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# 1090 North Hooker Street

Request: From E-SU-Dx (formerly E-SU-D1x) to U-RH-2.5

Date: 01.13.2025

Presenter: Tony Lechuga

# Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



# Request: from E-SU-Dx to U-RH-2.5



- Property:
  - 6,250 sf
  - 869 sf single-story, single-unit residential

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

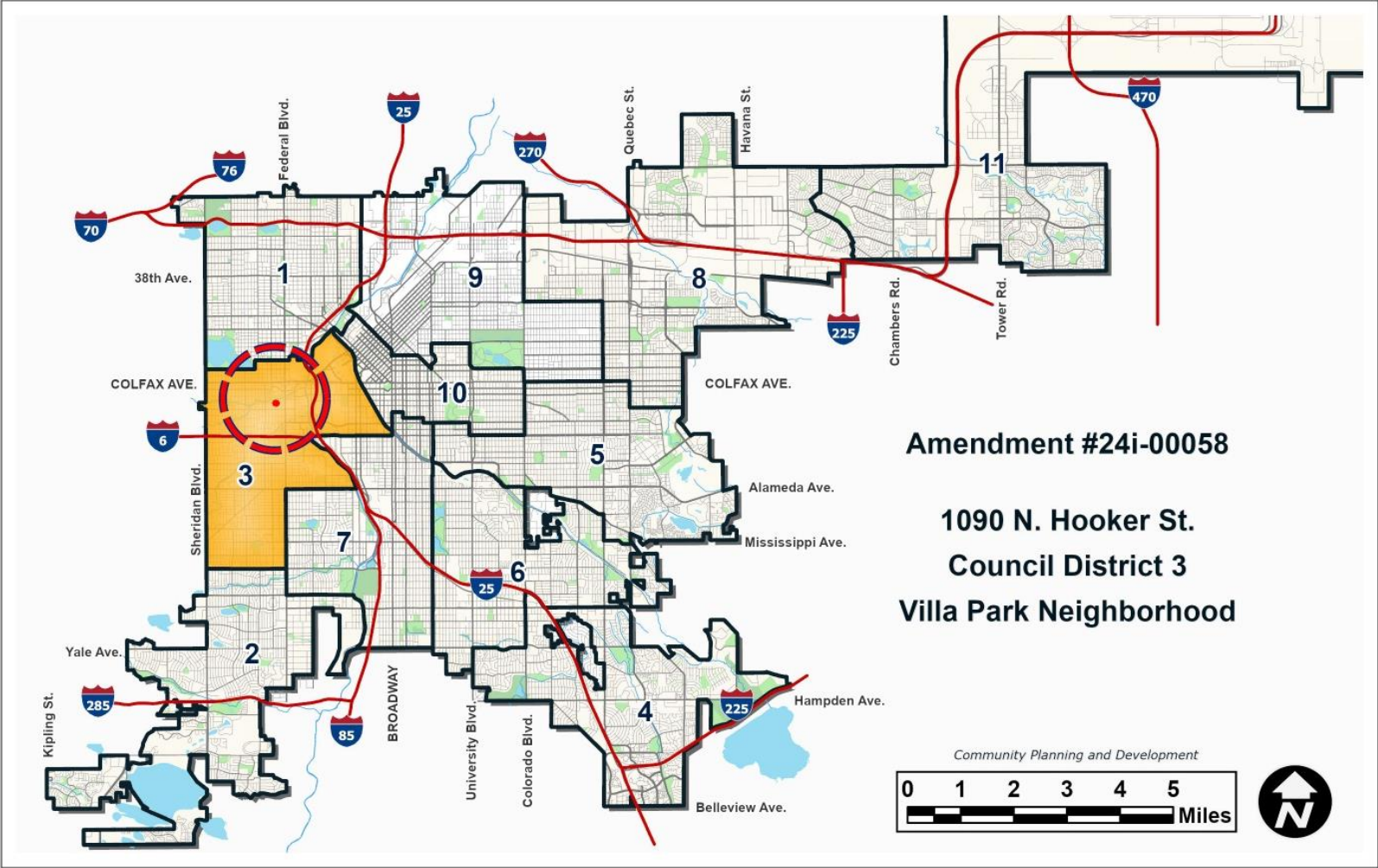


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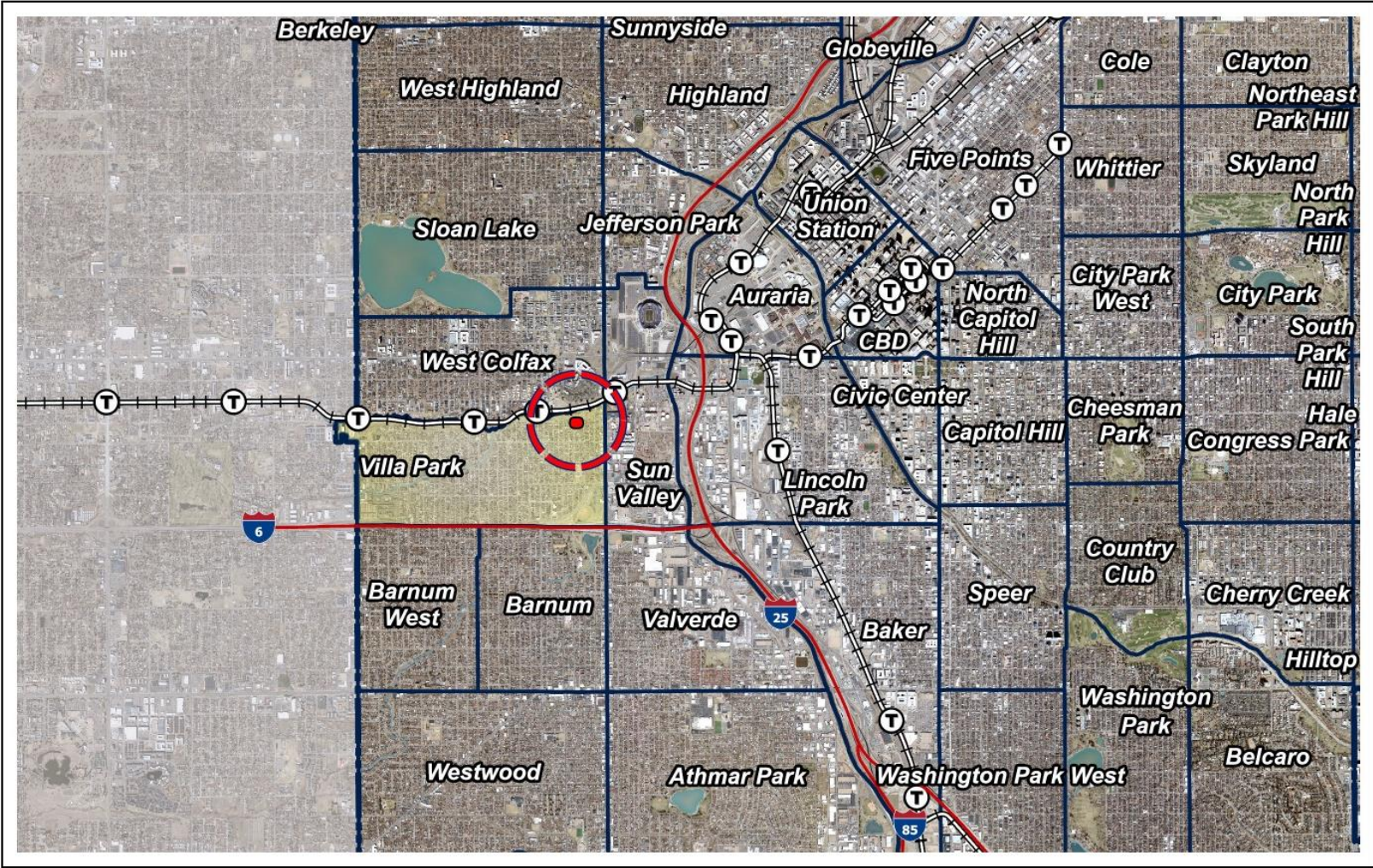


# Council District 3 – Councilmember Torres



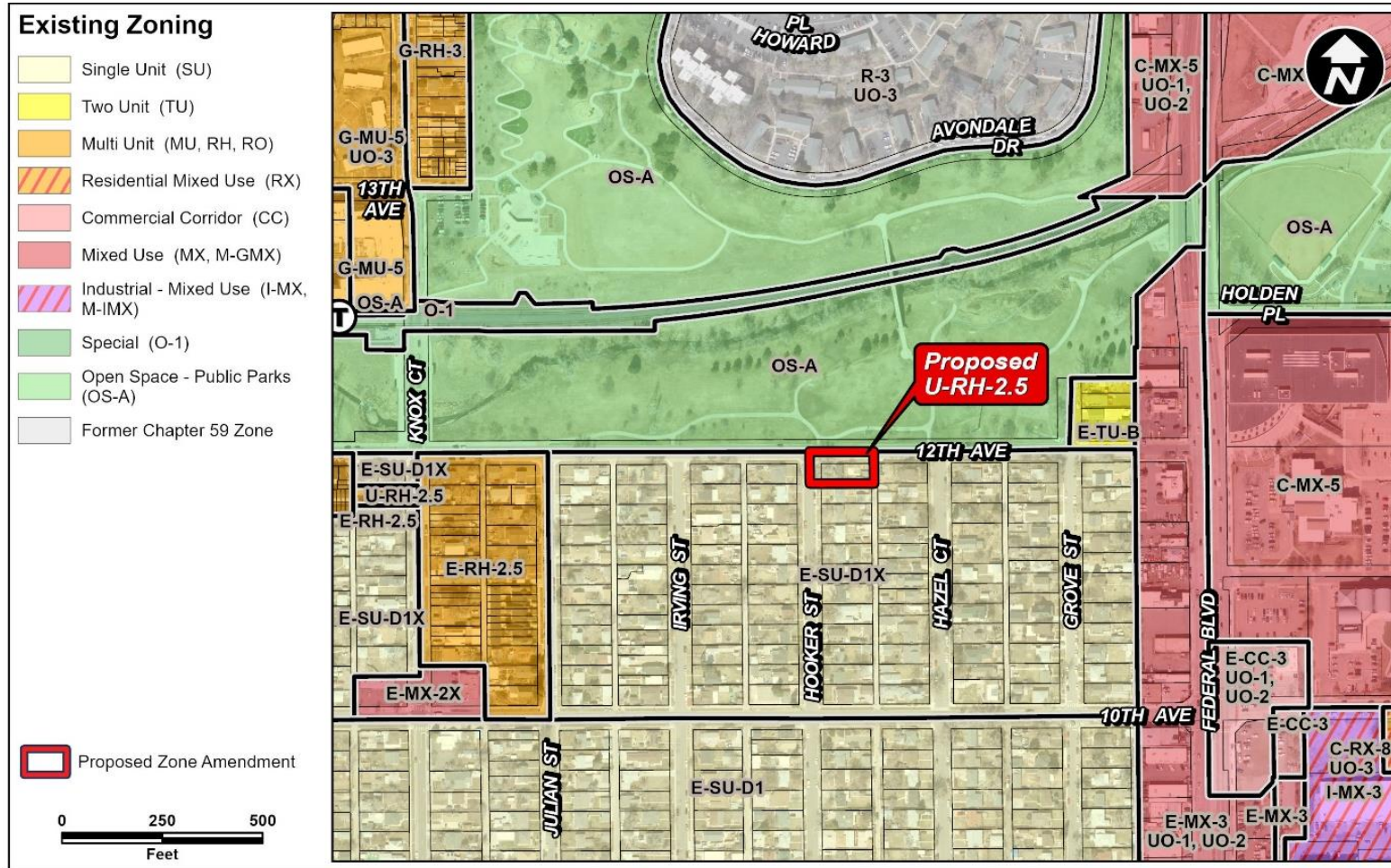


# Statistical Neighborhood – Villa Park





# Existing Zoning – E-SU-Dx



## Allowed Building Forms:

- Suburban House
- Urban House

## Proximity to:

- E-SU-Dx
- E-TU-B
- E-MX-3
- E-RH-2.5
- OS-A

# Proposed Zoning – U-RH-2.5

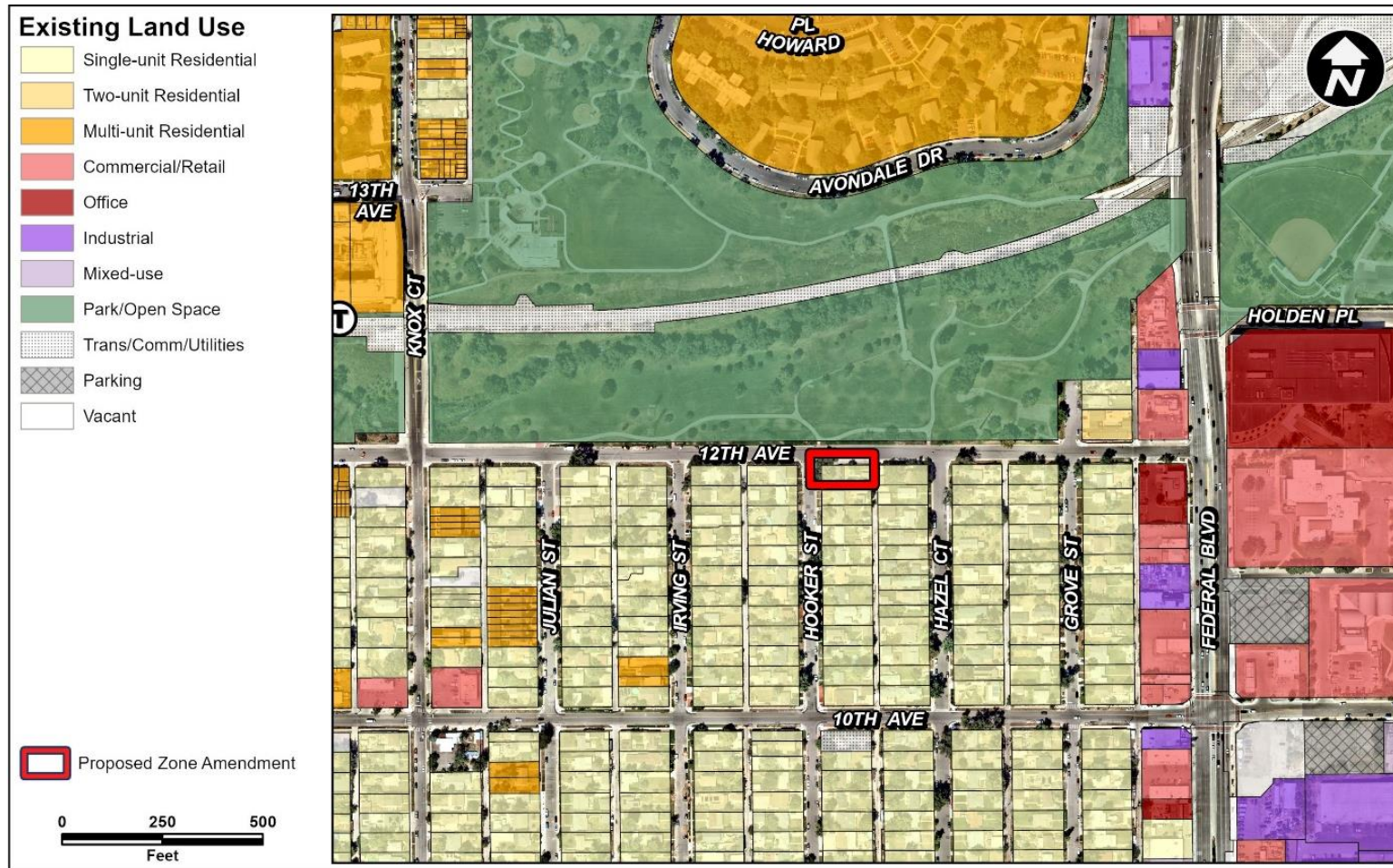
**General Purpose:** safe, active, pedestrian-scaled, contribute positively to the established neighborhood

**Specific Intent:** promote and protect residential neighborhoods within the character of the Urban Neighborhood Context

**Building Forms:** Urban House, Duplex, Townhouse and Rowhouse



# Existing Context – Land Use



## Single-unit Residential

Adjacent to:

- Single-Unit Residential
- Multi-Unit Residential
- Office
- Commercial/Retail
- Industrial
- Open Space

# Agenda

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# Process

- Informational Notice: **06/14/24**
- Planning Board Notice: **08/20/24**
- Planning Board Public Hearing: **09/04/24**
- LUTI Committee: **11/05/24**
- City Council Public Hearing: **12/16/24**

# Planning Board

- Planning Board held a hearing on this item on 9/04
- The board voted unanimously to recommend approval



# Public Comments

- RNOs
  - As of this presentation, we have received no letters from RNOs
- 2 comment from neighbors
  - Opposition based on size of development, concerns about privacy, property values, property taxes, increased traffic, displacement of vulnerable populations, and overall quality of life

# Presentation Agenda

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- 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

# 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



# Comprehensive Plan 2040

- *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)
- *Strong and Authentic Neighborhoods Goal 1, Strategy B* – Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34)
- *Environmentally Resilient Goal 8, Strategy A* - Promote infill development where infrastructure and services are already in place (p.54).



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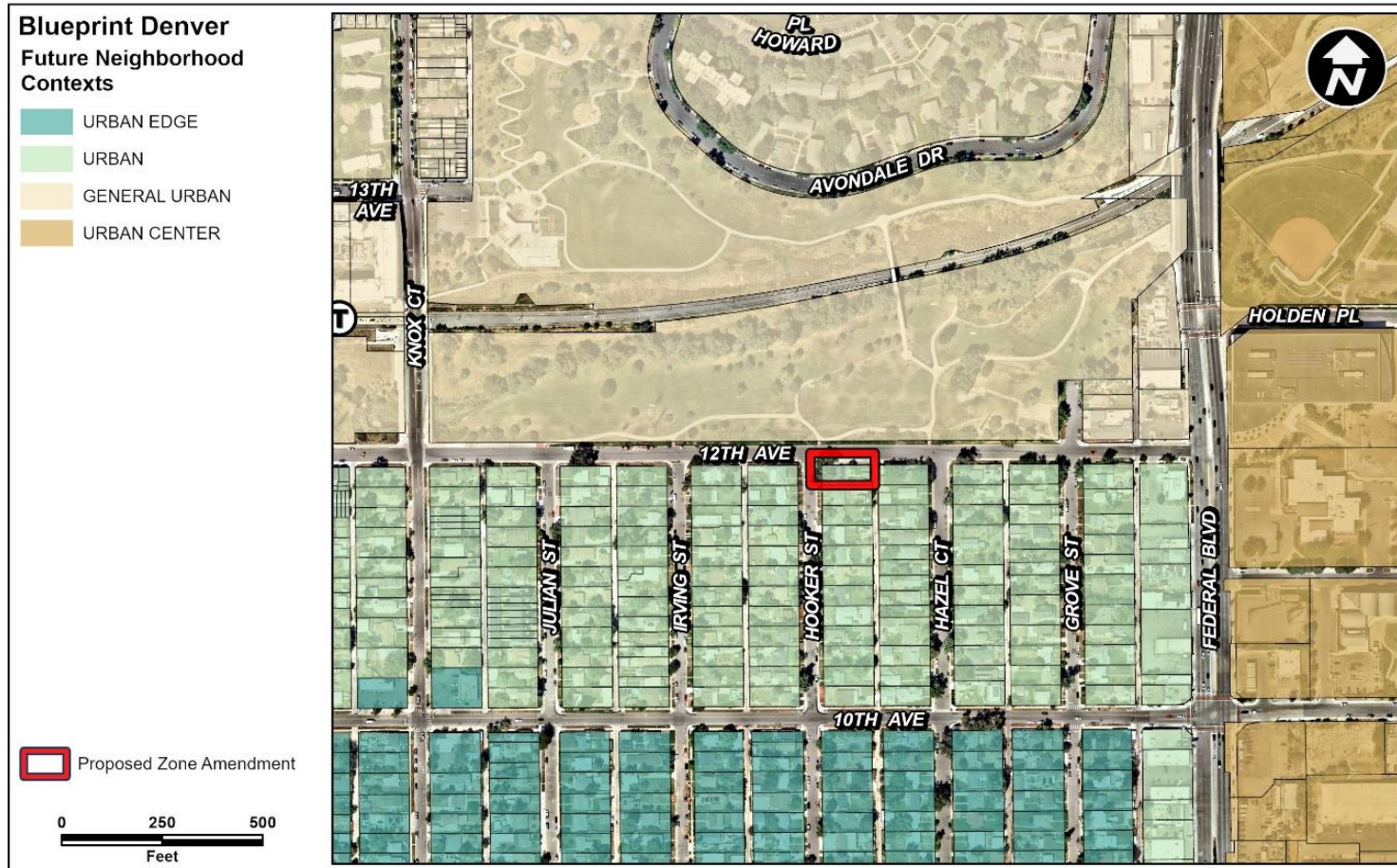
## 2. Uniformity of District Regulations

## 3. Further Public Health, Safety and Welfare

## 4. Justifying Circumstances

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

# Blueprint Denver



- Urban
  - Safe, active, pedestrian-scaled
  - Enhance convenience, walking, shopping, gathering

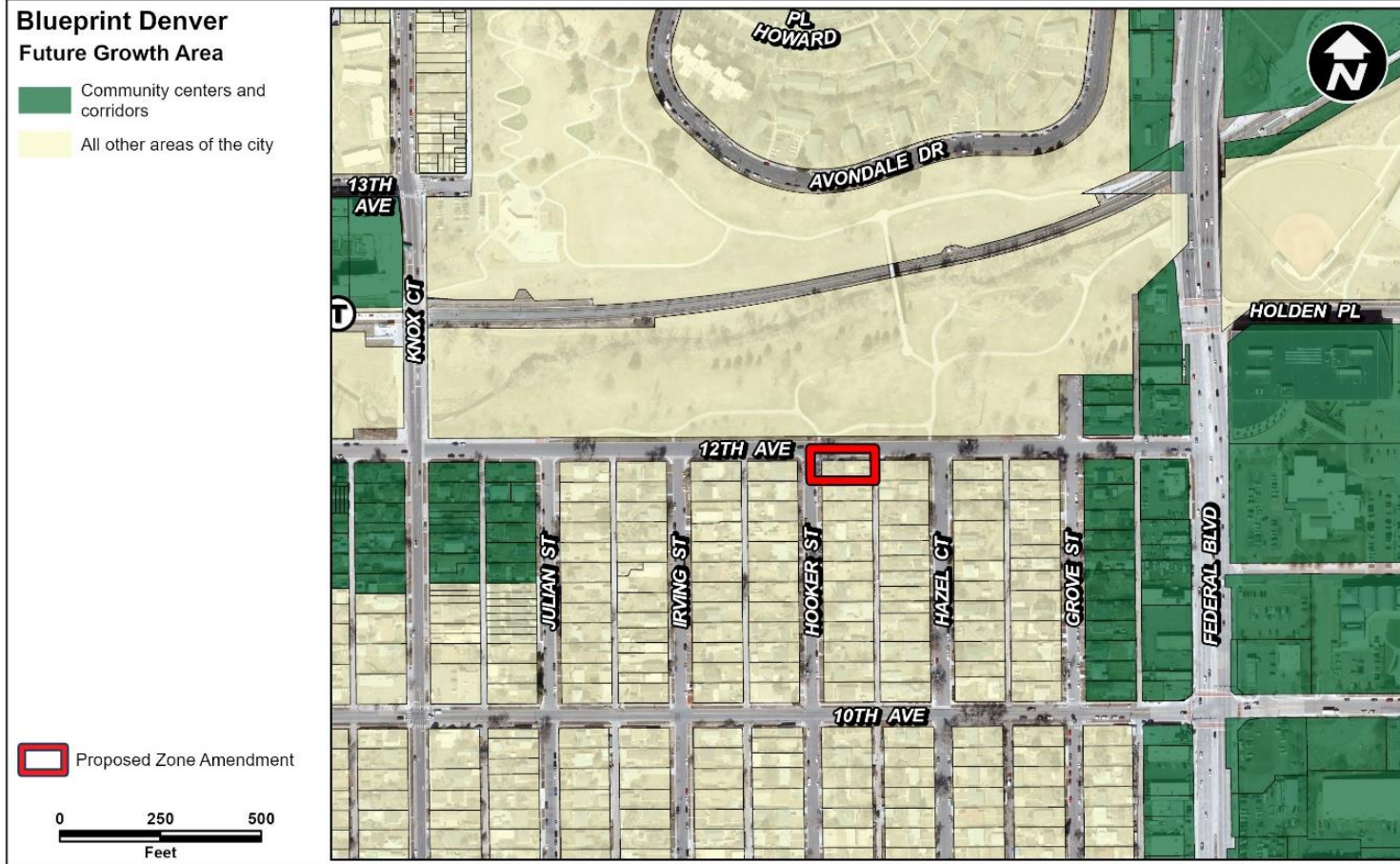


# Blueprint Denver



- **Low-Medium Residential**
  - mix of low- to mid-scale multi-unit residential options
  - generally, 3 stories or less

# Blueprint Denver



20% of new housing  
10% of new employment

# Denver Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
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## 2. Uniformity of District Regulations

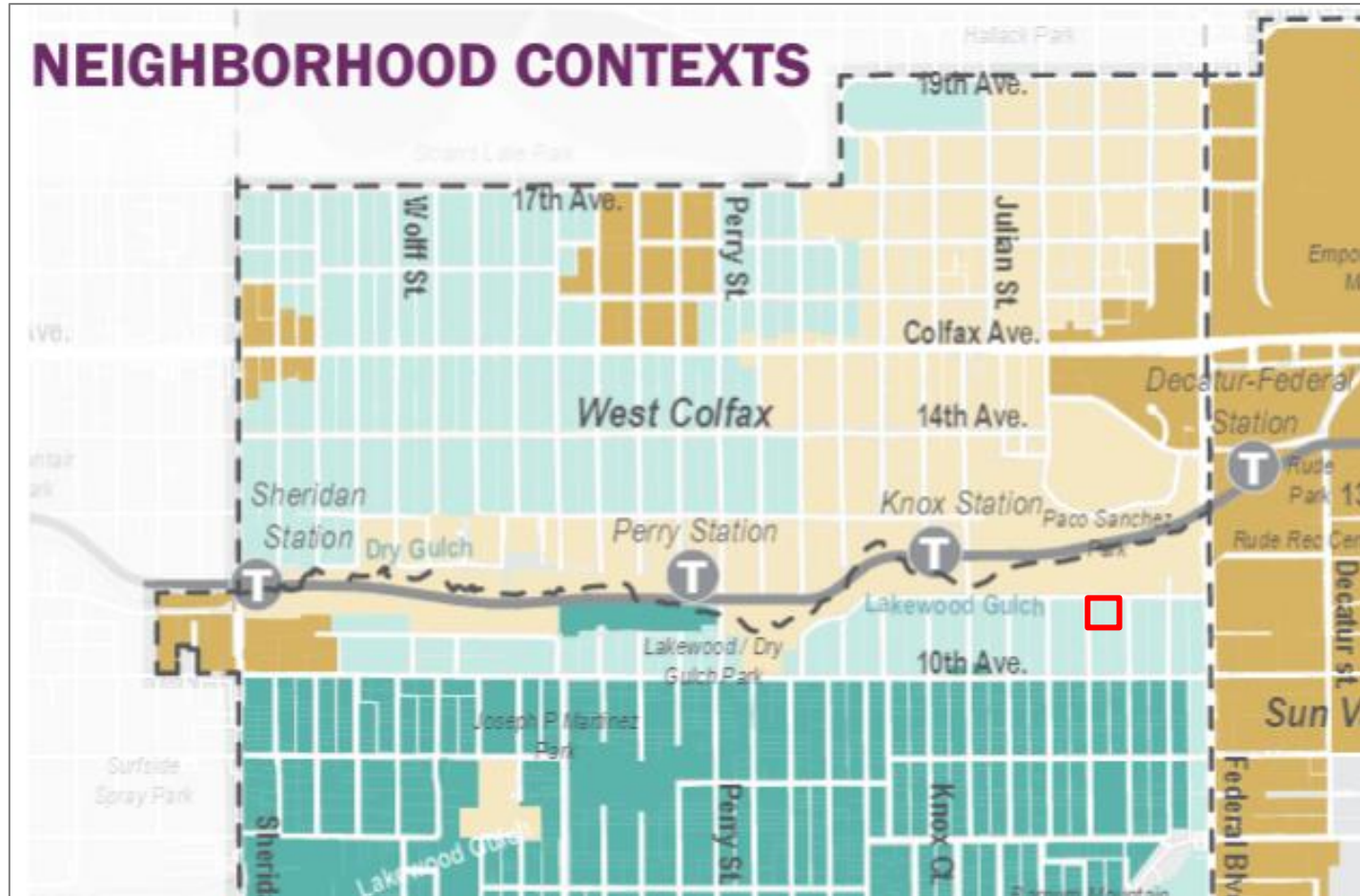
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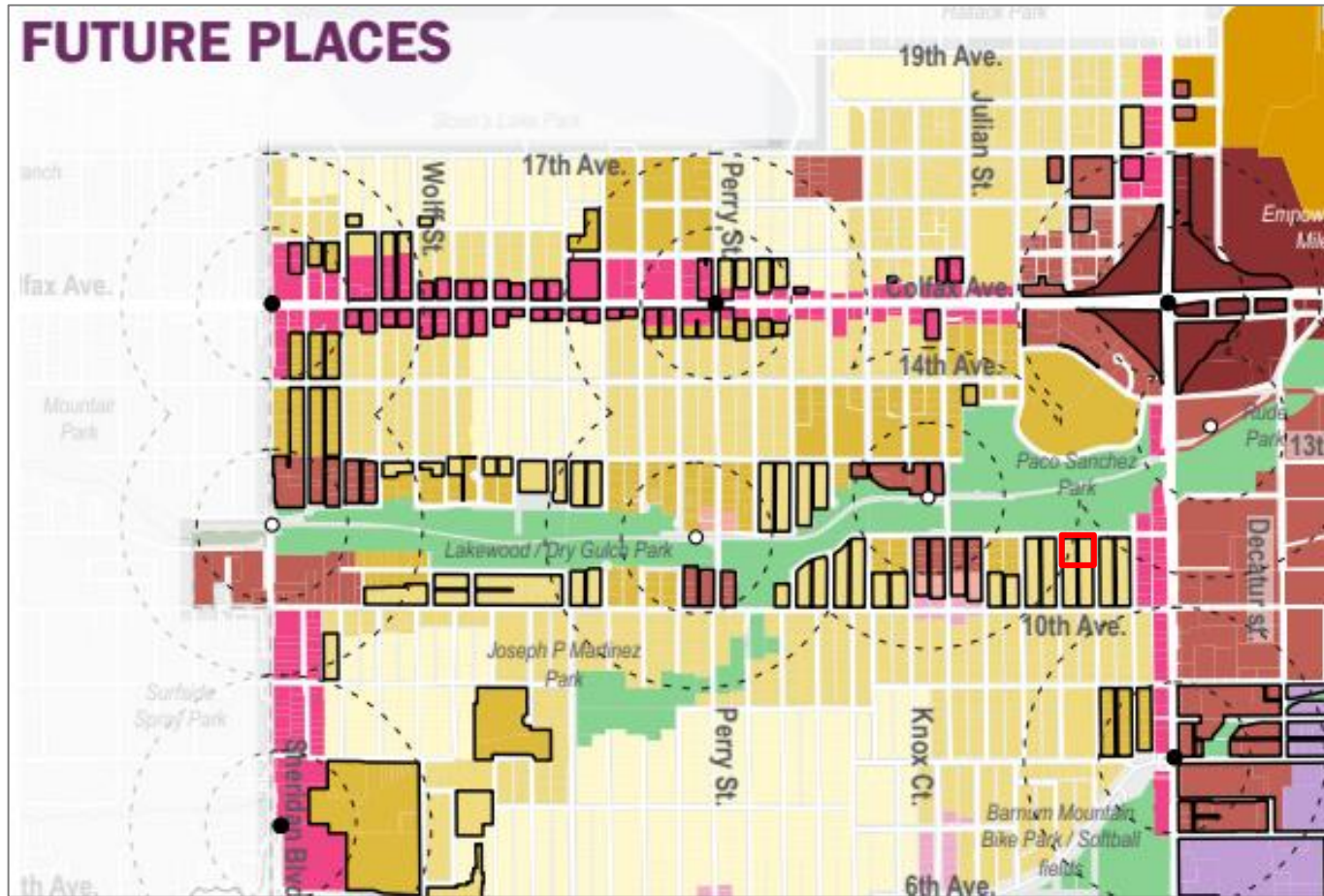


# West Area Plan



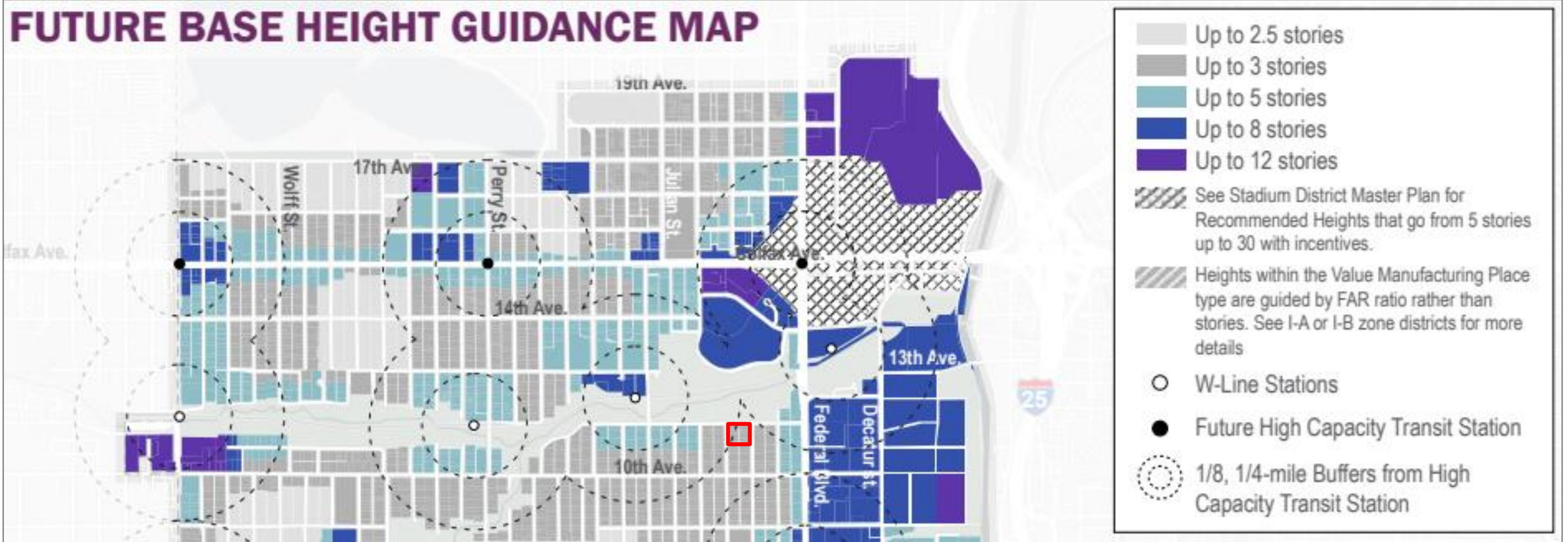
- Urban
  - Safe, active, pedestrian-scaled
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# West Area Plan



- **Low-Medium Residential**
  - mix of low- to mid-scale multi-unit residential options
  - generally, 3 stories or less

# West Area Plan





# Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
  - Implementation of plans
  - Increasing housing density near transit and amenities
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
  - Adopted plans
  - Increasing development and investments in infrastructure
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
5. Consistency with Neighborhood Context, Zone District Purpose and Intent



# 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