Advancing Equity in Rezoning Info Item Denver Zoning Code Text Amendment

12/03/2024

Land Use, Transportation and Infrastructure Committee Presenter: Brandon Shaver, Senior City Planner





Project Background/Intent



AEIR Text Amendment



Operating Procedures Updates to Standard











Project Background/Intent



Δ Λ AEIR Text Amendment



Updates to Standard
Operating Procedures











The AEIR Text Amendment to the Denver Zoning Code will make the rezoning process more accessible, transparent, and equitable.





Project Background/Intent



△ AEIR Text Amendment



Updates to Standard
Operating Procedures









AEIR Proposed Text Amendment



Revise the Rezoning Review Criteria



Require Posted Notice Upon Receipt of Application



Include Tenants and Occupants in Written Notices



Important
Updates to
Standard
Operating
Procedures



Focus on Properties Within the City Boundary



Sevise the Review Criteria

12.4.10.7 General Review Criteria Applicable to All Zone Map Amendments

- Consistency with Adopted Plans or Unanticipated Community Need
- Uniformity of District Regulations and Restrictions
- Public Health, Safety and General Welfare

12.4.10.8 Additional Review Criteria for Non-Legislative Rezonings

- Justifying Circumstances
- Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

12.4.10.7 General Review Criteria Applicable to All Zone Map Amendments

- Consistency with Adopted Plans
 - Exception to Consistency with Adopted Plans (for extraordinary community need)
- Public Interest
- Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements







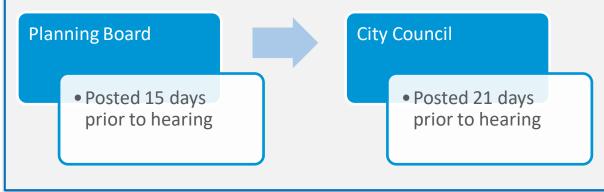


Posted Notice of Application

Proposed Additional Sign Posting

Current Sign Posting Requirements









Include Tenants and Occupants in Written Notices

In Denver:
~ 50.6% of homes are rented
~ 49.4% are owned

iv. The owners <u>and tenants (if the latter is different from owners)</u> of any real property <u>within the City and County of Denver</u>, located in whole or in part within, or within 200 feet of, the proposed official map amendment (rezoning).





Focus on Properties Within the City Boundary

Align Denver Zoning Code with 2023 voter-approved City Charter Change

Clarify that only property owners within 200 feet of a proposed rezoning and within the City and County of Denver can sign a protest petition.

Update extent of written notices provided by CPD

Provide written notices to tenants and property owners within 200 feet of a proposed rezoning and located within the City and County of Denver.

Maintain current practice for encouraged engagement

For rezonings near other jurisdictions, CPD staff will continue to encourage applicants to engage with communities outside city boundaries. These communities will remain welcome to participate in the process, provide testimony and submit comments.





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AEIR Text Amendment



Updates to Standard Operating Procedures











Proposed Standard Operating Procedures





Update Posted, Mailed, and Emailed Notice Materials

Create Guides for Applicants and Community Members

Expand Staff Analysis, Presentations, and Reports with a Focus on Equity and Climate

Refine and Update Equity Analysis Pilot

Develop Templates for Voluntary Commitments to Equitable Outcomes





Project Background/Intent



AEIR Text Amendment



Updates to Standard
Operating Procedures











>>> Public Process

- Planning Board Info Item: 10/2/2024
- Planning Board Notice: 11/19/2024
- LUTI Info Item: 12/3/2024
- Planning Board Public Hearing: 12/4/2024
- LUTI Action Item: 12/17/2024*
- City Council Public Hearing: 2/3/2025*

* Anticipated dates are confirmed during the legislative review process





>>> Public Comments

- Open Houses
- Task Force Meetings
- Public Review Draft
- 3 comments received through the webform and email



Related Ongoing/Upcoming Efforts

NEW: Address equity through an Unlocking Housing Choices (e.g. missing middle) project that includes affordability

- CPD 2025 work program to prioritize starting a missing middle housing project. This project aims to implement adopted plan recommendations like:
 - Allowing missing middle housing types, like duplexes and small multi-unit developments, in appropriate locations in low-density residential zone districts
 - o Incentivizing adaptation of existing structures to create missing middle housing
 - Creating onsite affordable housing requirements for projects fewer than 10 units

Continue proactive legislative rezonings following the adoption of area plans

 Harness the extensive outreach and engagement conducted during the NPI planning process to implement the neighborhood changes recommended by the plans, such as rezoning for less autooriented commercial development

