



1021 S. Hooker Street

Request: From S-SU-D to E-TU-C

Date: 12.18.2023

Presenter: Fran Peñafiel Vial

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: from S-SU-D to E-TU-C



- Property:
 - 8,962 sf
 - Vacant
- Requesting rezoning to develop as a duplex

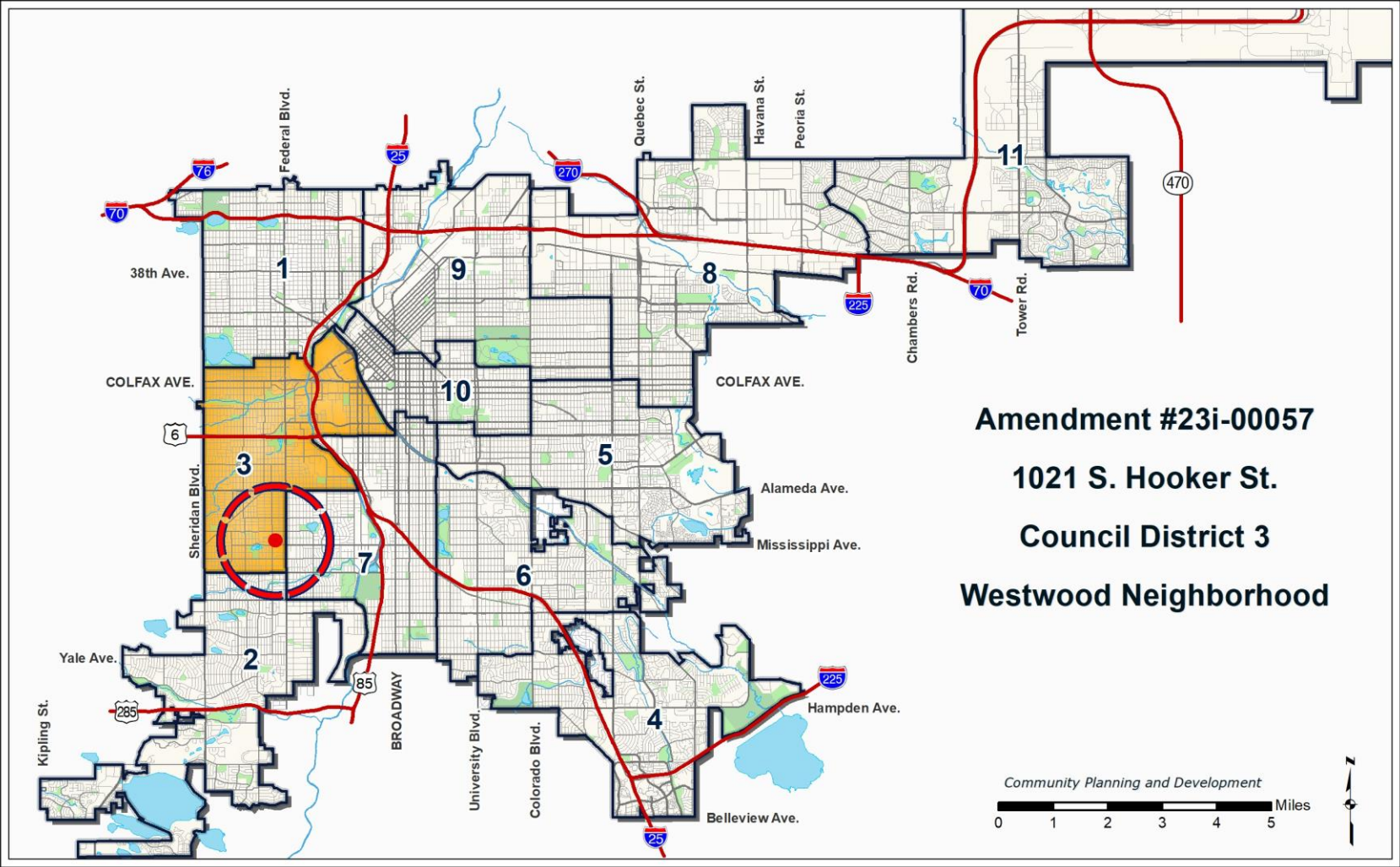
Reminder: Approval of a rezoning is not approval of a proposed specific development project

Presentation Agenda

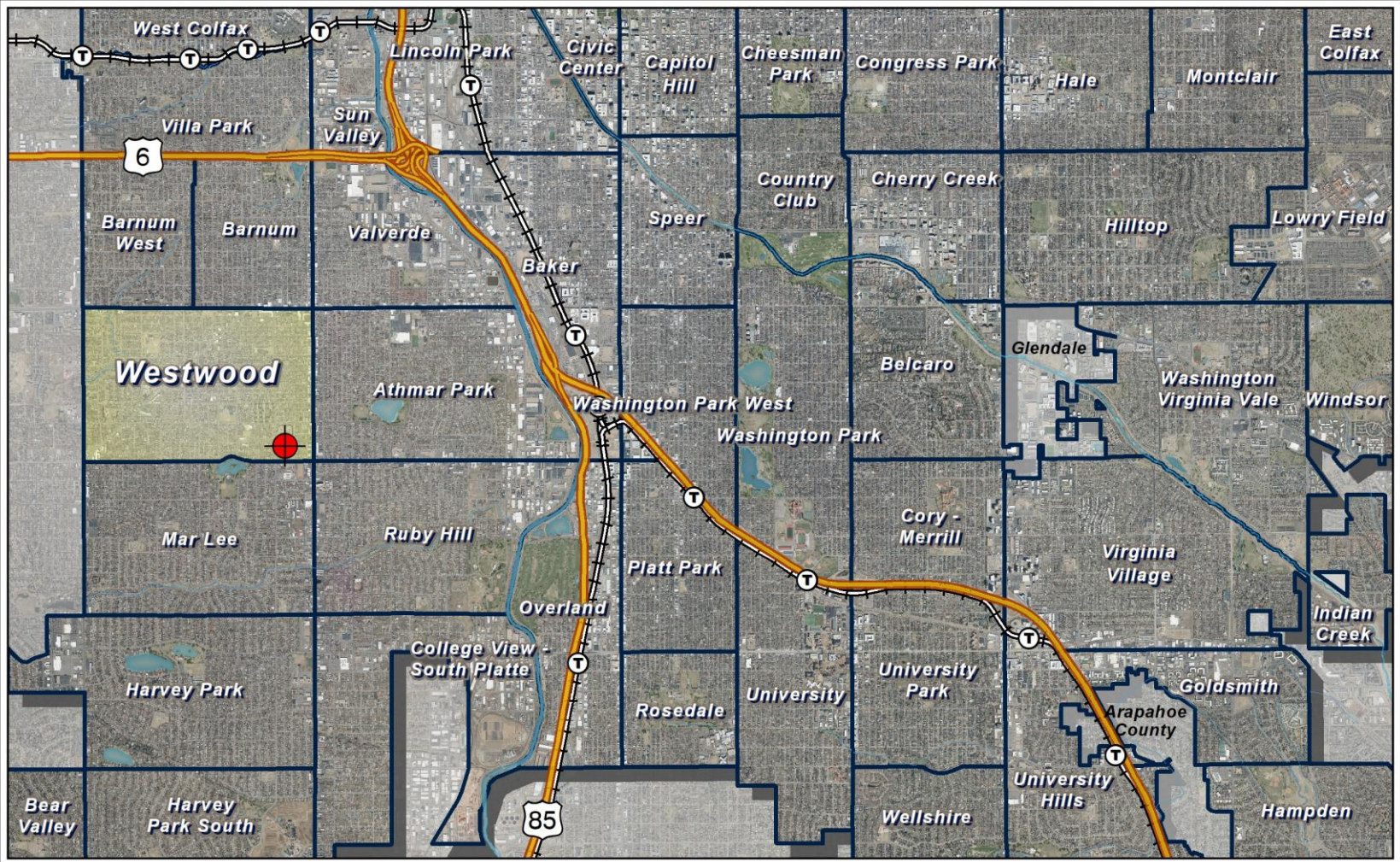
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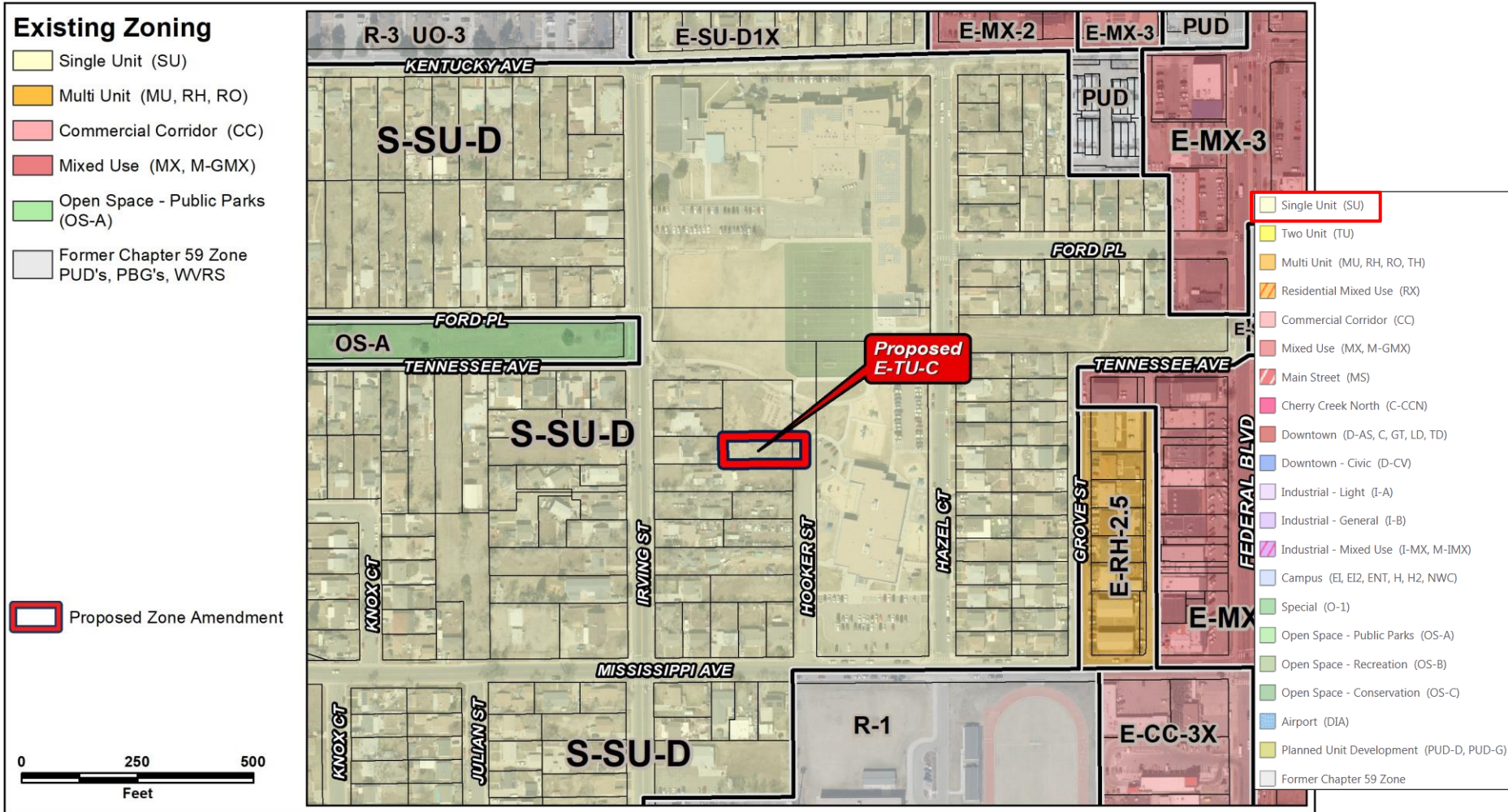
Council District 3 – Councilmember Torres



Statistical Neighborhood – Westwood



Existing Zoning – S-SU-D



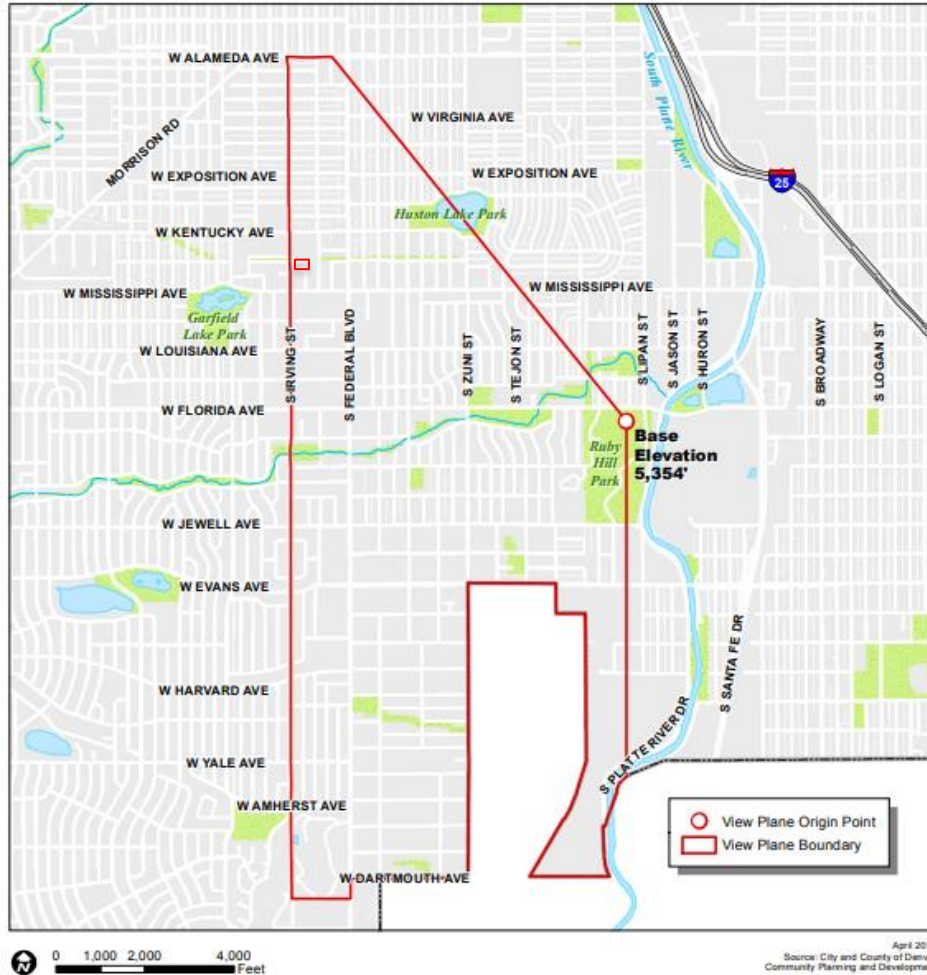
- S-SU-D

Proximity to:

- S-SU-D
- R-1

View Plane

Ruby Hill Park View Plane



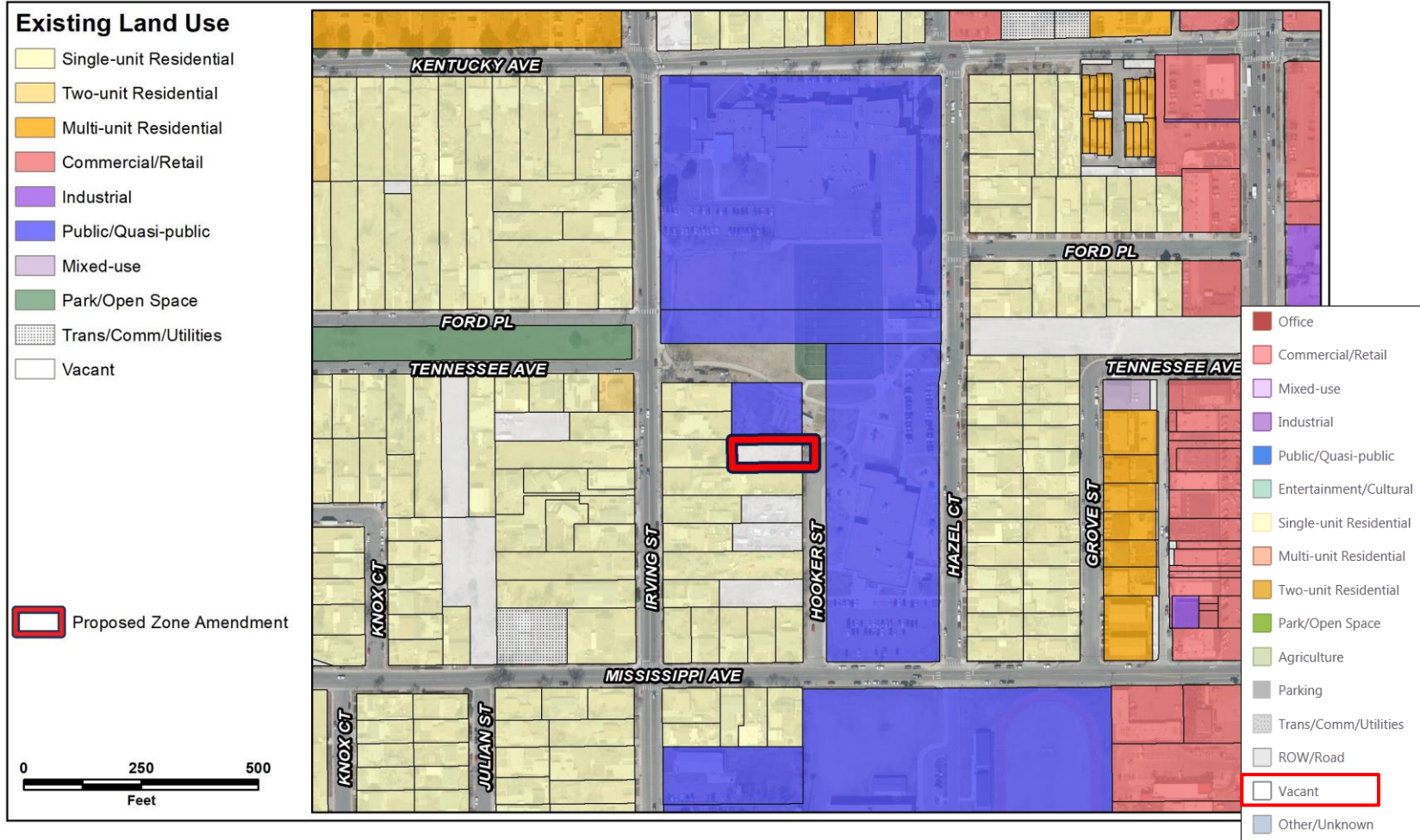
- The request two-unit district would still comply with Ruby Hill Park view plane restrictions.

Max Building Height Under the View Plane

- ~117-foot max building height

Reference point is a point having an elevation of 5,354 feet above mean sea level and established at the mountain view indicator in Ruby Hill Park.

Existing Context – Land Use



Vacant

Adjacent to:

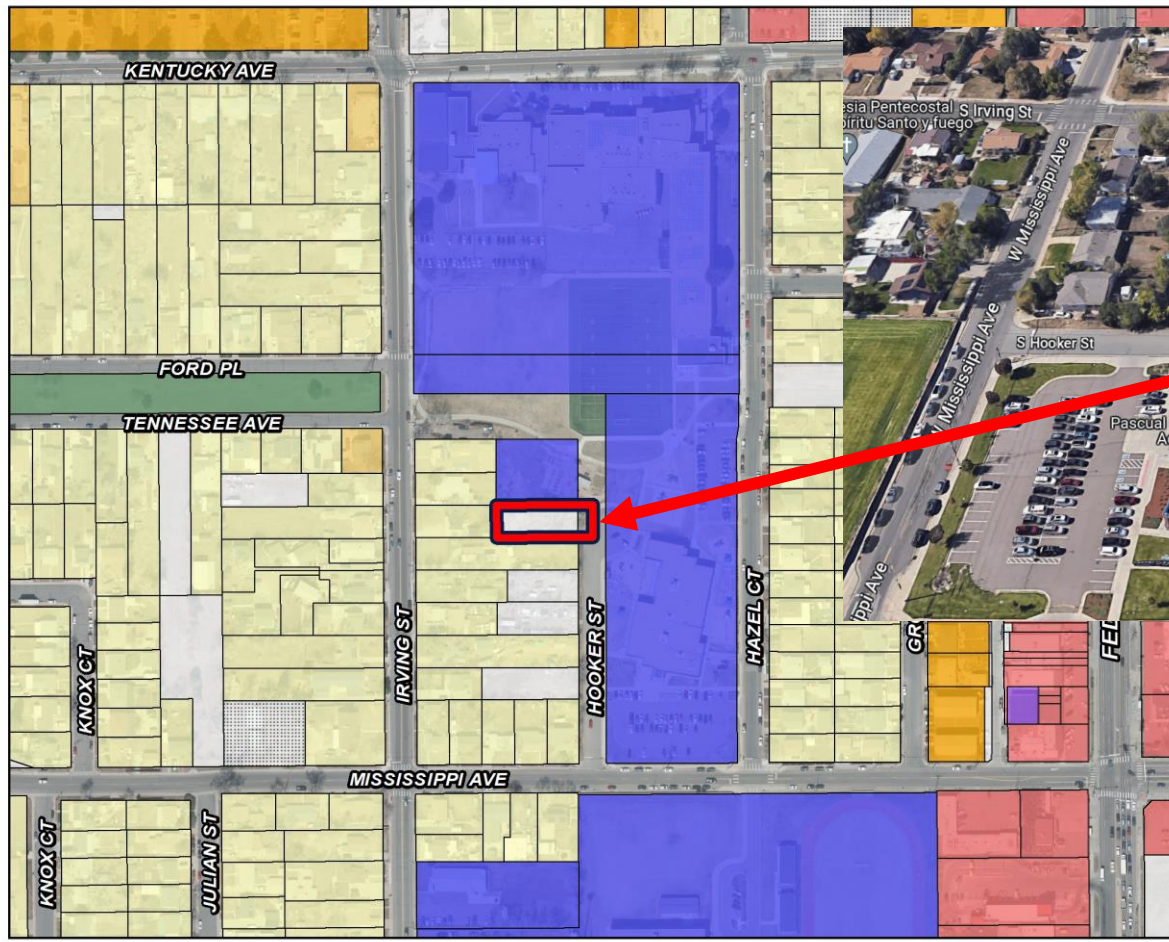
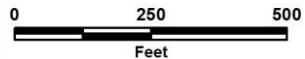
- Public/Quasi-public
- Single-Unit Residential

Existing Context – Building Form/Scale

Existing Land Use

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

Proposed Zone Amendment



Agenda

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Process

- Informational Notice: **07/21/23**
- Planning Board Notice: **09/05/23**
- Planning Board Public Hearing: **09/20/23**
- LUTI Committee: **11/07/23**
- City Council Public Hearing: **12/18/23**

Public Comments

- RNOs
 - No comments from RNOs
- General Public
 - 3 letters of opposition noting increased traffic and development intensity inconsistent with the neighborhood

Planning Board

- Planning Board held a hearing on this item on 9/20
- The board voted unanimously via the consent agenda to recommend approval

Presentation Agenda

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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*
- *Westwood Neighborhood Plan*

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

Comprehensive Plan 2040

Comprehensive Plan 2040

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



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver (2019)*

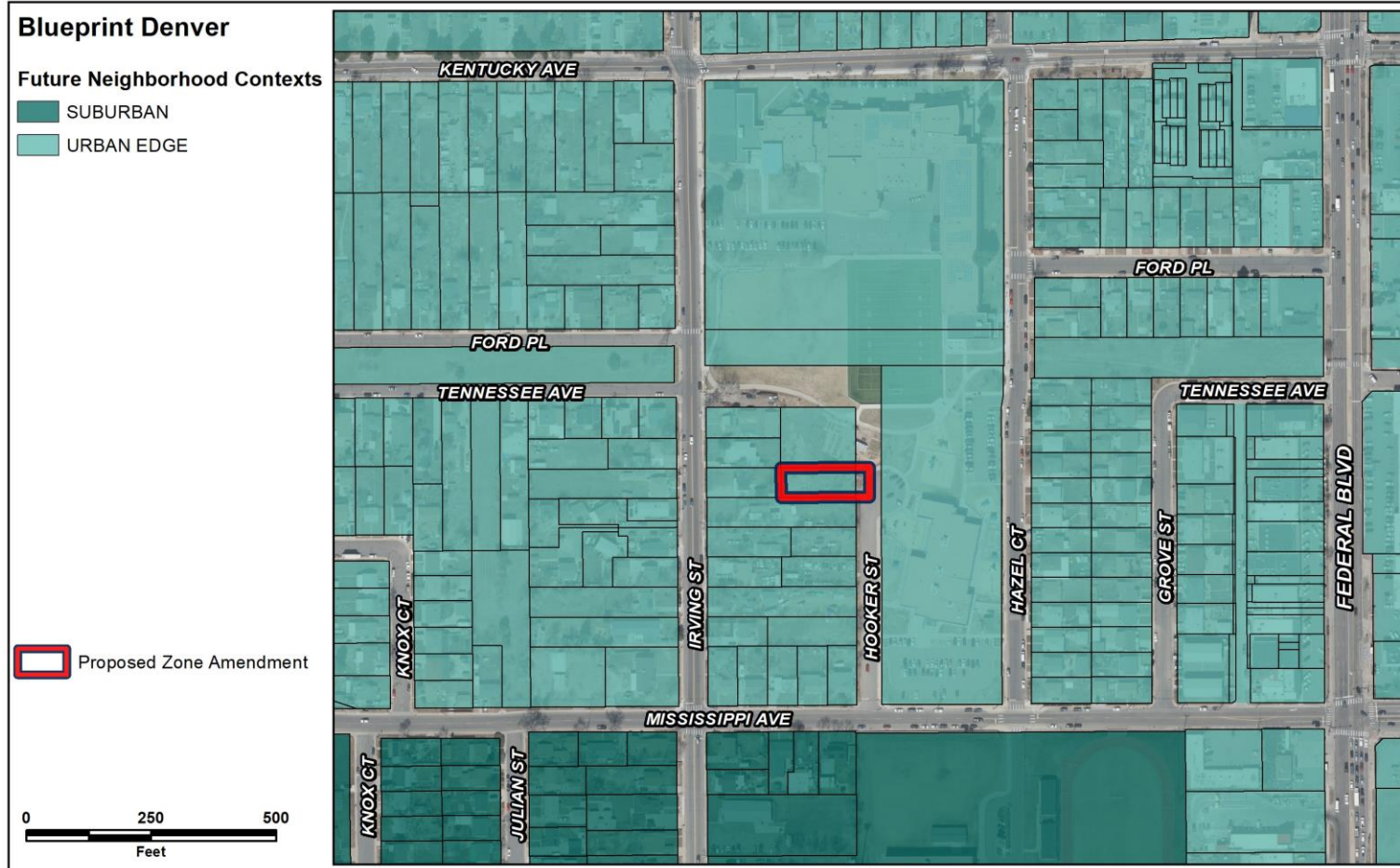
2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

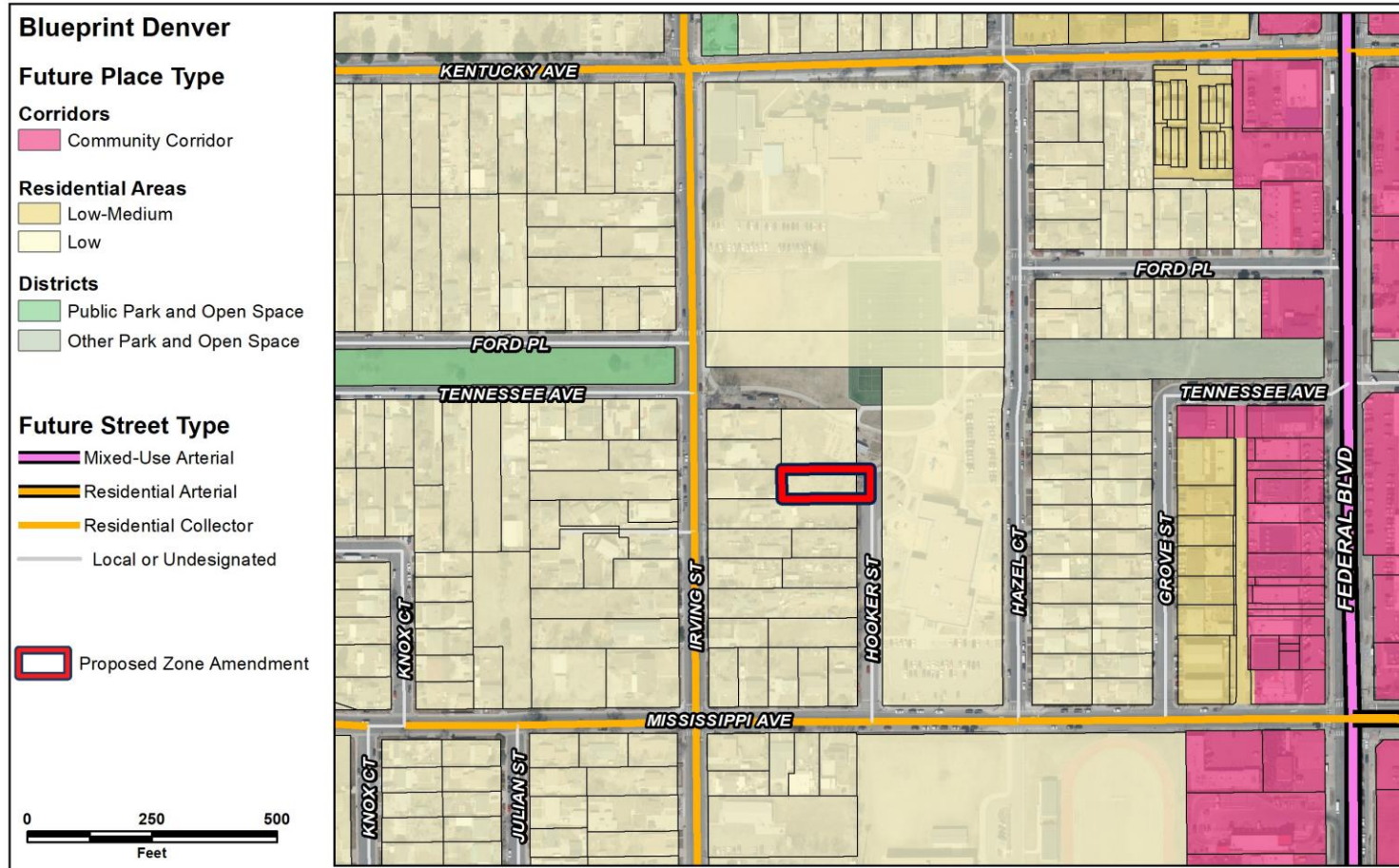
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Blueprint Denver 2019



- **Urban Edge**
 - Low-scale single- and two-unit residential
 - Promote and protect residential neighborhoods

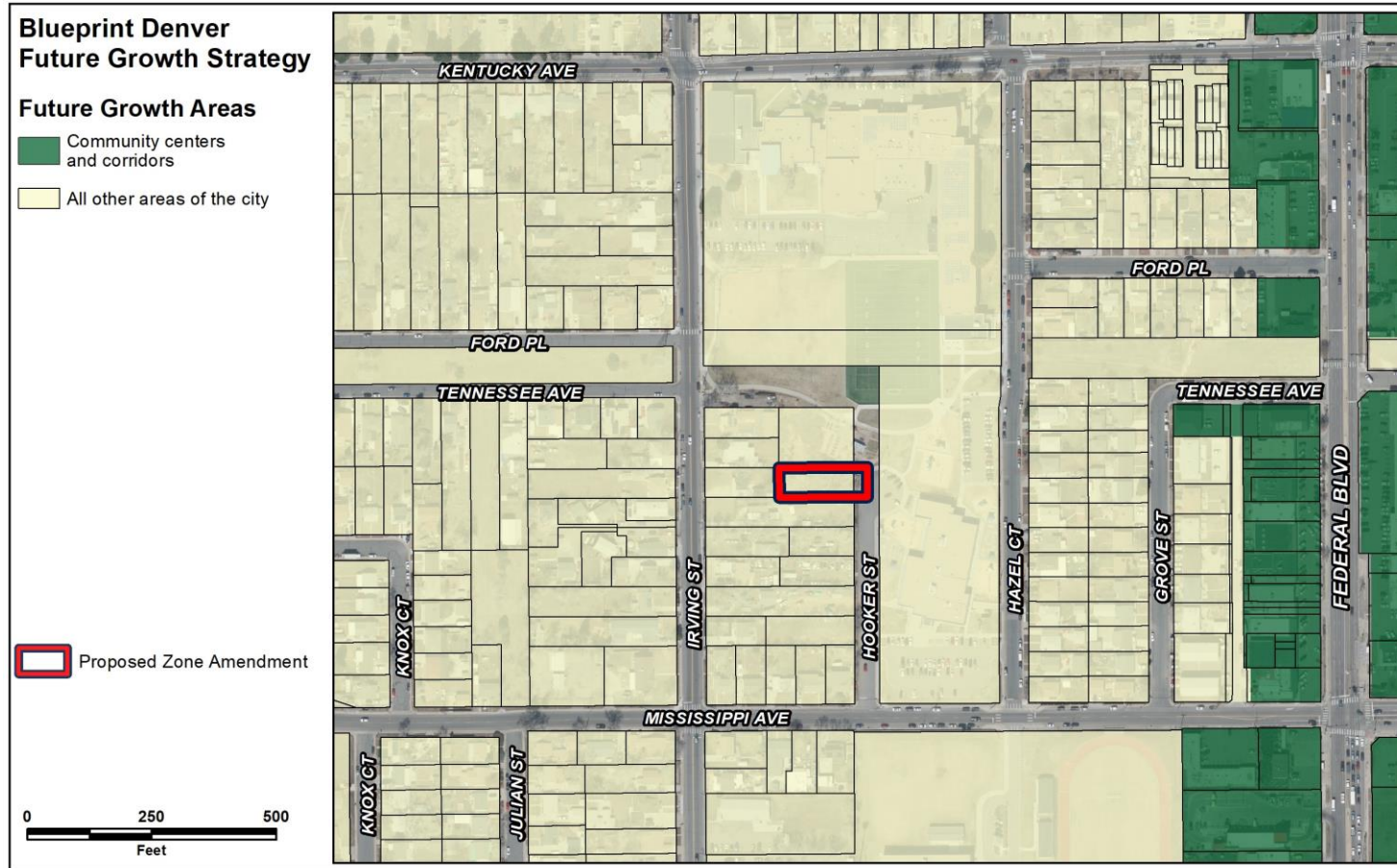
Blueprint Denver 2019



- **Low Residential**
 - Single- and two-unit on small or medium lots
 - Duplexes thoughtfully integrated
- **Local**
 - Predominantly defined by residential uses

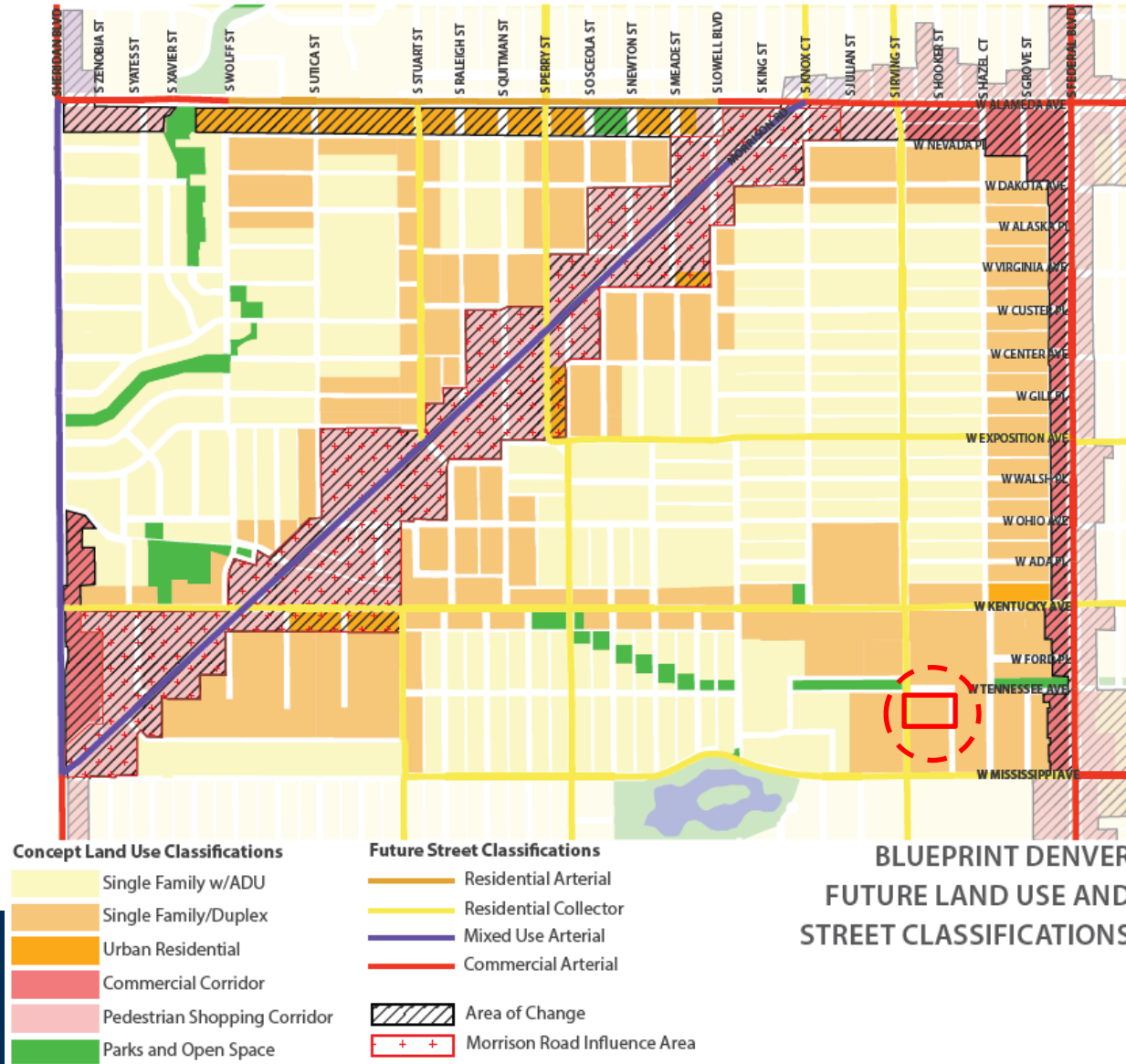
Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

Blueprint Denver 2019



- Growth Areas Strategy
 - All other areas of the city. 20% of new housing and 10% of new jobs by 2040 (p. 51)

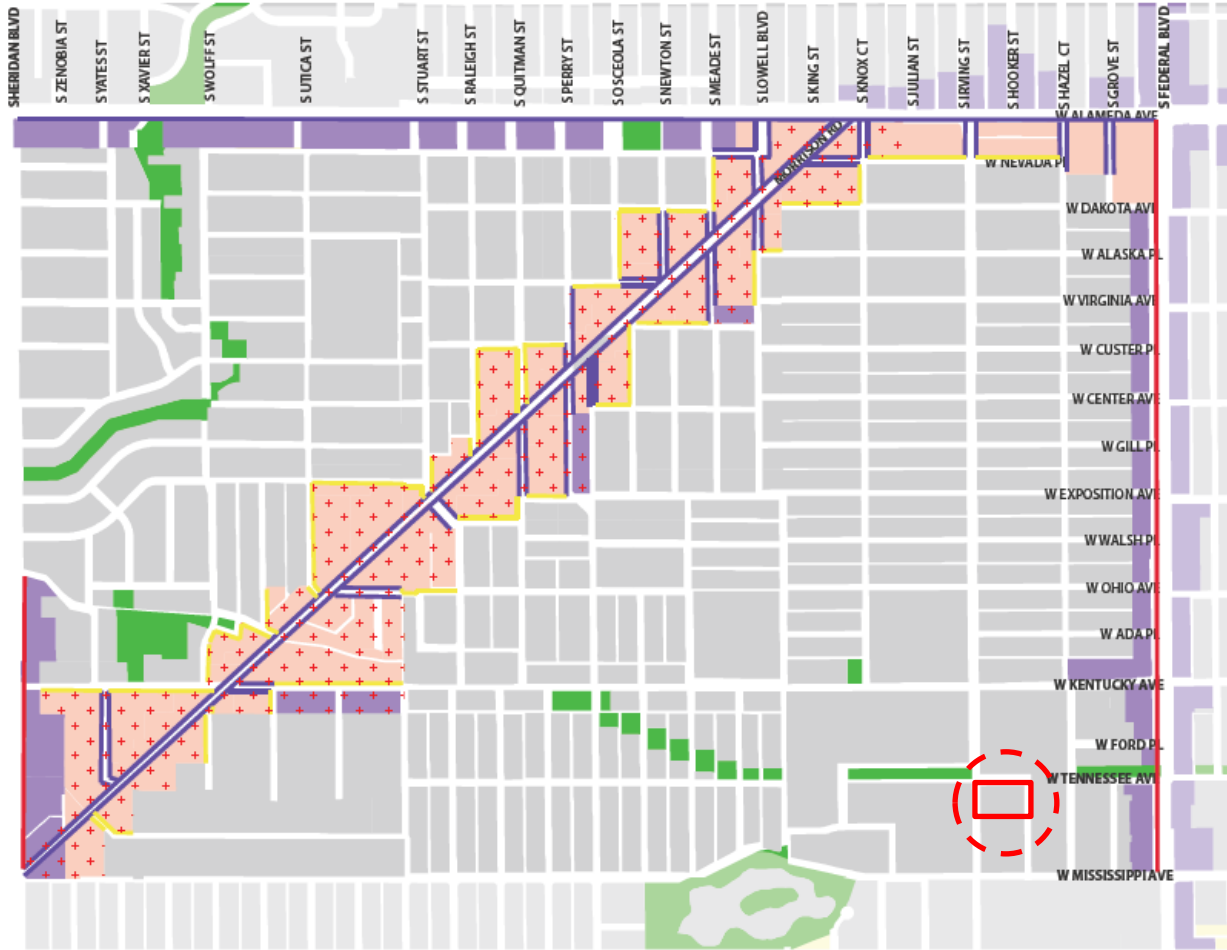
Westwood Neighborhood Plan



Single-Family Duplex

- Moderately dense areas
- Mixture of housing types
- Single-family, duplex, tandem house, ADU
- “Single-family/Duplex...E-TU-C implements the vision”
- “Single-unit zoning does not implement the vision”

Westwood Neighborhood Plan



Maximum Building Heights



Active Edges



BUILDING HEIGHTS AND ACTIVE EDGES

Recommended Building Heights

- 2.5 stories
- E-TU-C allows for the same height as the existing zoning

Denver Zoning Code Review Criteria

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

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
 - City adopted plan
 - CPD finds this criteria is met through the *Westwood Neighborhood Plan* recommendation that Single-Family/Duplex be zoned E-TU-C.
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
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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