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# 1085 N Knox Court

2022I-00145

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

LUTI: February 14, 2023

Presenter: Fran Peñafiel

# Agenda

- Request
- Location and Context
- Process
- Review Criteria



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# Request to Rezone from E-SU-D1x to U-RH-2.5



## Location

- Approx. 6,250 sq.ft.
- Single-unit Residential

## Proposal

- Rezone from E-SU-D1x to U-RH-2.5
  - Max. building height 2.5 stories or up to feet
  - Row House, Urban House, Detached Accessory Dwelling Unit, Duplex and Tandem Building Forms

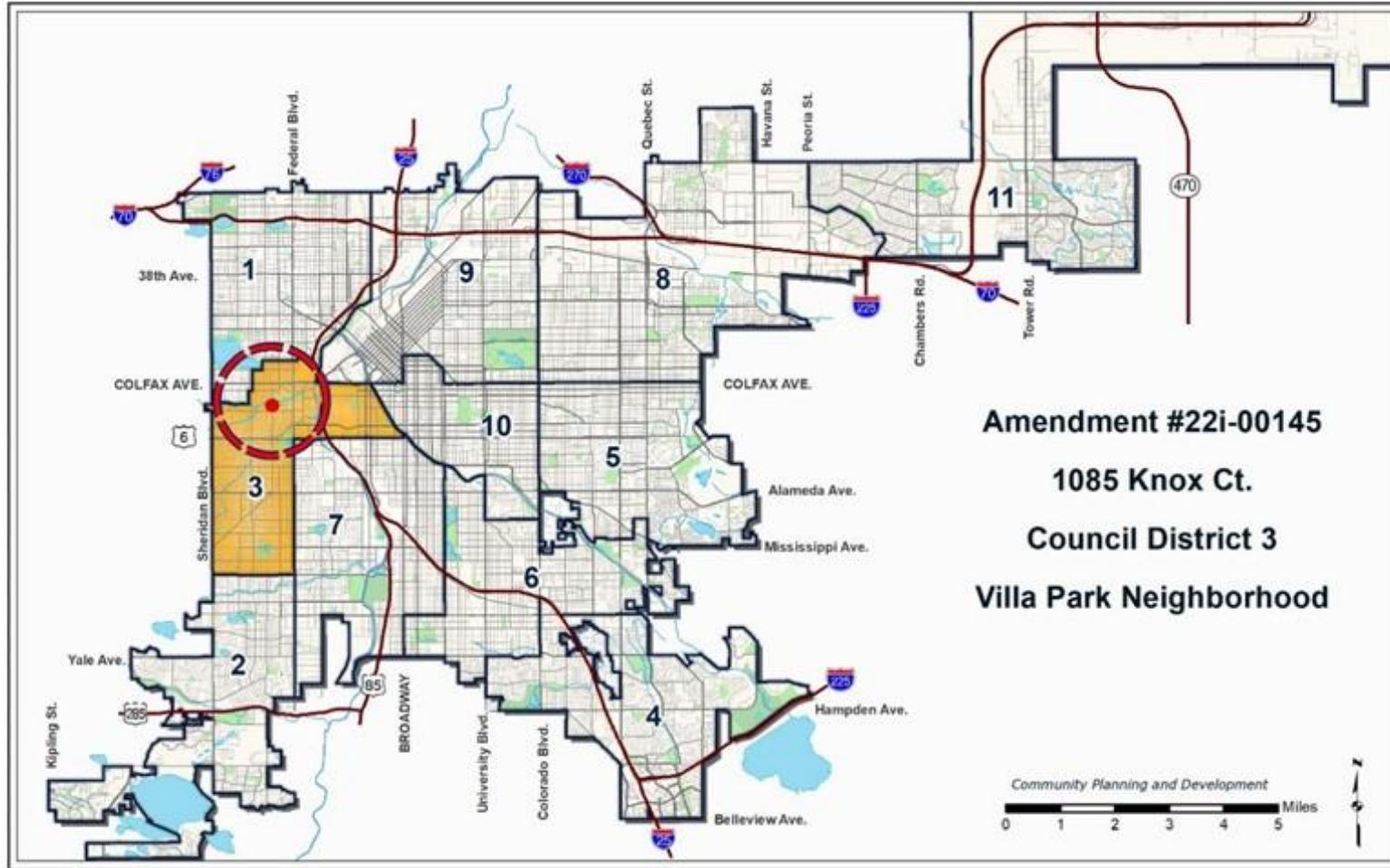
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# Council District 3 (Jamie Torres)



# Existing Context





# Existing Zoning



Current Zoning: E-SU-D1x

Surrounding Zoning:

- E-SU-D1x
- E-RH-2.5
- OS-A



# Existing Land Use



**Land Use:** Single-Unit Residential

## Surrounding Land Uses:

- Single-Unit Residential
- Multi-Unit Residential
- Two-Unit Residential
- Open Space (Lakewood Dry Gulch)

# Existing Building Form/Scale





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# Process

- Informational Notice: 10/12/2022
- Planning Board Notice: 1/17/23
- Planning Board Public Hearing: 2/1/23
- Planning Board Vote: 7-1 (motion passes)
  
- LUTI Committee: **2/14/23**
- City Council Public Hearing: **4/03/23** (tentative)

# Agenda

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# 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



# Denver Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

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

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

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# Comprehensive Plan 2040

## Equity

- 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).



## Climate

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





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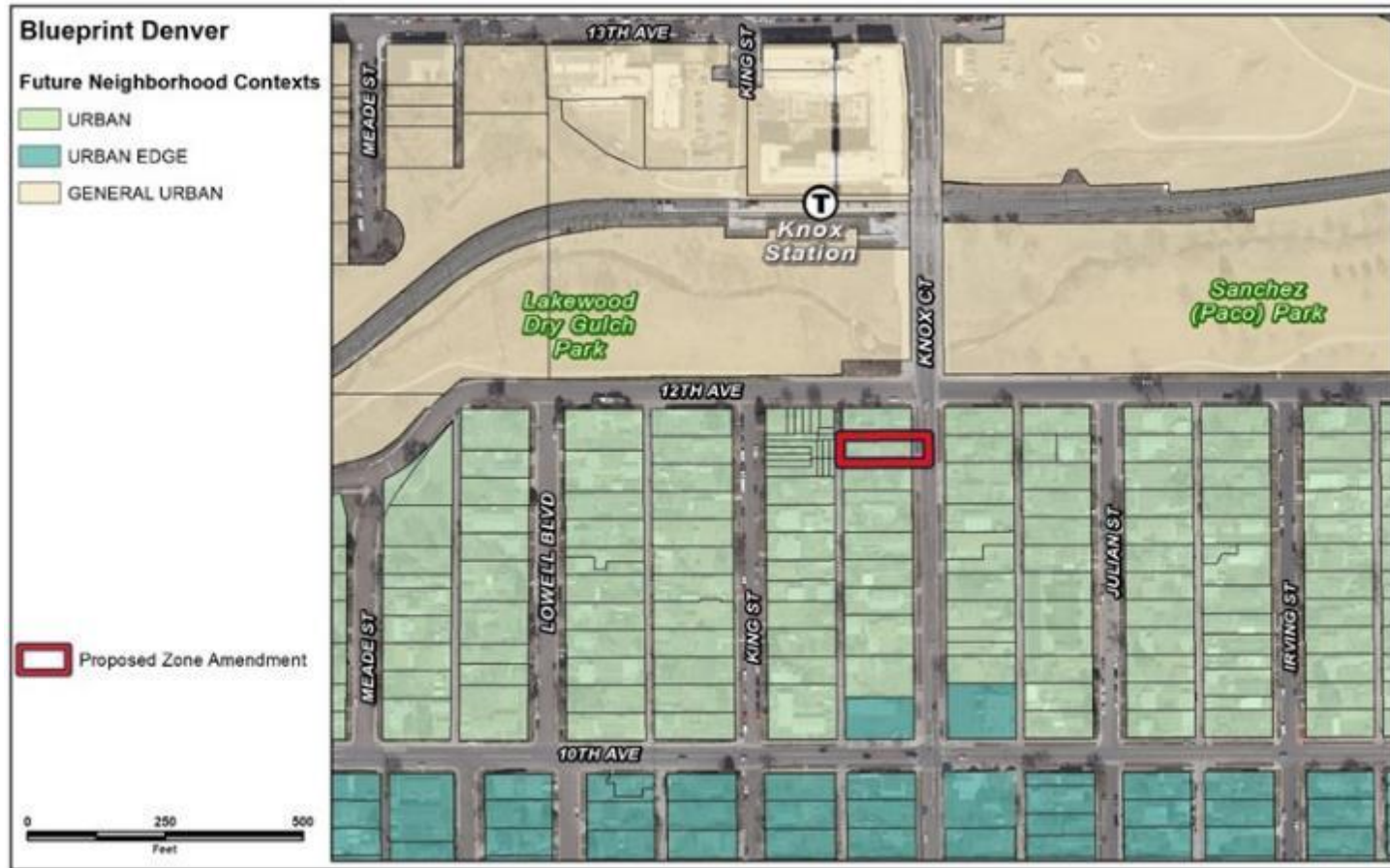
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# Blueprint Denver 2019



## Urban Neighborhood Context

- Small multi-unit residential and mixed-use areas are typically embedded in 1-unit and 2-unit residential areas.

# Blueprint Denver 2019



## High-Medium Residential

- Mix of mid-scale multi-unit residential options
- Buildings generally up to 5 stories in height

## Future Street Type

- Knox Court: Residential Collector



# Blueprint Denver



## Growth Areas Strategy: All other areas of the city

- 10% jobs by 2040
- 20% housing by 2040

# Blueprint Denver

- 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. (p. 82).

# Blueprint Denver – Equity Analysis

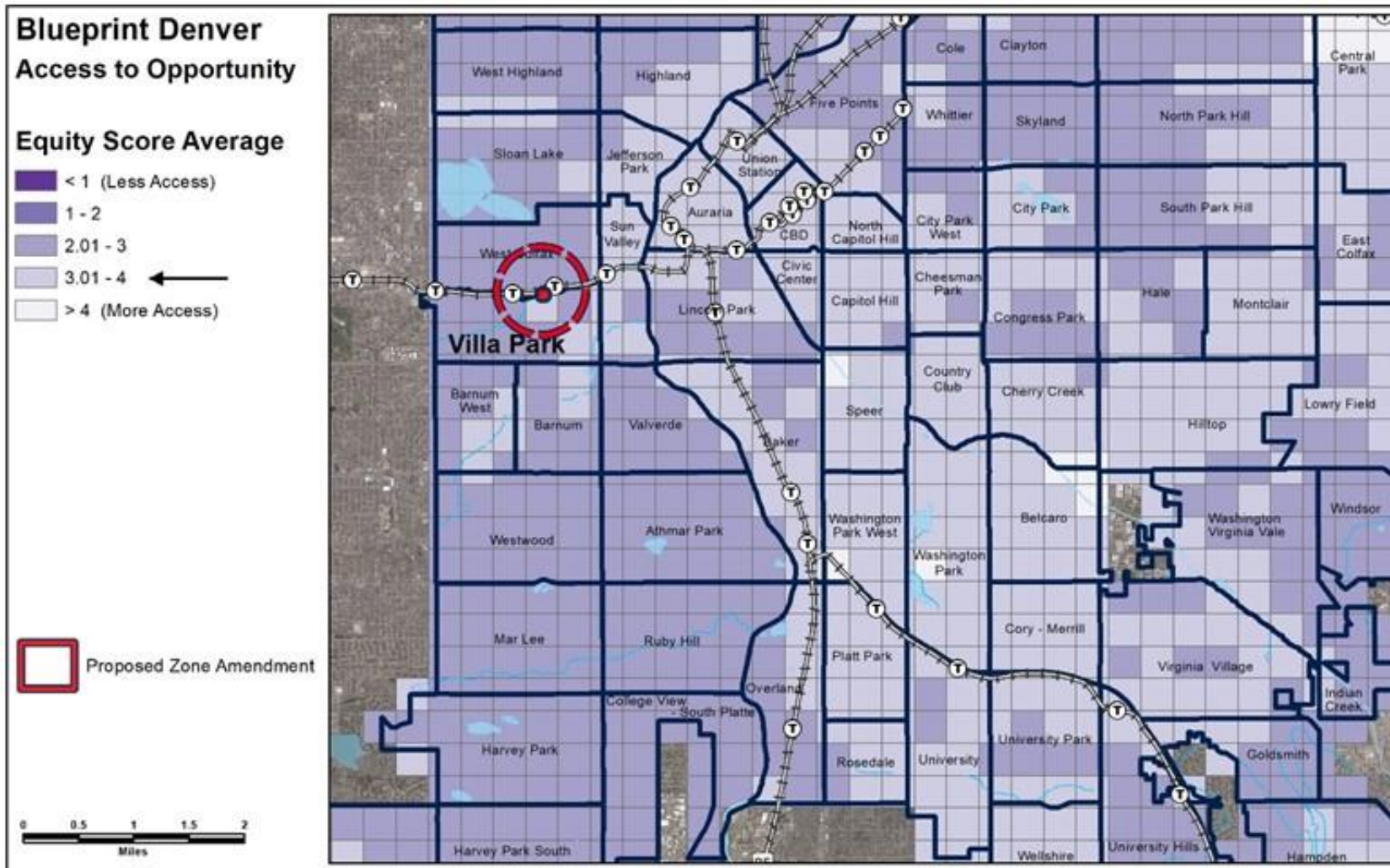
## Blueprint Denver Contains Three Major Equity Concepts

- Integrating these concepts into planning and implementation will help to create a more equitable Denver.





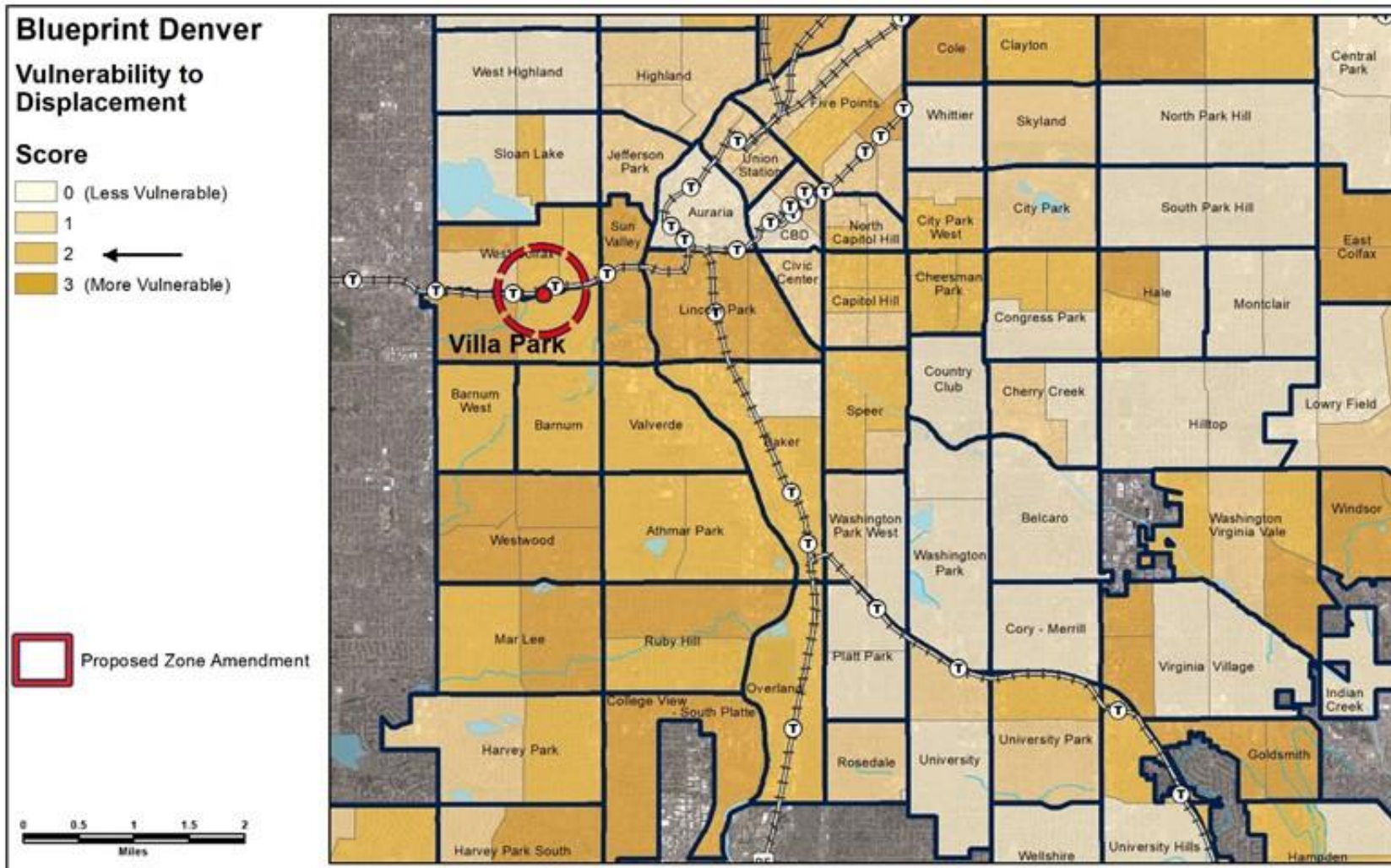
# Blueprint Denver – Equity Analysis



## Access to Opportunity

- Generally high Access to Opportunity
- Built Environment (access to parks and fresh food)
- Access to Transit

# Blueprint Denver – Equity Analysis

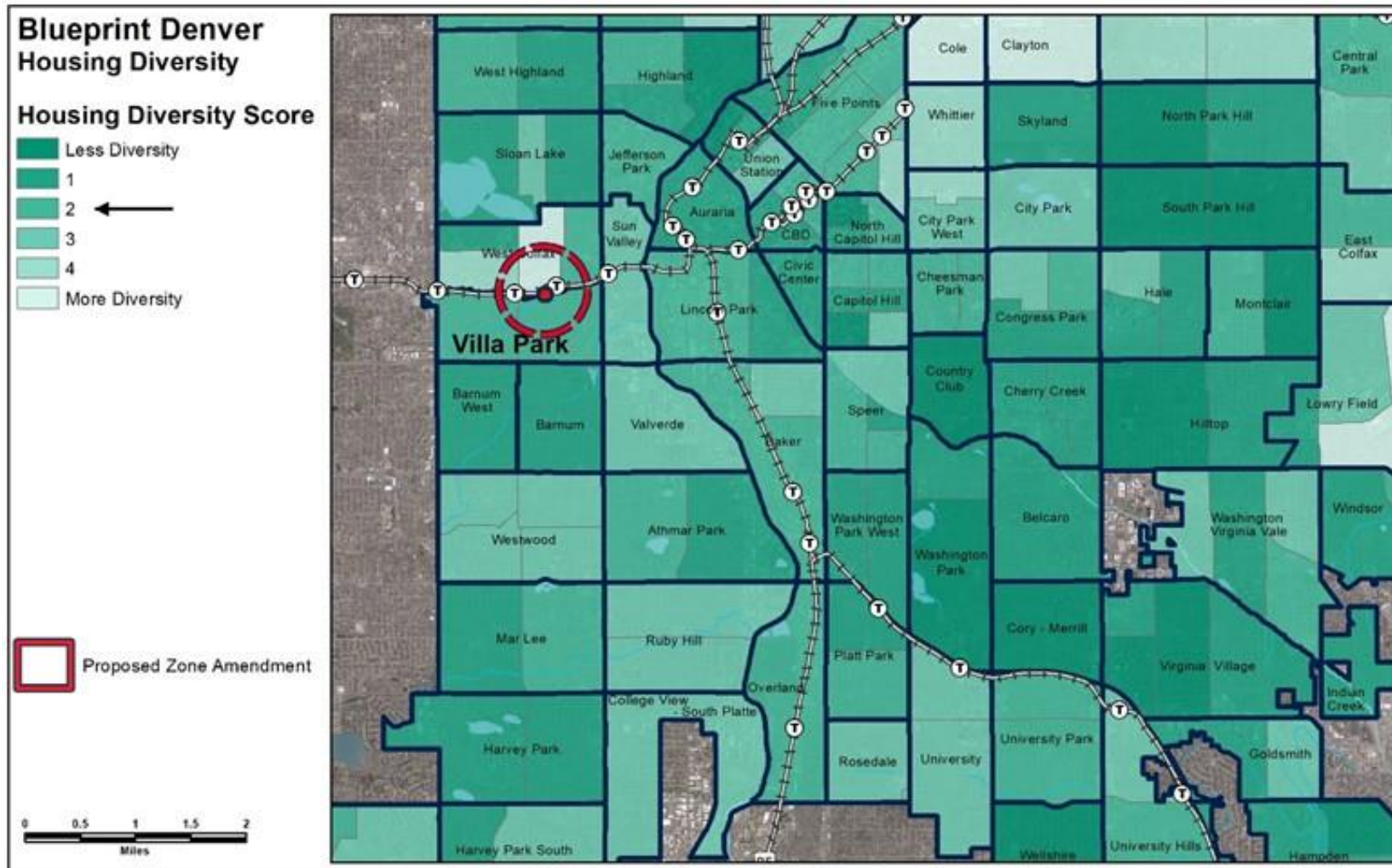


## Vulnerability to Involuntary Displacement

- Higher vulnerability
- Median household income
- Educational attainment



# Blueprint Denver – Equity Analysis



## Expanding Housing Diversity

- Lower diversity
- Higher percentage renters to owners
- Less diverse housing costs



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# Villa Park Neighborhood Plan (1991)

LZ-1 - ‘Compatibility of zoning to land use’ and ‘Protection of residential character of the neighborhood’



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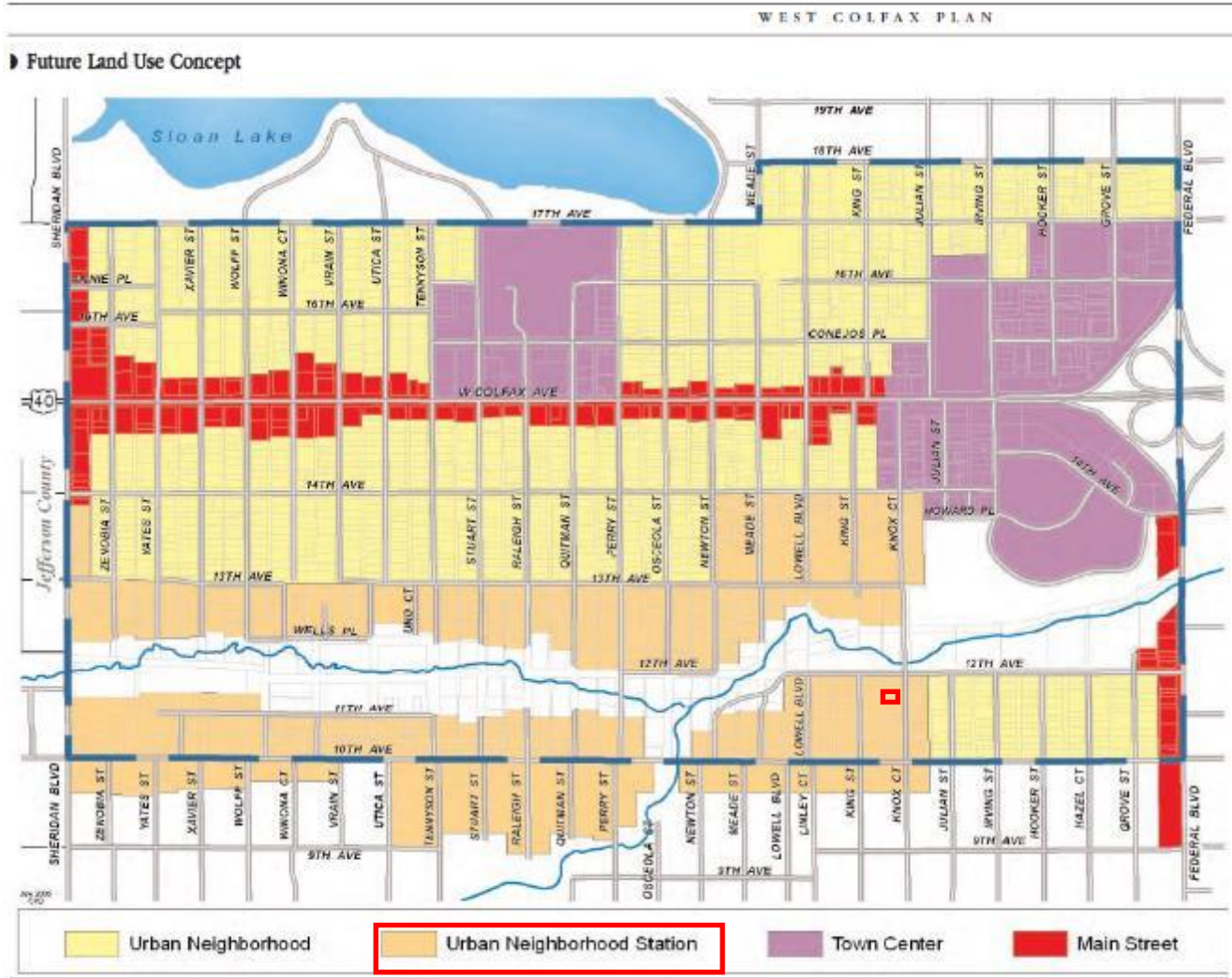
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# West Colfax Plan (2006)



- Area identified as “Urban Neighborhood Station”
  - Single and multi-family residential 1-5 stories
- Identified as “Residential Growth Opportunity Area”

# Denver Zoning Code Review Criteria

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- *West Area Plan (Planned for adoption in Spring of 2023)*


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# West Area Plan (Expected adoption: Spring 2023)



**WEST**  
neighborhood  
PLANNING INITIATIVE

**WEST AREA PLAN**  
PLANNING BOARD REVIEW DRAFT  
FEBRUARY 2023

**DENVER**  
COMMUNITY PLANNING  
& DEVELOPMENT



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# CPD Recommendation

CPD recommends approval, based on finding all review criteria have been met

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