



3025 West 3rd Avenue

Rezoning request: from E-SU-Dx to E-RX-3

City Council Public Hearing, 8/25/2025

Case Manager: Fritz Clauson, AICP

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria
- Recommendation



Request: from E-SU-Dx to E-RX-3



- Property:
 - 6,250 SF
 - Single-family residence
- Applicant's intent: "The lot is currently occupied by an aging home. The lot is zoned for single-family use. The intent of the rezone is to provide for additional attainable housing units and one income-restricted unit in areas identified for additional density by Blueprint Denver and more specifically the West Area Plan."

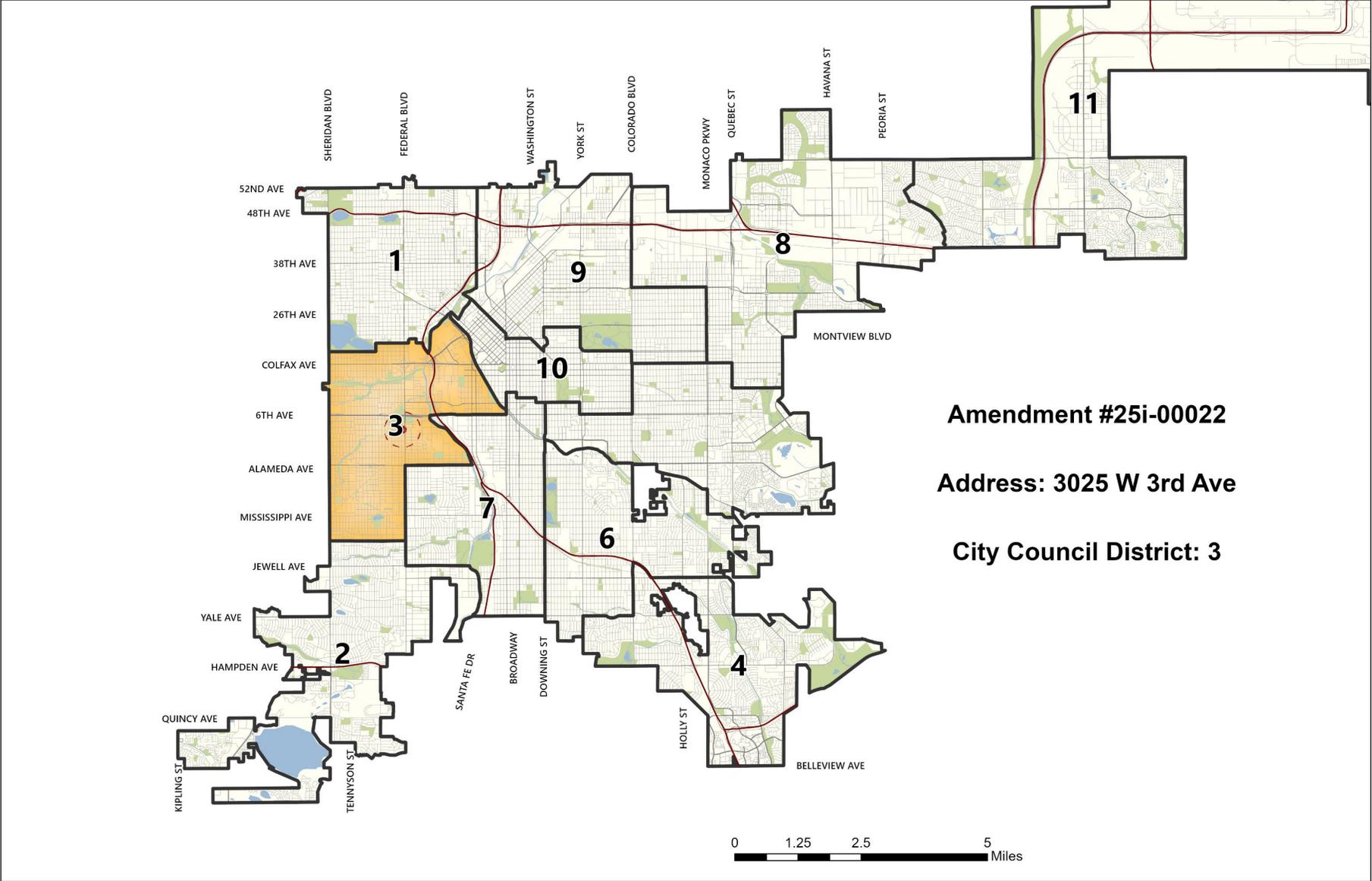
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Location

Council
District 3 –
Council Member
Jamie Torres



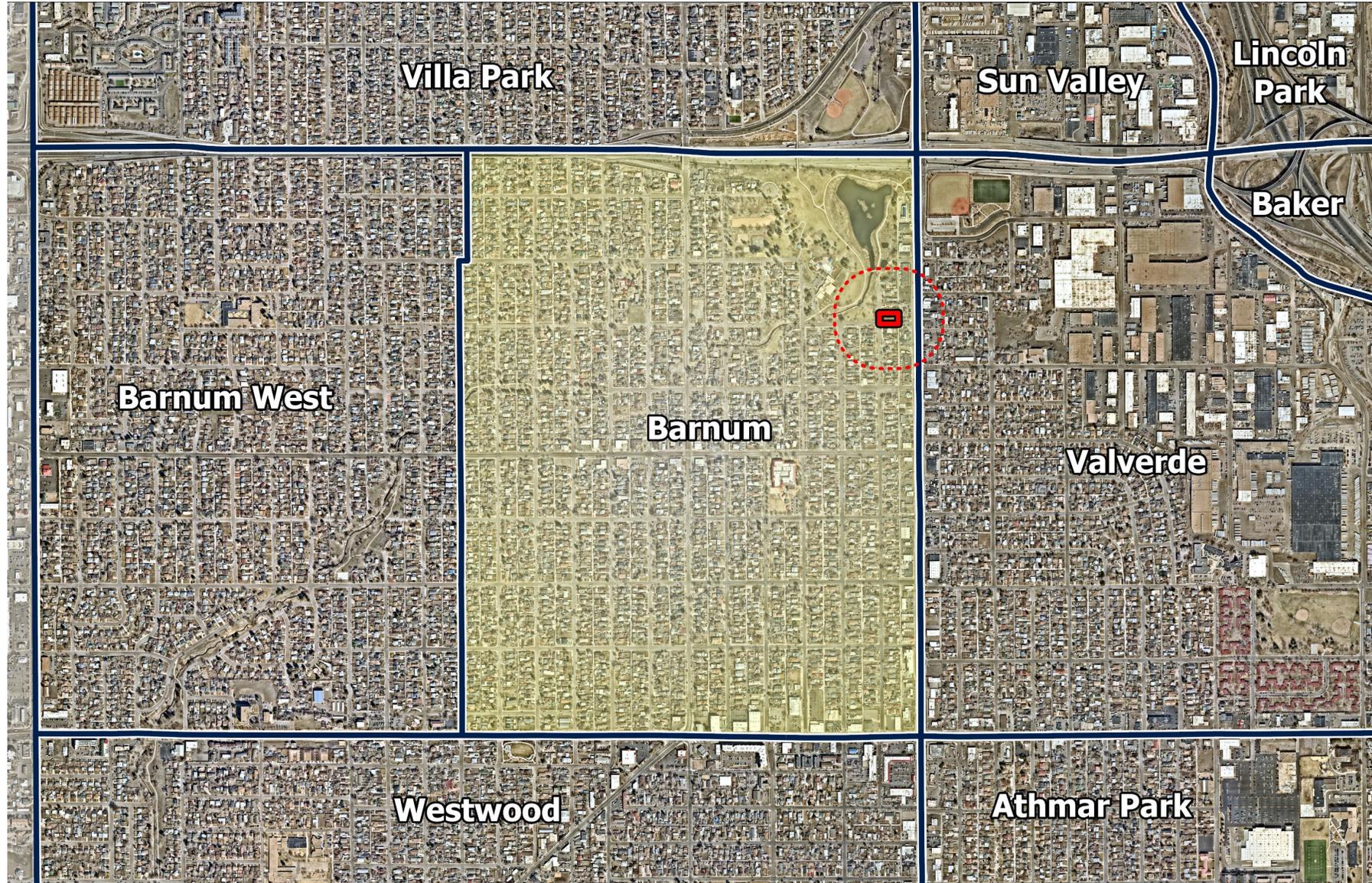
Amendment #25i-00022

Address: 3025 W 3rd Ave

City Council District: 3

Location

Statistical
Neighborhood:
Barnum



Existing Zoning – E-SU-Dx

Existing Zoning

- Former Chapter 59 Zone
- Mixed Use (MX, M-GMX)
- Multi Unit (MU, RH, RO)
- Open Space - Public Parks (OS-A)
- Single Unit (SU)

 Proposed Zone Amendment

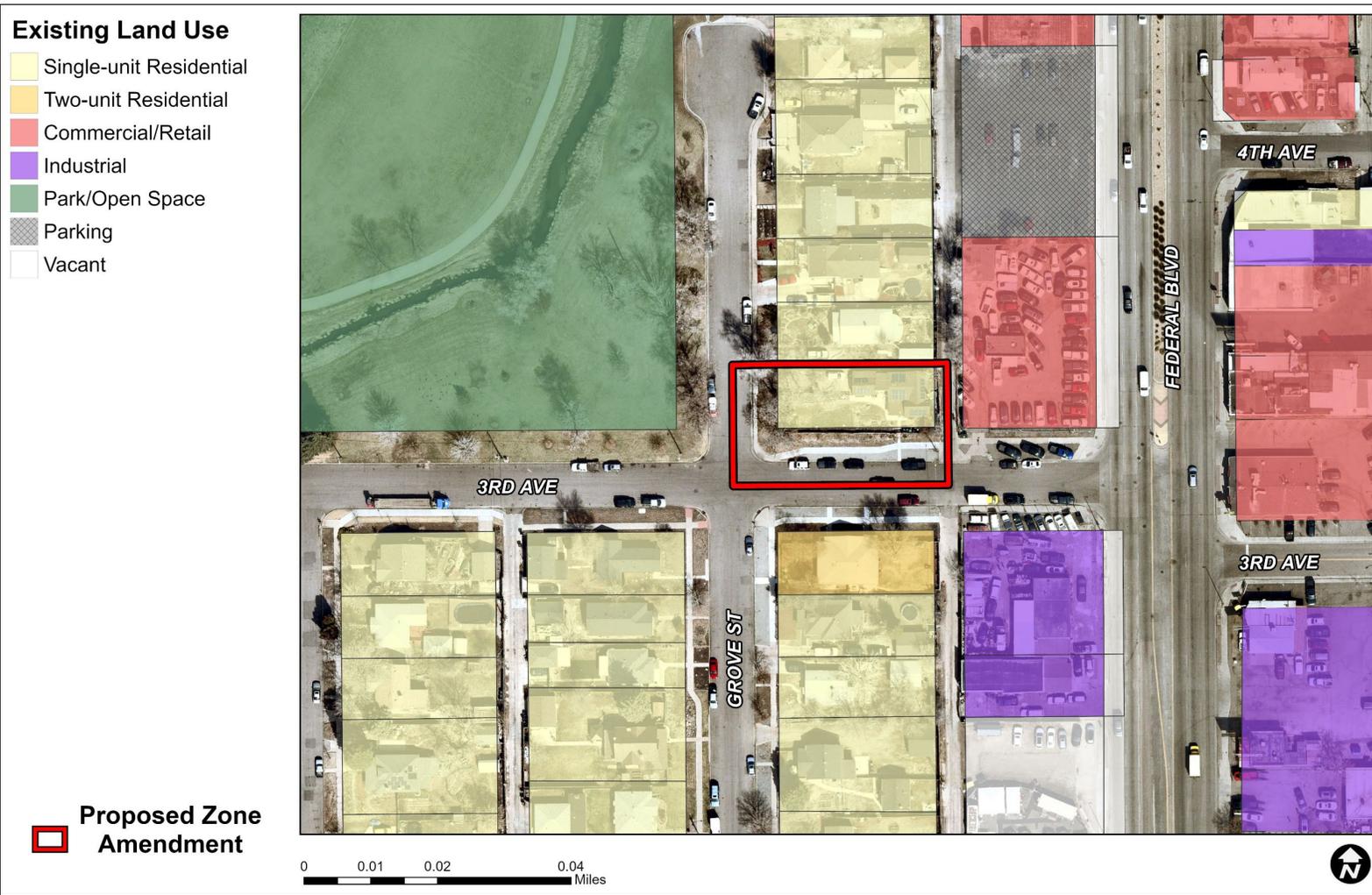


E-SU-Dx

Proximity to:

- E-MX-3
- OS-A
- B-4

Existing Context – Land Use

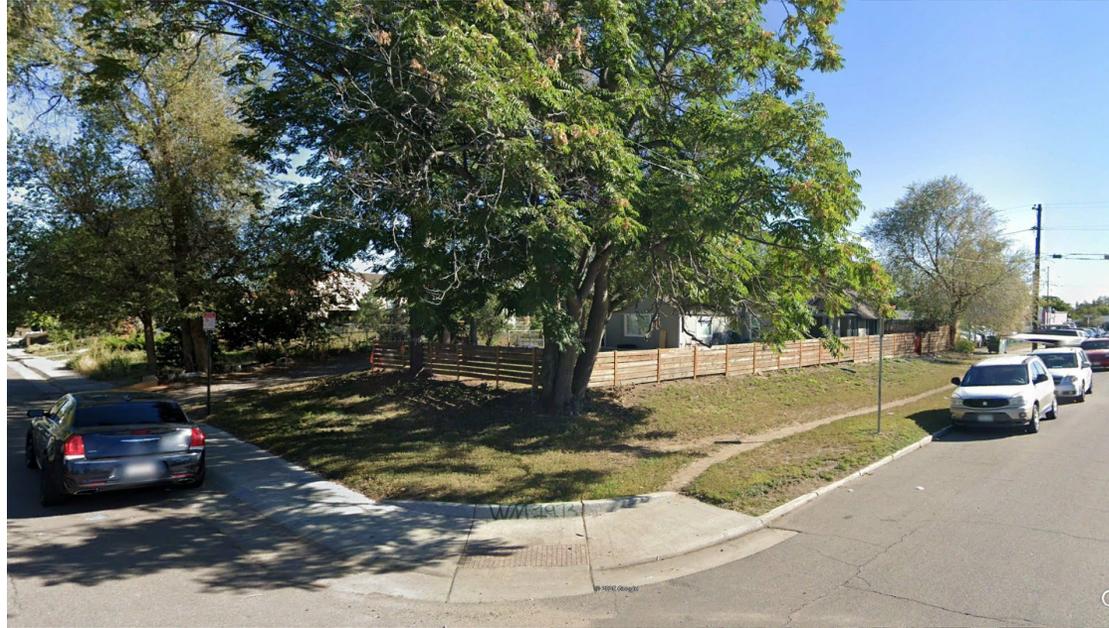


Single unit residential

Adjacent to:

- Commercial/retail
- Two-unit residential
- Park/Open Space
- Industrial
- Vacant

Existing Context – Building Form/Scale



Affordable Housing Agreement

- 20% of total dwelling units (anticipated to be 1 of 5 townhouse units) for sale, income-restricted at 110% AMI
- Unit to be built on site, minimum 3 bedrooms
- 99-year covenant

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Process

- Informational Notice: 4/29/2025
- Planning Board Notice: 6/2/2025
- Planning Board Public Hearing: 6/18/2025
- LUTI Committee: 7/15/2025
- **City Council Public Hearing: 8/25/2025**

Public Comments

- Registered Neighborhood Organizations
 - Denver INC
 - Community Coalition of Barnum
 - Valverde Neighborhood Association
- No comments/letters from RNOs received to date
- No comments from members of the public received to date

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Denver Zoning Code Map Amendment Review Criteria

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

See *DZC 12.4.10.7, 12.4.10.8*

Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*
- *West Area Plan*

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 2040

- *Equitable, Affordable, and Inclusive Goal 1, Strategy A: Increase development of housing units close to transit and mixed-use developments. (p. 28).*
- *Environmentally Resilient Goal 8, Strategy A- Promote infill development where infrastructure and services are already in place (p.54).*
- *Environmentally Resilient Goal 8, Strategy B- Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).*
- *Strong and Authentic Neighborhoods Goal 1: Create a city of complete neighborhoods (p. 34).*
 - *Strategy A – Build a network of well connected, vibrant, mixed-use centers and corridors*
 - *Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population.*
 - *Strategy D – Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities*

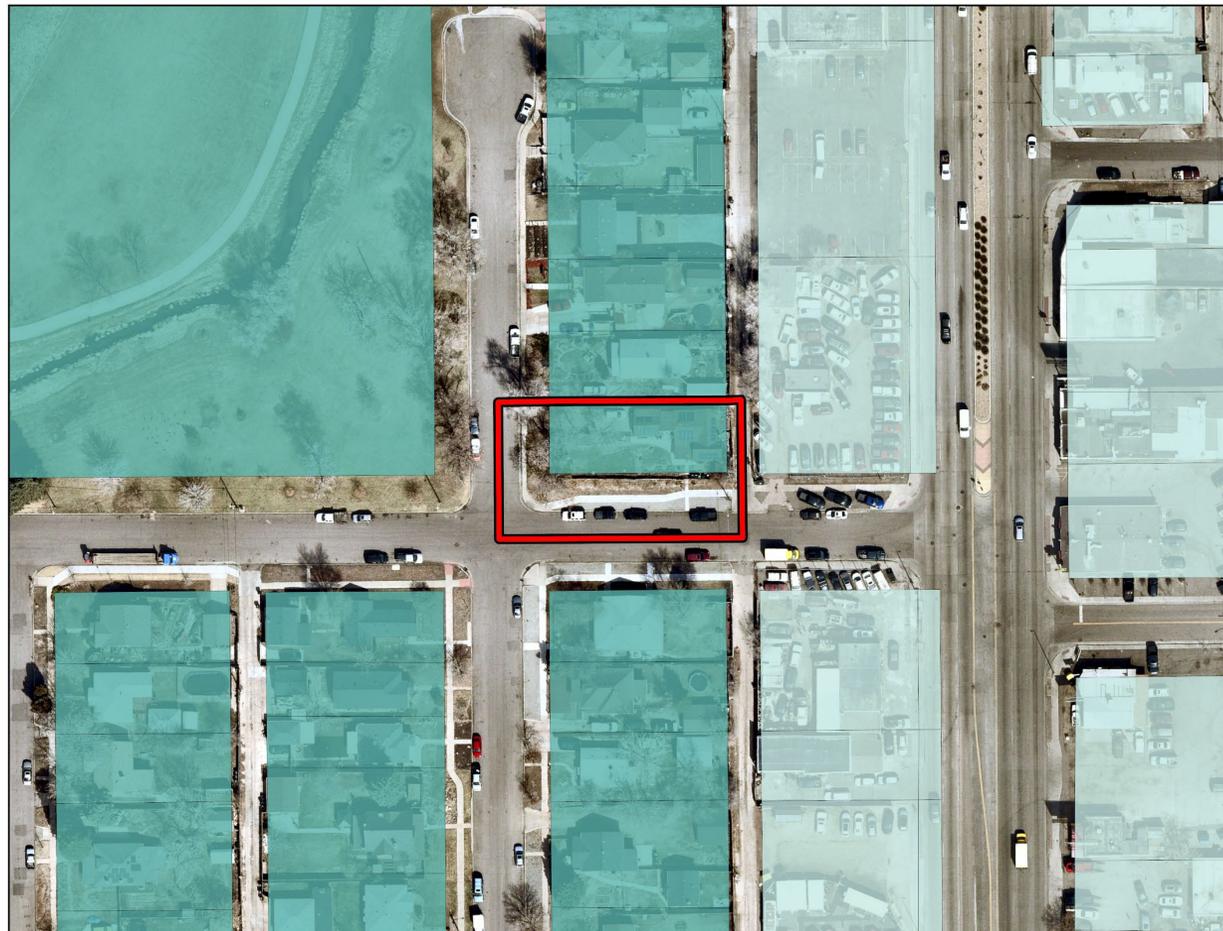


Blueprint Denver

Blueprint Denver

Future Neighborhood Context

- URBAN EDGE
- URBAN



0 0.01 0.02 0.04 Miles



Proposed Zone Amendment

Future Neighborhood Context: Urban Edge

Contains elements of the suburban and urban contexts. Small multi-unit residential and commercial 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 generally set back farther from the street. (p. 69)

Blueprint Denver

Blueprint Denver

Future Streets

— Mixed Use Arterial

— Local or Undesignated

Future Places

Corridors

■ Community Corridor

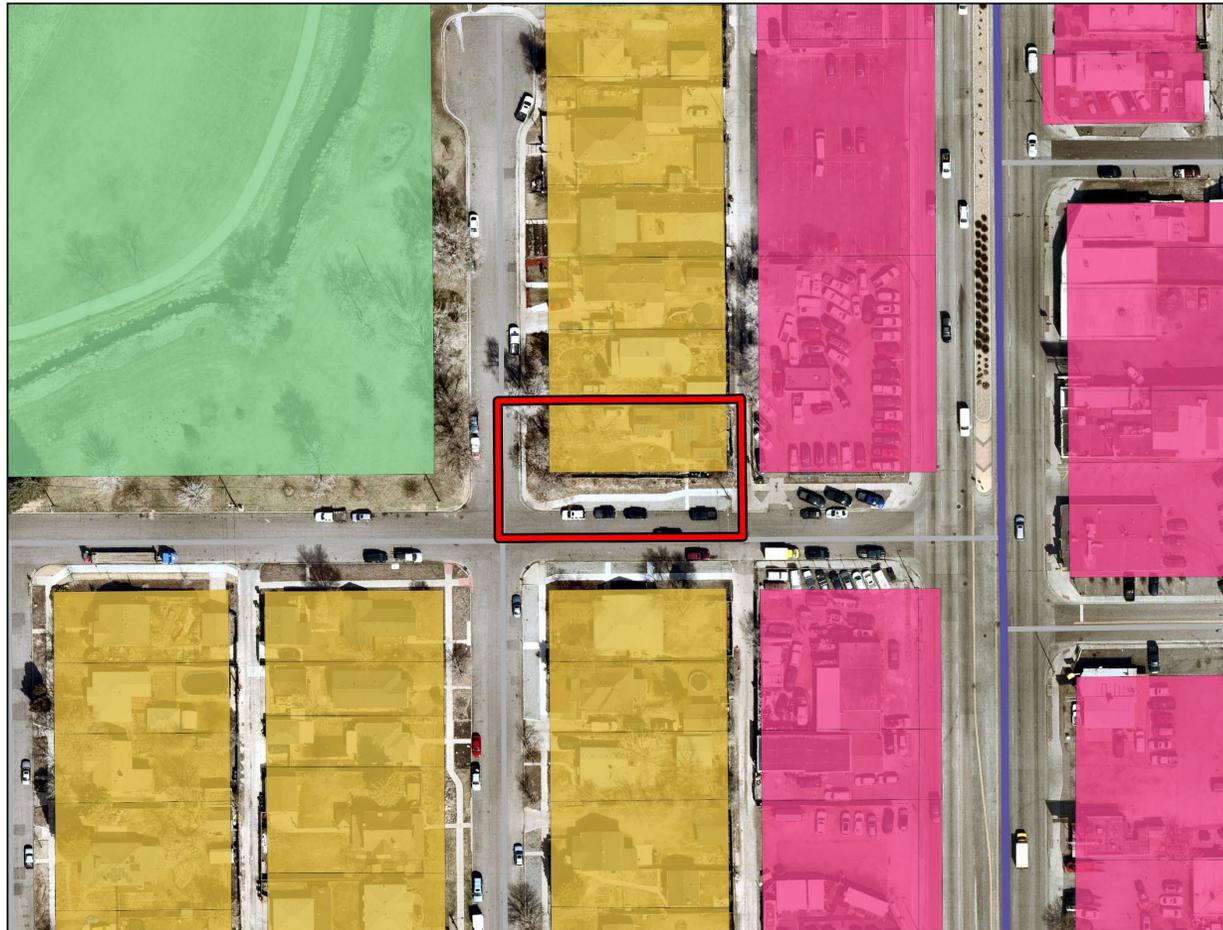
Residential Areas

■ High-Medium

■ Low-Medium

Districts

■ Public Park and Open Space



Future Place Type: High Medium Residential

A mix of mid-scale multi-unit residential options. Some neighborhood-serving mixed-use may be appropriate, especially along arterial streets or at non-local street intersections. Buildings are generally up to 5 stories in height. Building heights and scaling help provide transitions to adjacent places” (p. 217).

- West 3rd Avenue: Local
- Grove Street: Local
- Federal Boulevard: Mixed-Use Arterial (p. 161)

Blueprint Denver

Blueprint Denver

Growth Strategy

Community centers and corridors

All other areas of the city



Proposed Zone Amendment

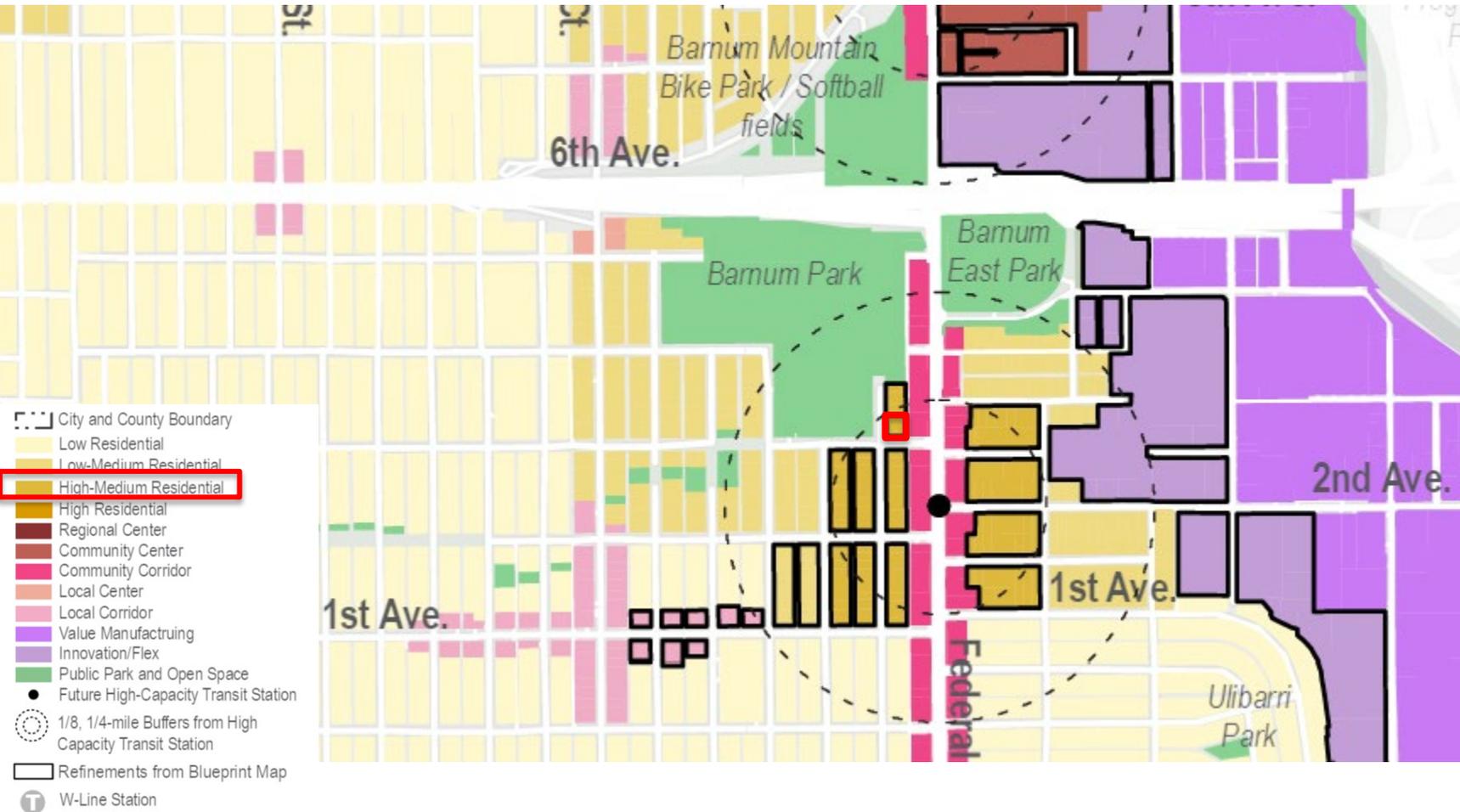
0 0.01 0.02 0.04 Miles



Growth 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.*

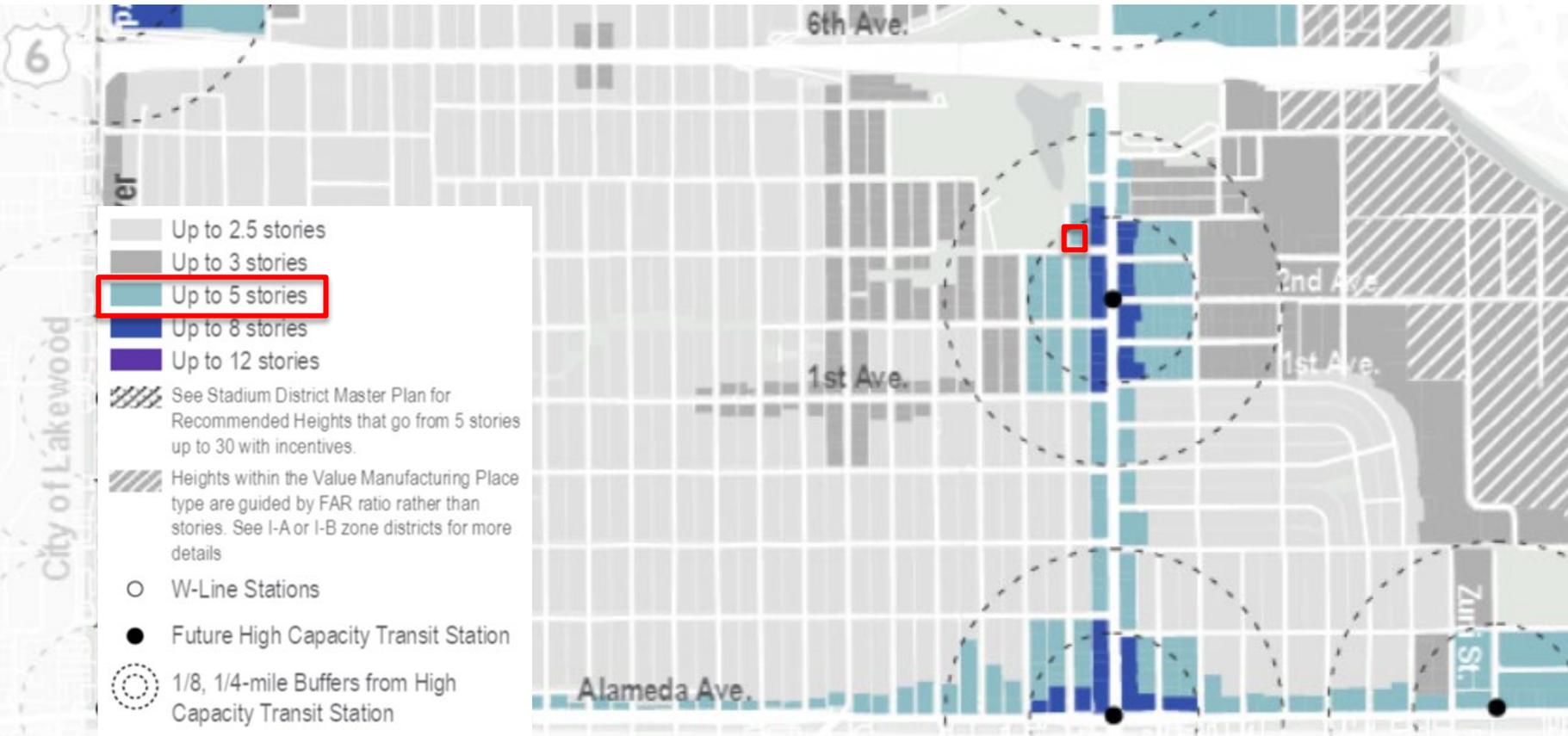
West Area Plan



High-Medium Residential

- Combination of mid-scale multi-unit residential building forms containing a mix of neighborhood-serving uses appropriate for collector streets and intersections as well as arterial streets and intersections (p. 166).
- Located within 1/8 mile of a future high capacity transit station.

West Area Plan



Height recommendation:
Up to 5 stories

West Area Plan

West Area Plan Priorities

Recommendations, Policy E.1 - Preserve existing housing affordability and housing quality (p. 211)

B. Preserve naturally occurring affordable housing, particularly in areas close to transit and in areas vulnerable to displacement, through existing and new tools...

Recommendations, Policy E.2 – Explore strategies so affordable housing is available everywhere by implementing approaches that promote a diversity of affordable housing options within all neighborhoods and new development.

A. Ensure the value of increased development potential is shared within communities through the provision of on-site affordable housing, a diversity of housing types and elements that promote complete neighborhoods.

West Area Plan

Rezoning Implementation Approach Policy Memo

- West Area Plan page 14: *“Some of the zoning recommendations in this plan are intended to be implemented legislatively (i.e., initiated by the city) either through citywide processes or area-specific text amendments, instead of through applicant-driven rezonings (e.g., see Policy B-2 (P. 272) . . . Therefore, requests for one-off applicant-driven rezonings should be evaluated to determine if they are better suited as part of a legislative rezoning effort to more effectively advance the vision and recommendations of the plan.”*
- The Denver Zoning Code requires that City Council find rezonings consistent with adopted plans (DZC 12.4.10.7.A). Upon consideration of the broader plan guidance and trends outlined in this memo (see the below Supporting Data section), CPD has found potential rezonings of single unit districts (SU) to higher intensity districts in the West Area Plan geography are not consistent with the intent of adopted plans until further stabilization programs, tools and regulatory changes are in place, due to the phase of development lifecycle that the area is in. It is important to note that **rezonings are consistent with adopted plans if there are programs and commitments to ensure affordability as part of new missing middle housing opportunities.**

Zoning Code Review Criteria

1. Consistency with Adopted Plans

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

2. Public Interest

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

Zoning Code Review Criteria

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Consistency with Neighborhood Context, Purpose and Intent Statement

Neighborhood Context: General Character

The Urban Edge Neighborhood Context is characterized by a mix of elements from both the Urban and Suburban Neighborhood Contexts. The Urban Edge Neighborhood Context is primarily single-unit and two-unit residential uses. Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas. [...] Single and two-unit residential uses are primarily located along local and residential arterial streets. Multi-unit residential and commercial uses are located along local streets, arterials, and main streets.

Specific Intent:

Residential Mixed Use – 3 (E-RX-3)
E-RX-3 applies to residentially-dominated areas served primarily by local or collector streets where a building scale of 1 to 3 stories is desired.

General Purpose

The Residential Mixed Use zone districts are intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public realm, [and] enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city's residential neighborhoods.

The Residential Mixed Use zone district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, encourages affordable housing, and improves the transition between commercial development and adjacent residential neighborhoods.

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CPD Recommendation

Based on finding all review criteria have been met, CPD Staff **recommends approval** for Rezoning Application #2025i-00022 at 3025 W 3rd Avenue.