



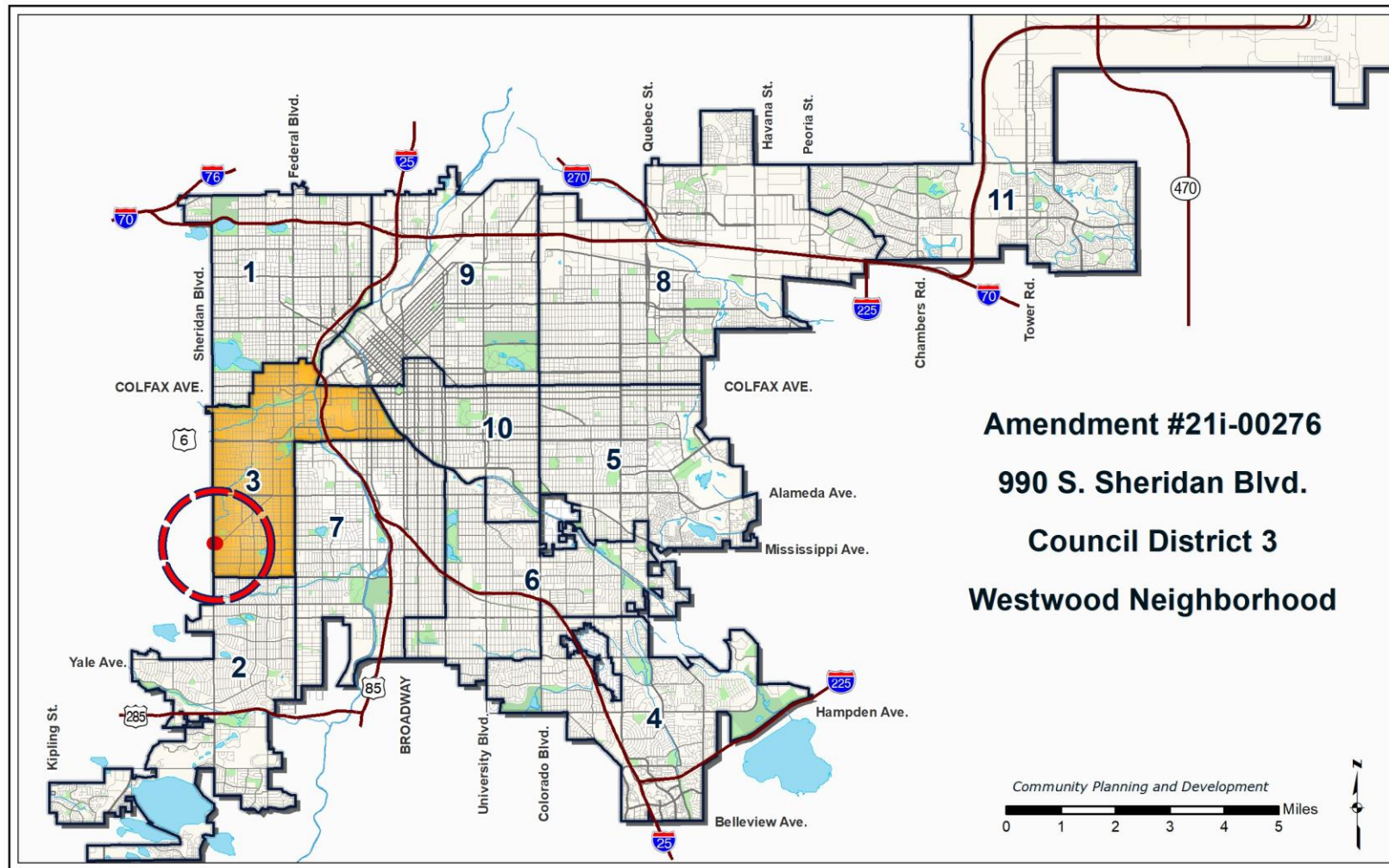
990 South Sheridan Boulevard

2021I-00276

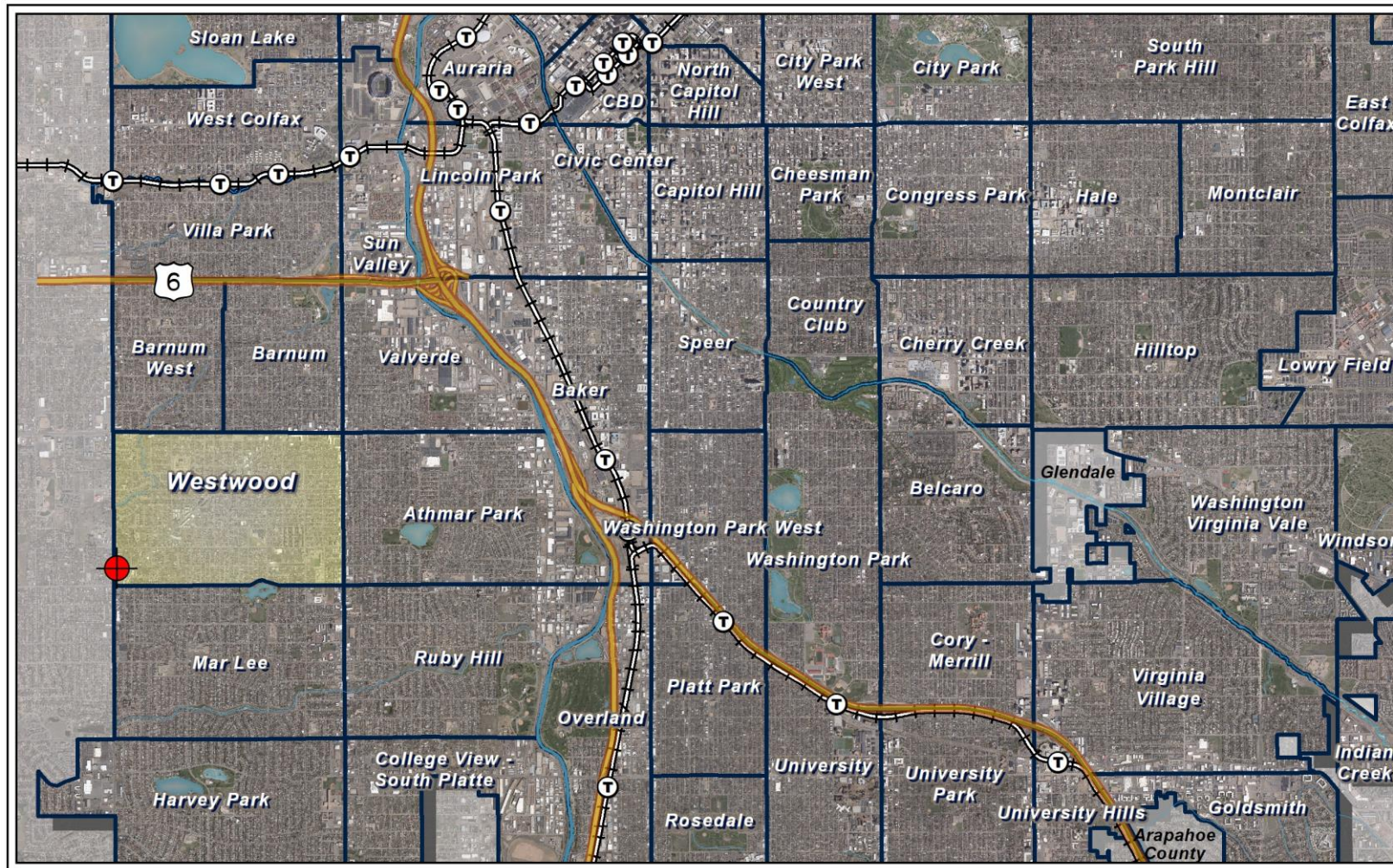
Request: E-TU-C to E-MX-3

Date: 10/17/2022

Council District 3: Councilmember Torres



Westwood Neighborhood

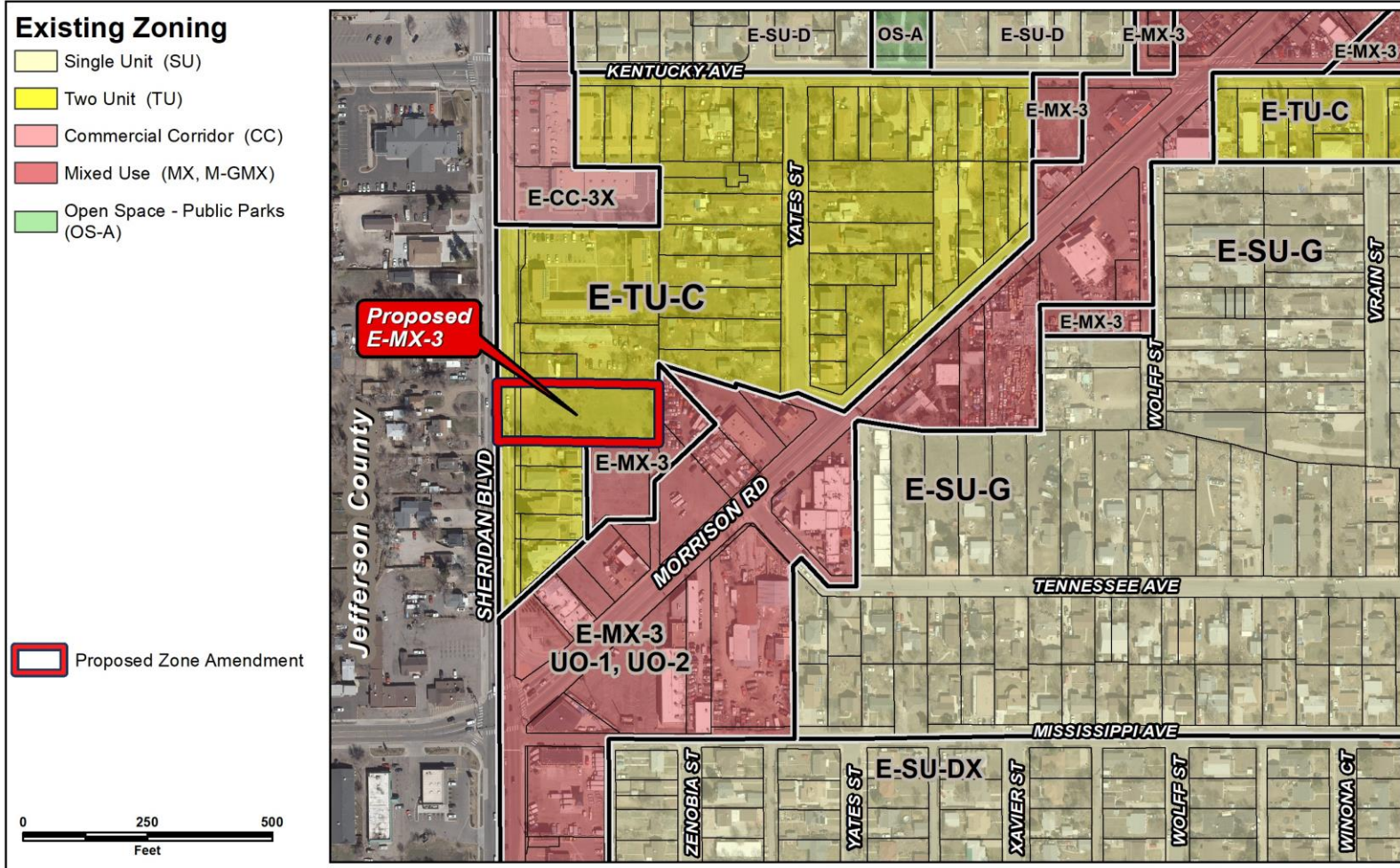


Request: E-MX-3



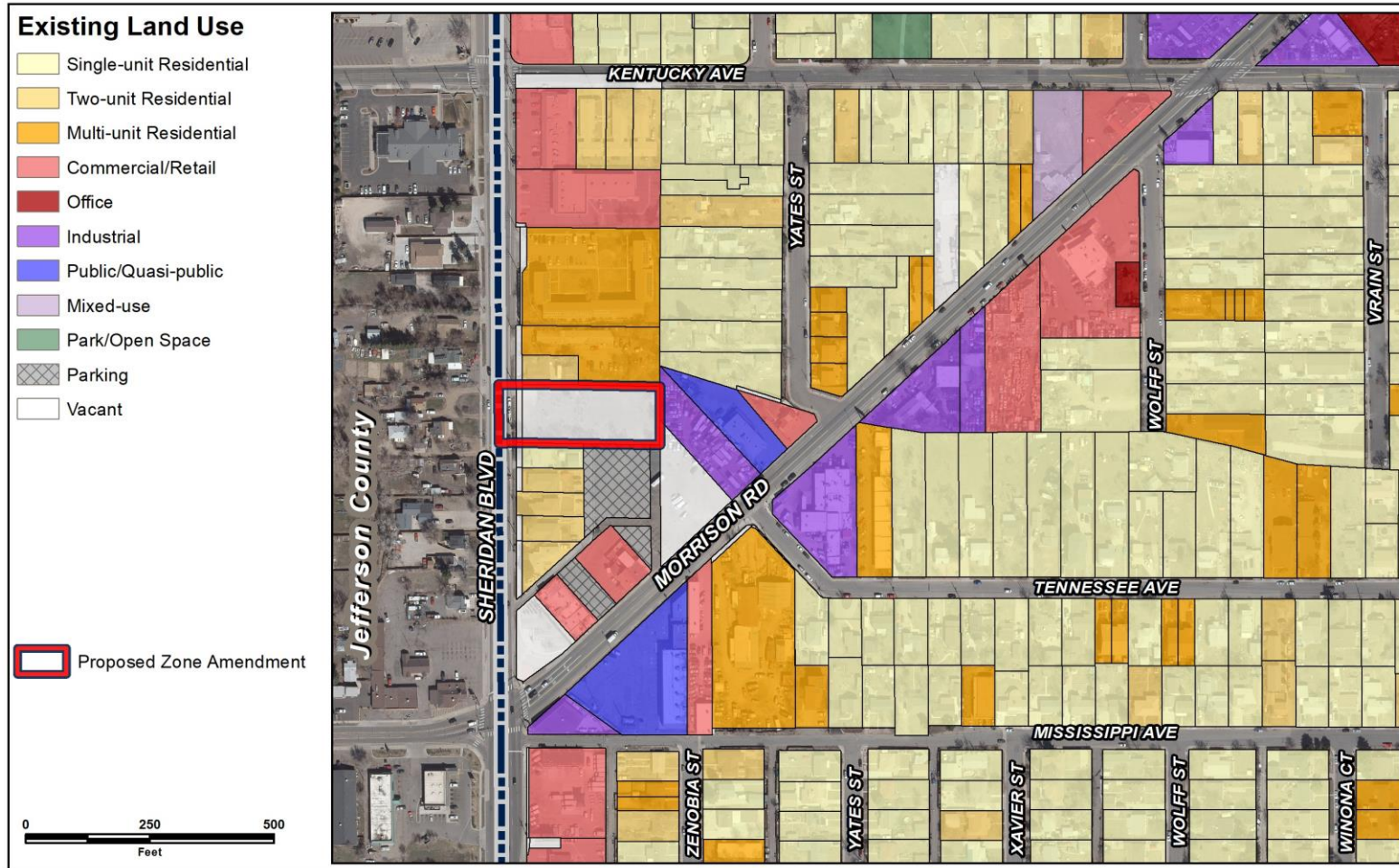
- Location
 - Approx. 34,000 square feet or 0.78 acres
 - Vacant
- Proposal
 - Rezoning from E-TU-C to E-MX-3
 - Allows Town House, General, and Shopfront building forms
 - Max. building height 38-45'

Existing Zoning: E-TU-C



- **Current Zoning:**
E-TU-C
 - Allows Urban House, Detached Accessory Dwelling Unit, Duplex, and Tandem House building forms
 - Max. building height 35 feet

Existing Land Use



Land Use: Vacant

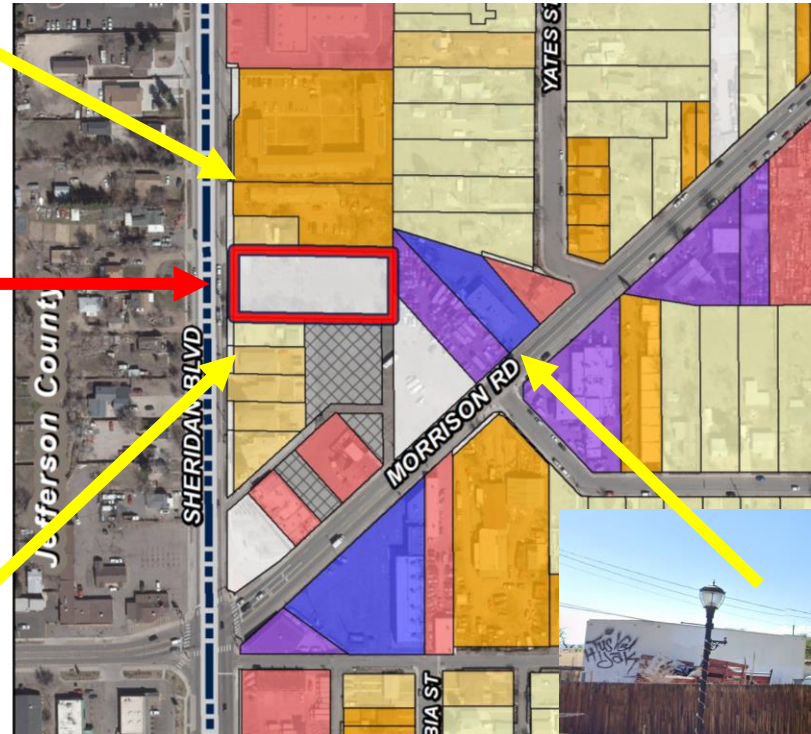
Surrounding Land Uses:

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

Existing Building Form/Scale



Existing Building Form/Scale



Process

- Informational Notice: 3/11/22
- Planning Board Notice Posted: 8/2/22
- Planning Board Public Hearing : 8/17/22
- LUTI Committee: 8/30/22
- City Council Public Hearing: 10/17/22
- Public Comment
 - To date, staff has received no comment letters

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)*
- *Westwood Neighborhood Plan (2016)*

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

Consistency with Adopted Plans: *Comprehensive Plan 2040*

Equity

- Equitable, Affordable and Inclusive Goal 2, Strategy A: Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).

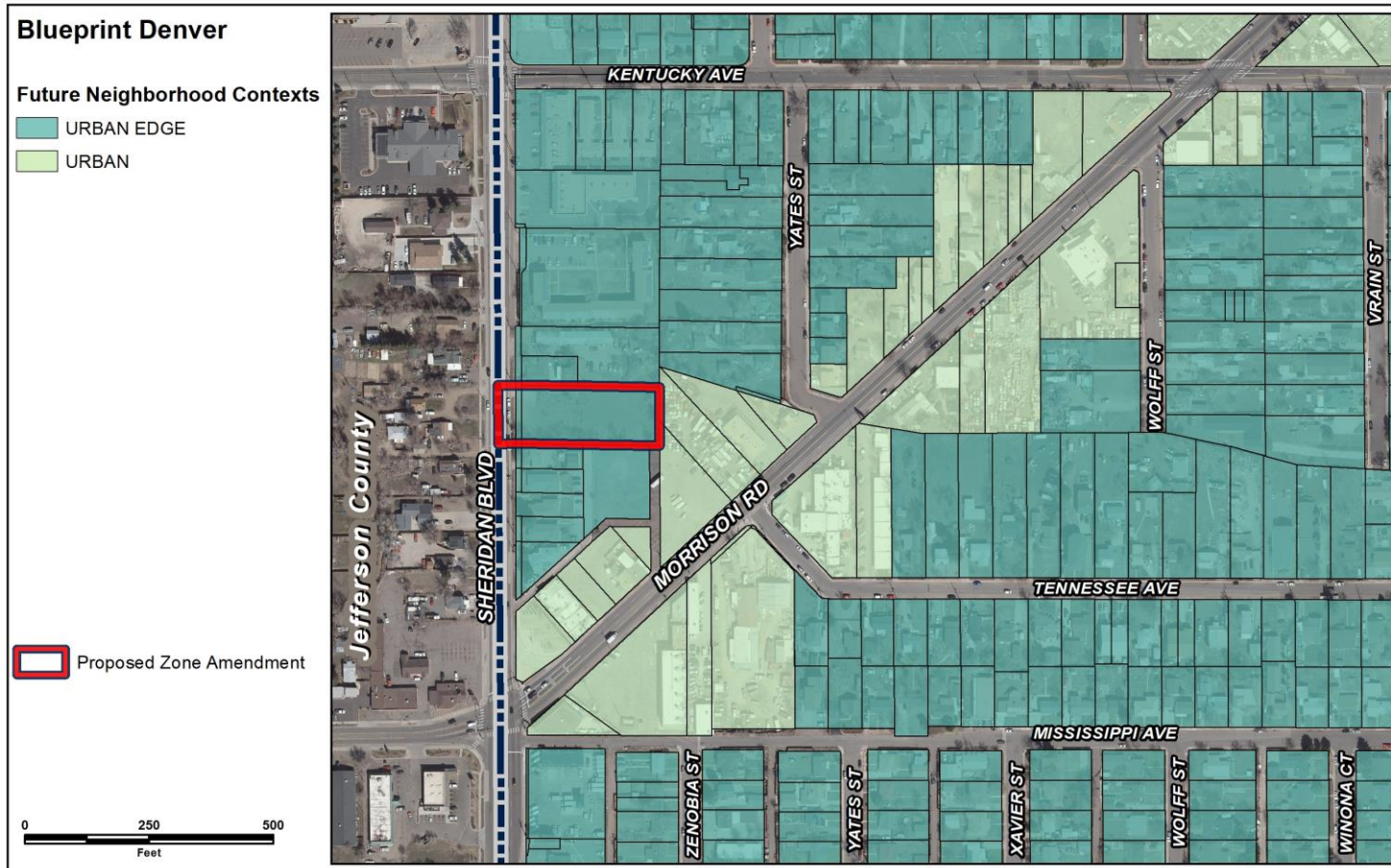


Climate

- Environmentally Resilient Goal 8, Strategy A: Promote infill development where infrastructure and services are already in place (p. 54).



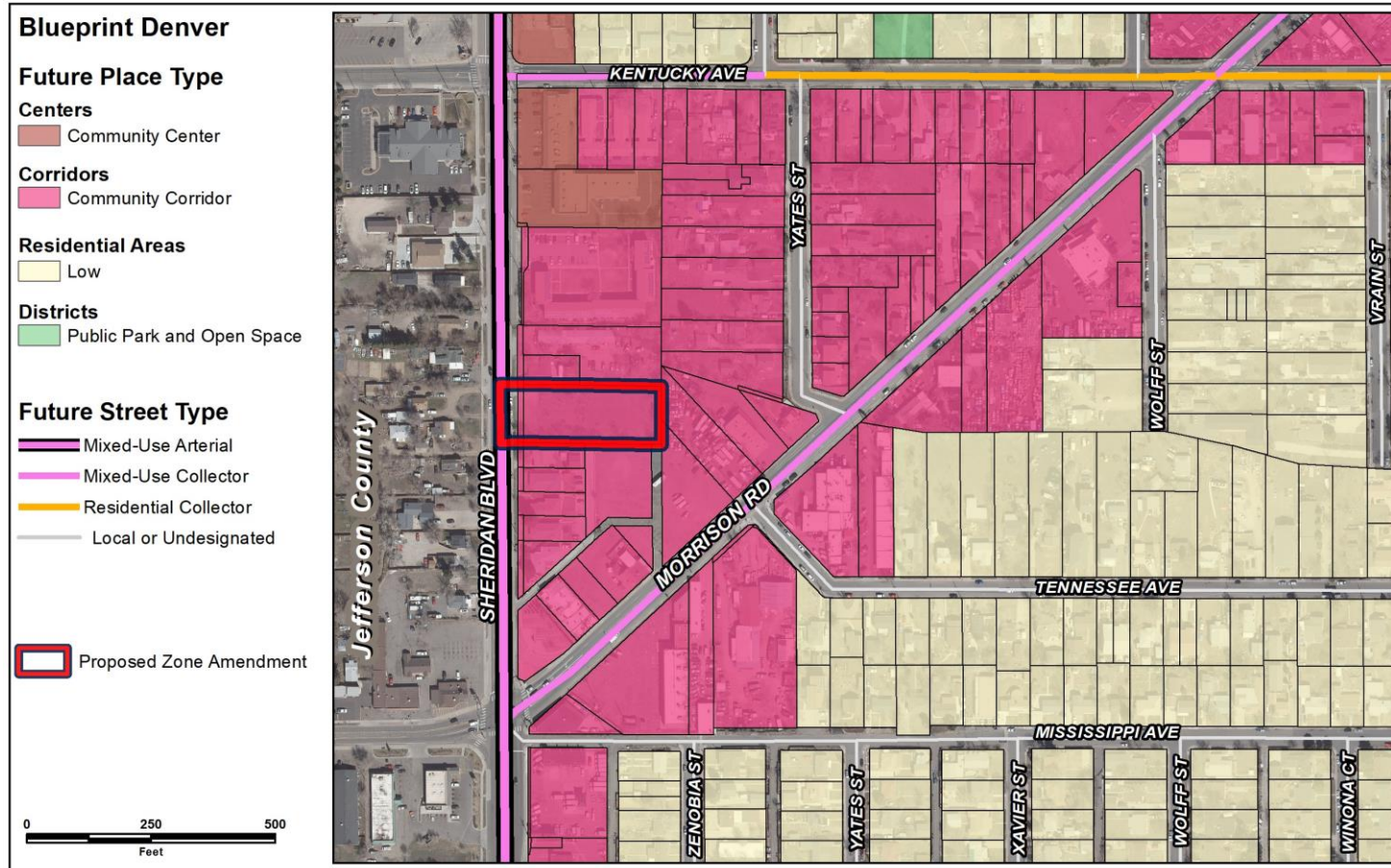
Consistency with Adopted Plans: *Blueprint Denver 2019*



Future Context – Urban Edge

- The Urban Edge neighborhood context “contains elements of the suburban and urban contexts. Small multi-unit residential and commercial areas are typically embedded in 1-unit and 2-unit residential areas” (p. 136).
- The intent of the proposed E-MX-3 district is to “promote safe, active, and pedestrian-scaled, diverse areas and enhance the convenience and ease of walking, shopping and public gathering within and around the city’s neighborhoods” (DZC, Section 4.2.4).

Consistency with Adopted Plans: *Blueprint Denver 2019*



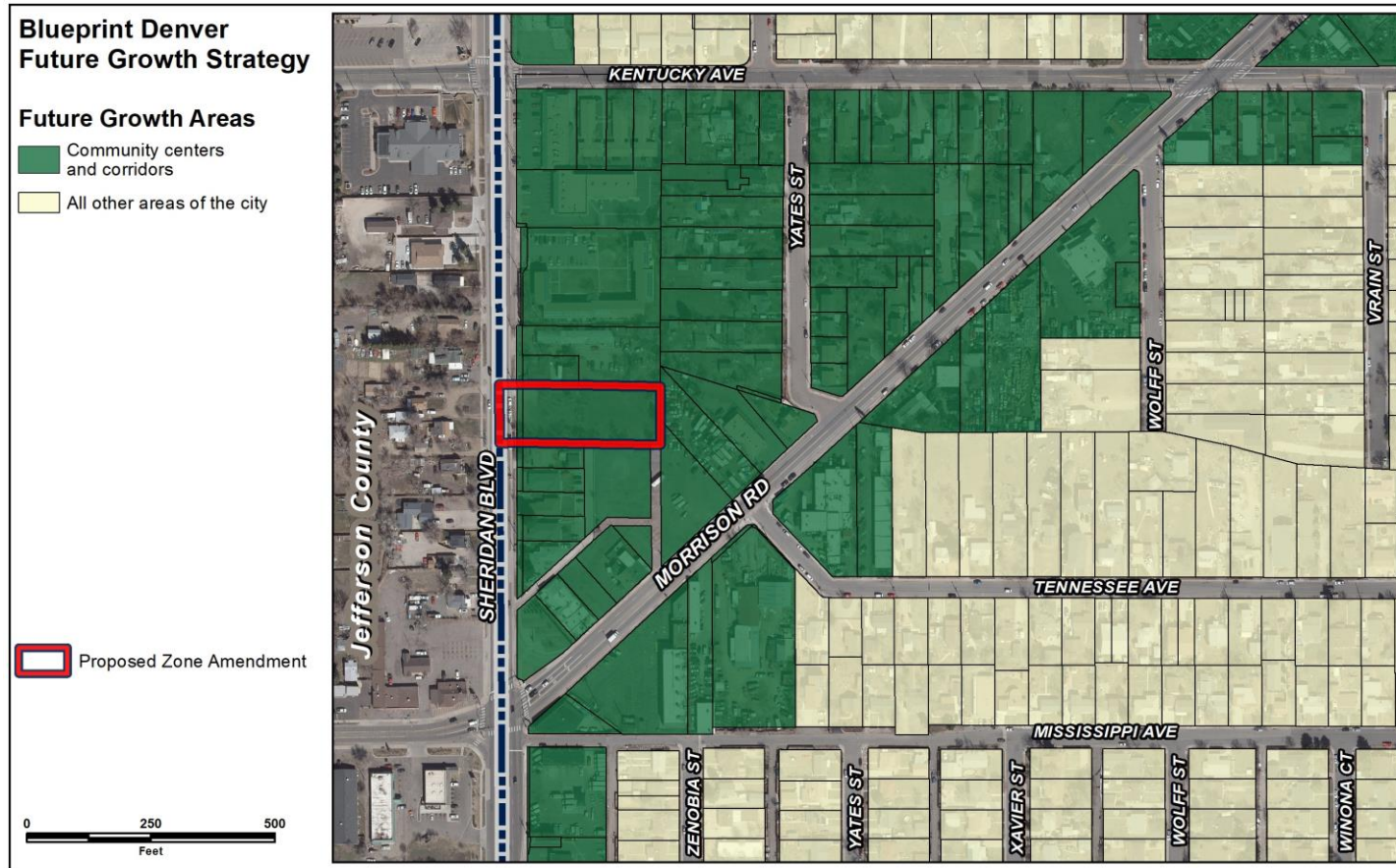
Future Place – Community Corridor

- A balance of either residential and employment; residential and dining/shopping; or employment and dining/shopping uses.
- In a community corridor, the Urban Edge neighborhood context, recommended heights are generally up to 5 stories

Future Street Type

- South Sheridan Boulevard – Mixed-Use Arterial: contain a varied mix of uses including retail, office, residential and restaurants

Consistency with Adopted Plans: *Blueprint Denver 2019*



Growth Areas Strategy – Community Centers & Corridors

- Anticipated to see around 25% of new housing growth and 20% 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, however more limited.*

EQUITY ANALYSIS

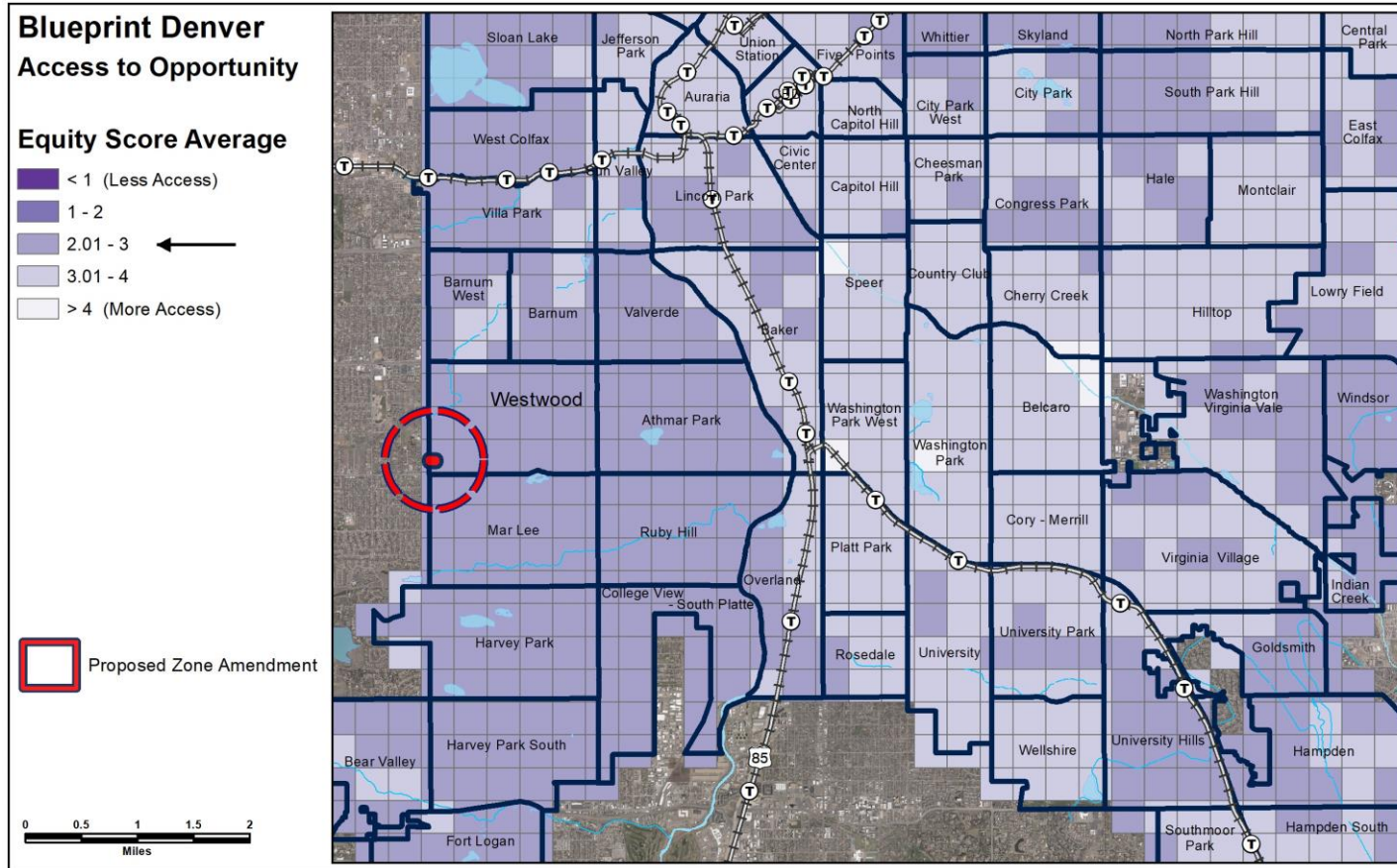
Blueprint Denver Contains Three Major Equity Concepts

- Integrating these concepts into planning and implementation will help to create a more equitable Denver.



Consistency With Adopted Plans

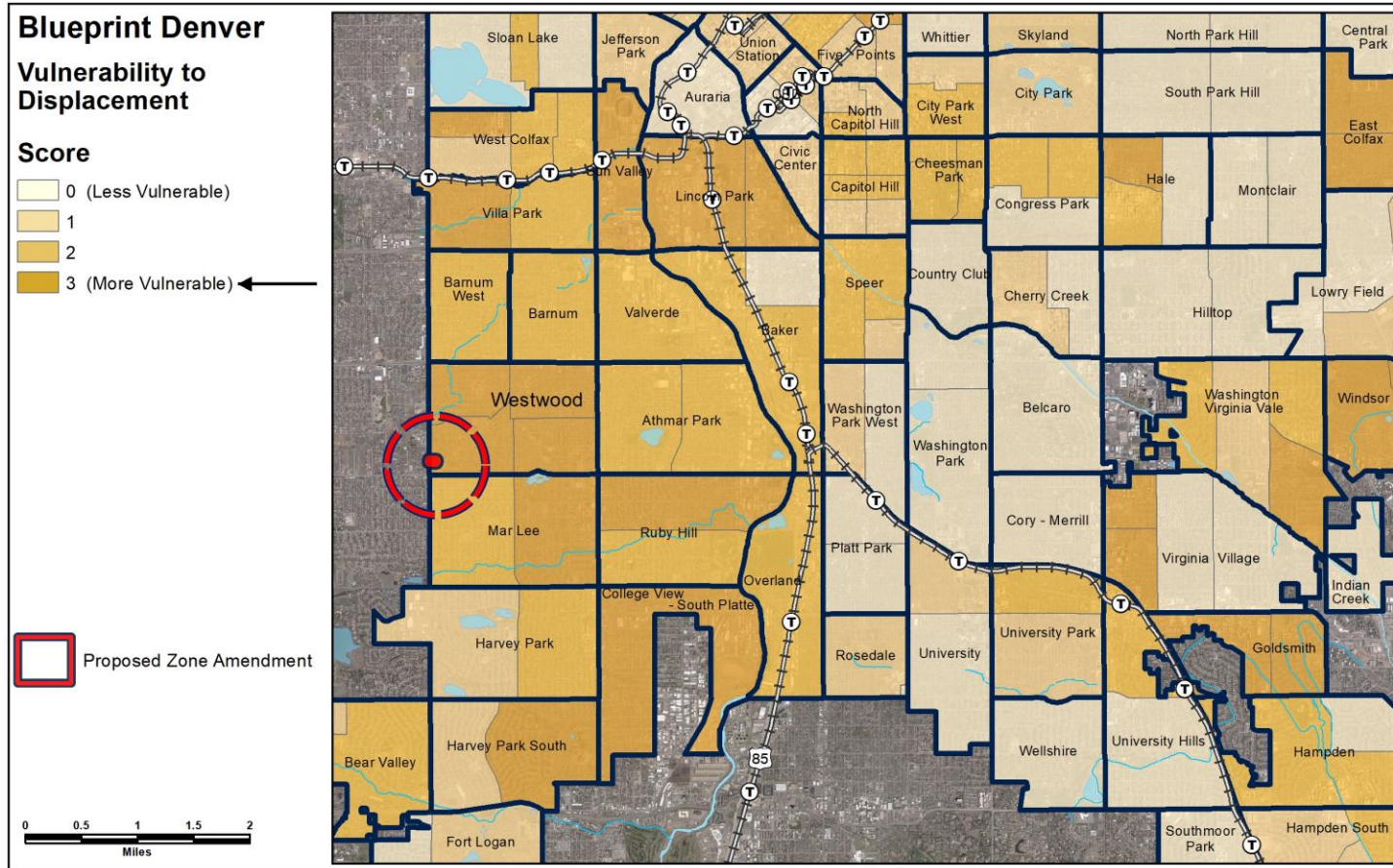
Blueprint Denver (2019) - Access to Opportunity



- Moderate access to opportunity
- Less equitable access to fresh foods, healthcare, and transit
- Higher-than-average percentage of children with obesity

Consistency With Adopted Plans

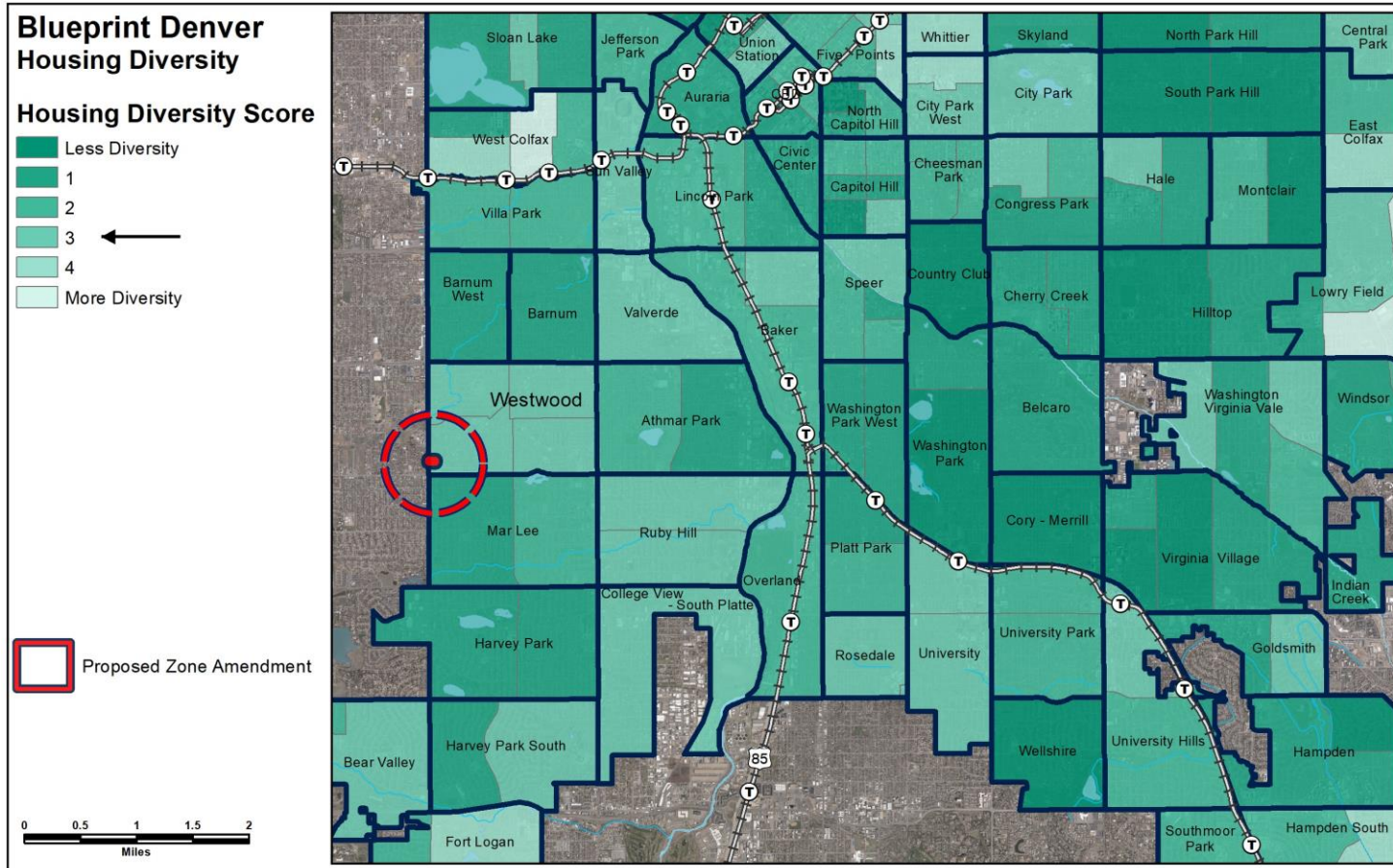
Blueprint Denver (2019) - Vulnerability to Involuntary Displacement



- High vulnerability to involuntary displacement
- Lower-than-average median household incomes
- Lower-than average percentage of people with less than a college degree
- Higher-than-average percentage of renters

Consistency With Adopted Plans

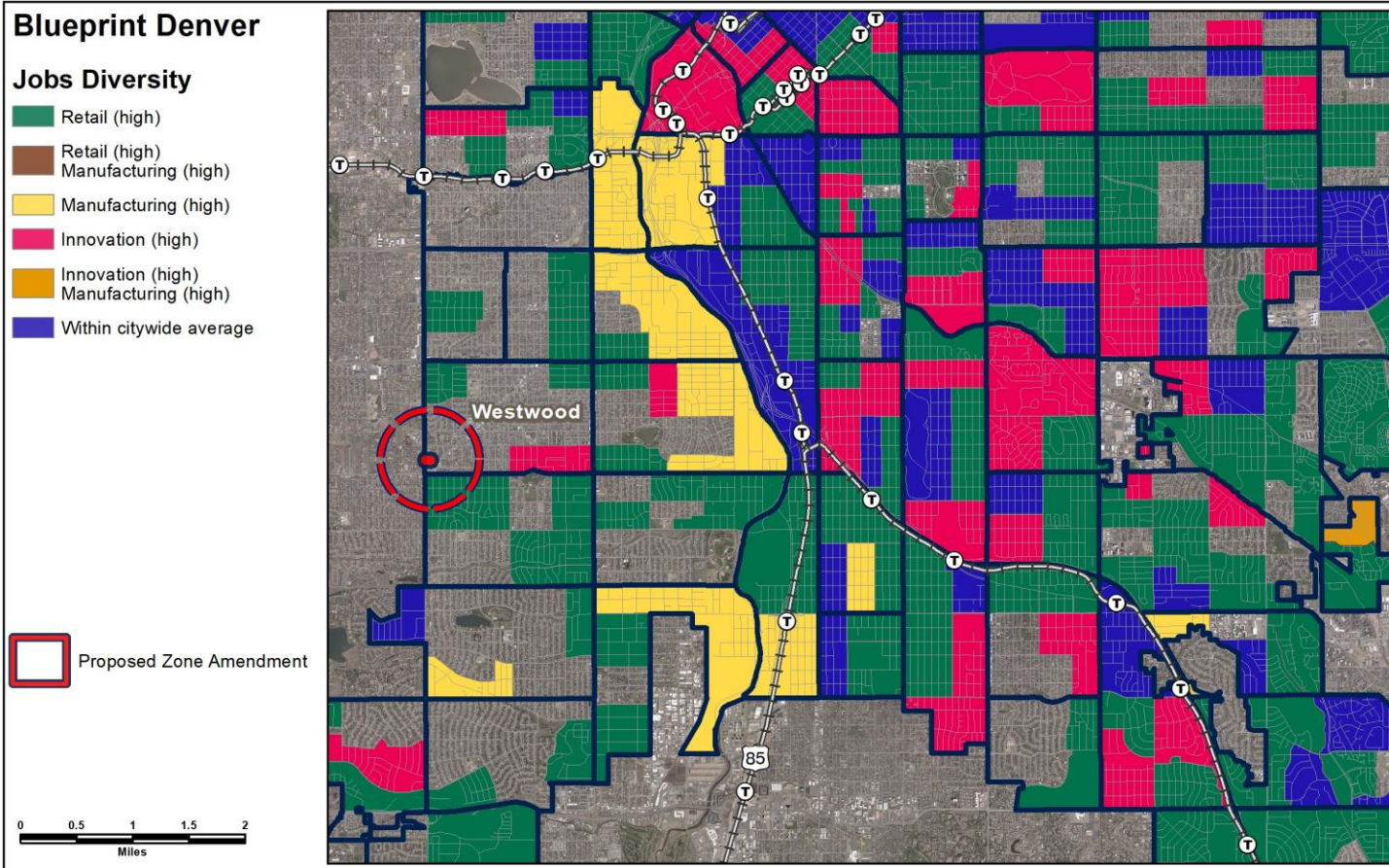
Blueprint Denver (2019) - Housing Diversity



- Moderate housing diversity
- Not diverse in terms of the percentage of renters to owners and housing costs

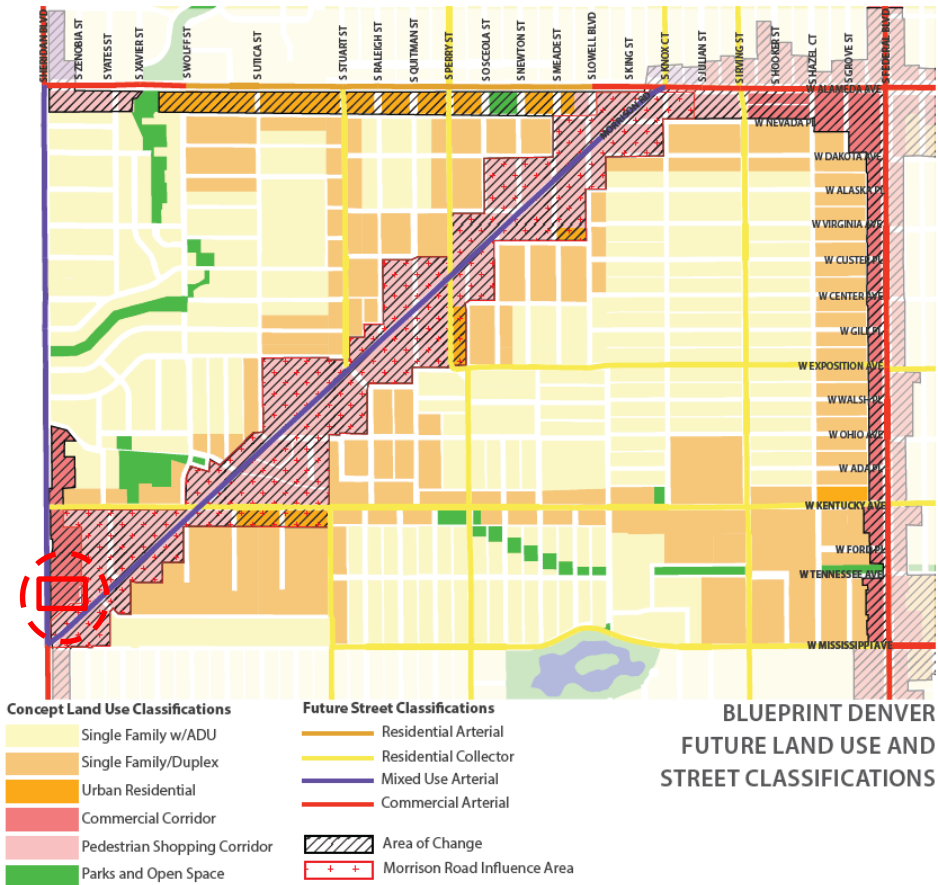
Consistency With Adopted Plans

Blueprint Denver (2019) - Jobs Diversity



- Too few jobs to be measured accurately against citywide averages

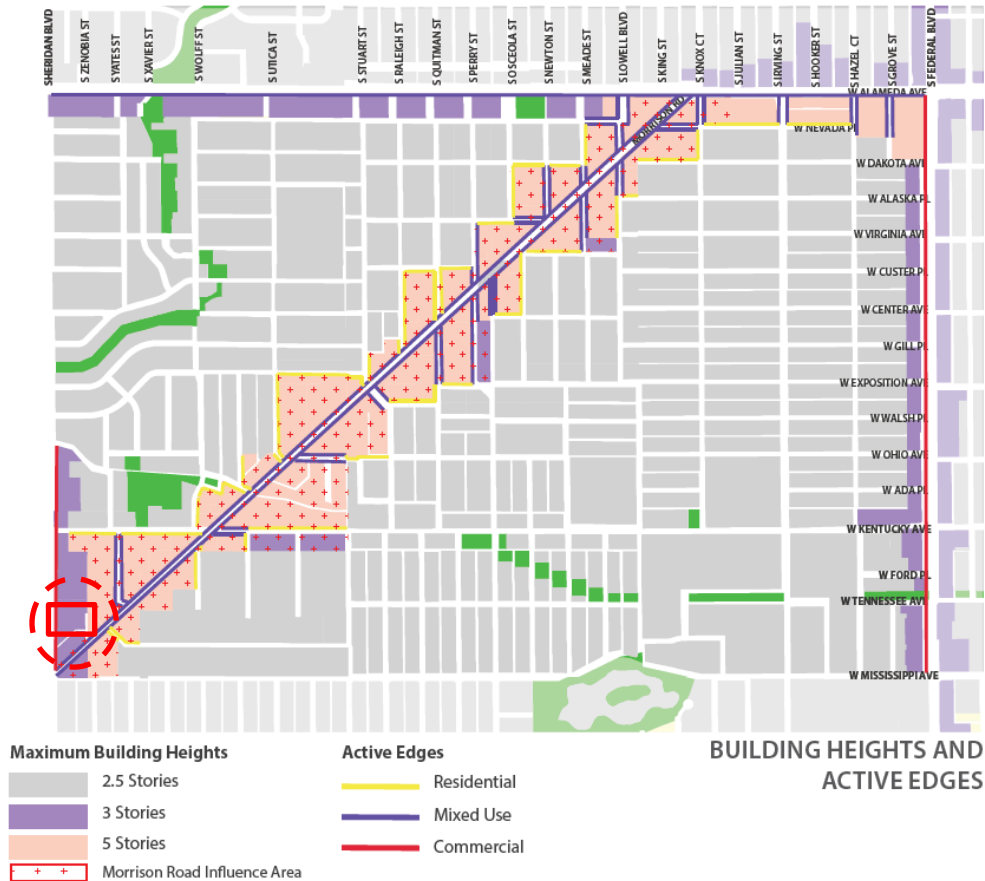
Consistency with Adopted Plans: *Westwood Neighborhood Plan*



Future Land Use and Street Classifications (p. 77)

- Commercial Corridor
- Area of Change
- “Linear business districts primarily oriented to heavily used arterial streets. They share similarities with pedestrian shopping corridors but are larger and accommodate more auto traffic. Many corridors accommodate major bus transit routes and have significant numbers of transit users. The vision for these corridors includes a safe and consistent pedestrian realm with street trees, wide sidewalks, safe crossings and attractive bus stops, and, as a result, exhibit a fair amount of pedestrian activity.”

Consistency with Adopted Plans: *Westwood Neighborhood Plan*



Building Heights and Active Edges (p. 77)

- 3 stories
- “Commercial Corridors are for the most part zoned E-MX-3 which implements the plan vision.”

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Uniformity of District Regulations

- Proposed rezoning will result in uniform application of zone district building form, use and design regulations

3. Further Public Health, Safety and Welfare

- Implements adopted plans
- Provides new housing on vacant land in an area vulnerable to displacement

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
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
 - Changed or changing conditions in a particular area, or in the city generally; or,
 - A City adopted plan:
 - *Blueprint Denver (2019)*
 - *Westwood Neighborhood Plan (2016)*
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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
 - Urban Edge Neighborhood Context primarily consists of single-unit and two-unit residential uses, with small-scale multi-unit residential uses and commercial areas typically embedded in residential areas
 - Multi-unit residential and commercial uses are located along local streets, arterials, and main streets
 - Mixed-use districts promote safe, active, and pedestrian-scaled diverse areas

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