

Community Planning Development

Overview for INC ZAP

May 16, 2015

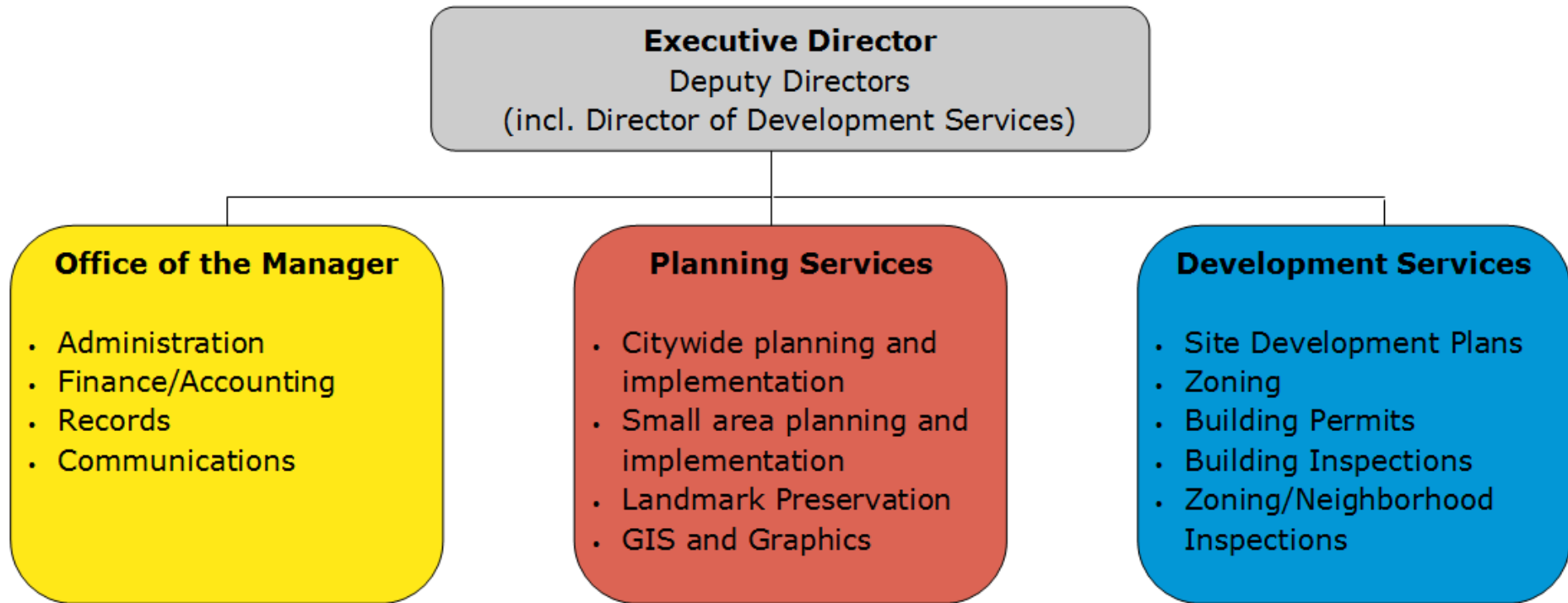
Overview

1. Introduction to Community Planning & Development
2. Citywide and Small Area Plans
 - ▶ What they are
 - ▶ What they are used for
3. Denver Zoning Code (DZC)
 - ▶ What zoning does (and does not) control
 - ▶ Map amendments (“rezonings”)
4. Landmark Review and Historic Designation
5. Development Services
 - ▶ Site development plans
 - ▶ Building permits
 - ▶ Building and Neighborhood Inspections
6. Current Development Trends
7. What’s Next
8. Neighborhood Handbook 3.0
9. For More Information

1. Community Planning & Development

BUILDING COMMUNITY

It's what Denver's Community Planning and Development Department (CPD) is all about. As we create citywide plans, craft development regulations, review development proposals and conduct inspections, we never lose sight of the fact that we do all this in the name of *building community*.



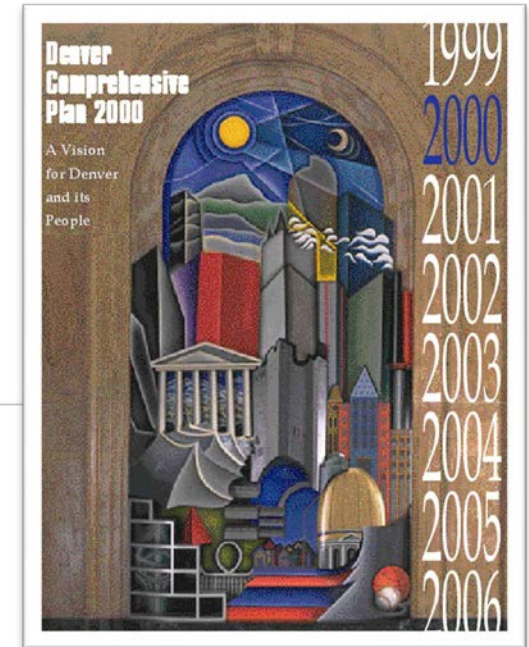
* DS also coordinates closely with partner agencies – PW and Fire.

1. Community Planning & Development



2. Citywide and Small Area Plans

- ▶ www.denvergov.org/planning
 - ▶ See “How We Plan”
- ▶ Role of Plans:
 - ▶ Long-term, broad vision for a community
 - ▶ Guidance for future land use and urban design
 - ▶ Foundation for city regulations



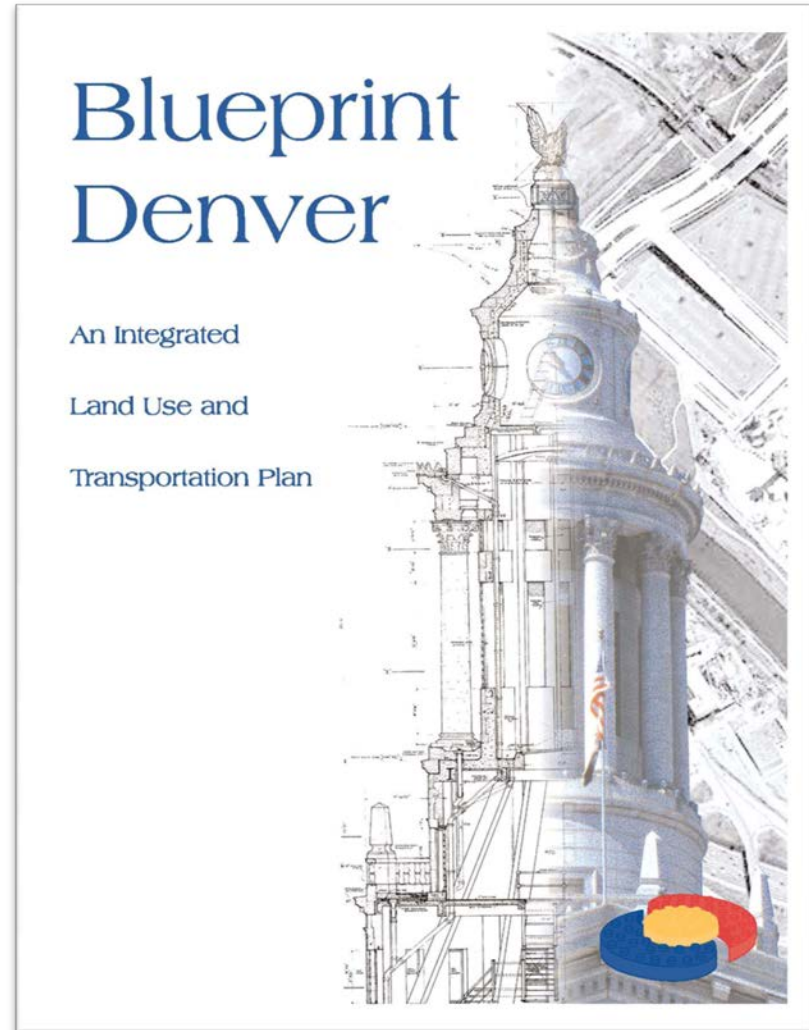
2015 ELYRIA & SWANSEA NEIGHBORHOODS PLAN



Adopted by Denver City Council
2/23/15

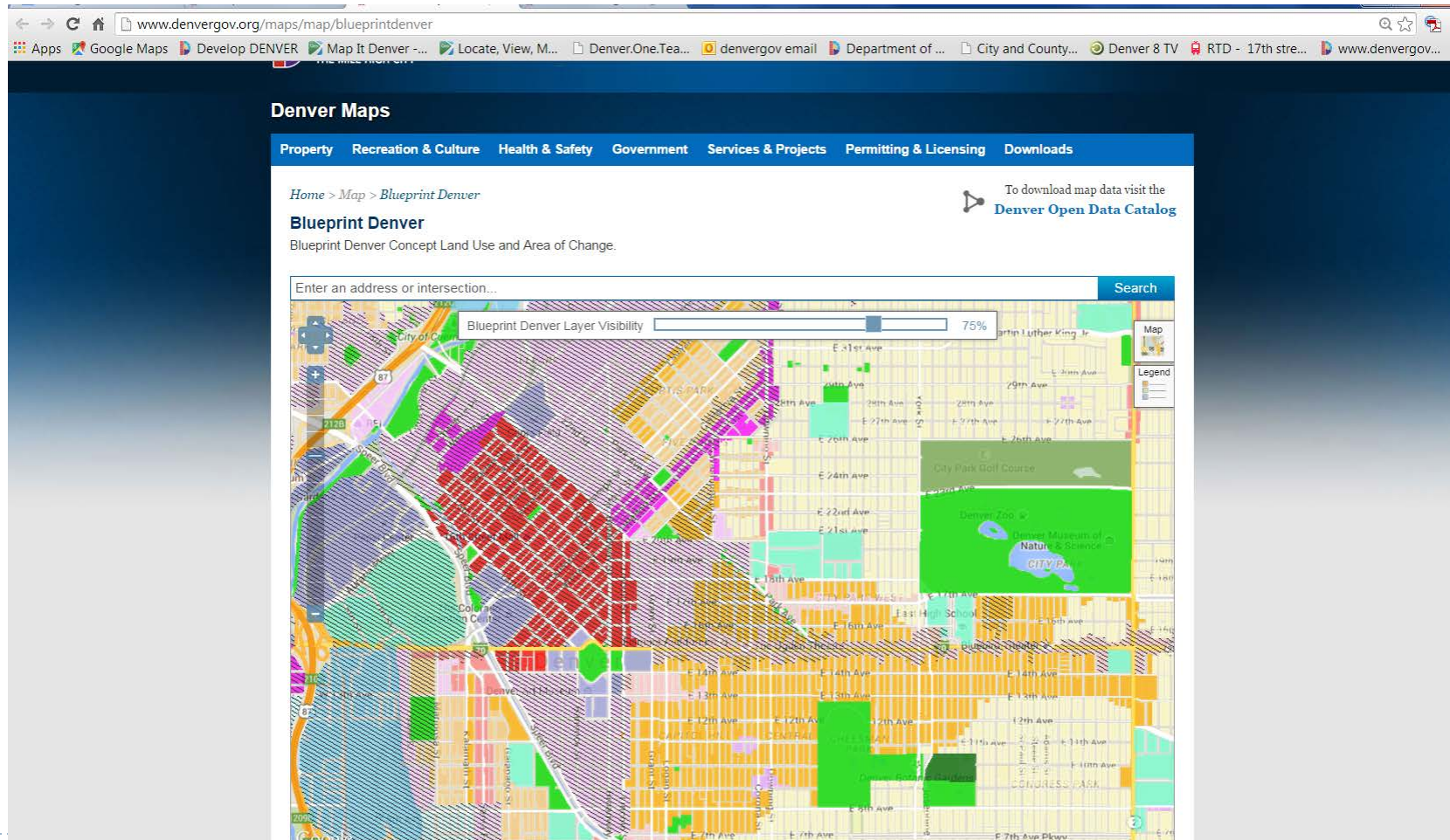
2. Citywide and Small Area Plans

- ▶ Key citywide plans
 - ▶ Comprehensive Plan 2000
 - ▶ Guiding principles
 - ▶ Blueprint Denver: An Integrated Land Use and Transportation Plan
 - ▶ Areas of Change and Areas of Stability
 - ▶ Living Streets Initiative
 - ▶ Transit Oriented Development Strategic Plan
 - ▶ Discover Denver

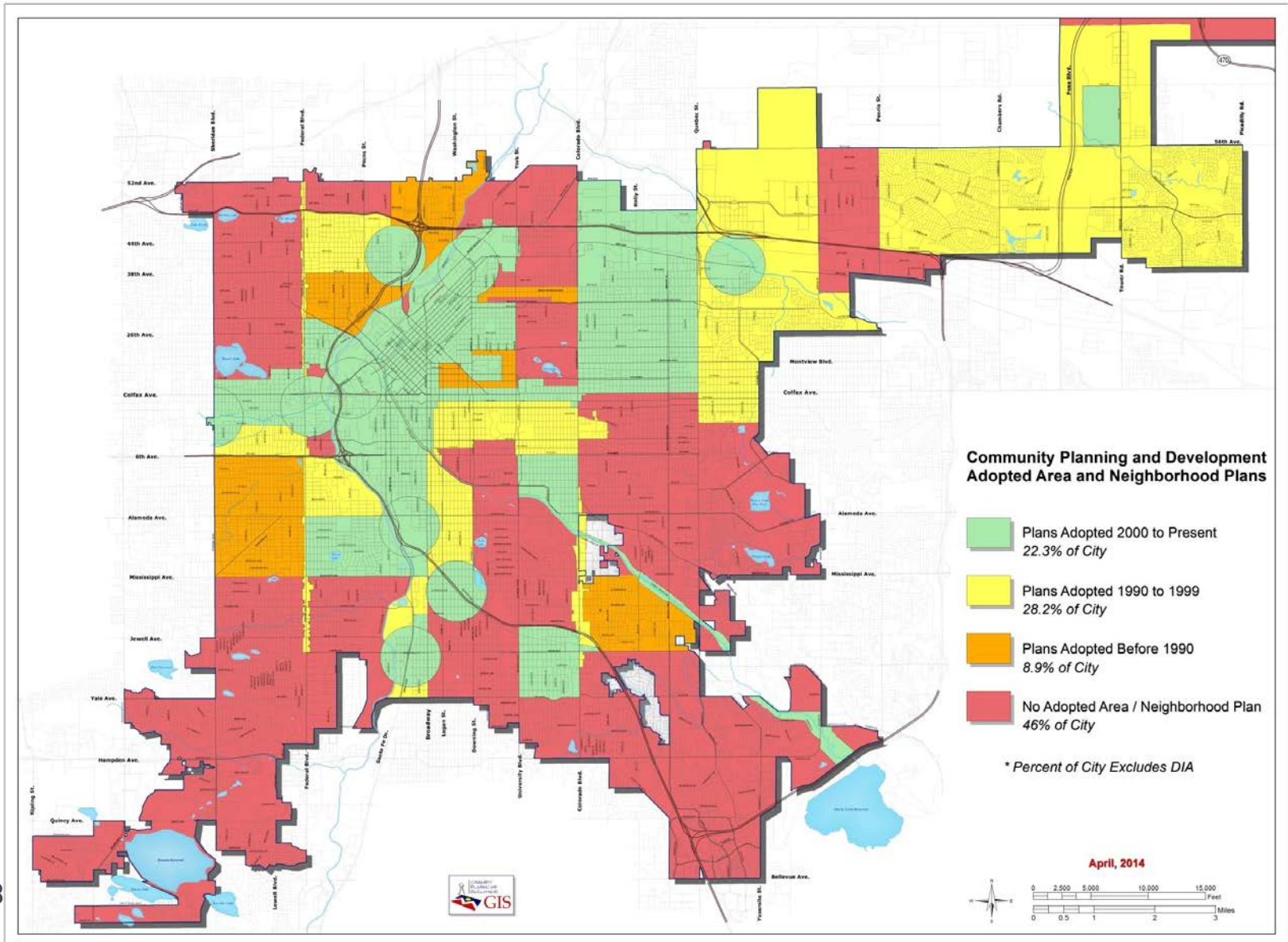


2. Citywide and Small Area Plans

- ▶ Look up Blueprint Denver concept land use for your neighborhood!



2. Citywide and Small Area Plans



2. Citywide and Small Area Plans

- ▶ 1 ½ - 2 years to create
- ▶ Lots of Public Outreach
 - ▶ Steering committee
 - ▶ **Public meetings**
 - ▶ Individual stakeholder meetings
 - ▶ **Targeted community outreach**
 - ▶ **Special events/”happenings”**
 - ▶ Public hearings
 - ▶ **Planning Board**
 - ▶ Neighborhood and Planning City Council Committee
 - ▶ **City Council**



2. Citywide and Small Area Plans

- ▶ Look up neighborhood plans for your neighborhood!

The screenshot displays the Denver Maps website interface. At the top, the Denver logo and navigation links are visible. The main content area is titled "Plans, Assessments and Studies" and includes a search bar. A search for "golden triangle neighborhood plan" has been performed, resulting in 81 items. A map of Denver is shown with a red pin marking the Golden Triangle area. A pop-up window provides details about the "Golden Triangle Neighborhood Plan":

- Plan Type:** Neighborhood Plan
- Plan Status:** Completed Plan
- Adopted Status:** Adopted
- Year:** 1998
- [Link to Plan \(pdf\)](#)
- [Zoom To](#)

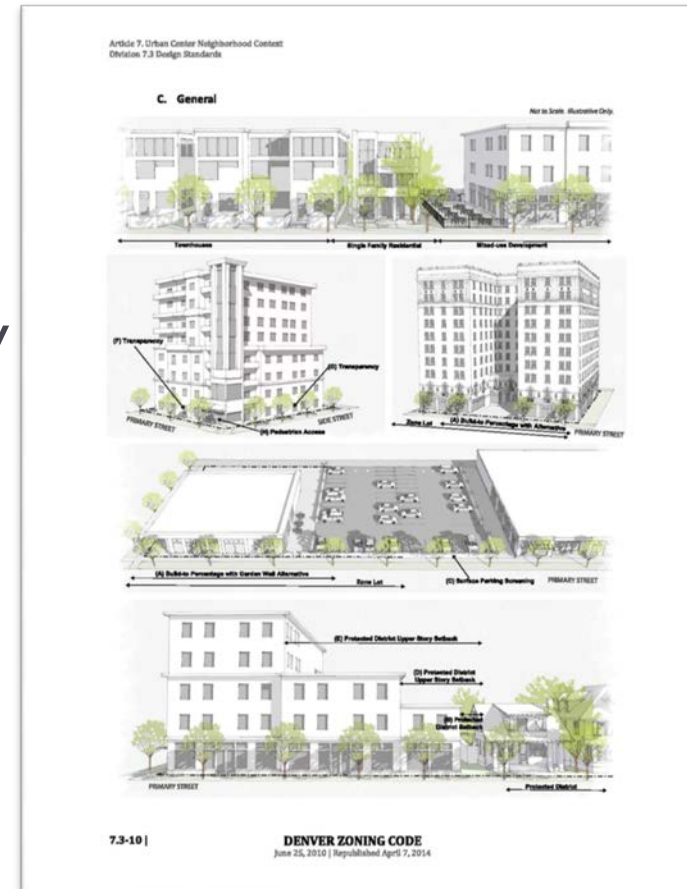
The map shows the Golden Triangle area, bounded by W 14th Ave to the north, W 6th Ave to the south, and Speer Blvd to the east. The area is divided into several blocks, with streets like W 14th Ave, W 13th Ave, W 12th Ave, W 11th Ave, W 10th Ave, W 9th Ave, W 8th Ave, W 7th Ave, W 6th Ave, and Speer Blvd labeled. The map also shows the location of the Convention Center and the Lindsey-Flanigan Courthouse.

3. Denver Zoning Code

► www.denvergov.org/zoning

► Role of Zoning Code

- Implements the city's vision for the future of Denver
- Guides orderly development of the City
- Regulates:
 - Structures – where, how big
 - Uses – permitted by right, permitted with limitations, not permitted
 - Parking – where, how much.



3. Denver Zoning Code

Context Based. Regulations customized by neighborhood context.

- ▶ Recognizes neighborhood differences
- ▶ Guides new investment to be consistent with established or desired patterns
- ▶ Accommodates new types of neighborhoods and development patterns in future



2. Denver Zoning Code

Articles 3-8: The Six Neighborhood Contexts



Article 3: Suburban Neighborhood



Article 4: Urban Edge Neighborhood



Article 5: Urban Neighborhood



Article 6: General Urban Neighborhood



Article 7: Urban Center Neighborhood



Article 8: Downtown Neighborhood

3. Denver Zoning Code

Form Based

- ▶ Implement plans and visualize Denver's physical character
- ▶ Organize and convey regulations in a way that is understandable to staff and the customer

General Urban (G-) Neighborhood Context Zone Districts		Max Number of Primary Structures per Zone Lot	Building Forms												
			Suburban House	Urban House	Detached Acc. Dwelling Unit	Duplex	Tandem House	Town House	Garden Court	Row House	Apartment	Drive Thru Services	Drive Thru Restaurant	General	Shopfront
RESIDENTIAL ZONE DISTRICTS															
Row House (RH)	G-RH-3	no max		■	■	■			■	■					
Multi Unit (MU)	G-MU-3, -5	no max		■	■	■			■	■	■				
	G-MU-8, -12, -20	no max		■	■	■				■	■				
Residential Office (RO)	G-RO-3, -5	no max		■	■	■				■	■				
COMMERCIAL MIXED USE ZONE DISTRICTS															
Residential Mixed Use (RX)	G-RX-5	no max													■
Mixed Use (MX)	G-MX-3	no max										■	■	■	
Main Street (MS)	G-MS-3, -5	no max										■	■		■

■ = Allowed □ = Allowed subject to limitations

3. Denver Zoning Code

Form Based

- Height
- Setbacks
- Building coverage
- Location of parking
- Vehicle access
- Limited design elements

Article 6. General Urban Neighborhood Context
Division 6.3 Design Standards

B. Duplex

Not to Scale. Illustrative Only.

6.3-8 |

DENVER ZONING CODE
June 25, 2010 | Republished April 7, 2014

Article 6. General Urban Neighborhood Context
Division 6.3 Design Standards

DUPLEX

	G-RH-3	G-MU-3 G-RO-3	G-MU-5 G-RO-5	G-MU-8, -12, -20
HEIGHT				
A Stories (max)	see below	3	3	3
A Feet (max)	see below	30*	30*	30*
Stories, front 80% / rear 20% of zone lot depth (max)	3/1	na	na	na
Feet, front 80% / rear 20% of zone lot depth (max)	30*/19'	na	na	na
B Side Wall Height, for Pitched Roof, within 15' of Side Interior and Side Street (max)	25'	na	na	na
Upper Story Setback, for Flat Roof, Above 25': Side Street and Side Interior (min)	15'	na	na	na

*1' for every 5' increase in lot width over 50' up to a maximum height of 35'

	G-RH-3	G-MU-3 G-RO-3	G-MU-5 G-RO-5	G-MU-8, -12, -20
SITING				
ZONE LOT				
Zone Lot Size (min)	3,000 ft ²	3,000 ft ²	3,000 ft ²	3,000 ft ²
C Zone Lot Width (min)	25'	25'	25'	25'
Primary Street, block sensitive setback required	yes	yes	yes	na

	All G-RH, -MU, -RO			
	30' or Less	31' to 40'	41' to 74'	75' or Greater
SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH				
D Primary Street, where block sensitive setback does not apply (min)	20'	20'	20'	20'
E Side Street (min)	3'	5'	5'	5'
F Side Interior (min)	3'	3' min one side/10' min combined	5'	7.5'
G Rear, alley/no alley (min)	12'/20'	12'/20'	12'/20'	12'/20'
Building Coverage per Zone Lot, including all accessory structures (max)	50%	50%	50%	50%
PARKING BY ZONE LOT WIDTH				
Parking and Drive Lot Coverage in Primary Street Setback (max)	50%	50%	50%	50%
Vehicle Access	From alley; or Street access allowed when no alley present (See Sec. 6.3.7.6)			
H DETACHED ACCESSORY STRUCTURES	See Sec. 6.3.4			

DESIGN ELEMENTS

	All G-RH, -MU, -RO Districts
BUILDING CONFIGURATION	
Attached Garage Allowed	(1) Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. (2) May follow the Detached Garage building form Side Street, Side Interior and Rear setbacks
Primary Street Facing Attached Garage Door Width in first 50% of lot depth(max)	35% of the entire width of the Primary Street facing facade of the primary structure or 16', whichever is greater
GROUND STORY ACTIVATION	
I Pedestrian Access, Primary Street	Entry Feature
USES	All G-RH, -MU, -RO Districts
	All allowable Primary Uses shall be allowed within this building form See Division 6.4 Uses and Parking

See Sections 6.3.5 - 6.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

DENVER ZONING CODE
June 25, 2010 | Republished April 7, 2014

| 6.3-9



3. Denver Zoning Code

- ▶ Look up zoning for properties in your neighborhood!

www.denvergov.org/maps/map/zoning

Apps Google Maps Develop DENVER Map It Denver -... Locate, View, M... Denver.One.Tea... denvergov email Department of ... City and County...

Denver Maps

Property Recreation & Culture Health & Safety Government Services & Projects Permitting & Licensing Downloads

Home > Map > Zoning

Zoning

Find your zoning and learn about the zoning code.

Enter an address or intersection... Search

Zoning Layer Visibility 50%

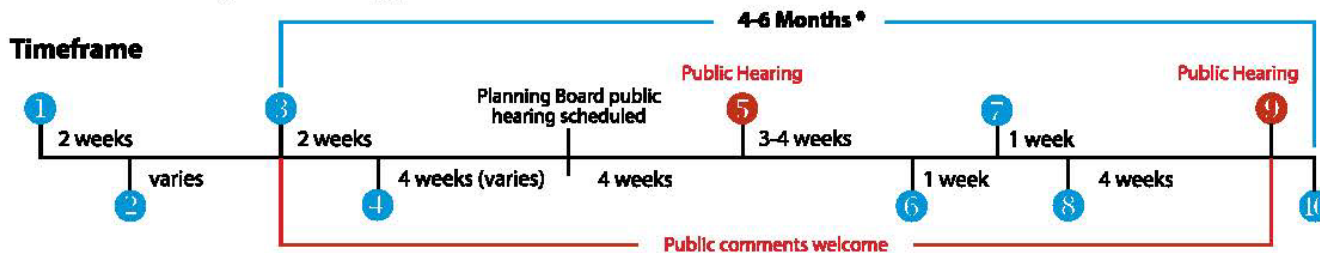
3. Denver Zoning Code

Map Amendments (Rezoning)

- ▶ www.denvergov.org/rezoning
 - ▶ See “Rezoning process page”
- ▶ Public Process to change zone district
- ▶ Changes rules for structures, uses, and parking
- ▶ Does NOT approve a specific development

REZONING - Process

An overview of a typical rezoning process.






** This is a typical timeframe estimate. Unique circumstances and/or rezoning complexity will adjust the timeframe.*

3. Denver Zoning Code

Map Amendments (Rezoning)

► 9 Step Process

1. Pre-application review
-  2. Informal public outreach
-  3. Formal application
4. City review and re-submittal – *staff recommendation*
-  5. Planning Board public hearing – *board recommendation*
-  6. City Council's Neighborhood & Planning Committee meeting
7. Mayor Council meeting
8. City Council first reading of the ordinance
-  9. City Council public hearing – *council decision*



= opportunity for public input

3. Denver Zoning Code

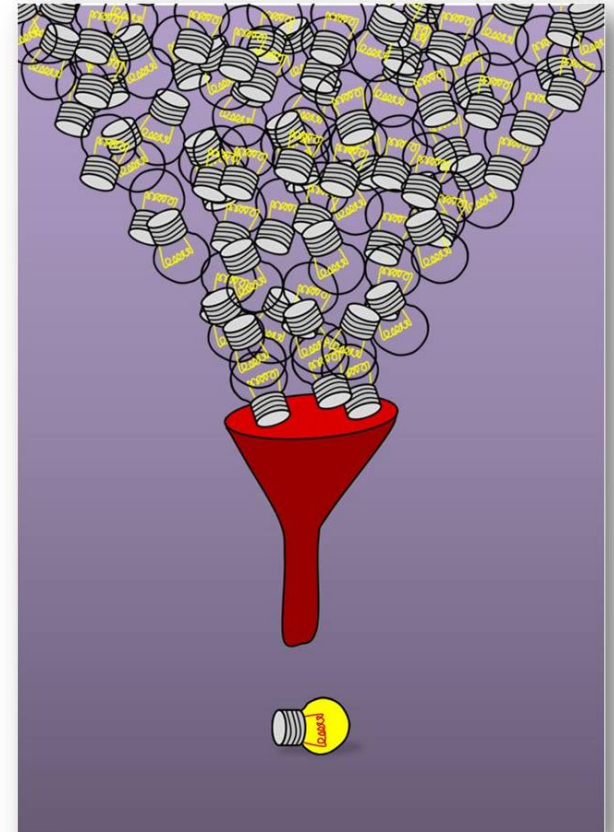
Map Amendments (Rezoning)

- ▶ Staff Evaluation
 - ▶ Consistent with completed plans?
 - ▶ Further public health, safety and welfare?
 - ▶ Circumstances that justify the rezoning?
 - ▶ Consistent with the neighborhood context?
 - ▶ Align with the zone district's purpose and intent?
 - ▶ Result in consistent regulations for each property with the same zoning designation citywide?

3. Denver Zoning Code

Map Amendments (Rezoning)

- ▶ In 2014, Denver City Council approved **34** map amendments.
- ▶ CPD Planning Services Staff reviewed **78** pre-applications
- ▶ Only **43%** of preliminary map amendment proposals moved through for City Council review.



3. Denver Zoning Code

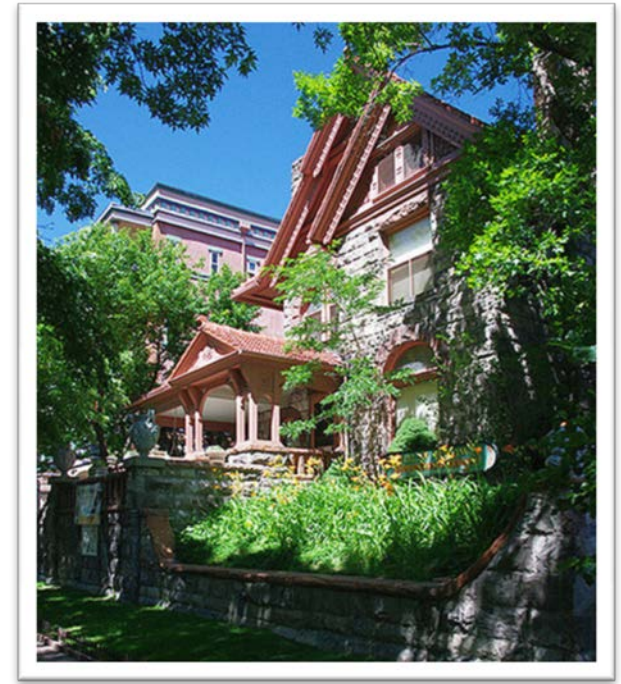
Map Amendments (Rezoning)

- ▶ Look up proposed map amendments in your neighborhood!

The screenshot shows the Denver Maps website interface. At the top, there's a navigation bar with links like Property, Recreation & Culture, Health & Safety, Government, Services & Projects, Permitting & Licensing, and Downloads. Below this, the breadcrumb trail reads: Home > Map > Proposed Zone Map Amendments (Rezoning). The main heading is "Proposed Zone Map Amendments (Rezoning)" with a subtitle "Proposed Zone Maps Amendments in the City and County of Denver." A search bar is present with the placeholder text "Enter zone number, address or intersection...". The map itself shows a grid of streets in West Denver, with a red pin marking a specific location. A pop-up window displays the following information: "14i-00098", "Application Date: 2/12/2015", "From Zone: PUD #573", "To Zone: G-MU-5", and a link for "For More Info". The map also shows major roads like W Colfax Ave and W 17th Ave, and landmarks like the Sports Authority Field at Mile High.

4. Landmark Review and Designation

- ▶ www.denvergov.org/preservation
 - ▶ See “Historic Designation”
- ▶ Recognizes historical, architectural and geographical importance
- ▶ Initiated by property owners, citizens or neighborhood groups.
- ▶ Applications are reviewed by:
 - ▶ Staff – *recommendation*
 - ▶ **Landmark Preservation Commission** – *recommendation*
 - ▶ **City Council** – **decision**



4. Landmark Review and Designation

► Look up historic landmarks in your neighborhood!

The screenshot shows the Denver Maps website interface. At the top, there's a navigation bar with the Denver logo and various service links. Below that, a blue header bar contains the text "Denver Maps". A secondary blue bar lists categories: Property, Recreation & Culture, Health & Safety, Government, Services & Projects, Permitting & Licensing, and Downloads. The main content area is titled "Historic Landmarks & Districts" and includes a search bar and a list of landmarks. A map of downtown Denver is displayed, with historic landmarks highlighted in orange. A pop-up window shows details for the Thomas Hornsby Ferrill House, including its address, district name, ordinance number, and date.

denvergov.org/maps/map/historiclandmarks

Apps Google Maps Develop DENVER Map It Denver -... Locate, View, M... Denver.One.Tea... denvergov email Department of ... City and County... Denver 8 TV RTD - 17th stre... www.denvergov...

311 Help A to Z Services Log in Sign up

DENVER
THE MILE HIGH CITY

Help me find ▾ Neighborhood Services Business Services Visiting Government Online Services

Denver Maps

Property Recreation & Culture Health & Safety Government Services & Projects Permitting & Licensing Downloads

Home > Map > Historic Landmarks & Districts

Historic Landmarks & Districts
Discover Denver's historic landmarks and districts.

To download map data visit the [Denver Open Data Catalog](#)

Enter address, historic landmark or district... Search

Historic Districts and Landmarks
408 Results

- 1750 Gilpin Building
- 17th Avenue Parkway
- 1st And Broadway Building
- 1st Church-Christ Scientist
- 20th St Gym
- 2500 Walnut Street
- 6th Avenue Parkway
- 7th Avenue Congregational Church
- Adams/Fitzell House
- Adolph Zang House
- Alamo Placita
- Alexander Cowie House
- Allen M. Ghost

Historic Landmark:
Thomas Hornsby Ferrill House
2123 Downing ST
District Name: NA
Ordinance Number: 530
Ordinance Date: 8/31/1973
[Directions](#) | [Street View](#) | [Zoom To](#)

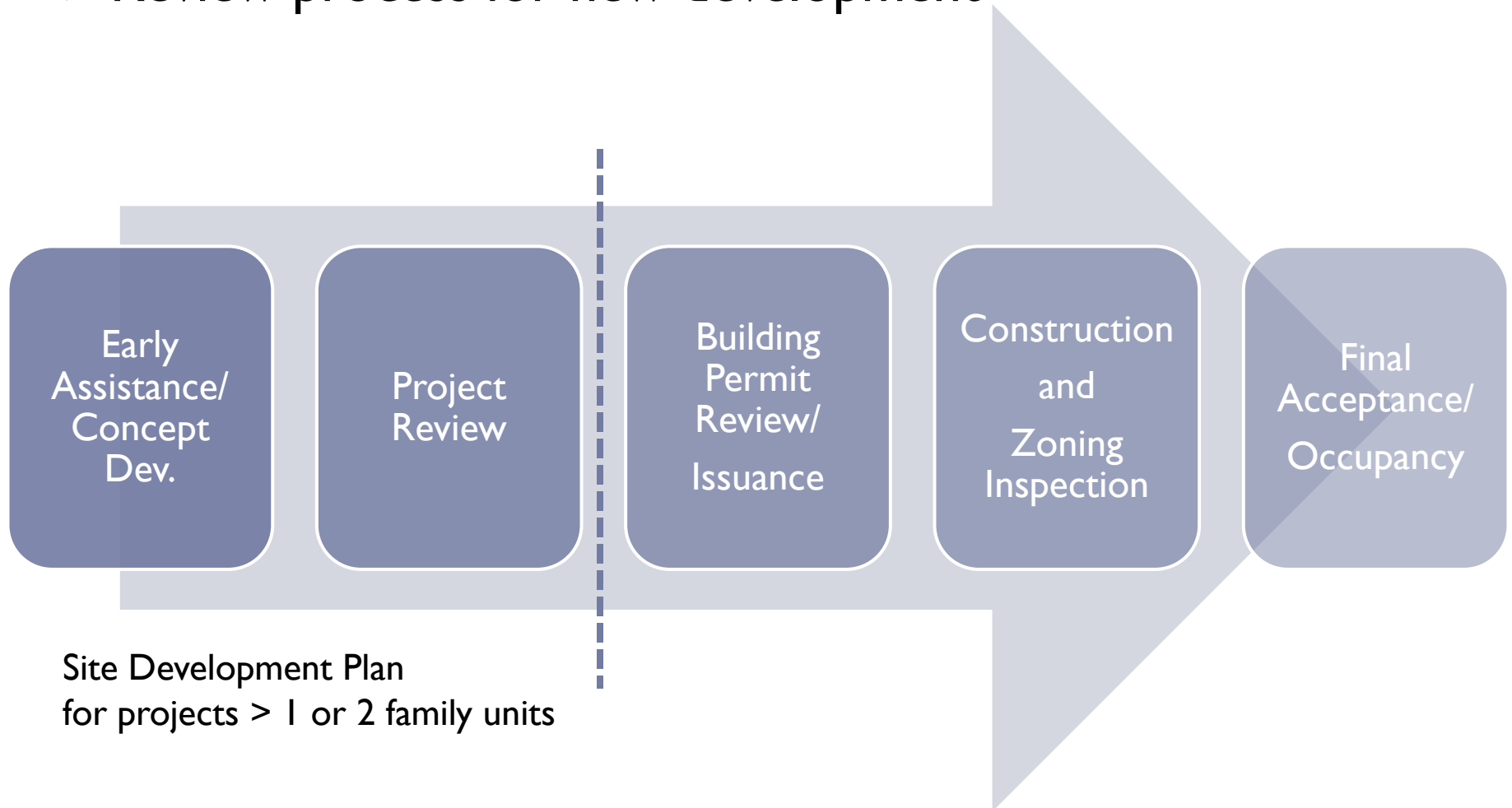
Google Data provided by Community Planning & Dev. Map Data

5. Development Services

- ▶ www.denvergov.org/ds
- ▶ **Site Development Plan**
 - ▶ Required for any development *other* than one- and two-family development
 - ▶ Administrative review – cases managed by Project Coordinators
 - ▶ Facilitate multi-agency review
 - ▶ Provide comments to applicant
- ▶ **Building Permits**
 - ▶ Required for new construction and renovation
 - ▶ Review for compliance with Site Development Plan, Building Code, Zoning Code, Fire Code, and other applicable regulations
- ▶ **Inspections**
 - ▶ Conducted at key development milestones
 - ▶ Verifies compliance with approved plans prior to Certificate of Occupancy

5. Development Services

► Review process for new development



5. Development Services

► Look up Site Development Plans - both approved and under review - in your neighborhood!

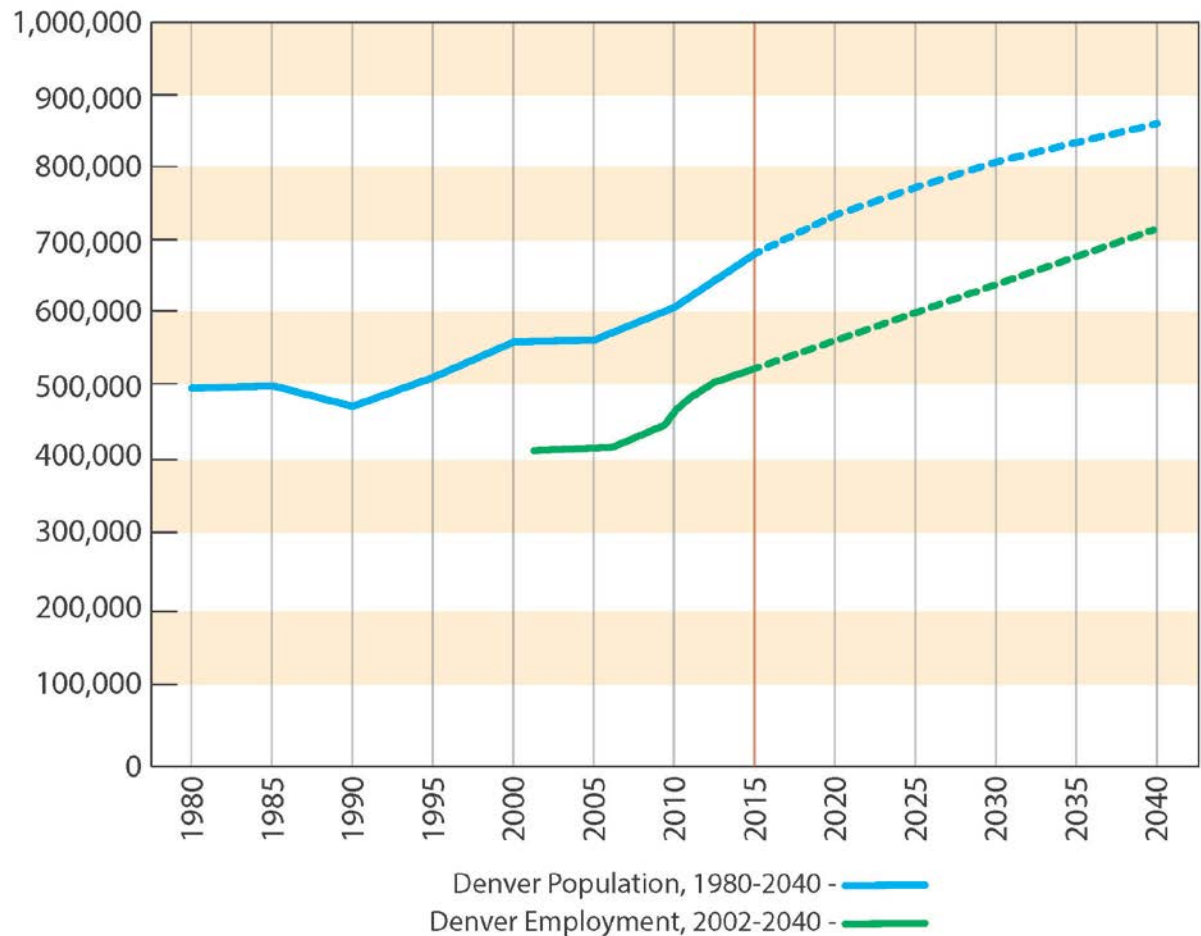
The screenshot shows a web browser window with the URL www.denvergov.org/maps/map/sitedevelopmentplans. The page title is "Site Development Plans" and it includes a breadcrumb trail: Home > Map > Site Development Plans. A search bar at the top of the map area contains the text "Enter plan name, address or intersection..." and a "Search" button. A map of Denver is displayed, showing various streets and landmarks. A pop-up window for "Skyhouse Denver" is visible, providing the following details:

- Skyhouse Denver**
- Status: Under Review
- Address: 1776 Broadway
- Log Number: 2014D00039
- Submitted Date: 5/28/2014
- Proposed Use: Multi-Family Residential
- Number of Stories: 25
- Number of Units: 354
- Parking Spaces: 480
- Zoom To

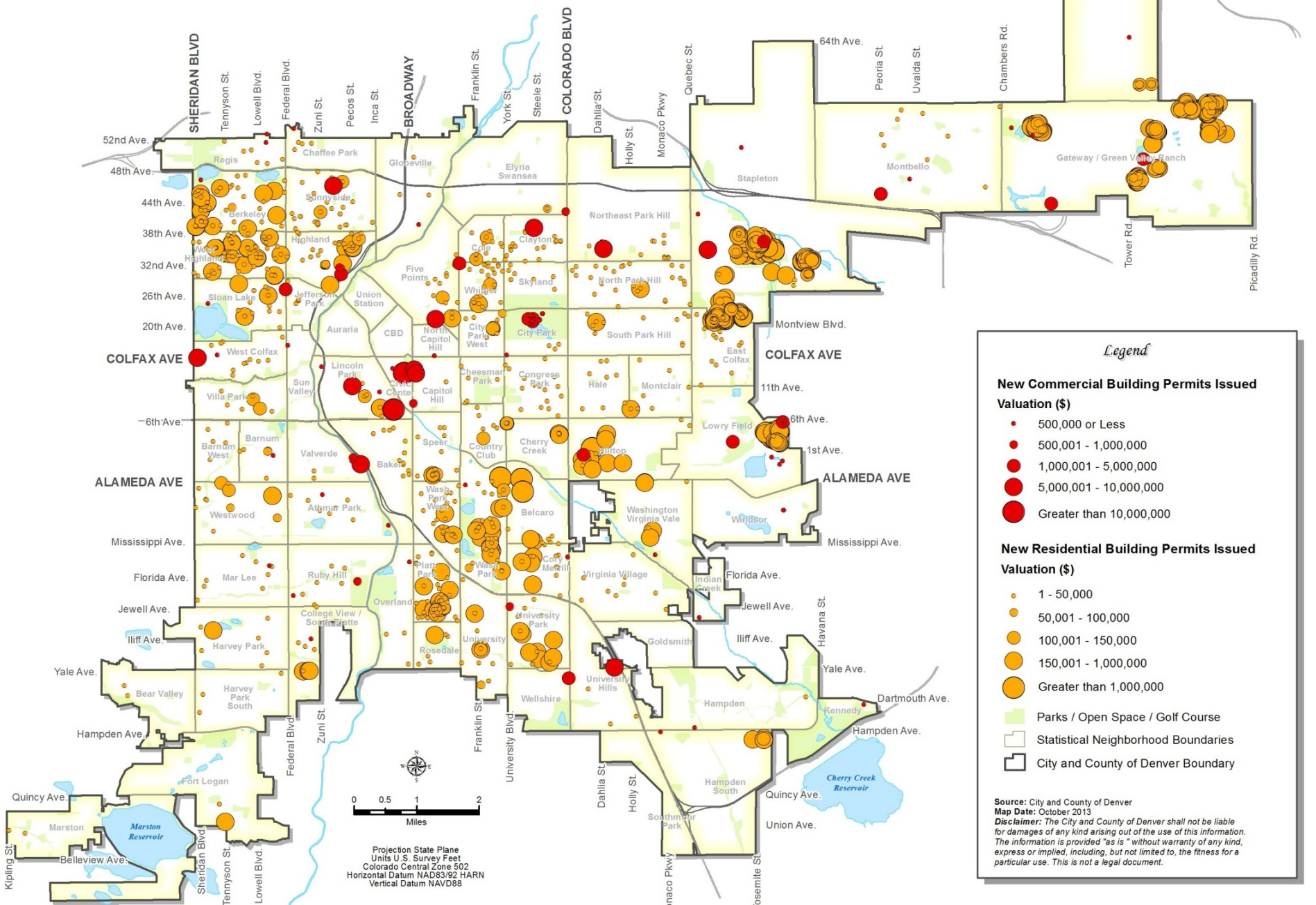
The map also shows other landmarks such as Coors Field, Great Divide Brewing, Denver Union Station, Larimer Square, and the University of Colorado Denver.

6. Current Development Trends

- ▶ 100,000 new residents in last 10 years
- ▶ 100,000 additional new residents anticipated in next 10 years.

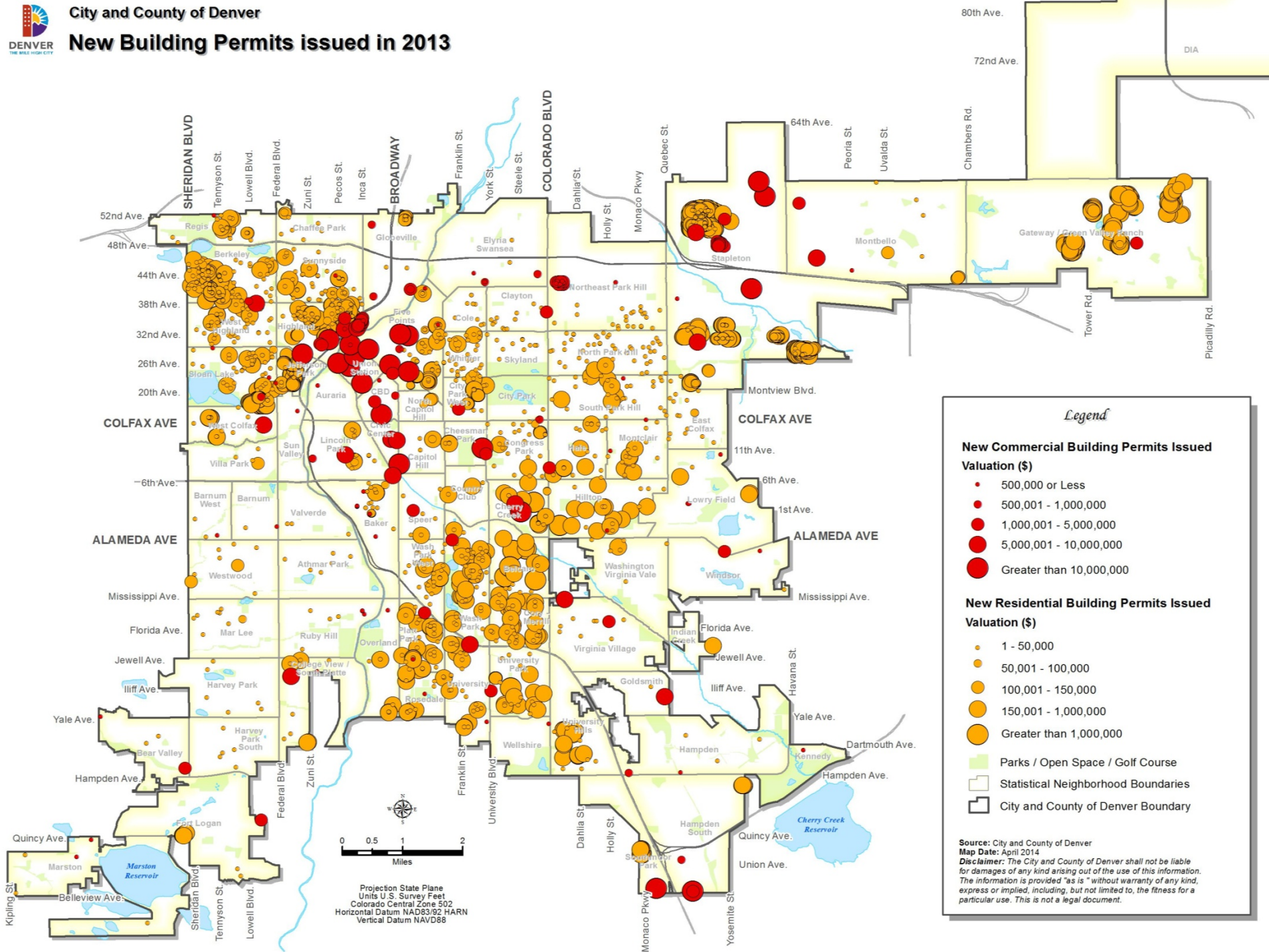


New Building Permits issued in 2010



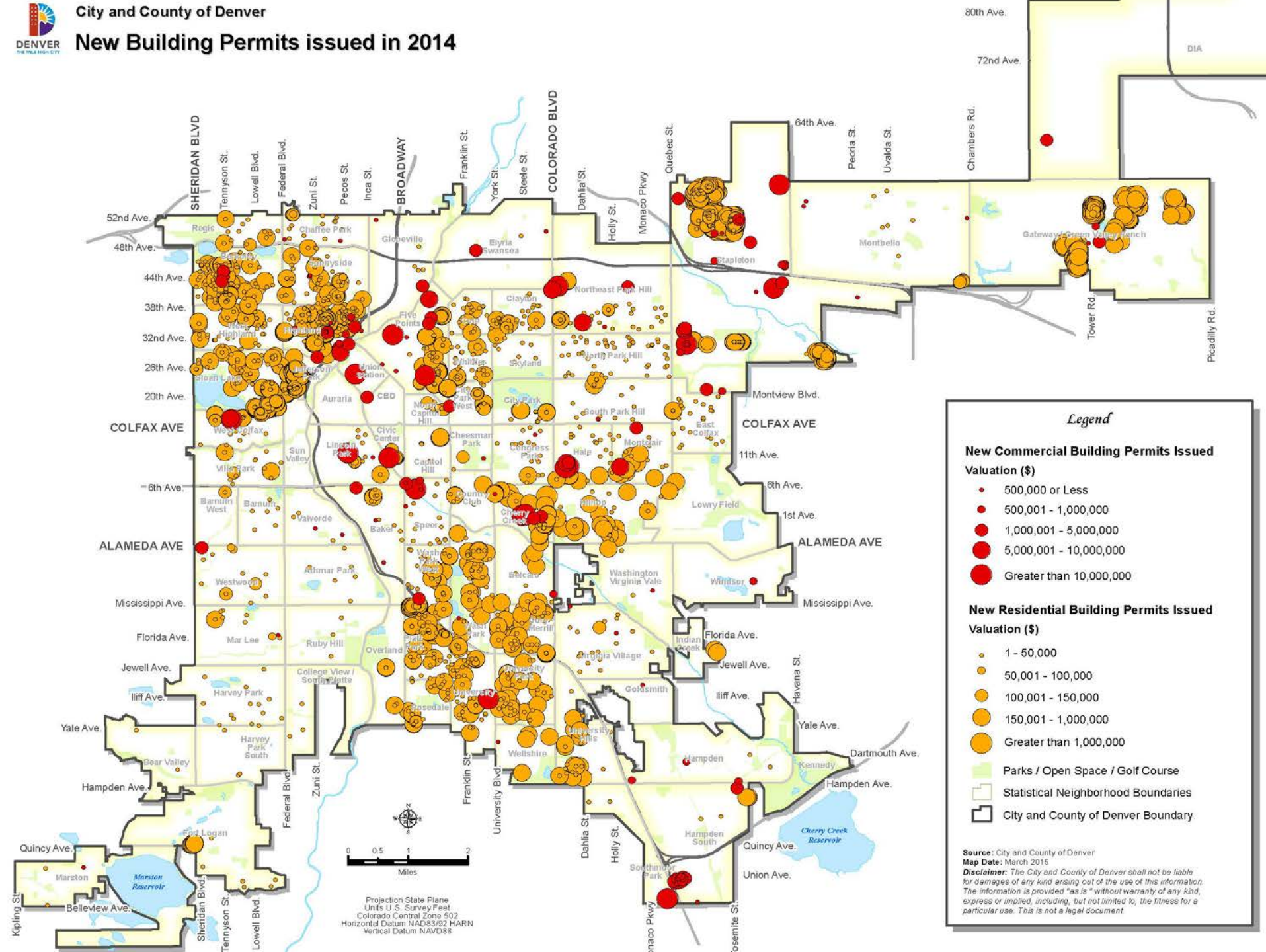


New Building Permits issued in 2013



City and County of Denver

New Building Permits issued in 2014



7. What's Next...

- ▶ Blue Print Denver Update
- ▶ City Transit Plan
- ▶ Neighborhood Planning Initiative

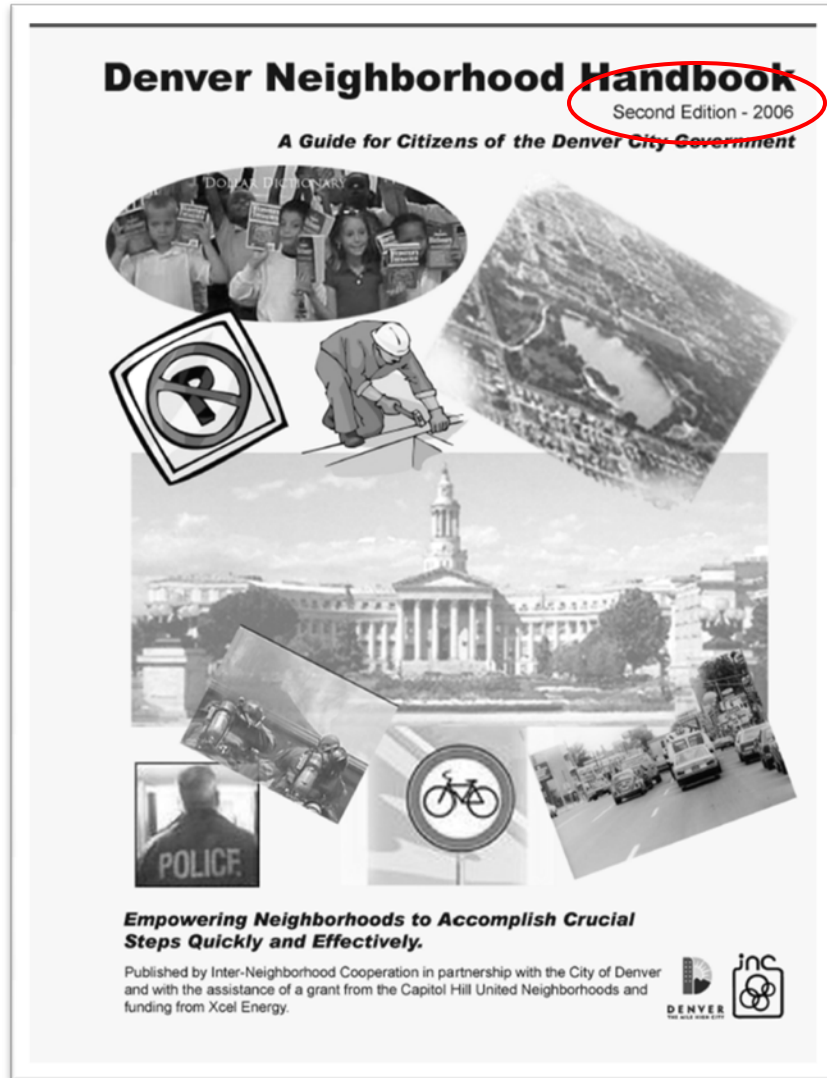


8. INC and CPD

- ▶ INC ZAP Platform
 - ▶ Lots of shared goals
- ▶ Website Changes
- ▶ Zoning Code “bundle” changes
- ▶ GDP Working Group
- ▶ Cherry Creek zoning task force.
- ▶ RNO notification
- ▶ Citizens Planning Academy
- ▶ Continued community dialogue



8. Neighborhood Handbook Update



- ▶ Prepared in 2006
- ▶ Still available online:
<http://www.neighborhoodlink.com/INC/pages>
- ▶ Wide range of topics
 - ▶ Lots of CPD info!
- ▶ Can be challenging to keep hard copy up to date.
- ▶ CPD provides a lot of info online.

8. Neighborhood Handbook Update

- ▶ CPD to provide “INC Links” to INC ZAP
- ▶ Includes links to info covered in 2006 Denver Neighborhood Handbook
- ▶ CPD will provide updates on regular basis/as needed
- ▶ Open for feedback on info to provide

INC Links

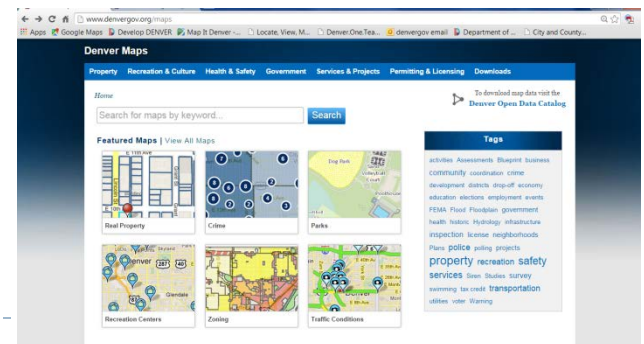
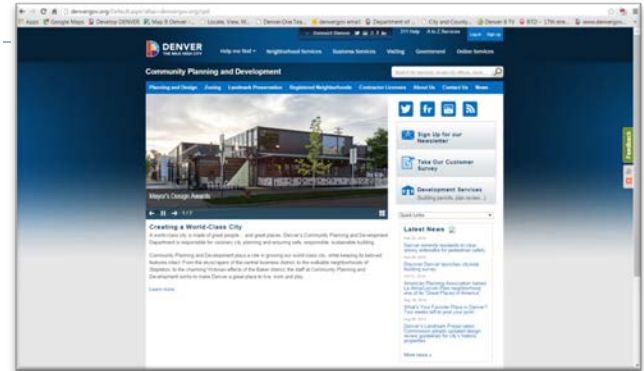
May 16, 2015

Denver Neighborhood Handbook (2006): <http://www.neighborhoodlink.com/INC/pages>

Denver Neighborhood Handbook topic...	... Web Address for current info
Section 1: Dealing with Issues, Concerns, and Complaints Through the City	
A. Organizing a Game Plan ...	--
B. Methods of Communicating Your Ideas ...	--
C. Giving Testimony at a Public Meeting ...	--
D. What To Do If An Agency Will Not Work With You ...	--
E. Mayor's Neighborhood Liaison	See "Neighborhood Relations" on Mayor's webpages.
F. Denver Mediation Center	--
G. Office of Independent Monitor	--
H. Neighborhood Registration and Notification Ordinance	www.denvergov.org/RNO
I. Information from the City and County of Denver	www.denvergov.org www.denvergov.org/denver8tv
Section 2: City Processes for Neighborhood Issues, Concerns, and Complaints	
A. Neighborhood Environment and Quality of Life	--
B. Public Safety	--
C. Liquor and Cabaret Licensing	--
D. Land Use and Zoning	--
1. CPD	www.denvergov.org/CPD
▪ Planning Services	www.denvergov.org/planning
○ Comprehensive Planning	Neighborhood Profiles, Assessments, Small Area Plans
○ Denver Comprehensive Plan 2000	Role of Small Area Plans
○ Citywide Plans and Blueprint Denver	Plan Adoption
2. Zoning and Other Regulatory Tools	www.denvergov.org/zoning
▪ Language Amendments	www.denvergov.org/rezoning
▪ Map Amendments/Rezoning	www.denvergov.org/preservation
3. Historic Preservation and Review	www.denvergov.org/preservation
▪ Landmark Designations/process	
▪ CO Historic Society	
▪ Other Land Use Regulations	
▪ Land Use Inspections	www.denvergov.org/DS
▪ Enforcement of Violations of the Zoning Ordinance	see Help Me Find > Inspections
▪ Common Zoning Code Violations	
4. Variances and Exceptions to Zoning Regulations	www.denvergov.org/DS
▪ Zoning Administrator	see Help Me Find > Zoning for Your Project
▪ BOA	www.denvergov.org/BOA
5. Zone Districts	www.denvergov.org/zoning

9. For More Information

- ▶ www.denvergov.org/cpd
 - ▶ Sign up for our newsletter!
- ▶ www.twitter.com/DenverCPD
- ▶ www.denvergov.org/maps
- ▶ 311 for general inquiries



Denver Community Planning and Development **Overview for INC ZAP**

Questions?



Evelyn Baker | Deputy Director

Community Planning & Development | City and County of Denver

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