



1401 N Fairfax Street

Request: U-TU-C to U-RH-3A

Date: 10.15.2024

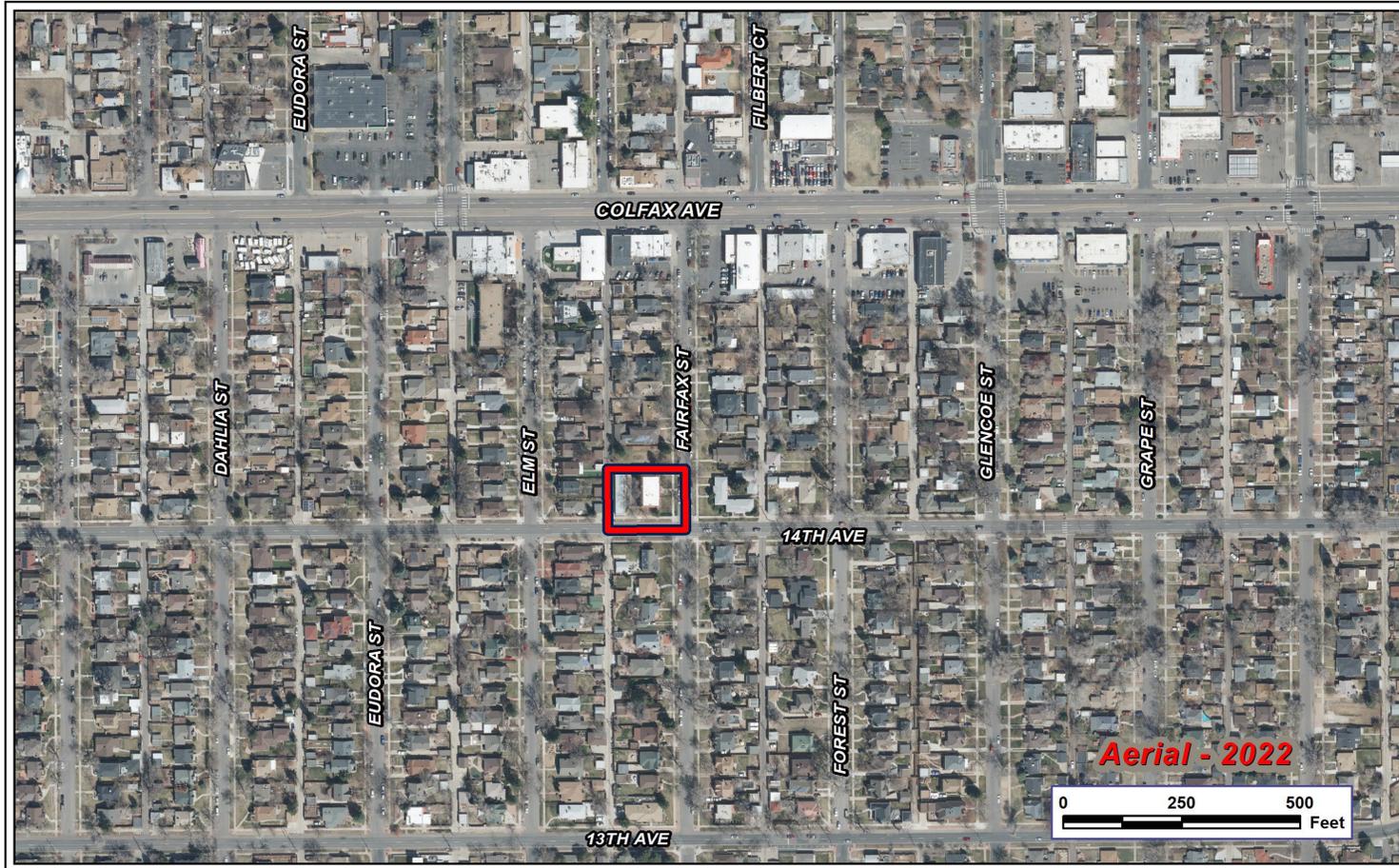
Presenter: Rob Haigh

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: from U-TU-C to U-RH-3A



- Property:
 - 12,268 sq ft
 - Four-story apartment building (built 1938)
- Rezone from U-TU-C to U-RH-3A
- Requesting rezoning to make the existing multi-unit use compliant

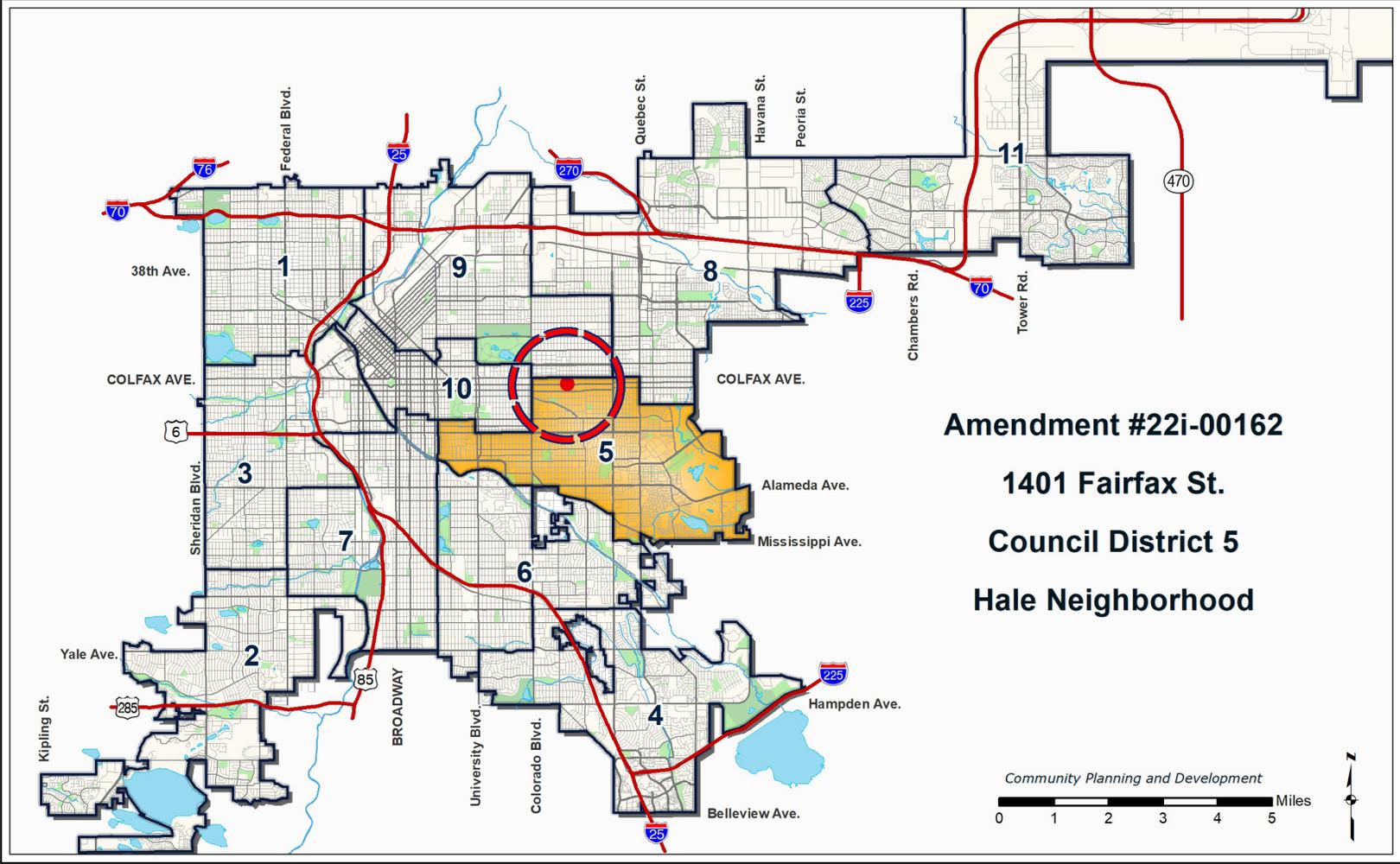
Reminder: Approval of a rezoning is not approval of a proposed specific development project

Presentation Agenda

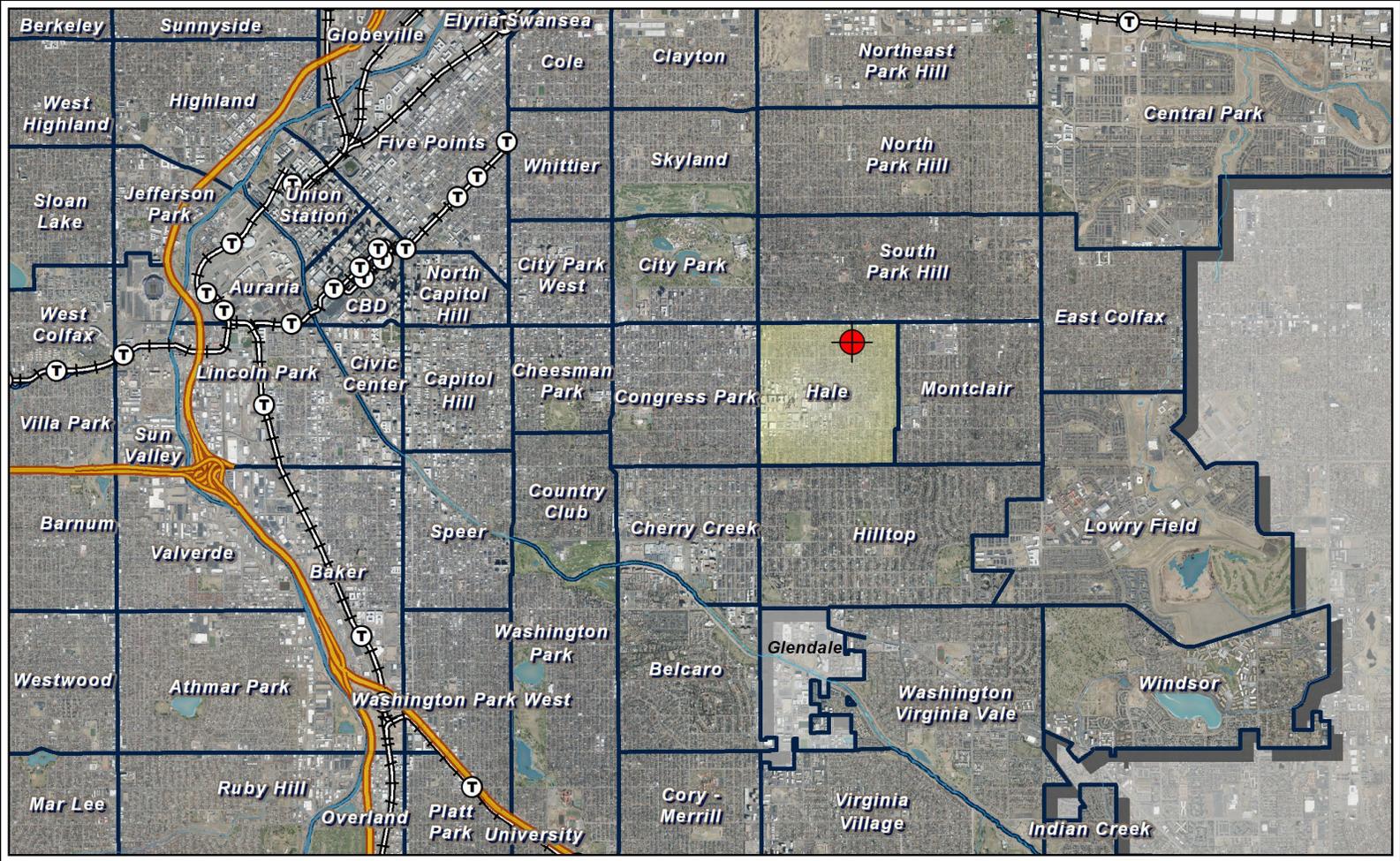
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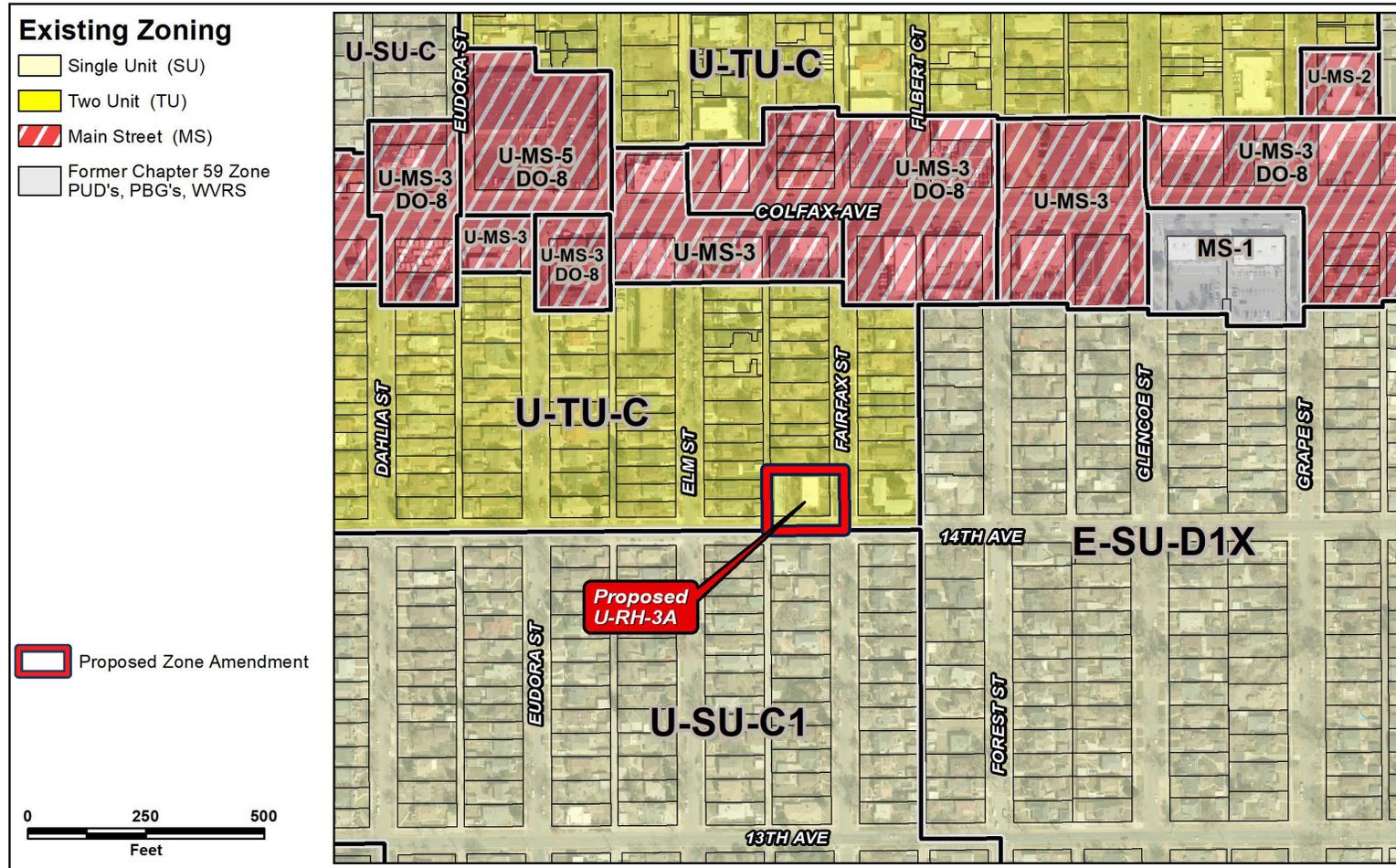
Council District 5 – Councilmember Sawyer



Statistical Neighborhood – Hale



Existing Zoning – U-TU-C



Nearby Zone districts

- U-TU-C
- U-SU-C1
- E-SU-D1x
- U-MS-3

Existing Context – Land Use



Multi-unit Residential

Adjacent to:

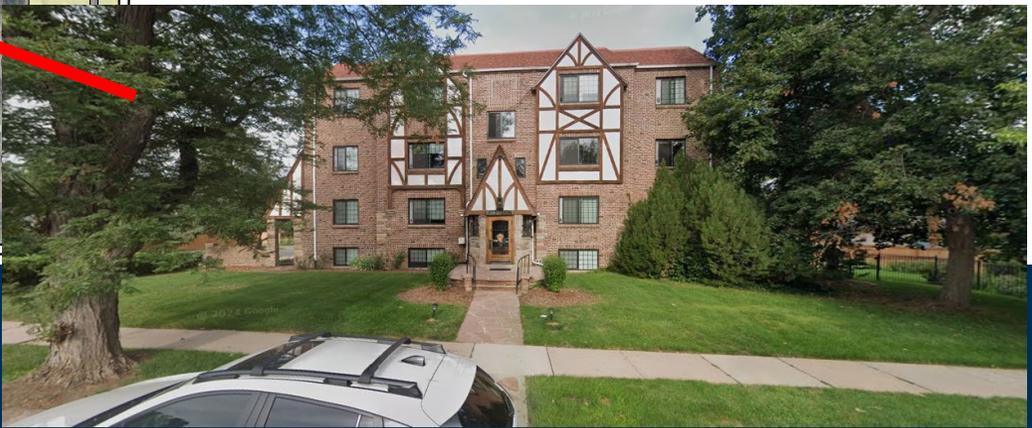
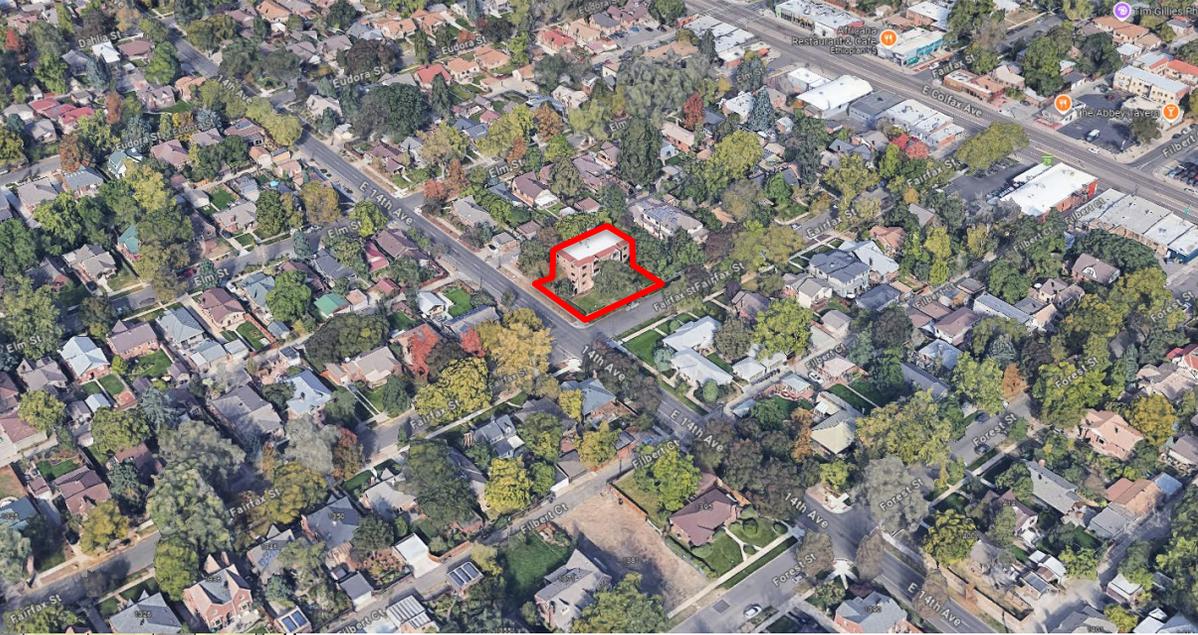
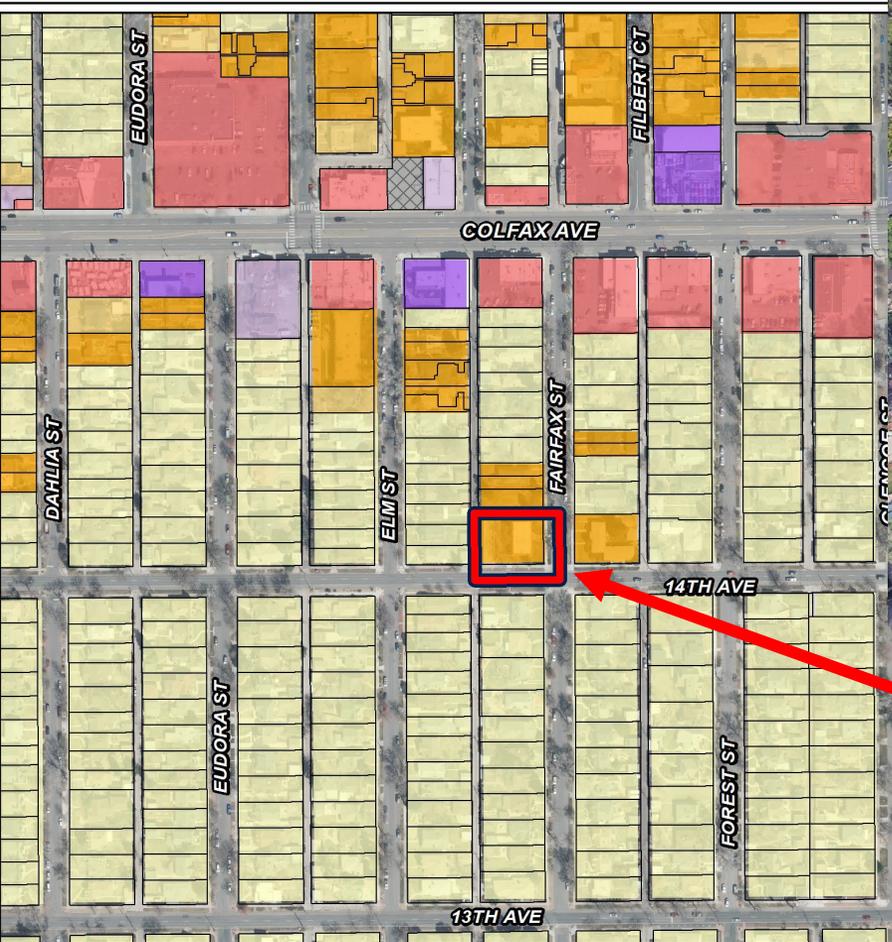
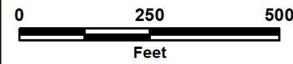
- Multi-unit Residential
- Single-Unit Residential
- Commercial/Retail
- Industrial

Existing Context – Building Form/Scale

Existing Land Use

- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Industrial
- Mixed-use
- Parking

Proposed Zone Amendment



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Process

- Informational Notice: 02/16/23 & 07/02/24
- Planning Board Notice: 9/3/24
- Planning Board Public Hearing: 9/18/24
- LUTI Committee: 10/15/24
- City Council Public Hearing: 4/3/23

Public Comments

- RNOs
 - Denver INC, Strong Denver, West Mayfair Inc, City Park Friends and Neighbors, Colfax Mayfair Business Improvement District, Belleview Hale Neighborhood Association
- No letters in support from *RNOs*
- No comments from neighbors and other stakeholders

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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*
- *East Area Plan*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

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Comprehensive Plan 2040



The proposed rezoning would allow for additional housing units within an established neighborhood, consistent with the following strategies:

- **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).
- **Equitable, Affordable and Inclusive Goal 3, Strategy B** – Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit (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).
- **Strong and Authentic Neighborhoods Goal 3** – Preserve the authenticity of Denver’s neighborhoods and celebrate our history, architecture, and culture (p. 34)
- **Strong and Authentic Neighborhoods Goal 3, Strategy E** – Support the stewardship and reuse of existing buildings (p. 34)
- **Environmentally Resilient Goal 8, Strategy A** - Promote infill development where infrastructure and services are already in place (p. 54).
- **Environmentally Resilient Goal 7, Strategy C** – Prioritize the reuse of existing building and explore incentives to salvage or reuse materials from demolished structures (p. 54)

Denver Zoning Code Review Criteria

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- *Blueprint Denver (2019)*

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Blueprint Denver 2019

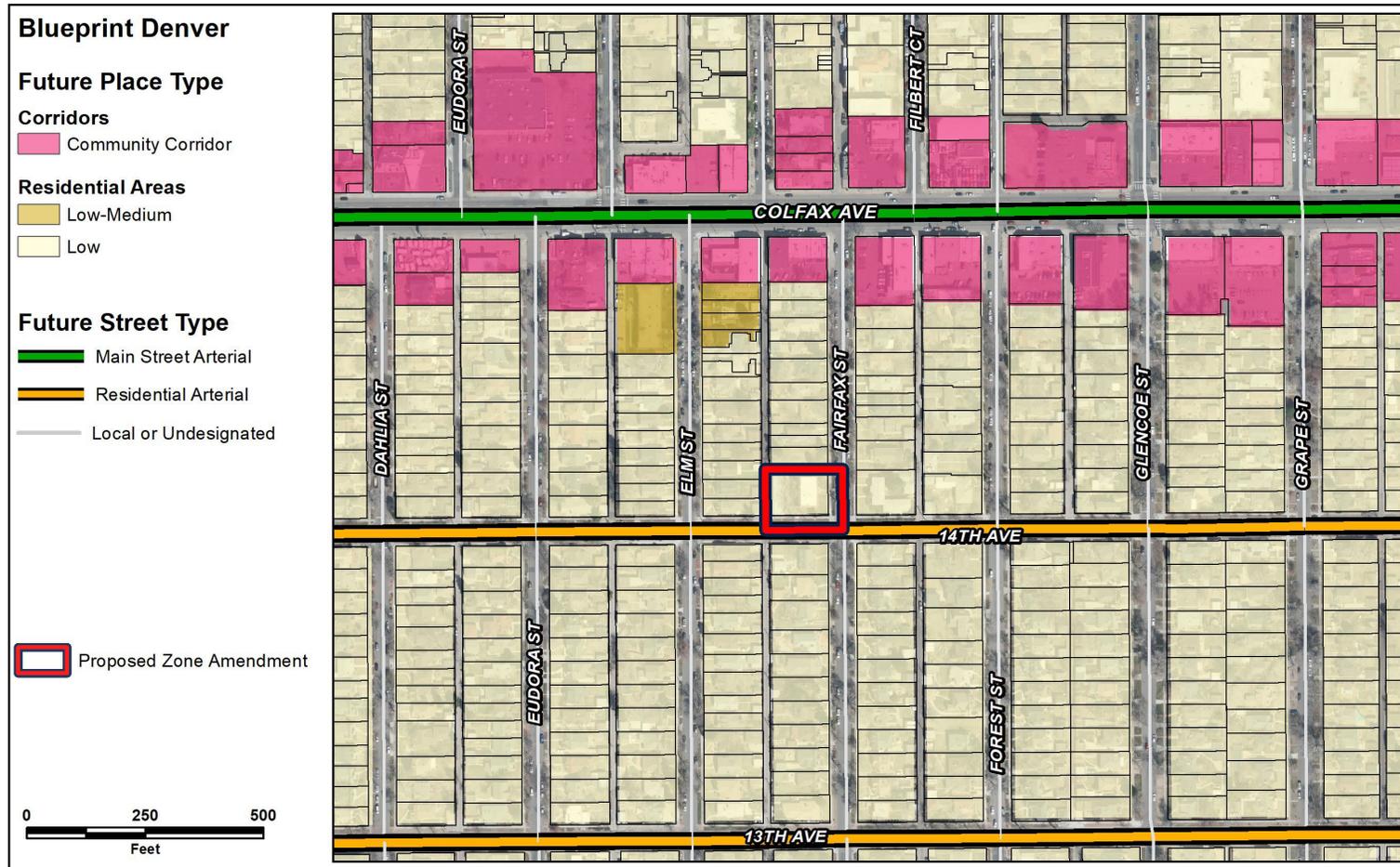


Future Neighborhood Context: Urban

- Small multi-unit residential and mixed-use 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 closer to the street.

Blueprint Denver 2019

Future Places: Low Residential

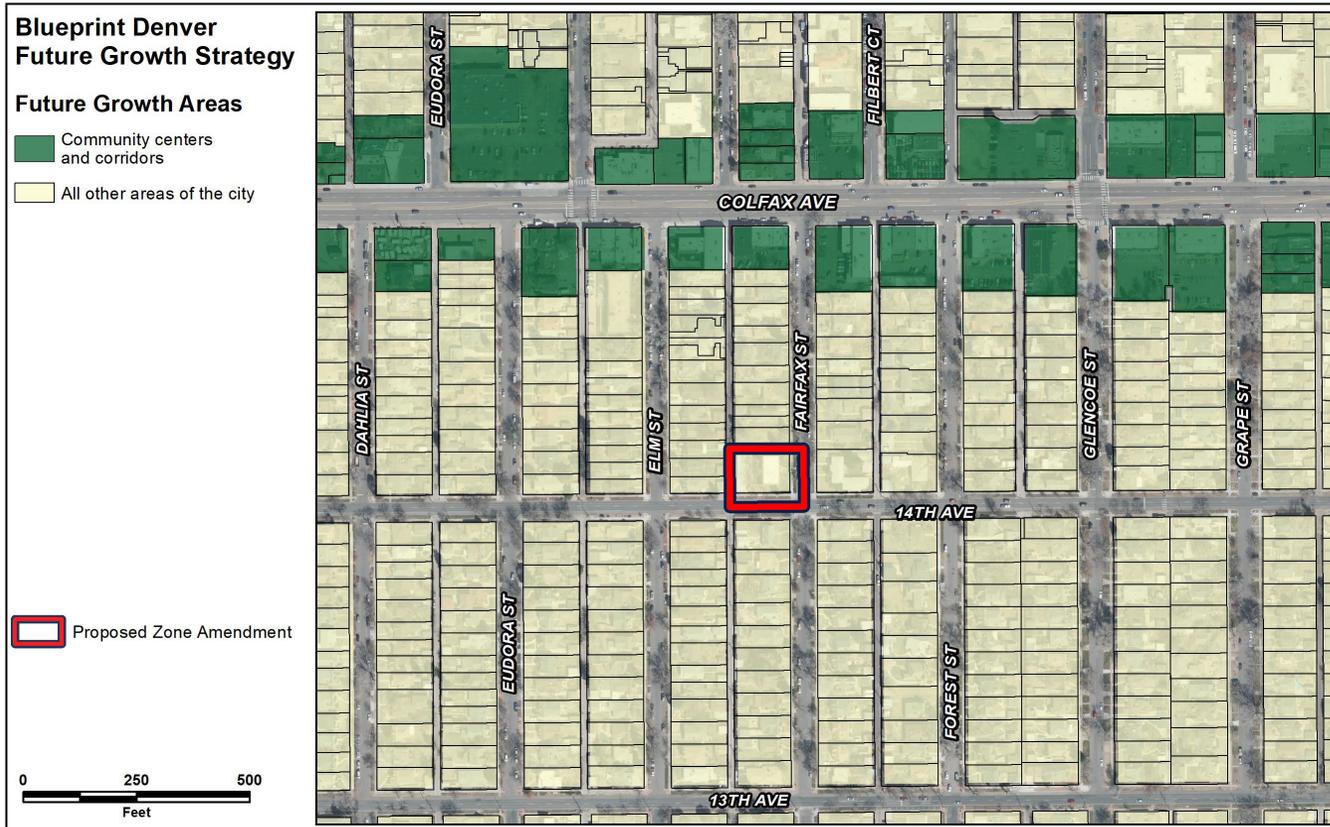


- Predominately single- and two-unit uses on small or medium lots.
- Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible.
- Some civic and institutional uses are compatibly integrated throughout and **limited mixed-use can occur along arterial and collector streets**, as well as where commercial uses have been already established.
- Vacant institutional uses on corners or select sites may be appropriate locations to introduce additional residential intensity.
- Low to medium buildings coverage. Building are generally up to 2.5 stories in height.

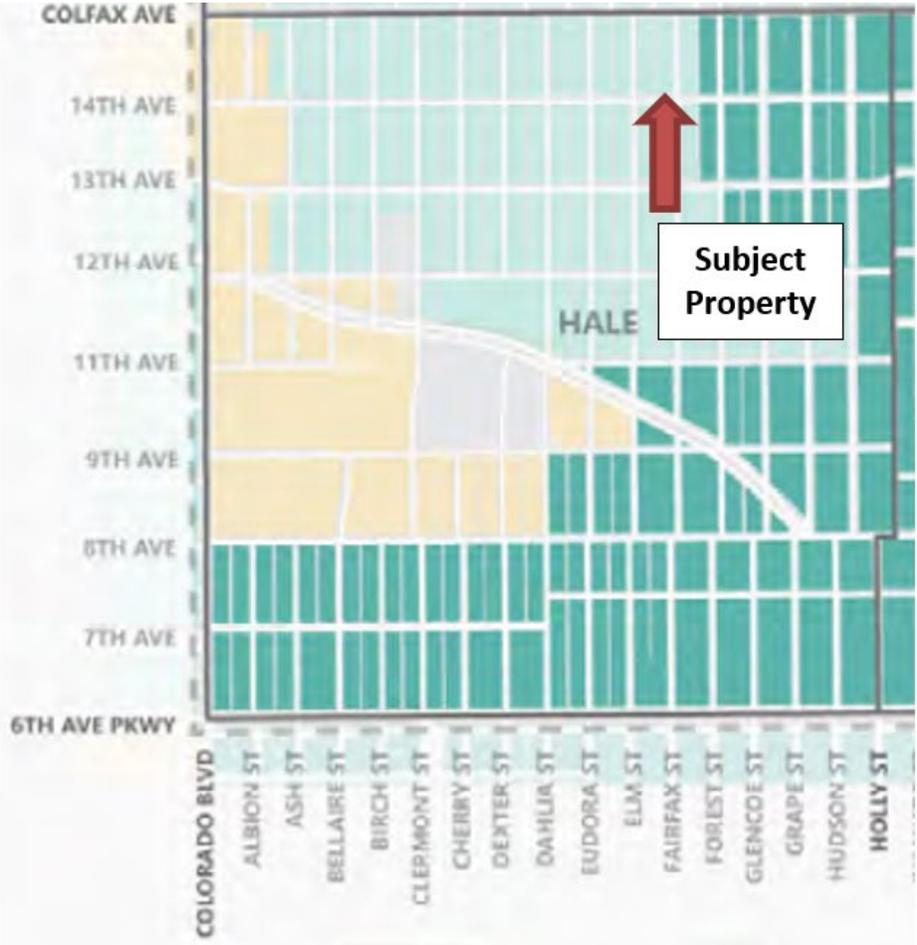
Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

Blueprint Denver 2019

- Growth Areas Strategy
 - All other Areas of the City
- 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.



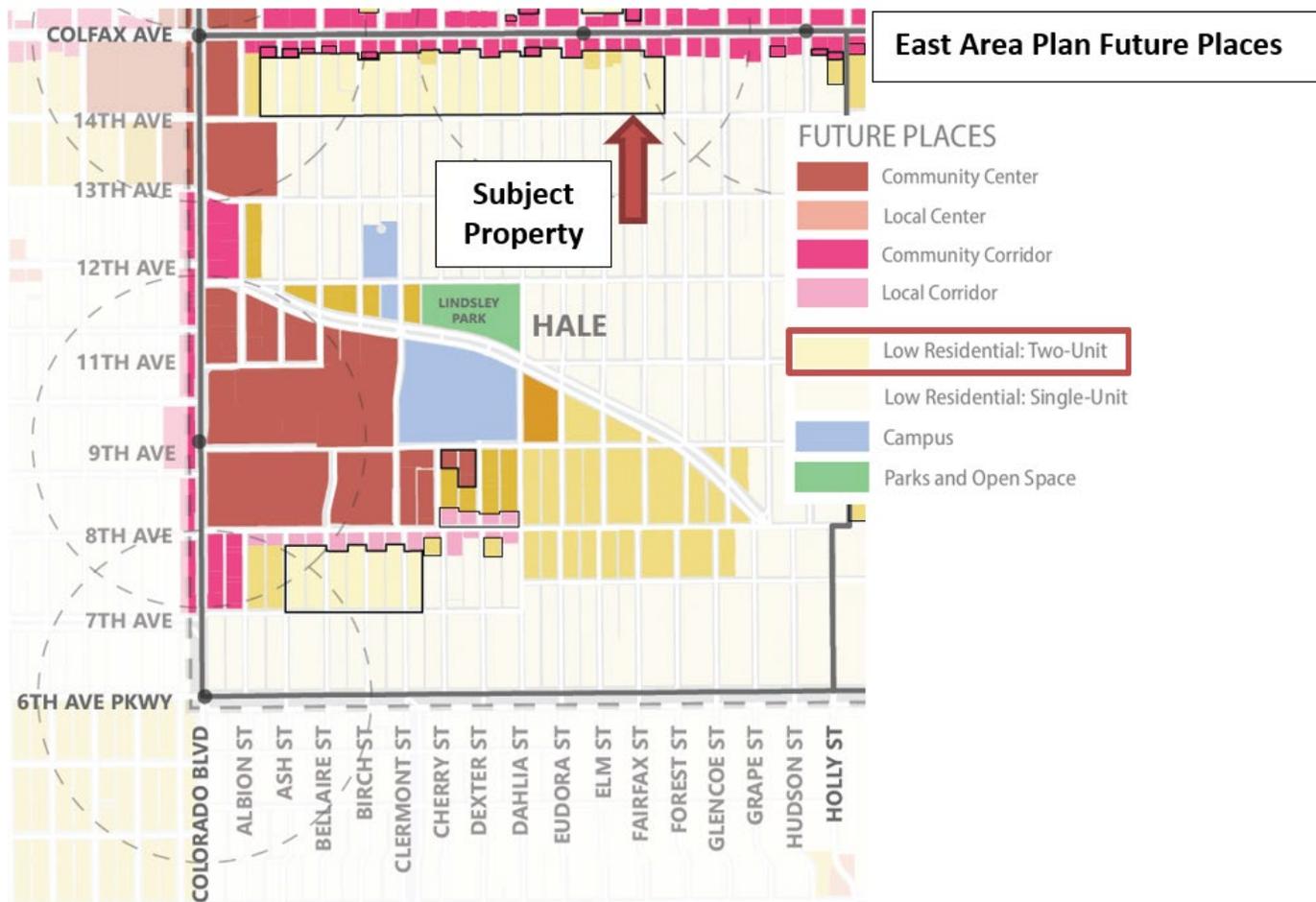
East Area Plan



East Area Plan Future Neighborhood Context

- City and County Boundary
- Neighborhood Boundary
- Urban Center
- General Urban
- Urban
- Urban Edge
- Special District
- W-Line Station

East Area Plan



Low Residential: Two-Unit:

- This subcategory is recommended in areas where both single- and two-unit homes with accessory dwelling units are appropriate.
- **Additional primary units would only be appropriate where they already exist** or as determined through a future regulatory process to integrate missing middle housing in some locations

East Area Plan Policies



1.2.1 Vision and Community Priorities: Priority 4

- Celebrate the architectural history of East Area neighborhoods by **encouraging the preservation of existing homes** and requiring complementary design of new housing.

2.1 Land Use and Built Form: Policy L6

- Ensure East Area neighborhoods are inclusive places by **thoughtfully integrating compatibly-designed missing middle housing** and accessory dwelling units (ADUs) in appropriate locations.

2.1 Land Use and Built Form: Policy L8

- **Preserve historic buildings in residential areas.**

2.2 Economy and Housing: Policy E2

- **Preserve existing affordability** and housing quality

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4. Justifying Circumstances
 - City Adopted Plan: Blueprint Denver, East Area Plan
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CPD Recommendation

CPD recommends **Approval**, based on finding all review criteria have been met

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