1090 North Hooker Street

Request: From E-SU-Dx (formerly E-SU-D1x) to U-RH-2.5

Date: 01.13.2025

Presenter: Tony Lechuga

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria

Request: from E-SU-Dx to U-RH-2.5

- Property:
  - 6,250 sf
  - 869 sf single-story, single-unit residential

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

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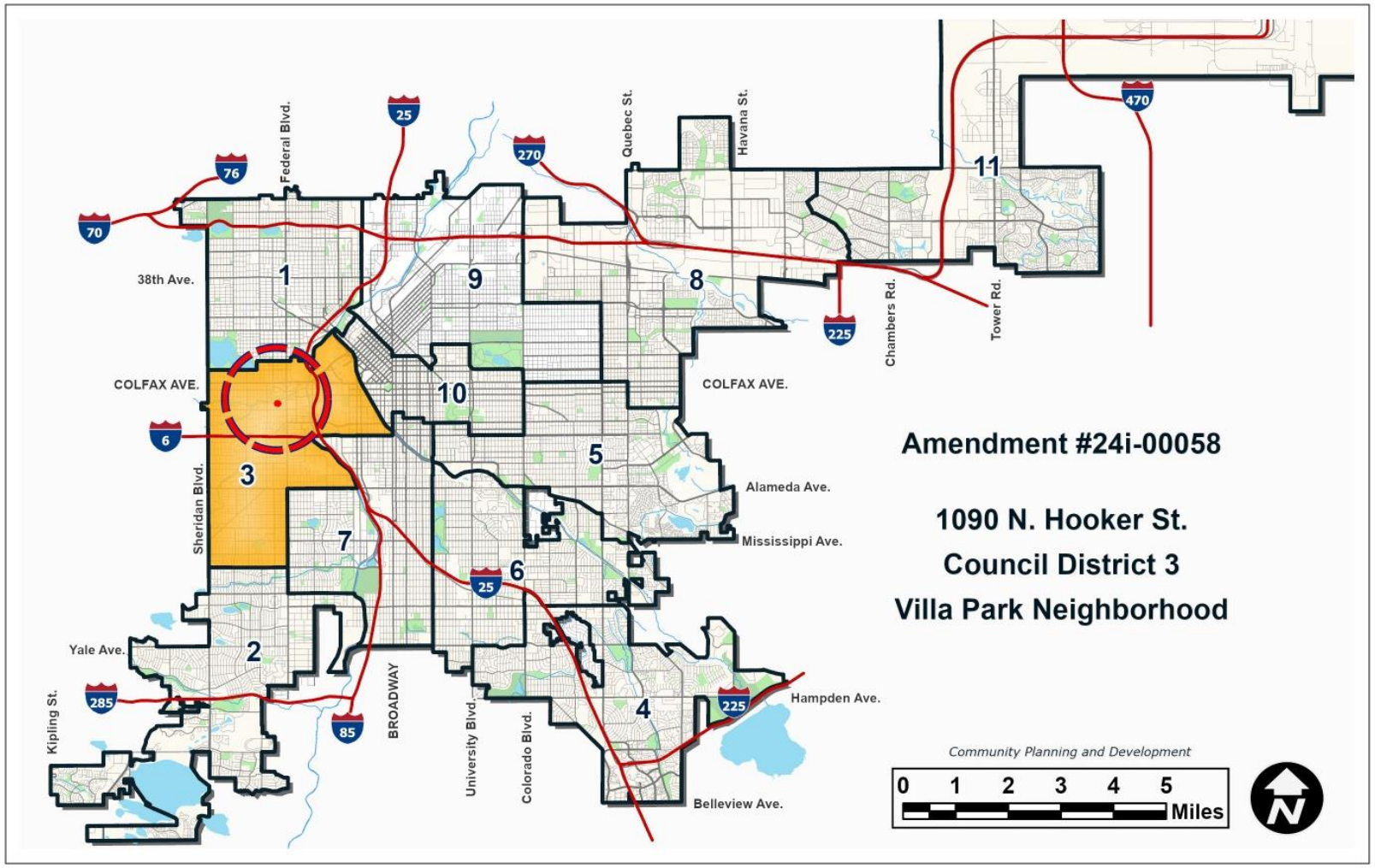
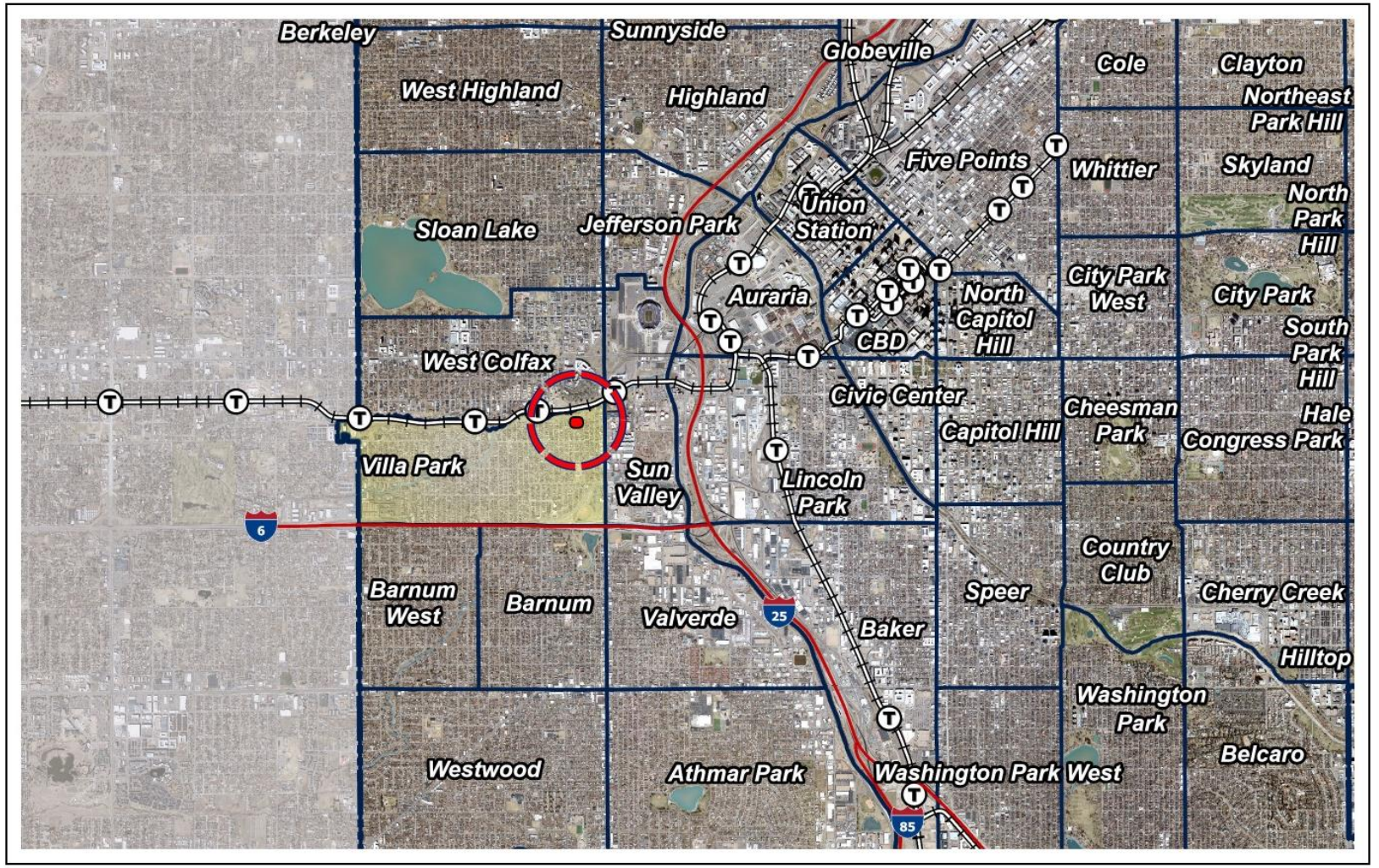
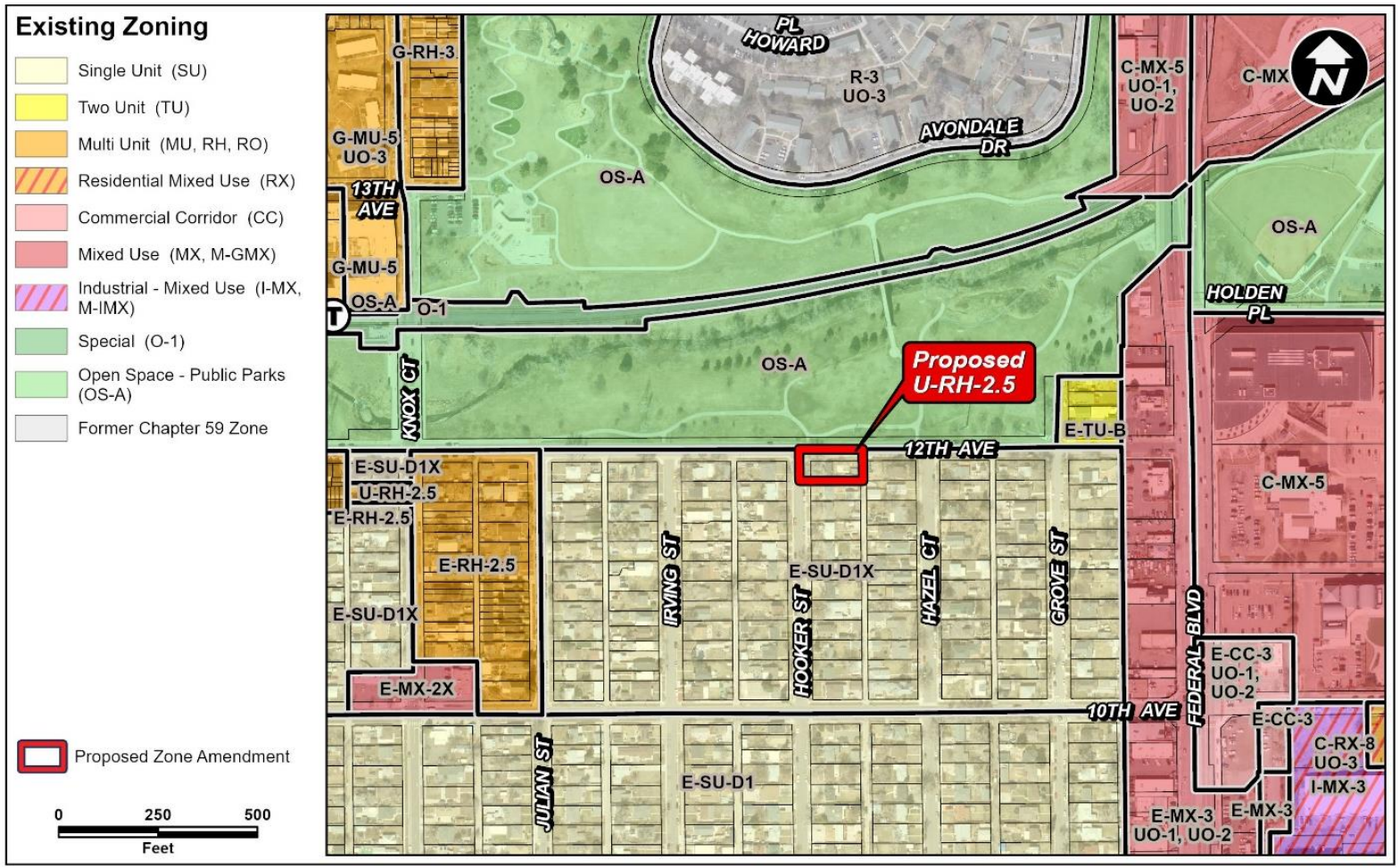
Council District 3 – Councilmember Torres



Statistical Neighborhood – Villa Park



Existing Zoning – E-SU-Dx



Allowed Building Forms:

- Suburban House
- Urban House

Proximity to:

- E-SU-Dx
- E-TU-B
- E-MX-3
- E-RH-2.5
- OS-A

Proposed Zoning – U-RH-2.5

General Purpose: safe, active, pedestrian-scaled, contribute positively to the established neighborhood

Specific Intent: promote and protect residential neighborhoods within the character of the Urban Neighborhood Context

Building Forms: Urban House, Duplex, Townhouse and Rowhouse

Existing Context – Land Use

Single-unit Residential

Adjacent to:

- Single-Unit Residential
- Multi-Unit Residential
- Office
- Commercial/Retail
- Industrial
- Open Space

Agenda

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Process

- Informational Notice: **06/14/24**
- Planning Board Notice: **08/20/24**
- Planning Board Public Hearing: **09/04/24**
- LUTI Committee: **11/05/24**
- City Council Public Hearing: **12/16/24**

Planning Board

- Planning Board held a hearing on this item on 9/04
- The board voted unanimously to recommend approval

Public Comments

- RNOs
  - As of this presentation, we have received no letters from RNOs
- 2 comment from neighbors
  - Opposition based on size of development, concerns about privacy, property values, property taxes, increased traffic, displacement of vulnerable populations, and overall quality of life

Presentation 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
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Comprehensive Plan 2040

- *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)

- *Strong and Authentic Neighborhoods Goal 1, Strategy B* – Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34)

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

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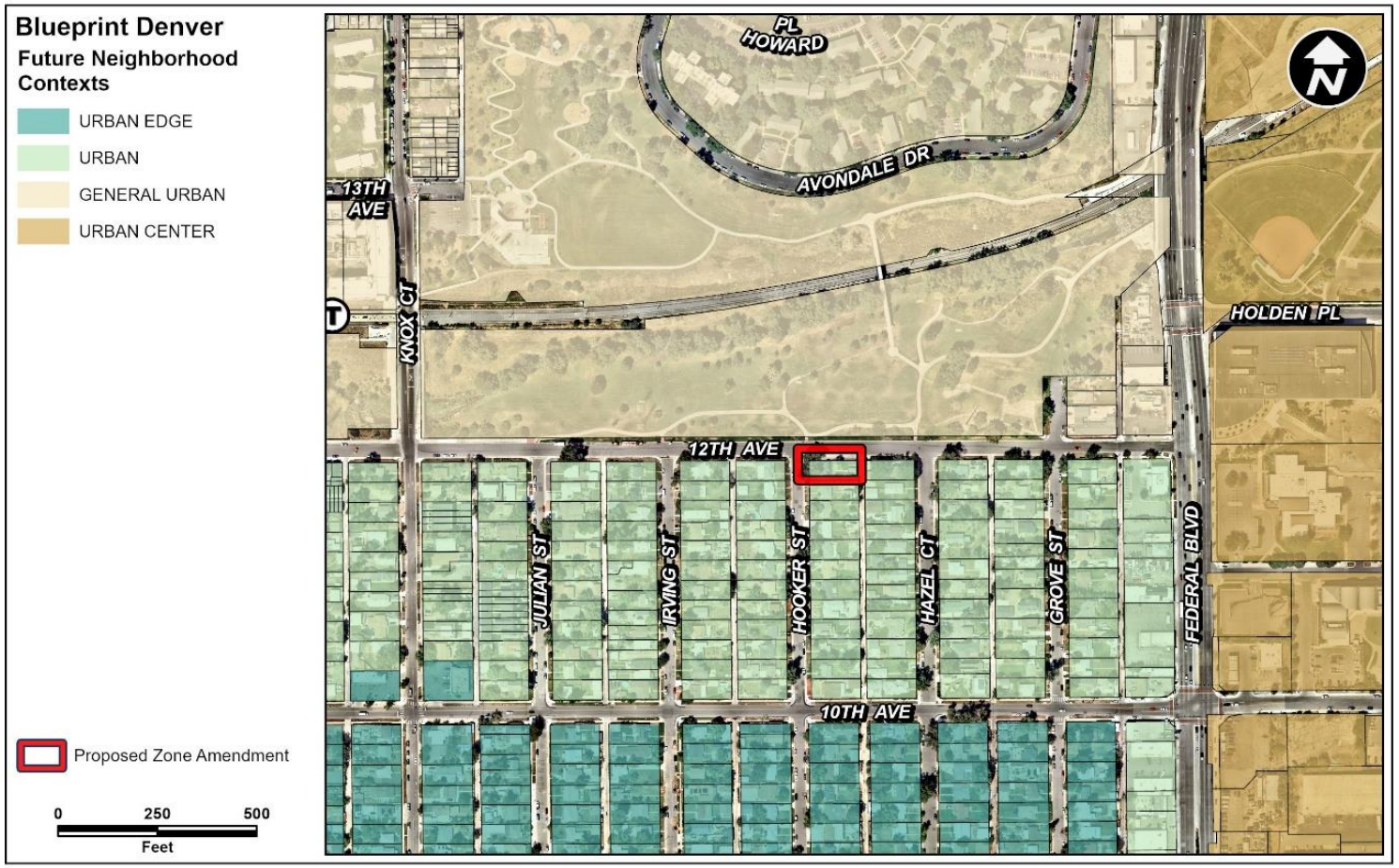
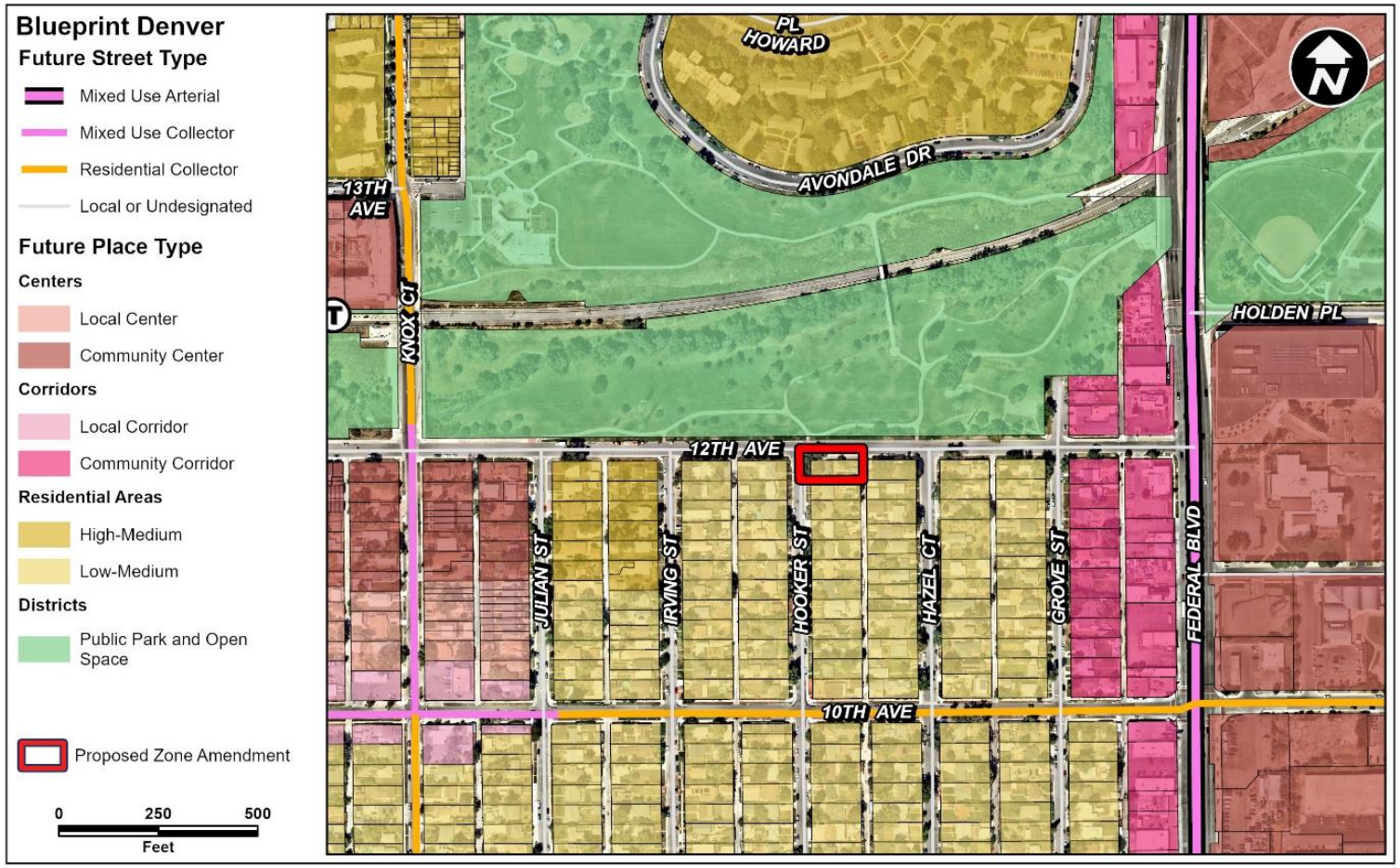
Blueprint Denver



- Urban
  - Safe, active, pedestrian-scaled
  - Enhance convenience, walking, shopping, gathering

Blueprint Denver



- **Low-Medium Residential**
  - mix of low- to mid-scale multi-unit residential options
  - generally, 3 stories or less

Blueprint Denver

20% of new housing

10% of new employment

Denver Zoning Code Review Criteria

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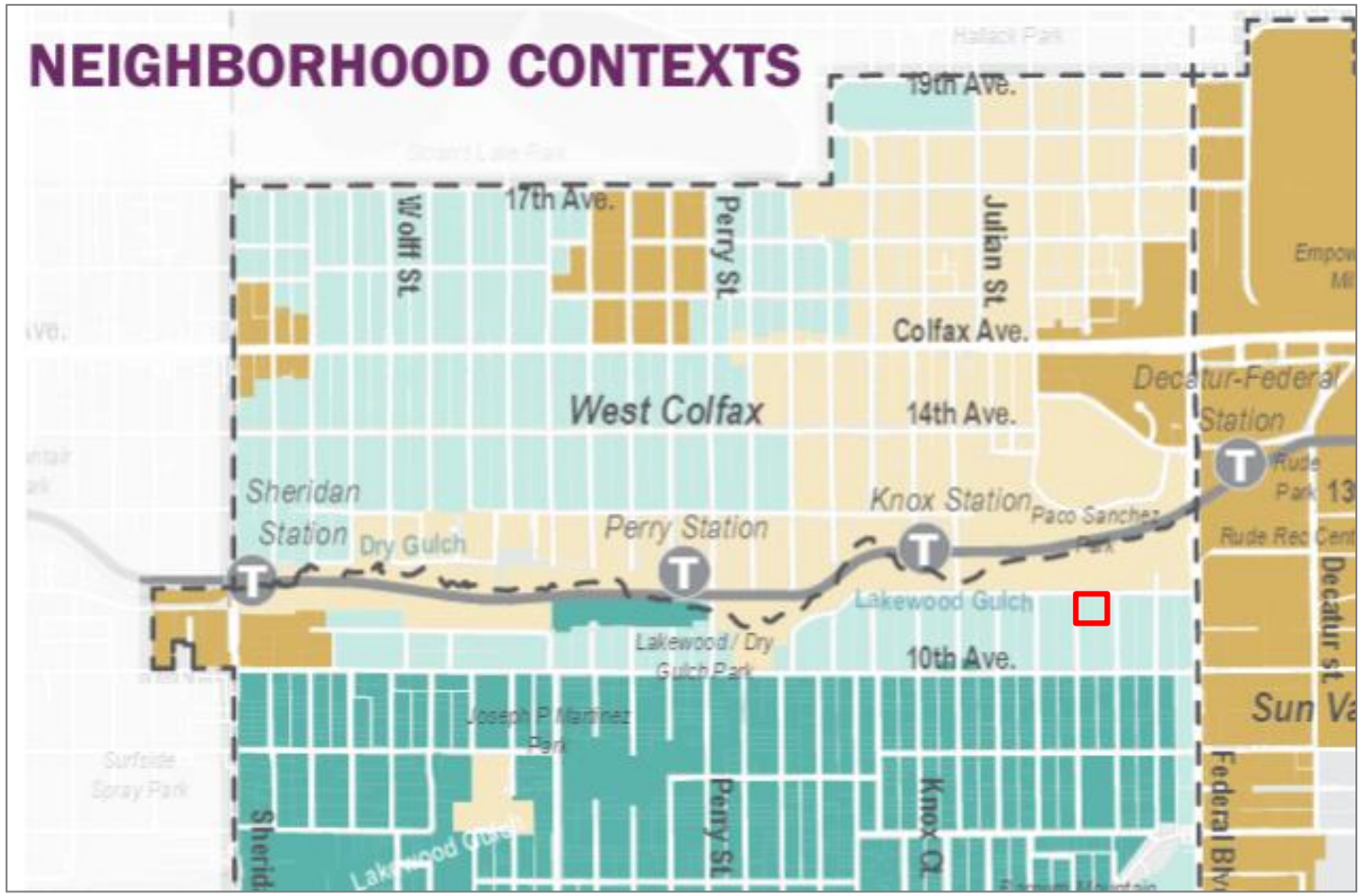
West Area Plan



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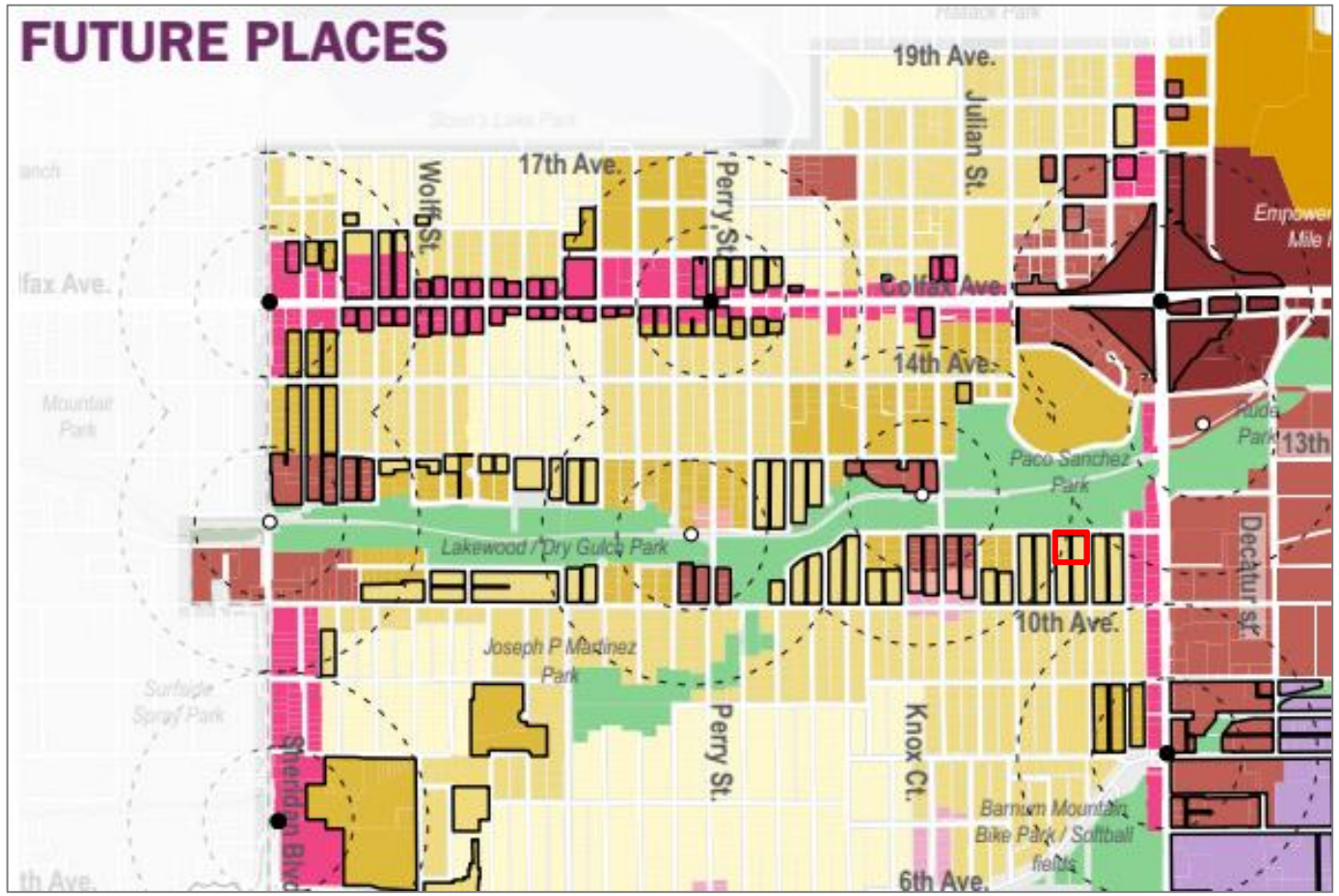

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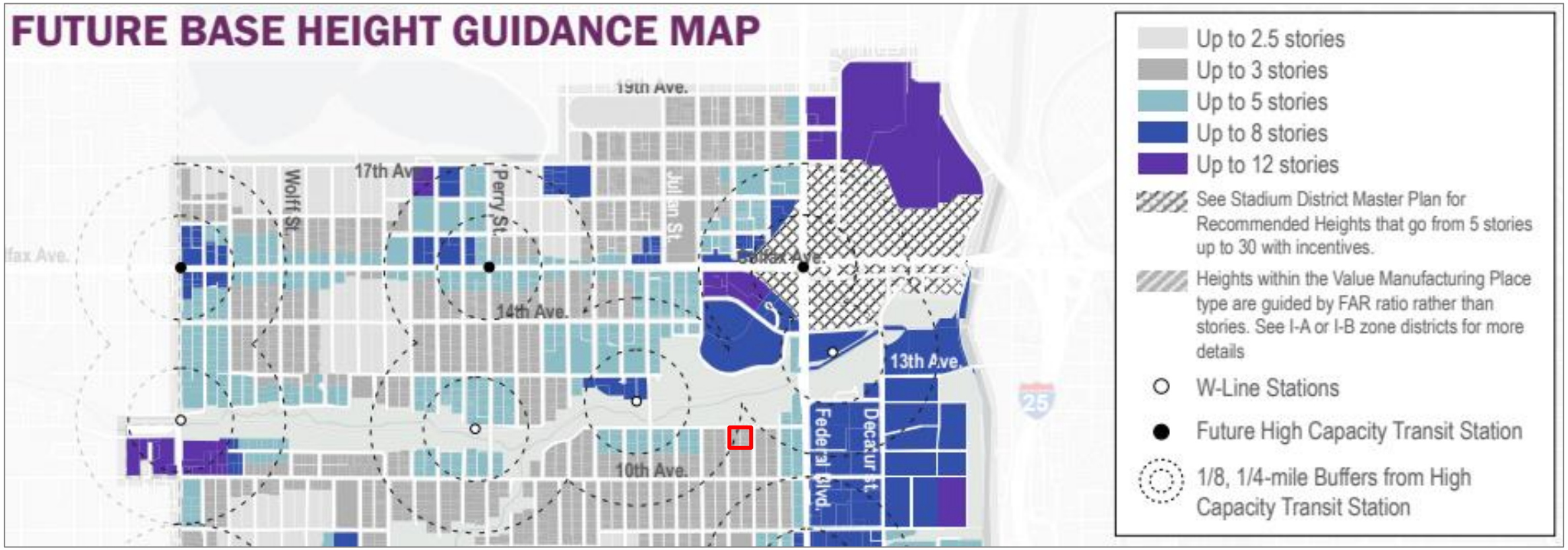

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
   - Implementation of plans
   - Increasing housing density near transit and amenities
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
   - Adopted plans
   - Increasing development and investments in infrastructure
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
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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