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# 4402 Umatilla Street

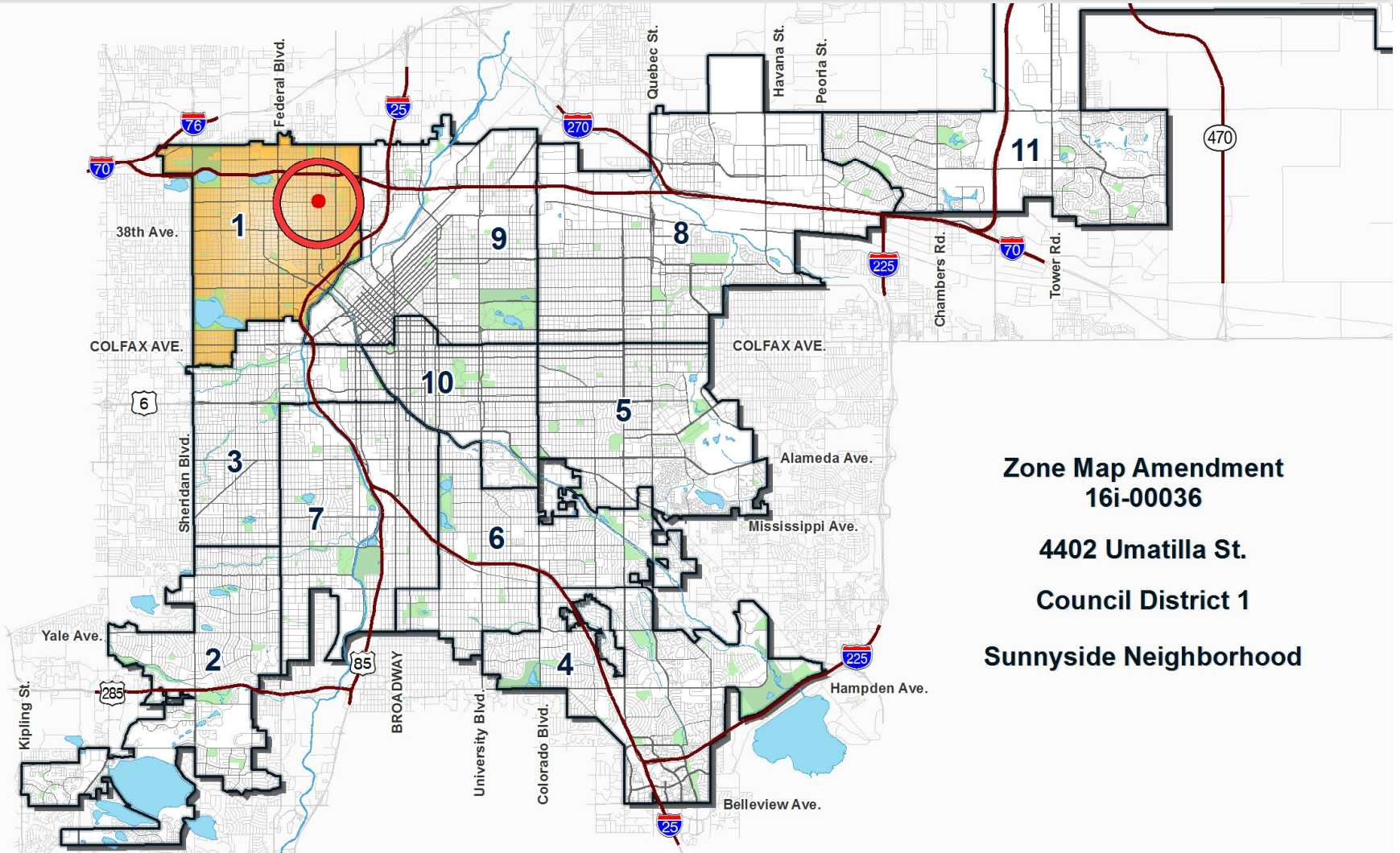
PUD #358 to U-MS-2

FOR CITY SERVICES VISIT | CALL  
**DenverGov.org** | **311**



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# 4402 Umatilla Street PUD #358 to U-MS-2

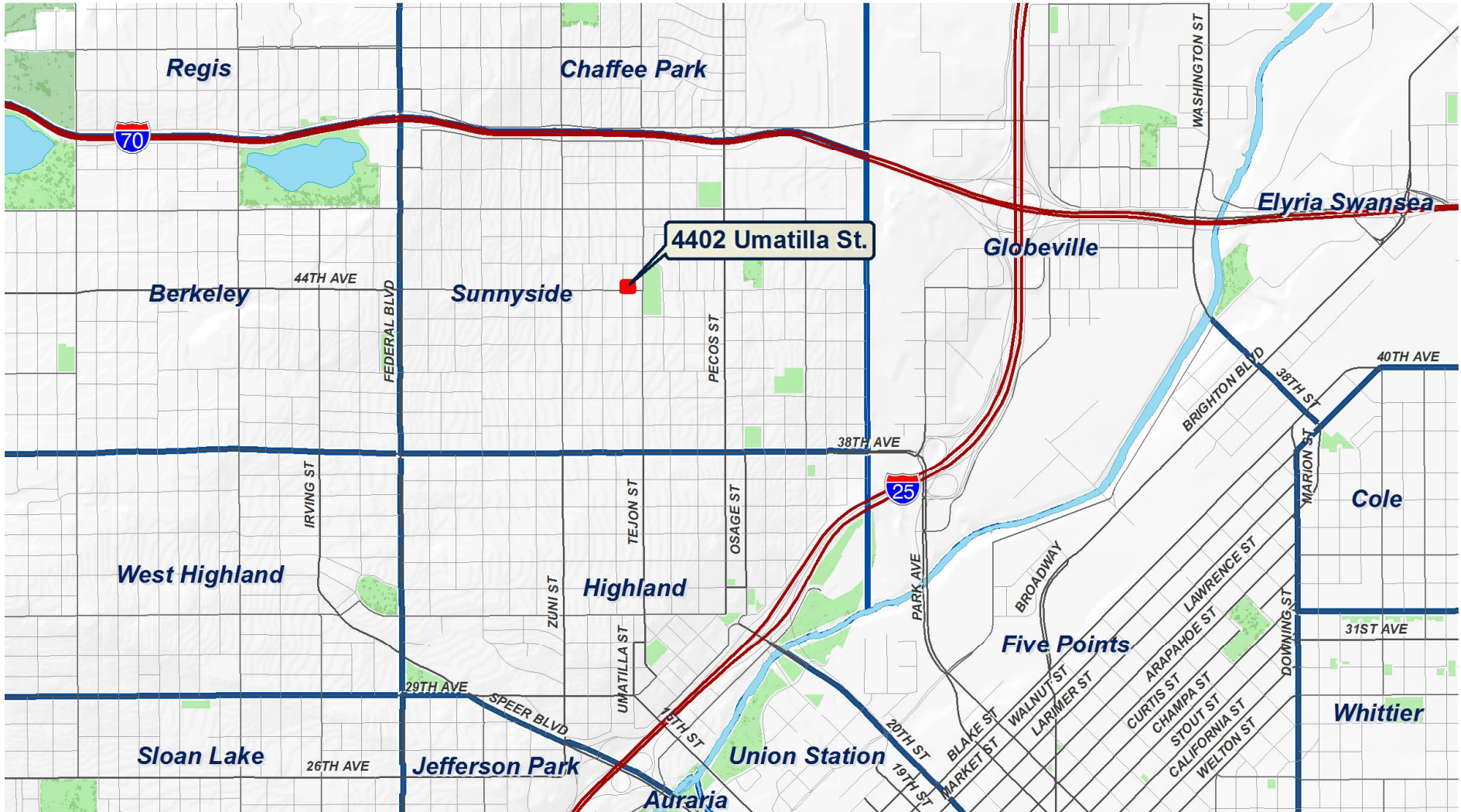


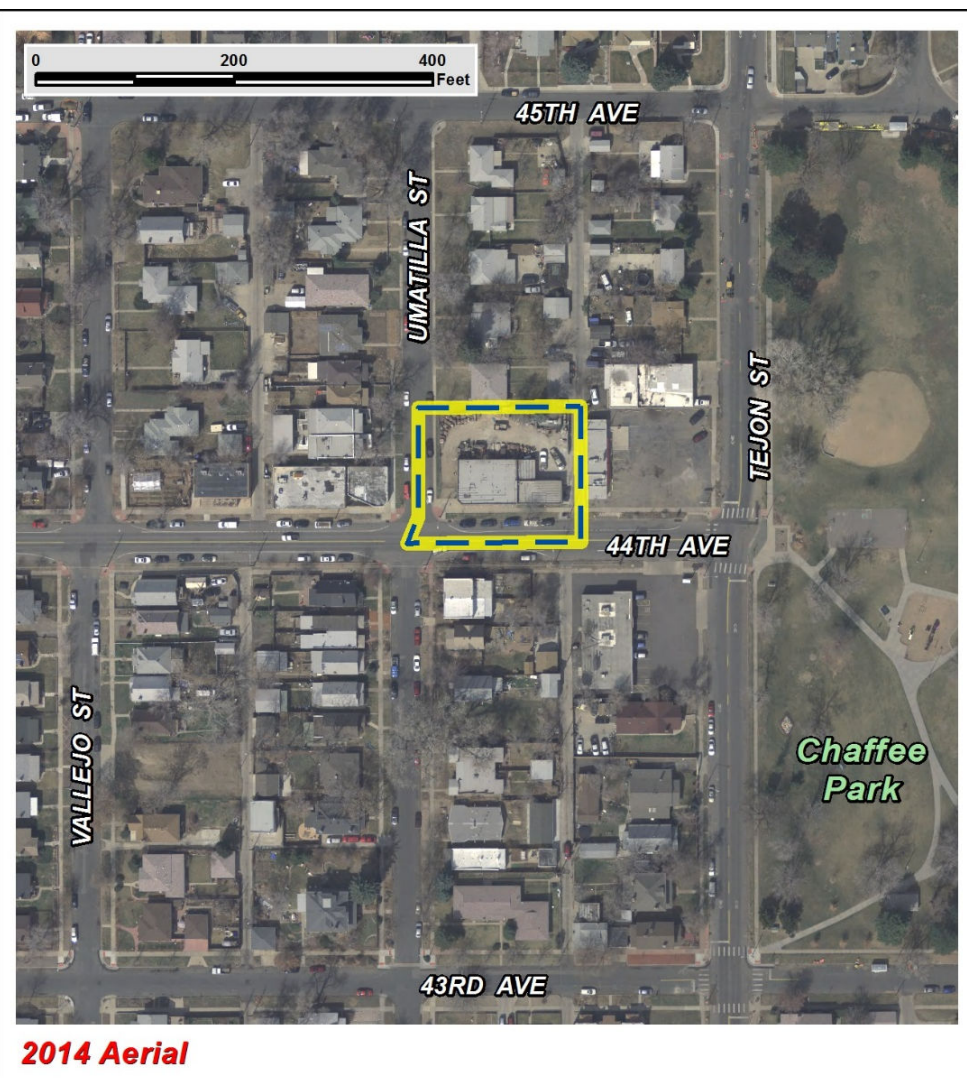
**Zone Map Amendment  
16i-00036  
4402 Umatilla St.  
Council District 1  
Sunnyside Neighborhood**



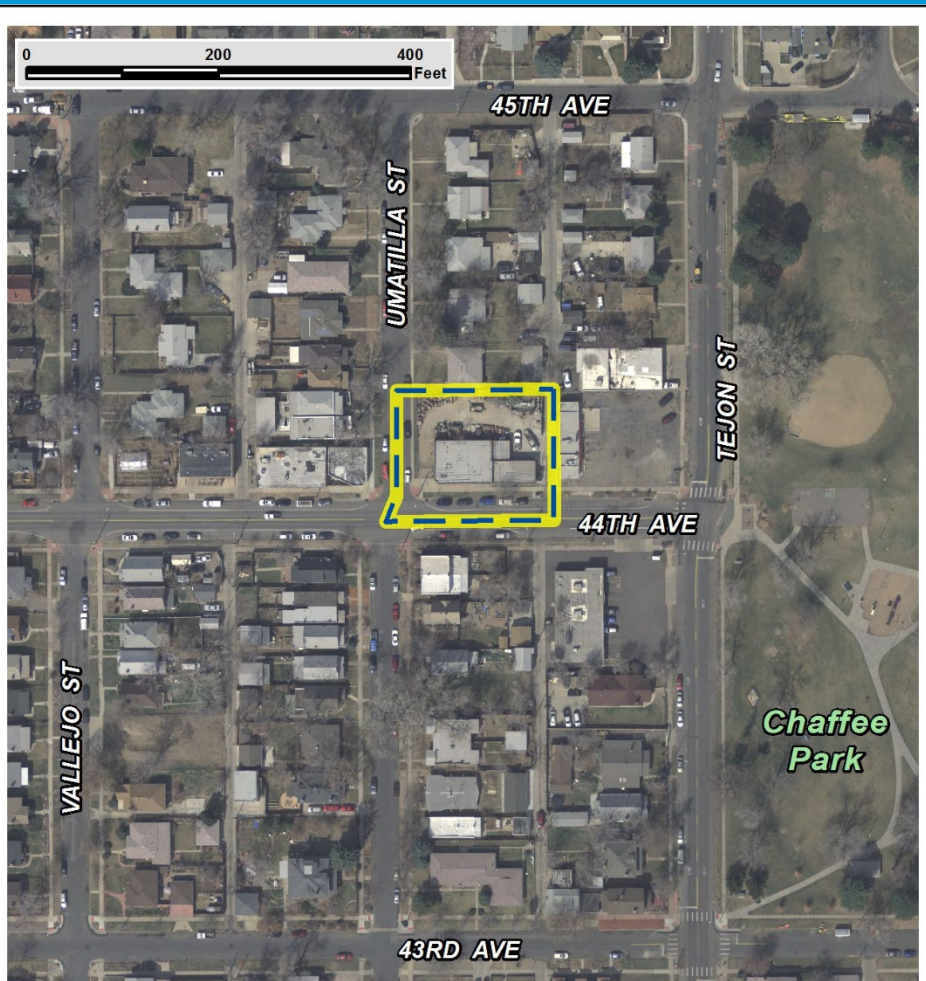
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# Sunnyside Neighborhood





- At west 44<sup>th</sup> Avenue and North Umatilla Street
- South of I-70
- East of Federal Boulevard
- West of Chaffee Park



**2014 Aerial**

- **Property:**
  - 12,187 SF; approx. 0.28 acres
  - Existing Office - Industrial - Warehouse
- **Property Owner**
  - Requesting rezoning to allow for more flexibility in land uses and floor area.
  - Repurpose existing building and develop new building
  - Rezone from PUD #358 to U-MS-2 (**U**rb**M**ain Street-2)

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



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# Request: U-MS-2 Urban Neighborhood Context – Main Street– 2 stories max. ht.

Article 5. Urban Neighborhood Context  
Division 5.1 Neighborhood Context Description

## DIVISION 5.1 NEIGHBORHOOD CONTEXT DESCRIPTION



### SECTION 5.1.1 GENERAL CHARACTER

The Urban Neighborhood Context is primarily characterized by single-unit and two-unit residential uses. The Urban Neighborhood Context is primarily characterized by single-unit and two-unit residential uses. Small-scale multi-unit residential uses and commercial uses are typically embedded in residential areas. Small-scale multi-unit residential uses and commercial uses are typically embedded in residential areas. Single-unit residential structures are typically Urban House forms. Multi-unit building forms are typically Shop Row House forms embedded with other residential building forms. Commercial buildings are typically Shop Row House forms embedded with other residential building forms. Single- and two-unit front and General forms that may contain a mixture of uses within the same building. Single- and two-unit residential uses are primarily located along local and residential arterial streets. Multi-unit residential uses are located along local streets, residential and mixed use arterials, and main streets. Commercial uses are primarily located along mixed-use arterial or main streets but may be located at or between intersections of local streets.

### SECTION 5.1.2 STREET, BLOCK AND ACCESS PATTERNS

The Urban Neighborhood Context consists of a regular pattern of block shapes surrounded by an orthogonal street grid. Orthogonal streets provide a regular pattern of pedestrian and vehicular connections through this context and there is a consistent presence of alleys. Block sizes and shapes are consistent and primarily include detached sidewalks (though attached sidewalks are also found), tree lawns where provided for by detached sidewalks, street and surface parking, and landscaping in the front setback.

### SECTION 5.1.3 BUILDING PLACEMENT AND LOCATION

Residential buildings typically have consistent, moderate front setbacks, shallow side setbacks and consistent orientation. Commercial buildings typically have consistent orientation and shallow front setbacks with parking at the rear and/or side of the building.

### SECTION 5.1.4 BUILDING HEIGHT

The Urban Neighborhood Context is characterized by low scale buildings except for some mid-rise commercial and mixed use structures, particularly at nodes or along arterial streets.

### SECTION 5.1.5 MOBILITY

There is a balance of pedestrian, bicycle and vehicle reliance with greater access to the multi-modal transportation system.

DENVER ZONING CODE  
June 26, 2010 | Republished April 7, 2014

| 5.1-1

April 7, 2014

| 7.2-3

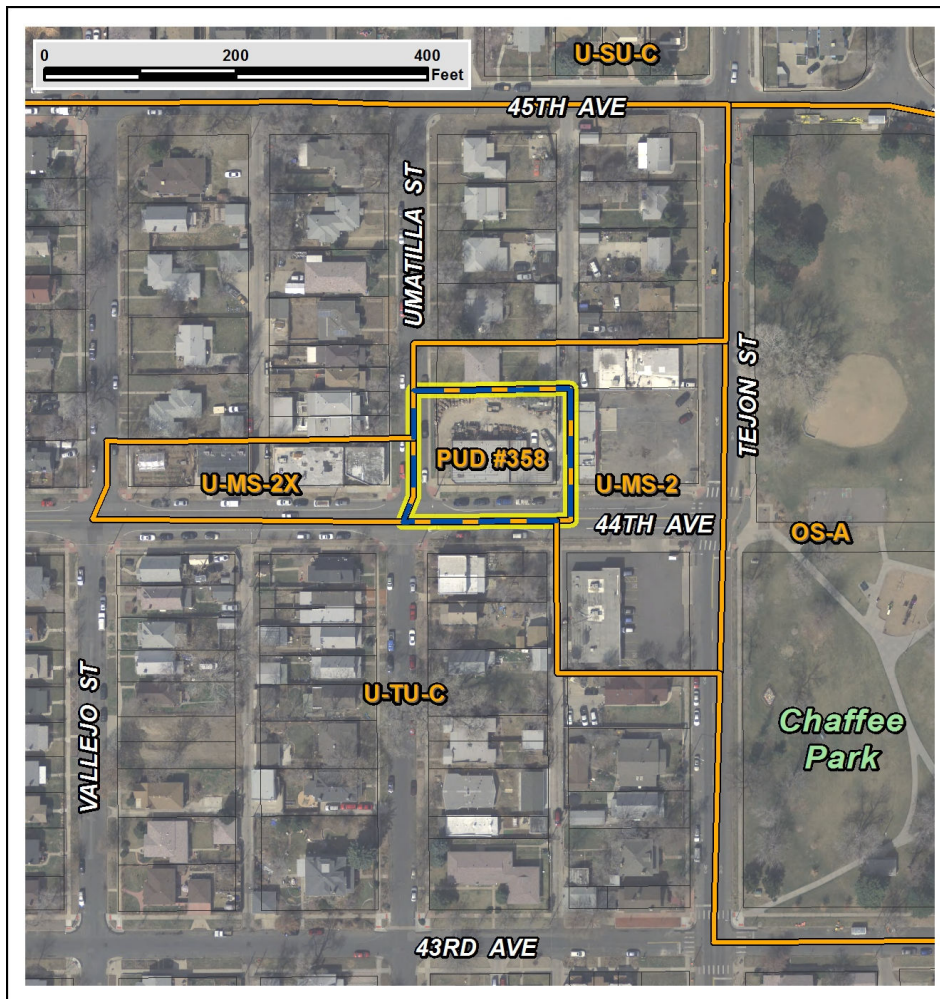


- Zoning – Former Chapter 59 PUD #358 (1994)
- 51<sup>st</sup> Avenue & Zuni Street View Plane (protecting a view of Downtown), Allowable Building Heights: 59'-61'
- Existing Office - Industrial – Warehouse Land Use

- Max. Gross Floor Area – 6,614 SF
- Max. Height – 25 feet
- Neighborhood-serving land uses AND
  - Special Trades Contractor,
  - Assembly and Fabrication,
  - Wholesale and Retail Sales,
  - Repair, Rental and Servicing,
  - Parking and/or Commercial Storage of Vehicles
- **EXCLUDE** Adult Business uses and Single and Multiple Unit Dwelling land uses

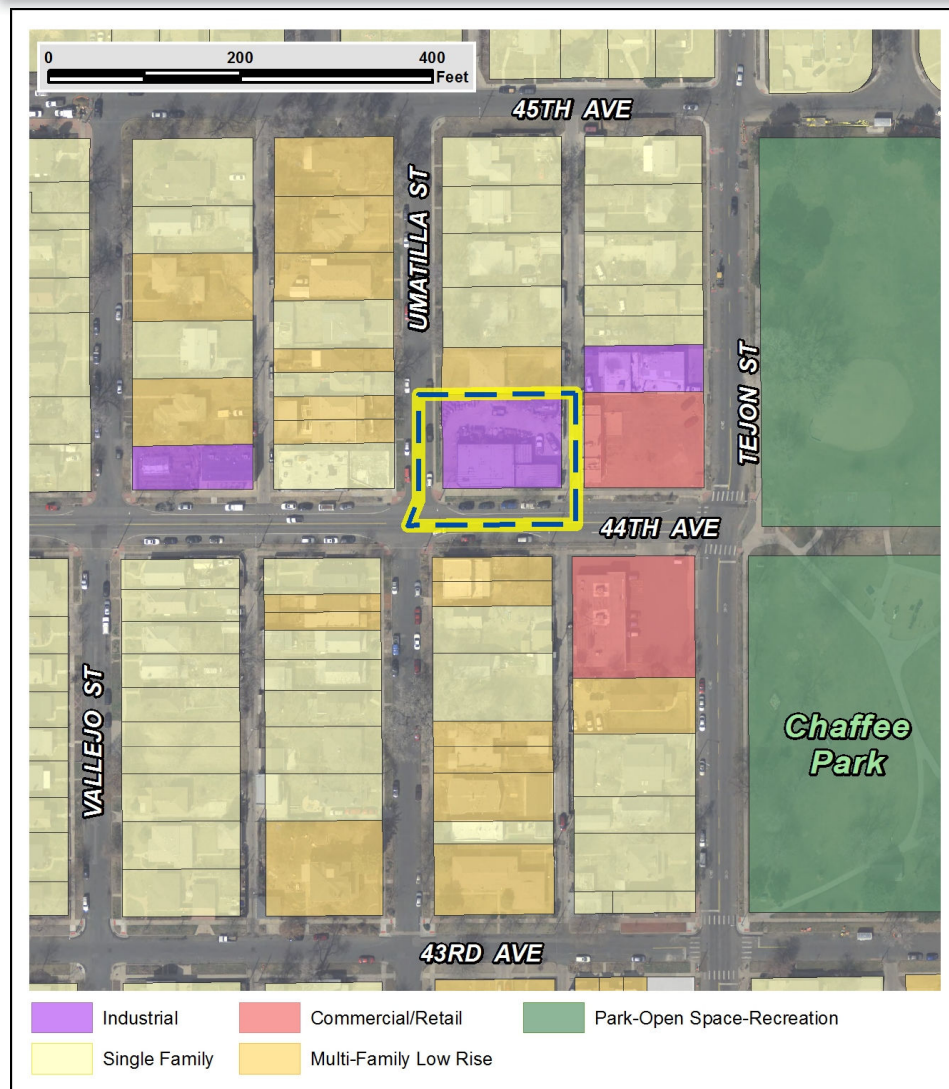


# Existing Context – Zoning



- Existing Zoning –PUD #358
- Surrounding Zoning
  - North and East – U-MS-2
  - South – U-TU-C
  - West – U-MS-2x

# Existing Context – Land Use



- Existing one-story office/warehouse/storage yard
- Adjacent commercial/retail
- Adjacent low-density residential

# Existing Context – Building Form/Scale



- Notice of receipt of application – May 13, 2016
- Planning Board – July 20, 2016, posted notification signs and electronic notice to RNOs and City Council, unanimous vote to recommend approval
- PLAN Committee – August 16, 2016, electronic notice to RNOs and City Council
- City Council – tentatively September 10, 2016, posted notification signs and electronic notice to RNOs and City Council
- RNOs - Sunnyside United Neighbors; United Northside Neighborhood; Denver Urban Resident Association; Denver Neighborhood Association, Inc. and Inter-Neighborhood Cooperation
- To date, no public comment received.

## 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 2000
- Blueprint Denver: A Land Use and Transportation Plan
- Sunnyside Neighborhood Plan (1992)

### 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

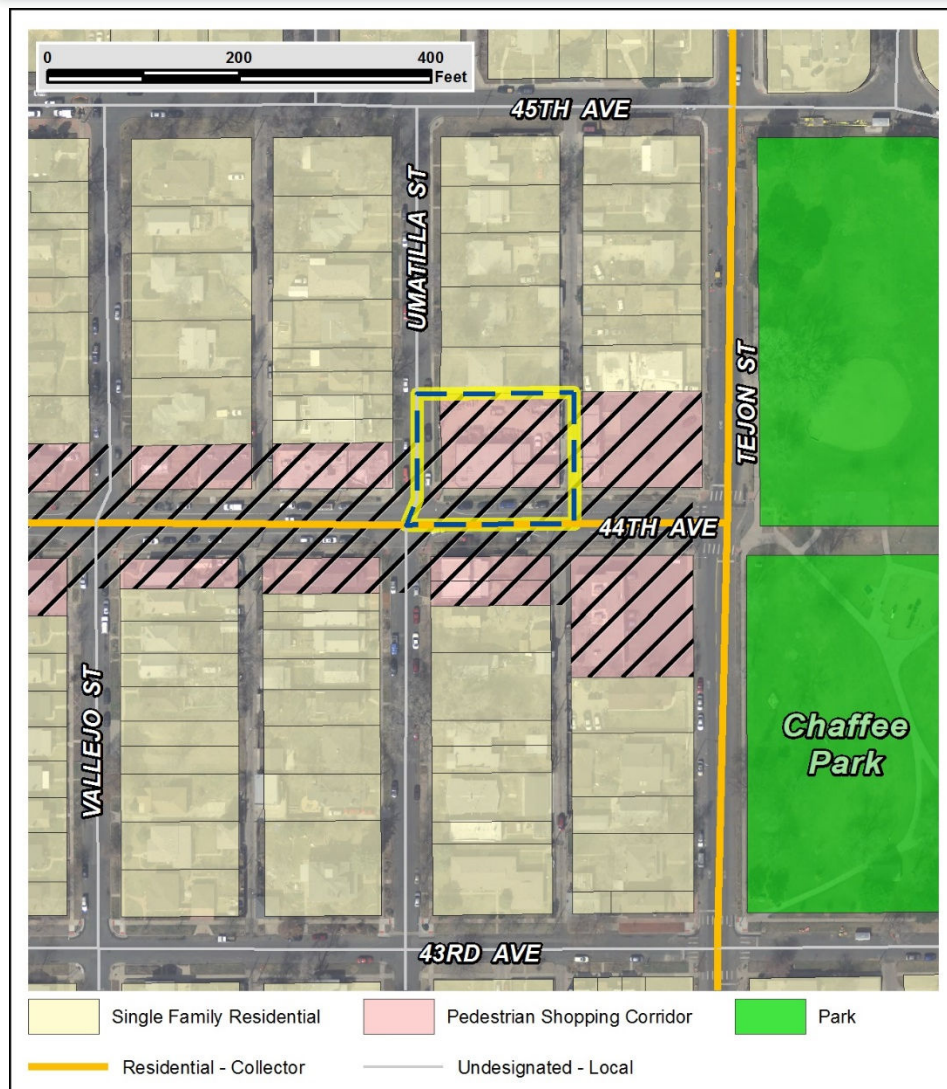


# Review Criteria: Consistency with Adopted Plans

## Comprehensive Plan 2000

- Environmental Sustainability, Strategy 2-F, “*Conserve land by: **Promoting infill development** within Denver at sites where services and infrastructure are already in place...**Designing mixed-use communities** and reducing sprawl, so that residents can live, work and play within their own neighborhoods” (p. 39).*
- Land Use Strategy 3-B, “***Encourage quality infill development** that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses” (p.60).*
- Economic Activity, Objective 5, “***Support the creation and growth of neighborhood businesses** that enhance the vitality and quality of life in their communities” (p. 136).*

# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2002)

- Land Use Concept:
  - Pedestrian Shopping Corridor
    - Low-scaled to be compatible with surrounding residential neighborhoods
    - Similar land uses as a town center or neighborhood center
    - Continuous street frontage of buildings, wide sidewalks, on-street parking, and shared parking among businesses

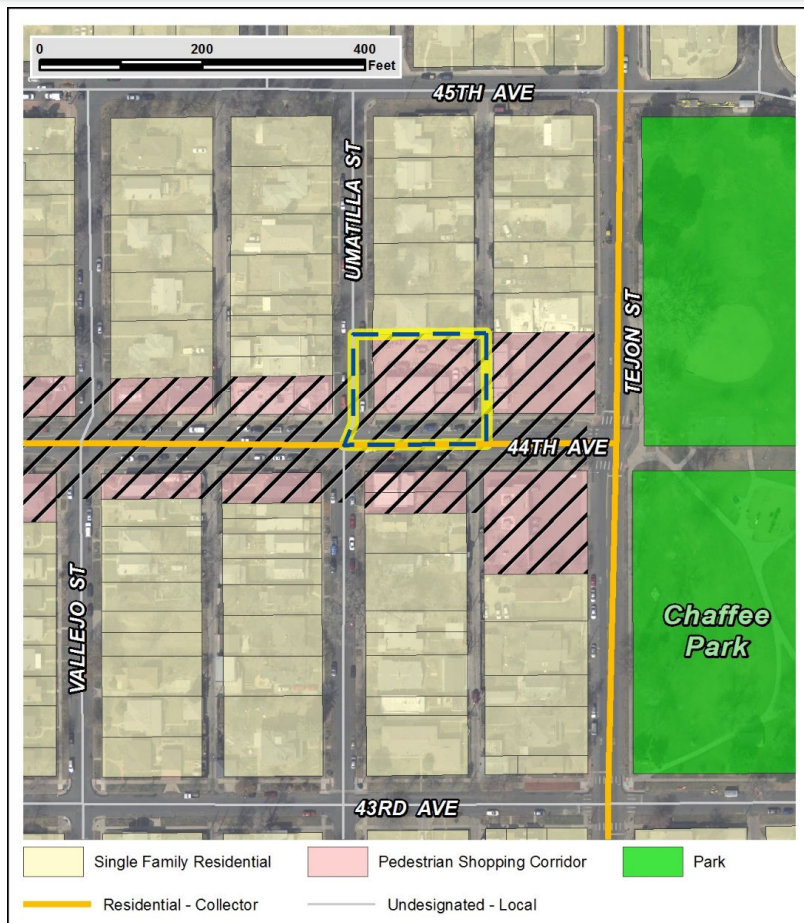
Area of Change



# Review Criteria: Consistency with Adopted Plans

## Blueprint Denver (2002)

- Future Street Classification:
  - Umatilla Street - *Undesignated-Local*: Local streets are tailored more to providing local access
    - Low travel speeds
  - West 44<sup>th</sup> Avenue - *Residential Collector*: Collectors streets are designed to emphasize walking, bicycling, and land access over mobility
    - Balance between mobility and land access within residential areas



*Reminder: Evaluating whether the proposed zone district is consistent with the Future Street Classification, but not to assess the traffic impacts of a specific development proposal.*



## Sunnyside Neighborhood Plan (1992)

**Land Use and Zoning Goal:** *“Maintain and stabilize the residential character of Sunnyside while encouraging small scale shops and offices, particularly in the commercial zones along 44<sup>th</sup> Avenue and Tejon Street, that will enhance and serve the neighborhood.”*

**Design Guidelines for 44<sup>th</sup> Avenue:** *“Discourage any new auto related uses or liquor licenses - **Encourage the development of multi-family housing, neighborhood serving businesses, or small offices.**”*

**Economic Development Recommendation:** *“Work towards a goal of concentrated commercial nodes, rather than scattered site development.”*

## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
  - CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver: A Land Use and Transportation Plan, and the Sunnyside Neighborhood 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



# 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 land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area (DZC Section 12.4.10.8.A).
    - Property owner cites the “high profile location” as the changing condition and the obsolescence of the existing PUD standards.
    - The proposed change of use on the subject property from light industrial to commercial signals change and reinvestment in the area and is an appropriate justifying circumstance for the proposed rezoning.

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

- **Urban Neighborhood Context:**

- Single, Two-unit and small-scale multi-unit residential areas are primarily located along local and residential arterial streets.
- Commercial uses are primarily located along mixed-use arterial or main streets but may be located at or between intersections of local streets.
- Block shapes are uniform sizes shaped by a grid street pattern

- **U-MS-2 (Urban Neighborhood – Main Street– 2 Story Max)**

- Zone district intended *to promote* safe, active pedestrian-scaled commercial streets and are also intended to ensure new development contributes positively to established residential neighborhoods and character. The districts are intended to promote an urban, mixed-use, built-to environment regardless of neighborhood context.

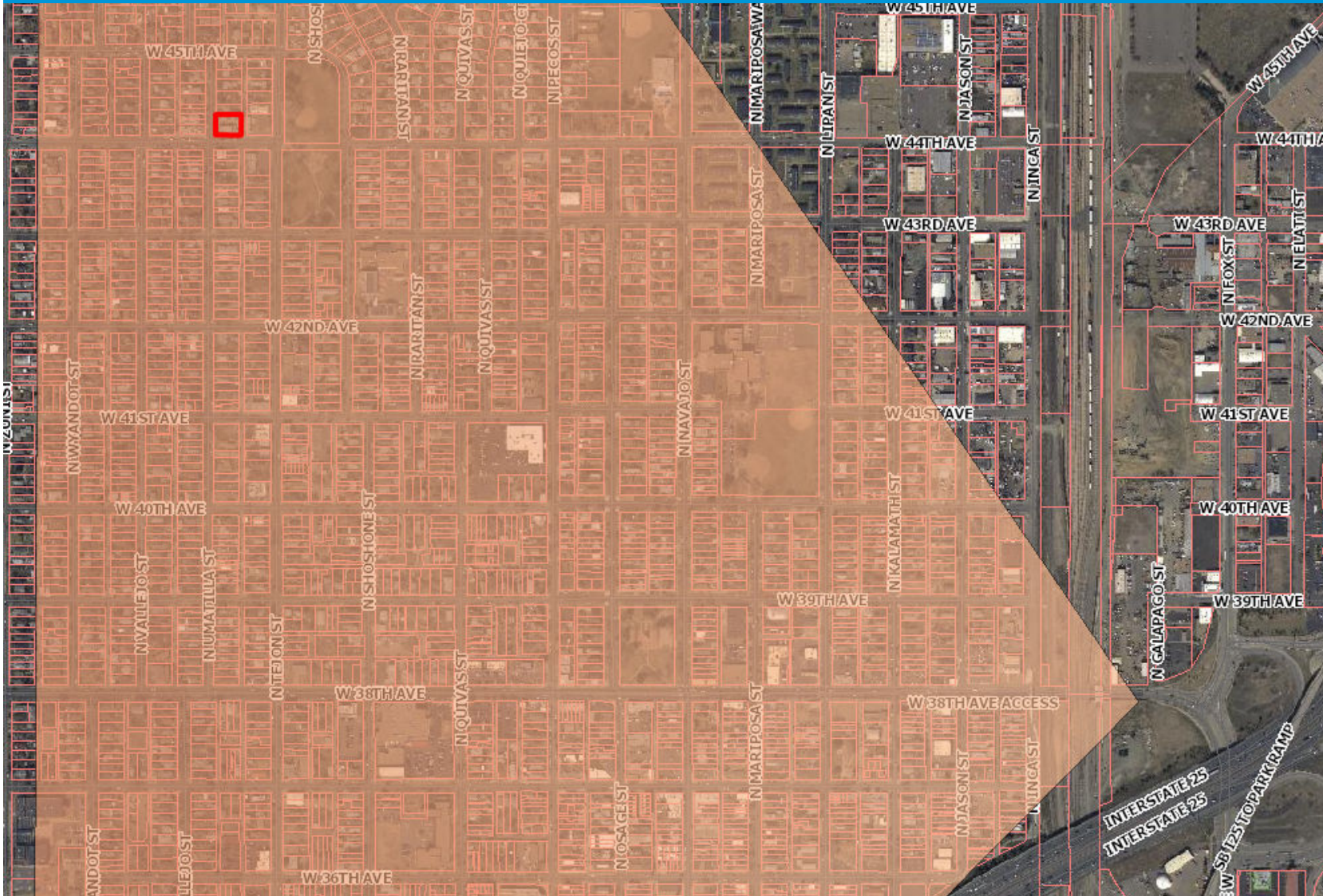
CPD recommends **approval**, based on finding all review criteria have been met

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



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# View Plane





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# Transportation Considerations – What is reviewed, when, and by whom...

Process - Scope	Transportation Considerations	City Staff	Planning Board	City Council
<p><b>Area Plan</b> Describes VISION for an area</p>	<p>Review for consistency with Comprehensive Plan - Identify and prioritize mobility goals</p>	<p>Drafts</p>	<p>Reviews and Approves</p>	<p>Adopts</p>
<p><b>Zoning</b> Defines REGULATIONS for a property</p>	<p>Consider street classifications relative to neighborhood context</p>	<p>Reviews</p>	<p>Reviews and recommends</p>	<p>Final Decision</p>
<p><b>Permit</b> Assesses specific project</p>	<p>Assess potential traffic impacts associated with any development  Determine if traffic study is needed  Identify and require mitigation measures as needed to optimize traffic flow before</p>	<p>Reviews and makes final determination</p>	<p>None</p>	<p>None</p>