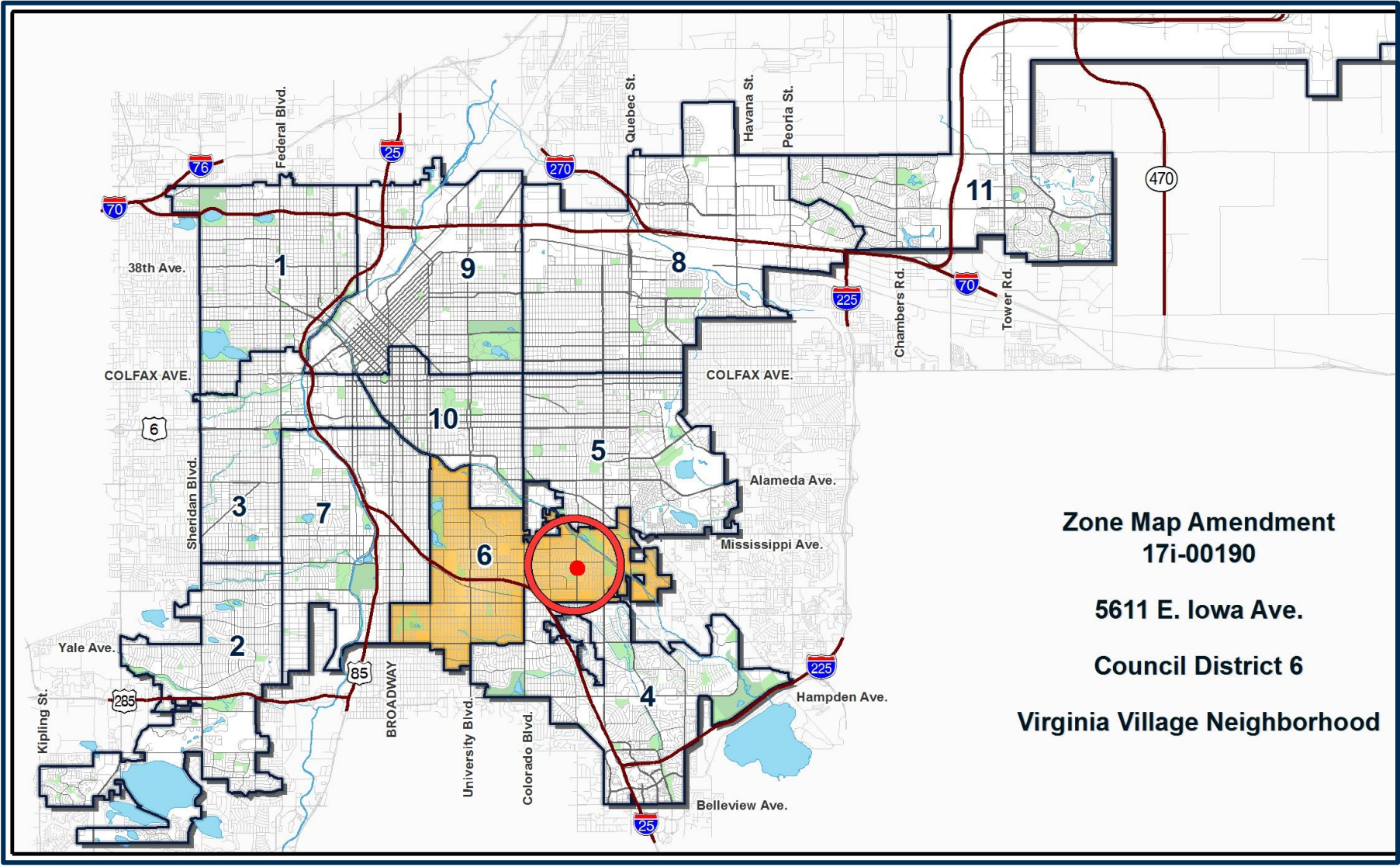




# Official Map Amendment

Application #2017I-00190

Rezoning 5611 E. Iowa Ave. from S-SU-D to S-RH-2.5



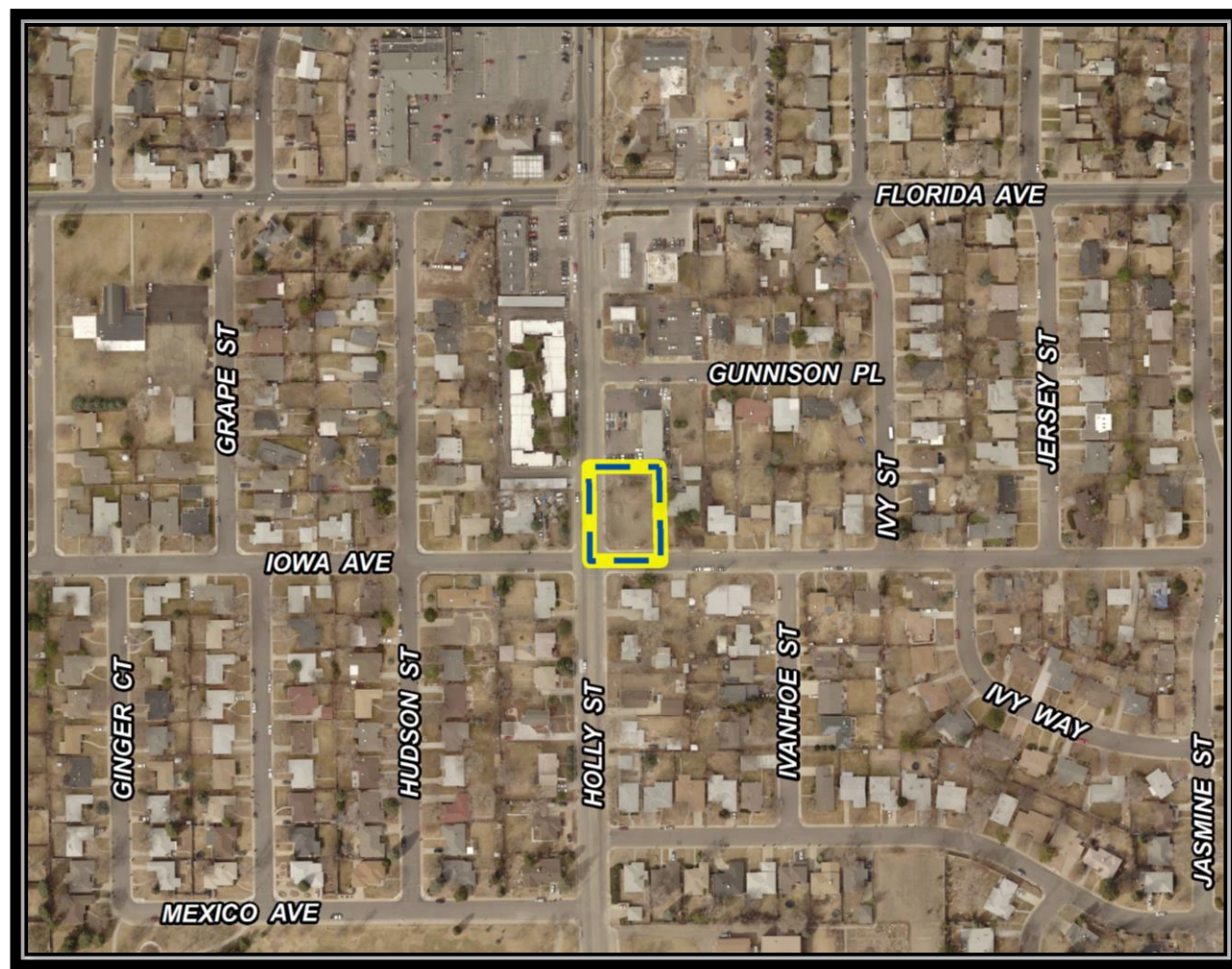
5611 E. Iowa Ave.  
S-SU-D to S-RH-2.5

Zone Map Amendment  
17i-00190

5611 E. Iowa Ave.

Council District 6

Virginia Village Neighborhood



- **Location:**
  - Approx. 14,191 sq. ft. (0.32 acres)
  - Currently vacant
- **Proposal:**
  - Rezoning from S-SU-D to S-RH-2.5
  - Allow redevelopment of parcel with 2 duplexes (4 units total)

# Request: Suburban- Row House - 2.5

Suburban (S-) Neighborhood Context Zone Districts		Building Forms											
		Suburban House	Urban House	Duplex	Tandem House	Row House	Garden Court	Town House	Apartment	Drive Thru Services	Drive Thru Restaurants	General	Shopfront
Max Number of Primary Structures per Zone Lot		1*	1*	1*	2	No Maximum							
RESIDENTIAL ZONE DISTRICTS													
Single Unit (SU)	S-SU-A, -D, -F, -Fx, -I, -Ix	■											
	S-SU-F1	■			■								
Row House (RH)	S-RH-2.5	■		■		■							
Multi Unit (MU)	S-MU-3, -5, 8, 12, 20	■		■		■			■				
MIXED USE COMMERCIAL ZONE DISTRICTS													
Commercial Corridor (CC)	S-CC-3, -3x, -5, -5x									□	□	■	
Mixed Use (MX)	S-MX-2x											■	■
	S-MX-2, -3, -5, -8, -12									□	□	■	■
	S-MX-2A, -3A, -5A, -8A, -12A											■	■
Main Street (MS)	S-MS-3, -5									□	□		■

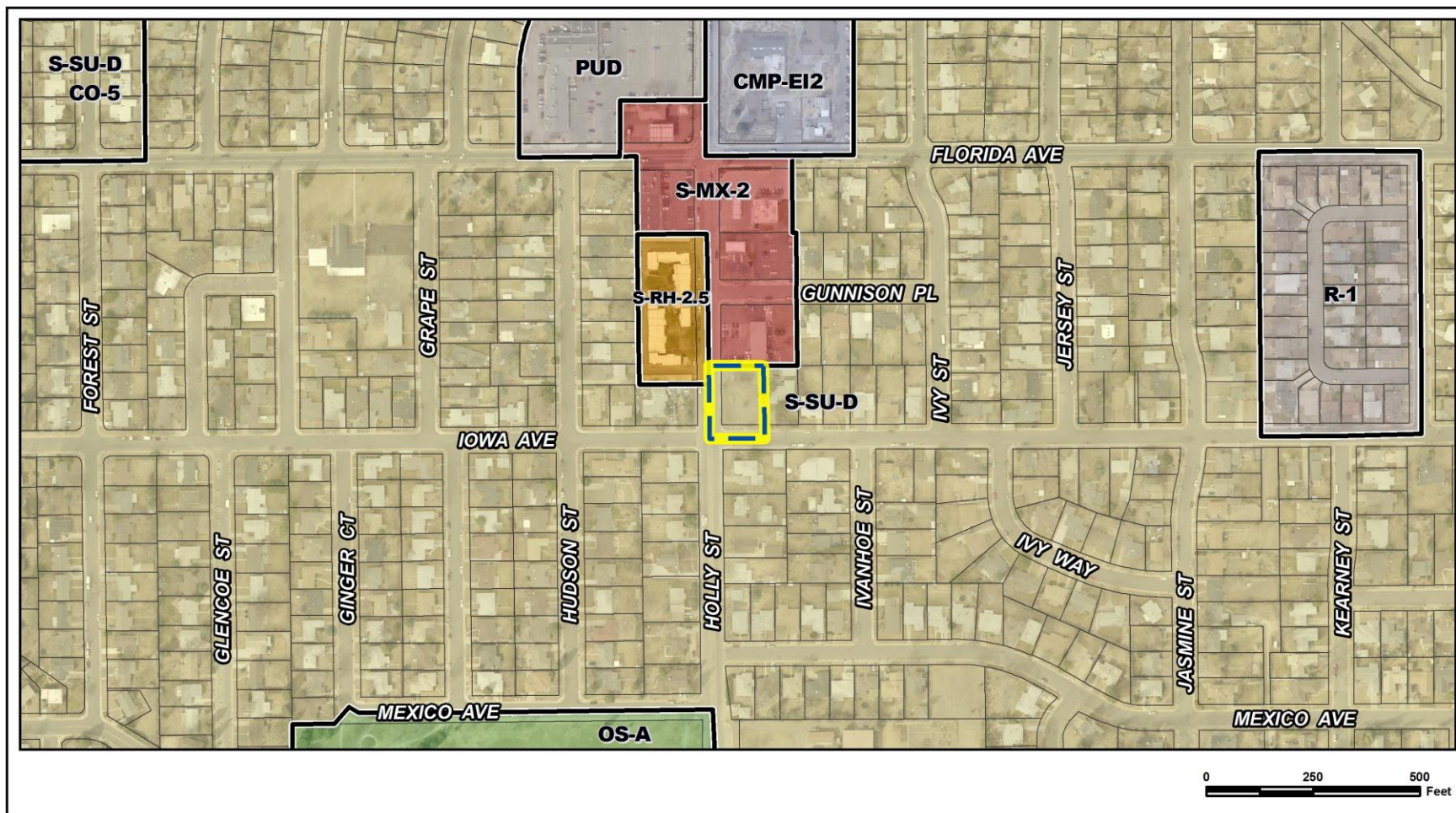
■ = Allowed □ = Allowed subject to geographic limitations \*See Section 1.2.3.5 for exceptions

S-RH-2.5 is a multi unit district and allows suburban house, duplex and Row House building forms up to two and one half stories in height.

## Min Zone Lot Size:

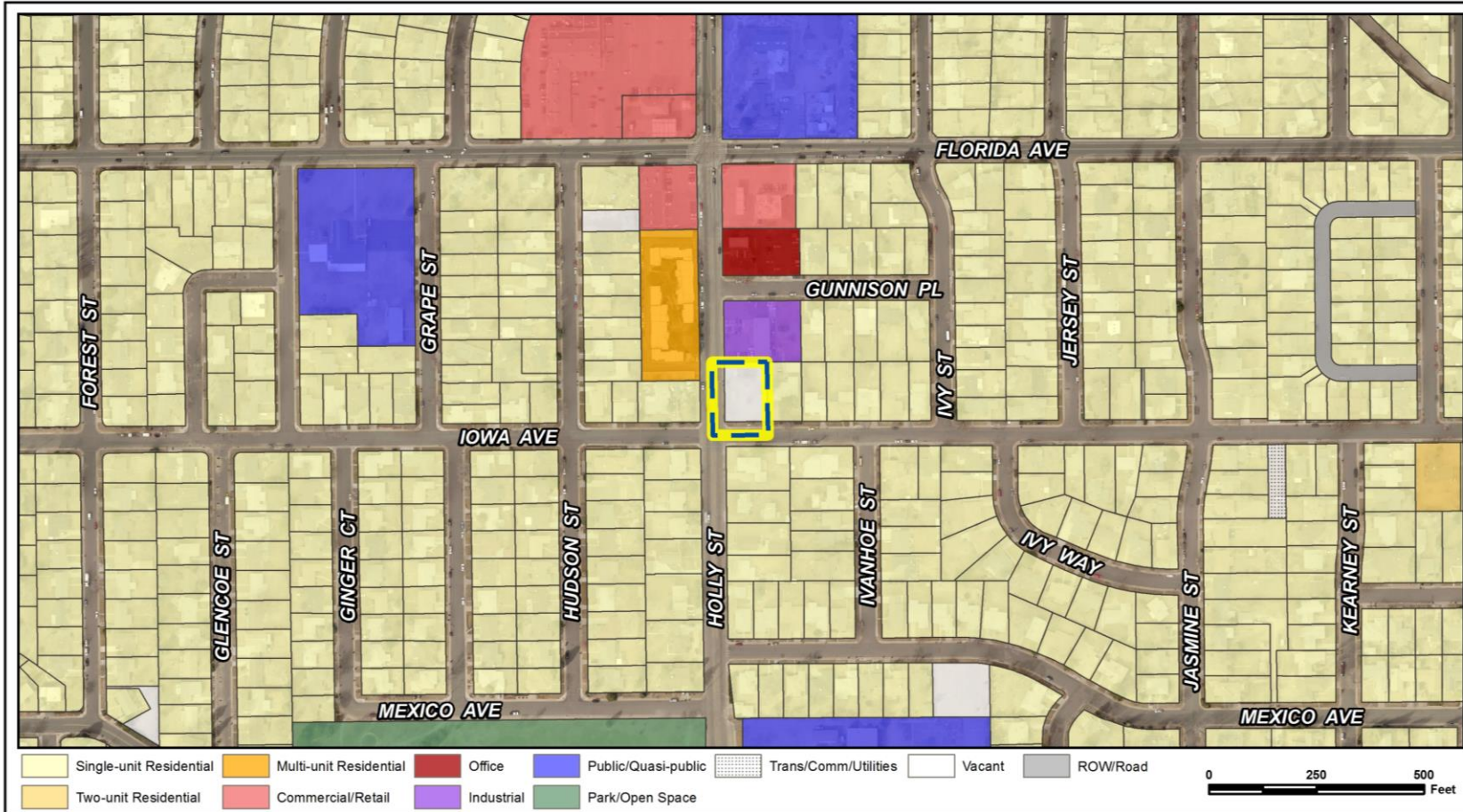
- Suburban House – 6,000 SF
- Duplex – 4,500 SF
- Row House (10 Units Max) – 6,000 SF

# Existing Context – Zoning



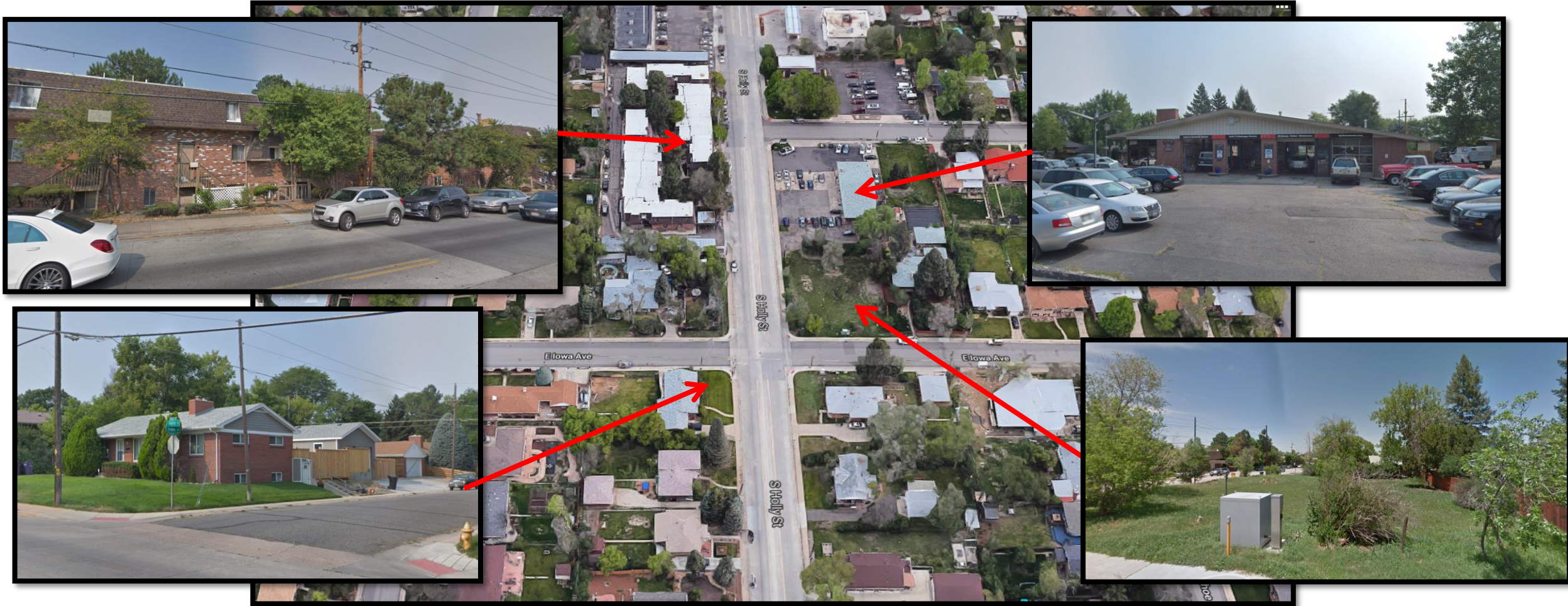
- Subject Site: S-SU-D
- Adjacent to:
  - North: S-MX-2
  - East: S-SU-D
  - West: S-SU-D, S-RH-2.5
  - South: S-SU-D

# Existing Context – Land Use



- Subject Site: Vacant
- Surrounding Properties:
  - Auto Repair (N)
  - Townhomes (W)
  - SFD's
- Further North:
  - Office
  - Gas station
  - Retail

# Existing Context – Building Form/Scale



# Process

- Planning Board: June 20, 2018
  - Voted unanimously to recommend approval (5:0 w/ one abstention)
- Land Use, Transportation and Infrastructure Committee: July 10, 2018
- City Council: August 27, 2018
- Public comment:
  - Prior to PB hearing, 3 letters of opposition
  - At PB, RNO spoke in support, several neighbors spoke against
  - Applicant has signed Good Neighbor Agreement, has RNO support

# 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

# Review Criteria

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- *Comprehensive Plan 2000*
- *Blueprint Denver: A Land Use and Transportation Plan (2002)*

### 2. Uniformity of District Regulations

### 3. Further Public Health, Safety and Welfare

### 4. Justifying Circumstances

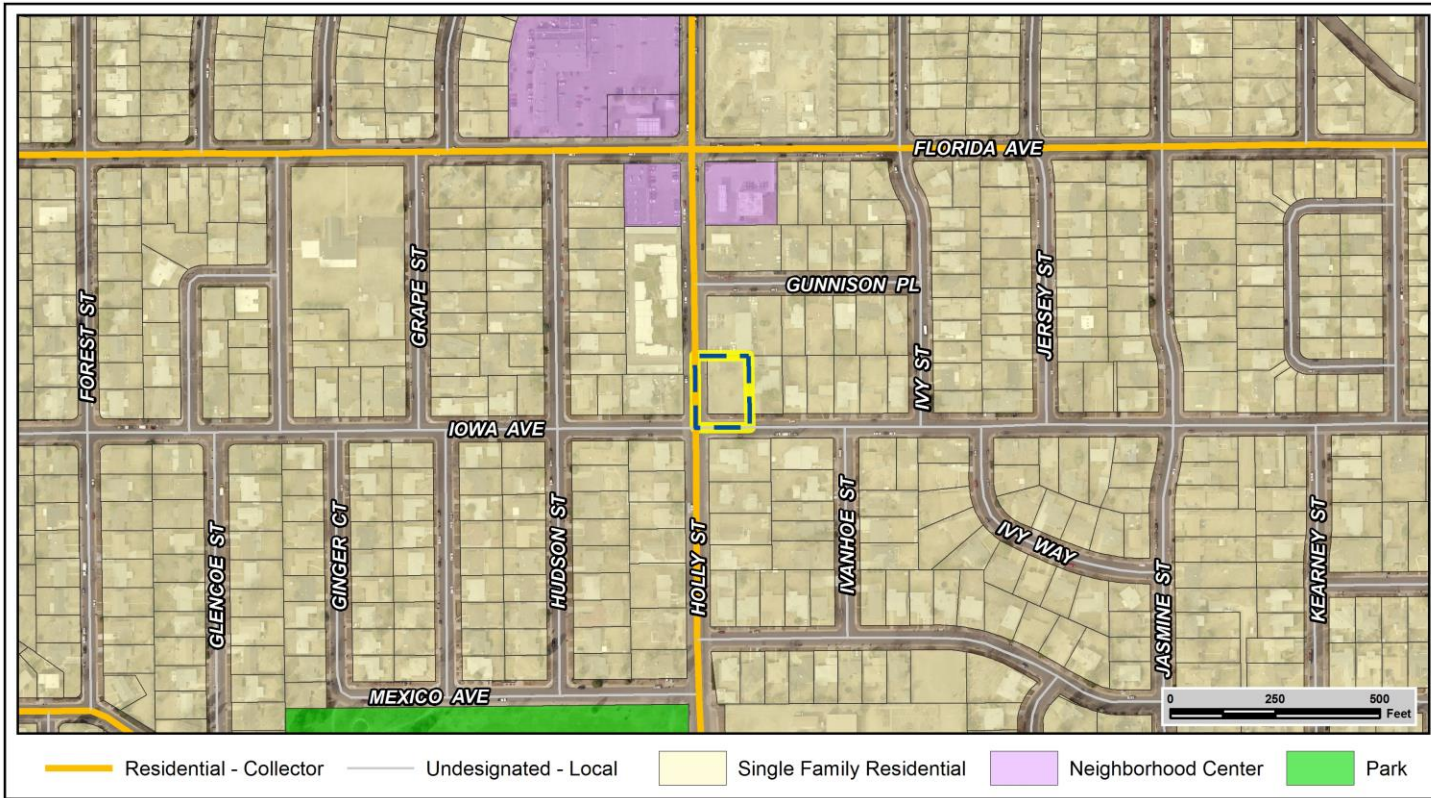
### 5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Review Criteria: Consistency with Adopted Plans

## Comprehensive Plan 2000

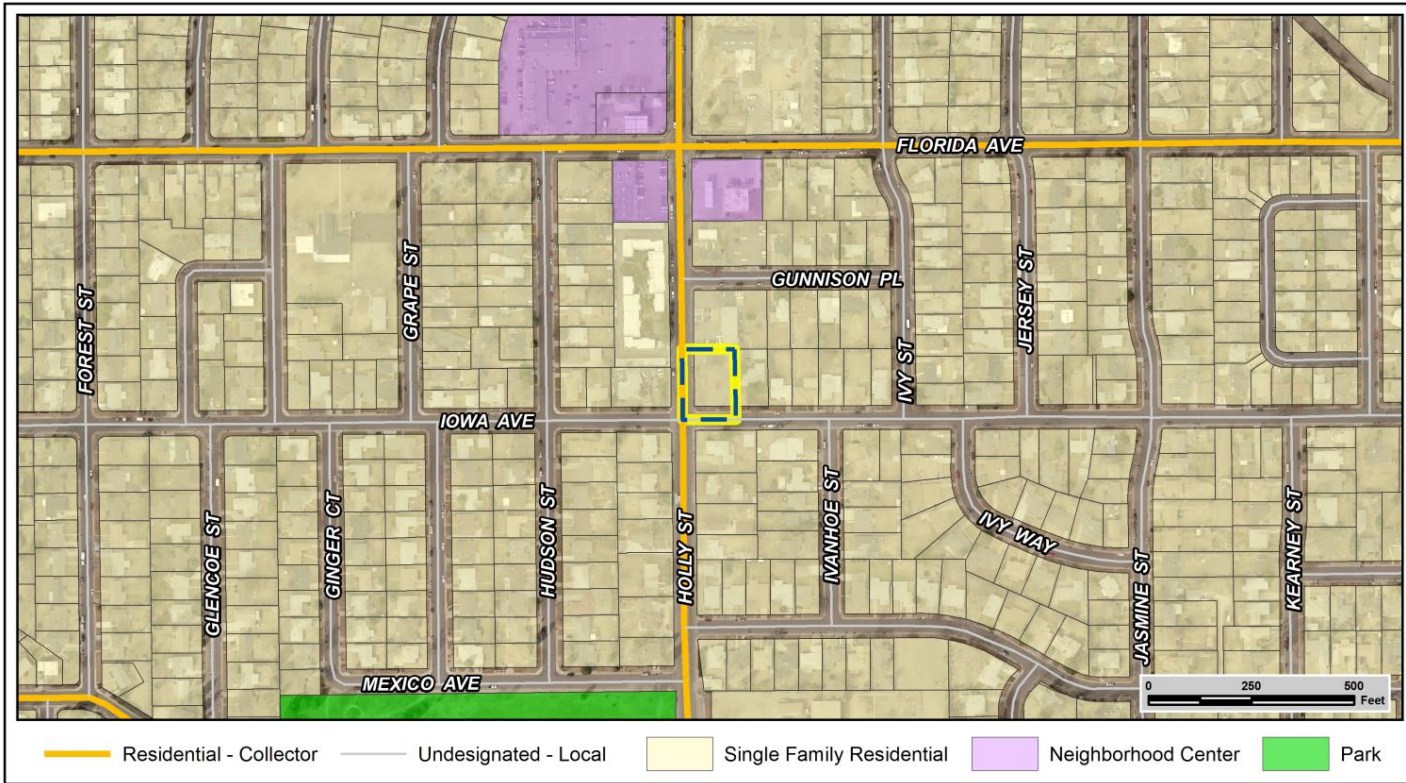
- **Environmental Sustainability Strategy 2-F** – Conserve land by promoting infill development where services and infrastructure are already in place; reducing sprawl
- **Land Use Strategy 3-B** – Encourage quality infill development consistent with neighborhood character; opportunities for increased density; variety of compatible uses.
- **Legacies Strategy 3-A** – Identify areas in which increased density and new uses are desirable and can be accommodated.
- **Neighborhoods Strategy 1-E** – Modify land-use regulations for flexibility to accommodate changing demographics and lifestyles. Allow, and in some places encourage, a diverse mix of housing types and affordable units.
- **Housing Objective 2** – Encourage preservation and modernization of Denver’s existing housing stock and established neighborhoods. Support addition of housing in expansion and infill development.

# Consistency with Adopted Plans: Blueprint Denver (2002):



- Single-family Residential
  - Anticipates single family homes as the predominant residential type
  - Historic development of block N of Iowa does not reflect this designation
  - Land use building block boundaries “are not fixed – some areas are in a state of transition...”
- Area of Stability
  - Maintain the character of an area while accommodating some new development and redevelopment
  - Unique character b/t Iowa and Florida

# Consistency with Adopted Plans: Blueprint Denver (2002):



## Future Street Classifications:

- **E Iowa Ave:**  
Undesignated - Local: Tailored to providing local access, supporting short trips
- **S Holly St:**  
Residential - Collector: Residential streets balance transportation choices with land access, without sacrificing auto mobility

S-RH-2.5 is consistent with the street classifications because the zone district enables low-intensity and low-scale multi-unit residential uses along streets designated for residential purposes and traffic levels.

# Review Criteria

1. Consistency with Adopted Plans
  - *CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver*
2. Uniformity of District Regulations
  - *Request is consistent*
3. Further Public Health, Safety and Welfare
  - *Implements adopted plans, allows development of underutilized infill site consistent with existing character*
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# 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:  
*New development at Colorado Station Area, Colorado Blvd Corridor; increased demand for housing citywide – rezoning would facilitate provision of additional housing*
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Review Criteria - Consistency with Neighborhood Context, Zone District Purpose and Intent

## Suburban Neighborhood Context:

- *Characterized by single-unit and multi-unit residential,*
- *Multi-unit building forms are typically separated from single-unit residential and consist of Row House and occasional mid- and high-rise Apartment building forms*
- *Multi-unit residential and commercial uses are primarily located along arterial and collector streets” (DZC, Section 3.1.1)*

# CPD Recommendation

CPD recommends [approval of 2017I-00190](#), 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