



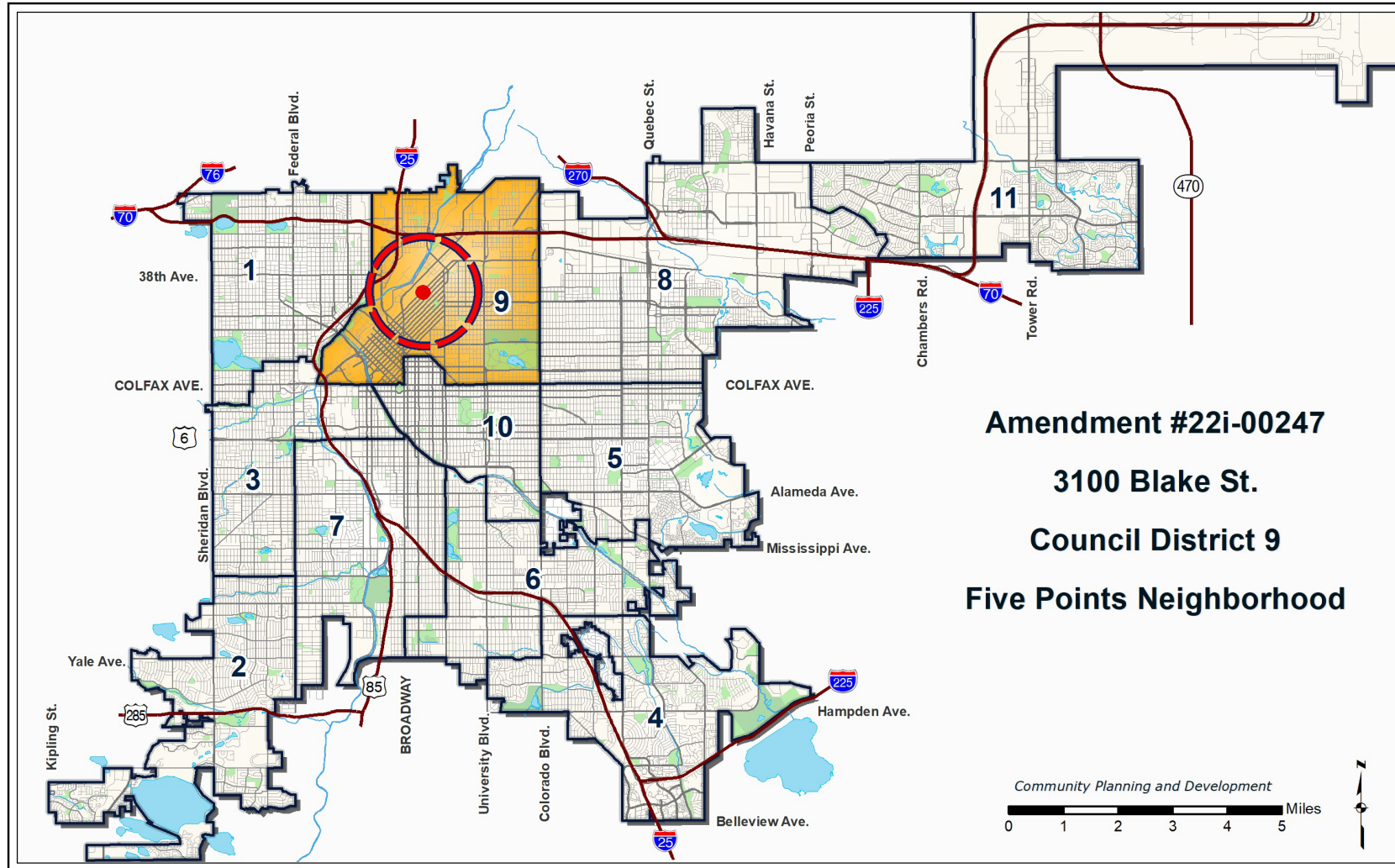
# 3100 Blake Street

2022I-00247

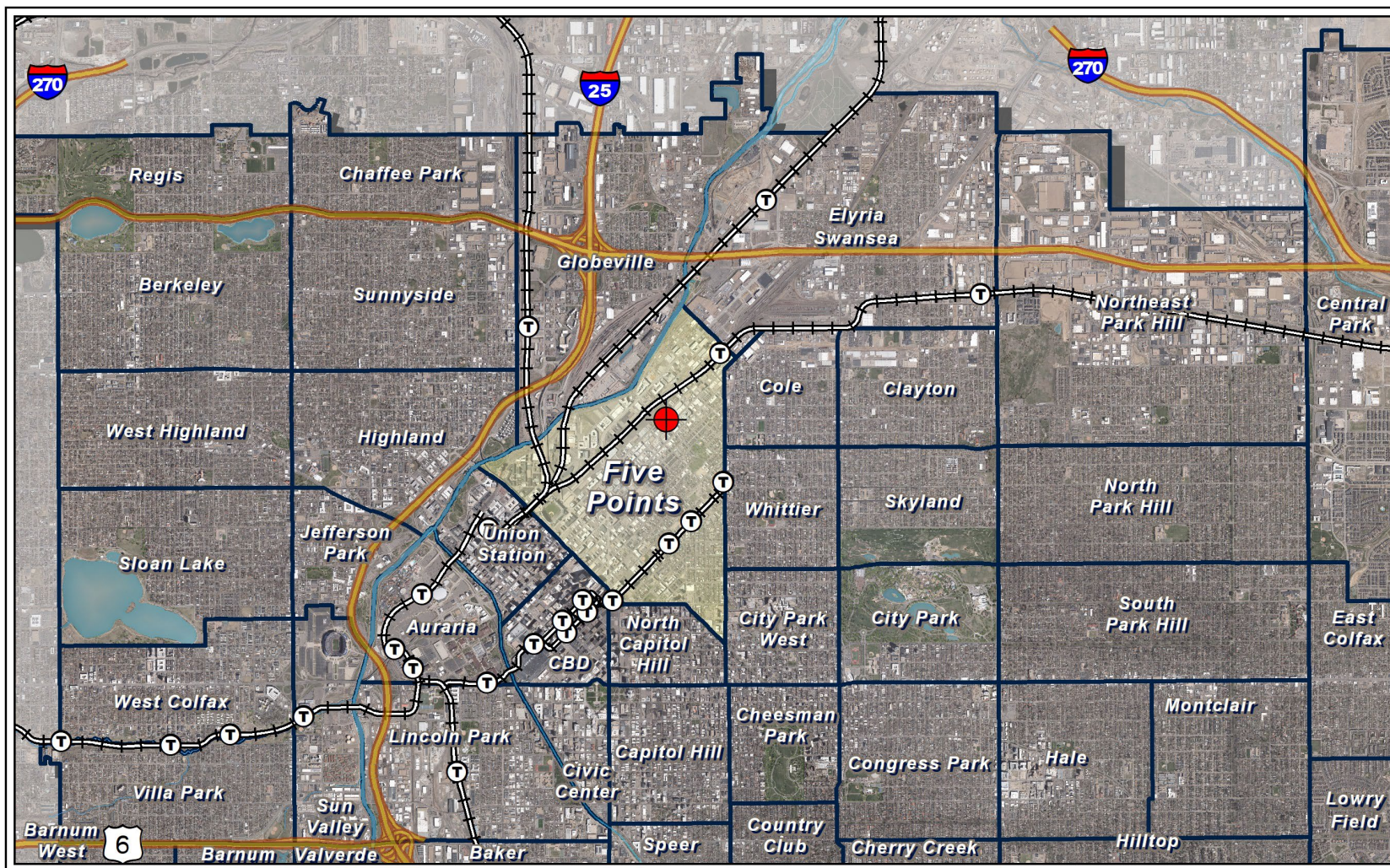
Request: I-MX-3, UO-2, DO-7 to C-MX-5, DO-7

Land Use, Transportation and Infrastructure Meeting:  
6/13/2023

# Council District 9: Councilmember CdeBaca



# Five Points Neighborhood

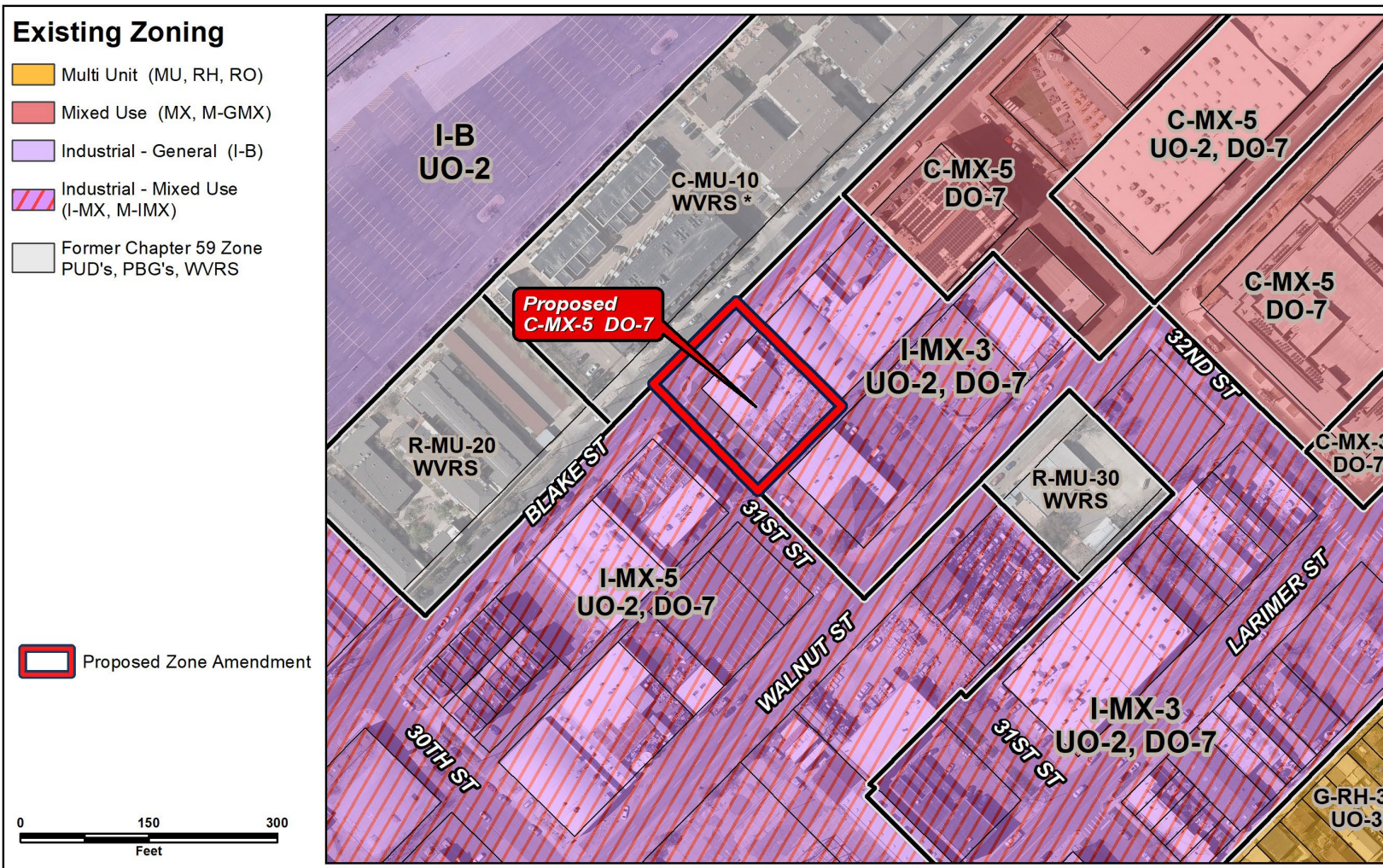


# Request: C-MX-5, D0-7



- Location
  - Approx. 12,495 square feet
  - Commercial/Retail Uses
- Proposal
  - Rezone Base Zone District
    - I-MX-3 to C-MX-5
  - Remove UO-2 Billboard Use Overlay
  - Retain D0-7 River North Design Overlay

# Existing Zoning: I-MX-3, UO-2, DO-7



Current zoning:

- I-MX-3, UO-2, DO-7

Adjacent zoning:

- I-MX-3, UO-2, DO-7
- I-MX-5, UO-2, DO-7
- C-MU-10 WVRs

# Existing Land Use



**Land Use:** Industrial (existing use includes retail cannabis business)

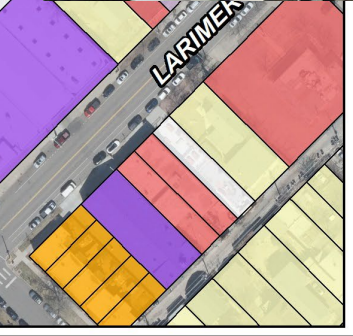
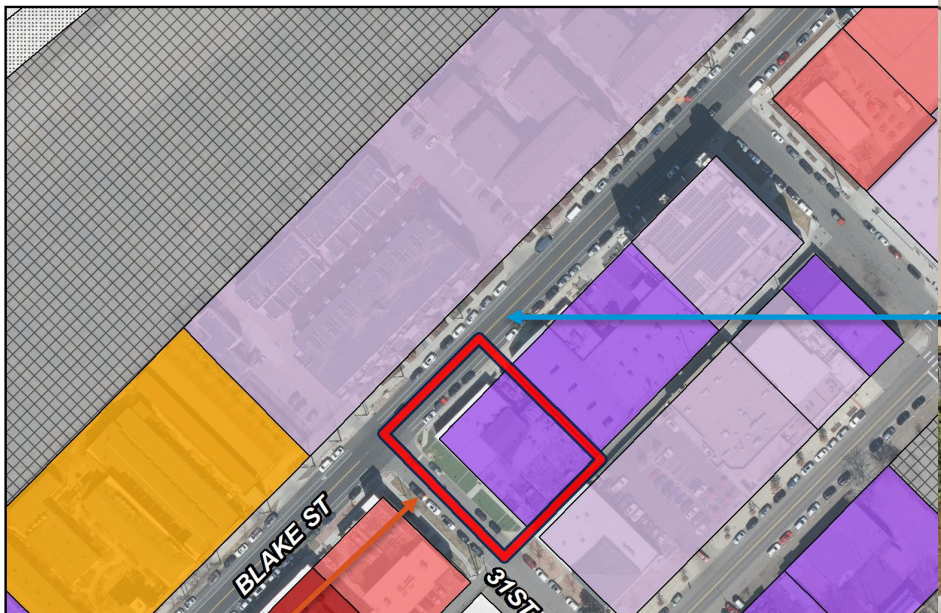
## Surrounding Land Uses:

- Industrial
- Office
- Commercial/Retail
- Mixed-use
- Multi- and Single- Unit Residential

# Existing Building Form/Scale

## Existing Land Use

- Single-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Office
- Industrial
- Mixed-use
- Trans/Comm/Utilities
- Parking
- Vacant



# Process

- Informational Notice: 2/28/23
- Planning Board Notice Posted: 4/18/23
- Planning Board Public Hearing : 5/3/23
- LUTI Committee: 6/13/23 (tentative)
- City Council Public Hearing: 7/31/23 (tentative)
- Public Comment
  - To date, staff has not received any public comment

# 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 (2019)*
- *Northeast Denver Neighborhood Plan*
- *38<sup>th</sup> and Blake Station Area Plan*

### 2. Uniformity of District Regulations

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

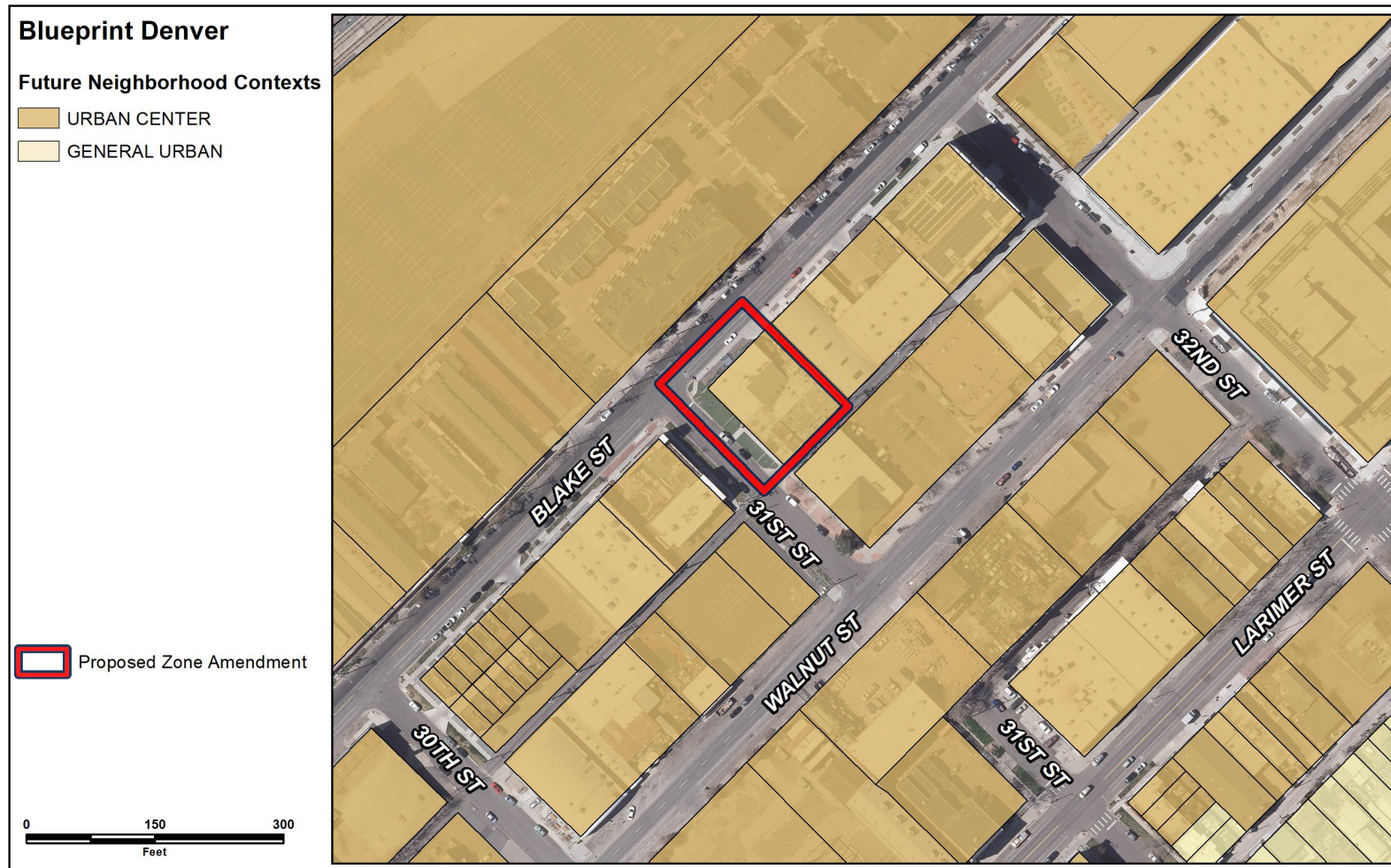
### 4. Justifying Circumstances

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

# Consistency with Adopted Plans: *Comprehensive Plan 2040*

- Equitable, Accessible and Inclusive Goal 1 – *Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities (p. 28).*
- Equitable, Affordable and Inclusive Goal 1, Strategy A – *Increase development of housing units close to transit and mixed-use developments (p. 28).*
- 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).*
- Strong and Authentic Neighborhoods Goal 1, Strategy D – *Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities (p. 34).*
- Strong and Authentic Neighborhoods Goal 1, Strategy A – *Build a network of well connected, vibrant, mixed-use centers and corridors (p. 34).*
- Strong and Authentic Neighborhoods Goal 2, Strategy D – *Use urban design to contribute to economic viability, public health, safety, environmental well-being, neighborhood culture and quality of life (p. 34)*
- Environmentally Resilient Goal 8, Strategy A- *Promote infill development where infrastructure and services are already in place (p. 54).*
- Environmentally Resilient Goal 8, Strategy B- *Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).*
- Environmentally Resilient Goal 8, Strategy C – *Focus growth by transit stations and along high and medium-capacity transit corridors (p. 54).*

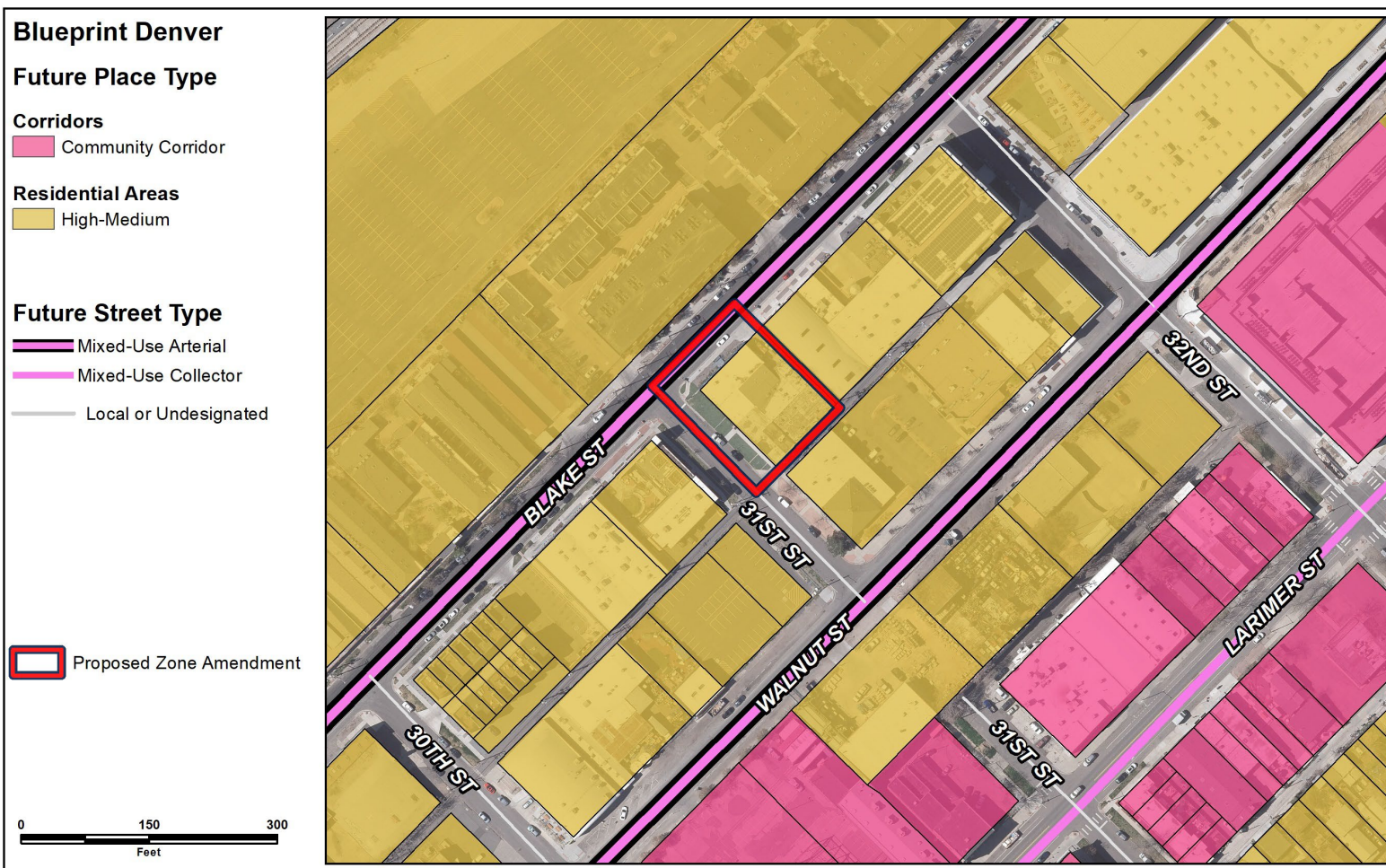
# Consistency with Adopted Plans: *Blueprint Denver 2019*



## Future Context – Urban Center

- A high mix of uses throughout the urban center context.
- Even the residential areas are highly mixed-use, often with high-intensity multi-unit residential in mixed-use buildings.
- Block patterns are generally a regular grid with consistent alley access.
- Buildings are usually multi-story with a high degree of lot coverage.

# Consistency with Adopted Plans: *Blueprint Denver 2019*



## Future Place – High-Medium Residential

- A mix of uses, including multi-unit residential, but at a slightly lower intensity compared to the high residential areas.
- Heights are generally up to 8 stories.
- There is high lot coverage and shallow setbacks.

## Future Street Types

- Blake St: Mixed-use Arterial
- 31st St: Local or Undesignated

# Consistency with Adopted Plans: *Blueprint Denver 2019*

## Blueprint Denver Future Growth Strategy

### Future Growth Areas

- Community centers and corridors
- High and high-med residential areas in D and UC contexts
- All other areas of the city

Proposed Zone Amendment



## Growth Areas Strategy – High and Medium High Residential Areas

- Anticipated to see around 15% of new housing growth and 5% of new employment growth by 2040

# Review Criteria

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

### 2. Uniformity of District Regulations

- Proposed rezoning will result in uniform application of zone district building form, use and design regulations

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

- Implements adopted plans
- Supports reuse of existing buildings and neighborhood serving commercial uses

### 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
  - The City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning
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
  - Urban Neighborhood Context primarily consists of single-unit and two-unit residential uses, with embedded small-scale multi-unit residential and commercial areas
  - U-MX-2x applies to small sites served primarily by local streets embedded within an existing or proposed neighborhood

# 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