



4862 West 13th Avenue

Request: from U-RH-3A to G-MU-3

Case: 2022i-00256

LUTI Date: February 20th, 2024

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Location



- Applicant is seeking to construct an apartment
- Accepted into AHRT
- Proposed to rezone from U-RH-3A to G-MU-3
- Property:
 - 15,000 square feet or 0.34 acres
 - Small Multifamily

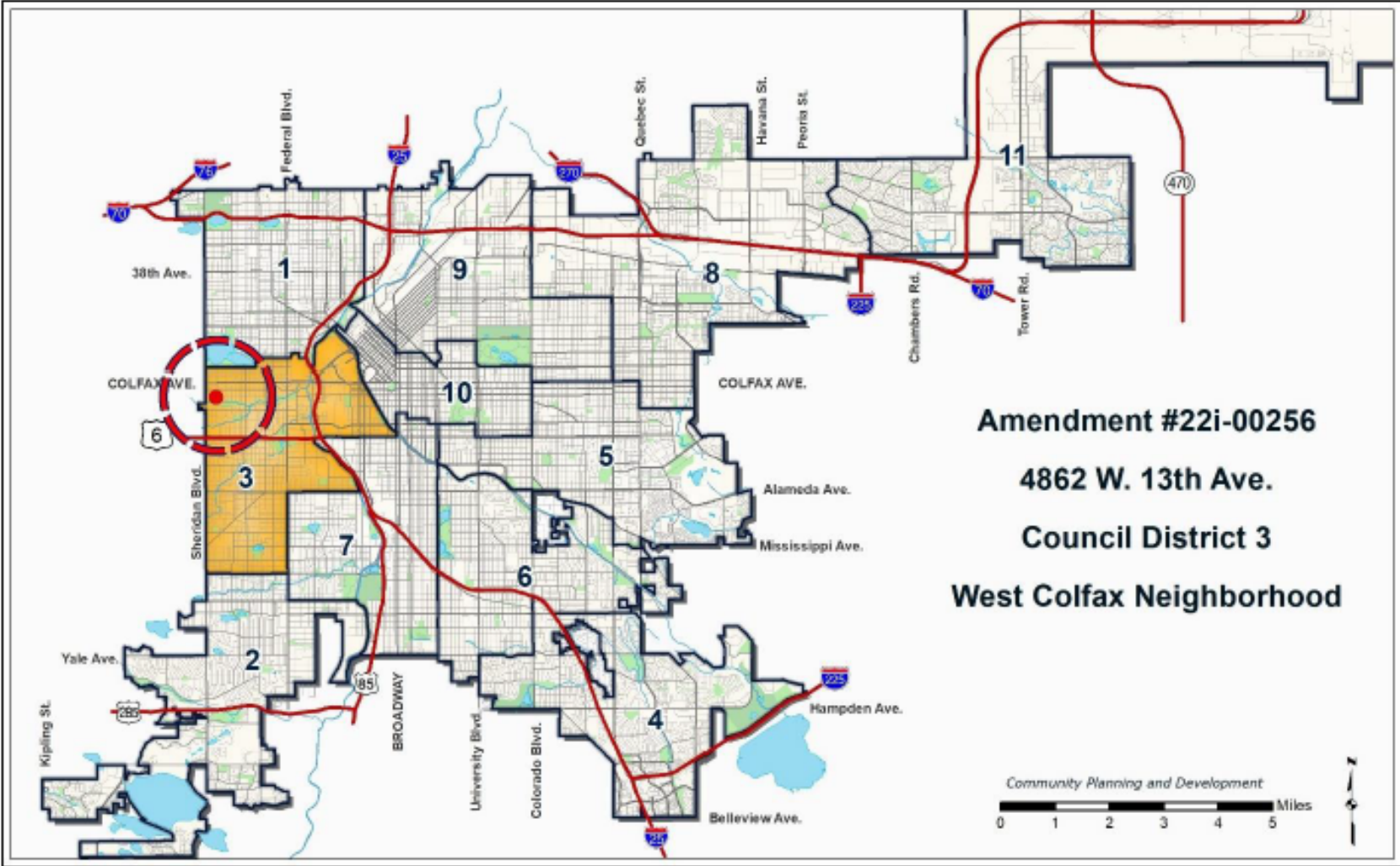
Reminder: Approval of a rezoning is not approval of a proposed specific development project

Presentation Agenda

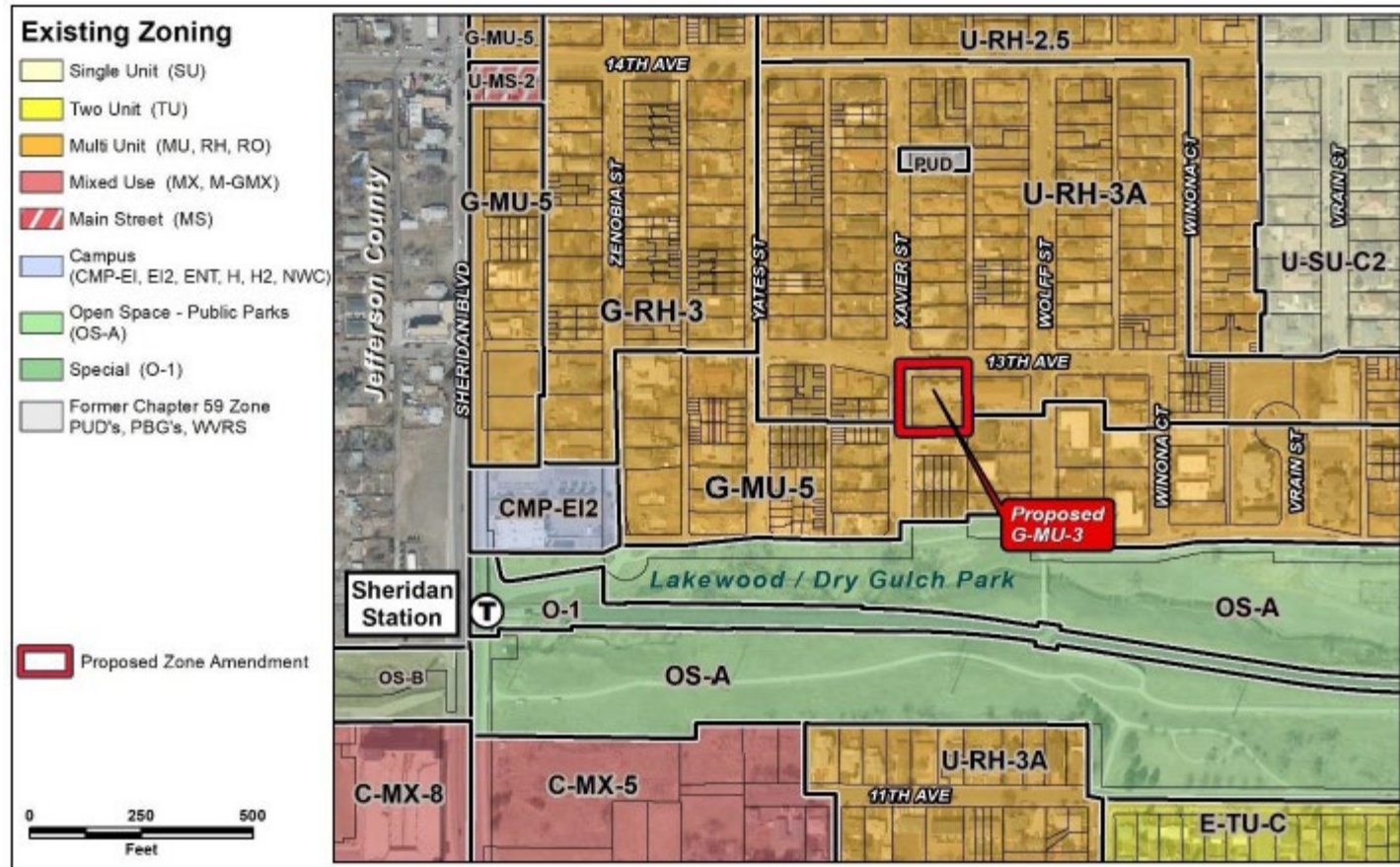
- Request
- Location and Context
- Process
- Review Criteria



Council District 3 – Councilmember Torres



Existing Zoning



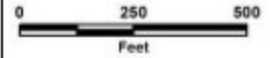
- Current Zoning:
U-RH-3A
- Surrounding Zoning:
 - G-MU-5
 - OS-A
 - G-RH-3

Existing Context

Existing Land Use

- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Office
- Public/Quasi-public
- Mixed-use
- Park/Open Space
- Parking
- Trans/Comm/Utilities
- Vacant

Proposed Zone Amendment



Agenda

- Request
- Location and Context
- Process
- Review Criteria



Process

- Informational Notice: 8/7/2023
- Planning Board Notice: 1/23/2024
- Planning Board Public Hearing: 2/7/2024
- LUTI Committee: 02/20/24
- City Council Public Hearing: 04/1/24

Public Comments

- RNOs
 - United Northwest Denver, Inter-Neighborhood Cooperation (INC), West Colfax Association of Neighbors, Sloan's Lake Citizens' Group, Strong Denver, and Southwest Vida
- No Comments

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans or the proposed rezoning is necessary to for a community need not anticipated by 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 or Community Need

- *Comprehensive Plan 2040*
- *Blueprint Denver*
- *West Area Plan*

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
- **Strong and Authentic Neighborhoods** Goal 1, Strategy D – *Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities*

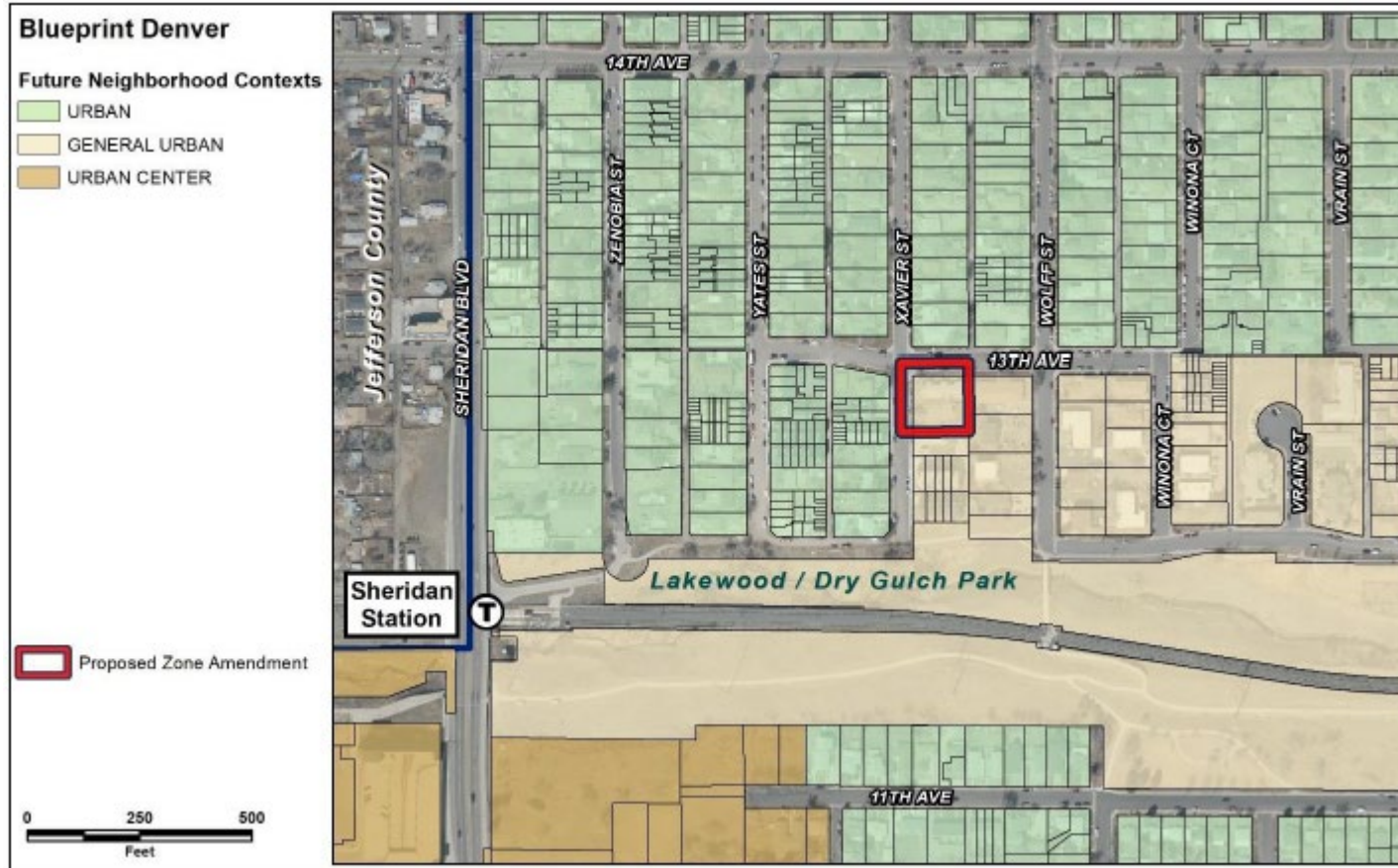


Climate

- **Environmentally Resilient** Goal 8, Strategy A – *Promote infill development where infrastructure and services are already in place*

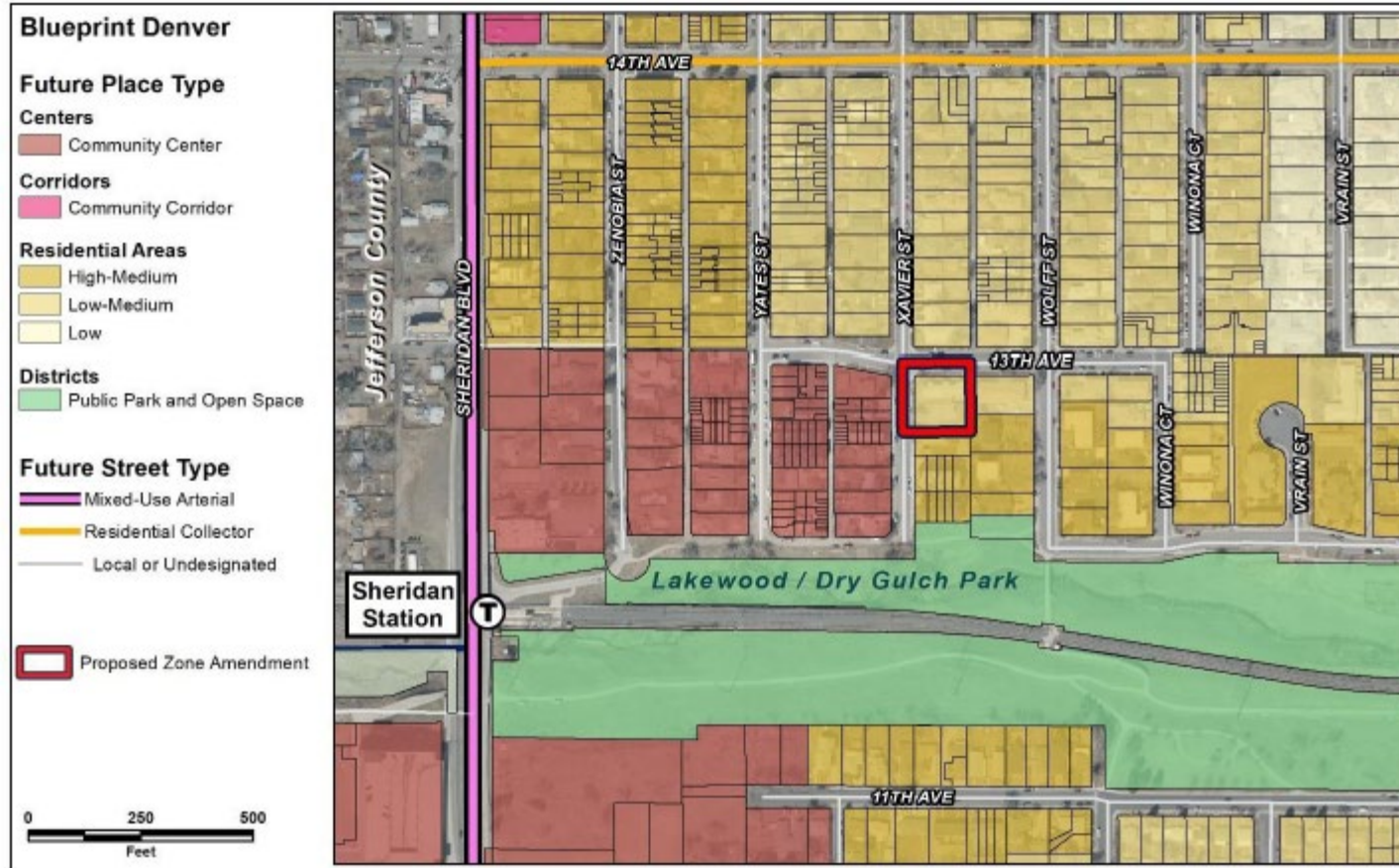


Blueprint Denver 2019



- General Urban (G-)
Neighborhood Context
 - Vibrant places with proximity to Denver’s major centers like Downtown and Cherry Creek.
 - Homes in this context vary from multi-unit complexes to compact single-unit homes

Blueprint Denver 2019



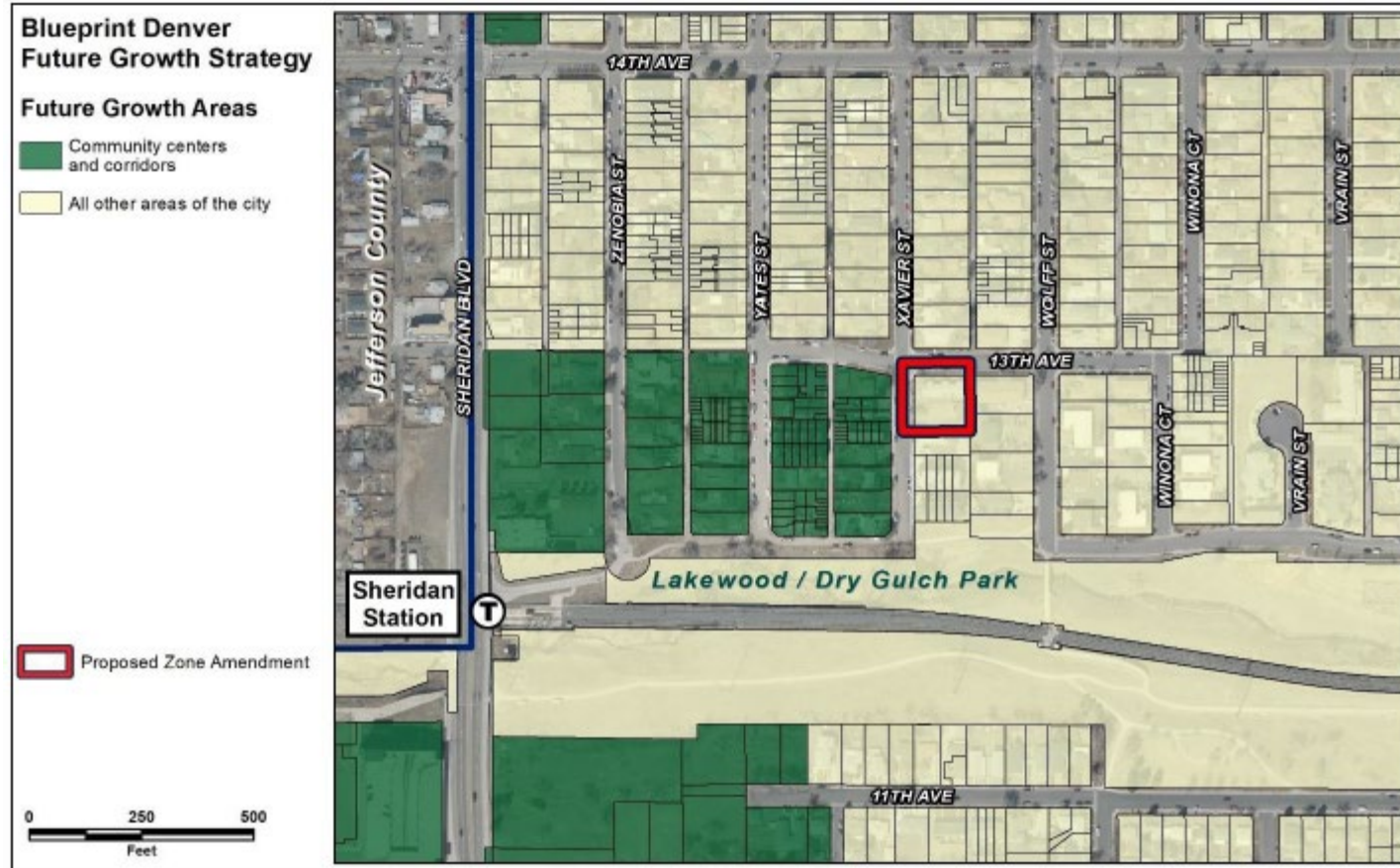
Future Place – Low-Medium Residential

- Primarily residential, with a mix of unit types. Single- and two-unit homes are interspersed with lower scale multi-unit buildings

Future Street Type

- 13th avenue and Xavier Street are local Streets

Blueprint Denver 2019

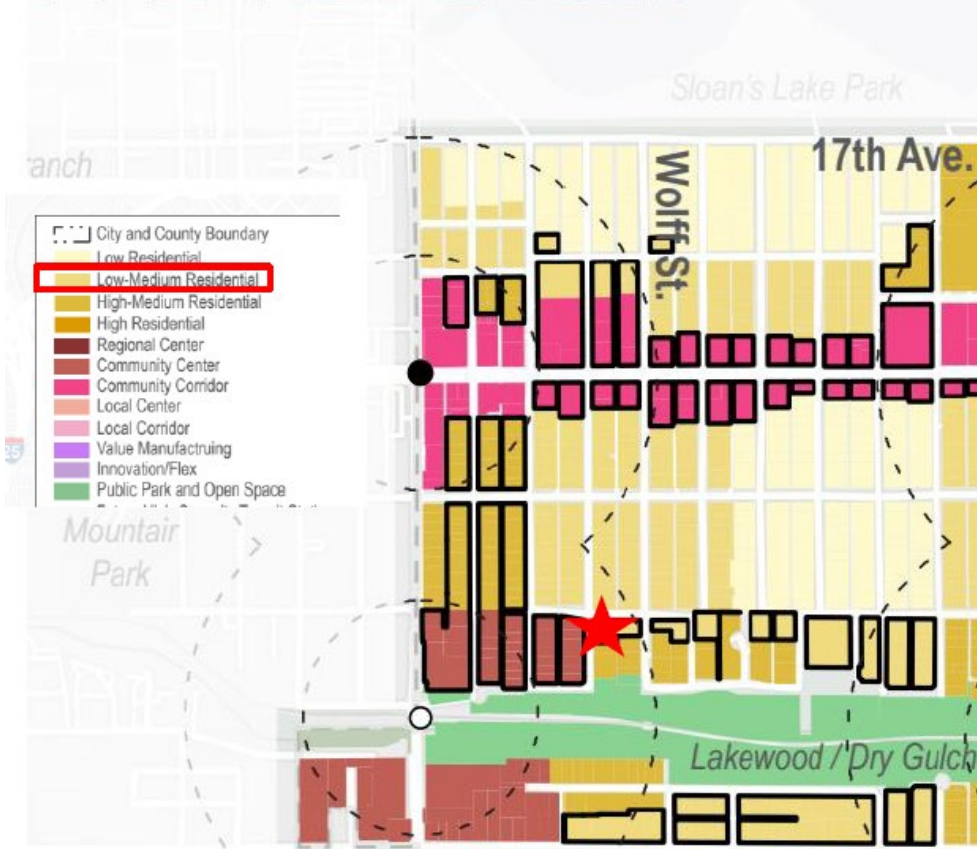


Growth Areas Strategy – All Other Areas of the City

- Anticipated to see around 20% of new housing growth and 10% 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.*

Near Northwest Area Plan (Draft)

FUTURE PLACES



Future Place – Low - Medium Residential

- Mix of low- to mid-scale multi-unit residential building forms

Height Recommendation

- 3 Stories

Economy & Housing Recommendation

- Economy & Housing Policy E2: “Explore strategies so affordable housing is available everywhere by implementing approaches that promote a diversity of affordable housing options within all neighborhoods and new development.”

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Uniformity of District Regulations

- Proposed rezoning to G-MU-3 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 an additional housing units that are compatibly integrated into the surrounding neighborhood

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

- Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:
 - a) Changed or changing conditions in a particular area, or in the city generally; or,
 - b) **A City adopted plan; or,**
 - c) That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.

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

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