



479 N Knox Court

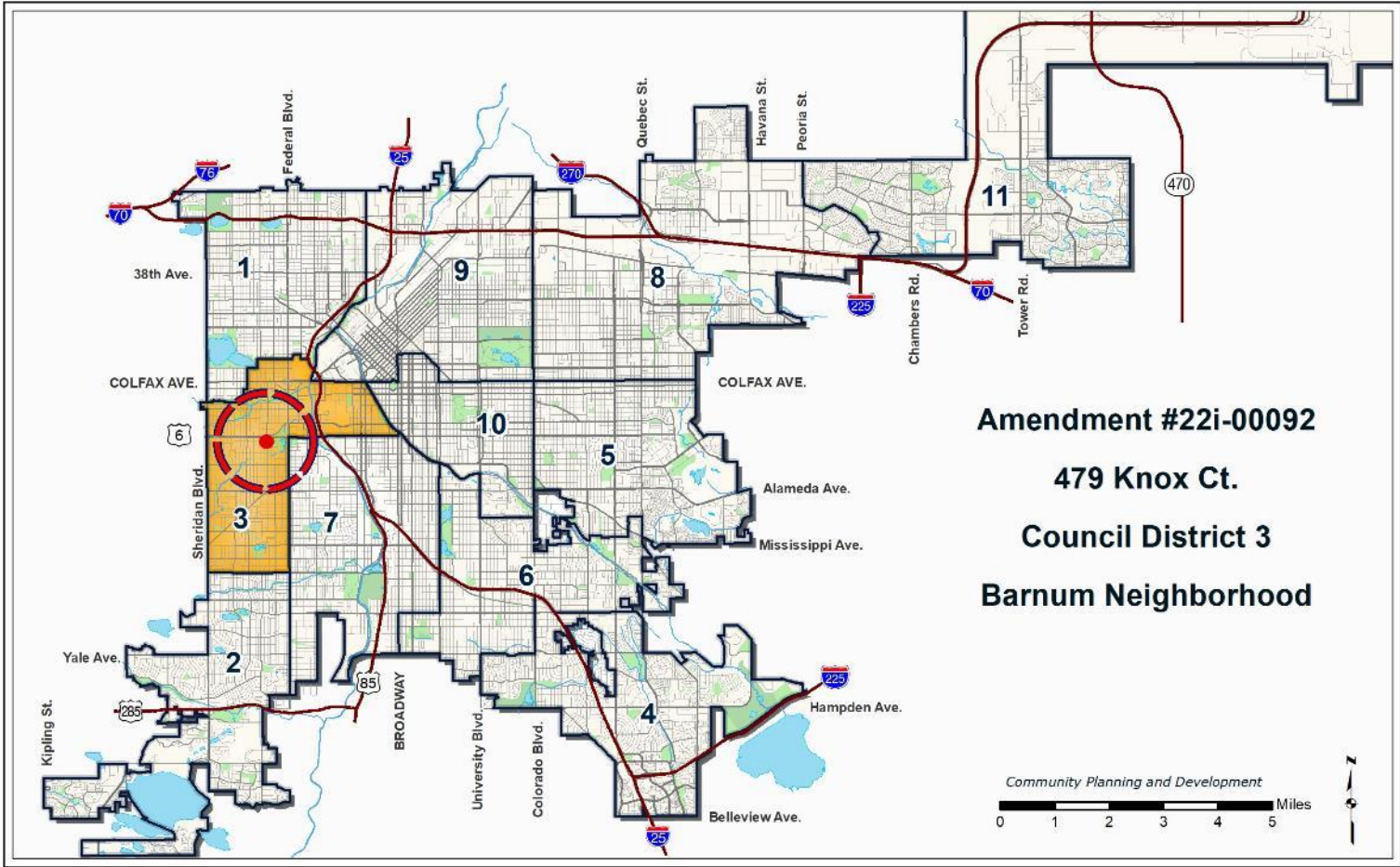
2022I-00092

Request: E-SU-D1x to E-RH-2.5

Date: 7.19.2022

Presenter: Fran Peñafiel

Council District 3: Jamie Torres



Request: E-RH-2.5



Location

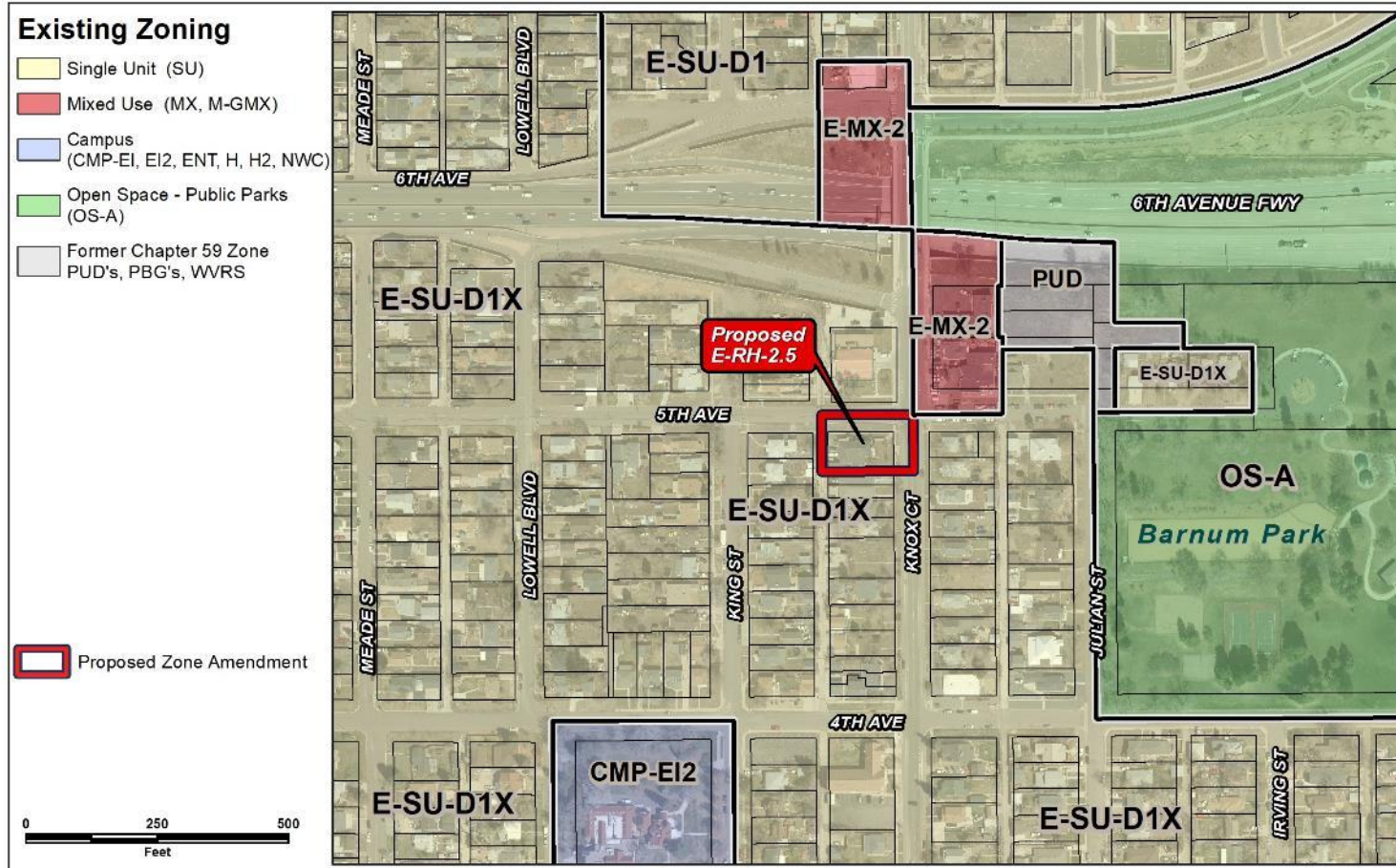
- Approx. 9,393 square feet or 0.21 acres
- Single Unit House

Proposal

Rezoning from E-SU-D1x to E-RH-2.5

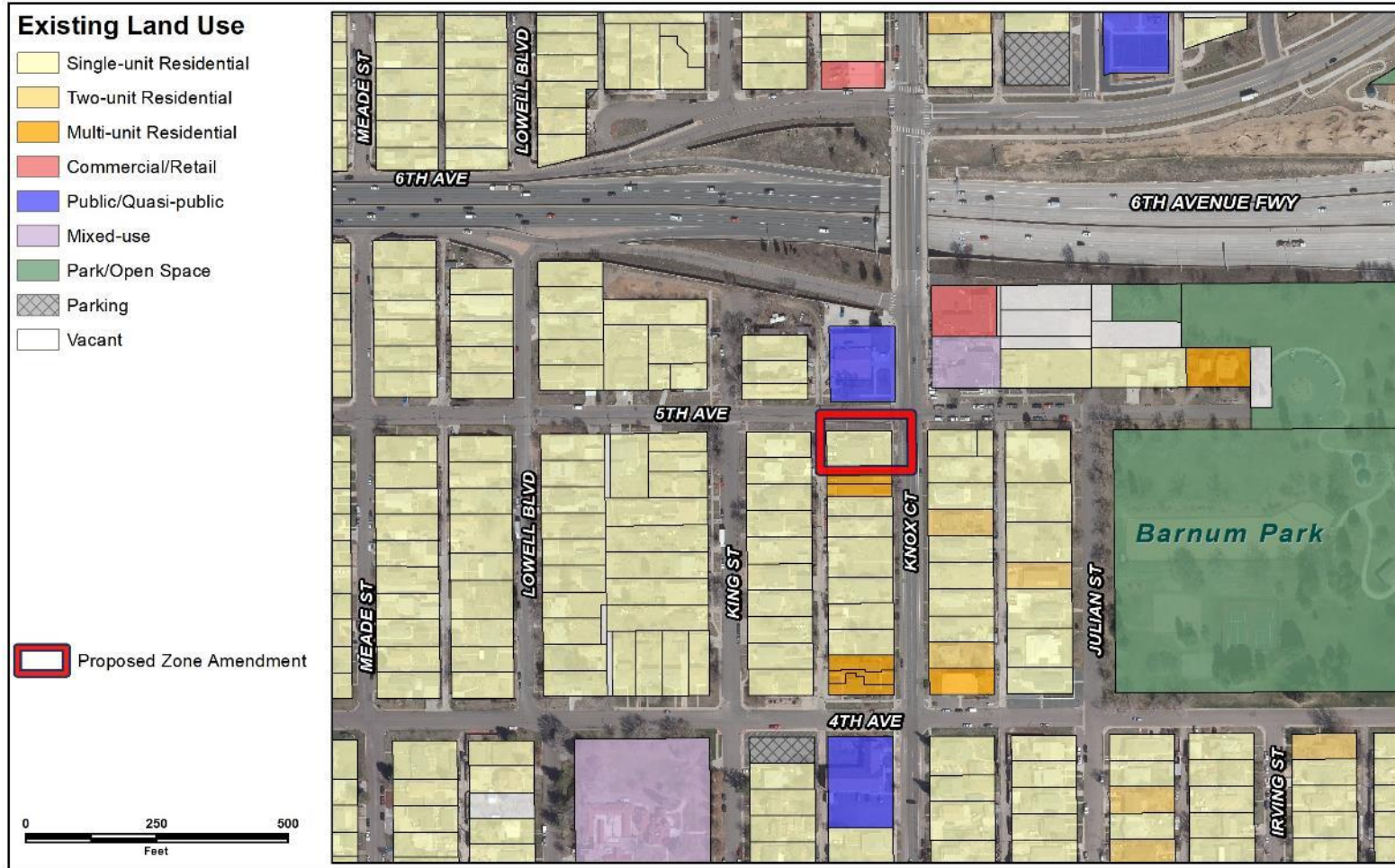
- Allows the Suburban House, Urban House, Duplex, and Tandem House and Row House ADU building forms
- Max. building height 2.5 stories or 35 feet

Existing Zoning



- Current Zoning: E-SU-D1x
- Surrounding Zoning:
 - E-SU-D1x
 - E-MX-2
 - CMP-EI2
 - OS-A
 - PUD

Existing Land Use



Land Use: Single Unit Residential

Surrounding Land Uses:

- Public/Quasi-public
- Two-unit Residential
- Single-unit Residential
- Mixed Use
- Commercial/Retail

Existing Building Form/Scale



Process

- Informational Notice: 5/10/2022
- Planning Board Notice: 6/21/2022
- Planning Board Public Hearing: 7/6/2022
- LUTI Committee: 7/19/2022
- City Council Public Hearing: 8/29/2022 (tentative)
- Public Comment
 - None

Review Criteria

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

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver: A Land Use and Transportation Plan (2019)*
- *Barnum/Barnum West Neighborhood Plan (1986)*

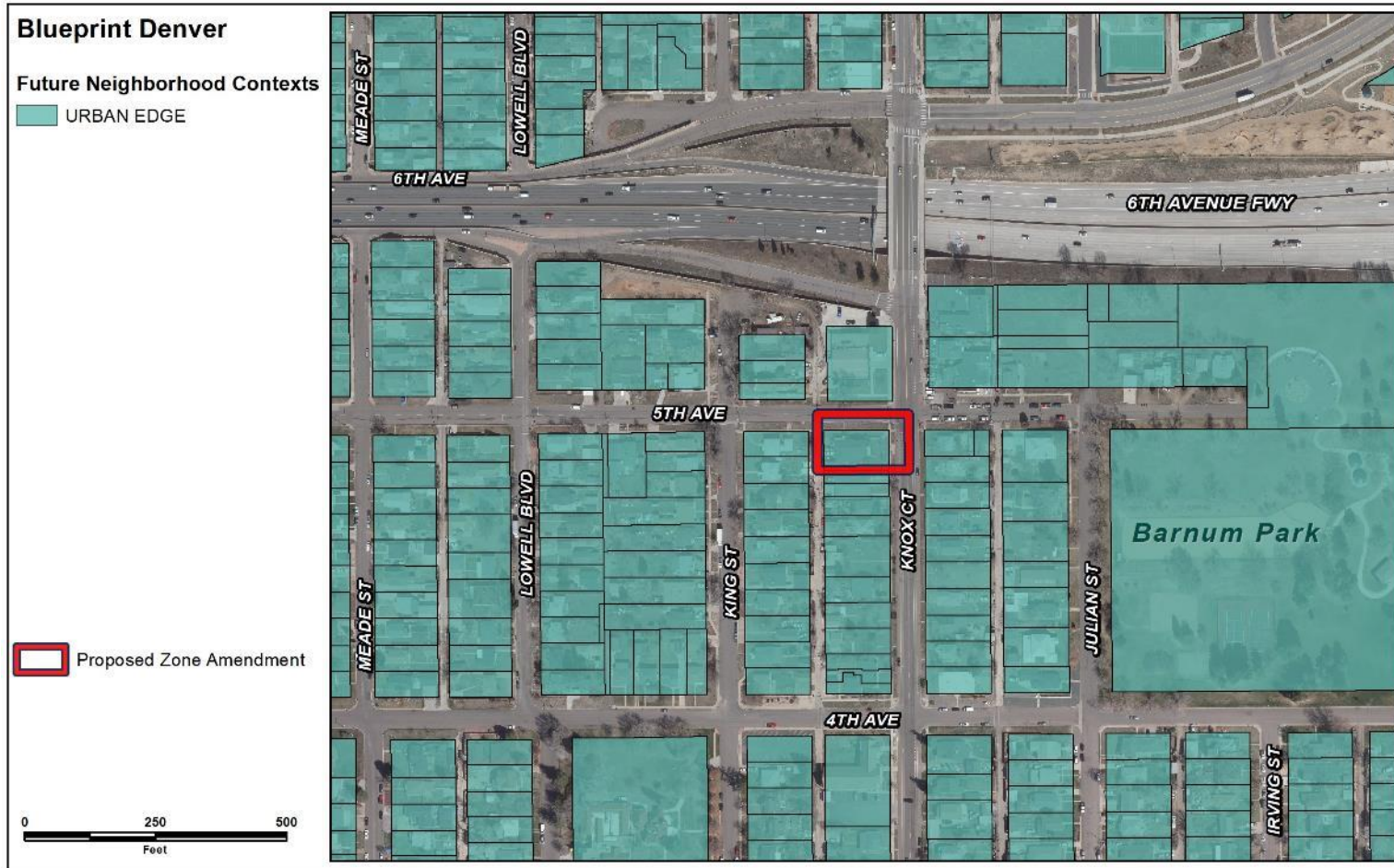
2. Uniformity of District Regulations

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4. Justifying Circumstances

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

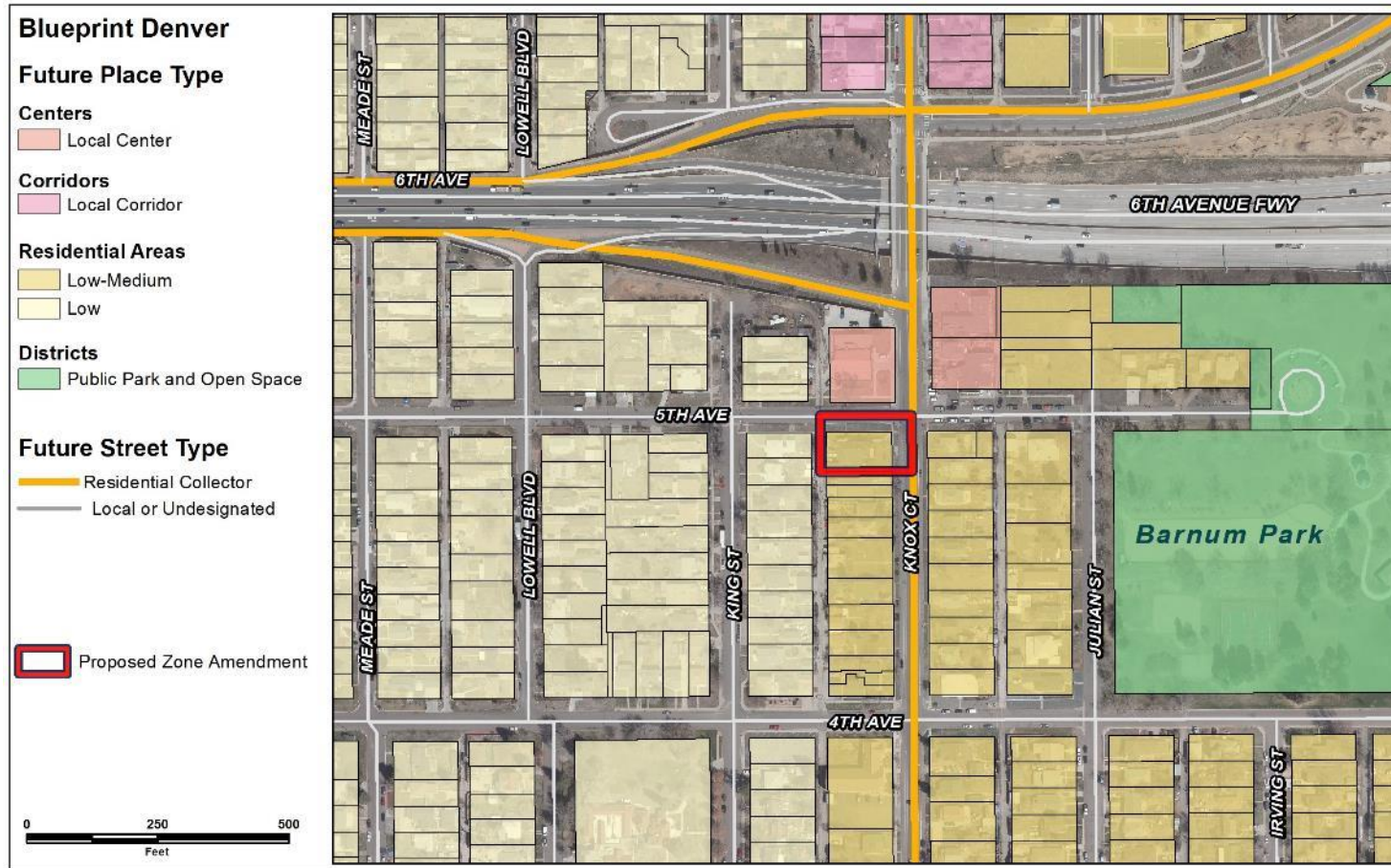
Consistency with Adopted Plans: Blueprint Denver 2019



- **Urban Edge**

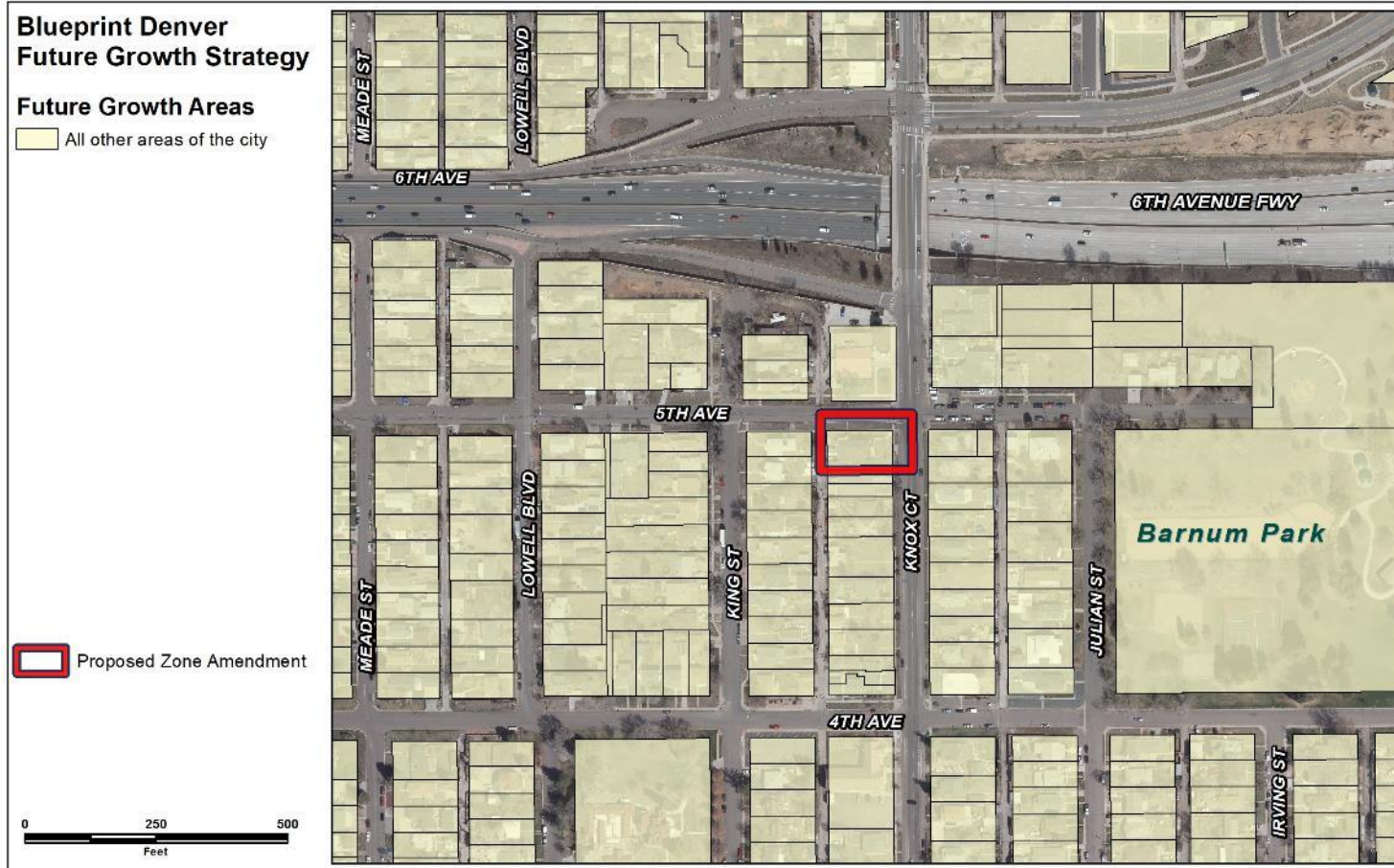
- Predominately residential
- Homes are typically low-scale single- and two-unit residential with some small scale multi-unit residential.
- Offers good walkability with short, predictable blocks.

Consistency with Adopted Plans: Blueprint Denver 2019



- **Low Medium**
 - 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. Heights are generally up to 3 stories
- **Future Street Type**
 - 5th Ave.: Undesignated Local
 - Knox Ct: Residential Collector

Consistency with Adopted Plans: Blueprint Denver



Growth Areas Strategy:

All other areas of the city

10% job growth by 2040

20% housing growth by 2040

Consistency with Adopted Plans: Barnum

BARNUM/BARNUM WEST NEIGHBORHOOD PLAN



DENVER PLANNING AND COMMUNITY DEVELOPMENT
DECEMBER 1986

- To stabilize, or upgrade where necessary, the present housing stock; to maintain the neighborhood's low density residential character
- To maintain or upgrade the quality of low-density residential property while encouraging the construction of new low density housing.

Consistency with Adopted Plans: Blueprint Denver

Land Use & Built Form – Housing Goal 2: *Diversify housing options by exploring opportunities to integrate missing middle housing into low and low-medium residential areas (p. 82).*

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Uniformity of District Regulations

- Proposed rezoning will result in uniform application of zone district building form, use and design regulations

3. Further Public Health, Safety and Welfare

- Implements adopted plans
- Improved design standards

4. Justifying Circumstances

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

Review Criteria

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
 - Changed or changing conditions in the area and city adopted plans serve as the Justifying Circumstances under DZC Section 12.4.10.8.A.4,
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria

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
 - Urban Edge Neighborhood Context primarily consists of single-unit and two unit residential uses
 - Residential Districts are intended to
 - Promote and protect residential neighborhoods
 - Intended to promote existing and future patterns of lower scale multi-unit building forms

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