



# 3025 West 3<sup>rd</sup> Avenue

Request: from E-SU-Dx to E-RX-3

Land Use, Transportation, and Infrastructure  
Committee, 7/15/2025

Case Manager: Fritz Clauson, AICP

# Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria
- Recommendation





# Request: from E-SU-Dx to E-RX-3



- Property:
  - 6,250 SF
  - Single-family residence
- Applicant's intent: "The lot is currently occupied by an aging home. The lot is zoned for single-family use. The intent of the rezone is to provide for additional attainable housing units and one income-restricted unit in areas identified for additional density by Blueprint Denver and more specifically the West Area Plan."



# Agenda

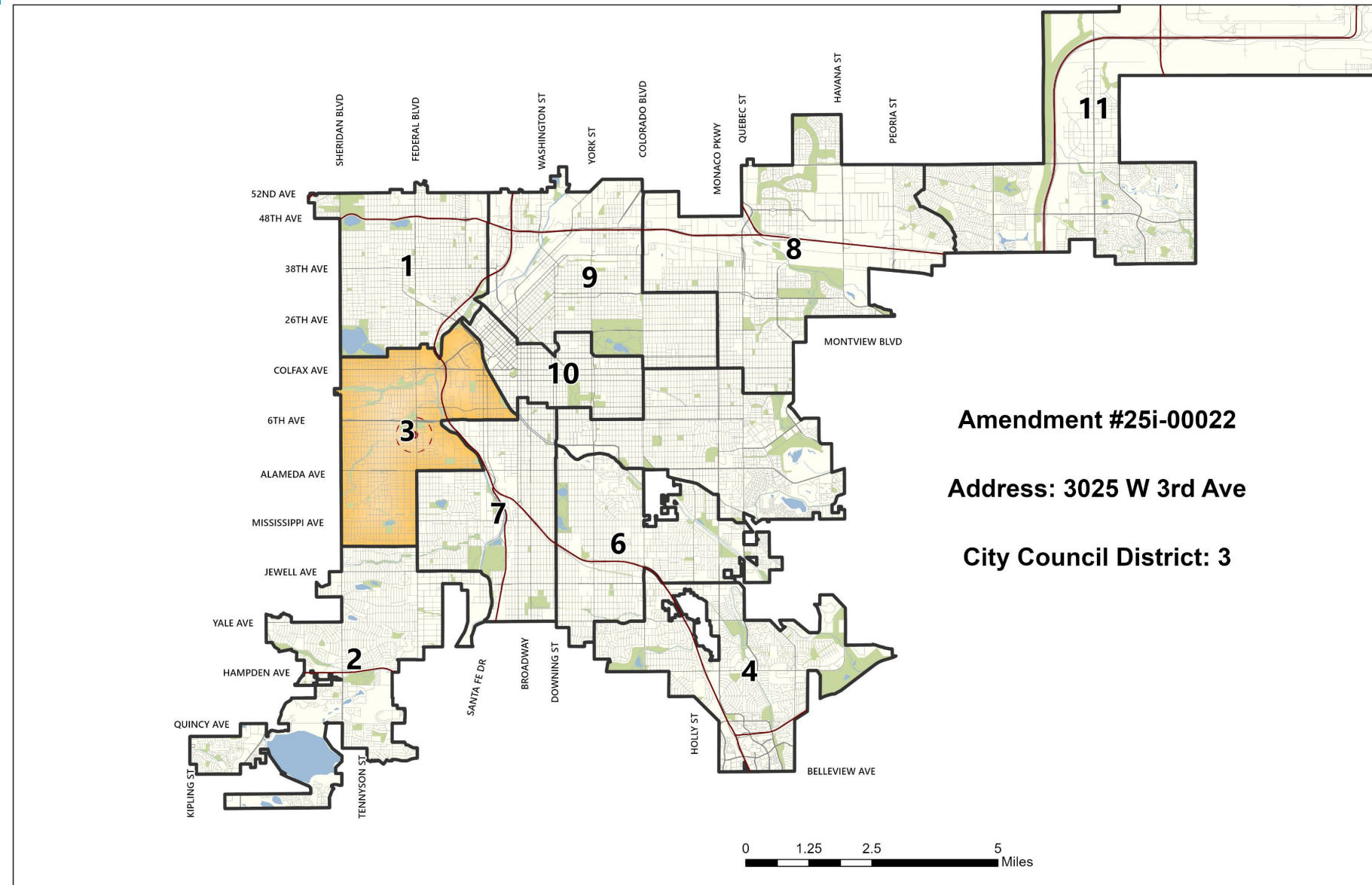
- Request
- Location and Context
- Process
- Review Criteria
- Recommendation





# Location

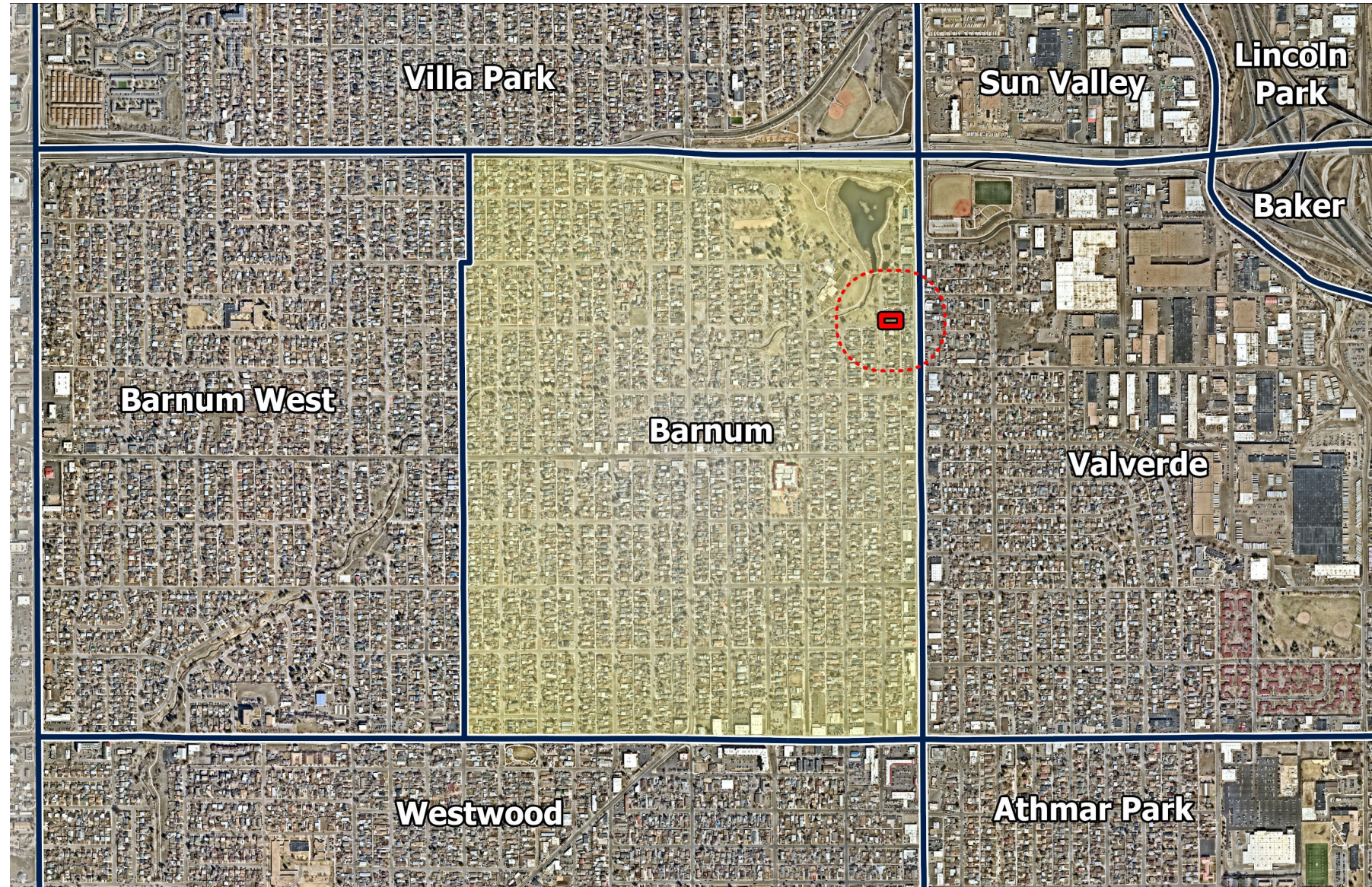
Council  
District 3 –  
Council Member  
Jamie Torres





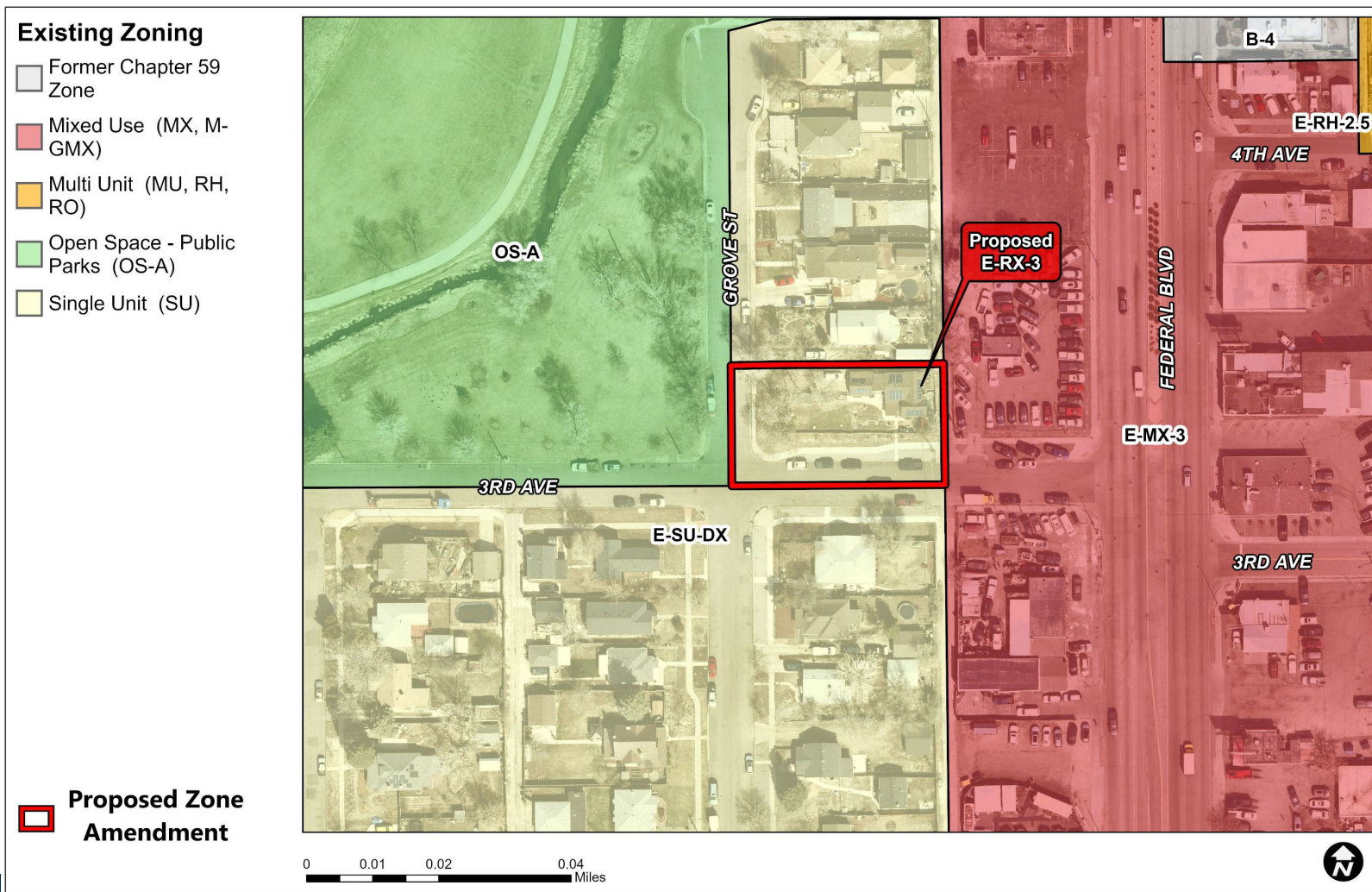
# Location

Statistical  
Neighborhood:  
**Barnum**





# Existing Zoning – E-SU-Dx

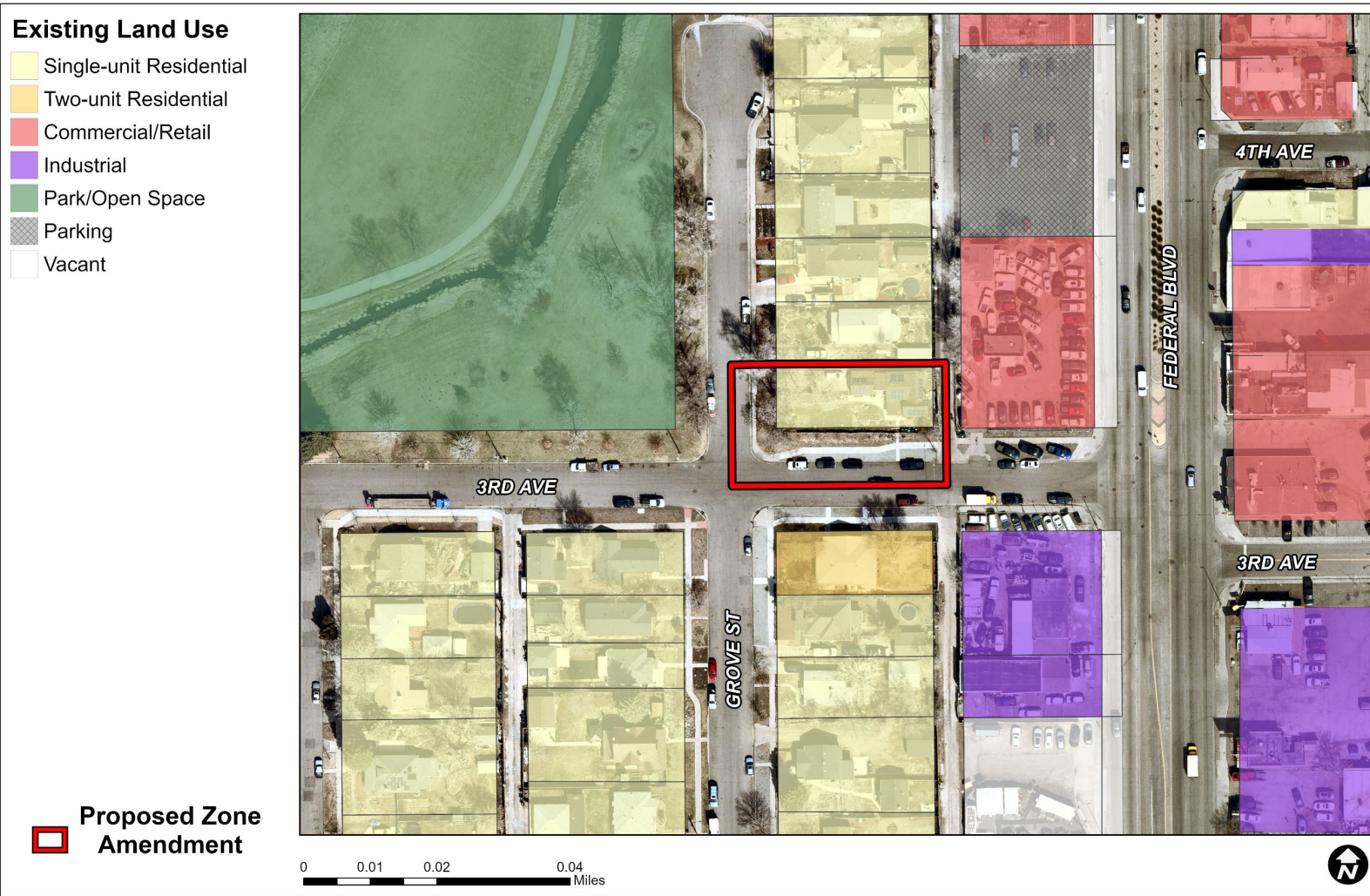


## E-SU-Dx

Proximity to:

- E-MX-3
- OS-A
- B-4

# Existing Context – Land Use



## Single unit residential

Adjacent to:

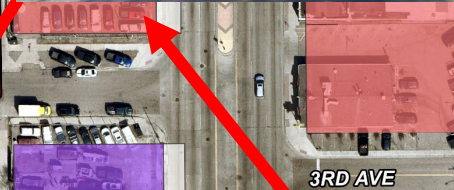
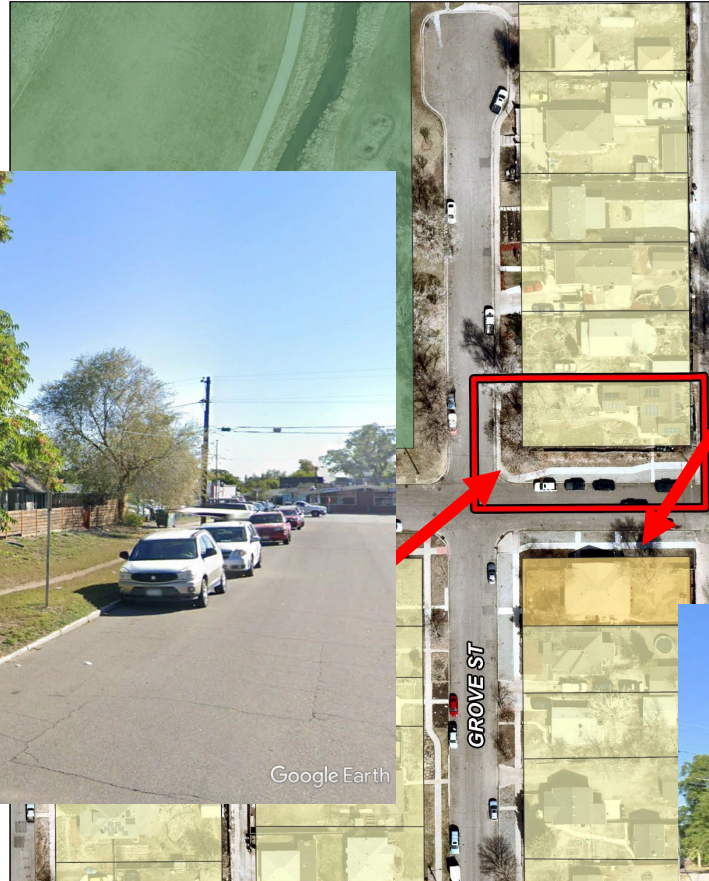
- Commercial/retail
- Two-unit residential
- Park/Open Space
- Industrial
- Vacant



# Existing Context – Building Form/Scale

## Existing Land Use

- Single-unit Residential
- Two-unit Residential
- Commercial/Retail
- Industrial



 Proposed Zone Amendment

0 0.01 0.02 0.04 Miles



# Affordable Housing Agreement

- 20% of total dwelling units (anticipated to be 1 of 5 townhouse units) for sale, income-restricted at 110% AMI
- Unit to be built on site, minimum 3 bedrooms
- 99-year covenant



# Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria
- Recommendation



# Process

- Informational Notice: 4/29/2025
- Planning Board Notice: 6/2/2025
- Planning Board Public Hearing: 6/18/2025
- **LUTI Committee: 7/15/2025**
- City Council Public Hearing: 8/25/2025\*

\*Public hearing date is tentative



# Public Comments

- Registered Neighborhood Organizations
  - Denver INC
  - Community Coalition of Barnum
  - Valverde Neighborhood Association
- No comments/letters from RNOs received to date
- No comments from members of the public received to date

# Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria
- Recommendation





# Denver Zoning Code Map Amendment Review Criteria

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

See *DZC 12.4.10.7, 12.4.10.8*

# Review Criteria

## 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*
- *West Area Plan*

## 2. Uniformity of District Regulations

## 3. Further Public Health, Safety and Welfare

## 4. Justifying Circumstances

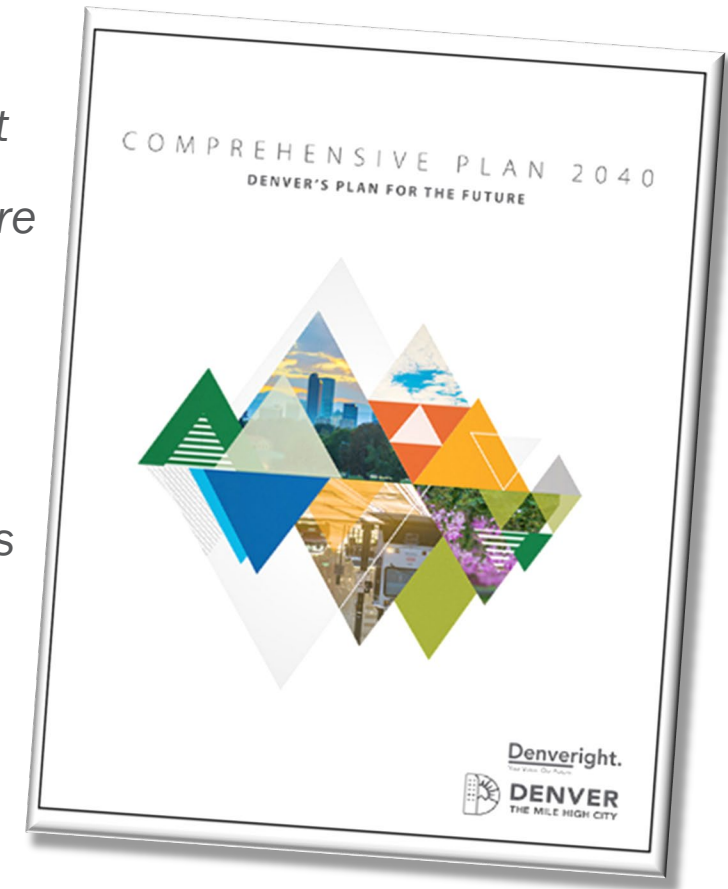
## 5. Consistency with Neighborhood Context, Zone District Purpose and Intent



# Review Criteria: Consistency with Adopted Plans

## Comprehensive Plan 2040

- *Equitable, Affordable, and Inclusive Goal 1, Strategy A: Increase development of housing units close to transit and mixed-use developments. (p. 28).*
- *Environmentally Resilient Goal 8, Strategy A- Promote infill development where infrastructure and services are already in place (p.54).*
- *Environmentally Resilient Goal 8, Strategy B- Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).*
- *Strong and Authentic Neighborhoods Goal 1: Create a city of complete neighborhoods (p. 34).*
  - *Strategy A – Build a network of well connected, vibrant, mixed-use centers and corridors*
  - *Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population.*
  - *Strategy D – Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities*



# Blueprint Denver

## Blueprint Denver

Future Neighborhood  
Context

URBAN EDGE

URBAN



Proposed Zone  
Amendment

0 0.01 0.02 0.04  
Miles



## Future Neighborhood Context: Urban Edge

Contains elements of the suburban and urban contexts. Small multi-unit residential and commercial areas are typically embedded in 1-unit and 2-unit residential areas. Block patterns are generally regular with a mix of alley access. Buildings are lower scale and generally set back farther from the street. (p. 69)



# Blueprint Denver

## Blueprint Denver

### Future Streets

— Mixed Use Arterial

— Local or  
Undesignated

### Future Places

#### Corridors

■ Community Corridor

#### Residential Areas

■ High-Medium

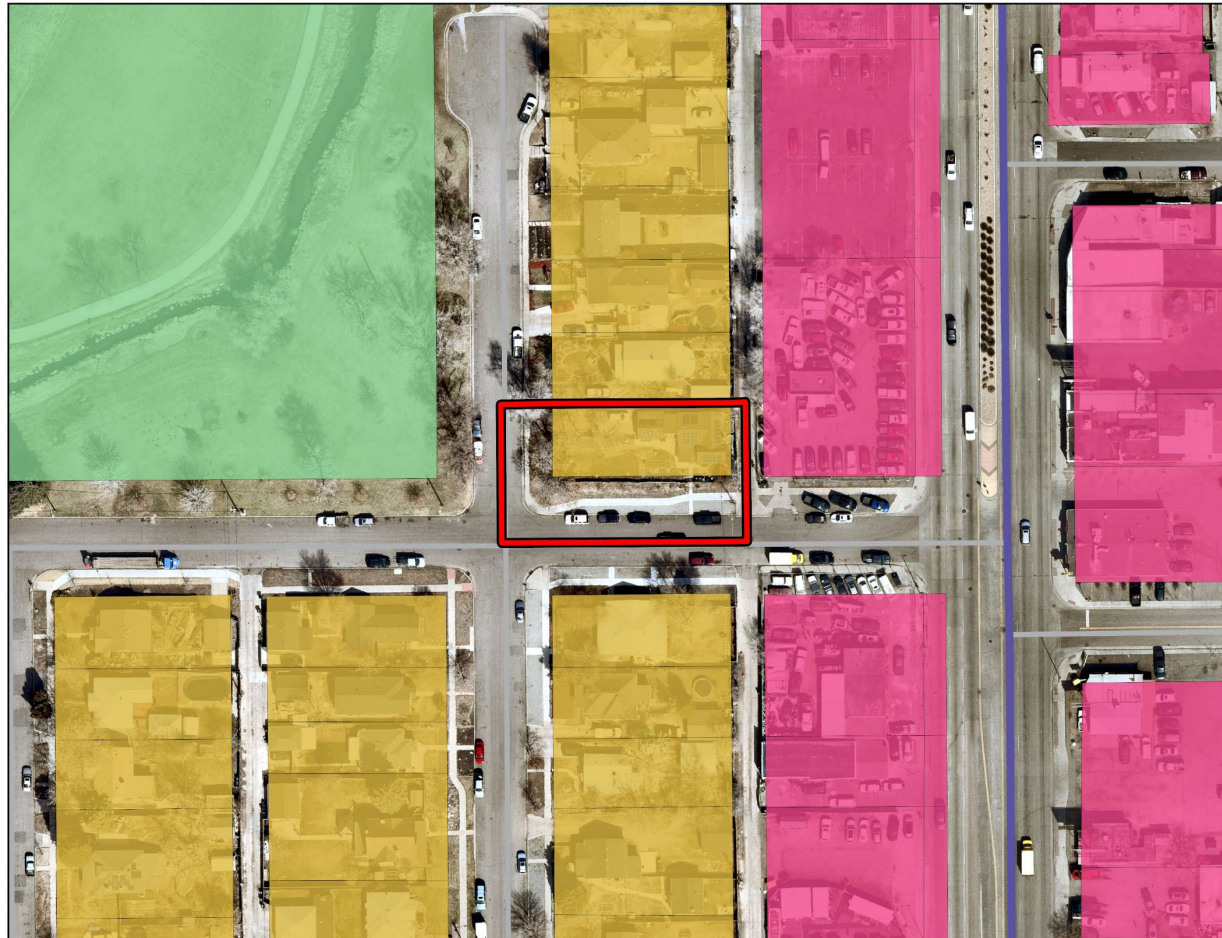
■ Low-Medium

#### Districts

■ Public Park and  
Open Space



Proposed Zone  
Amendment



0 0.01 0.02 0.04  
Miles



## Future Place Type: High Medium Residential

A mix of mid-scale multi-unit residential options. Some neighborhood-serving mixed-use may be appropriate, especially along arterial streets or at non-local street intersections. Buildings are generally up to 5 stories in height. Building heights and scaling help provide transitions to adjacent places” (p. 217).

- West 3<sup>rd</sup> Avenue: Local
- Grove Street: Local
- Federal Boulevard: Mixed-Use Arterial (p. 161)

# Blueprint Denver

## Blueprint Denver

### Growth Strategy

- Community centers and corridors
- All other areas of the city



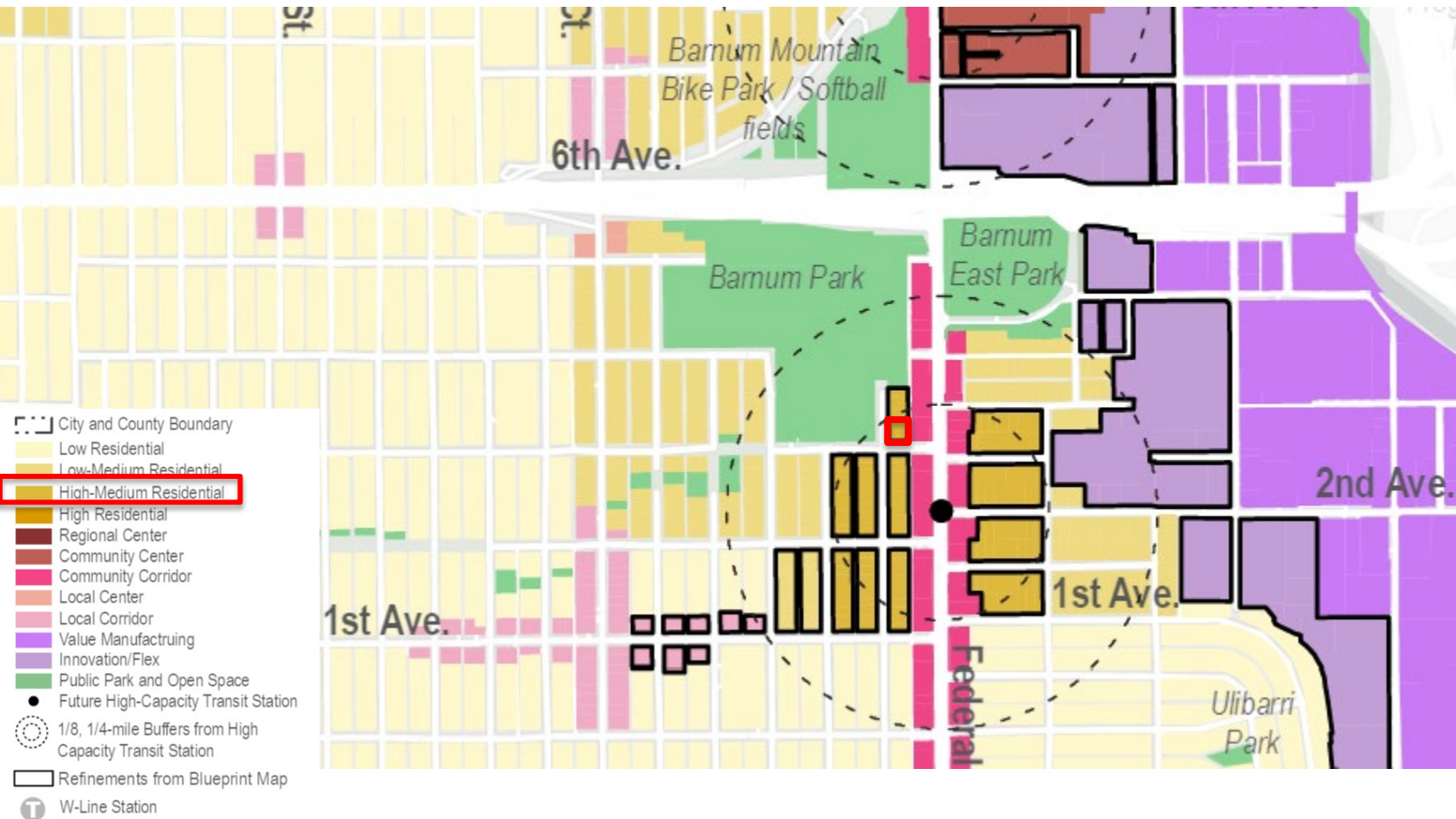
### Proposed Zone Amendment

Growth Strategy: All other areas of the city

- 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.*



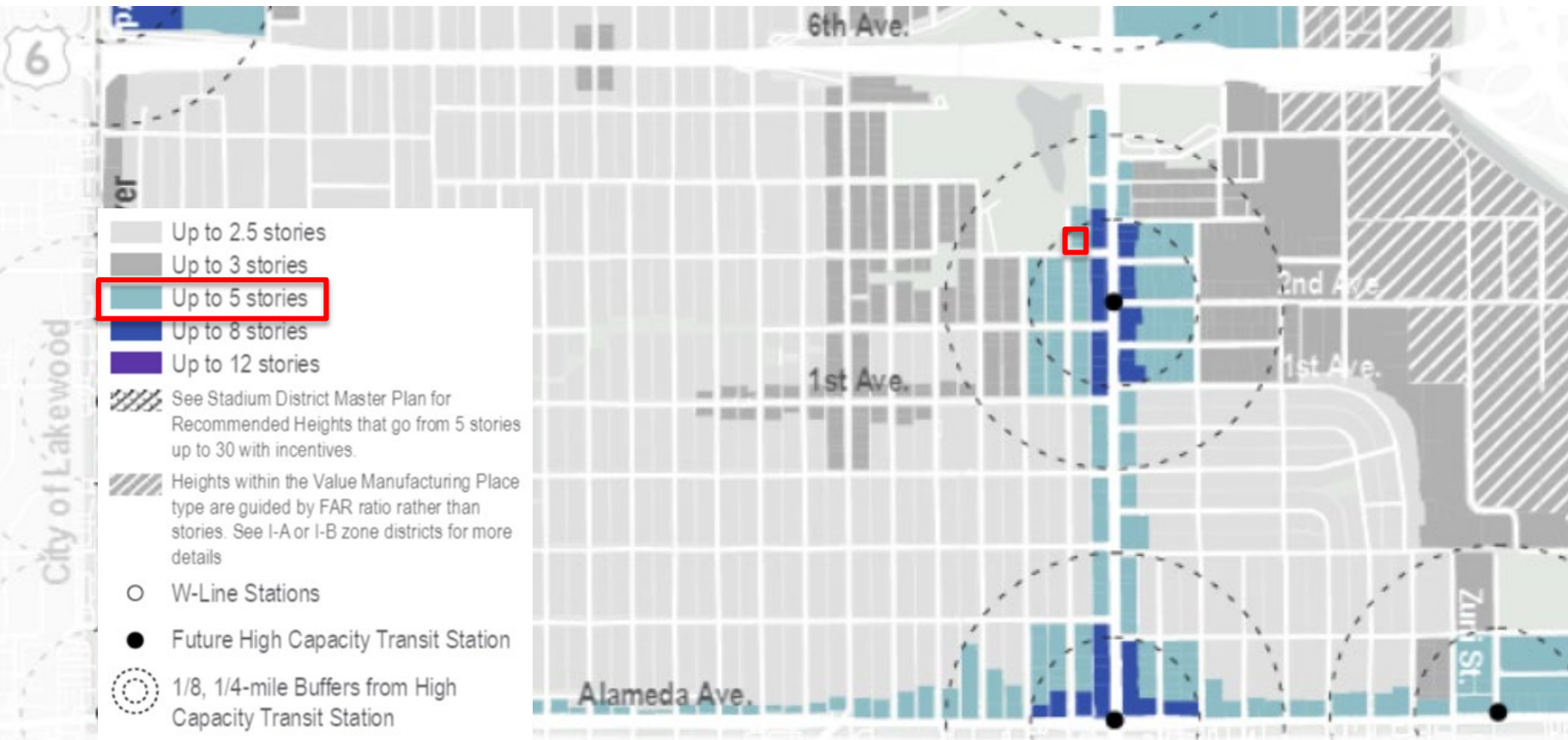
# West Area Plan



## High-Medium Residential

- Combination of mid-scale multi-unit residential building forms containing a mix of neighborhood-serving uses appropriate for collector streets and intersections as well as arterial streets and intersections (p. 166).
- Located within 1/8 mile of a future high capacity transit station.

# West Area Plan



Height  
recommendation:  
Up to 5 stories



# West Area Plan

## West Area Plan Priorities

### **Recommendations, Policy E.1 - Preserve existing housing affordability and housing quality (p. 211)**

B. Preserve naturally occurring affordable housing, particularly in areas close to transit and in areas vulnerable to displacement, through existing and new tools...

### **Recommendations, Policy E.2 – 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.**

A. Ensure the value of increased development potential is shared within communities through the provision of on-site affordable housing, a diversity of housing types and elements that promote complete neighborhoods.

# West Area Plan

## Rezoning Implementation Approach Policy Memo

- West Area Plan page 14: *“Some of the zoning recommendations in this plan are intended to be implemented legislatively (i.e., initiated by the city) either through citywide processes or area-specific text amendments, instead of through applicant-driven rezonings (e.g., see Policy B-2 (P. 272)) . . . Therefore, requests for one-off applicant-driven rezonings should be evaluated to determine if they are better suited as part of a legislative rezoning effort to more effectively advance the vision and recommendations of the plan.”*
- The Denver Zoning Code requires that City Council find rezonings consistent with adopted plans (DZC 12.4.10.7.A). Upon consideration of the broader plan guidance and trends outlined in this memo (see the below Supporting Data section), CPD has found potential rezonings of single unit districts (SU) to higher intensity districts in the West Area Plan geography are not consistent with the intent of adopted plans until further stabilization programs, tools and regulatory changes are in place, due to the phase of development lifecycle that the area is in. It is important to note that **rezonings are consistent with adopted plans if there are programs and commitments to ensure affordability as part of new missing middle housing opportunities.**



# Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver: A Land Use and Transportation Plan (2019)
- West Area Plan

## 2. Public Interest

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

# Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver: A Land Use and Transportation Plan (2019)
- West Area Plan

## 2. Public Interest

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



# Consistency with Neighborhood Context, Purpose and Intent Statement

## Neighborhood Context: 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 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.

## Specific Intent:

**Residential Mixed Use – 3 (E-RX-3)**  
E-RX-3 applies to residentially-dominated areas served primarily by local or collector streets where a building scale of 1 to 3 stories is desired.

## General Purpose

The Residential Mixed Use zone districts are intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public realm, [and] enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city's residential neighborhoods.

The Residential Mixed Use zone district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, encourages affordable housing, and improves the transition between commercial development and adjacent residential neighborhoods.

# Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria
- Recommendation





# CPD Recommendation

CPD recommends that the Land Use, Transportation, and Infrastructure Committee move Application #2025i-00022 forward for consideration by the full City Council, based on finding all review criteria have been met:

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent