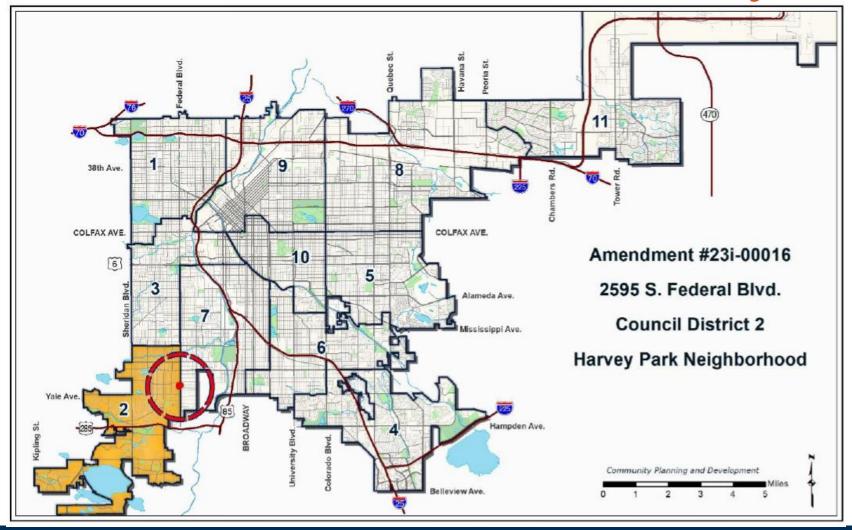
Request: From S-SU-D to S-MU-5

Date: 6/5/23

2023I-00016



Council District 2 – Councilmember Flynn





Request: S-MU-5

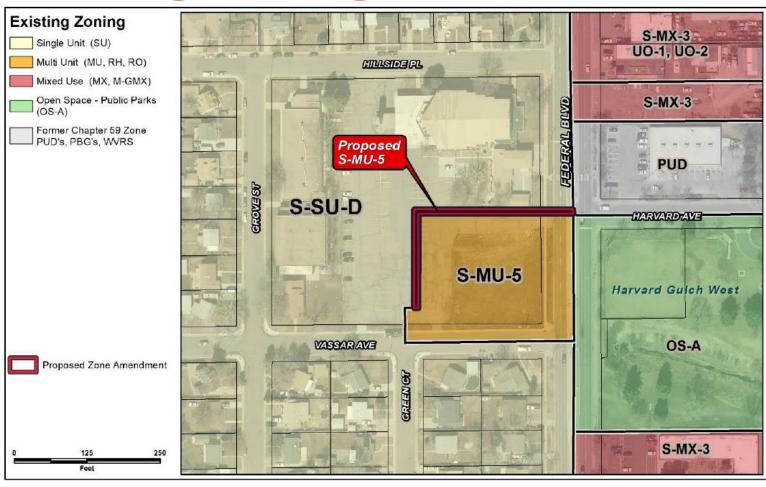


Reminder: Approval of a rezoning is not approval of a proposed specific development project

- 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)



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

