1227-1271 S. Pearl Street

Request: From U-MS-3, UO-1, UO-2 to U-MS-5

Date: 11.07.2023

Presenter: Tony Lechuga

Presentation Agenda

- Request

- Location and Context

- Process

- Review Criteria

Request: from U-MS-3, UO-1, UO-2 to U-MS-5

Aerial - 2022

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

- Property:
  - 45,312 sf
  - Multiple 1-1.5 story structures containing residential and commercial
  - A surface parking lot
- Requesting rezoning to match the property to the south and redevelop for denser commercial and housing
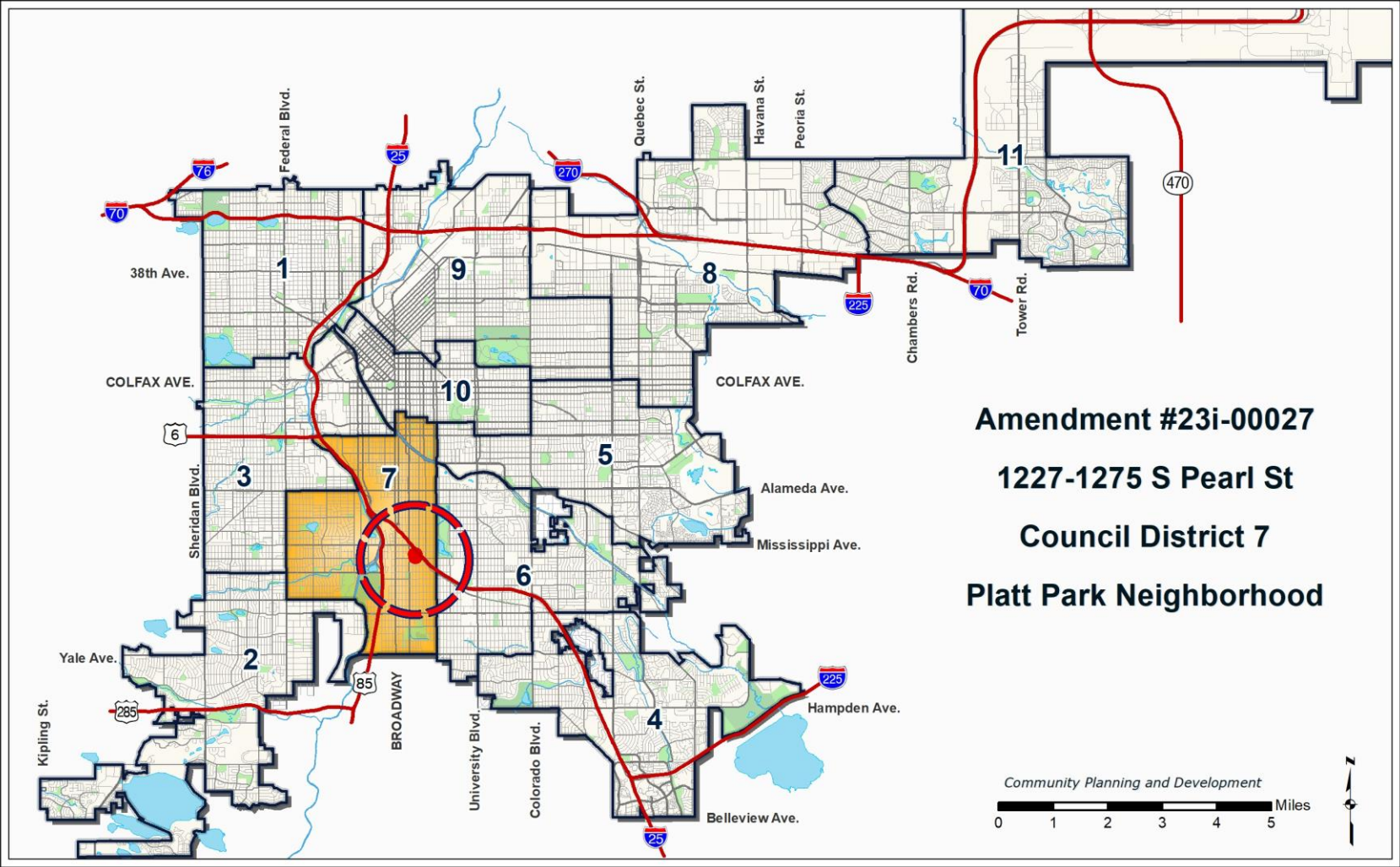
Presentation Agenda

- Request

- Location and Context

- Process

- Review Criteria

Council District 7 – Councilmember Alvidrez

Amendment #23i-00027

1227-1275 S Pearl St

Council District 7

Platt Park Neighborhood

Statistical Neighborhood – Platt Park
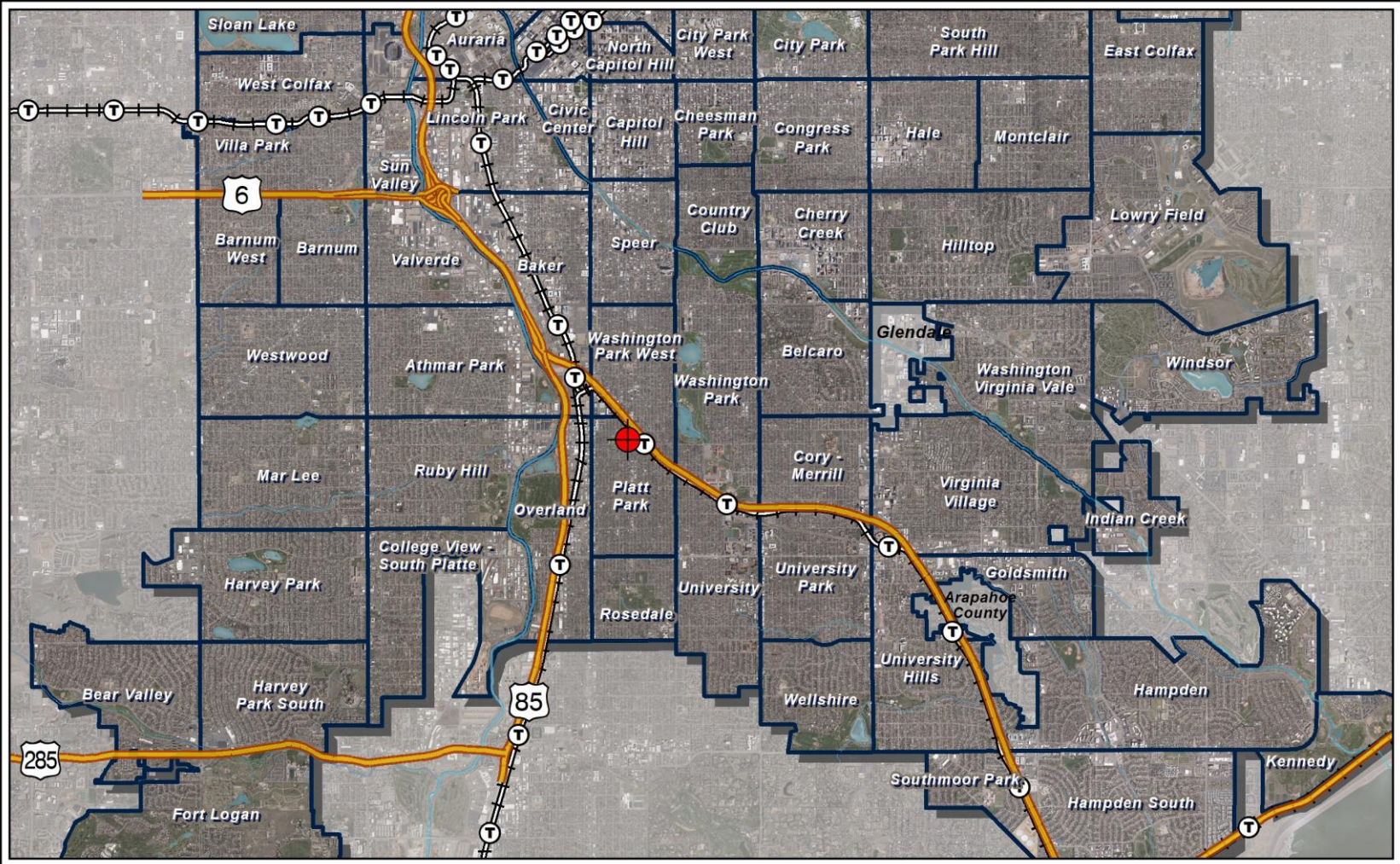
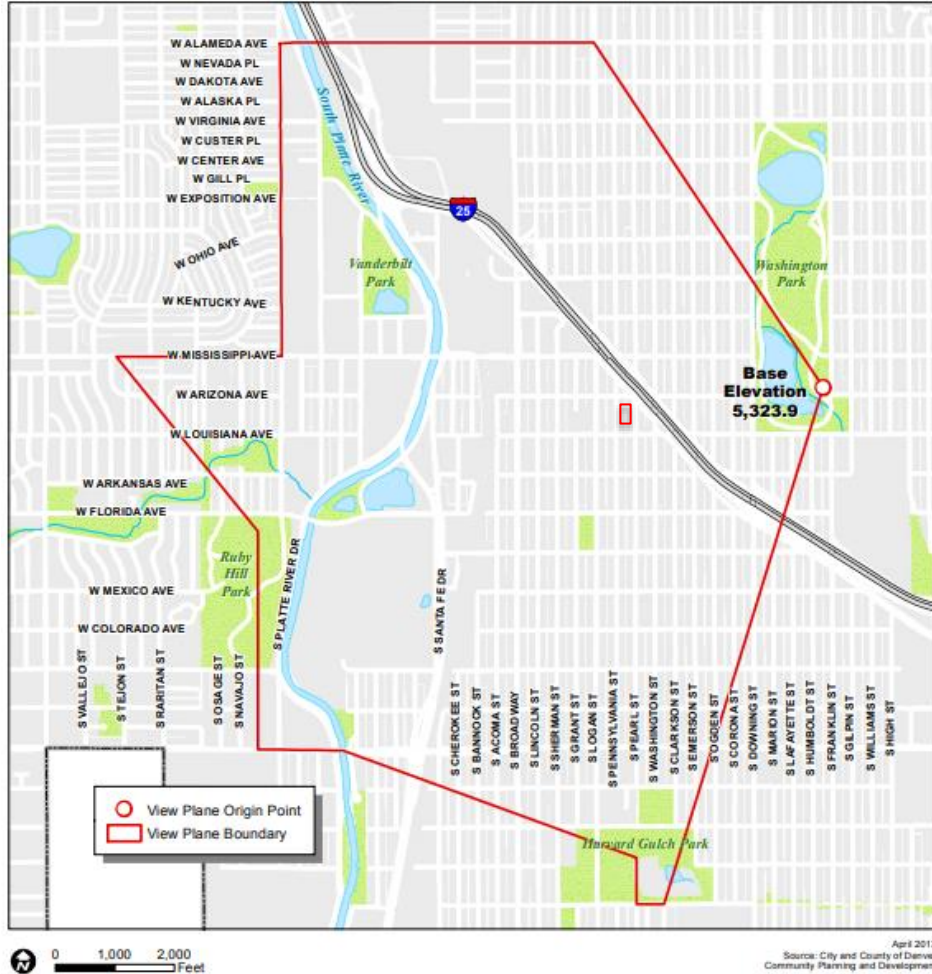# Existing Zoning – U-MS-3, U0-1, U0-2
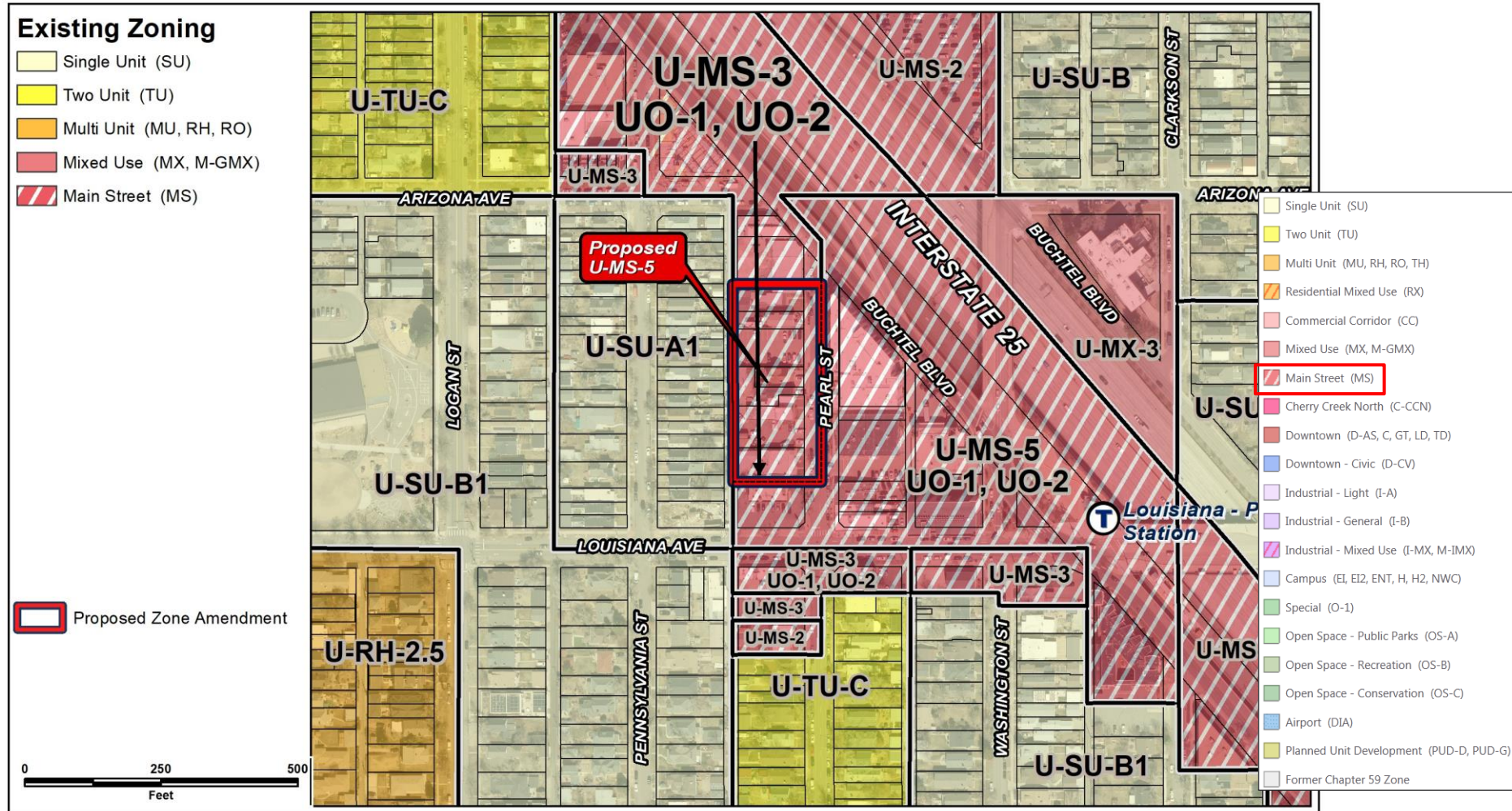
- **U-MS-3, U0-1, U0-2**

Proximity to:
- U-MS-5, U0-1, U0-2
- U-MS-3, U0-1, U0-2
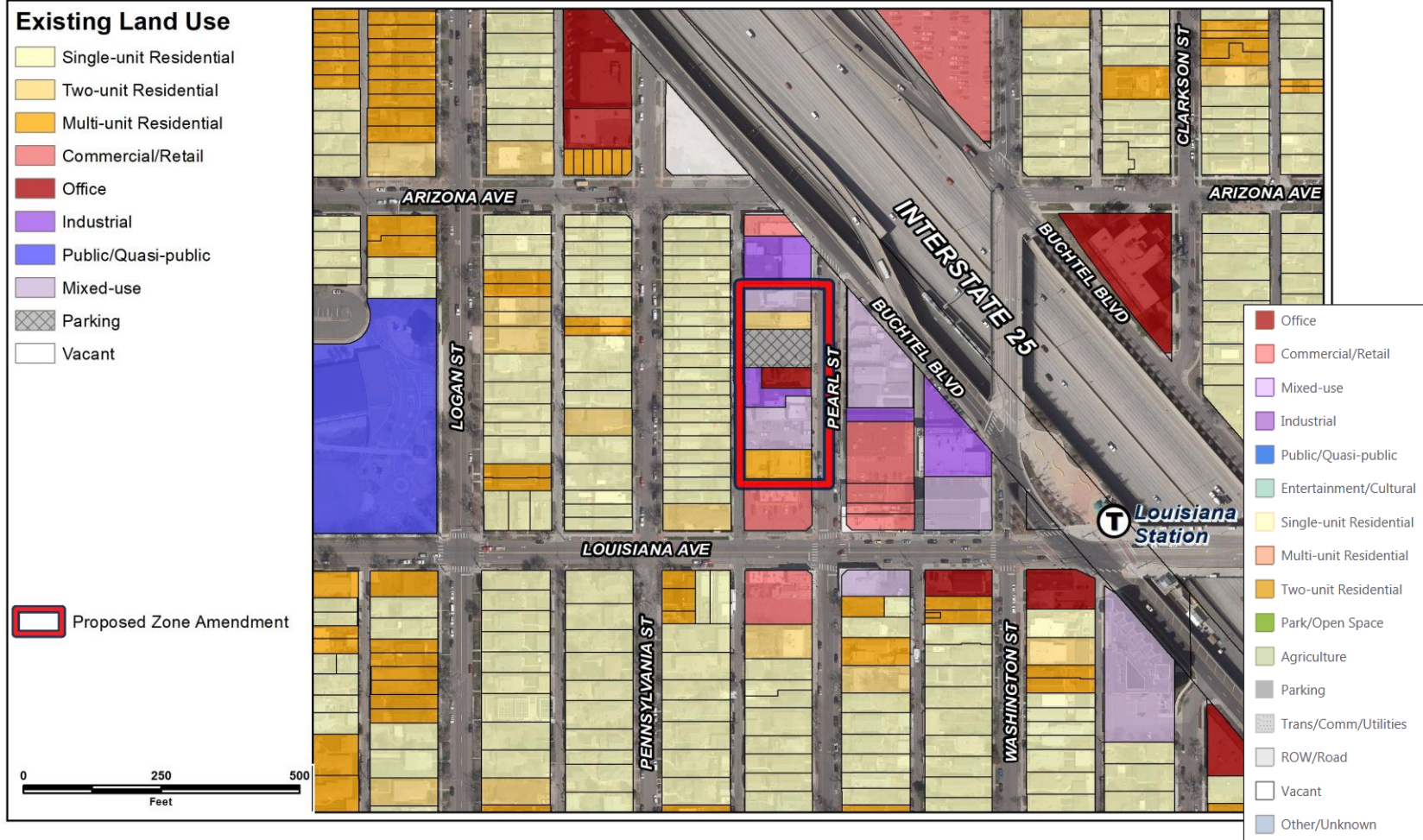- U-SU-A1

View Plane

Washington Park View Plane

- 5 story district requested would still comply with Washington Park view plane restrictions.

Max Building Height Under the View Plane
- ~75-foot max building height

Reference point is a point having an elevation of 5,324 feet above mean sea level and established at the mountain view indicator in Washington Park.

Existing Context – Land Use

Existing Land Use

- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Office
- Industrial
- Public/Quasi-public
- Mixed-use
- Parking
- Vacant

Proposed Zone Amendment

- Office
- Commercial/Retail
- Mixed-use
- Industrial
- Public/Quasi-public
- Entertainment/Cultural
- Single-unit Residential
- Multi-unit Residential
- Two-unit Residential
- Park/Open Space
- Agriculture
- Parking
- Trans/Comm/Utilities
- ROW/Road
- Vacant
- Other/Unknown

Mixed-use, two-unit residential, parking, office, industrial

Adjacent to:

- Industrial
- Commercial/Retail
- Single-Unit Residential

Existing Context – Building Form/Scale
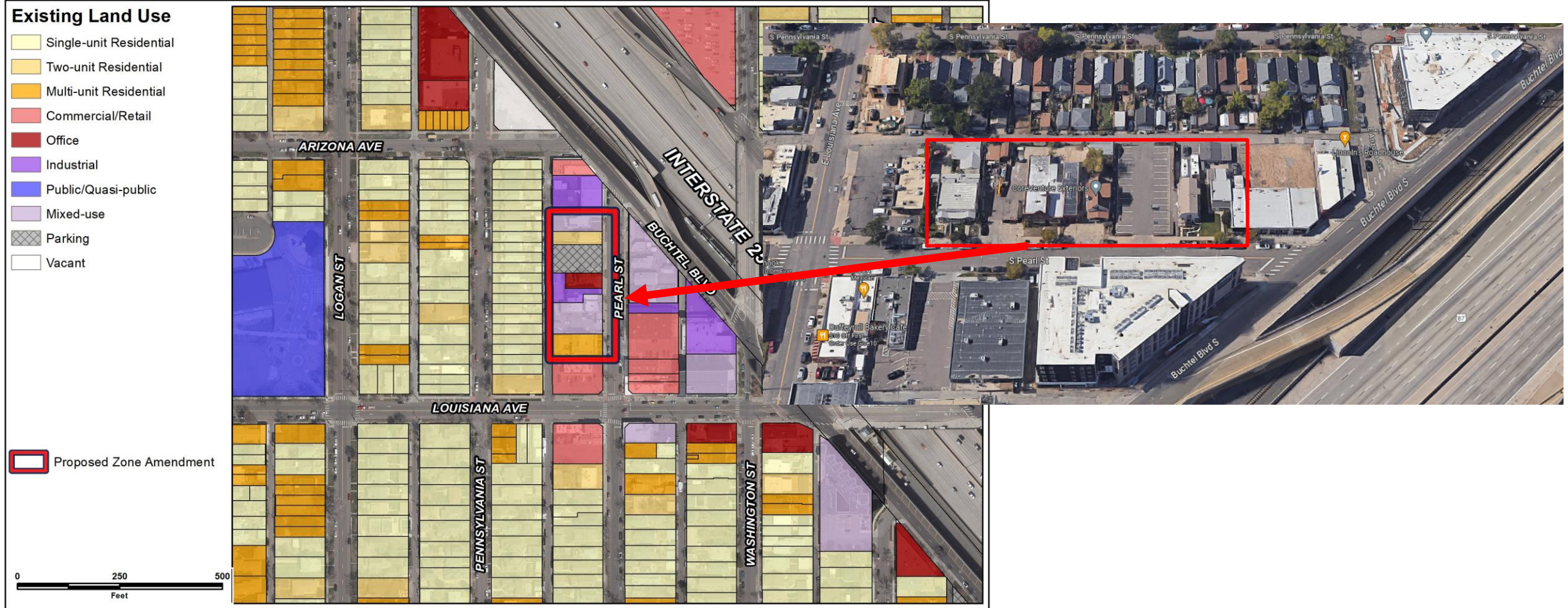
Agenda

- Request

- Location and Context

- Process

- Review Criteria

Process

- Informational Notice: 06/05/23
- Planning Board Notice: 10/17/23
- Planning Board Public Hearing: 11/01/23
- LUTI Committee: 11/07/23
- City Council Public Hearing: 12/18/23

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 11/1
- The board voted unanimously to recommend approval

- Planning Board felt the plan guidance supported the height, especially considering the protected district standards.

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*
   – *Louisiana-Pearl 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

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 option sin every neighborhood for all individuals and families*
- *Equitable, Affordable and Inclusive Goal 2 Strategy C – Foster communities of opportunity by aligning housing strategies and investments to improve economic mobility and access to transit and services*

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
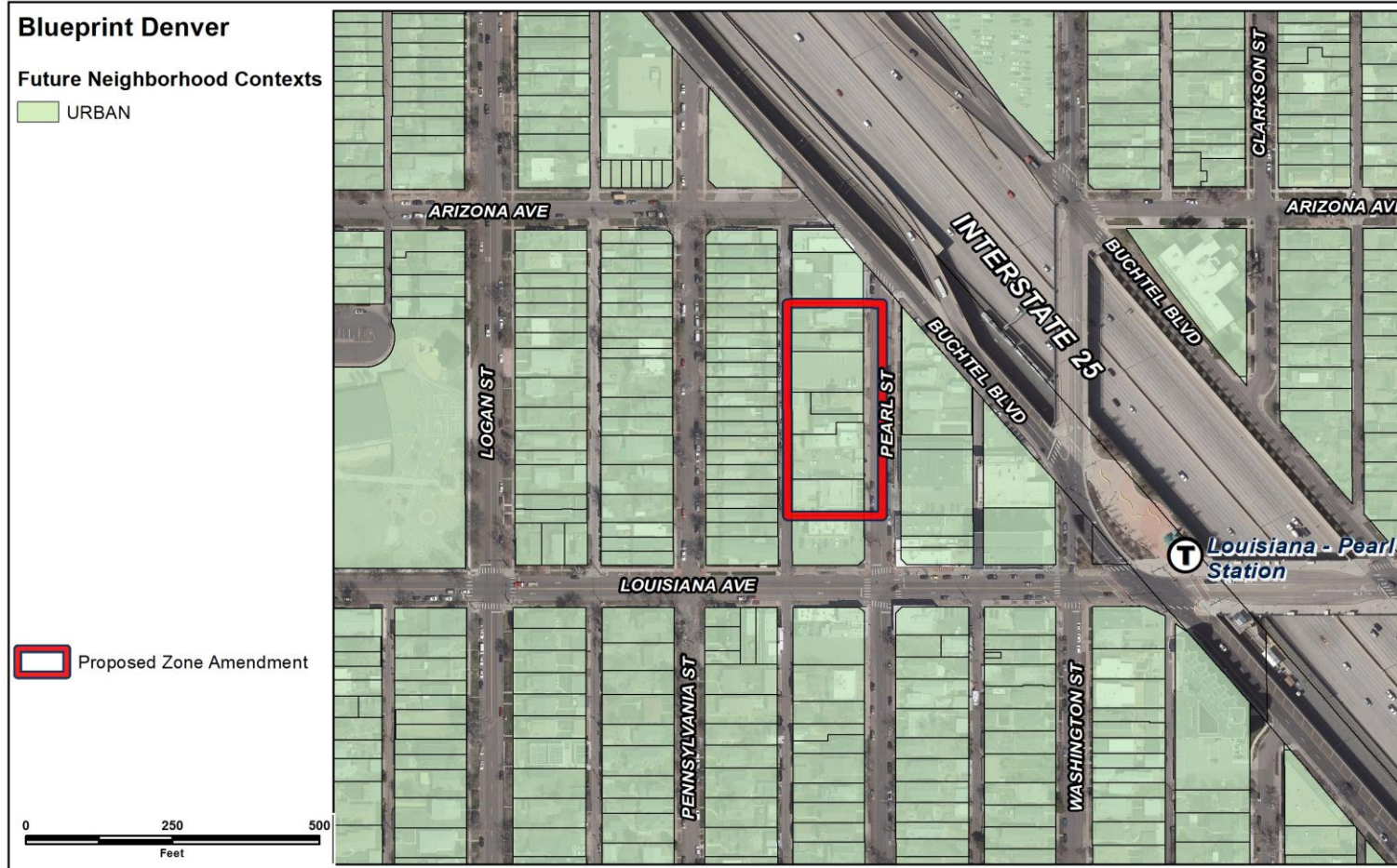   - *Comprehensive Plan 2040*
   - *Blueprint Denver (2019)*

2. Uniformity of District Regulations

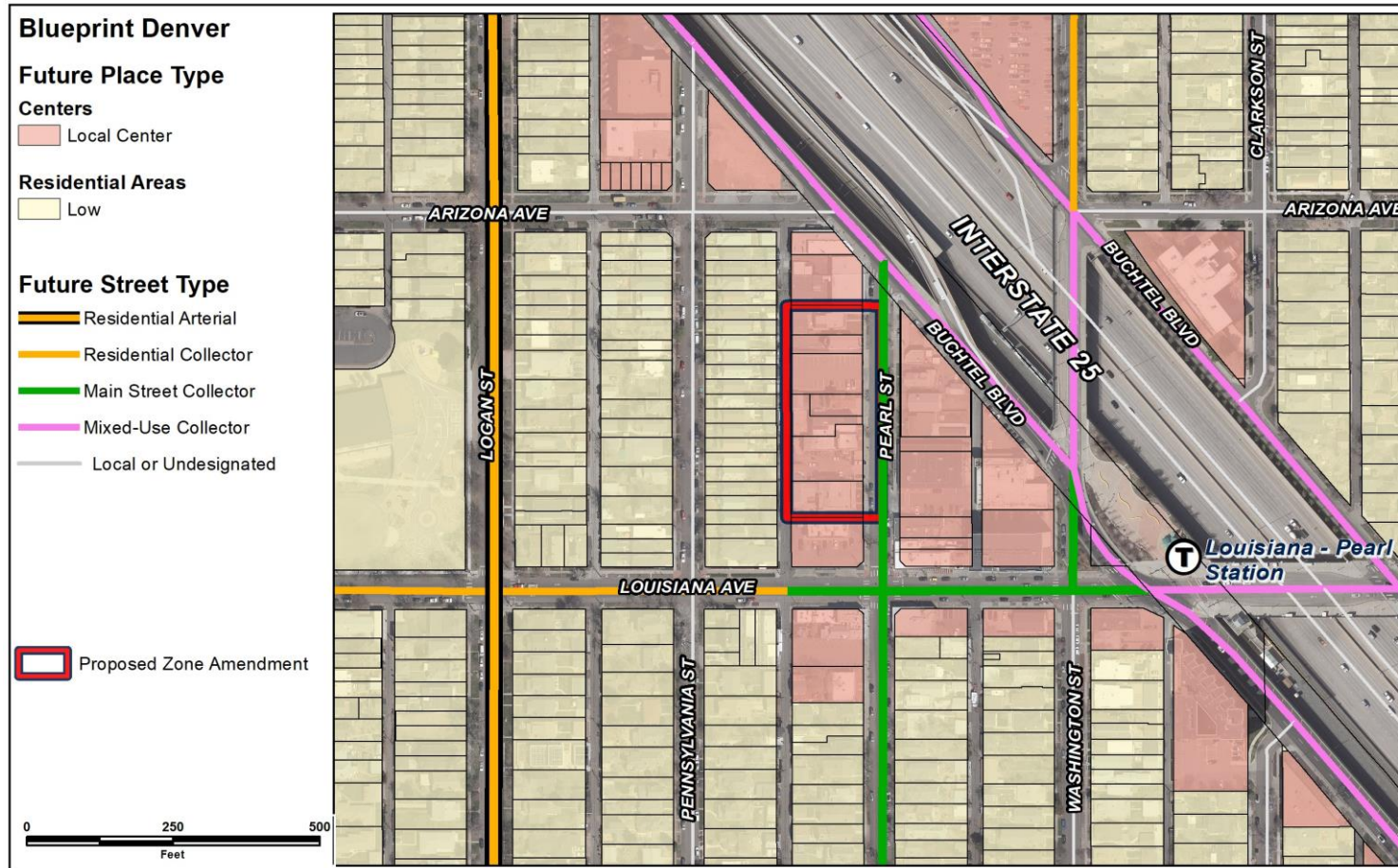3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

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

DENVER
THE MILE HIGH CITY

Blueprint Denver 2019

- Urban
  - Varying from multi-unit to single-unit
  - Mix of uses, good street activation
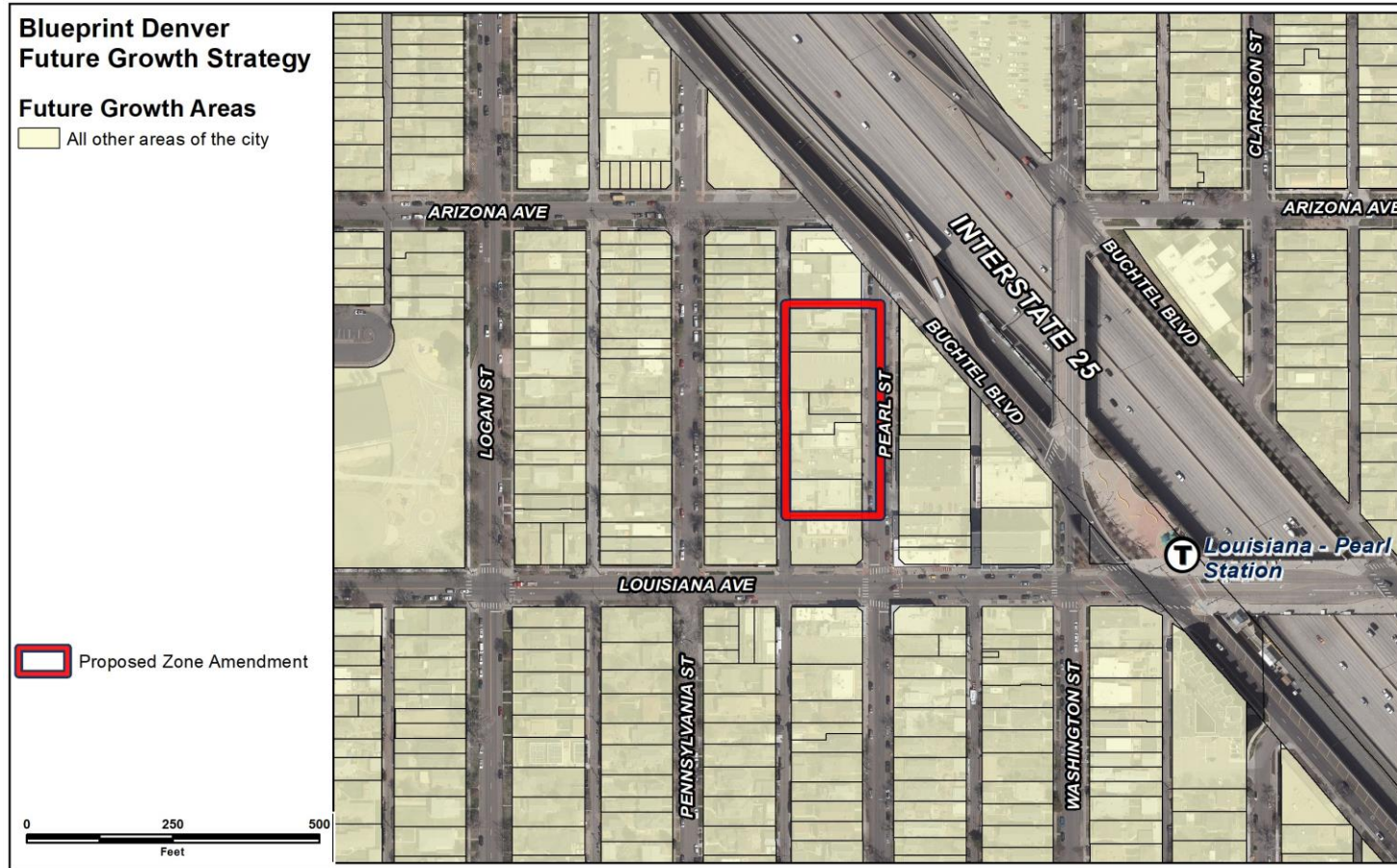 - Access to transit and amenities

Blueprint Denver 2019

- **Local Center**
  - Options for dining, entertainment, shopping
  - Lower-scale with active frontages
  - 3-stories

- **Main Street Collector**
  - Mix of use
  - Pedestrian oriented
  - Highly activated

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

Blueprint Denver Future Growth Strategy

Future Growth Areas
All other areas of the city

Proposed Zone Amendment

- **Growth Areas Strategy**
  - All other areas of the city. 20% of new housing and 10% of new jobs by 2040 (p. 51)

Louisiana-Pearl Station Area Plan (2007)

Legend:
- Reinvestment Area
- Committed Area
- 1/4 Mile Radius of Louisiana Station

Reinvestment Area

- Desirable character
- Benefit from reinvestment and increased density
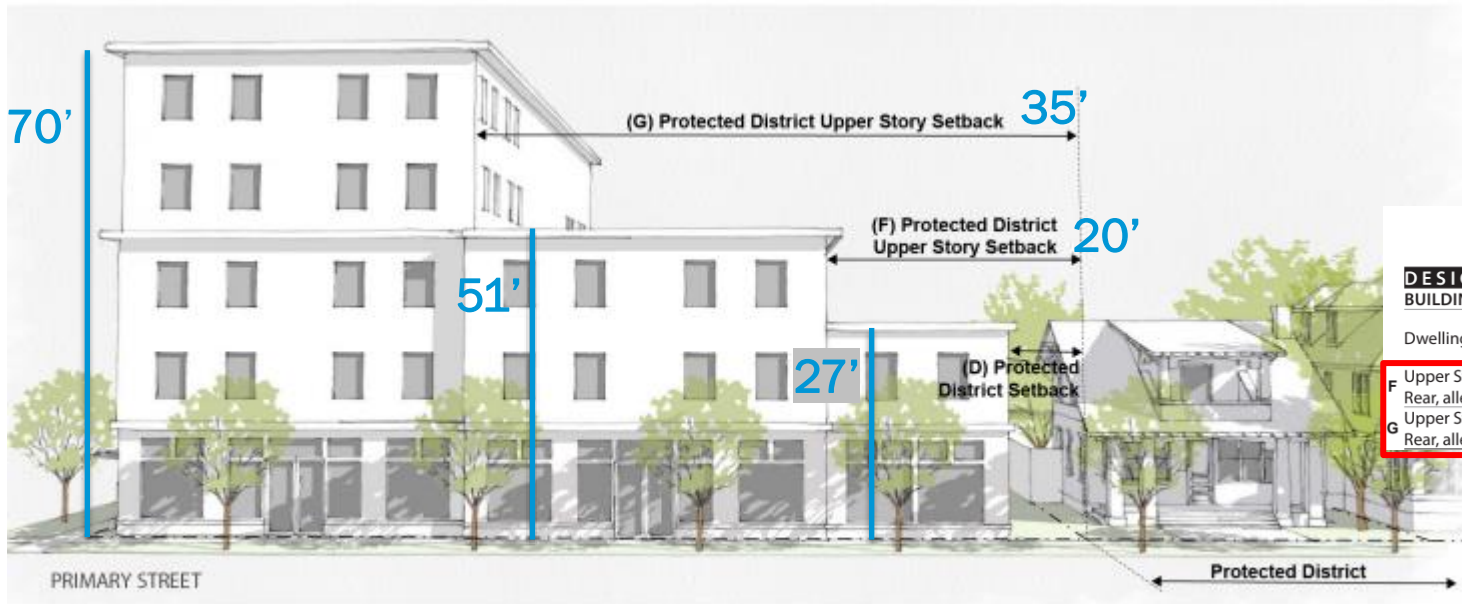- Notable access to transit

Louisiana-Pearl Station Area Plan (2007)

Urban Neighborhood Station

- Variable, compact, dense
- Highest intensity near the station
- 1-5 stories

Protected Districts

Note: *this is not a rendering of this site, just an example of how protected district setbacks work.*

DESIGN ELEMENTS BUILDING CONFIGURATION	U-RX-3	U-RX-5	U-MS-2 U-MS-2x U-MX-2 U-MX-2x	U-MS-3 U-MX-3	U-MS-5
Dwelling Unit Configuration		Structure may contain Side-by-Side Dwelling Units Residential Only Structure: Side-by-Side Dwelling Units shall not exceed 50% of the Structure's GFA			
F — Upper Story Setback Above 27' adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	15'/25'	20'/25'	na	15'/25'	20'/25'
G — Upper Story Setback Above 51', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	na	35'/40'	na	na	35'/40'

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
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
   - Changing conditions
     - CPD finds this criteria is met through siting multiple new multi-story developments in the area, DOTI investments in safety upgrades near the station, and RTD upgrades to the station.
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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

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

DENVER
THE MILE HIGH CITY