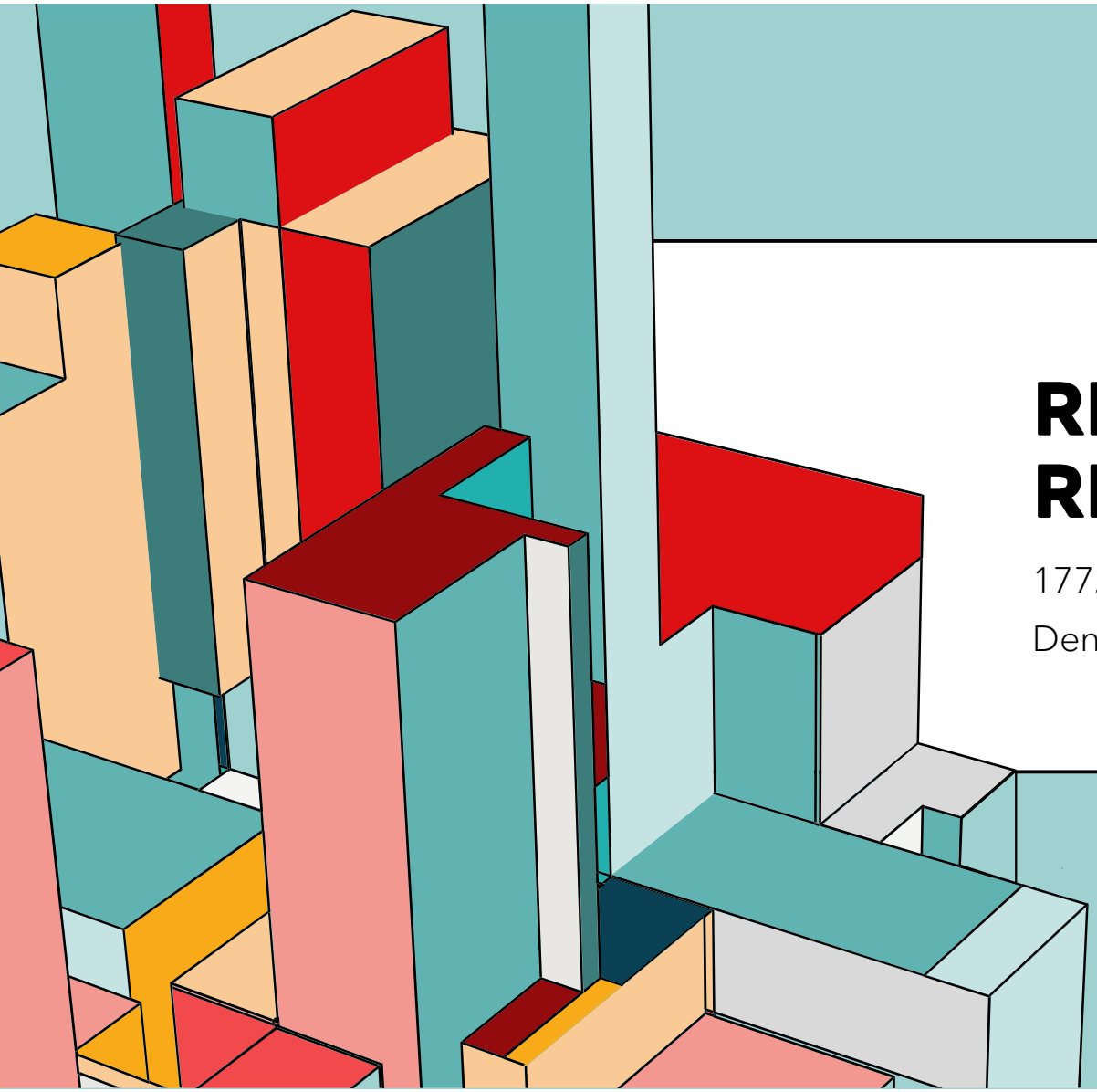


REZONE REQUEST

1772 & 1788 S. Acoma St.

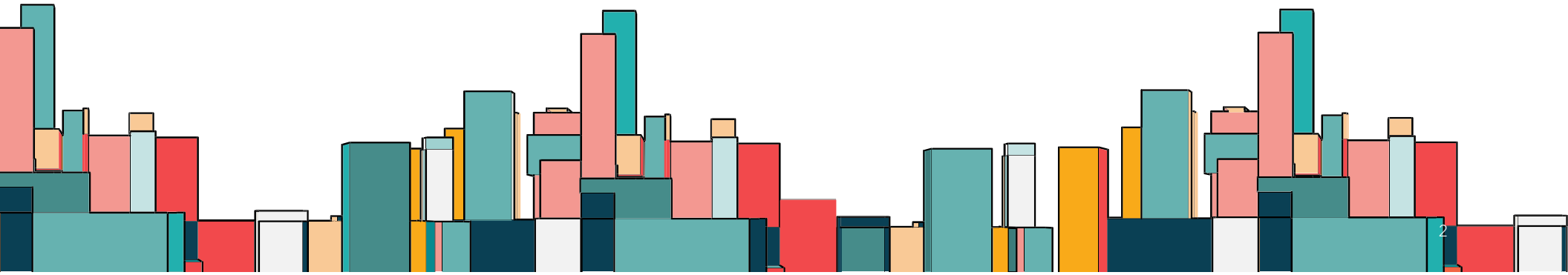
Denver, CO 80211

BACKGROUND

- The current property owner would like to redevelop the property and is asking for Overland Park Neighborhood Association's vote in support of his application to change the zoning from Light Industrial to Industrial Mixed Use.

- The property owner does not currently have building/architectural plans but would like to pursue a mixed-use development that would allow for residential uses above a commercial/retail space that he can hold long term.

- This presentation hopes to explain the reasoning behind the request, as well as to help OPNA understand what the current zoning allows and what would be allowed under the requested zoning.



PROPERTY LOCATION

CURRENT PROPERTY INFORMATION

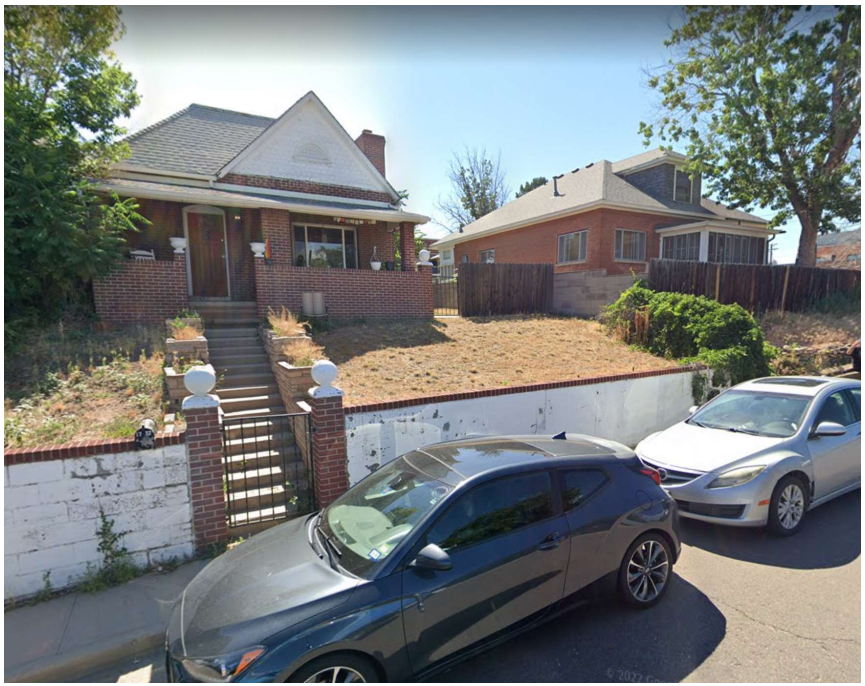
1772 & 1788 S. Acoma St.

EXISTING USE

2 single family homes

EXISTING ZONING

I-A (Light Industrial)



CURRENT VS REQUESTED ZONING

I-A

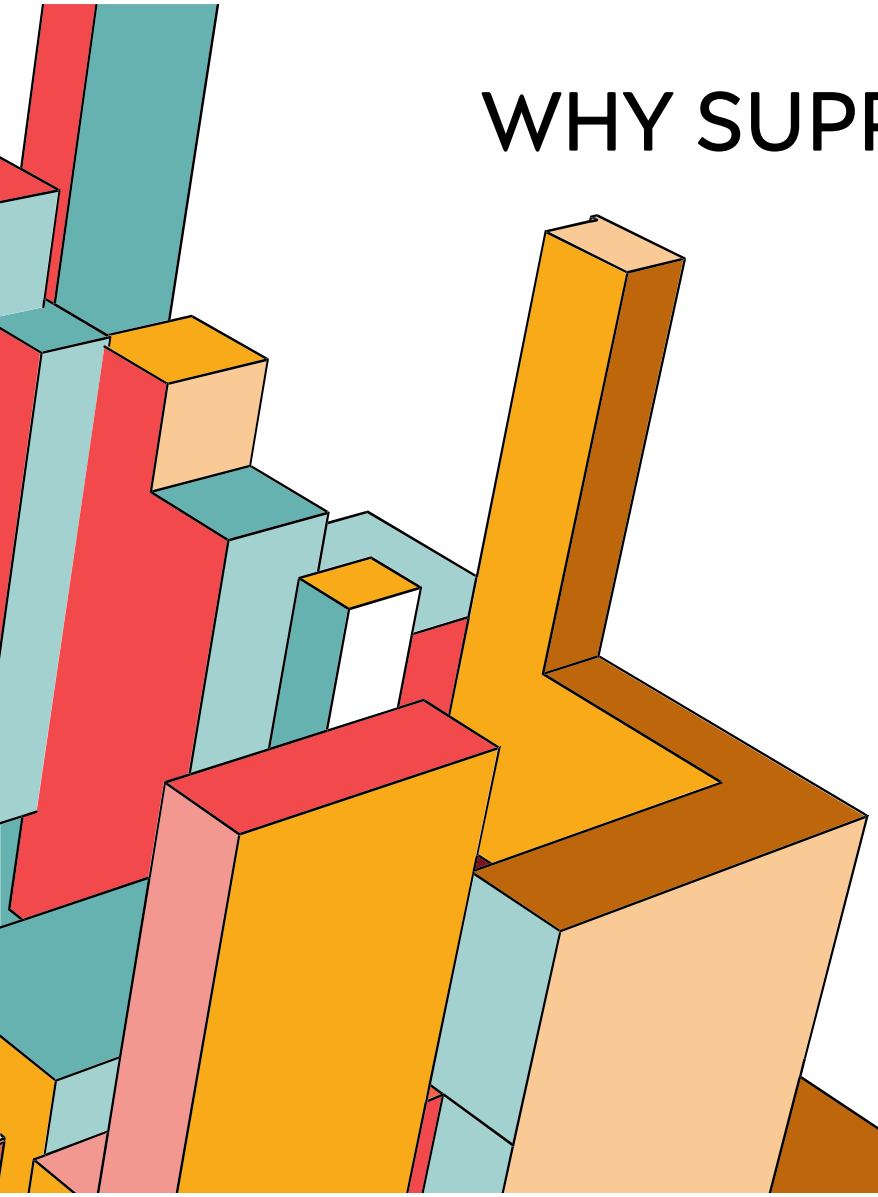
(Light Industrial)

- Current zoning allows development for industrial and commercial uses/forms.
- No height restriction, typically 1-8 stories per zoning code description
- No new residential uses generally allowed in this zone district
- Applicable exception: historic residential use grandfathers a right to redevelop single family homes

I-MX-5

(Industrial Mixed Use)

- Would allow development of industrial, commercial, or residential uses
- Building Forms Allowed: Townhouse, General, Industrial
- Height restriction: 5 stories



WHY SUPPORT REZONING?

NEW AMENITIES FOR THE NEIGHORHOOD

Mixed-Use zoning would allow redevelopment that would bring new businesses/amenities that could serve the growing population of the neighborhood.

AFFORDABLE HOUSING

City Regulations recently changed and now require a minimum of 10% of units to be affordable in projects of 10 units or more. The owner is interested in developing workforce housing or some other socially beneficial housing options and would like to provide more than the 10%, but this is the city required minimum. Residential redevelopment without a rezone would result in two single family homes and no affordable housing.

PROXIMITY TO MASS TRANSIT

½ block to bus stops on S. Broadway, and close to Light Rail stations make this an ideal location for increased residential density.

MINIMAL DISRUPTION TO CURRENT RESIDENTS

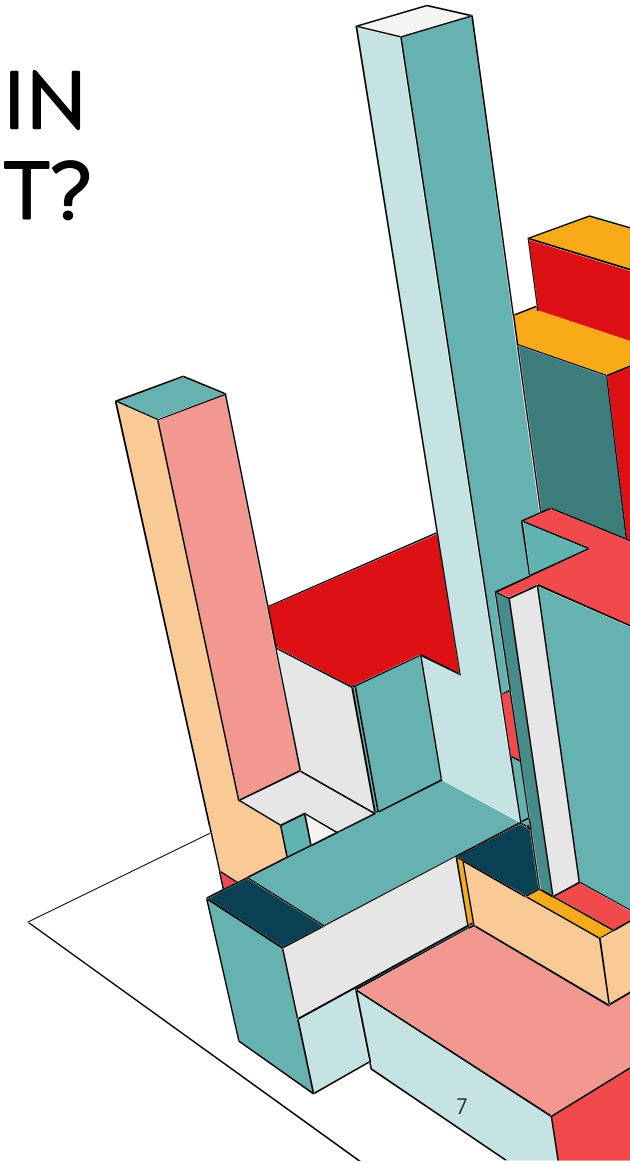
No residential uses adjacent to the property so no privacy concerns, no blocking of sunlight or views, and less parking disruption.

WHAT WOULD REZONING MEAN IN TERMS OF WHAT COULD BE BUILT?

- The following slides show aerial images of the neighborhood to provide context for the surrounding neighborhood.

- An aerial image of a potential development at the property location is shown to illustrate what could be built utilizing the “General” building form for mixed-use development if the property is rezoned to I-MX-5.

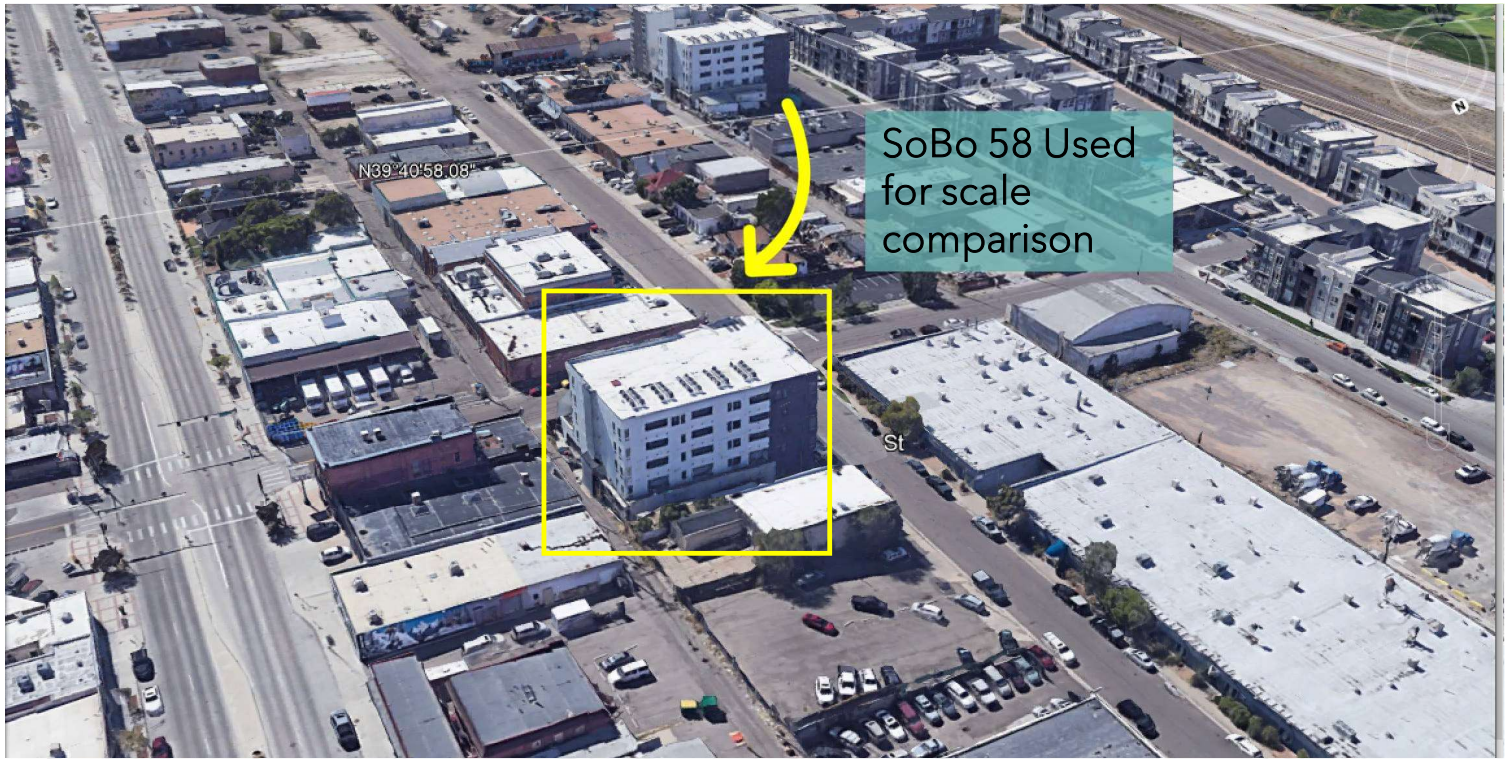
- The example building shown is a copy of the SoBo 58 Condo project located 1 block southwest of the requested rezone that has similar 5 story zoning (C-MX-5).



VIEW OF NEIGHBORHOOD FOR CONTEXT

VIEW OF CURRENT NEIGHBORHOOD

VIEW OF DEVELOPMENT POTENTIAL



ALT ANGLE OF DEVELOPMENT POTENTIAL

GOOD NEIGHBOR AGREEMENT

The property Owner has worked with OPNA and OPNA leadership over the past three months to gather feedback on the project and has proactively offered to enter into a Good Neighbor Agreement (GNA) to address community concerns. The following commitments have been discussed to help ensure a rezone results in a net benefit to the community:

1. Join and maintain ongoing business membership with OPNA
2. Salvage & reuse brick from the current homes in the façade of any new developments to respect neighborhood heritage and ensure continuity of character
3. Ensure the street level activation requirements are met in a way that provides an amenity/business that is accessible to the neighborhood at large and not just to building residents.
4. Include OPNA in the development process by soliciting design input and feedback as well as by providing regular project updates to OPNA.
5. Provide affordable housing should multi-family development occur with a unit count less than the 10 units required to trigger the city's requirement.
6. Provide on-site affordable housing rather than fee-in-lieu or off-site affordable options.

THANK YOU