3701 W. 9th Avenue

2023I-00070

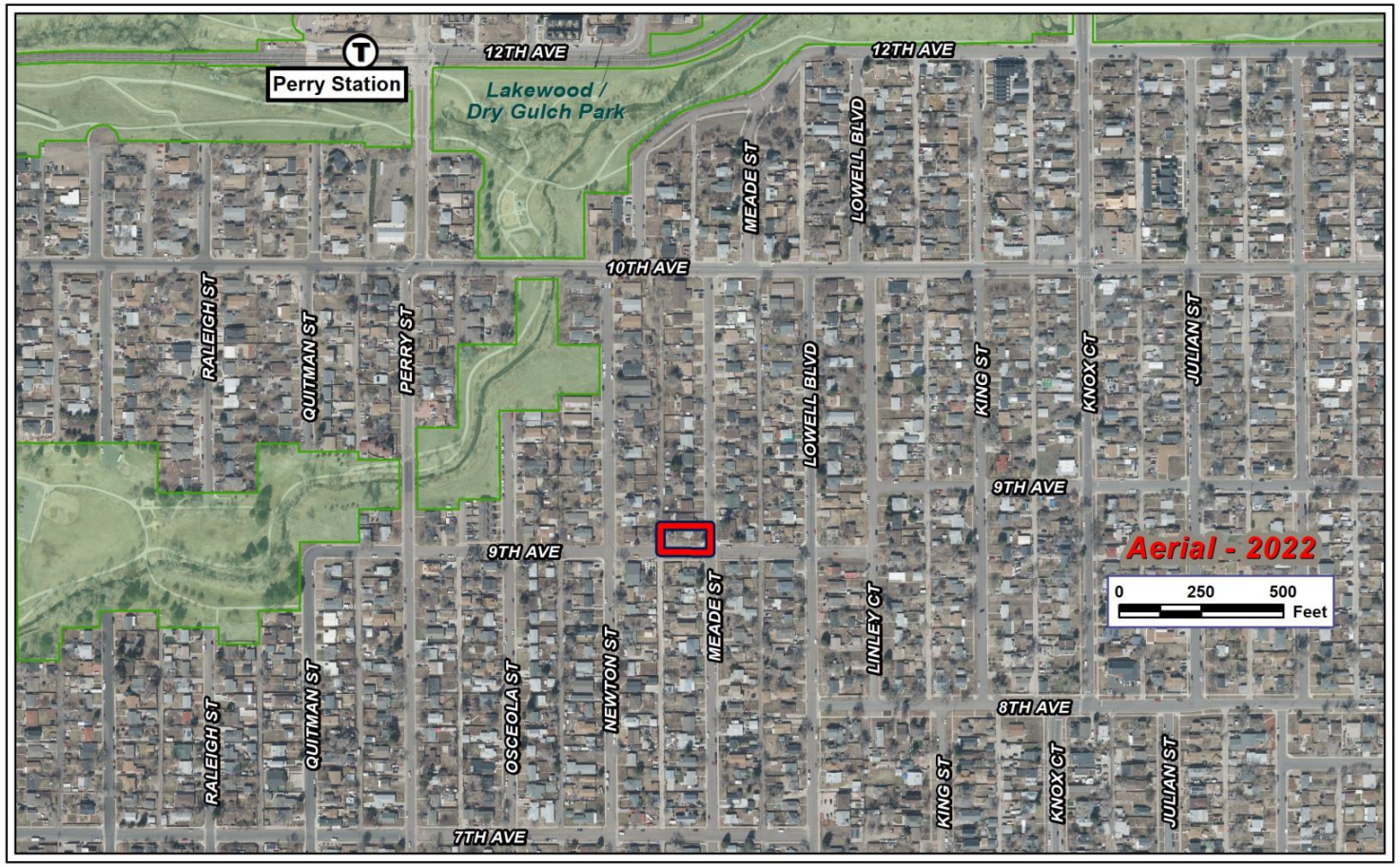
Request: E-SU-D1 to E-RH-2.5

Land Use, Transportation, and Infrastructure Committee: October 17, 2023
Presenter: Fran Peñafiel
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

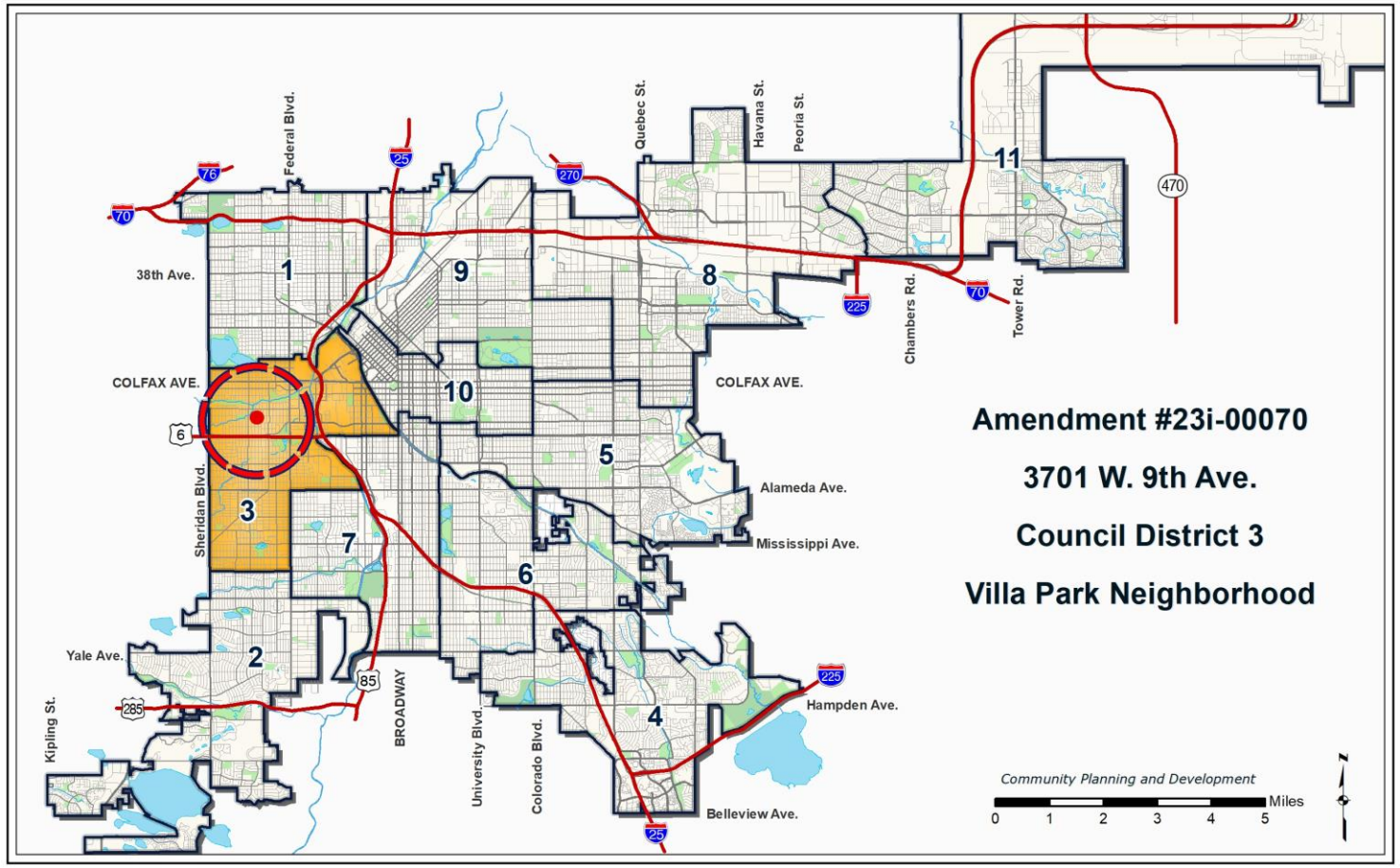
Proposal

- 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

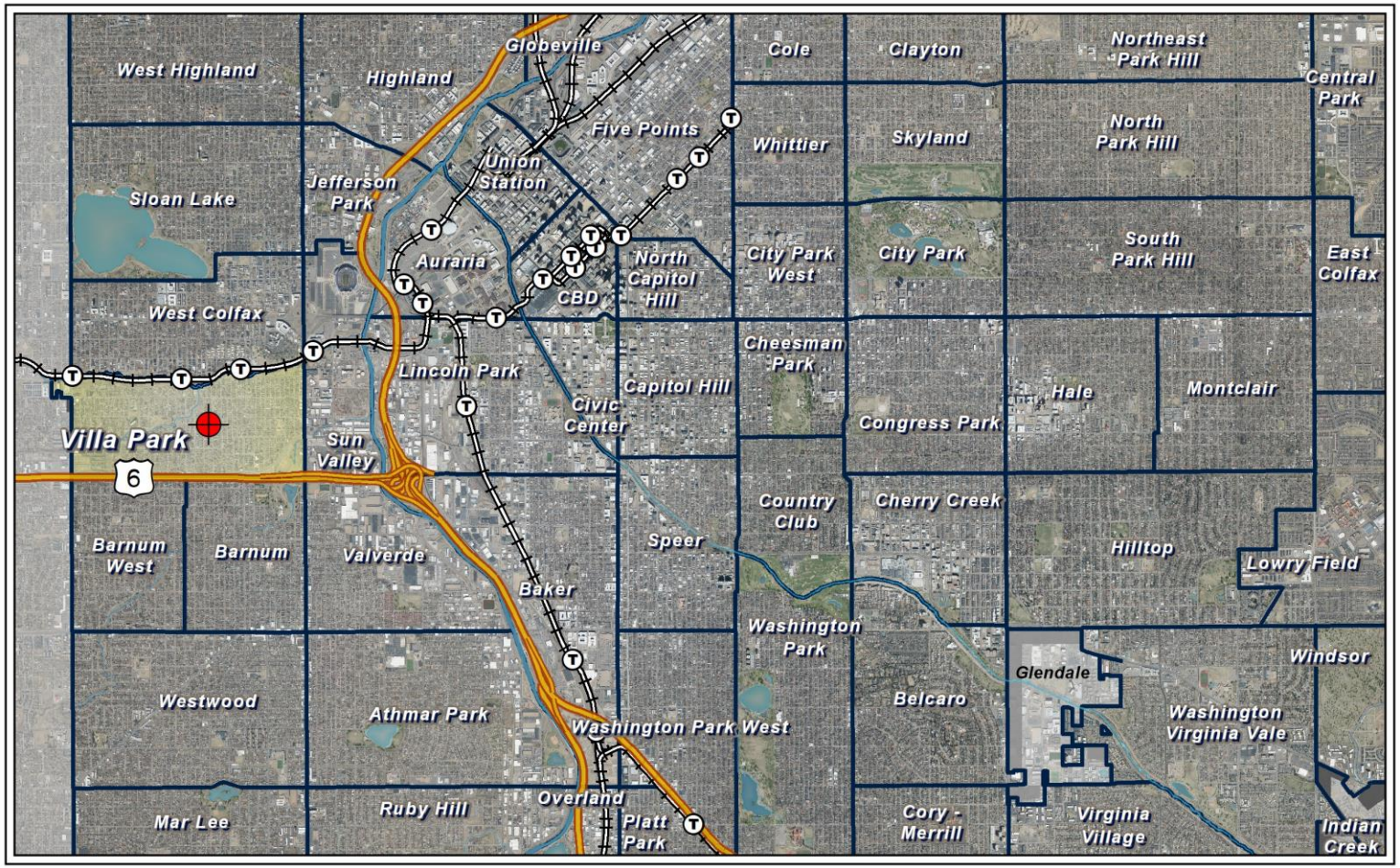
Agenda

- Request
- Location and Context
- Process
- Review Criteria

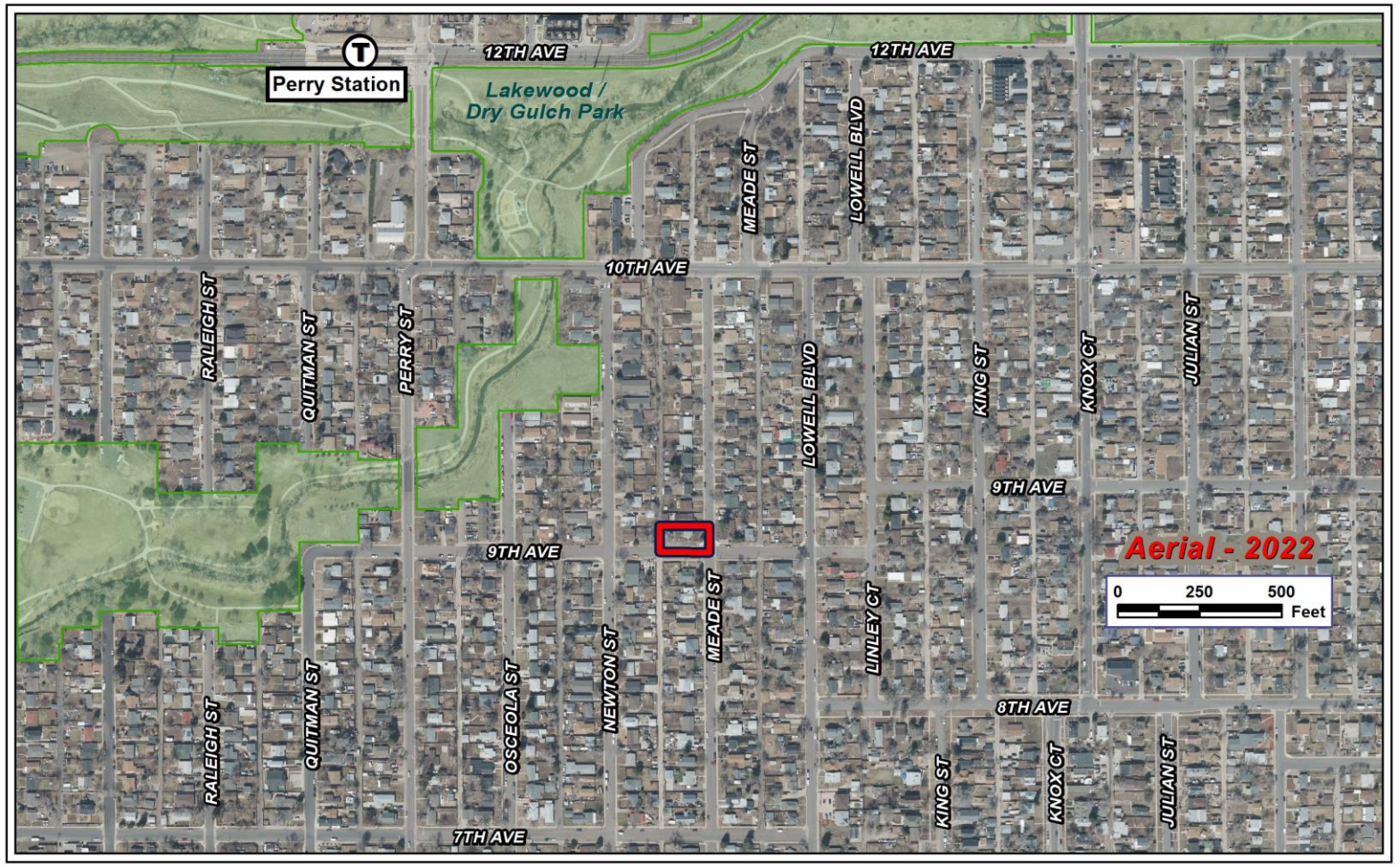
Council District 3 (Jamie Torres)



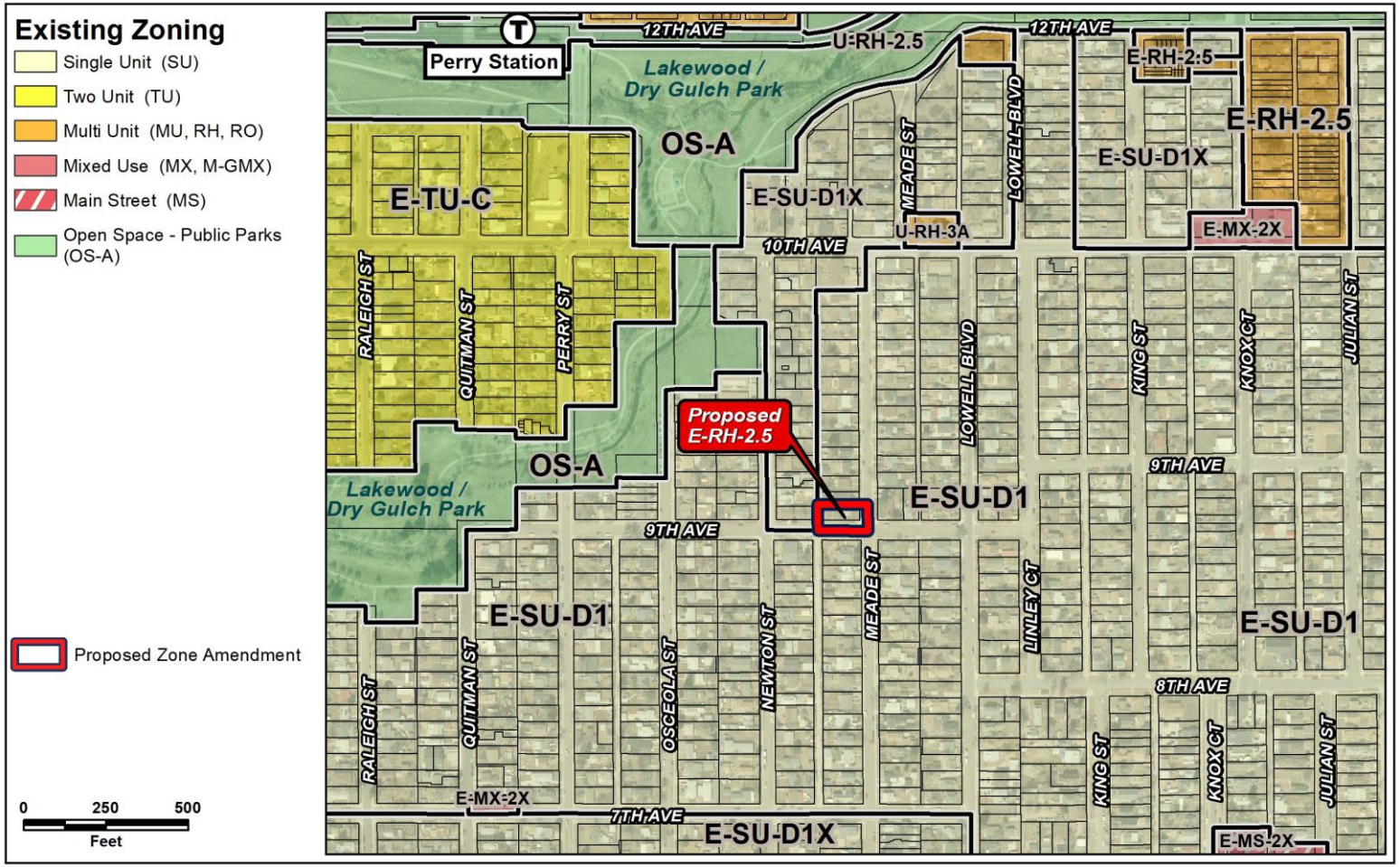
Villa Park Neighborhood



Existing Context



Existing Zoning

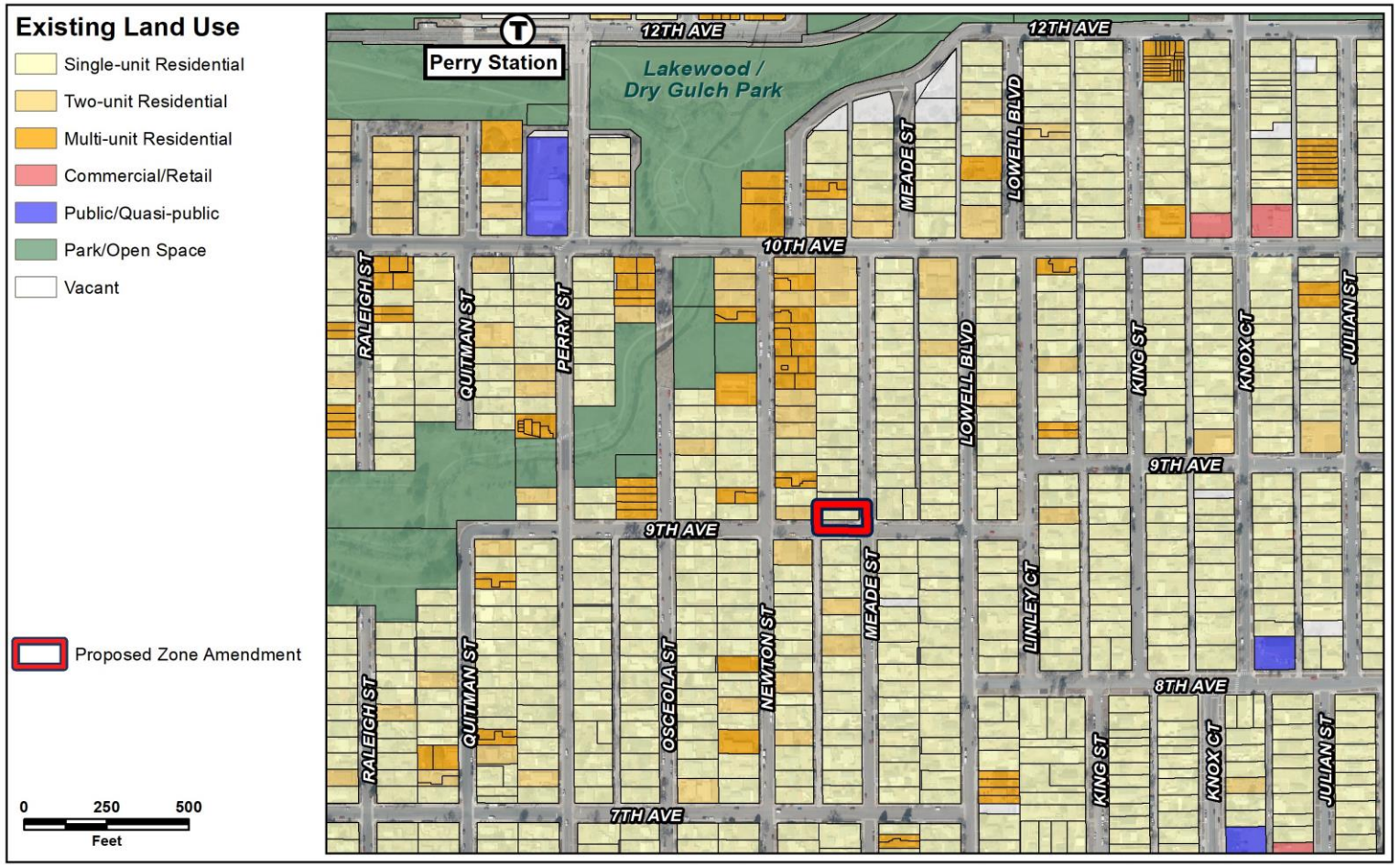


Current Zoning: E-SU-D1

Surrounding Zoning:

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

Existing Land Use

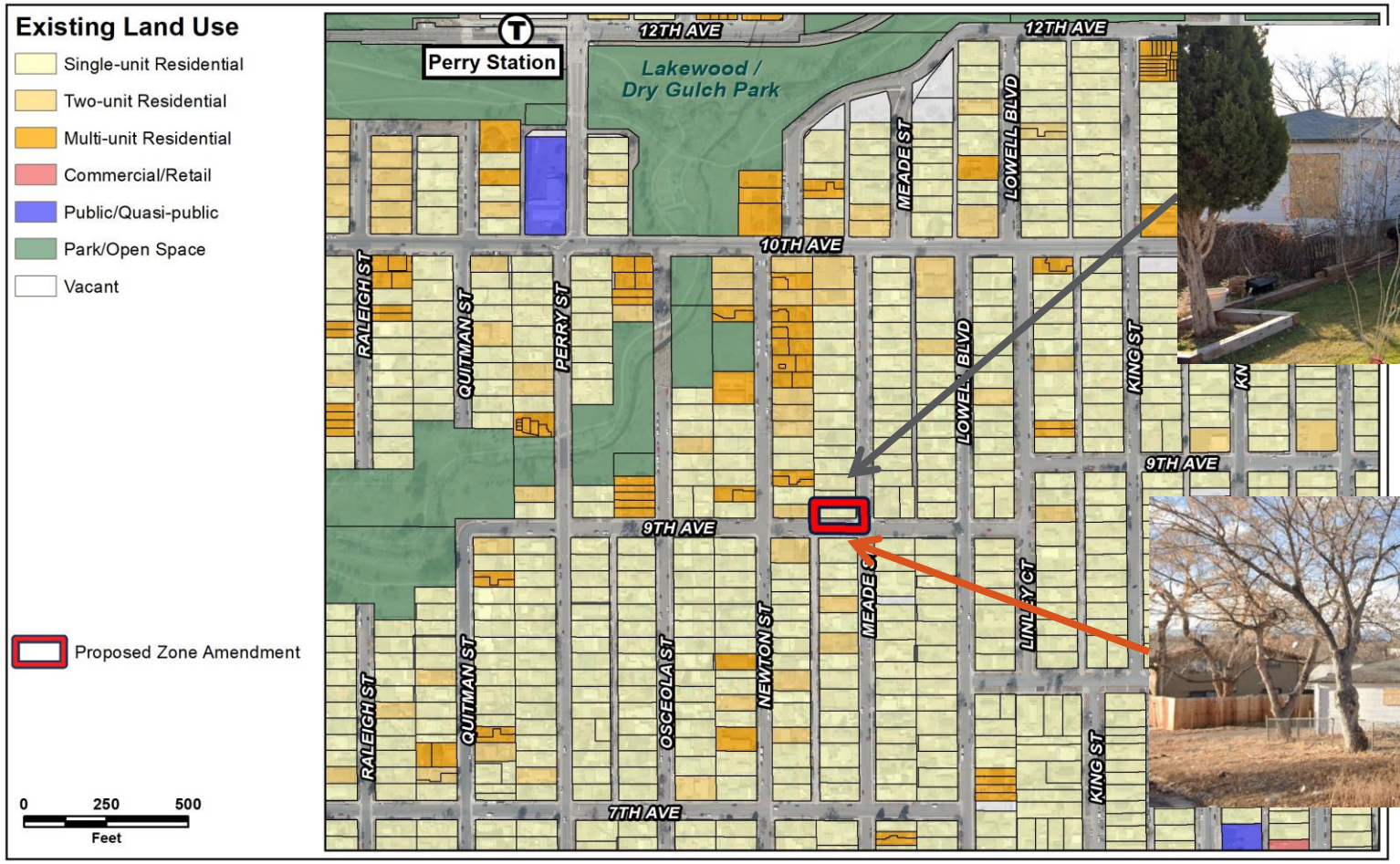


Land Use: Single-Unit Residential

Surrounding Land Uses:

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

Existing Building Form/Scale



Agenda

- Request
- Location and Context
- Process
- Review Criteria

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: **12/04/23** (tentative)
- Public Comment
  - No public comment received

Agenda

- Request
- Location and Context
- Process
- 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

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

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).

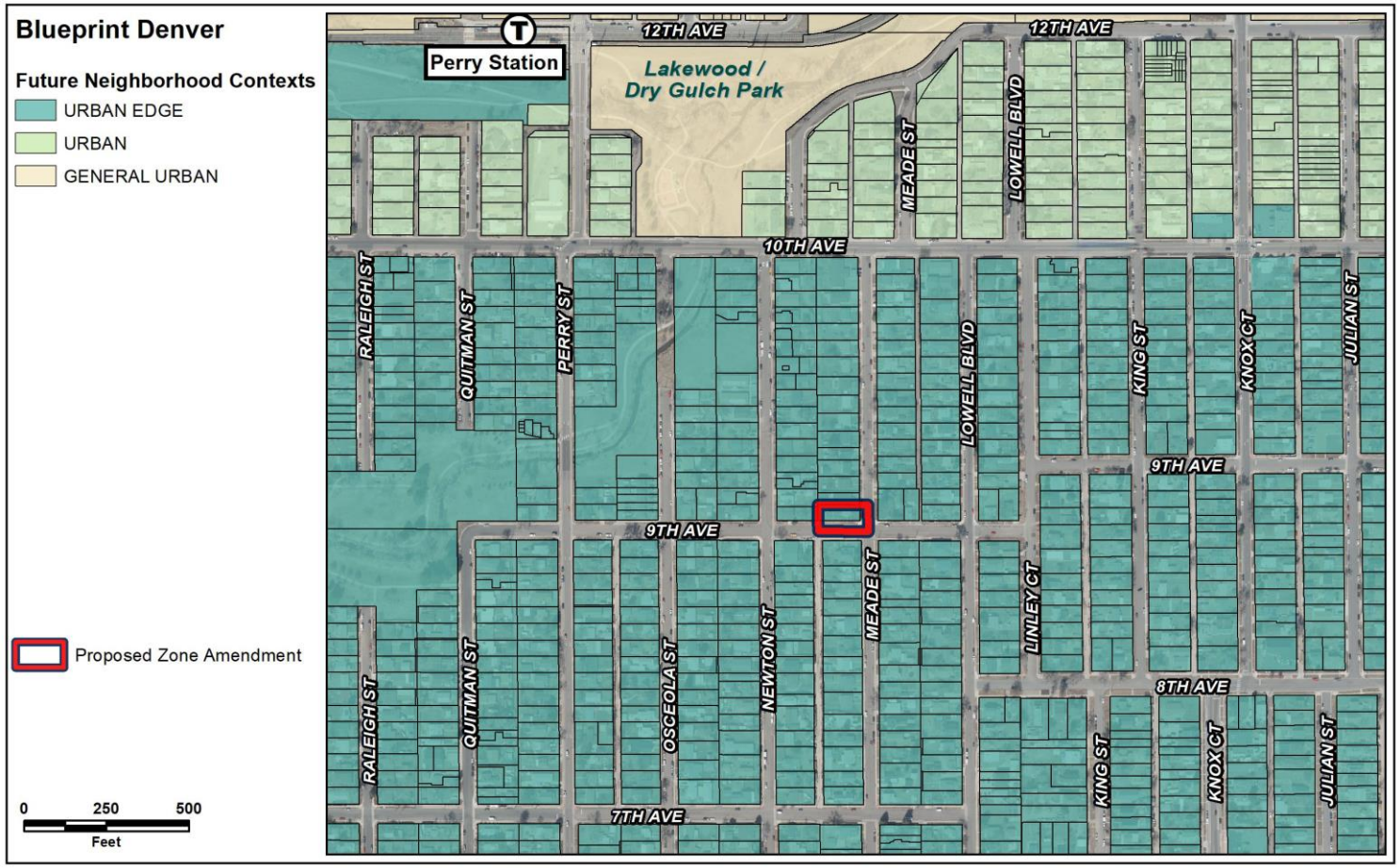
Climate

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

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

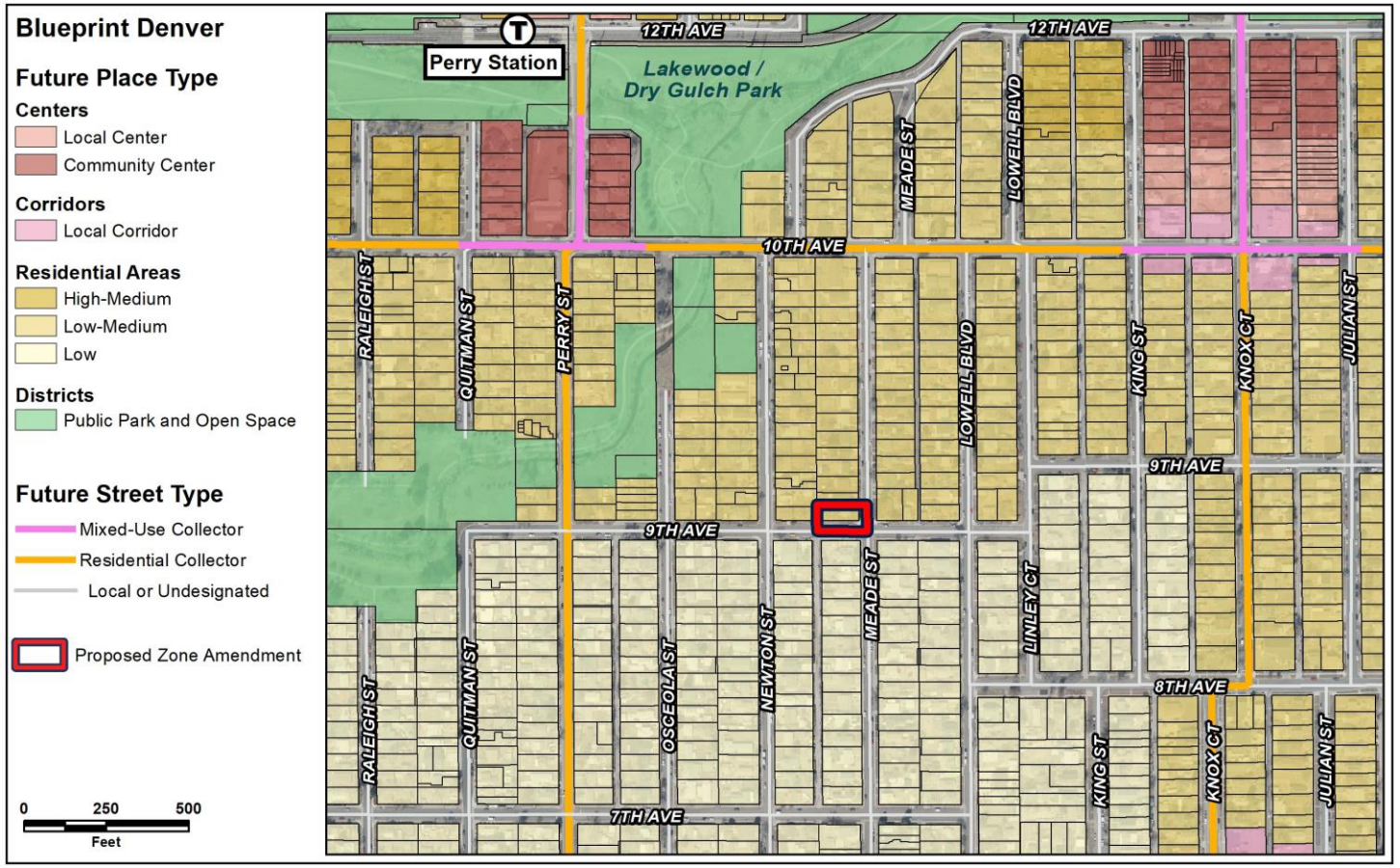
Blueprint Denver 2019



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



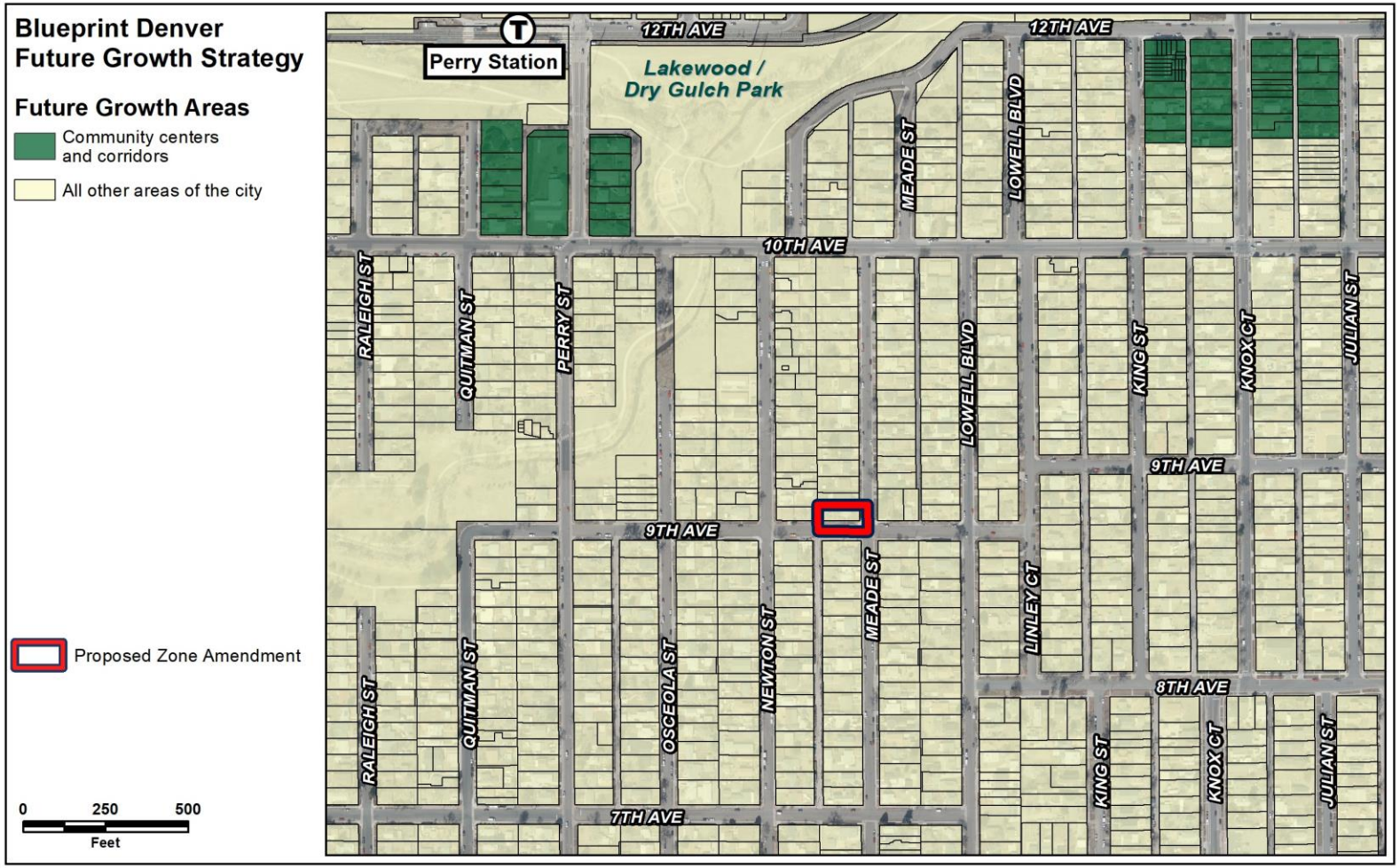
Low-Medium Residential

- 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

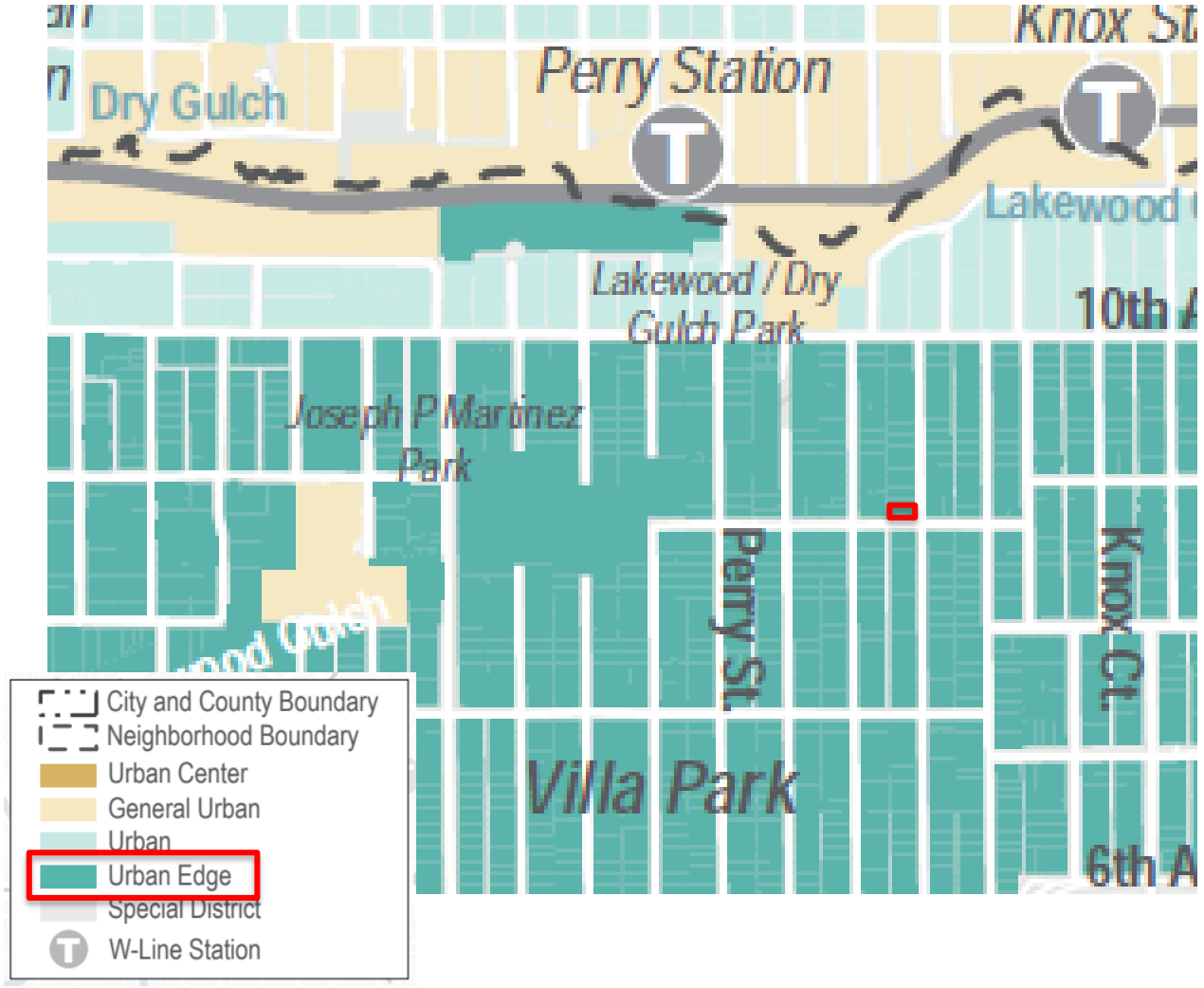
Denver Zoning Code Review Criteria

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

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.

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
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
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

CPD Recommendation

CPD recommends that the Land Use, Transportation, and Infrastructure Committee **move the application forward for consideration by the full City Council** 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