



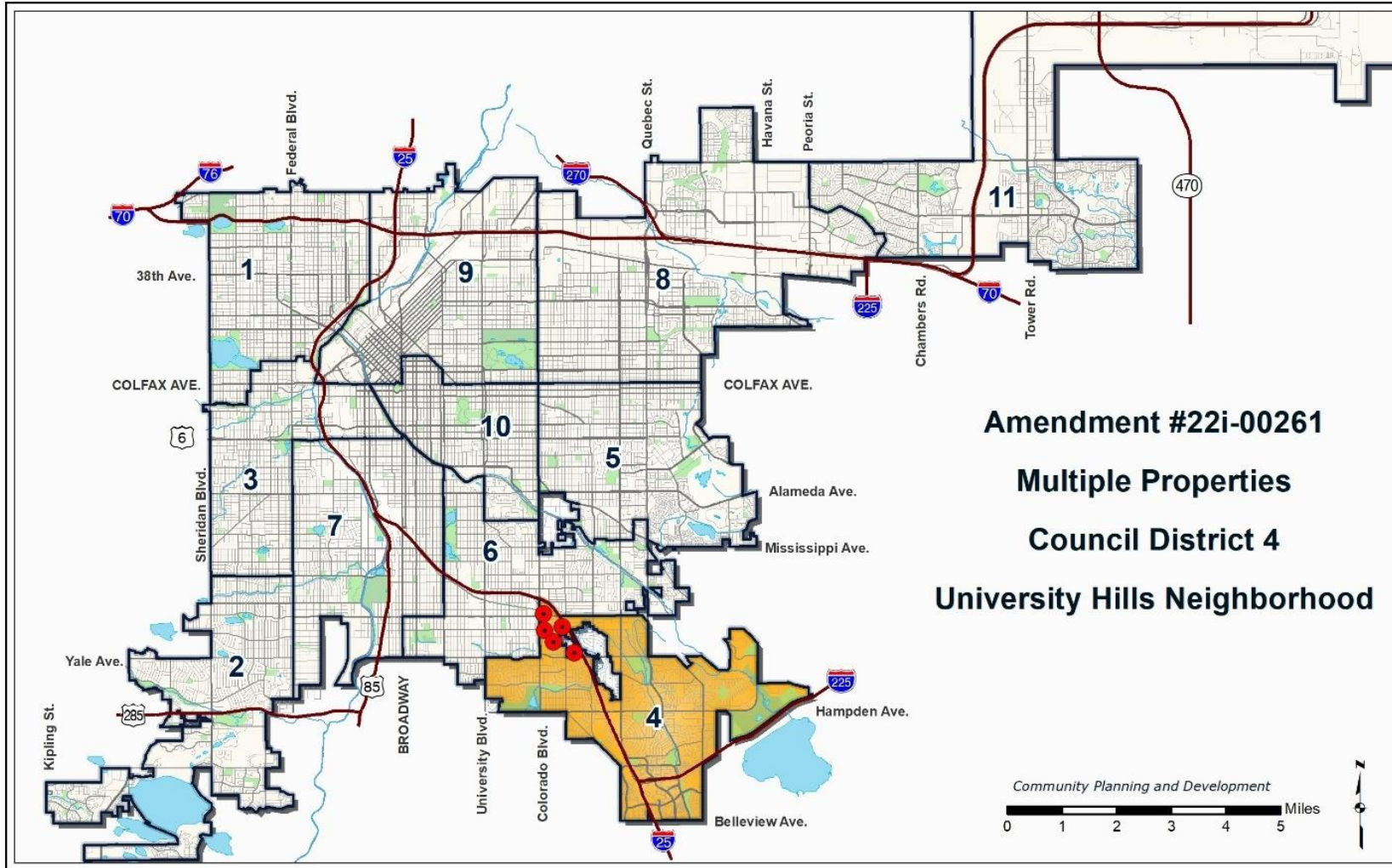
# University Hills Legislative Rezoning

Request: From various zone districts to C-MX-20 (UO-1), S-MX-8A,  
S-MX-3, G-MX-3, G-MU-5, and G-RO-3

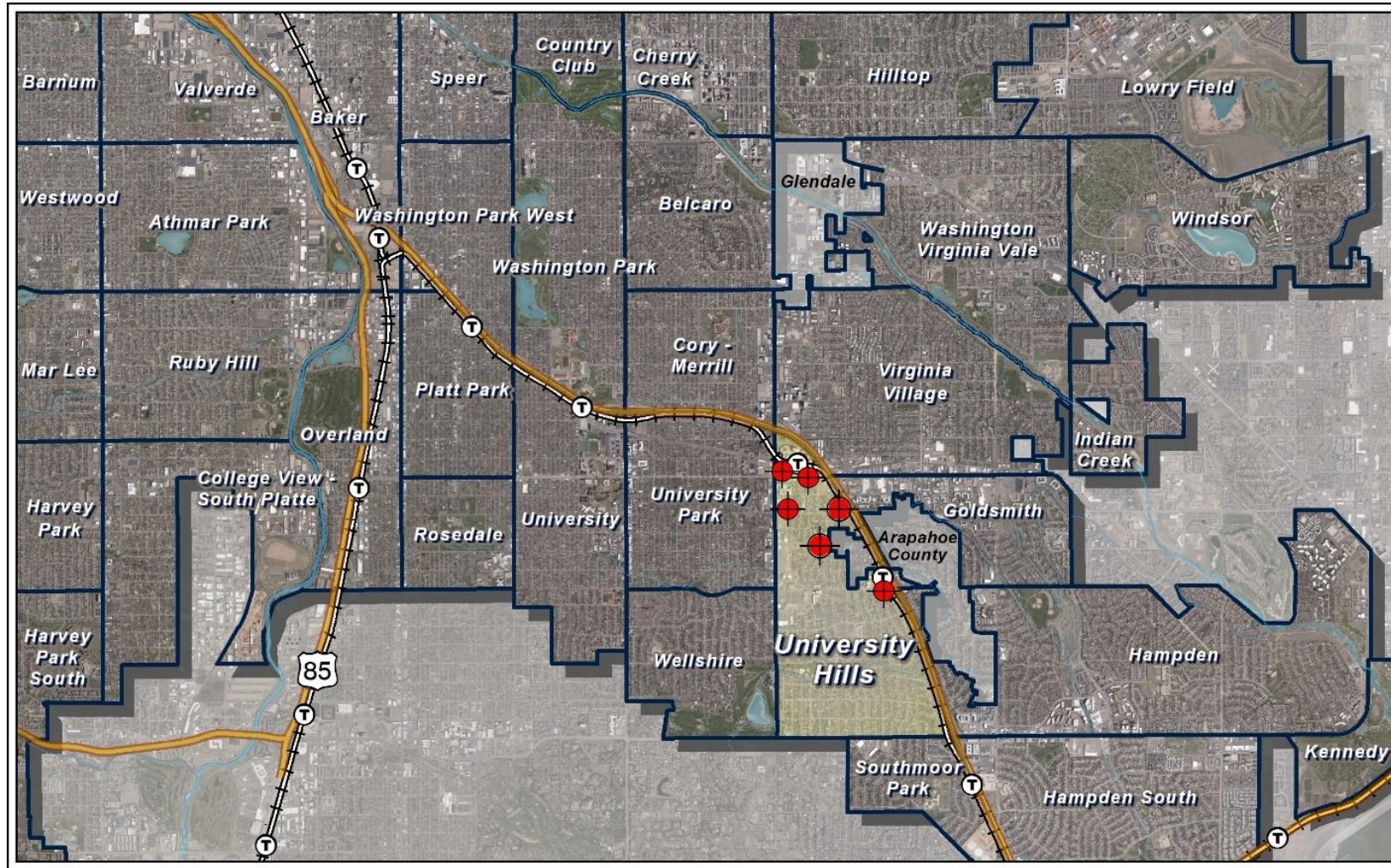
2022I-00261

June 20<sup>th</sup>, 2023

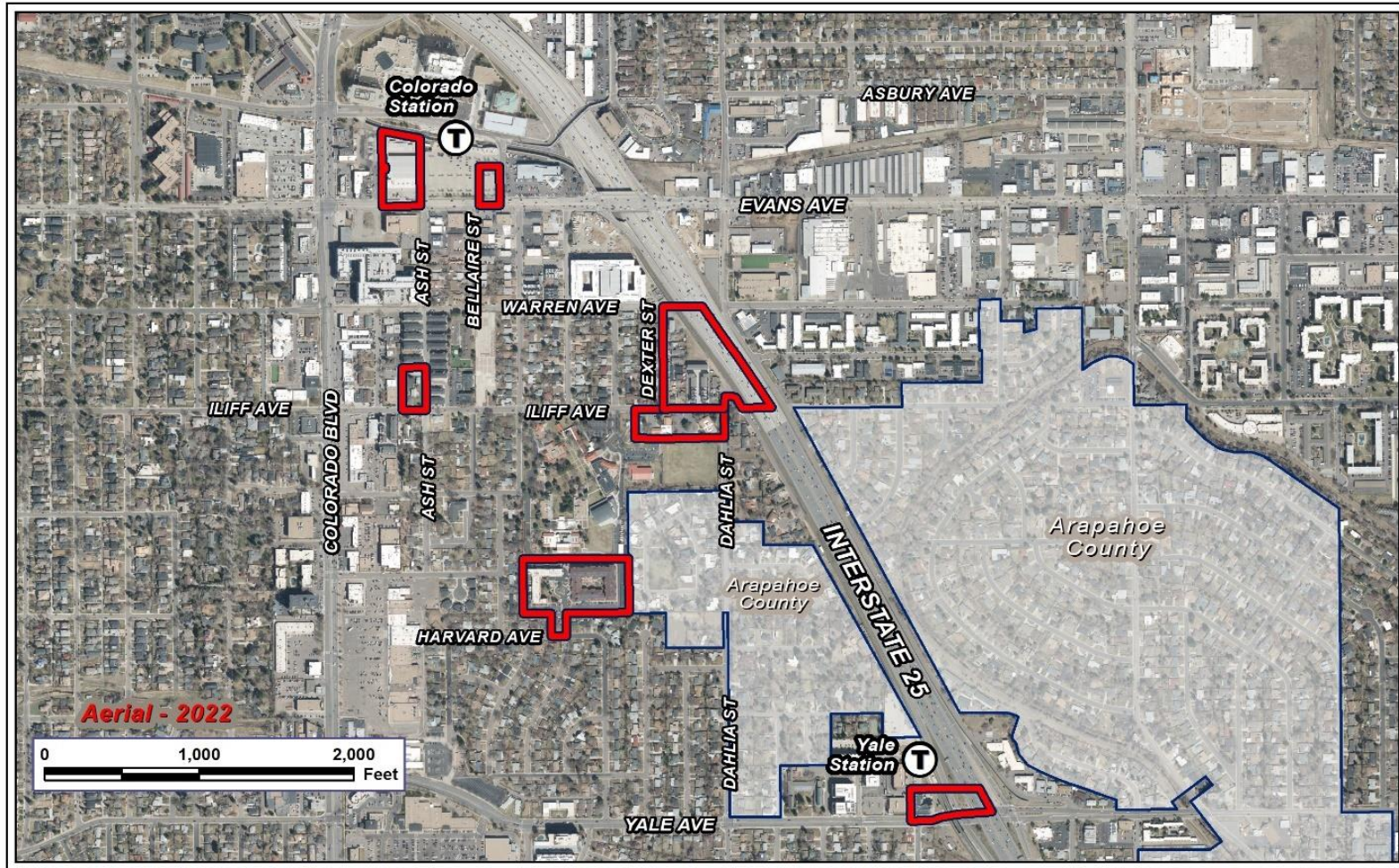
# Council District 4



# University Hills Neighborhood



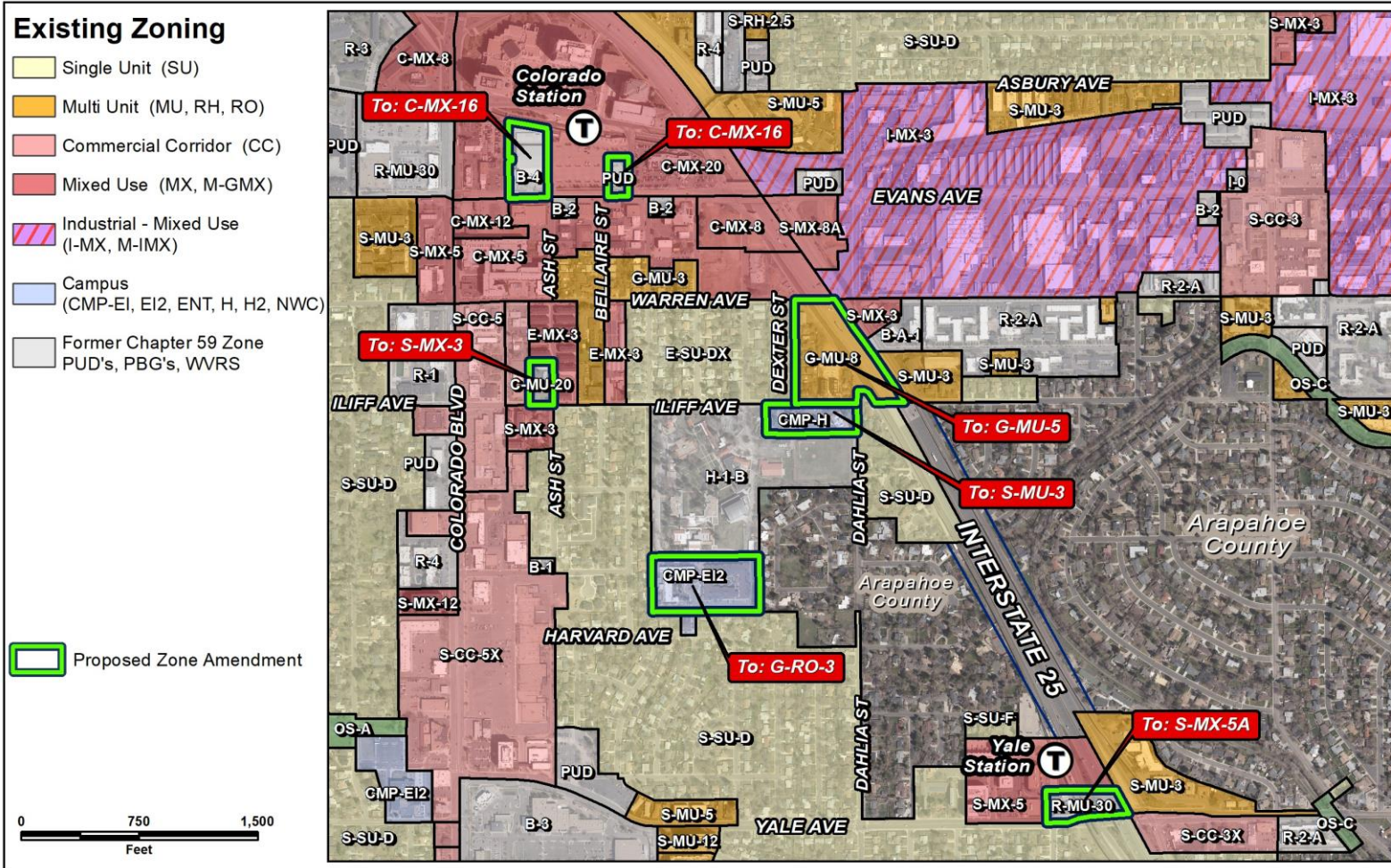
# Request: C-MX-16, S-MX-5A, S-MX-3, G-MX-3, G-MU-5, and G-RO-3



Legislative rezoning  
intended to implement  
adopted plan guidance

Approximately 164 acres

# Existing Zoning



## Current zoning:

B-4 w/UO-1, UO-2

# PUD 109

R-MU-3- w/waivers

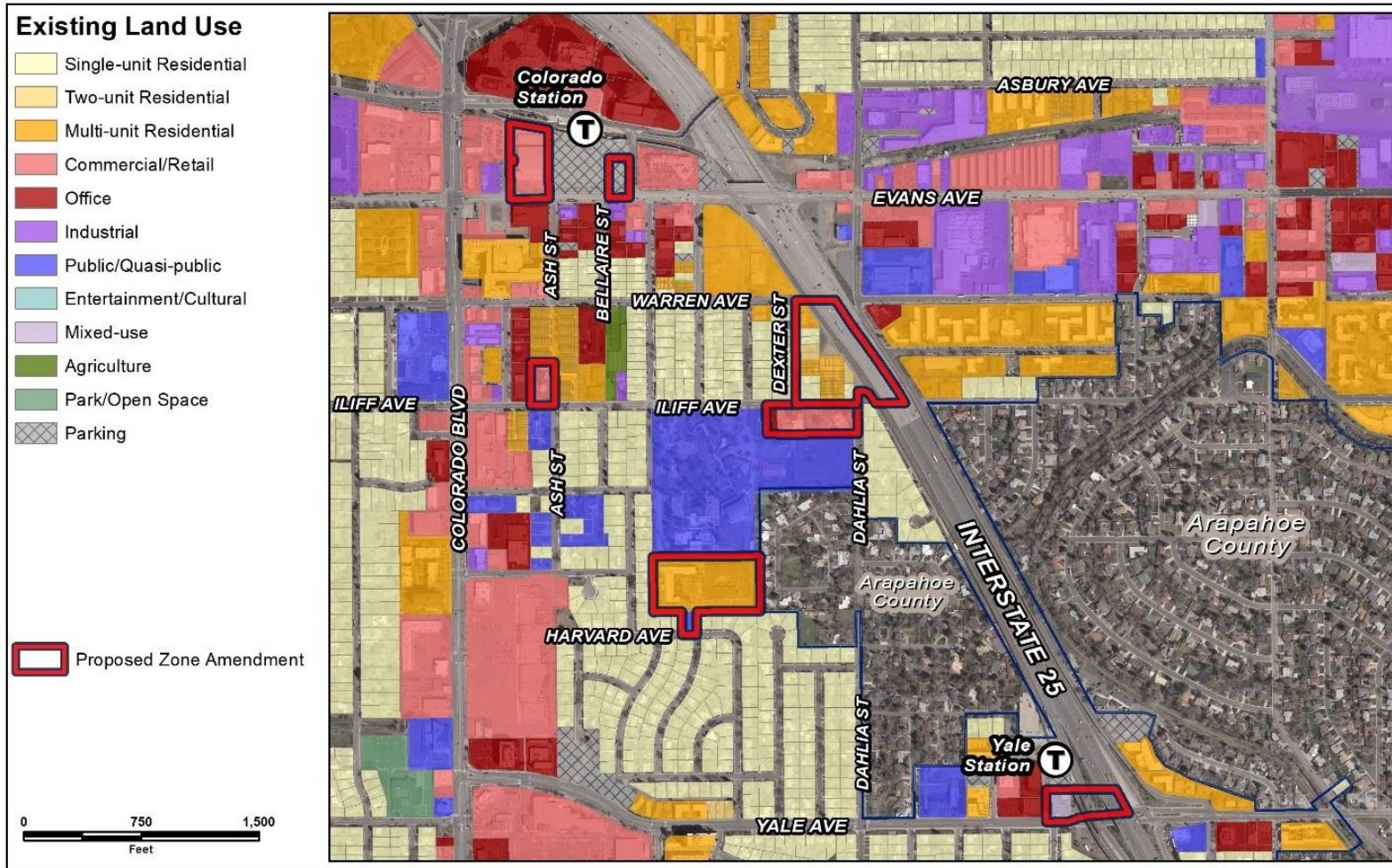
# C-MU-20 w/waivers

# CMP-H

# G-MU-8

# CMP-EI2

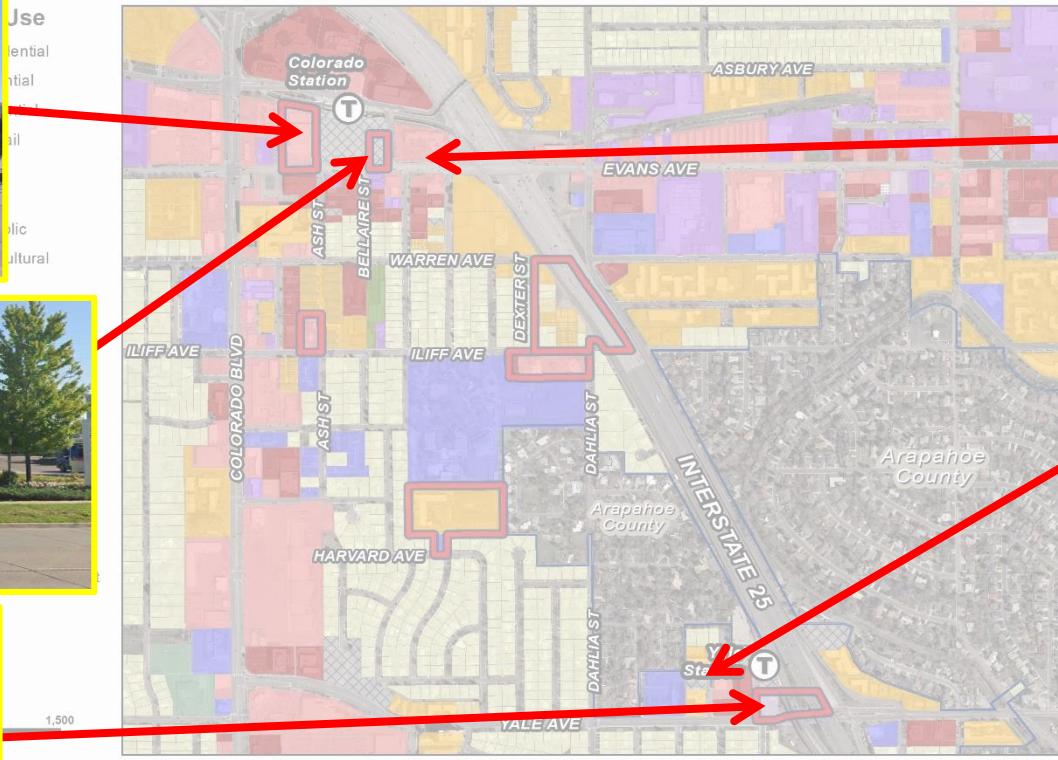
# Existing Land Use



- Primarily a mix of single unit, two unit, and multi unit residential with some commercial & retail

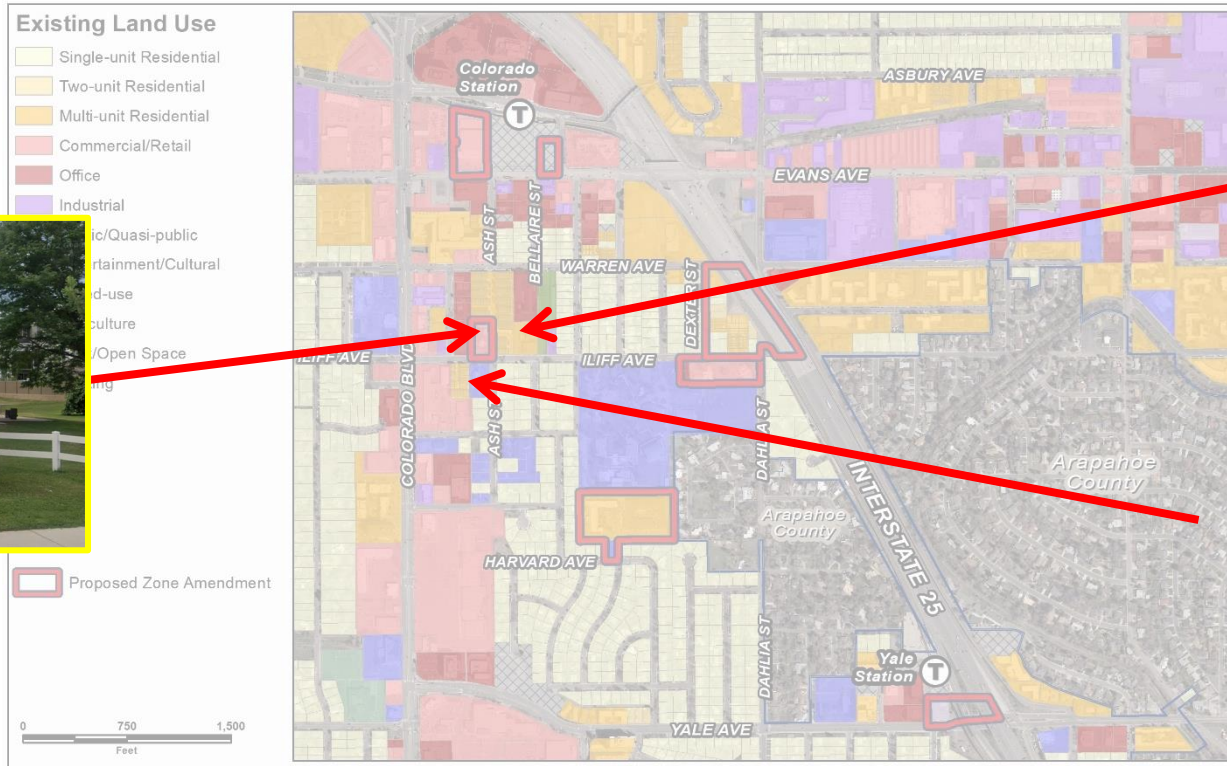
# Existing Context – Building Form/Scale

4101 and 4301 East Evans Avenue and 5307 East Yale Avenue from B-4 w/UO-1, UO-2 and PUD 109 to C-MX-20 & S-MX-8A



# Existing Context – Building Form/Scale

4175 East Iliff Avenue from C-MU-20 to S-MX-3



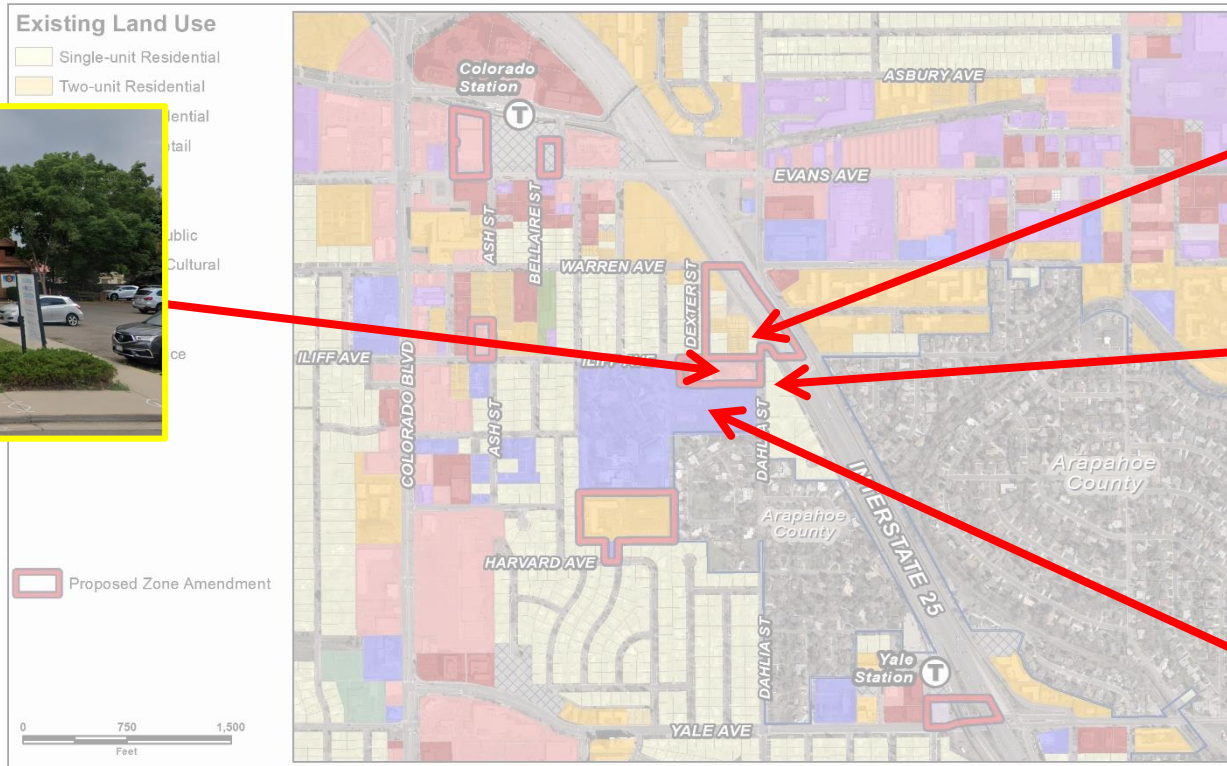
# Existing Context – Building Form/Scale

2210-2290 South Dexter Street, 2255-2285 South Dahlia Street, and 4719-4765 East Iliff Avenue from G-MU-8 to G-MU-5



# Existing Context – Building Form/Scale

4640, 4700, 4770 East Iliff Avenue from CMP-H to G-MX-3



# Existing Context – Building Form/Scale

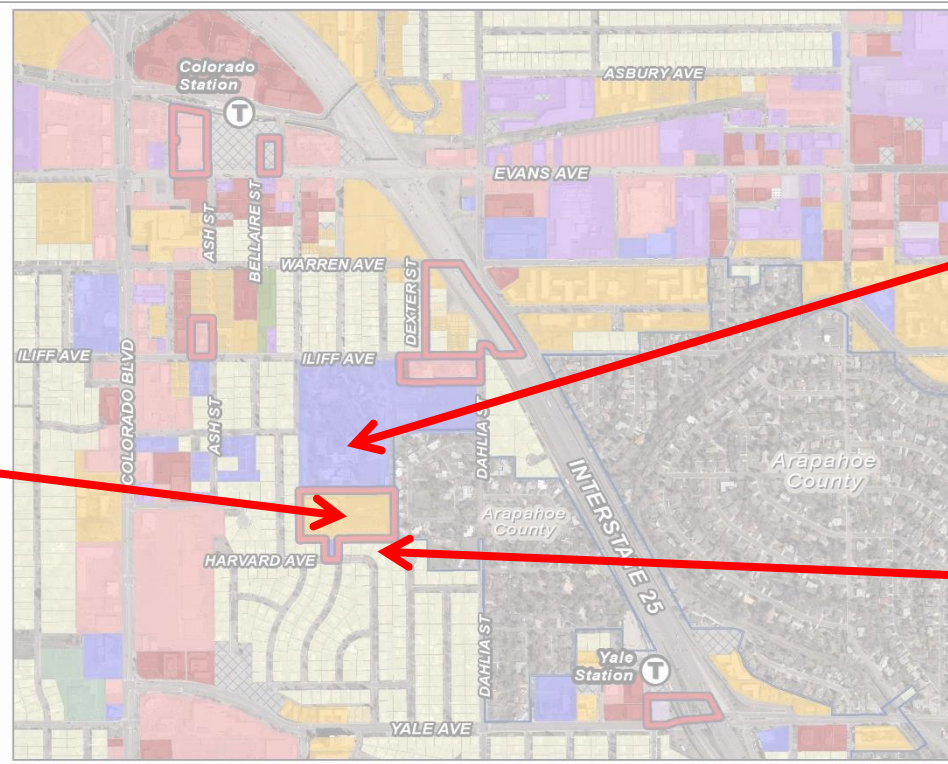
2479 South Clermont Street from CMP-EI2 to G-RO-3

## Existing Land Use

- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Office

Proposed Zone Amendment

0 750 1,500  
Feet



# Process

- Informational Notice: 3/14/2023
- Planning Board Notice Posted: 4/18/2023
- Planning Board Public Hearing: 5/3/2023
- LUTI Committee: 5/16/2023
- City Council Public Hearing: 6/30/2023
- Public Comment: 51 letters of support, 1 RNO letter of support, and 22 letters of opposition

# Process

- Planning Board recommendation of denial
  - Additional time and dialogue for broader agreement
- Mediation services provided; no agreement reached
- Staff continues to recommend approval of the legislative map amendment proposal
  - Important step to implement *Near Southeast Area Plan*

# Review Criteria

## Denver Zoning Code Review Criteria

- 1.Consistency with Adopted Plans
- 2.Uniformity of District Regulations
- 3.Further Public Health, Safety and Welfare

# Review Criteria

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040 (2019)*
- *Blueprint Denver (2019)*
- *Near Southeast Neighborhood Plan (2023)*

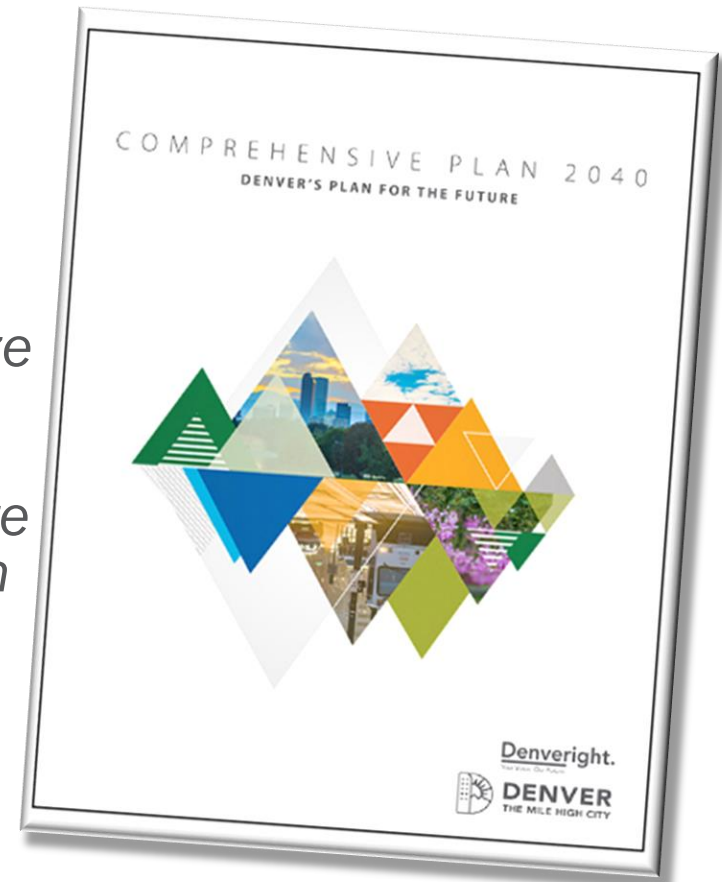
### 2. Uniformity of District Regulations

### 3. Further Public Health, Safety and Welfare

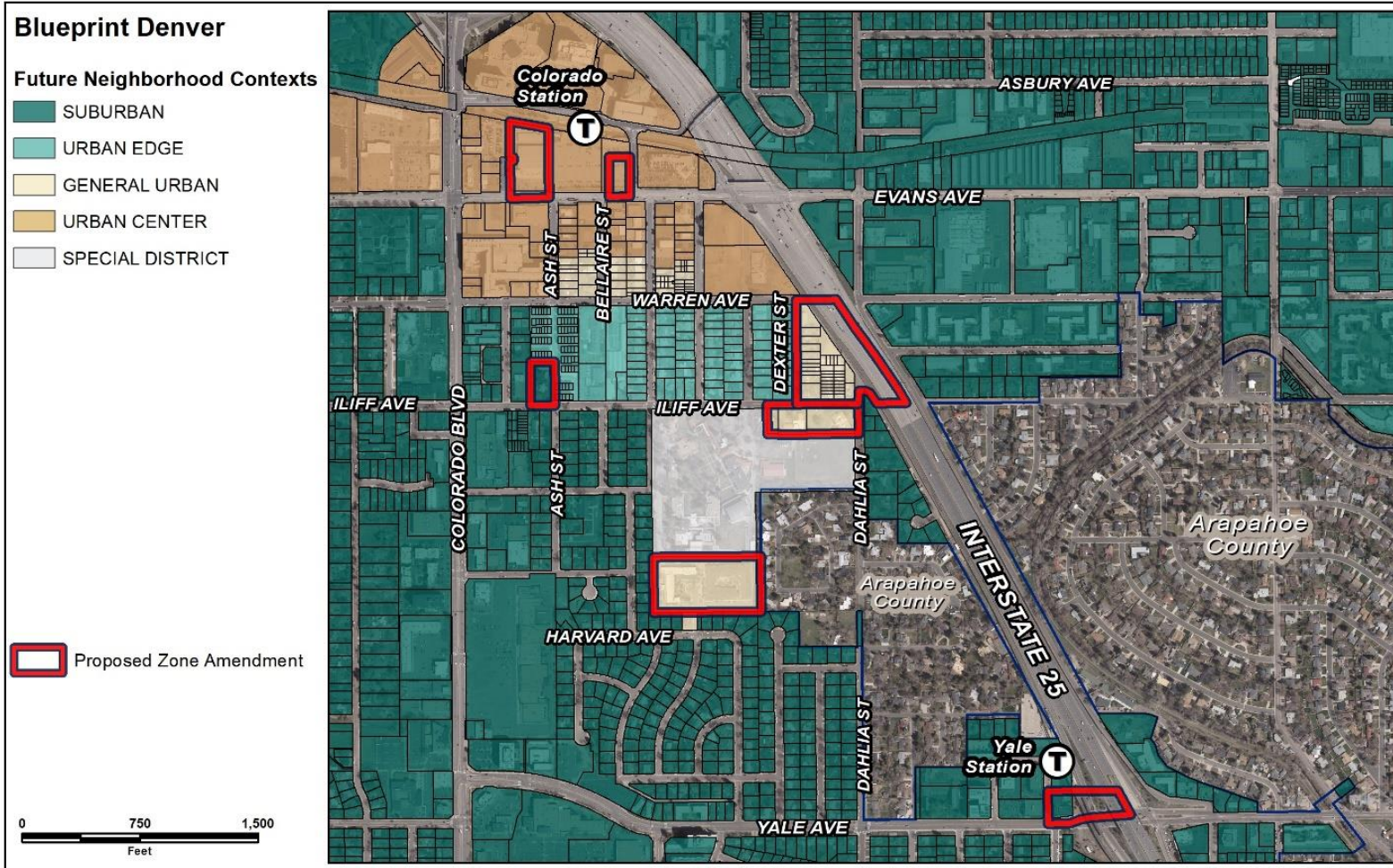
# Review Criteria: Consistency with Adopted Plans

## *Comprehensive Plan 2040*

- Equitable, Affordable and Inclusive Goal 1, – *Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities (p. 28).*
- Equitable, Affordable and Inclusive Goal 7, Strategy B – *Prioritize infrastructure improvements that allow for residents of all abilities to access and live in any neighborhood (p.30).*
- Strong and Authentic Neighborhoods Goal 2, Strategy C – *Create people-oriented places that embrace community character with thoughtful transitions, aspirational design and an engaging public realm (p. 34).*
- Environmentally Resilient Goal 8, Strategy C – *Focus growth by transit station and along high- and medium-capacity transit corridors (p. 54)*

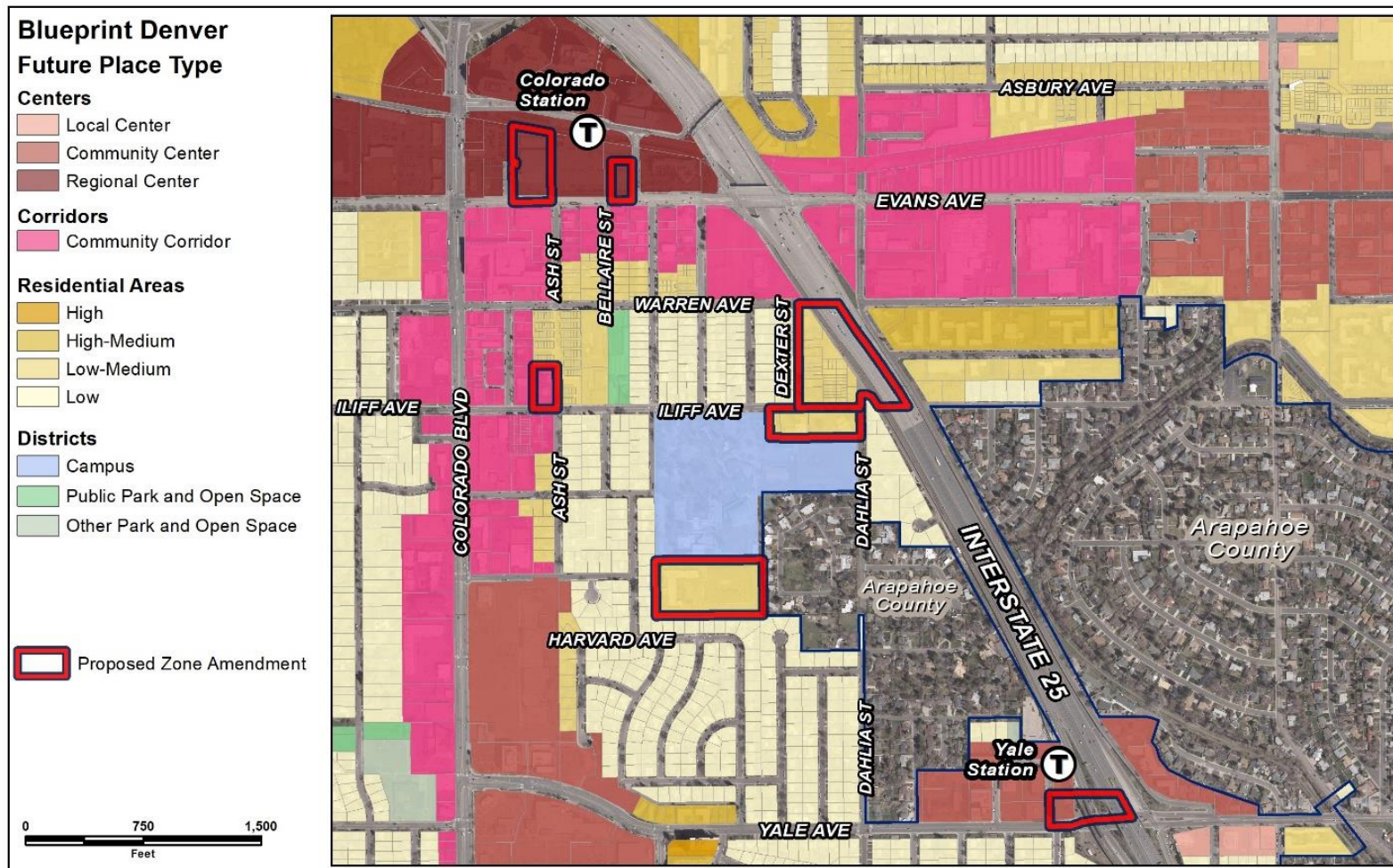


# Consistency with Adopted Plans: Blueprint Denver



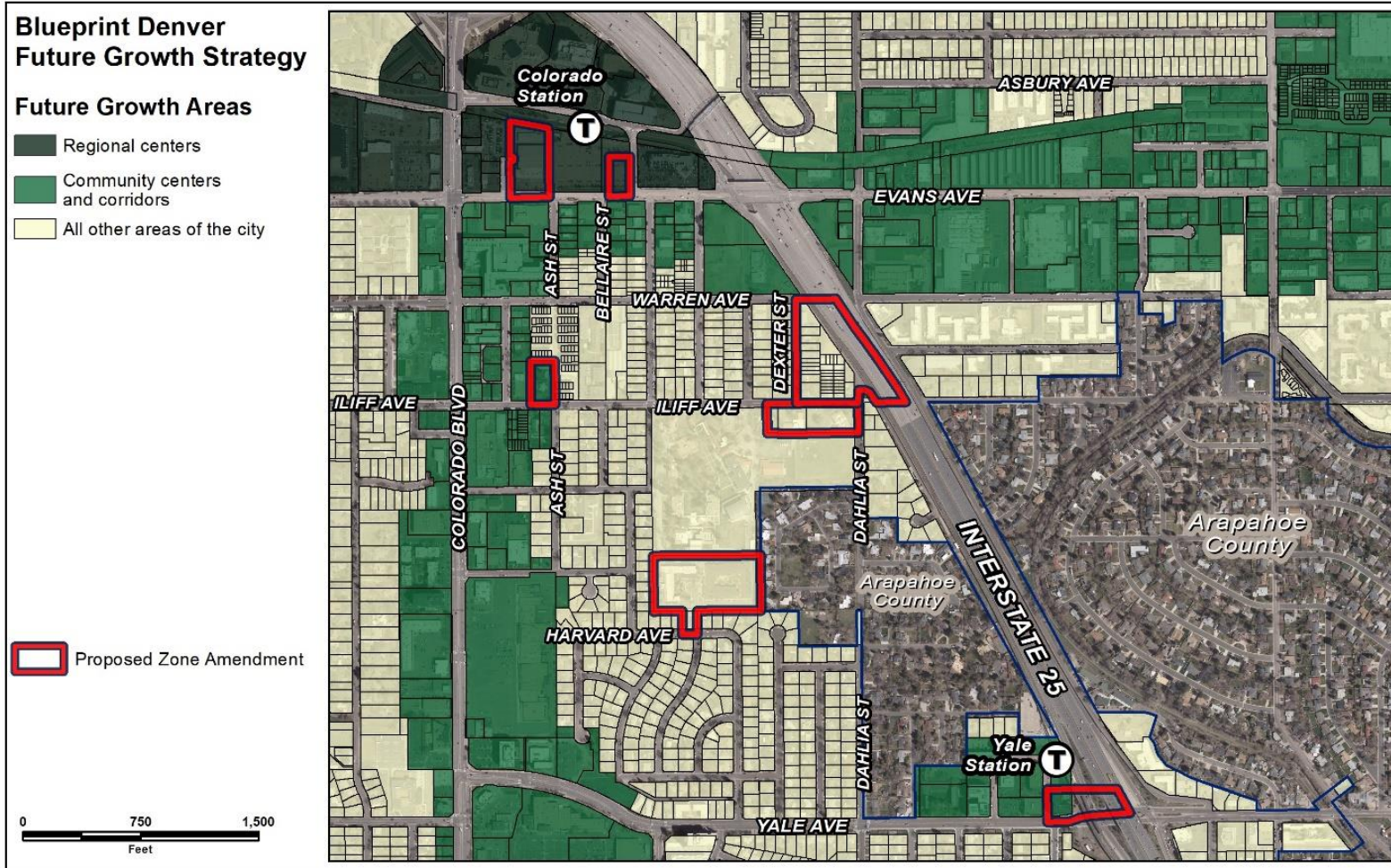
- **Urban Center**
  - High mix of uses
  - Regular block patterns with alley access
  - Larger scale buildings closer to the street
- **Suburban**
  - Range of uses from single and multi-unit residential to commercial centers and corridors
  - Irregular block patterns with curvilinear streets
  - Buildings are farther setback from the street
- **General Urban**
  - 1 and 2 unit, and multi unit residential
  - Low-scale mixed use

# Consistency with Adopted Plans: Blueprint Denver



- **Regional Center**
  - High mix of uses
  - Taller heights
- **Residential High-Medium**
  - Medium multi-unit residential
  - Compatible commercial/retail
- **Community Center**
  - Mix of office, commercial, and residential uses
  - Heights are generally up to 5 stories
- **Community Corridor**
  - Mix of office, commercial, and residential uses
  - Heights are generally up to 5 stories

# Consistency with Adopted Plans: Blueprint Denver



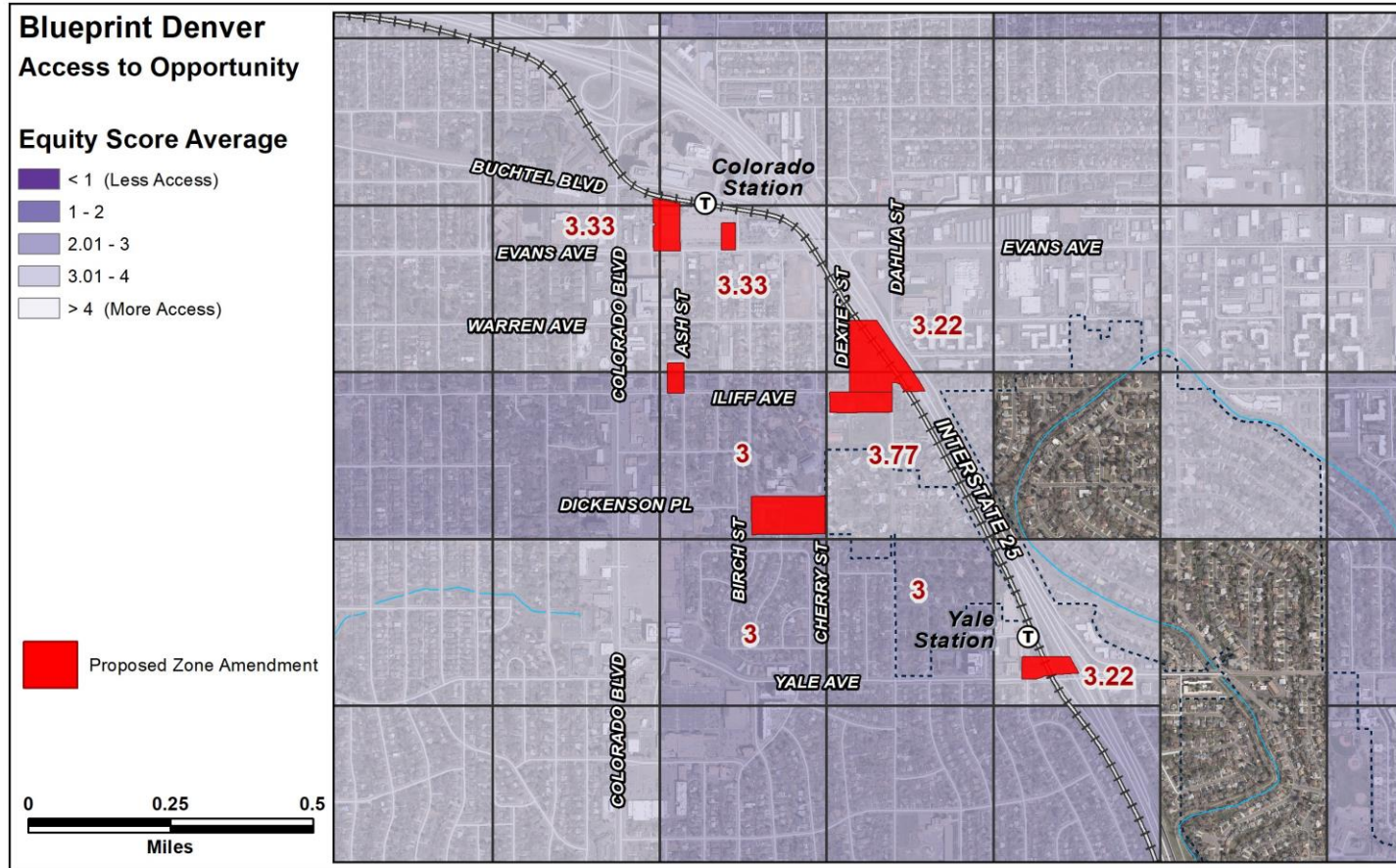
- Growth Areas Strategy
  - Regional Centers
  - Community Centers and Corridors
  - All Other Areas of the City
- Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas.

# Consistency with Adopted Plans: Blueprint Denver

## Land Use & Built Form Policies

- General, Policy 3, Strategy A: *“Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC, including continuing to incentivize owners to come out of the old code”* (p. 73).
- General, Policy 11, Strategy A: *“Prioritize larger-scale, legislative rezonings over site-by-site rezonings to implement plan recommendations and to achieve citywide goals, including equity goals”* (p. 70).
- Design Quality & Preservation, Policy 5: *“Create design outcomes in suburban and urban edge contexts that promote active, pedestrian-friendly places”* (p. 103).

# Consistency with Adopted Plans: Blueprint Denver

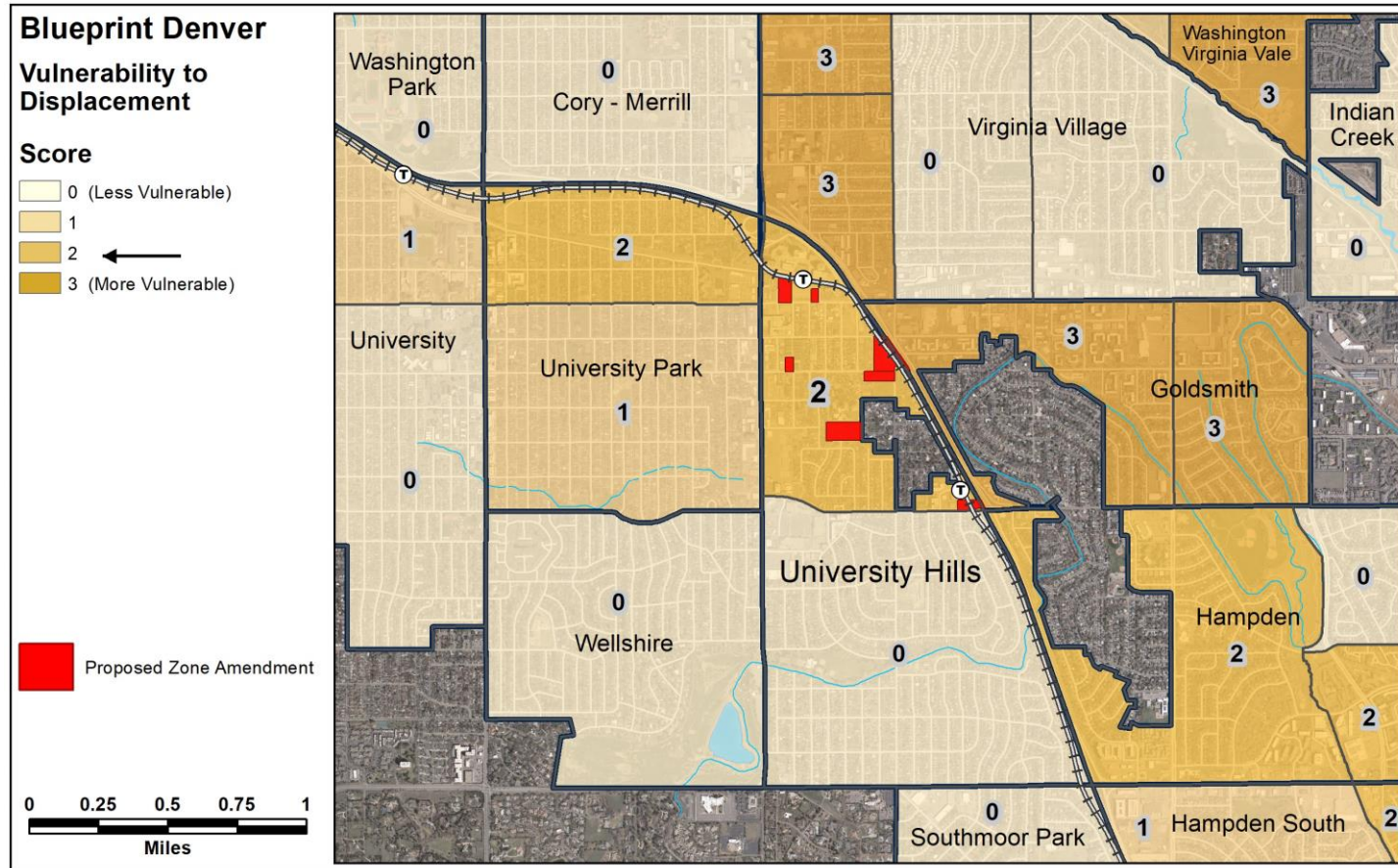


## Access to Opportunity

- Average Access Overall
- Less access to public parks and lower life expectancy
- Scores vary on access to healthcare, childhood obesity, and access to centers and corridors
- Proposed mixed-use districts will encourage greater access

For more information on the metrics and methodology, see Appendix C of Blueprint Denver and the DDPHE Neighborhood Equity Index.

# Consistency with Adopted Plans: Blueprint Denver

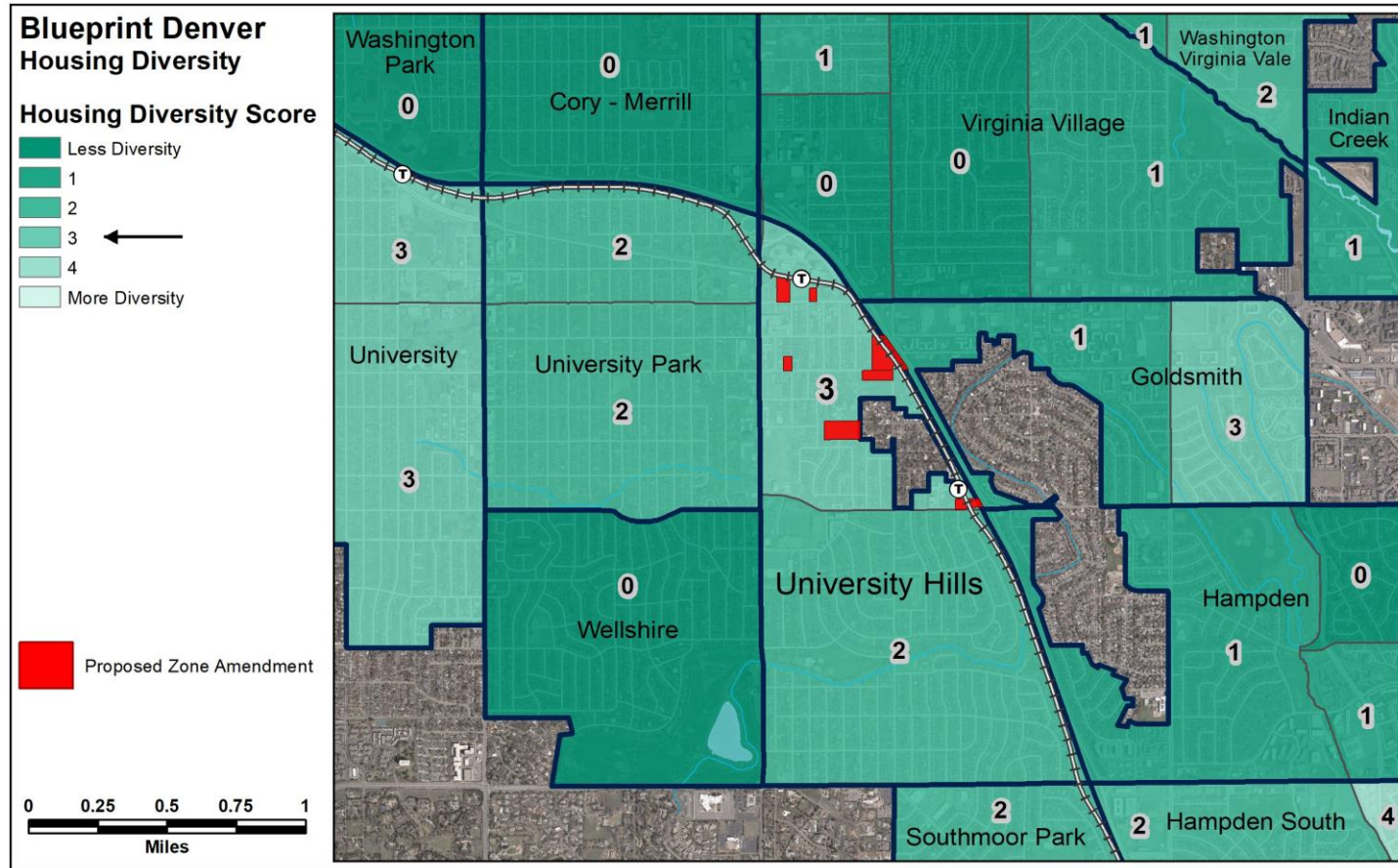


## Vulnerability to Displacement

- Moderate Vulnerability
  - Rental occupancy
  - Median household income
- Legislative rezoning so no new development is proposed at this time
- Future development required to follow Expanding Housing Affordability regulations

For more information on the metrics and methodology, see Appendix C of Blueprint Denver and the DDPHE Neighborhood Equity Index.

# Consistency with Adopted Plans: Blueprint Denver

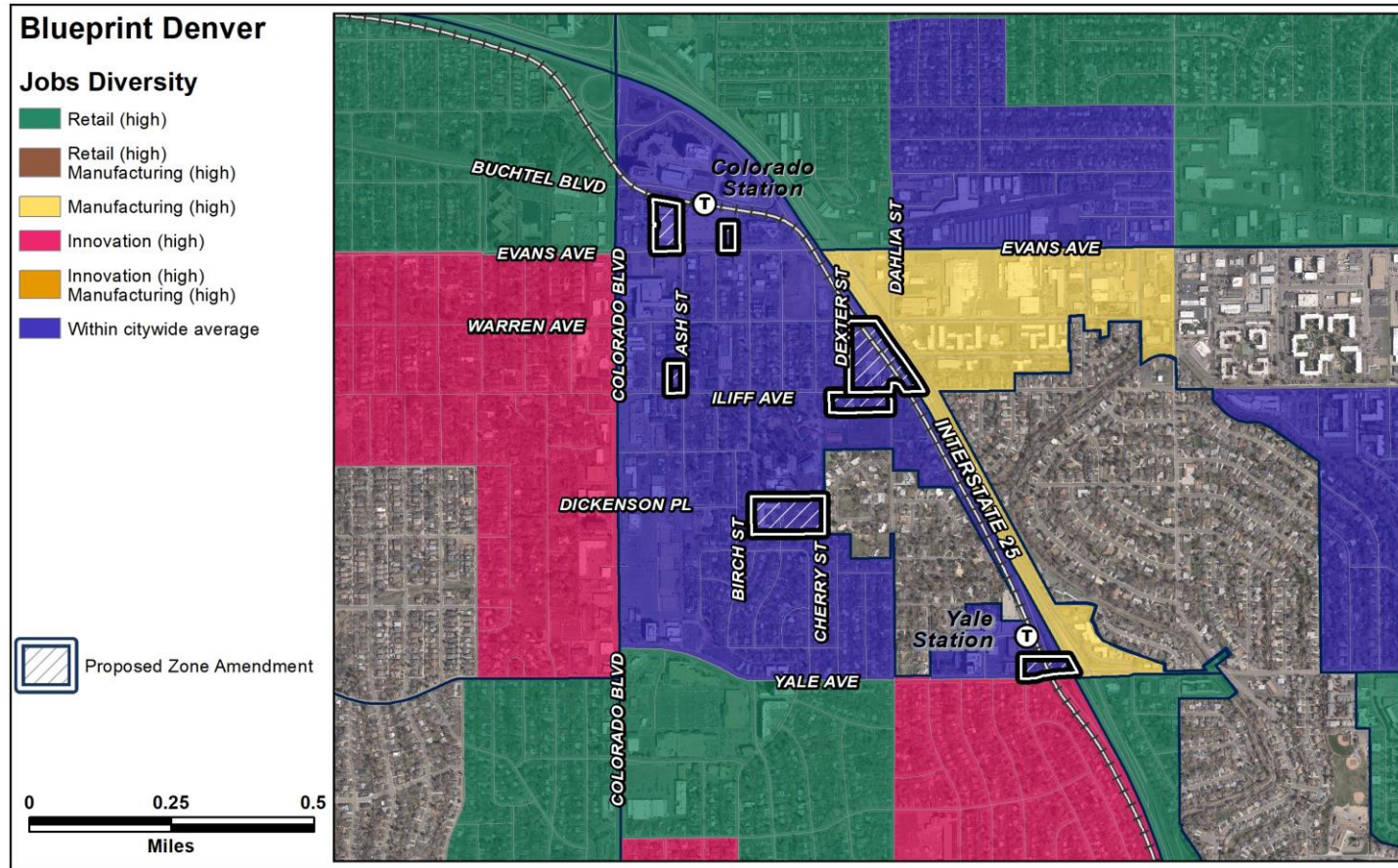


## Housing Diversity

- Moderate Diversity
  - Missing middle
  - Ownership vs. rental
- Multi-unit and mixed-use districts will bring more missing middle housing

For more information on the metrics and methodology, see Appendix C of Blueprint Denver and the DDPHE Neighborhood Equity Index.

# Consistency with Adopted Plans: Blueprint Denver

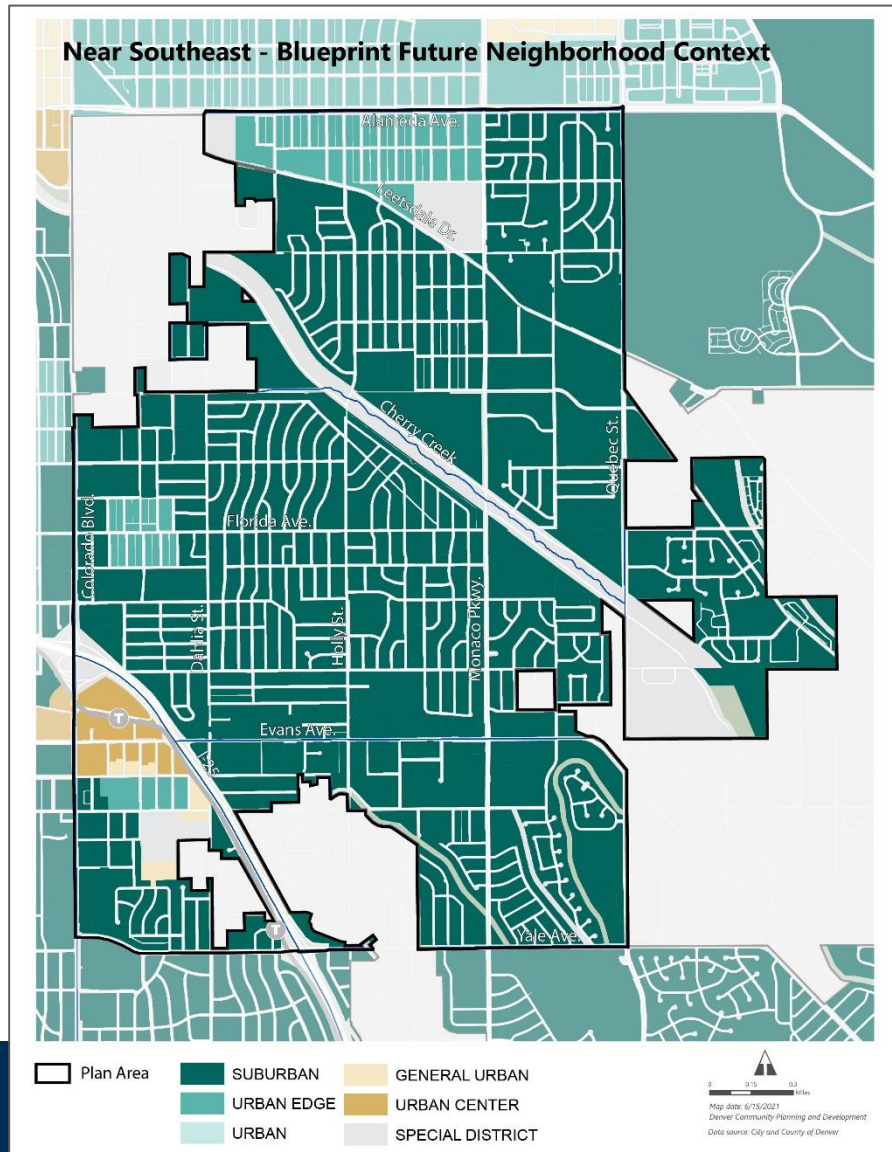


## Jobs Diversity

- Similar mix of jobs compared to City of Denver
- Rezoning will allow for a variety of commercial uses that could strengthen the overall job mix

For more information on the metrics and methodology, see Appendix C of Blueprint Denver and the DDPHE Neighborhood Equity Index.

# Consistency with Adopted Plans: Near Southeast Plan



## Suburban Context

- 4175 East Iliff Avenue – S-MX-3
- 5307 East Yale Avenue – S-MX-8A

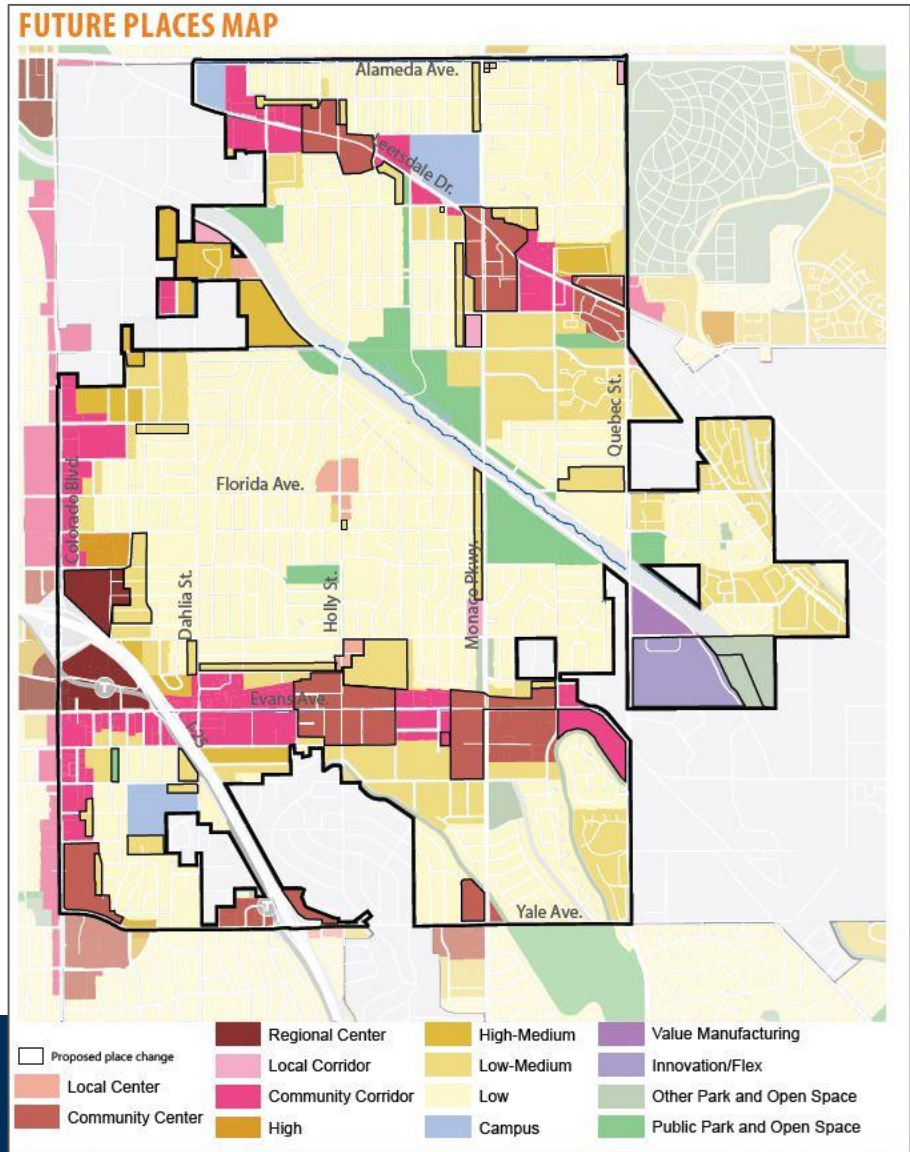
## Urban Center Context

- 4101 & 4301 East Evans Avenue – C-MX-20, C-MX-20, UO-1

## General Urban Context

- 2210-2290 South Dexter Street, 2255-2285 South Dahlia Street and 4719-4765 East Iliff Avenue – G-MU-5
- 4640, 4700, 4770 East Iliff Avenue – G-MX-3
- 2479 South Clermont Street – G-RO-3

# Consistency with Adopted Plans: Near Southeast Plan



## Regional Center

- 4101 & 4301 East Evans Avenue
- 4175 East Iliff Avenue

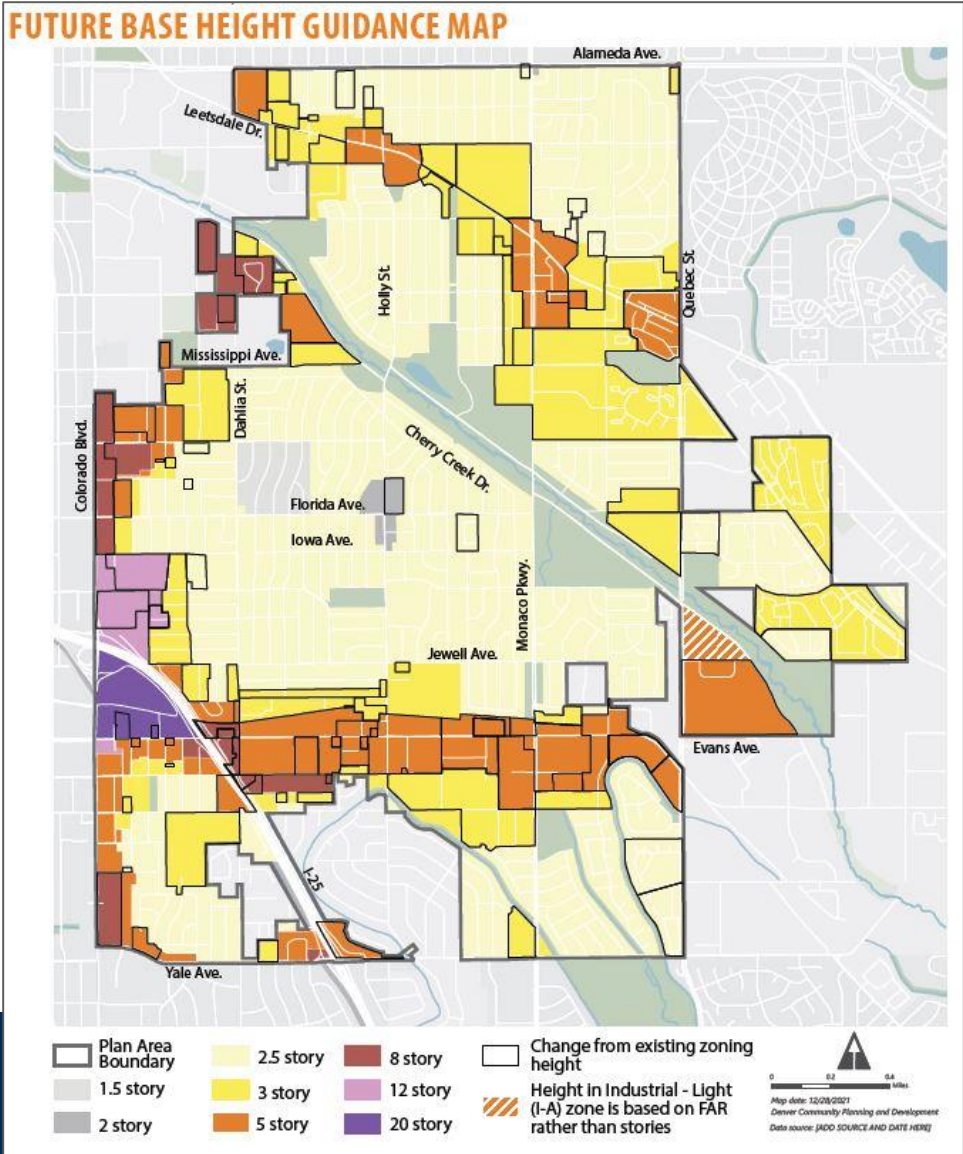
## Community Center

- 5307 East Yale Avenue

## Low-Med Residential

- 2210-2290 South Dexter Street, 2255-2285 South Dahlia Street and 4719-4765 East Iliff Avenue
- 4640, 4700, 4770 East Iliff Avenue
- 2479 South Clermont Street

# Consistency with Adopted Plans: Near Southeast Plan



| Address                                                                                       | Proposed   | Allowed    |
|-----------------------------------------------------------------------------------------------|------------|------------|
| 4101 and 4301 East Evans Avenue                                                               | 20 stories | 20 stories |
| 5307 East Yale Avenue                                                                         | 8 stories  | 8 stories  |
| 4175 East Iliff Avenue                                                                        | 3 stories  | 3 stories  |
| 2210-2290 South Dexter Street, 2255-2285 South Dahlia Street, and 4719-4765 East Iliff Avenue | 5 stories  | 5 stories  |
| 4640, 4700, 4770 East Iliff Avenue & 2479 South Clermont Street                               | 3 stories  | 3 stories  |

# Consistency with Adopted Plans: Near Southeast Plan

- **LU-1 Strategy A** – *Regional and Community Centers should accommodate the most growth in Near Southeast, creating opportunities for affordable housing and housing meeting other community needs, jobs, shopping, dining, and entertainment options (p. 40).*
- **LU-5 Strategy A** – *Center development – Transform the Community and Regional Centers into walkable, mixed-use community destination by connecting new public street grids where necessary and encouraging a variety of uses, including residential, office, retail, dining, and entertainment (p. 48).*
- **LU-6** – *Provide a variety of high-quality and affordable housing options, ranging from triplexes and townhomes to small apartments and garden courts to large apartment and condominium buildings while preserving desirable design characteristics and compatibility in residential low-medium, residential high-medium and residential high places (p. 51).*
- **LU-10 Strategy A1** – *Encourage rezoning properties out of Former Chapter 59 and into the Denver Zoning Code to improve design outcomes, equity, and responsiveness to evolution in zoning regulations.*
- **U-LU-3** – *Encourage the evolution of the Colorado and Yale station areas into complete mixed-use centers serving residents and visitors (p. 192).*

# Review Criteria

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

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

### 2. Uniformity of District Regulations

### 3. Further Public Health, Safety and Welfare

# Review Criteria

- Furthers the goals, policies and strategies of adopted plans
- Applies current, form-based zoning code standards, ensuring quality development appropriate for the surrounding neighborhoods
- Foster the creation of a walkable, mixed-use area that supports growth of jobs and housing near transit where multiple mobility options are available
- Allow for a greater mix of uses while providing more amenities for residents

# CPD Recommendation

CPD recommends approval of the University Hills Legislative rezoning with the finding that all review criteria have been met

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare