



3115 West 8th Avenue

2024i-00077

Request: E-SU-D to E-RX-3

City Council Public Hearing: April 7, 2025

Presenter: Liz Weigle

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: E-SU-D to E-RX-3



- Property:
 - 6,250 sq ft
 - Vacant
 - Rezone from E-SU-D to E-RX-3 to develop town houses
 - *West Area Plan Rezoning Implementation Approach Memo* release October 10, 2024
 - Concurrent Affordable Housing Plan
 - Updated Staff Recommendation

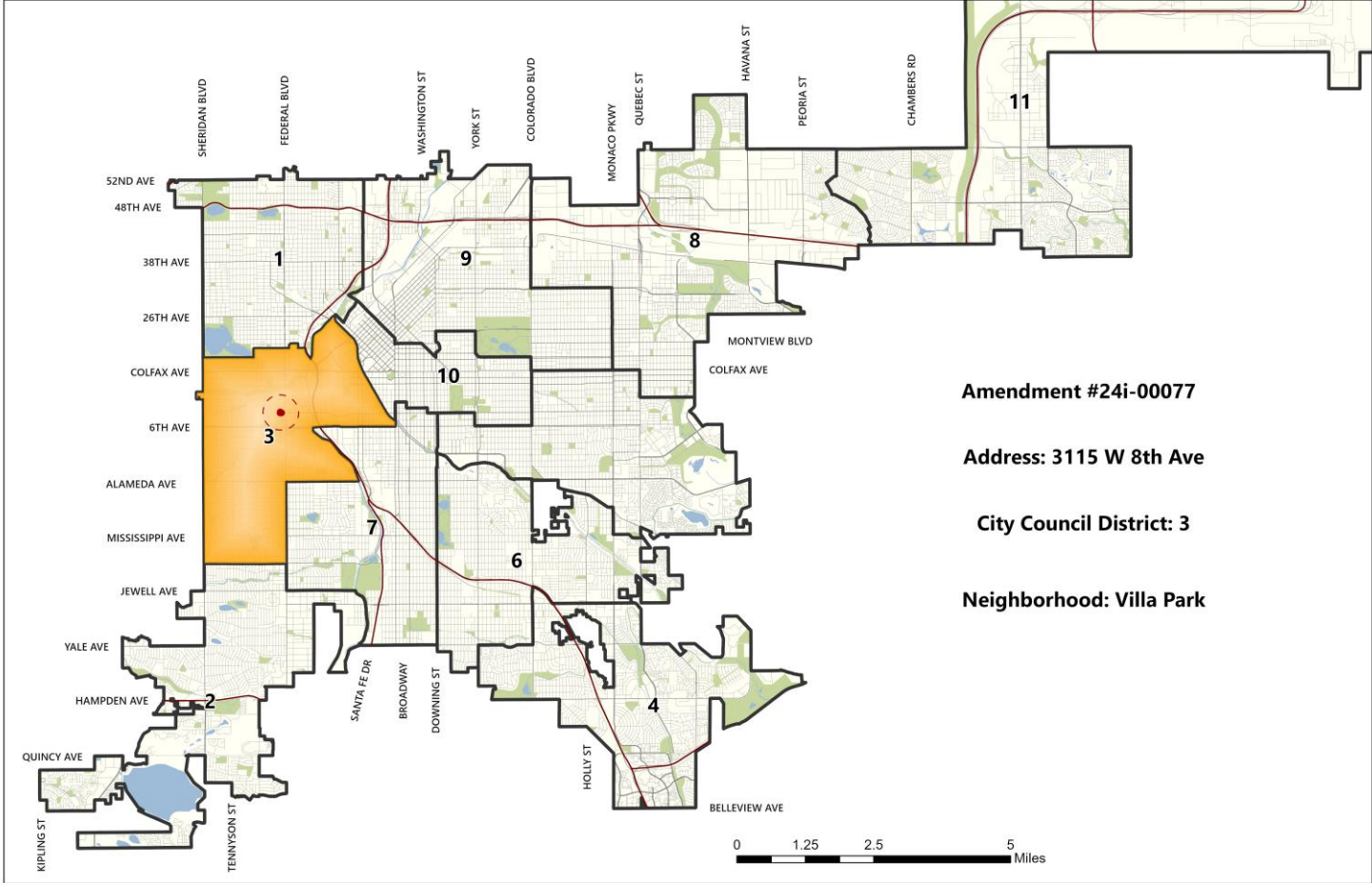
Reminder: Approval of a rezoning is not approval of a proposed specific development project

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Council District 3 – Councilmember Torres



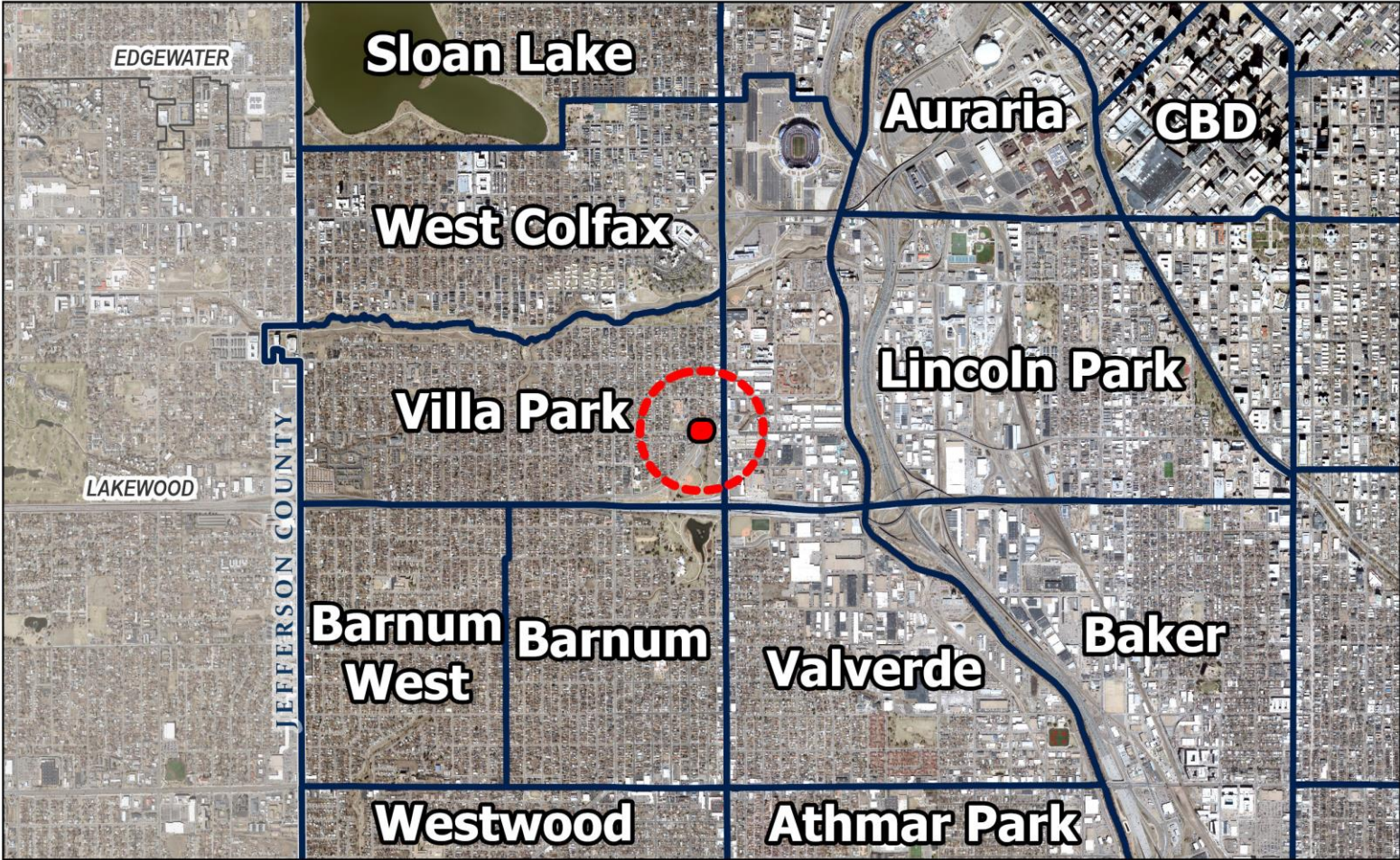
Amendment #24i-00077

Address: 3115 W 8th Ave

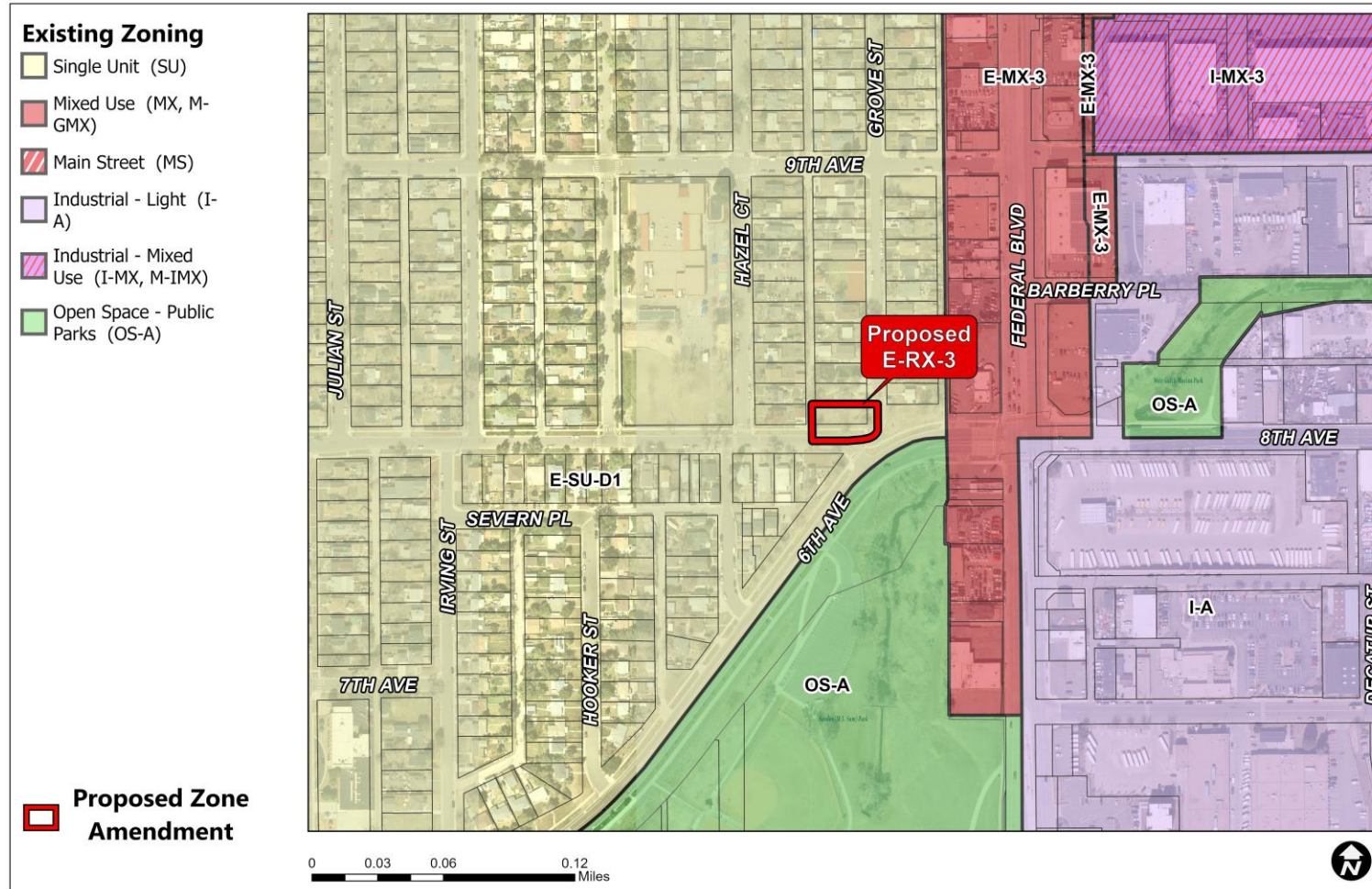
City Council District: 3

Neighborhood: Villa Park

Statistical Neighborhood – Villa Park



Existing Zoning: E-SU-D



Proximity to:

- E-SU-D
- OS-A
- E-MX-3
- I-A

Existing Context: Land Use



Vacant

Adjacent to:

- Single-Unit Residential
- Multi-unit
- Commercial/Retail
- Public
- Park

Existing Context: Building Form/Scale



West Area Plan – Rezoning Implementation Approach Memo

- Outlines issues related to displacement, increased development pressures, and implementation of adopted plans in West Denver
- Potential rezonings are not consistent with the intent of plans until further stabilization programs, tools and regulatory changes are in place



West Area Plan – Rezoning Implementation Approach Policy Memo

Overview of ongoing changes and associated housing and socioeconomic impacts

October 10, 2024

Memo Objective

This memo outlines the issues related to displacement and increased redevelopment pressures in West Denver. The focus is on neighborhoods included in the West Area Plan, adopted in March 2023: West Colfax, Valverde, Villa Park, Sun Valley, Barnum, and Barnum West. These neighborhoods have been impacted by land use and zoning actions combined with the absence of concurrent affordable housing and stabilization strategies for existing residents. These trends started about 14 years ago and have accelerated since adoption of the West Area Plan, with a significant increase in applicant-driven rezonings and associated development. This memo outlines a revised approach for Community Planning and Development (CPD) staff to determine consistency with the West Area Plan for applicant-submitted rezoning applications. The goal is to ensure that displacement mitigation strategies related to housing attainability and affordability are in place before proceeding with any further applicant submitted zoning changes from single unit to higher intensity zone districts.

Concurrent Affordable Housing Plan

- Applicant has voluntarily signed an Affordable Housing Plan (AHP)
- The AHP includes a negotiated alternative to Mandatory Affordable Housing requirements for this site.
- The AHP requires the greater of 20% of units at 110% area median income (AMI) – 1 of the 5 units. The income restricted unit will have at least 3 bedrooms.

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Process

- Informational Notice: 08.21.2024
- Planning Board Notice: 12.3.2024
- Planning Board Public Hearing: 12.18.2024
- LUTI Committee: 02.25.2025
- City Council Notice: 03.17.2025
- **City Council Public Hearing: 04.07.2025**

Planning Board: 12.18.2024

- The board did not make a formal recommendation but have provided a *Document of Deliberation*.
- Since PB Hearing, applicant worked with HOST and CPD and signed an Affordable Housing Plan (AHP).
- Staff updated their recommendation from denial to approval with the concurrent AHP.

Public Comments

- Public Comment: 11 letters of support, 1 neutral, 2 opposed
- No RNO comments to date

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Criteria for Review

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

See *DZC 12.4.10.7*

Criteria for Review

1. Consistency with Adopted Plans

Comprehensive Plan 2040, Blueprint Denver, West Area Plan

2. Public Interest

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

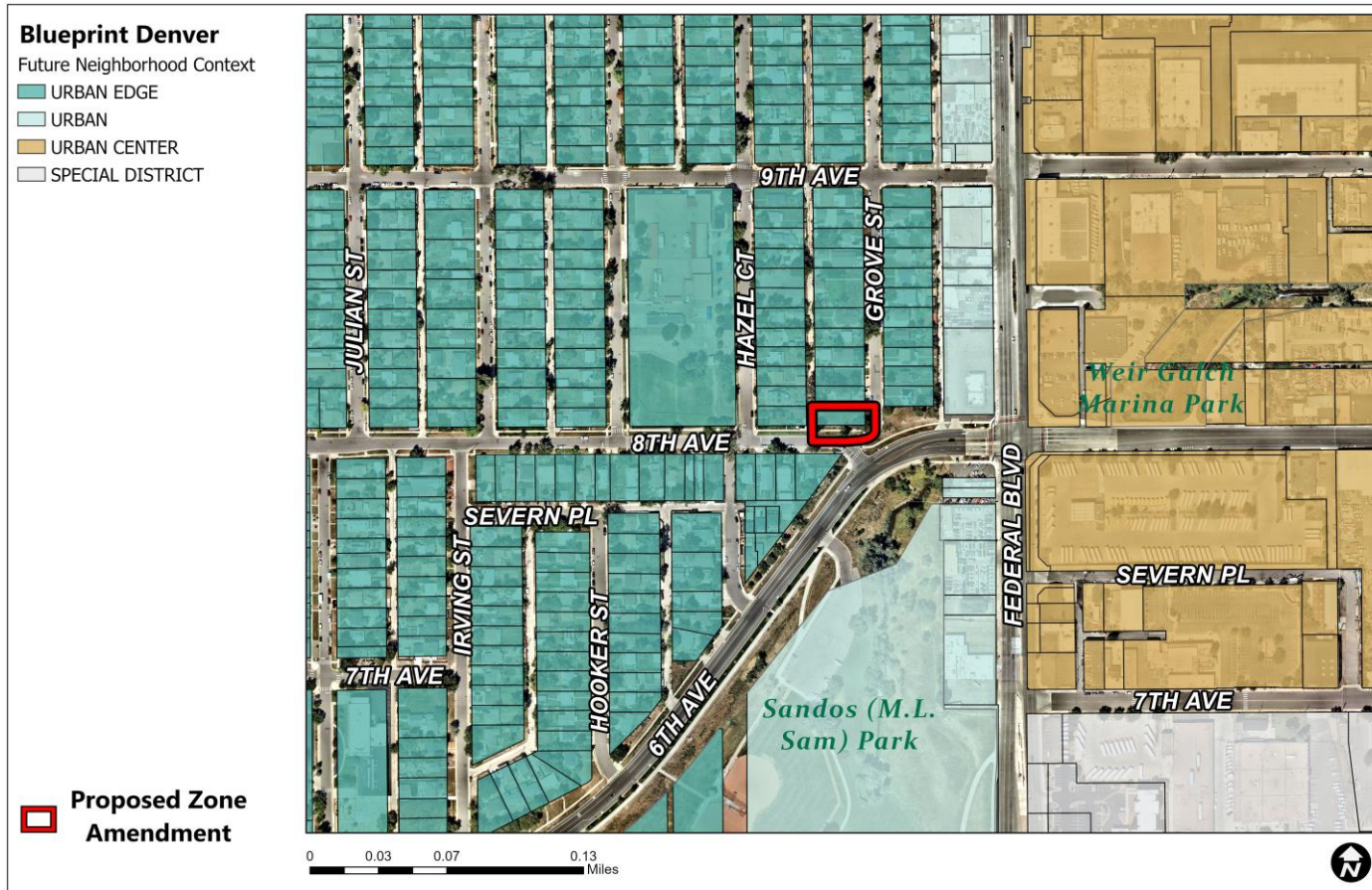
See *DZC 12.4.10.7*

Comprehensive Plan 2040



The proposed rezoning furthers *Comprehensive Plan 2040* policies by increasing additional housing units and allowing more building forms at an infill location where amenities are accessible.

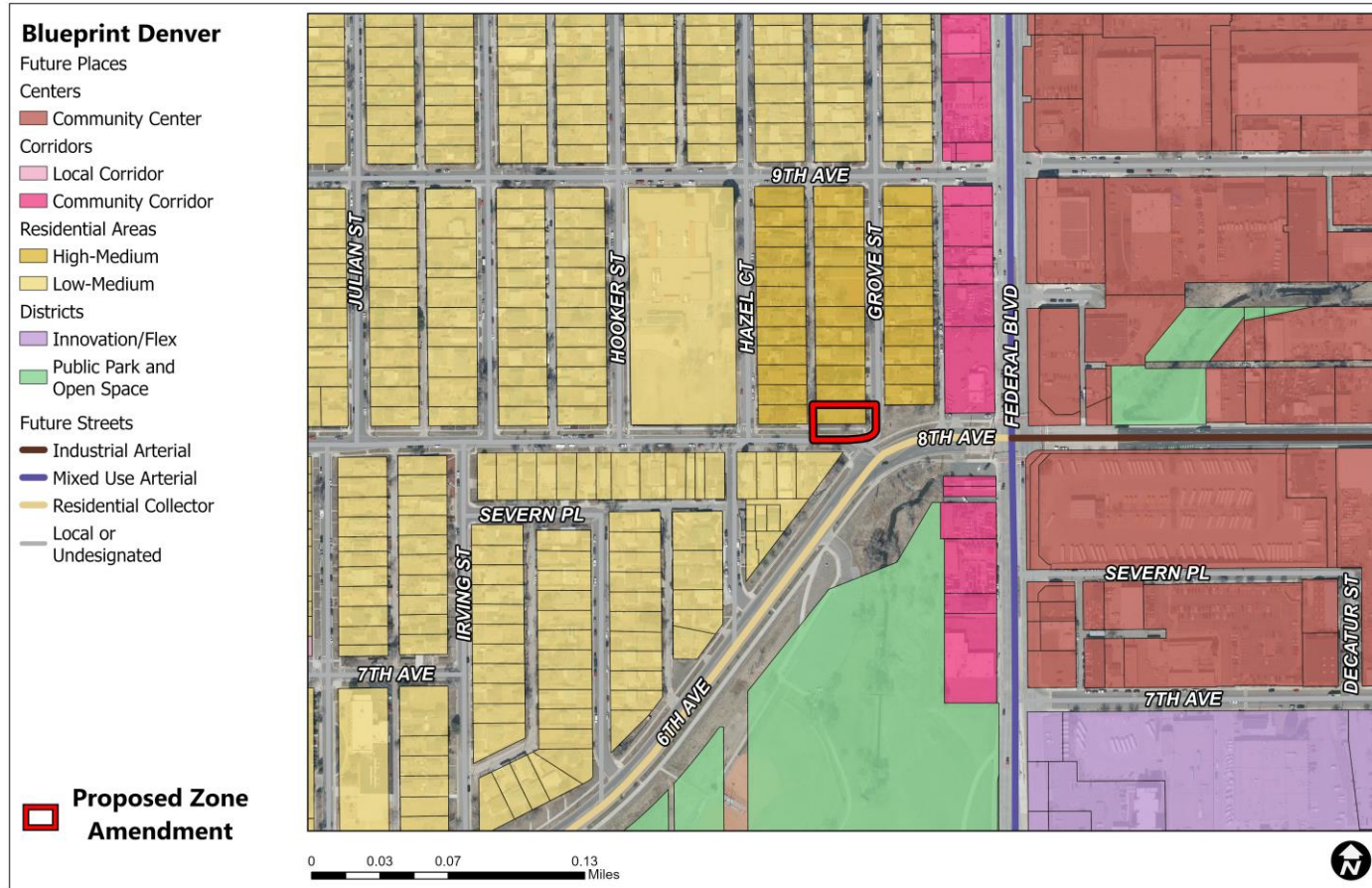
Blueprint Denver 2019



Urban Edge Neighborhood Context:

- Contains elements of the suburban and urban contexts. Small multi-unit residential and commercial areas are typically embedded in 1-unit and 2-unit residential areas. Block patterns are generally regular with a mix of alley access. Buildings are lower scale and generally set back farther from the street.(pg. 69)

Blueprint Denver 2019



High-Medium Residential

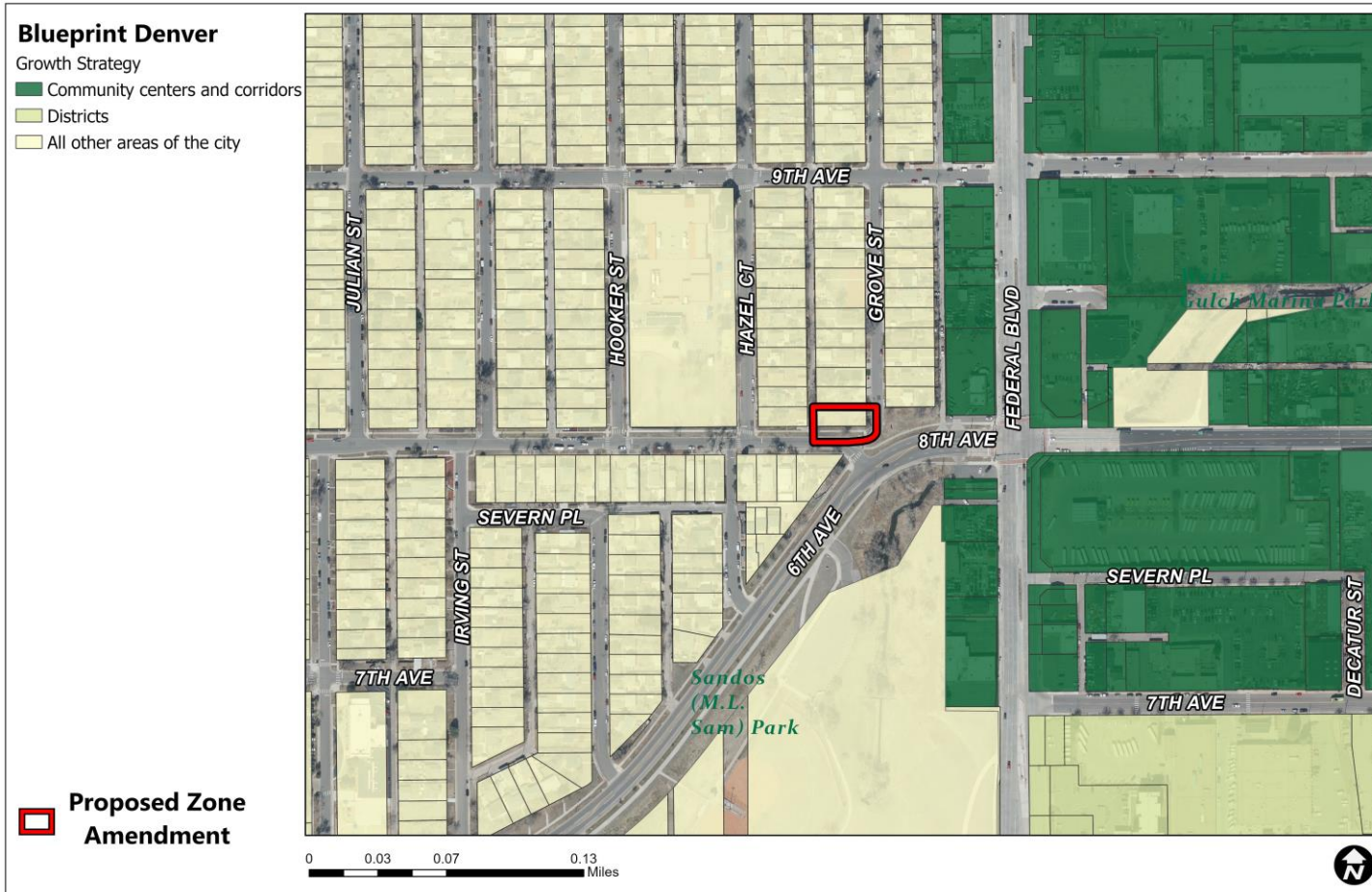
- a mix of mid-scale multi-unit residential options. Some neighborhood-serving mixed-use may be appropriate, especially along arterial streets or at non-local street intersections. Buildings are generally up to 5 stories in height. Building heights and scaling help provide transitions to adjacent places” (217).

Future Street Type

- 8th and Grove, Local

Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

Blueprint Denver 2019



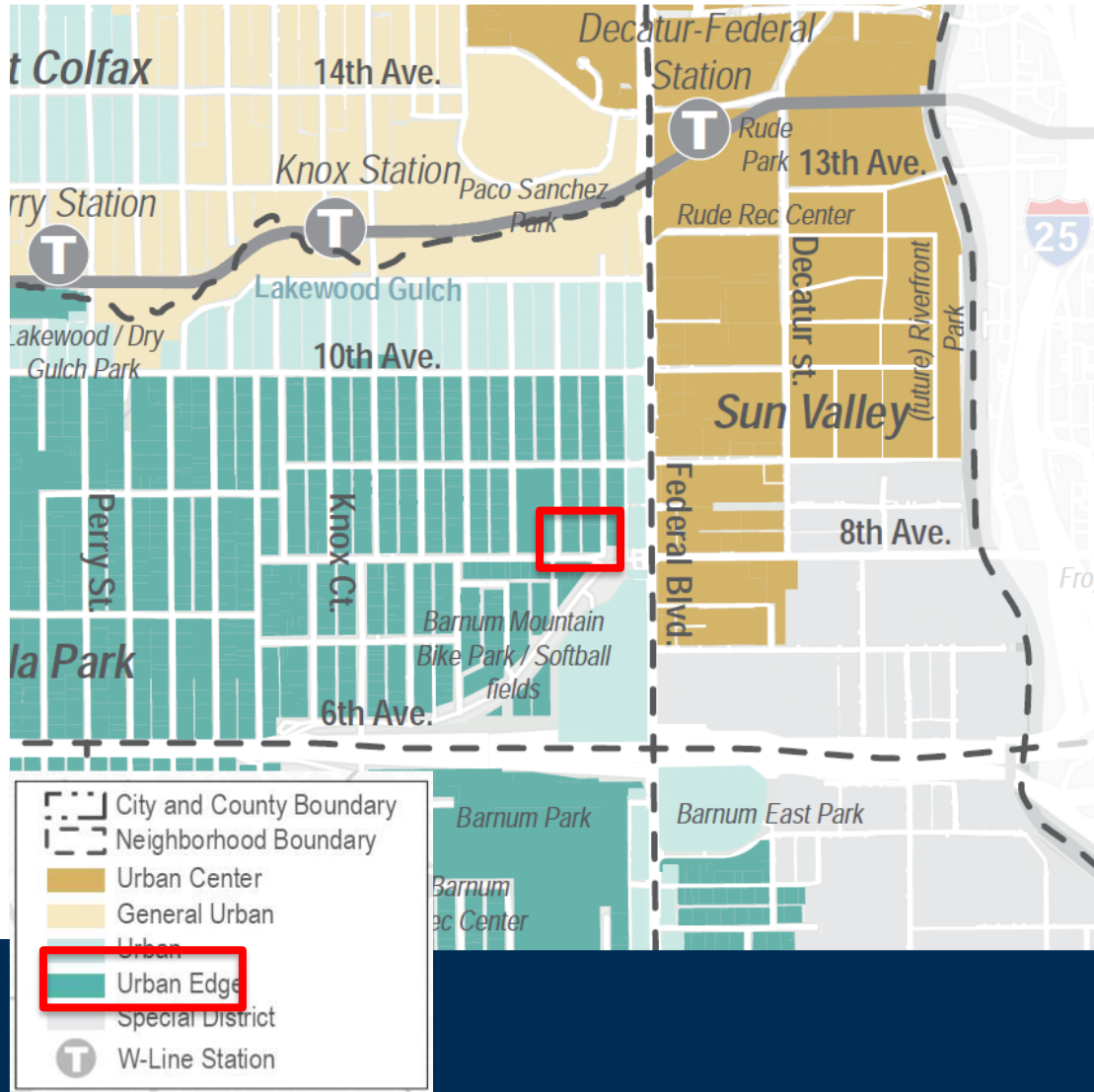
- Growth Areas Strategy:
All other areas of the city
 - 10% jobs by 2040
 - 20% housing by 2040

Additional Blueprint Policies

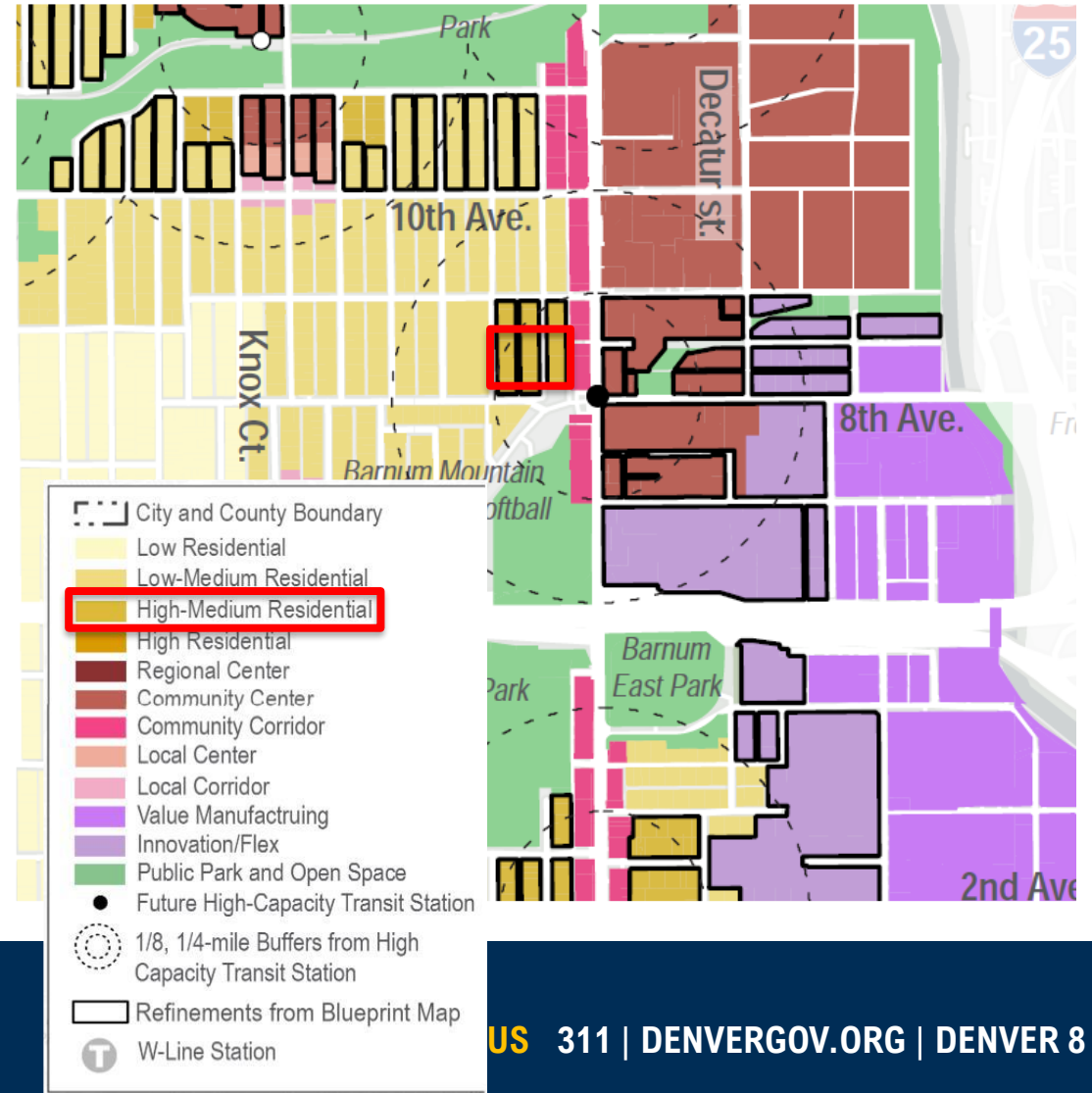


West Area Plan (2023)

West Area Plan Neighborhood Context Map (p. 163)

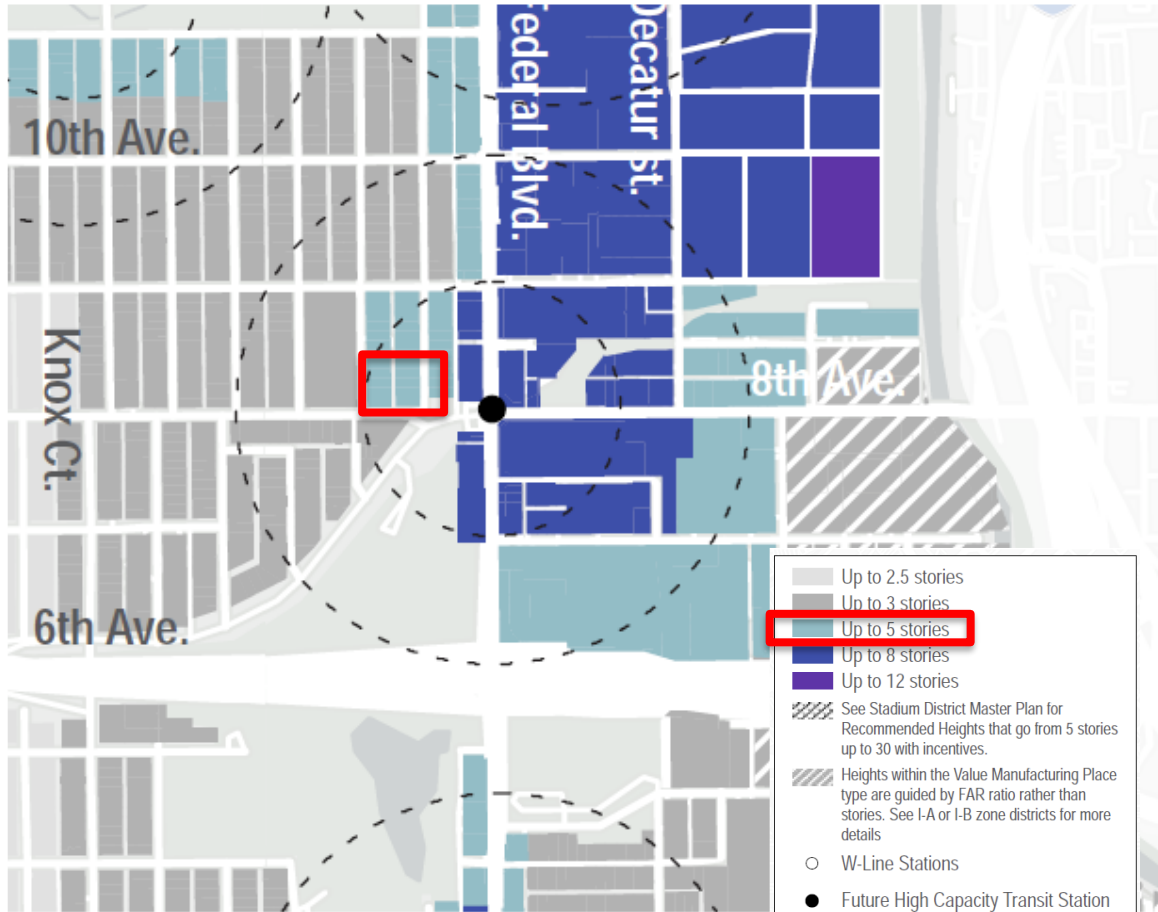


West Area Plan Future Place Type Map (p. 167)



West Area Plan (2023)

West Area Plan Neighborhood Height Map (p. 175)



- Up to 2.5 stories
- Up to 3 stories
- Up to 5 stories
- Up to 8 stories
- Up to 12 stories
- See Stadium District Master Plan for Recommended Heights that go from 5 stories up to 30 with incentives.
- Heights within the Value Manufacturing Place type are guided by FAR ratio rather than stories. See I-A or I-B zone districts for more details.
- W-Line Stations
- Future High Capacity Transit Station
- 1/8, 1/4-mile Buffers from High Capacity Transit Station

Base Maximum Building Heights
This map shows the maximum building heights that should be allowed when Expanding Housing Affordability (EHA) height incentives are not applied."



West Area Plan (2023)

West Area Plan Priorities

Policy E.2 – Explore strategies so affordable housing is available everywhere by implementing approaches that promote a diversity of affordable housing options within all neighborhoods and new development (p. 212).

Policy E.3 - Expand diversity of housing types and affordability to support households of different sizes, ages, and incomes in all neighborhoods (p. 213).

Criteria for Review

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See *DZC 12.4.10.7*

CPD Recommendation

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

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent