# 1000 South Logan Street

Request: From U-RH-3A to U-MX-3

Date: 01.13.2025

Presenter: Tony Lechuga

# Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria

# Request: from U-RH-3A to U-MX-3

- Property:
  - 29,417 sf
  - 1 story multi-unit residential
- Requesting rezoning to utilize different building forms.

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

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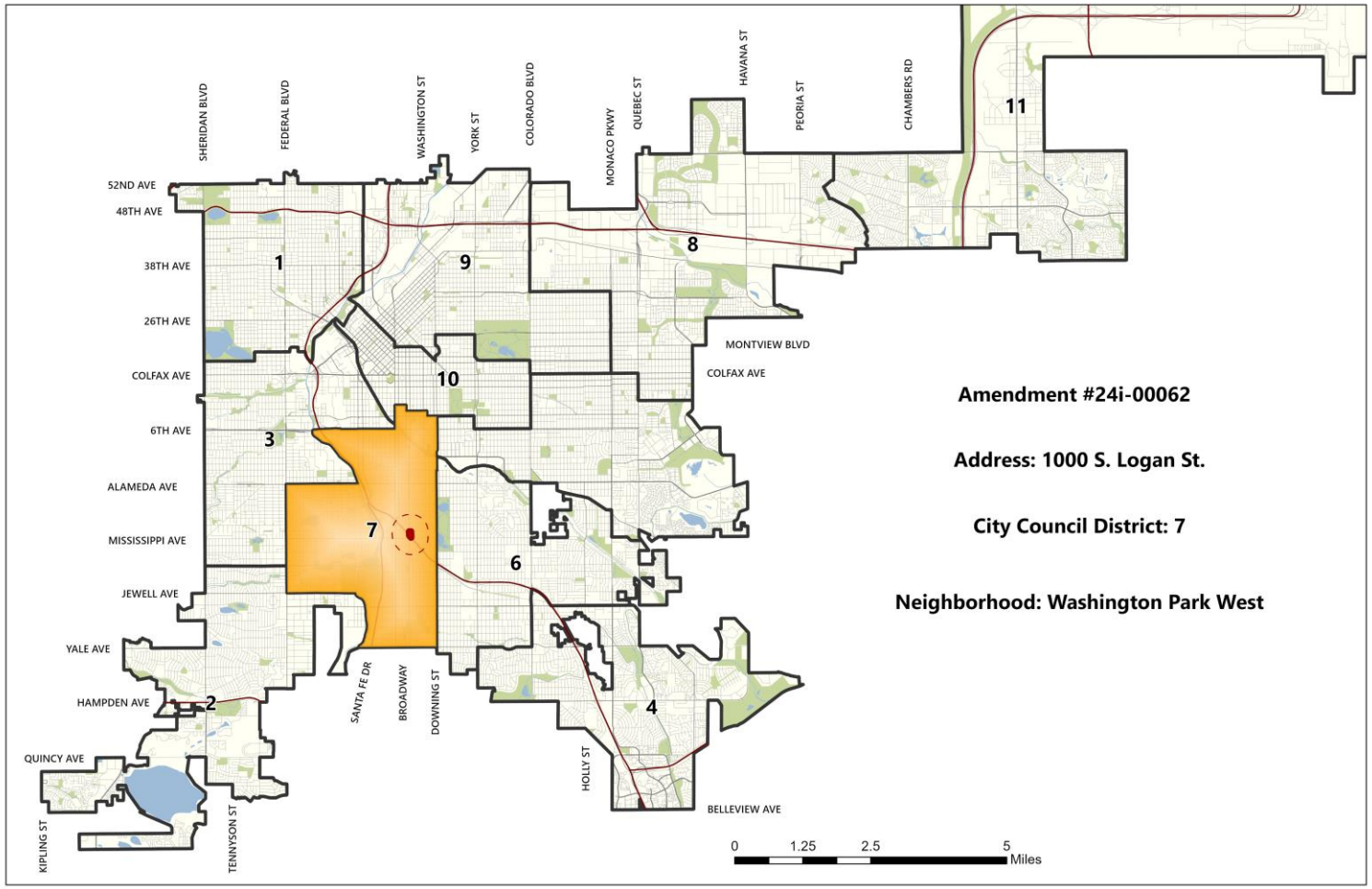
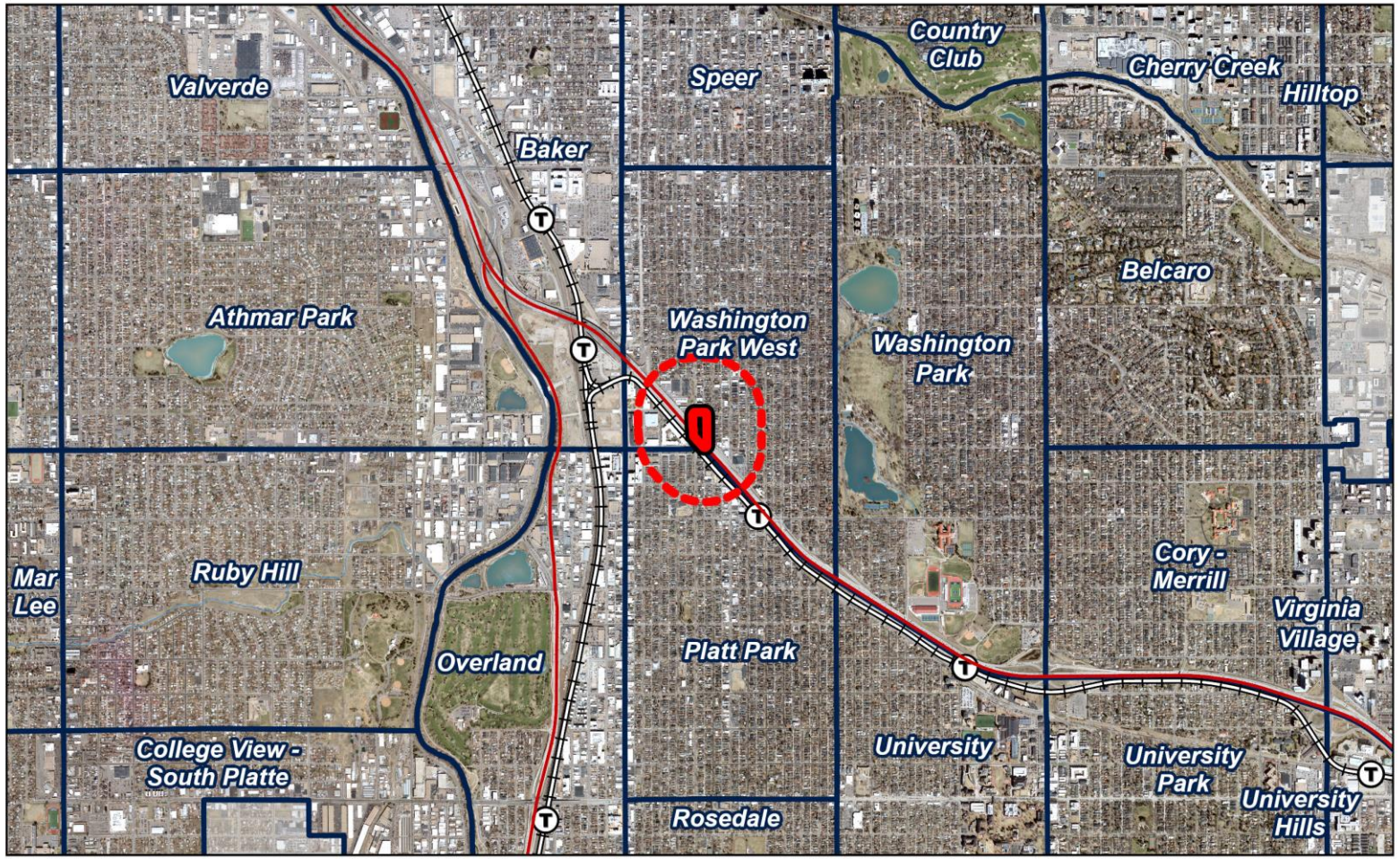
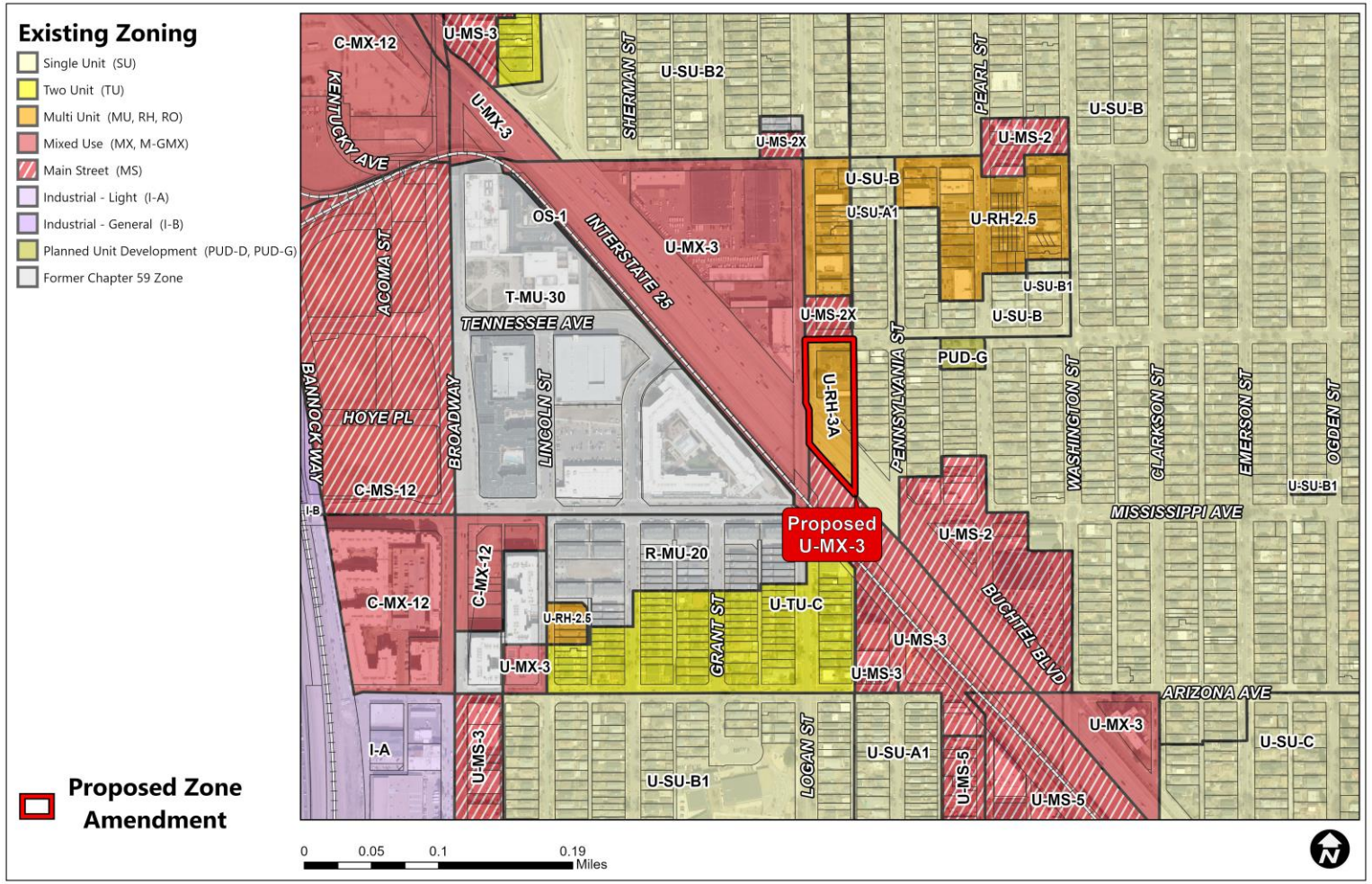
# Council District 7 – Councilmember Alvidrez



# Statistical Neighborhood – Washington Park West



# Existing Zoning – U-RH-3A




## Allows:

- Urban House
- Duplex
- Tandem House
- Apartment (lot size requires two apartment buildings) – no protected district standards

## Proximity to:

- U-MX-3
- U-MS-2x
- U-RH-3A
- U-SU-A1

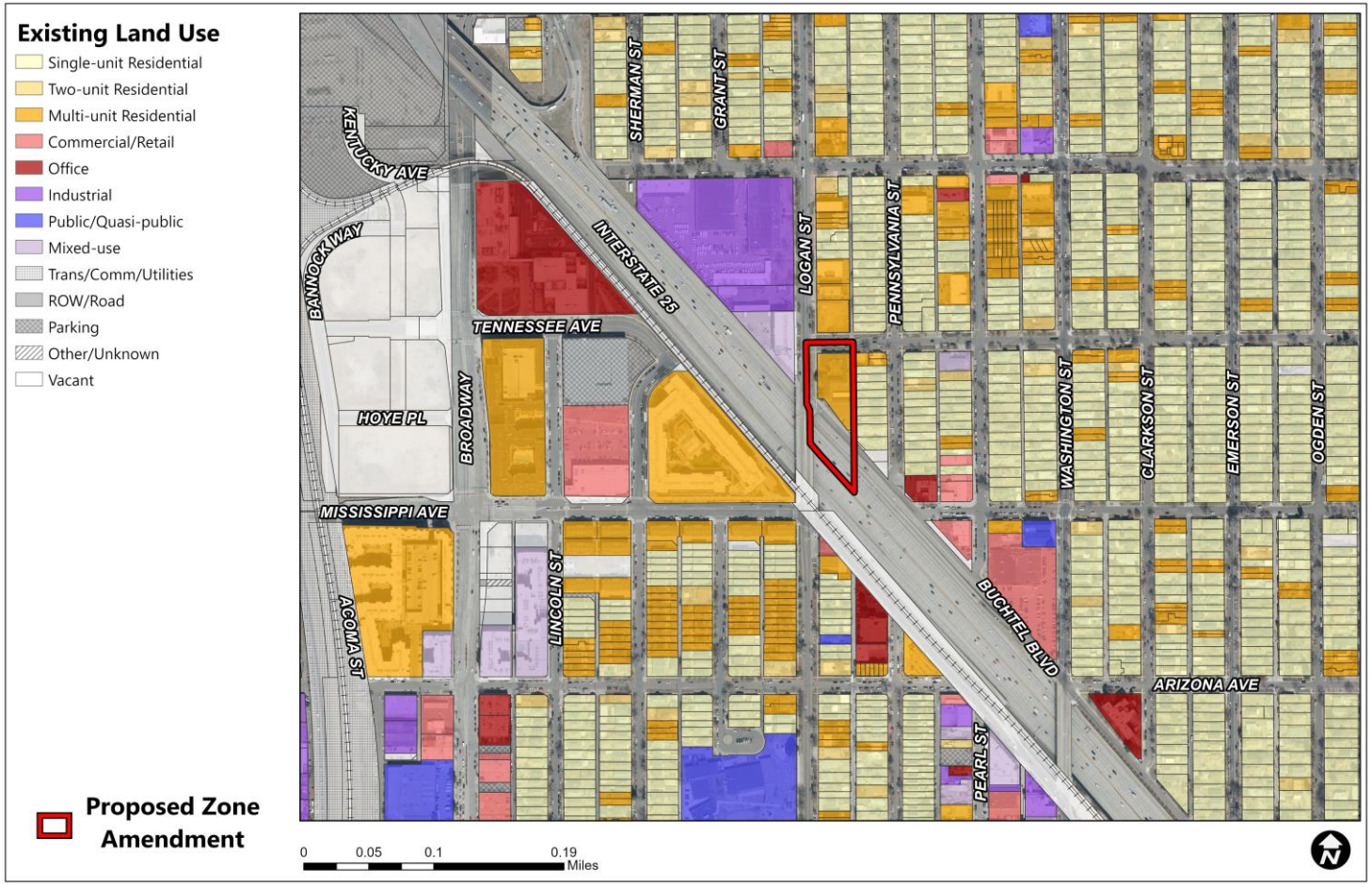
# Proposed Zoning – U-MX-3

**General Purpose:** safe, active, and pedestrian scaled; new development contributes positively to established neighborhoods; transition between commercial and residential neighborhoods; pedestrian-active street front.

**Specific Intent:** applies to areas or intersections served primarily by local or collector streets.

**Building Forms:** Townhouse, Drive-thru services, Drive-thru restaurant, General, and Shopfront (protected district standards apply to General and Shopfront)

# Existing Context – Land Use




## Multi-unit Residential

Adjacent to:

- Mixed-use
- Industrial
- Multi-unit Residential
- Single-unit Residential

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# Process

- Informational Notice: **06/28/24**
- Planning Board Notice: **10/01/24**
- Planning Board Public Hearing: **10/16/24**
- LUTI Committee: **11/05/24**
- City Council Public Hearing: **01/13/25**

# Planning Board

- Planning Board held a hearing on this item on 10/18
- The board voted unanimously to recommend approval
- Key points raised in board deliberation included:
  - Consistency with Local Center place

# Public Comments

- RNOs
  - As of this presentation, we have received no letters of support or opposition from applicable RNOs.
- General Public
  - As of this presentation, we have received one comment of opposition. Requesting a PUD. Concern over height, unsafe conditions for all modes of travel.

# Presentation Agenda

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- 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*
   - *West Washington Park Neighborhood Plan* (1991)
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
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# Comprehensive Plan 2040

## Strong and Authentic Neighborhoods

- *Goal 1, Strategy A* – Build a network of well-connected, vibrant, mixed-use centers and corridors (p. 34)
- *Goal 1, Strategy D* – Encourage quality infill development that is consistent wit the surrounding neighborhoods and offers opportunities for increased amenities (p. 34)

# Comprehensive Plan 2040

## Environmentally Resilient

- *Goal 8, Strategy A* – Promote infill development where infrastructure and services are already in place (p. 54)
- *Goal 8, Strategy B* – Encourage mixed-use communities where residents can live, work, and play in their own neighborhoods (p. 54)
- *Goal 8, Strategy C* – Focus growth by transit stations and along high- and medium-capacity transit corridors (p. 54)

# Denver Zoning Code Review Criteria

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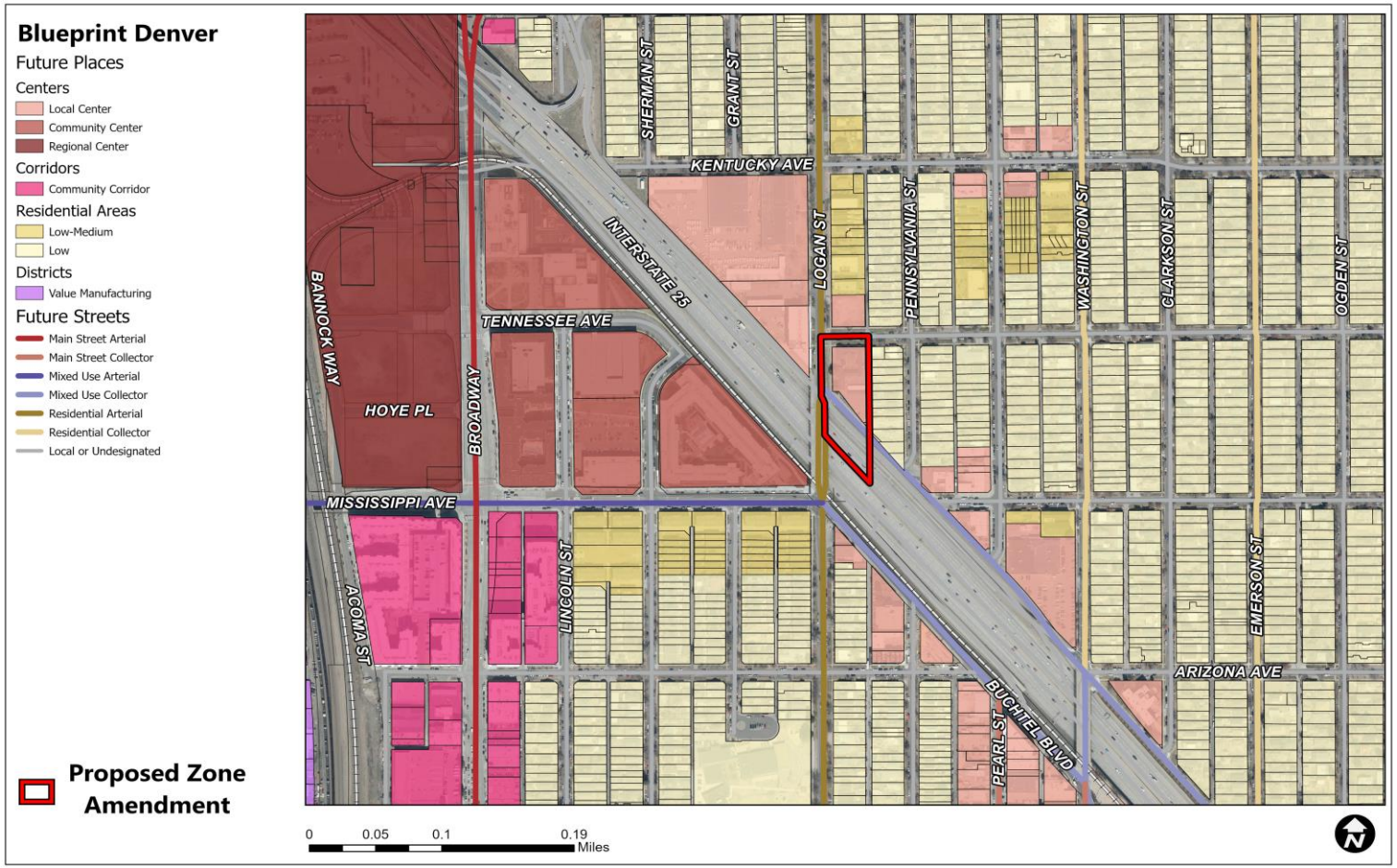
# Blueprint Denver

- Urban
  - Small multi-unit residential and mixed-use areas typically embedded in 1- and 2-unit residential areas

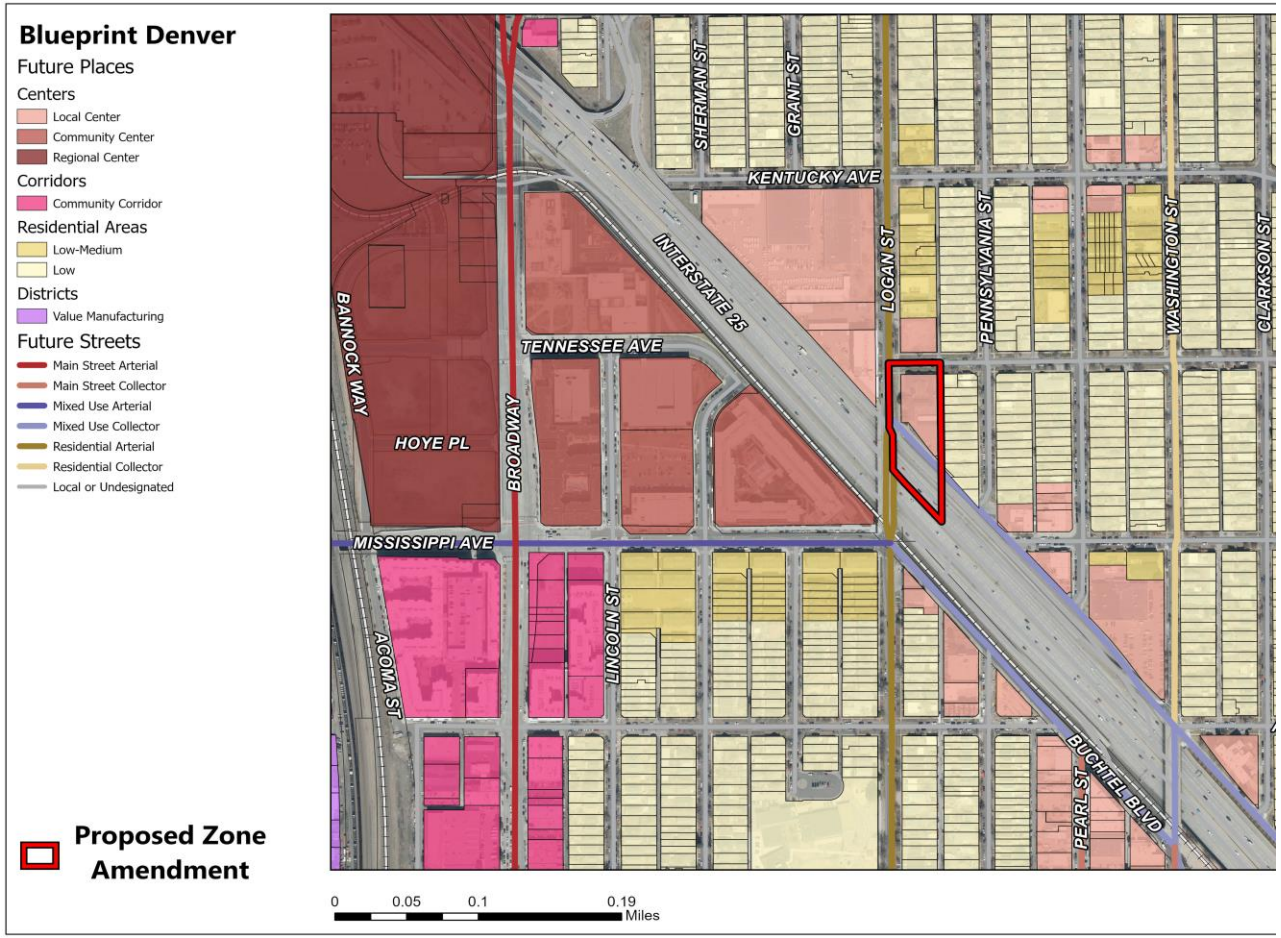
# Blueprint Denver

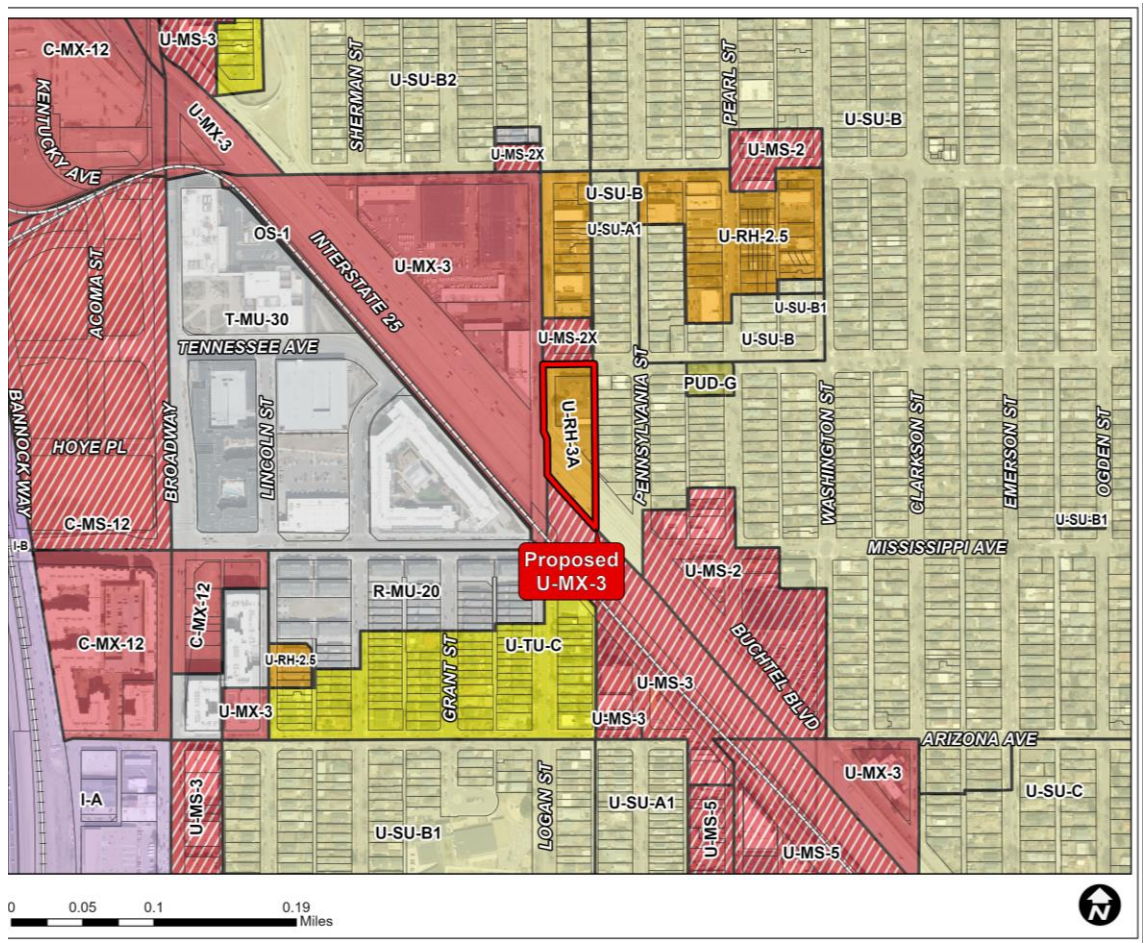



- Local Center
  - Options for dining, entertainment, shopping
  - Where residential, encourage active street frontages
  - Heights generally up to 3 stories

*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

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# Blueprint Denver

20% of new housing

10% of new employment

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# *West Washington Park Neighborhood Plan*

## Plan Purpose:

- Intended to promote patterns of land use, urban design, circulation and services that contribute to the economic, social, and physical health, safety and welfare of the people who live and work in the neighborhood

Housing Goal V:

- To plan for a mix of people (individuals, families, ages, renters and homeowners, and lifestyles); to permit a mix of housing types; to encourage new housing that is compatible with the existing housing stock in character, design, and scale

# Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
   - Implementation of plans
   - Providing options for neighborhood-scale commercial
   - Allow greater mix of housing and retail types
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
   - Adopted plans – zoning pre-dates *Comp Plan* and *Blueprint*
   - Changing conditions in the area
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