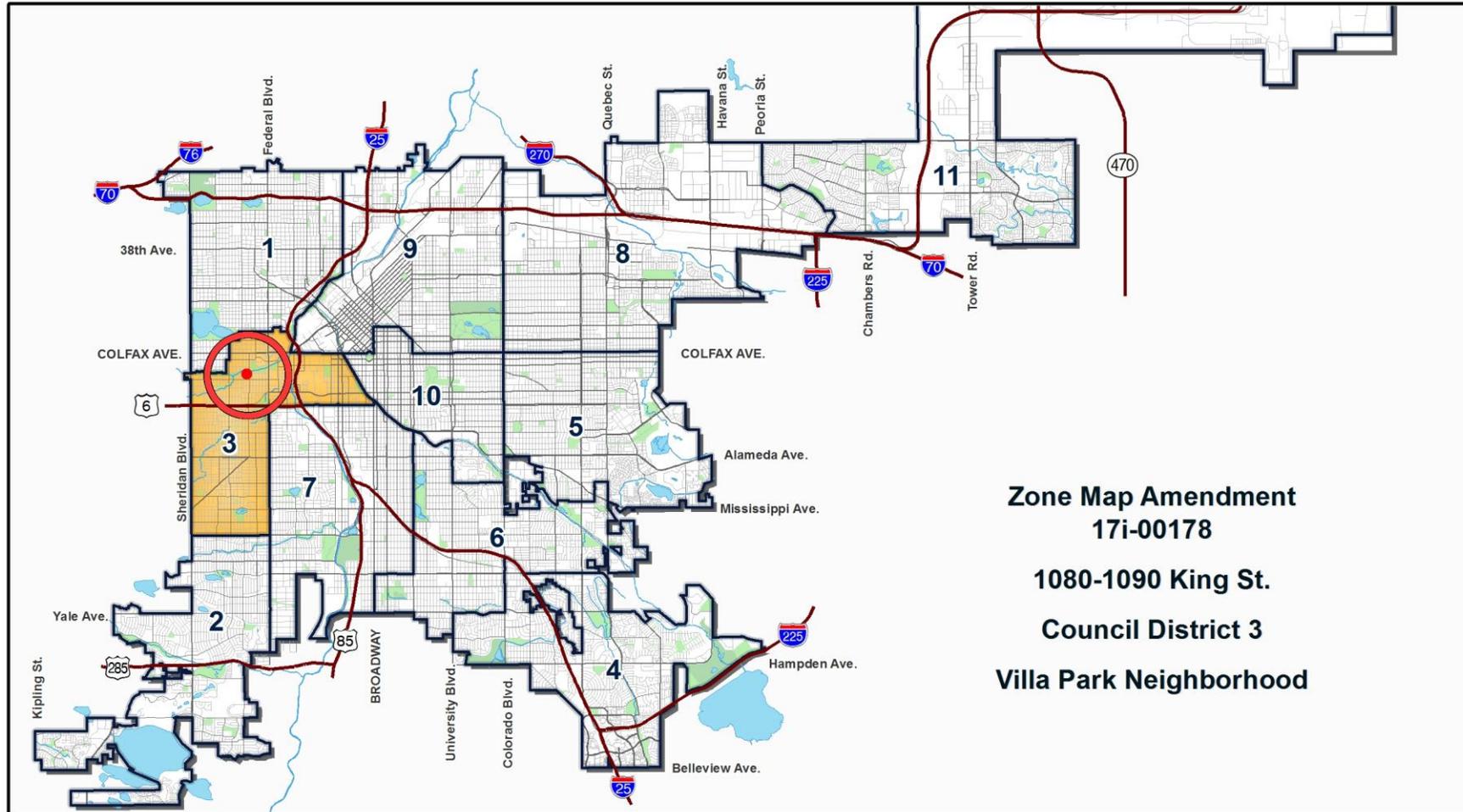




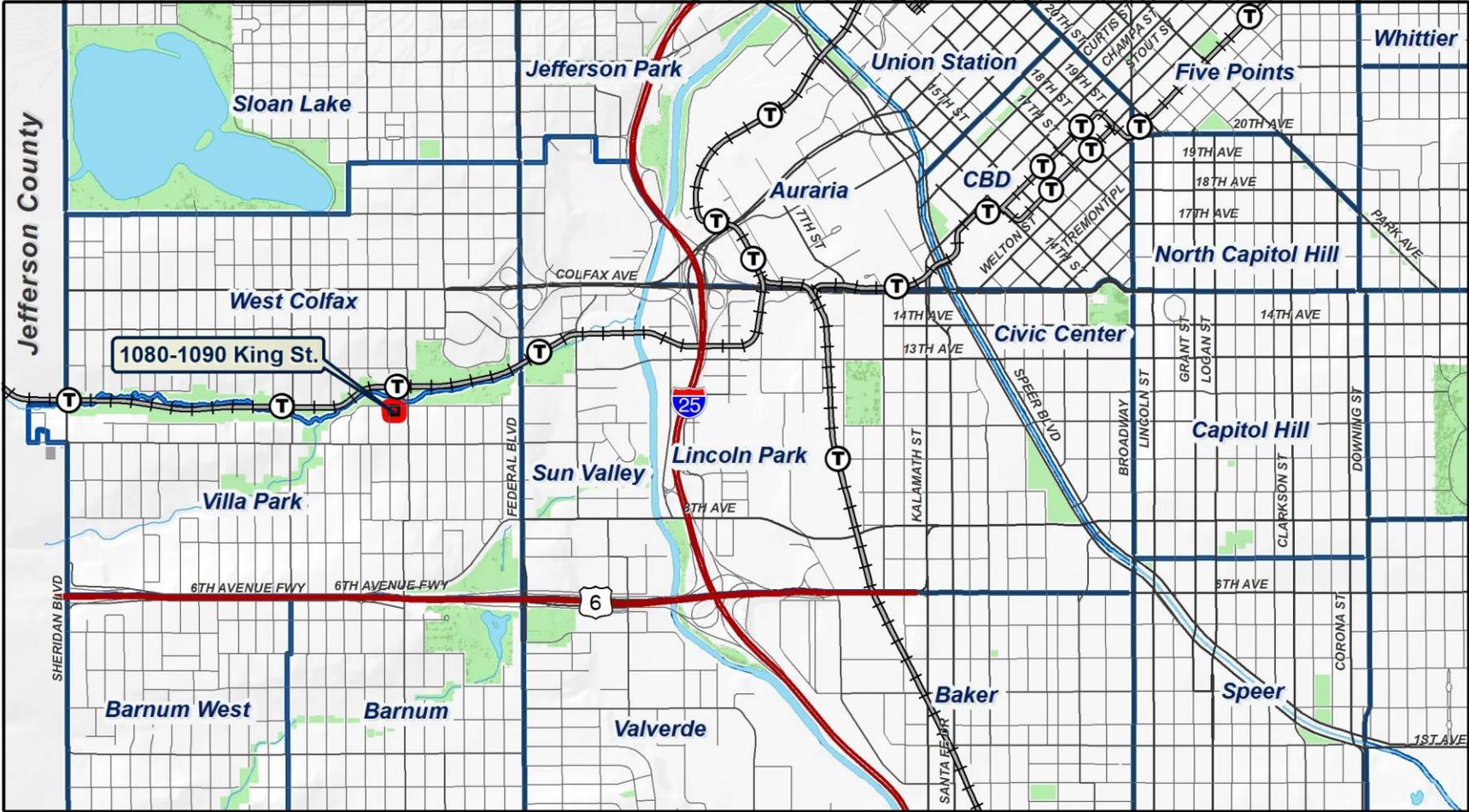
Official Map Amendment

Application #2017I-00178 Rezoning 1080 and 1090
King Street from E-SU-D1x to E-RH-2.5

Council District 3



Villa Park Statistical Neighborhood



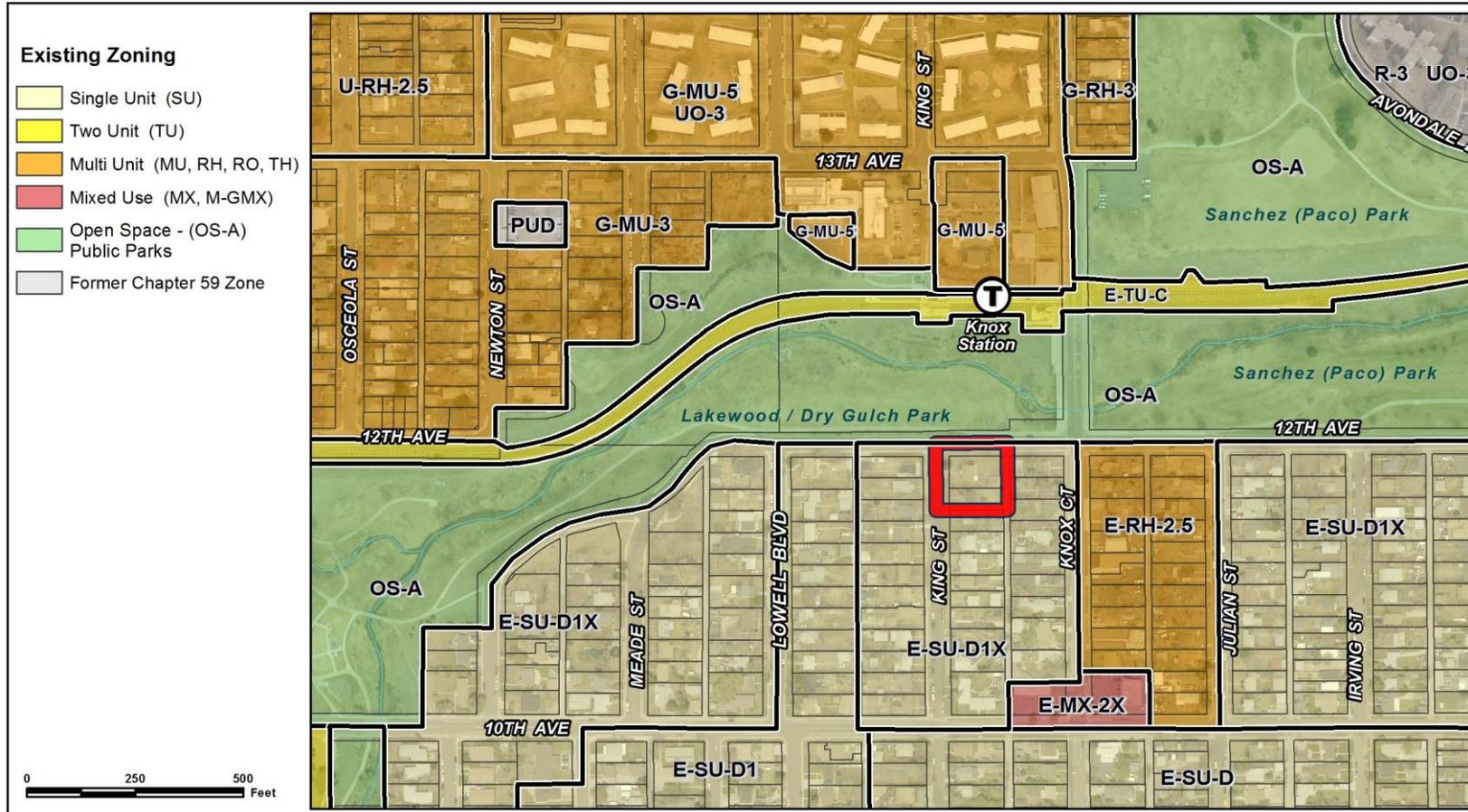
Request: E-SU-D1x to E-RH-2.5



The E-RH-2.5, Urban Edge, Row House, 2.5-story (30-35 feet maximum building height),

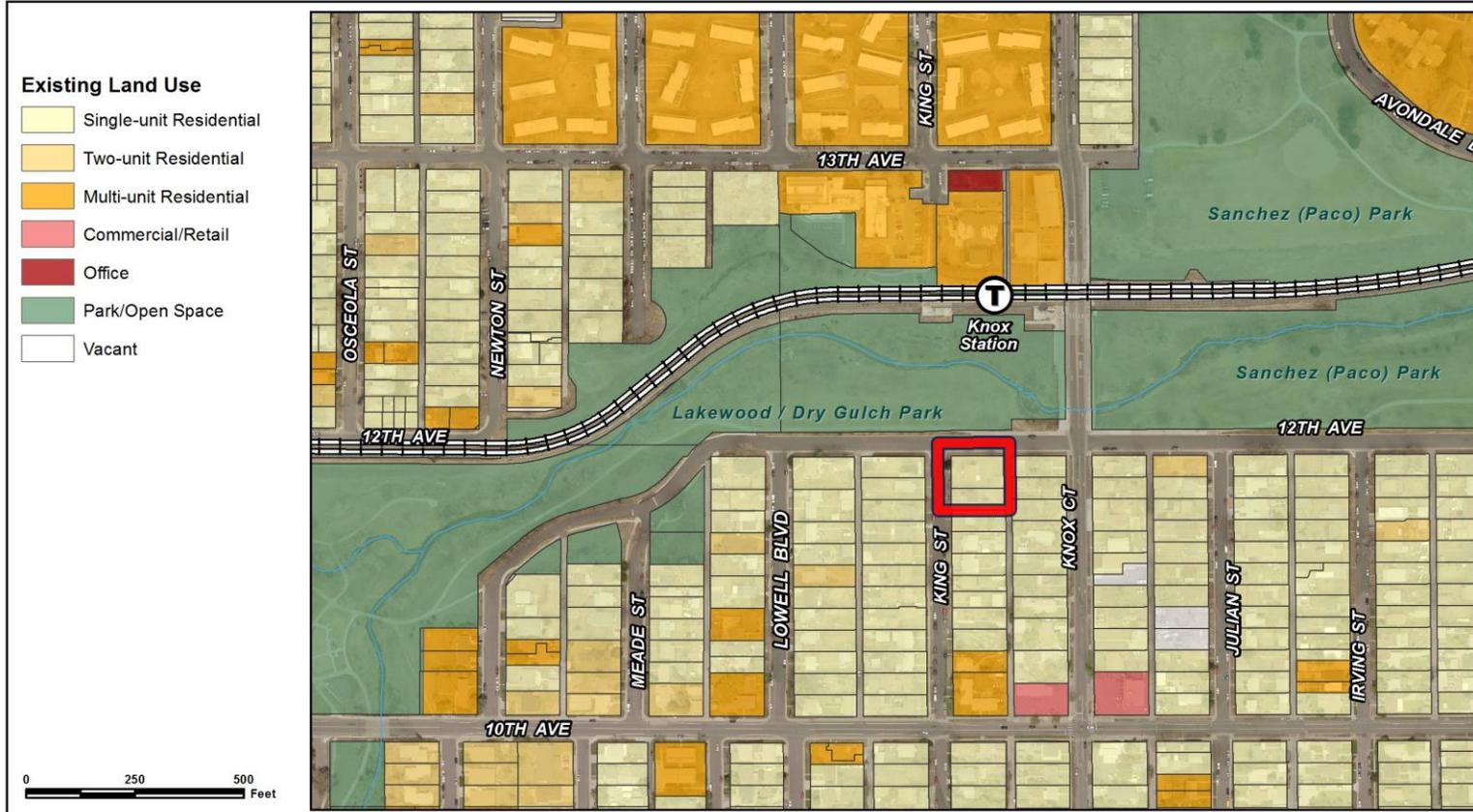
- Intended for use in the Urban Edge Context
- Characterized by a mix of urban and suburban characteristics
 - Primarily single and two-unit residential uses
 - Mix of small-scale multi-unit residential and commercial uses embedded in residential areas

Existing Zoning



- North: OS-A
- South, East & West: E-SU-D1x

Existing Land Use



- Subject properties: Single-unit Residential
- Surrounding Area: Mix of Single-unit Residential, low intensity Multi-unit Residential, and Park/Open Space

Public Outreach

- RNOs
 - Villa Park Neighborhood Association; West Denver United; West Colfax Association of Neighbors; Sloan's Lake Citizens Group; Inter-Neighborhood Cooperation
 - One RNO letter of opposition
 - One other letter of opposition, 7 letters of support received
- Mediation attempted with no agreement reached.

Existing Context – Building Form/Scale



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 2002*
- *West Colfax Neighborhood Plan (2006)*
- *Villa Park Neighborhood Plan (1991)*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

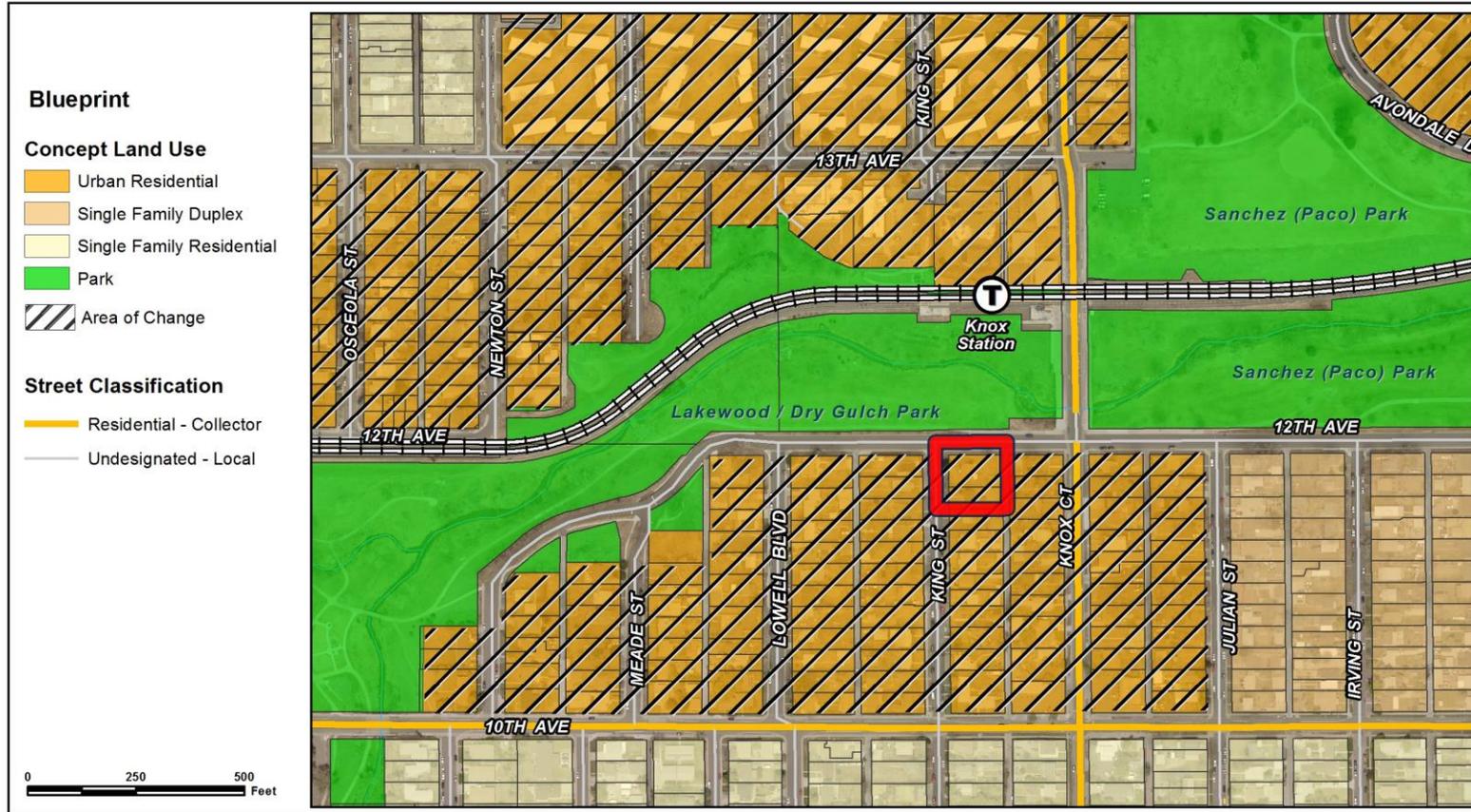
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

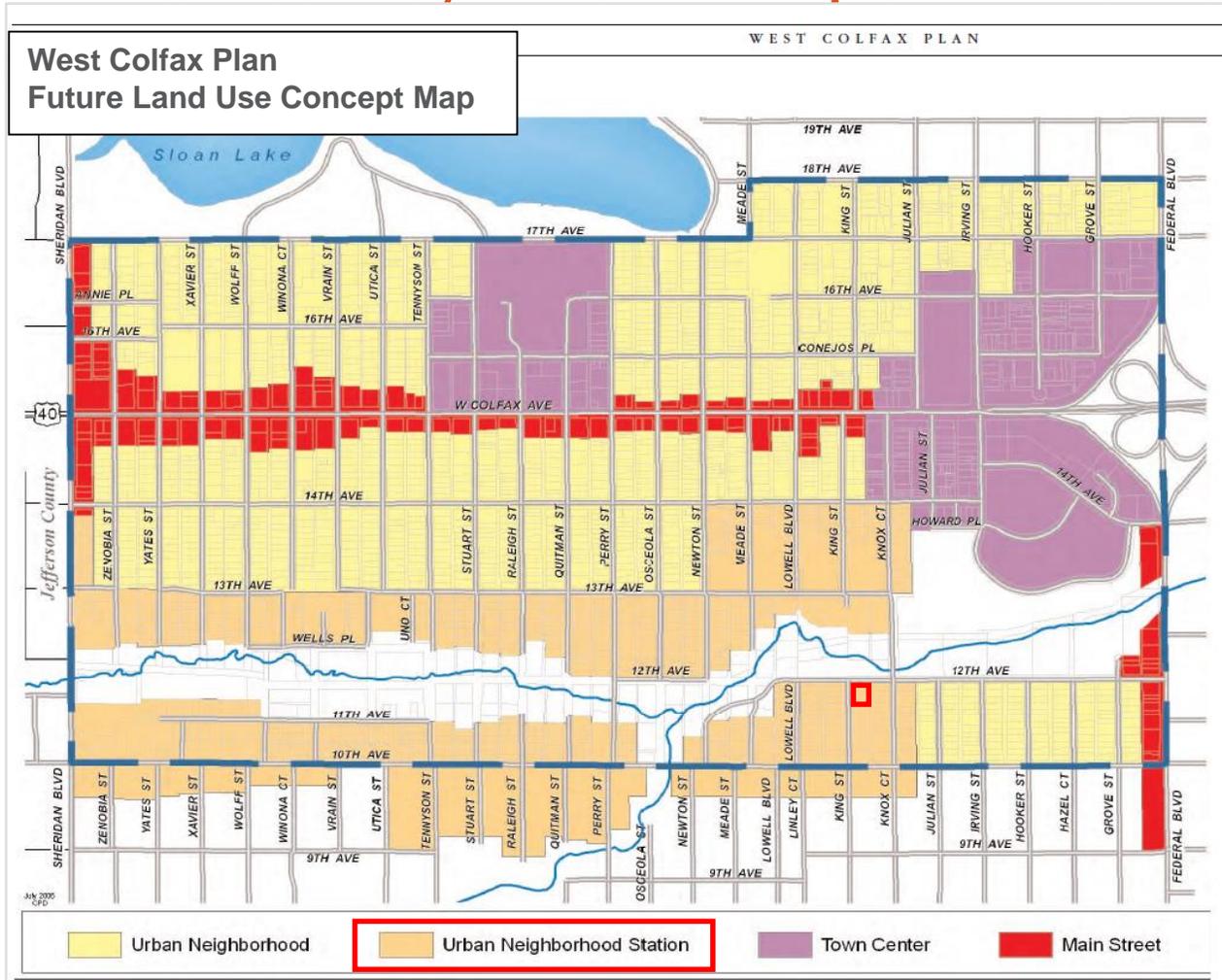
- Environmental Sustainability Strategy 2-B
- Environmental Sustainability Strategy 2-F
- Land Use Strategy 1-H
- Land Use Strategy 3-B
- Land Use Strategy 4-A
- Mobility Strategy 3-B
- Mobility Strategy 5-D

Consistency with Adopted Plans: Blueprint Denver 2002



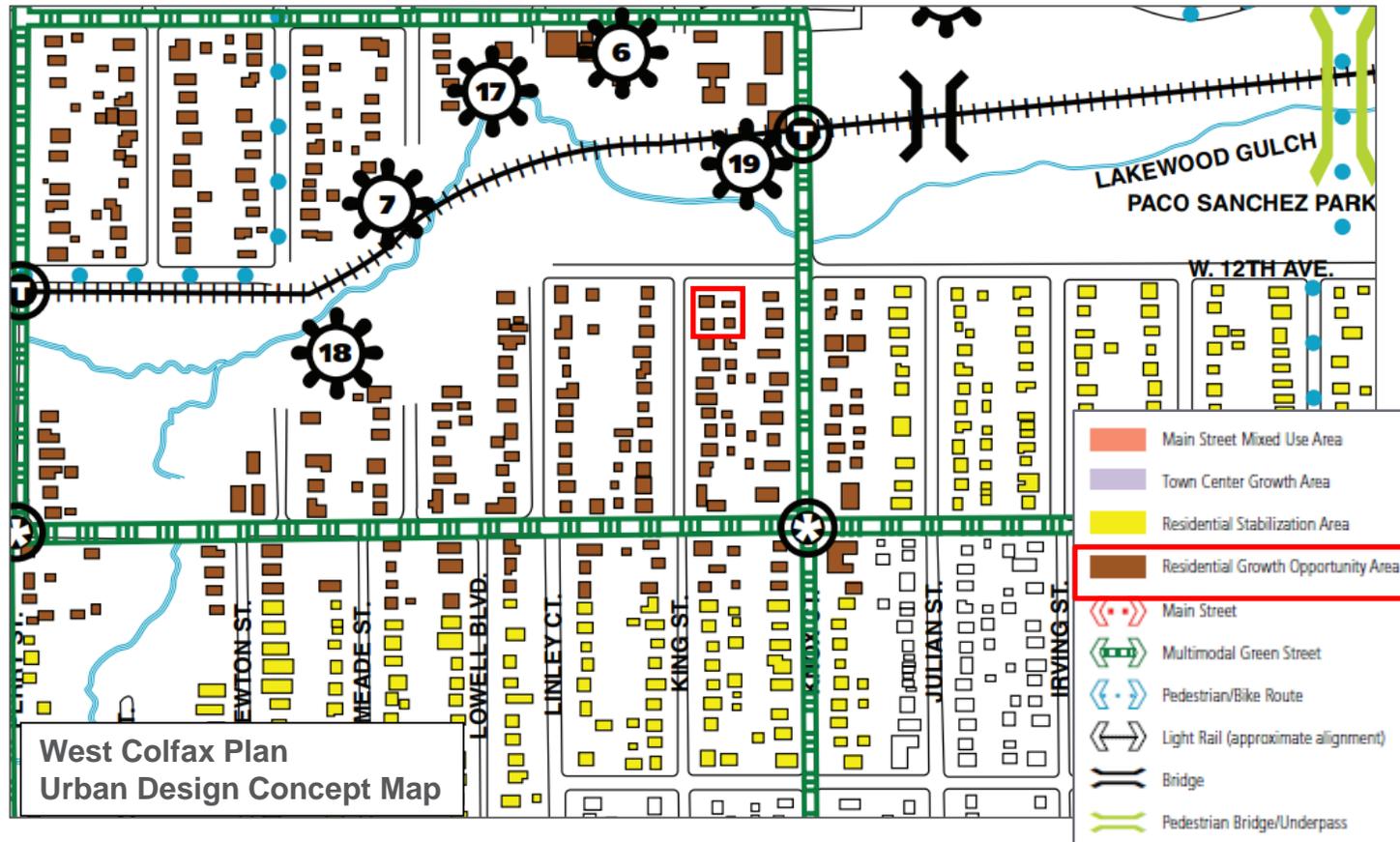
- Area of Change
 - Where land uses or intensity of uses are envisioned to change
- Concept Land Use
 - Urban Residential
 - Higher in density and primarily residential
 - Mid-to High-rise Structures
 - Mixture of Housing Types
- Street Classification
 - King St. & 12th Ave.
 - Undesignated Locals
 - Tailored to providing local access

Consistency with Adopted Plans: West Colfax Plan (2006)



- Land Use Concept
 - Urban Neighborhood Station
 - Single-family and multi-family residential
 - Scale of 1-5 stories within ¼ to ½-mile radius of light rail stations

Consistency with Adopted Plans: West Colfax Plan (2006)

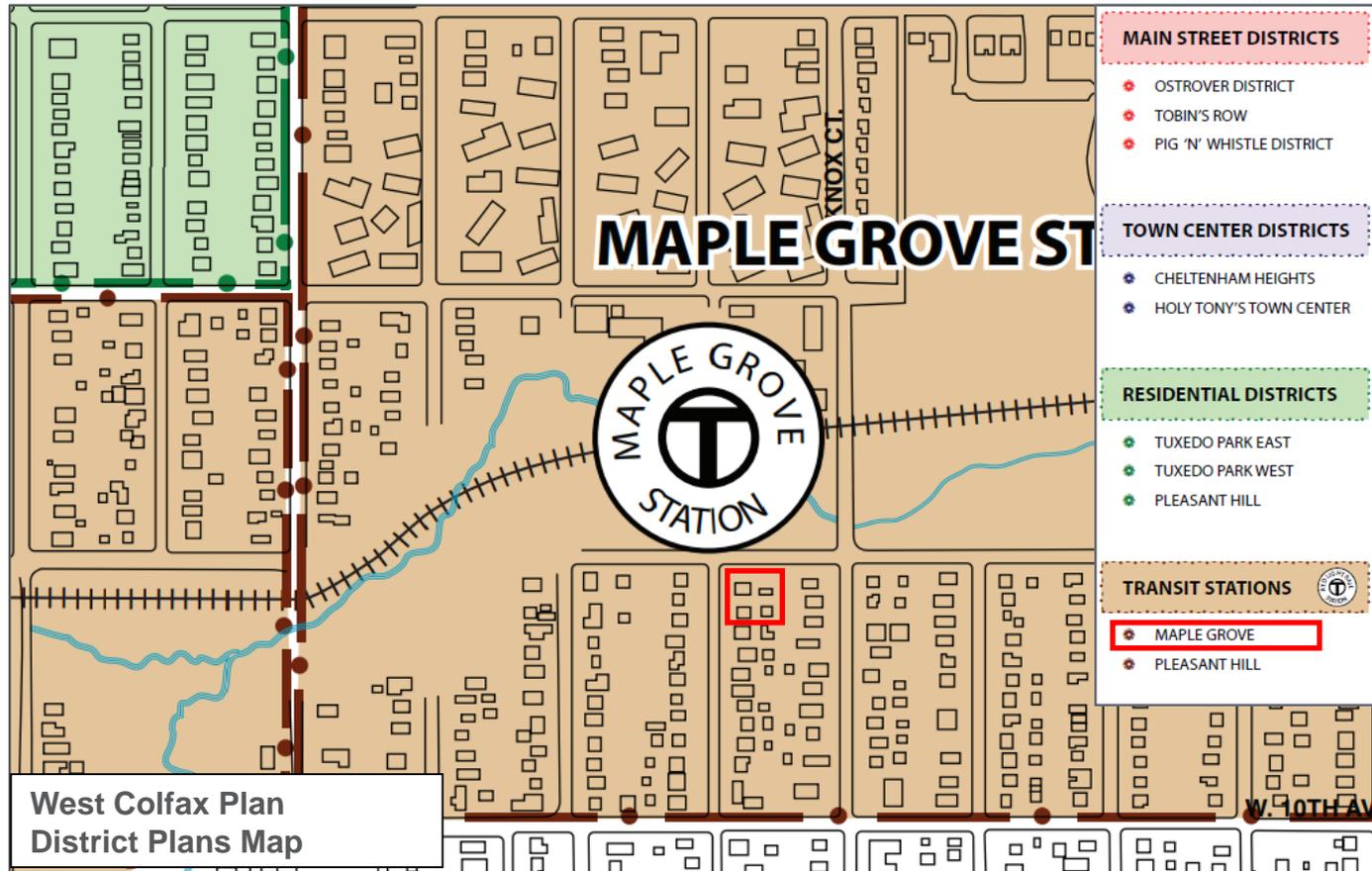


- Residential Growth Opportunity Area
 - Appropriate for redevelopment to encourage revitalization and reinvestment

Consistency with Adopted Plans: West Colfax Plan (2006)

- Framework Plan Land Use Recommendations:
 - *Ensure rational evolution of urban neighborhoods and their station areas, so that changes in development intensities occur in harmony with prevailing neighborhood character.*
 - *Correlate higher intensity structures within close proximity of station area platforms or as end cap buildings on block faces fronting busy neighborhood streets” (Recommendation 1 - p. 94)*
 - *Promote a range of housing types and costs at higher densities in strategic locations (town centers, station areas, main streets)” (Recommendation 6 - p. 95).*
 - *...Focus both structural and use intensity to main streets, transit station areas and town centers (Recommendation 8 - p. 96).*

Consistency with Adopted Plans: West Colfax Plan (2006)



- District Plans
 - Transit Stations – Maple Grove
 - Recommendations:
 - Establish the appropriate regulatory conditions and incentives to facilitate the redevelopment of the edges of Villa Park and West Colfax neighborhoods near the rail facilities
 - Maple Grove Station presents the greatest opportunity for redevelopment

Consistency with Adopted Plans: Villa Park Neighborhood Plan (1991)

- Land Use and Zoning Vision:
 - Compatibility of zoning to land use
 - Protection of residential character of the neighborhood
 - Compatibility between residential and business land uses
- Land Use and Zoning Recommendations:
 - Strategy LZ-1: “Discourage higher density development”.
 - Strategy LZ-2: “Discourage development that is incompatible with the scale and quality of the neighborhood.”

Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver (2002)
- West Colfax Plan (2006)
- Villa Park Neighborhood Plan (1991)

2. Uniformity of District Regulations

- Using a standard zone district furthers the uniform application zoning regulations because other similar situated properties in the city share the same zone district.

3. Further Public Health, Safety and Welfare

- By implementing the city's adopted plans, by allowing development that is in character with the area and by furthering transit-oriented development and helping to protect the City's air quality

Review Criteria

4. Justifying Circumstances

- *“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 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 proposed map amendment is in response to the changed circumstances of light rail transit serving the area, the new W light rail line and Decatur-Federal and Perry Street stations in the vicinity. Staff believes changed conditions is an appropriate justifying circumstance.

Review Criteria

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

- Urban Edge Context Description
 - Mix of elements from both the Urban and Suburban Neighborhood Contexts.
 - Primarily single-unit and two-unit residential uses.
 - Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas.
- E-RH-2.5 Zone District Description
 - Intended to promote and protect residential neighborhoods.
 - 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 standards of the two unit and town house districts promote existing and future patterns of lower scale multi-unit building forms.

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