



**DENVER**  
THE MILE HIGH CITY

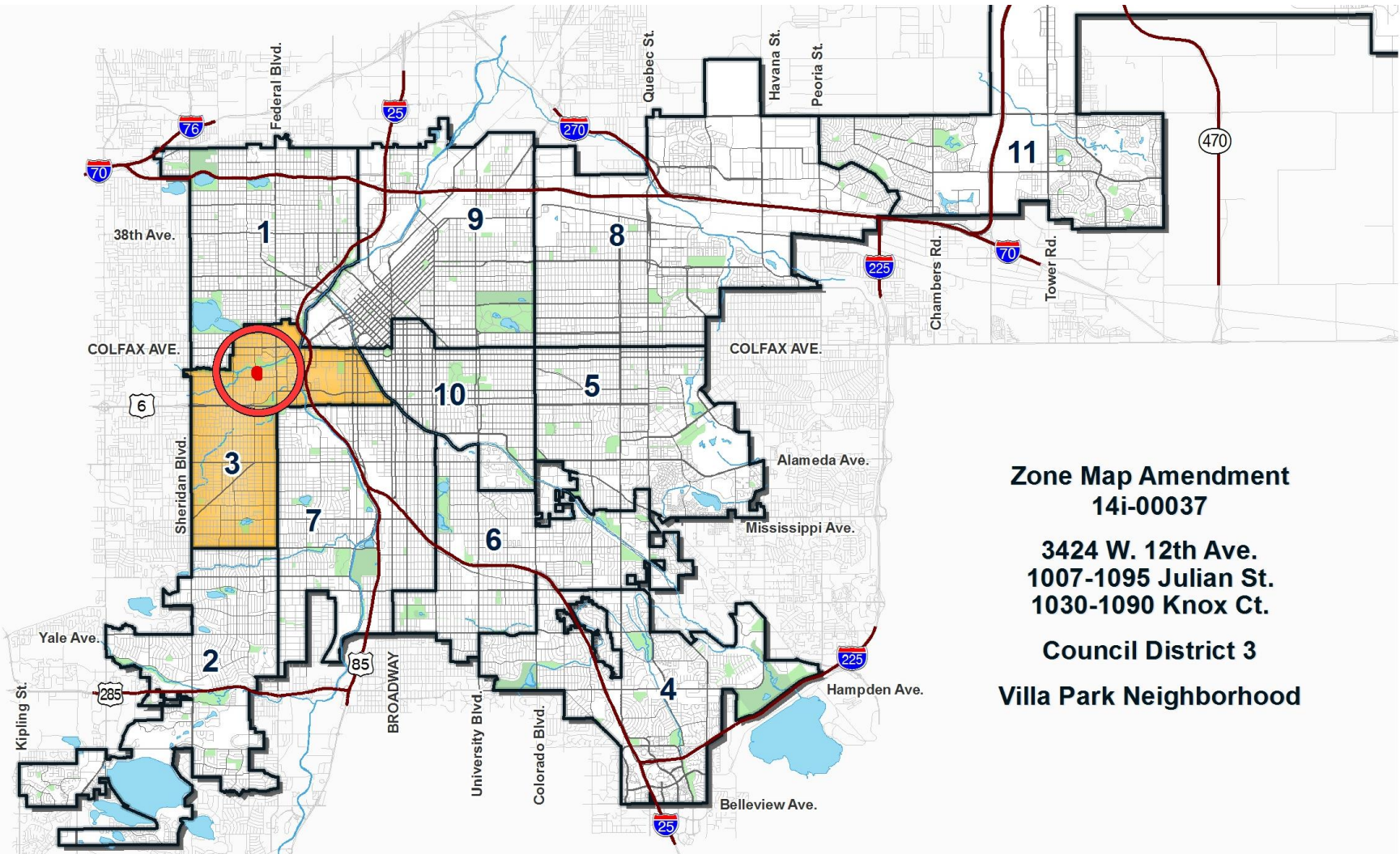
**Approx. 1007-1095 Julian  
Street/3424 W 12<sup>th</sup> Avenue and  
1030-1090 Knox Court**

E-SU-D1x to E-TH-2.5



# 1007-1095 Julian Street/3424 W 12<sup>th</sup> Avenue and 1030-1090 Knox Court

## E-SU-D1x to E-TH-2.5



**Zone Map Amendment  
14i-00037**

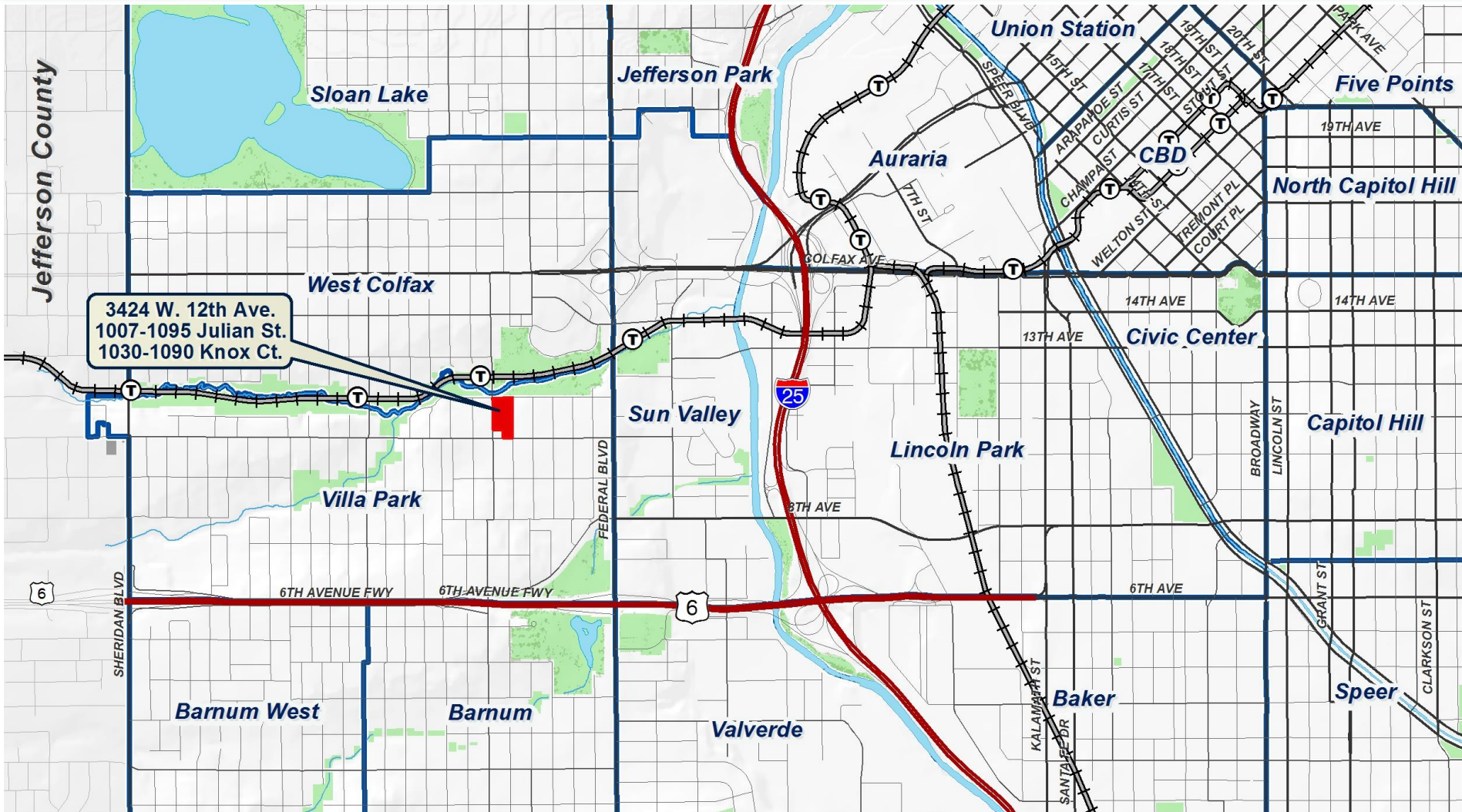
**3424 W. 12th Ave.  
1007-1095 Julian St.  
1030-1090 Knox Ct.**

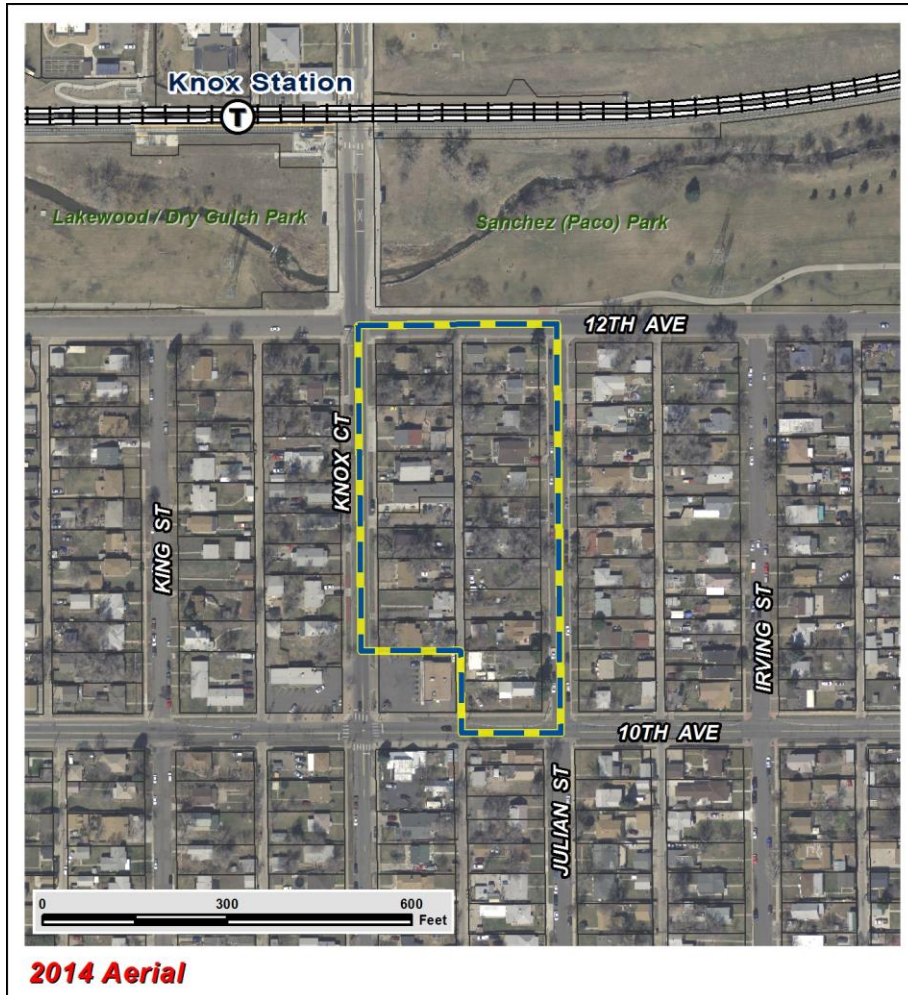
**Council District 3  
Villa Park Neighborhood**



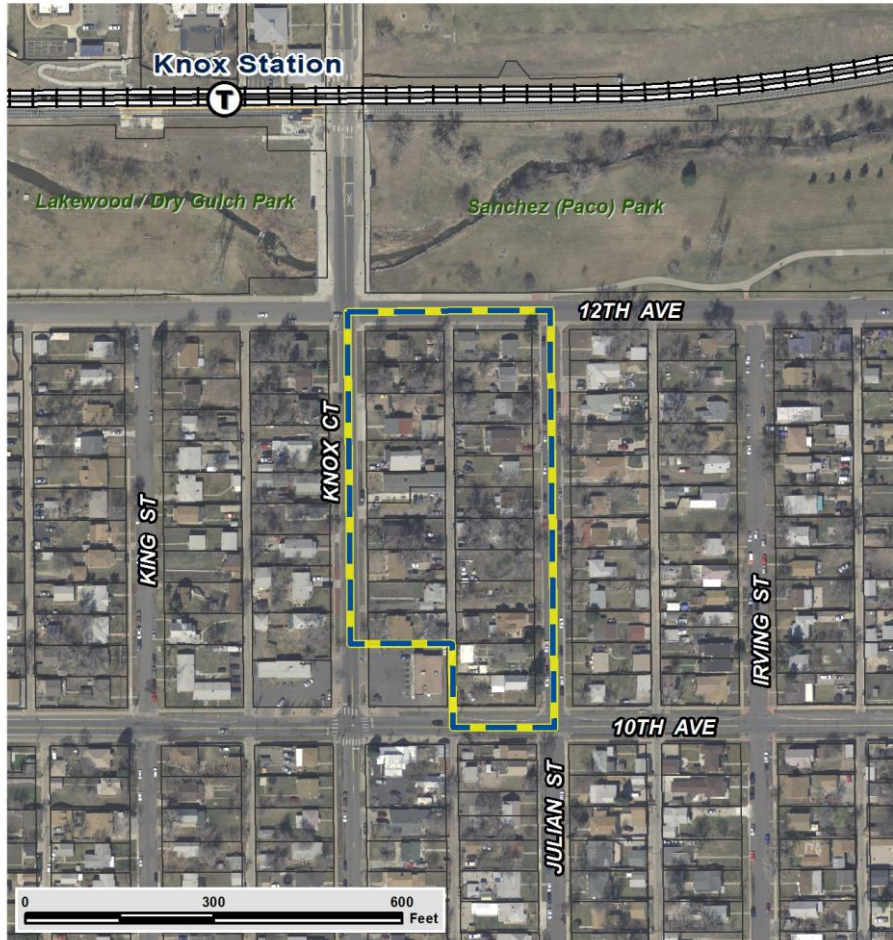
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# Villa Park Neighborhood





- 5 blocks north of West 6<sup>th</sup> Avenue
- 3 blocks south of West Colfax Avenue
- 5 blocks west of Federal Boulevard
- Directly south of Lakewood Dry Gulch, Sanchez Parks and Knox Court Light Rail Station
- Within 1/2 mile of Decatur-Federal and Perry Street Stations




**2014 Aerial**

- Property:
  - 137,500 SF, 3.1 acres
  - Existing Single Family Structures
- Property owner, with signatures of owners of 59% of subject property:
  - Requesting rezoning to redevelop 3 parcels owned by the applicant
- Rezone from E-SU-D1x to E-TH-2.5

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




 Proposed Zone Map Amendment 14i-00037

137,500 Sq. Ft. Total Area

 Signature Accepted (Full Area Credit)

81,250 Sq. Ft. Signature Credit Area **59%**

 Signature Accepted (Half Area Credit)

Article 4. Urban Edge Neighborhood Context

Article 4. Urban Edge Neighborhood Context  
Division 4.1 Neighborhood Context Description

### DIVISION 4.1 NEIGHBORHOOD CONTEXT DESCRIPTION



#### SECTION 4.1.1 GENERAL CHARACTER

The Urban Edge Neighborhood Context is characterized by a mix of elements from both the Urban and Suburban Neighborhood Contexts. The Urban Edge Neighborhood Context is primarily single-unit and two-unit residential uses. Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas. Single-unit residential structures are typically Urban House forms with some Suburban House formal areas. Multi-unit forms are typically Town House, Garden Court, or Apartment forms embedded with other residential forms. Commercial buildings are typically Shopfront and General forms that typically contain a single type of use. Single and two-unit residential uses are primarily located along local and residential arterial streets. Multi-unit residential and commercial uses are located along local streets, arterials, and main streets.

#### SECTION 4.1.2 STREET, BLOCK AND ACCESS PATTERNS

The Urban Edge Neighborhood Context consists of a regular pattern of block shapes surrounded by orthogonal streets within a grid or modified grid. Orthogonal streets provide connection and a mixed presence of alleys. Block sizes and shapes are consistent and include attached, detached and non-existent sidewalks, treelawns where provided for by detached sidewalks, street and surface parking, and landscaping in the front setback.

#### SECTION 4.1.3 BUILDING PLACEMENT AND LOCATION

Single-, two-unit and multi-unit residential buildings typically have consistent moderate to deep front setbacks. Building orientation along a block face may be inconsistent or consistent. Commercial buildings typically have consistent orientation and front setbacks deep enough to allow for a mix of landscaping and some parking.

#### SECTION 4.1.4 BUILDING HEIGHT

The Urban Edge 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.

#### SECTION 4.1.5 MOBILITY

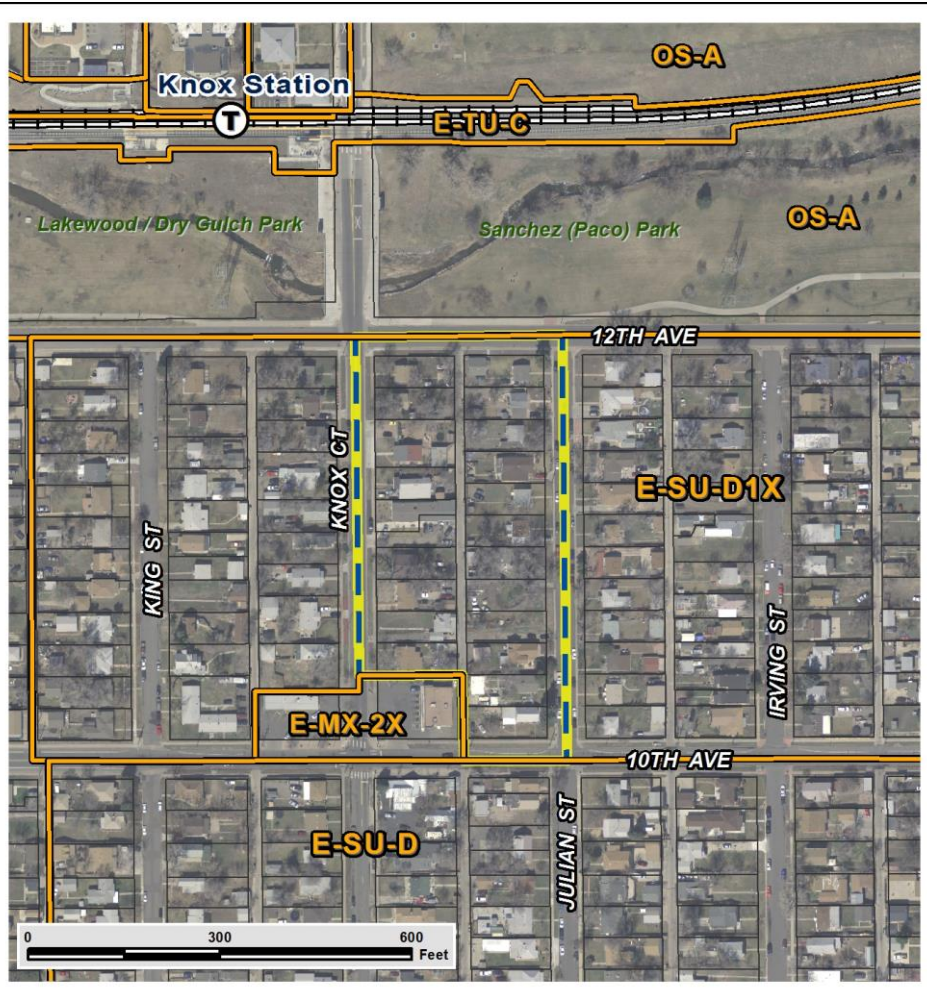
There is reliance on the automobile with some pedestrian and bicycle activity and low to medium level of access to the multi-modal transportation system.



- Zoning – E-SU-D1x
- Land Use – Single Family Residential with a few vacant parcels
- Building Form/Scale – 1-2-story Residences

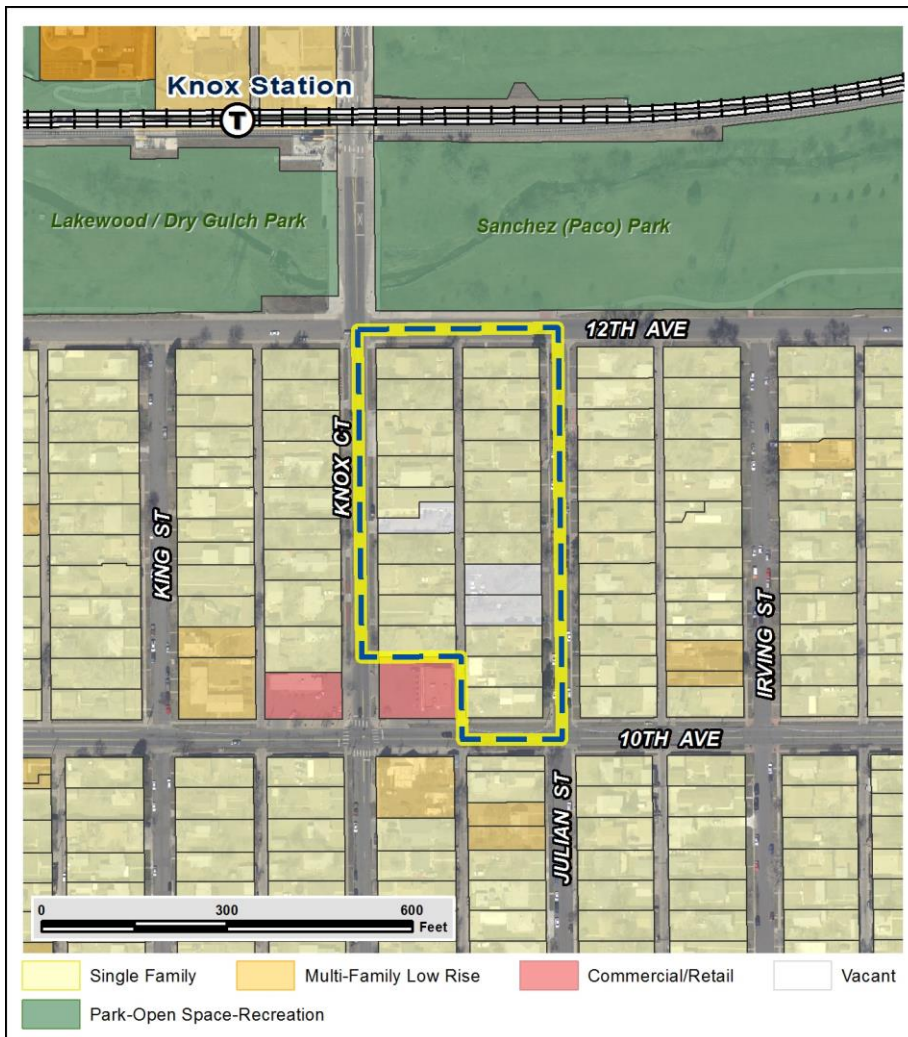


# Existing Context – Zoning



- Existing Zoning – E-SU-D1x allows Urban or Suburban houses, Accessory Dwelling Units on 6,000 SF lots
- Surrounding Zoning
  - North - OS-A (City Park)
  - South - E-MX-2X/E-SU-D
  - East and West – E-SU-D1x

# Existing Context – Land Use



- Existing Residential Land use with some vacant parcels
- Adjacent to single family and neighborhood commercial land uses

# Existing Context – Building Form/Scale



## 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

# Summary of Public Notice

- Receipt of complete rezoning application – November 19, 2015
- Planning Board public hearing - September 7, 2016, vote of 7-1, with one abstaining, to recommend approval
- LUTI Committee tentatively October 4, 2016
- City Council Public hearing tentatively **November 14, 2016**
- RNOs:
  - Villa Park Neighborhood Association
  - West Colfax Association of Neighbors
  - Sloan's Lake Citizen's Group
  - Denver Neighborhood Association, Inc.
  - Inter-Neighborhood Cooperation
- To date, six letters, 2 support, 4 oppose (2 from the Villa Park Neighborhood Association) have been received.

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation Plan (2002)
- West Colfax 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

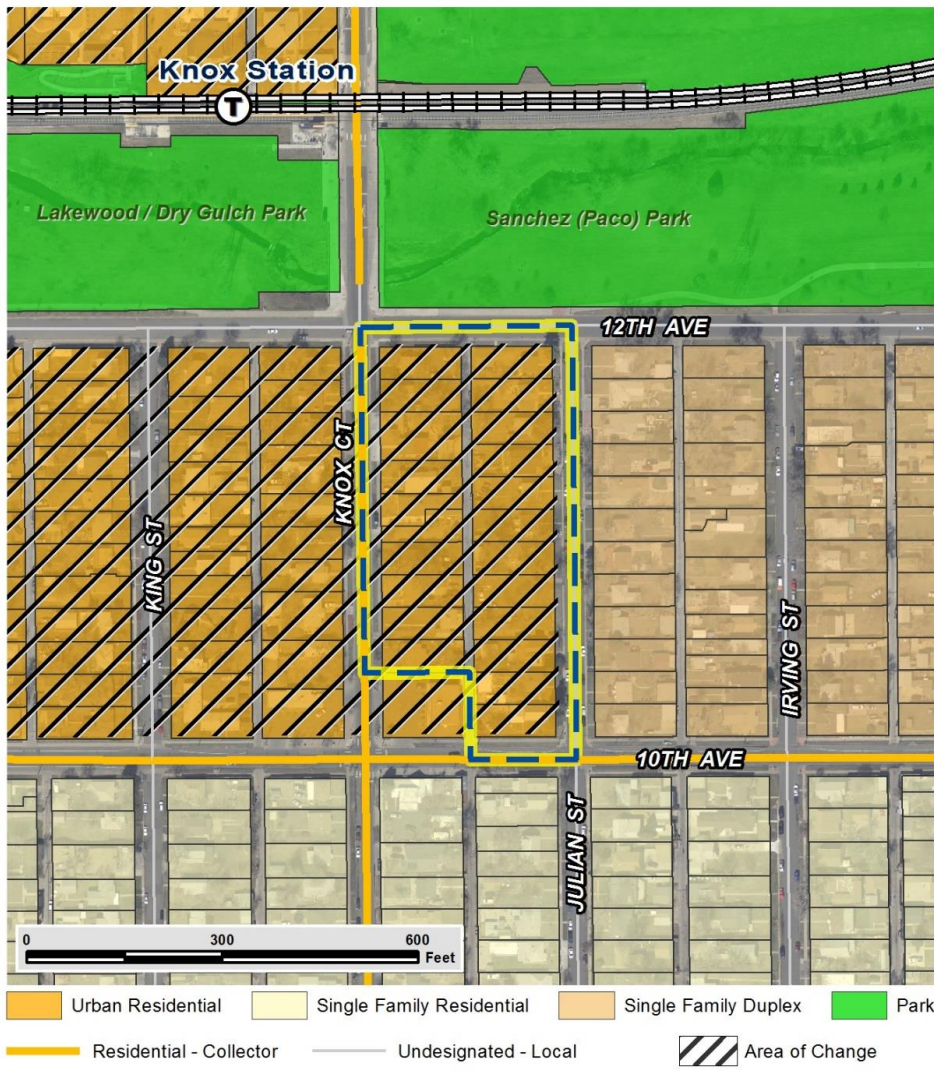
## Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-B “*Protect and improve air quality by: Reducing vehicular pollution by expanding the use of transit and other travel alternatives, supporting telecommuting and home-based employment, increasing the mix of uses within neighborhoods, and expanding the use of alternative fuels*” (p. 38).
- Land Use Strategy 4-A to “*Encourage mixed-use, transit-oriented development that makes effective use of existing transportation infrastructure, supports transit stations, increases transit patronage, reduces impact on the environment, and encourages vibrant urban centers and neighborhoods*” (p. 60).
- Mobility Strategy 5-D “*Determine the potential for transit-oriented development at public transit stations, and encourage such opportunities whenever possible*” (p. 79).

# Review Criteria: Consistency with Adopted Plans

## Blueprint Denver (2002)

- Land Use Concept:
  - Urban Residential
    - Primarily residential, higher density and may include complementary commercial uses
    - Mixture of housing types including *single-family houses, townhouses, small multi-family apartments and sometimes high-rise residential structures*
  - Area of Change – where growth should be directed





# Review Criteria: Consistency with Adopted Plans

## Blueprint Denver (2002)

- Future Street Classification:
  - West 10<sup>th</sup> Avenue & Knox Court – Residential Collector, emphasizing land access over mobility
  - Julian Street and 12<sup>th</sup> Avenue - Undesignated Local, providing local access



*Reminder: Evaluating whether the proposed zone district is consistent with the Future Street Classification, but not to assess the traffic impacts of a specific development proposal.*

## West Colfax Plan (2006)

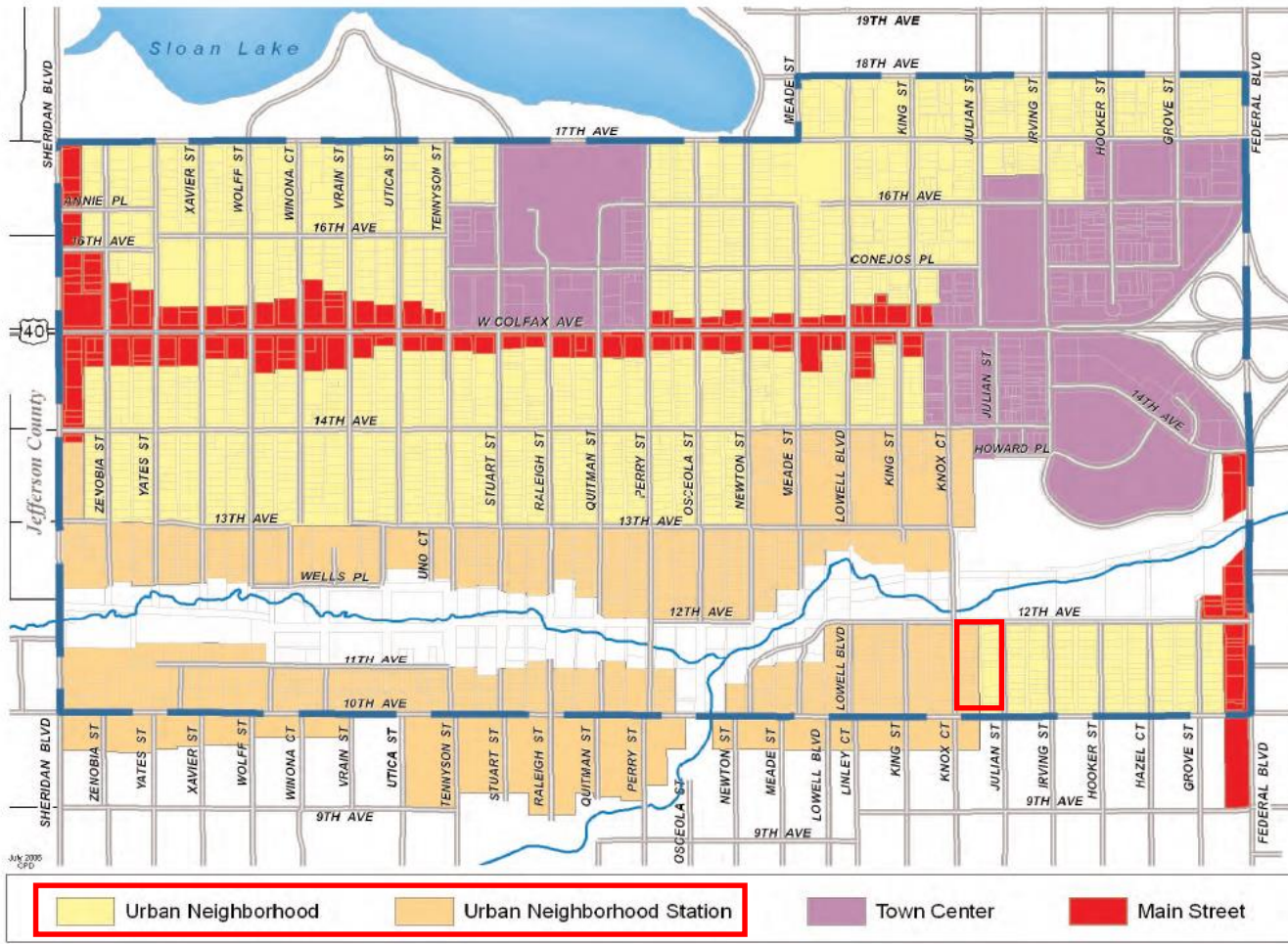
### Framework Plan/Future Land Use/Urban Design Districts

- “*Urban Neighborhood*” on the Julian Street (east) side of the block
  - A range of development intensities
  - Mix of residential options including single-family, duplex, apartments, rowhouses, townhomes and condominiums
  - Scale: 1-4 stories
- “*Urban Neighborhood Station*” on the Knox Court (west) side of the block
  - Within a 1/4 to 1/2 mile radius of light rail stations
  - Single family and multi-family residential
  - Scale: 1-5 stories

# Review Criteria: Consistency with Adopted Plans

WEST COLFAX PLAN

Future Land Use Concept



# Review Criteria: Consistency with Adopted Plans

## West Colfax Plan (2006)

### Framework Plan/Land Use Recommendations

- *“Diversify housing options...Promote a range of housing types and costs at higher densities in strategic locations (town centers, station areas, main streets)” (p. 95)*
- *“Focus both structural and use intensity to main streets, transit station areas” (p. 96)*

# Review Criteria: Consistency with Adopted Plans

## West Colfax Plan (2006)

### District Plan Recommendations

- “Maple Grove Transit Station”
  - *“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...East of Lowell, encourage redevelopment at higher intensity to improve the housing stock and residential densities as the district approaches the Avondale shopping center”*

# Review Criteria: 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”(p. 18)*

## Villa Park Neighborhood Plan (1991)

### Land Use and Zoning Recommendations

- 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.***” (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.*”

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver, West Colfax Plan, and Villa Park Neighborhood Plan

### 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
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
  - The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area (DZC 12.4.10.8.A.4)
  - CPD finds this criteria is met because the change or changing condition in this case is the major public investment in the W light rail line and in the Knox station area.
  - Consistency with Neighborhood Context, Zone District Purpose and Intent

5. Consistency with Neighborhood Context and Zone District Propose and Intent
  - **Urban Edge Neighborhood Context:**
    - Mix of elements from both the Urban and Suburban Neighborhood Contexts
    - *Single-unit and small-scale multi-unit residential with embedded commercial*
    - *Single-unit residential consists typically of Urban and Suburban House forms and Multi-unit building forms are typically Town House, Garden Court, or Apartment forms embedded with other residential forms*
  - **E-TH-2.5 Specific Intent:**
    - “Promote and protect residential neighborhoods within the character of the Urban Edge 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 E-TH-2.5 zone district is *“a multi-unit district and allows suburban house, urban house, detached accessory dwelling unit, duplex, tandem house and town house building forms up to two stories in height.”*”

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