



1001 & 1015 N King St

2022I-00159

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

LUTI Committee: July 25, 2023

Presenter: Brandon Shaver

Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request to Rezone from E-SU-D1x to U-RH-2.5



Location

- Approx. 14,700 sq.ft.
- Single-unit Residential

Proposal

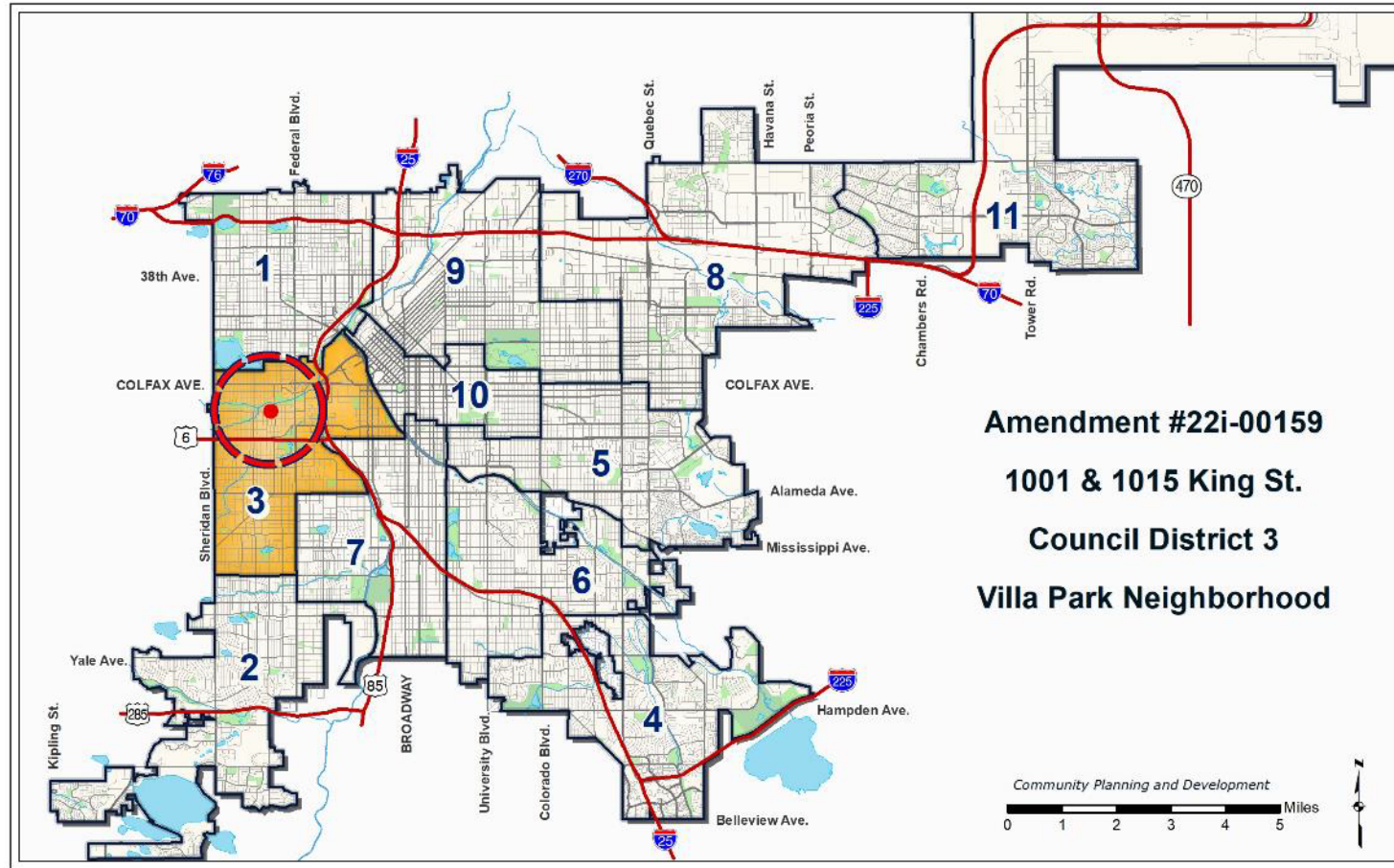
- Rezone from E-SU-D1x to U-RH-2.5
 - Max. building height 2.5 stories or up to 35 feet
 - Row House, Urban House, Detached Accessory Dwelling Unit, Duplex and Tandem Building Forms

Agenda

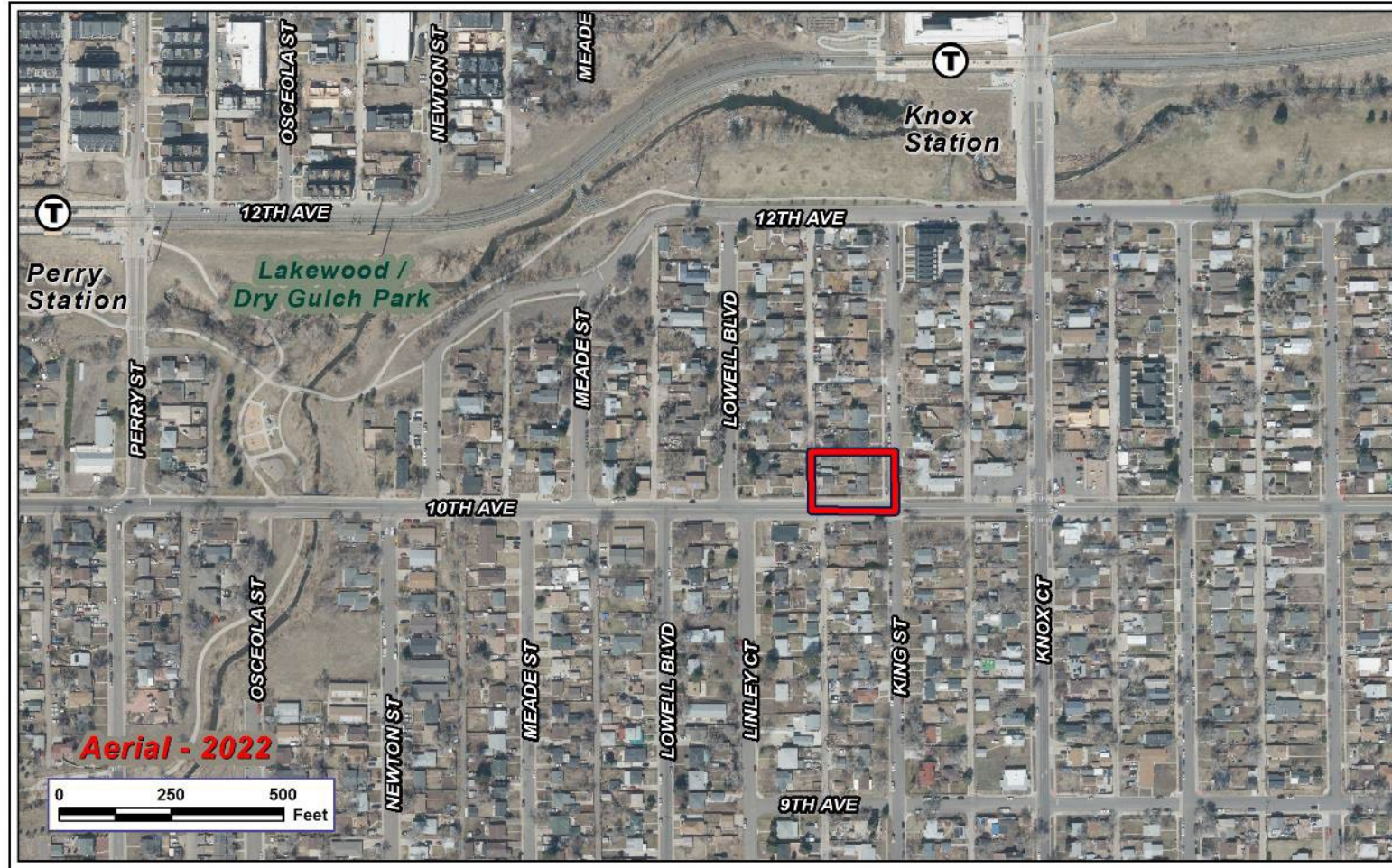
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- Location and Context
- Process
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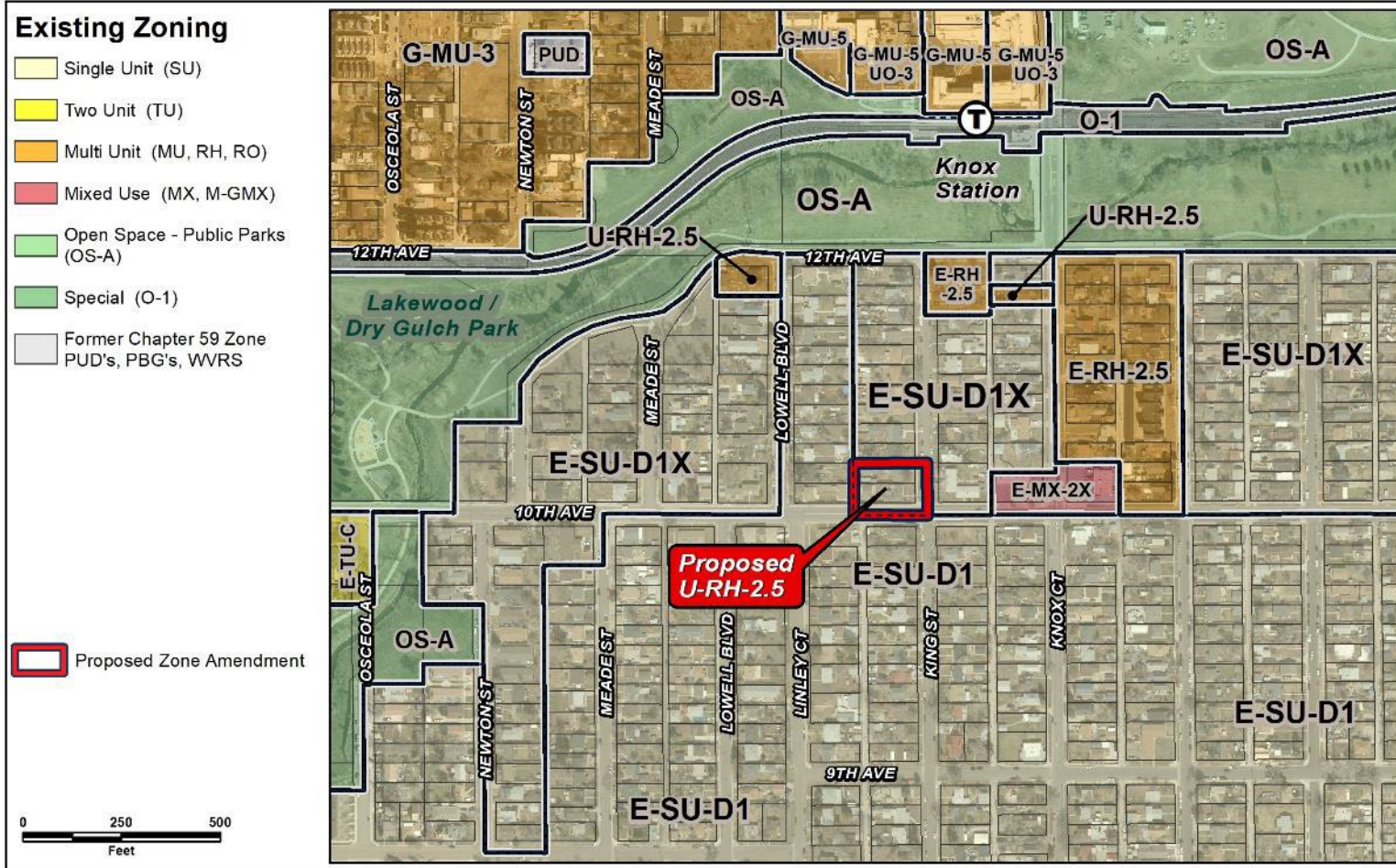
Council District 3 (Jamie Torres)



Existing Context



Existing Zoning



Current Zoning: E-SU-D1x

Surrounding Zoning:

- E-SU-D1x
- E-SU-D1

Existing Land Use



Land Use: Single-Unit Residential

Surrounding Land Uses:

- Single-Unit Residential
- Multi-Unit Residential

Existing Building Form/Scale



Process

- Informational Notice: **3/10/2023**
- Planning Board Notice: **6/6/2023**
- Planning Board Public Hearing: **6/21/2023**
- LUTI Committee: **7/25/2023**
- City Council Public Hearing: **9/11/2023** (tentative)
- Public Comment
 - No letters received from RNOs or members of the public

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 (2019)*
- *West Area Plan (2023)*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

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Comprehensive Plan 2040

Equity

- 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).

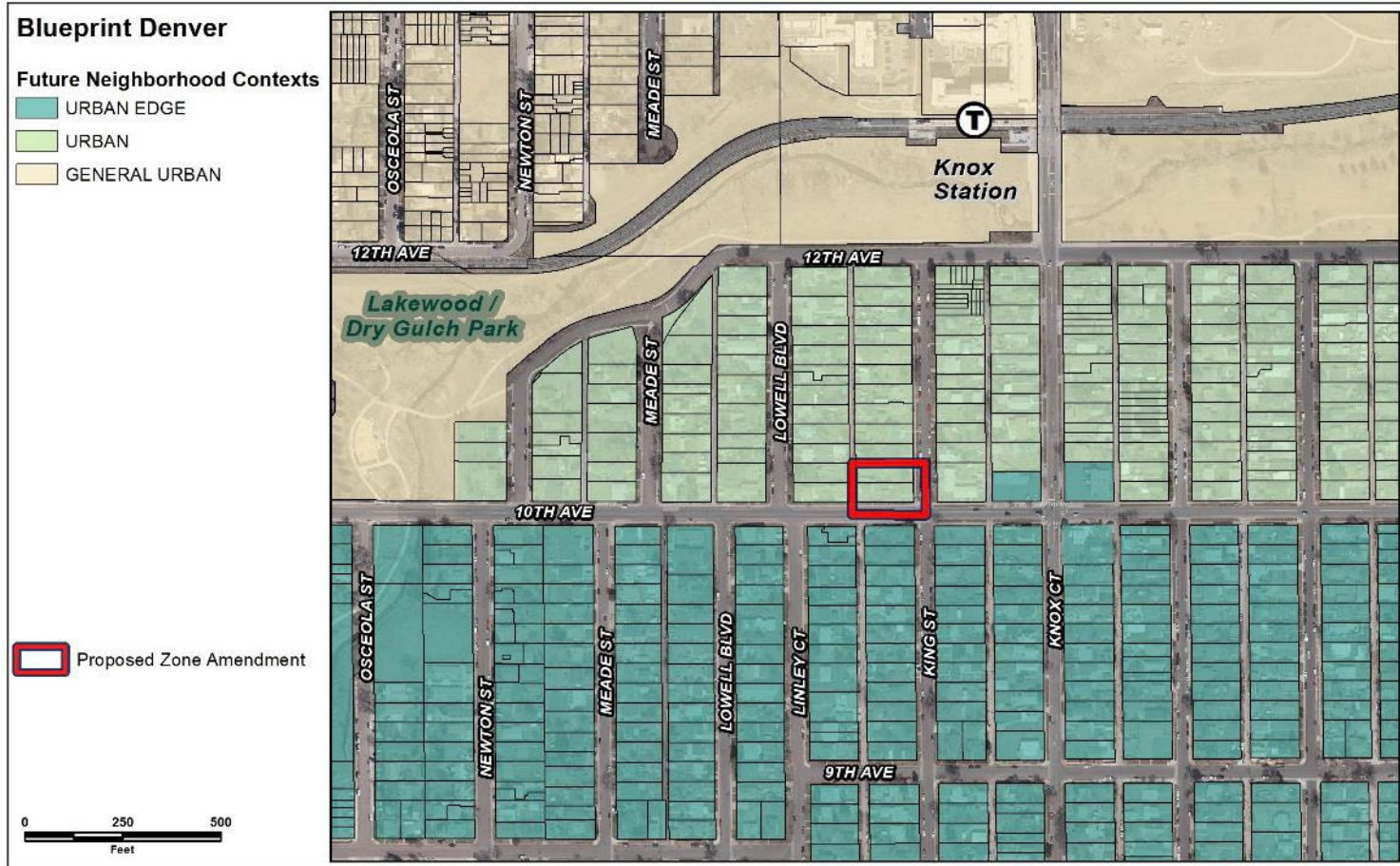


Climate

- Environmentally Resilient Goal 8, Strategy A: Promote infill development where infrastructure and services are already in place (p. 54).



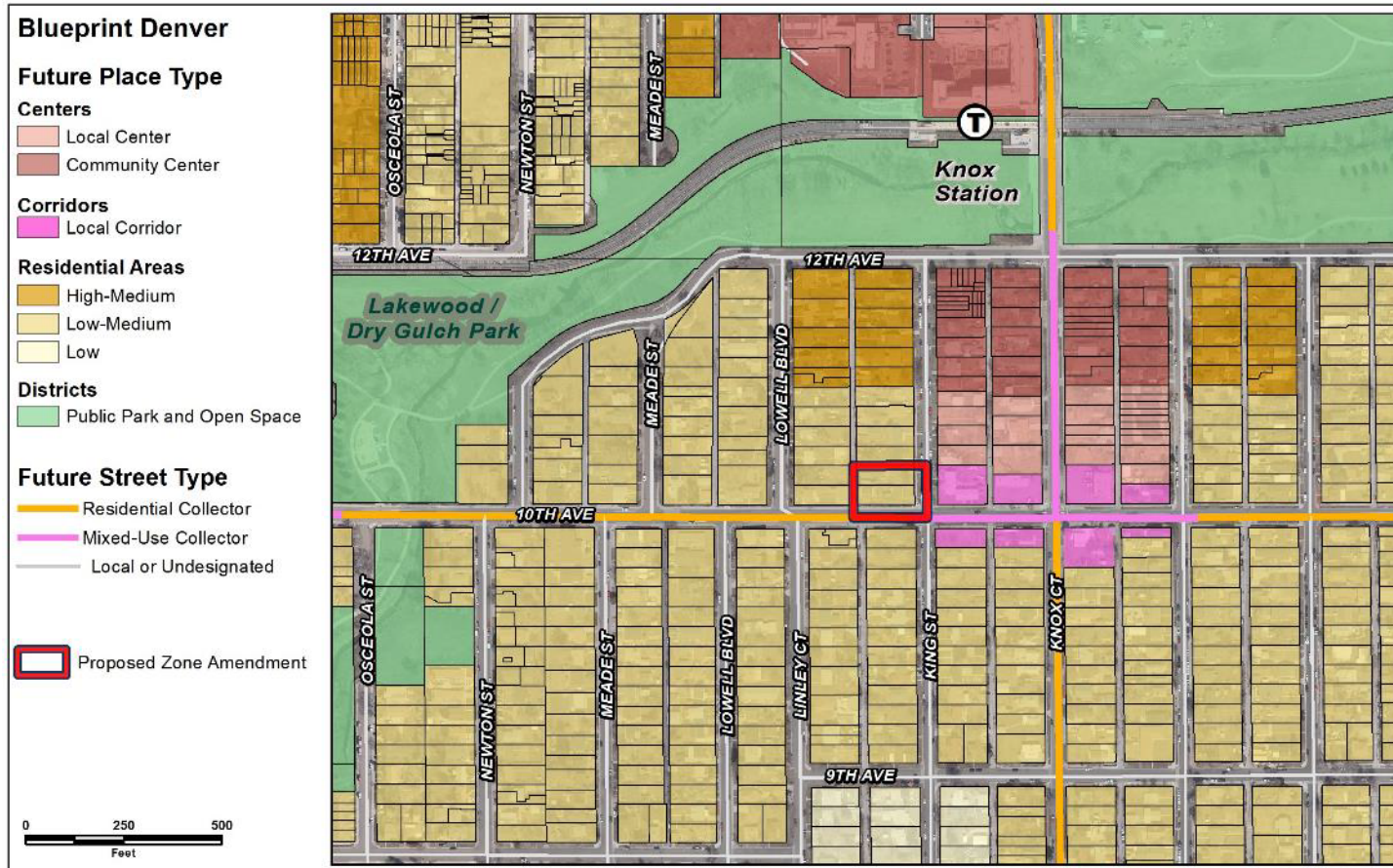
Blueprint Denver 2019



Urban Neighborhood Context

- Small multi-unit residential and mixed-use areas are typically embedded in 1-unit and 2-unit residential areas.

Blueprint Denver 2019



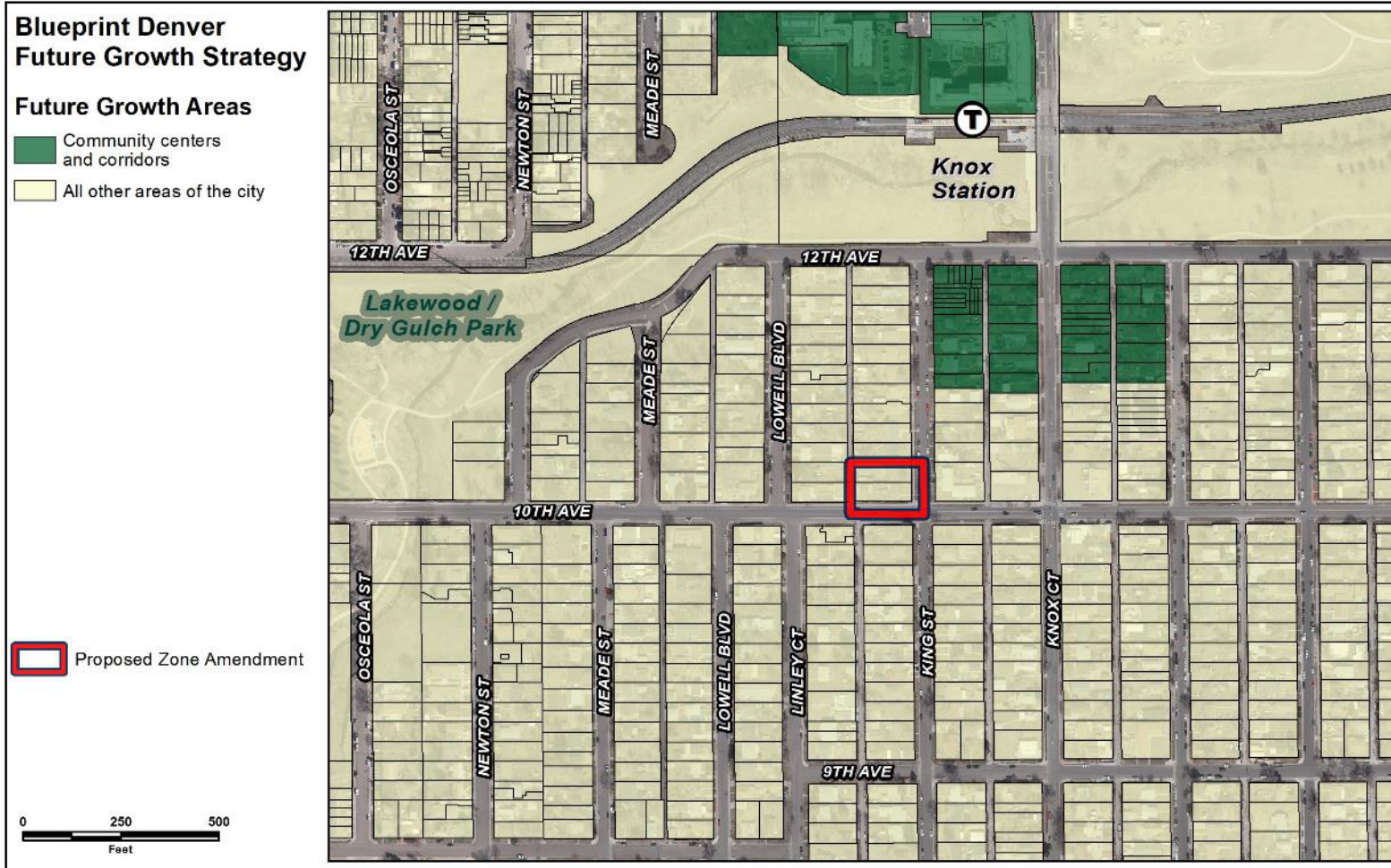
Low-Medium Residential

- Mix of mid-scale multi-unit residential options
- Buildings generally up to 3 stories in height

Future Street Type

- N King St: Residential Collector
- W 10th Ave: Local or Undesignated

Blueprint Denver



Growth Areas Strategy: All other areas of the city

- 10% jobs by 2040
- 20% housing by 2040

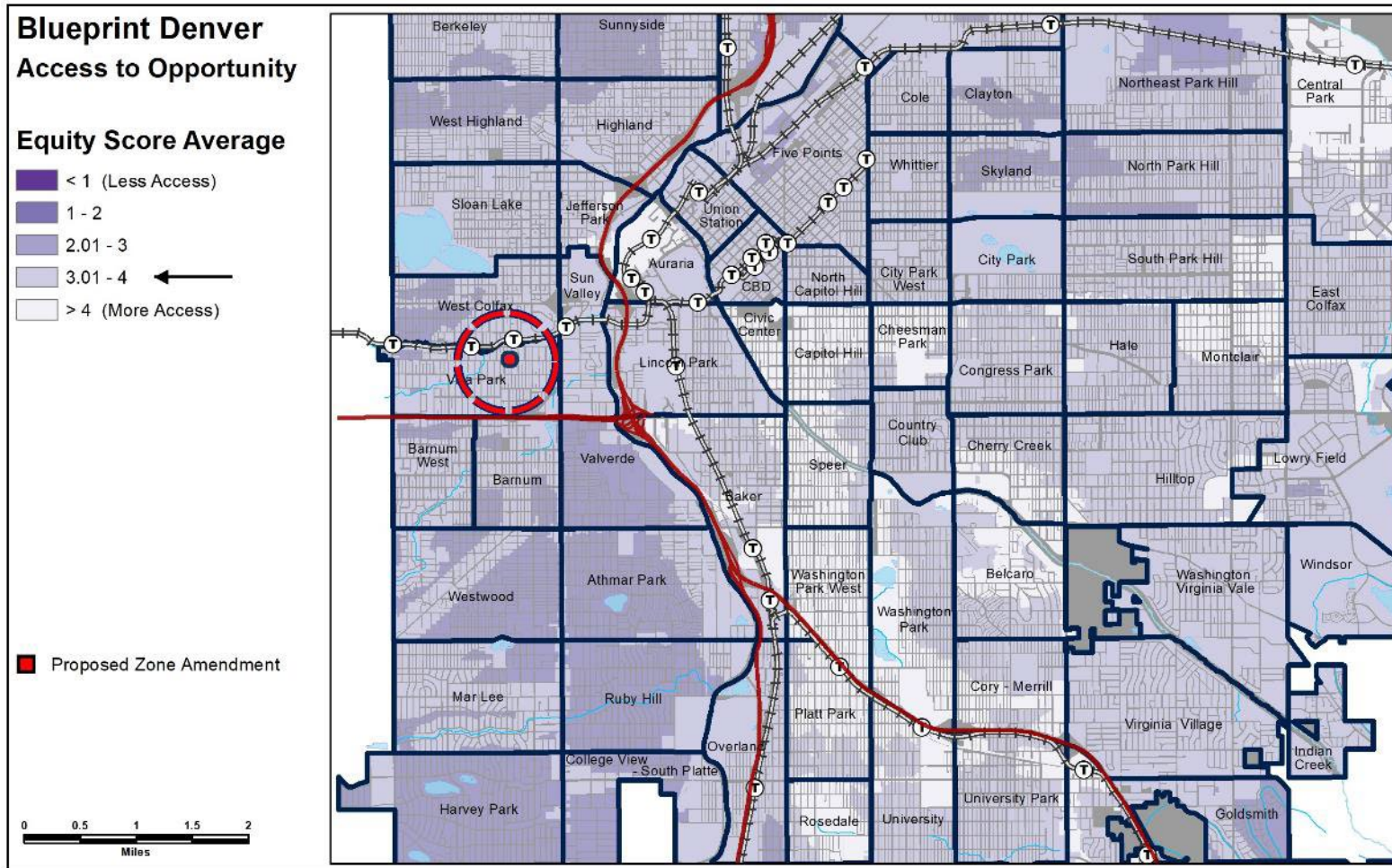
Blueprint Denver – Equity Analysis

Blueprint Denver Contains Three Major Equity Concepts

- Integrating these concepts into planning and implementation will help to create a more equitable Denver.



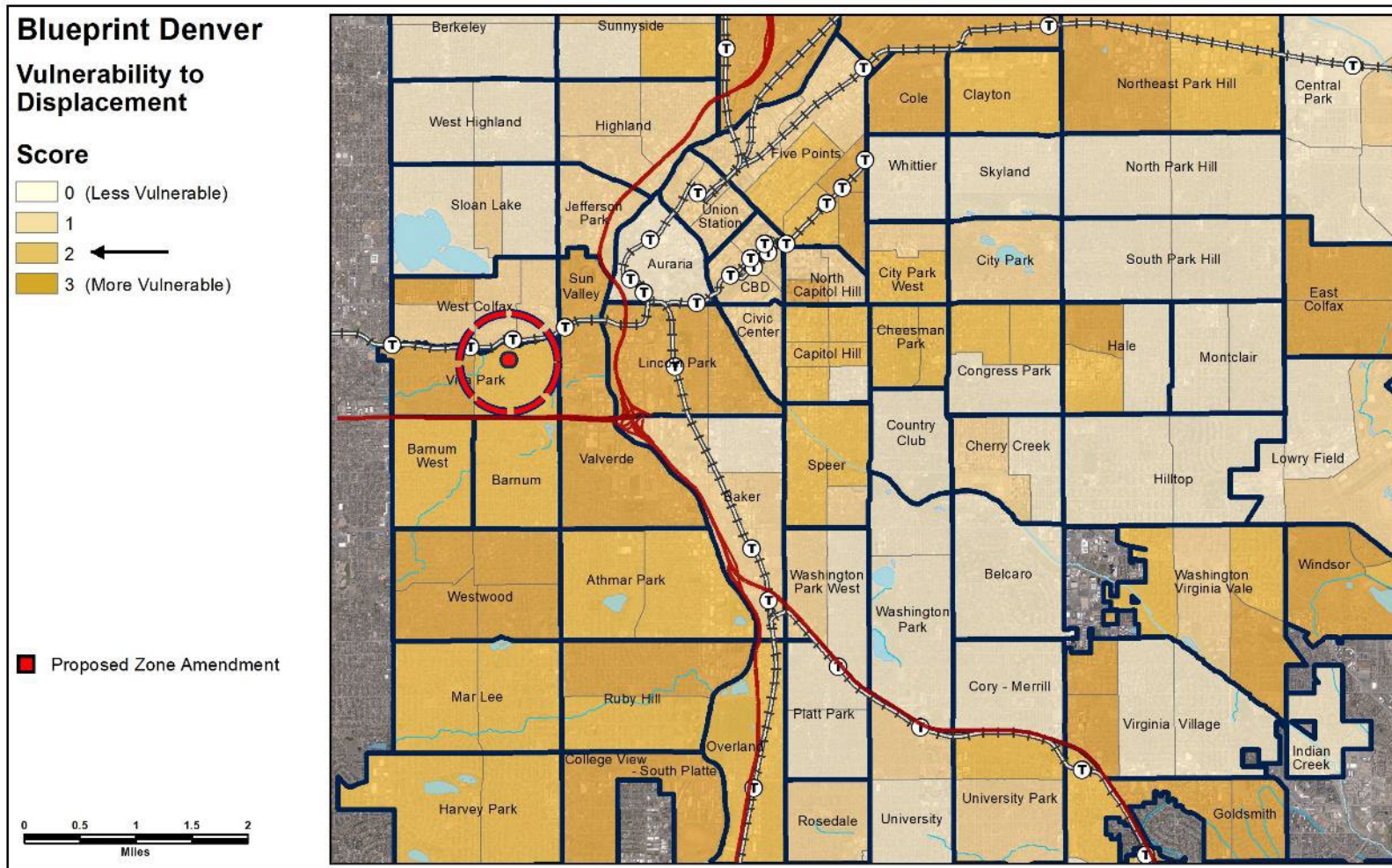
Blueprint Denver – Equity Analysis



Access to Opportunity

- Generally high Access to Opportunity
- Built Environment (access to parks and fresh food)
- Access to Transit

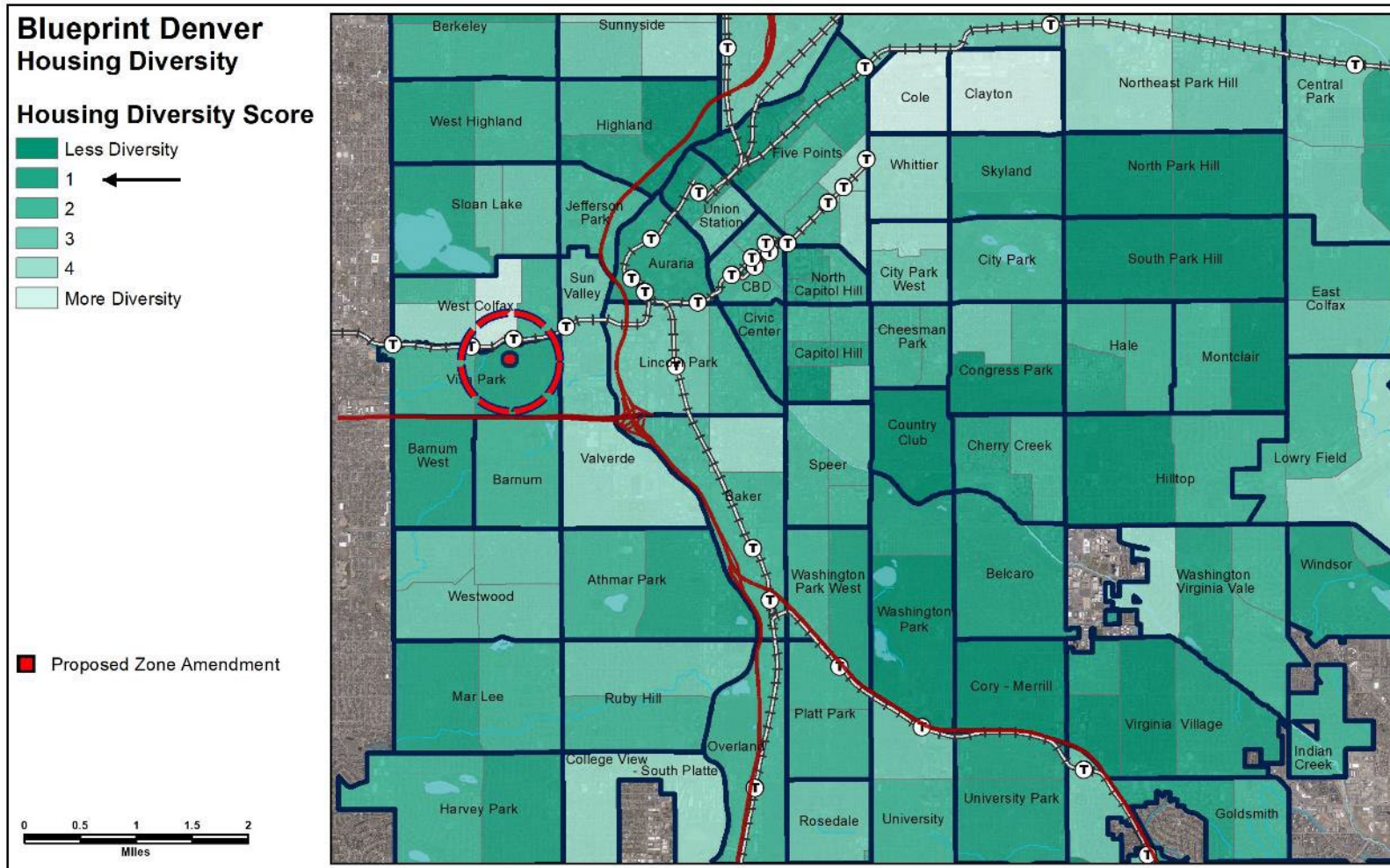
Blueprint Denver – Equity Analysis



Vulnerability to Involuntary Displacement

- Higher vulnerability
- Median household income
- Educational attainment

Blueprint Denver – Equity Analysis



Expanding Housing Diversity

- Lower diversity
- Higher percentage renters to owners
- Less diverse housing costs

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *West Area Plan (2023)*

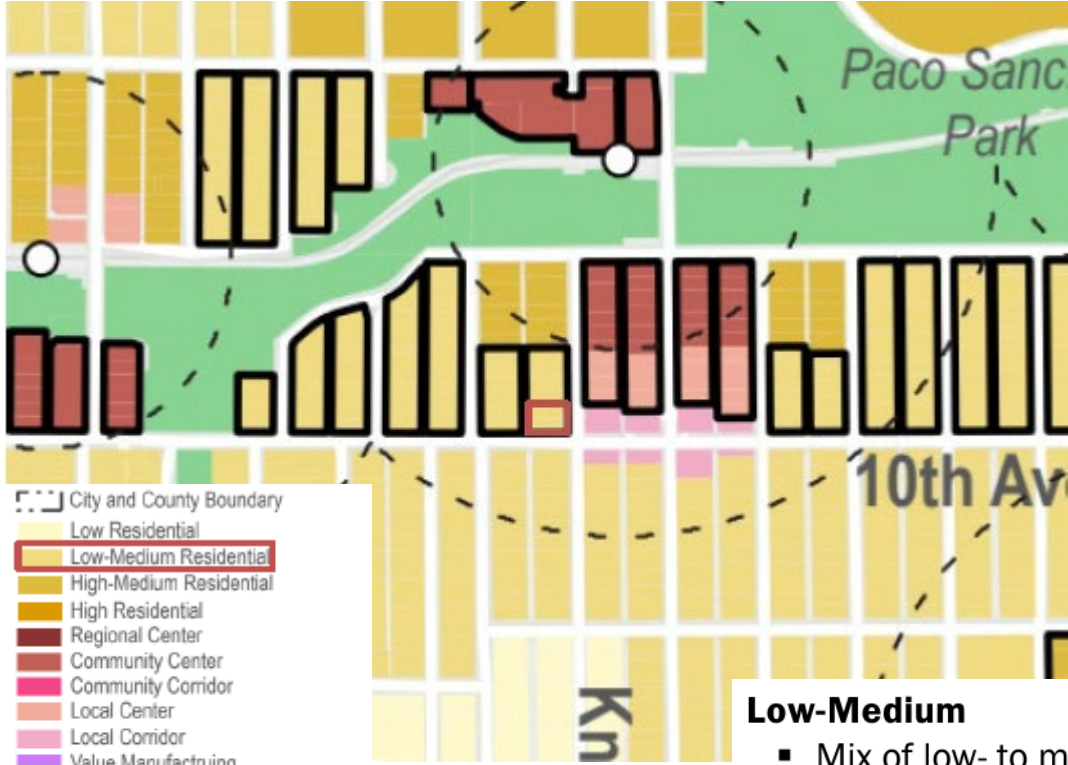
2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

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

West Area Plan



Low-Medium

- Mix of low- to mid-scale multi-unit residential building forms.
- Small-scale multi-unit buildings are dispersed among single and two-unit residential building forms.
- In the West Area, Low-Medium Residential places are mapped with a maximum base height of 3 stories, although 2.5 stories is also appropriate (see Policy L7)
- Limited neighborhood serving commercial can be found, particularly at intersections.

▪ **Refinements along the south side of the West Light Rail Line.** Adjustments have been made to concentrate mixed-use and higher-intensity development directly adjacent to rail station areas. This refinement provides gradual transitions to existing neighborhood contexts by applying a future place category that will encourage development that is more consistent with the scale of the existing neighborhood.

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CPD Recommendation

CPD recommends LUTI move the application forward to the full City Council for consideration, based on finding all review criteria have been met.

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