



# 1079 South Hooker Street

S-SU-D to E-TU-C

Date: 12/02/2024

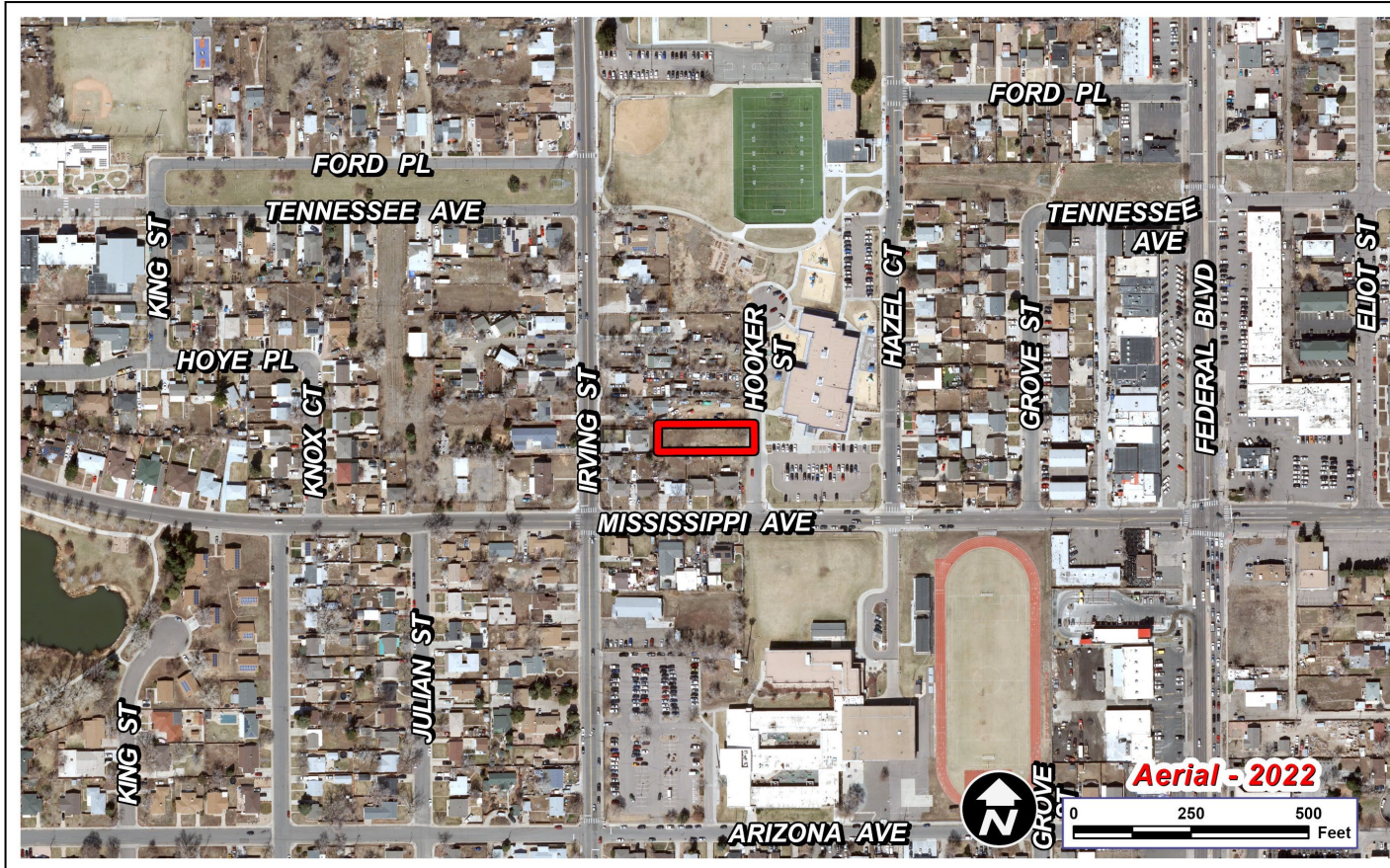
Presenter: Joe Green

# Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



# Request: from S-SU-D to E-TU-C



- Property:
  - 10,680 sq ft
  - Currently vacant
- Requesting rezoning to build a duplex.

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

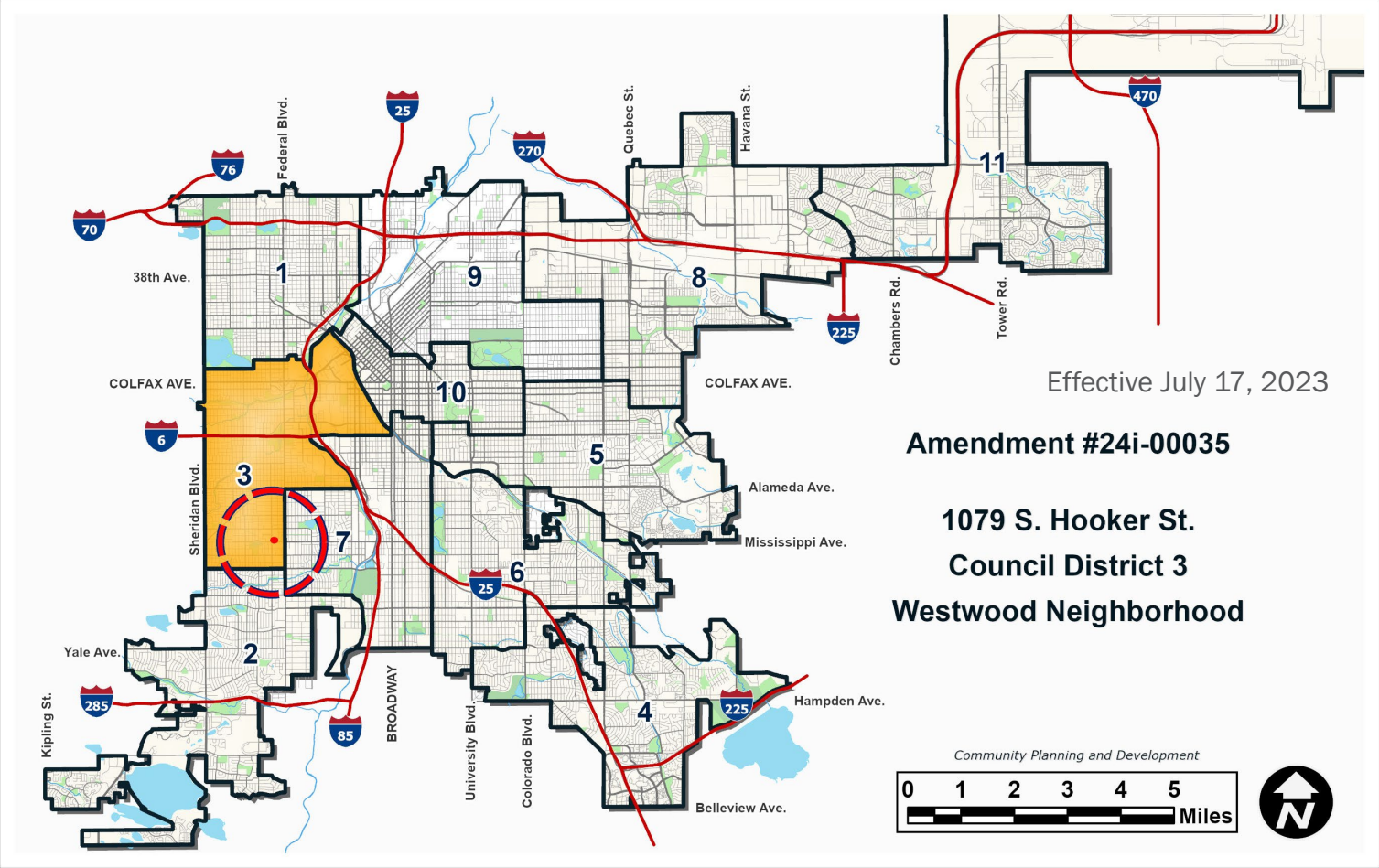


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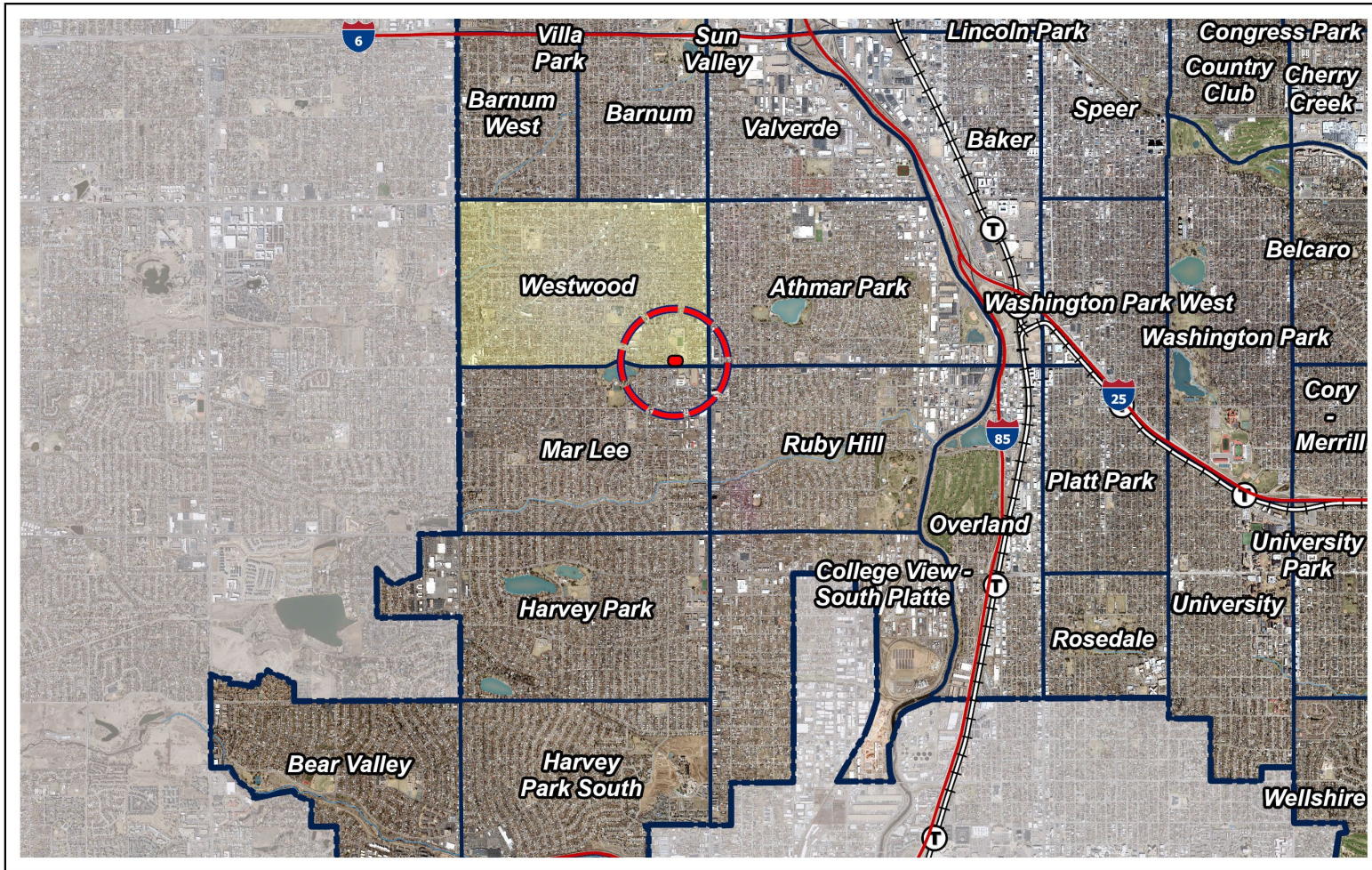


# Council District 3 – Councilmember Torres



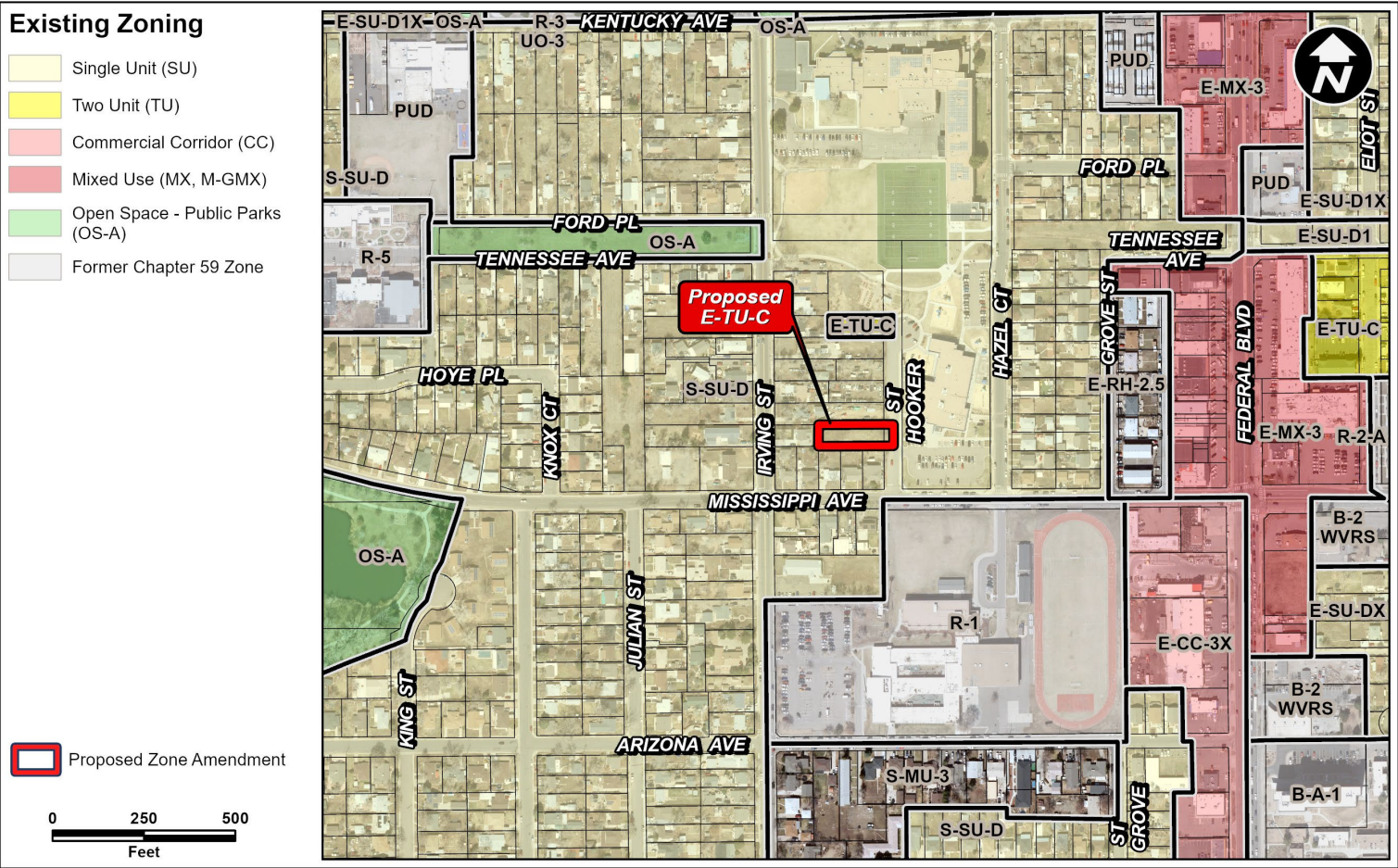


# Statistical Neighborhood – Westwood





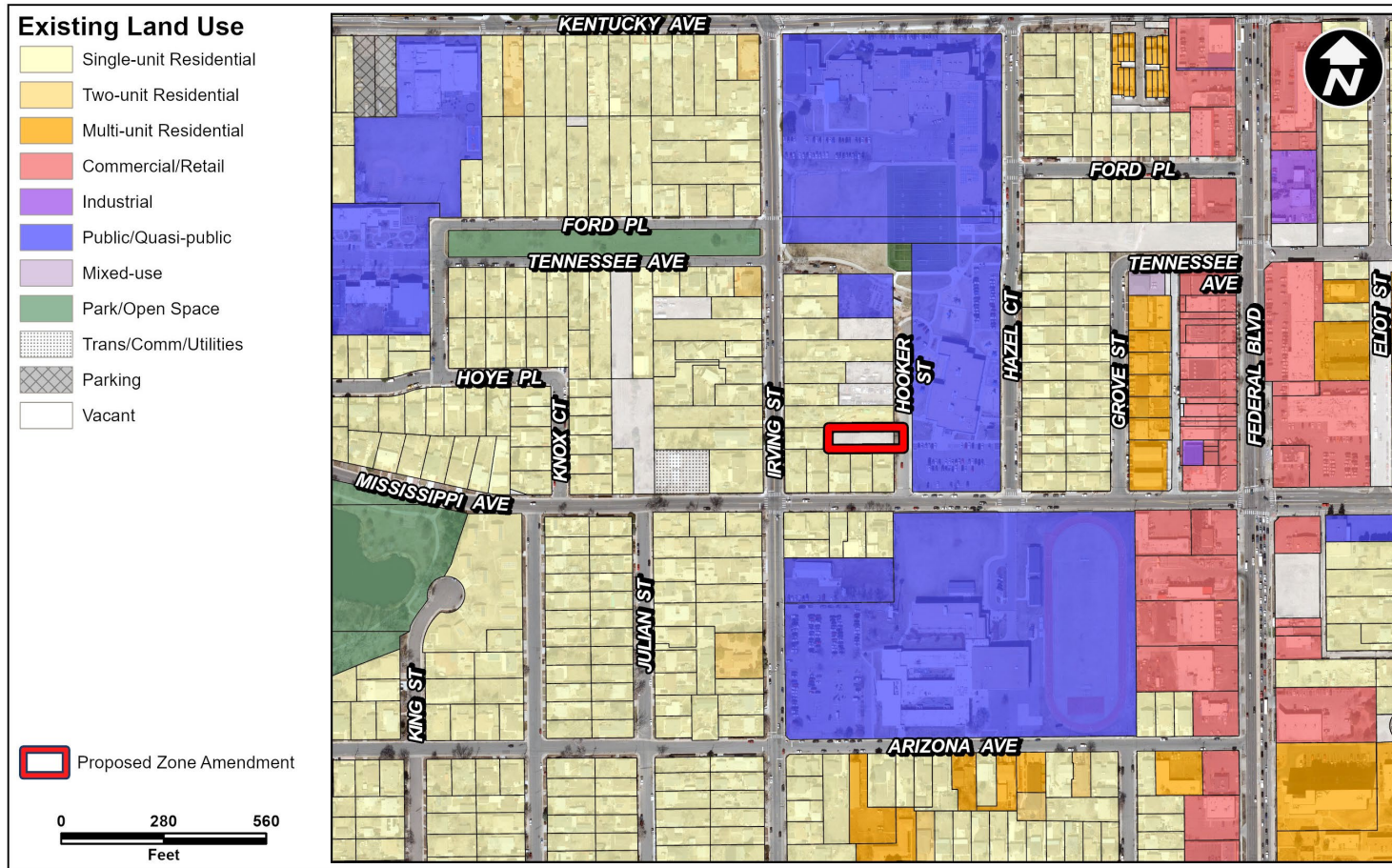
# Existing Zoning – S-SU-D



Proximity to:

- E-TU-C
- R-1

# Existing Context – Land Use



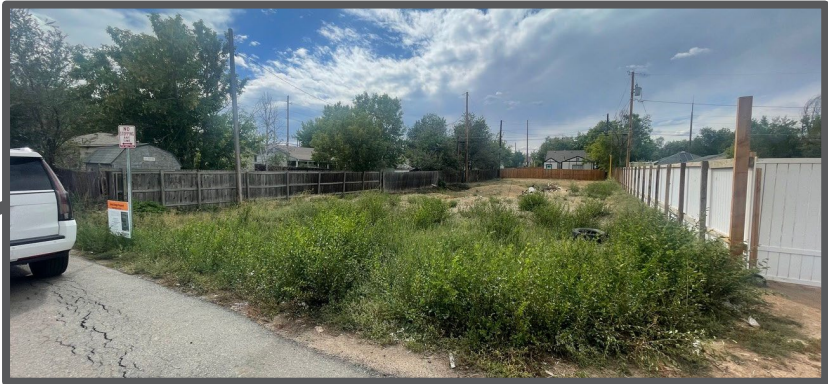
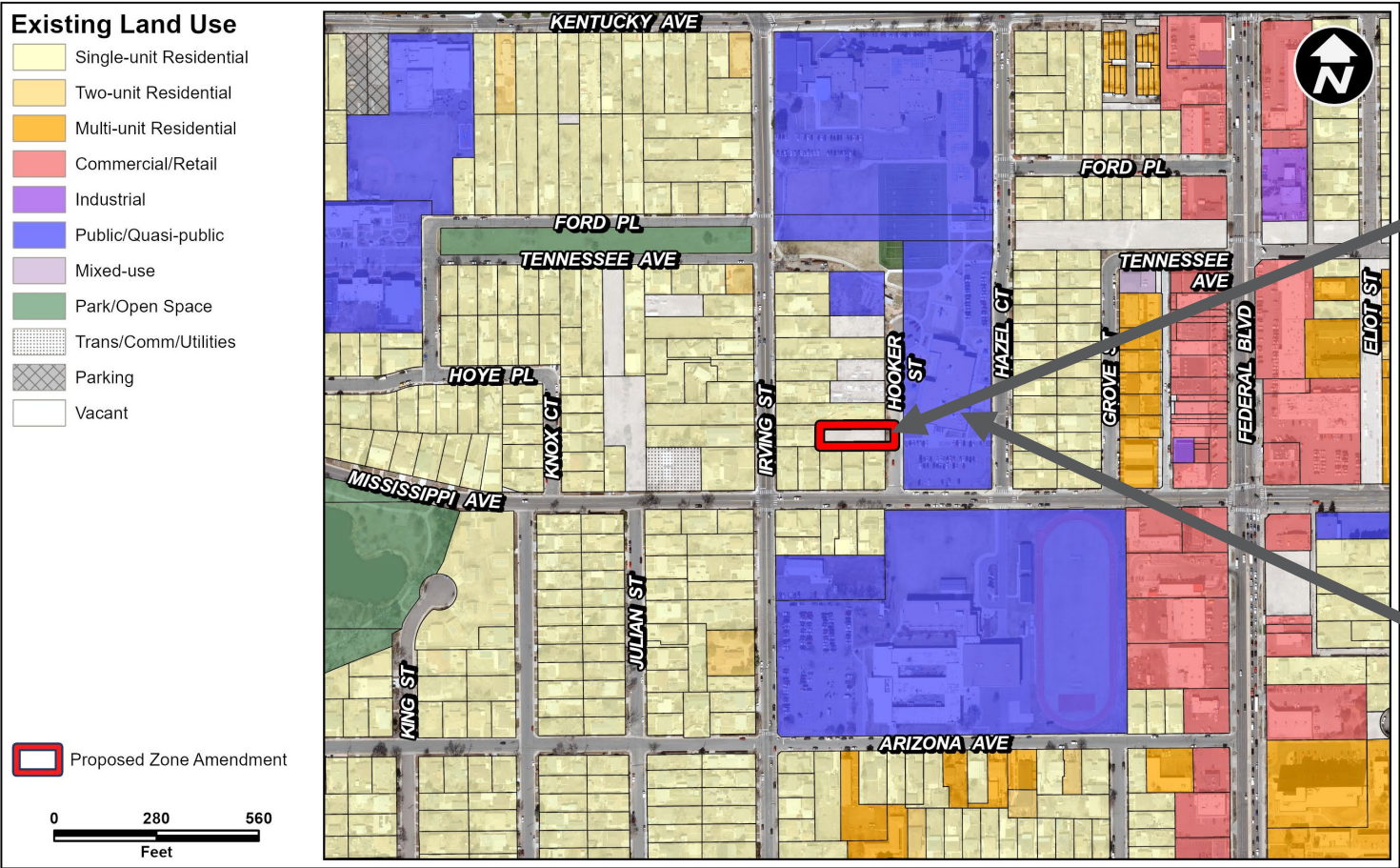
Vacant

Adjacent to:

- Single-Unit Residential
- Public/Quasi-public

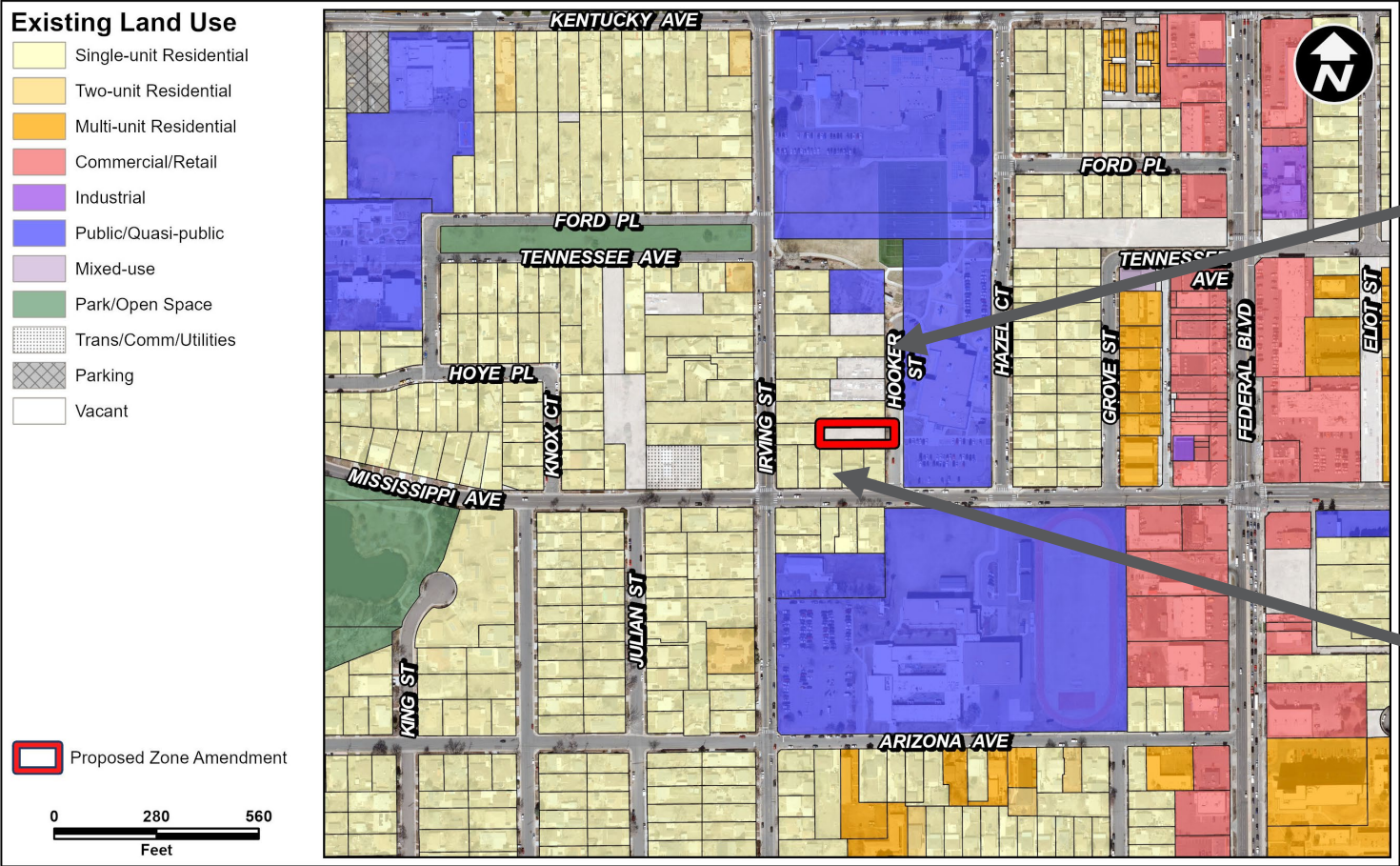


# Existing Context – Building Form/Scale





# Existing Context – Building Form/Scale





# Agenda

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# Process

- Informational Notice: **06/12/2024**
- Planning Board Notice: **09/17/2024**
- Planning Board Public Hearing: **10/02/2024**
- LUTI Committee: **10/22/2024**
- City Council Public Hearing: **12/02/2024**



# Public Comments

- RNOs – No comments received
- No comments from neighbors and other stakeholders

# Planning Board

- Planning Board held a hearing on this item on 10/02
- The board voted unanimously to recommend approval



# Presentation Agenda

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- 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



# Denver Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*
- *Westwood Neighborhood 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

- *Equitable, Affordable and Inclusive Goal 1 Strategy A*
  - *Increase development of housing units close to transit and mixed-use developments*
- *Equitable, Affordable and Inclusive Goal 2 Strategy B*
  - *Create a greater mix of housing options in every neighborhood for all individuals and families*





# Denver Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*
- *Westwood Neighborhood Plan*

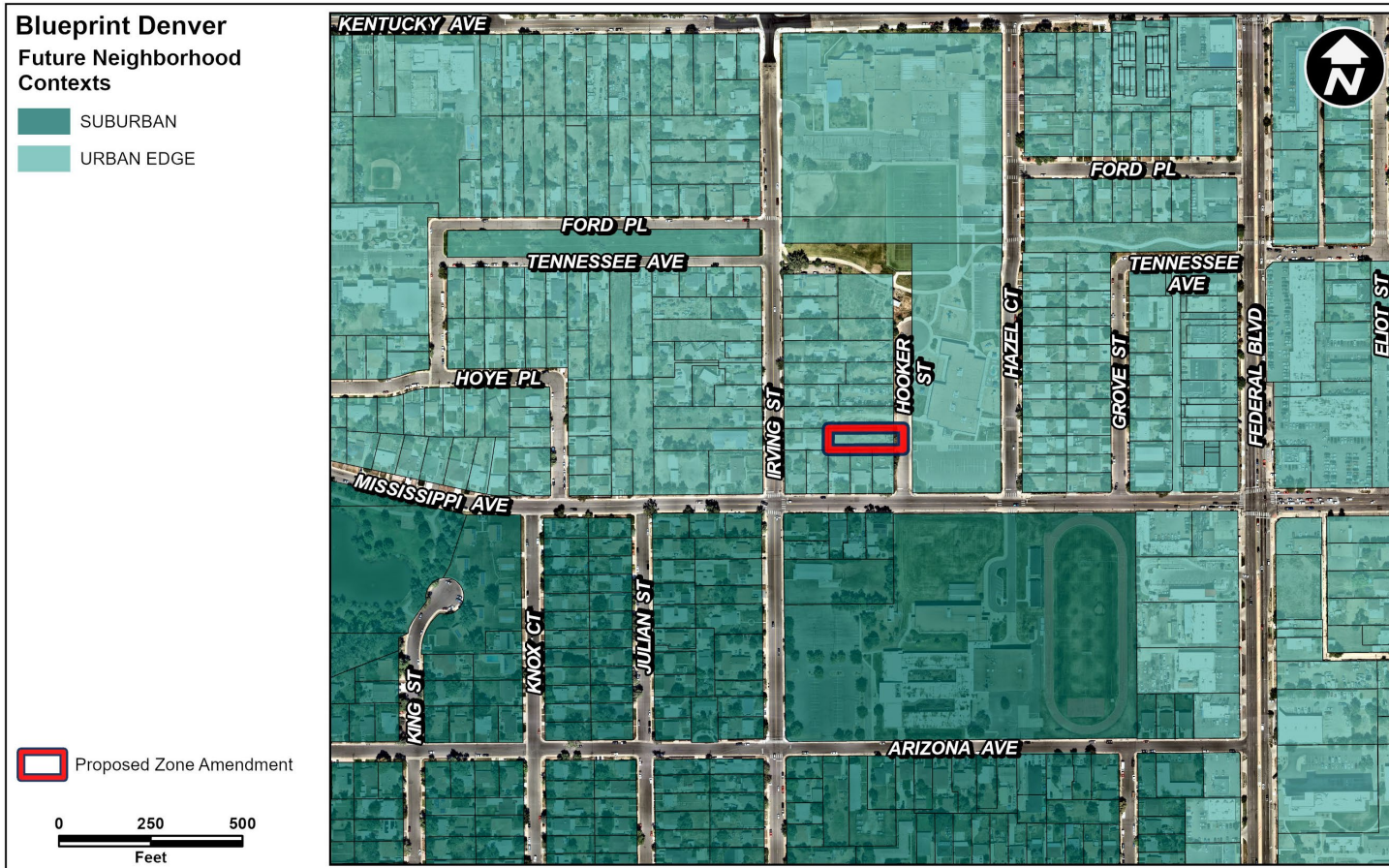
## 2. Uniformity of District Regulations

## 3. Further Public Health, Safety and Welfare

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## 5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Blueprint Denver 2019

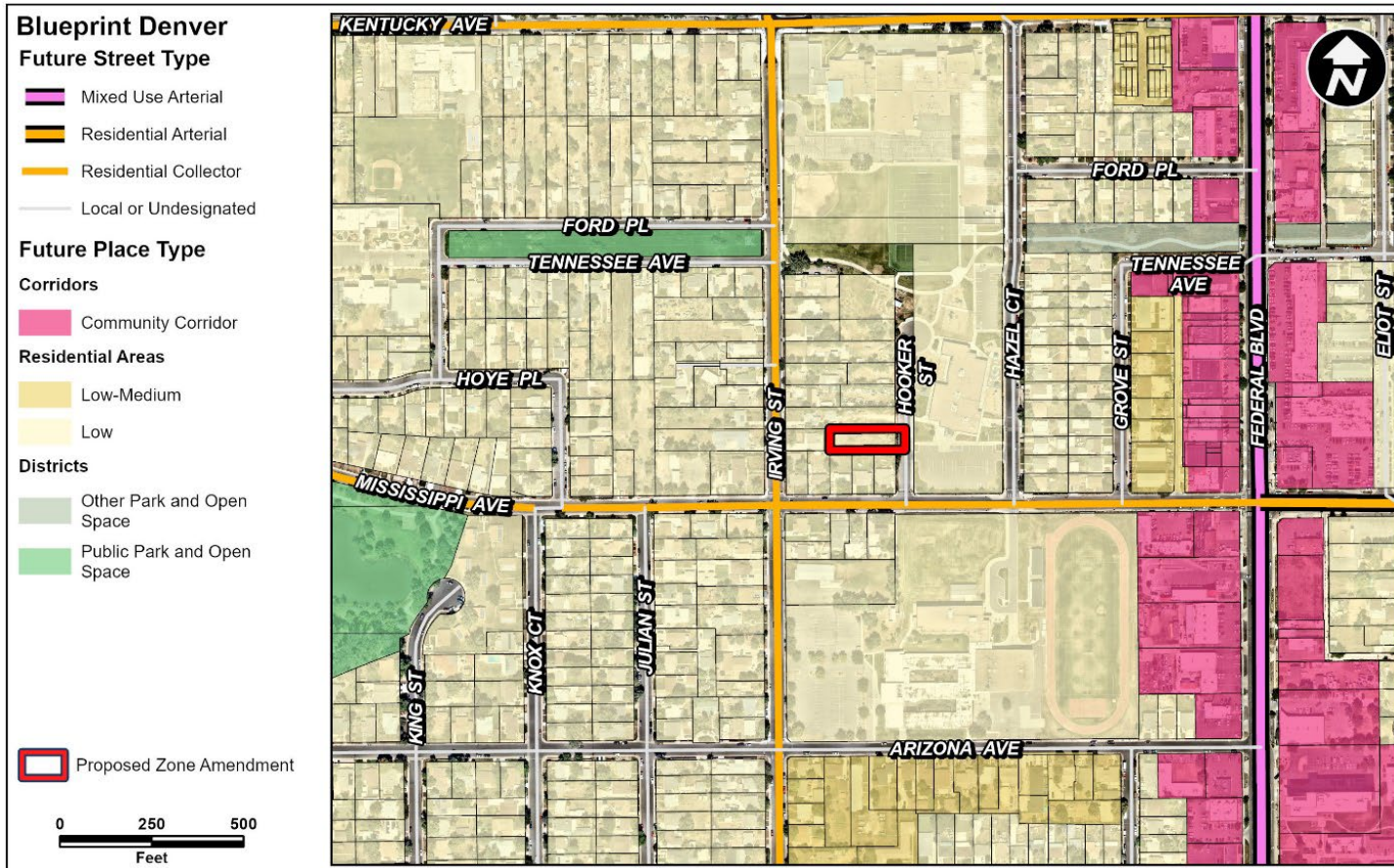


## Urban Edge

- Low-scale single- and two-unit residential
- Promote and protect residential neighborhoods



# Blueprint Denver 2019



## Residential Low

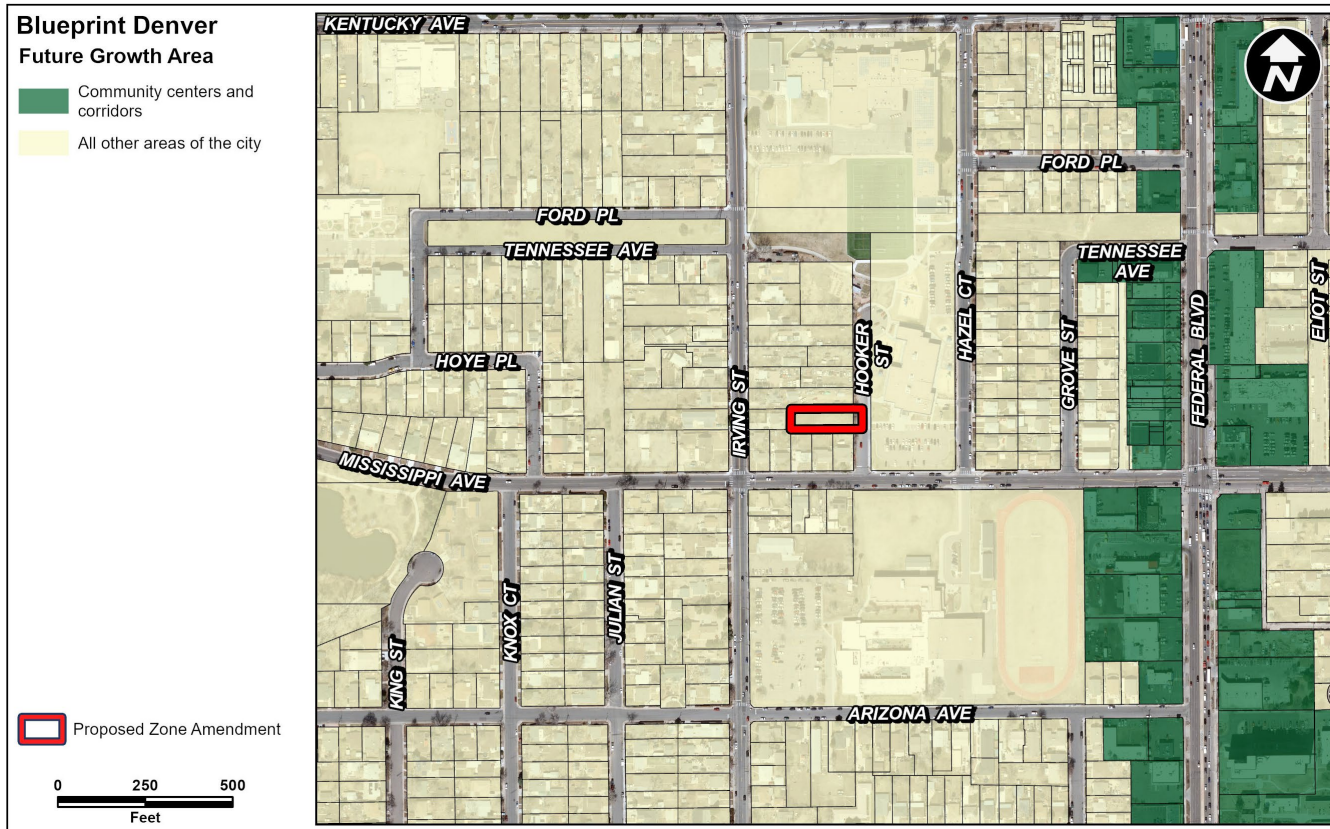
- Single- and two-unit on small or medium lots
- Duplexes thoughtfully integrated

## Local Future Street Type

- Predominantly defined by residential uses

Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

# Blueprint Denver 2019



## Growth Areas Strategy

- All other areas of the city. 20% of new housing and 10% of new jobs by 2040 (p. 51)



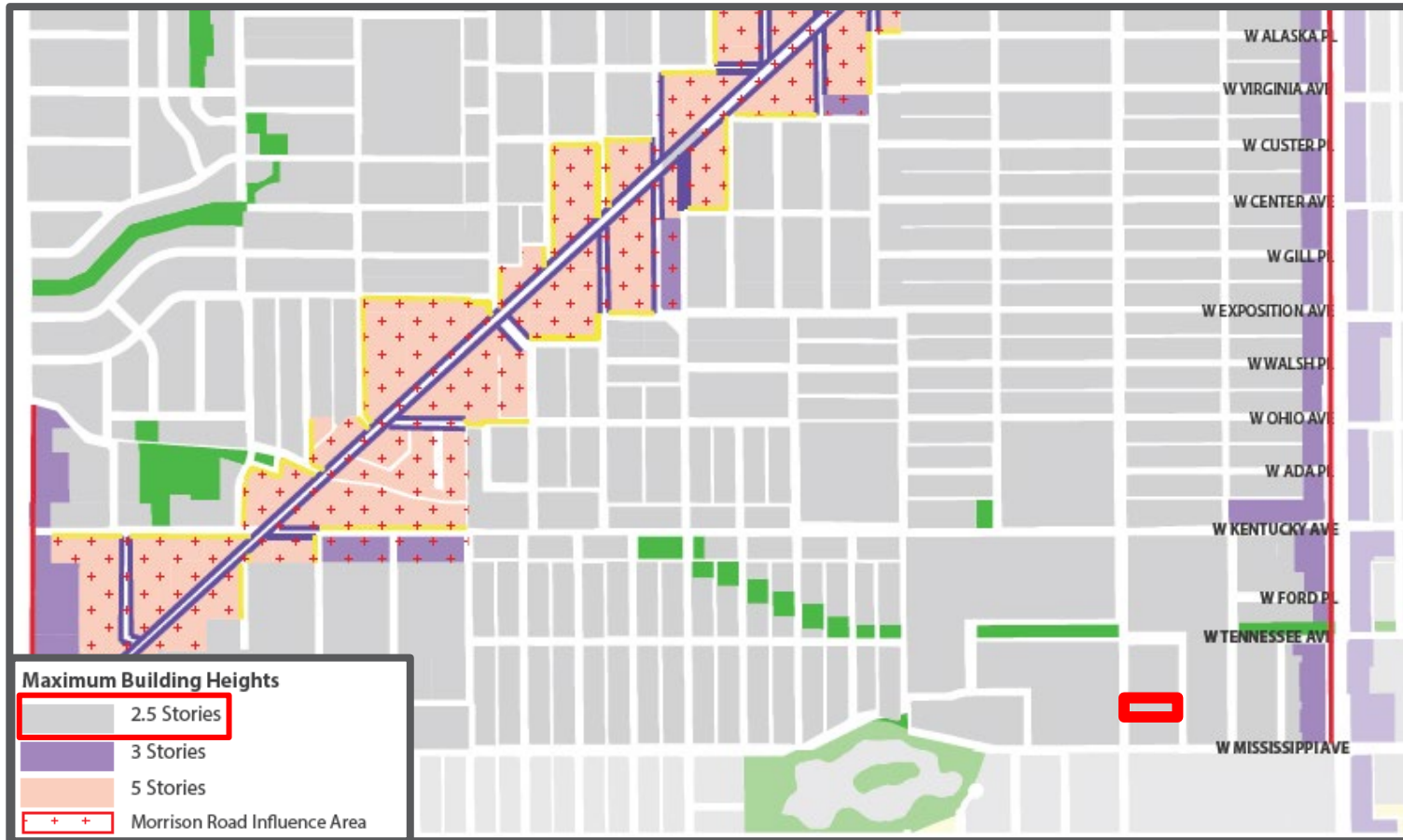
# Westwood Neighborhood Plan



## Single Family/Duplex

- Moderately dense areas
- Mixture of housing types
- Single-family, duplex, tandem house, ADU
- “Single-family/Duplex...E-TU-C implements the vision”
- “Single-unit zoning does not implement the vision”

# Westwood Neighborhood Plan



## Maximum Heights

- 2.5 stories.
- E-TU-C allows for the same height as the existing zoning

# Denver Zoning Code Review Criteria

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# 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
  - City Adopted Plans:
    - Westwood Neighborhood Plan (2014)
    - Blueprint Denver (2019)
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
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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