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.

Executive Director
Deputy Directors
(incl. Director of Development Services)

Office of the Manager
- Administration
- Finance/Accounting
- Records
- Communications

Planning Services
- Citywide planning and implementation
- Small area planning and implementation
- Landmark Preservation
- GIS and Graphics

Development Services
- Site Development Plans
- Zoning
- Building Permits
- Building Inspections
- Zoning/Neighborhood Inspections

* DS also coordinates closely with partner agencies – PW and Fire.
1. Community Planning & Development

[Diagram showing the cycle of Planning Services Development with icons for Plans & Partnerships, Regulatory Tools, Investment/Infrastructure, Inspections, Plan Review & Permit]
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
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!
3. Denver Zoning Code

- [www.denvergov.org/zoning](http://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

<table>
<thead>
<tr>
<th>General Urban (G-) Neighborhood Context Zone Districts</th>
<th>Max Number of Primary Structures per Zone Lot</th>
<th>Building Forms</th>
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<tbody>
<tr>
<td><strong>RESIDENTIAL ZONE DISTRICTS</strong></td>
<td></td>
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<tr>
<td>Row House (RH)</td>
<td>G-RH-3</td>
<td>■ ■ ■</td>
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<tr>
<td>Multi Unit (MU)</td>
<td>G-MU-3, -5</td>
<td>■ ■ ■</td>
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<td>G-MU-8, -12, -20</td>
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<td>Residential Office (RO)</td>
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<tr>
<td><strong>COMMERCIAL MIXED USE ZONE DISTRICTS</strong></td>
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<td>Residential Mixed Use (RX)</td>
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<td>Mixed Use (MX)</td>
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<tr>
<td>Main Street (MS)</td>
<td>G-MS-3, -5</td>
<td>■ ■ ■</td>
</tr>
</tbody>
</table>

■ = Allowed  ■■ = Allowed subject to limitations

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3. Denver Zoning Code

Form Based

- Height
- Setbacks
- Building coverage
- Location of parking
- Vehicle access
- Limited design elements
3. Denver Zoning Code

- Look up zoning for properties in your neighborhood!
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!
4. Landmark Review and Designation

- [www.denvergov.org/preservation](http://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!
5. Development Services

- [www.denvergov.org/ds](http://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

Site Development Plan for projects > 1 or 2 family units
5. Development Services

Look up Site Development Plans - both approved and under review - in your neighborhood!
6. Current Development Trends

- 100,000 new residents in last 10 years
- 100,000 additional new residents anticipated in next 10 years.
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
9. For More Information

- [www.denvergov.org/cpd](http://www.denvergov.org/cpd)
  - Sign up for our newsletter!

- [www.twitter.com/DenverCPD](http://www.twitter.com/DenverCPD)

- [www.denvergov.org/maps](http://www.denvergov.org/maps)

- 311 for general inquiries
Questions?

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