548 S Perry Street

Request: from E-TU-C to E-MX-3

Case: 20213i-00127

LUTI Date: January 30th, 2024

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria

Location

- Elevation Community Land Trust ("ECLT") is working with BuCu West to redevelop parcels of land at 548 South Perry Street and 3915-3939 West Morrison Road to both preserve existing commercial and residential space, and redevelop underutilized portions of the site to create new permanently affordable, for sale housing opportunity
- Proposed to rezone from **E-TU-C** to **E-MX-3**
- Property:
  - 5,000 square feet or 0.11 acres
  - Single Family Residence

Reminder: Approval of a rezoning is not approval of a proposed specific development project

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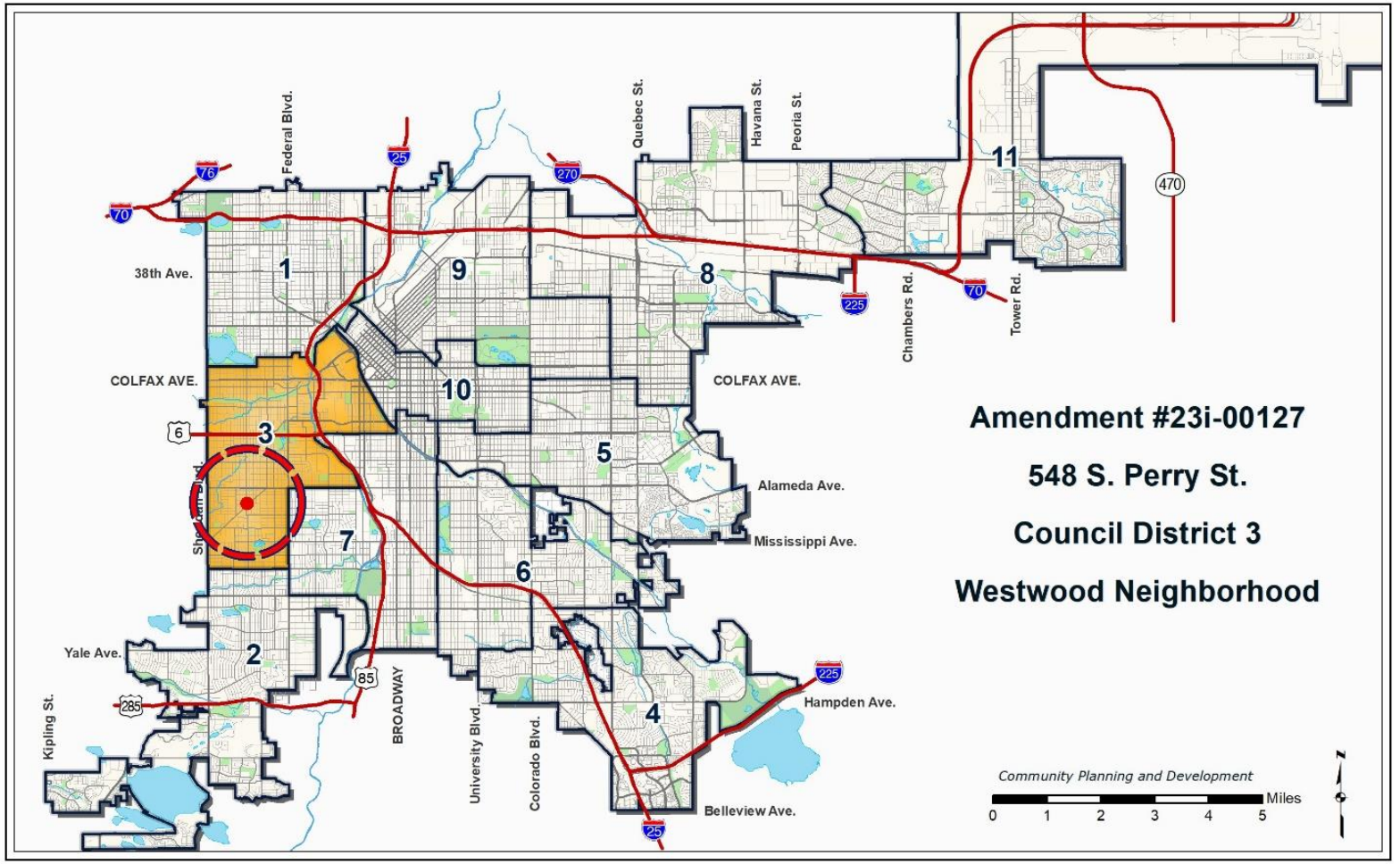
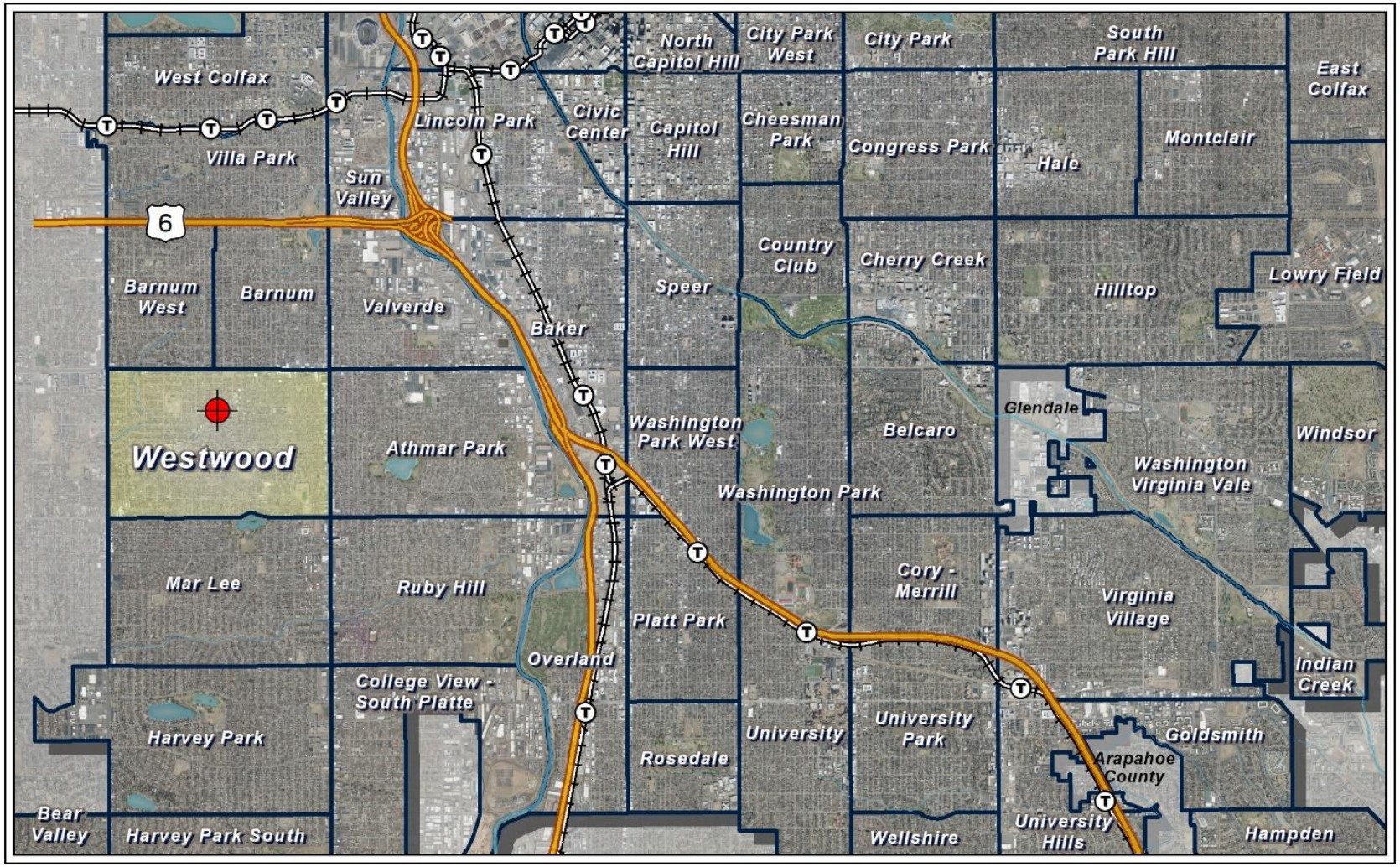
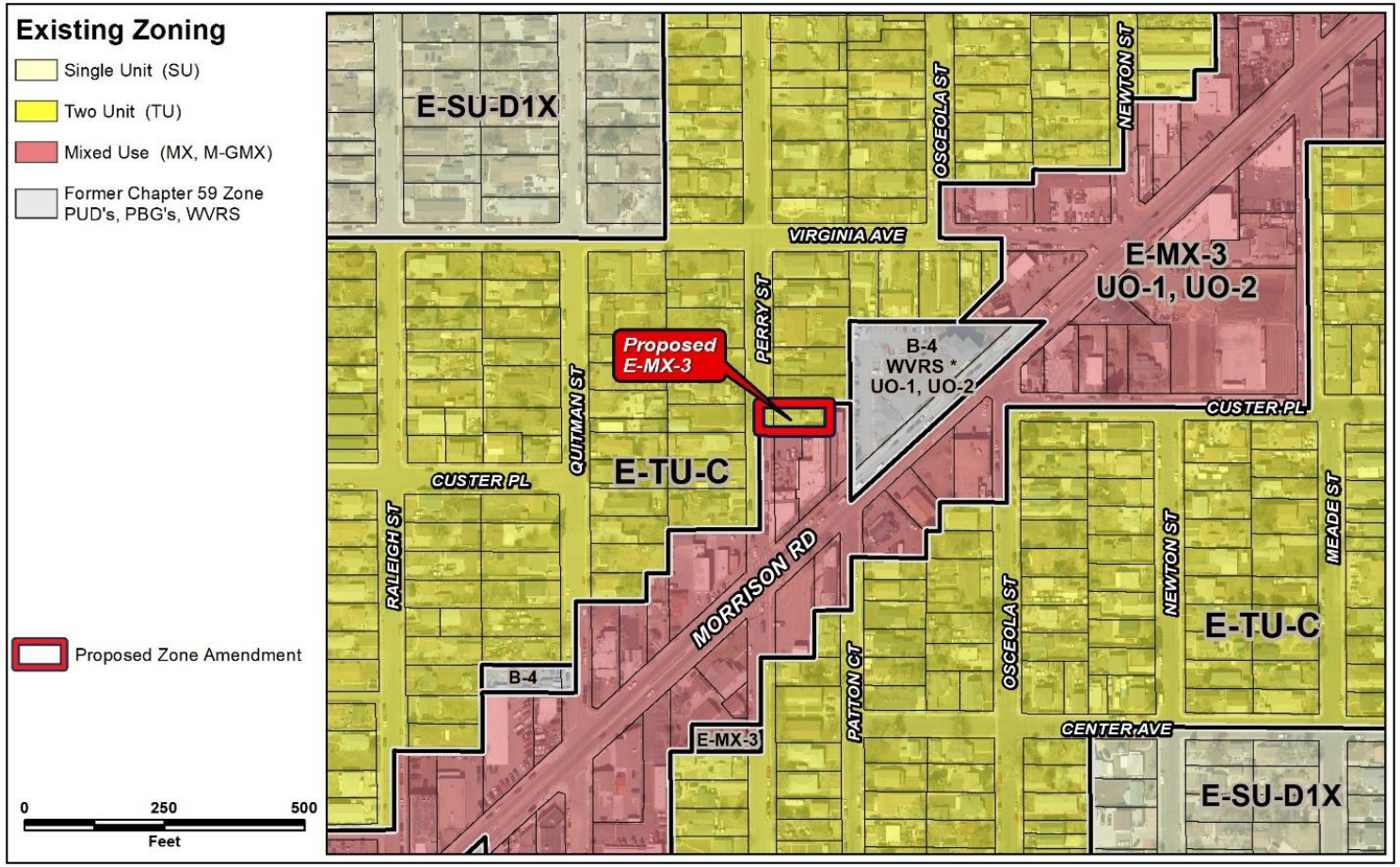
Council District 3 – Councilmember Torres



Statistical Neighborhood – Westwood



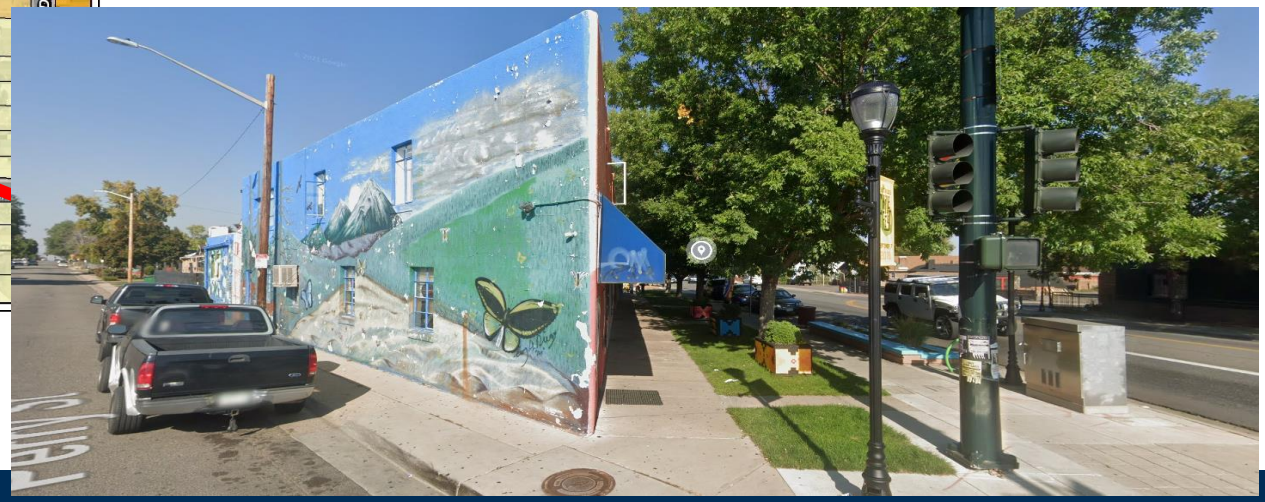
Existing Zoning



- Current Zoning:
  E-TU-C

- Surrounding Zoning:
  - E-MX-3 UO-1 UO-2
  - E-TU-C
  - E-SU-D1x

Existing Context



Agenda

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Process

- Informational Notice: 2/23/2023
- Planning Board Notice: 1/2/2024
- Planning Board Public Hearing: 1/17/2024
- LUTI Committee: 01/30/24
- City Council Public Hearing: 03/18/24

Public Comments

- RNOs
  - Hecho en Westwood, Strong Denver, Southwest Vida, Westwood Unidos, Westwood Community Action Team, and Inter-Neighborhood Cooperation (INC)
- One comment in Support
  - BuCU West

Presentation Agenda

- Request
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Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans or the proposed rezoning is necessary to for a community need not anticipated by 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 or Community Need
   - *Comprehensive Plan 2040*
   - *Blueprint Denver*
   - *Westwood Neighborhood Plan (2016)*
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

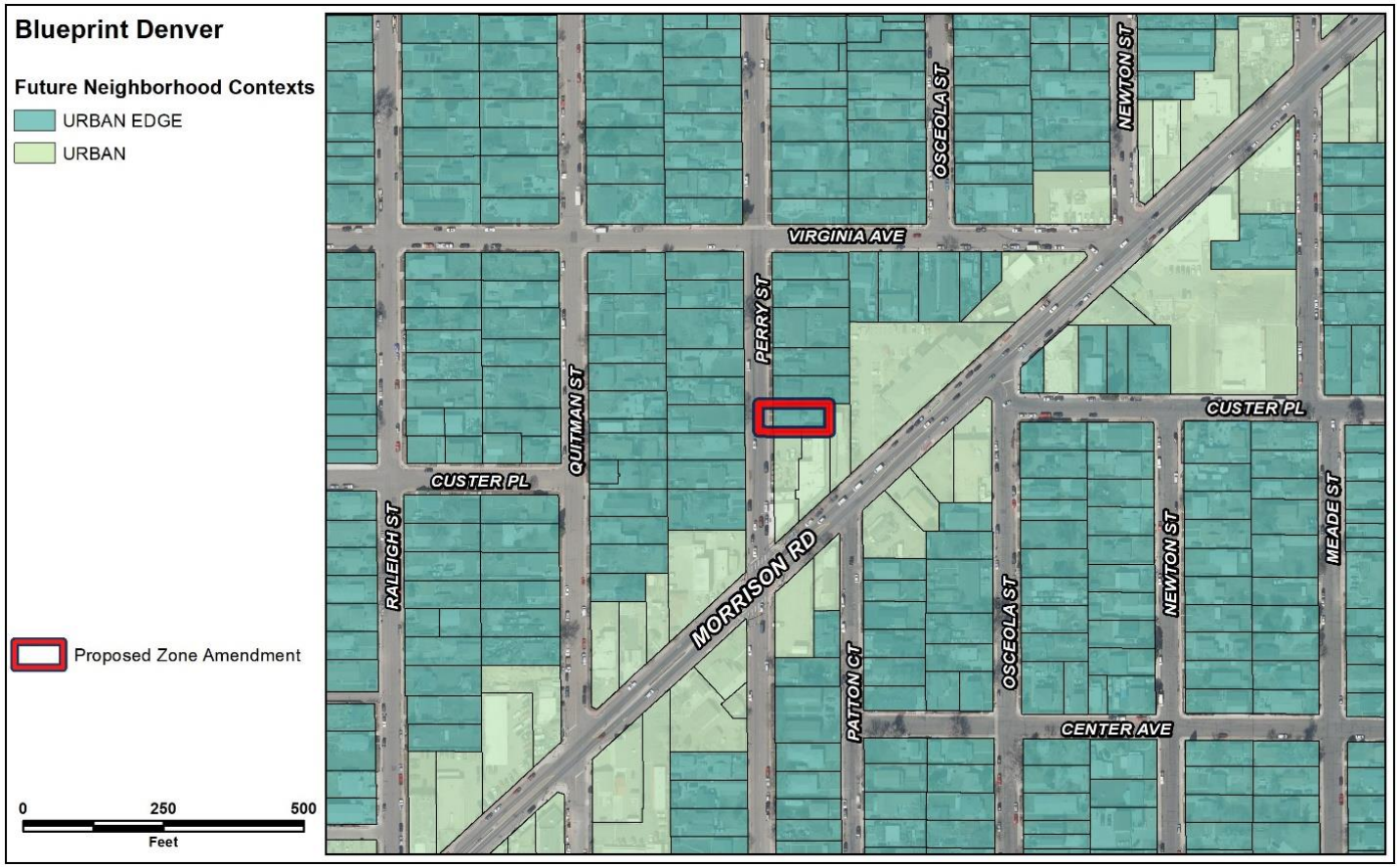
Equity

- **Equitable, Affordable and Inclusive** Goal 2 Strategy A - Create a greater mix of housing options in every neighborhood for all individuals and families
- **Strong and Authentic Neighborhoods** Goal 1, Strategy D – *Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities*

Climate

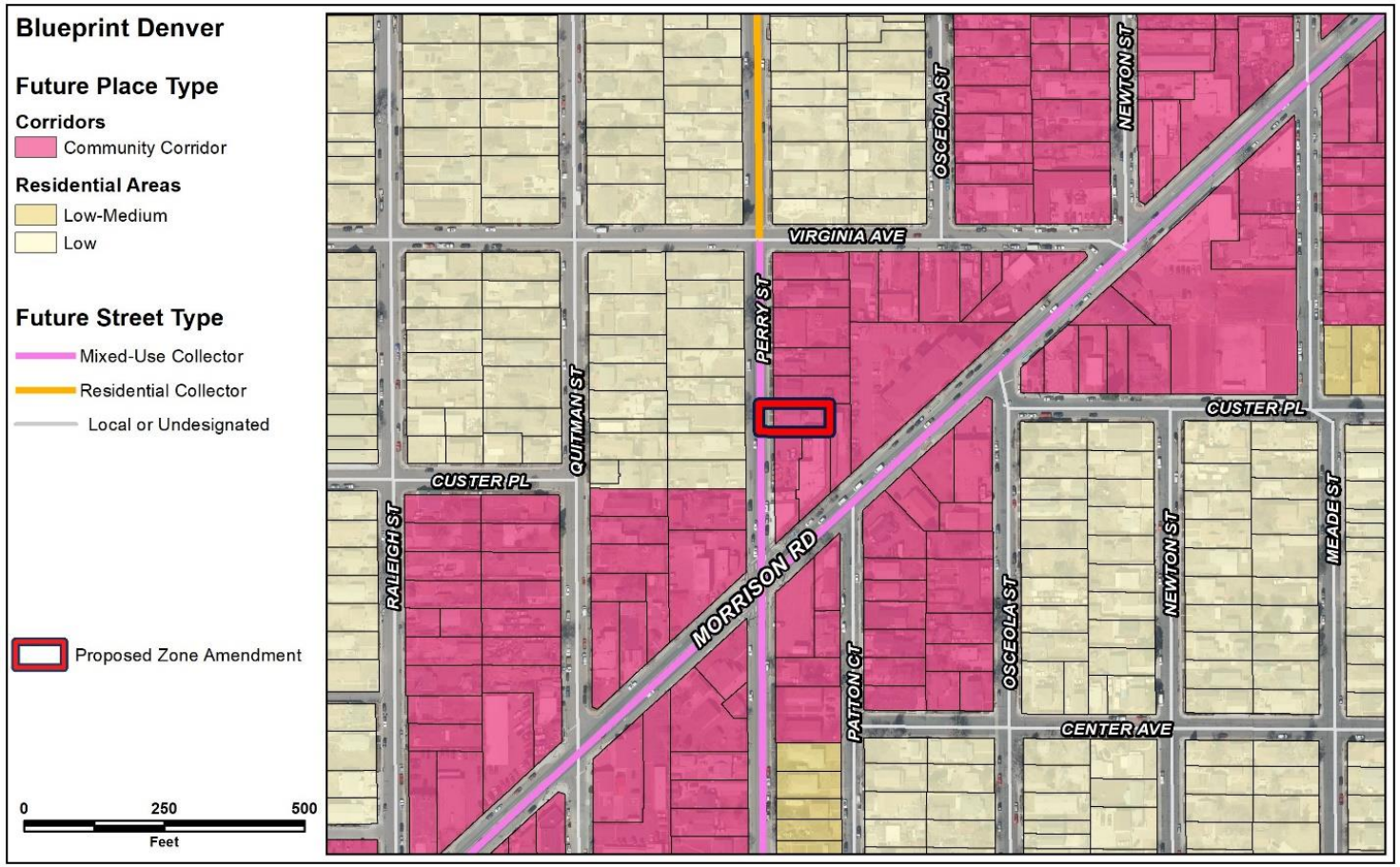
- **Environmentally Resilient** Goal 8, Strategy A – *Promote infill development where infrastructure and services are already in place*
- **Environmentally Resilient** Goal 8, Strategy B – *Encourage mixed-use communities where residents can live, work, and play in their own neighborhoods*

Blueprint Denver 2019



- Urban Edge (E-) Neighborhood Context
  - Small multi-unit residential and commercial areas are typically embedded in 1-unit and 2-unit residential areas

Blueprint Denver 2019



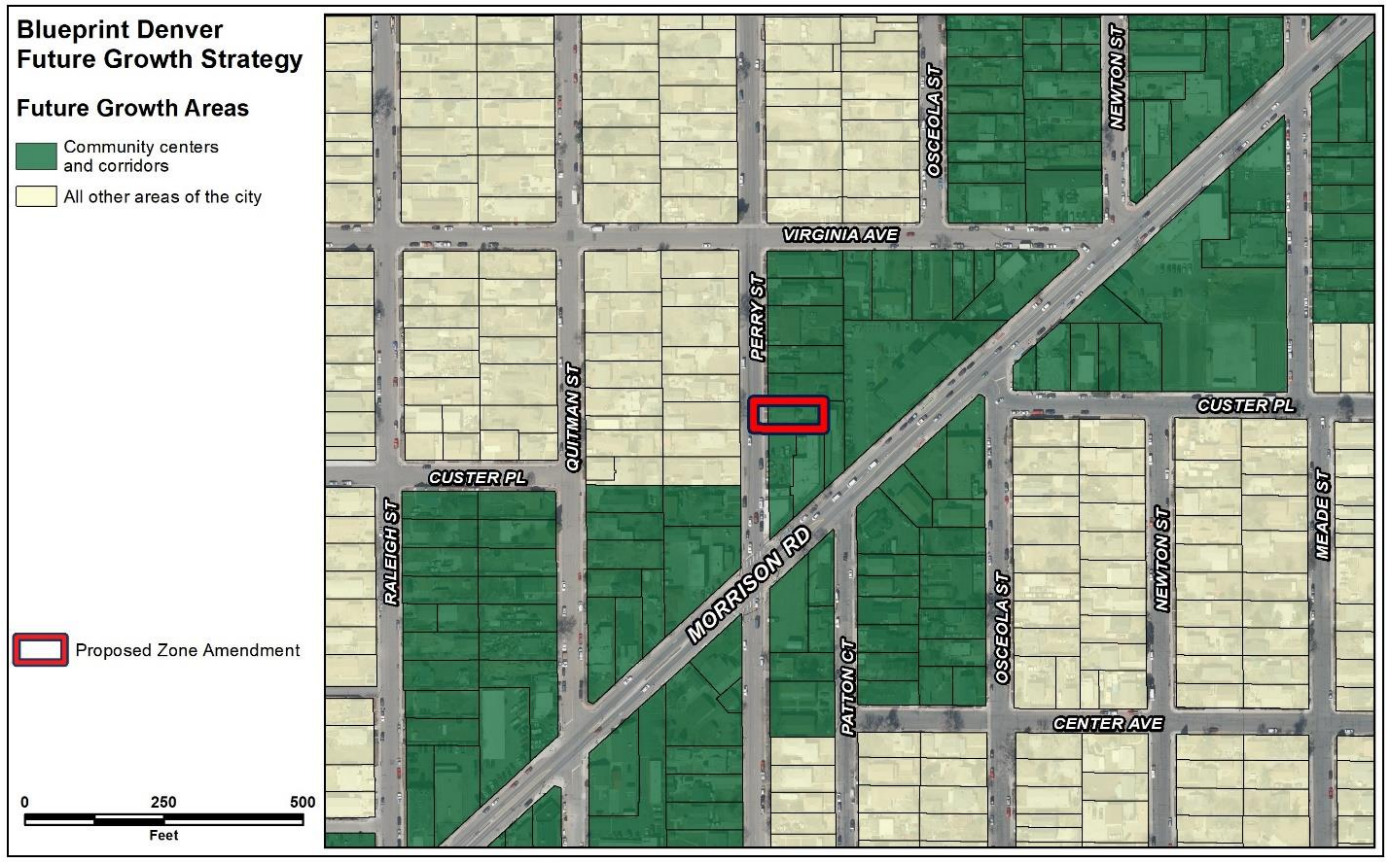
Future Place – Community Corridor

- A balance of either residential and employment; residential and dining/shopping; or employment and dining/shopping uses
- Heights are generally up to 5 stories

Future Street Type

- Perry Street– Mixed Use Collector

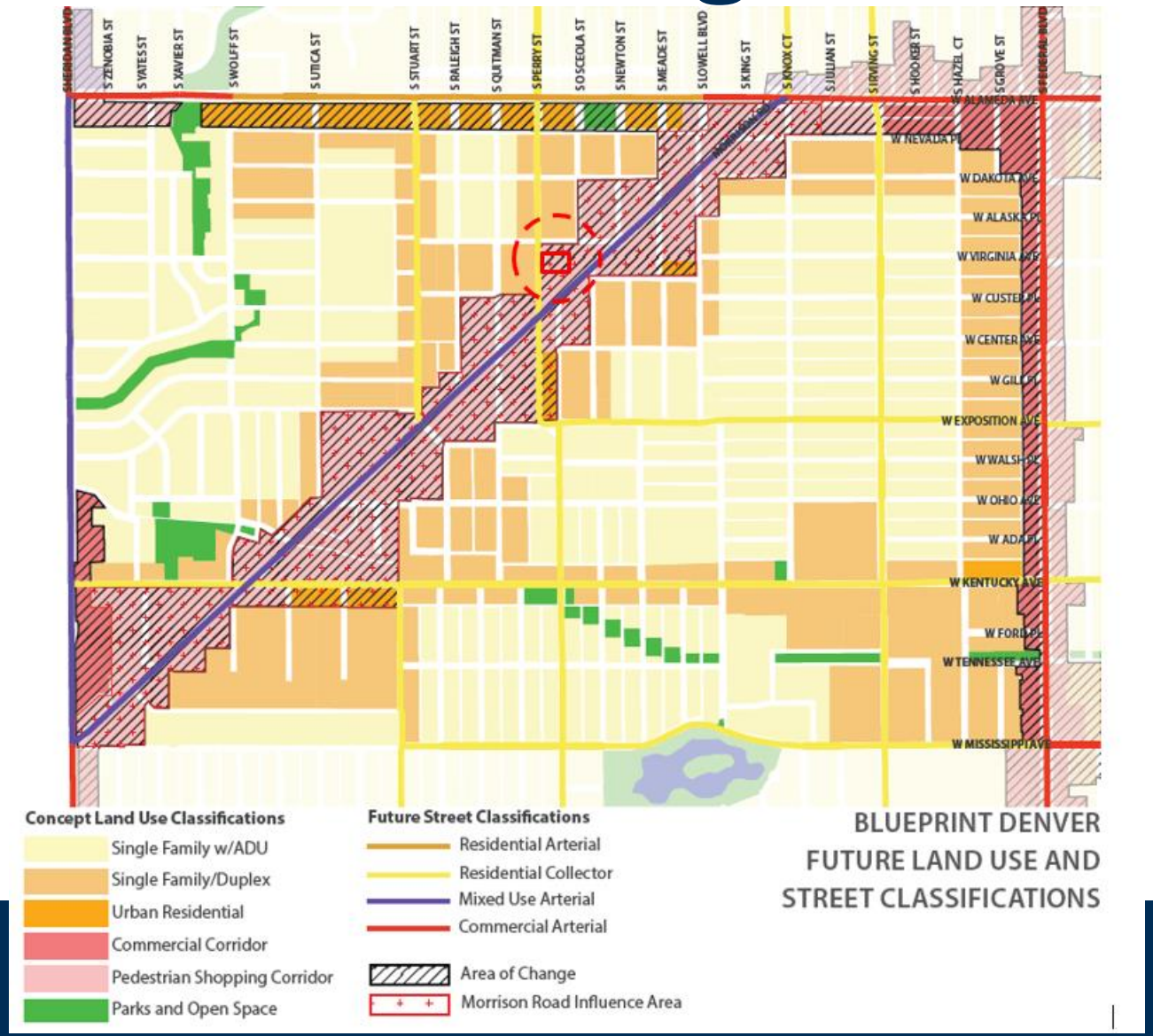
Blueprint Denver 2019



Growth Areas Strategy – Community Centers and Corridors

- Anticipated to see around 25% of new housing growth and 20% of new employment growth by 2040
- *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.*

Westwood Neighborhood Plan



Pedestrian Shopping Corridor: *Maintain and stabilize the residential character of Sunnyside while encouraging small scale shops and offices… that will enhance and serve the neighborhood.*

- **RECOMMENDATION C.2 ENHANCE THE LOCAL ECONOMY - C.2.A. SUPPORT SMALL BUSINESSES**
- **RECOMMENDATION C.3 PROMOTE COMMUNITY OWNERSHIP - C.3.B. MAINTAIN HOUSING AFFORDABILITY**

Westwood Neighborhood Plan

Maximum Building height: *5 stories*

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Uniformity of District Regulations

- Proposed rezoning to E-MX-3 will result in uniform application of zone district building form, use and design regulations

3. Further Public Health, Safety and Welfare

- Implements adopted plans
- Provides an additional housing unit that is compatibly integrated into the surrounding neighborhood

4. Justifying Circumstances

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

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

- Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:
  a) Changed or changing conditions in a particular area, or in the city generally; or,
  b) A City adopted plan; or,
  c) That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.

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

CPD Recommendation

CPD recommends approval, 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