

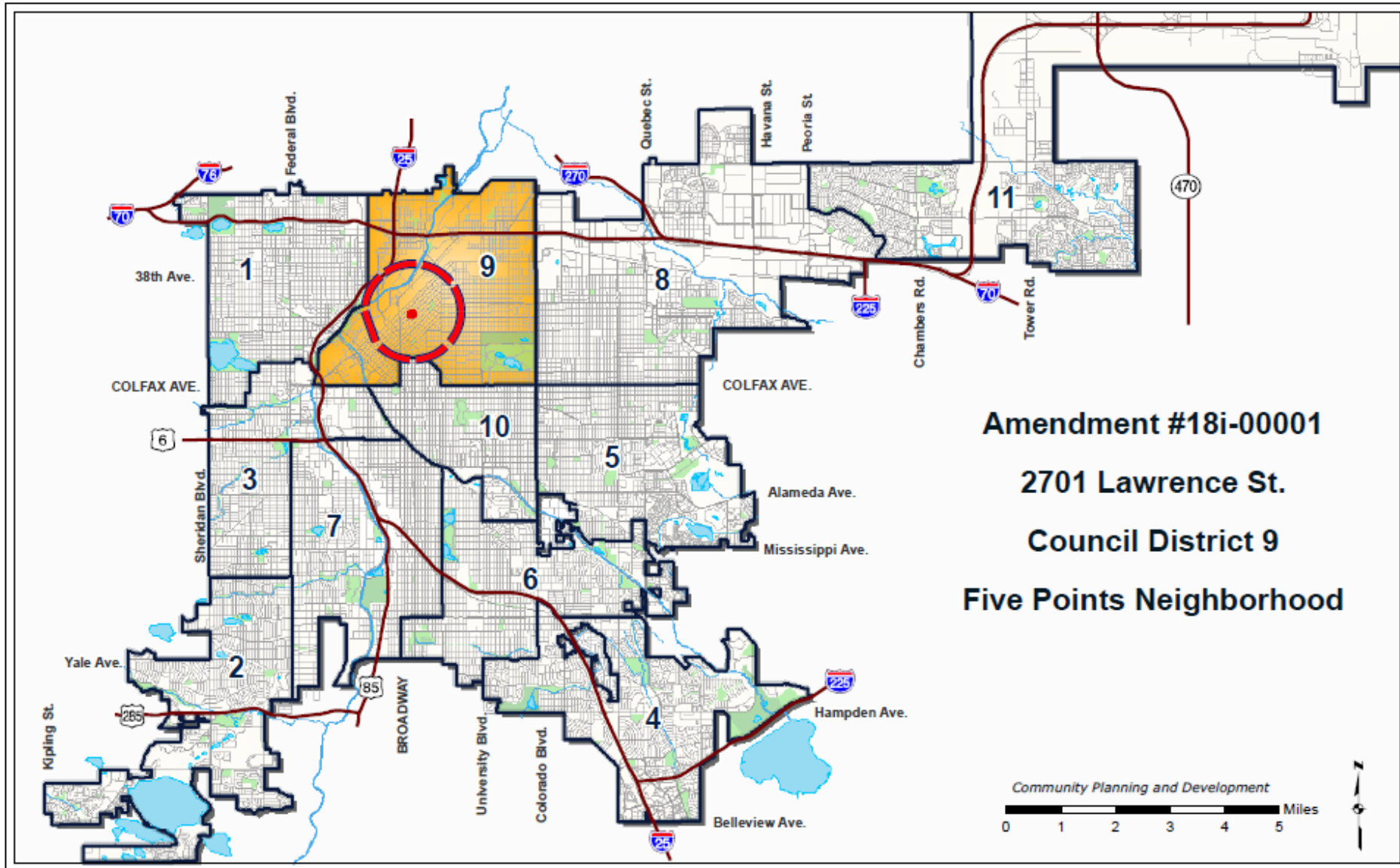


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# 2701 Lawrence Street

Map Amendment #2018I-000001

Request: From G-MU-3/UO-3 to U-MX-2



**Amendment #18i-00001**

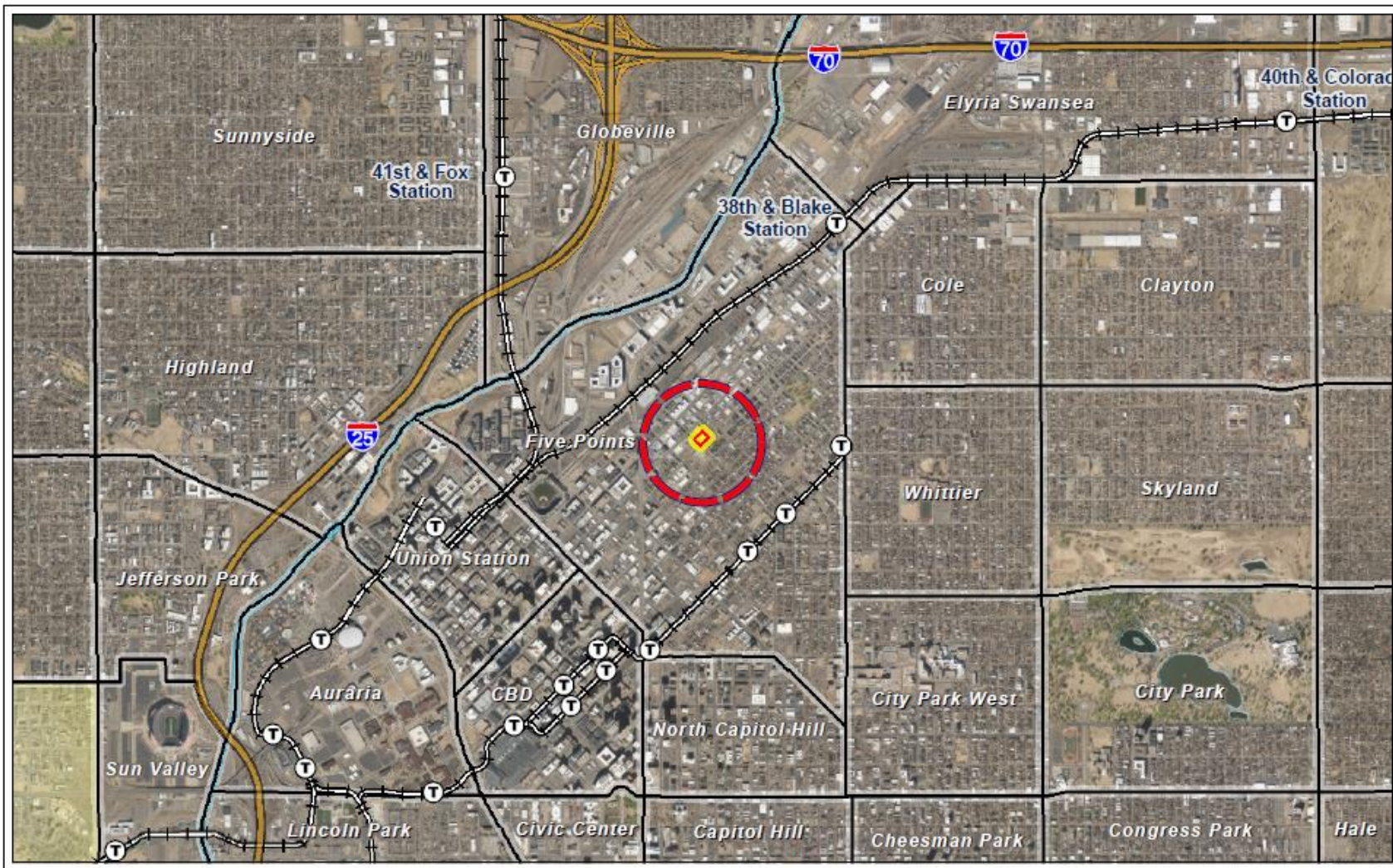
**2701 Lawrence St.**

**Council District 9**

**Five Points Neighborhood**



# Five Points Statistical Neighborhood





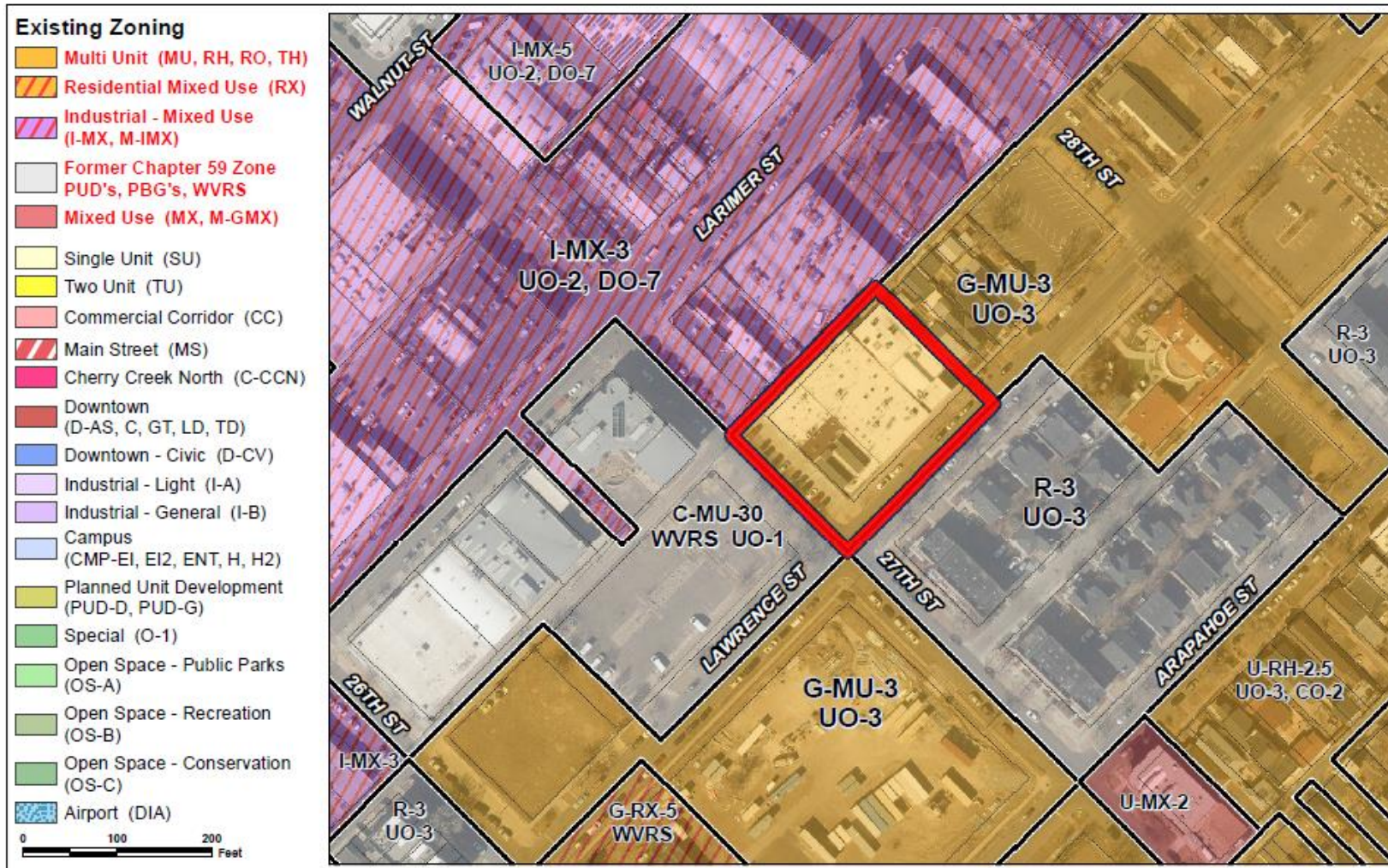
# Request: U-MX-2



- Urban Context
- Intended to Promote and Protect Residential Neighborhoods
- Allows Town House, General and Shopfront Primary building forms
- Max. Building Height 30 feet



# Existing Zoning



- North: I-MX-3, UO-2, DO-7
- South: G-MU-3, UO-3
- East: G-MU-3, UO-3 and R-3, UO-3
- West: C-MU-30, UO-1 with waiver



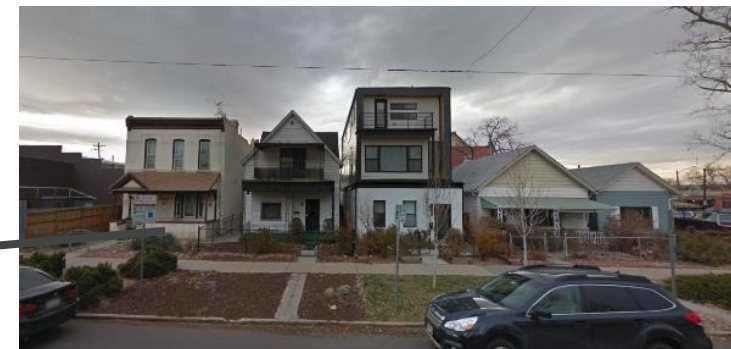
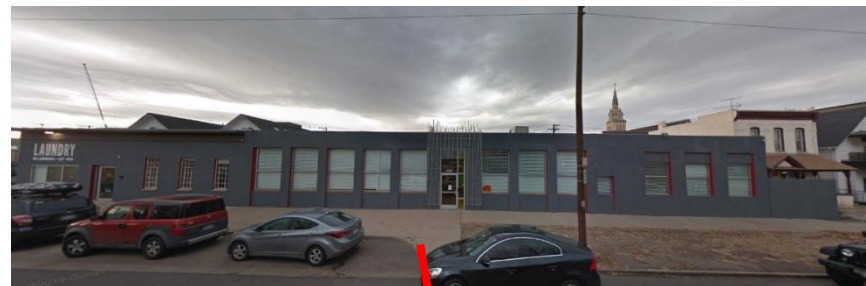
# Existing Land Use



- Subject Property contains a one-story commercial structure
- Surrounded by:
  - North – Industrial, Office, Commercial;
  - South: Parking and Vacant;
  - East: Single- & Multi-unit Residential
  - West: Commercial, Office, Industrial



# Existing Context – Building Form/Scale



# Process

- Initial Informational Notice of Receipt of Application: 08/15/18
- Informational Notice of Revised Application: 01/09/19
- Planning Board Notice Posted: 04/15/19
- Planning Board Public Hearing and unanimous (10-0) recommendation of approval: 05/01/19
- LUTI Committee: 05/14/19
- City Council Public Hearing: 07/22/19 (Tentative)

## Public Outreach

- One RNO letter of support received from Curtis Park Neighbors, Inc.
- Four other comment letters received supporting original request for G-MX-3



# 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 2040
- Blueprint Denver 2019
- The Northeast Downtown Neighborhood Plan (2011)

### 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 2040

- Equitable, Affordable and Inclusive, Goal 5, Strategy B – *“Stabilize residents and businesses at risk of displacement through programs and policies that help them to stay in their existing community”* (p.29).
- Strong and Authentic Neighborhoods Goal 1, Strategy A – *“Build a network of well-connected, vibrant, mixed-use centers and corridors”* (p.34).
- Strong and Authentic Neighborhoods Goal 1, Strategy D – *“Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities”* (p.34).
- Economically Diverse and Vibrant Goal 3, Strategy A - *“Promote small, locally-owned businesses and restaurants that reflect the unique character of Denver”* (p.46).
- Environmentally Resilient Goal 8, Strategy A – *“Promote infill development where infrastructure and services are already in place”* (p. 54).

# Consistency with Adopted Plans: Blueprint Denver 2019

*The mapping of neighborhood contexts is at the citywide scale, so the boundaries of the contexts may be interpreted with limited flexibility if the request furthers the goals of Blueprint Denver and is consistent with the overall intent of the neighborhood context map.*

This rezoning proposal furthers the following Blueprint Denver goals:

- Goal 04 “Support a welcoming business environment and the growth of employment centers around the city to promote work and educational opportunities for all residents” (p. 23).
- Goal 06 “Enhance the overall character and sense of place of neighborhoods through all stages of development and reinvestment” (p. 22).



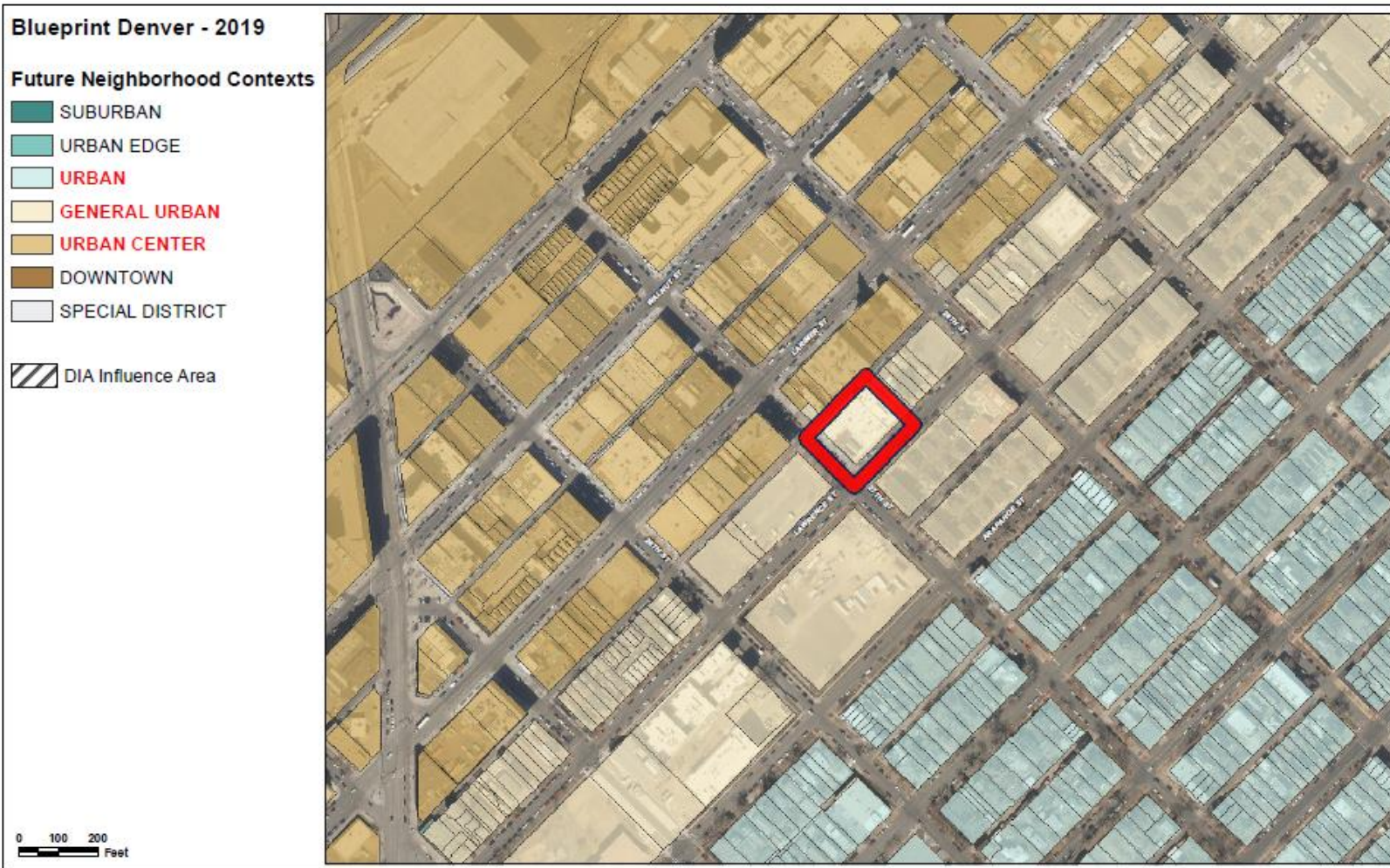
# Consistency with Adopted Plans: Blueprint Denver 2019



- **General Urban Context**
  - Multi-unit with 1 & 2-unit and commercial embedded within
  - Regular grid block patterns



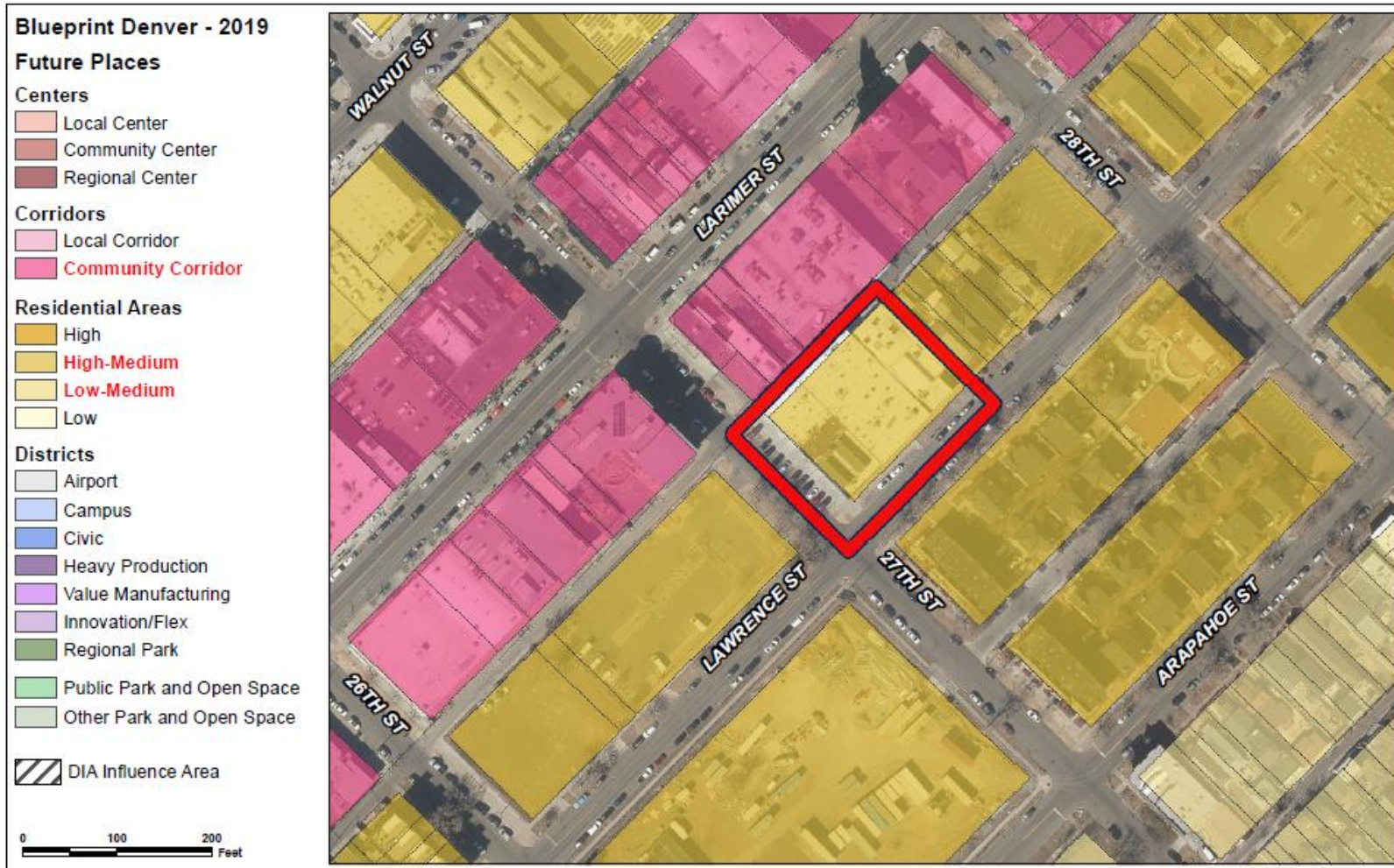
# Consistency with Adopted Plans: Blueprint Denver 2019



- Urban Context
  - Small multi-unit and commercial embedded within 1 & 2-unit residential
  - Regular grid block patterns



# Consistency with Adopted Plans: Blueprint Denver 2019



- **Future Place - Residential High-Medium**
  - Mix of low- to medium-scale multi-unit residential areas
  - Embedded mixed-use distributed throughout
  - Heights up to 8 stories in General Urban Context
  - Heights up to 5 stories in Urban Context

*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.*



# Blueprint Denver Street Types



- **Lawrence Street – Residential Collector**
  - Primarily residential with other uses, modest setbacks
  - Collect movement from local streets and convey it to arterial streets.
- **27<sup>th</sup> Street – Undesignated Local**
  - High property access



# Consistency with Adopted Plans: Blueprint Denver 2019

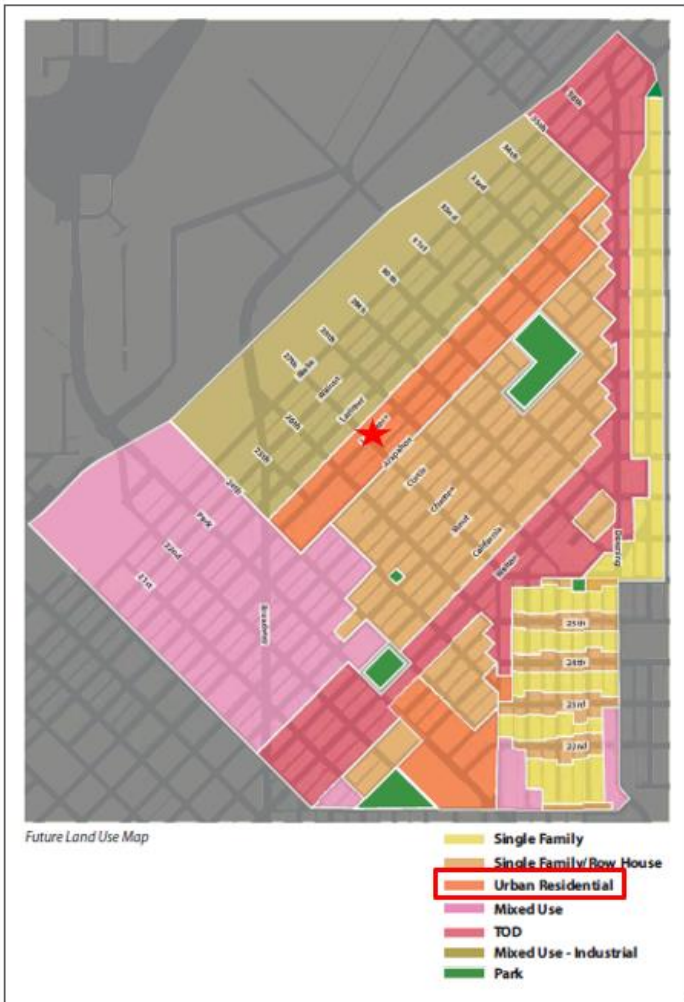


- **Growth Areas Strategy**
  - All other areas of the City - anticipated to see around 20% of new housing growth and 10% of new employment growth by 2040
- *Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, though more limited growth.*

# The Northeast Downtown Neighborhood Plan (2011)

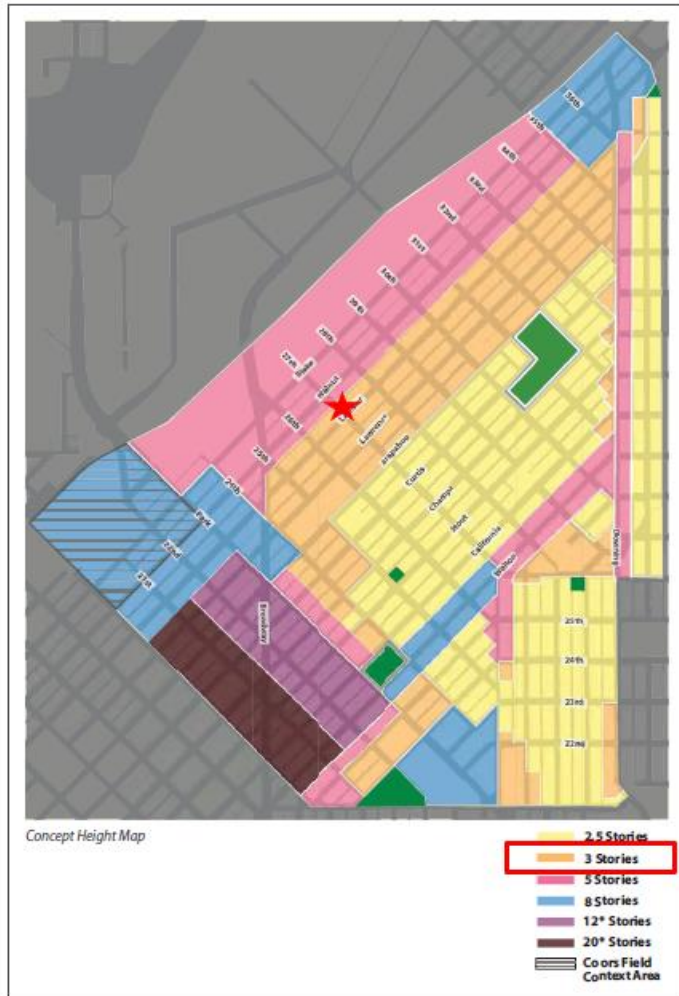
## Urban Residential Concept Land Use -

- Higher density
- Primarily residential with complementary commercial
- Mixture of housing types including historic single-family houses, townhouses, small multi-family apartments and sometimes mid to high-rise residential structures
- Located in areas that transition from historic residential neighborhoods to more intense mixed use neighborhoods





# The Northeast Downtown Neighborhood Plan (2011)



- 3-story Concept Height Recommendation

# The Northeast Downtown Neighborhood Plan (2011)

## Neighborhood Connections and Character:

- A2 Moderate Intensity Development Transitioning to Residential Neighborhoods
  - *“Where higher intensity development transitions to residential neighborhoods, and along main street corridors (Welton, Downing, Larimer):*
    - *Allow a moderate and mixed scale of general, shopfront, apartment and rowhouse building forms.*
    - *Site building forms in a context sensitive manner with emphasis on orienting to the street with parking and access in the rear/off the alley.*
    - *Allow a mix of uses within the area and in the buildings” (p. 18).*
- A.4 Adaptive Reuse and Historic Preservation – *“Promote the reuse of existing buildings. Existing buildings, whether historic or not, are important character-defining elements throughout the Northeast Downtown Neighborhoods” (p.21).*



# The Northeast Downtown Neighborhood Plan (2011)

## **Neighborhoods Concepts and Recommendations:**

- *N.17 Land Use: “Single family residential is the predominant land use within Curtis Park, but a mix of attached housing types are also present throughout the neighborhood...The blocks between Lawrence and Arapahoe have a designation of urban residential to reflect the more dense residential land uses that comprise the Villages at Curtis Park development” (p. 80).*
- *N.20 Accommodate Adaptive Reuse: “Part of Curtis Park’s character comes from the presence of embedded commercial structures within the neighborhood, typically located on corners...More often than not, these properties have residential zoning and as such the establishment of new commercial uses would be precluded. Such a situation would not be in the best interest of the neighborhood. The reuse of existing commercial buildings for commercial purposes should be accommodated on a case-by-case basis, in consultation with the neighborhood” (p. 80).*

# Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
  - Comprehensive Plan 2040
  - Blueprint Denver: A Land Use and Transportation Plan (2019)
  - The Northeast Downtown Neighborhood Plan (2011)
2. Uniformity of District Regulations – using a standard zone district will result in the uniform application of zone district building form, use and design regulations
3. Further Public Health, Safety and Welfare by allowing a moderate level of reinvestment in the area which is consistent with the area character and by implementing the city's adopted land use plans.
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent



# 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
  - Since the date of the approval of the existing zone district, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:
    - Changed or changing conditions in a particular area, or in the city generally; or
    - a city adopted plan; or
    - that the city adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.
  - CPD finds this criteria is met by recognizing citywide changes and the adoption of the Northeast Downtown Neighborhood Plan in 2011 are appropriate changed conditions to justify rezoning the property.
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Denver Zoning Code Review Criteria

1. Consistency with Neighborhood Context, Zone District Purpose and Intent
  - Context – The Urban Context is characterized by single-unit and two-unit uses. Small-scale multi-unit and commercial areas are embedded in residential areas. Single-unit structures in the zone district are the Urban House form, and multi-unit building forms in the context typically include the row house form embedded with other residential form types. The surrounding area and the recommended neighborhood context both make the proposed rezoning to U-MX-2 consistent with the neighborhood context description.
  - Zone District Purpose and Intent - *The intent of the Urban context mixed-use districts intended to promote and protect residential neighborhoods and to promote safe, active and pedestrian-scaled, diverse areas and enhance the ease of transit, walking, shopping and public gathering within neighborhoods.*

The rezoning allows lower scale mixed-use building form and uses that are consistent with the existing and desired development pattern of the area.



# 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