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# 2801 W Archer Place

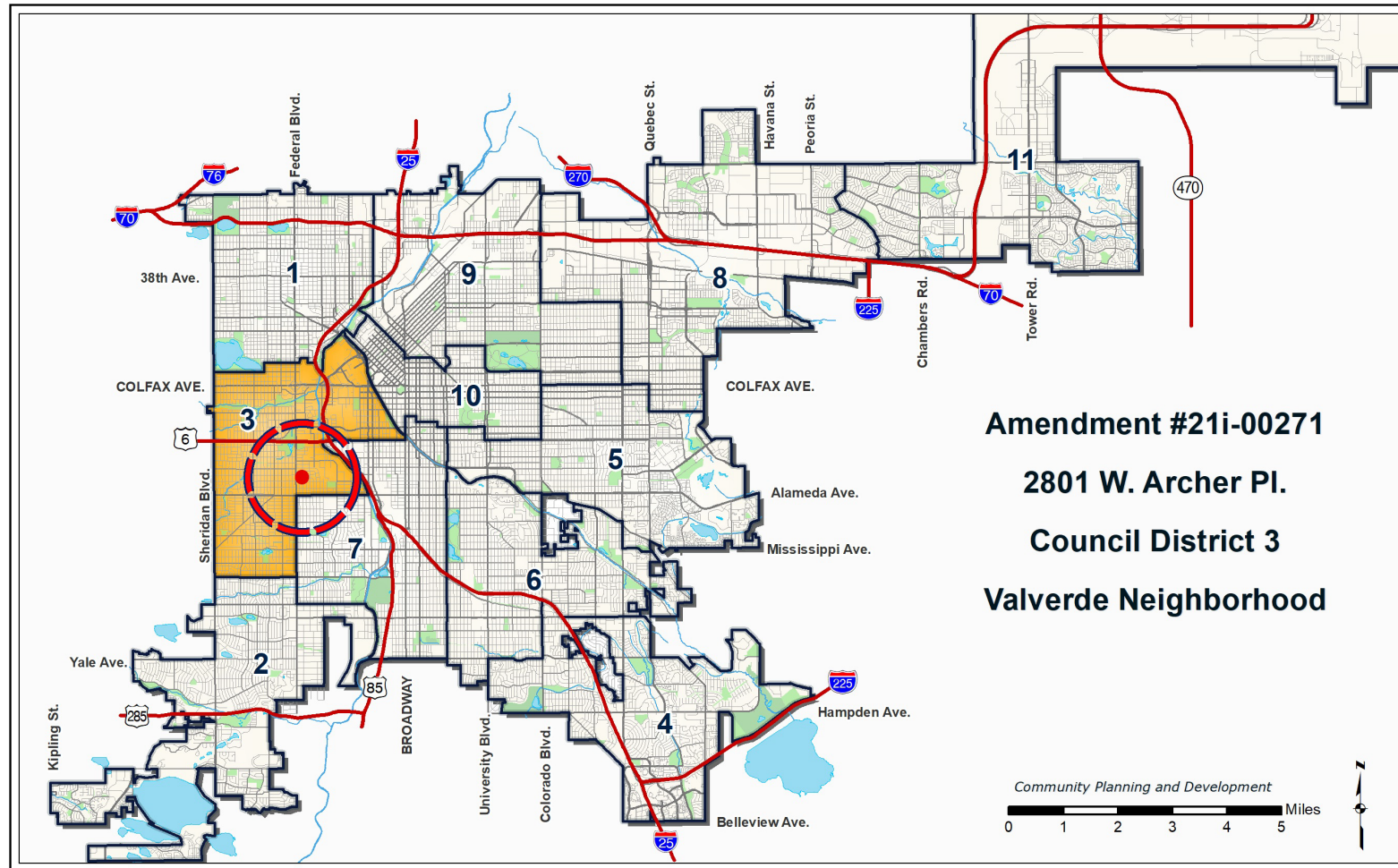
2021I-00271

Request: E-SU-D1x to E-TU-C

LUTI Meeting: September 12, 2023

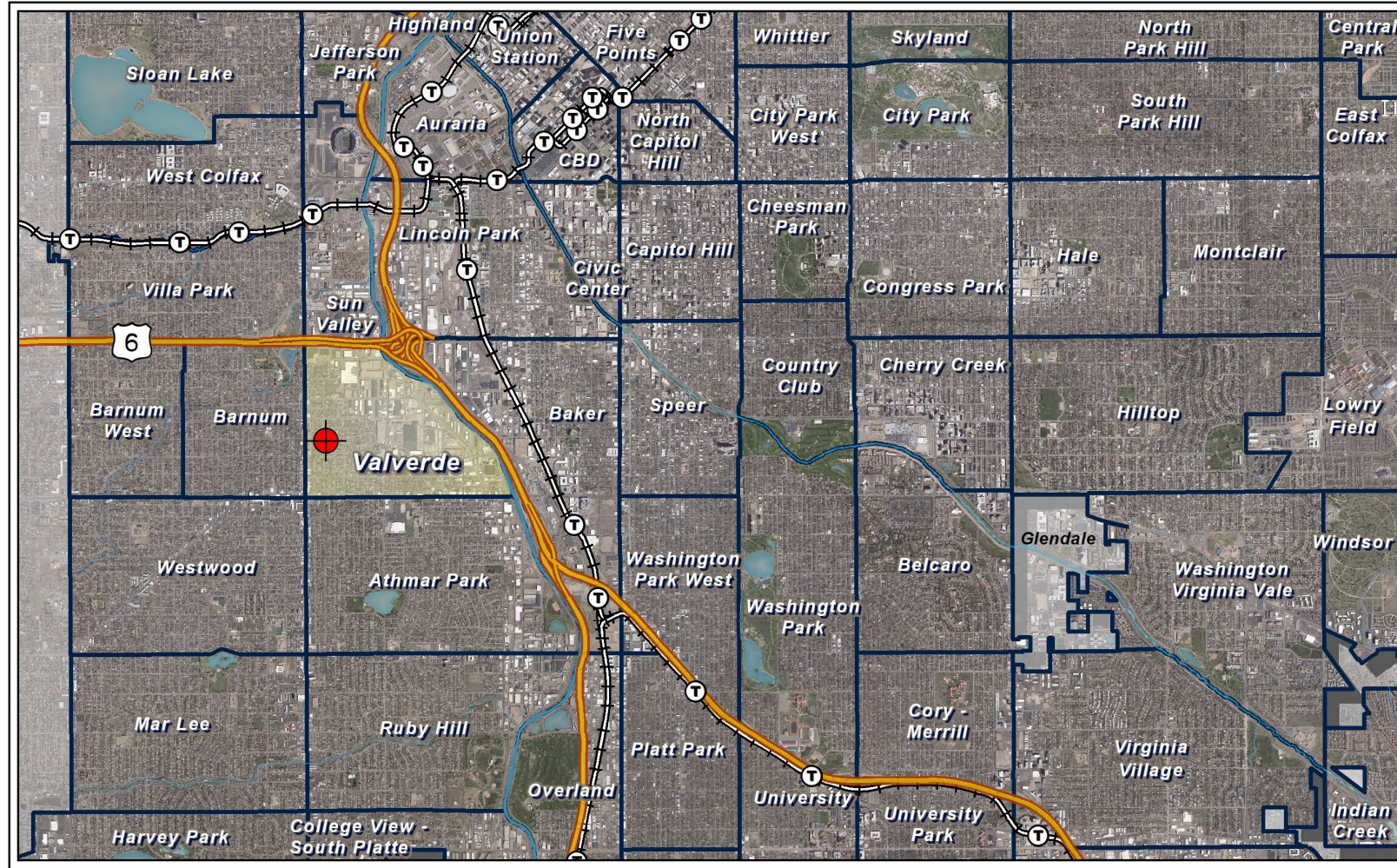
Presenter: Rob Haigh

# Council District 3 (Jamie Torres)



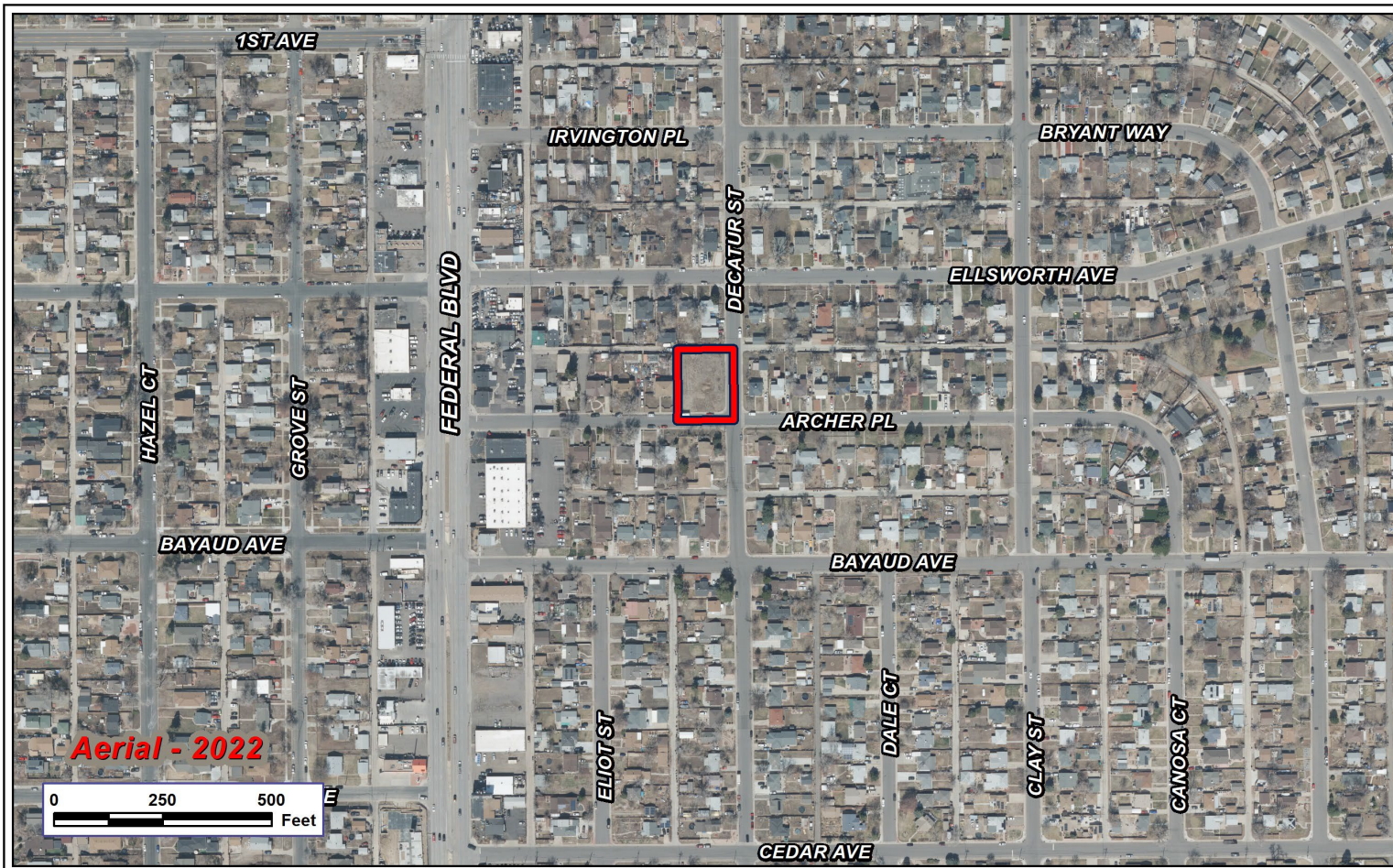


# Valverde Neighborhood





# Request to Rezone from E-SU-D1x to E-TU-C



## Location

- Approx. 12,200 sq. ft.
- Vacant Land
- Single-unit zone district with ADU allowance

## Proposal

- Rezone from E-SU-D1x to E-TU-C
  - Two-unit district with minimum 5,500 sq. ft. zone lot

### Building Forms:

- Urban House, Duplex, Tandem House and Detached Accessory Dwelling Unit Forms



# Process

- Informational Notice: **5/11/2023**
- Planning Board Notice: **7/4/23**
- Planning Board Public Hearing: **7/19/23**
- 1<sup>st</sup> LUTI Committee: **8/8/23**
- 2<sup>nd</sup> LUTI Committee: **9/12/23**
- City Council Public Hearing: **10/23/23** (tentative)
  
- Public Comment: No public comment received.

# Valverde Neighborhood Association

- Applicant and property owner met with the RNO President.
- Meeting opened communication between the owner and RNO
- Notes from applicant included in LUTI materials



# CPD Recommendation

CPD recommends approval, based on finding all review criteria have been met

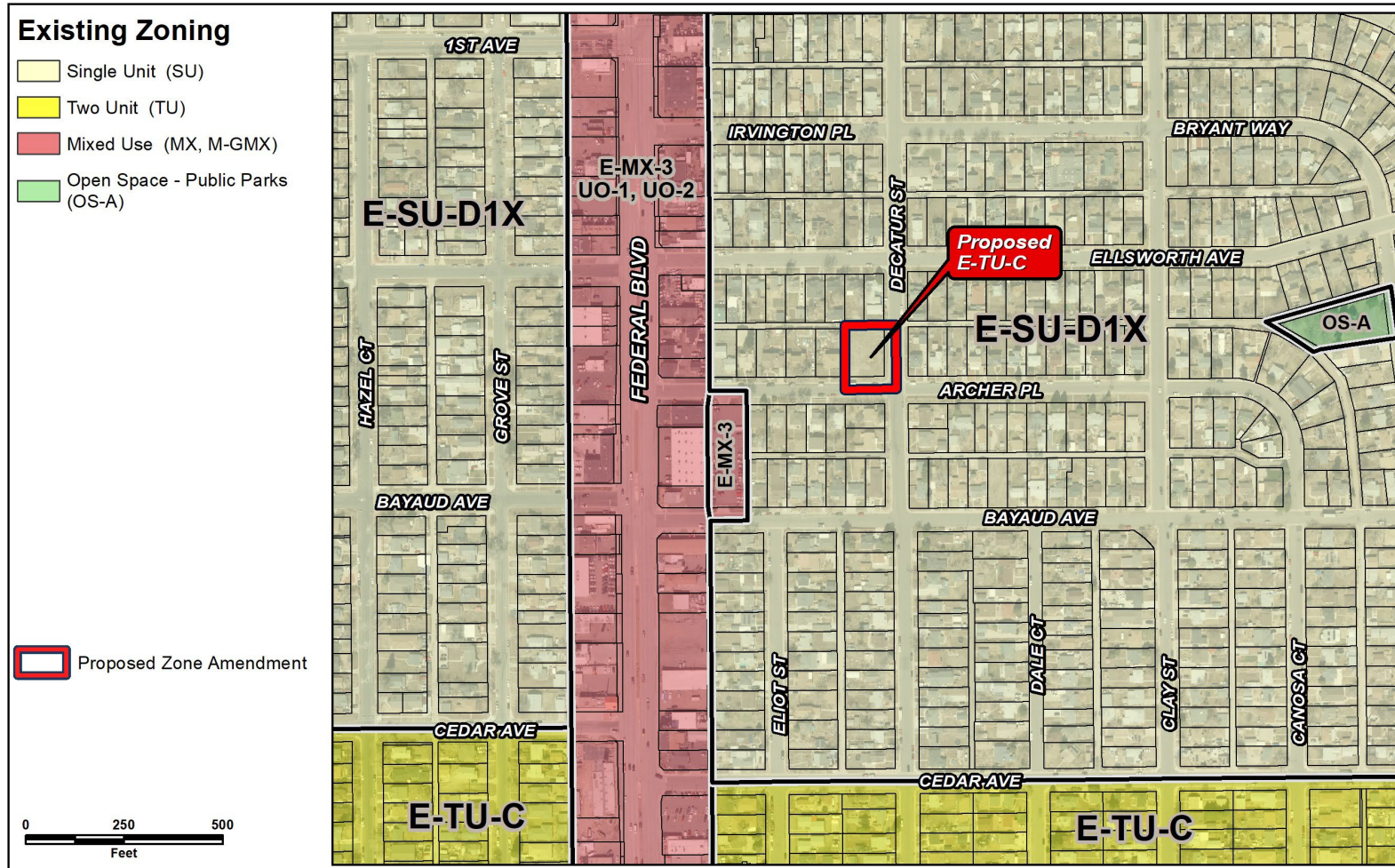
1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Appendix Slides Follow

The remaining slides are retained for reference but were reviewed in full during the 8/8/2023 LUTI meeting



# Existing Zoning



Current Zoning: E-SU-D1x

Surrounding Zoning:

- E-SU-D1x
- E-MX-3 along Federal Blvd
- E-TU-C south of Cedar Ave

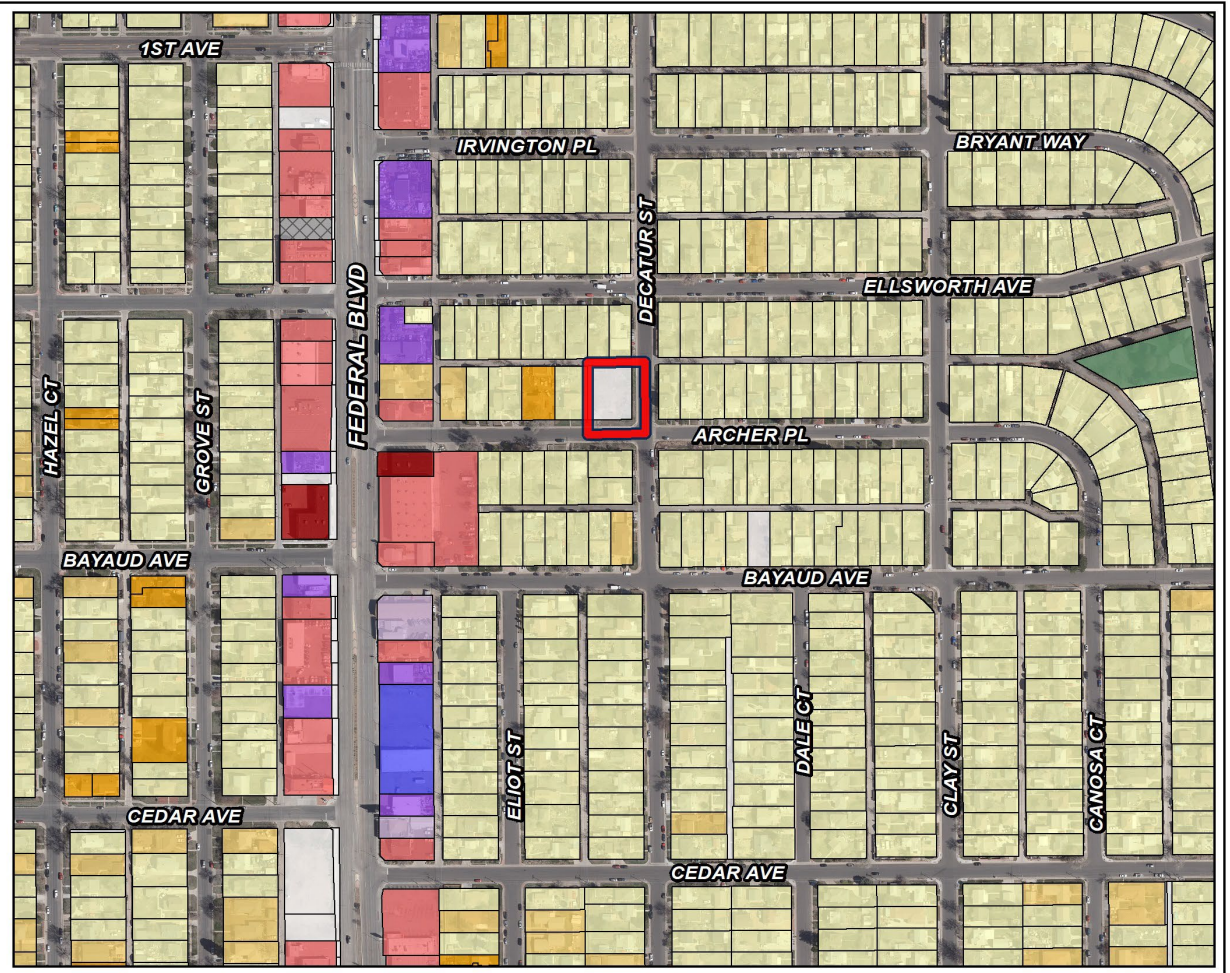
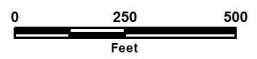


# Existing Land Use

**Existing Land Use**

- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Office
- Industrial
- Public/Quasi-public
- Mixed-use
- Park/Open Space
- Parking
- Vacant

  Proposed Zone Amendment



Land Use: Vacant

**Surrounding Land Uses:**

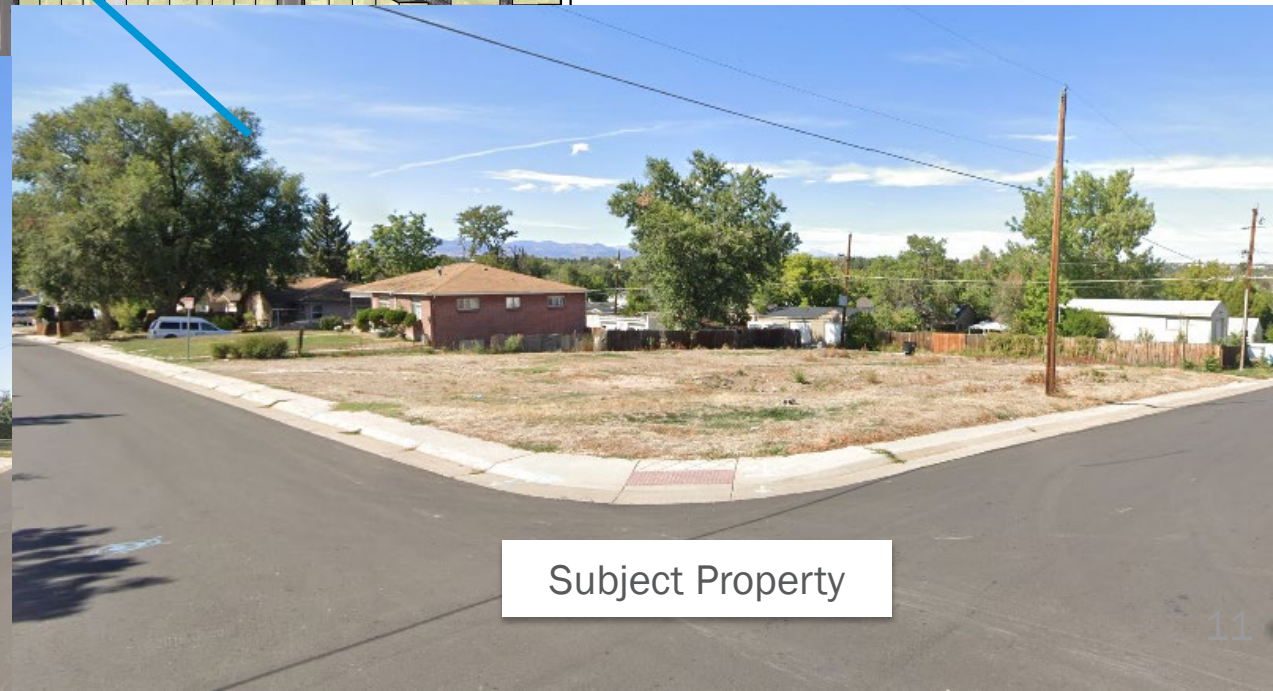
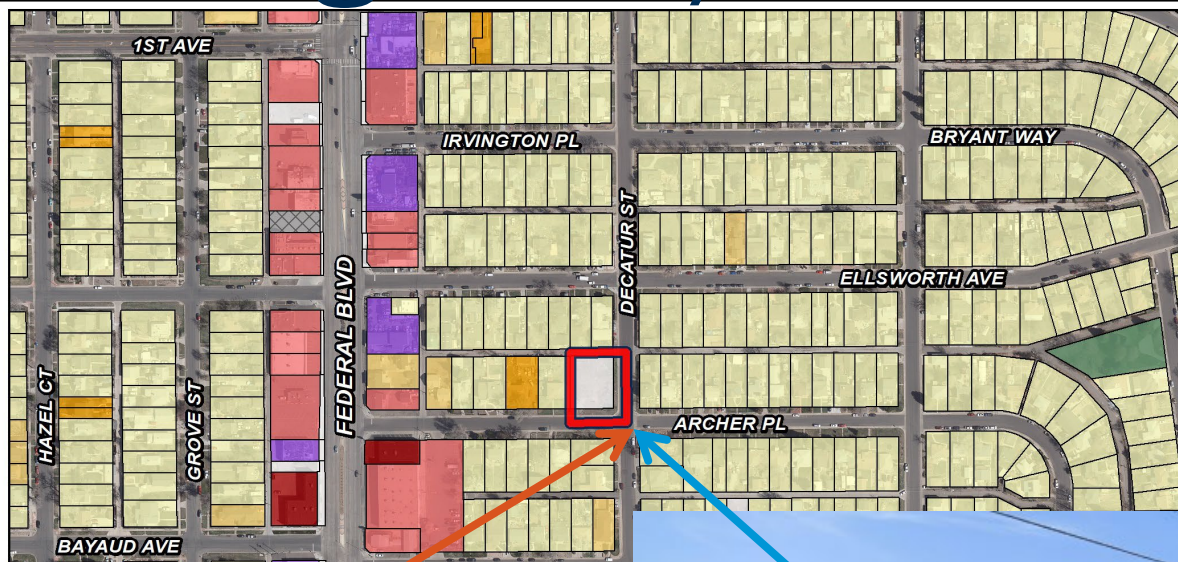
- Single-Unit Residential
- Commercial/Retail & mix of uses along Federal Blvd



# Existing Building Form/Scale

## Existing Land Use

- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Office
- Industrial
- Public/Quasi-public
- Mixed-use
- Park/Open Space
- Parking
- Vacant



# 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

# Denver Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver (2019)*
- *West Area Plan (2023)*

## 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



# 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).
- Equitable, Affordable and Inclusive Goal 3, Strategy B – Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit (p. 28).

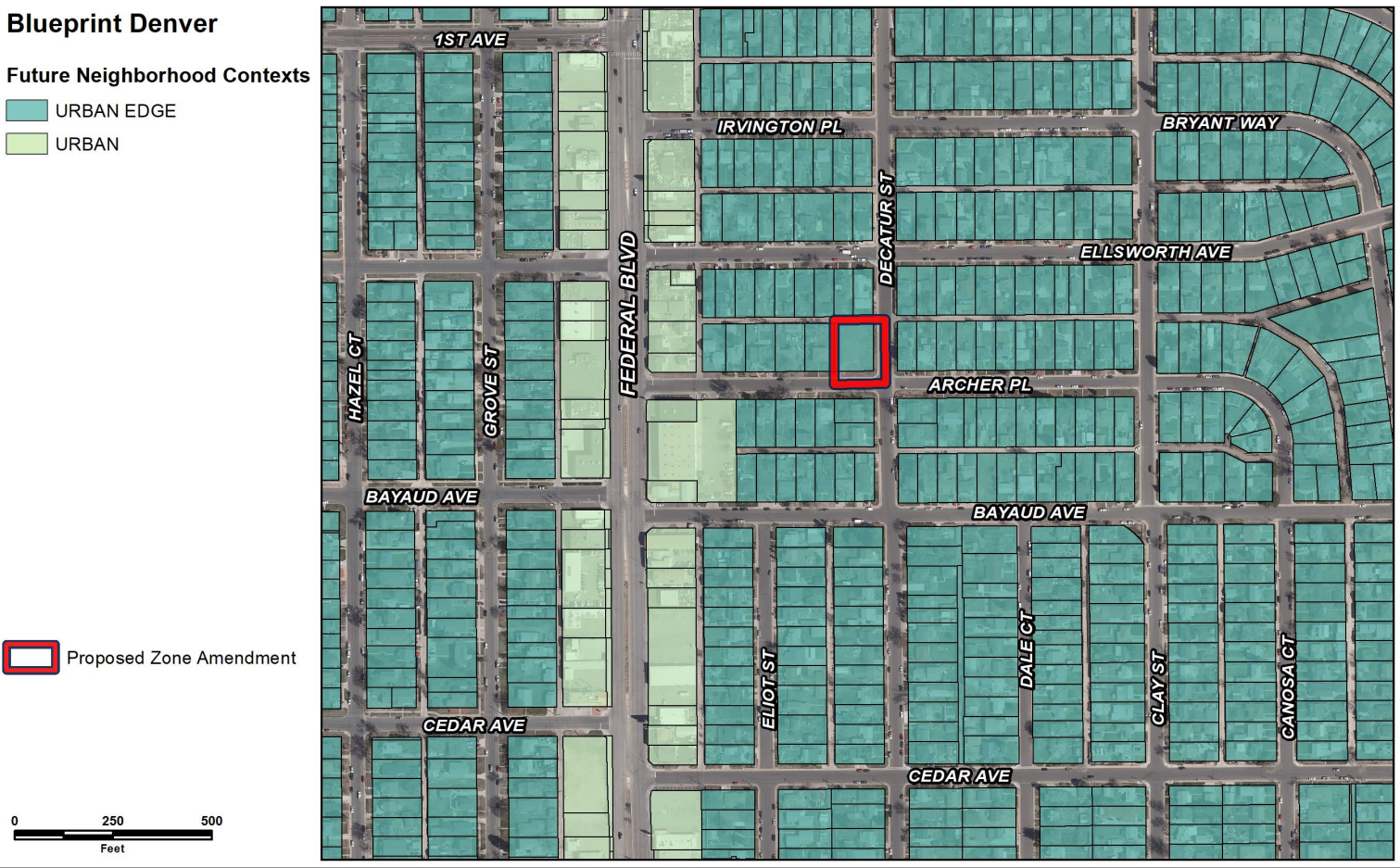


## Climate

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



# Blueprint Denver 2019

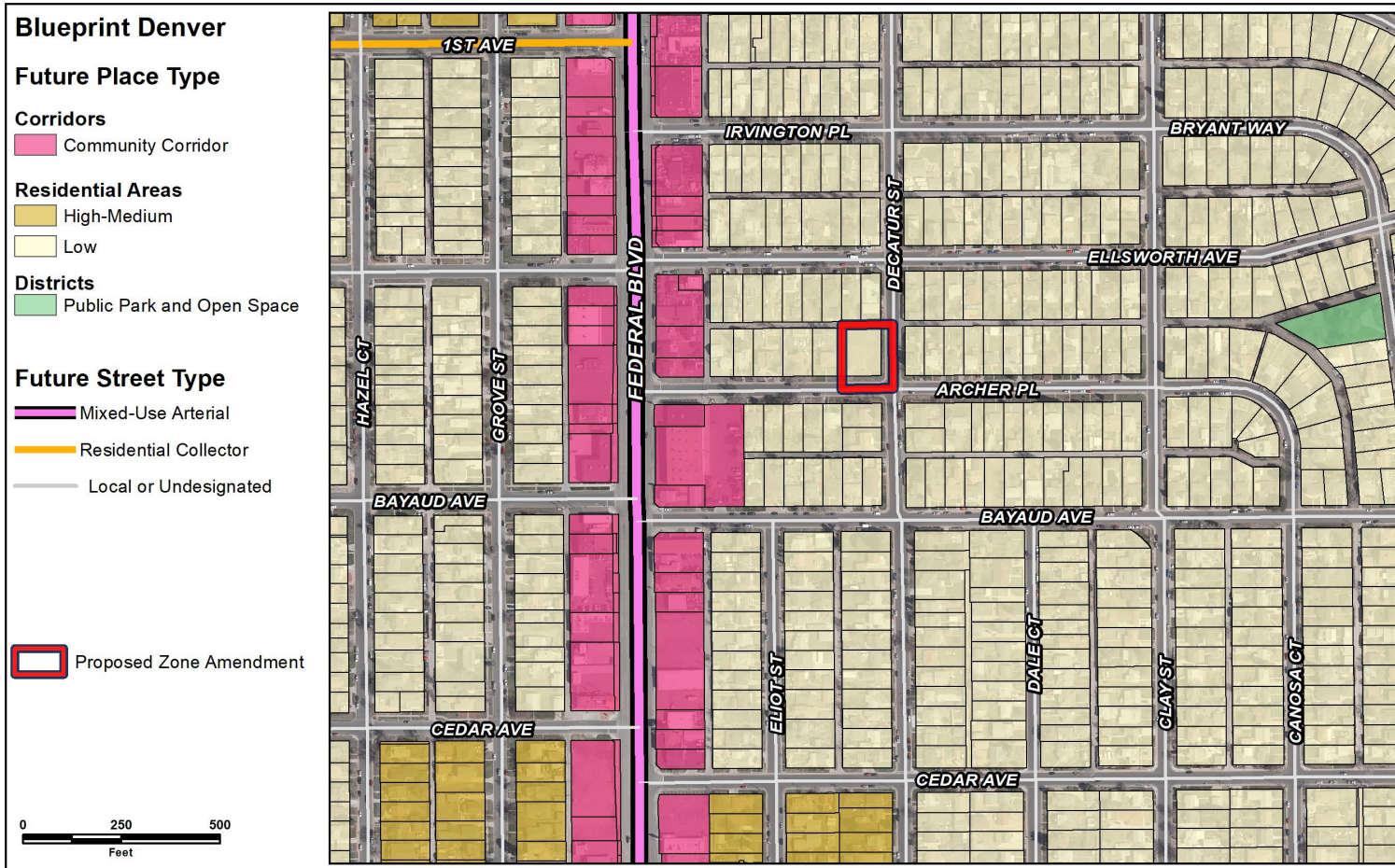


## Urban Edge Neighborhood Context

- Residential areas generally are single-unit and two unit uses, with some low-scale multi-unit embedded throughout.



# Blueprint Denver 2019



## Low Residential Area

- Predominately single- and two-unit uses on small or medium lots.
- Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible.
- Building are generally up to 2.5 stories in height.

## Future Street Type



- Archer Place: Local or Undesignated
- Decatur Street: Local or Undesignated



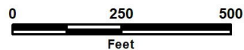
# Blueprint Denver

## Blueprint Denver Future Growth Strategy

### Future Growth Areas

-  Community centers and corridors
-  All other areas of the city

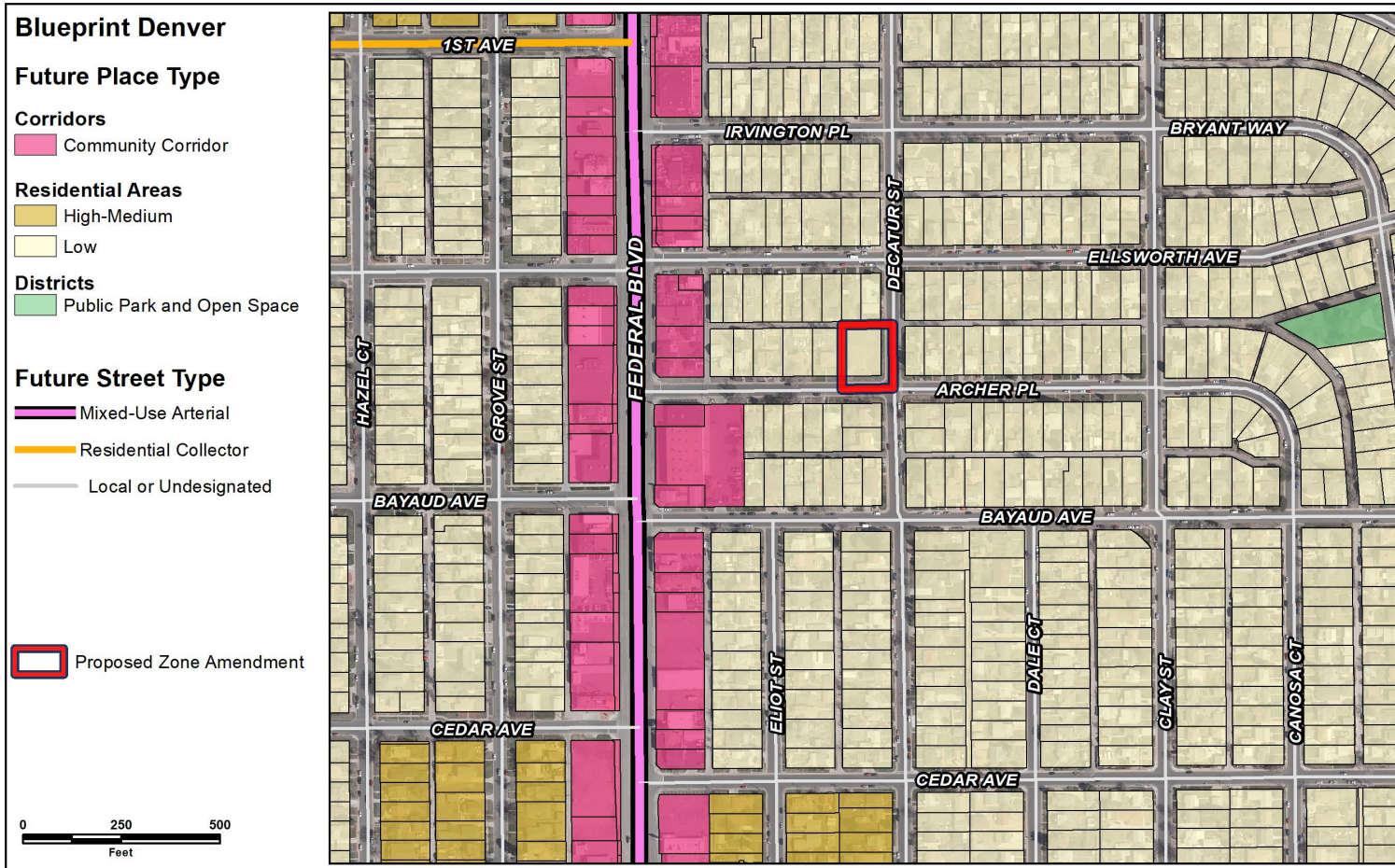
 Proposed Zone Amendment



- Growth Areas Strategy:  
All other areas of the city
  - 10% jobs by 2040
  - 20% housing by 2040



# Blueprint Denver 2019



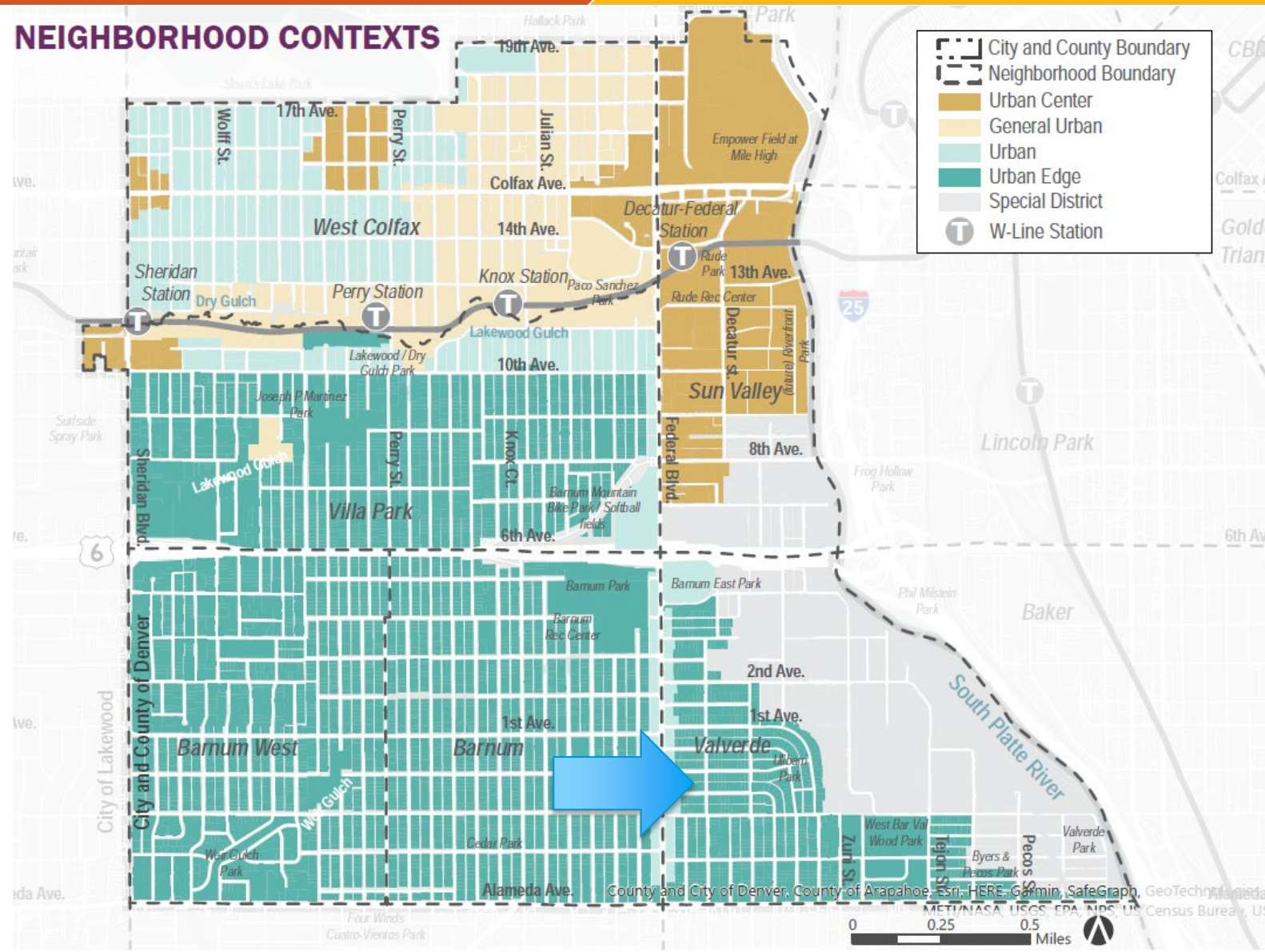
## Applying Low Residential Guidance to Proposed Rezoning

- When a rezoning request is made to *change the zoning to allow two-unit uses*, the appropriateness of the request depends upon *adopted small area plan guidance, neighborhood input, and existing zoning patterns*.
- A *departure from the established zoning pattern* may be appropriate if the intent is to set a new pattern for the area, *as expressed by an adopted small area plan or significant neighborhood input*.

# West Area Plan

## Urban Edge

- Primarily a single- and two-unit residential context with some embedded small scale, multi-unit development.

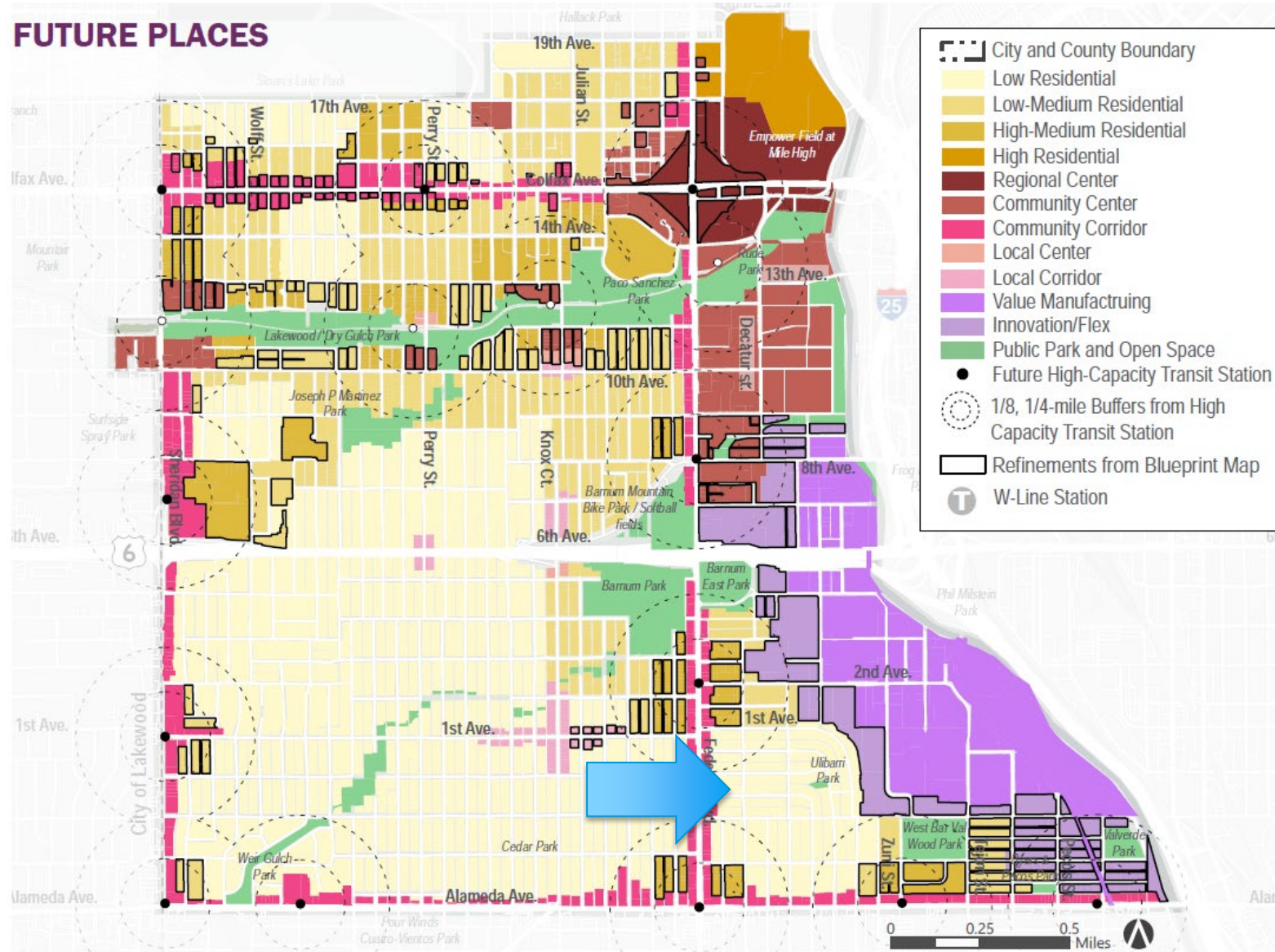




# West Area Plan

## Low Residential

- Predominately single and two-unit building forms on small to medium-sized lots.
- Accessory dwelling units and duplexes are appropriate and can be integrated where compatible.



# West Area Plan

## RECOMMENDATIONS

L5

POLICY

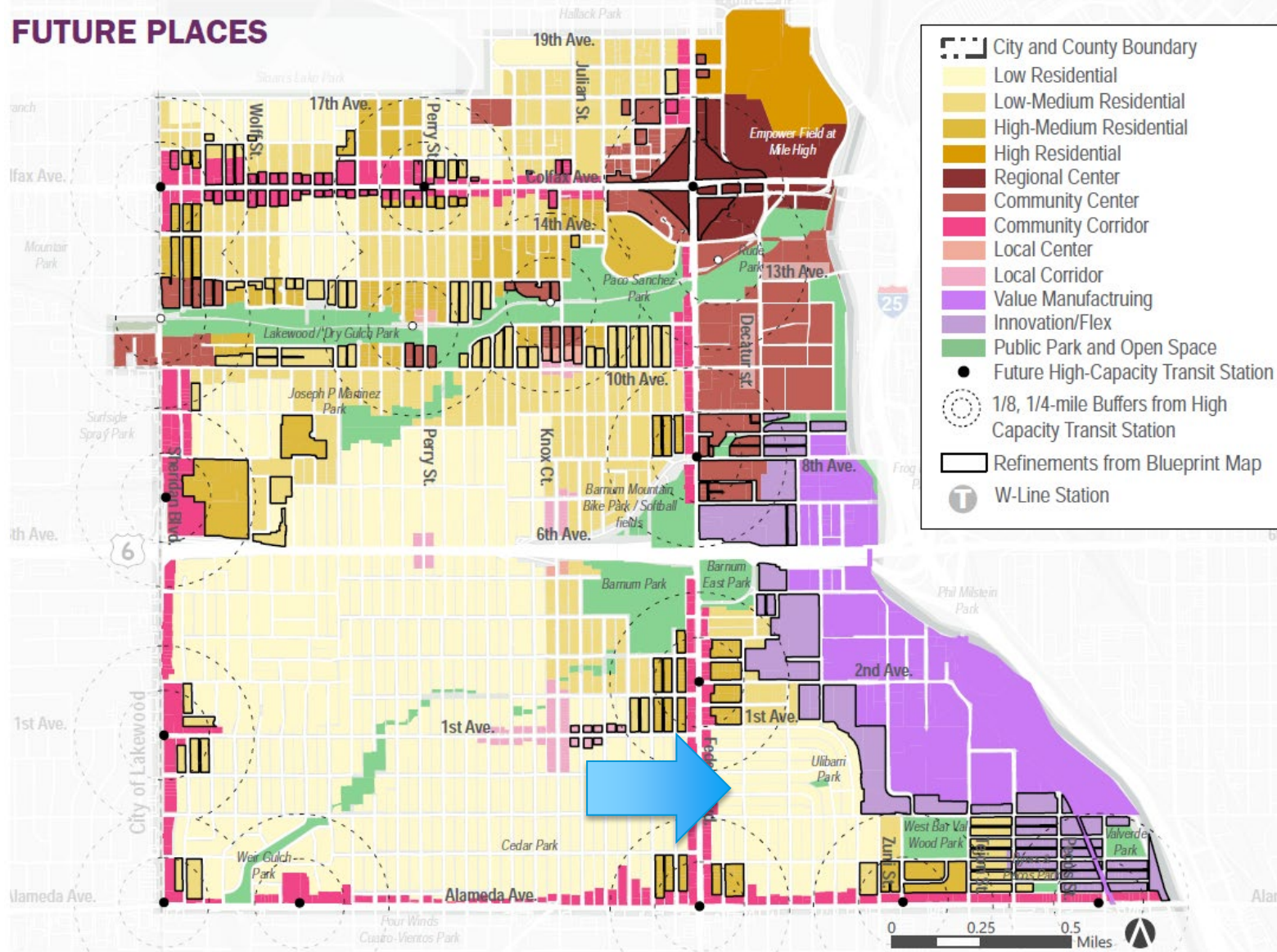
### Small-Scale Multi-Unit Housing Options

Expand housing options within Low Residential places.

A. Expand “missing middle” housing in targeted locations. The following should be considered:

1. Allow low-medium “missing middle” housing (e.g., duplex, fourplex) on corner lots and/ or near transit, parks/open spaces, gulches, and schools...

## FUTURE PLACES

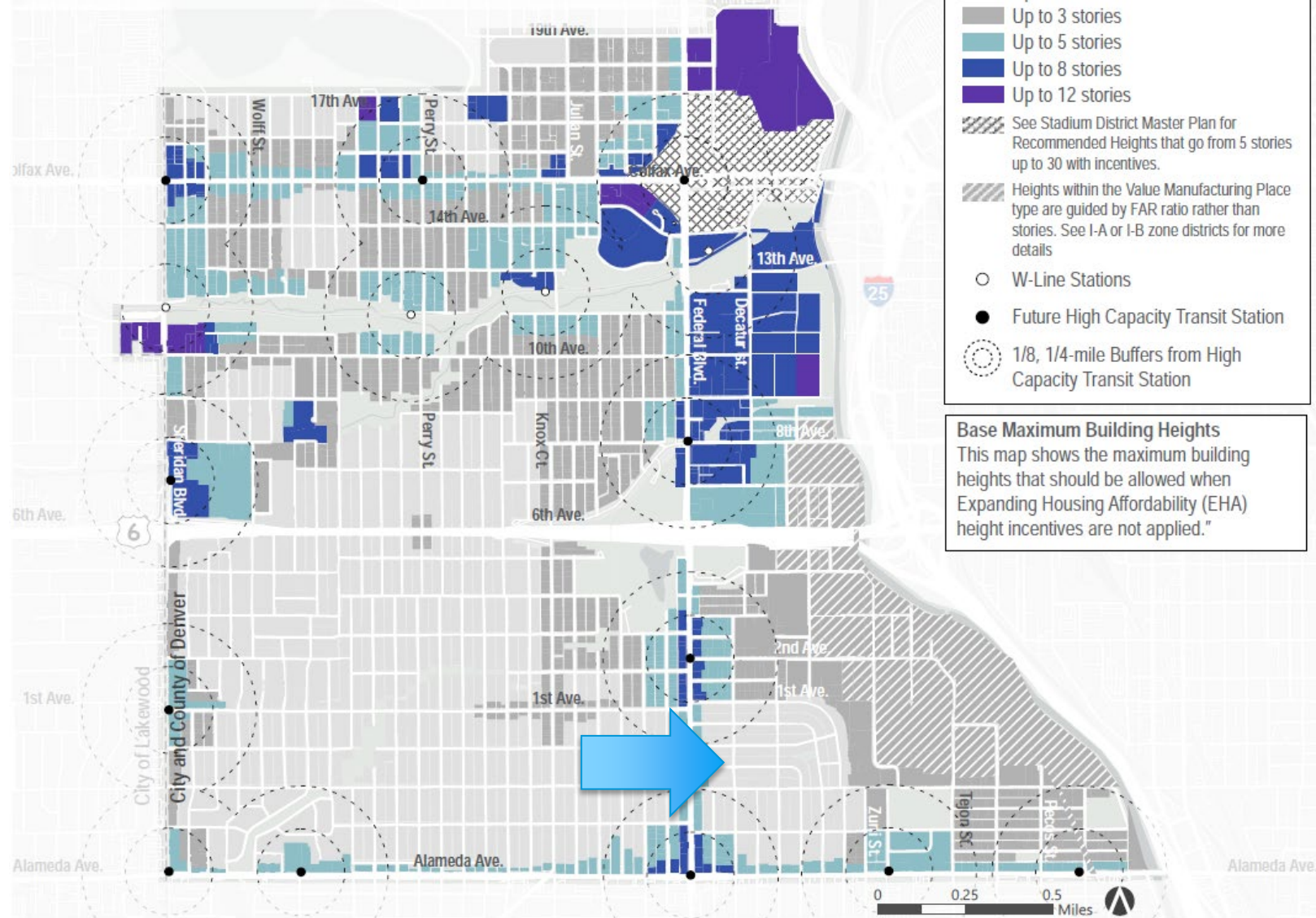




# West Area Plan

## Base Heights up to 2.5 stories

### FUTURE BASE HEIGHT GUIDANCE MAP





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