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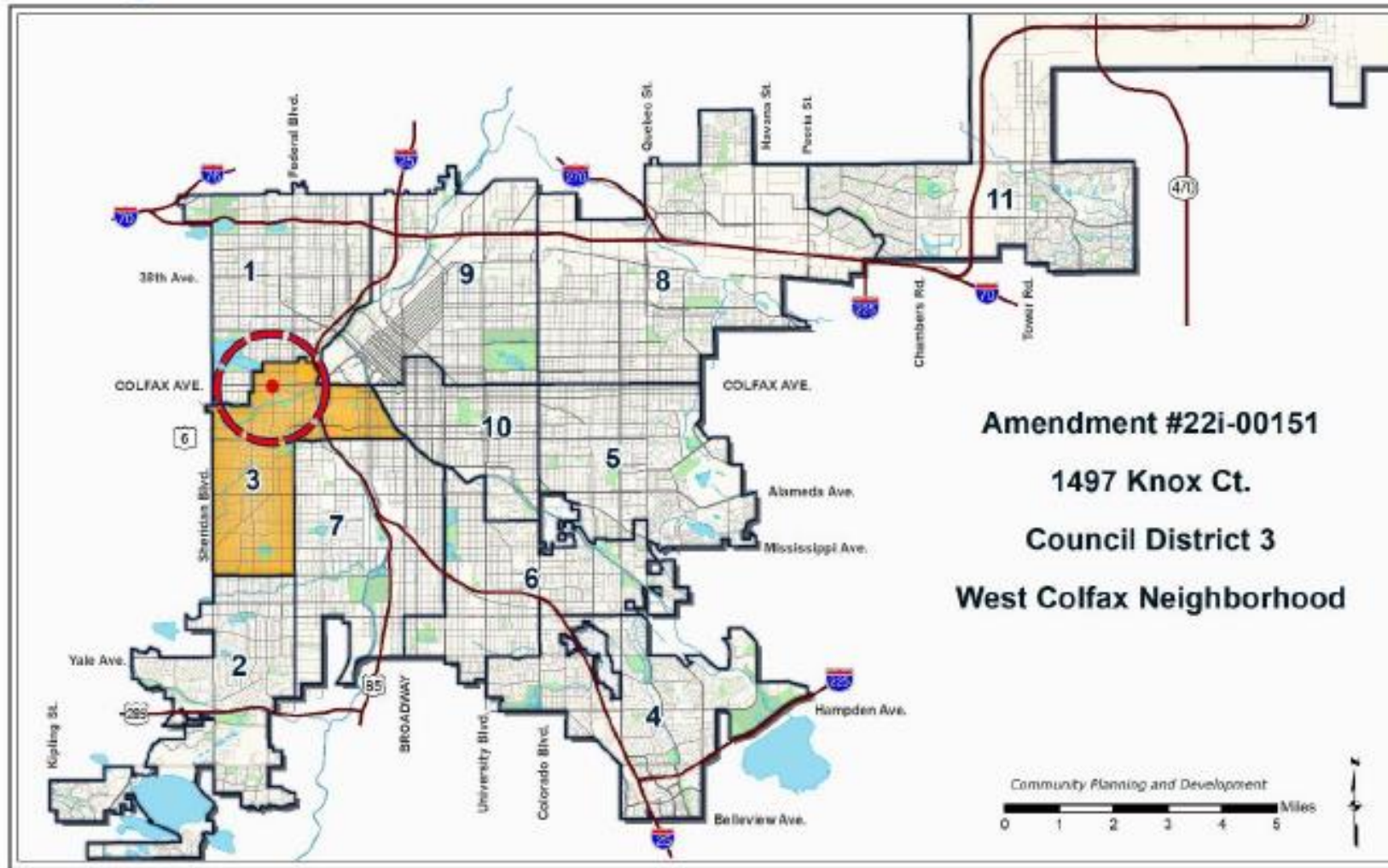
# 1465-1497 N. Knox Court

Request: G-RH-3 to G-MS-5

LUTI Hearing: 4/25/2023

Case #: 2022i00151

# Council District 3 – CM Torres



# West Colfax Neighborhood





# Request: G-MU-5



## Subject Property

- Multi-Unit (10 HUD Section 8 rental rowhomes)
- 31,300 square feet or 0.71 acres

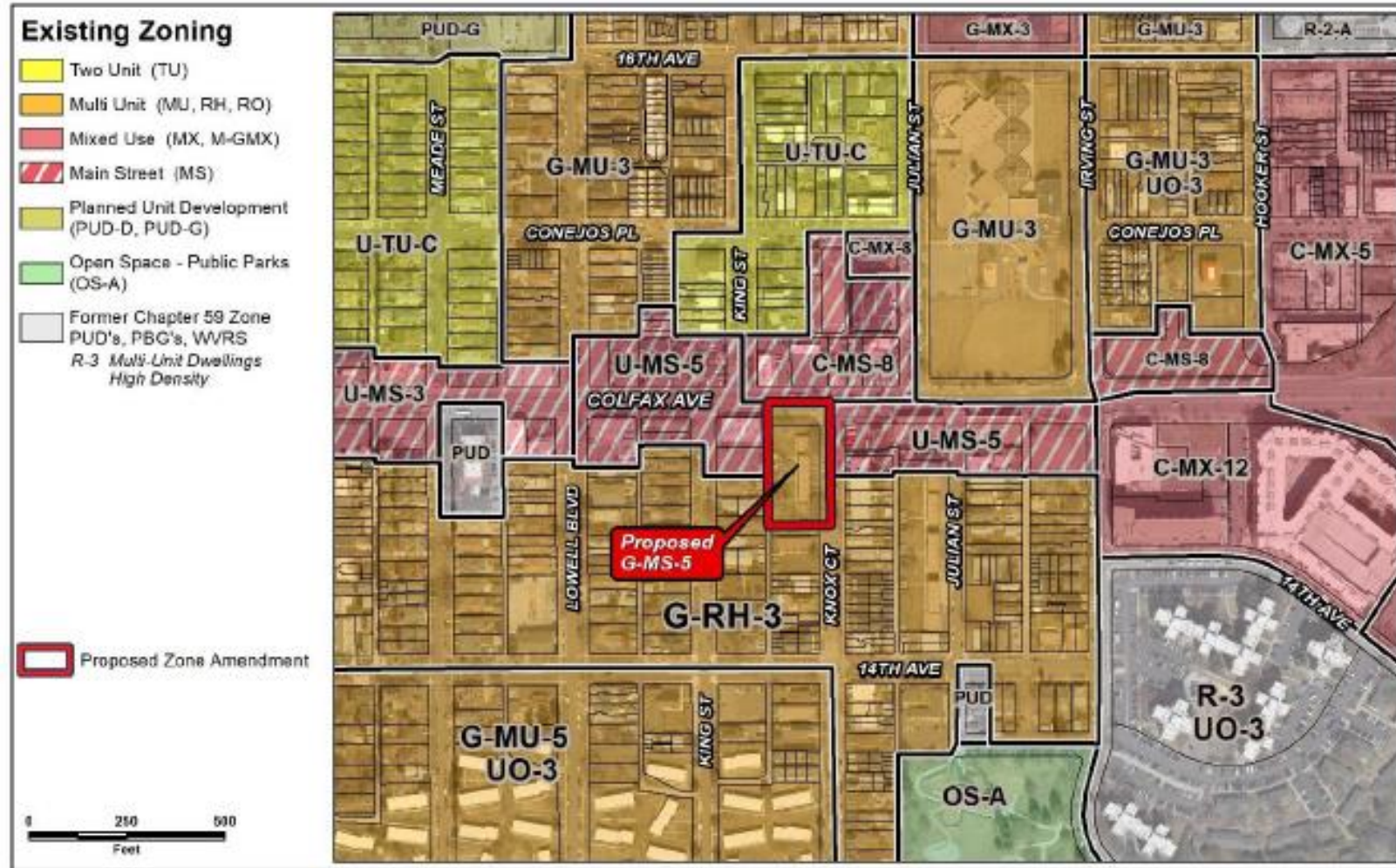
## Proposal

- G-MS-5
- General Urban – Main Street – Up to 5 stories in height
- Building Forms allowed: Shopfront, General and Townhouse, and Drive-Thru

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



# Existing Zoning



# Existing Context – Use/Building Form/Scale



*Subject property looking southwest*



*Subject Property looking west*





# Process

- Informational Notice: 2/8/23
- Planning Board Notice: 3/15/2023
- Planning Board Public Hearing: 4/5/2023
  - Approved Unanimously
- LUTI Committee: 4/25/23
- City Council Public Hearing: 6/26/23 (tentative)
- Public Comment:
  - RNO: 2 letters of Support
  - Eight Comment of Opposition

# 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

# Consistency with Adopted Plans: Comprehensive Plan



- **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 A** – Create a greater mix of housing options in every neighborhood for all individuals and families



- **Environmentally Resilient Goal 8, Strategy A** – *Promote infill development where infrastructure and services are already in place*
- **Environmentally Resilient Goal 8, Strategy B** – *Encourage mixed-use communities where residents can live, work and play in their own neighborhoods .*

# Consistency with Adopted Plans: Blueprint Denver



## General Urban - Future 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.



# Consistency with Adopted Plans: Blueprint Denver



## High-Medium Future Place Type

- There is a mix of low- to medium-scale multi-unit residential uses with some neighborhood-serving mixed use distributed throughout. Buildings are generally up to 8 stories in height.

## Future Street Type

- Main Street Arterial

# Consistency with Adopted Plans: Blueprint Denver



## Districts

- 20% of new employment
- 10% of new housing

*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

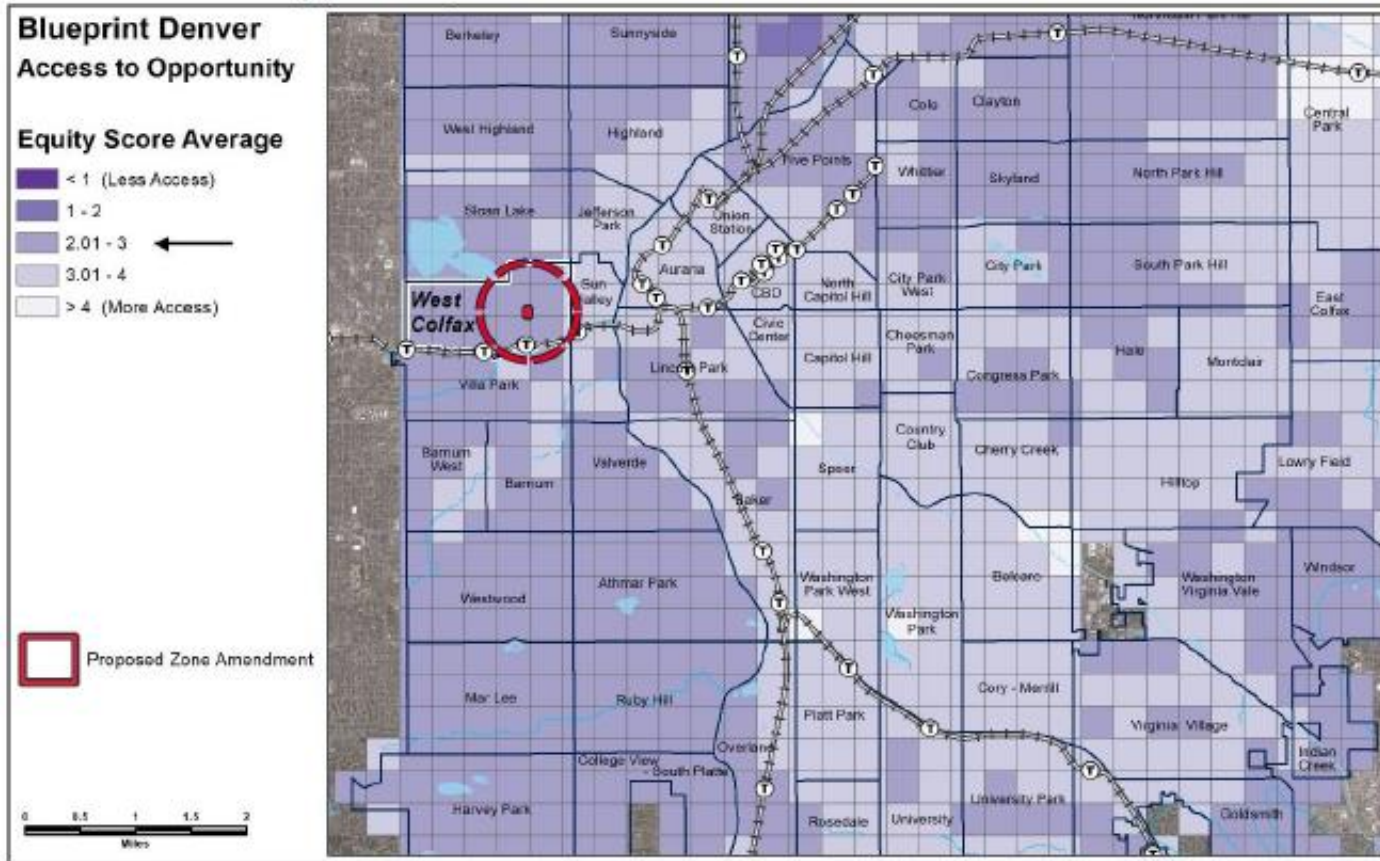
- Integrating these concepts into planning and implementation will help to create a more equitable Denver.





# Consistency With Adopted Plans

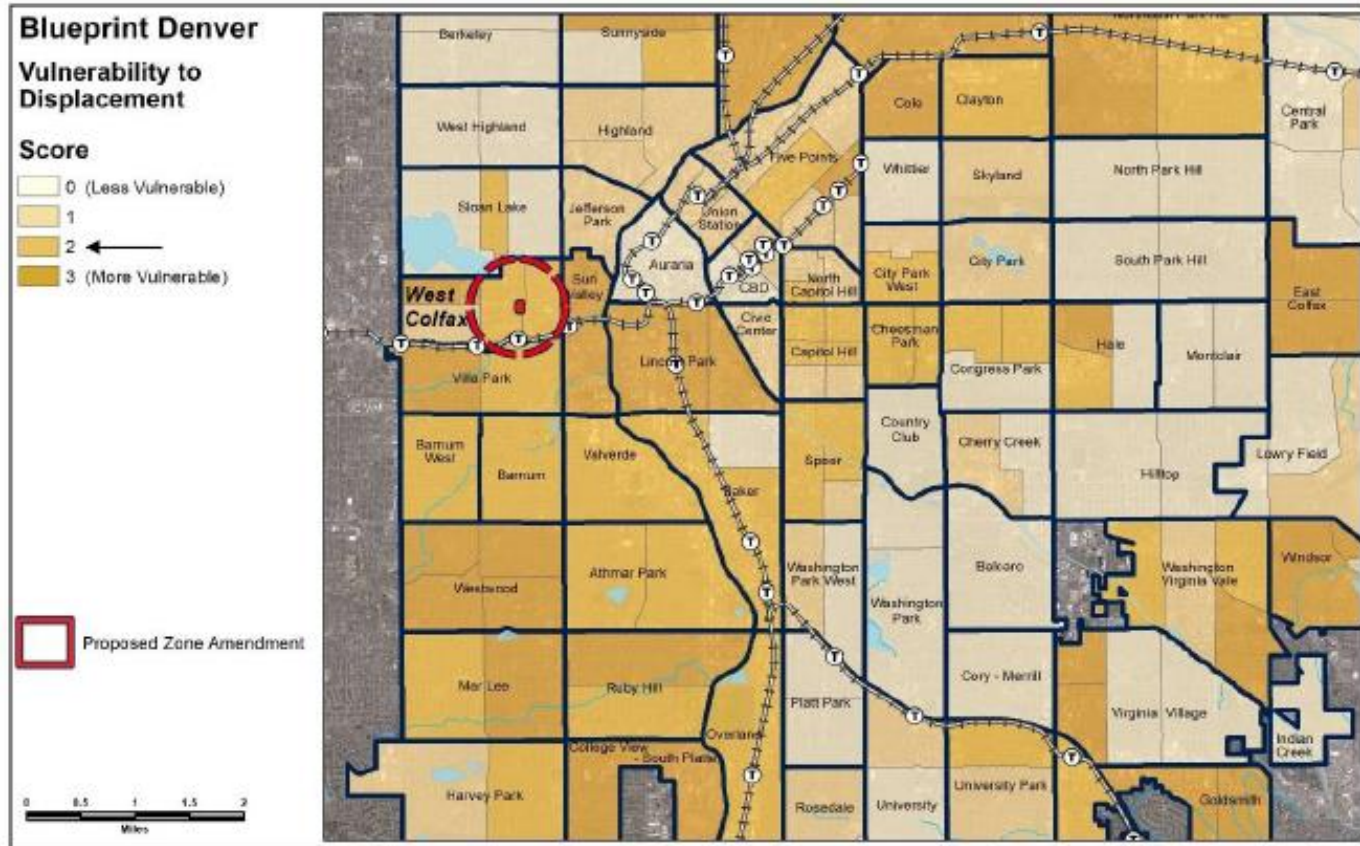
## Blueprint Denver (2019) - Access to Opportunity



- Moderate access to opportunity
- Less equitable access to healthcare
- Higher-than-average percentage of children with obesity and incomes below the poverty line

# Consistency With Adopted Plans

## Blueprint Denver (2019) - Vulnerability to Involuntary Displacement

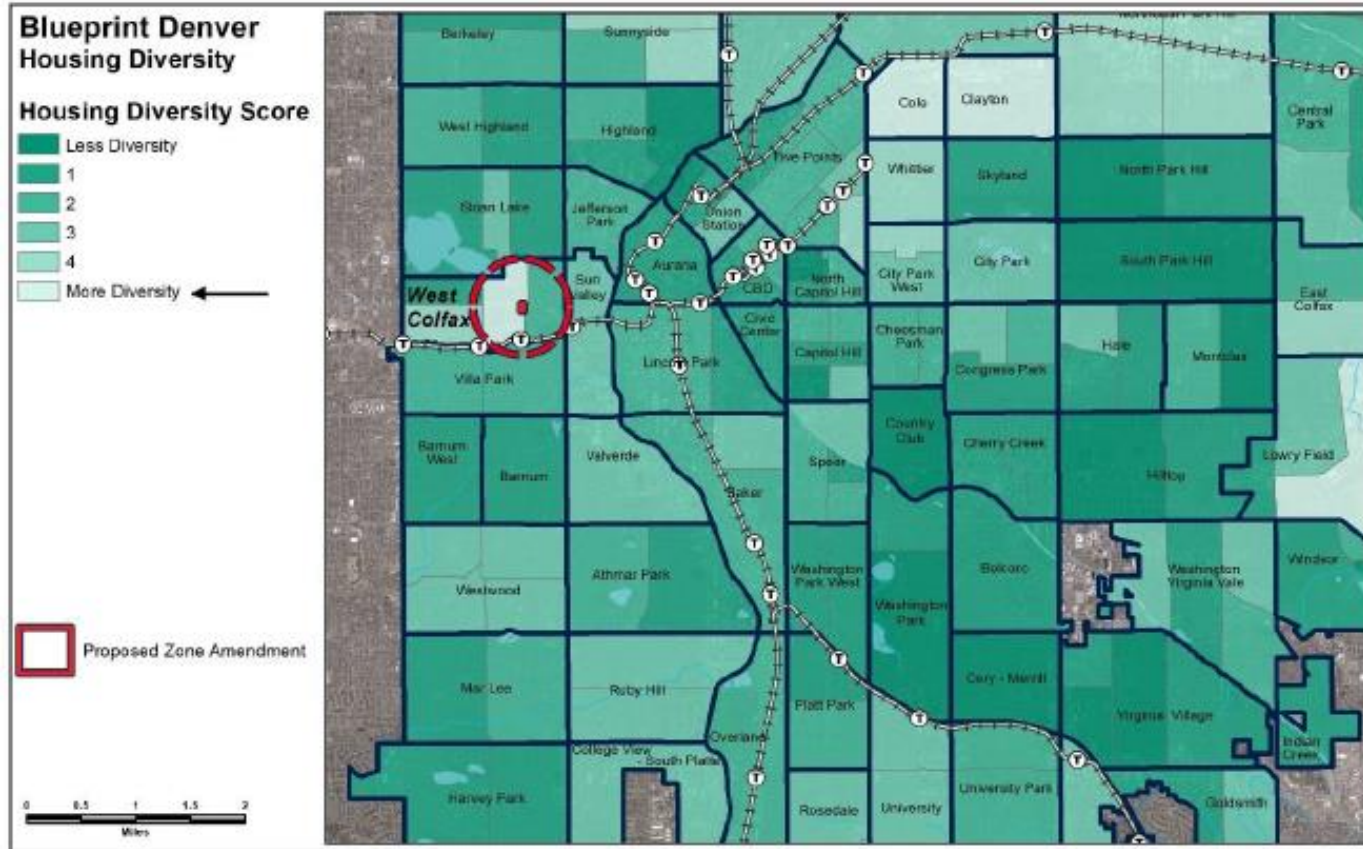


- Moderate high vulnerability to involuntary displacement
- Lower-than-average median household incomes
- Lower-than average percentage of people with less than a college degree
- Higher-than-average percentage of renters



# Consistency With Adopted Plans

## Blueprint Denver (2019) - Housing Diversity

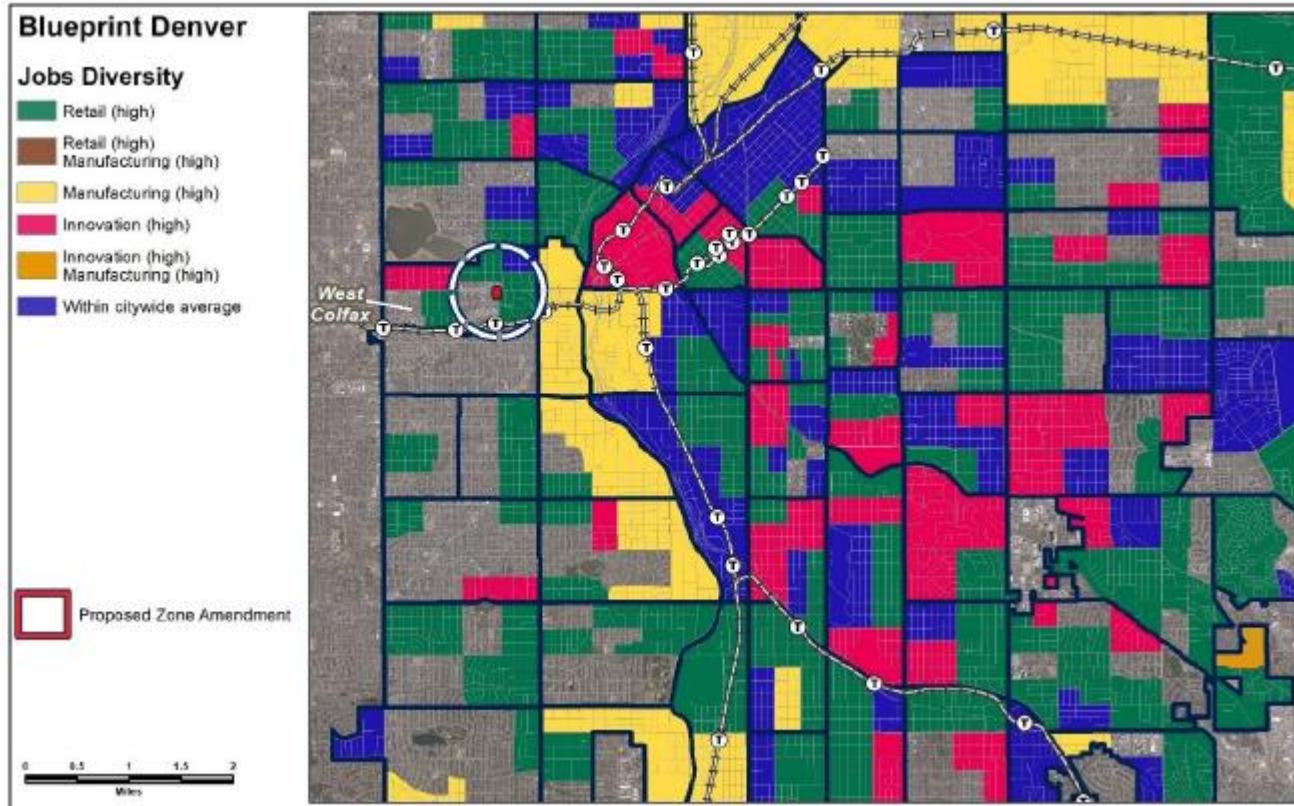


- Housing diversity
- Not diverse in terms of the percentage of Diversity of bedroom count, owners to renters, and housing costs



# Consistency With Adopted Plans

## Blueprint Denver (2019) - Jobs Diversity



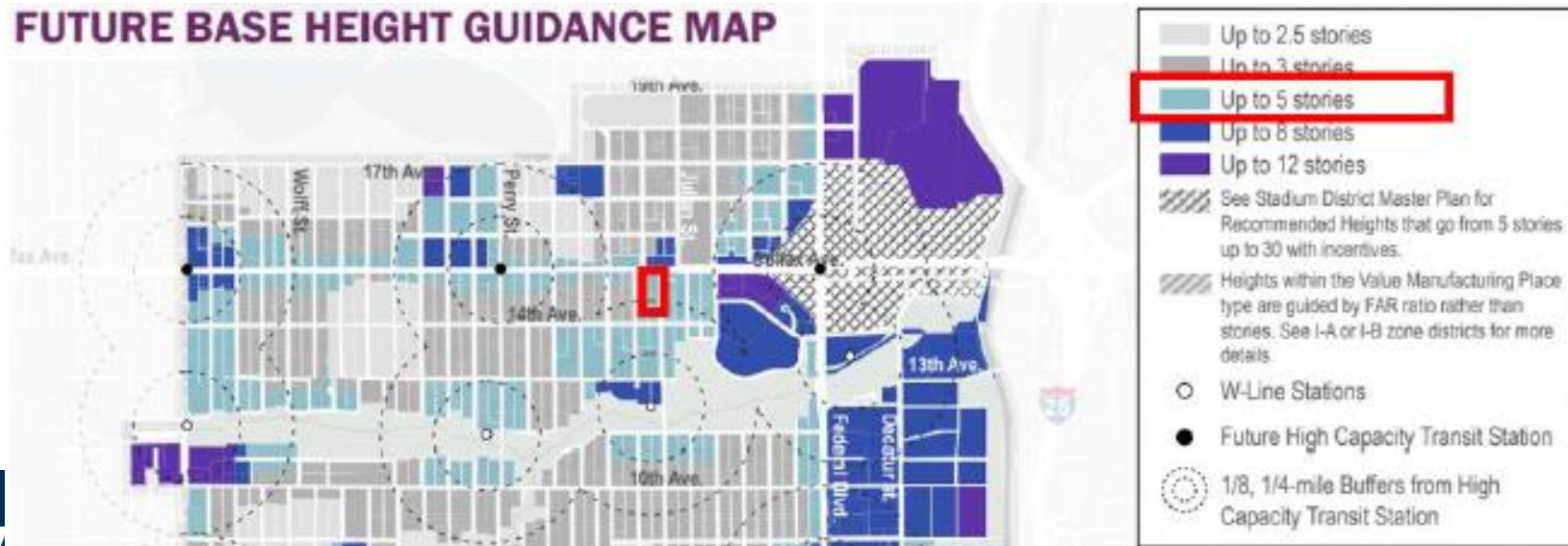
- Job Diversity in this area cannot be measured, as there are fewer than 100 jobs in the area.

# West Area Plan (2023)

## FUTURE PLACES



## FUTURE BASE HEIGHT GUIDANCE MAP



# West Area Plan (2023)

- Land Use & Built Form Policy L3: “**direct future growth along high-capacity transit corridors and centers**, and ensure future development results in neighborhoods that are more complete with mobility, quality of life enhancements, and access to opportunities for all residents” (p. 178).
- 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.**” (p. 212).



# 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
  - City Adopted Plan
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# CPD Recommendation

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

## Rezoning 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