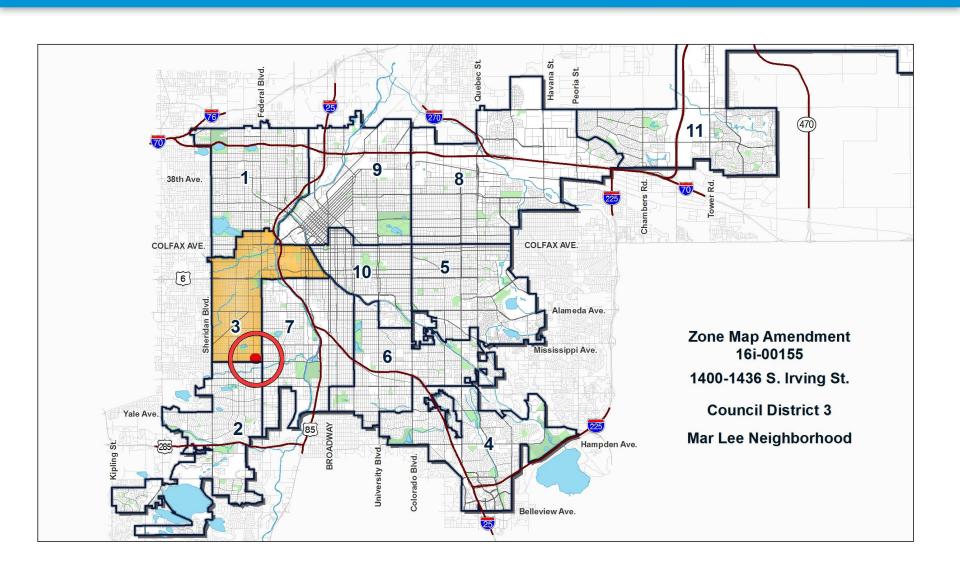


1400 and **1436** S Irving St

PUD 180 to S-MU-3

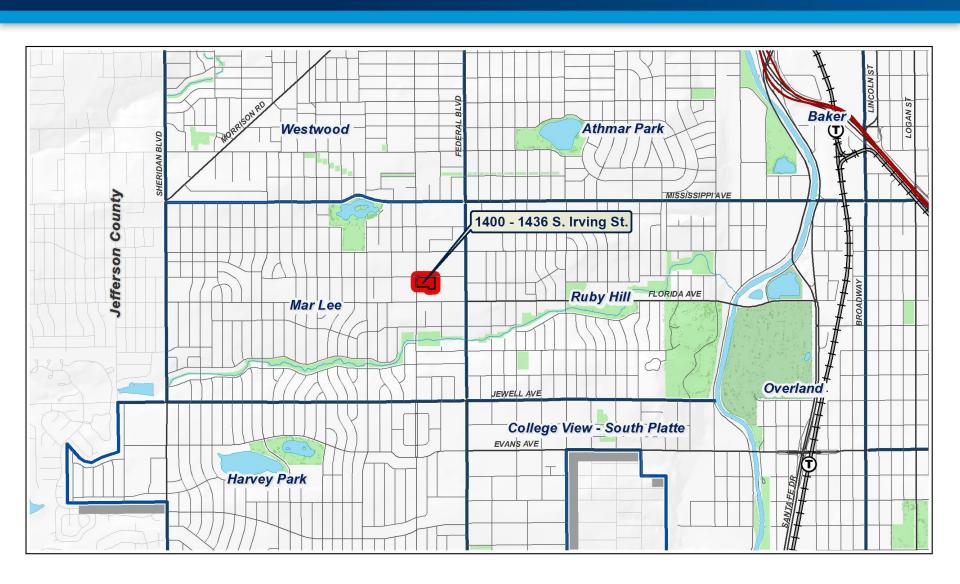


Council District 3



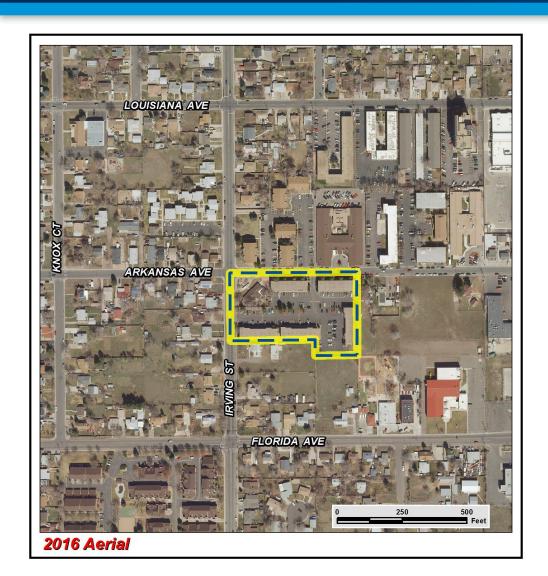


Mar Lee Neighborhood





Location and Request



1400-1436 South Irving Street

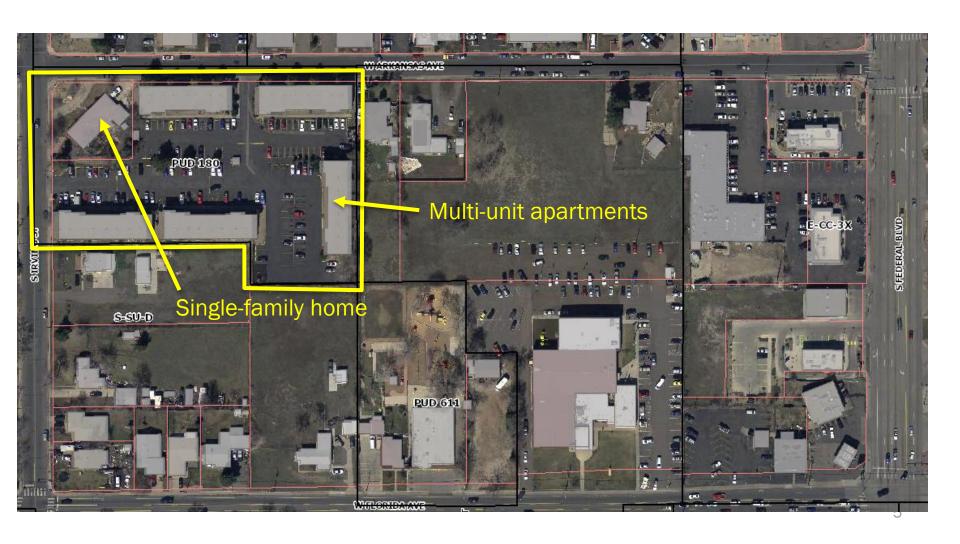
- 123,413 Sq Ft (Appr. 2.9 acres)
- Near Florida Ave. and Federal Blvd. intersection
- Approx 1/5 of a city block.
- Five 3-story apartment structures and one singlefamily home

Property Owner request:

 Rezoning from PUD 180 to S-MU-3



Existing Context: Parcelization





Existing ContextZoning



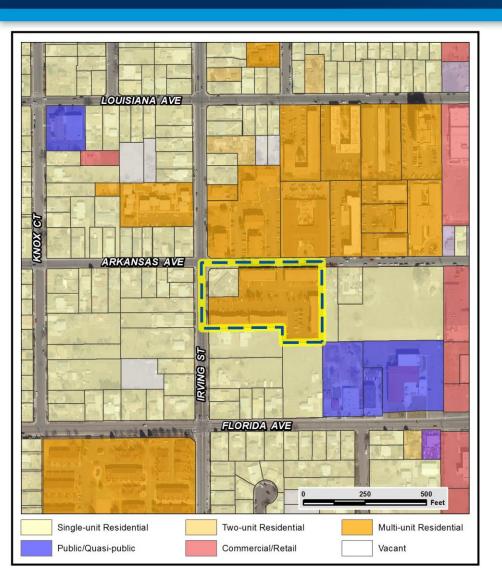
Subject Site: PUD 180

Surrounding Sites

- S-MU-3 UO-3
- S-SU-D
- R-2-A (Former Ch. 59)
- PUD 611



Existing Context Land Use



- Subject Site: multi-unit residential, one singleunit residential structure
- North: multi-unit residential
- South and East: singleunit residential, public (church and associated childcare/school facility)
- West: single-unit residential





Aerial, looking southeast (Google Maps)



Existing Context – Form/Scale



Subject site, looking northeast along Irving (Google Maps)



Subject site, looking southwest along Arkansas (Google Maps)



Existing Context – Form/Scale



Subject site, looking southeast from intersection of Irving and Arkansas (Google Maps)



Multi-unit residential north of subject site, looking northeast (Google Maps)



Existing Context – Form/Scale



Homes west of subject site (Google Maps)



Existing Zoning: PUD 180

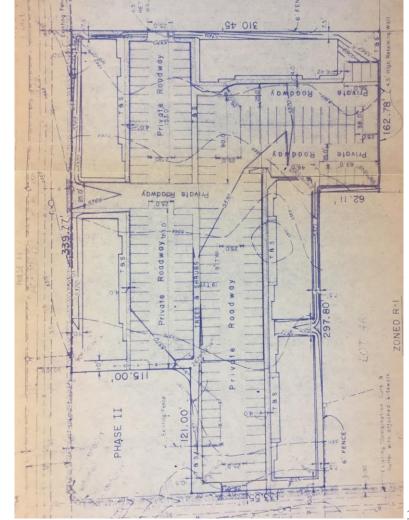
- Established 4 years post-construction to replace previous PUD
- Permits 116 residential units on site
 Permits 3-story building height
- Permitted an existing home business (drapery manufacturing) to continue in the residential structure
- Acknowledged existing landscaping and building setbacks.



Existing Zoning: PUD 180 Zoning and site development history

1978: apartment parcel rezoned from 0-1 to PUD 3

- Property contained greenhouses.
- PUD 3 permitted 115
 apartment units and one residential "manager's" unit (116 residential units total).
- PUD map excluded singlefamily parcel, referenced as an error in subsequent PUD 180 documents.





Existing Zoning: PUD 180 Zoning and site development history

1981: Five 3-story apartment structures completed

- Building permits show inconsistent number of units (some list 23, others 24, several have "23" scratched out, without explanation).
- No subsequent building permits for reconfigurations or other changes.
- Structures likely built with 24 one-bedroom units, for a total of 120 units.



Parkwood Plaza Apartments Building Permit Examples

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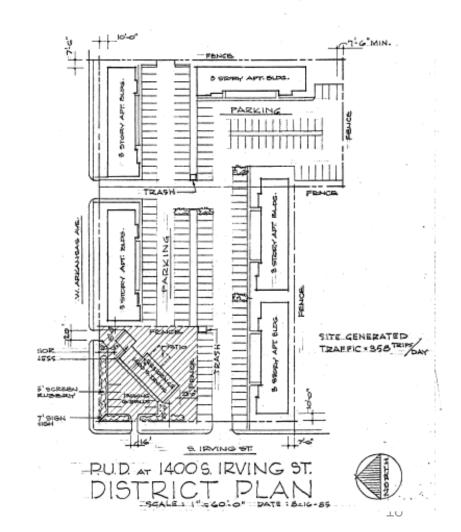
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Existing Zoning: PUD 180 Zoning and site development history

- 1985: new PUD 180 incorporates singlefamily parcel
 - Requested to incorporate single-family property, then envisioned as recreational or other amenity for tenants.
 Residential property was then in use as a business.
 - Retains "maximum dwelling units: 116" stipulation.
 - Total number of units on site now at 121.





PUD 180 (adopted Nov. 1985)

basis for the proposal: either (a) the error in the map as approved by city council, or (b) the changed or changing conditions making the proposed amendment necessary.

The purpose of this application for a zoning ammendment is to rectify the ommission of BARMORE INTERIORS, housed at the Barmore residence 1400 S.

Irving Street, from the original P.U.D. #3. The cause of this ommission is as follows:

Prior to the P.U.D. #3 designation, the property was zoned Agricultural are contained a commercial green of this cause of this of the property was zoned agricultural are contained a commercial green bound of the property was zoned agricultural are contained a commercial green bound of the property was zoned agricultural are contained as commercial green bound.

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SECTION 3.2.2 RESIDEN 2.5, S-MU-3, 5, 8, 12, 20)

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Request: S-MU-3

<u>Suburban Neighborhood Context – Residential Multi Unit – 3 Stories Max</u>



- Residential uses in this Neighborhood Context characterized by Suburban House forms and "occasional mid- and high-rise Apartment building forms."
- Zone district allows Suburban House, Apartment Building and other residential building forms.
- Max Height: 3 stories





- Informational Notice: April 6, 2017
- Planning Board notification signs and written notice (15 days): May 22 through June 6, 2017
- Public Outreach:
 - RNOs: Greater Mar Lee Community Organization,
 Denver Neighborhood Association Inc., Inter-Neighborhood Cooperation (INC)
 - No Public Comments



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



Review Criteria

Denver Zoning Code Review Criteria

- 1. Consistency with Adopted Plans
 - Comprehensive Plan (2000)
 - Blueprint Denver: A Land Use and Transportation Plan (2002)
- 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



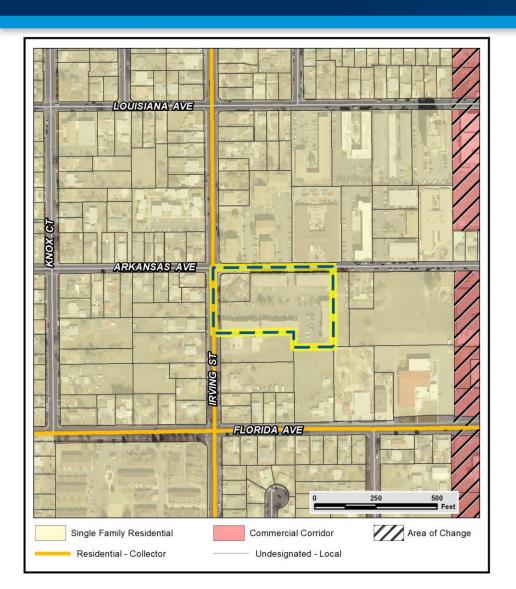
Review Criteria Consistency with Adopted Plans

Comprehensive Plan 2000

- Housing Objective 2: encourage preservation of existing housing stock.
- Housing Strategy 2-C: streamline codes and policies for residential infill development.
- Housing Strategy 6-B: support affordable rental housing near transit services.
- Land Use Objective 2: update regulations and procedures to be consistent with Citywide Land Use and Transportation Plan.
- Land Use Recommendation (p. 47): update and simplify city's land use regulatory system whenever possible.



Review Criteria Consistency with Adopted Plans



Blueprint Denver (2002)

- Land Use Concept: Single Family Residential
- Area of Stability

Proposed rezoning:

- Contributes to stability of residential area by allowing continued operation and reinvestment in existing residential use
- Would reduce opportunities for non-residential uses allowed in PUD
- Preserve housing diversity close to Enhanced Transit Corridor (Federal Boulevard)



Review Criteria

Denver Zoning Code Review Criteria

- 1. Consistency with Adopted Plans
- 2. Uniformity of District Regulations
 - Request is consistent.
- 3. Further Public Health, Safety and Welfare
 - Implements adopted plans and policies for walkable development and housing diversity.
- 4. Justifying Circumstances
 - The existing zoning of the land was the result of an error. The updated PUD 180, adopted in 1985 after the apartment development had been built, should have accurately reflected the 121 residential units on the site, rather than 116.
- 5. Consistency with Neighborhood Context, Zone District Purpose and Intent
 - The S-MU zone districts promote existing and future patterns of multiple building forms on a single lot, organized around common open space and parking areas with internal circulation systems.



CPD Recommendation

CPD recommends approval, based on finding that 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

