



3051 Lawrence Street

Request: From G-RH-3, UO-3 to G-RX-3

Date: 12.12.2023

Presenter: Tony Lechuga

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: from G-RH-3, UO-3 to G-RX-3



- Property:
 - 9,370 sf
 - 2 story, ~1,400 sf single-unit residential
- Requesting rezoning to allow for a broader range of ground-floor uses on the lot.

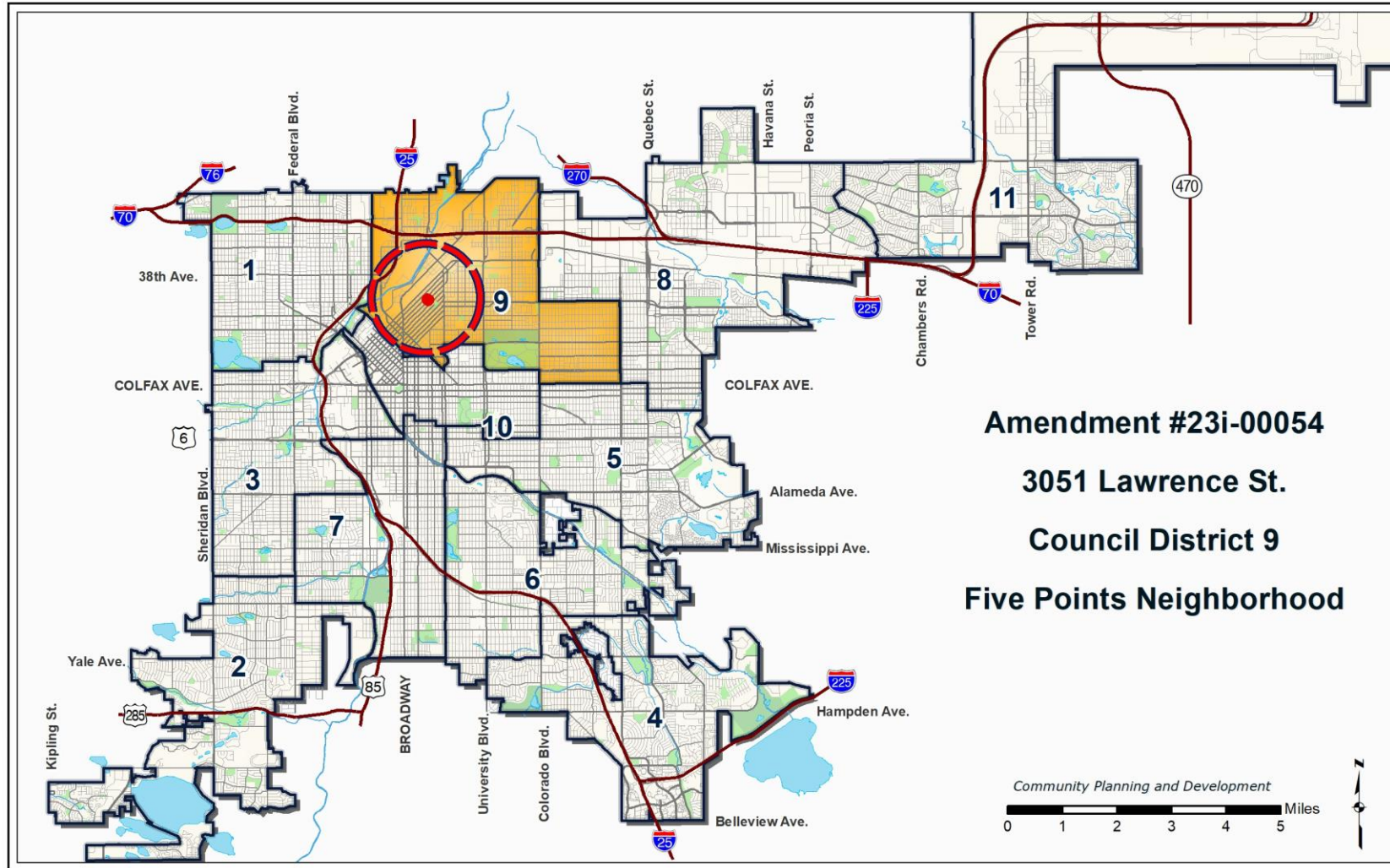
Reminder: Approval of a rezoning is not approval of a proposed specific development project

Presentation Agenda

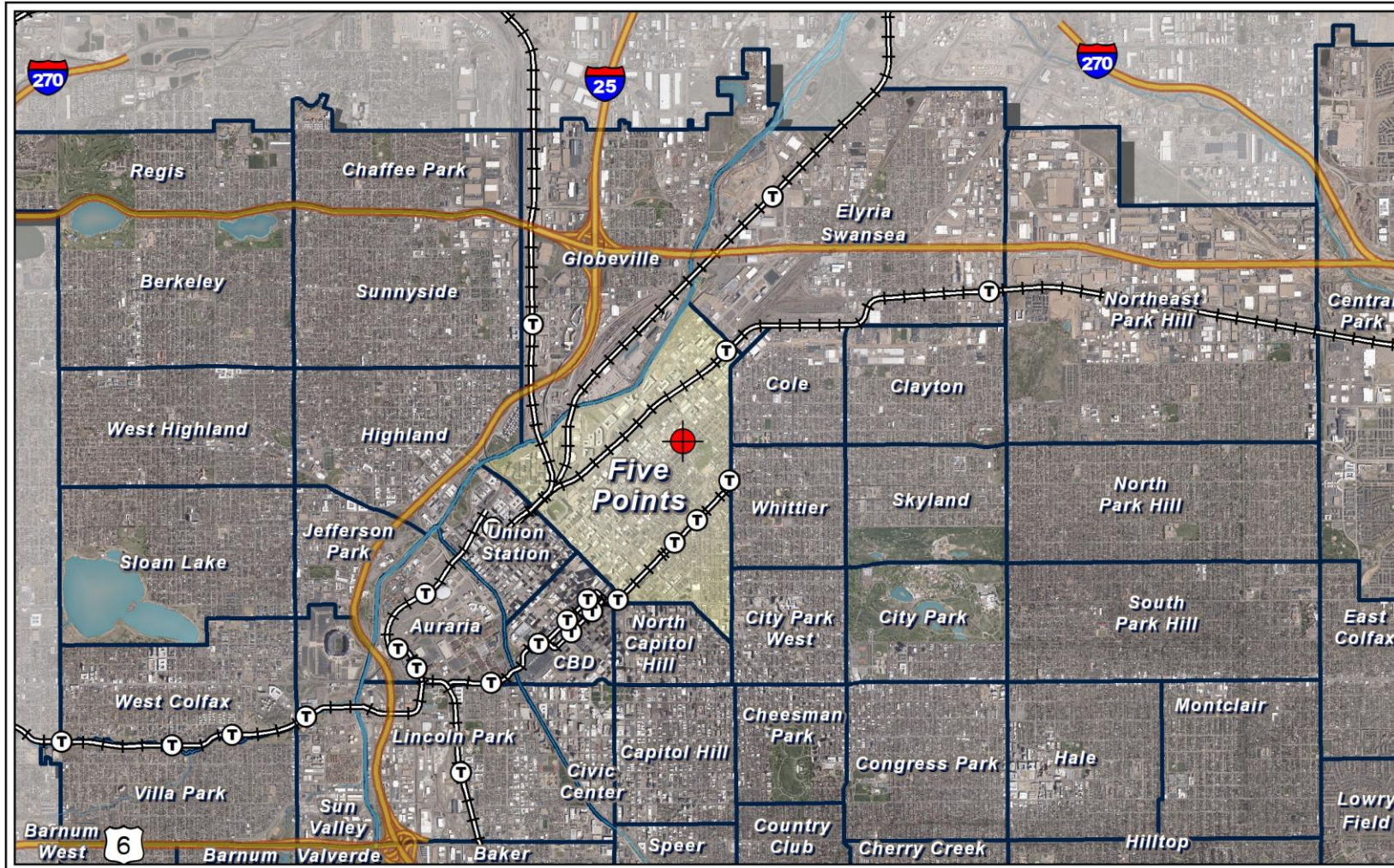
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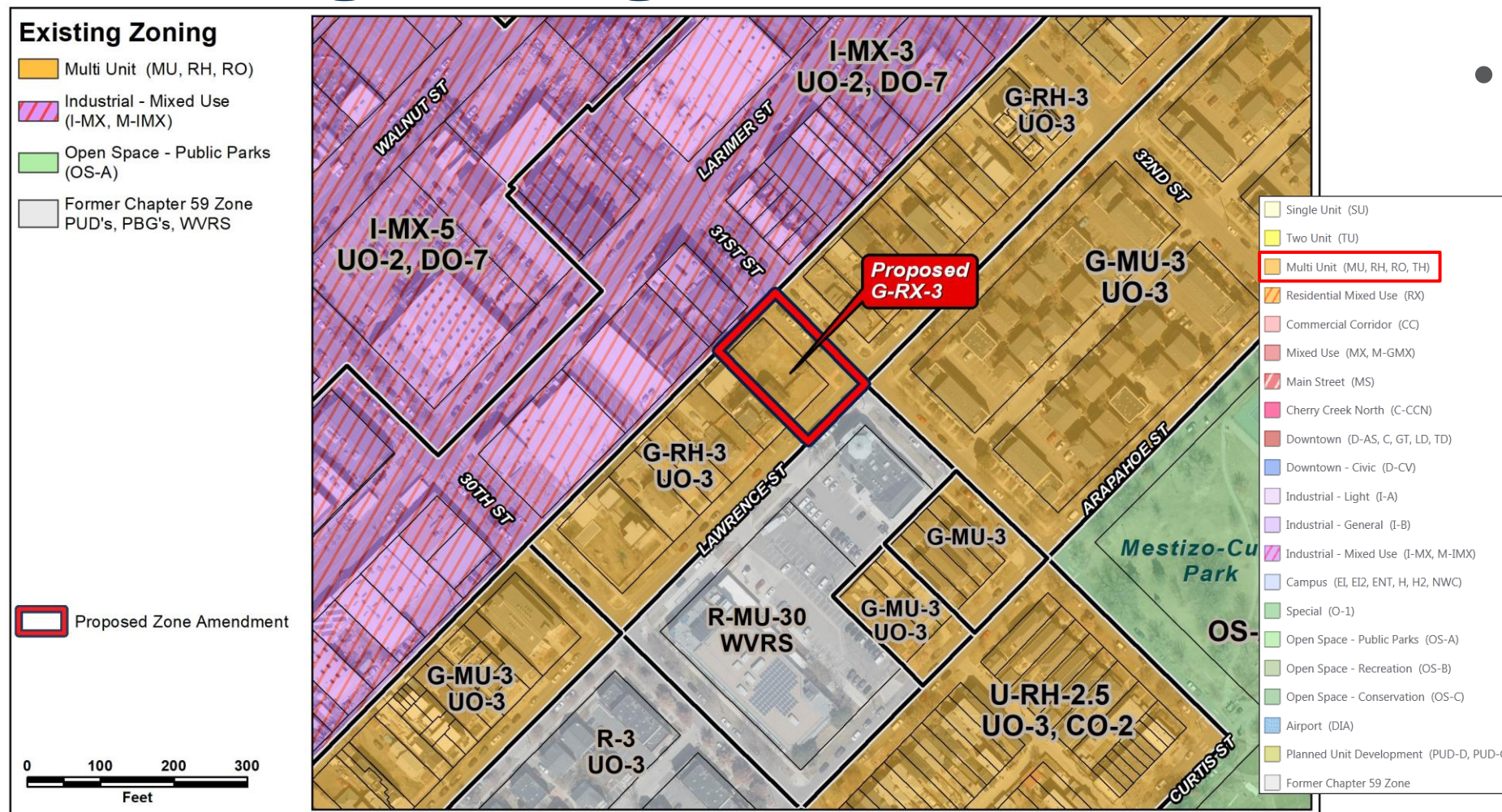
Council District 9 – Councilmember Watson



Statistical Neighborhood – Five Points



Existing Zoning – G-RH-3, UO-3

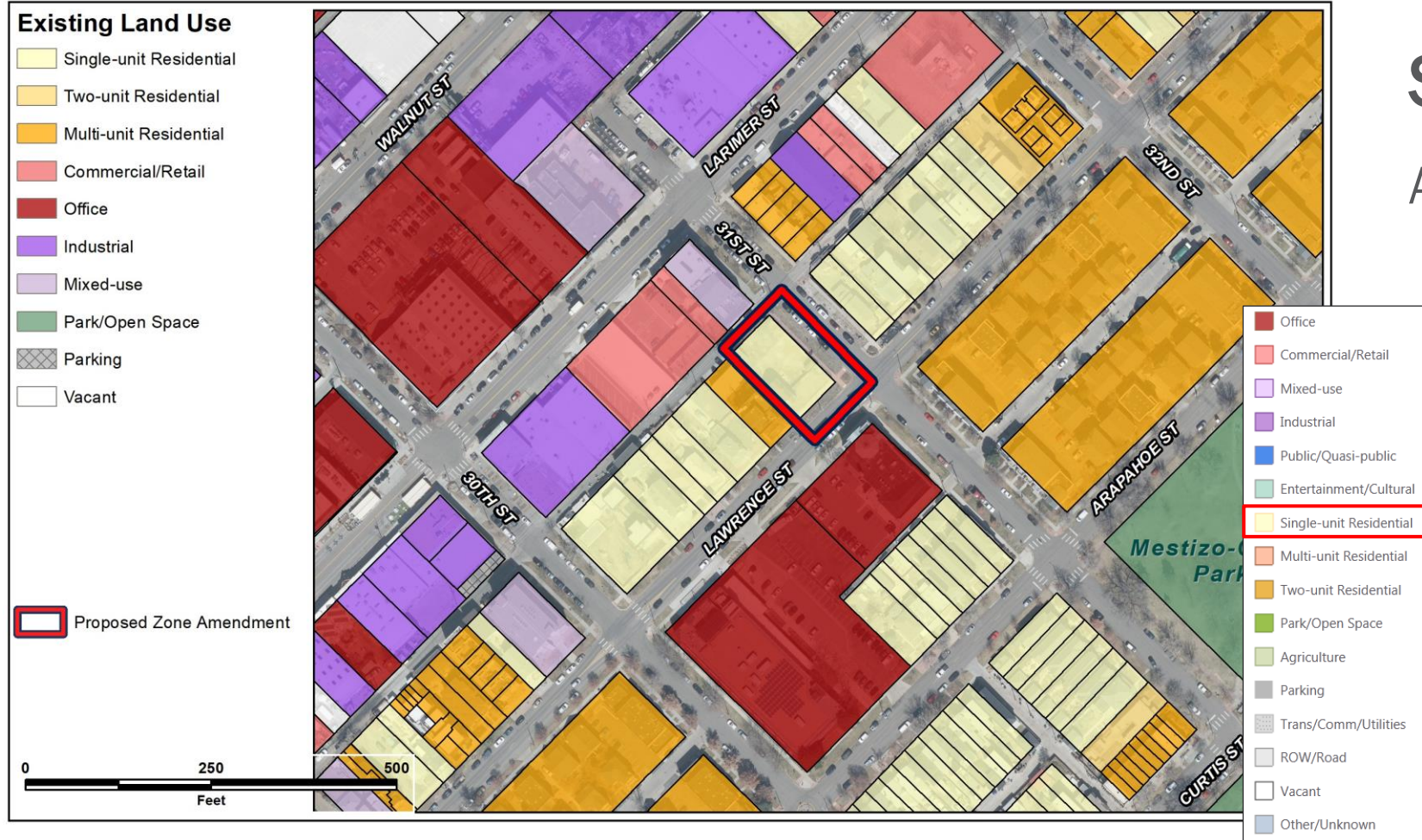


• G-RH-3, UO-3

Proximity to:

- I-MX-3, UO-2, DO-7
- G-MU-3, UO-3
- R-MU-30 WVRS

Existing Context – Land Use



Single-unit Residential

Adjacent to:

- Multi-unit Residential
- Mixed-use
- Single-unit Residential
- Office

Existing Context – Building Form/Scale



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Process

- Informational Notice: 09/09/23
- Planning Board Notice: 10/31/23
- Planning Board Public Hearing: 11/15/23
- LUTI Committee: 12/12/23
- City Council Public Hearing: 01/29/24

Public Comments

- RNOs
 - No comments from RNOs
- No comments from neighbors and other stakeholders

Planning Board

- Planning Board held a hearing on this item on 11/15
- The board voted unanimously to recommend approval noting this site as particularly appropriate for this change.

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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*
- *Northeast Downtown Neighborhood 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

- *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*
- *Strong and Authentic Neighborhoods Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population*
- *Strong and Authentic Neighborhoods Goal 1, Strategy D – Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased development*



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver (2019)*
- *Northeast Downtown Neighborhood Plan (2011)*

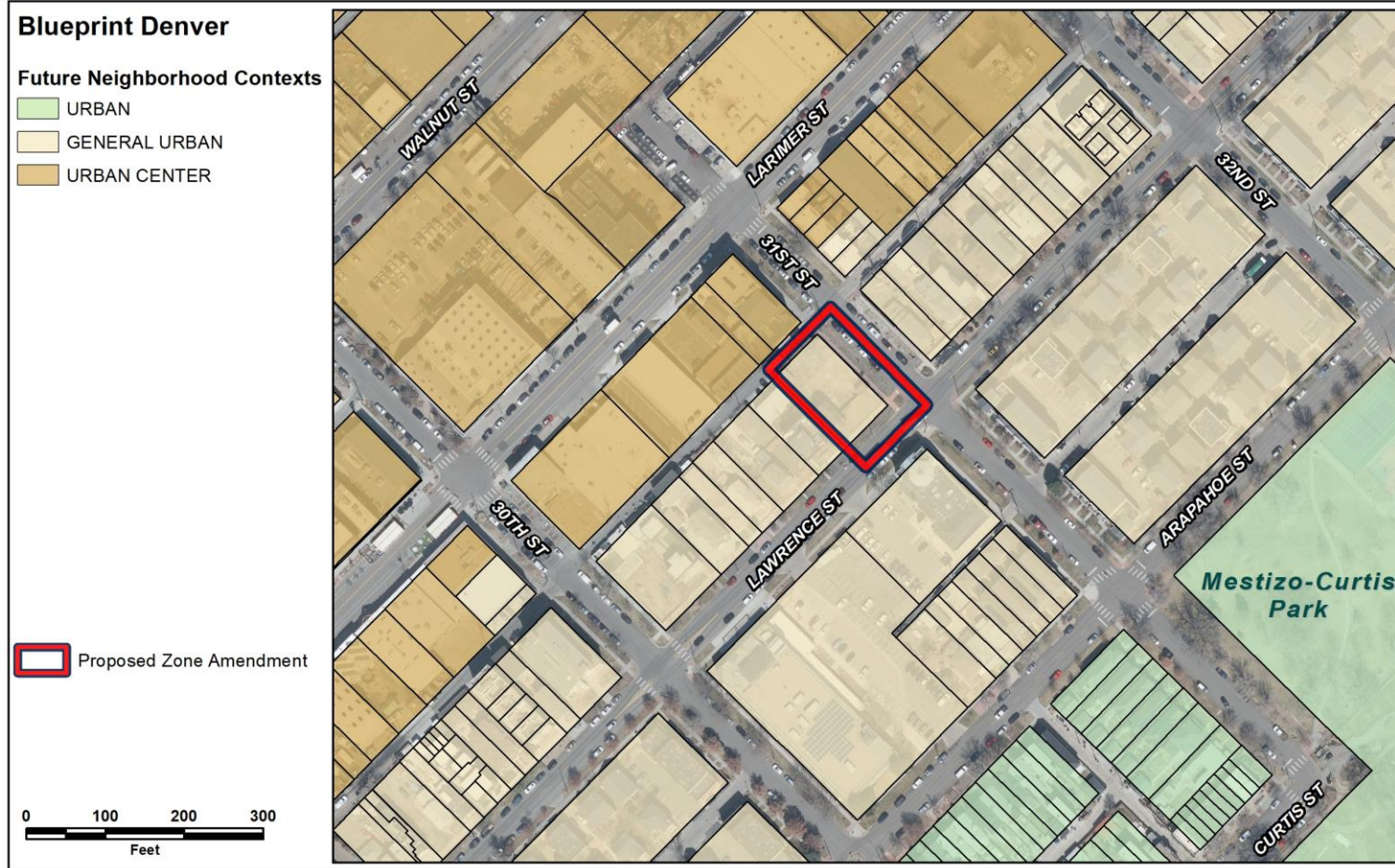
2. Uniformity of District Regulations

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4. Justifying Circumstances

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

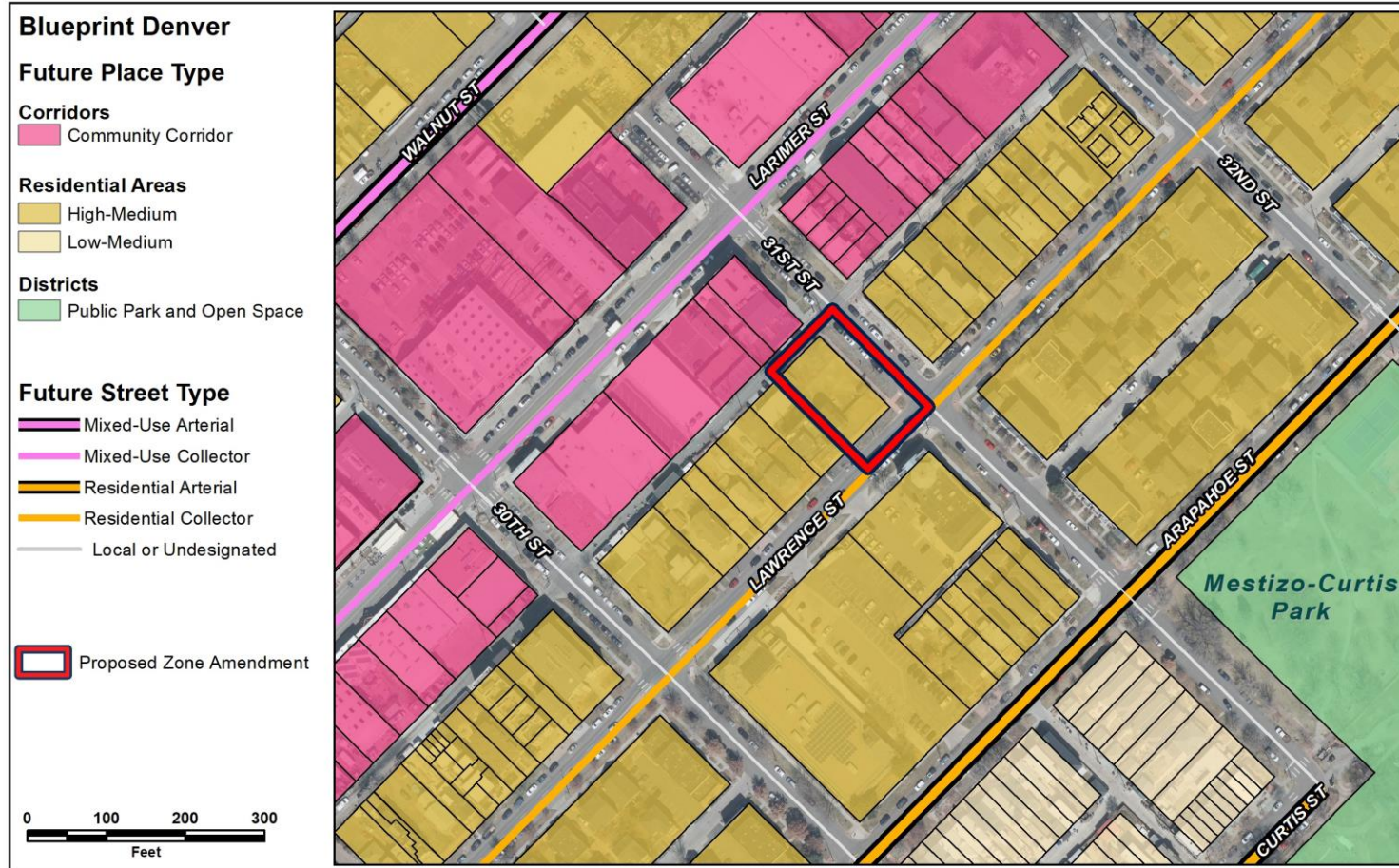
Blueprint Denver 2019



- **General Urban**

- Varying from multi-unit to single-unit
- Development sensitive to existing context
- Good street activation and connectivity

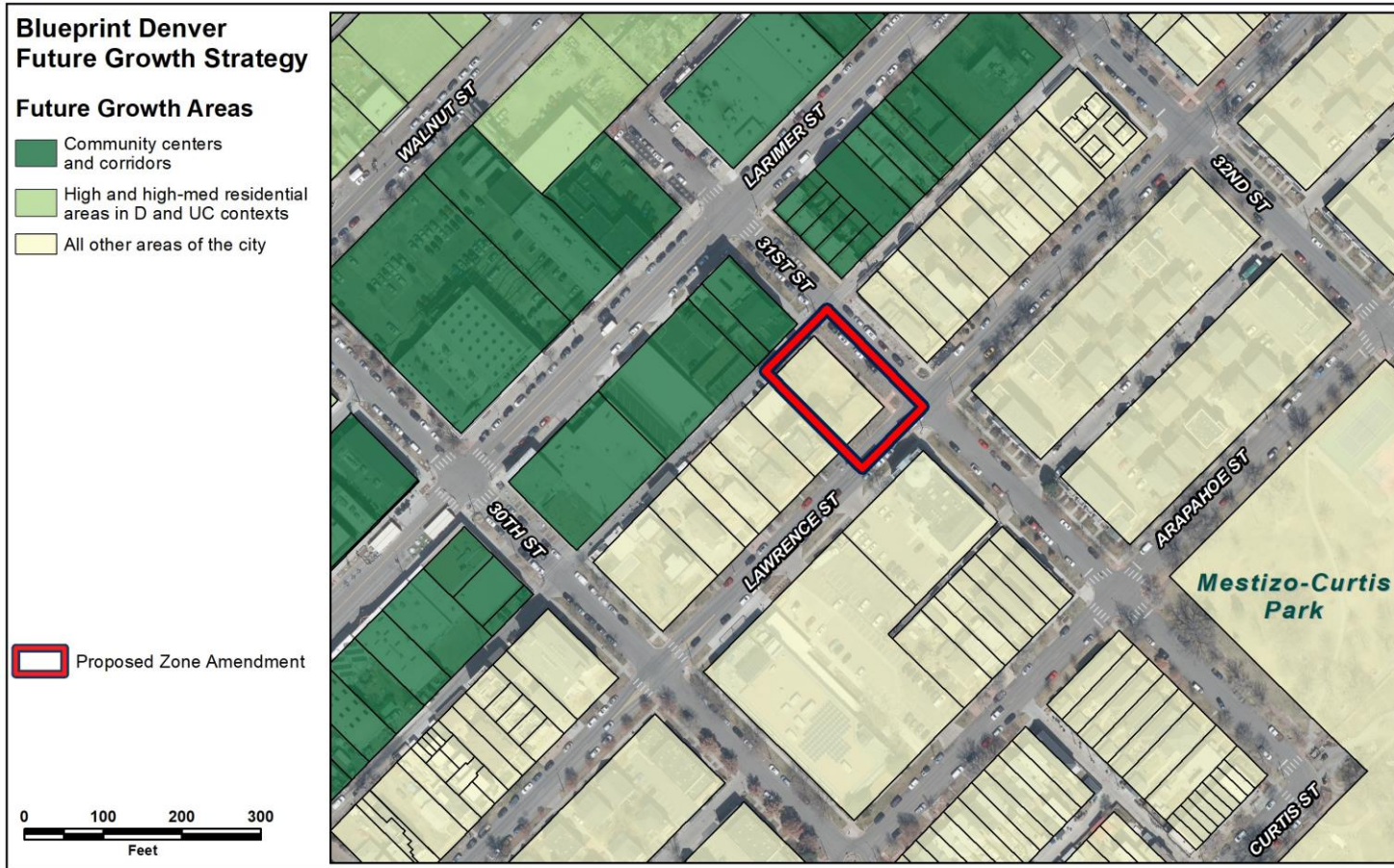
Blueprint Denver 2019



- **High-Medium**
 - Mix of low- to medium-scale multi-unit residential
 - Neighborhood-serving mixed-use distributed
 - 8-stories
- **Residential Collector**
 - Primarily residential
 - May include small retail nodes

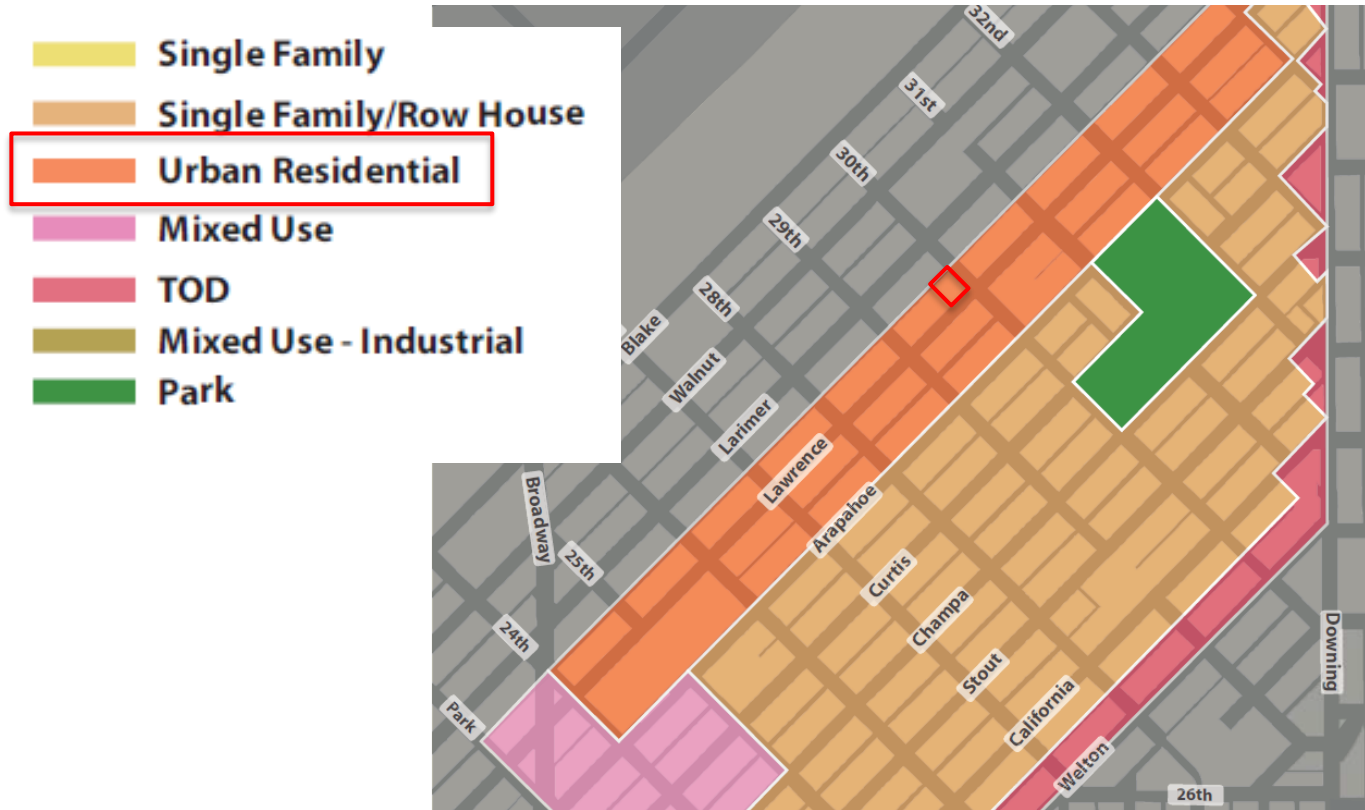
Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

Blueprint Denver 2019



- Growth Areas Strategy
 - All other areas of the city. 20% of new housing and 10% of new jobs by 2040 (p. 51)

Northeast Downtown Neighborhoods Plan(2011)



Urban Residential

- Higher density, primarily residential
- Number of complimentary uses
- Allow for moderate and mixed scale of building forms and allow mix of uses within the area

Northeast Downtown Neighborhoods Plan(2011)



Height Recommendation

- Up to 3 stories

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Denver Zoning Code Review Criteria

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4. Justifying Circumstances

Changing conditions

- Significant change in the blocks to the northwest. Investments in the RTD system in the area.

Plan Guidance

- Small area plan was adopted after the establishment of the zoning

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

Denver Zoning Code Review Criteria

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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