



3419 West 5th Avenue

2024i-00047

Request: E-SU-Dx to E-RH-2.5

LUTI Committee: March 4, 2025

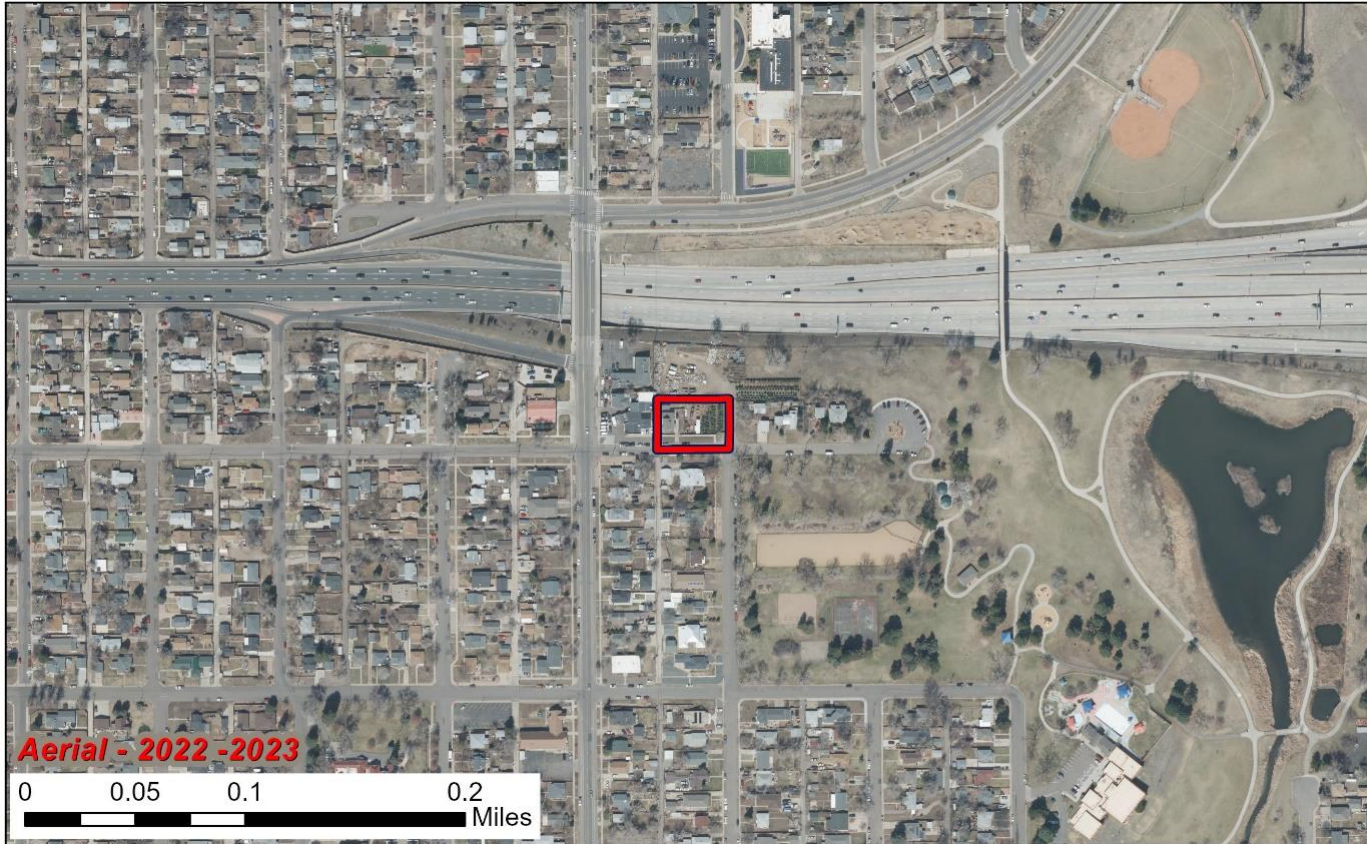
Presenter: William Prince

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: E-SU-Dx to E-RH-2.5



- Property:
 - 12,964 square feet
 - Single-unit residence
 - Rezone from E-SU-Dx to E-RH-2.5 to develop row houses
 - West Area Plan Rezoning Implementation Approach Memo release October 10, 2024
 - Concurrent Affordable Housing Plan
 - Updated Staff Recommendation

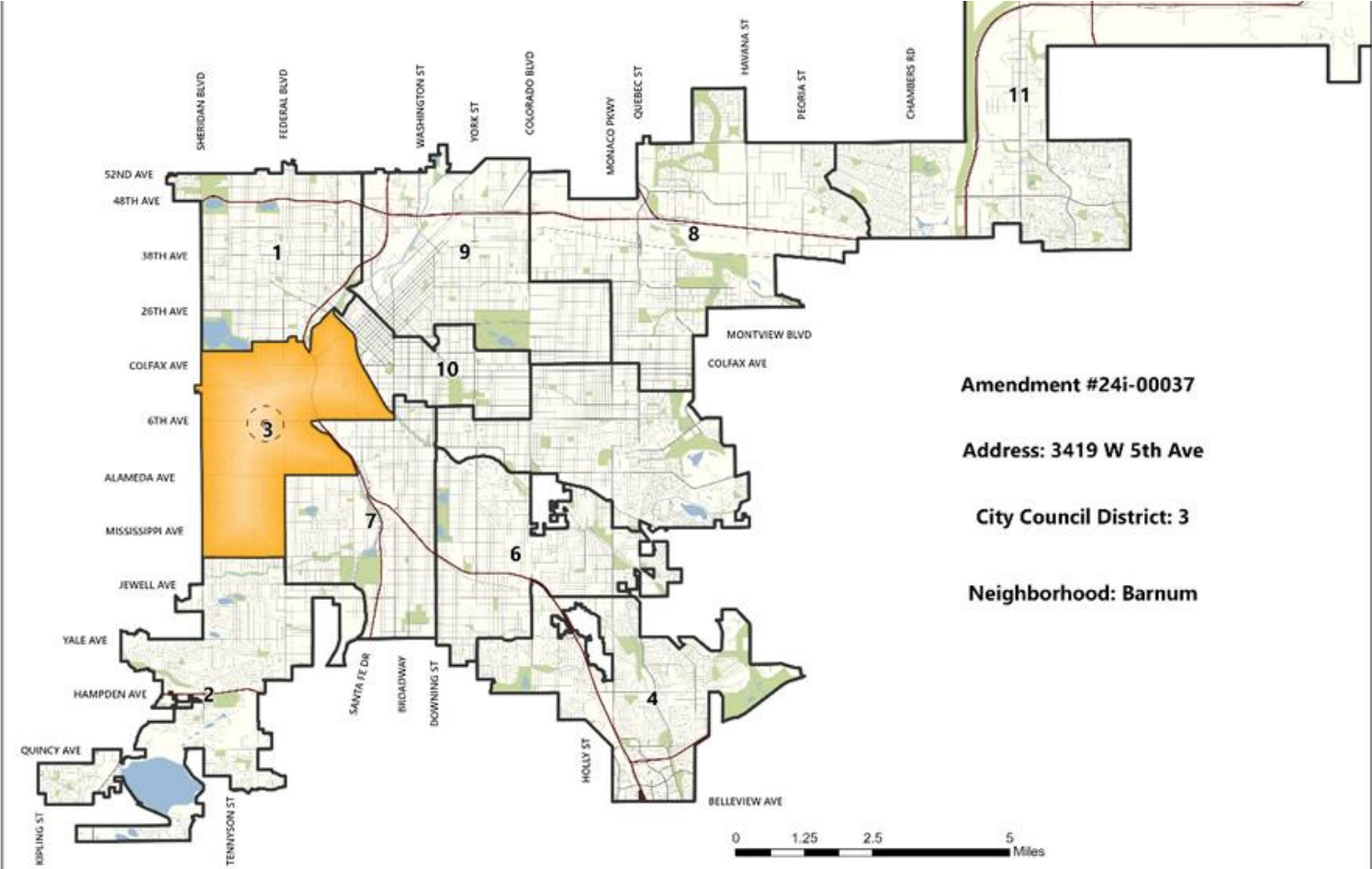
Reminder: Approval of a rezoning is not approval of a proposed specific development project

Presentation Agenda

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Council District 3 – Councilmember Torres



Amendment #24i-00037

Address: 3419 W 5th Ave

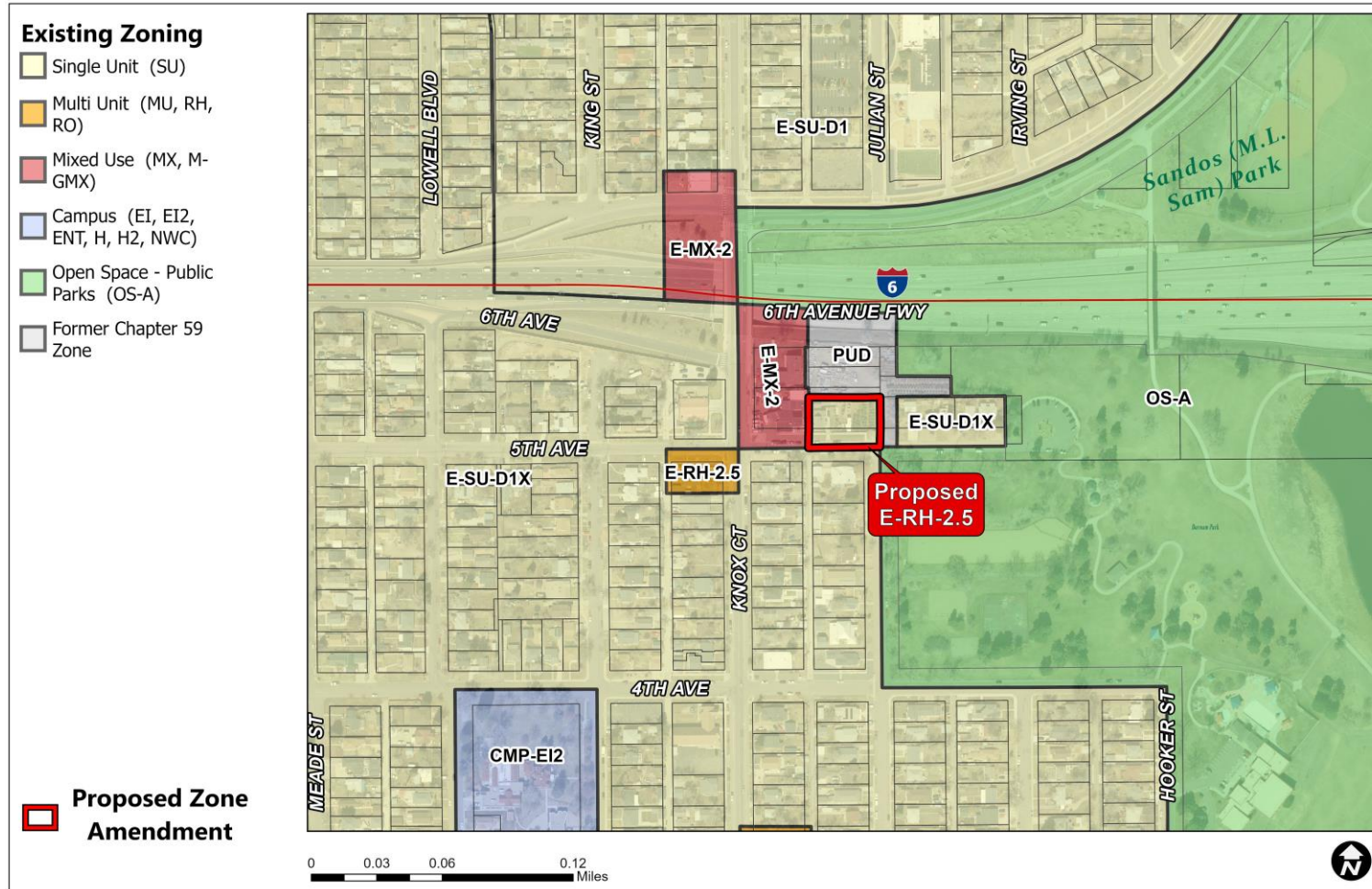
City Council District: 3

Neighborhood: Barnum

Statistical Neighborhood – Barnum



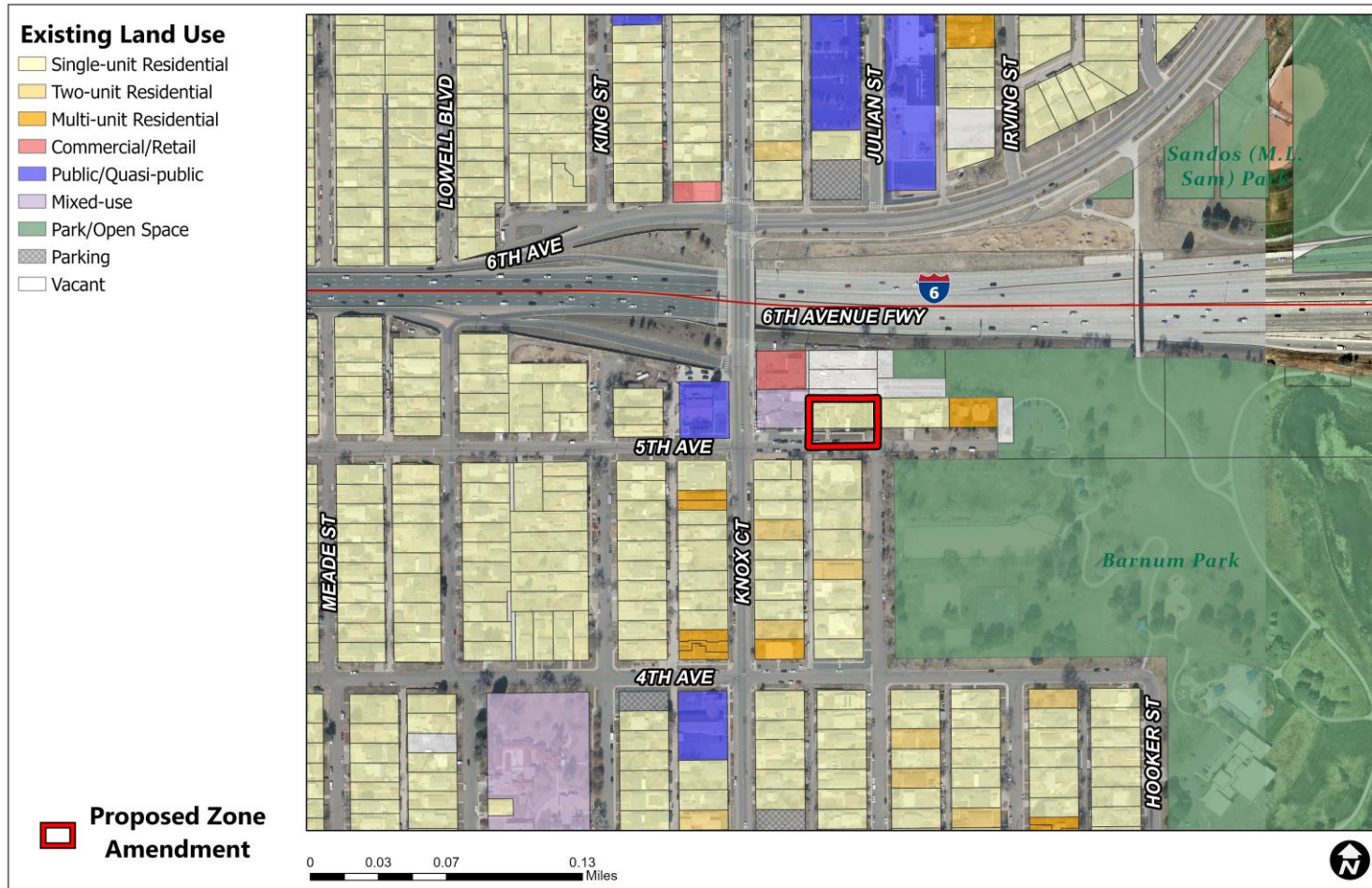
Existing Zoning: E-SU-Dx



Proximity to:

- E-SU-Dx
- PUD
- E-MX-2
- E-RH-2.5
- OS-A

Existing Context: Land Use



Single Unit Residential

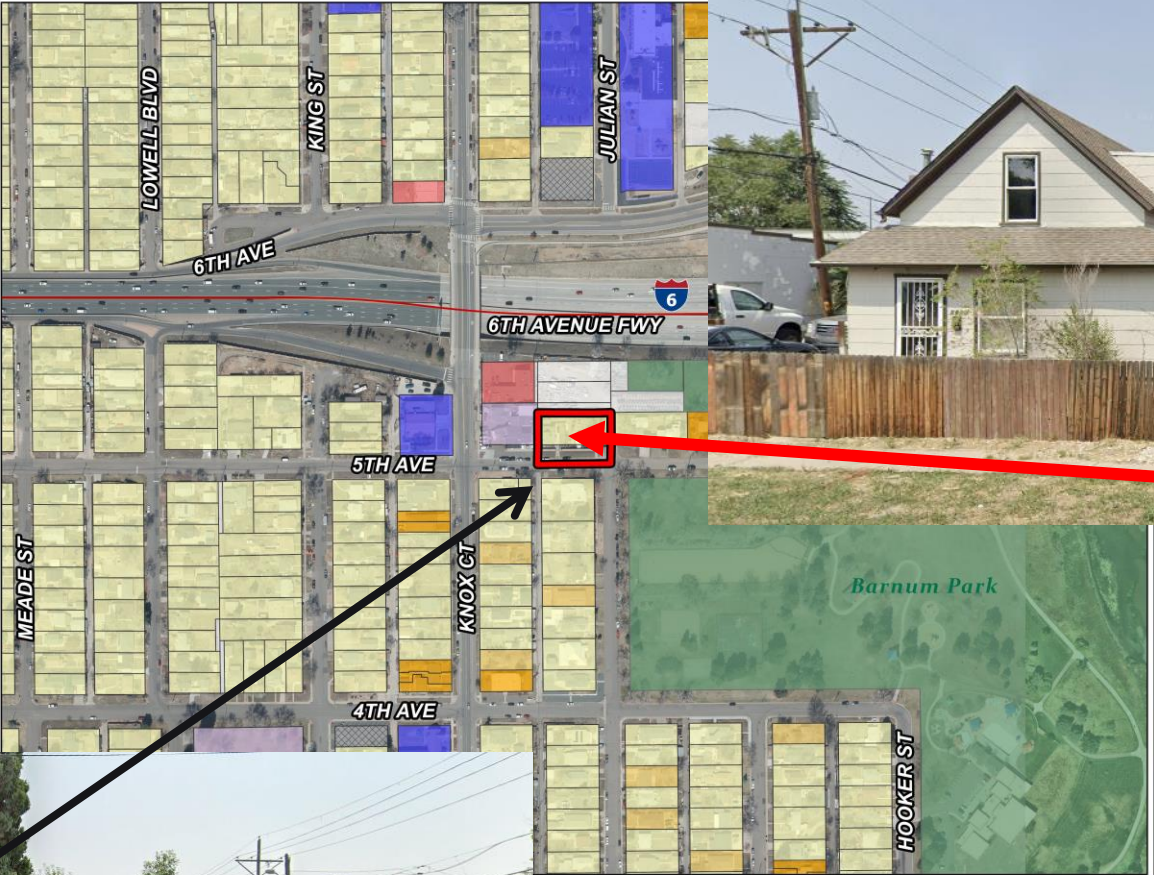
Adjacent to:

- Single-Unit Residential
- Vacant
- Parking
- Multi-unit
- Public
- Park

Existing Context: Building Form/Scale

Existing Land Use

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



West Area Plan – Rezoning Implementation Approach Memo

- Outlines issues related to displacement, increased development pressures, and implementation of adopted plans in West Denver.
- “CPD has found potential rezonings of single unit districts (SU) to higher intensity districts in the West Area Plan geography are not consistent with the intent of adopted plans until further stabilization programs, tools and regulatory changes are in place, due to the phase of development lifecycle that the area is in. It is important to note that rezonings are consistent with adopted plans if there are programs and commitments to ensure affordability as part of new missing middle housing opportunities.”
- The analysis in the memo is outlined as part of the review criteria section of this staff report

Concurrent Affordable Housing Plan

- Concurrent with the rezoning, the applicant has voluntarily proposed and signed an Affordable Housing Plan (AHP)
- The AHP includes a negotiated alternative to Mandatory Affordable Housing requirements for this site.
- The AHP requires the greater of 12% of units at 70% area median income (AMI) or 1 unit at 70% AMI. If plans change and offered for sale, the income restricted unit will be available to households earning 90% AMI.
- This guarantees at least 1 income-restricted unit on site.

Agenda

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Process

- Informational Notice: 08.09.2024
- Planning Board Notice: **02.04.2024**
- Planning Board Public Hearing: 02.19.2025
 - recommended Approval
- **LUTI Committee: 03.04.2025**
- City Council Public Hearing: 04.14.2025 (tentative)

- Public Comment: 1 letter of support via application

Presentation Agenda

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Updated Map Amendment Review Criteria

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

See *DZC 12.4.10.7*

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*
- *West Area Plan (2023)*

2. Public Interest

3. Consistency with Neighborhood Context, Zone District Purpose and Intent

Comprehensive Plan 2040



The proposed rezoning furthers *Comprehensive Plan 2040* polices by increasing additional housing units and allowing more building forms at an infill location where amenities are accessible.

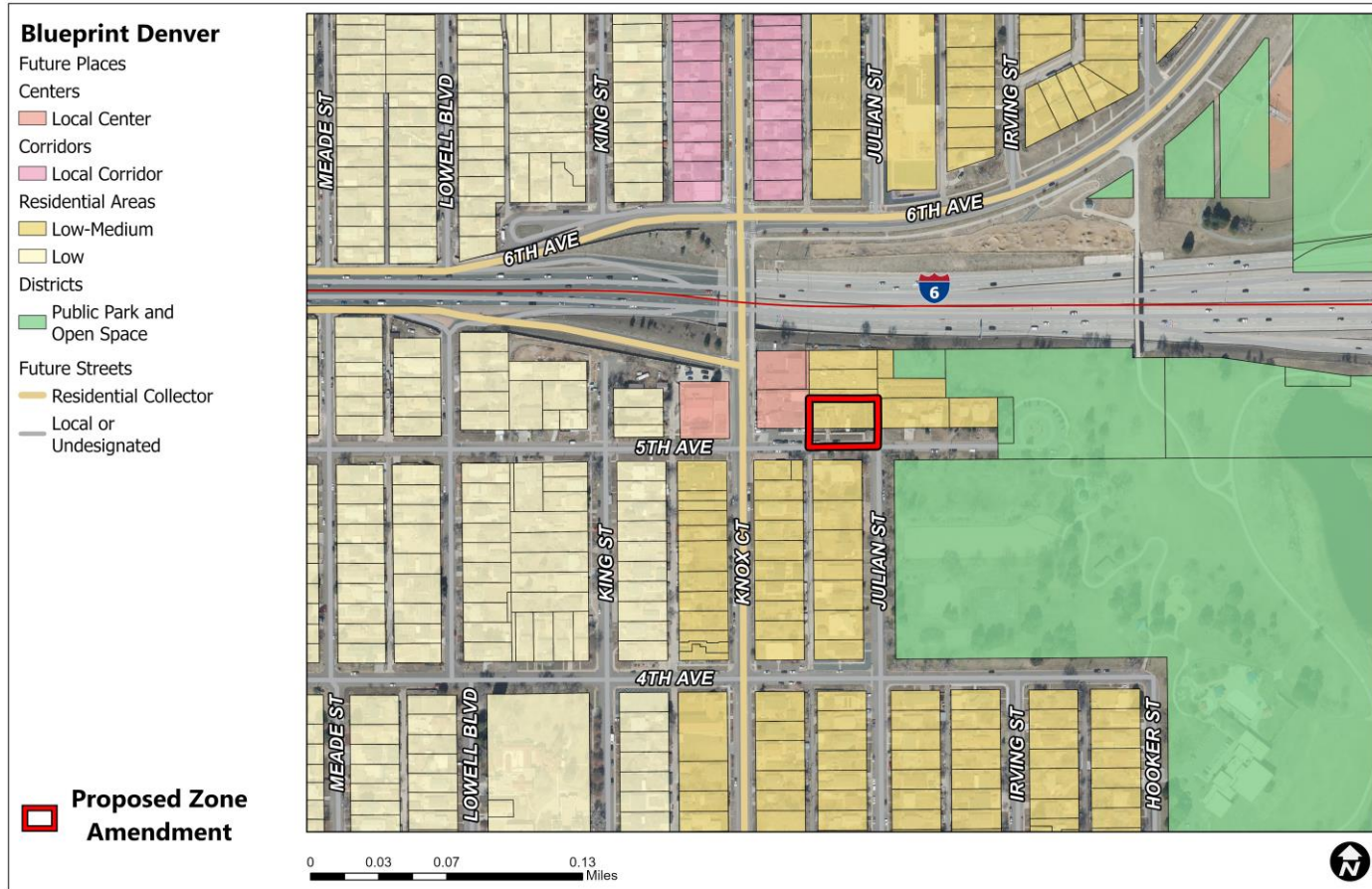
Blueprint Denver 2019



Urban Edge Neighborhood Context:

- Contains elements of the suburban and urban contexts. Small multi-unit residential and commercial areas are typically embedded in 1-unit and 2-unit residential areas. Block patterns are generally regular with a mix of alley access. Buildings are lower scale and generally set back farther from the street.(pg. 69)

Blueprint Denver 2019



Low-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... Buildings are generally 3 stories or less in height. When occurring, single- and two-unit residential uses are typically in the urban house form

Future Street Type

- 5th Avenue, Local
- Knox, Residential Collector

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



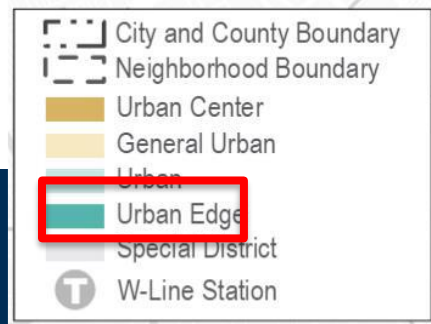
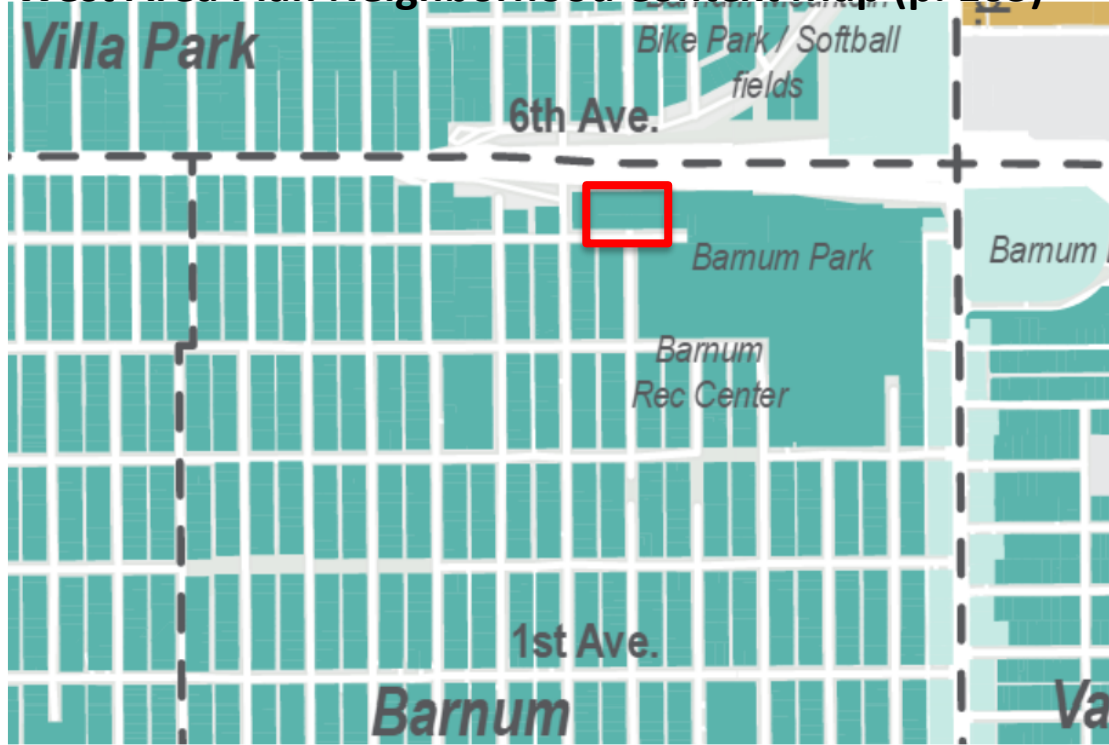
- Growth Areas Strategy:
All other areas of the city
 - 10% jobs by 2040
 - 20% housing by 2040

Additional Blueprint Policies

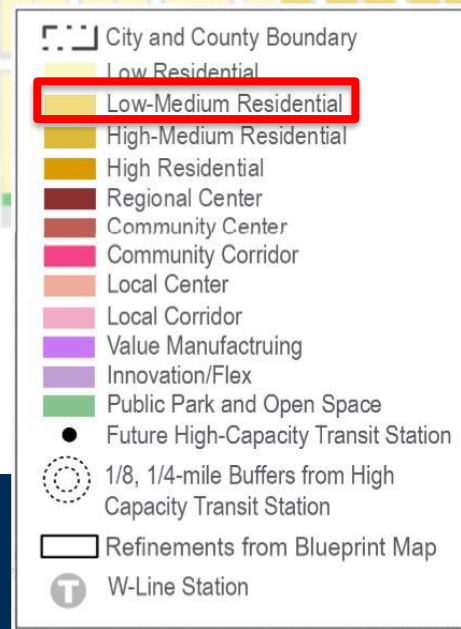
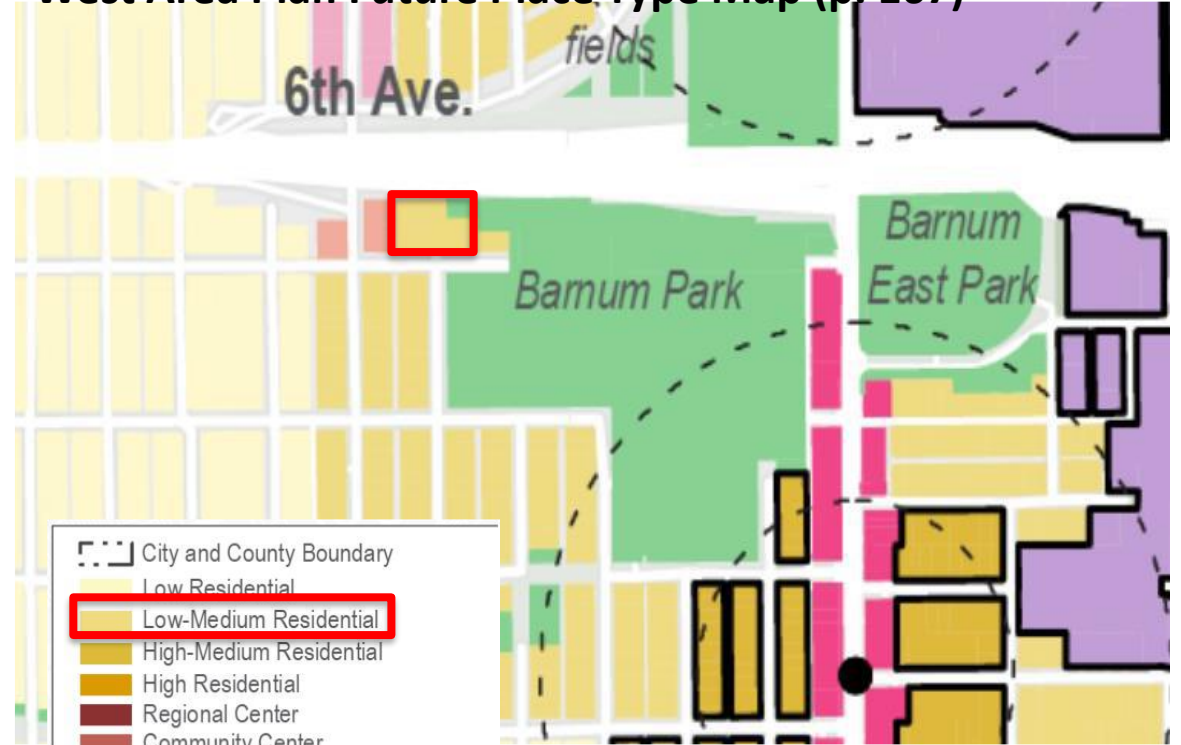


West Area Plan (2023)

West Area Plan Neighborhood Context Map (p. 163)



West Area Plan Future Place Type Map (p. 167)



West Area Plan Future Height Map (p. 175)



West Area Plan (2023)

West Area Plan Priorities

Policy E.2 – 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).

Policy E.3 - Expand diversity of housing types and affordability to support households of different sizes, ages, and incomes in all neighborhoods (p. 213).

Updated Map Amendment Review Criteria

1. Consistency with Adopted Plans
2. Public Interest
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See *DZC 12.4.10.7*

CPD Recommendation

CPD recommends forwarding the application, based on finding all review criteria have been met

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent