



DENVER
THE MILE HIGH CITY

Proposed Denver Zoning Code Text Amendment

2016 Bundle

City Council
April 24, 2017

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

- Purpose
- Process / Outreach
- Proposed changes
- Review Criteria
- Staff Recommendation

Purpose of Text Amendment

- As part of the city's ongoing effort to keep the Denver Zoning Code modern, clear and user-friendly, the Denver Community Planning and Development department will propose a new series of text amendments to the code.
- City staff periodically review the Denver Zoning Code and prioritize potential updates in response to customer and community feedback, industry changes and other factors. Text amendment packages are proposed when the number of high-priority updates reaches a critical mass.
- Many of the updates come in direct response to feedback from permit customers and Denver residents.
- The most recent text amendment package was adopted by City Council in June 2015.



Public Outreach & Process

- Feb 22, 2016:* INC Zoning and Planning Committee briefing
- Nov 14, 2016:* Summary of text amendments posted to website for public review
- Dec 8, 2016:* Televised Info item at Planning Board
- Dec 13, 2016:* Televised Info item at Neighborhoods & Planning Committee
- Jan 31, 2017:* Redline draft of text amendments posted to website for public review and email notice sent to all Registered Neighborhood Organizations (RNOs) and City Councilmembers
- Feb 7, 2017:* Office Hours for general public
- Feb 10, 2017:* Office Hours for general public
- Feb 15, 2017:* Office Hours for general public

- Feb 13, 2017:* Email notice to all Registered Neighborhood Organizations (RNOs) and City Councilmembers of scheduled Planning Board public hearing, with link to updated summary
- Feb 22, 2017:* Planning Board staff report and updated redline draft posted to website
- March 1, 2017* Planning Board Public Hearing, unanimously recommendation of approval
- March 9, 2017* Council Adoption redline draft posted to website
- March 14, 2017* LUTI Committee vote to move forward
- March 28, 2017* City Council First Reading
- April 3, 2017* Publication and Email notice to all Registered Neighborhood Organizations (RNOs) and City Councilmembers of City Council public hearing
- Other outreach:* CPD email newsletter, Development Services “Code Alert” newsletter, Development Services email newsletter, meetings with interested groups, City Council briefings

- 4 letters (via email) from 4 individuals:
 - Jeff Hernmanson, Larimer Square – support for addition of Manufacturer Sales Rooms as use type
 - Jennifer Price, AT&T - support for amendments to telecommunications standards
 - Robert Schmid, RCS – comments on clarity of draft, several suggestions on draft and other topics, request to retain existing Sec 12.3.3.5 (after staff report)
 - Hilarie Portell, Colfax Mayfair BID – support amendments to compliant structures and design standards for surface parking

Group 1: GENERAL PROVISIONS

Group 2: NEIGHBORHOOD CONTEXT DESIGN
STANDARDS

Group 3: GENERAL DESIGN STANDARDS

Group 4: PARKING

Group 5: USES

Group 6: ZONING PROCEDURES

Group 7: RULES OF MEASUREMENT AND DEFINITIONS

Group 8: ENTIRE CODE CLARIFICATIONS /
CORRECTIONS

- Vehicle access standards that encourage alley access
- Several items that encourage/allow the adaptive reuse of existing buildings
- Clean up conflicting provisions related to Federal Fair Housing Act requirements, Federal Telecommunications requirements, State Liquor store licensing, and local Retail Marijuana licensing
- Remove minimum area requirements for Map Amendments, Conservation Overlays and Design Overlays
- Revised approach to siting parking on zone lots with multiple street frontages and multiple buildings
- Revised approach for use restriction in Urban House and Duplex forms

- Consistent with City's Adopted Plans and Polices
 - Comprehensive Plan 2000:
 - Amendment ensures zoning code remains flexible and accommodating of current and future land use needs
 - Promotes adaptive reuse of existing buildings
 - Blueprint Denver
 - Language amendments and the creation of new zone districts are recommended to implement adopted plans and improve compatibility with existing plans

- Furthers the Public Health, Safety and General Welfare
 - Provides clarity and predictability by facilitating planned and desired private enterprise and redevelopment
 - Continues to implement adopted plans through regulatory changes

- Results in Regulations that are Uniform
 - Amendment's regulations are uniform in their application to buildings and land uses within each zone district
 - Amendment includes improvements to ensure greater consistency in zoning regulations and removes conflicting provisions, which improves City's ability to administer and enforce the code uniformly

Planning Board Recommendation

- Public Hearing: March 1, 2017
- Recommended approval with condition to allow for revisions for clarity and correctness

Staff Recommendation

Staff recommends that City Council approve Denver Zoning Code Text Amendment 2016 Bundle, finding that the applicable review criteria have been met.