



5401 E Dakota Ave.

Request: R-1 to E-SU-Dx

Date: 1/28/2025

Presenter: Fran Penafiel

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: from R-1 to E-SU-Dx



- Property:
 - 5.23 acres divided in 22 parcels of aprox. 6,750 sq ft each
 - S Grape St is a private street.
 - Rezone from R-1 to E-SU-Dx
- Requesting rezoning to fix an error in legislative rezoning for Near Southeast where these properties were proposed to be rezoned to S-SU-Dx instead of E-SU-Dx

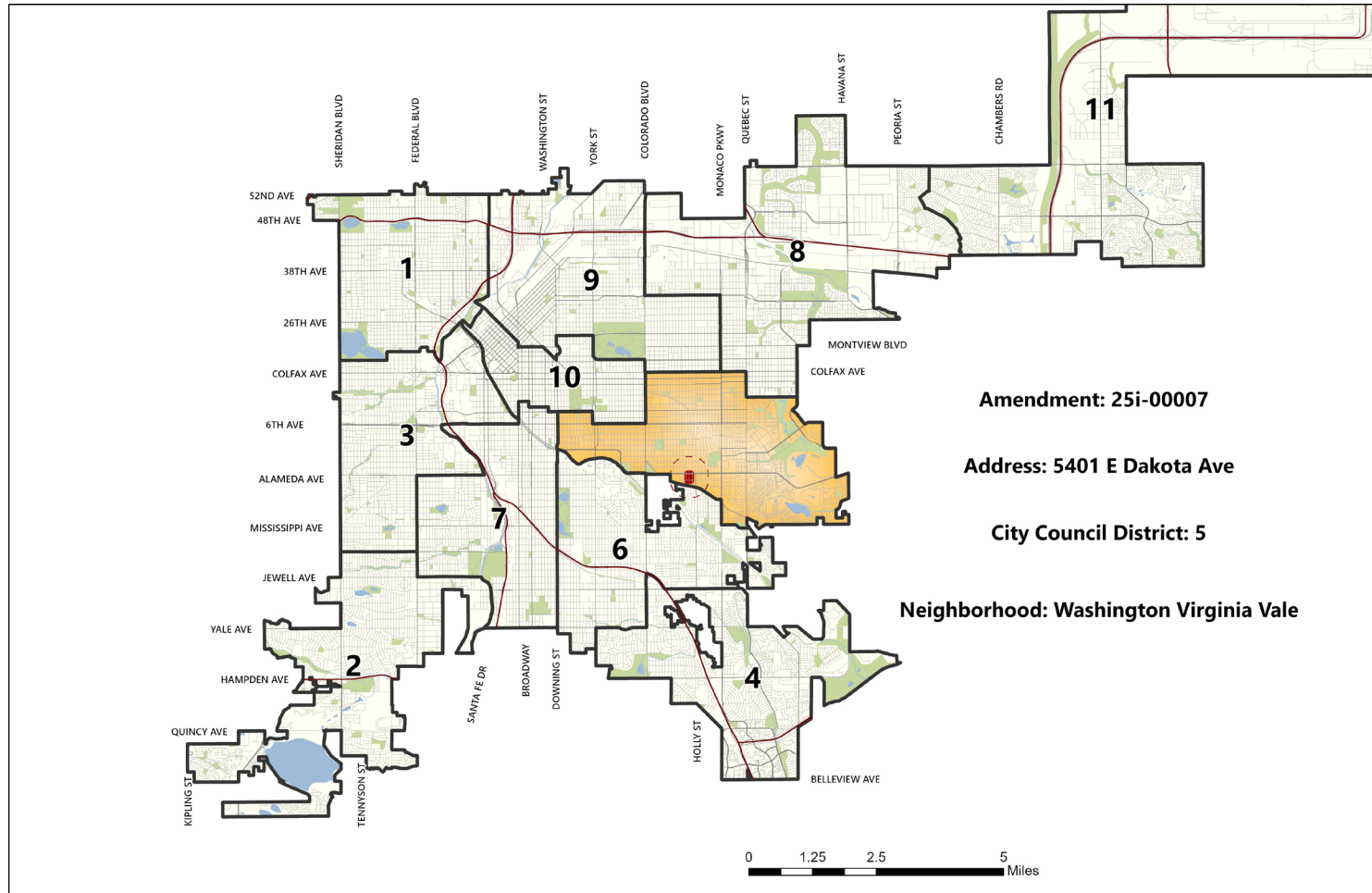
Reminder: Approval of a rezoning is not approval of a proposed specific development project

Presentation Agenda

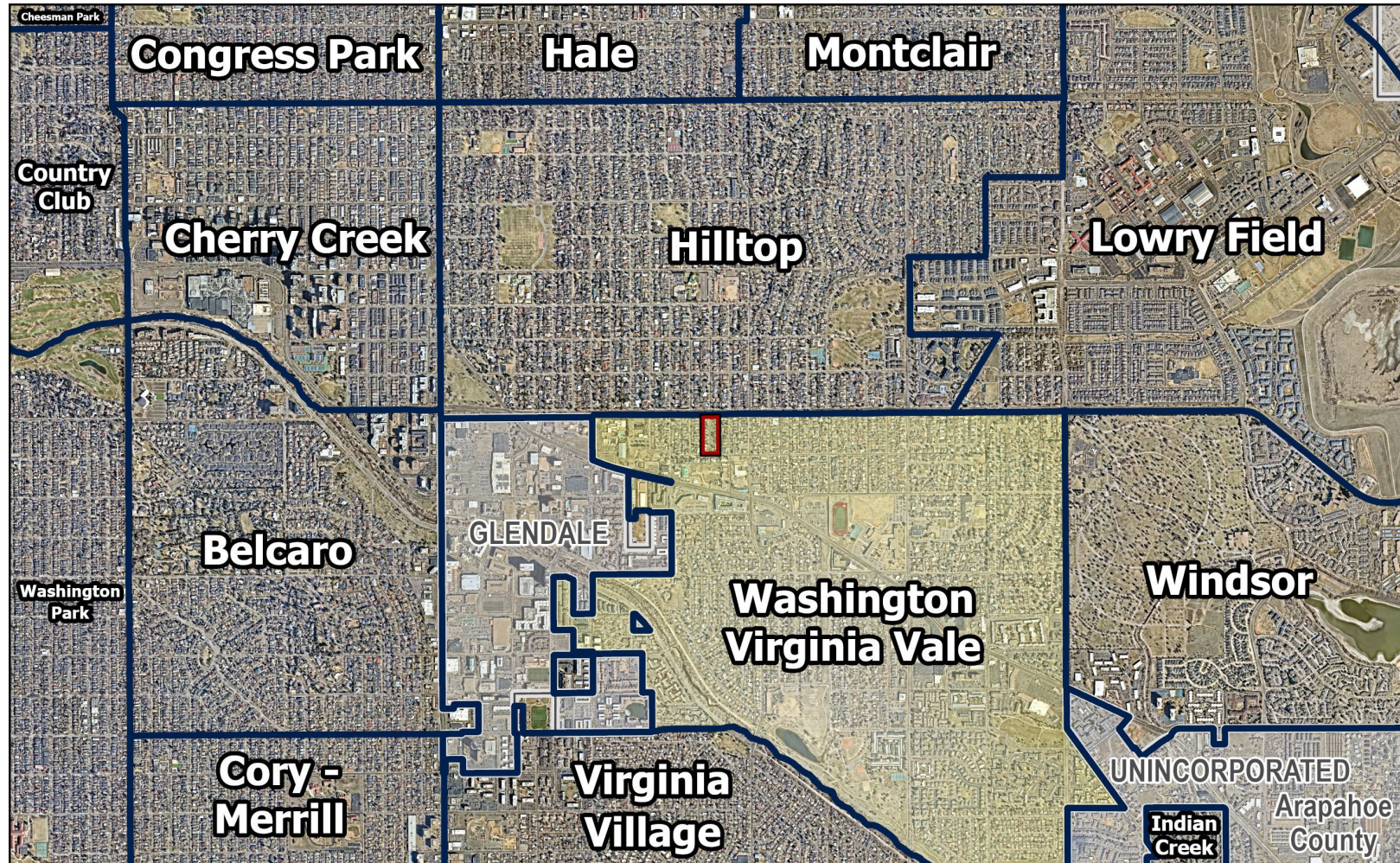
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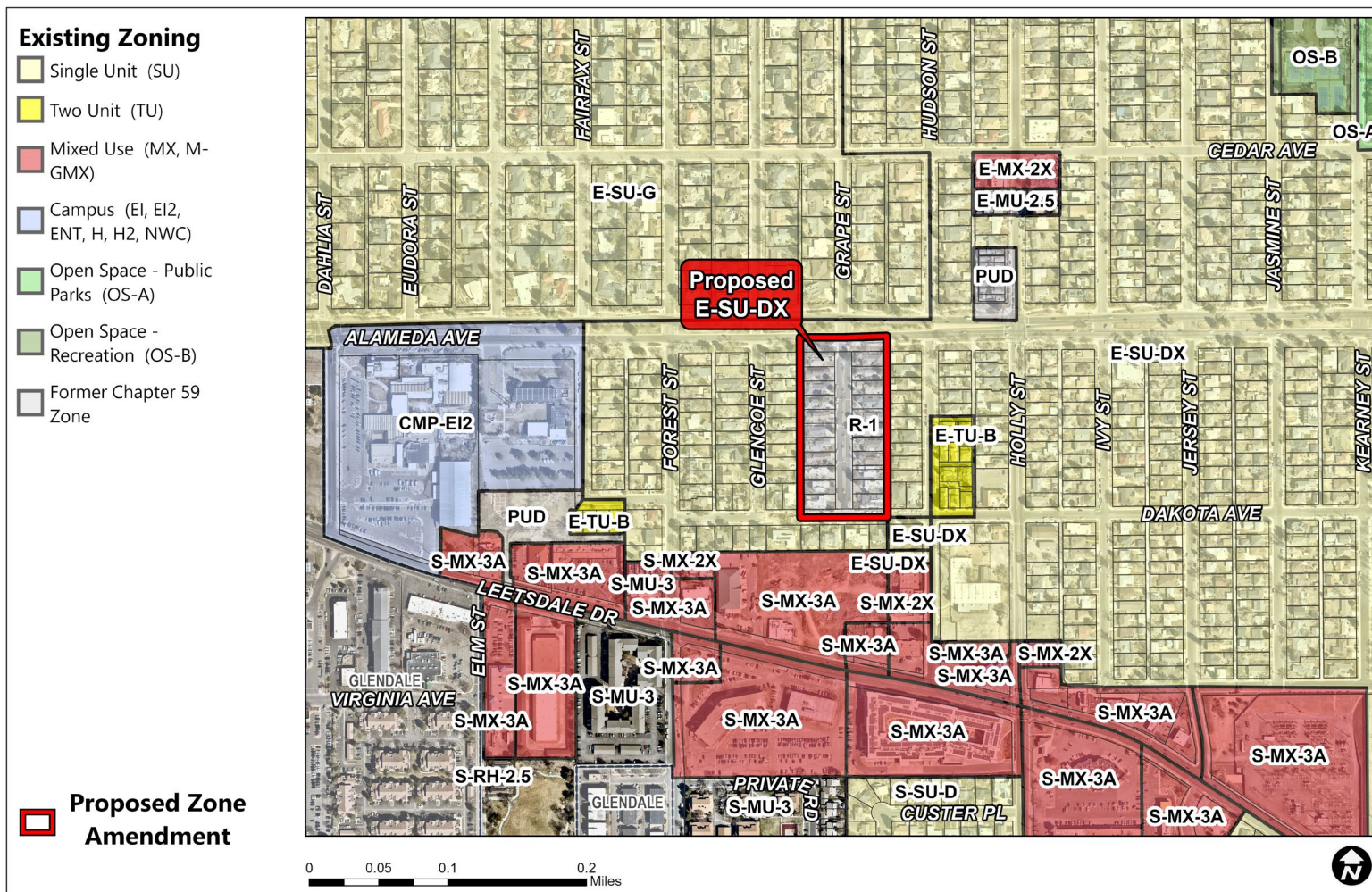
Council District 5 – Councilmember Sawyer



Statistical Neighborhood - Washington Virginia Vale



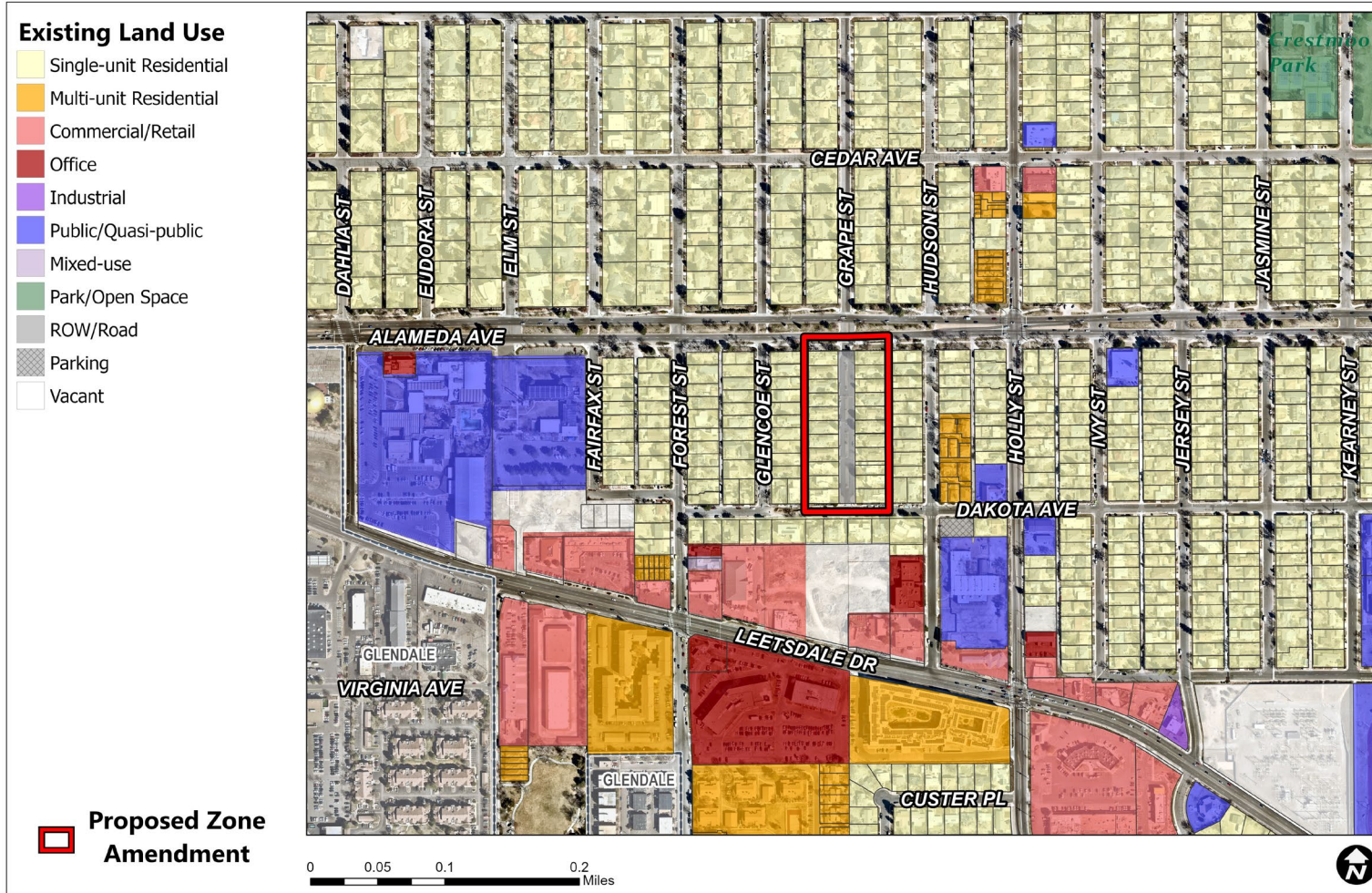
Existing Zoning – R-1



Nearby Districts:

- E-SU-Dx
- E-SU-G
- E-TU-B
- S-MX-3A

Existing Context – Land Use



Adjacent to:

- Single and Two unit Residential
- Commercial/Retail

Existing Context – Building Form/Scale



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Charter Process

- Informational Notice: 1/22/2025
- **LUTI Committee: 1/28/2025**
- City Council Public Hearing: 2/24/2025

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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*
- *Near Southeast Area Plan*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

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Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver (2019)*

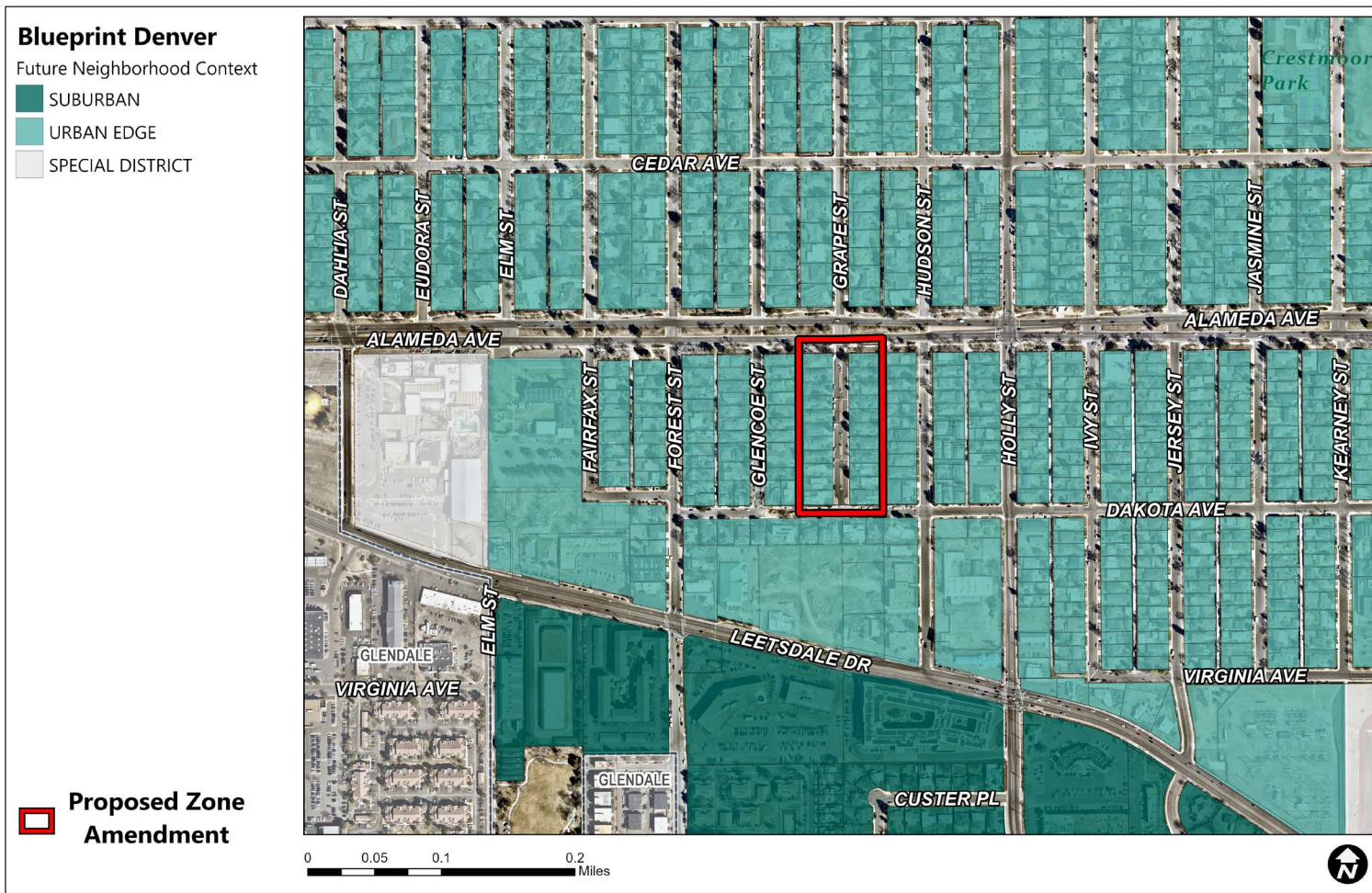
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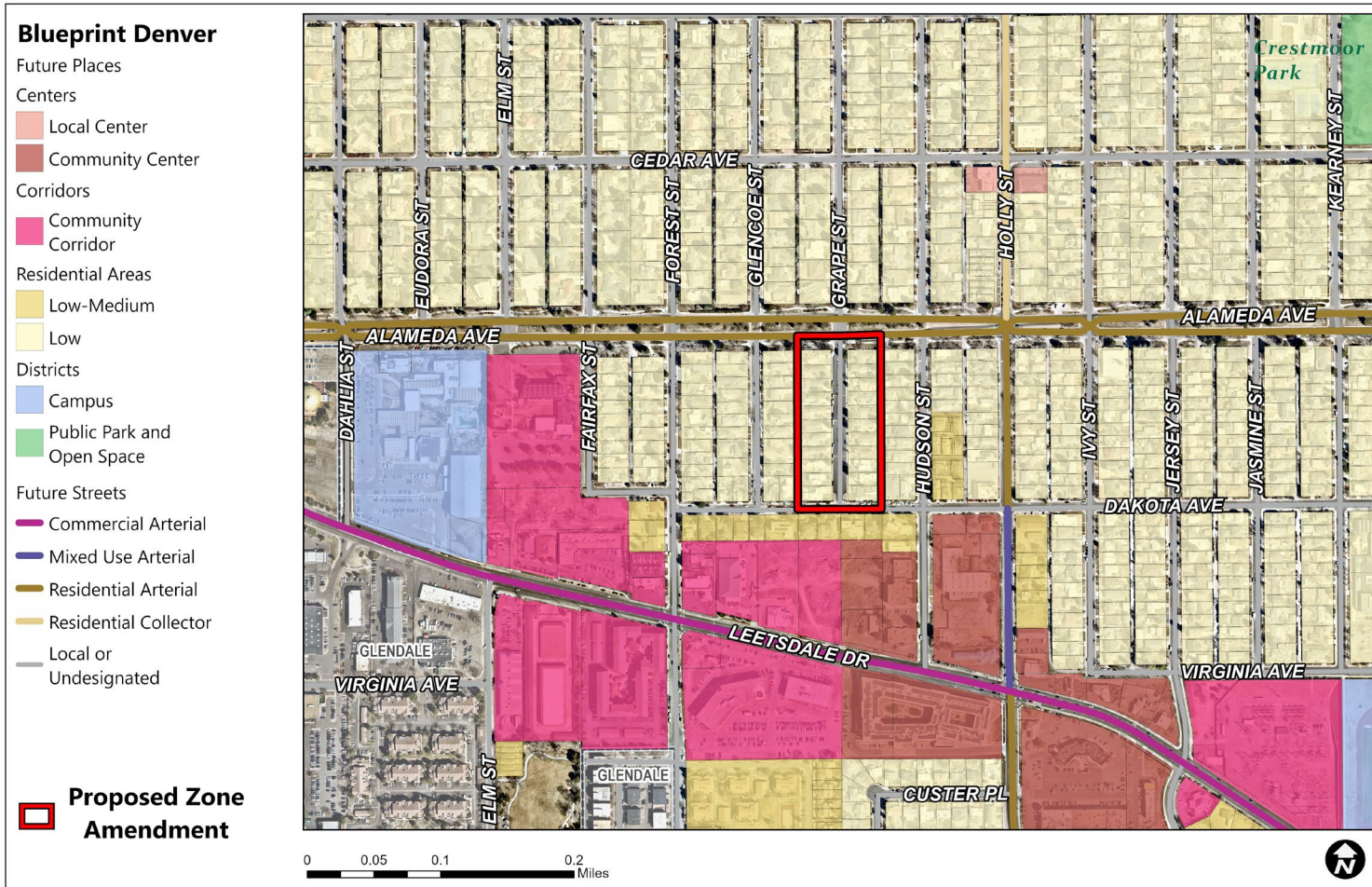
Blueprint Denver 2019



Urban Edge Future Neighborhood Context

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

Blueprint Denver 2019



- **Low Residential**
 - Predominantly single- and two-unit uses
 - Accessory dwelling units are appropriate
- **Future Street Type**
 - Albion Street: Local or Undesignated

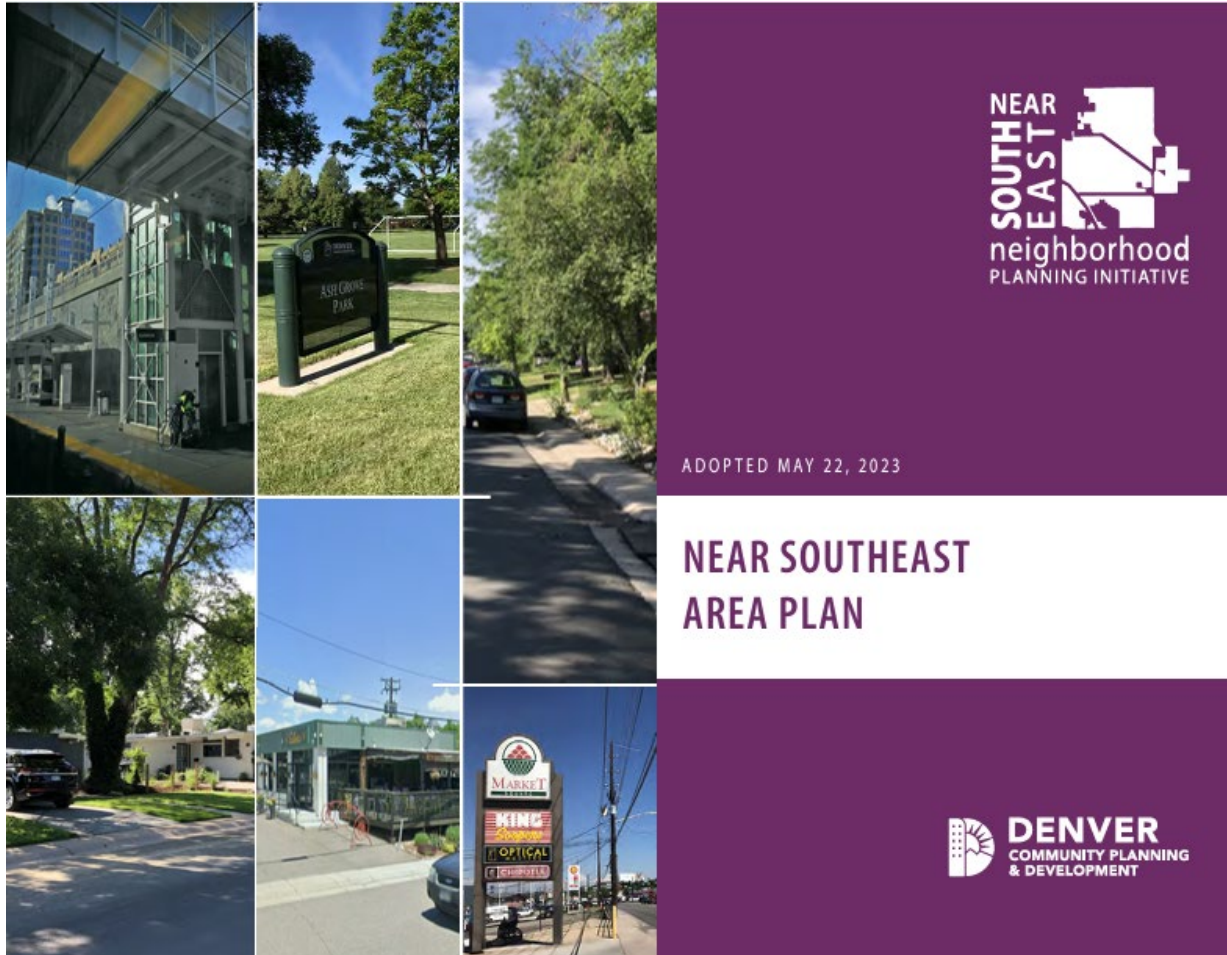
Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

Blueprint Denver 2019

As these sites currently have Former Chapter 59 zoning, this strategy from the Land Use & Built Form: General section, Policy 3 is relevant for this proposed rezoning:

- Strategy A states, “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” (p. 73).

Near Southeast Area Plan



NEAR
SOUTH
EAST
neighborhood
PLANNING INITIATIVE

ADOPTED MAY 22, 2023

NEAR SOUTHEAST
AREA PLAN

 **DENVER**
COMMUNITY PLANNING
& DEVELOPMENT

Proposal

The rezoning proposal focuses on implementing key land use recommendations:

- Rezone Former Chapter 59 districts into the Denver Zoning Code (LU-10).

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Zone District Purpose and Intent

CPD Recommendation

CPD recommends [Approval](#), based on finding all review criteria have been met

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