



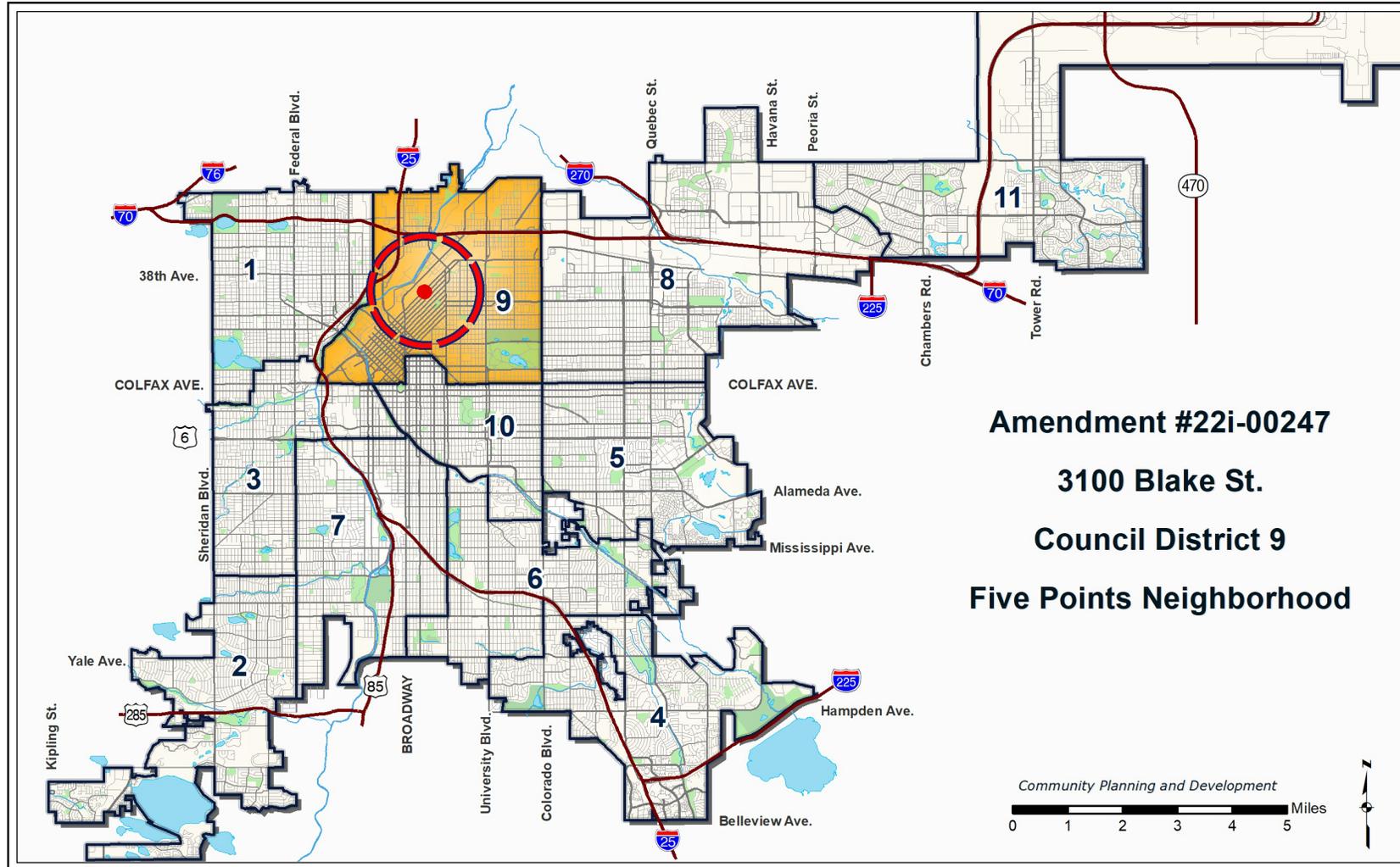
3100 Blake Street

2022I-00247

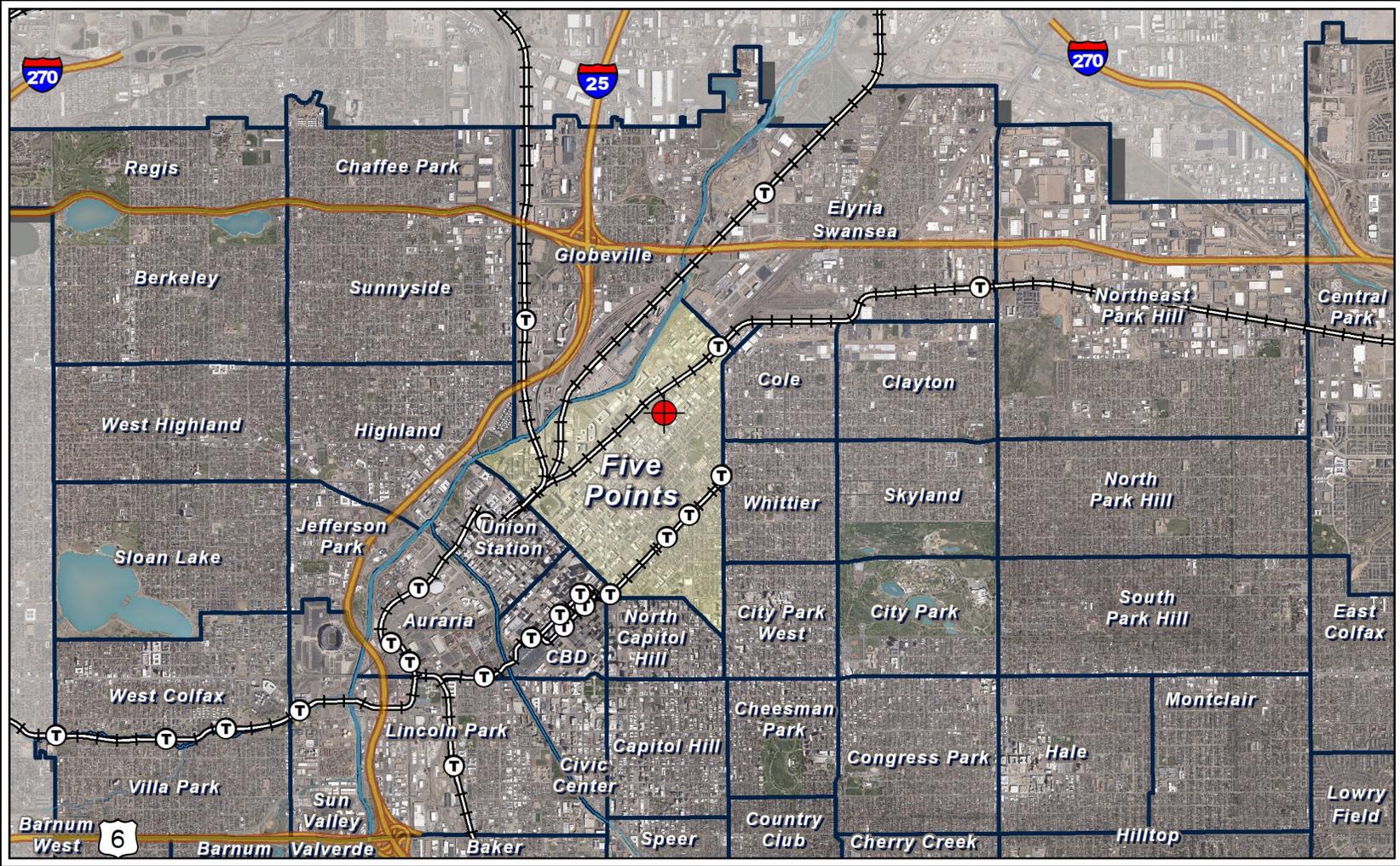
Request: I-MX-3, UO-2, DO-7 to C-MX-5, DO-7

Denver City Council Meeting: 7/31/2023

Council District 9: Councilmember Darrell Watson



Five Points Neighborhood

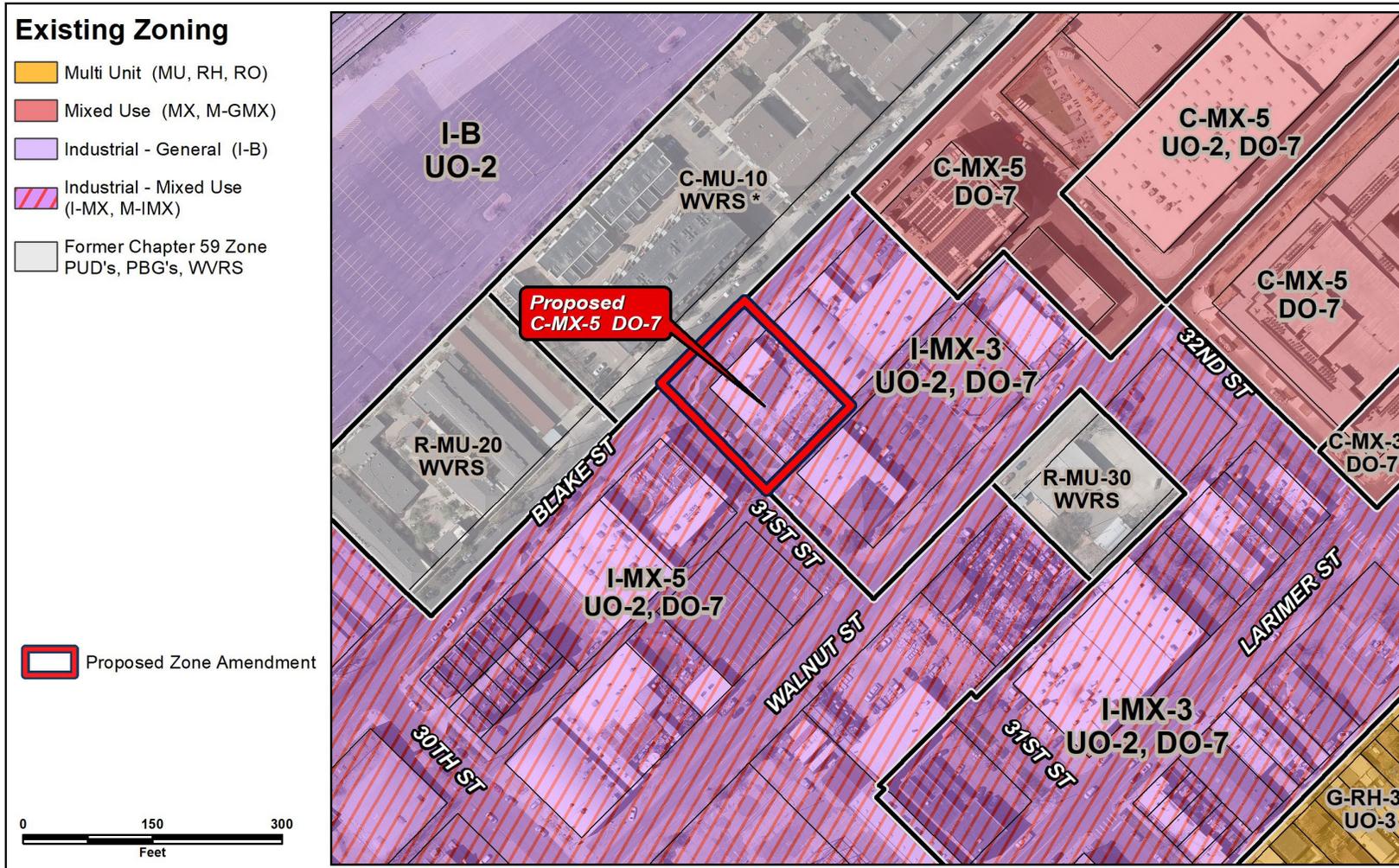


Request: C-MX-5, D0-7



- 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:

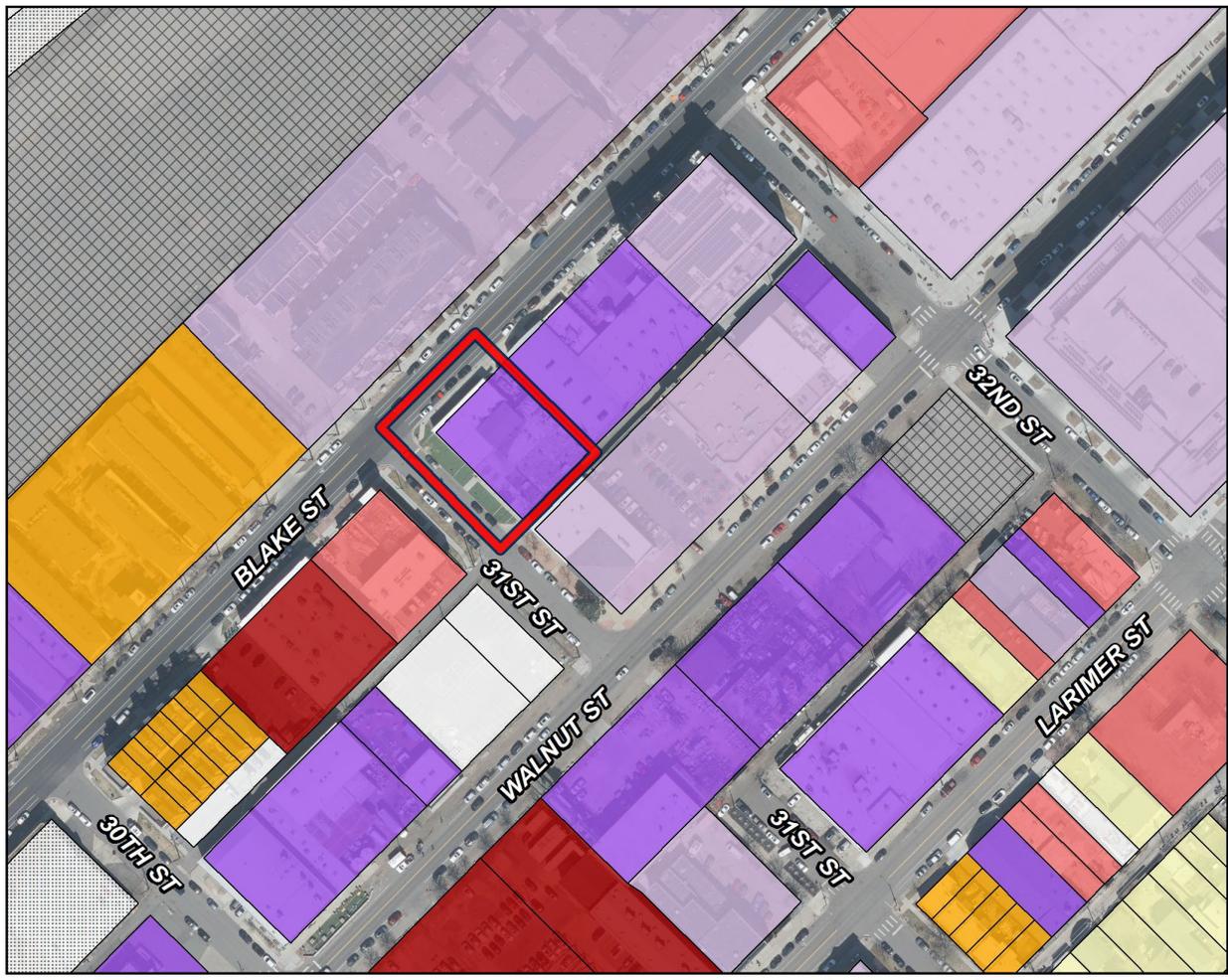
- I-MX-3, UO-2, DO-7
- I-MX-5, UO-2, DO-7
- C-MU-10 WVRS

Existing Land Use

Existing Land Use

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

Proposed Zone Amendment



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

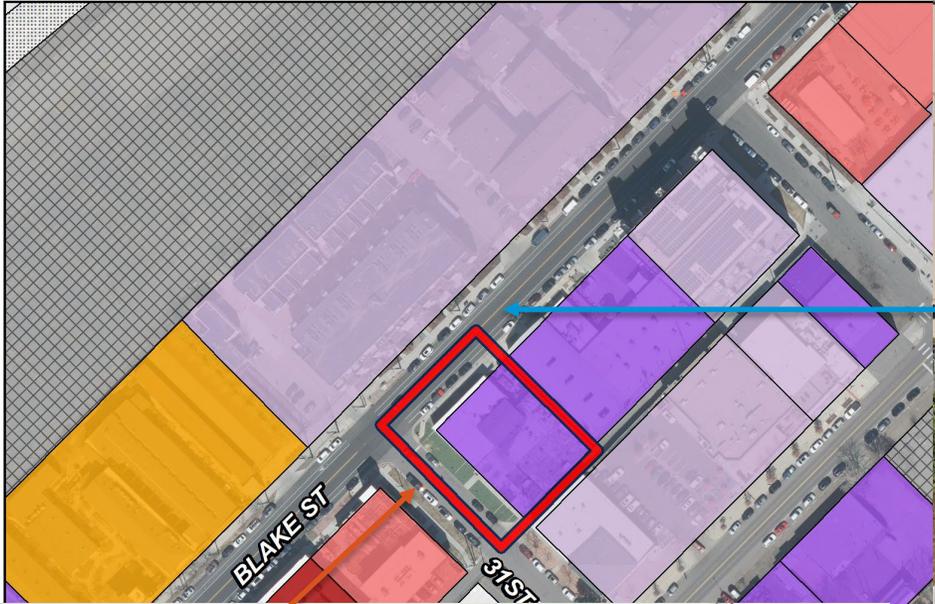
Surrounding Land Uses:

- 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
(Recommending Approval)
- LUTI Committee: 6/13/23
- City Council Public Hearing: 7/31/23

- 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*
- *38th and Blake Station Area Plan*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

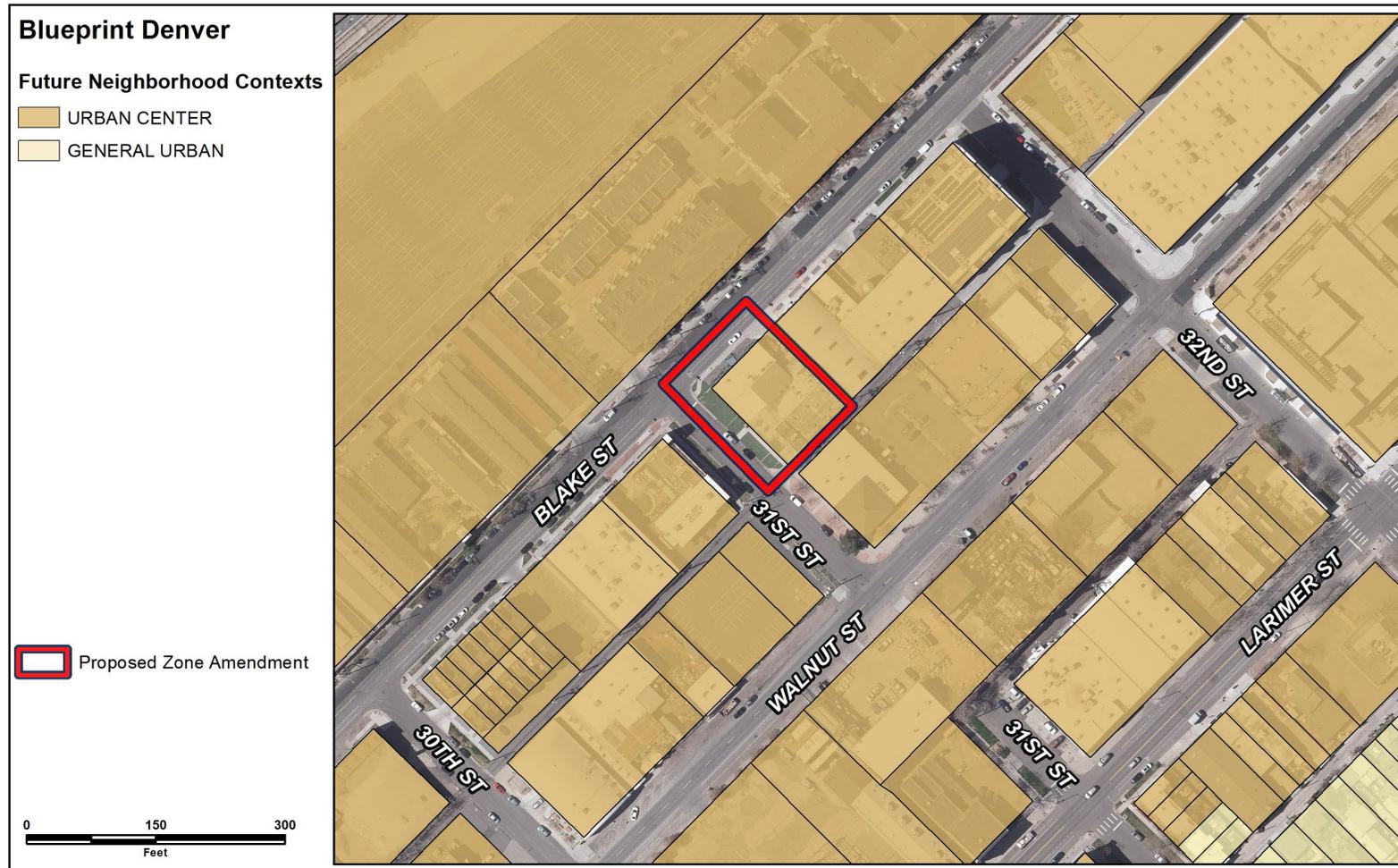
4. Justifying Circumstances

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).*

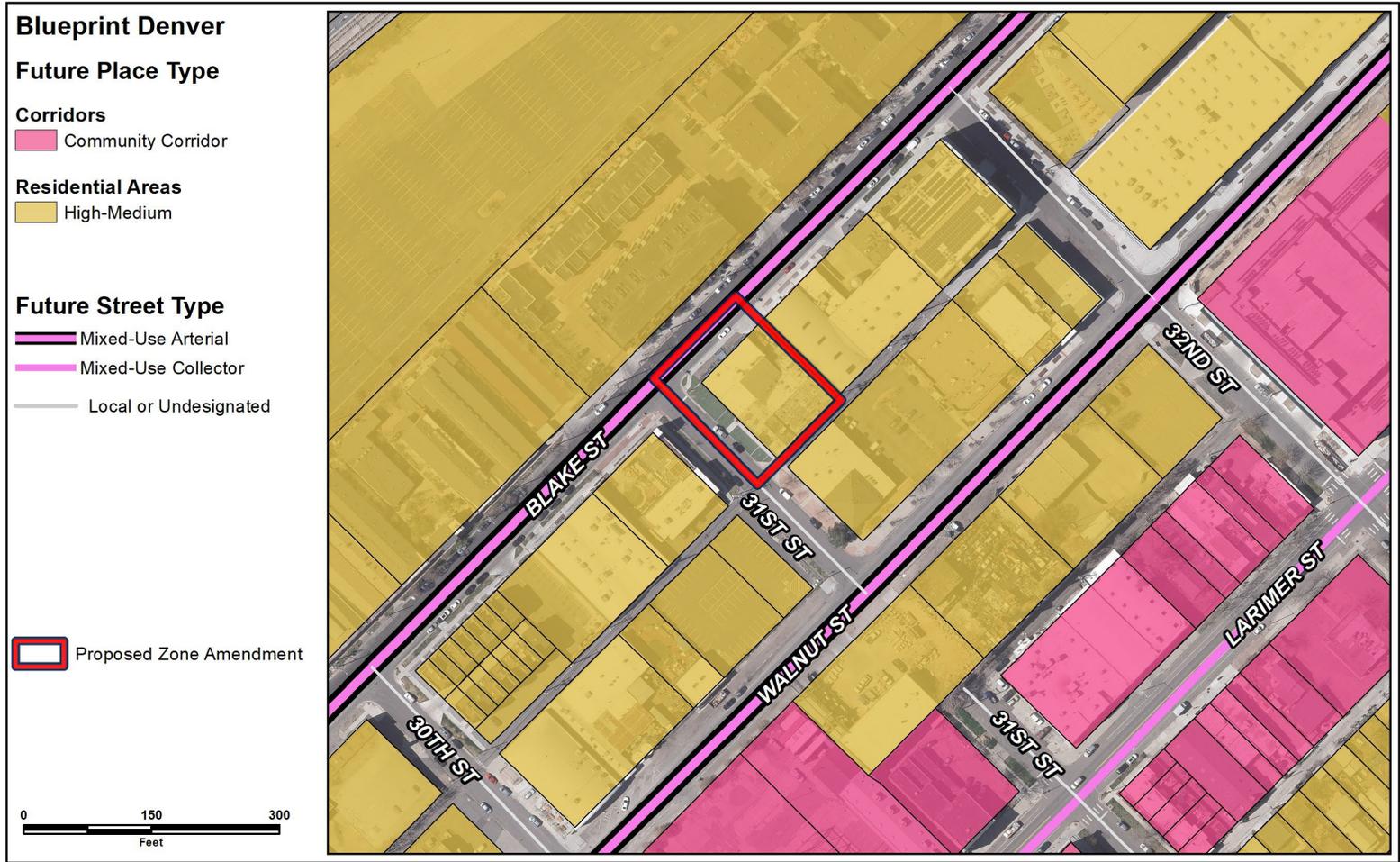
Consistency with Adopted Plans: *Blueprint Denver 2019*



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

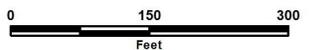
Consistency with Adopted Plans: *Blueprint Denver 2019*

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

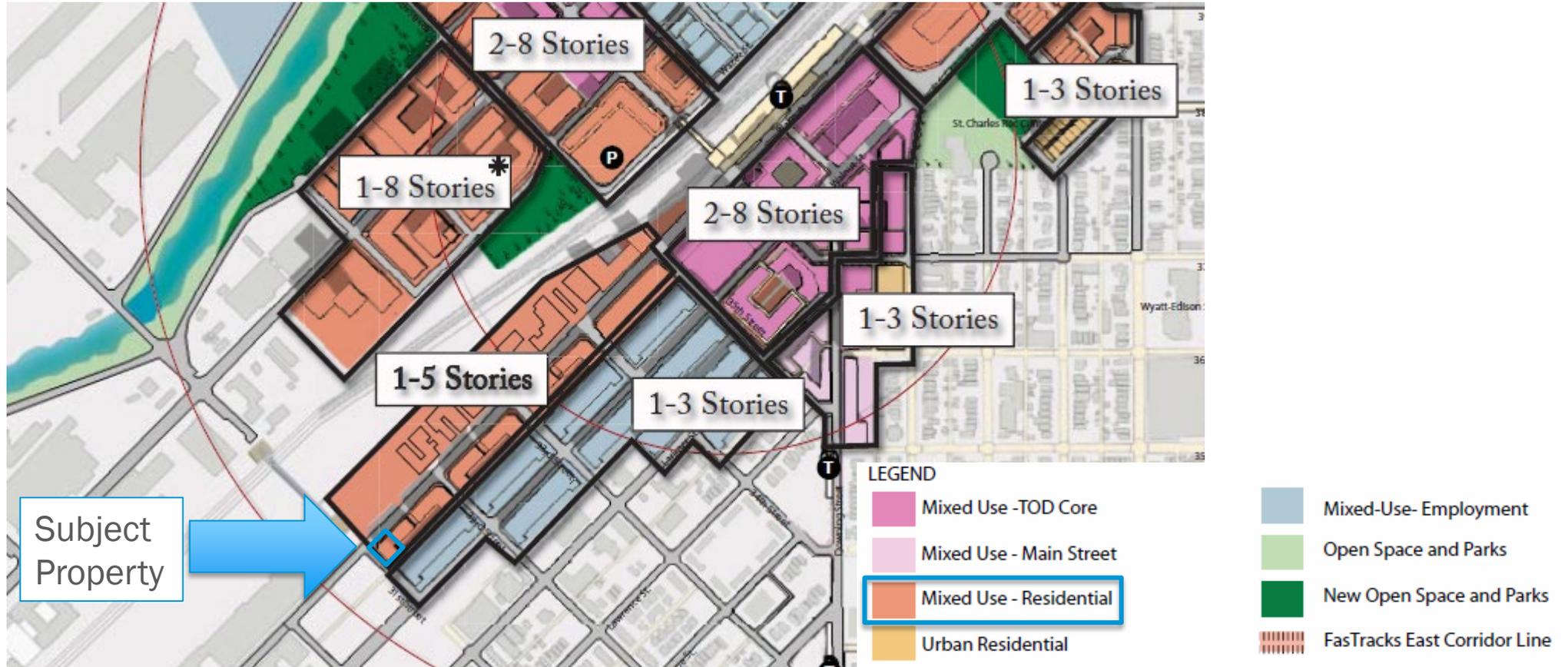
Proposed Zone Amendment



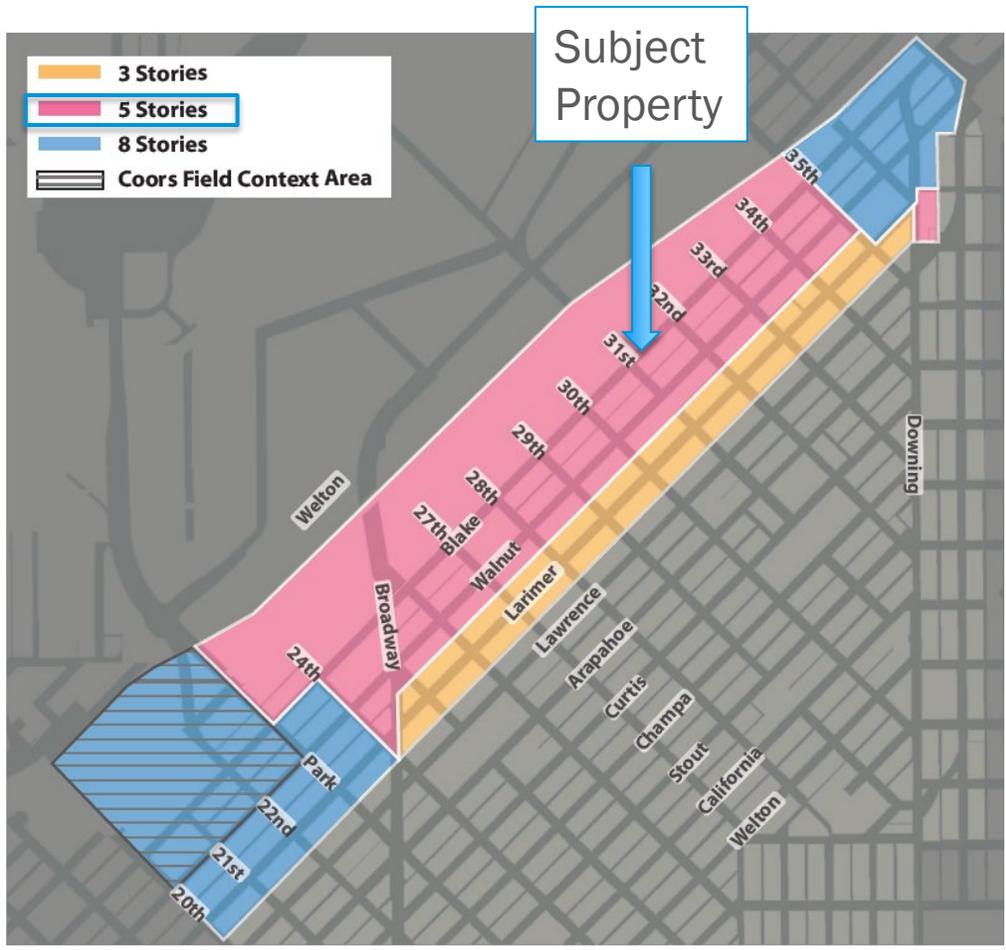
Growth Areas Strategy – High and Medium High Residential Areas

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

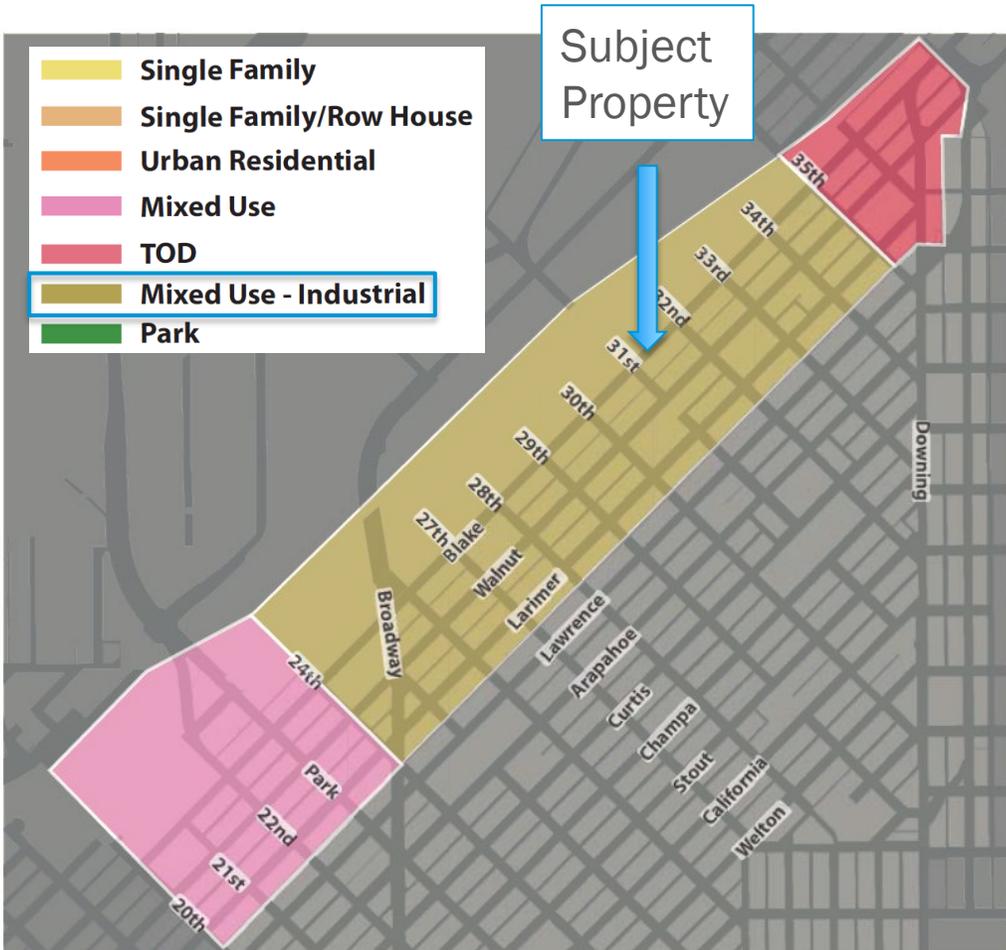
Consistency with 38th & Blake Station Area Plan



Consistency with Northeast Downtown Neighborhood Plan



Concept Building Heights Map



Concept Land Use Map

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 a walkable and bikeable mixed area by increasing potential density and broadening allowed 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**
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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Denver Zoning Code Review Criteria

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5. Consistency with Neighborhood Context, Zone District Purpose and Intent
 - *The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed zone district.*

CPD Recommendation

CPD is recommending 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