



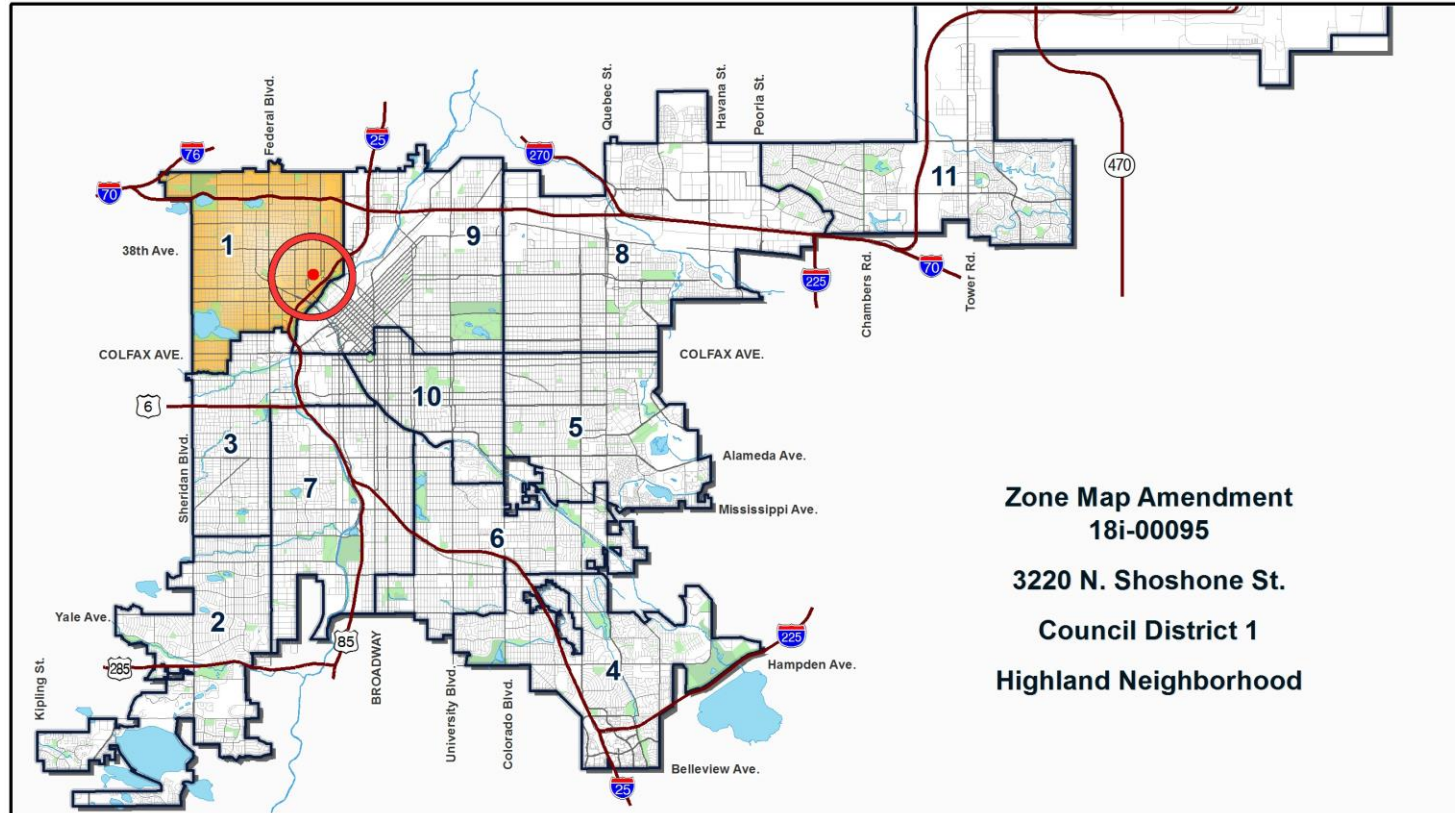
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# Official Map Amendment

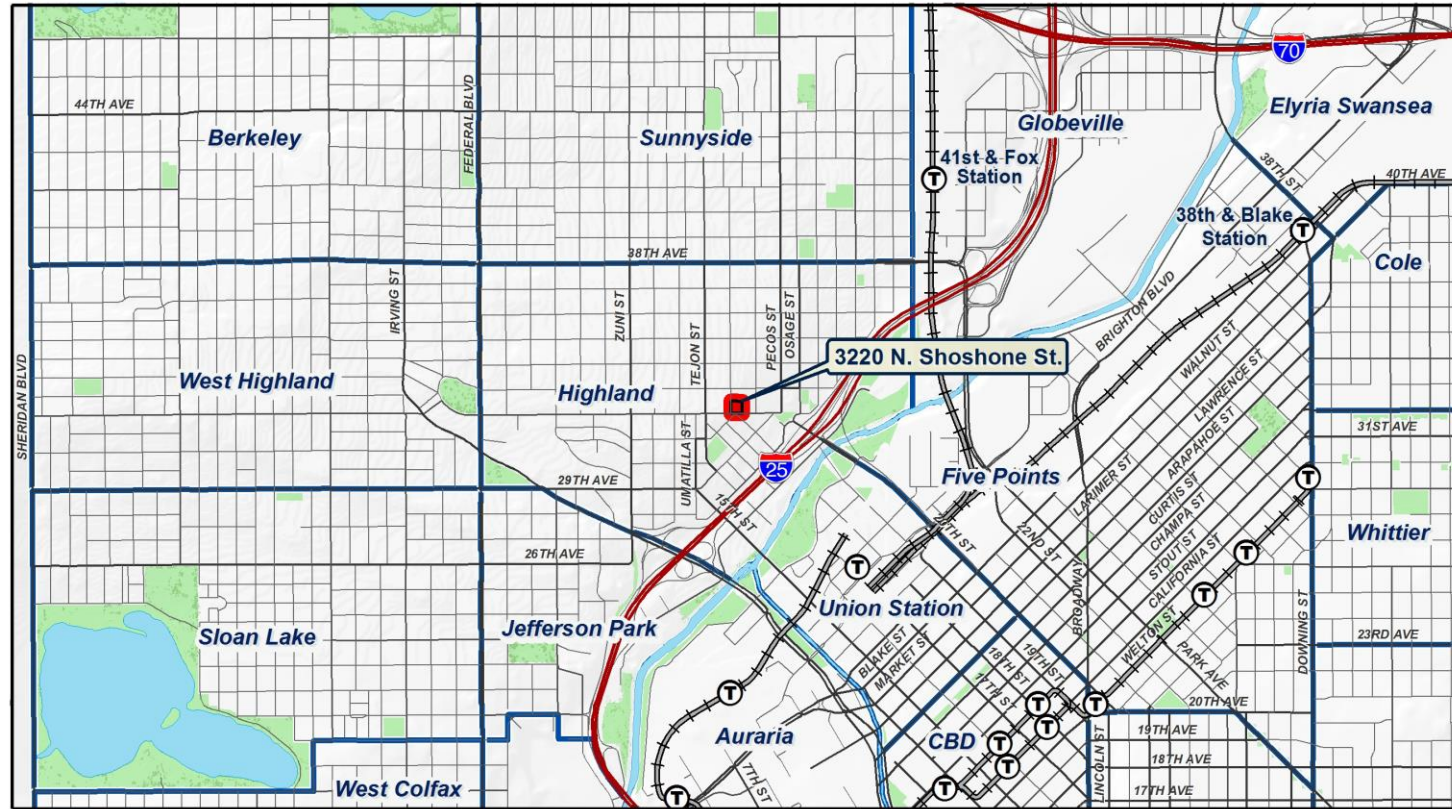
#2018I-00095 for 3220 Shoshone Street from  
U-RH-2.5 D0-4 to U-RX-3

City Council, April 15, 2019

# Council District 1



# Highland Neighborhood





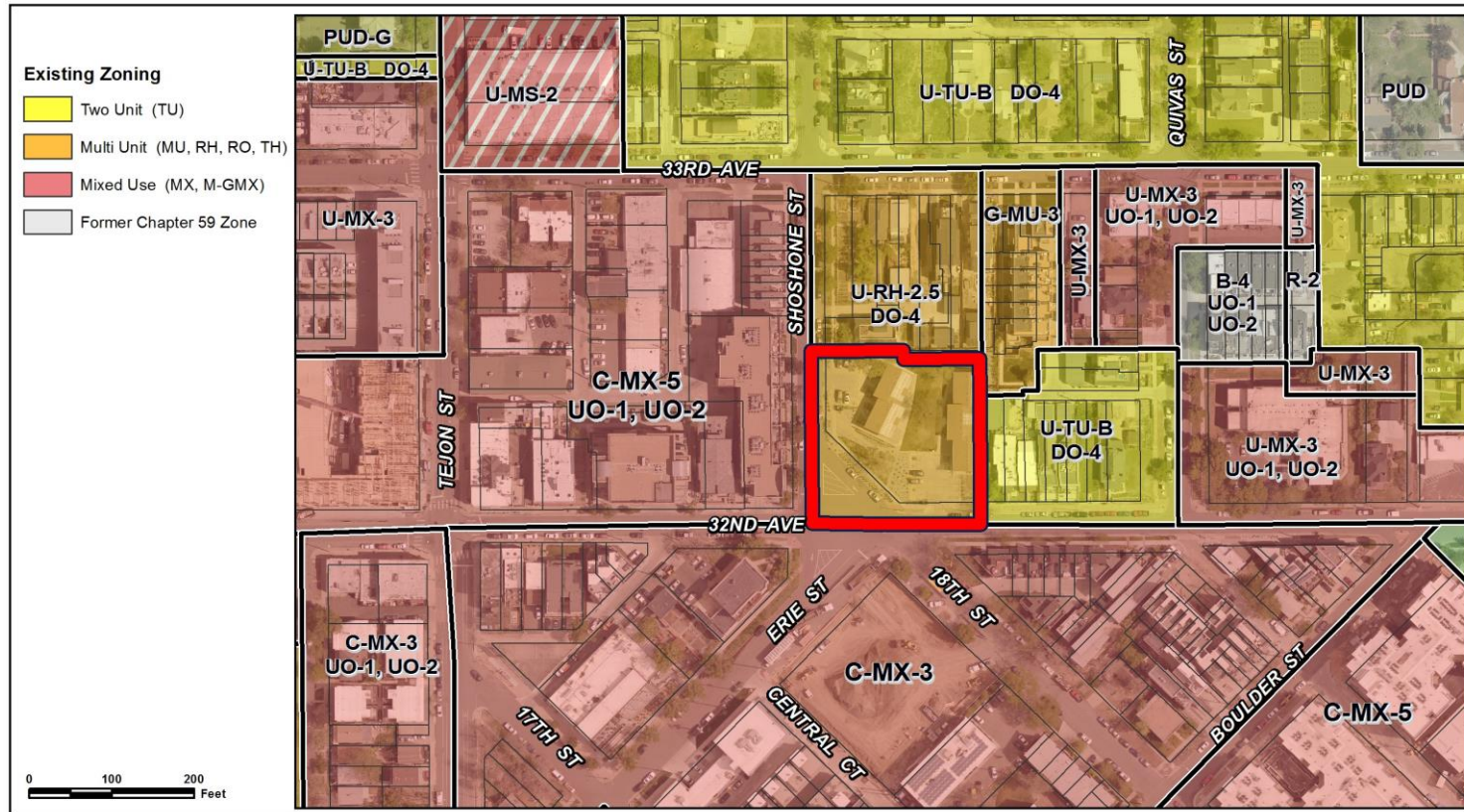
# Request: U-RX-3



- **Location:**
  - Approx. 29,895 square feet or 0.69 acres
  - Multi-family residential
- **Proposal:**
  - Rezoning from U-RH-2.5 DO-4 to U-RX-3
  - Facilitate redevelopment of the site with 53 affordable housing units

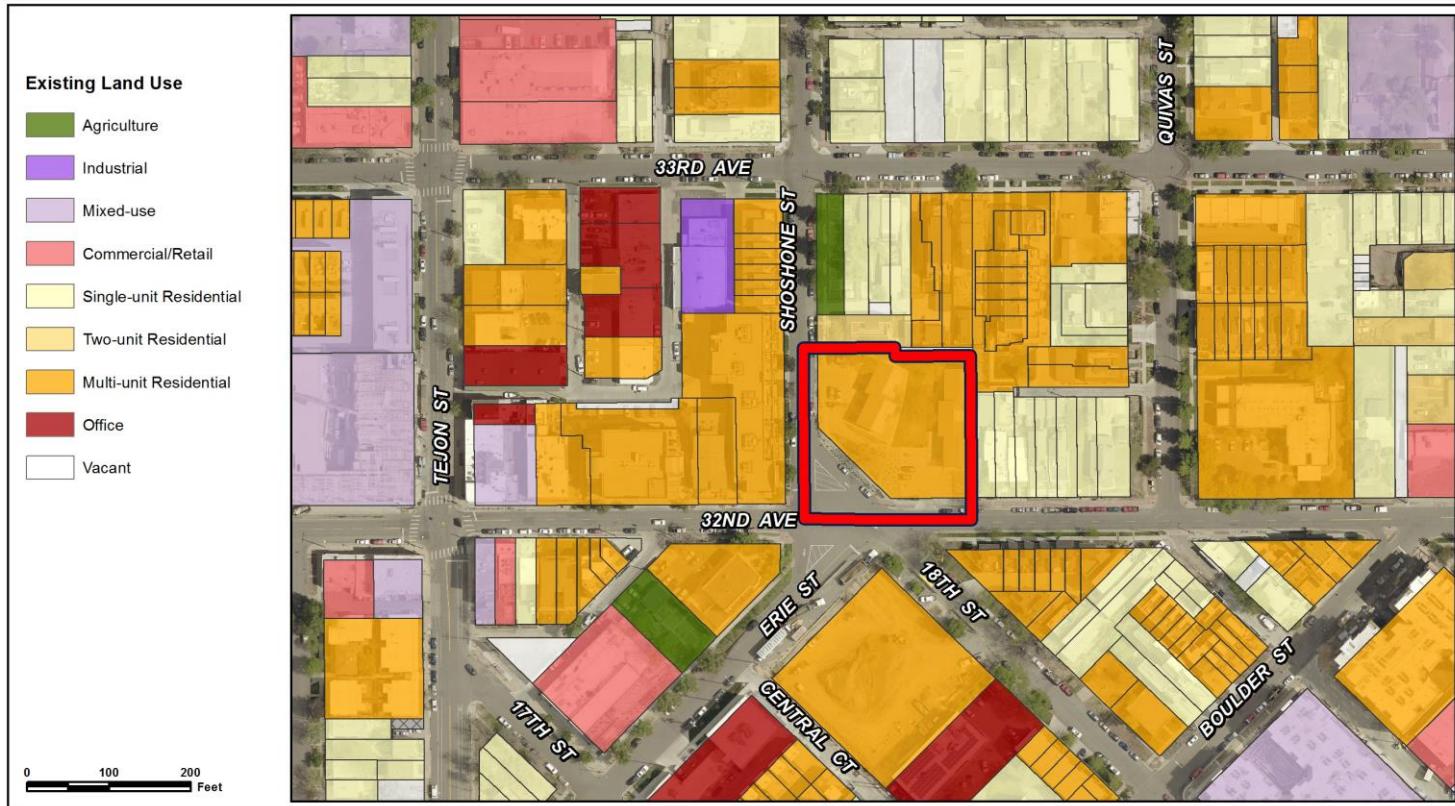


# Existing Zoning



- Subject site: U-RH-2.5 DO-4
- North: U-RH-2.5 DO-4
- South: C-MX-3
- East: U-TU-B DO-4
- West: C-MX-5 UO-1, UO-2

# Existing Land Use



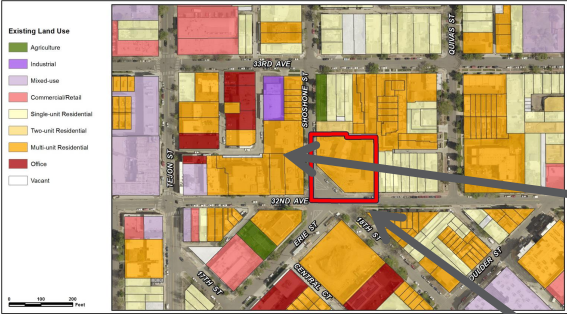
- **Subject Property:** Multi-unit residential
- **North:** Two-unit residential, Multi-unit residential, Single-unit residential
- **South:** Multi-unit residential (under construction)
- **East:** Single-unit residential
- **West:** Multi-unit residential







# Existing Context – Building Form/Scale





# Process

- Informational Notice: 12/28/18
- 13 meetings with Highland United Neighbors Inc. Planning and Community Development Committee and/or District 1 Councilman Rafael Espinoza between February 2017 and February 2019
- Planning Board Notice: 2/4/2019
- Planning Board Public Hearing: 2/20/2019
- LUTI Committee: 3/5/19
- City Council Public Hearing: 4/15/19
- Public Comment
  - Position statement in support from Highland United Neighbors, Inc.
  - Eight letters in support
  - Seven letters in opposition

# 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 2000*
- *Blueprint Denver 2002*
- *Highland Neighborhood Plan 1986*

### 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

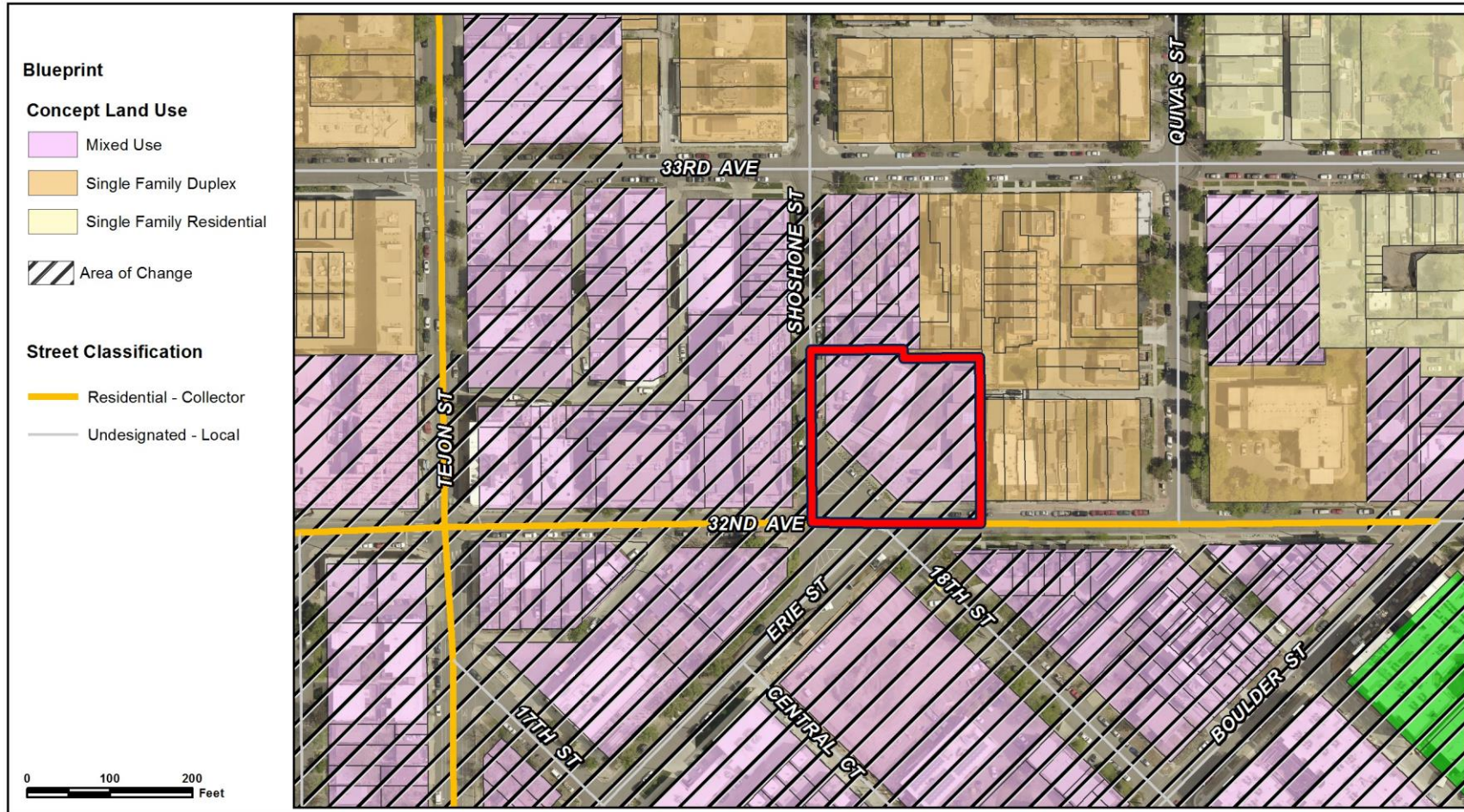
# Review Criteria: Consistency with Adopted Plans

## Comprehensive Plan 2000

- **Environmental Sustainability Strategy 2-F** – *Conserve land by promoting infill development with Denver at sites where services and infrastructure are already in place; designing mixed use communities and reducing sprawl so that residents can live, work and play within their own neighborhoods.* (p. 39)
- **Environmental Sustainability Strategy 4-A**– *Promote the development of sustainable communities and centers of activity where shopping, jobs, recreation and schools are accessible by multiple forms of transportation, providing opportunities for people to live where they work* (p. 41)
- **Land Use Strategy 1-H** - *Encourage development of housing that meets the increasingly diverse needs of Denver’s present and future residents* (p. 58)
- **Land Use Strategy 3-B** – *Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses.* (p. 60)
- **Mobility Strategy 4-E** – *Continue to promote mixed-use development, which enables people to live near work, retail and services.* (p. 78)
- **Denver's Legacies Strategy 3-A**- *Identify areas in which increased density and new uses are desirable and can be accommodated* (p. 99)
- **Housing Strategy 6-B**: *Continue to support mixed-income housing development that includes affordable rental and for-purchase housing for lower-income, entry-level and service employees, especially in Downtown and along transit lines* (p. 117)
- **Economic Activity Strategy 1-H**: *Support a variety of housing opportunities for Denver’s current and future workforce. Housing opportunities throughout Denver should be expanded – especially in the Downtown core and near employment centers – to accommodate people and families of all incomes.* (p. 131)
- **Neighborhoods Strategy 1-E** - *Allow, and in some places encourage, a diverse mix of housing types and affordable units* (p. 150)
- **Neighborhoods Strategy 1-F** - *Invest in neighborhoods to help meet citywide goals and objectives for a range of housing types and prices* (p. 150)



# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2002)

- Land Use Concept:
  - Mixed Use
  - Area of Change
- Future Street Classification:
  - Shoshone Street: Undesignated Local
  - 32<sup>nd</sup> Avenue: Residential Collector



# Review Criteria: Consistency with Adopted Plans

## HIGHLAND NEIGHBORHOOD PLAN



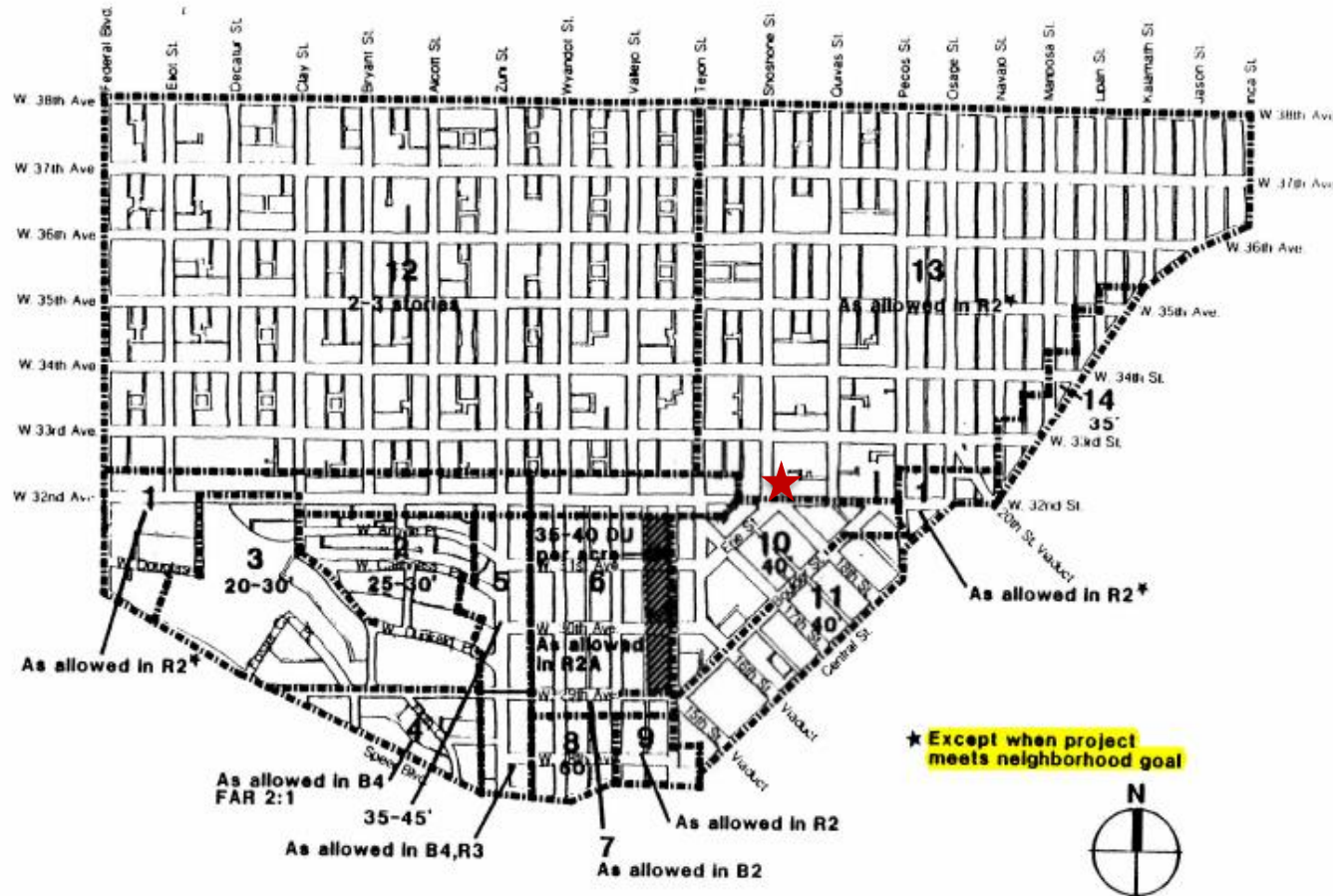
DENVER PLANNING AND COMMUNITY DEVELOPMENT  
APRIL 1986

### Highland Neighborhood Plan (1986)

- Goals:
  - “the overall vision for Highland is to create a stable low density residential neighborhood which offers a variety of housing opportunities for low, moderate and middle income residents. Housing would be available in a balanced mix of types and costs which would enhance the existing socio-economic mix of people living in the neighborhood” (pg. 5)
  - “increase neighborhood employment opportunities” (p. 6b)
  - “improve and stabilize the condition of housing in Highland” (p. 15)
  - “encourage a variety of residential mixed use projects” (p. 16)



# Review Criteria: Consistency with Adopted Plans



## Highland Neighborhood Plan (1986)

- Sub Area 13: R-2 Multi-Unit Dwellings Low Density Goals:
  - Typically duplexes and triplexes, except when project meets neighborhood goals (p. 12b)
  - “improve and stabilize the residential areas” (p. 46)
  - “Improve the housing condition of both single family and multi-family units” (p. 47)

# 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
  - Facilitates increased housing density and a mix of uses; additional housing opportunities; and the development of building forms that will improve the pedestrian environment and enhance walkability
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:
    - New development has resulted in increases in density, prices, vehicle traffic, and amenities.
    - These changes have created additional need for housing opportunities that would be allowed in the U-RX-3 zone district
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 Neighborhood Context primarily consists of single- and two-unit residential uses with small-scale multi-unit and commercial areas embedded in residential areas.
  - Residential Mixed Use Districts are intended to
    - Enhance convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around neighborhoods
    - Improve the transition between commercial and residential
    - Primarily intended to accommodate residential uses
  - U-RX-3 is intended to apply to residentially-dominated areas served primarily by local and collector streets

# 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