



4211 North Hooker Street

Request: PUD 547 to U-SU-C, CO-6

Date: 3.5.2026

Presenter: Abner Ramos Salcedo

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: PUD 547 to U-SU-C,CO-6



- Property:
 - 12,500 sf or 0.29 acres
 - Single-unit home
 - Detached garage

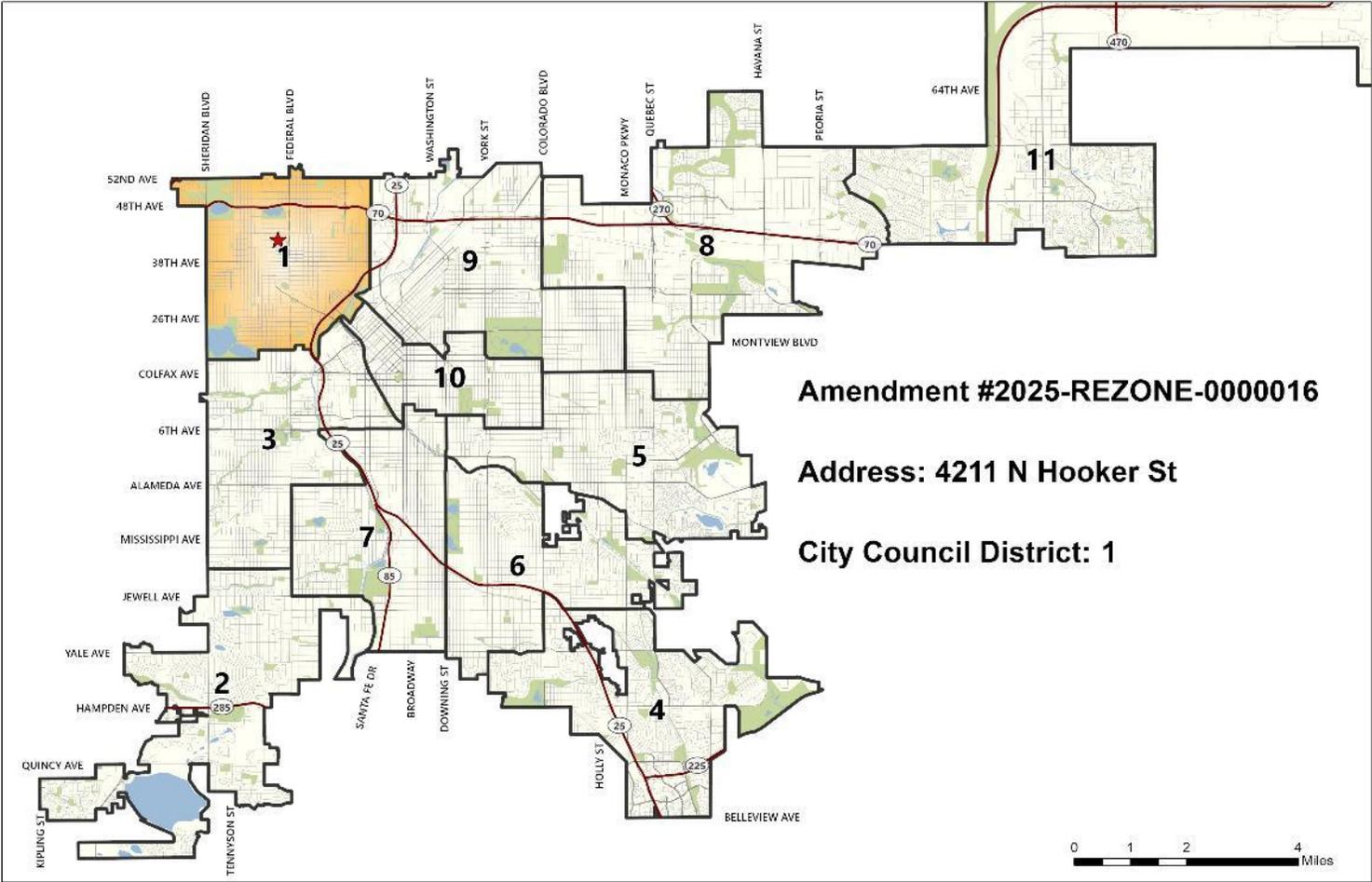
Reminder: Approval of a rezoning is not approval of a proposed specific development project

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Council District 1 – Councilmember Sandoval



Amendment #2025-REZONE-0000016

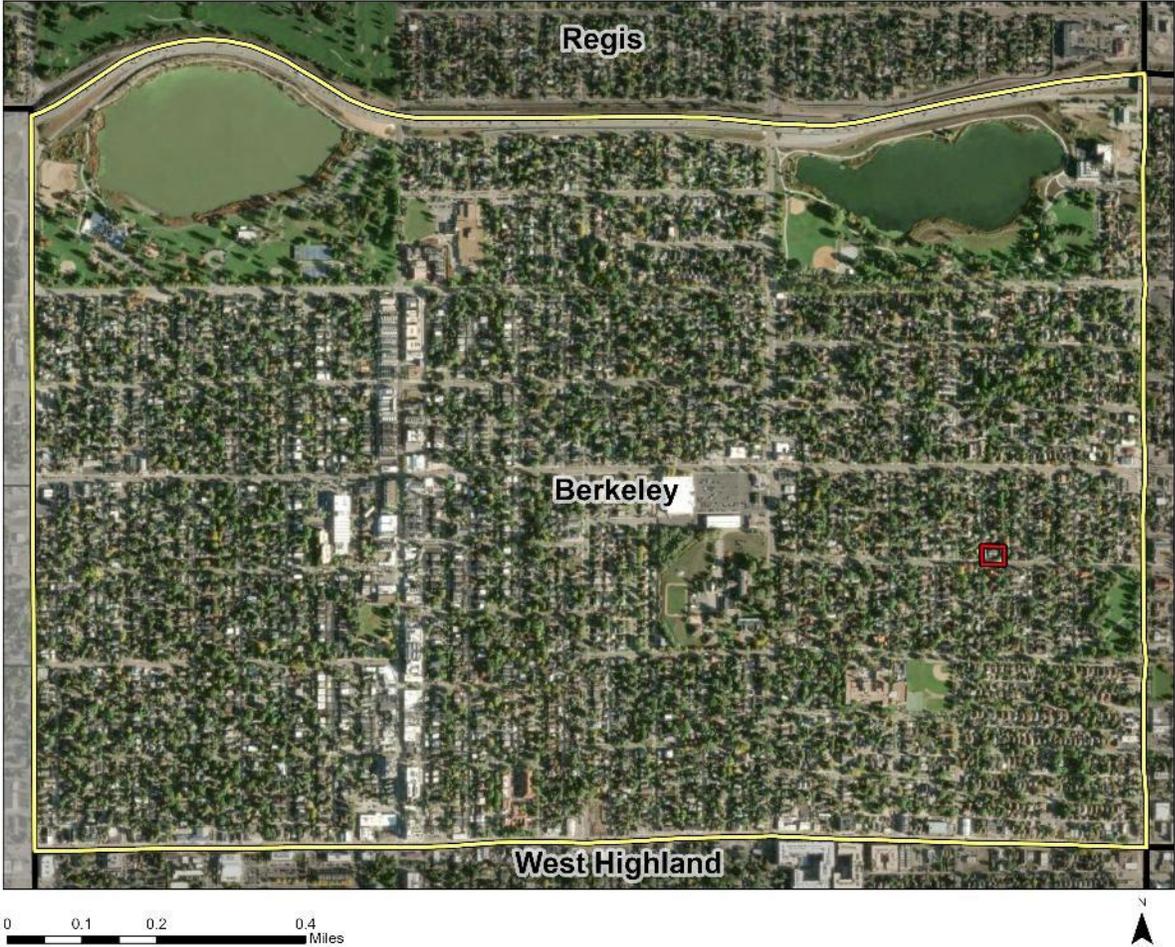
Address: 4211 N Hooker St

City Council District: 1

Statistical Neighborhood – Berkeley

Neighborhoods

□ Neighborhood



□ Proposed Zone Amendment

Existing Zoning – PUD 547



Proximity to:

- U-SU-C, CO-6

Proposed Zoning – U-SU-C, CO-6

General Purpose:

The intent of the Residential districts is to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context. These regulations allow for some multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood.

Specific Intent:

U-SU-C is a single unit district with a minimum zone lot area of 5,500 square feet. Blocks typically have a consistent pattern of 50 foot wide lots

Building Forms:

Only allows urban houses and detached accessory dwelling unit building forms.

Conservation Overlay

CO-6 (Conservation Overlay 6, the Bungalow Conservation Overlay) promotes conservation of the mass, scale and other design characteristics of low-scale residential neighborhoods comprised primarily of one and two story “bungalow” structures.

Proposed Zoning – U-SU-C, CO-6

Urban (U-) 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 Restaurant	General	Shopfront
Max Number of Primary Structures per Zone Lot*		1	1	1	2	No Maximum							
RESIDENTIAL ZONE DISTRICTS													
Single Unit (SU)	U-SU-A, -B, -C, -E, -H		■		●								
	U-SU-A1, B1, C1, E1, H1		■		●								
	U-SU-A2, -B2, -C2		■	□	□								
Two Unit (TU)	U-TU-B, -C		■	■	■								
	U-TU-B2		■	■	■	□							
Row House (RH)	U-RH-2.5		■	■	■	■							
	U-RH-3A		■	■	■	■		□					
COMMERCIAL MIXED USE ZONE DISTRICTS													
Residential Mixed Use (RX)	U-RX-3, -5							■				■	
Mixed Use (MX)	U-MX-2x							■			■	■	
	U-MX-2, -3							■	□	□	■	■	
Main Street (MS)	U-MS-2x							■				■	
	U-MS-2, -3, -5							■	□	□		■	

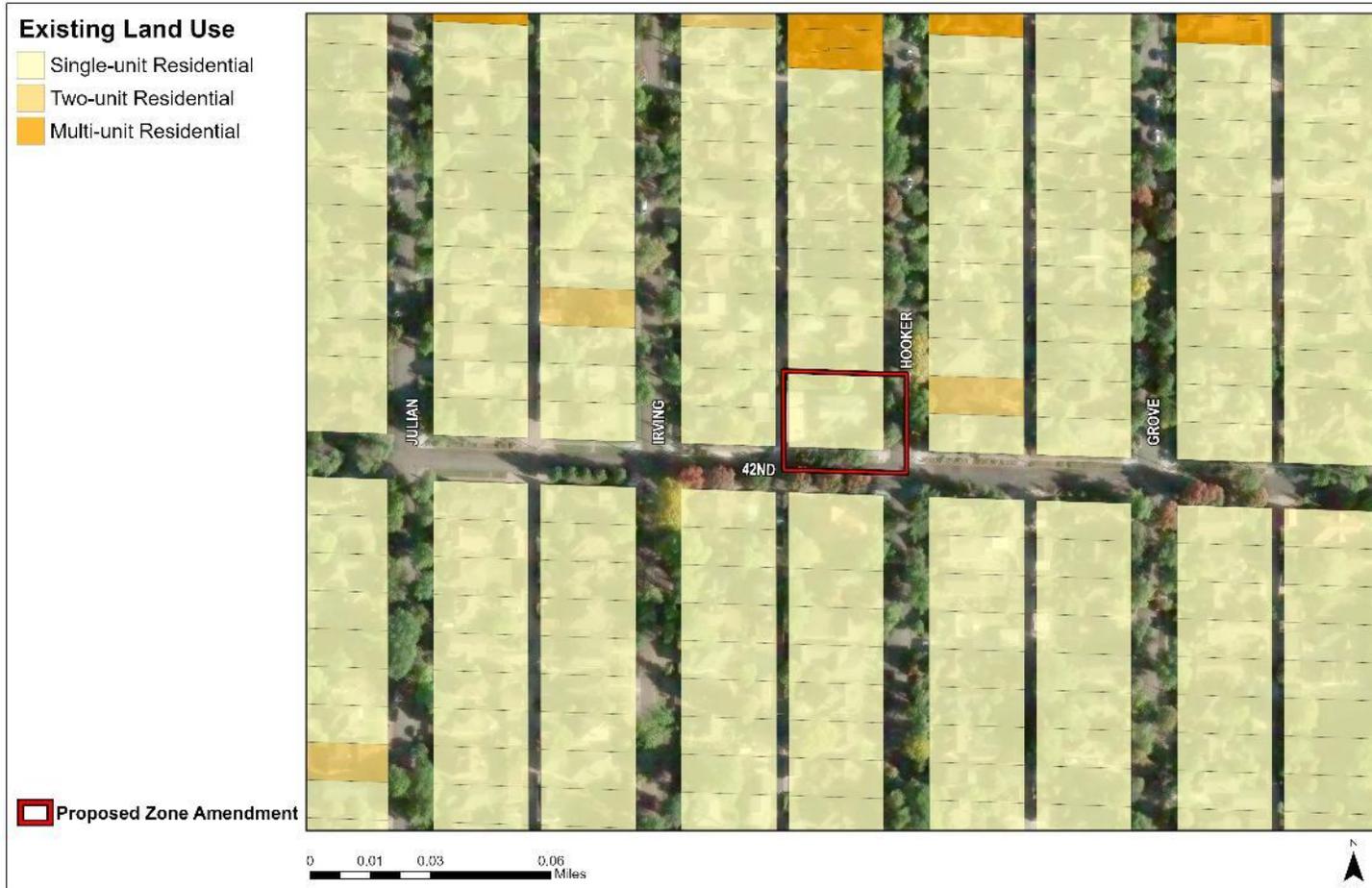
*See Section 1.2.3.5 for exceptions

■ = Allowed

● = Tandem House building form allowed subject to exception stated in Section 1.2.3.5.B

□ = Allowed subject to geographic limitations found in the applicable building form table.

Existing Context – Land Use



Single-unit Residential

Adjacent to:

- Single-unit Residential
- Two-unit Residential

Existing Context – Building Form/Scale

Existing Land Use

- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential



Proposed Zone Amendment

0 0.01 0.03 0.06 Miles



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Process

- Informational Notice: **12/03/2025**
- Planning Board Notice: **2/3/26**
- Planning Board Public Hearing: **2/18/26**
 - Planning Board voted unanimously in a 8 to 0 vote to move forward for consideration by the full City Council
- **Committee: 3/10/26**
- City Council Public Hearing: **4/20/26**

Public Comments

- RNOs- 2 letters in support from *Harkness Heights Neighborhood Association (HHNA)* and *Berkely Regis United Neighbors (BRUN)*.
- To date no public comments have been received.

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Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Public Interest
3. 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)

2. Public Interest

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

Comprehensive Plan 2040



Equitable, Affordable, and Inclusive

- Goal 1, Strategy A – Increase development of housing units close to transit and mixed-use developments (p. 28)
- Goal 2, Strategy B – Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28)

Environmentally Resilient

- Goal 8, Strategy A - Promote infill development where infrastructure and services are already in place (p.54)
- Goal 8, Strategy C – Focus growth by transit stations and along high- and medium-capacity transit corridors (p. 54)

Strong and Authentic Neighborhoods

- Goal A, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34)

Denver Zoning Code Review Criteria

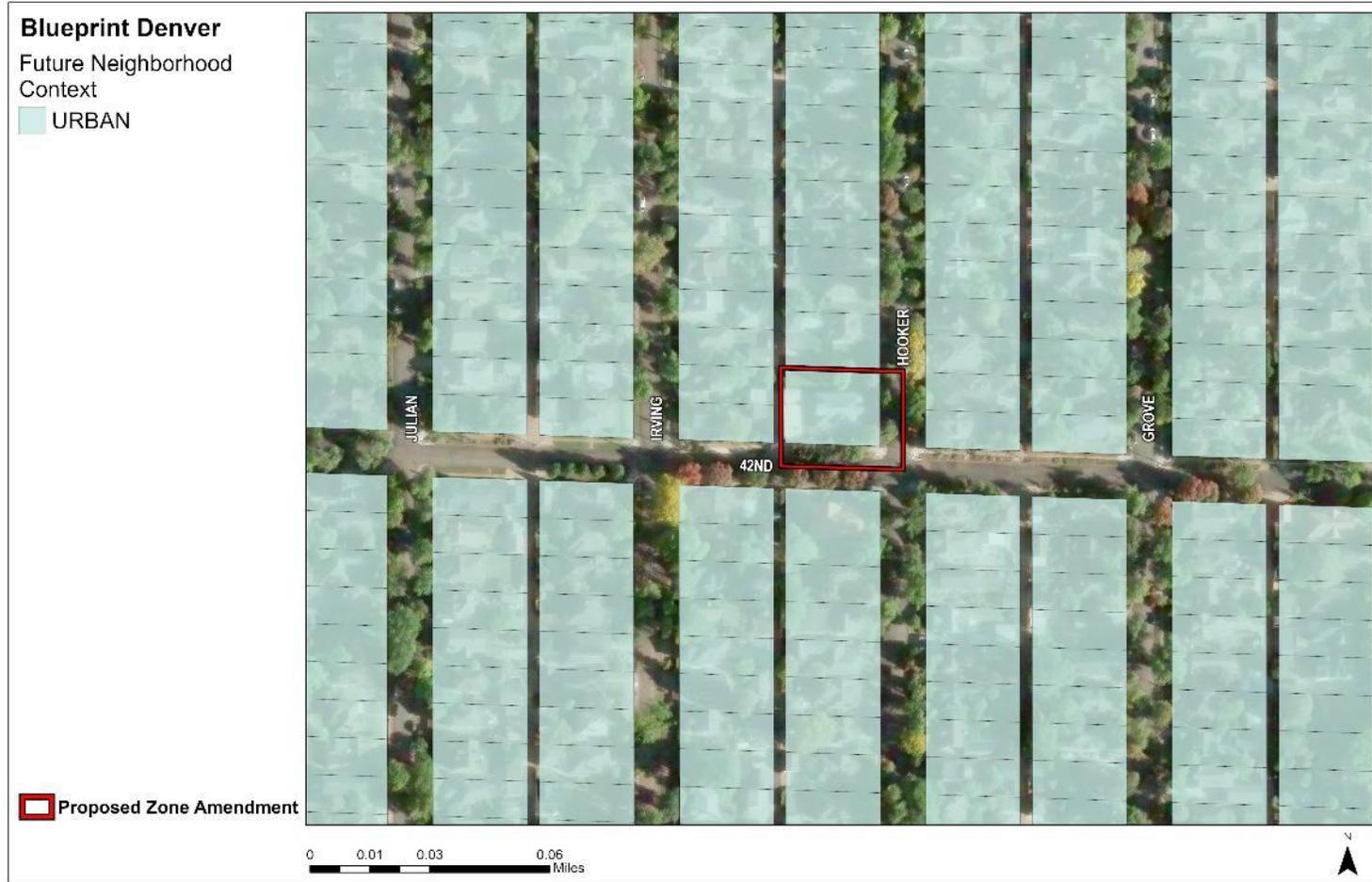
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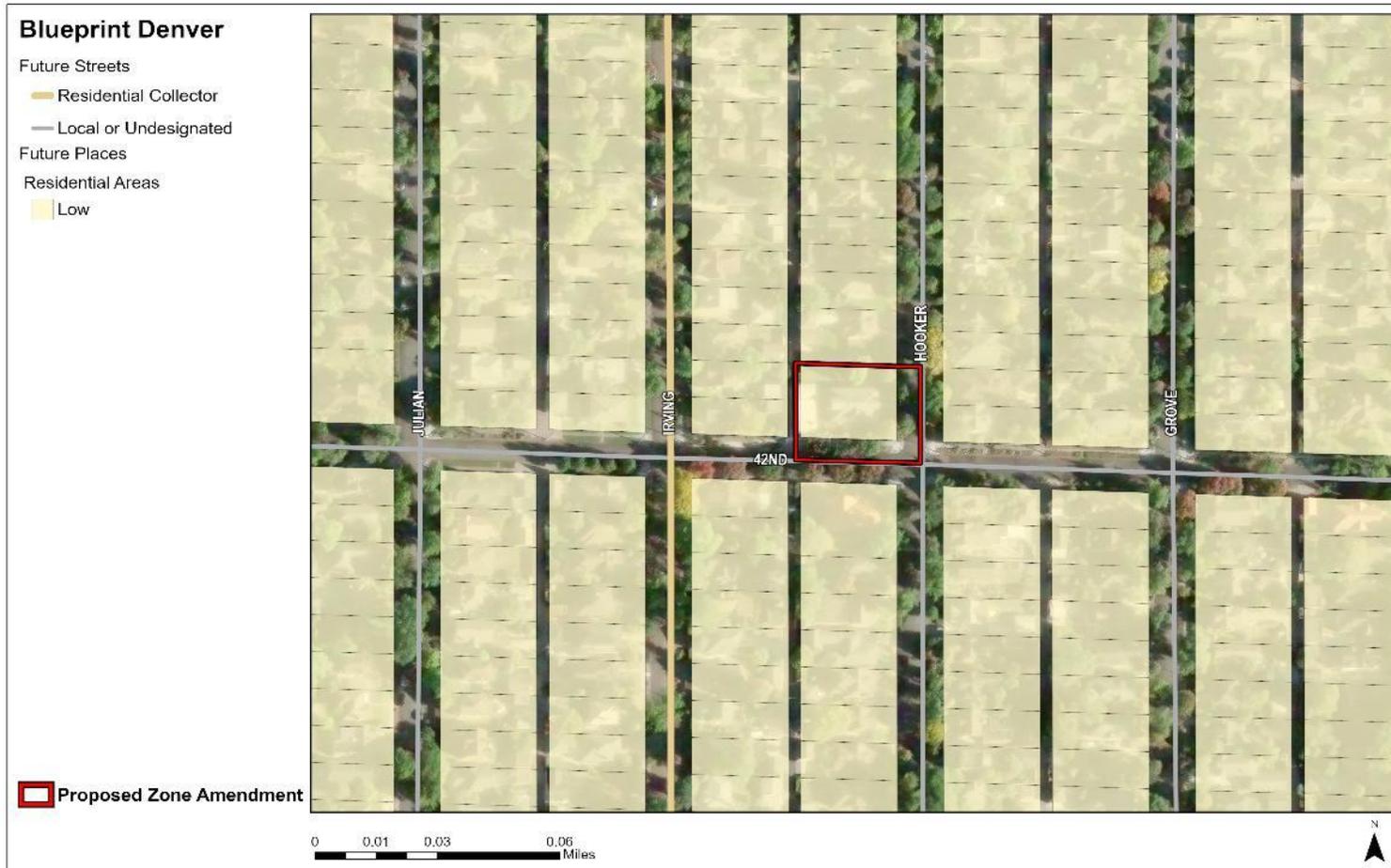
Blueprint Denver 2019



Urban

- Small multi-unit residential and mixed-use 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 closer to the street

Blueprint Denver 2019



- Residential Low
 - Predominantly one-and two-unit, though many areas are mostly one-unit. Includes Accessory Dwelling Units. Buildings are predominantly low-scale houses and duplexes. Setbacks and lot coverage vary across neighborhood contexts.
- Local or Undesignated
 - Local streets can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses.” (p.160)

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 that anticipates 20% of housing and 10% employment growth (p. 51)

Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, however more limited.

Blueprint Denver 2019

Strategies:

- Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC, including continuing to incentivize owners to come out of the old code.

Blueprint Denver 2019

This application addresses equity by:

Allowing for a small-scale rezoning that can implement Land Use & Built Form: Housing Policy 06, “Increase the development of affordable housing and mixed-income housing, particularly in areas near transit, services and amenities,” and thereby improve access to the supply of housing equitably to all Denver residents.

Blueprint Denver 2019

This application addresses climate by:

Supporting the city's goals to reduce climate impacts by enabling additional housing near transit such as the RTD 44 bus route and the future Federal Bus Rapid Transit corridor. Because many transportation options are available, these areas are less auto-dependent, which can reduce greenhouse gas emissions from transportation

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Consistency with Neighborhood Context, Purpose and Intent

DIVISION 7.1 NEIGHBORHOOD CONTEXT DESCRIPTION



- The Berkeley neighborhood consists of mostly single and two-unit residential uses in rectangular blocks. The proposed rezoning to U-SU-C, CO-6 is consistent with the neighborhood context description.
- According to DZC Section 5.2.2.1, General Purpose, the intent of the residential zone districts is to “promote and protect residential neighborhoods within the character of the Urban neighborhood context.” The adopted plan direction is consistent with the building forms that would be allowed in the requested zone district.
- The Bungalow Conservation Overlay (CO-6) would ensure this site and its accessory structures remain consistent with the character features and identity of the Harkness Heights area.

CPD Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends that the Committee move Application #2025-REZONE-0000016 forward for consideration by the full City Council

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