



3625 & 3635 W 10th Avenue

2022I-00257

Request: E-SU-D1x to U-RH-3A

Land Use, Transportation and Infrastructure Committee:
July 11, 2023

Presenter: Rob Haigh

Request to Rezone from E-SU-D1x to U-RH-2.5



Location

- Approx. 9,374 sq.ft.
- Two detached dwelling units

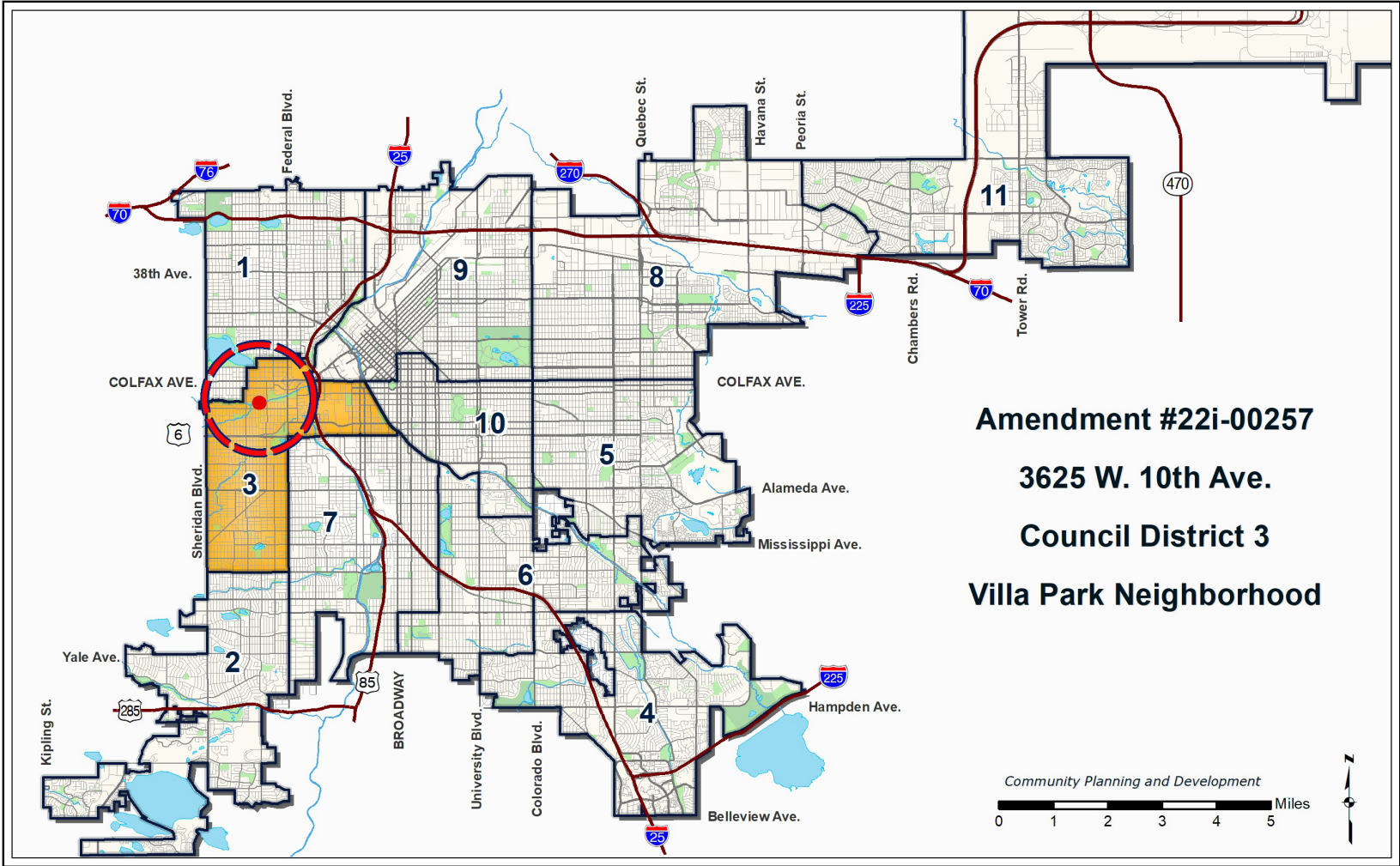
Proposal

- Rezone from E-SU-D1x to U-RH-2.5
 - Max. building height 3 stories or up to feet for

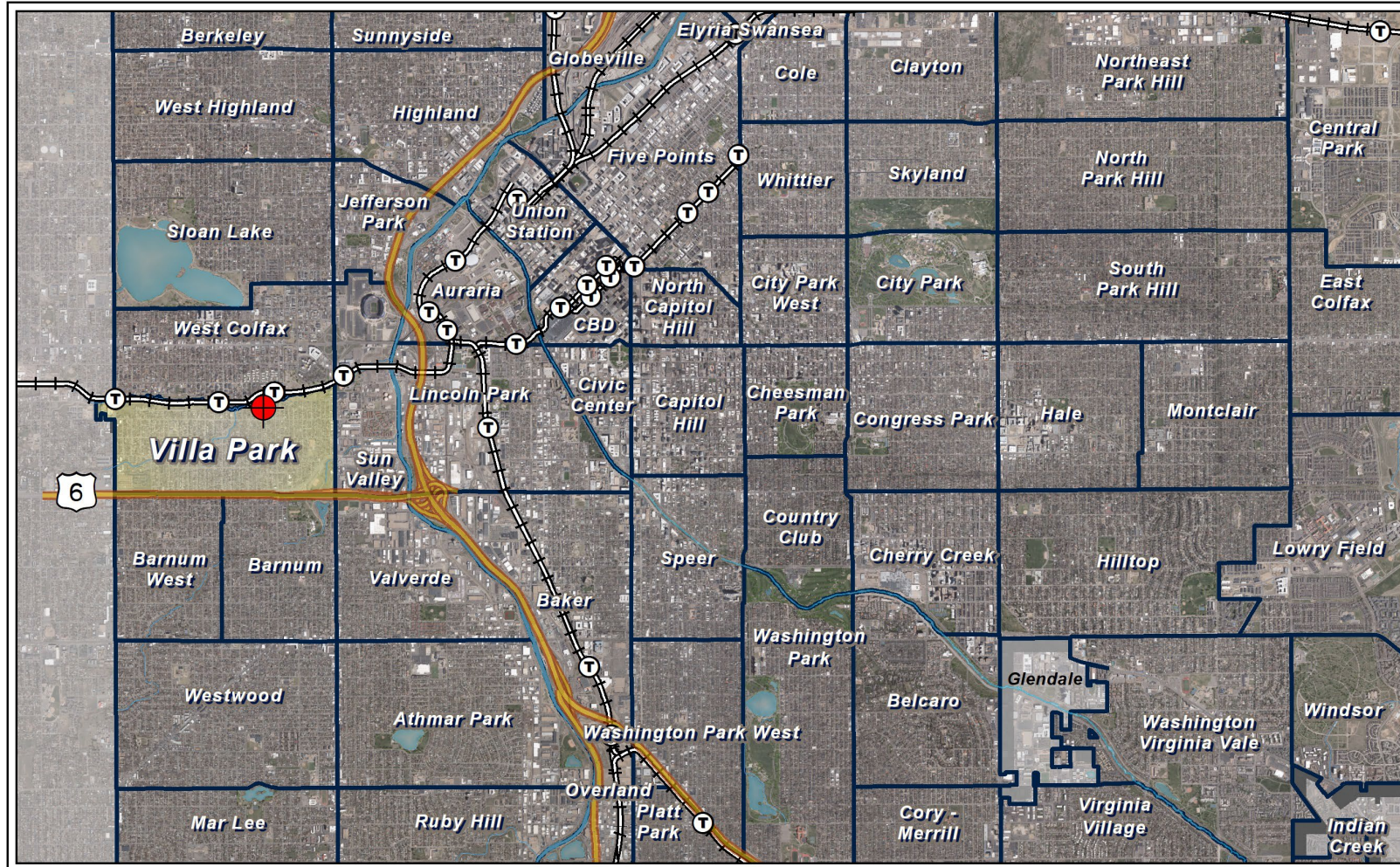
Building Forms:

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

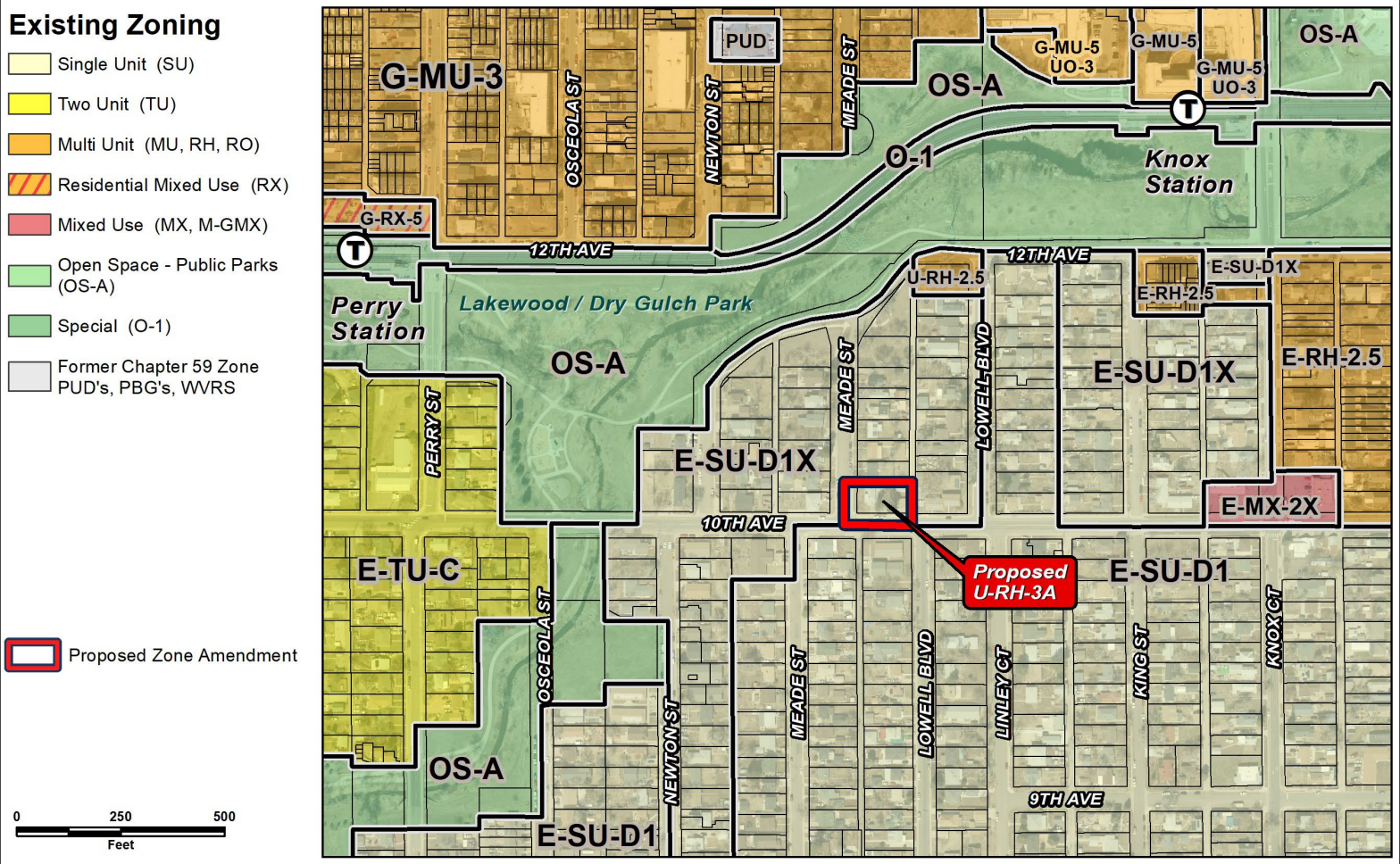
Council District 3 (Jamie Torres)



Villa Park Neighborhood



Existing Zoning



Current Zoning: E-SU-D1x

Surrounding Zoning:

- E-SU-D1x
- E-SU-D1
- OS-A

Existing Land Use



Land Use: Two-unit Residential (map is inaccurate)

Surrounding Land Uses:

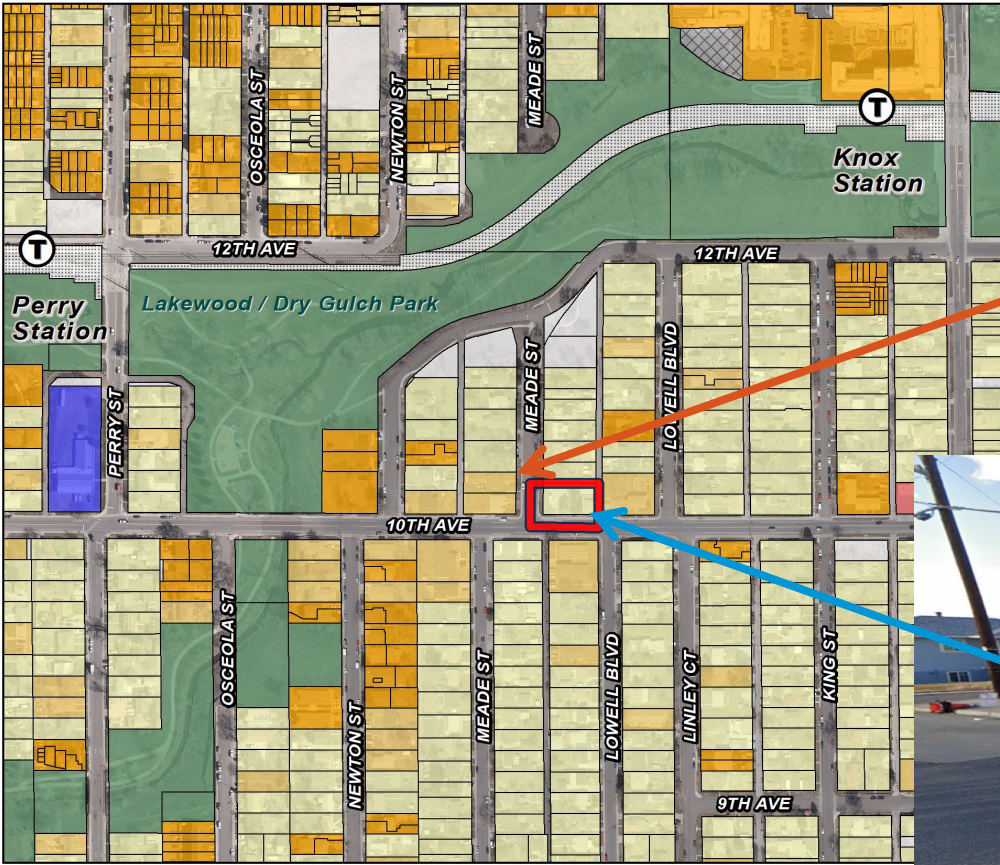
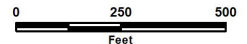
- Single-Unit Residential
- Two-Unit Residential
- Multi-Unit Residential
- Open Space (Lakewood Dry Gulch)

Existing Building Form/Scale

Existing Land Use

- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Public/Quasi-public
- Park/Open Space
- Parking
- Trans/Comm/Utilities
- Vacant

 Proposed Zone Amendment



Process

- Informational Notice: **12/19/2022**
- Planning Board Notice: **2/13/23**
- Planning Board Public Hearing: **6/7/23**
- LUTI Committee: **7/11/23**
- City Council Public Hearing: **8/21/23** (tentative)

- Public Comment: No public comment received.

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

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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 (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).

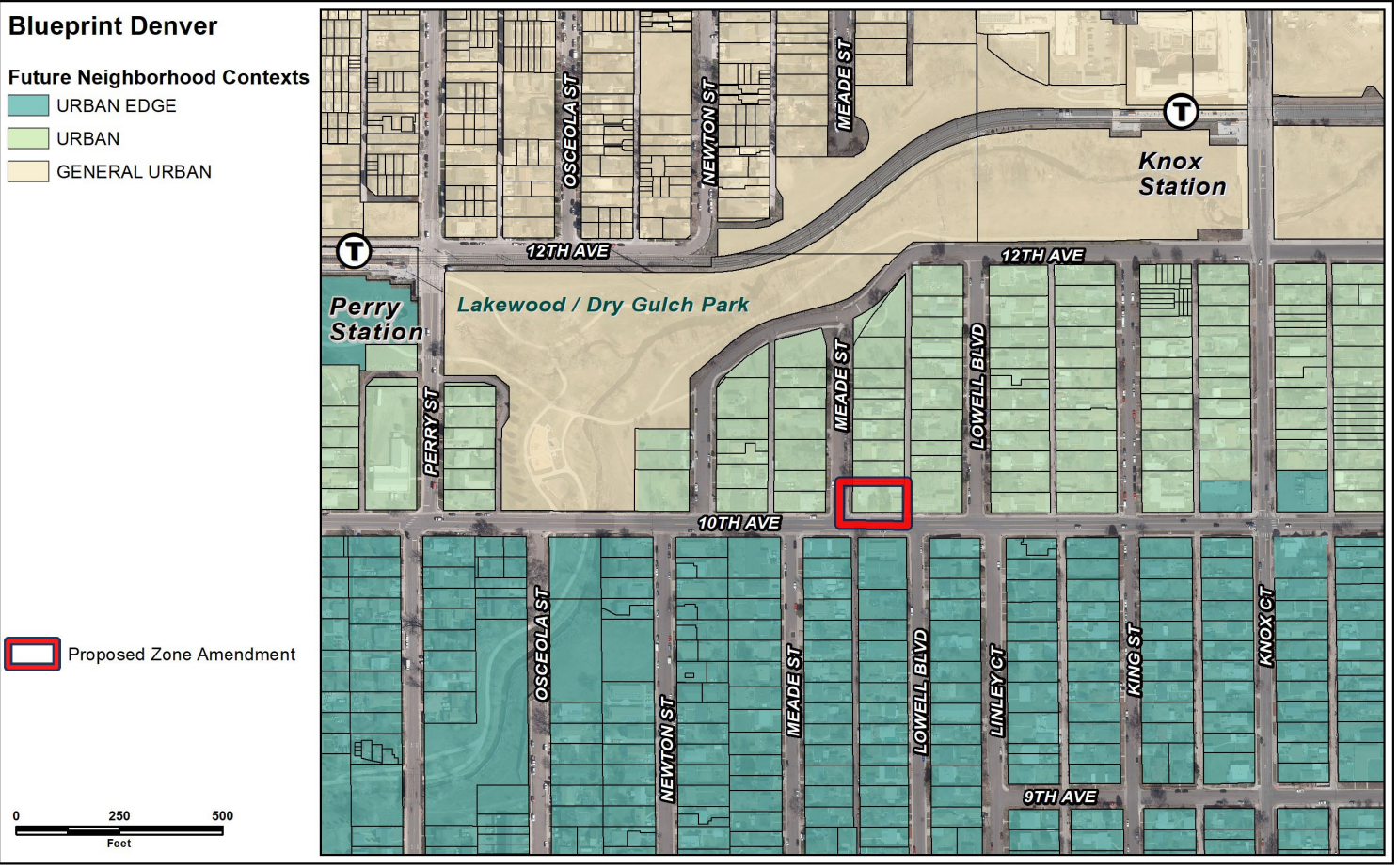


Climate

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



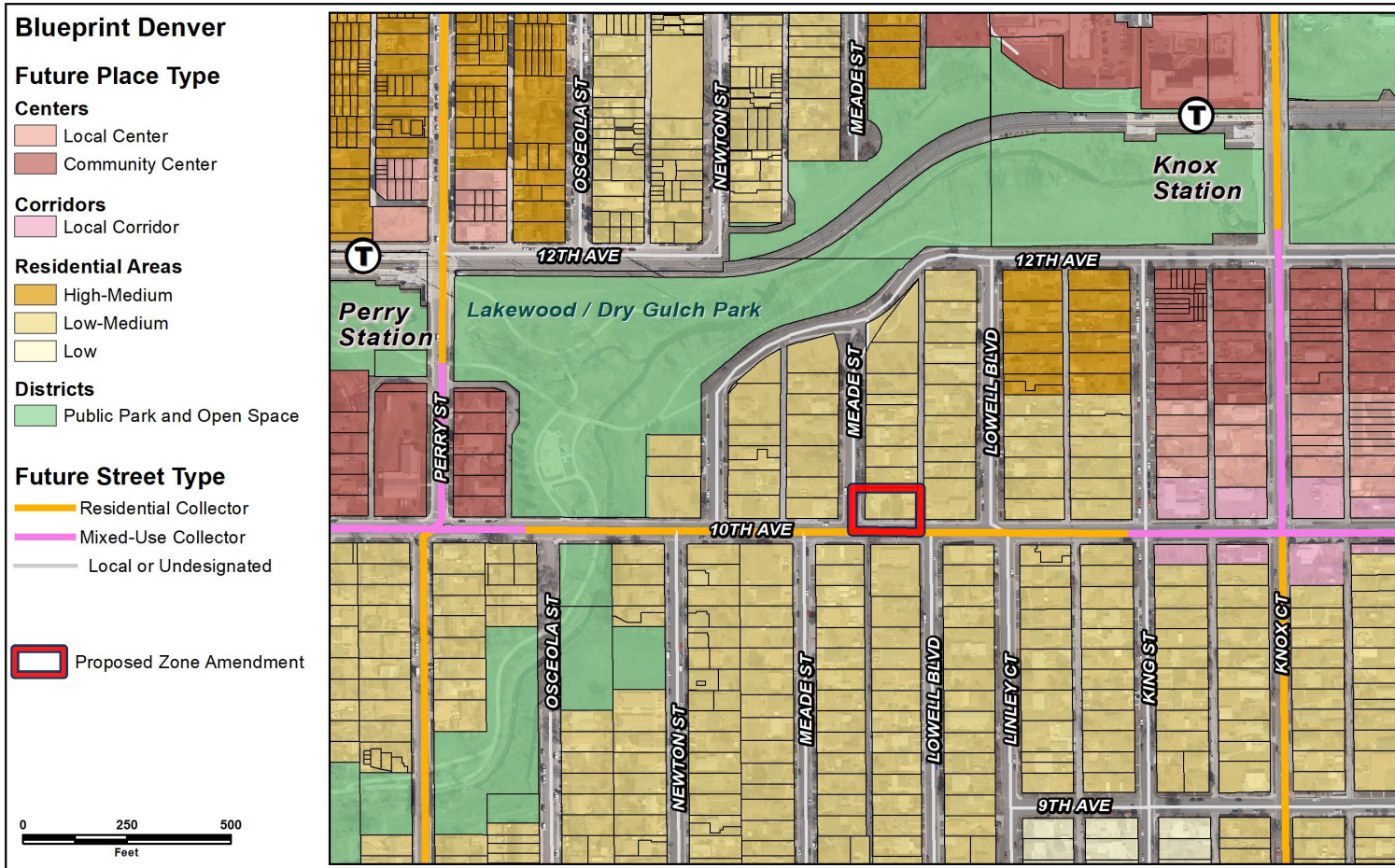
Blueprint Denver 2019



Urban Neighborhood Context

- Small multi-unit residential and mixed-use areas are typically embedded in 1-unit and 2-unit residential areas.

Blueprint Denver 2019



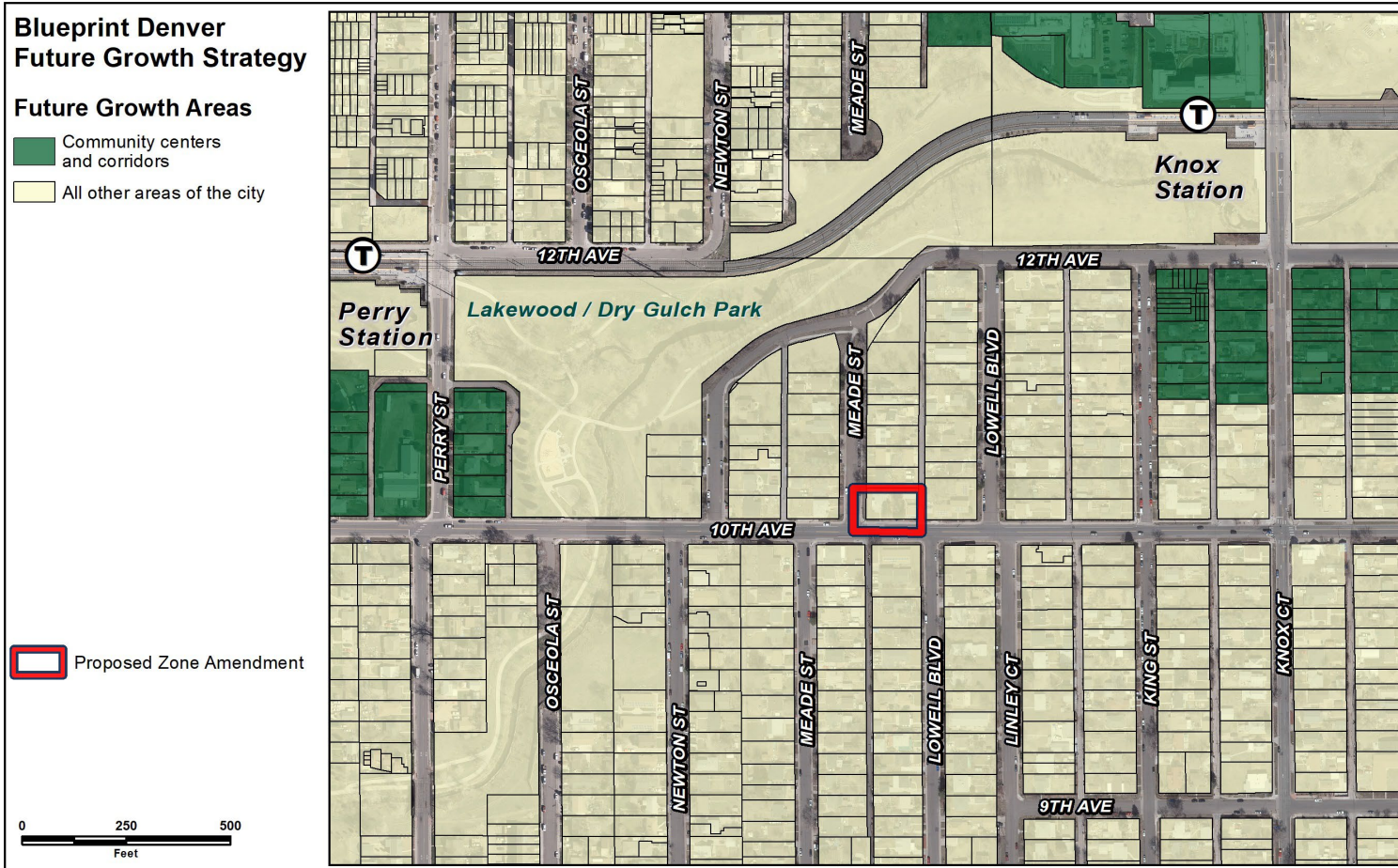
High-Medium Residential

- Mix of low- to mid-scale multi-unit residential options.
- Small-scale multi-unit buildings are interspersed between single- and two-unit residential.
- Limited mixed-use along some arterial and collector streets and at intersections.
- Buildings are generally 3 stories or less in height.

Future Street Type

- 10th Avenue: Residential Collector
- Meade Street: Local or Undesignated

Blueprint Denver



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

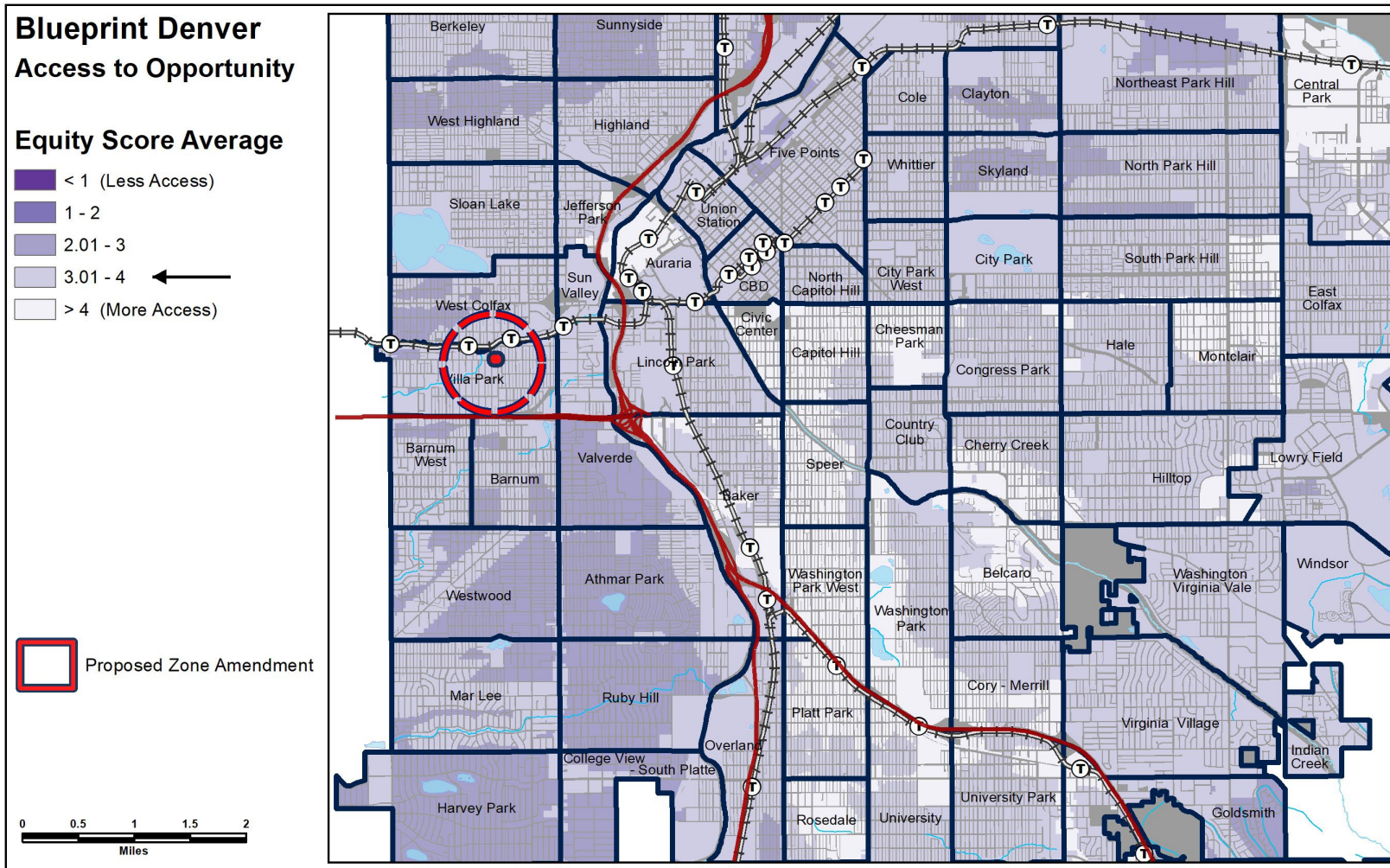
Blueprint Denver – Equity Analysis

Blueprint Denver Contains Three Major Equity Concepts

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



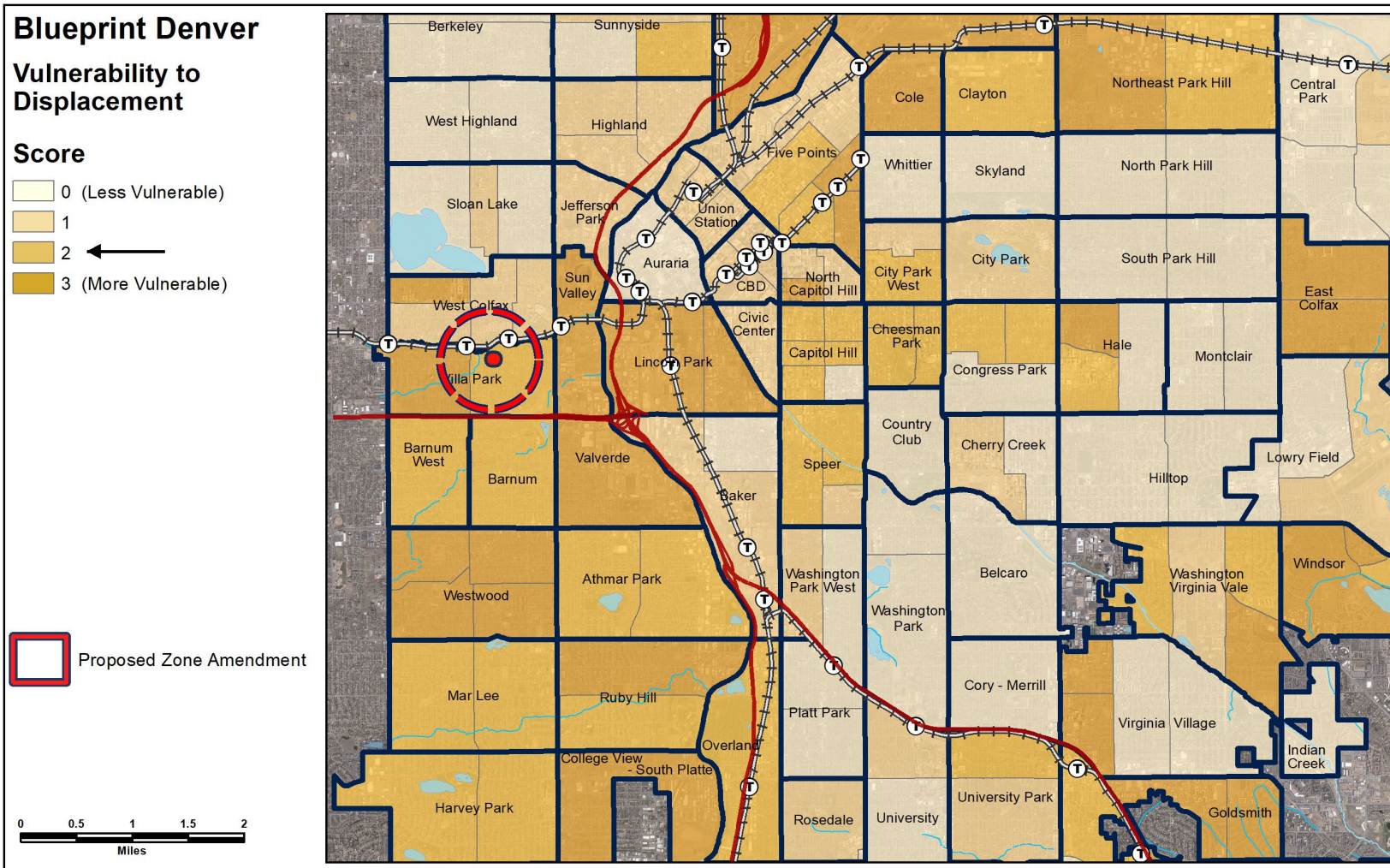
Blueprint Denver – Equity Analysis



Access to Opportunity

- Generally high Access to Opportunity
- Built Environment (access to parks and fresh food)
- Access to Transit

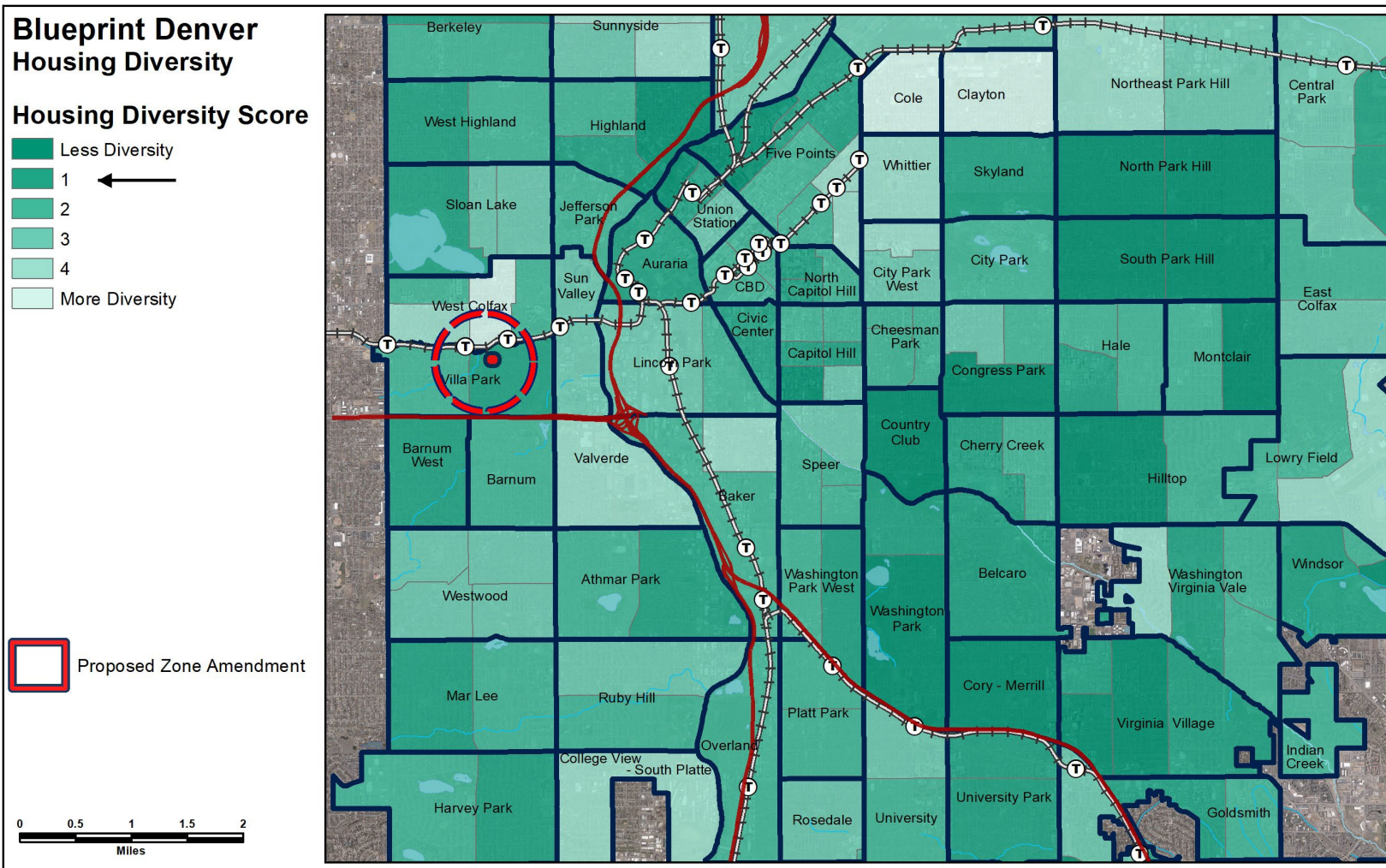
Blueprint Denver – Equity Analysis



Vulnerability to Involuntary Displacement

- Higher vulnerability
- Median household income
- Educational attainment

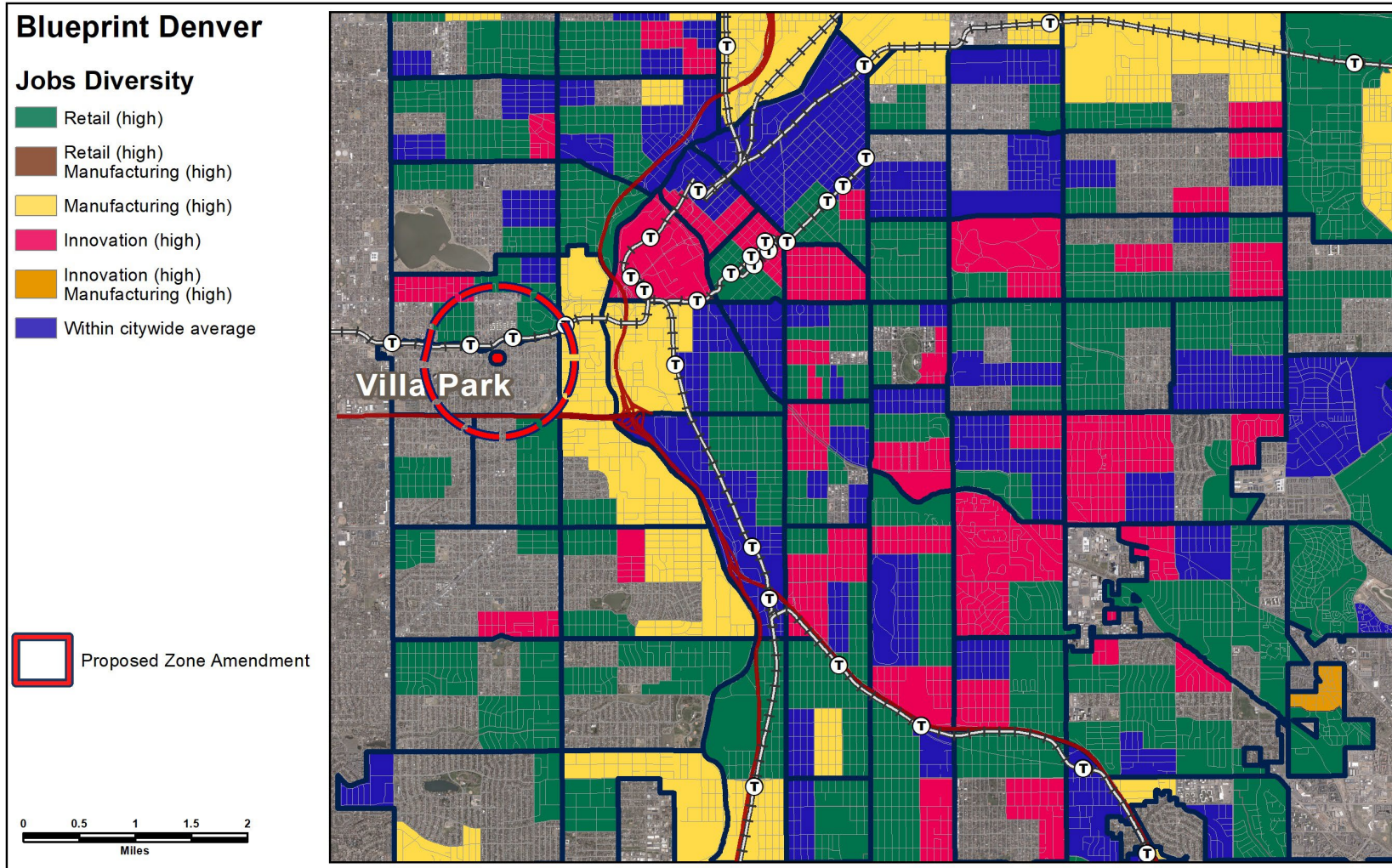
Blueprint Denver – Equity Analysis



Expanding Housing Diversity

- Lower diversity
- Higher percentage renters to owners
- Less diverse housing costs

Blueprint Denver – Equity Analysis



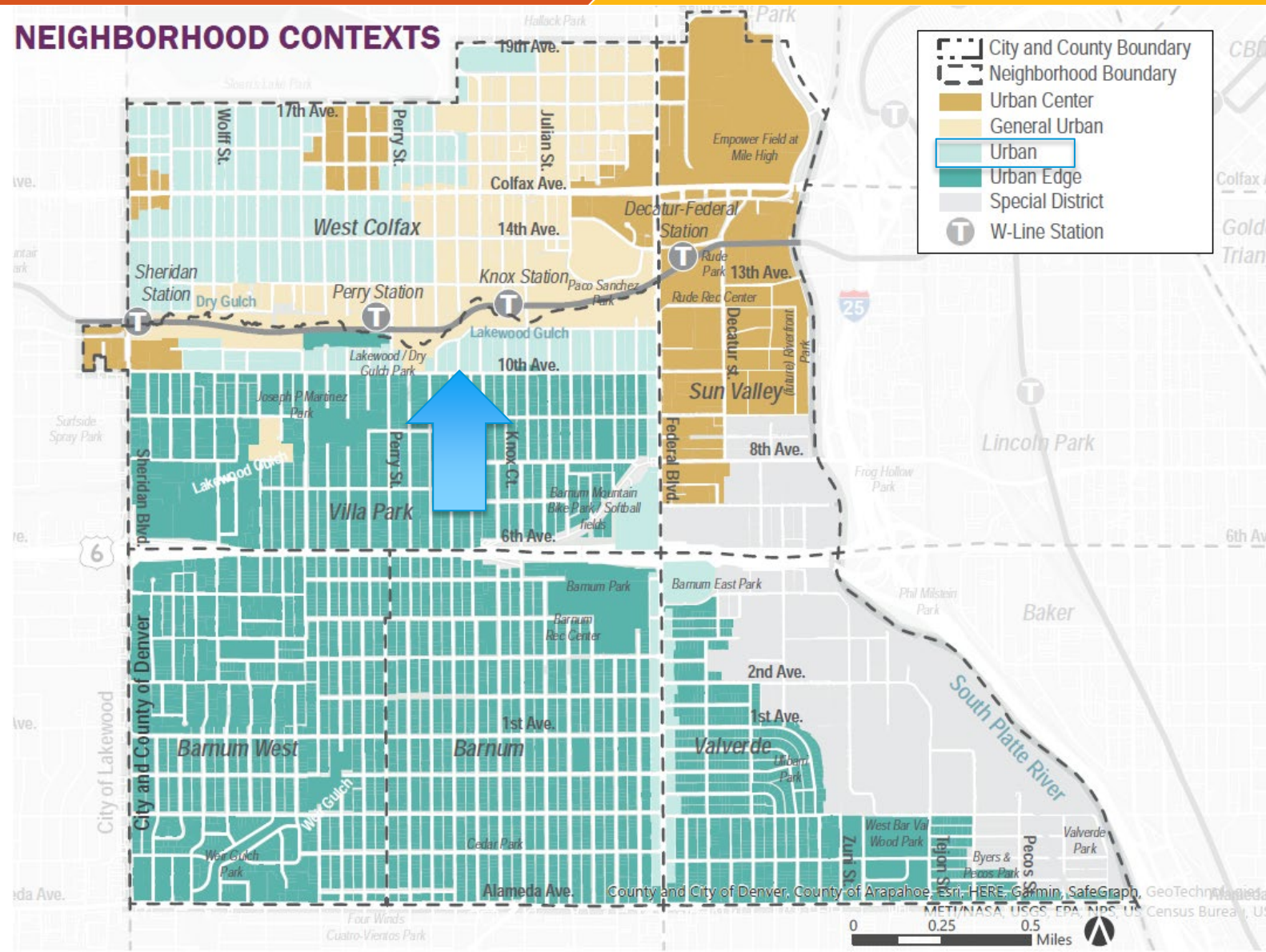
Jobs Diversity

- Not enough jobs for analysis

West Area Plan

Urban

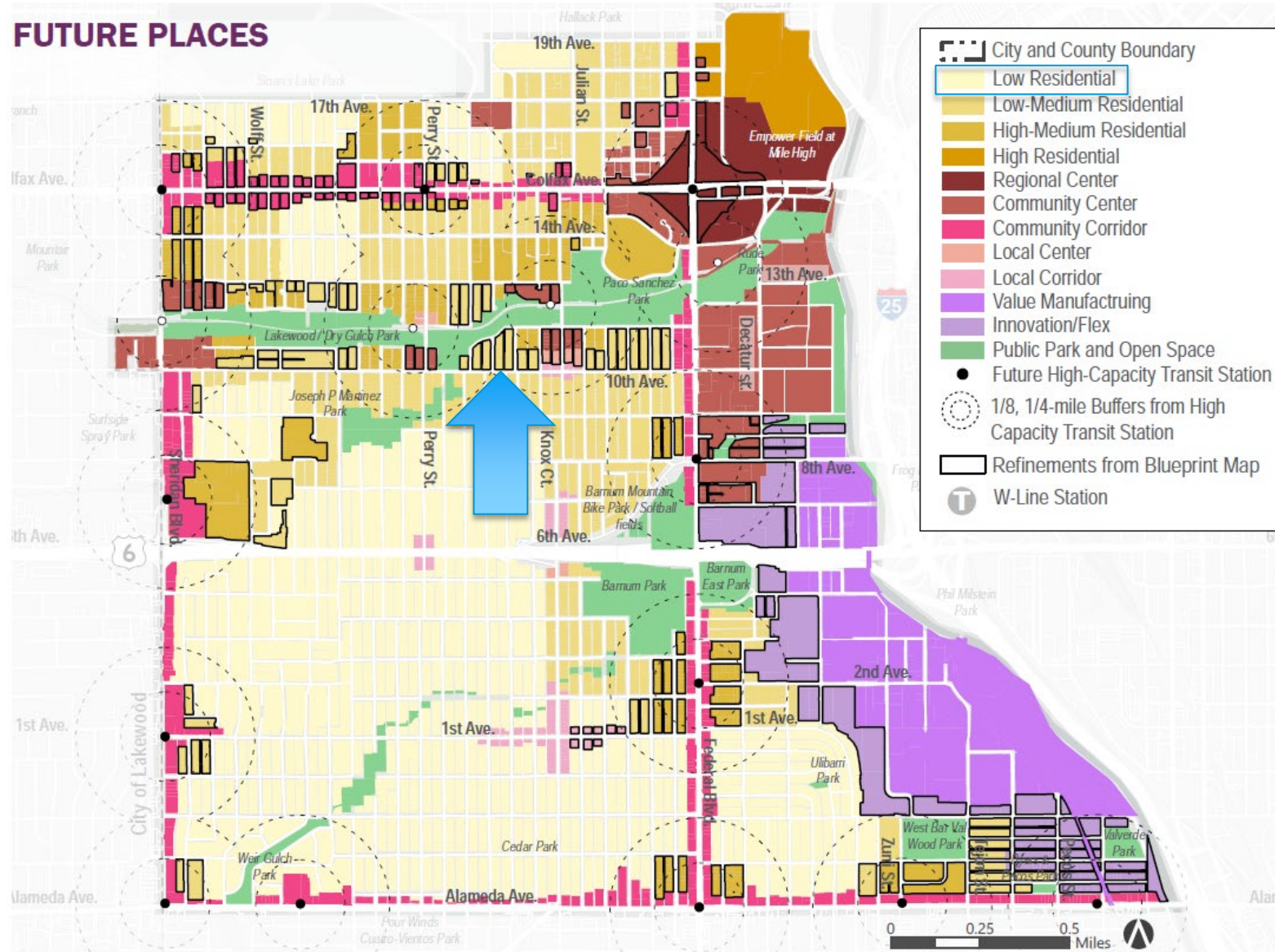
- contains a mix of housing types and commercial uses with higher-intensity developments located along West Colfax Avenue and Sheridan Boulevard.
- Housing types range between single-unit and smaller-scale multi-unit and rowhomes buildings to multi-story residential building forms.



West Area Plan

Low-Medium Residential

- Mix of low- to mid-scale multi-unit residential building forms.
- Small-scale multi-unit buildings are dispersed among single and two-unit residential building forms.
- In the West Area, Low-Medium Residential places are mapped with a maximum base height of 3 stories, although 2.5 stories is also appropriate

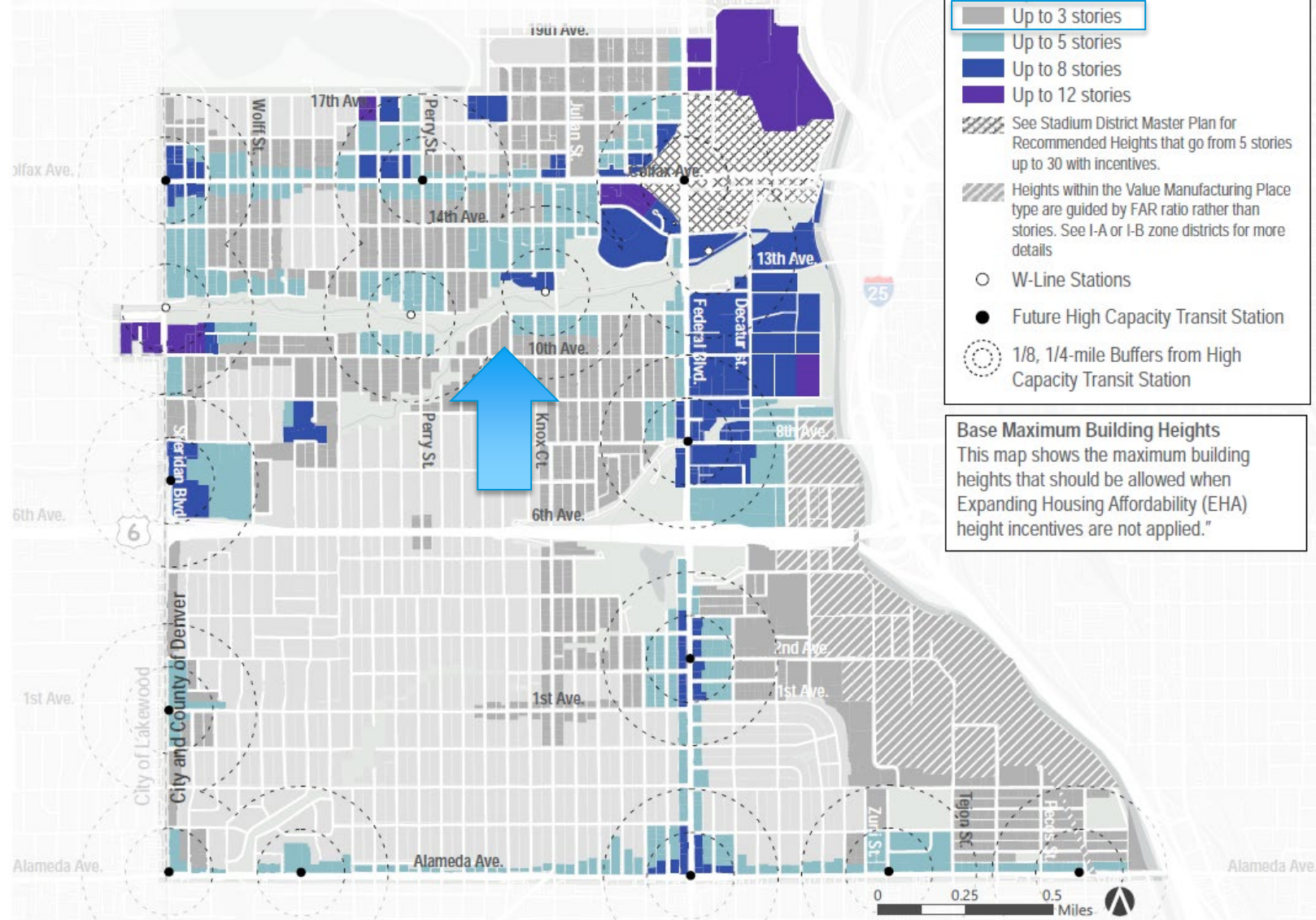


West Area Plan

Base Heights up to 3 stories

- Policy L7 highlights the need for more 3-story residential zone districts in the Urban and Urban Edge Neighborhood Contexts.
- The proposed U-RH-3A allows for 3-story structures only on specific corner lots.

FUTURE BASE HEIGHT GUIDANCE MAP



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CPD Recommendation

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

1. Consistency with Adopted Plans
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