624 E 50th Ave & 4964 N Pearl St

Request: From I-MX-3, UO-2 to G-MS-5

Date: 10.31.2023

Presenter: Tony Lechuga

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria

Request: from I-MX-3, UO-2 to G-MS-5

- Property:
  - 23,600 sf
  - Single-unit residential
  - Automobile storage
- Requesting rezoning to develop alongside the City-led 4995 Washington project

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

Presentation Agenda

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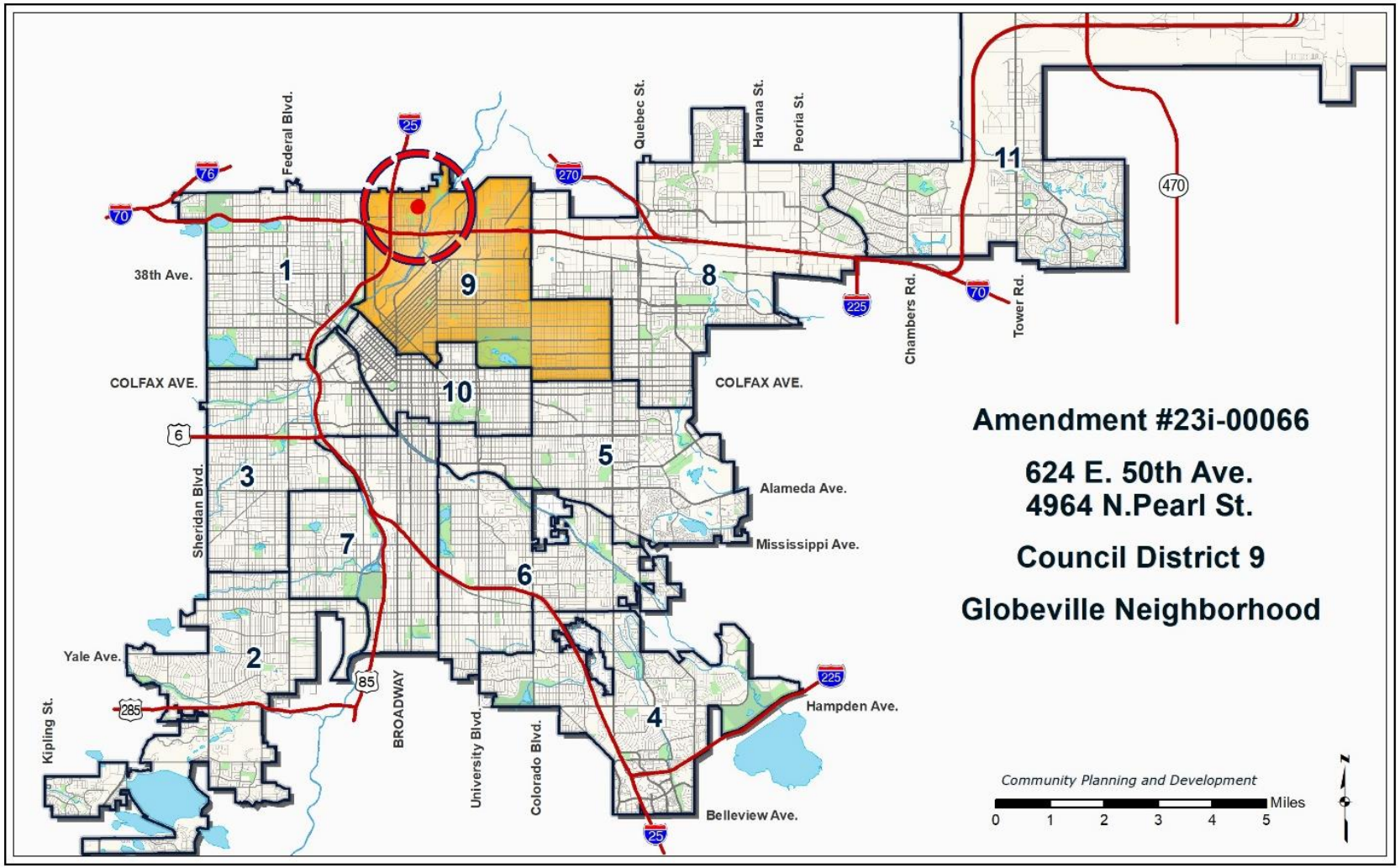
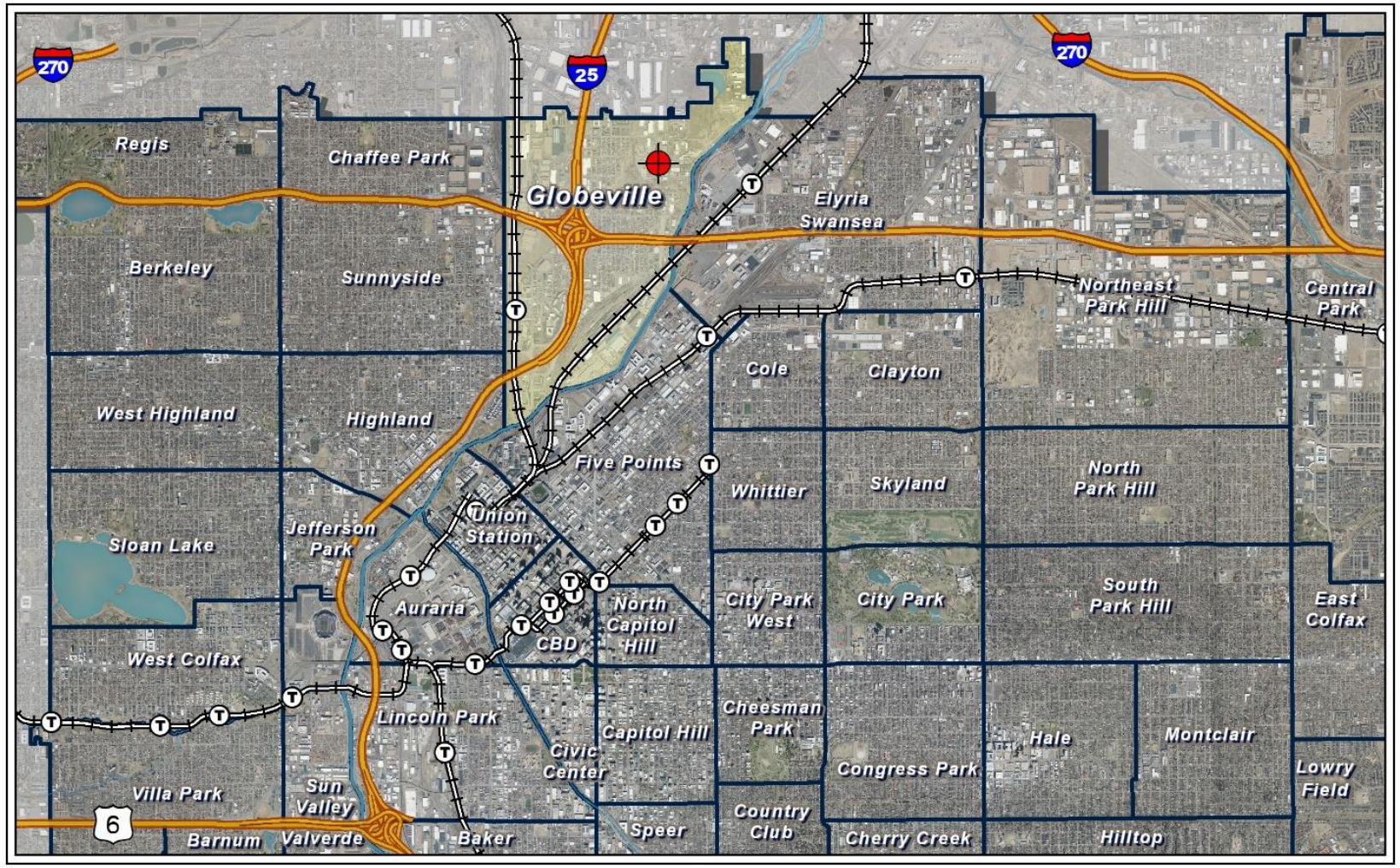
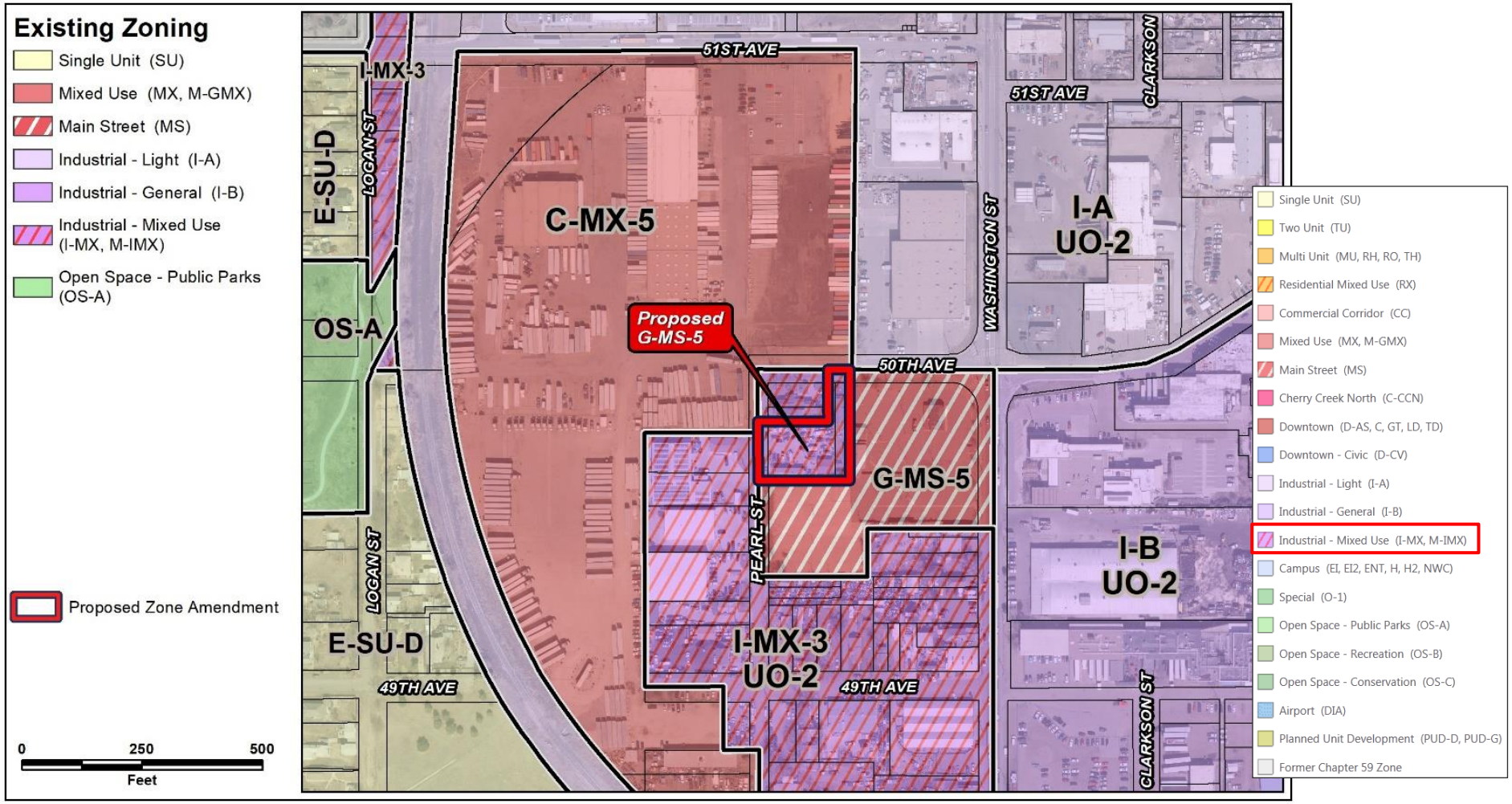
Council District 9 – Councilmember Watson



Statistical Neighborhood – Globeville



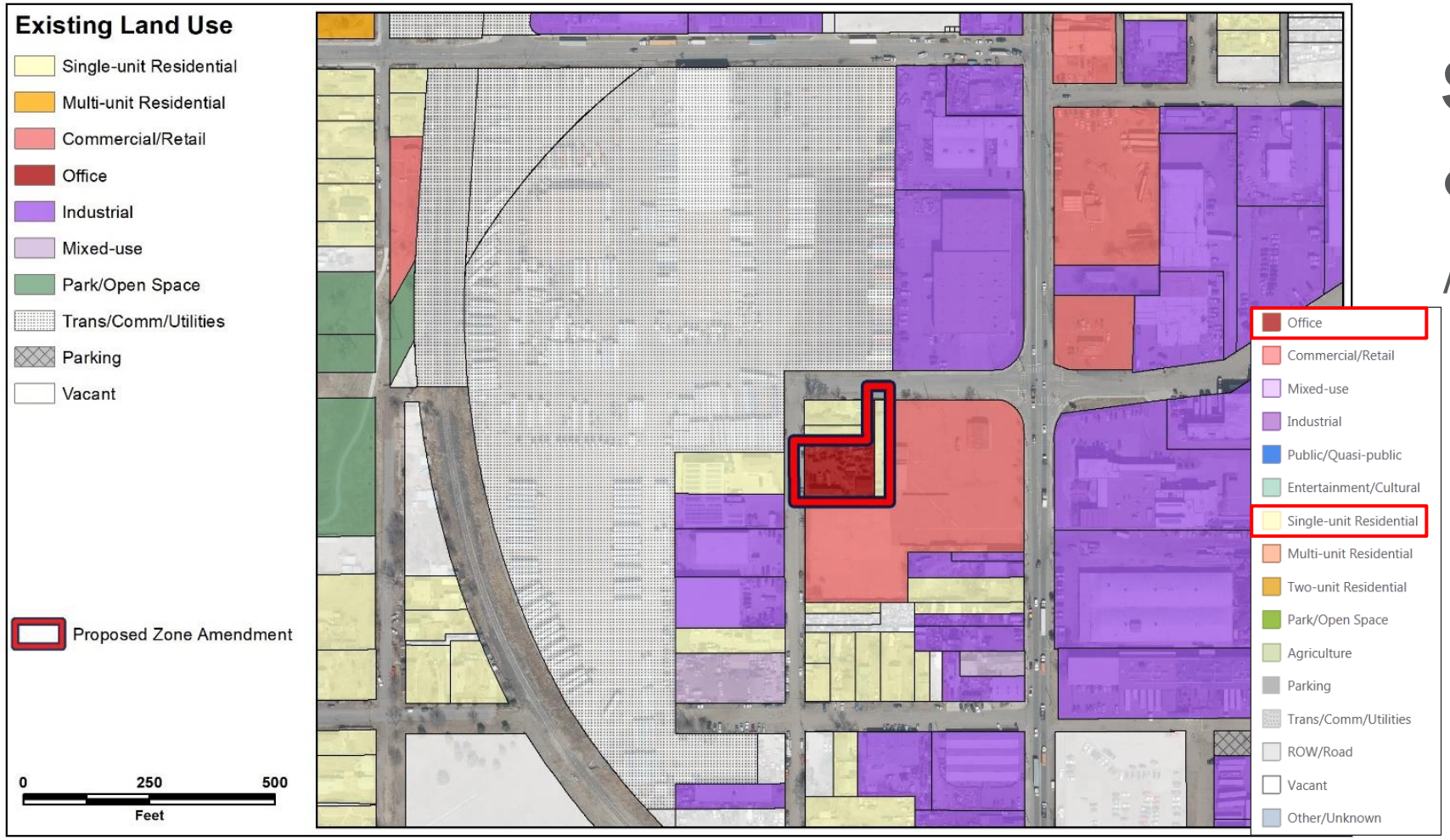
Existing Zoning – I-MX-3, UO-2



Proximity to:

- G-MS-5
- C-MX-5
- I-A, UO-2
- I-B, UO-2

Existing Context – Land Use

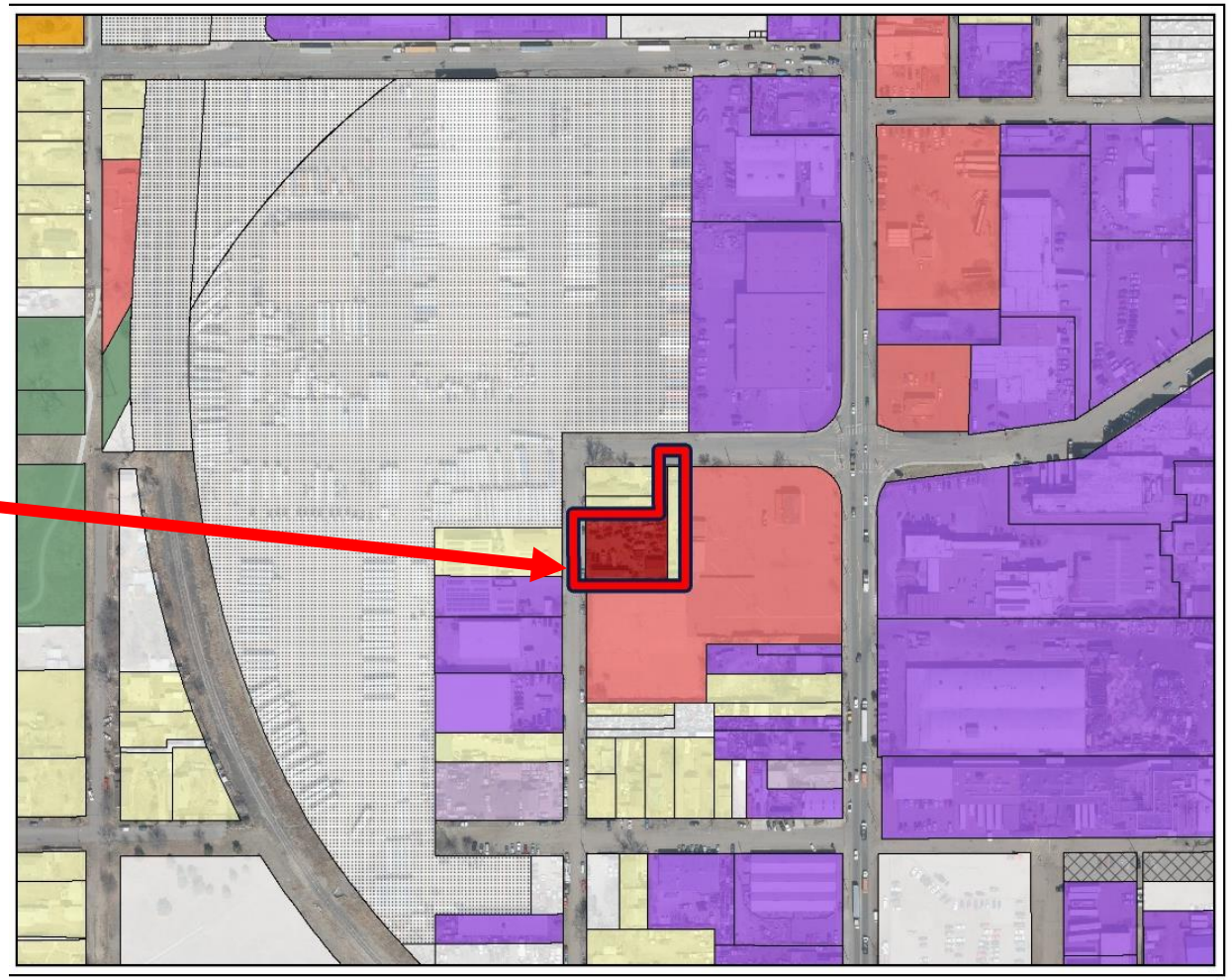


Single-unit residential & Office

Adjacent to:

- Single-Unit Residential
- Commercial/Retail
- Industrial
- Trans/Comm/Utilites

Existing Context – Building Form/Scale



Agenda

- Request
- Location and Context
- Process
- Review Criteria

Process

- Informational Notice: **08/03/23**
- Planning Board Notice: **09/19/23**
- Planning Board Public Hearing: **10/04/23**
- LUTI Committee: **10/31/23**
- City Council Public Hearing: **12/11/23**

Public Comments

- RNOs
  - No comments from RNOs
- No comments from neighbors and other stakeholders

Planning Board

- Planning Board held a hearing on this item on 10/04
- The board voted unanimously to recommend approval

  - Planning Board expressed praise for the proactive measures the city has taken to ensure the successful community-driven approach to rezoning and developing this site.

Presentation Agenda

- Request
- Location and Context
- Process
- 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

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
   - *Comprehensive Plan 2040*
   - *Blueprint Denver*
   - *Globeville Neighborhood Plan*
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
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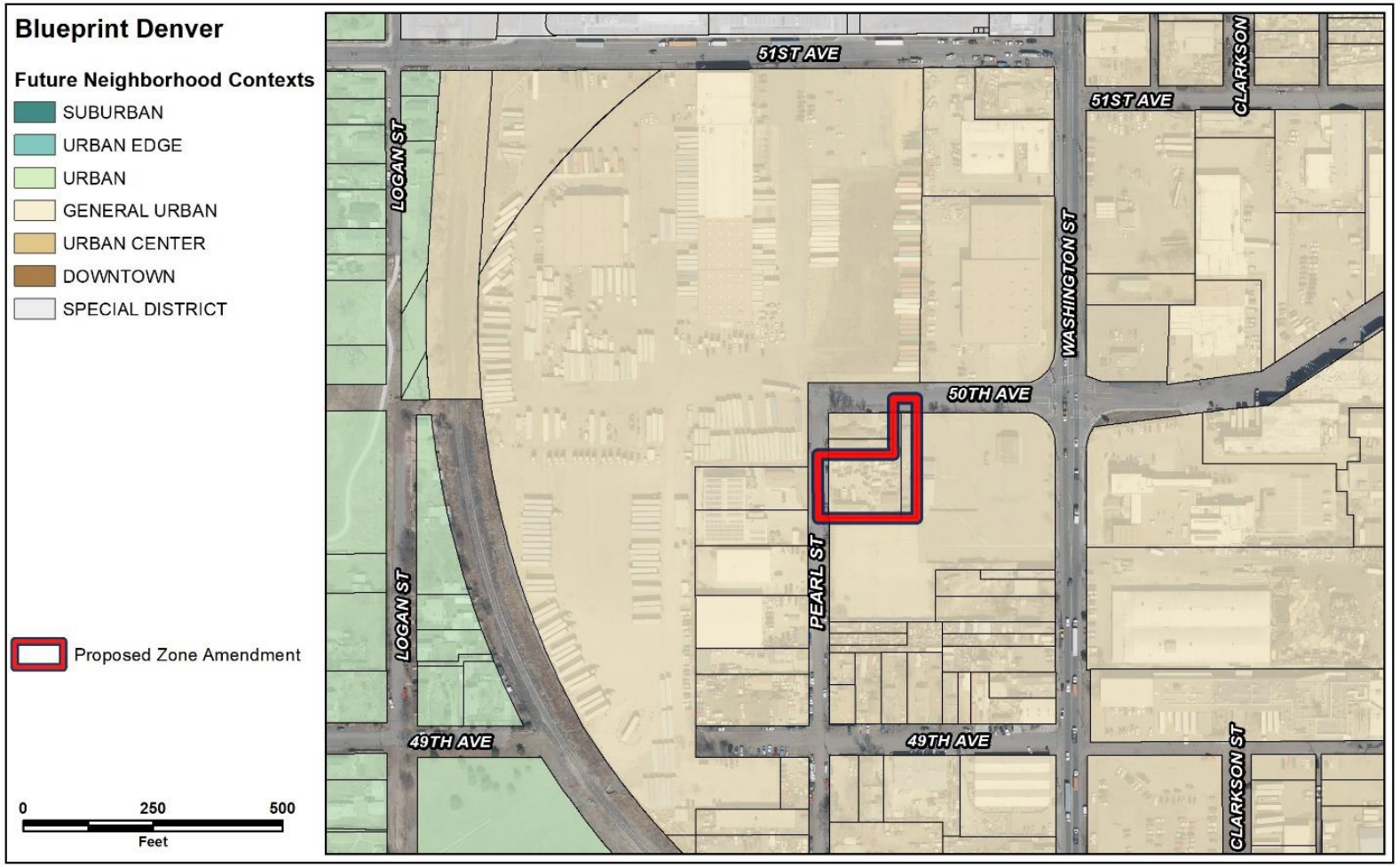
Comprehensive Plan 2040

Comprehensive Plan 2040

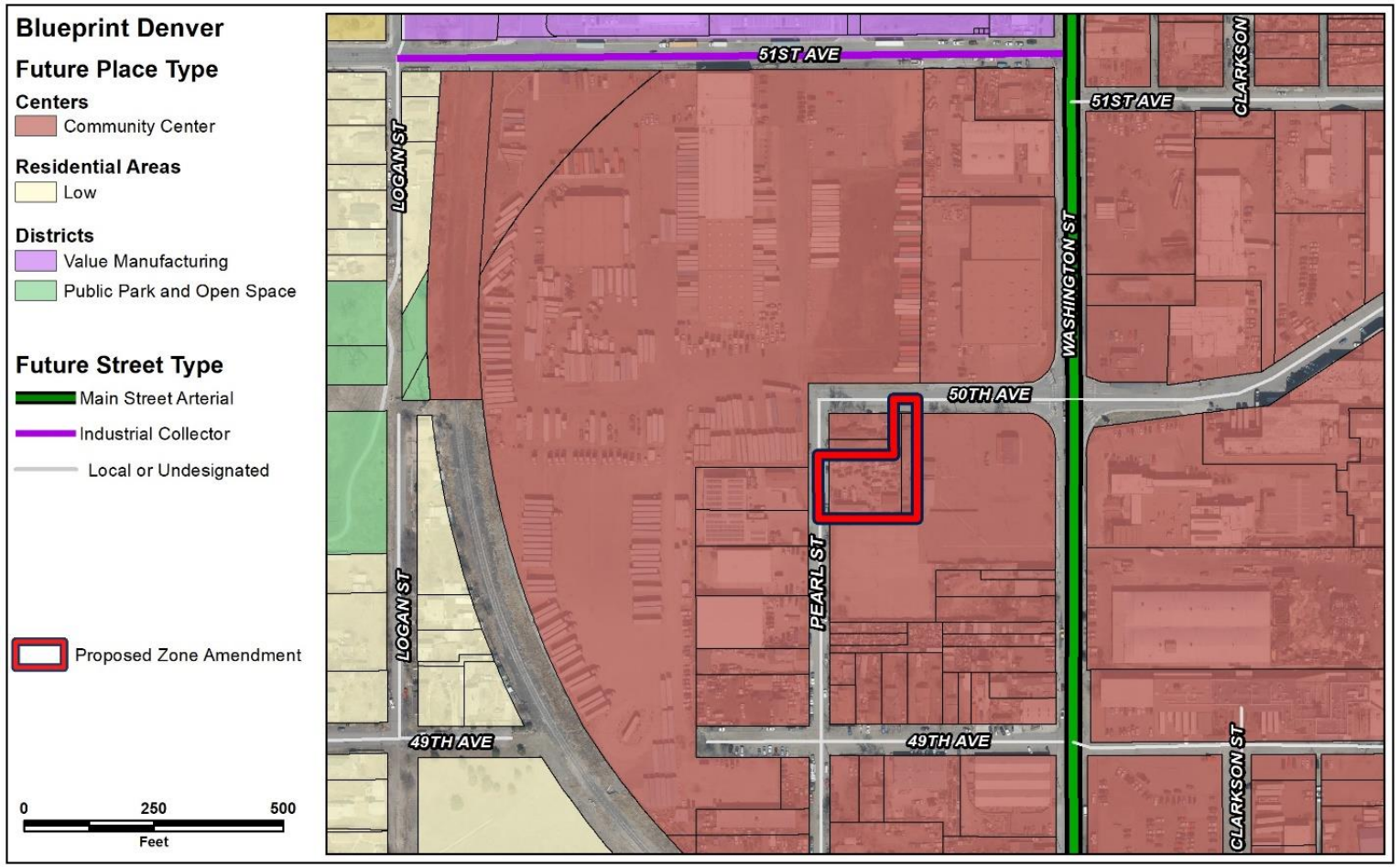
- *Equitable, Affordable and Inclusive Goal 1 Strategy A – Increase development of housing units close to transit and mixed-use developments*
- *Equitable, Affordable and Inclusive Goal 2 Strategy B – Create a greater mix of housing options in every neighborhood for all individuals and families*

Blueprint Denver 2019



- **General Urban**
  - Mixed-use multi-unit to single-unit
  - Mix of uses
  - Good street activation
  - Safe, active, pedestrian-scaled

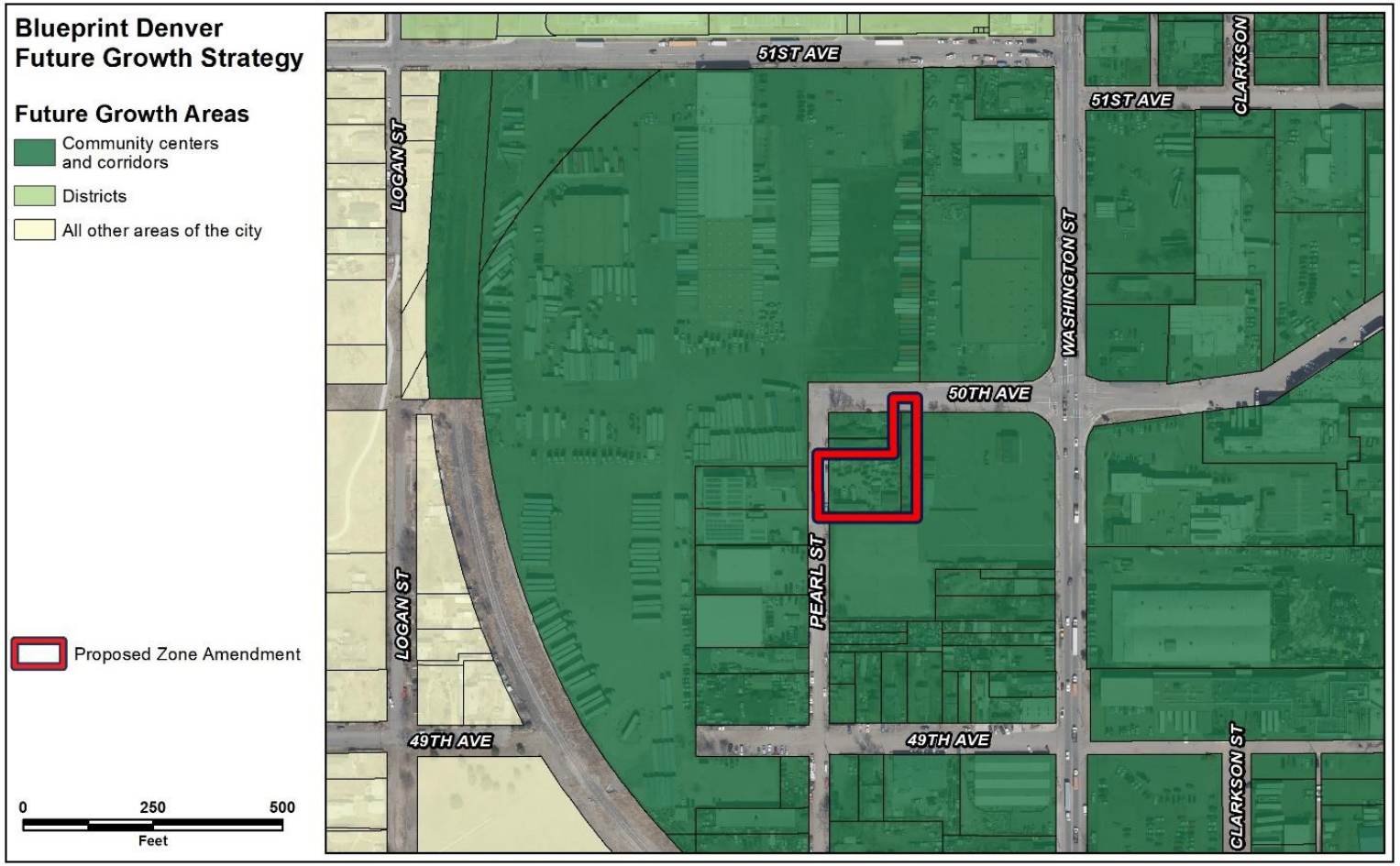
Blueprint Denver 2019



- **Community Center**
  - Mix of office, commercial, and residential
  - Larger in scale and orient to the street
  - Heights up to 8 stories
- **Pearl & 50th - Local**
  - Predominantly defined by residential uses
- **Washington - Main**
  - Highest amount of through movement

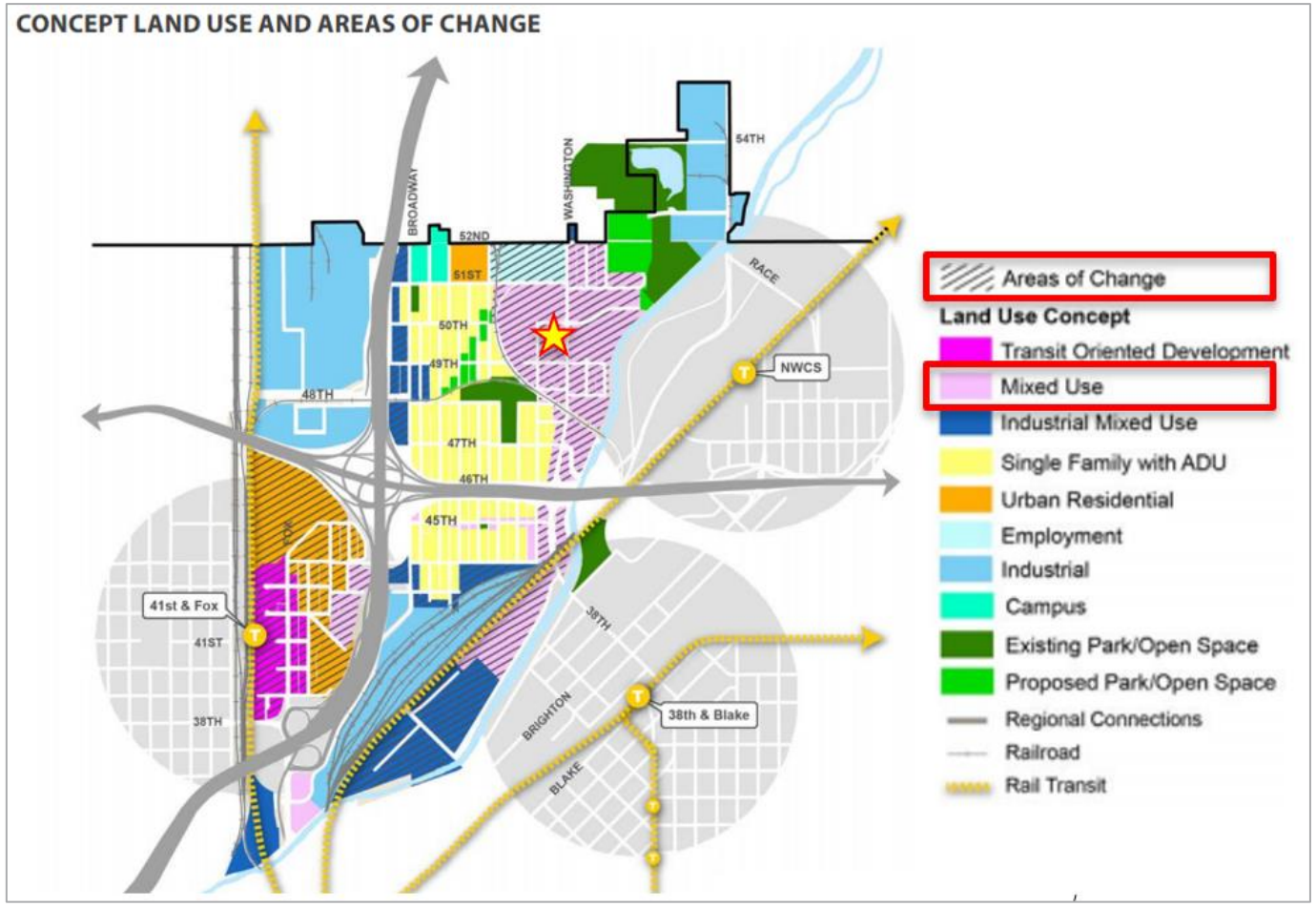
Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

Blueprint Denver 2019



- **Growth Areas Strategy**
  - Community Centers and Corridors
  - 25% of new housing and 20% of new jobs by 2040 (p. 51)

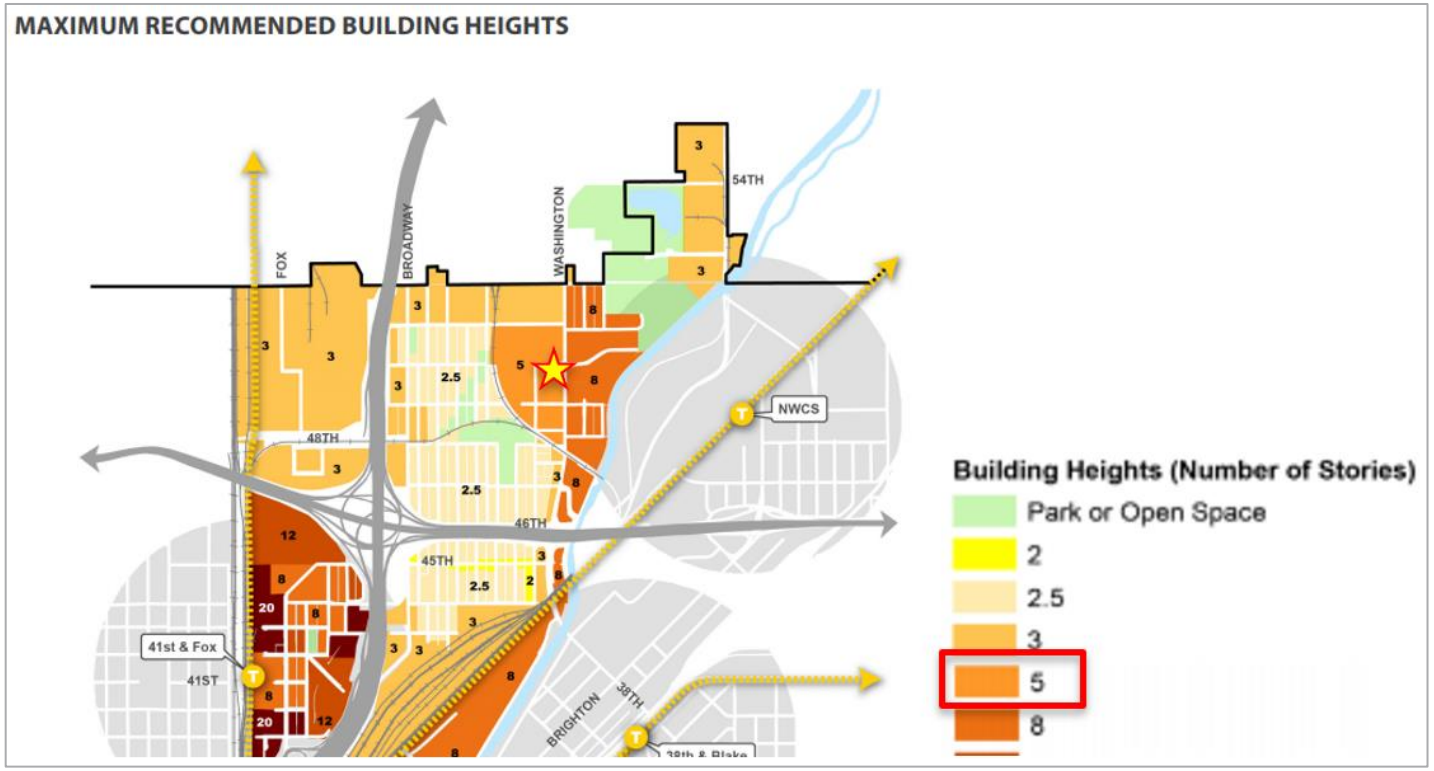
Globeville Neighborhood Plan



Mixed Use

- Sizeable employment base
- Mid to high-density housing
- Residential and non-residential uses within close walking distance
- Strong urban design elements

Globeville Neighborhood Plan



- Heights up to 5 stories

- Other guidance:
  - Provide broad range of housing types and prices
  - Multifamily and attached residential in Mixed Use
  - Redevelopment to attract desired retail and services along Washington Street
  - Rezone industrial along Washington to mixed use

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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
   - City adopted plan
     - CPD finds this criteria is met through the *Globeville Neighborhood Plan* recommendation to rezone Industrial along Washington St to MX
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
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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