



3701 W. 9th Avenue

2023I-00070

Request: E-SU-D1 to E-RH-2.5

City Council: December 11, 2023

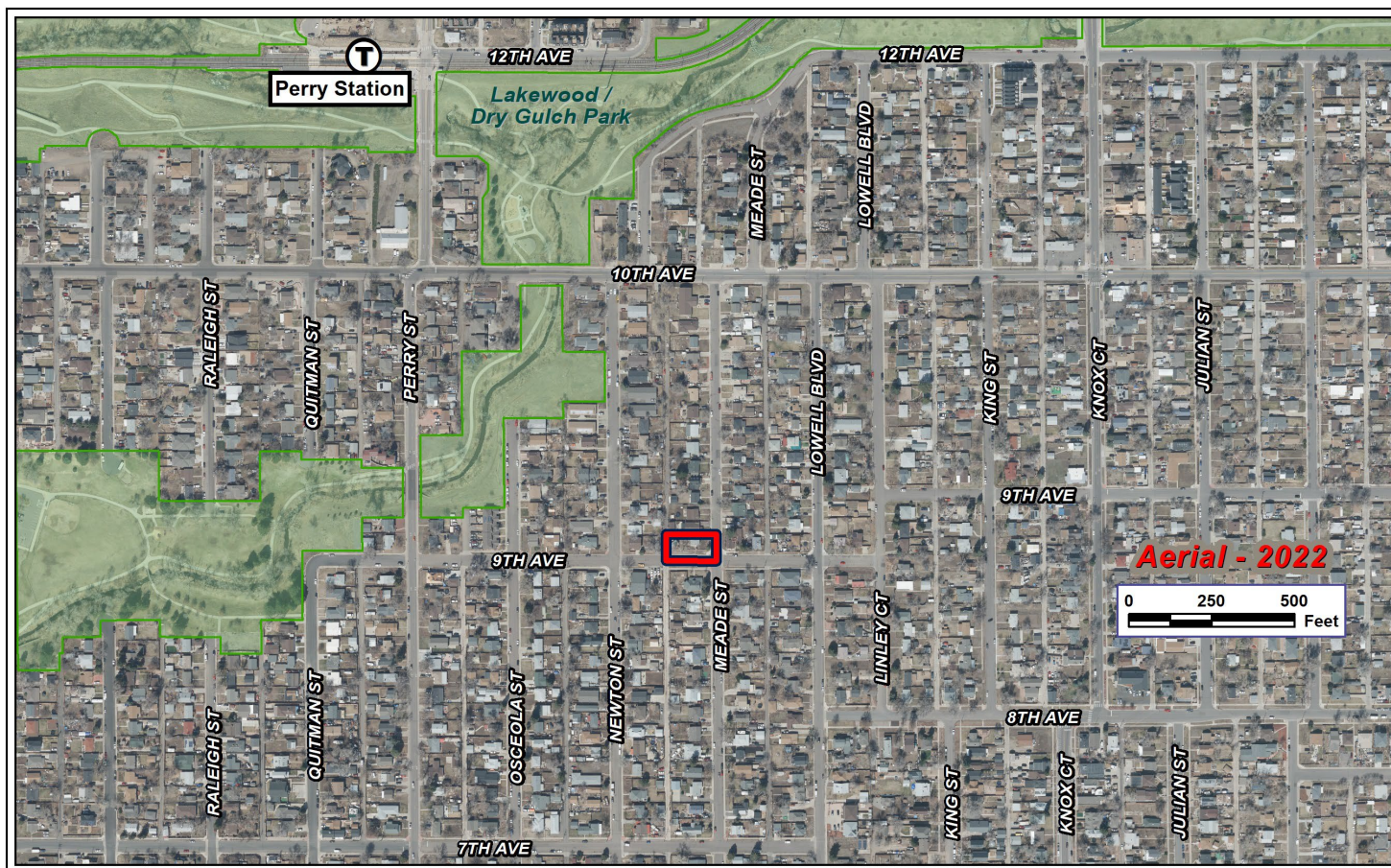
Case Manager: Fernando Abbud

Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request to Rezone from E-SU-D1 to E-RH-2.5



Location

- Approx. 6,240 sq.ft.
- Single-unit Residential

Proposal

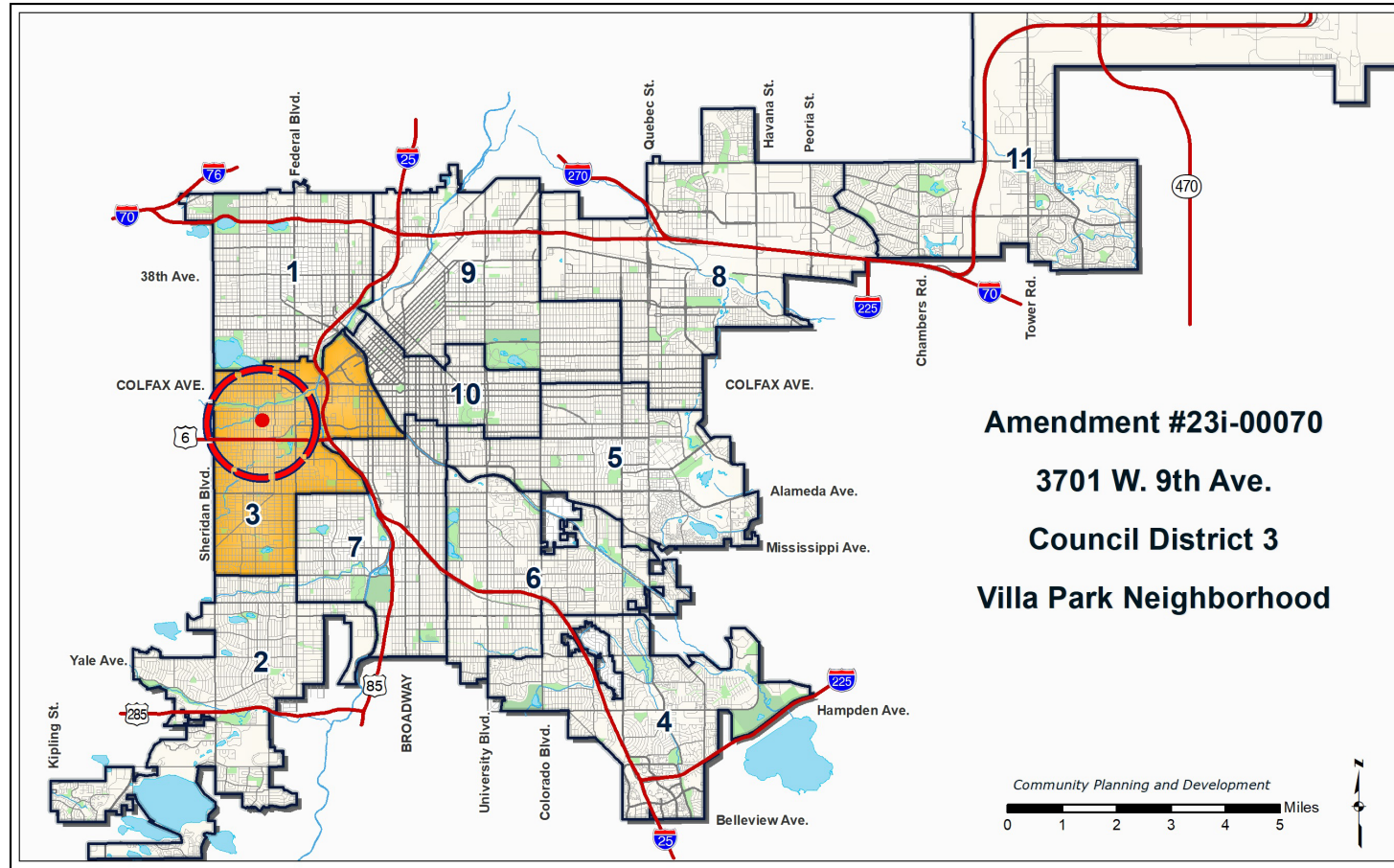
- Rezone from E-SU-D1 to E-RH-2.5
 - Max. building height 2.5 stories or up to feet
 - Row House, Urban House, Suburban House, Detached Accessory Dwelling Unit, Duplex and Tandem Building Forms

Agenda

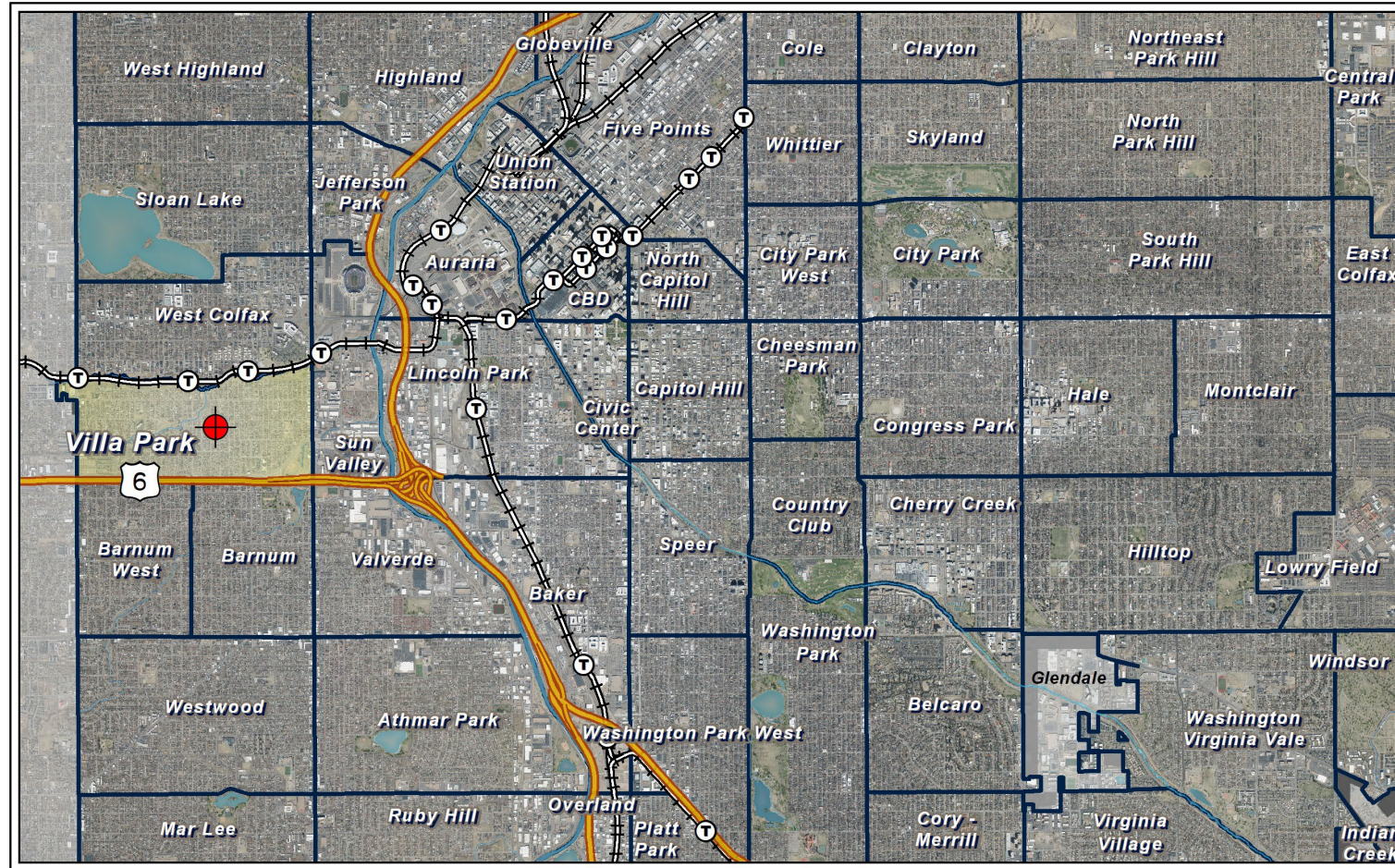
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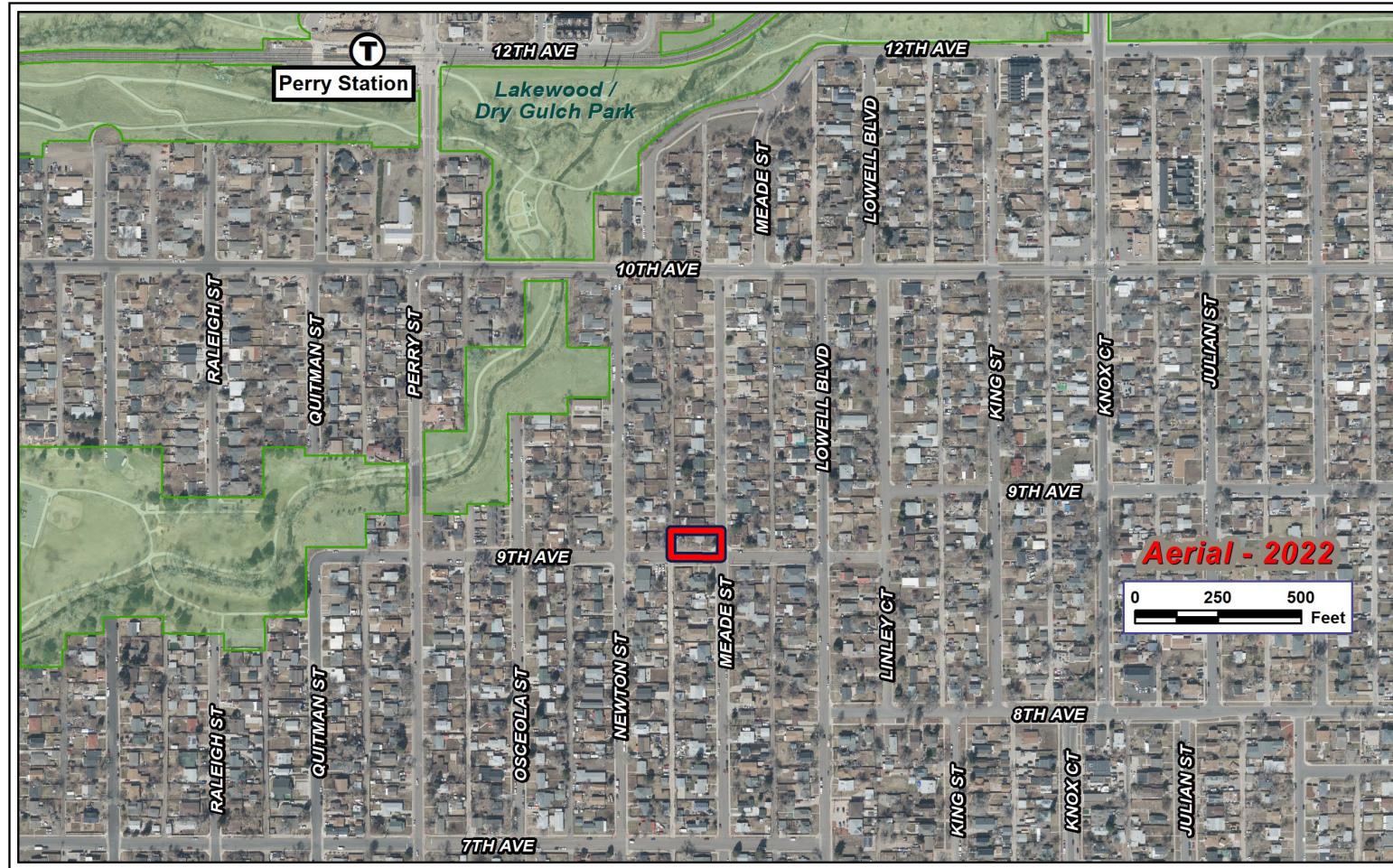
Council District 3 (Jamie Torres)



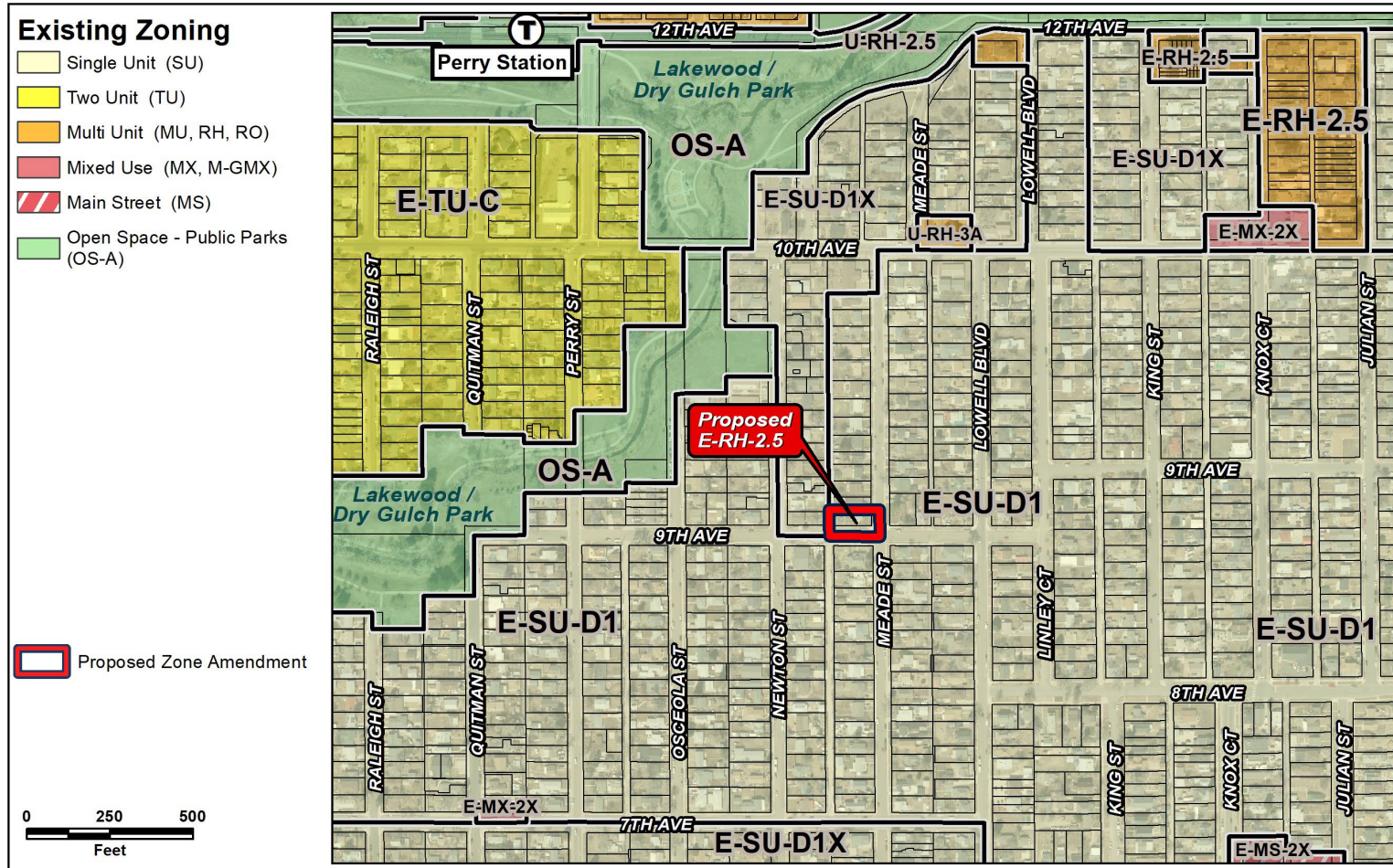
Villa Park Neighborhood



Existing Context



Existing Zoning

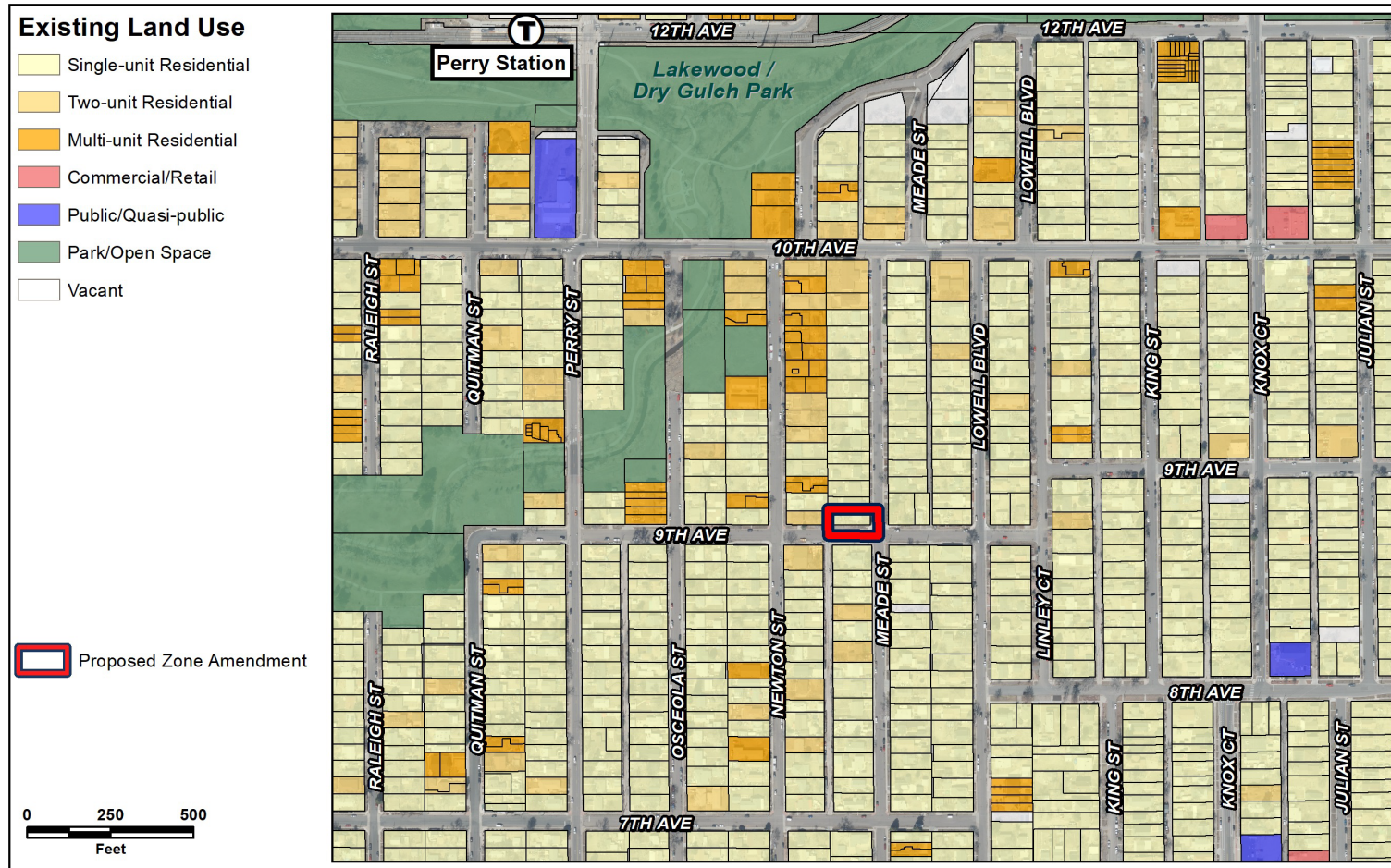


Current Zoning: E-SU-D1

Surrounding Zoning:

- E-SU-D1x
- E-SU-D1
- OS-A
- U-TU-C
- E-RH-2.5

Existing Land Use



Land Use: Single-Unit Residential

Surrounding Land Uses:

- Single-Unit Residential
- Two-Unit Residential
- Multi-Unit Residential
- Open Space

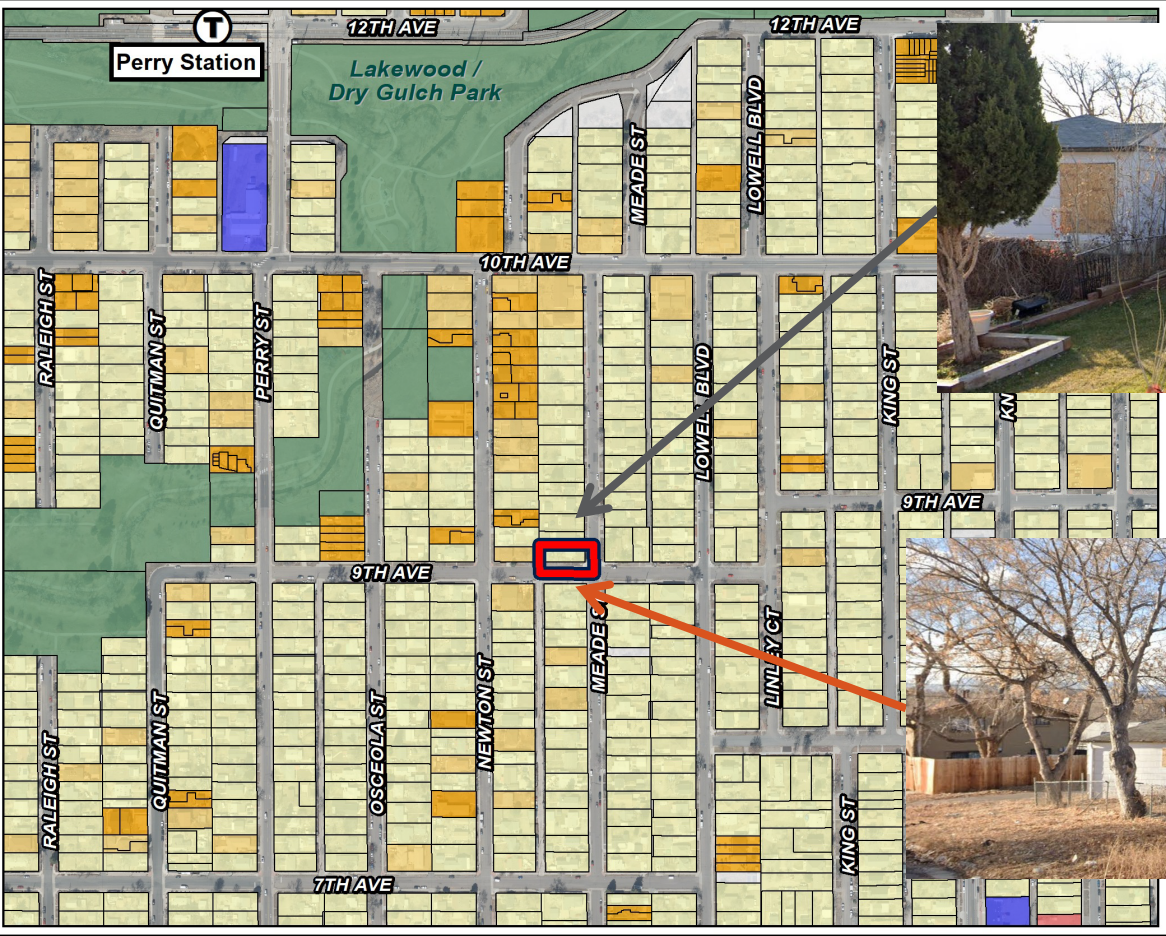
Existing Building Form/Scale

Existing Land Use

- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Public/Quasi-public
- Park/Open Space
- Vacant

 Proposed Zone Amendment

0 250 500
Feet



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Process

- Informational Notice: 07/27/2023
- Planning Board Notice: 9/18/23
- Planning Board Public Hearing: 10/04/23
- LUTI Committee: 10/17/23
- City Council Public Hearing: **12/11/23**
- Public Comment
 - No public comment received

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

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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).



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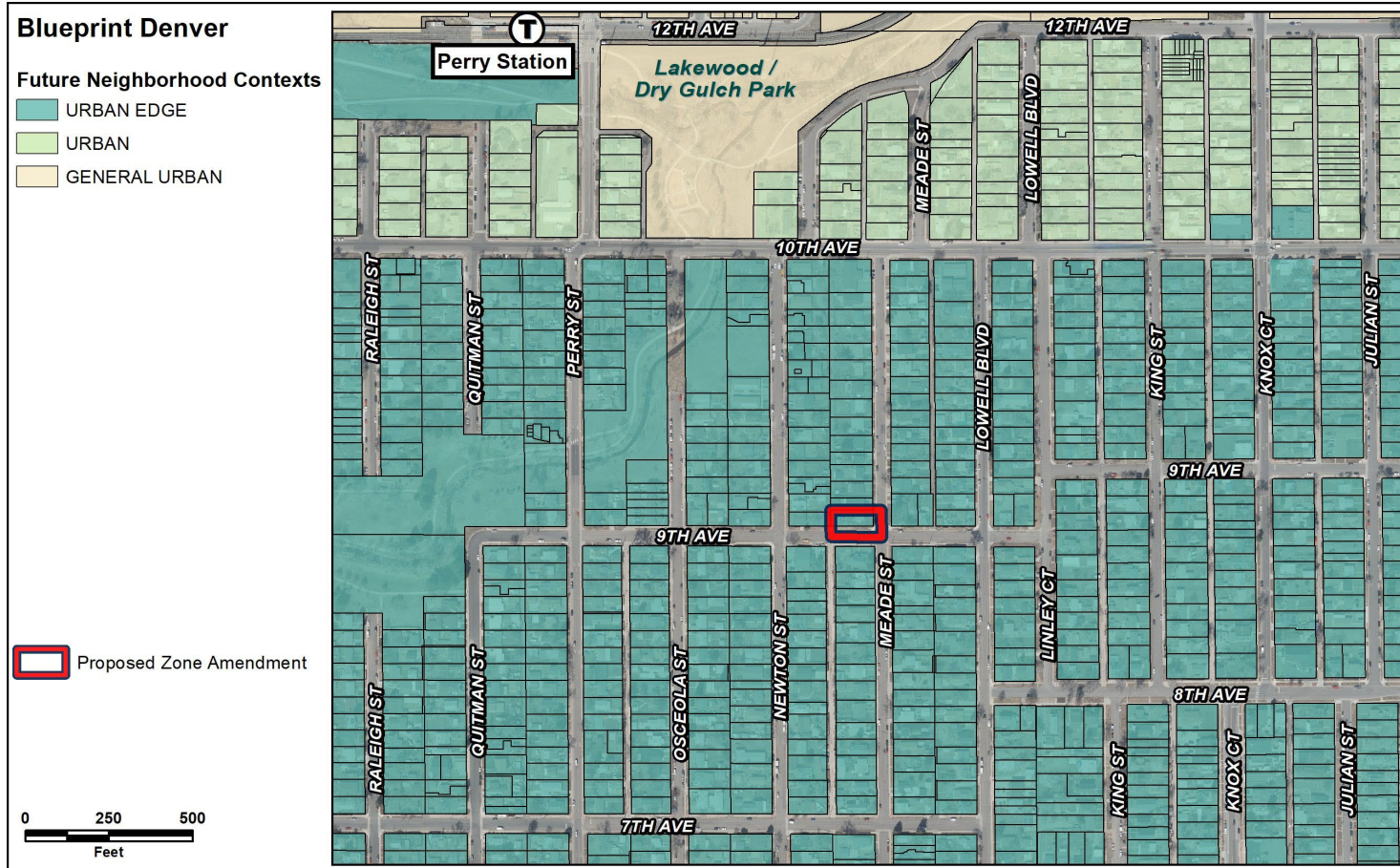
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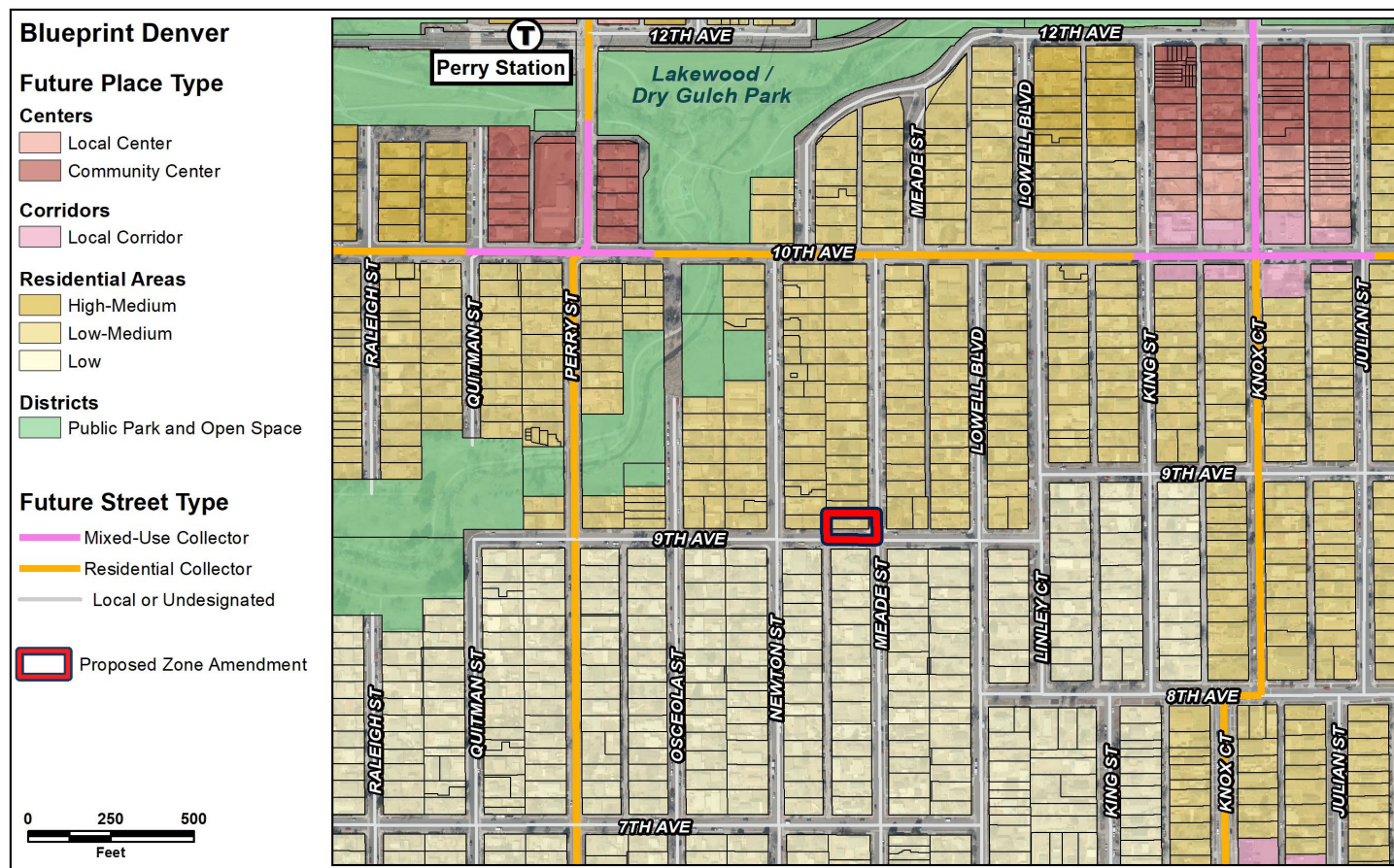
Blueprint Denver 2019



Urban Edge Neighborhood Context

- Residential areas generally are single-unit and two-unit uses with some low-scale multi-unit embedded throughout.

Blueprint Denver 2019



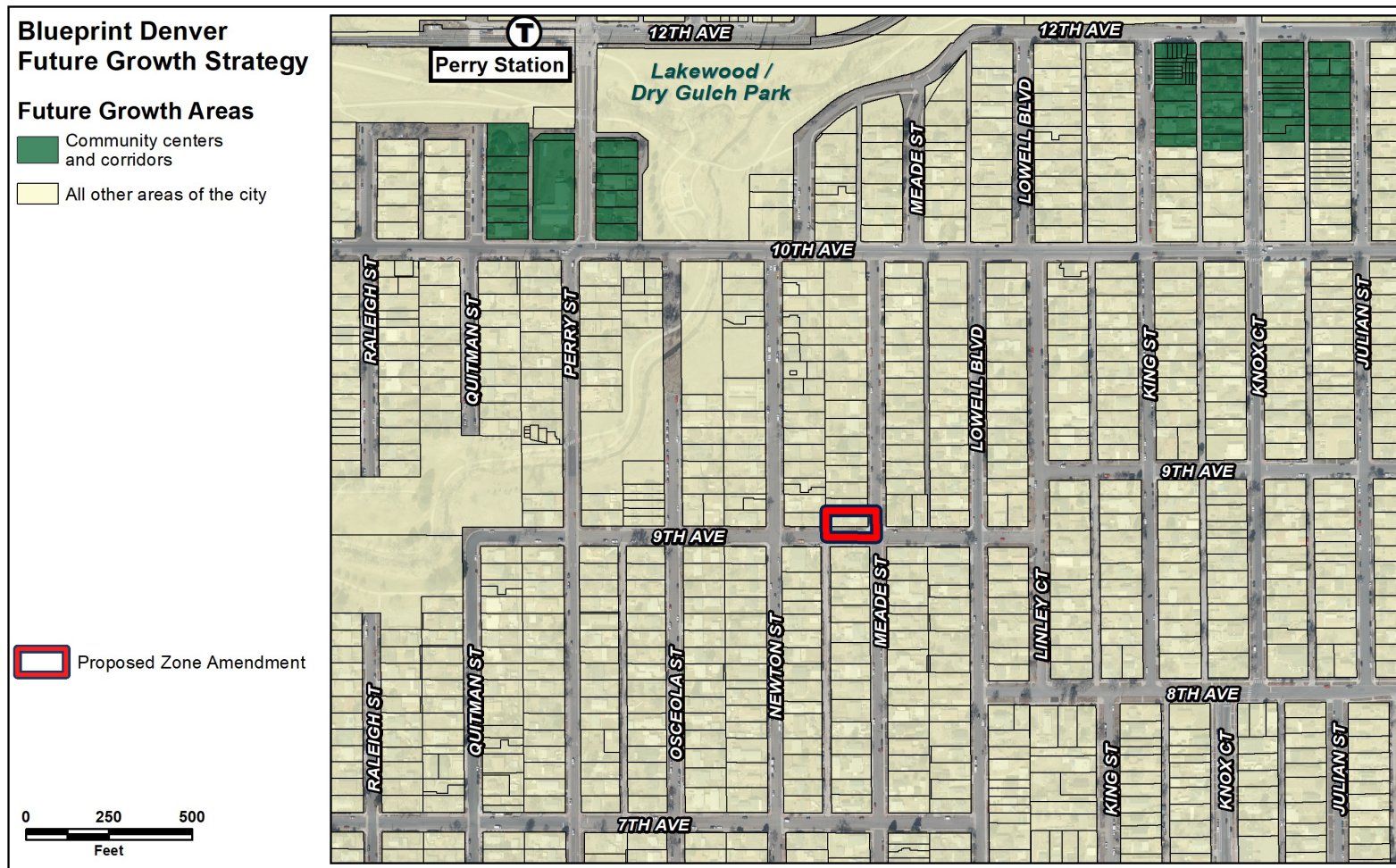
Low-Medium Residential

- Mix of low to mid-scale multi-unit residential. Multi-unit residential options are interspersed between single and two-unit residential
- Buildings generally up to 3 stories in height

Future Street Type

- 9th Avenue and Meade Street:
Local or Undesignated

Blueprint Denver



Growth Areas Strategy:

All other areas of the city

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

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West Area Plan

Urban Edge

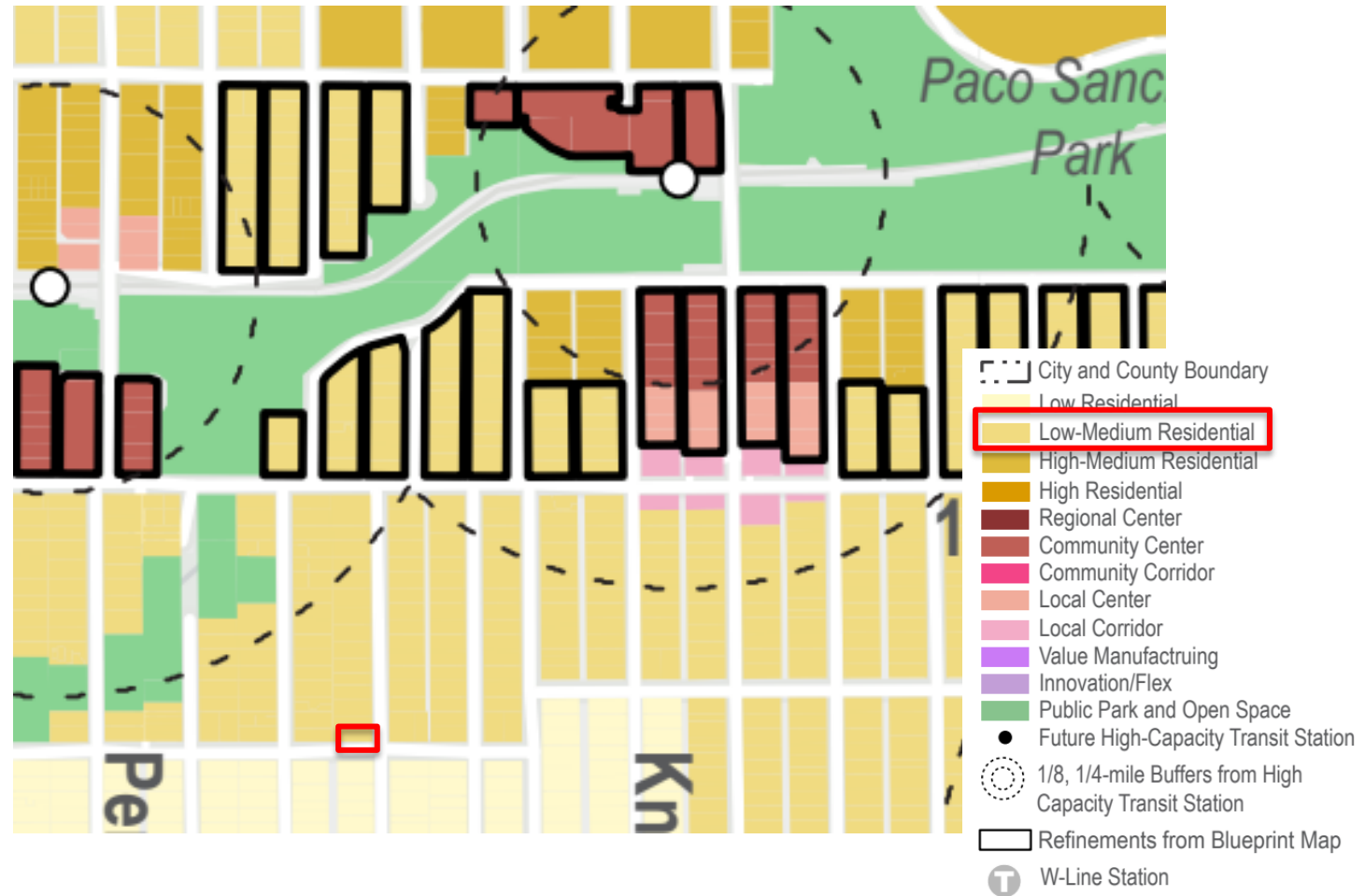
- Primary single and two-unit residential context with some small-scale multi-unit development embedded throughout.



West Area Plan

Low-Medium Residential

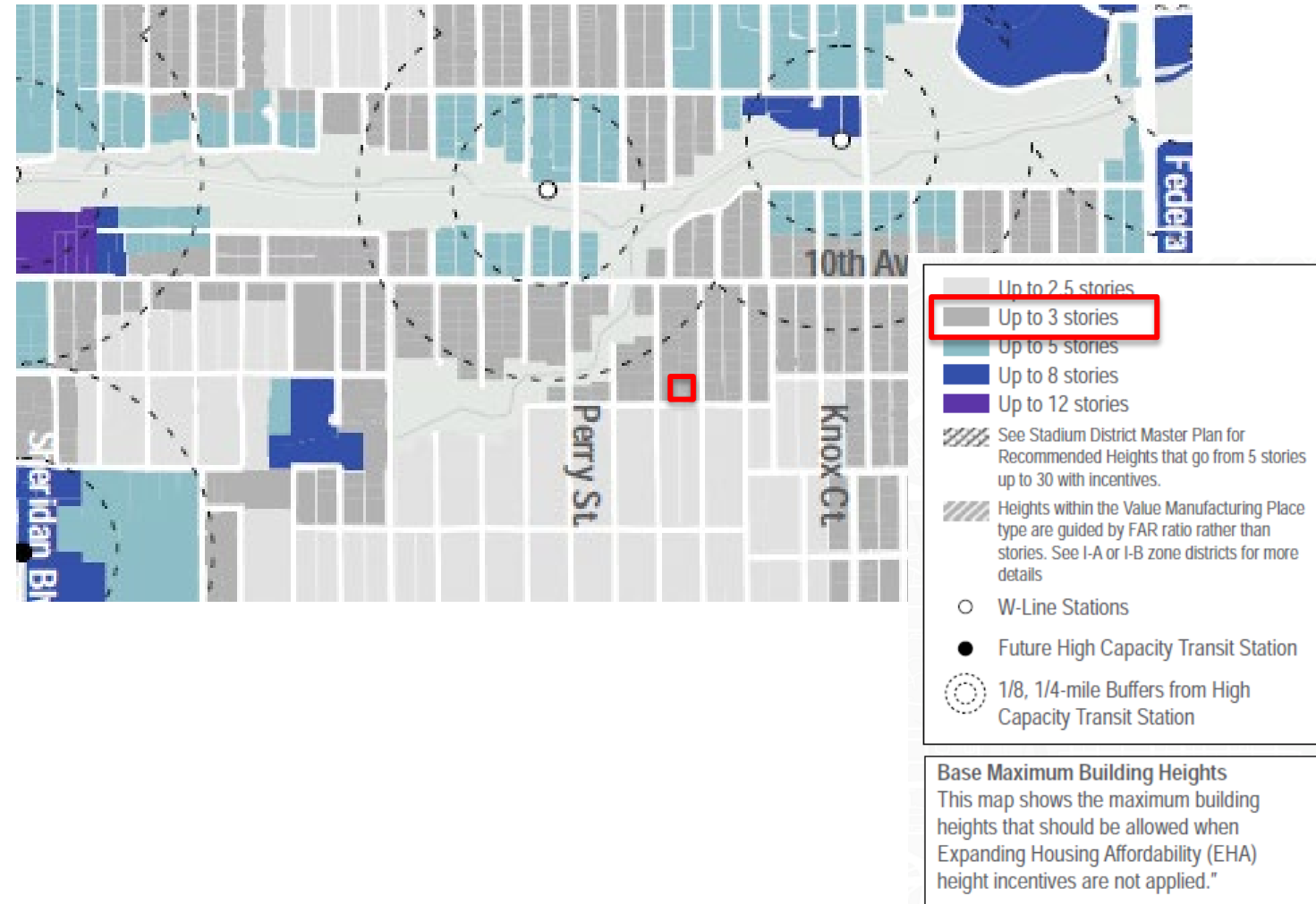
- Mix of low- to mid-scale multi-unit residential building forms.
- Small-scale multi-unit buildings are dispersed among single and two-unit residential building forms.



West Area Plan

Base Heights up to 3 stories

- In the West Area, Low-Medium Residential places are mapped with a maximum base height of 3 stories
- Policy L7 highlights the need for more 3-story residential zone districts in the Urban and Urban Edge Neighborhood Contexts, also mentioning 2.5 stories is also appropriate



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CPD Recommendation

CPD recommends that City Council **approves** the application based on finding all review criteria have been met

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