



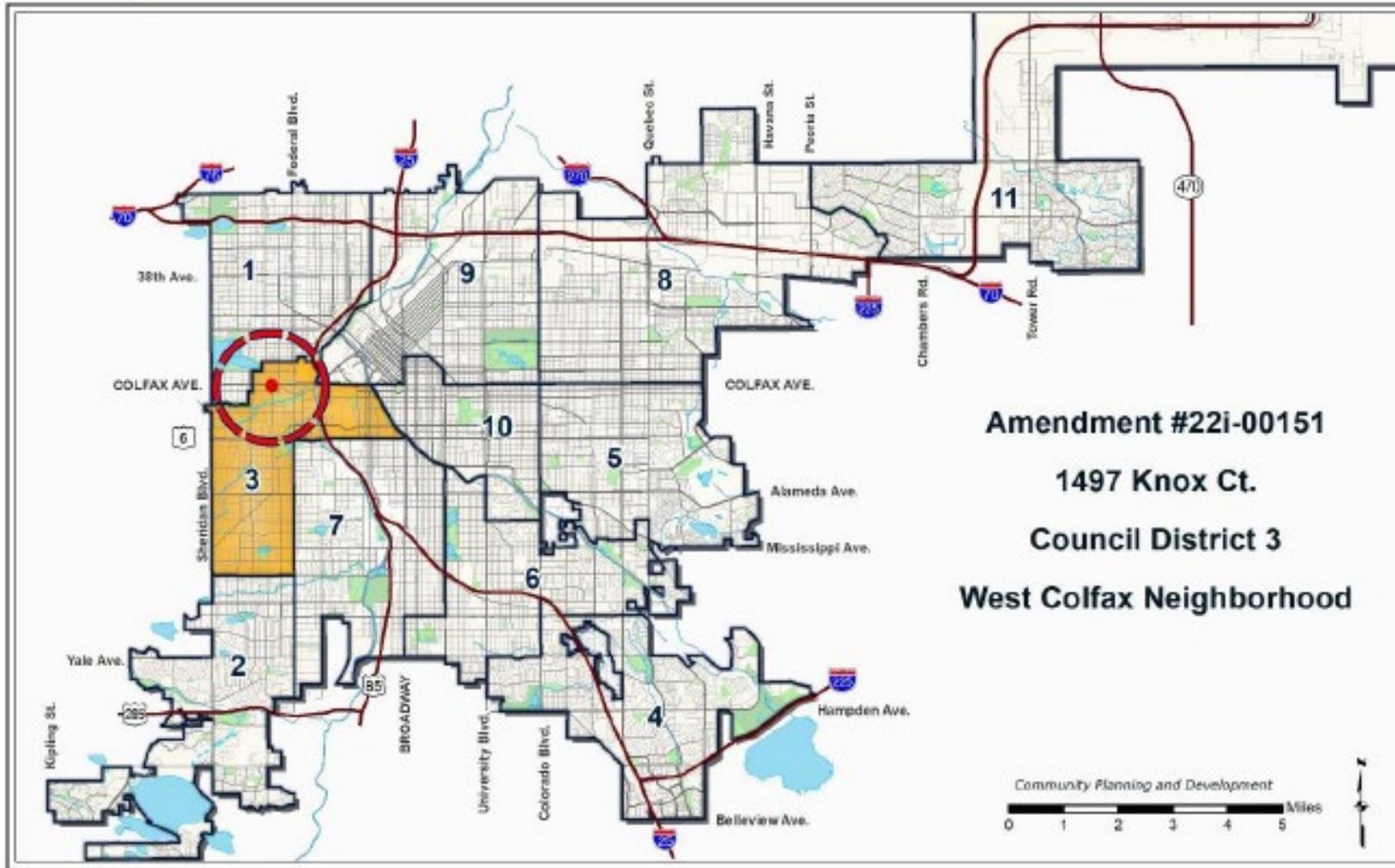
1465-1497 N. Knox Court

Request: G-RH-3 to G-MS-5

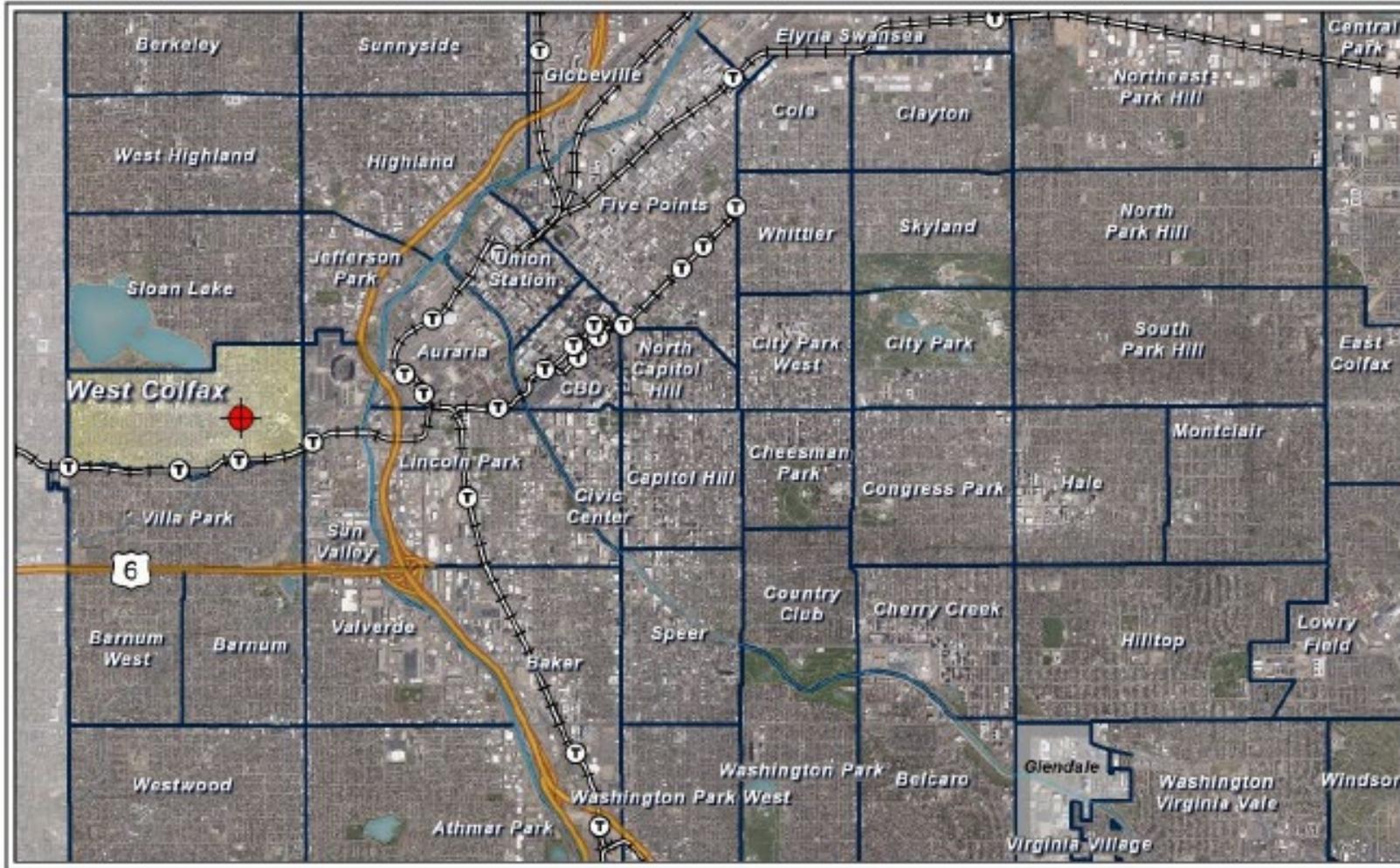
CC Hearing: 6/26/2023

Case #: 2022i00151

Council District 3 – CM Torres



West Colfax Neighborhood



Request: G-MS-5



Subject Property

- Multi-Unit (10 HUD Section 8 rental rowhomes)
- 31,300 square feet or 0.71 acres

Proposal

- G-MS-5
- General Urban – Main Street – Up to 5 stories in height
- Building Forms allowed: Shopfront, General and Townhouse, and Drive-Thru

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

Existing Zoning



Existing Context – Use/Building Form/Scale



Subject property looking southwest



Subject Property looking west



Process

- Informational Notice: 2/8/2023
- Planning Board Notice: 3/15/2023
- Planning Board Public Hearing: 4/5/2023
 - Approved Unanimously
- LUTI Committee: 4/25/2023
- City Council Public Hearing: 6/26/2023
- Public Comment:
 - RNO: 2 Letters of Support
 - 8 Comments of Opposition

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*
- *West Area Plan (2023)*

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

Consistency with Adopted Plans: Comprehensive Plan

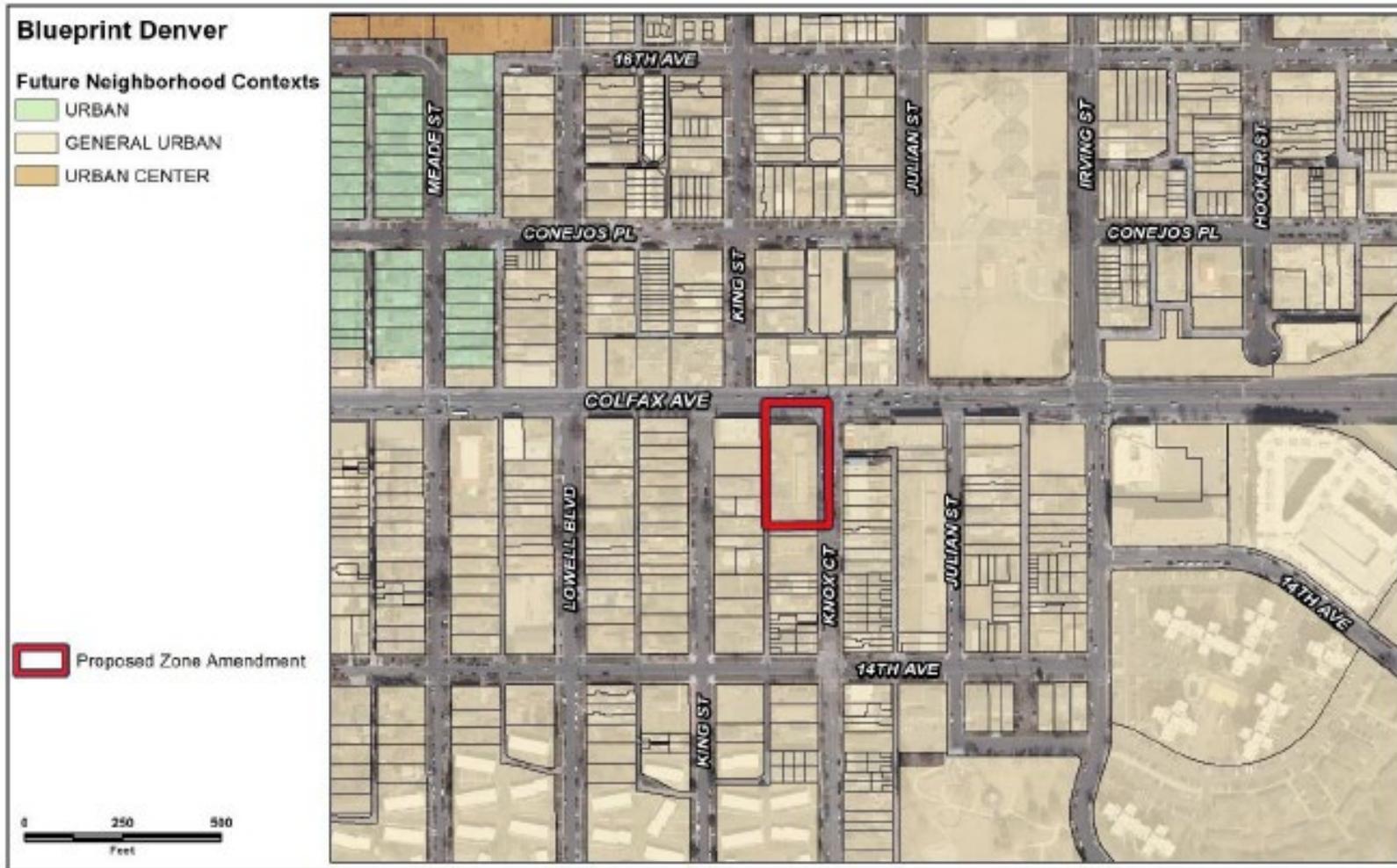


- **Equitable, Affordable and Inclusive Goal 1, Strategy A** – Increase development of housing units close to transit and mixed-use developments
- **Equitable, Affordable and Inclusive Goal 2, Strategy A** – Create a greater mix of housing options in every neighborhood for all individuals and families



- **Environmentally Resilient Goal 8, Strategy A** – *Promote infill development where infrastructure and services are already in place*
- **Environmentally Resilient Goal 8, Strategy B** – *Encourage mixed-use communities where residents can live, work and play in their own neighborhoods .*

Consistency with Adopted Plans: Blueprint Denver



General Urban - Future Neighborhood Context

- Vibrant places with proximity to Denver's major centers like Downtown
- Homes in this context vary from multi-unit complexes to compact single-unit homes.

Consistency with Adopted Plans: Blueprint Denver

Blueprint Denver

Future Place Type

Centers

Community Center

Corridors

Community Corridor

Residential Areas

High-Medium

Low-Medium

Low

Districts

Public Park and Open Space

Other Park and Open Space

Future Street Type

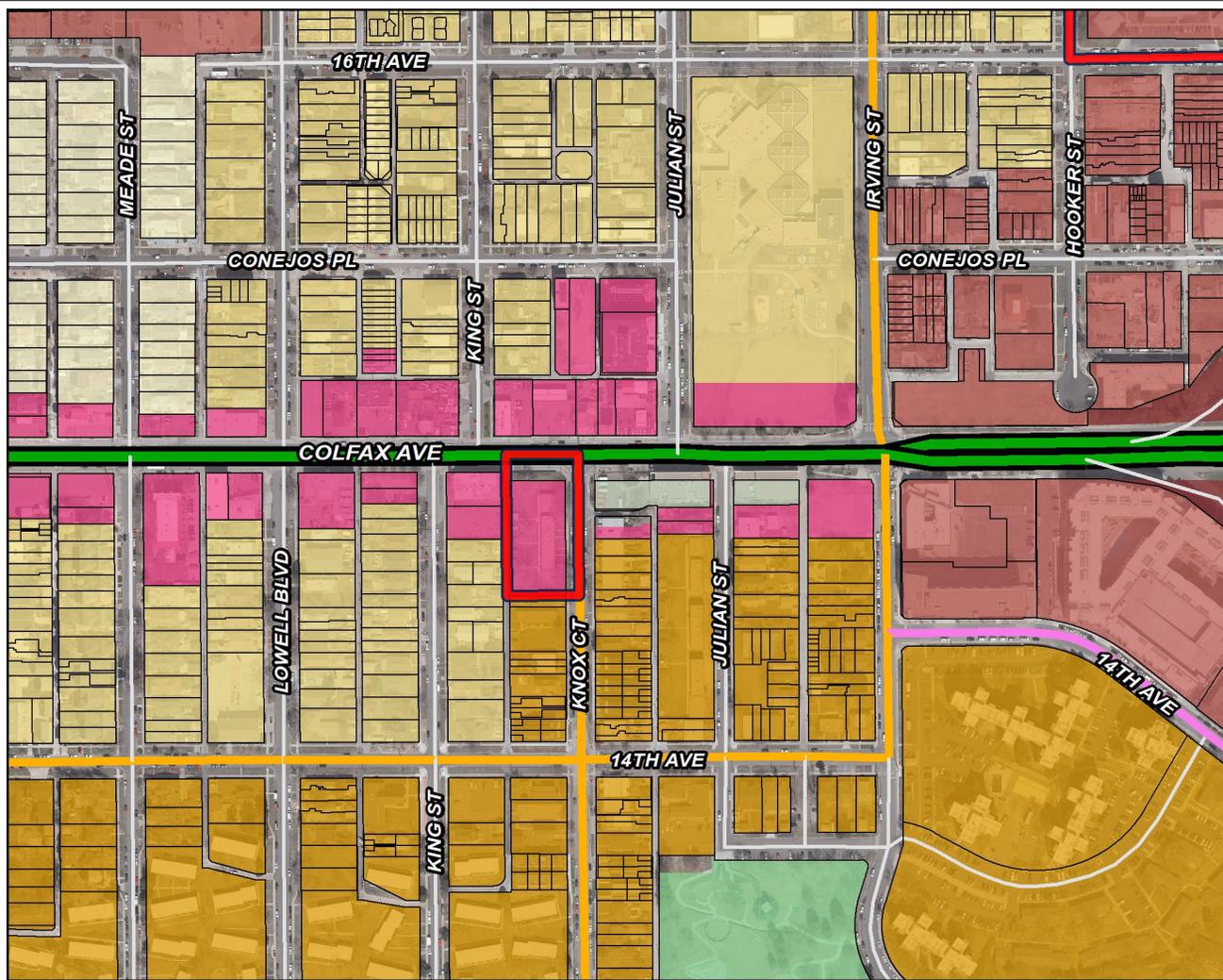
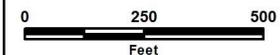
Main Street Arterial

Residential Collector

Mixed-Use Collector

Local or Undesignated

Proposed Zone Amendment



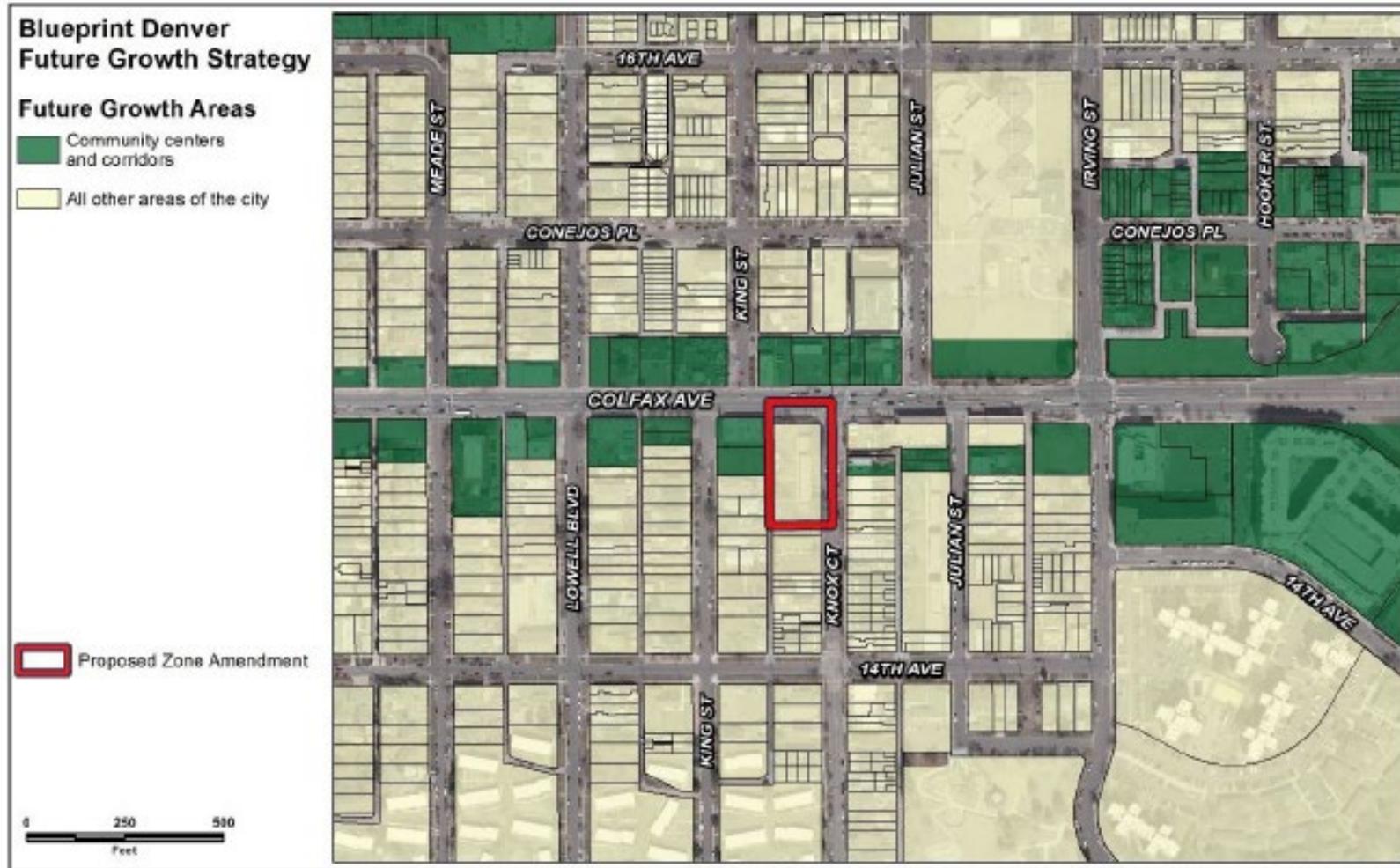
Community Corridor Future Place Type

- Typically provides some mix of office, commercial and residential uses. Building footprints are typically larger. Heights are generally up to 5 stories

Future Street Type

- Main Street Arterial

Consistency with Adopted Plans: Blueprint Denver



Districts

- 20% of new employment
- 10% of new housing

Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, however more limited.

EQUITY ANALYSIS

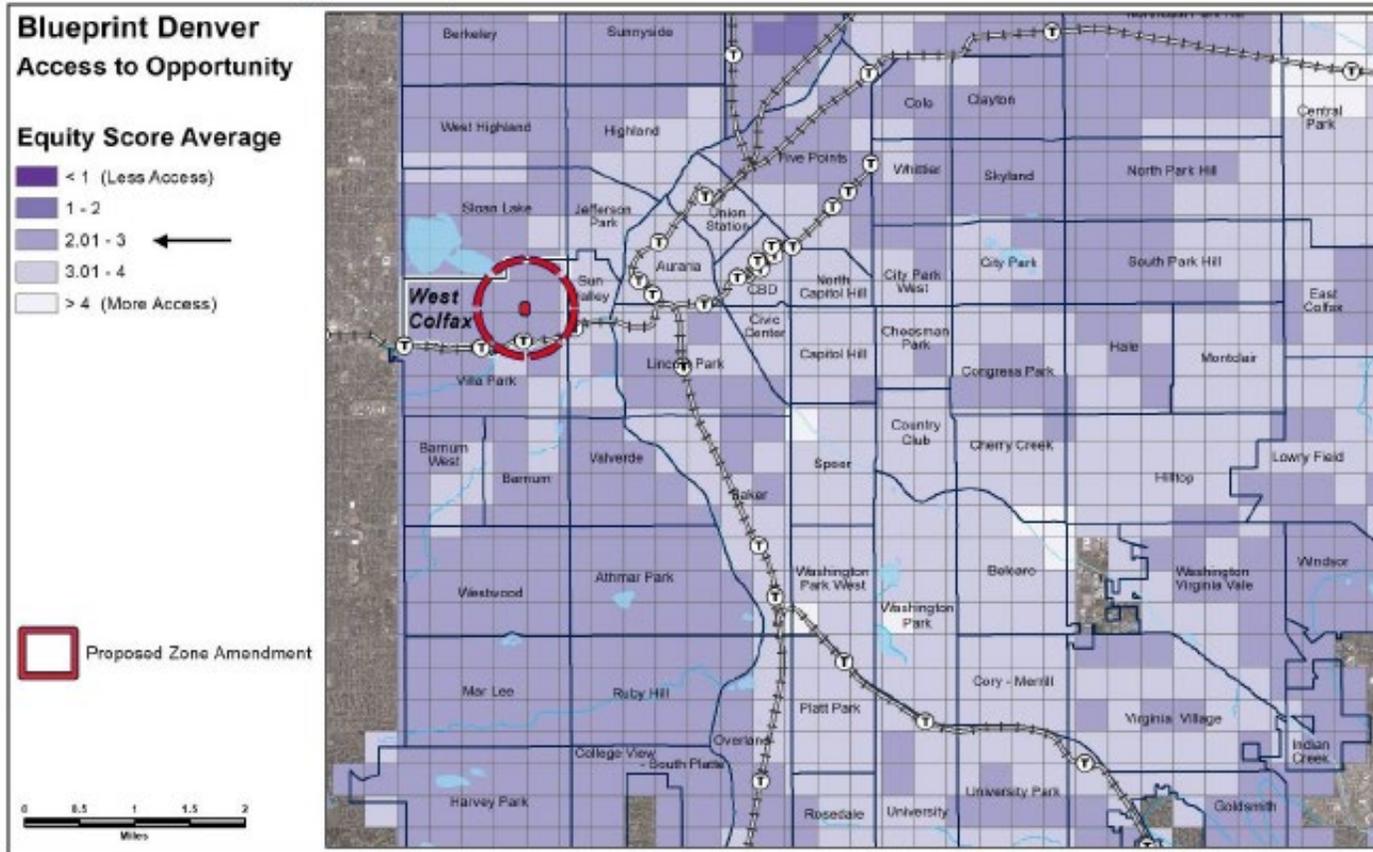
Blueprint Denver Contains Three Major Equity Concepts

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



Consistency With Adopted Plans

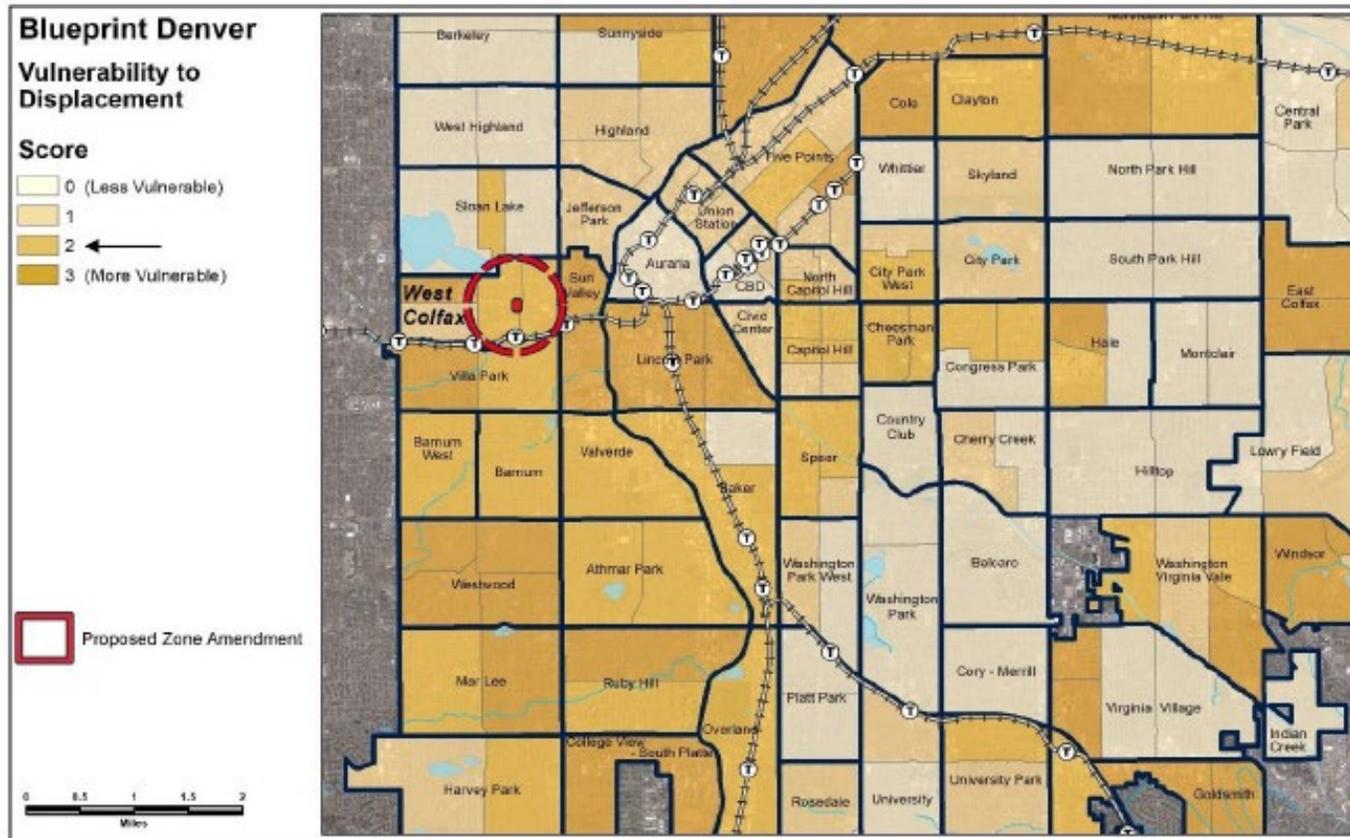
Blueprint Denver (2019)- Access to Opportunity



- Moderate access to opportunity
- Less equitable access to healthcare
- Higher-than-average percentage of children with obesity and incomes below the poverty line

Consistency With Adopted Plans

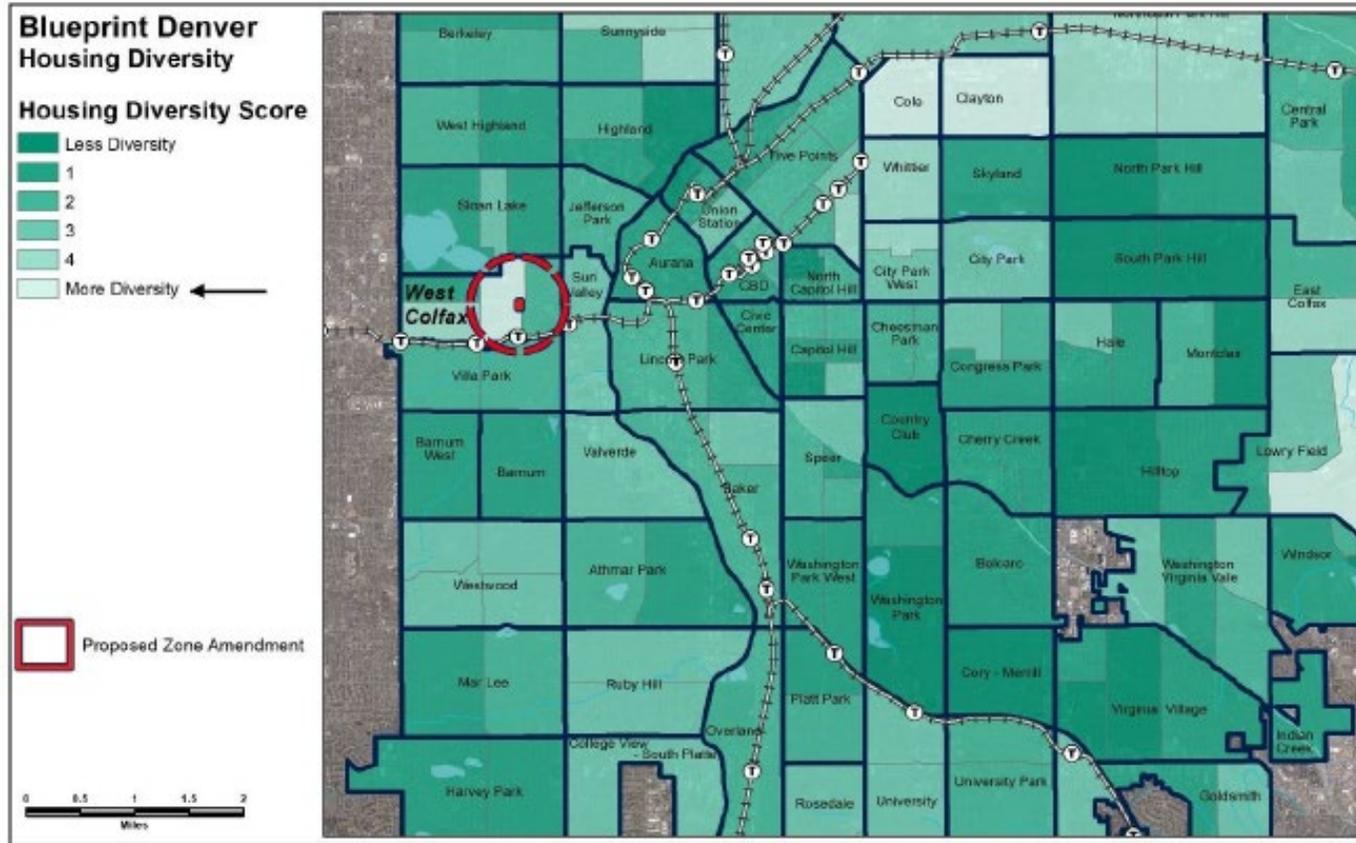
Blueprint Denver (2019)- Vulnerability to Involuntary Displacement



- Moderate high vulnerability to involuntary displacement
- Lower-than-average median household incomes
- Lower-than average percentage of people with less than a college degree
- Higher-than-average percentage of renters

Consistency With Adopted Plans

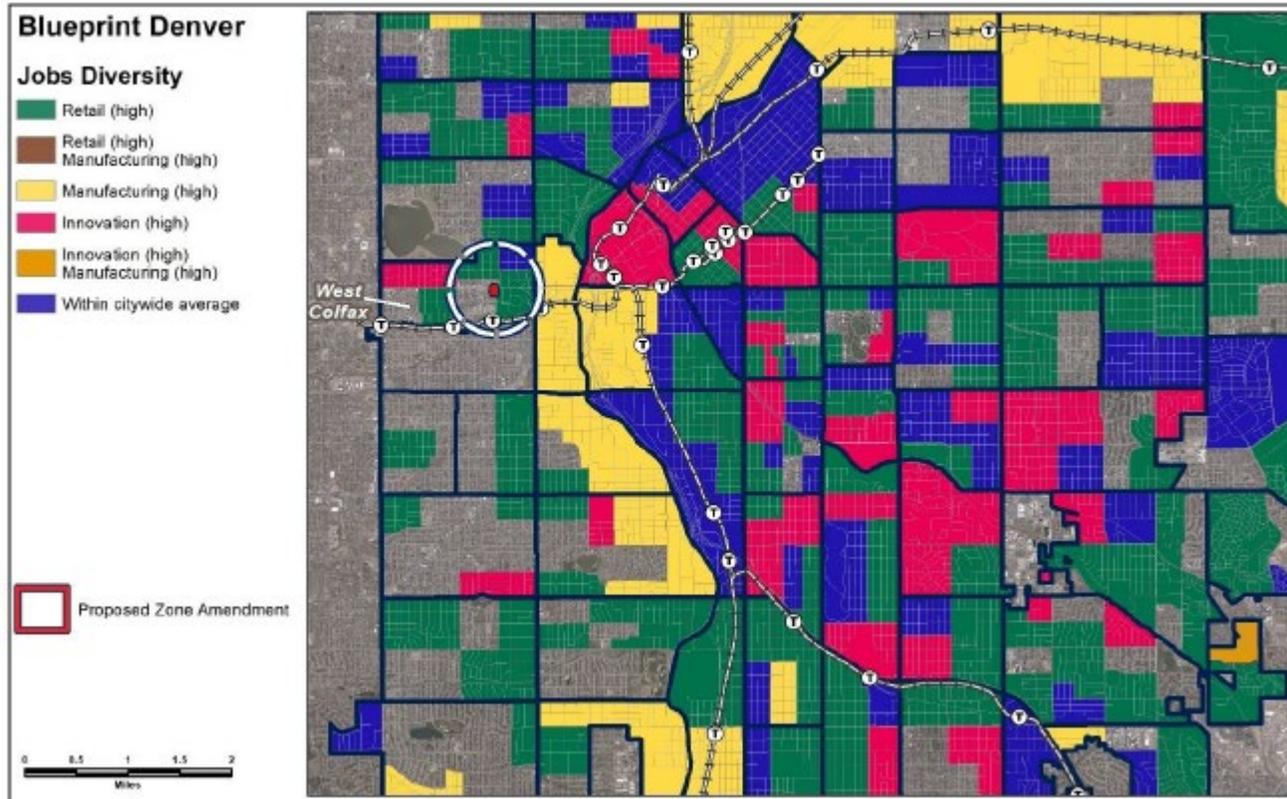
Blueprint Denver (2019)- Housing Diversity



- Not diverse in terms of the percentage of Diversity of bedroom count, owners to renters, and housing costs

Consistency With Adopted Plans

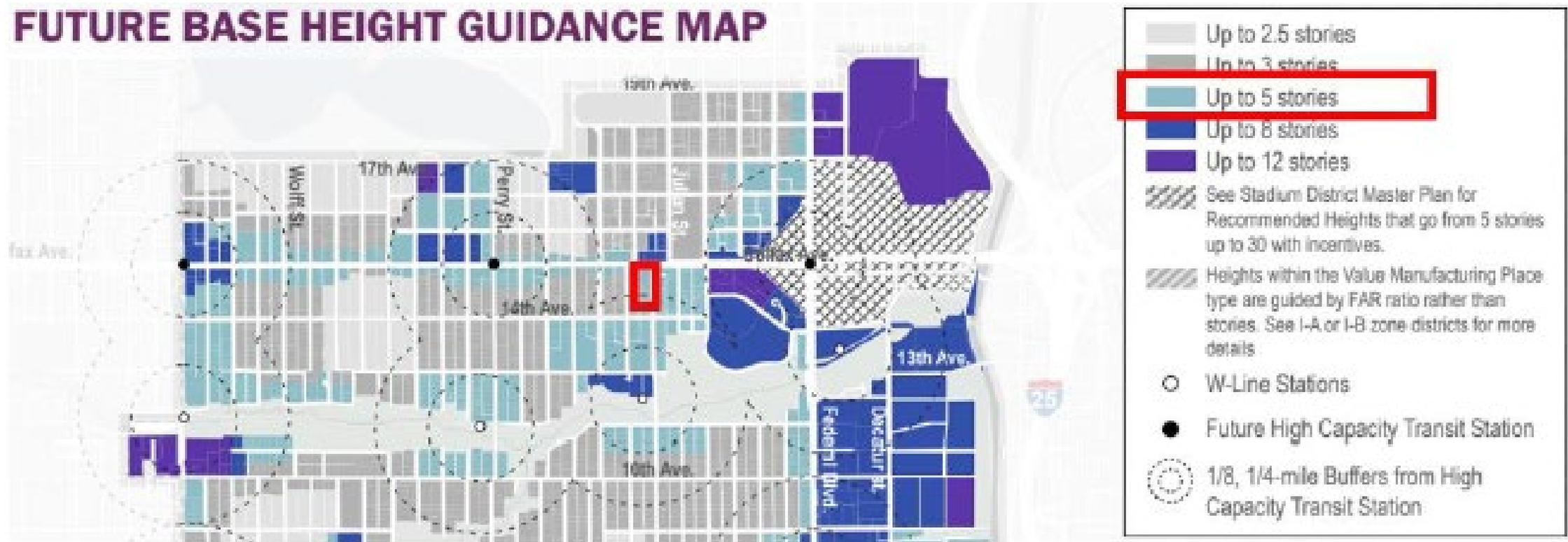
Blueprint Denver (2019)- Jobs Diversity



- Job Diversity in this area cannot be measured, as there are fewer than 100 jobs in the area.

West Area Plan (2023)

FUTURE BASE HEIGHT GUIDANCE MAP



West Area Plan (2023)

- Land Use & Built Form Policy L3: “**direct future growth along high-capacity transit corridors and centers**, and ensure future development results in neighborhoods that are more complete with mobility, quality of life enhancements, and access to opportunities for all residents” (p. 178).
- Economy & Housing Policy E2: “**Explore strategies so affordable housing is available everywhere by implementing approaches that promote a diversity of affordable housing options within all neighborhoods and new development.**” (p. 212).

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
 - City Adopted Plan
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

CPD Recommendation

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

Rezoning 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