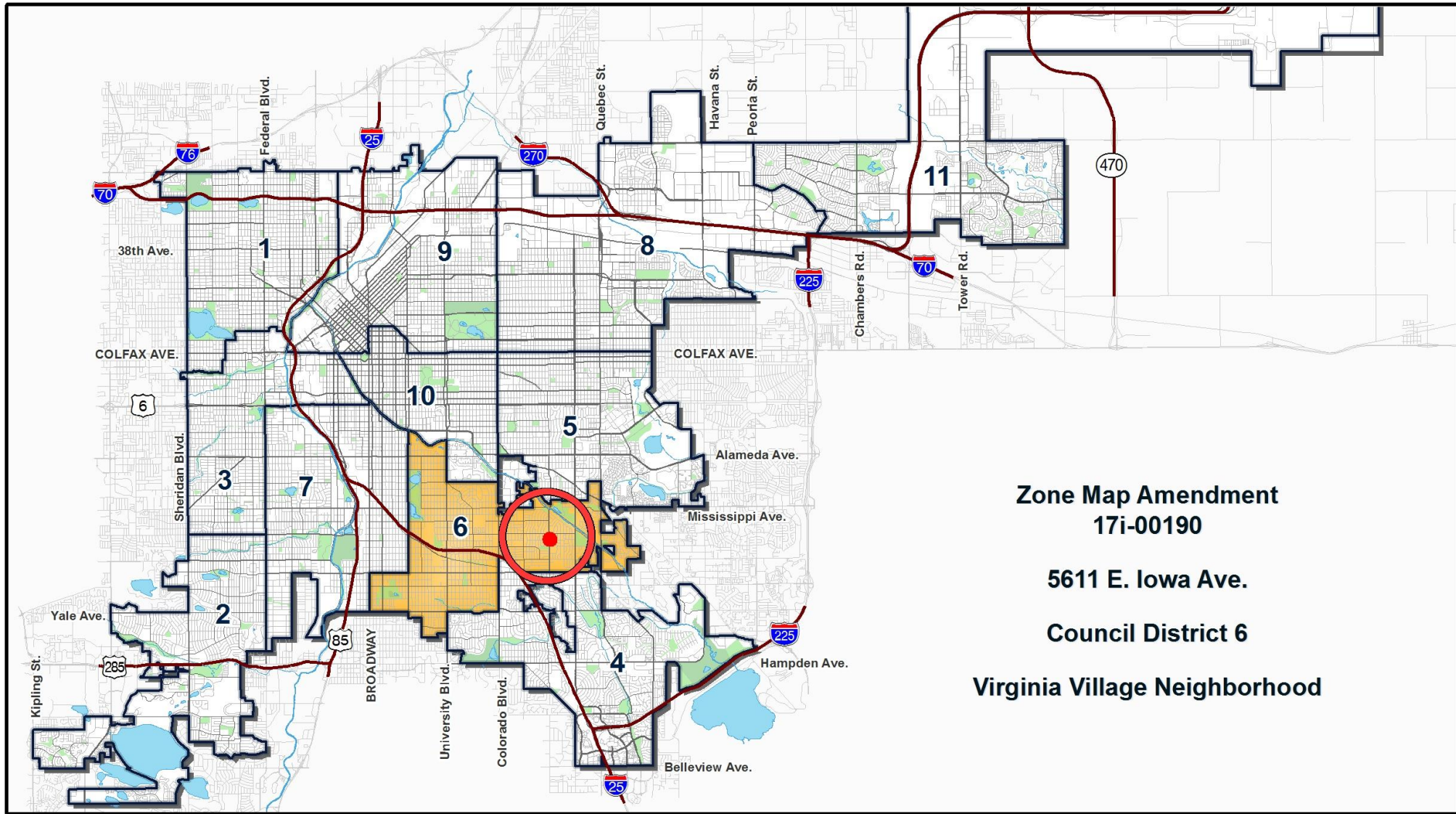




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# 5611 E Iowa Ave.

From S-SU-D to S-RH-2.5

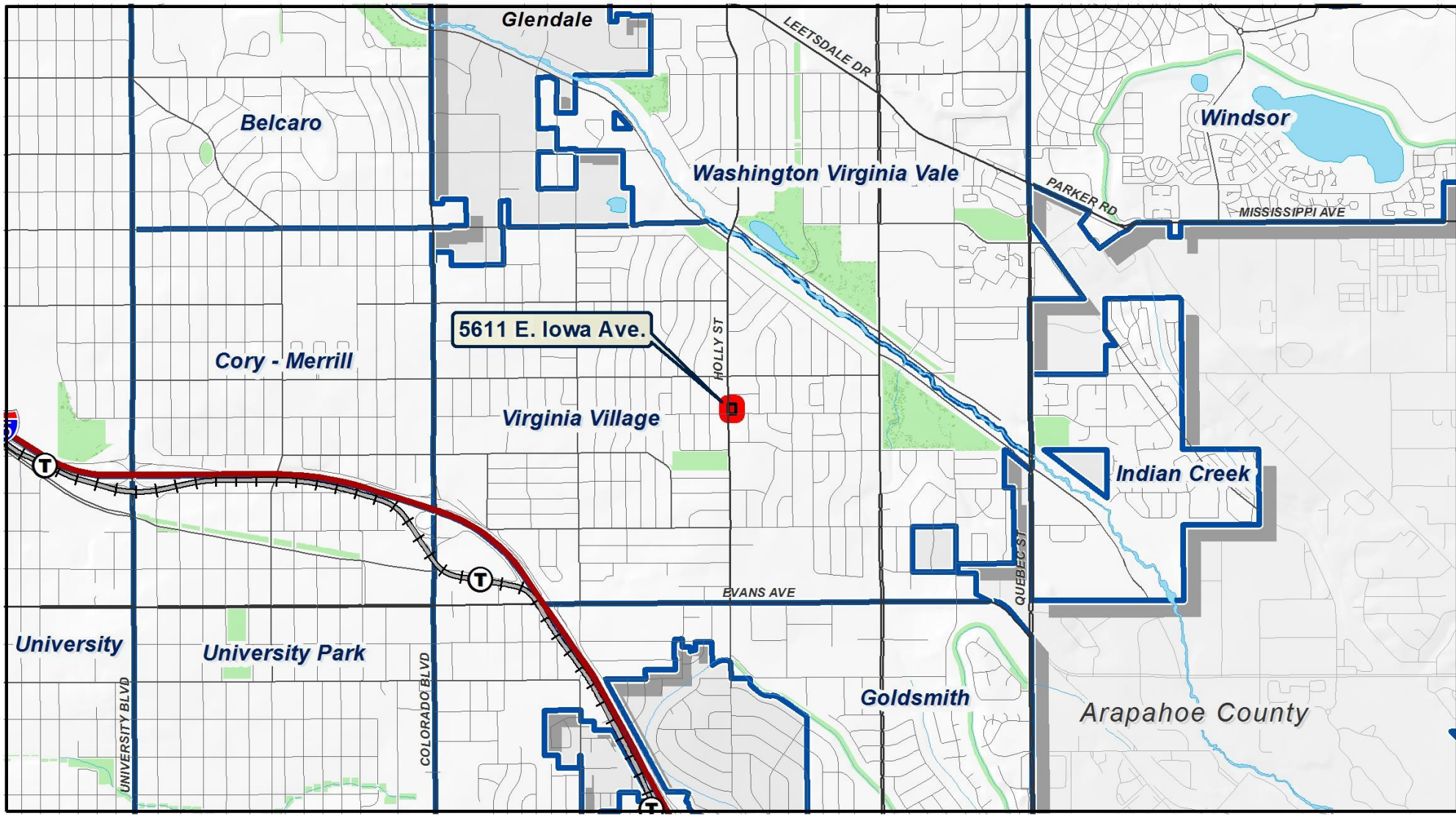


**Zone Map Amendment  
17i-00190**

**5611 E. Iowa Ave.**

**Council District 6**

**Virginia Village Neighborhood**



# 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.

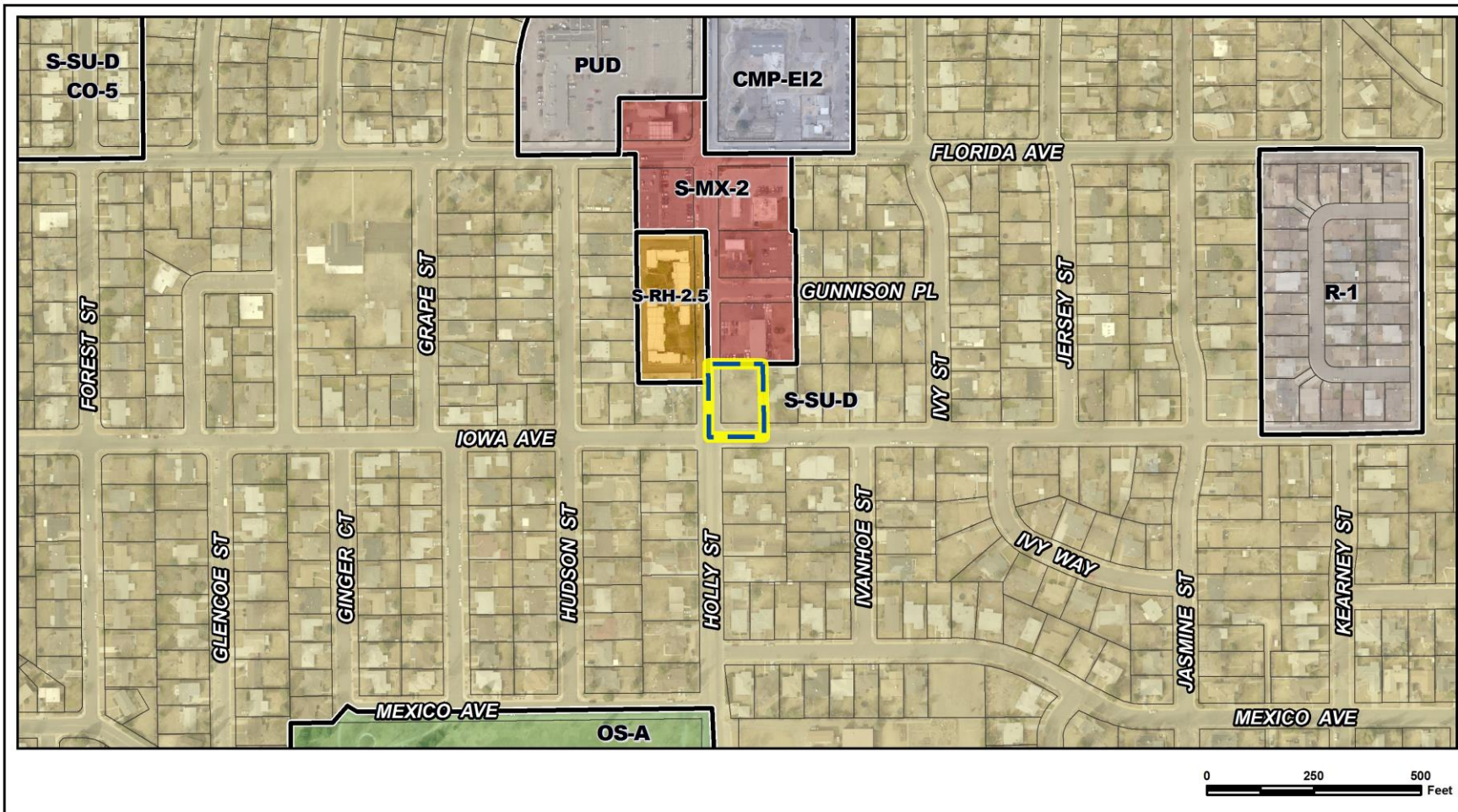
## Min Zone Lot Size:

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

# Existing Context

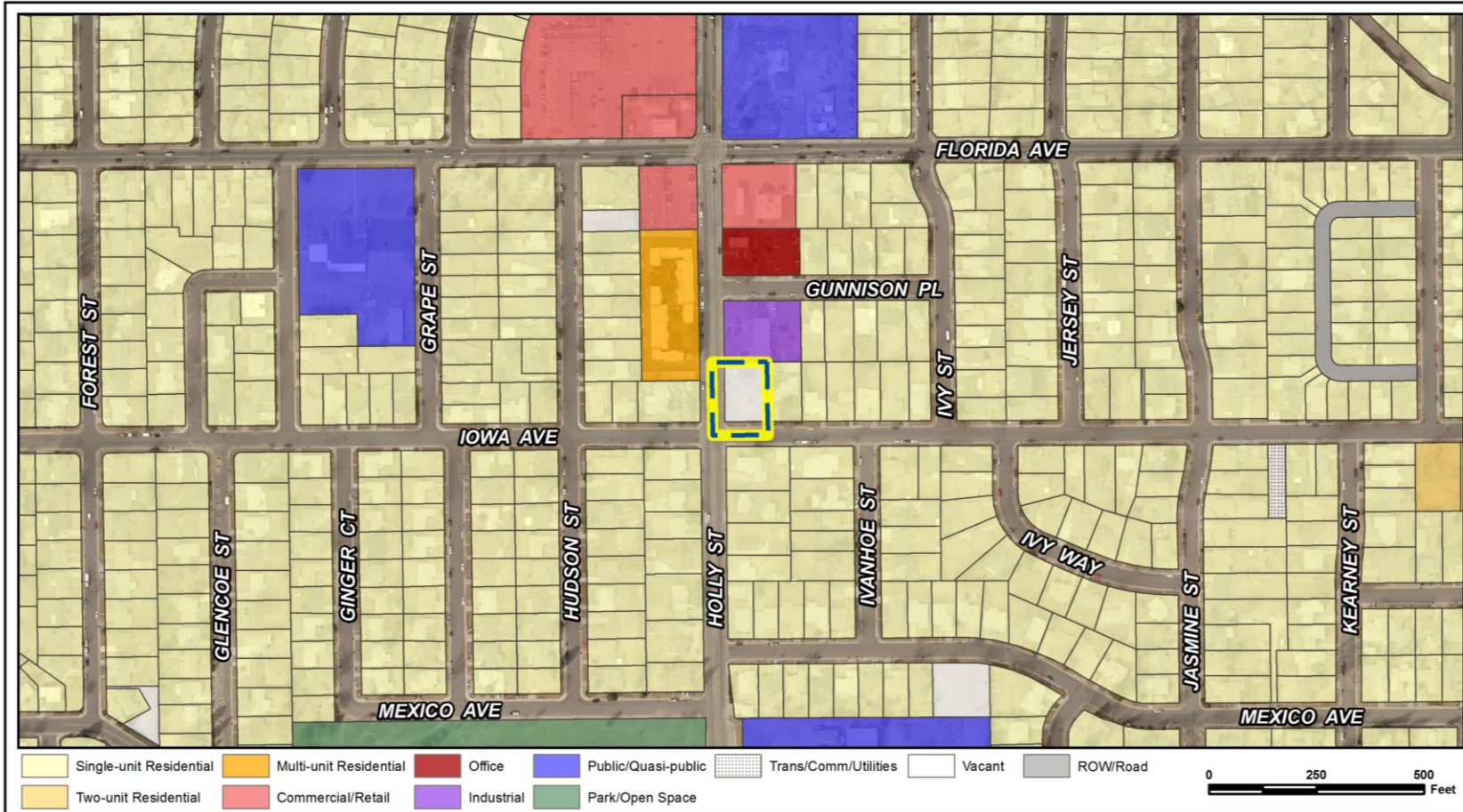
- Zoning
- Land Use
- Building Form/Scale

# Existing Context – Zoning



- Subject Site: S-SU-D
- Adjacent to:
  - S-RH-2.5
  - S-MX-2
  - S-SU-D

# Existing Context – Land Use



- Site is currently vacant
- Adjacent to:
  - Auto Repair (N)
  - Townhomes (W)
  - SFD's

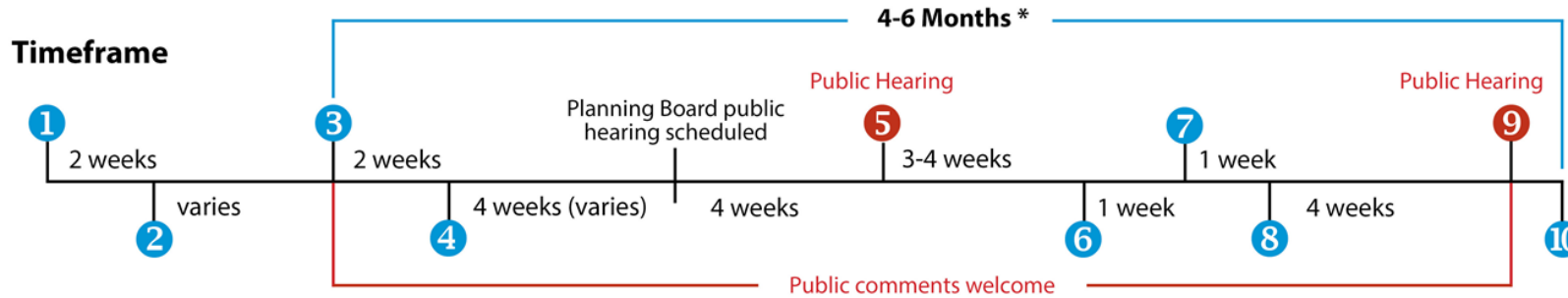
# Existing Context – Building Form/Scale





# Process

An overview of a typical rezoning process.



\* This is a typical timeframe estimate. Unique circumstances and/or rezoning complexity will adjust the timeframe.

## Registered Neighborhood Organizations

- Virginia Village/Ellis Community
- Cook Park Neighborhood Association
- Denver Neighborhood Association Inc.
- Inter-Neighborhood Cooperation (INC)

- 1) Pre-Application Review
- 2) Informal public outreach (RNO, Council Member)
- 3) Submit a Complete Application
- 4) City/Agency review
- 5) Planning Board
- 6) Land Use, Transportation & Infrastructure Committee
- 7) Mayor-Council Meeting
- 8) City Council First Reading
- 9) City Council Public Hearing
- 10) Mayor Signature and Publication

# 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

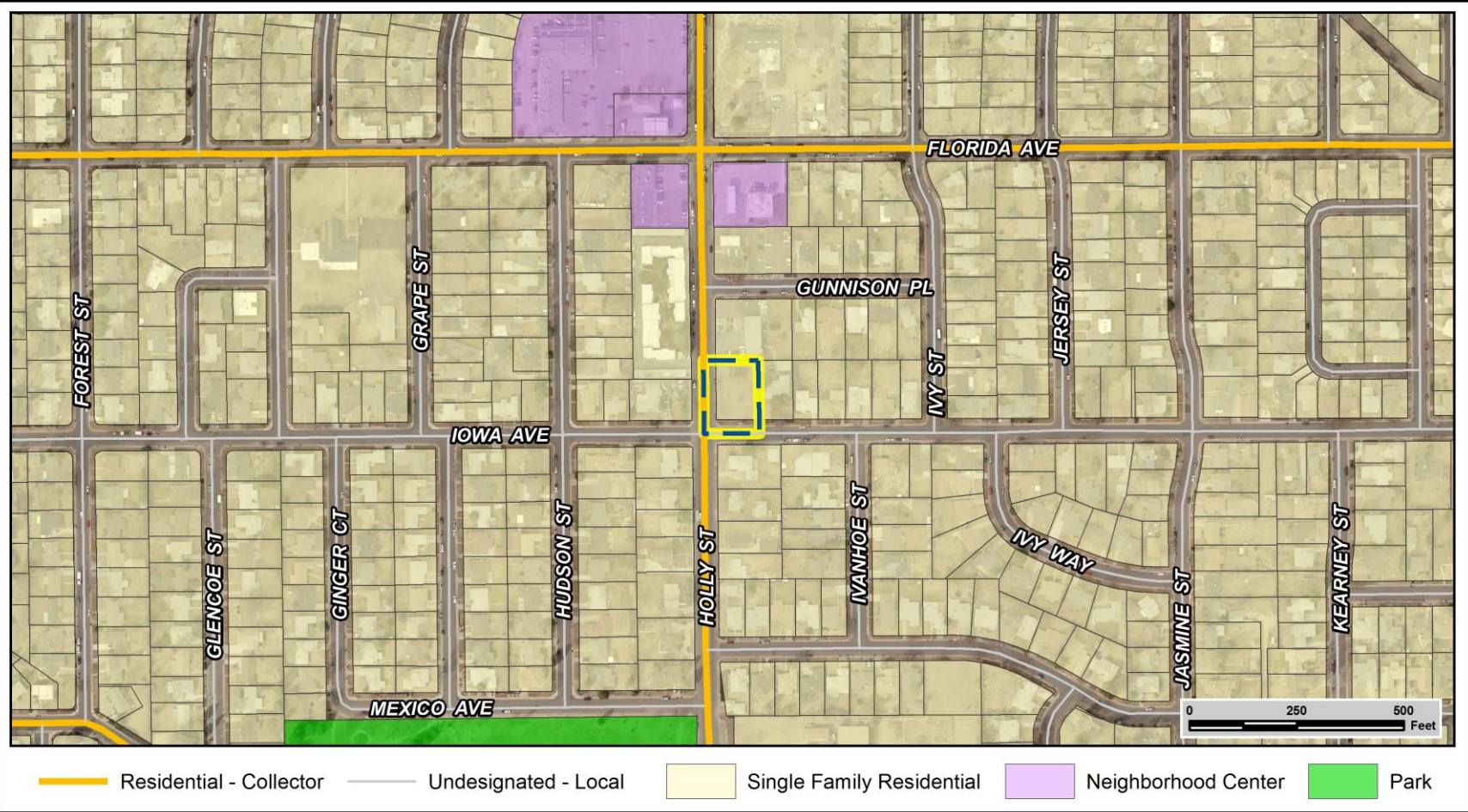
### 5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# 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.*

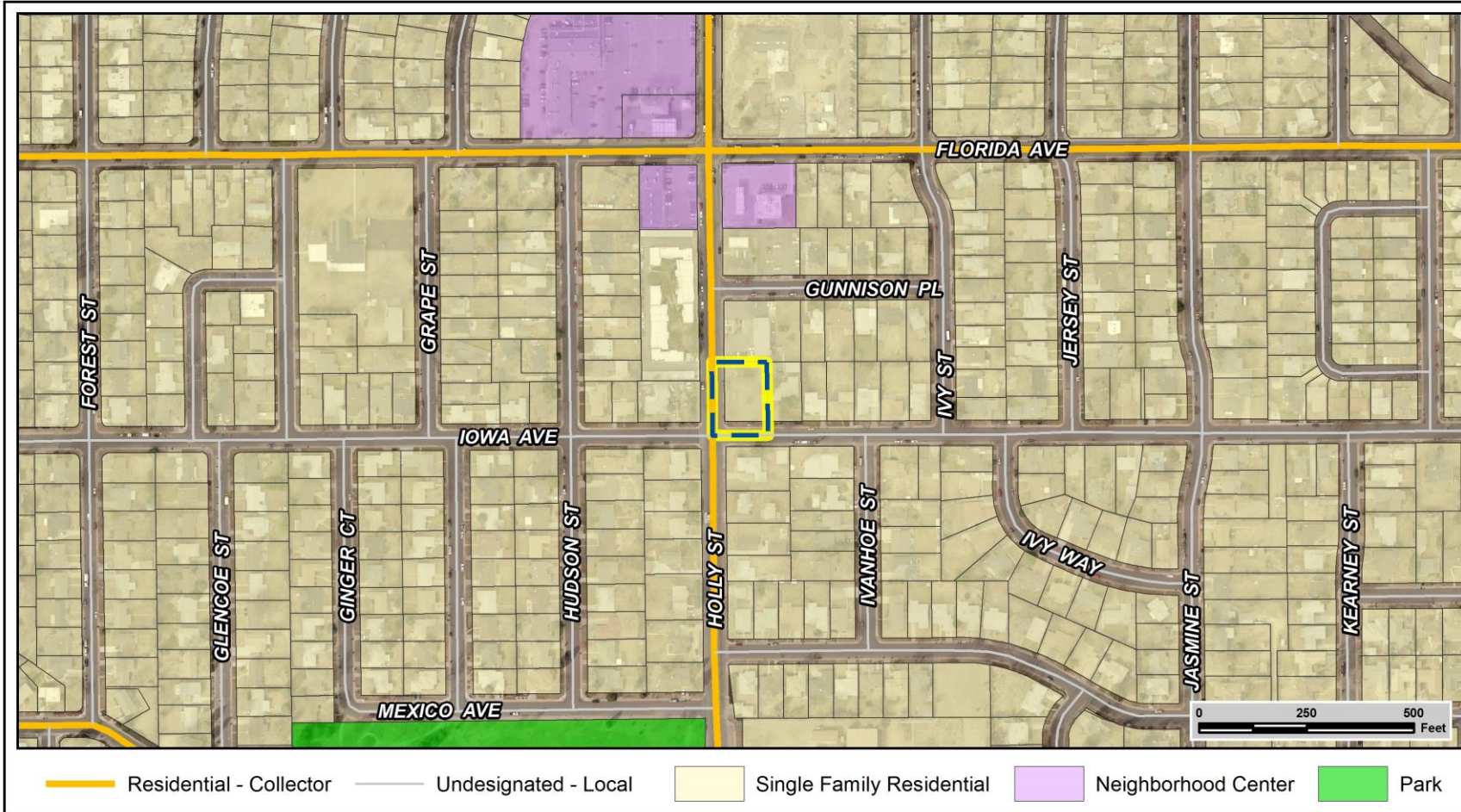
# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2002)

- Land Use Concept:
  - Single-family Residential
  - Area of Stability

# Review Criteria: 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 Street:  
Residential - Collector: Residential streets balance transportation choices with land access, without sacrificing auto mobility

# Review Criteria

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation Plan (2002)
- Small Area Plans
- Others, as applicable: e.g., General Development 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

# 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
  - *“Changed or changing conditions in a particular area, or in the city generally.”*
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

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

Suburban Neighborhood Context:

*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