



4438 West 10th Ave

Request: E-TU-C to E-RH-2.5

Date: 4.15.24

Presenter: Rob Haigh

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: from E-TU-C to E-RH-2.5



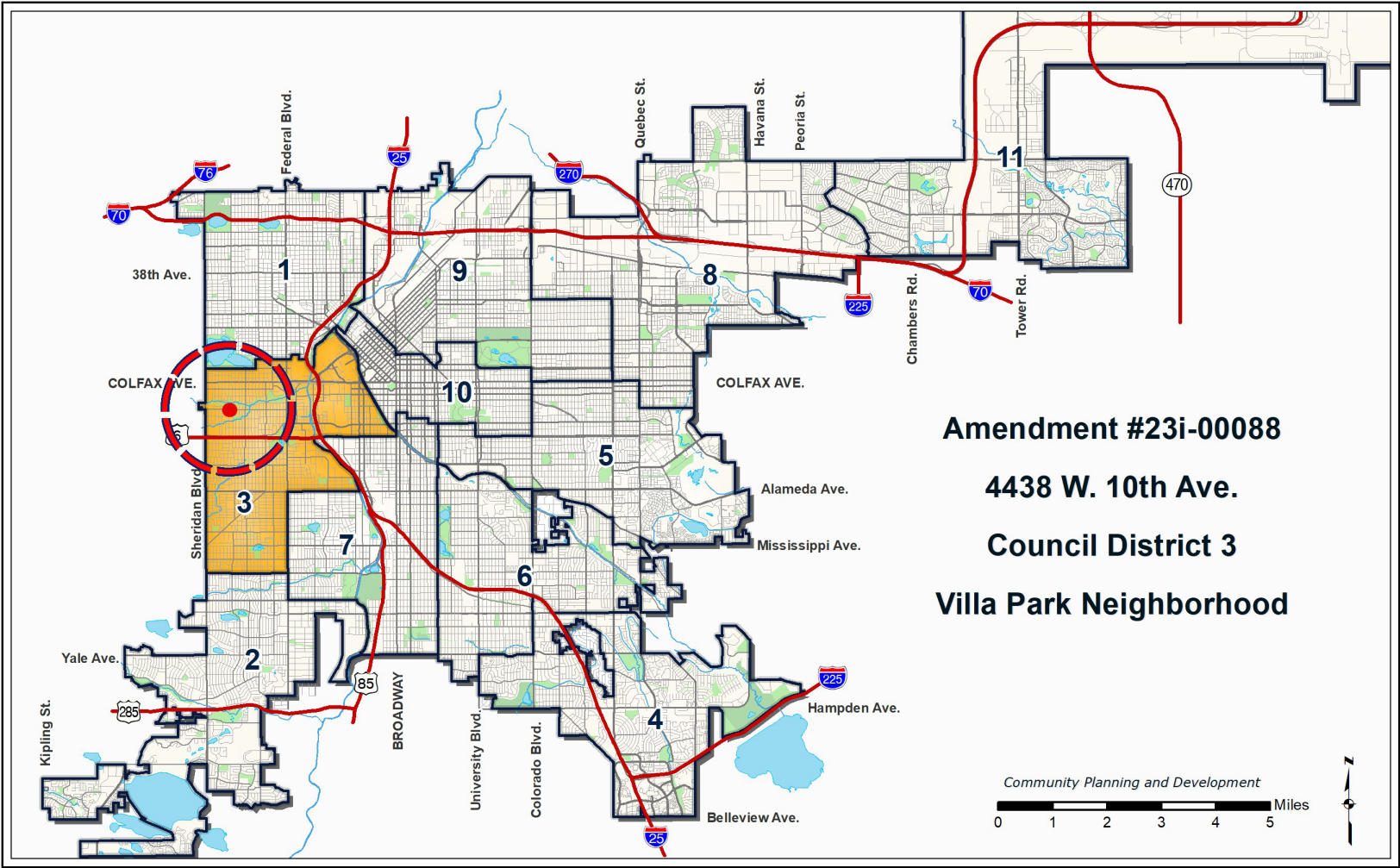
- Property:
 - 8,320 square feet
 - Existing duplex
- Rezone from E-TU-C to E-RH-2.5

Presentation Agenda

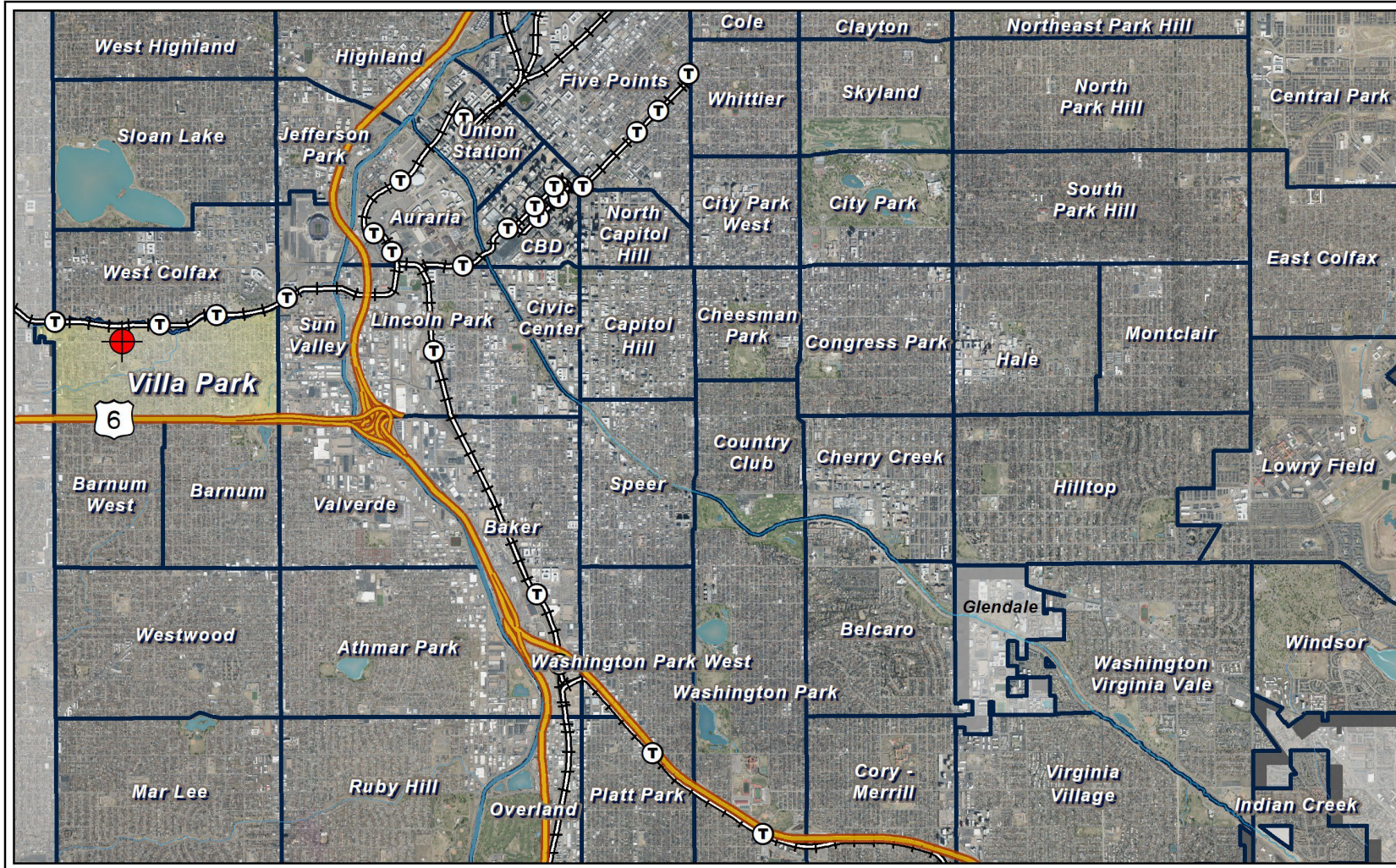
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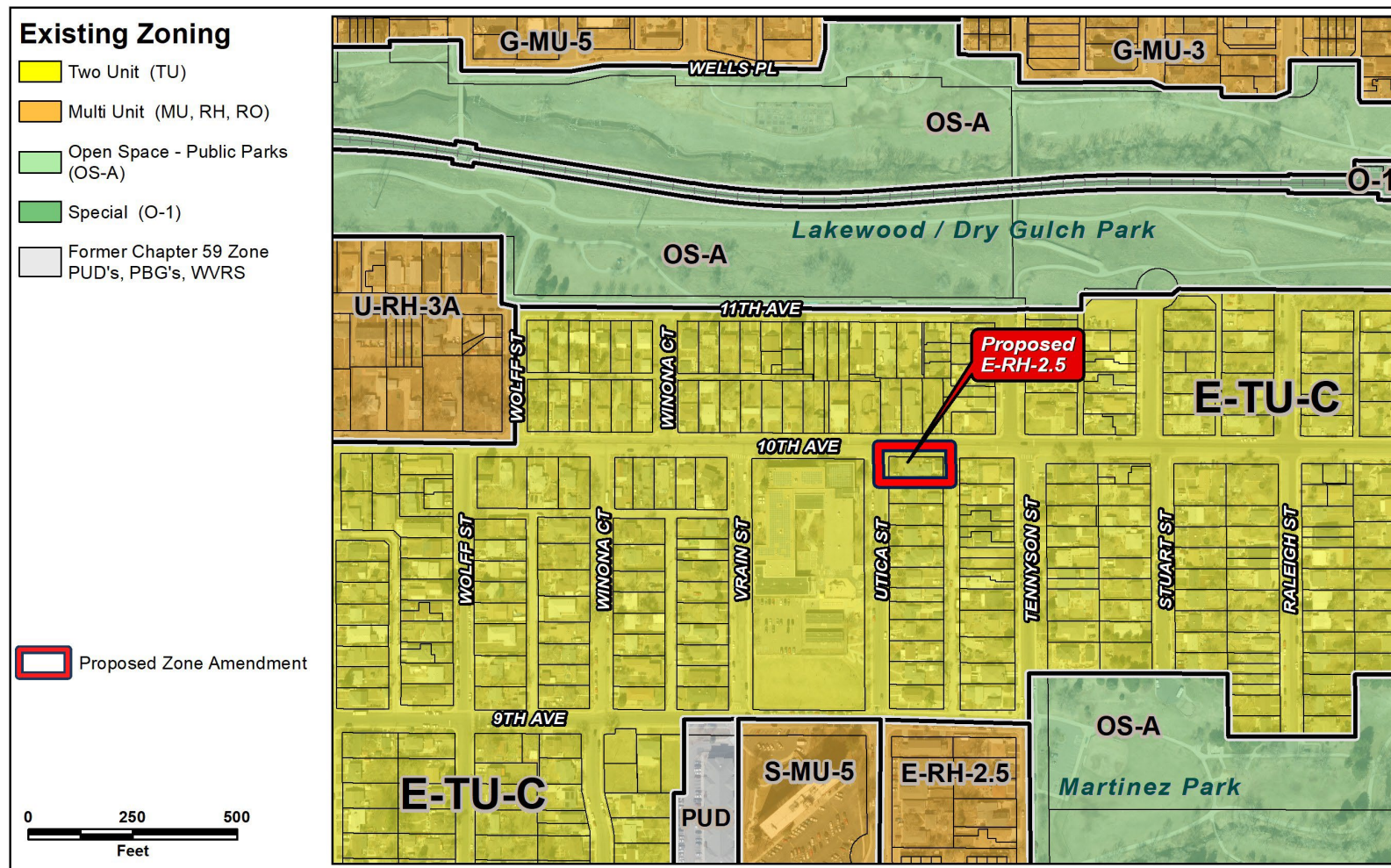
Council District 3 – Council President Torres



Statistical Neighborhood – Villa Park



Existing Zoning – E-TU-C



Subject Property

- E-TU-C

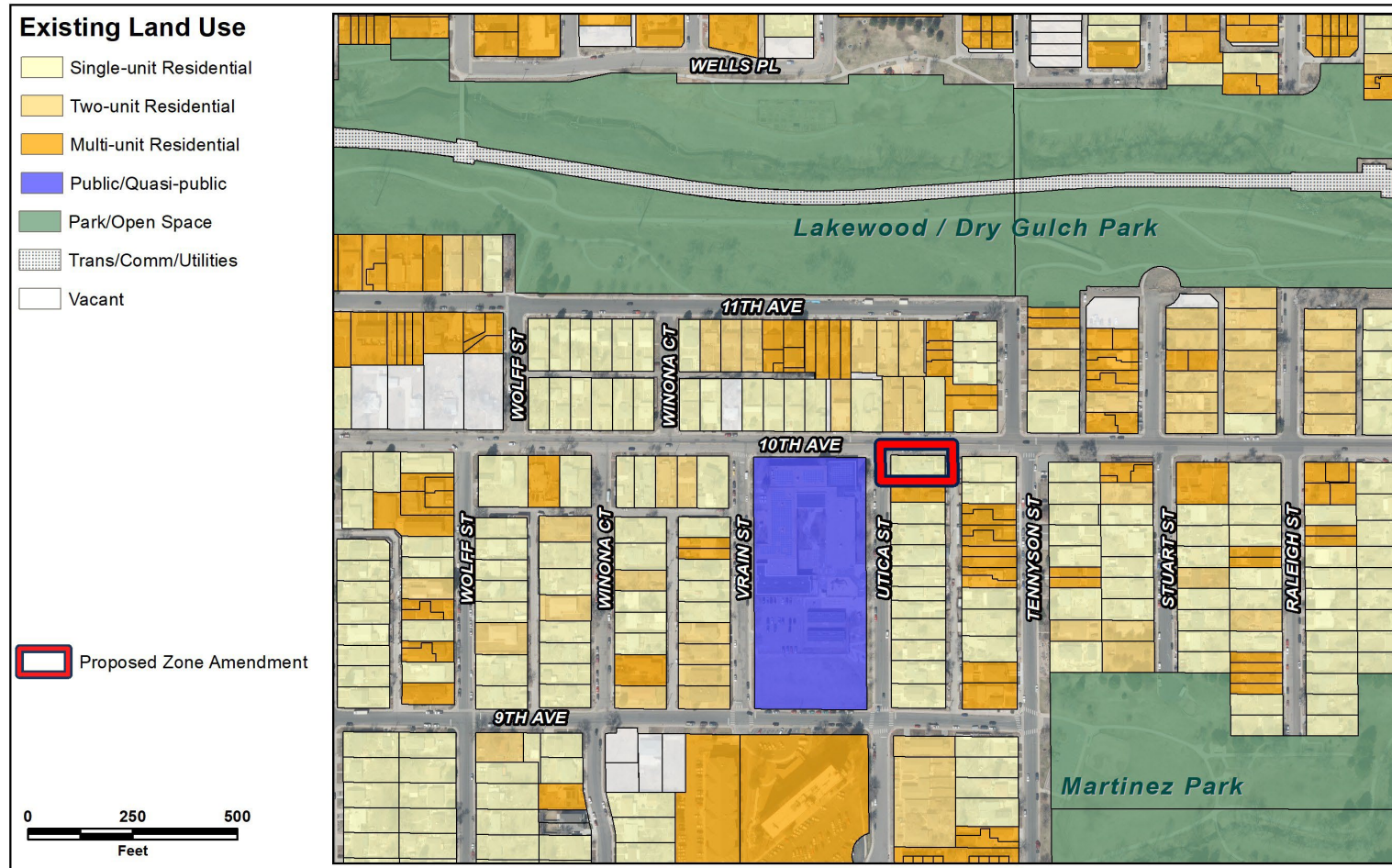
Adjacent Properties

- E-TU-C

Surrounding Area

- OS-A
- U-RH-3A
- E-RH-2.5
- S-MU-5

Existing Context – Land Use



Subject Property

- Single-unit residential

Adjacent Properties

- Single-unit residential
- Multi-unit residential
- Public/Quasi-public

Surrounding Area

- Single-unit residential
- Two-unit residential
- Multi-unit residential
- Parks/Open space

Existing Context – Building Form/Scale



Agenda

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Process

- Informational Notice: 12/7/2023
- Planning Board Notice: 1/23/2024
- Planning Board Public Hearing: 2/7/2024
- LUTI Committee: 3/5/2024
- City Council Public Hearing: 4/15/23

Public Comments

- Registered Neighborhood Organizations
 - No position statement or comment letter received from the RNO
- One comments from neighbors and other stakeholders highlighting concerns about the number of dwelling units and the size of dwelling units that could be built in the row house building form. The comments also include concerns about the loss of this naturally occurring affordable housing.

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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*
- *West Area Plan*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

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Comprehensive Plan 2040

Comprehensive Plan 2040

Example:

- *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 (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).*



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

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

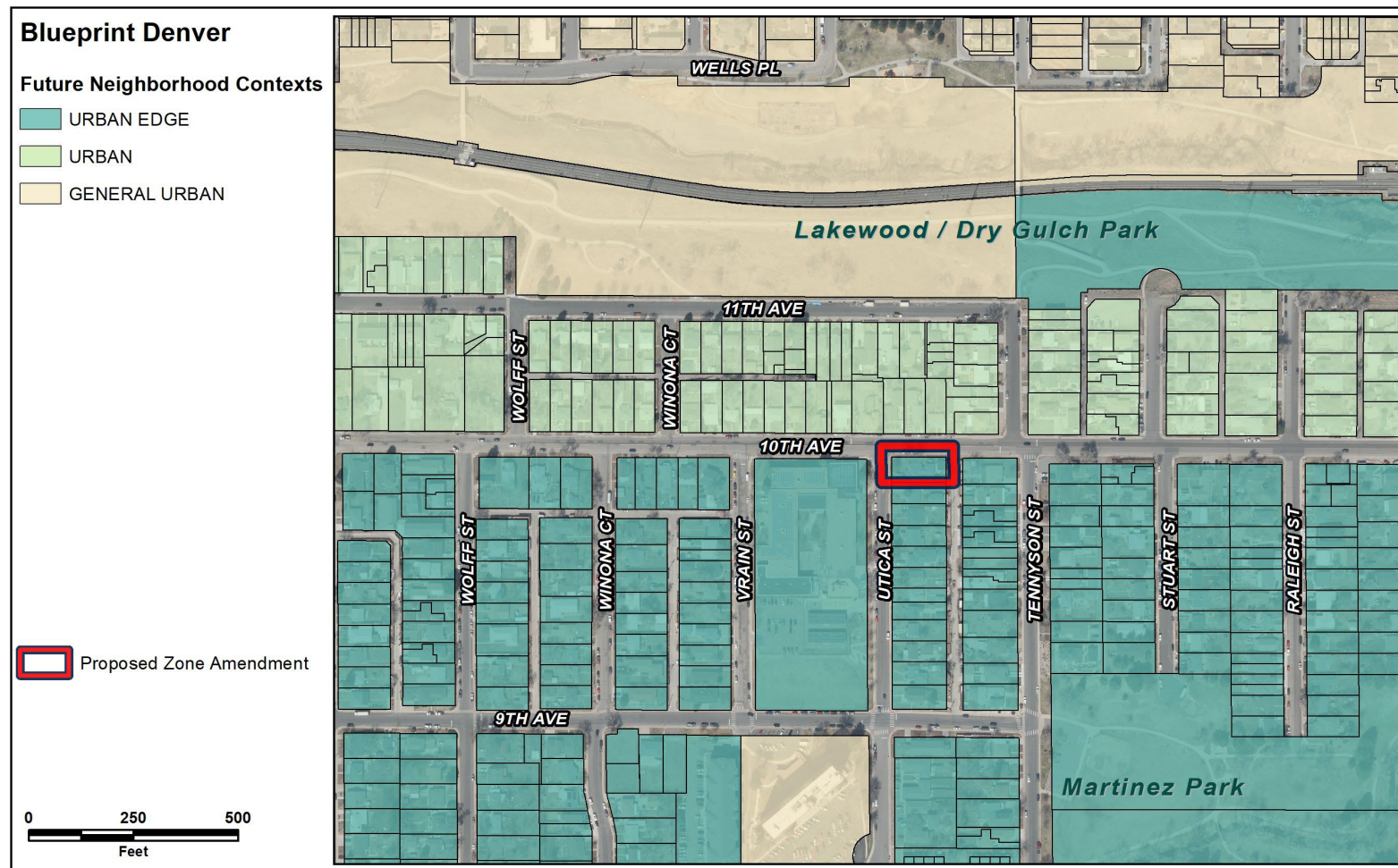
2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

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

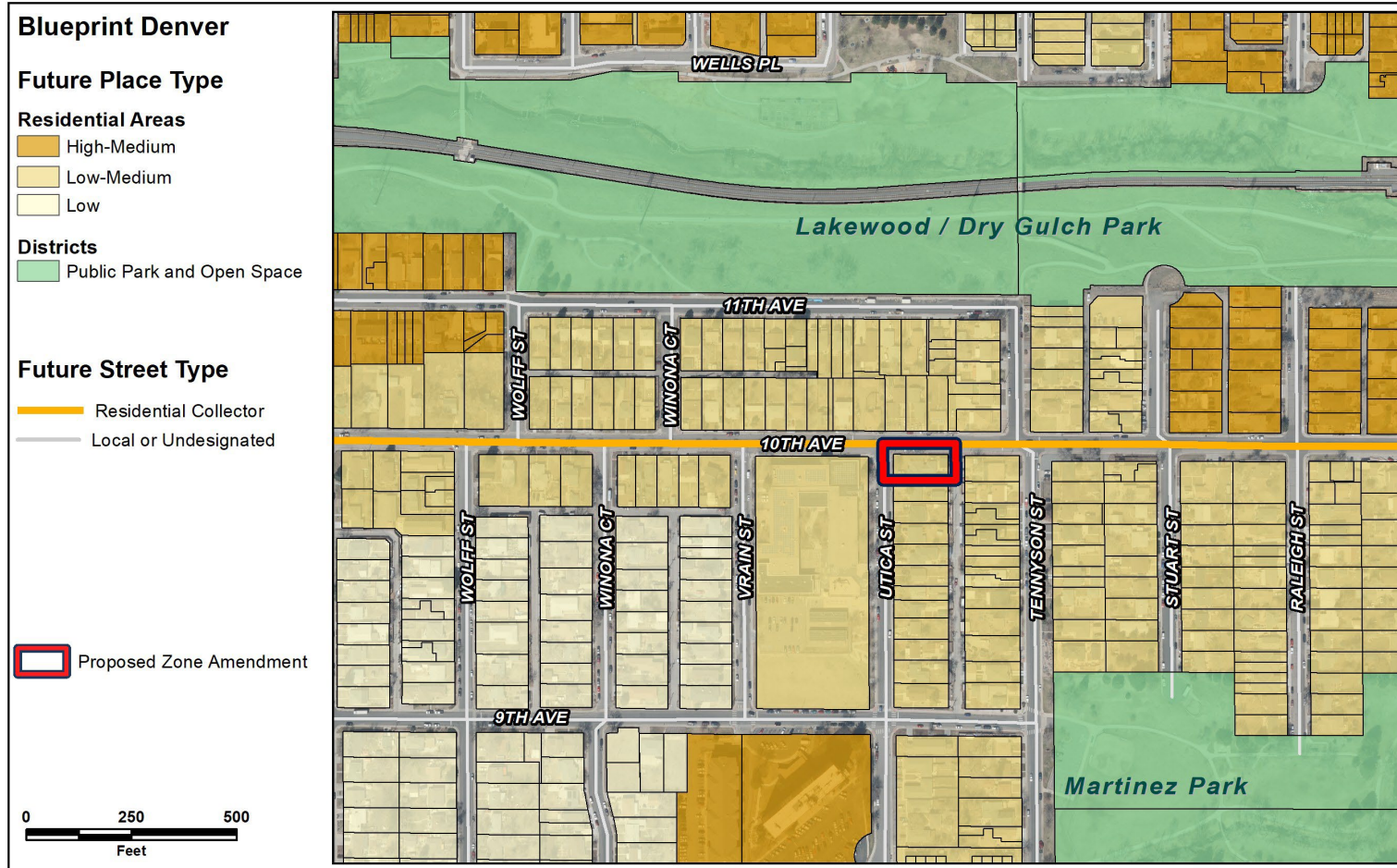
Blueprint Denver 2019



Subject Property: Urban Edge

- Residential areas generally are single-unit and two-unit uses, with some low-scale multi-unit embedded throughout.
- Commercial nodes are generally found along key corridors or at intersections.
- Block patterns are generally a mix of suburban and urban elements—streets may be rectangular or curved and alleys are sometimes present.
- Multi-unit buildings and commercial nodes are generally low-scale.

Blueprint Denver 2019



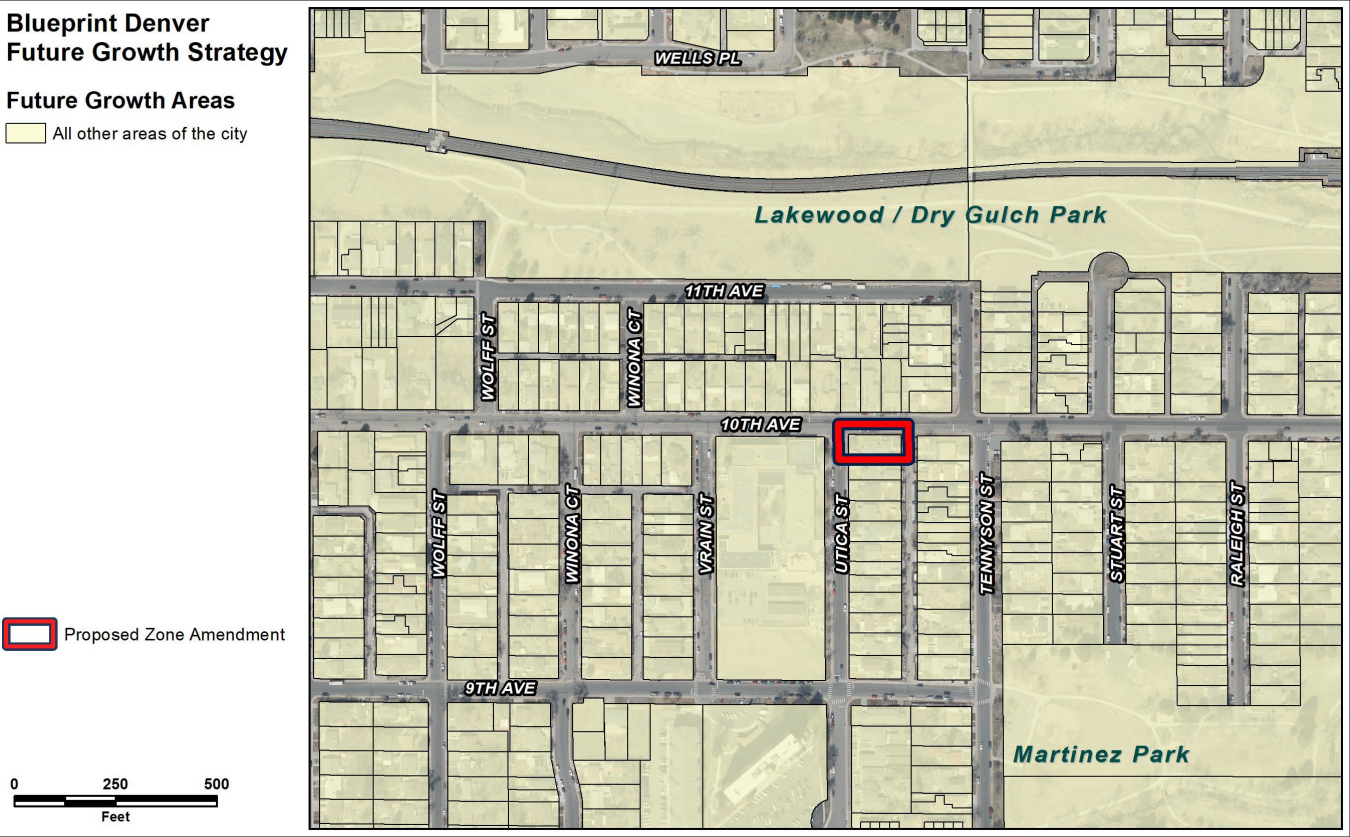
Subject Property:

Low-Medium Residential

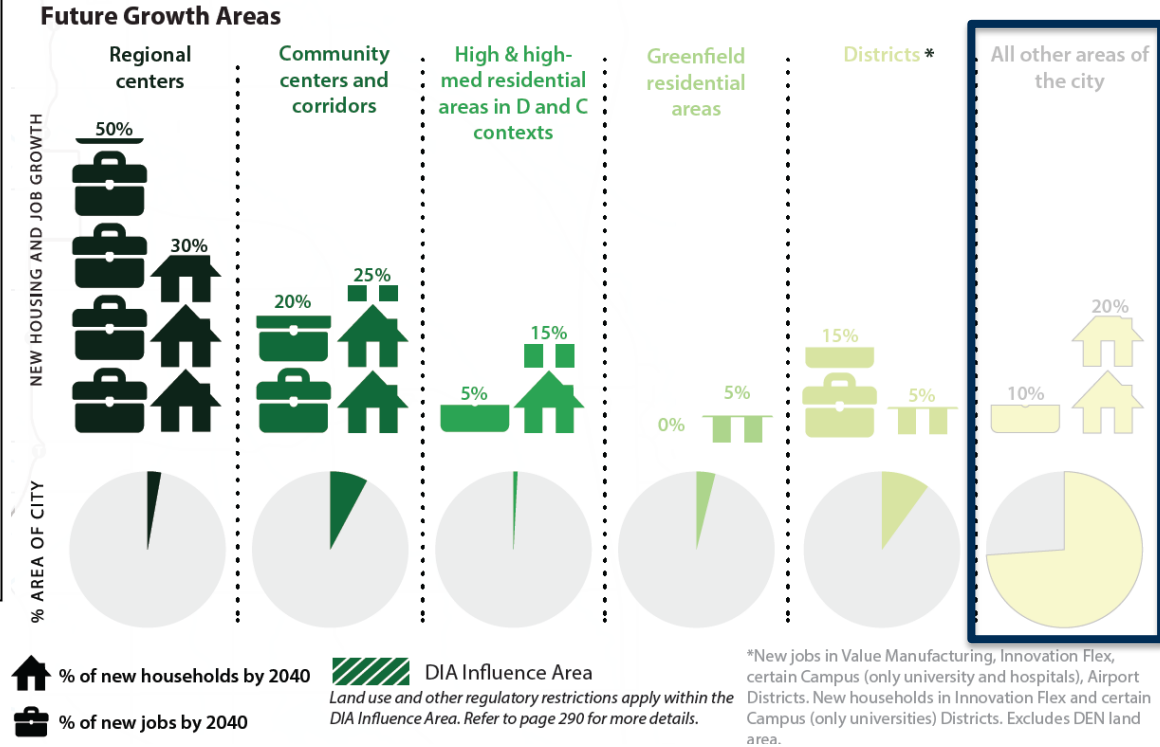
- Mix of low- to mid-scale multi-unit residential options.
- Small-scale multi-unit buildings are interspersed between single- and two-unit residential.
- Limited mixed-use along arterial and collector streets and at some intersections.
- Vacant institutional uses on corners or select sites may be appropriate locations to introduce additional residential intensity.
- Buildings are generally 3 stories or less in height.
- When occurring, single- and two-unit residential uses are typically in the urban house form.

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.

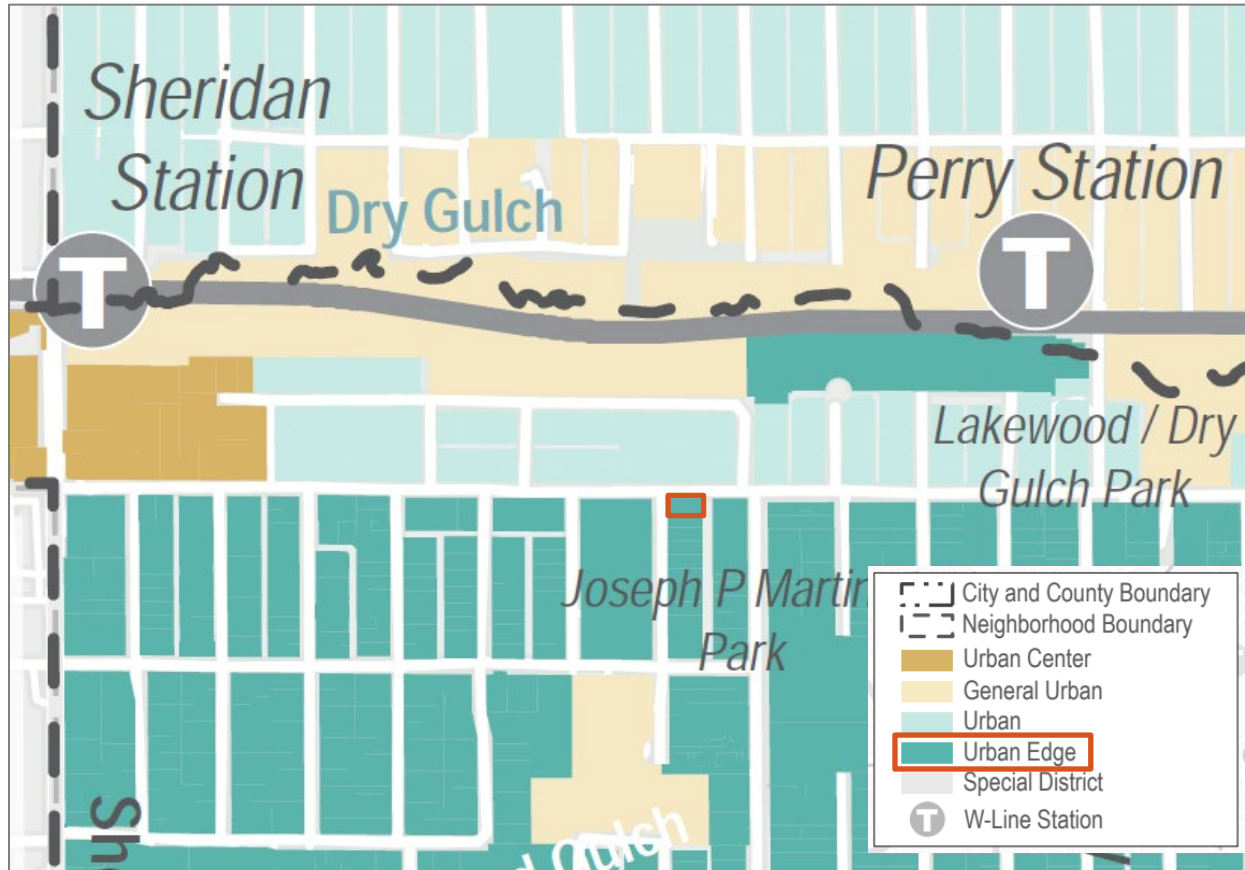
Blueprint Denver 2019



Subject Property: All other Areas of the City



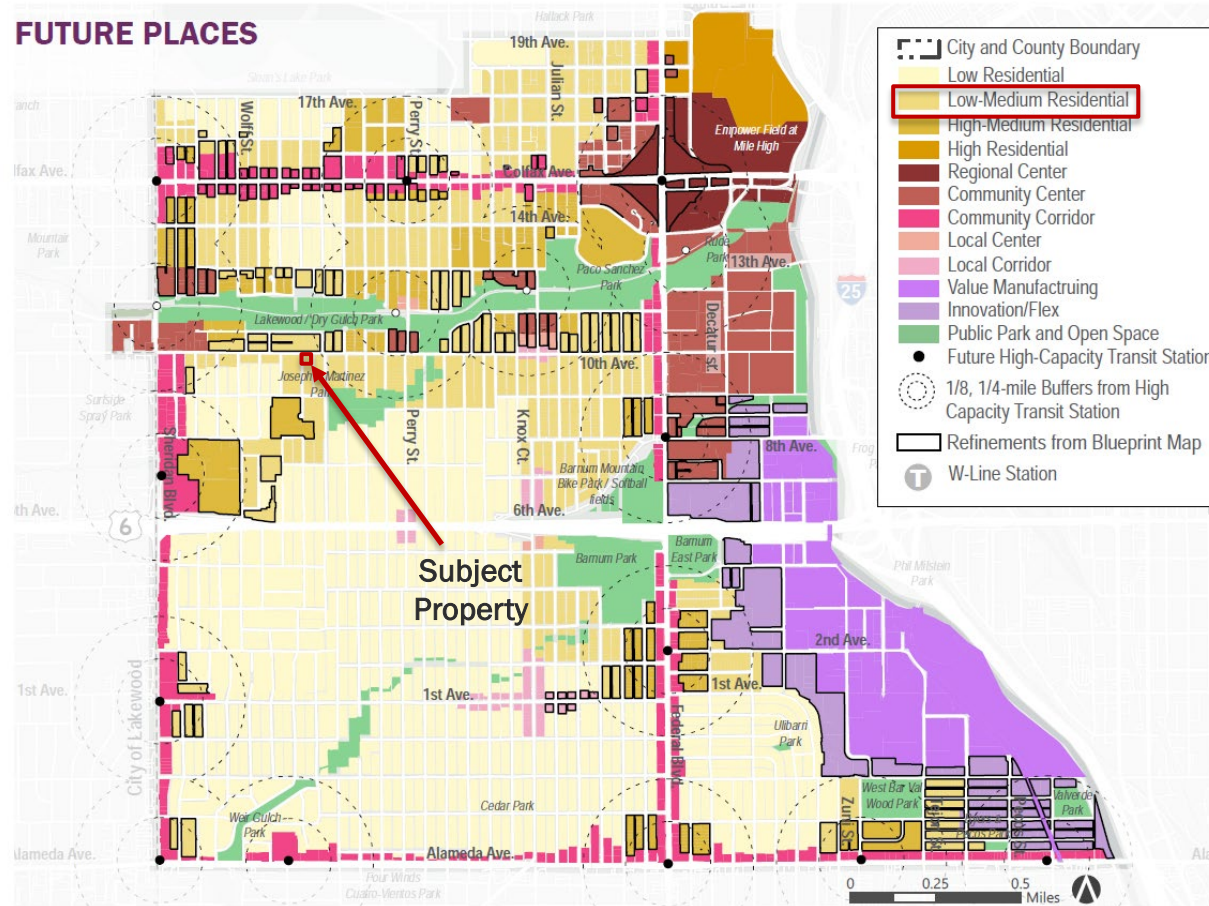
West Area Plan



Subject Property: Urban Edge

- Urban Edge is primarily a single- and two-unit residential context with some embedded small scale, multi-unit development.
- The Urban Edge context is located close to Lakewood/Dry and Weir Gulches, and along major corridors such as Alameda Avenue and Sheridan Boulevard.
- This context is a transition between urban and suburban areas.
- Commercial and mixed-use development is primarily found along major corridors with some smaller-scale commercial buildings located within the interior of the residential areas. Most blocks have alleys,

West Area Plan



West Area Plan

Area Wide Recommendations | 16

Subject Property:

Low-Medium Residential

- Mix of low- to mid-scale multi-unit residential building forms.
- Small-scale multi-unit buildings are dispersed among single and two-unit residential building forms.
- In the West Area, Low-Medium Residential places are mapped with a maximum base height of 3 stories, although 2.5 stories is also appropriate (see Policy L7)
- Limited neighborhood serving commercial can be found, particularly at intersections.

West Area Plan

FUTURE BASE HEIGHT GUIDANCE MAP



- Up to 2.5 stories
- Up to 3 stories
- Up to 5 stories
- Up to 8 stories
- Up to 12 stories
- See Stadium District Master Plan for Recommended Heights that go from 5 stories up to 30 with incentives.
- Heights within the Value Manufacturing Place type are guided by FAR ratio rather than stories. See I-A or I-B zone districts for more details
- W-Line Stations
- Future High Capacity Transit Station
- 1/8, 1/4-mile Buffers from High Capacity Transit Station

Base Maximum Building Heights
This map shows the maximum building heights that should be allowed when Expanding Housing Affordability (EHA) height incentives are not applied."

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

- Primarily through the implementation of our adopted plans, but also by providing additional density and housing options with good access to open space, transit, and other 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

CPD finds this rezoning is justified by the adoption of the West Area Plan and Blueprint Denver that are implemented through this rezoning.

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

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
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5. Consistency with Neighborhood Context,
Zone District Purpose and Intent

Consistency with Neighborhood Context, Purpose and Intent



Urban Edge Context

- Described as being primarily single and two-unit residential with embedded low-scale multi-unit

Residential Districts

- Promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood Context



Row House 2.5 Story

- E-RH-2.5 is a multi unit district and allows suburban house, urban house, detached accessory dwelling unit, duplex, tandem house, and row house building forms up to two and a half stories in height.

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