

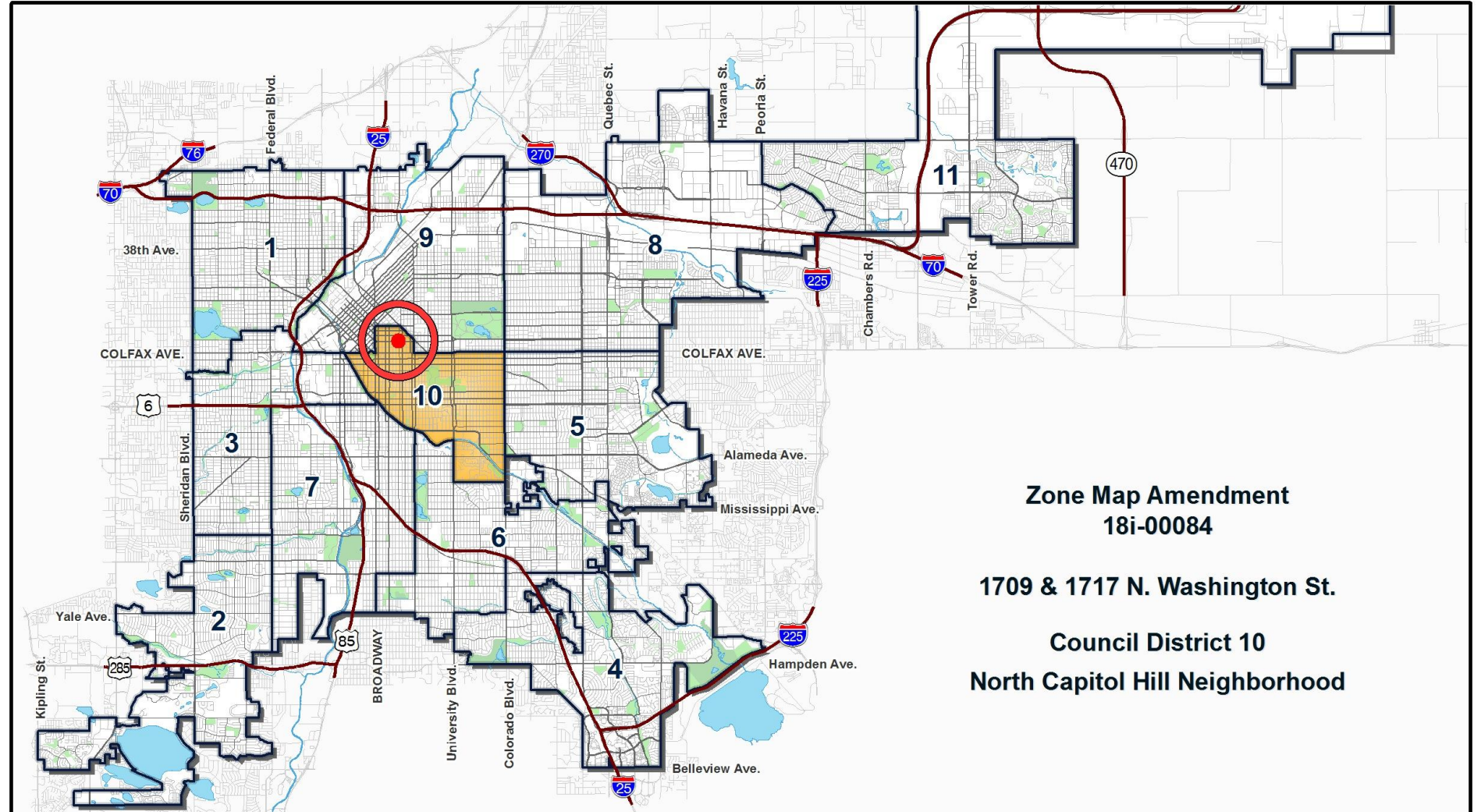


# 1709 & 1717 Washington St

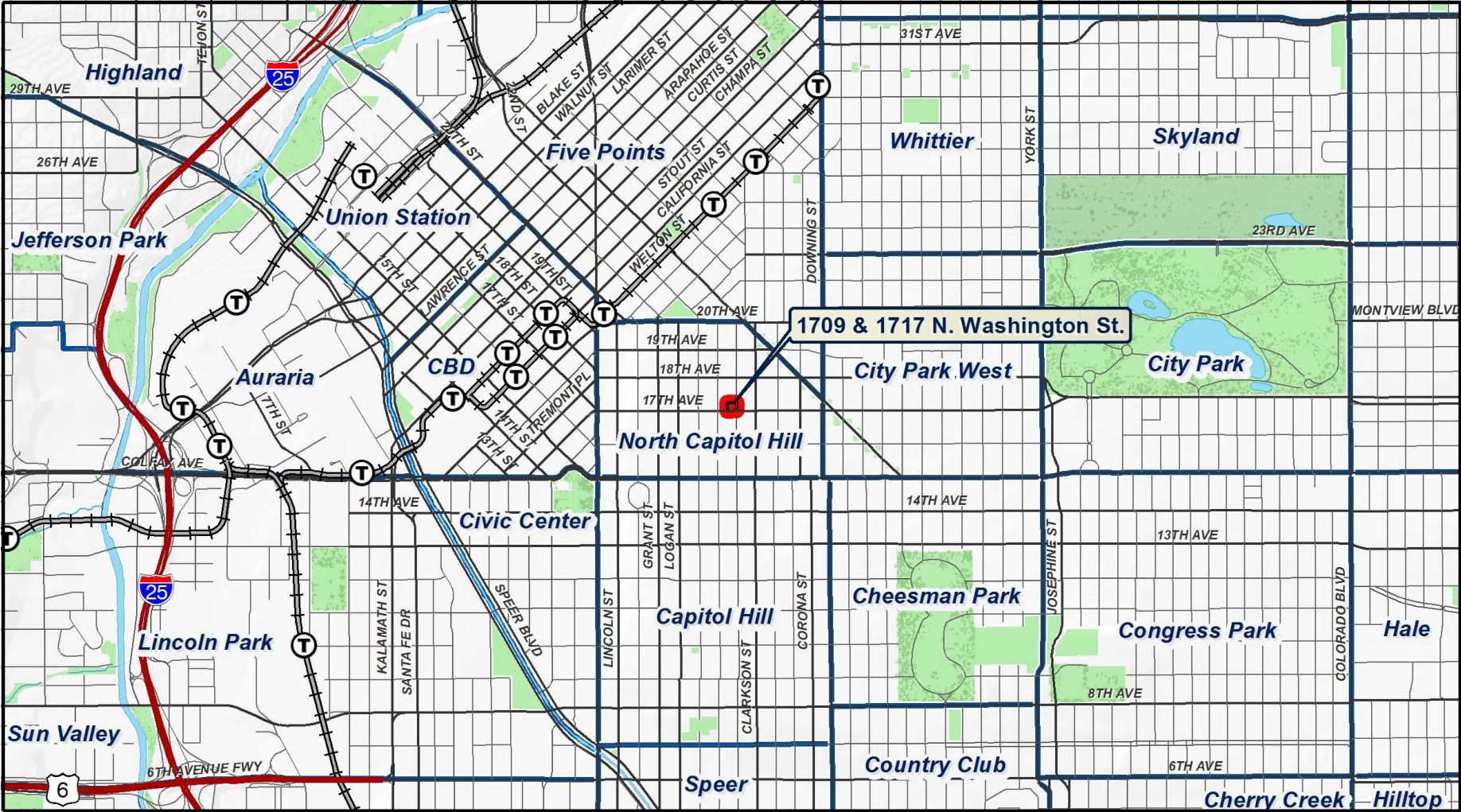
#2018I-00084 rezoning 1709 & 1717 Washington  
St. from G-RO-5 to C-MS-5

Date: 12/11/18

# 1709 & 1717 Washington St. G-RO-5 to C-MS-5



# North Capitol Hill Neighborhood







## Location

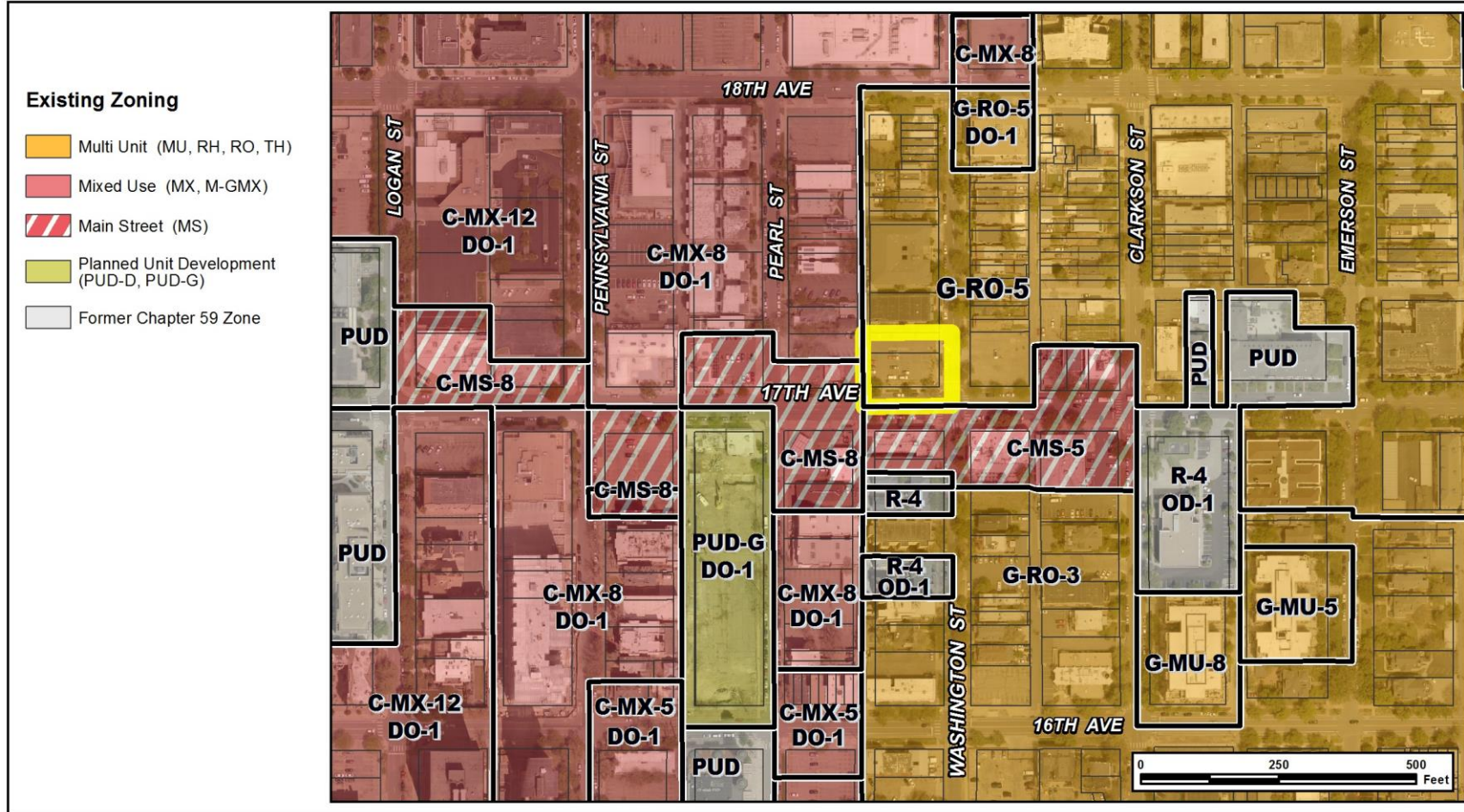
- Uptown
- Corner of 17<sup>th</sup> Ave. & Washington St.
- 12,498 square feet
- Parking lot

## Proposal:

- Rezoning from G-RO-5 to C-MS-5
- Requesting rezoning to develop property



# Existing Context: Zoning



- Subject site: G-RO-5
- Surrounding Properties: G-RO-5; C-MX-8 DO-1; C-MS-8; C-MS-5



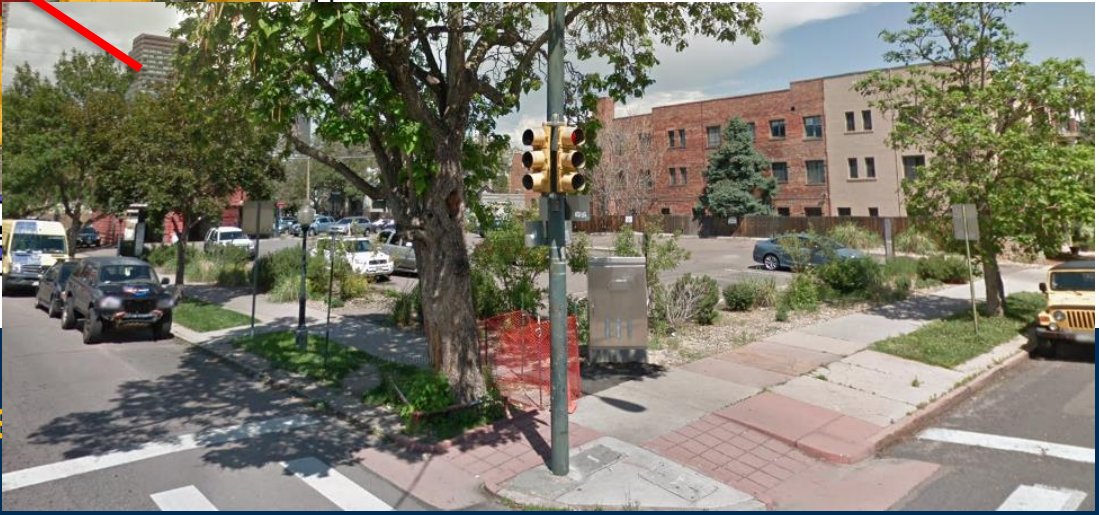
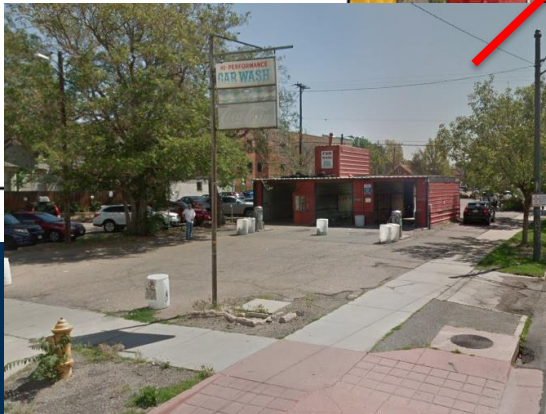
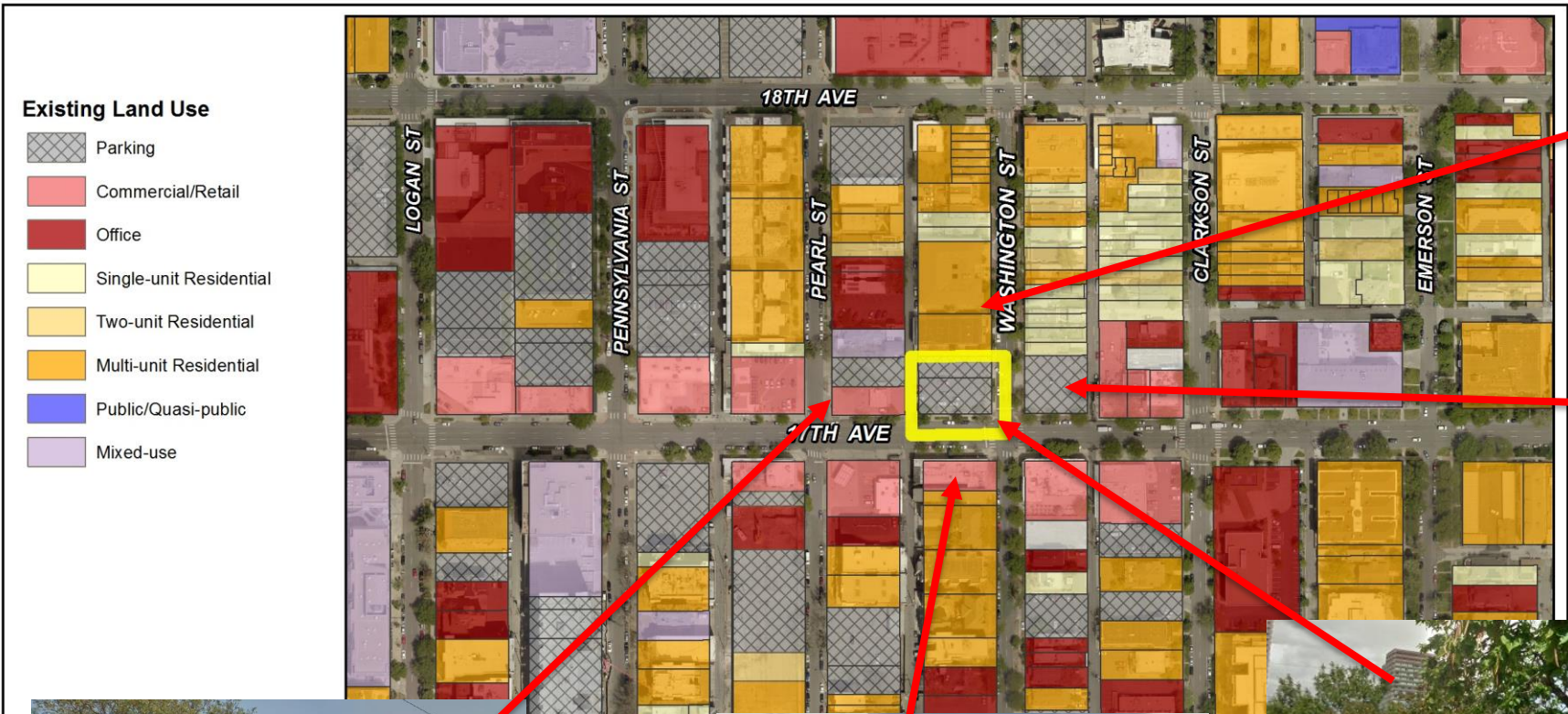
# Existing Context: Land Use



- Subject Property: Parking lot
- North: Residential
- East: Parking lot
- South: Retail/restaurant
- West: Car wash



# Existing Context: Building Form/Scale





# Process

- Planning Board (December 5, 2018)
  - 9-0 vote for recommendation of approval
  - No members of the public spoke
- Land Use, Transportation and Infrastructure Committee (December 11, 2018)
- City Council (Tentative: February 11, 2019)
- Public comment
  - 7 letters of support from nearby property and business owners
  - Letter from CHUN stating they have not taken a position



# 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)*
- *Uptown Neighborhood Plan (1986)*

### 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

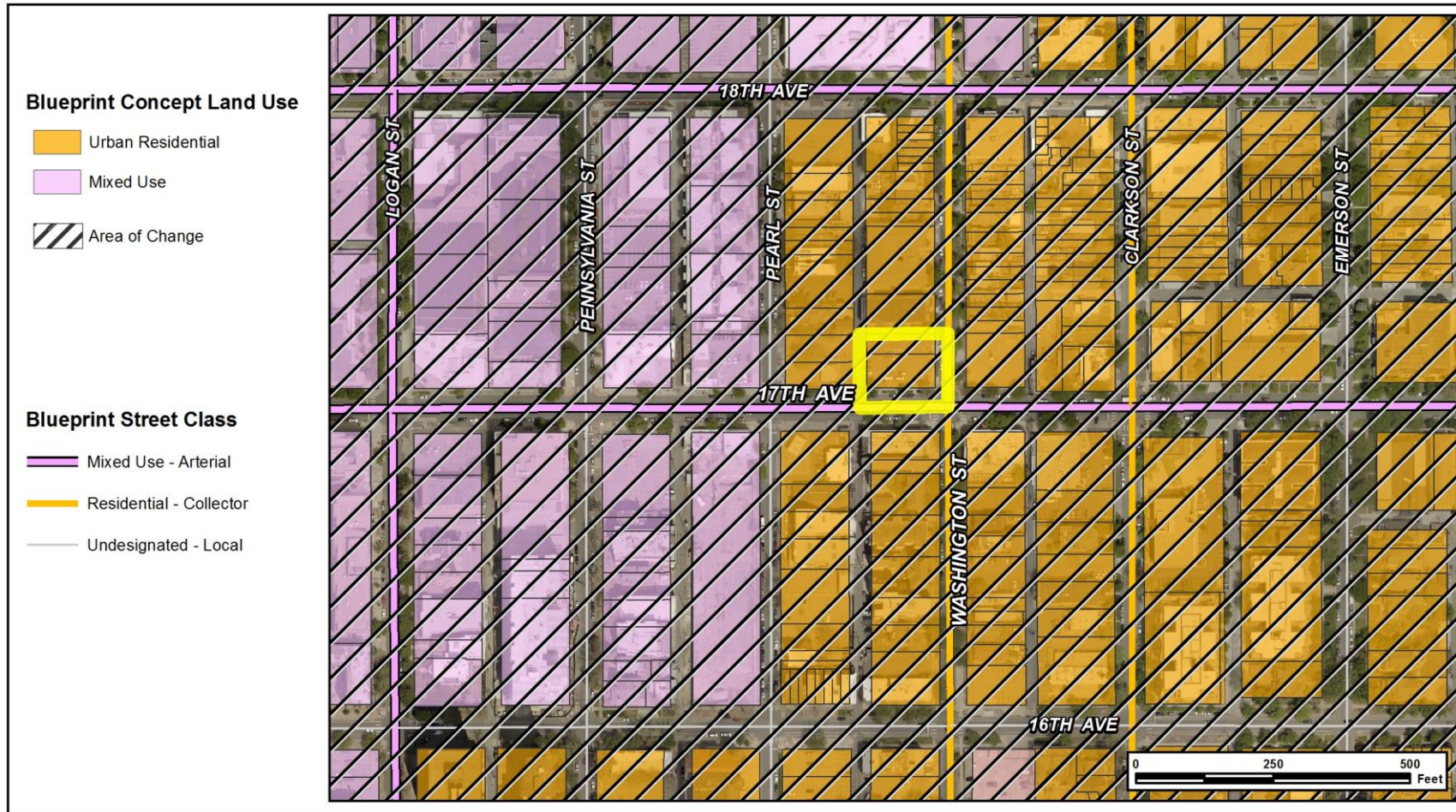


# Review Criteria: Consistency with Adopted Plans

## Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-F
- Land Use Strategy 3-B
- Mobility Strategy 4-E
- Economic Activity Strategy 5-A

# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2002)

- Urban Residential
  - Primarily residential with complimentary commercial uses
  - Higher density
- Area of Change
  - Channel growth where it will be beneficial
- Mixed Use Arterial
  - High-intensity mixed-use areas
- Residential Collector
  - Emphasize walking, biking, and access



# Review Criteria: Consistency with Adopted Plans

## Uptown Neighborhood Plan (1986)

- Encourage mixed-use projects and housing
- Encourage the compatibility of new development with the existing and potential character and density of the district
- Concentrate retail uses between Sherman St. and Clarkson St.
- Uses along 17<sup>th</sup> Ave. should be pedestrian oriented

# 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, facilitates development
4. Justifying Circumstances
  - Changed or Changing Conditions: Recent investment in the area and increase in residential population
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
  - C-MS-5 “applies primarily to collector or arterial street corridors... where a building scale of 2 to 5 stories is desired”



# 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