



TO: Denver Planning Board
FROM: Fran Peñafiel, Senior City Planner
DATE: January 25, 2023
RE: Official Zoning Map Amendment Application #2022I-00145
1085 Knox Court
Rezoning from E-SU-D1x to U-RH-2.5

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends **approval** for Application #2022I-00145.

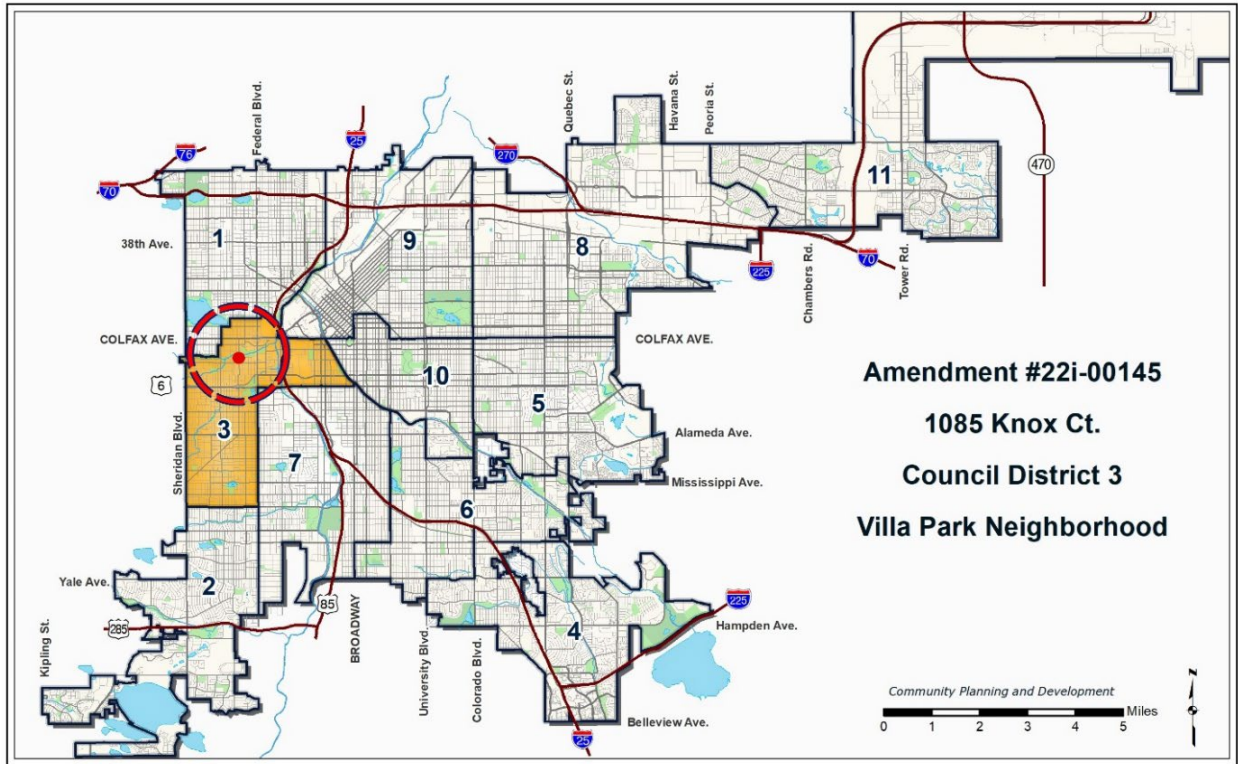
Request for Rezoning

Address:	1085 Knox Court
Neighborhood/Council District:	Villa Park / Council District 3
RNOs:	Inter-Neighborhood Cooperation (INC), Strong Denver, West Colfax Association of Neighbors (WeCAN), Sloan's Lake Citizens Group, Villa Park Neighborhood Association, United Northwest Denver
Area of Property:	6,250 square feet or 0.14 acres
Current Zoning:	E-SU-D1x
Proposed Zoning:	U-RH-2.5
Property Owner(s):	Philips, Anthony B. Trust
Owner Representative:	Steven Ferris

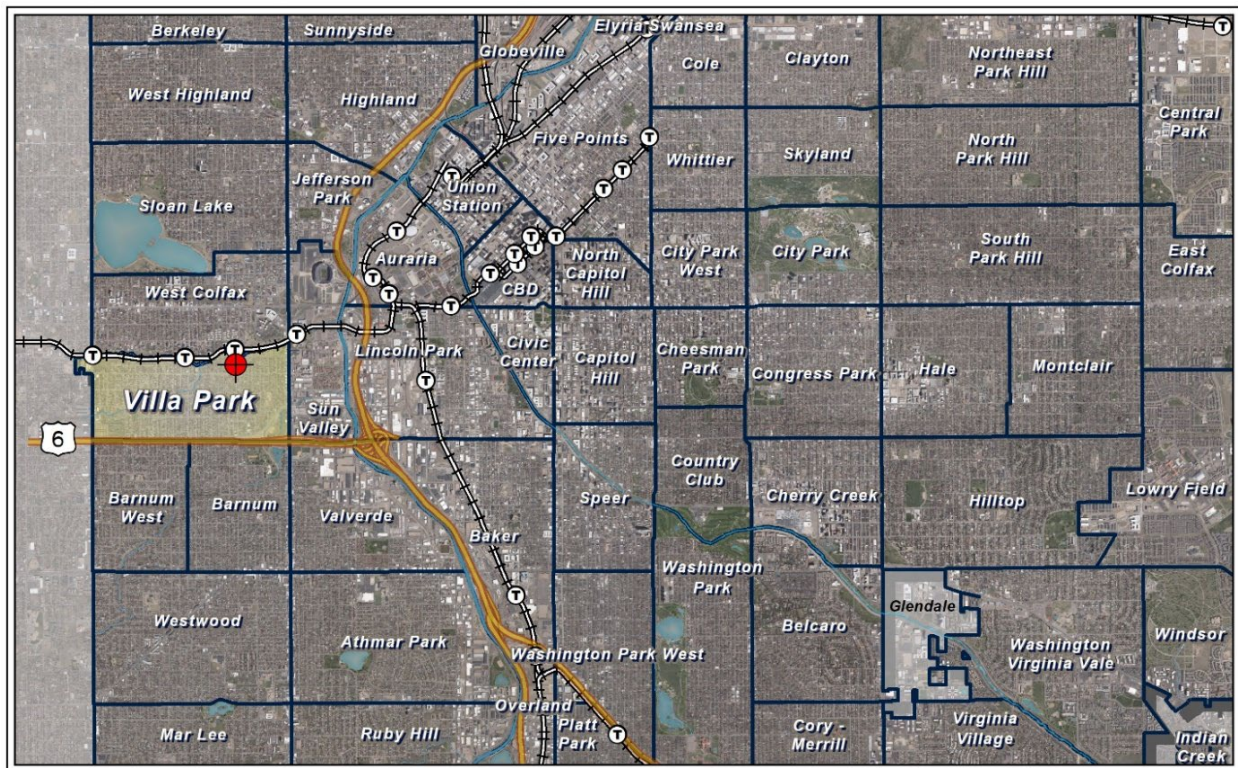
Summary of Rezoning Request

- The subject property contains a single-story, single-unit dwelling built in 1949. It is located within the Villa Park statistical neighborhood near the southwest corner of W 12th Avenue and Knox Court.
- The property owner is proposing to rezone the property to allow for the development of a three-unit building form or triplex.
- The proposed U-RH-2.5, **Urban, Row House, 2.5** stories, zone district allows the urban house, duplex, tandem house and row house primary building forms as well as detached accessory dwelling units (only allowed as accessory to a primary single-unit residential use). The maximum height of the allowed primary building forms ranges from 30 to 35 feet for the front 65% of the zone lot and 17 to 24 feet in the rear 35% of the zone lot. The Detached Accessory Dwelling Unit form can be a maximum height of 24 feet. This district is intended for use in the Urban Neighborhood Context, which is characterized by single- and two-unit uses and allows for some multi-unit districts. Further details of the zone district can be found in the proposed zone district of this staff report (below) and in Article 5 of the Denver Zoning Code.

City Location



Neighborhood Location



Existing Context

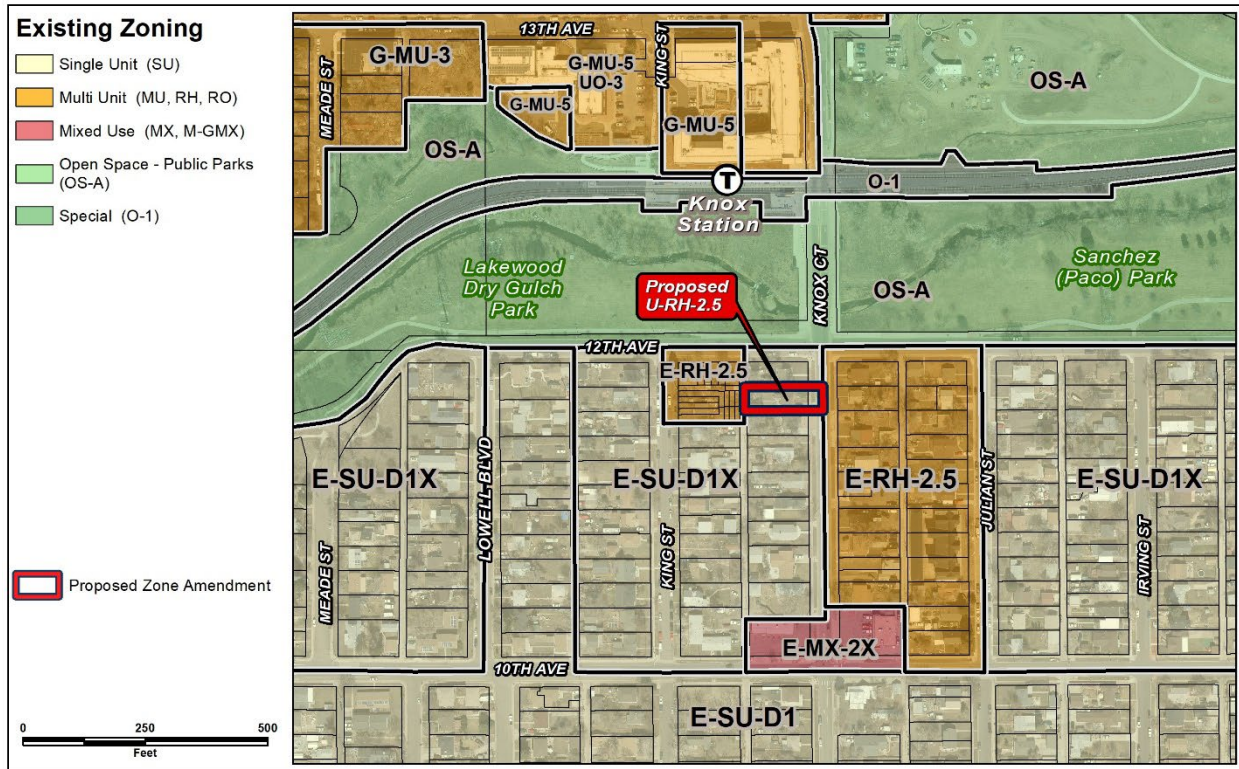


The subject property is located within the Villa Park statistical neighborhood, near the southwest corner of West 12th Avenue and Knox Court. The Lakewood Dry Gulch Park is north of the property running east-west and Paco Sanchez Park is 200 feet northeast from the subject site. The subject site is within the quarter mile buffer of the Knox Street RTD Light Rail Station and is also served by RTD bus route 103.

The following table summarizes the existing context proximate to the subject site:

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	E-SU-D1x	Single-unit Residential	1-story dwelling unit	Block sizes and shapes are consistent and rectangular and shaped by a grid street pattern. Sidewalks are attached. Driveways with front-loaded garages are present and alleys exist on most blocks.
North	E-SU-D1x	Single-unit Residential	1-story dwelling unit	
East	E-RH-2.5	Single-unit Residential	1-story dwelling unit	
South	E-SU-D1x	Single-unit Residential	1-story dwelling unit	
West	E-RH-2.5	Multi-unit Residential	12-unit 2.5 story row house development under construction.	

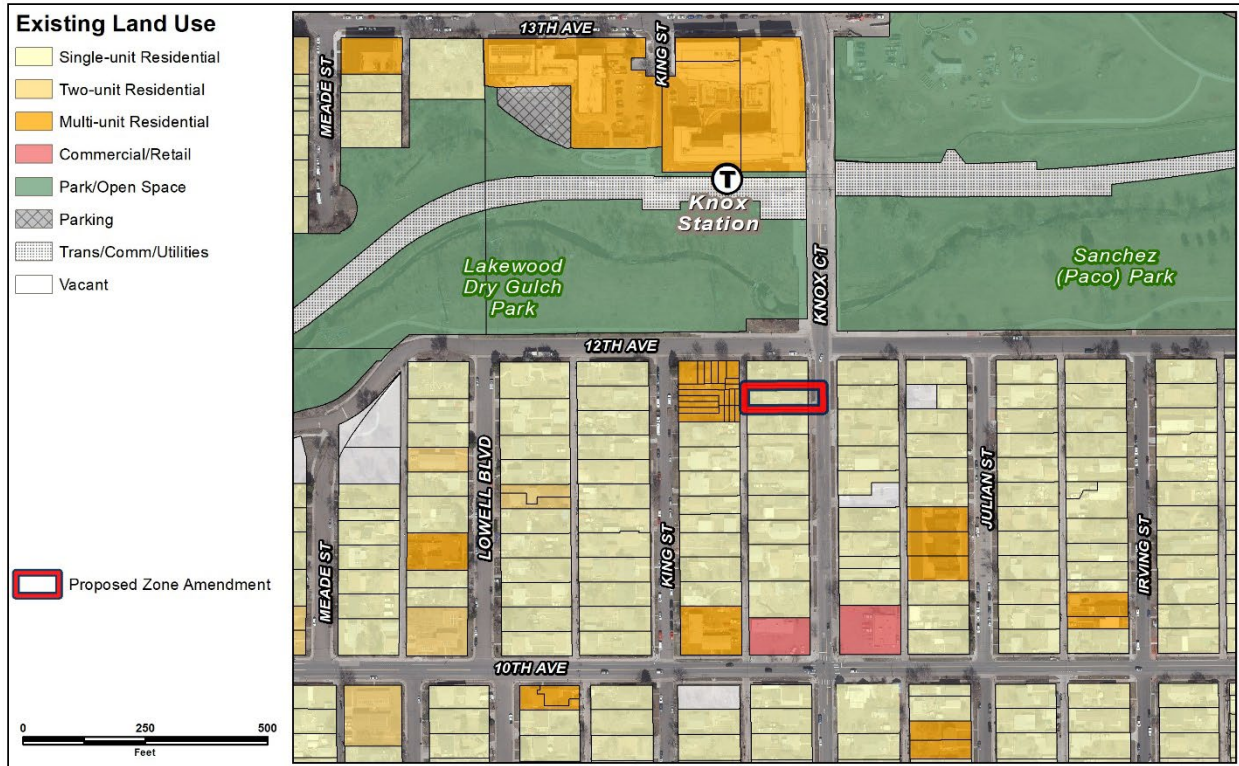
1. Existing Zoning



The existing zoning on the subject property is E-SU-D1x which is a single unit district allowing suburban houses, urban houses and detached accessory dwelling units with a minimum zone lot area of 6,000 square feet. Setbacks and lot coverage standards accommodate front and side yards similar to E-SU-Dx and allow a detached accessory dwelling unit in the rear yard. Blocks typically have a consistent pattern of 50-foot-wide lots. Allowed uses in E-SU-D1x are limited to single-unit dwellings and limited nonresidential uses found in single-unit zone districts. For additional details of the zone district, see DZC Section 4.2.2.

The subject property is surrounded by E-SU-D1x district to the north and south and E-RH-2.5 district to the east and west.

2. Existing Land Use Map



3. Existing Building Form and Scale (source: google maps)



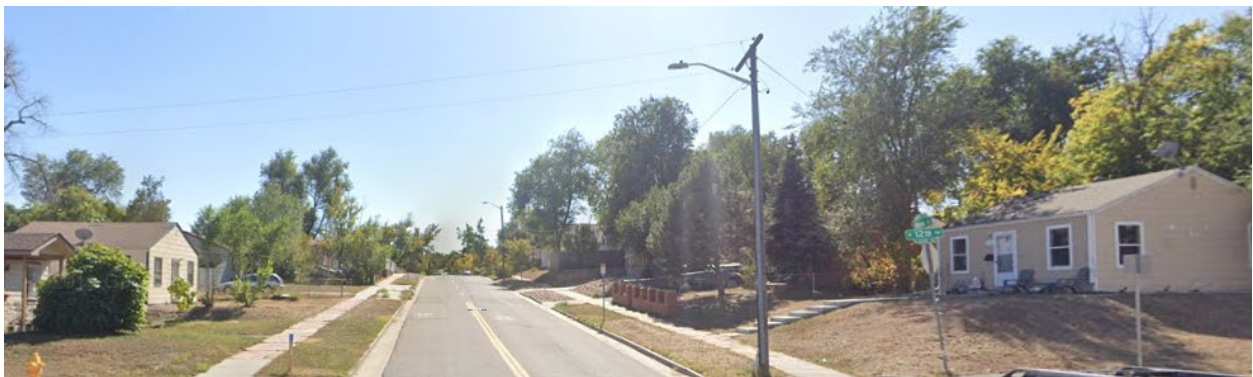
Site - Aerial view, looking north



Site – Looking west on Knox Court



South – Properties to the south of the subject site on Knox Court.



North – looking south down Knox Court



East – across the street from subject property



North – on Knox Court



West – 12 Row houses to be constructed just west of the subject site, on King Street.

Proposed Zoning

U-RH-2.5 Zone District

The applicant is requesting to rezone to U-RH-2.5, which allows the Urban House, Duplex, Tandem House and Row House primary building forms up to two and a half stories in height. The intent of the district 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. The building form standards, design standards, and uses work together to promote desirable residential areas. The standards of the two unit and row house districts promote existing and future patterns of lower scale multi-unit building forms that typically address the street in the same manner as an urban house building form. The minimum parking requirement for a dwelling, multi-unit residential use is one space per unit.

The primary building forms allowed in the existing zone district and the proposed zone district are summarized below.

Design Standards	E-SU-D1x (Existing)	U-RH-2.5 (Proposed)
Primary Building Forms Allowed	Urban House and Suburban House	Urban House, Duplex, Tandem House, Row House
Height in Stories / Feet, Front 65% of Zone Lot, Urban House, (max.)	2.5 stories / 30 feet*	2.5 stories / 35 feet**
Height in Stories / Feet, Rear 35% of Zone Lot, Urban House, (max.)	1 story / 19 feet	2.5 stories / 24 feet**
Height in Stories / Feet, Detached Accessory Dwelling Unit, (max.)	24 feet	1.5 stories / 24 feet
Zone Lot Size (min.)	6,000 sf	6,000 sf**
Zone Lot Width (min.)	50 feet	50 feet**
Primary Street Block Sensitive Setback Required / If not	Yes / 20 feet	Yes / 20 feet
Side Street Setback (min.) *	5 feet	5 feet**
Side Interior Setback (min.) *	5 feet	5 feet**
Rear Setback, Alley / No Alley	12 feet / 20 feet	12 feet / 20 feet
Building Coverage per Zone Lot including all accessory structures (max.), not including exceptions	37.5%	N/A
Detached Accessory Building Forms Allowed	Detached Accessory Dwelling Unit, Detached Garage, Other Detached Accessory Structures	Detached Accessory Dwelling Unit, Detached Garage, Other Detached Accessory Structures

*Based on subject property width of 50 feet

**Standard varies depending on building form

Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

Assessor: Approved – No response

Asset Management: Approved – No comments

Denver Public Schools: Approved – No response

Department of Public Health and Environment: Approve Rezoning Only - Will require additional information at Site Plan Review.

Denver Department of Public Health & Environment - Division of Environmental Quality (EQ) does not guarantee approval of any proposed development project at this site by providing a response to this Official Map Amendment Referral Agency Review Request. Future development is subject to existing land use controls and other environmental requirements in accordance with applicable local, state, and federal environmental regulations and statutes. EQ recommends the Property Owner conduct an environmental site assessment to determine the potential presence, nature, and extent of possible contamination on the site and to identify specific cleanup needs associated with future development. EQ may have additional information about localized potential environmental concerns at the site. However, providing such information about a specific site is beyond the scope of these zoning application comments.

Denver Parks and Recreation: Approved – No comments

Public Works – R.O.W. - City Surveyor: Approved – No comments

Development Services - Transportation: Approved – No response

Development Services – Wastewater: Approved – No response

Development Services – Project Coordination: Approved in correcting neighborhood context in application and attachments from Urban Edge (E) to Urban (U) per Blueprint Denver Land Use and Transportation Guidance.

Development Services – Fire Prevention: Approved – No comments

Public Review Process

	Date
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	10/12/22
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council, registered neighborhood organizations, and property owners:	1/17/23
Planning Board Public Hearing:	2/1/23
CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting (tentative):	1/31/23
Land Use, Transportation and Infrastructure Committee of the City Council meeting (tentative):	2/14/23
Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations (tentative):	3/7/23
City Council Public Hearing (tentative):	3/28/23

Public Outreach and Input

- **Registered Neighborhood Organizations (RNOs)**

As of the date of this report, staff has received one letter of opposition (split vote of 3 board members in support and 4 board members in opposition) from the Villa Park Neighborhood Association pertaining to this application. The RNO expressed concerns with the potential involuntary displacement the proposed rezoning could cause in the neighborhood. The comment letter can be found as an attachment to this report.

The applicant provided email communications with the RNO about the conclusion of the community meeting of November 2022.

- **Other Public Comment**

As of the date of this report, staff has not received written public comments pertaining to this application.

The applicant provided four letters of support from community members. These letters are attached to the application.

Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC Section 12.4.10.7 and 12.4.10.8, as follows:

DZC Section 12.4.10.7

1. Consistency with Adopted Plans
2. Uniformity of District Regulations and Restrictions
3. Public Health, Safety and General Welfare

DZC Section 12.4.10.8

4. Justifying Circumstances
5. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

1. Consistency with Adopted Plans

The following adopted plans currently apply to this property:

- *Denver Comprehensive Plan 2040*
- *Blueprint Denver (2019)*
- *Villa Park Neighborhood Plan (1991)*
- *West Colfax Plan (2006)*

The following in-progress draft plan also applies to this property:

- *West NPI Plan (planned for adoption in Spring of 2023)*

Denver Comprehensive Plan 2040

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, which are organized by vision element.

The proposed rezoning would allow for an additional housing unit within an established neighborhood, consistent with the following strategies in the Equitable, Affordable and Inclusive vision element:

- Equitable, Affordable and Inclusive Goal 2, Strategy A - Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).
- Equitable, Affordable and Inclusive Goal 3, Strategy B – Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit (p. 28).

The proposed rezoning would allow infill development appropriate for the surrounding neighborhood that broadens the range of housing types available, consistent with the following strategy in the Strong and Authentic Neighborhoods vision element:

- Strong and Authentic Neighborhoods Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34).

Similarly, the land use pattern detailed in the previous paragraph is also consistent with the following strategies in the Environmentally Resilient vision element:

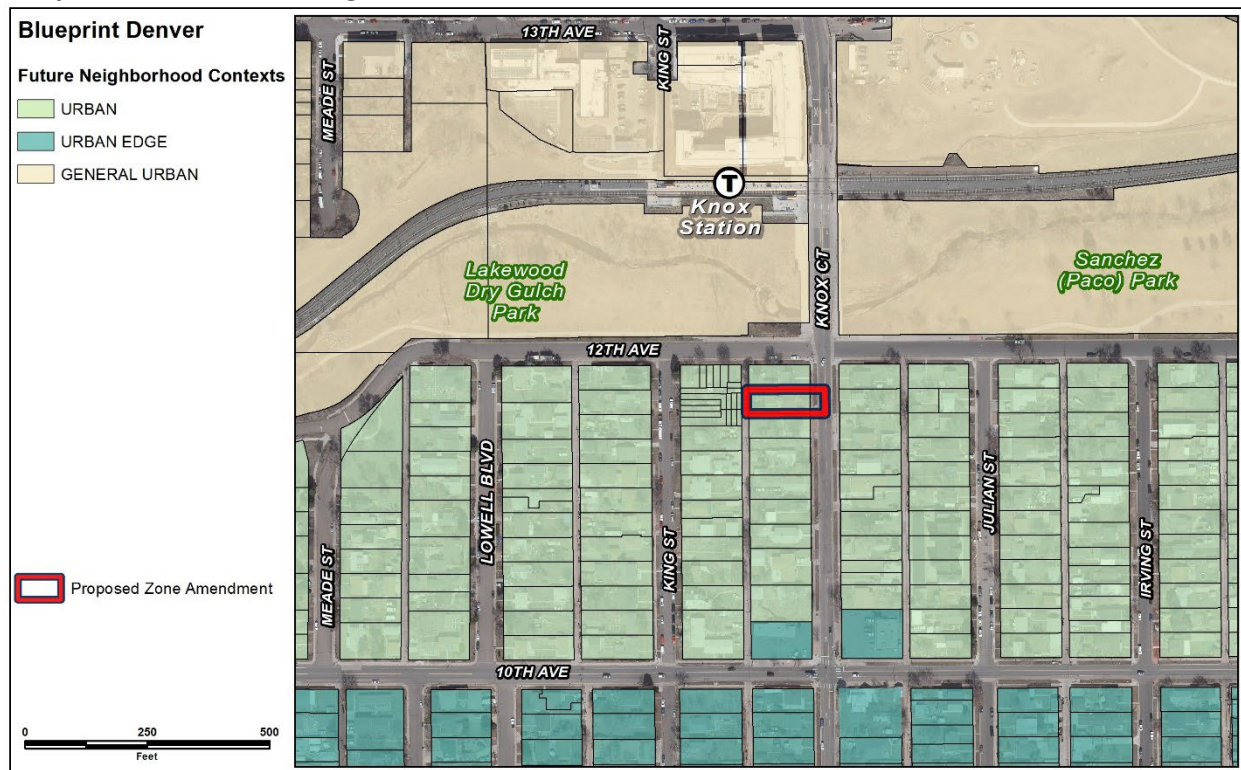
- Environmentally Resilient Goal 8, Strategy A - Promote infill development where infrastructure and services are already in place (p. 54).

The requested map amendment will allow an additional residential unit at an infill location where infrastructure is already in place. The requested zone district enables a building form and use which can provide residents with a mixture of housing types. Therefore, the rezoning is consistent with *Denver Comprehensive Plan 2040* recommendations.

Blueprint Denver (2019)

Blueprint Denver was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city's land use and transportation decisions. *Blueprint Denver* identifies the subject property as part of a Residential High Medium place within the Urban Neighborhood Context and provides guidance from the future growth strategy for the city.

Blueprint Denver Future Neighborhood Context

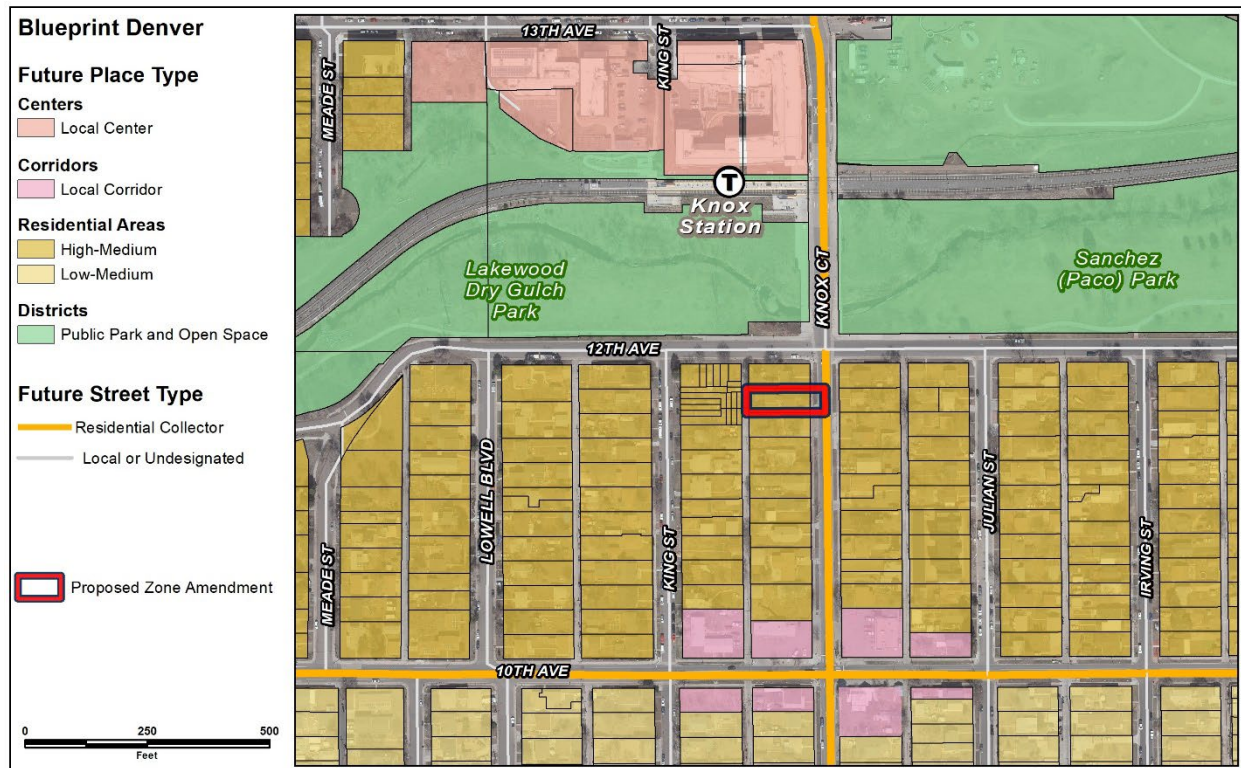


The subject property is shown on the context map as an Urban Neighborhood Context, the description of which is used to guide appropriate zone districts. "Small multi-unit residential and low-intensity mixed-use buildings are typically embedded in single-unit and two-unit residential areas. Block patterns

are a regular grid with consistent alley access. Where they occur, multi-unit buildings are low scale. Mixed-use buildings are sited in a pedestrian-friendly manner near the street” (p. 222).

U-RH-2.5 is a zone district within the Urban Neighborhood Context and is intended “to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context” and “the building form standards, design standards and uses work together to promote desirable residential areas” (DZC Section 5.2.2.1). U-RH-2.5 is consistent with Blueprint Denver’s future neighborhood context of Urban because it will promote the residential character of the neighborhood by allowing a low-scale multi-unit residential building that will be compatible with the existing residential area.

Blueprint Denver Future Place

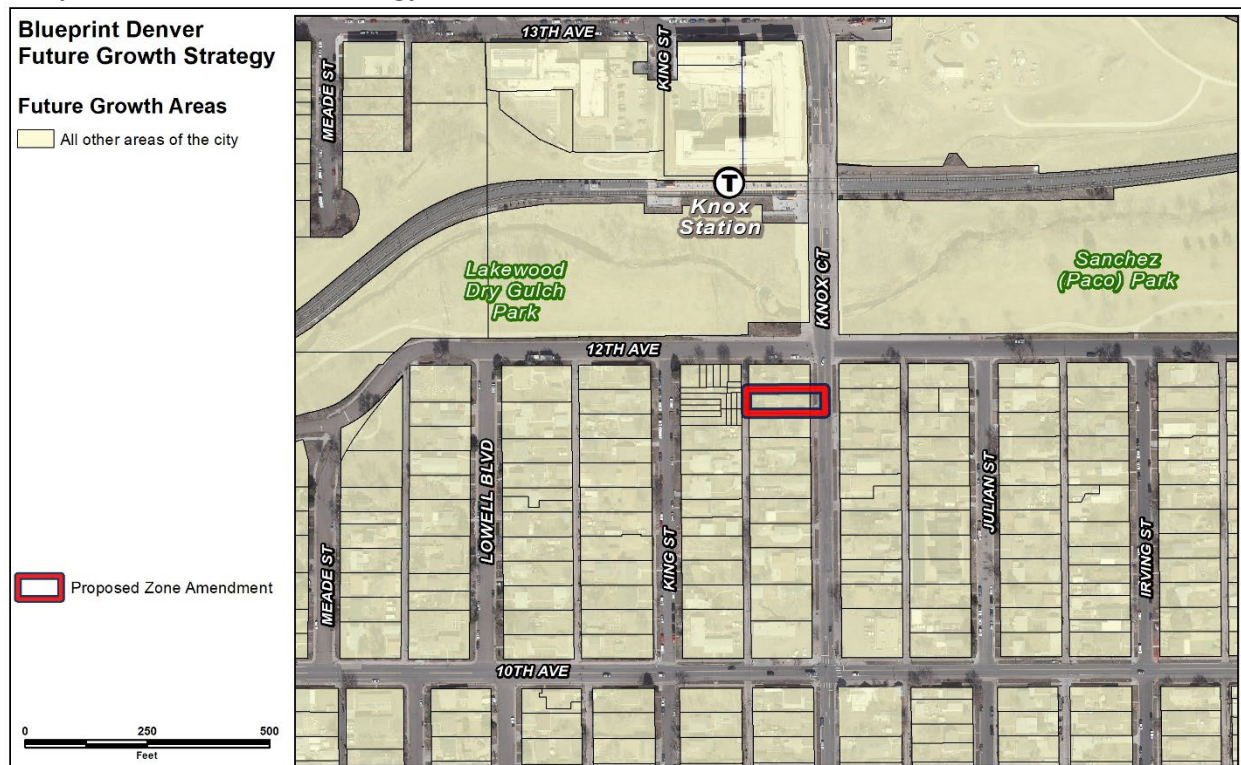


Within the Urban Neighborhood Context, the subject property is categorized as a Residential High Medium future place with a land use and built form defined by *Blueprint Denver* as “A mix of mid-scale multi-unit residential options. Some neighborhood-serving mixed-use may be appropriate, especially along arterial streets or at non-local street intersections. Buildings are generally up to 5 stories in height. Building heights and scaling help provide transitions to adjacent places” (p. 233). Additionally, *Blueprint Denver* states “Mid-scale residential buildings, usually mixed with a variety of lower-scale residential types. Small mixed-use buildings may be found on corners and have a pedestrian orientation.” (p. 149). The proposed U-RH-2.5 zone district, allowing multiple building forms up to 2.5 stories in height, is compatible with this future place type.

Street Types

In *Blueprint Denver*, future street types work in concert with the future places to evaluate the appropriate intensity of adjacent development (p. 67). *Blueprint Denver* classifies W. 10th Avenue and Knox Court as residential collector street types. Residential collectors are “primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses. Buildings on residential streets usually have a modest setback. The depth of the setback varies by neighborhood context.” The proposed U-RH-2.5 district is consistent with this street type because it allows for residential uses only.

Blueprint Denver Growth Strategy



Blueprint Denver’s growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (p. 51). The subject property is part of the “All other areas of the city” growth area. These areas anticipate experiencing around 20 percent of new housing growth and 10 percent of new employment growth by 2040 (p. 51). This growth area contains “mostly residential areas with embedded local centers and corridors (that) take a smaller amount of growth intended to strengthen the existing character of our neighborhoods” (p. 49). The proposed U-RH-2.5 zone district is appropriate in this growth area as it will minimally contribute to development intensity in the neighborhood while maintaining the area’s single-unit residential character. Therefore, the proposed rezoning is consistent with the *Blueprint Denver* growth strategy.

Additional Applicable Strategies

The proposed rezoning is also consistent with the following strategies from *Blueprint Denver*:

- Land Use & Built Form – Housing Goal 2: *Diversify housing options by exploring opportunities to*

integrate missing middle housing into low and low-medium residential areas (p. 82).

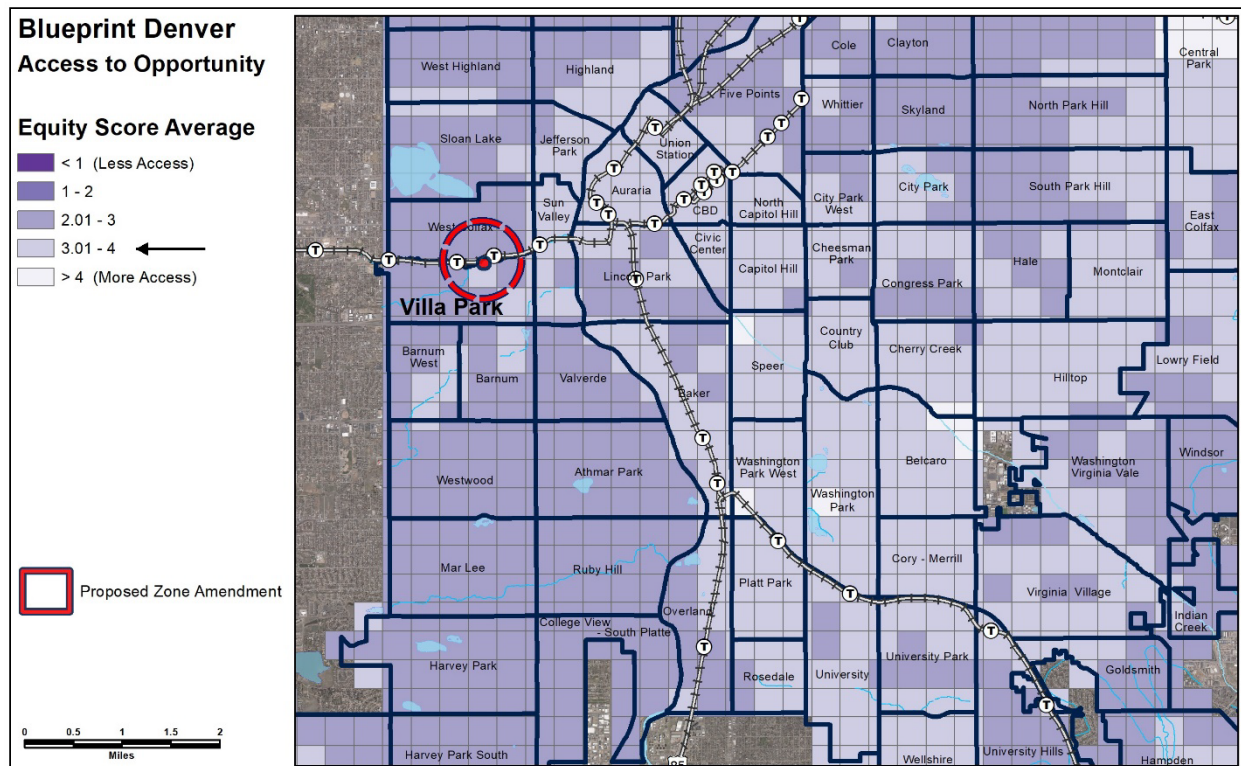
- Land Use & Built Form – Housing Goal 2: *Integrate missing middle housing into low and low-medium residential areas, especially those that score low in housing diversity. This allowance should advance goals for affordability, such as including a requirement to provide affordability in exchange for increased density (p. 82).*

This rezoning to a row house zone district will have minimal impacts on the character of the surrounding neighborhood and is consistent with Blueprint Denver recommendations. Additionally, the rezoning of the subject property will provide affordable missing middle housing options for residents in the neighborhood. The proposed map amendment is therefore consistent with the above strategies.

Blueprint Denver Equity Concepts

Blueprint Denver contains three equity concepts to help guide change to benefit everyone. Each equity concept has associated measurements that helps inform implementation actions through large rezonings along with other implementation actions. Given that the subject site is within one of Denver’s Neighborhood Equity and Stabilization (NEST) focus neighborhoods, an equity analysis is included in this staff report and was shared with the applicant for consideration. The applicant’s response is included with the application that is attached to the staff report.

Access to Opportunity

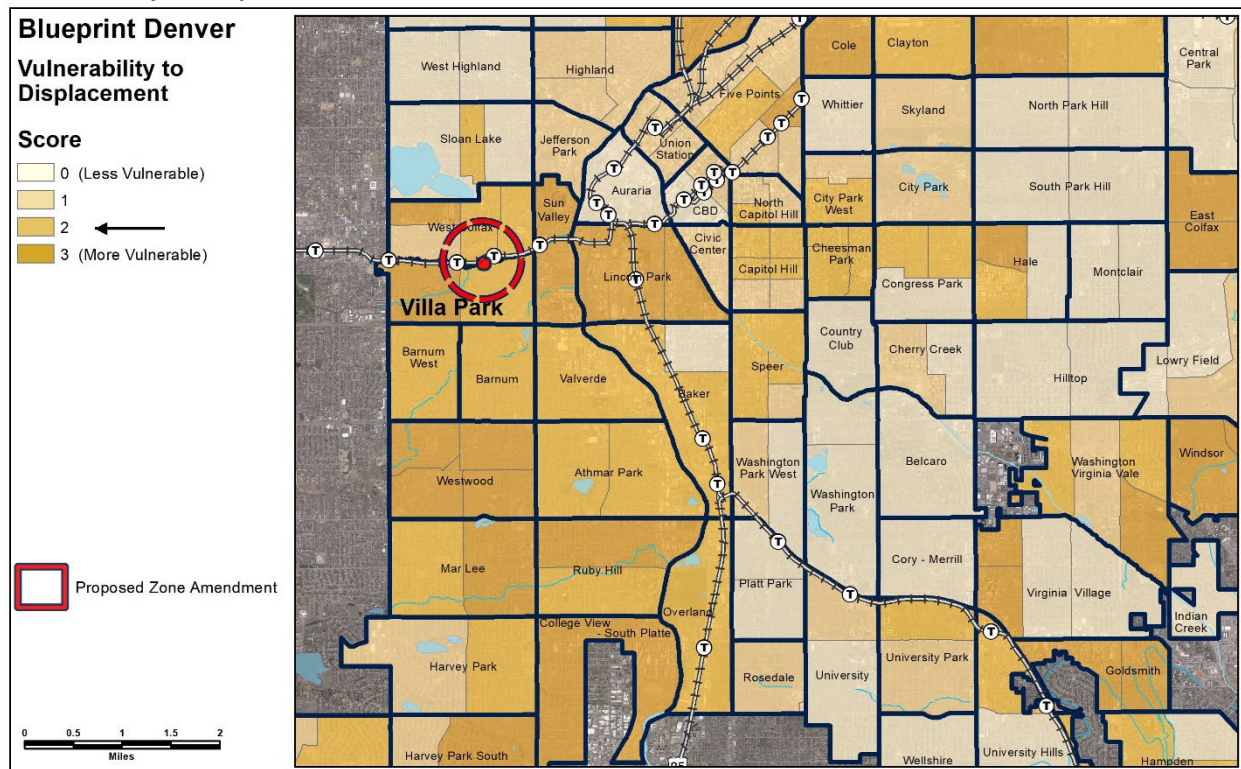


The subject property is in Villa Park, which is identified as an area with less access to opportunity compared to the rest of the city. The basis for measuring access to opportunity is a composite of the neighborhood equity index developed by Denver’s Department of Public Health and Environment, proximity to high-capacity and frequent transit, and access to centers and corridors. Analyzing this

metric helps us measure our progress towards achieving the vision for complete neighborhoods across the city. The subject area is less equitable than Denver as a whole when it comes to access to fresh foods and healthcare. These scores are related to a higher-than-average percentage of children with obesity and poverty line.

While the proposed allowance of a multi-unit residential development does not directly increase access to opportunity, an increase in residents may increase the likelihood that more goods, services and amenities will locate in the commercial and mixed-use zoned areas of the neighborhood. Additionally, the proposed zone district would allow additional housing units at a location that is well-served by transit, providing residents with additional access to daily needs.

Vulnerability to Displacement

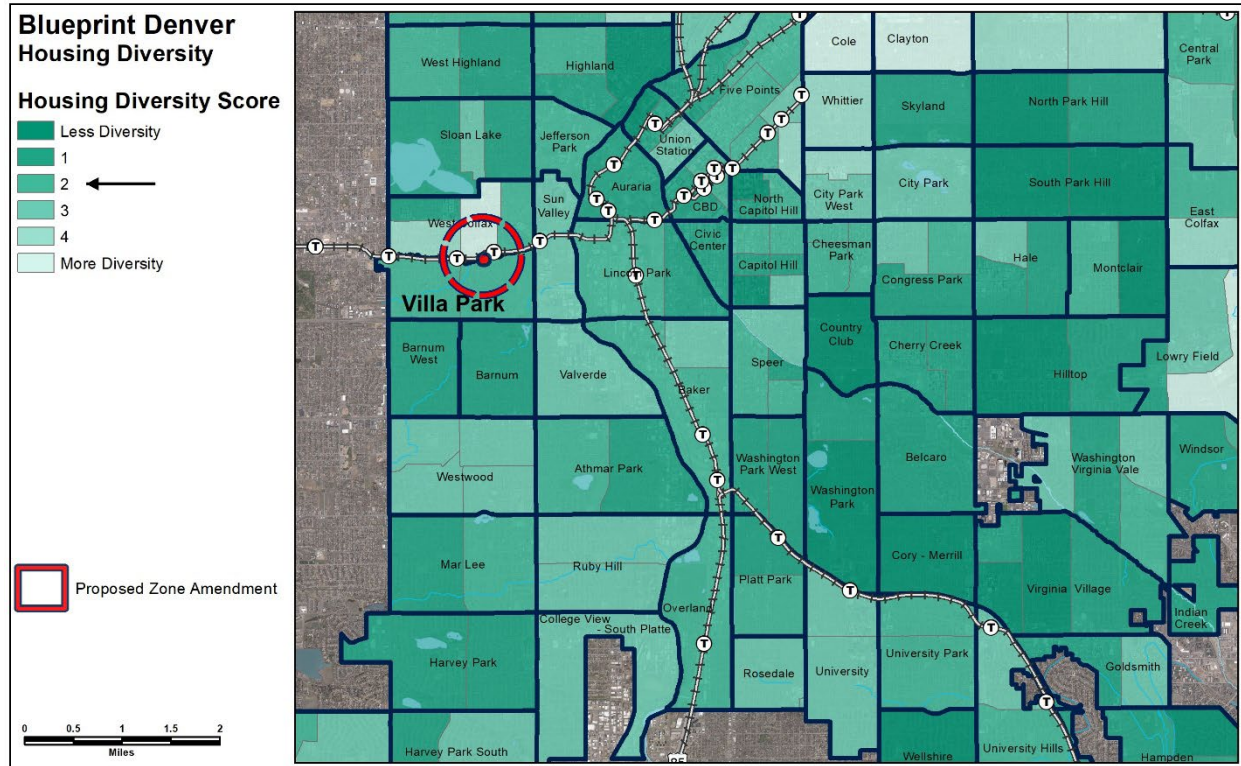


The subject property is in an area that has high vulnerability to involuntary displacement. The basis for measuring vulnerability to involuntary displacement is through the vulnerability to displacement index developed by Denver's Economic Development and Opportunity office. This combines data from median household income, percentage of people who rent housing, and percent of population with less than a college degree. The subject area scored as vulnerable to displacement in two of the three categories: Educational Attainment and Median Household Income. In areas with high vulnerability to involuntary displacement, it is important to increase affordable housing options so that residents of all income levels can continue to live in these neighborhoods.

The proposed rezoning to allow for a multi-unit residential development, intended to offer for-sale units, will provide opportunities for home ownership and help keep existing residents in the

neighborhood. This proposed rezoning would allow for additional residential units in this area, which can help provide housing for existing residents and contribute to meeting the citywide demand for housing

Housing Diversity



The subject property is in an area that has low housing diversity. The housing diversity map combines census tract-level data measuring the percentage of middle-density housing (housing with 2-19 units), home size diversity, ownership vs. rental, housing costs and the number of income-restricted units. The subject area is not diverse in terms of the percentage of owners to renters, number of income restricted units and housing costs. Adding missing middle housing is a strategy to add needed housing diversity.

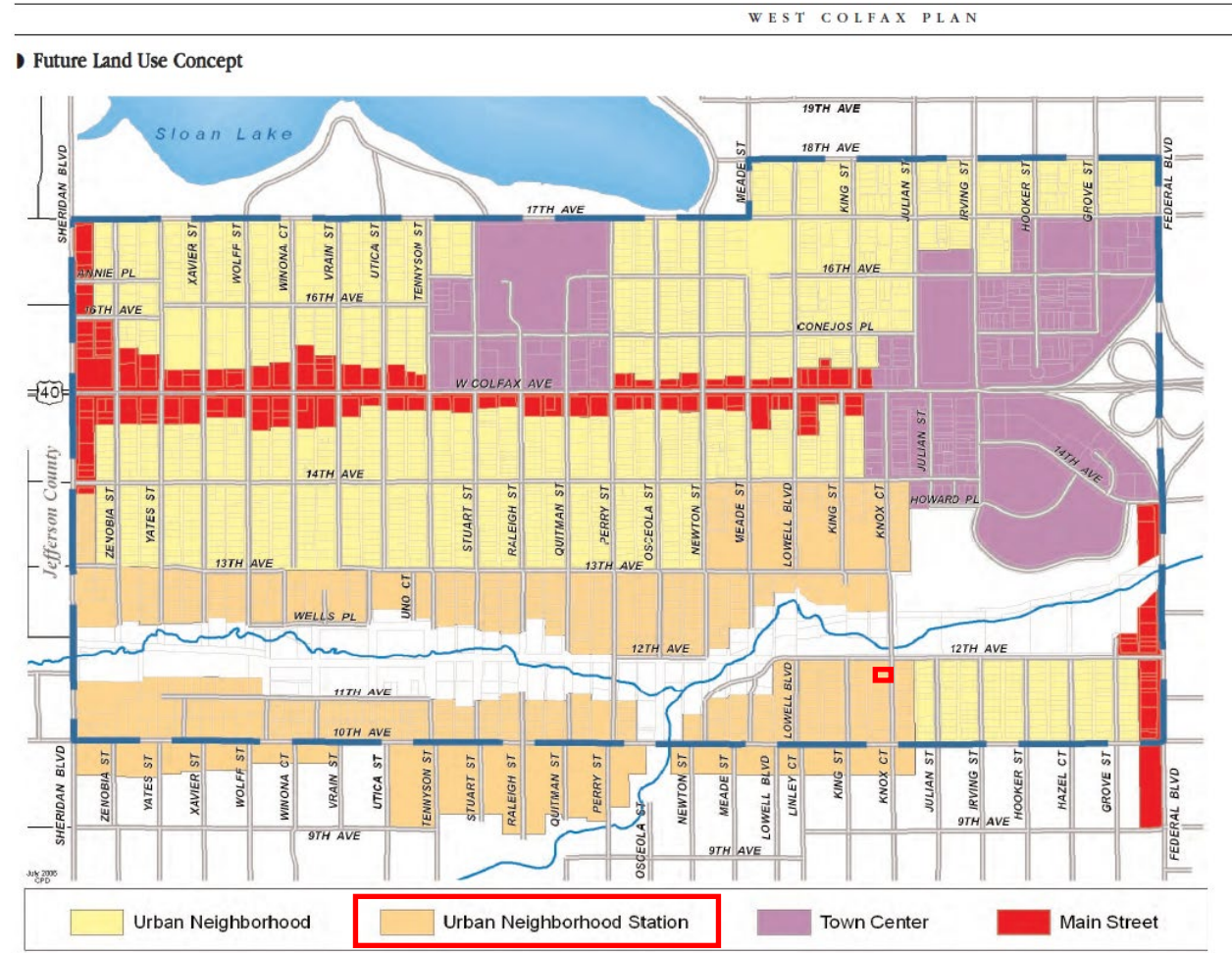
The neighborhood lacks smaller-scale multi-unit developments compared to the rest of the city and does not offer a diversity of housing costs when compared to the Denver average. The proposed rezoning will help diversify the housing stock and encourage a mix of residential development types available.

West Colfax Plan (2006)

Note: The draft West Area plan is intended to supersede the West Colfax Plan, however giving the timing of this application, the relevant plan guidance is addressed in this staff report.

The *West Colfax Plan* was approved by City Council on (2006) and includes a “Framework Plan” the purpose of which “provides the over-arching goals and recommendations for these places within the study area; it provides the technical guidance for zoning regulatory changes, infrastructure planning and policy direction” (p. 78). Key components of the Framework Plan include Urban Design, Land Use, Mobility and Economic Development. The *West Colfax Plan* also contains District Plans to “provide guidance regarding the appropriate character and scale of an area...The district plans augment the prevailing goals and recommendations contained in the framework plan” (p. 120).

On the Future Land Use Concept map the properties are identified as “Urban Neighborhood Station”.



In the West Colfax Plan within Urban Neighborhoods there are two different types described:

- Residential Stabilization Areas - “where existing buildings should be preserved, rehabilitated and reused.”
- Residential Growth Opportunity Areas – “where the existing housing stock is dated and declining and may be appropriate for redevelopment to encourage revitalization and reinvestment.”

This site is located within a Residential Growth Opportunity Area.

The land use and urban design concept for the “Urban Neighborhood Station” future land use designation is “Single family and multi-family residential” with a typical scale of 1-5 stories. “This land use development pattern occurs within a 1/4 to 1/2 mile radius of light rail stations in the central city of a metropolitan region. Generally, development happens here as infill on vacant parcels or redevelopment of underutilized parcels or dated and declining properties. Since the stations evolve in established residential areas, initial changes may add density and intensity in compact building forms that blend in with the prevailing residential context. Development may progress initially from residential additions and rehabilitations to the addition of carriage houses and conversion of single-family structures to duplexes, triplexes and quads. Over the long-term, some more significant and welcome redevelopment may occur, adding small and medium scale apartments or condominium buildings in close proximity to the station areas” (p. 85).

The proposed zoning for the subject site, E-RH-2.5, will increase the range of residential housing types and will control the scale of future development to the same scale as the surrounding residential development. With the allowed low-intensity multi-unit building forms, residential uses, and 30-35 feet height restrictions featured the E-RH-2.5 zone district, the zone district is consistent with the West Colfax Plan.

Villa Park Neighborhood Plan (1991)

Note: The draft West Area plan is intended to supersede the Villa Park Neighborhood Plan, however giving the timing of this application, the relevant plan guidance is addressed in this staff report.

The Villa Park Neighborhood Plan was adopted by City Council in 1991. The Plans land use and zoning vision guidance includes ‘Compatibility of zoning to land use’ and “Protection of residential character of the neighborhood” (p.18).

Strategy LZ-1: “Discourage higher density development”.

Implementation Program LZ-1a: “Consider rezoning portions of the neighborhood. Zoning is intended to reflect both the current and the desired character of an area. However, while most of the housing in Villa Park is single-unit, the zoning throughout much of the neighborhood, R-2, allows and encourages the development of low-density apartments. The property owners in those areas, therefore, should consider rezoning to a lower density residential zone, which would more accurately reflect the existing and desired character of the neighborhood” (p.18).

Strategy LZ-2: Discourage development that is incompatible with the scale and quality of the neighborhood.

Implementation Program LZ-2a: “Monitor requests for rezoning and for zoning variances”

The proposed E-RH-2.5 zone district complies with the land use and zoning vision of the Villa Park Neighborhood Plan in terms of protecting the residential character of the neighborhood because the proposed zone district is a residential district and in terms of compatibility because the E-RH-2.5 height limit is the same as the height limit in the current zone district. The Plan recommendation discouraging

higher density development predated the public investment in the development of the adjacent light rail line, and the development of more current land use recommendations in Blueprint Denver and the West Colfax Plan. The E-RH-2.5 zone district is a district that both respects the character of the existing neighborhood in terms of building height and residential land use type and allows for a reasonable increase in density given the location of the property in close proximity to the Knox Street light rail station.

West Area Plan (planned for adoption in Spring 2023)

The *West Area Plan* is planned for adoption in Spring 2023 as part of Community Planning and Development's Neighborhood Planning Initiative, and will supersede the *Villa Park Neighborhood Plan* and the *West Colfax Plan*. It will also update the guidance in *Comprehensive Plan 2040, Blueprint Denver*. Within the *West Area Plan*, the subject property is within the Urban Neighborhood Context and in the Future Place Map is classified as High-Medium, which is defined as: Combination of mid-scale multi-unit residential building forms containing a mix of neighborhood-serving uses appropriate for collector streets and intersections as well as arterial streets and intersections.

The proposed U-RH-2.5 zone district allows for multiple residential building forms up to 2.5 stories in height. Therefore, the proposed U-RH-2.5 zone district is consistent with the direction given in the West Area Plan.

2. Uniformity of District Regulations and Restrictions

The proposed rezoning to U-RH-2.5 will result in the uniform application of zone district building form, use and design regulations.

3. Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety, and general welfare through implementation of the city's adopted land use plans. The proposed rezoning would also facilitate increased housing density near services and amenities and promote a walkable, urban neighborhood within walking distance to public transit.

4. Justifying Circumstances

The proposed rezoning is justified by several changed or changing conditions as the under DZC Section 12.4.10.8, "Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such a change may include: Changed or changing conditions in a particular area, or in the city generally; or, a city adopted plan; or that the city adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning."

The application identifies the changing conditions north of the property along the West Corridor Light Rail line as the Justifying Circumstance. There has been increasing redevelopment in the Villa Park and West Colfax neighborhoods and significant investment in infrastructure has occurred around the Knox RTD Light Rail station.

This increase in the intensity of land use in the area has created additional need for higher intensity residential uses like those allowed in the U-RH-2.5 zone district. This changed and changing condition make continued residential uses appropriate at this site. Also, as discussed above *Blueprint Denver* mapped this site as High Medium Future Place type, consistent with the proposed U-RH-2.5. Therefore, the proposed map amendment is justified in order to recognize the changed character of the land.

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

The proposed U-RH-2.5 zone district is within the Urban Neighborhood Context. The neighborhood context generally consists of primarily single-unit and two-unit residential uses, and small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas. The Urban Neighborhood Context consists of a regular pattern of block shapes surrounded by an orthogonal street grid, providing a pattern of pedestrian and vehicular connections and a consistent presence of alleys. Block sizes and shapes are consistent and include detached sidewalks, tree lawns, street and surface parking, and landscaping in the front setback. Residential buildings typically have consistent, moderate front setbacks, shallow side setbacks and consistent orientation. The Urban Neighborhood Context is characterized by low-scale buildings except for some mid-rise commercial and mixed-use structures, particularly at nodes or along arterial streets. There is a balance of pedestrian, bicycle and vehicle reliance with greater access to the multi-modal transportation system (DZC, Division 5.1). It is appropriate to apply zoning within the Urban Neighborhood Context at this location through the adopted plan vision described earlier as well as the existing context. The proposed rezoning to U-RH-2.5 will enable development that is consistent with the neighborhood context description.

According to DZC 5.2.2.1.A, the general purpose of the Residential zone districts is to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context. The building form standards, design standards, and uses work together to promote desirable residential areas. Lot sizes are consistent within an area, and lot coverage is typically medium to high accommodating a consistent front and side yard. The standards of the two unit and row house districts promote existing and future patterns of lower scale multi-unit building forms that address the street in the same manner as an urban house building form. The regulations provide certainty to property owners, developers, and neighborhoods about the limits of what is allowed in a residentially zoned area. These regulations are also intended to reinforce desired development patterns in existing neighborhoods while accommodating reinvestment. The rezoning to U-RH-2.5 is consistent with the zone district general purpose and recognizes the existing residential context.

Specifically, U-RH-2.5 is a multi-unit district that allows up to a two and a half story rowhouse building form. It also allows the urban house, detached accessory dwelling unit, duplex, and tandem house building forms. The proposed zone district recognizes both the subject site's existing condition and surrounding context, fulfilling this Specific Intent statement.

Attachments

1. Application
2. RNO Correspondence