



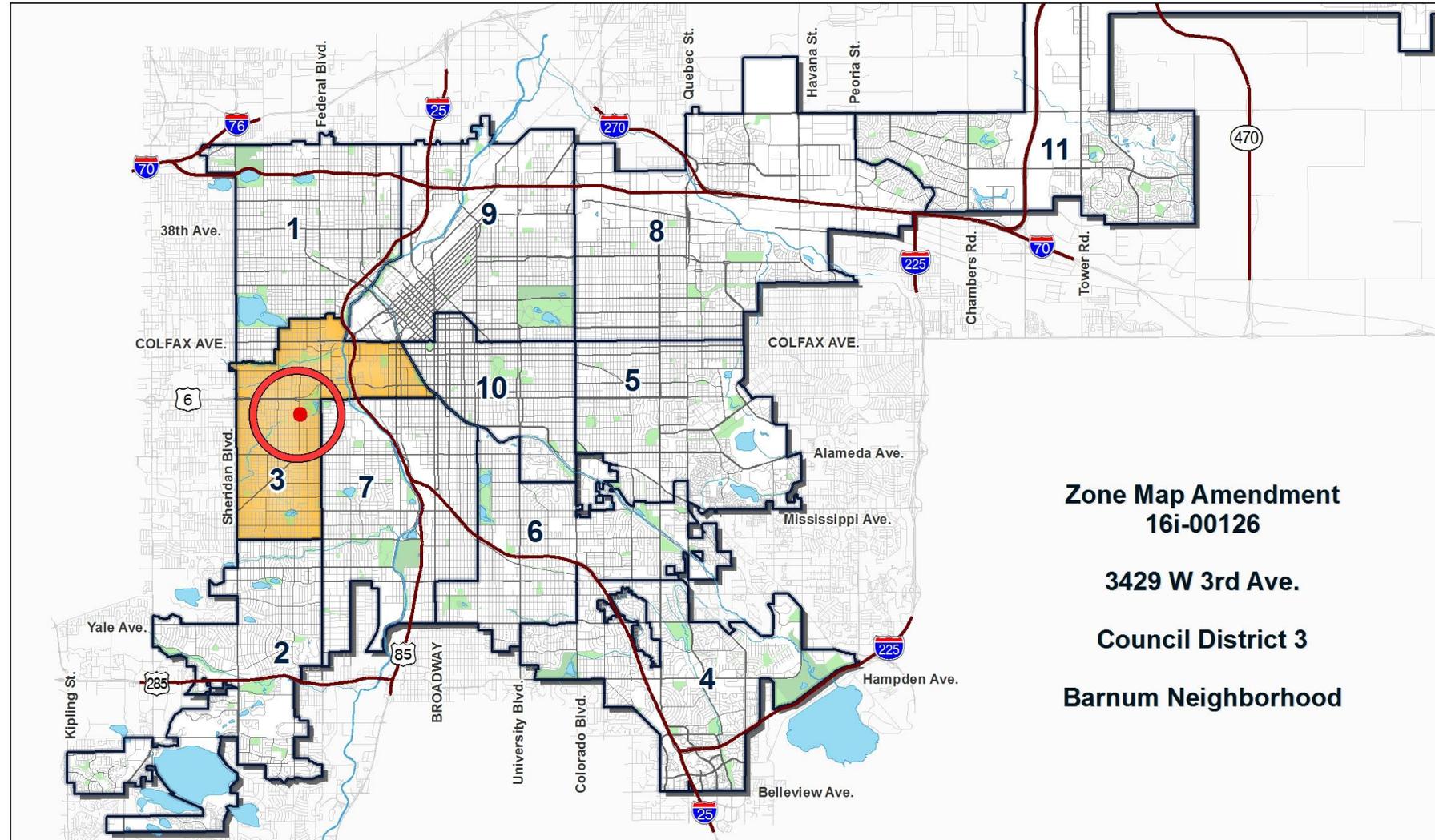
Official Map Amendment

#2016I-00126 for 3429 W. 3rd Ave from E-SU-D1x to
E-MU-2.5 with a waiver

Planning Board

3/6/19

Council District 3



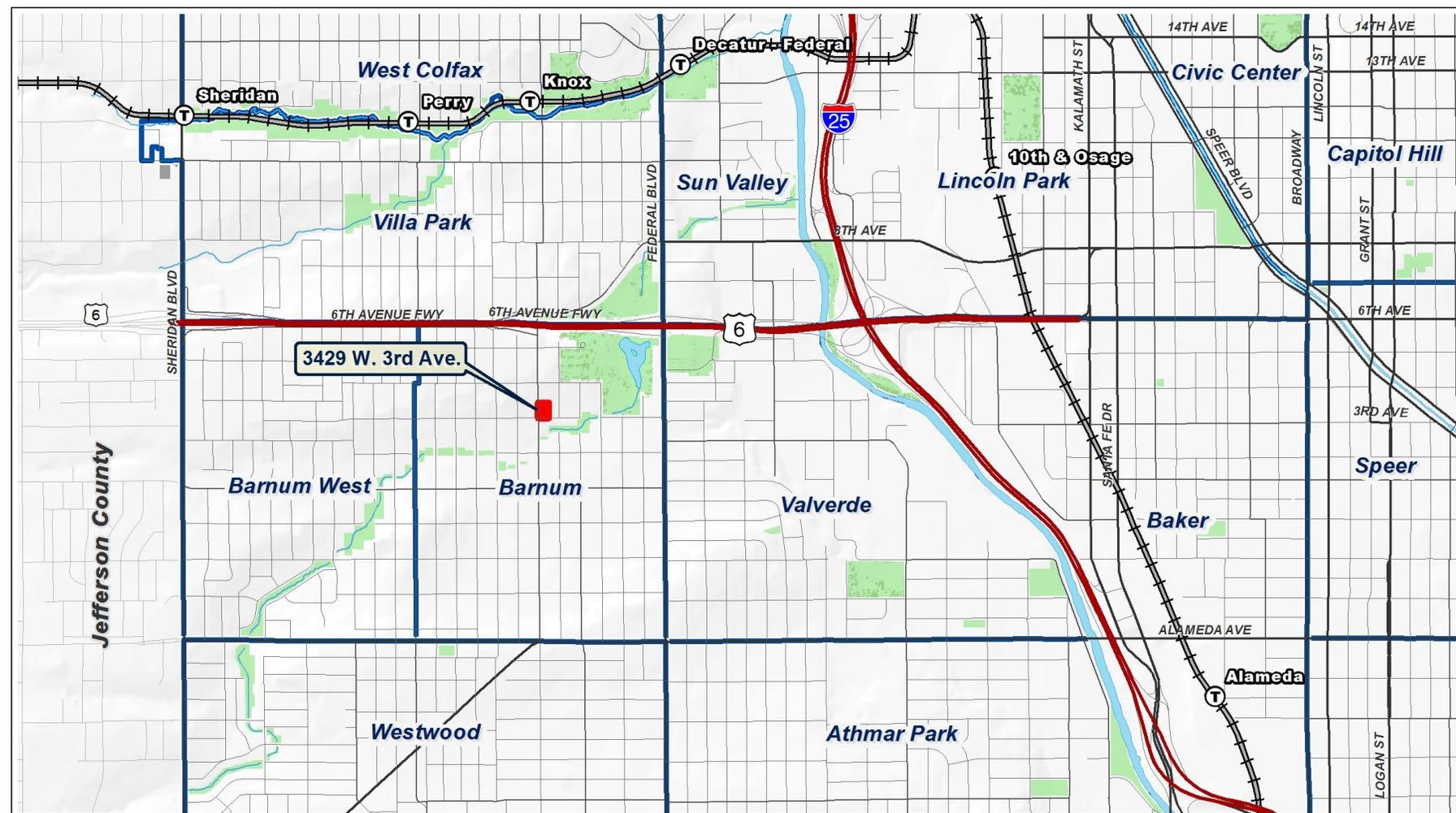
**Zone Map Amendment
16i-00126**

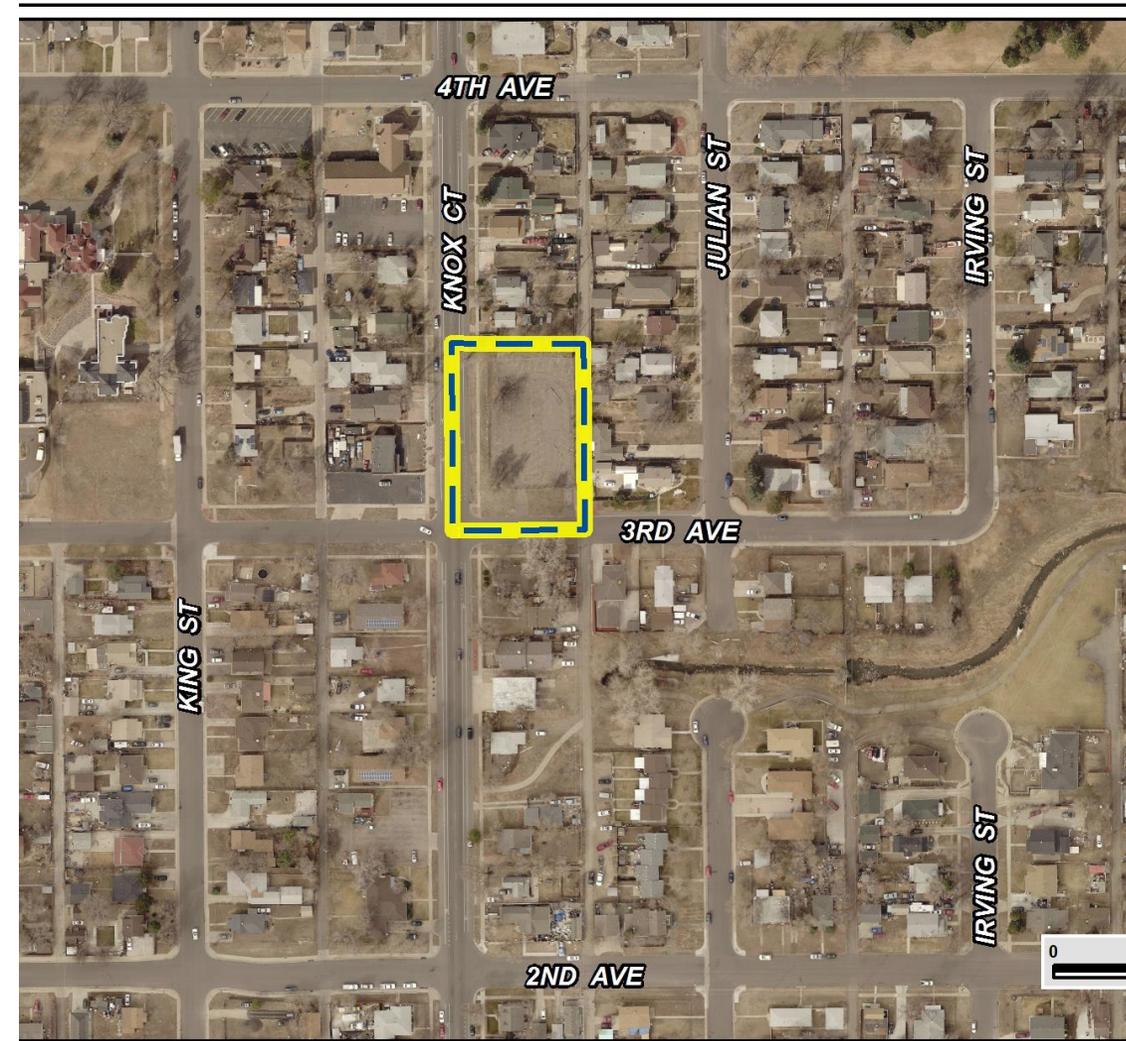
3429 W 3rd Ave.

Council District 3

Barnum Neighborhood

Barnum Neighborhood

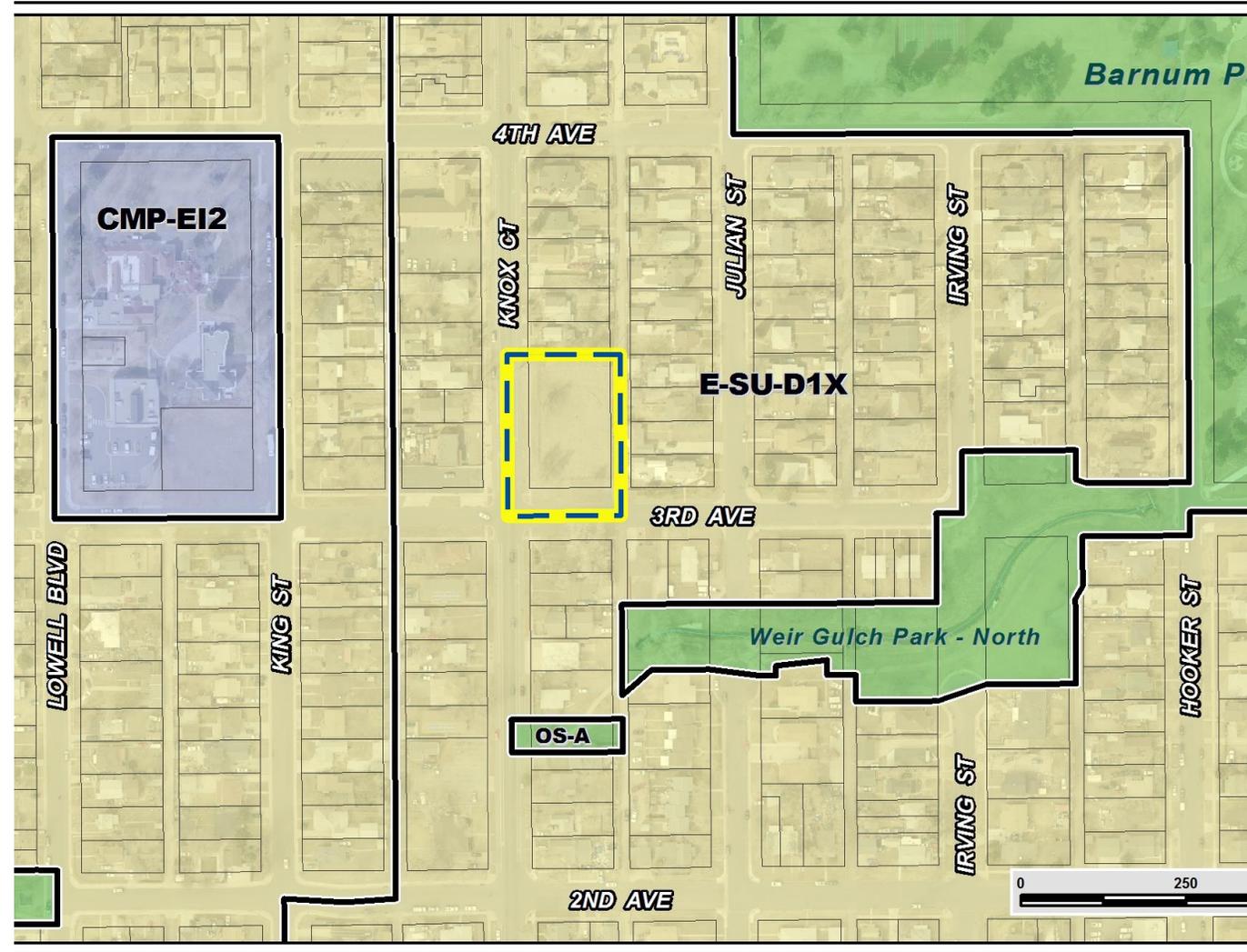




- **Request Area:** 0.6 acres
- **Proposal:** Rezoning from E-SU-D1x to E-MU-2.5 w/ waiver
- **Purpose:** To accommodate multi-unit residential redevelopment

Existing Context: Zoning

- Subject site: E-SU-D1x
- Surrounding Properties:
E-SU-D1x

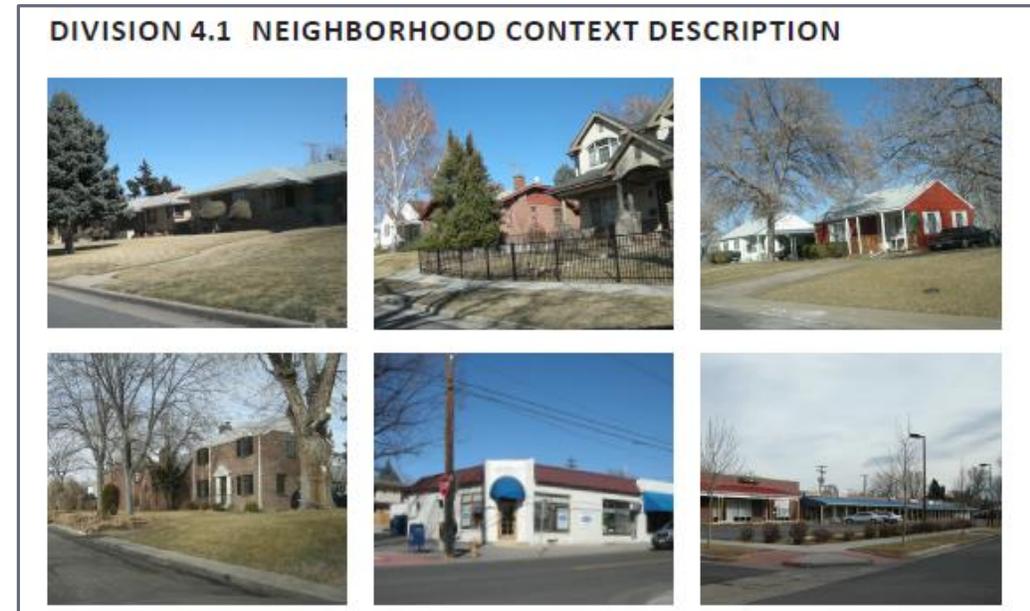


Existing Zone District: E-SU-D1x

- Single unit residential allowed
- Allows accessory dwelling units (ADU)
- Minimum zone lot area: 6,000 SF, 50' width
- Maximum building height:
 - Front 65% of lot: 2.5 stories/30' (up to 35' for wider lots)
 - Rear 35% of lot: 1 story/17'

Requested Zone District: E-MU-2.5 with waiver

- Single-unit and two-unit residential uses with single-use commercial structures
- Multi-unit residential typically embedded with other residential uses
- Multi-unit Residential building forms include Row House, Garden Court and Town House up to 2.5 stories, and an Apartment form up to 2 stories



Requested Zone District: E-MU-2.5 with waiver

- Minimum zone lot area 4,500 – 6,000 depending on building form
- ½ story is defined as 75% of the floor area below third floor
- Upper story stepbacks from side, Primary Street

Requested Zone District: E-MU-2.5 with waiver

E-MU-2.5 Maximum Height	Front 65%	Rear 35%
Suburban House	30-35 feet/ 2.5 stories (limited by a more restrictive bulk plane than Urban House)	
Urban House	30-35 feet/ 2.5 stories	17 feet/ 1-story
Duplex	30-35 feet/ 2.5 stories	17 feet/1-story
Tandem House	30-35 feet/ 2.5 stories	24 feet
Town House	30-35 feet/ 2.5 stories	19 feet/1-story
Garden Court	30-35 feet/ 2.5 stories	19 feet/1-story
Apartment	30-35 feet/ 2 stories	19 feet/1-story

Requested Zone District: E-MU-2.5 with waiver

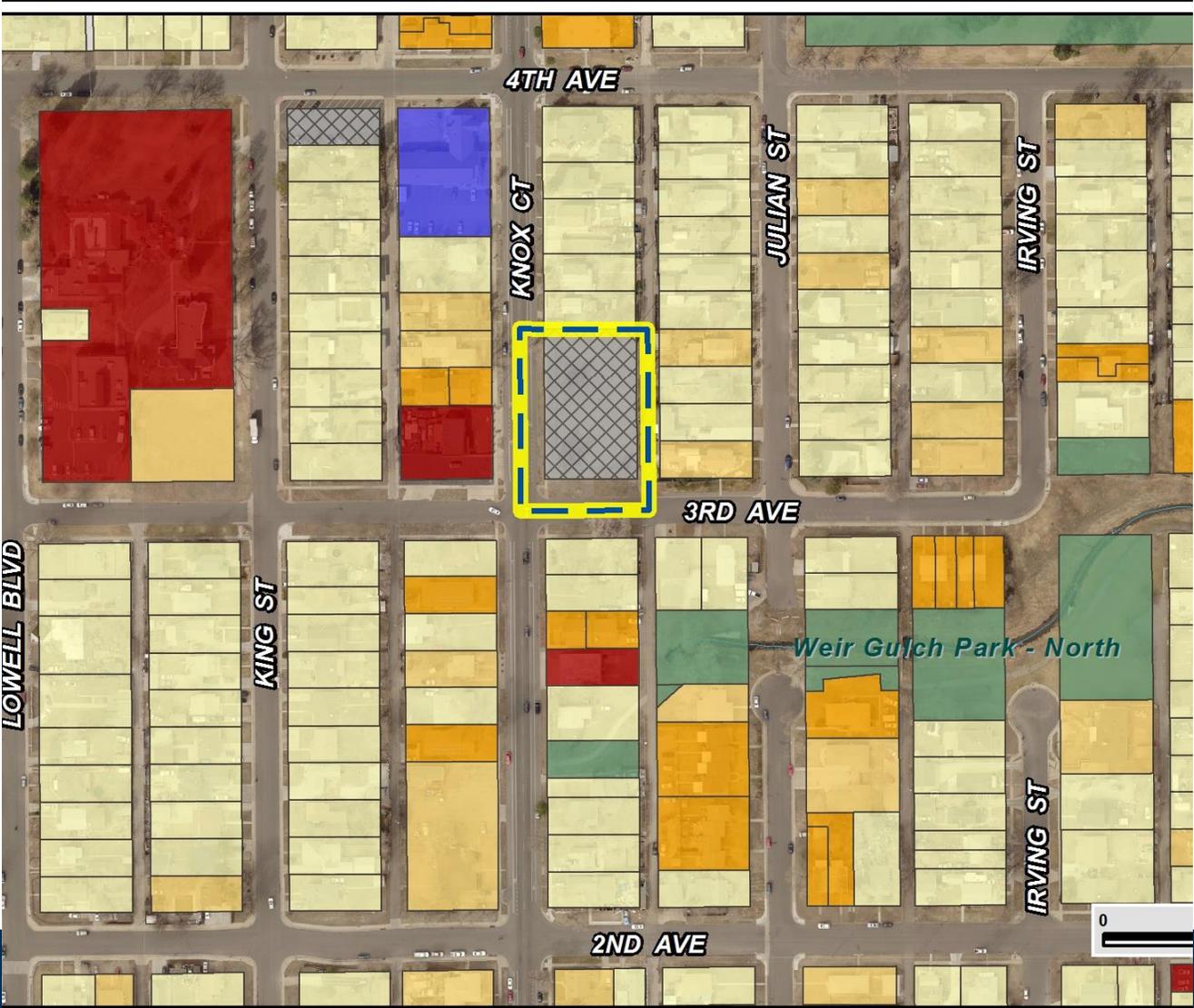
E-MU-2.5	Front 65%	Rear 35%
Maximum Height		
Suburban House	30-35 feet/ 2.5 stories (limited by a more restrictive bulk plane than Urban House)	
	30-35 feet/ 2.5 stories	17 feet/ 1-story
	30-35 feet/ 2.5 stories	17 feet/1-story
	30-35 feet/ 2.5 stories	24 feet
Town House	30-35 feet/ 2.5 stories	19 feet/1-story
Garden Court	30-35 feet/ 2.5 stories	19 feet/1-story
Apartment	30-35 feet/ 2 stories	19 feet/1-story

Waiver request: allow **2.5** stories in front 65% for Apartment building form

Existing Context: Land Use

Existing Land Use

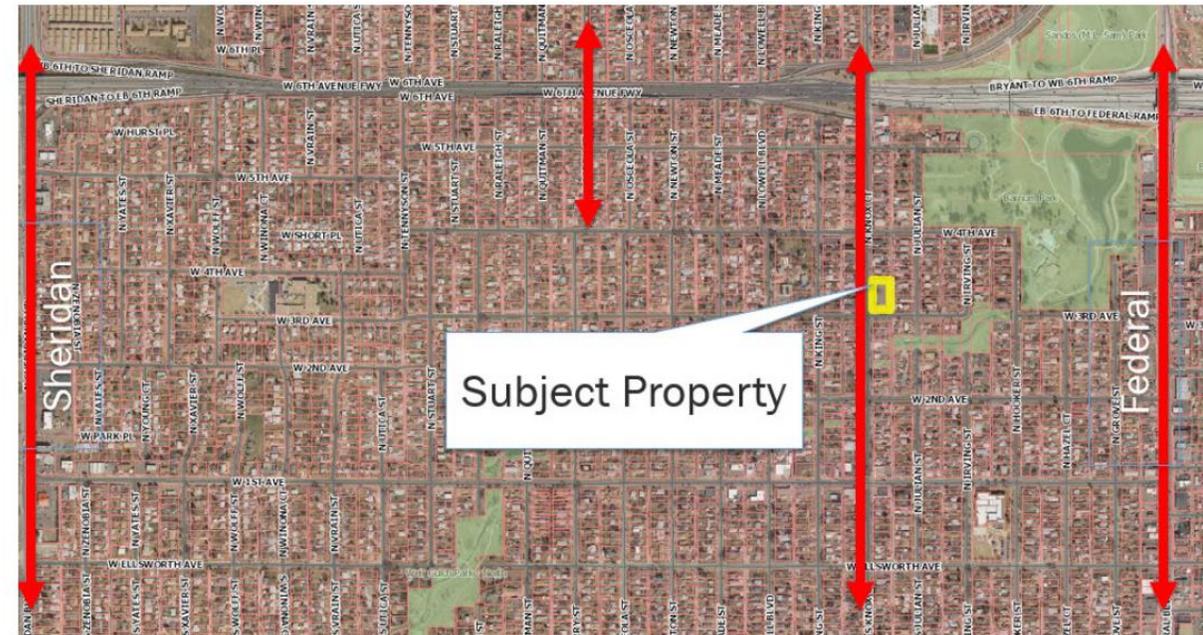
-  Single-unit Residential
-  Two-unit Residential
-  Multi-unit Residential
-  Commercial/Retail
-  Industrial
-  Public/Quasi-public
-  Park/Open Space
-  Parking
-  Vacant



Single-unit Residential Two-unit Residential Multi-unit Residential Public/Quasi-public Park/Open Space

Existing Context – Knox Court Corridor

- Several noncompliant/nonconforming uses on Knox Court
- Mostly 1.5 story structures, although zoning height entitlement allows up to 35' and 2.5 stories in front of lots
- Commercial nodes at 1st and Knox, 5th and Knox
- Recent investment in bicycle infrastructure, bus stop in front of subject property that connect to Knox light rail station (West line)



Existing Context – Subject Site

- Currently vacant
- Surface parking since at least mid 1990s
- Previously, nonresidential use (telephone service company garage)



Existing Context – Form/Scale (Subject Site)



Subject Property Looking Northeast

Existing Context – Form/Scale (Subject Site)



Subject Property Looking South

Existing Context – Form/Scale (Subject Site)



Subject Property Looking West

Existing Context – Form/Scale (Surrounding Property)



Surrounding Properties Looking West

Existing Context – Form/Scale (Surrounding Property)



Surrounding Properties Looking South

Existing Context – Form/Scale (Surrounding Property)



Surrounding Properties Looking North

Existing Context – Form/Scale (Surrounding Property)



Surrounding Properties Looking East (properties fronting Julian St)

Process

- Informational Notice: 12/18/18
- Planning Board Notice Posted: 2/18/19
- Planning Board Public Hearing: 3/6/19
- LUTI Committee: 3/26/19
- City Council Public Hearing: 5/6/19

Public Outreach

- RNOs
 - Concerned Citizens for Barnum
- Extensive dialogue between applicant and RNO, but no position letter
- One letter expressing concerns:
 - Potential for inappropriate scale of buildings
 - Reference to Barnum/Barnum West Neighborhood Plan policies supporting continuance of low density single family residential character
 - Preference for E-RH-2.5

Review Criteria for Standard Rezoning

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

Standard Rezoning Review Criteria

1. Consistency with Adopted Plans
 - Comprehensive Plan (2000)
 - Comprehensive Plan (2040)
 - Blueprint Denver (2002)
 - Blueprint Denver (2019)
 - Barnum/Barnum West Neighborhood Plan (1986)
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

Review Criteria: Consistency with Adopted Plans

- Comprehensive Plan 2040, Blueprint Denver 2019 scheduled for adoption in April 2019 by City Council
- May 2019 scheduled decision on rezoning by City Council
- Therefore, this rezoning will be subject to newly adopted policies
- Staff analysis of case against both Comprehensive Plan and Blueprint policies with current public review draft



Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

- Conserve land by promoting infill development within Denver where services and infrastructure are already in place.
- Encourage development of housing that meets the increasingly diverse needs of Denver's present and future residents.
- Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities.

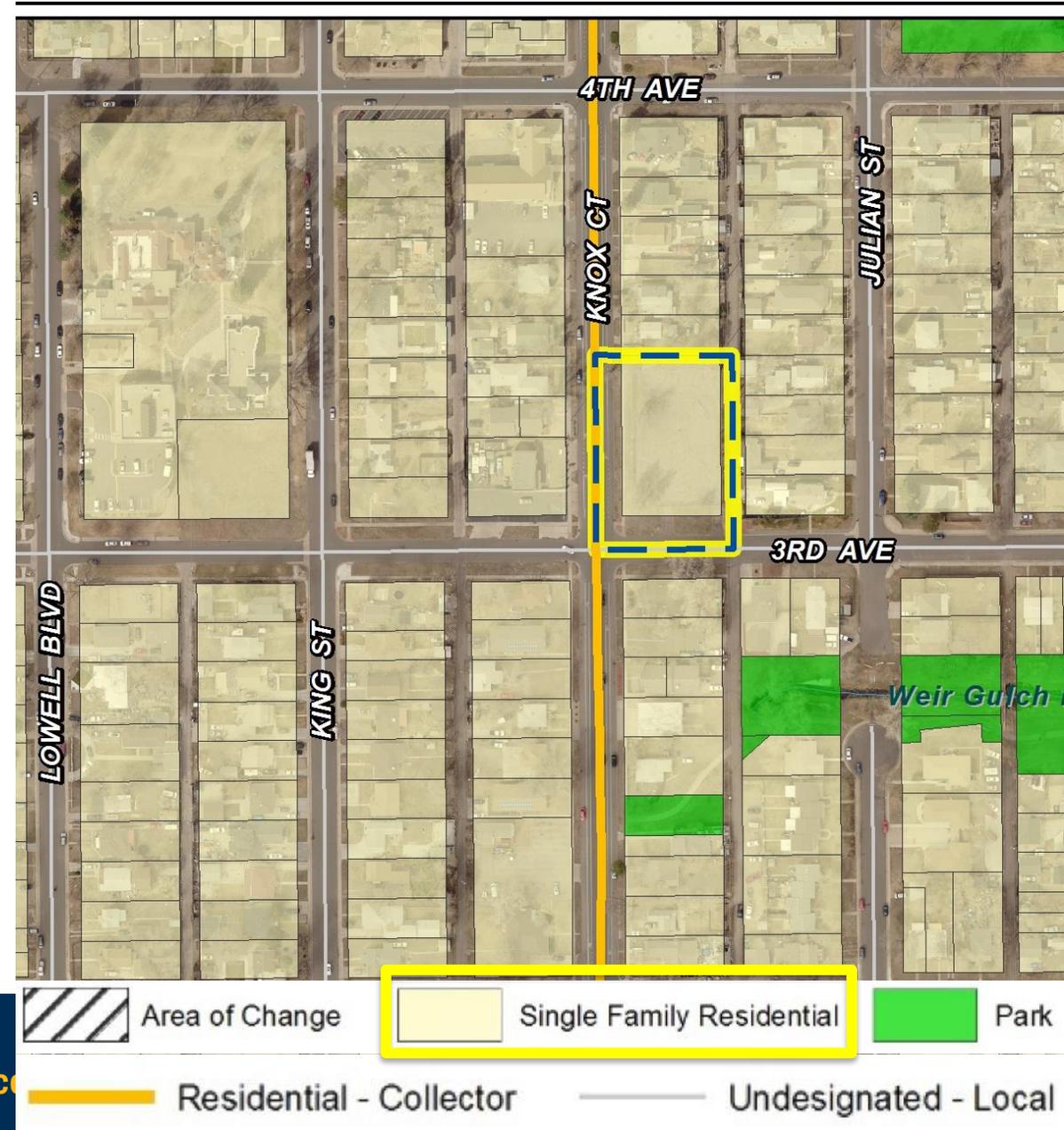
Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2040

- Promote infill development where infrastructure and services are already in place
- Create a greater mix of housing options in every neighborhood for all individuals and families
- Ensure city policies and regulations encourage every neighborhood to provide a complete range of housing options
- Ensure neighborhoods offer a mix of housing types and services for a diverse population

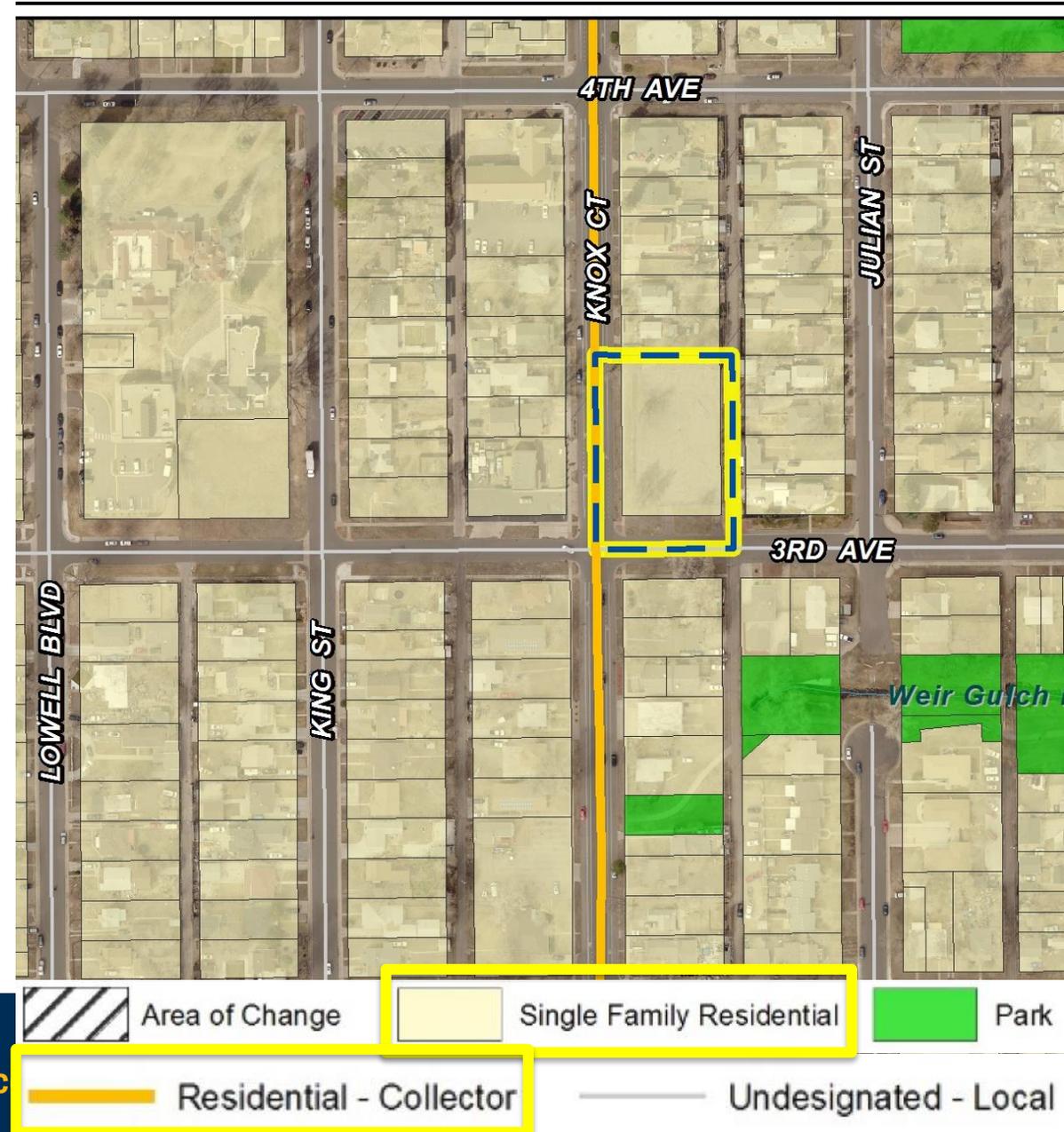
Blueprint Denver (2002)

- Area of Stability
 - Identify and maintain the character of an area while accommodating some new development and redevelopment in appropriate locations
- Single Family Residential
 - Neighborhoods are primarily residential but vary in density, size and adjacency of non-residential uses
 - There are several different types of residential areas, and neighborhoods often have more than one type within them



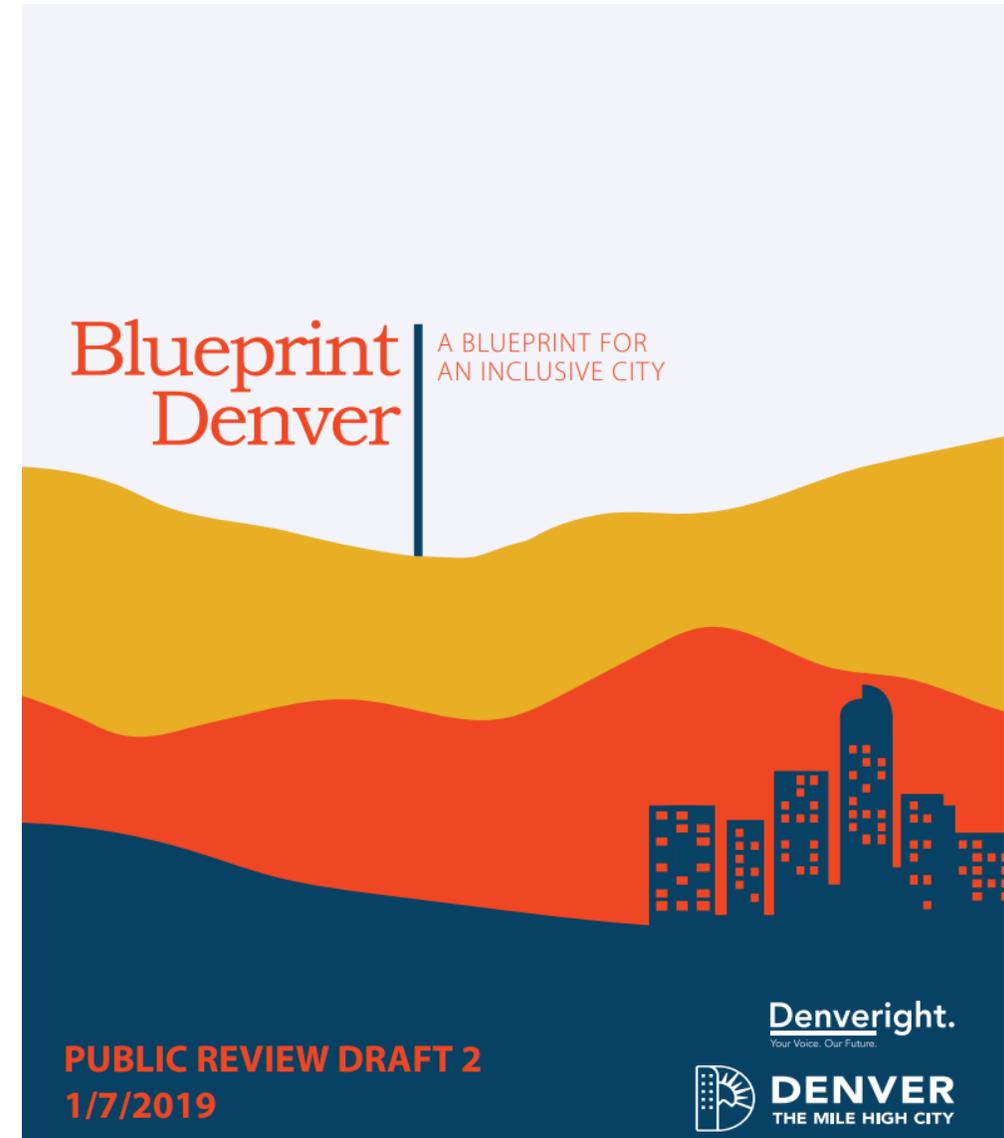
Blueprint Denver (2002)

- Street Classifications
 - Knox Court: Residential Collector
 - Provide a greater balance between mobility and land access within residential, commercial and industrial areas
 - 3rd Avenue: Undesignated Local
 - Tailored more to providing local access



Blueprint Denver (2019)

- Future Neighborhood Context
- Future Place Type
- Growth Strategy



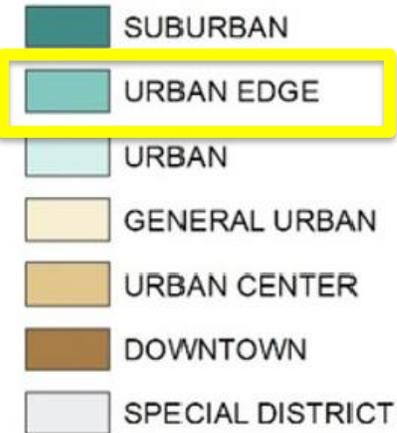
Blueprint Denver (2019)

• Future Neighborhood Context

– Urban Edge

- Residential areas generally are single-unit and two-unit uses, with some low-scale multi-unit embedded throughout

Future Neighborhood Context



Blueprint Denver (2019)

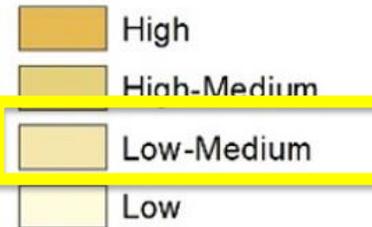
• Future Places

– Residential Low-Medium

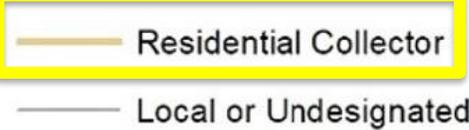
- Predominantly low-scale multi-unit residential mixed with one- and two-unit residential uses. Some higher intensity residential uses may be mixed throughout.
- Small-scale multi-unit buildings are interspersed between single- and two-unit residential.
- Vacant institutional uses on corners or select sites may be appropriate locations to introduce additional residential intensity.

Future Places

Residential Areas



Future Street Type



Blueprint Denver (2019)

• Growth Strategy

– “All other areas of the city”

- Approximately 20% of citywide new housing growth in these areas
- Rezoning may still be appropriate, as smaller-scale growth and reinvestment should be occurring in these areas

Future Growth Areas

- Regional centers
- Community centers and corridors
- High and med-high residential areas in D and UC contexts
- Greenfield residential areas
- Growth Areas (campus)
- Districts*
- All other areas of the city



Barnum/Barnum West Neighborhood Plan

- 30+ year old plan; community conditions have changed
- Rezoning request is consistent with plan policies to support investment at appropriate locations in the neighborhood

BARNUM/BARNUM WEST NEIGHBORHOOD PLAN



DENVER PLANNING AND COMMUNITY DEVELOPMENT
DECEMBER 1986

Review Criteria

1. Consistency with Adopted Plans

- Staff finds that the request is consistent with adopted plans because the proposed zone district will:
 - Promote infill development at an appropriate location where infrastructure and services are already in place
 - Create a greater mix of housing options in the neighborhood
 - Be consistent with Blueprint Denver 2019 neighborhood context and future place type descriptions for the property
 - Support a context-sensitive scale of investment on an underutilized, long-neglected property

Rezoning Review Criteria

1. Uniformity of District Regulations

- *Staff finds the rezoning will result in the uniform application of zone district building form, use, and design regulations within the unique zone district.*

2. Further Public Health, Safety and Welfare

- *Staff finds the rezoning will implement adopted plans by supporting redevelopment at an appropriate location that is in character with the surrounding area in scale and increasing the variety of housing choices in the neighborhood on an underutilized, neglected surface parking lot.*

Standard Rezoning Review Criteria

4. Justifying Circumstances

Staff finds the rezoning is justified under this section:

- Recent enhanced bicycle and bus connections to city's mobility network, including Knox light rail station coupled with lack of investment on Knox Court corridor and subject property*
- Upon adoption, new Comprehensive Plan and Blueprint Denver 2019 will represent justified circumstance*

Standard Rezoning Review Criteria

5. Consistency with (Urban Edge) Neighborhood Context, Zone District Purpose and Intent

Staff finds the rezoning consistent because:

- The context description matches the existing neighborhood pattern of blocks and access*
- The proposed zone district would accommodate reinvestment by embedding small-scale multi-unit residential uses in a primarily residential area*
- The proposed zone district allows a building height and height transitions, including upper story scaling and stepbacks, to be compatible with the surrounding allowable building heights.*

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