



4120 N Federal Blvd

Request: from U-SU-C1 CO-8 to U-RX-3

Case: 2021i-00038

LUTI Date: January 2nd, 2024

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Location



- Applicant is requesting to rezone to allow for the construction of 9 townhomes
- Proposed to rezone from U-SU-C1 CO-8 to U-RX-3
- Property:
 - 12,375 square feet or 0.28 acres
 - Former Medical Clinic

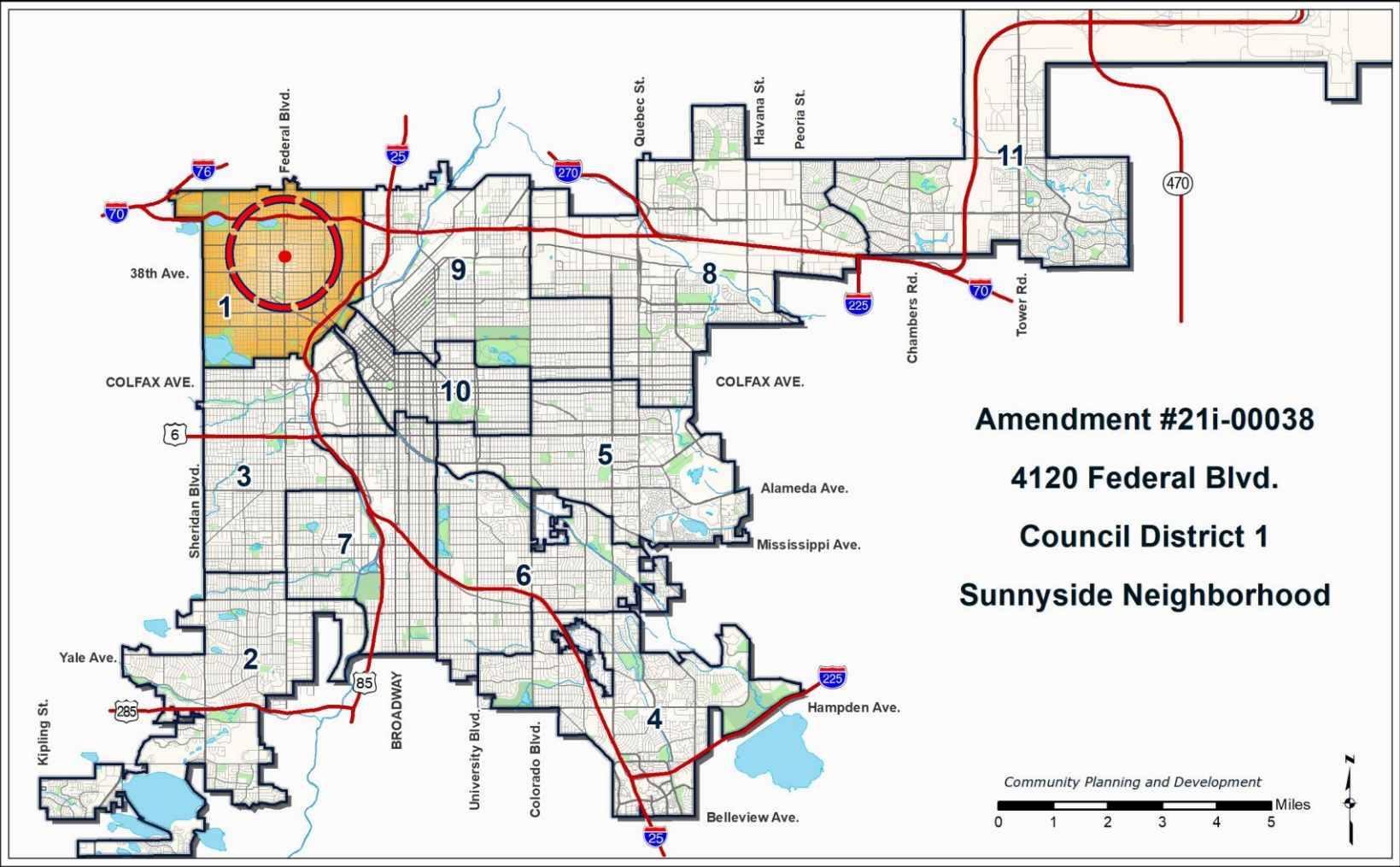
Reminder: Approval of a rezoning is not approval of a proposed specific development project

Presentation Agenda

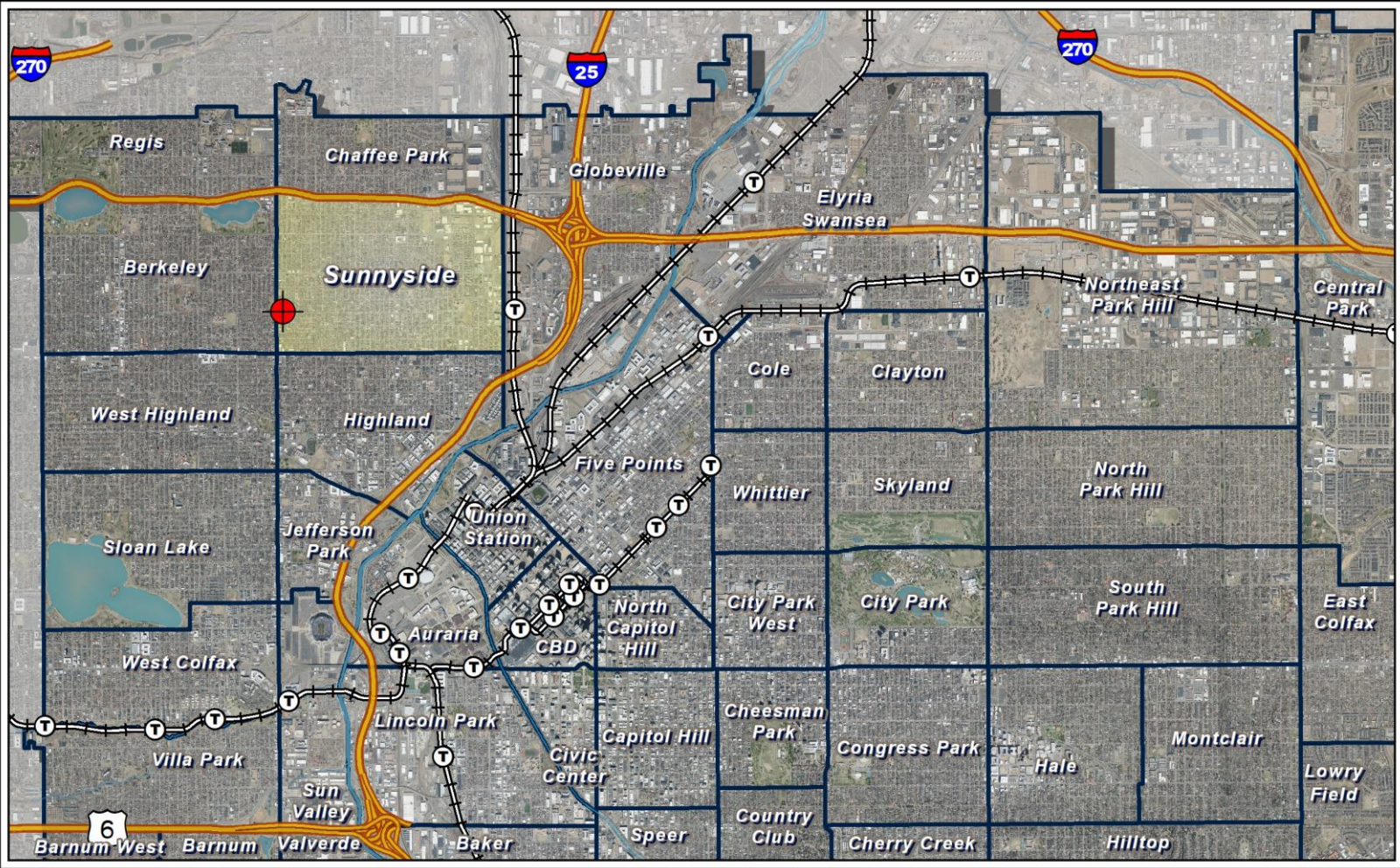
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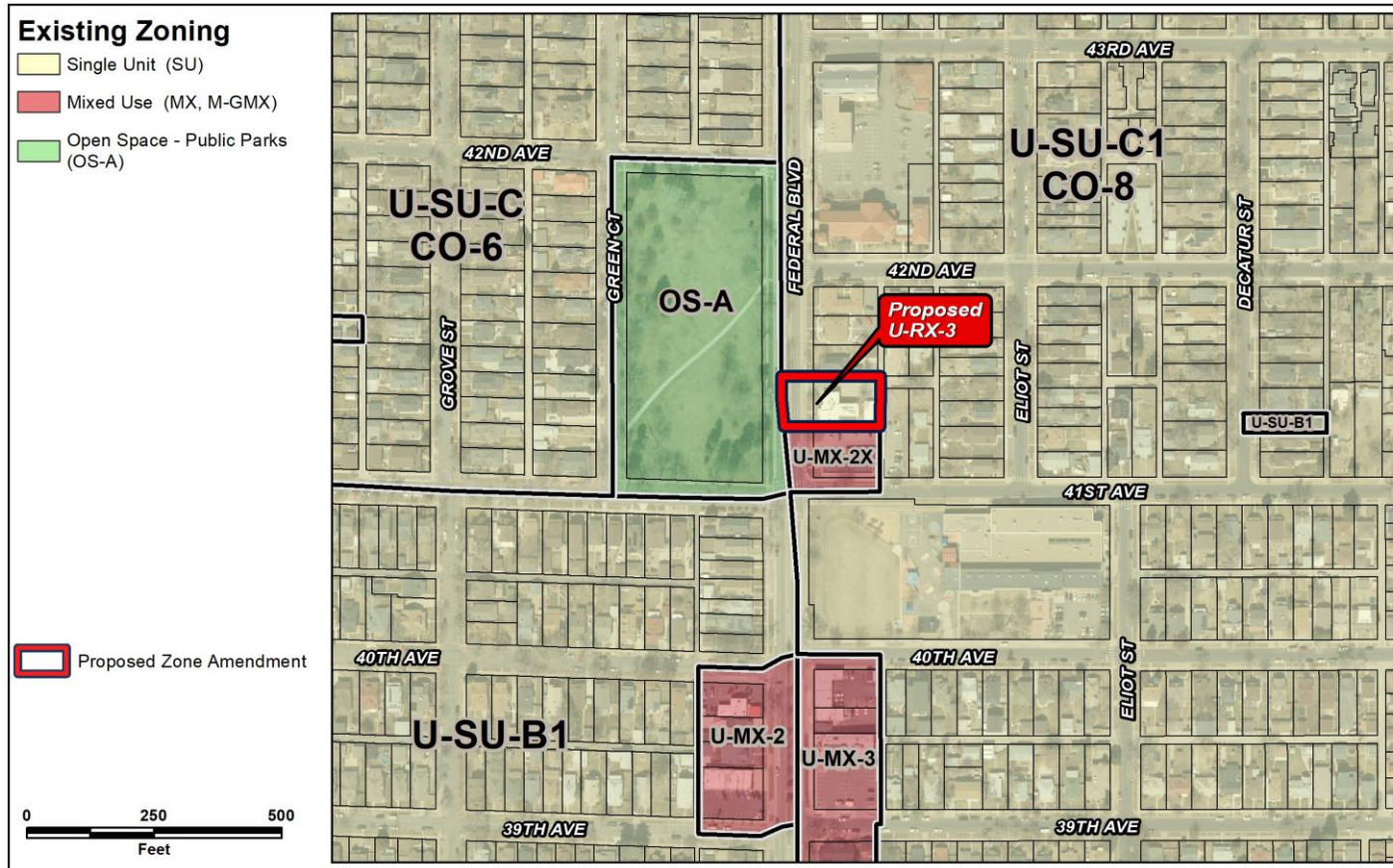
Council District 1 – Councilmember Sandoval



Statistical Neighborhood – Sunnyside



Existing Zoning



- Current Zoning:
U-SU-C1, CO-8
- Surrounding Zoning:
 - U-SU-C1, CO-8
 - OS-A
 - U-MX-2x

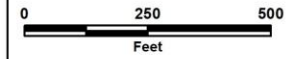
Existing Context



Existing Land Use

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

Proposed Zone Amendment



Agenda

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Process

- Informational Notice: 2/23/2023
- Planning Board Notice: 12/4/2023
- Planning Board Public Hearing: 12/20/2023
- LUTI Committee: 01/2/24
- City Council Public Hearing: 02/12/24

Planning Board

- Planning Board held a hearing on this item on December 20th
- The board voted unanimously to recommend approval of the rezoning with a condition
- Adjacent property owners and SUNI RNO spoke in support of the rezoning

Public Comments

- RNOs
 - Berkeley Regis United Neighbors, Sunnyside United Neighbors Inc., Unite North Metro Denver, and Inter-Neighborhood Cooperation (INC), Harkness Heights Neighborhood Association, and Strong Denver
 - SUNI - GNA
- One comment from adjacent neighbor
 - Mediation
 - GNA – Letter of Support

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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*
 - *Sunnyside Neighborhood Plan*
 - *Federal Blvd Corridor Plan*
 - *Near Northwest Area Plan (In-Progress)*
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
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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*

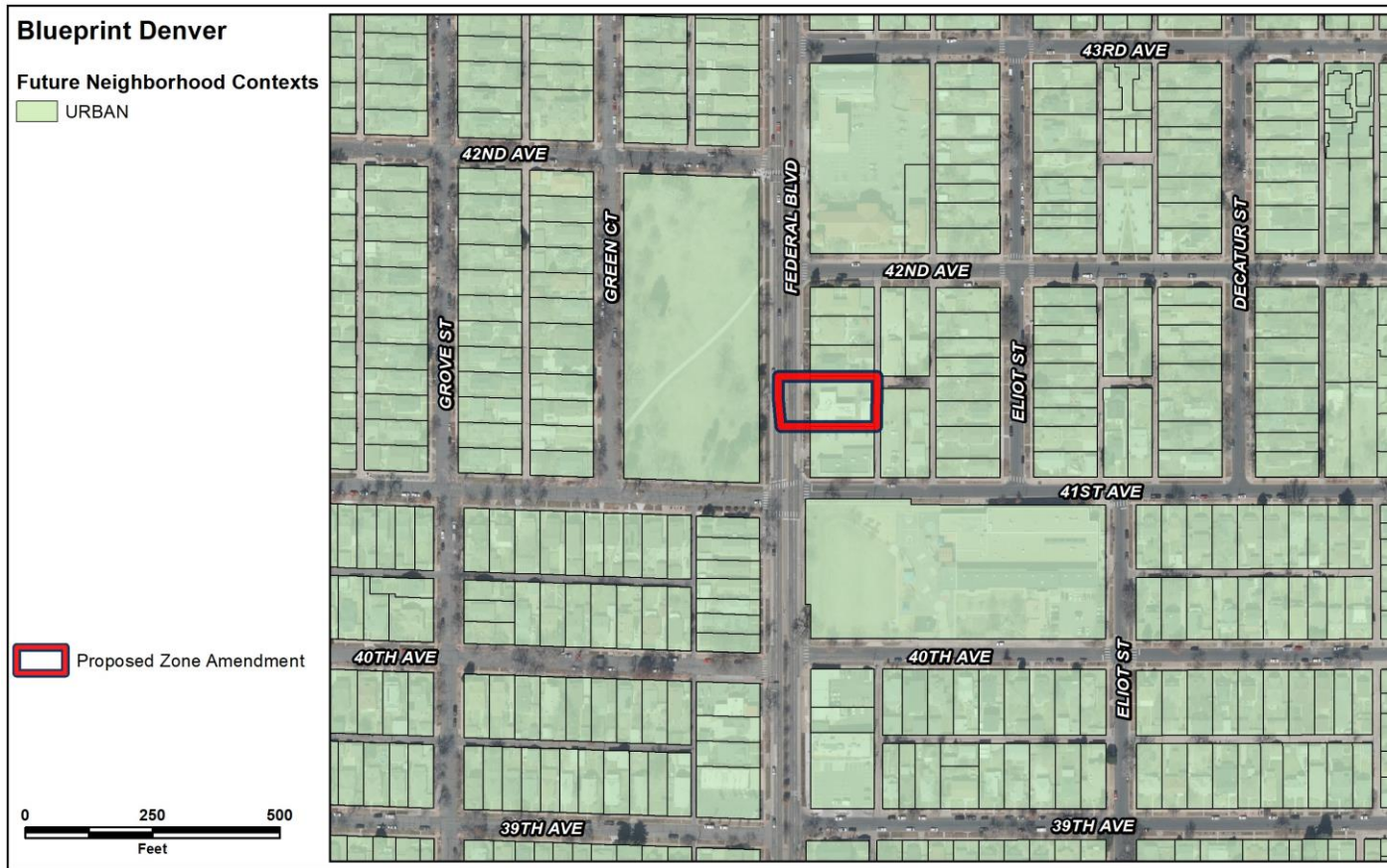


Climate

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

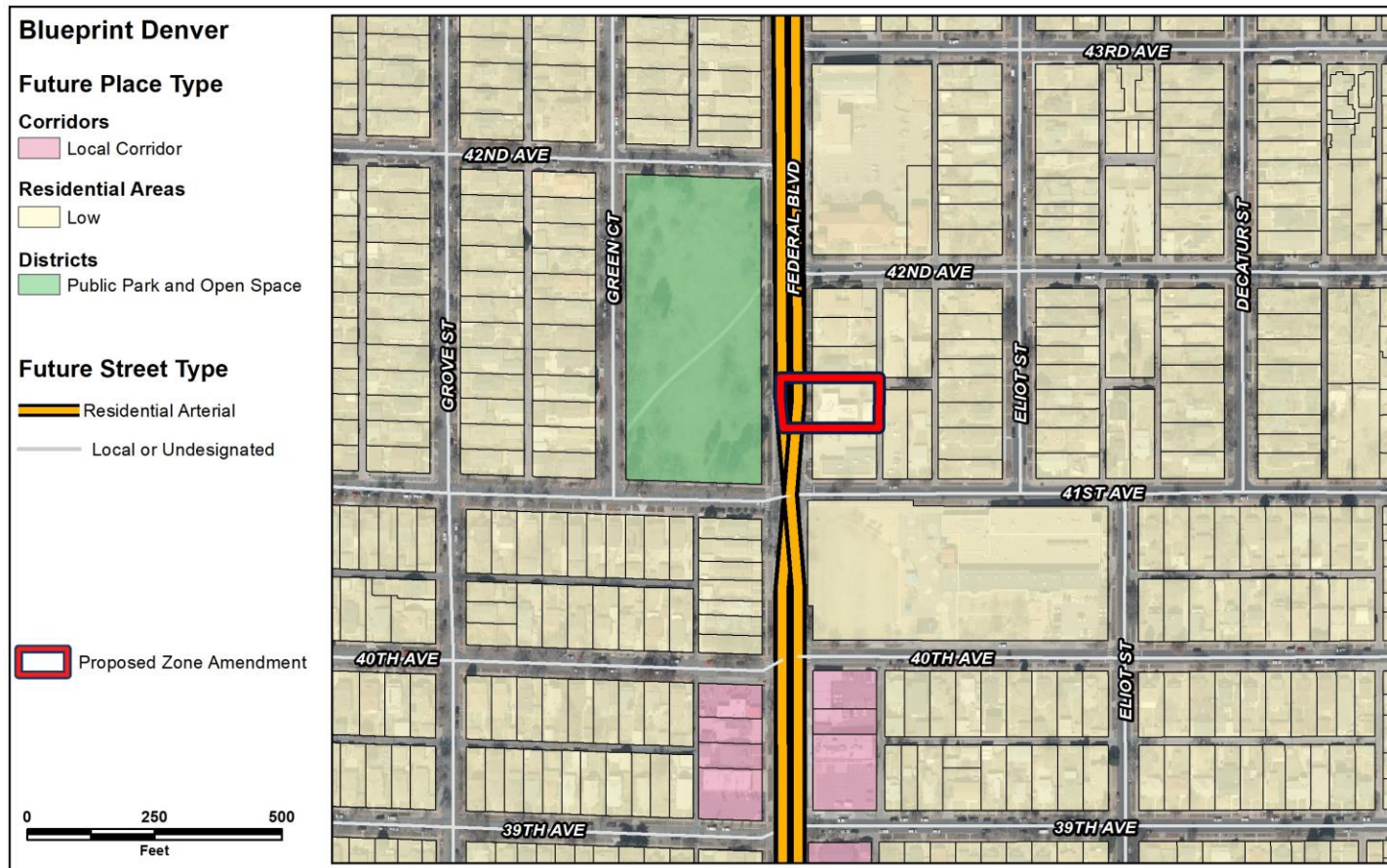


Blueprint Denver 2019



- Urban (U-) Neighborhood Context
 - Small multi-unit residential and mixed-use areas are typically embedded in 1-unit and 2-unit residential areas.
 - Block patterns are generally regular with a mix of alley access.
 - High degree of walkability, bikeability, and good access to transit with less reliance on cars.

Blueprint Denver 2019



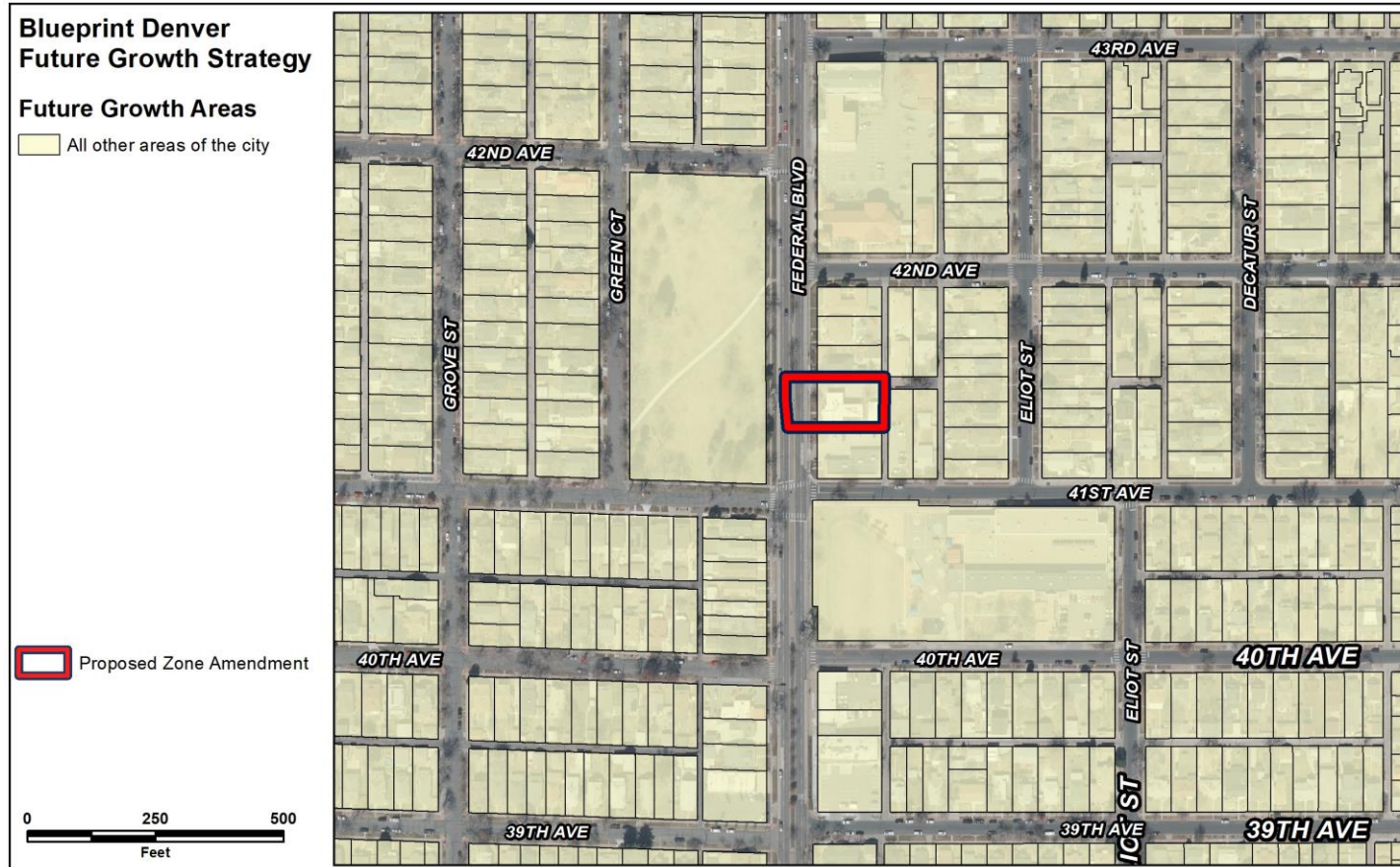
Future Place – Low Residential

- Predominantly single- and two-unit uses
- Limited mixed-use can occur along arterial and collector streets, as well as where commercial uses have been already established

Future Street Type

- Federal Blvd – Residential Arterial

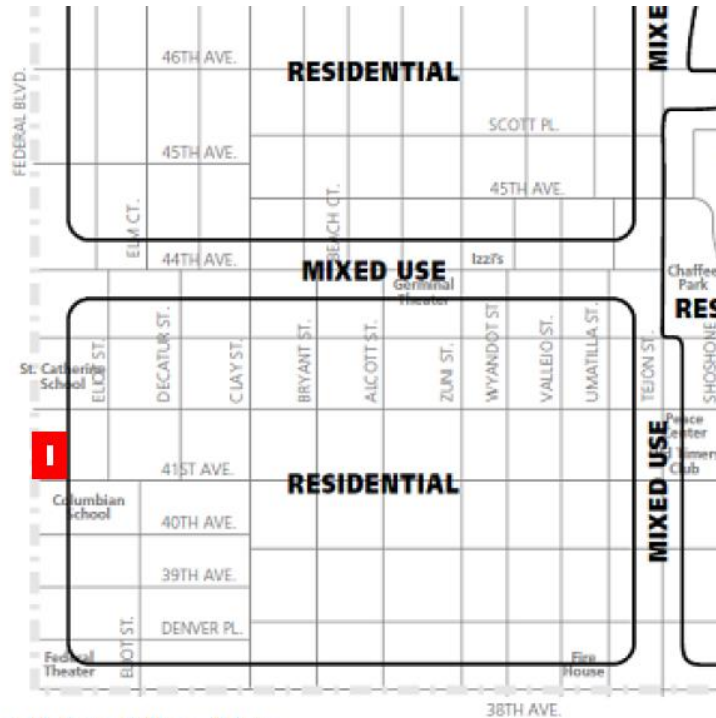
Blueprint Denver 2019



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.*

Sunnyside Neighborhood Plan



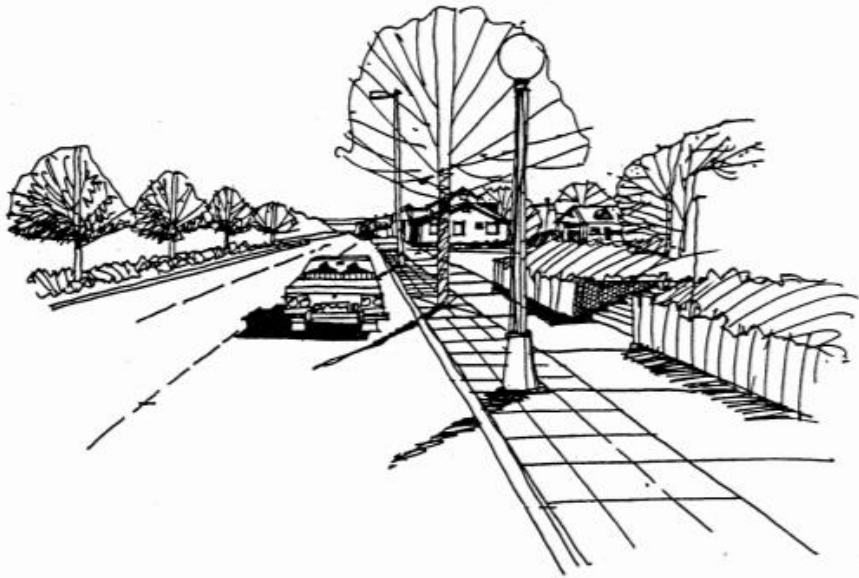
Generalized Land Use Map

Land Use: Mixed Use

Land Use and Zoning : *Maintain and stabilize the residential character of Sunnyside while encouraging small scale shops and offices... that will enhance and serve the neighborhood.*

Small Area Plan

FEDERAL BOULEVARD CORRIDOR PLAN



- o Properties between Speer and West 38th Avenue, between West 38th and 44th Avenues, and between West 44th Avenue and I-70 have a strong residential character with some prominent churches and schools. Small commercial uses occur at many intersections. Streetscape quality in residential, park and institutional areas has generally been well preserved with both attached and detached sidewalks and consistent landscaping. In some locations attached walks are wide enough to add street trees in grates. Other areas, including residential sections north of 44th would require relocating the attached sidewalk in order to create the standard tree lawn configuration. Steep front lawn slopes would make this difficult and extremely disruptive to what is otherwise an attractive streetscape.

Near Northwest Area Plan (Draft)



LEGEND

- Low Residential
- Low-Medium Residential
- High-Medium Residential

LEGEND

- Up to 2 stories
- Up to 2.5 stories
- Up to 3 stories

Future Place – Low - Medium Residential

- Mix of low- to mid-scale multi-unit residential building forms
- Limited neighborhood serving commercial can be found

Height Recommendation

- 3 Stories

Sunnyside Recommendation

- S-L8: Residential Low-Medium – Encourage desired design outcomes within Low-Medium places that are compatible with the neighborhood.

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Uniformity of District Regulations

- Proposed rezoning to U-RX-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 unit that is 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
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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

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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