



5101 Leetsdale Drive

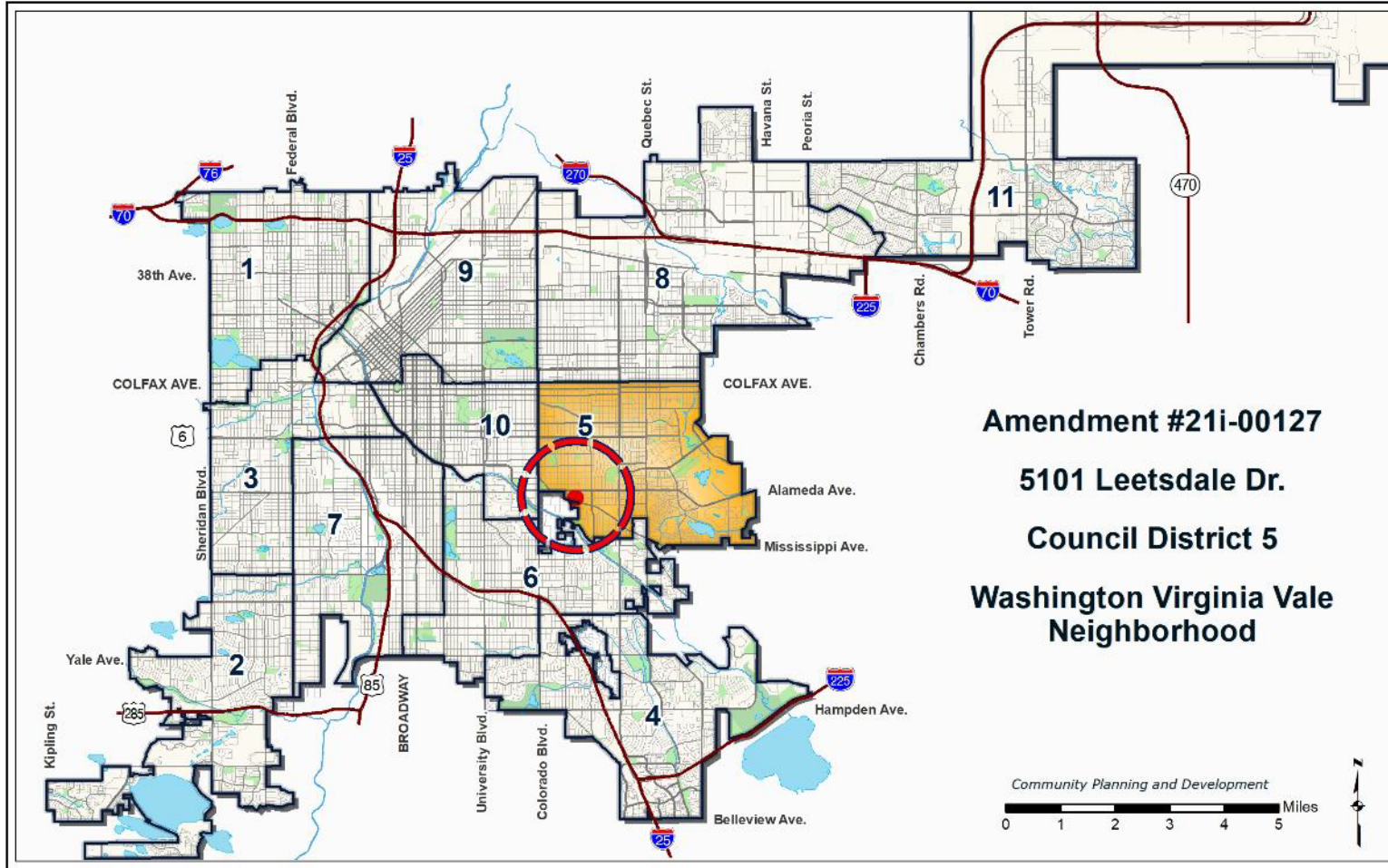
2021I-00127

Request: PUD 436 to E-TU-B

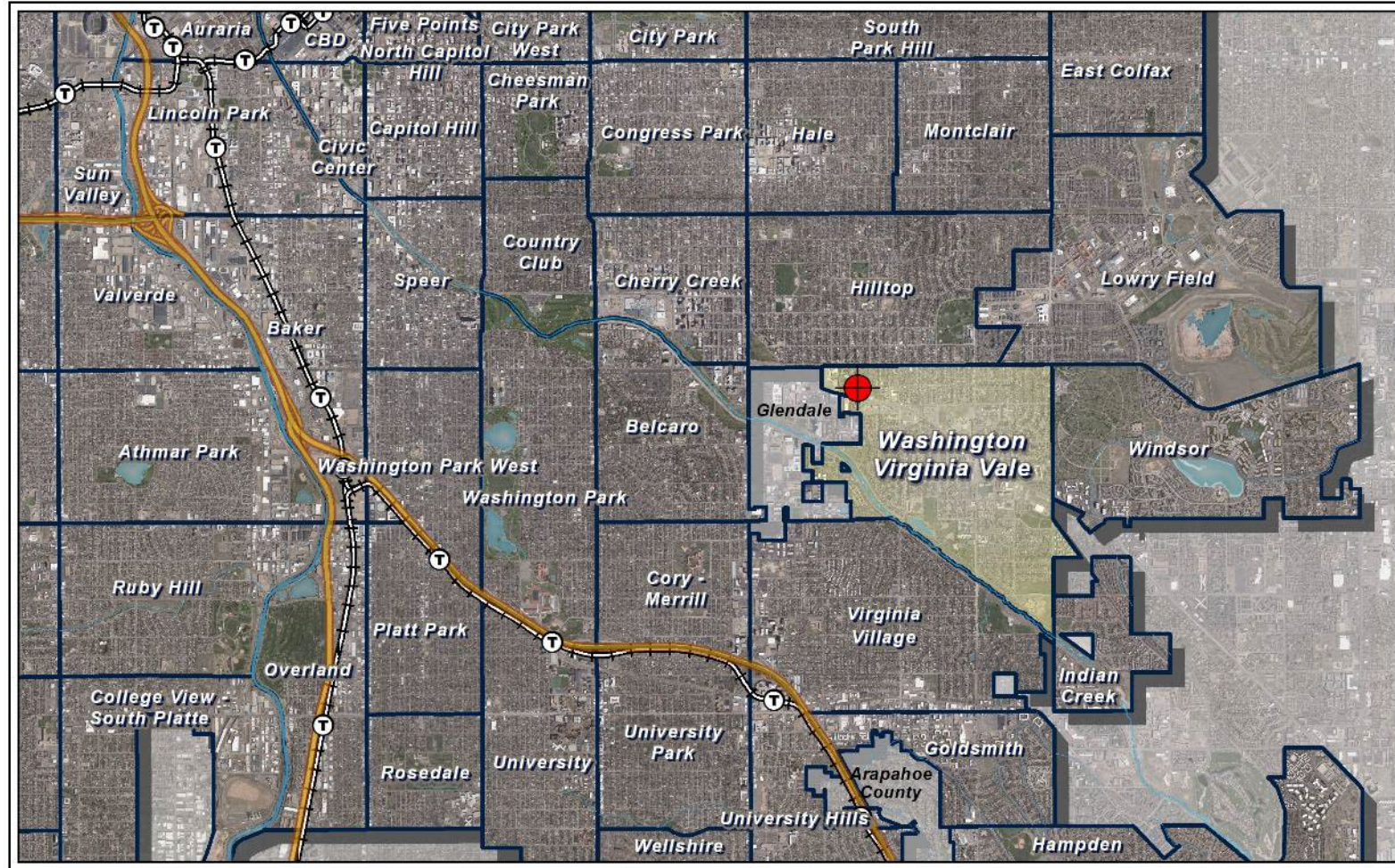
City Council Date: 7.25.2022

Presenter: Fran Penafiel

Council District 5: Amanda Sawyer



Washington Virginia Vale Neighborhood



Request: E-TU-B

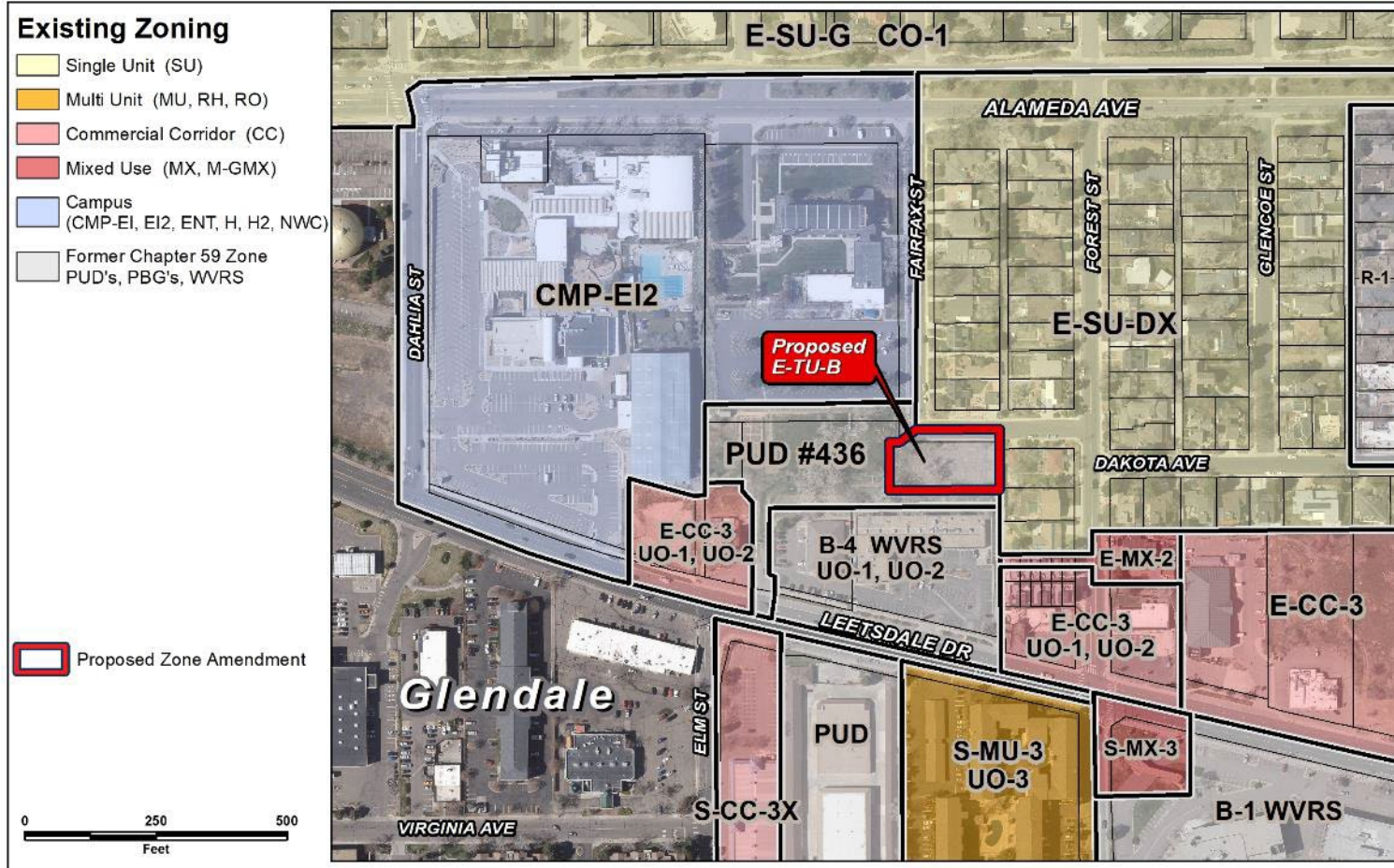


- **Location**
 - Approx. 19,320 square feet or 0.44 acres
 - Vacant lot
- **Proposal**

Rezoning from PUD 436 to E-TU-B

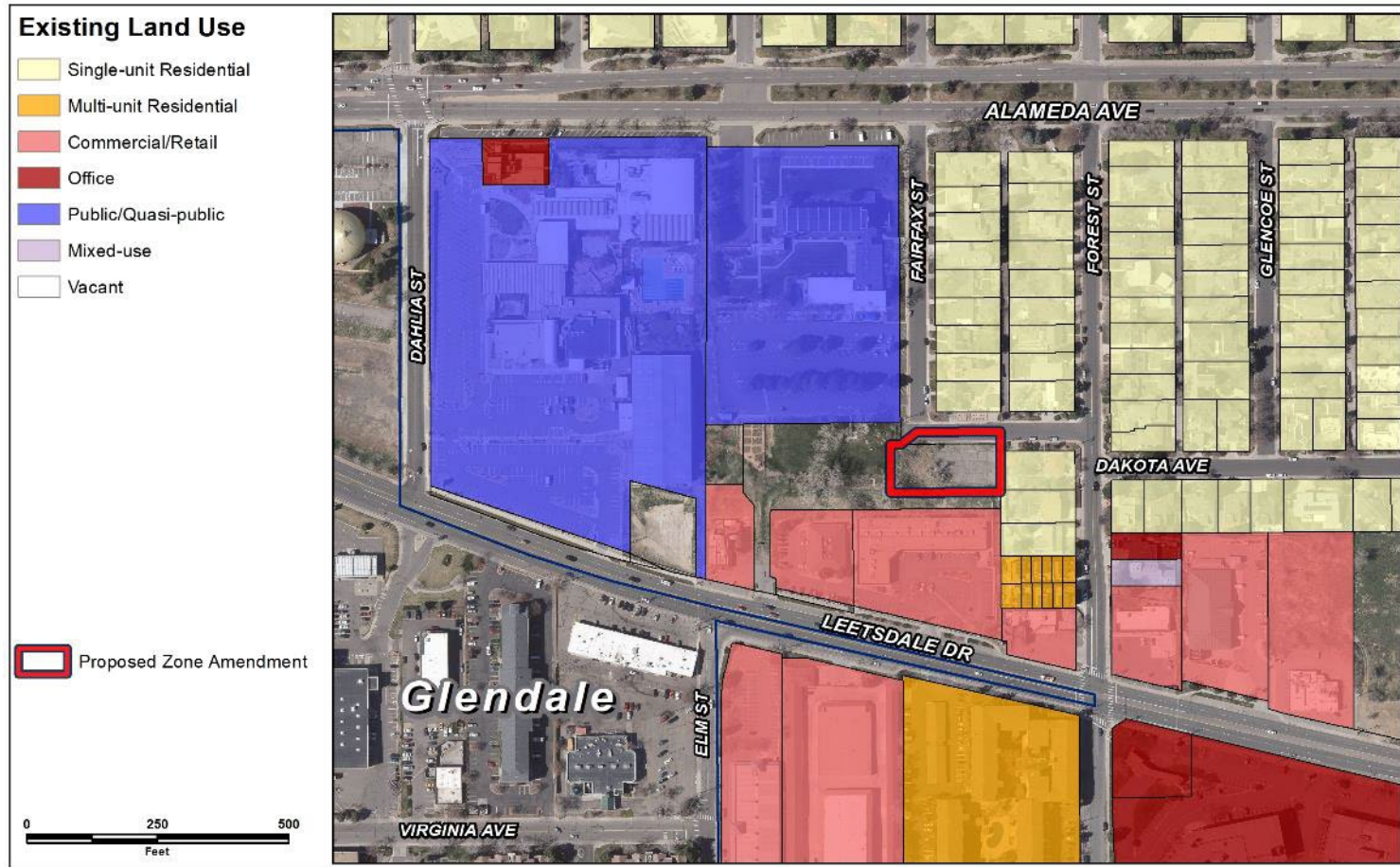
 - Allows the Urban House, Duplex, and Tandem House building forms
 - Max. building height 2.5 stories or 35 feet

Existing Zoning



- **Current Zoning:** PUD 436
 - Allows Special Care Home for senior citizens and R-1 uses.
 - FAR 0.5:1
- **Surrounding Zoning:**
 - PUD 436
 - CMP-EI2
 - E-CC-3 UO-1, UO-2
 - B-4 wvrs Uo-1, UO-2
 - E-SU-Dx

Existing Land Use

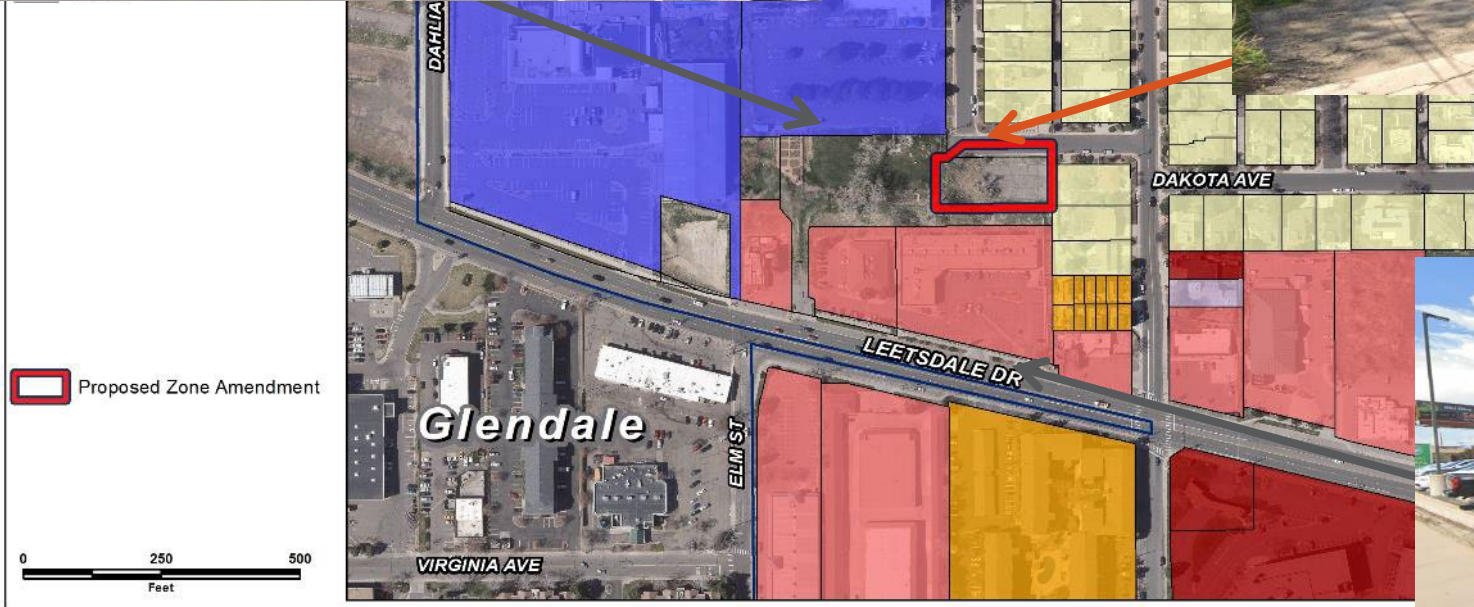


Land Use: Vacant

Surrounding Land Uses:

- Commercial/Retail
- Public/Quasi-public
- Multi-unit Residential
- Single-unit Residential

Existing Building Form/Scale



Process

- Informational Notice: 2/14/2022
- Planning Board Notice: 5/3/2022
- Planning Board Public Hearing: 5/18/2022
- LUTI Committee: 6/14/2022
- City Council Public Hearing: 7/4/2022 (tentative)
- Public Comment
 - Two letter of support, one from The Preservation of Residential South Hilltop Neighborhood Association and one from a community member
 - One letter of opposition

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 2040*
- *Blueprint Denver: A Land Use and Transportation Plan (2019)*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

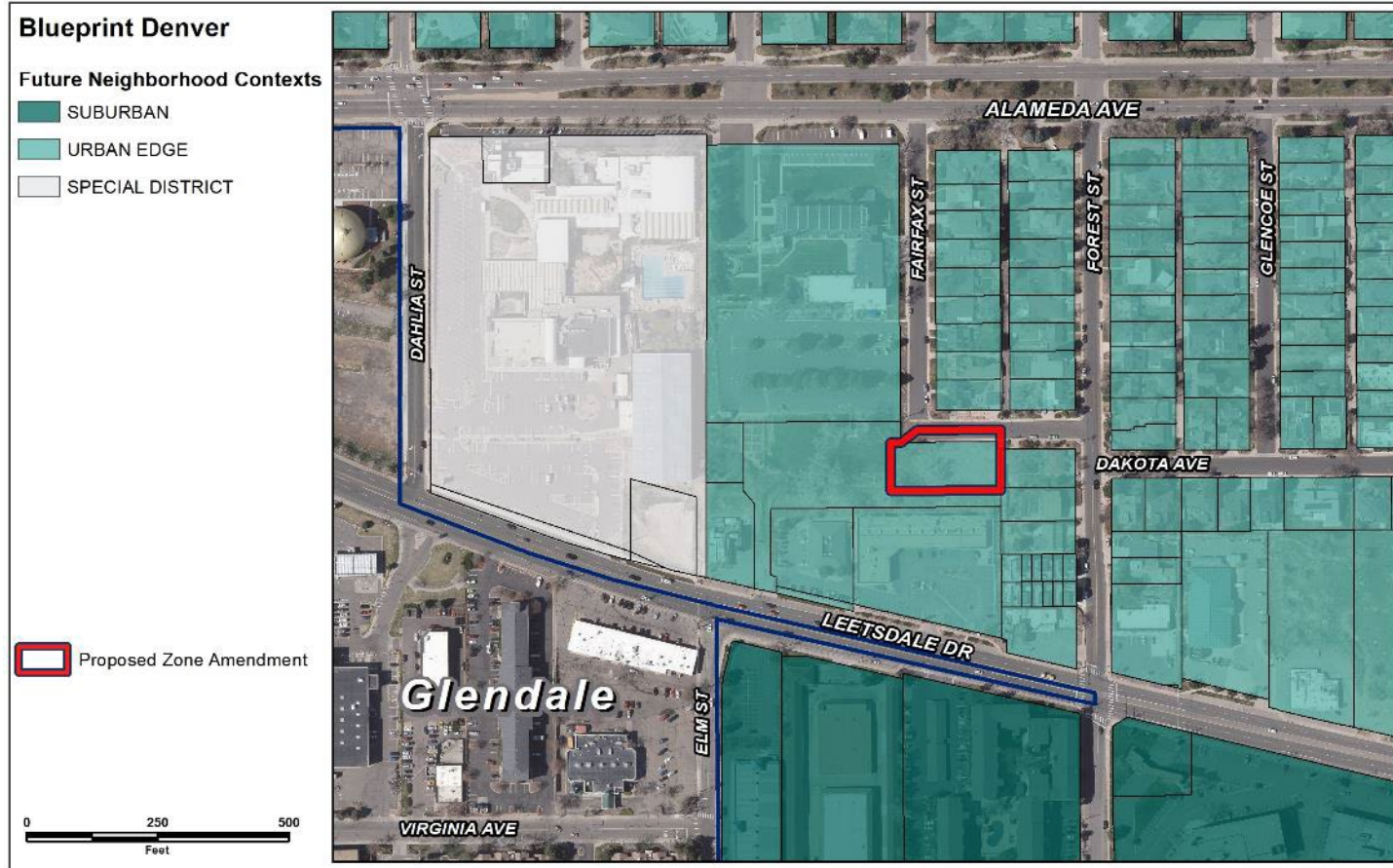
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Consistency with Adopted Plans: Comprehensive Plan



- Equitable, Affordable and Inclusive Goal 1, Strategy A – Increase development of housing units close to transit and mixed-use developments (p. 28).
- Equitable, Affordable and Inclusive Goal 2, Strategy B – Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).
- Strong and Authentic Neighborhoods Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34).
- Environmentally Resilient Goal 8, Strategy A – Promote infill development where infrastructure and services are already in place (p. 54).
- Environmentally Resilient Goal 8, Strategy C – Focus growth by transit stations and along high- and medium-capacity transit corridors (p. 54).

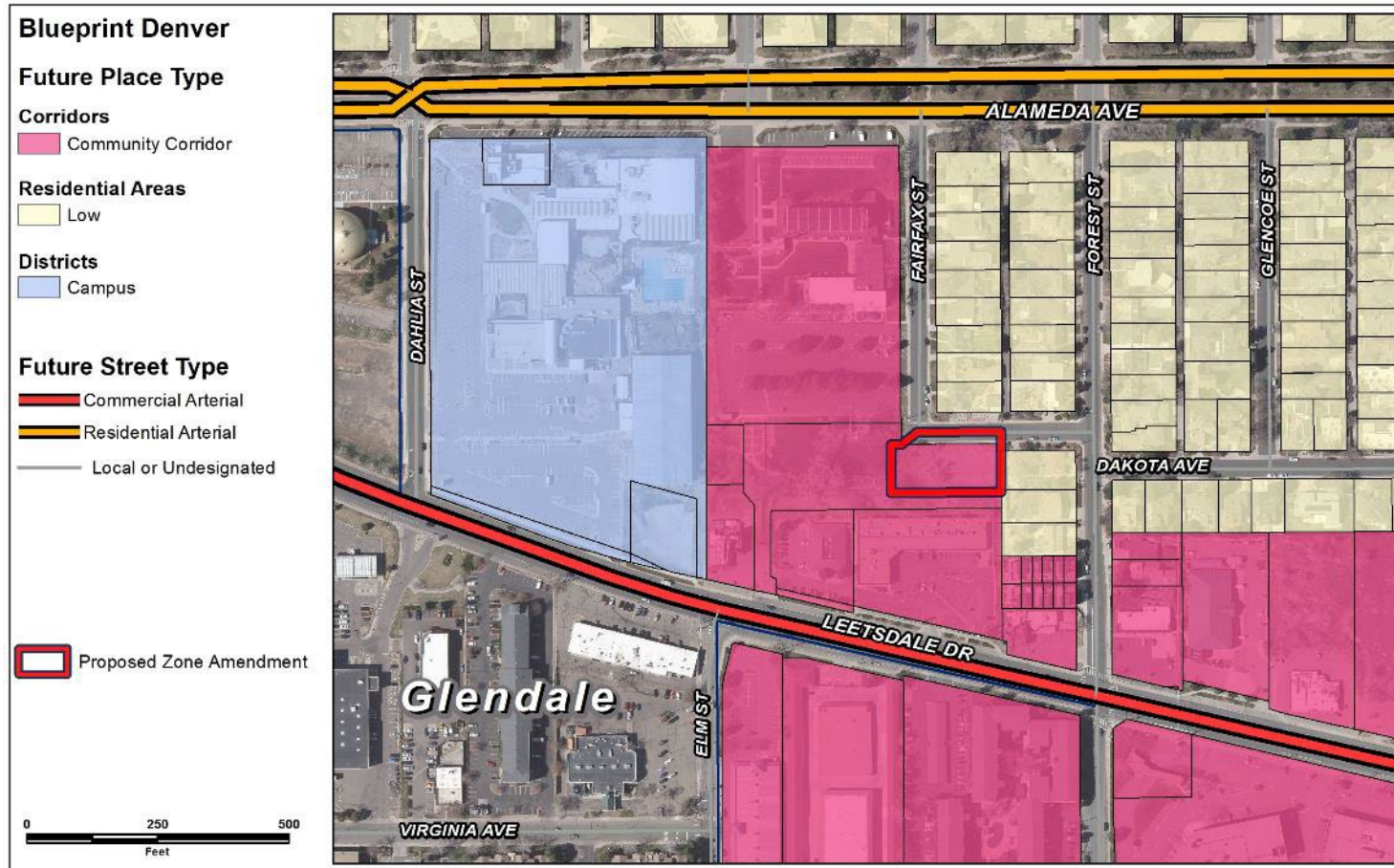
Consistency with Adopted Plans: Blueprint Denver 2019



- **Urban Edge**

- Predominately residential
- Homes are typically low-scale single- and two-unit residential with some small scale multi-unit residential.
- Offers good walkability with short, predictable blocks.

Consistency with Adopted Plans: Blueprint Denver 2019



- **Community Corridor**
 - Provides a mix of office, commercial and residential uses
 - Heights are generally up to 5 stories
- **Future Street Type**
 - Dakota Ave. & Fairfax St,: Undesignated Local
 - Leetsdale Drive: Commercial Arterial

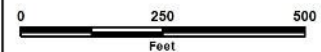
Consistency with Adopted Plans: Blueprint Denver

Blueprint Denver Future Growth Strategy

Future Growth Areas

- Community centers and corridors
- All other areas of the city

Proposed Zone Amendment



Growth Areas Strategy: Community Centers and Corridors

- 20% job growth by 2040
- 25% housing growth by 2040

Consistency with Adopted Plans: Blueprint Denver

Land Use & Built Form: General section, Policy 3

- Strategy A: *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.*
- Strategy B: *Limit the use of site-specific, customized zoning tools—such as ...waivers/conditions...*

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Uniformity of District Regulations

- Proposed rezoning will result in uniform application of zone district building form, use and design regulations

3. Further Public Health, Safety and Welfare

- Implements adopted plans
- Improved design standards

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
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
 - 12.4.10.8.A.4.c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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
 - Urban Edge Neighborhood Context primarily consists of single-unit and two unit residential uses
 - Residential Districts are intended to
 - Promote and protect residential neighborhoods
 - Intended to promote existing and future patterns of lower scale multi-unit building forms
 - E-TU-B is a residential district which allows up to two units on a minimum zone lot area of 4,500 sf..

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