



1085 N. Lowell Boulevard

2022I-00146

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

LUTI: March 21, 2023

Presenter: Fran Peñafiel

Agenda

- Request
- Location and Context
- Process
- Review Criteria



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



Location

- Approx. 9,370 sq.ft.
- Single-unit Residential

Proposal

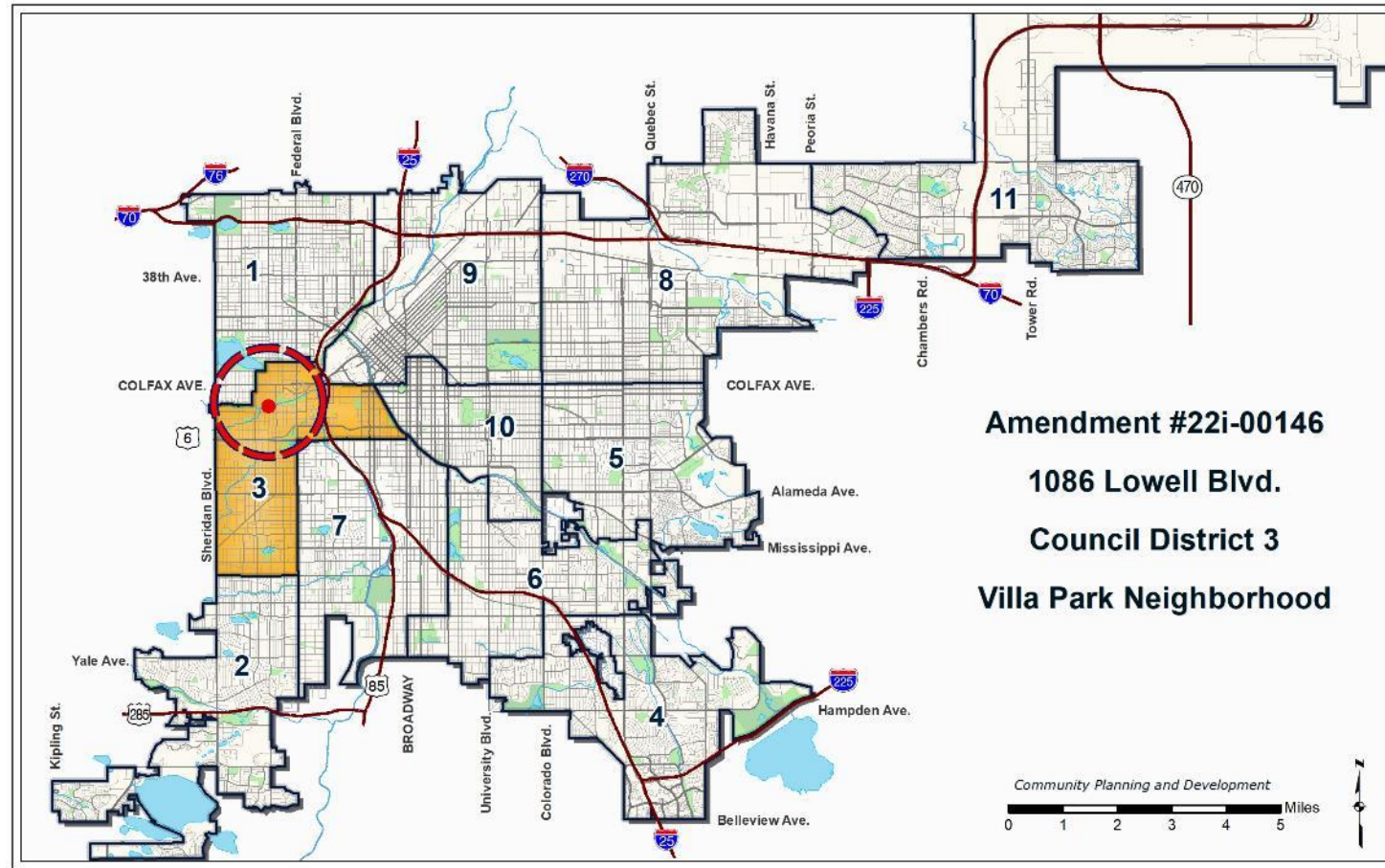
- Rezone from E-SU-D1x to U-RH-2.5
 - Max. building height 2.5 stories or up to feet
 - Row House, Urban House, Detached Accessory Dwelling Unit, Duplex and Tandem Building Forms

Agenda

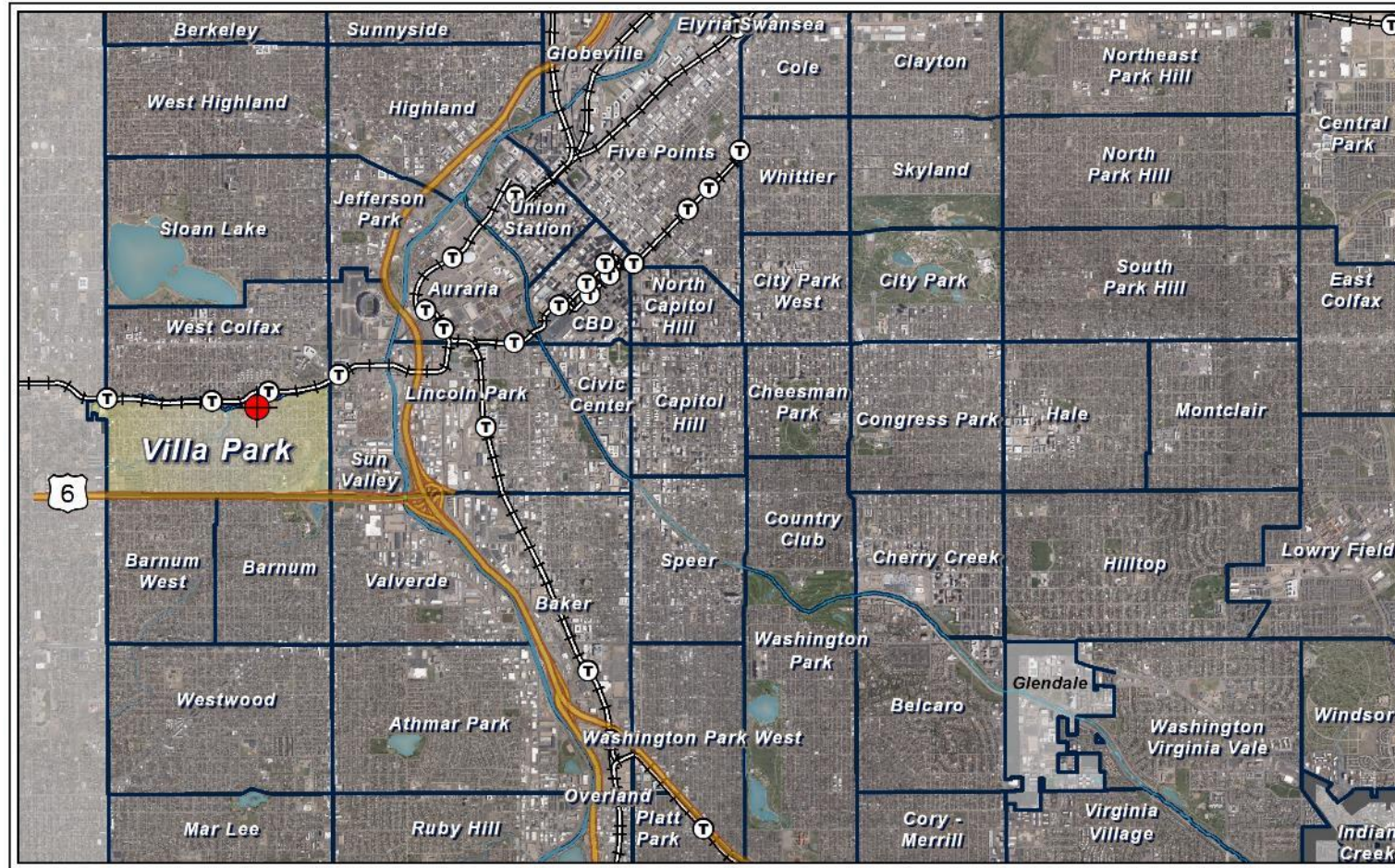
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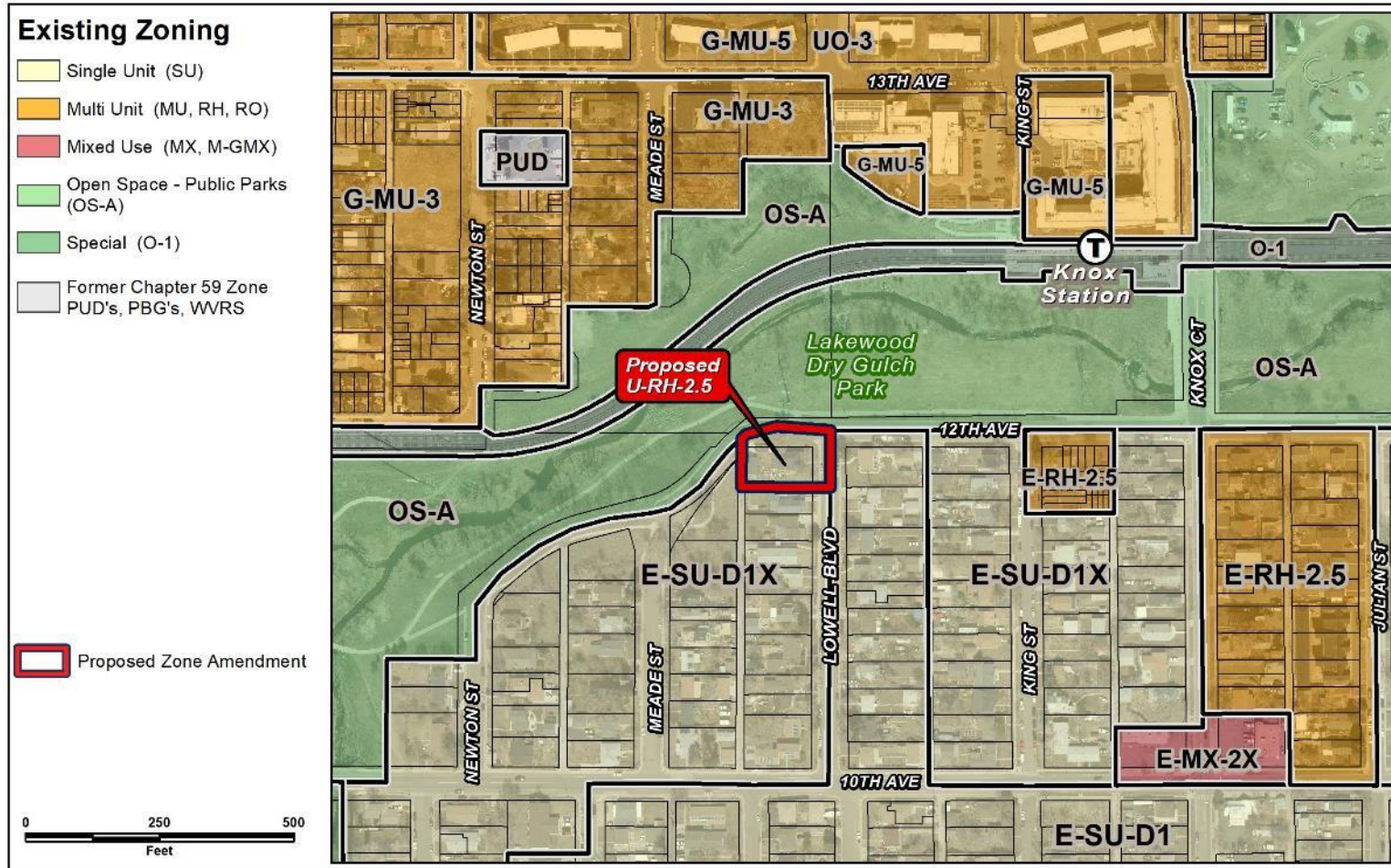
Council District 3 (Jamie Torres)



Villa Park Neighborhood



Existing Zoning

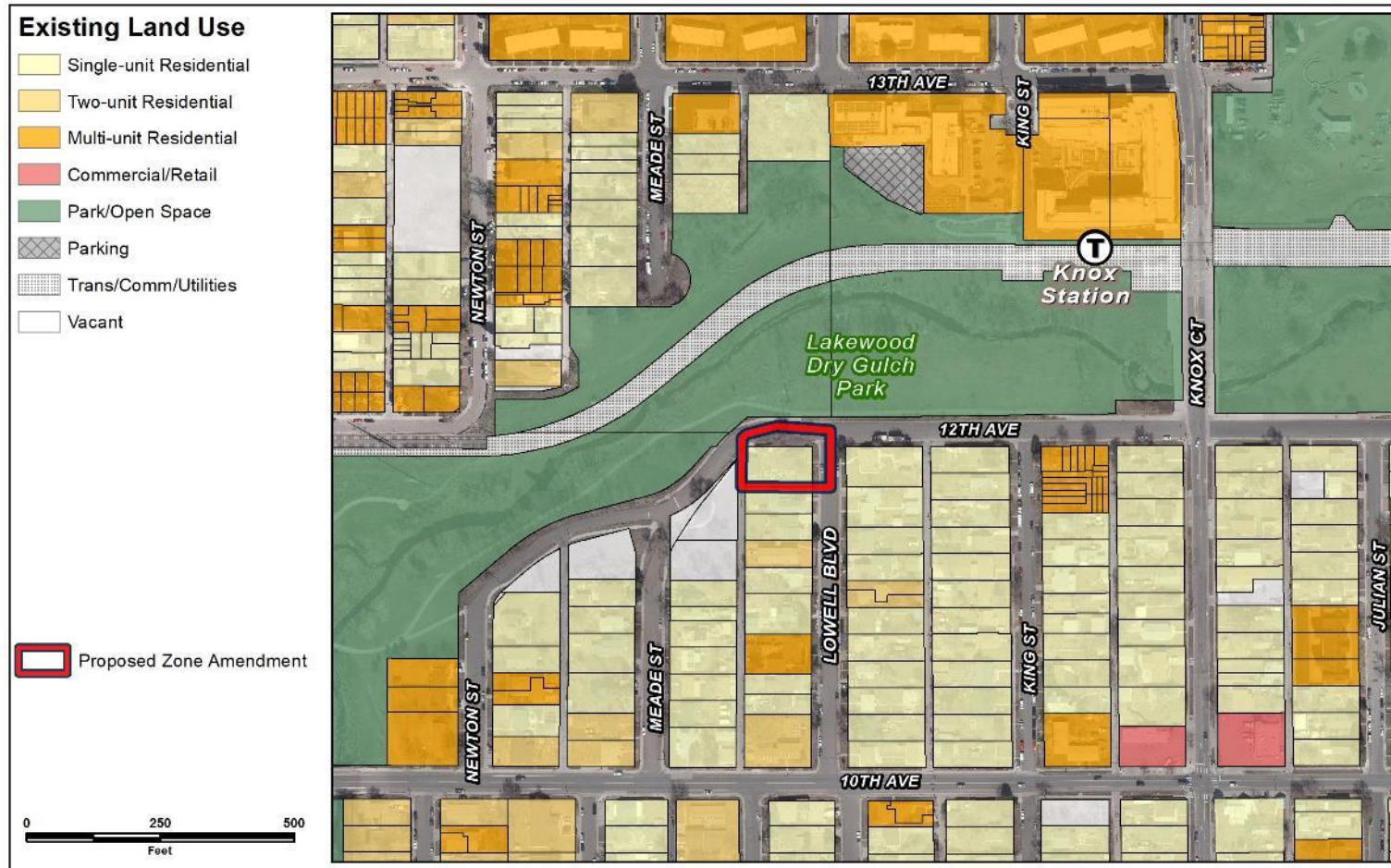


Current Zoning: E-SU-D1x

Surrounding Zoning:

- E-SU-D1x
- E-SU-D1
- OS-A

Existing Land Use



Land Use: Single-Unit Residential

Surrounding Land Uses:

- Single-Unit Residential
- Multi-Unit Residential
- Two-Unit Residential
- Open Space (Lakewood Dry Gulch)

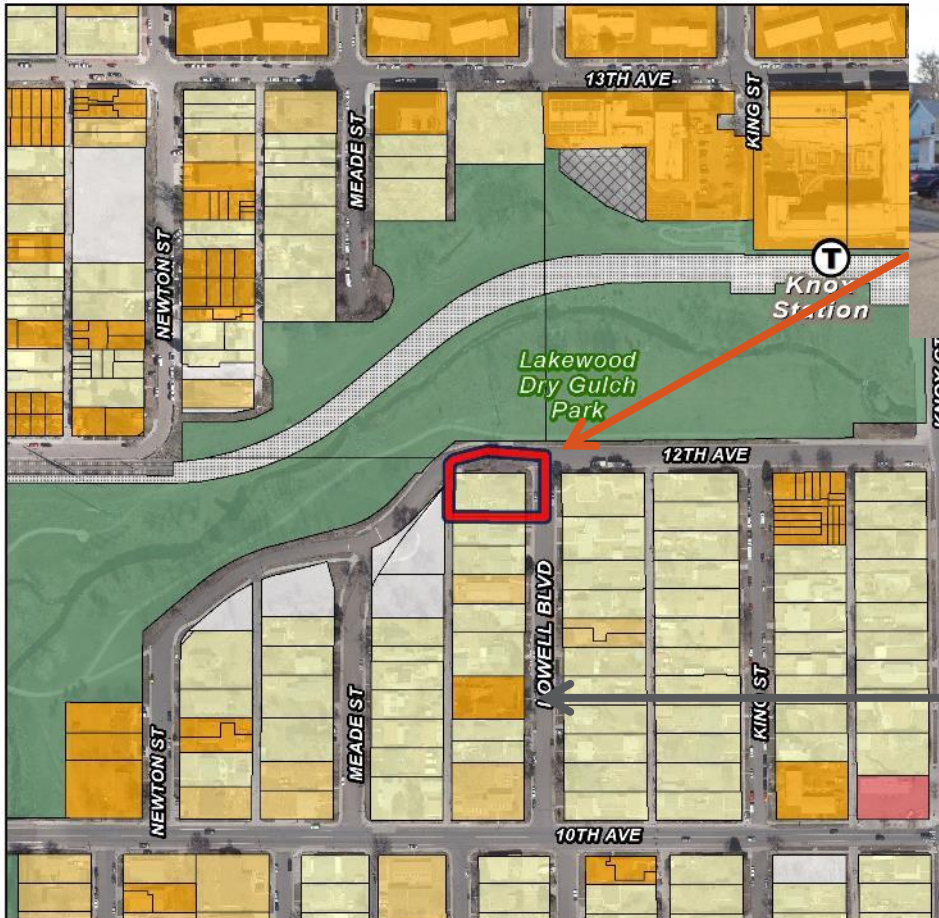
Existing Building Form/Scale

Existing Land Use

- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Park/Open Space
- Parking
- Trans/Comm/Utilities
- Vacant

 Proposed Zone Amendment

0 250 500
Feet



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Process

- Informational Notice: **12/19/2022**
- Planning Board Notice: **2/13/23**
- Planning Board Public Hearing: **3/1/23**
- LUTI Committee: **3/21/23**
- City Council Public Hearing: **5/8/23** (tentative)
- Public Comment
 - One letter in support from Strong Denver RNO
 - Two letters of opposition from neighbors

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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)*
- *Villa Park Neighborhood Plan (1991)*
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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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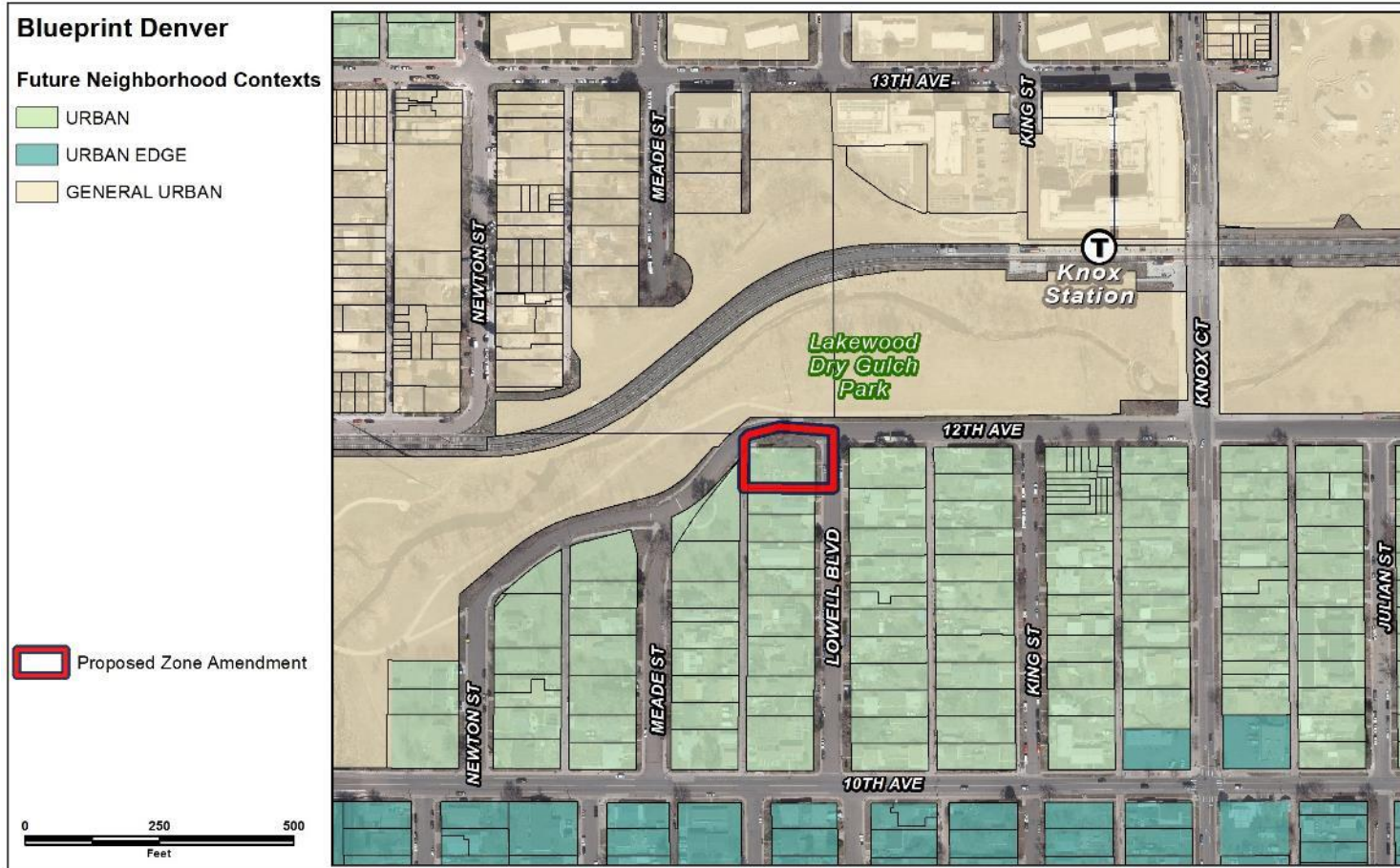
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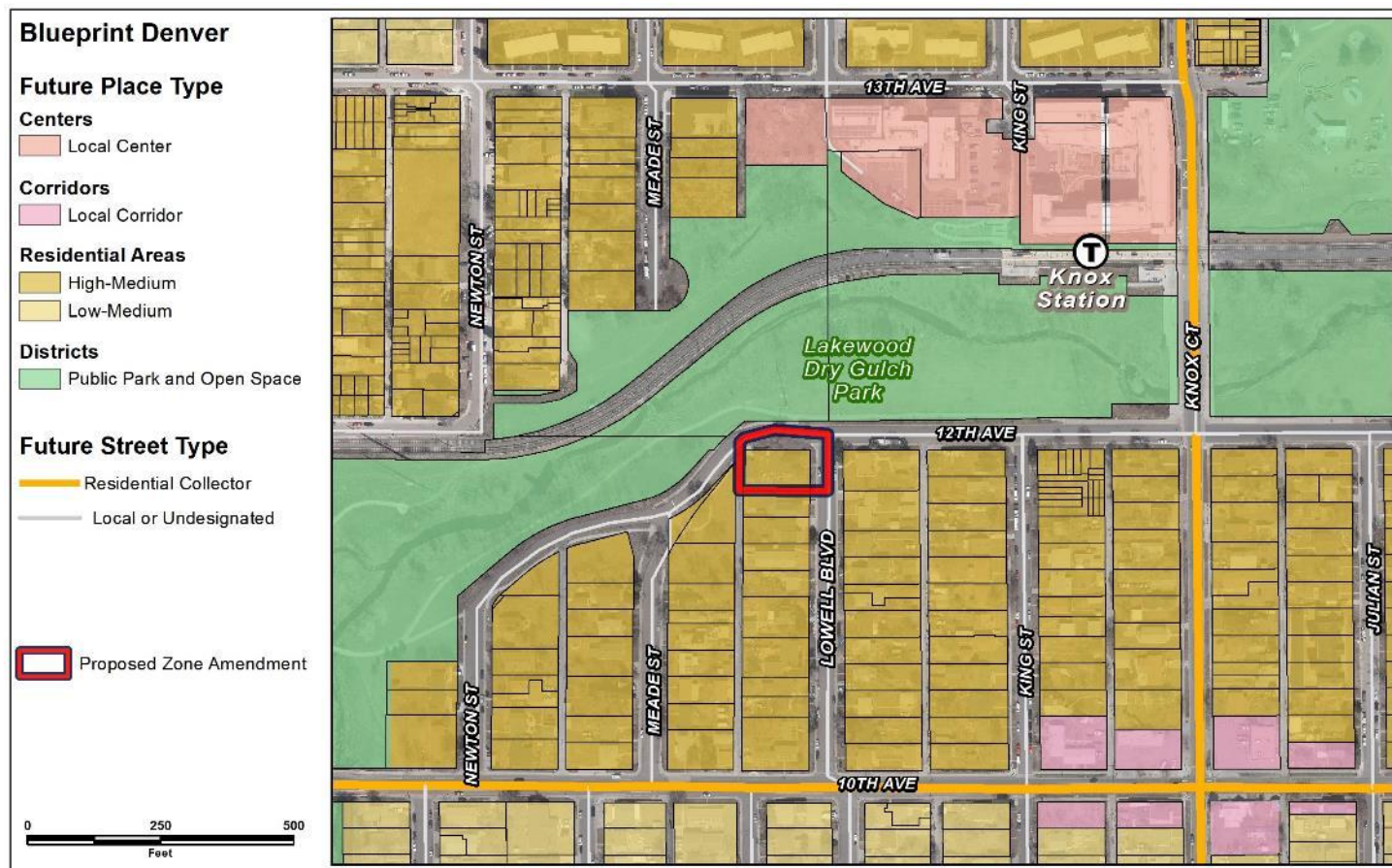
Blueprint Denver 2019



Urban Neighborhood Context

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

Blueprint Denver 2019



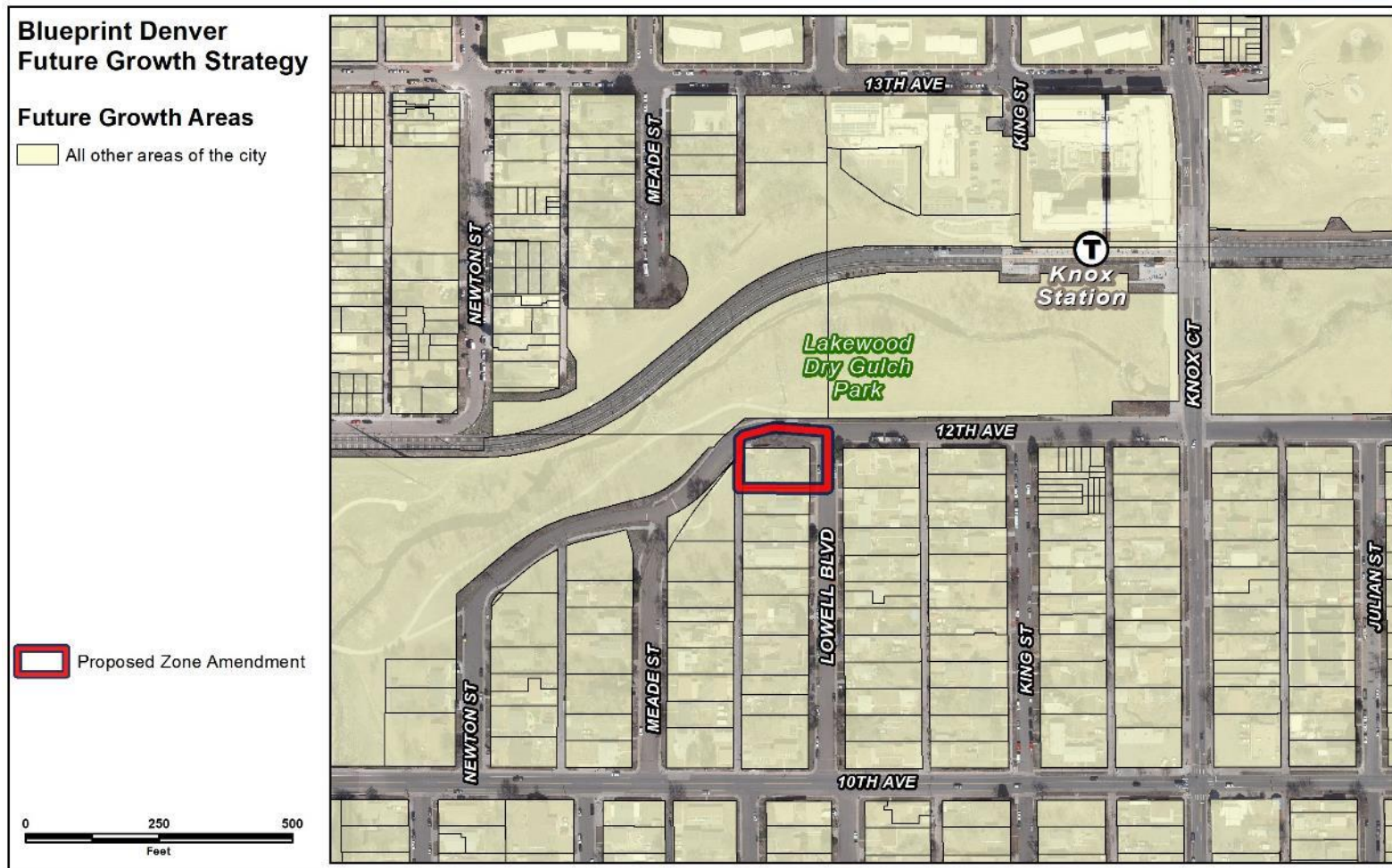
High-Medium Residential

- Mix of mid-scale multi-unit residential options
- Buildings generally up to 5 stories in height

Future Street Type

- Lowell Blvd. & 12th Ave:
Local or Undesignated

Blueprint Denver



Growth Areas Strategy: All other areas of the city

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

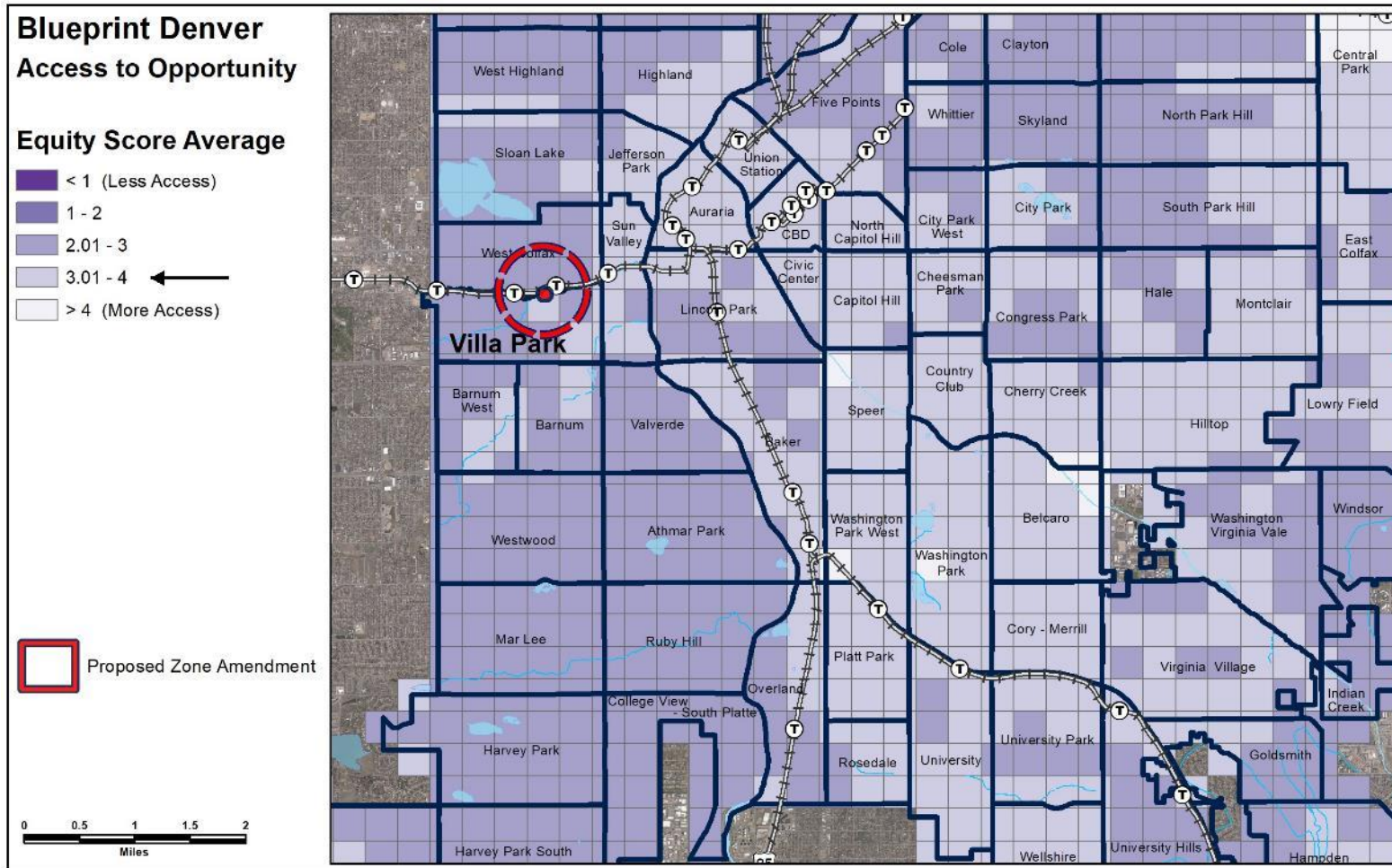
Blueprint Denver – Equity Analysis

Blueprint Denver Contains Three Major Equity Concepts

- Integrating these concepts into planning and implementation will



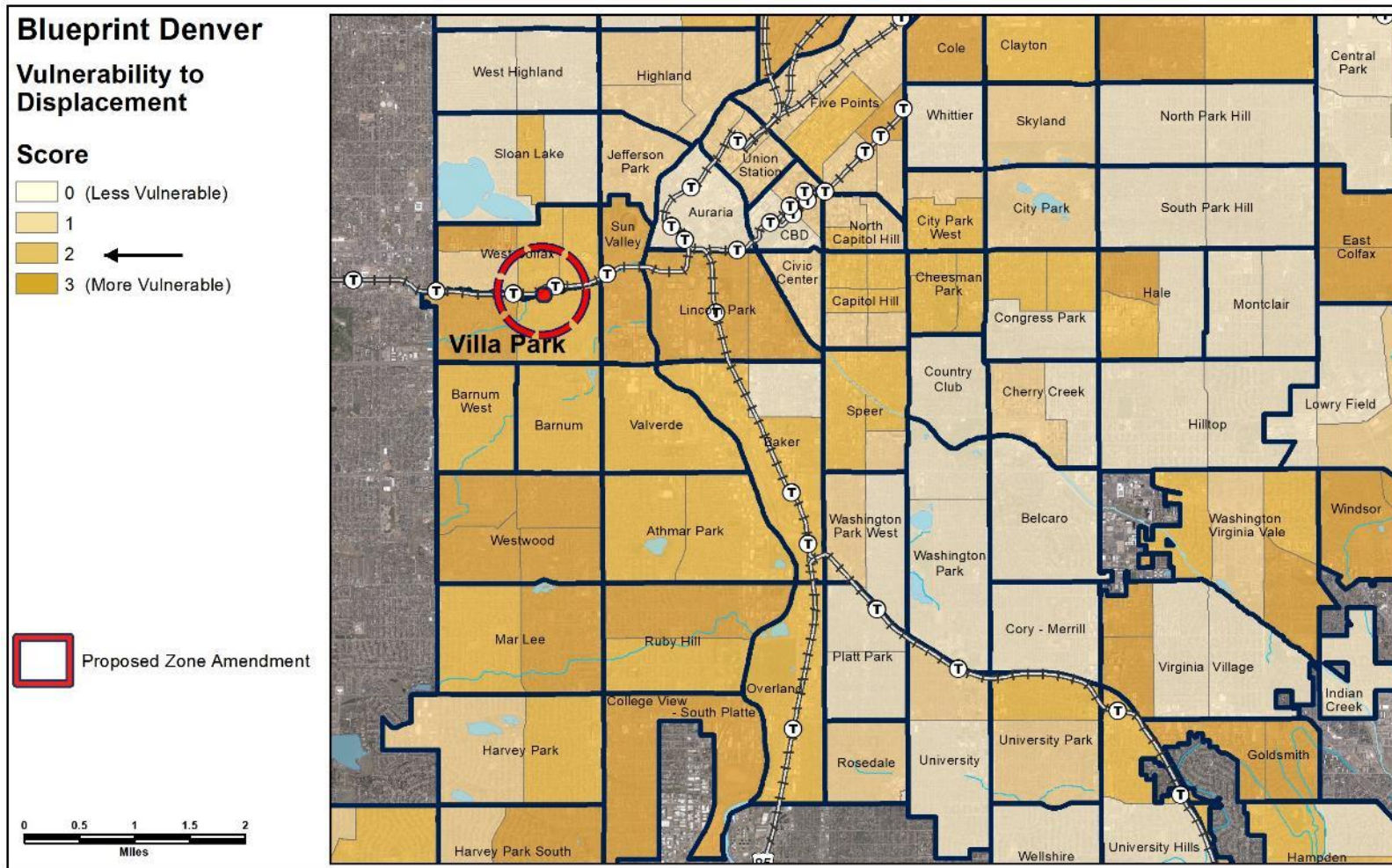
Blueprint Denver – Equity Analysis



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 Housing Diversity

Housing Diversity Score

Less Diversity
1
2
3
4
More Diversity

Proposed Zone Amendment

0 0.5 1 1.5 2 Miles

The map displays the following neighborhoods and their approximate diversity scores (1-4):

- West Highland: 2
- Highland: 2
- Sloan Lake: 2
- Jefferson Park: 2
- Union Station: 2
- Five Points: 2
- Cole: 4
- Clayton: 4
- Central Park: 4
- Whittier: 4
- Skyland: 4
- North Park Hill: 4
- South Park Hill: 4
- East Colfax: 4
- City Park: 4
- City Park West: 4
- North Capitol Hill: 4
- Civic Center: 4
- Capitol Hill: 4
- Cheesman Park: 4
- Hale: 4
- Montclair: 4
- Congress Park: 4
- Country Club: 4
- Cherry Creek: 4
- Hilltop: 4
- Lowry Field: 4
- Windsor: 4
- Washington Virginia Vale: 4
- Belcaro: 4
- Washington Park: 4
- Washburn: 4
- Platt Park: 4
- Cory - Merrill: 4
- Virginia Village: 4
- Indian Creek: 4
- Goldsmith: 4
- Hamden: 4
- University Hills: 4
- Wellshire: 4
- University Park: 4
- Rosedale: 4
- Overland: 4
- College View - South Platte: 4
- Harvey Park: 4
- Harvey Park South: 4
- Mar Lee: 4
- Ruby Hill: 4
- Athmar Park: 4
- Westwood: 4
- Barnum: 4
- Barnum West: 4
- Valverde: 4
- Linden Park: 4
- Auraria: 4
- Sun Valley: 4
- West Colfax: 4
- Villa Park: 2 (Proposed Zone Amendment)

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

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Villa Park Neighborhood Plan (1991)

LZ-1 - ‘Compatibility of zoning to land use’ and ‘Protection of residential character of the neighborhood’



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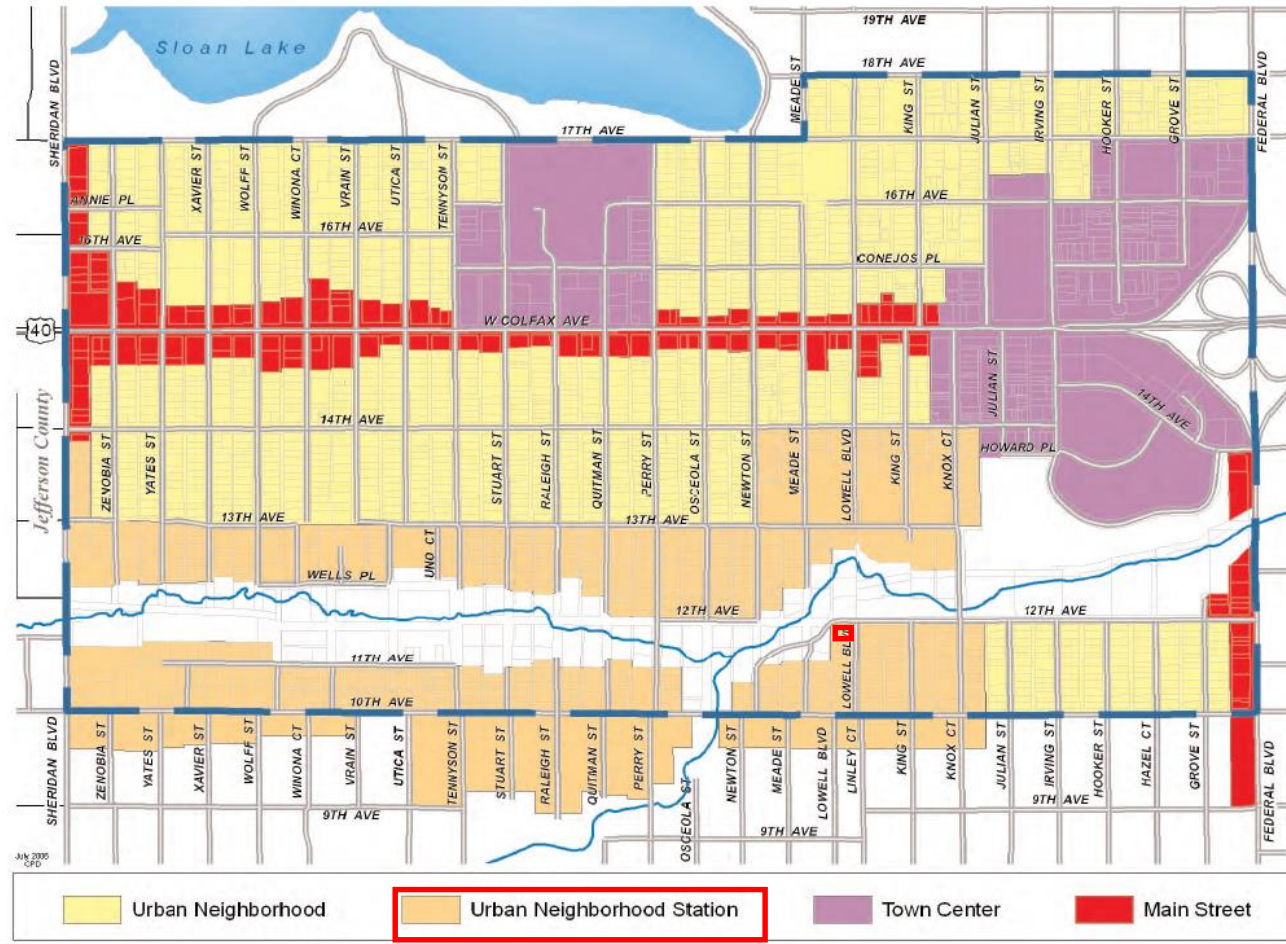
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West Colfax Plan (2006)

WEST COLFAX PLAN

Future Land Use Concept



- Area identified as “Urban Neighborhood Station”
 - Single and multi-family residential 1-5 stories
- Identified as “Residential Growth Opportunity Area”

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *West Area Plan (Planned for adoption in Spring of 2023)*

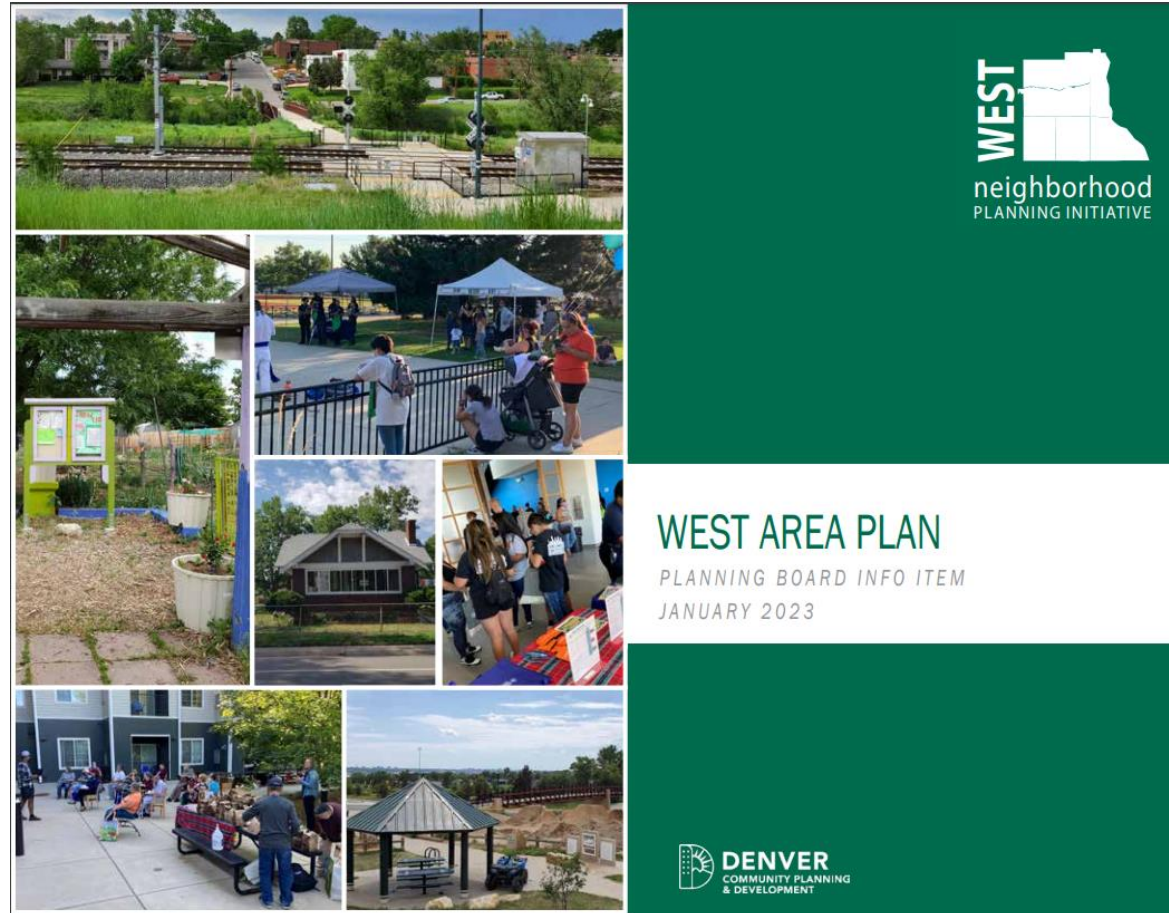
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West Area Plan (Expected adoption: Spring 2023)



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CPD Recommendation

CPD recommends **approval**, based on finding all review criteria have been met

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