1149 South Navajo Street

2024i-00184

Request: G-MU-5, UO-3 & E-RH-2.5 to G-MU-5

South Platte River Committee: May 14, 2025

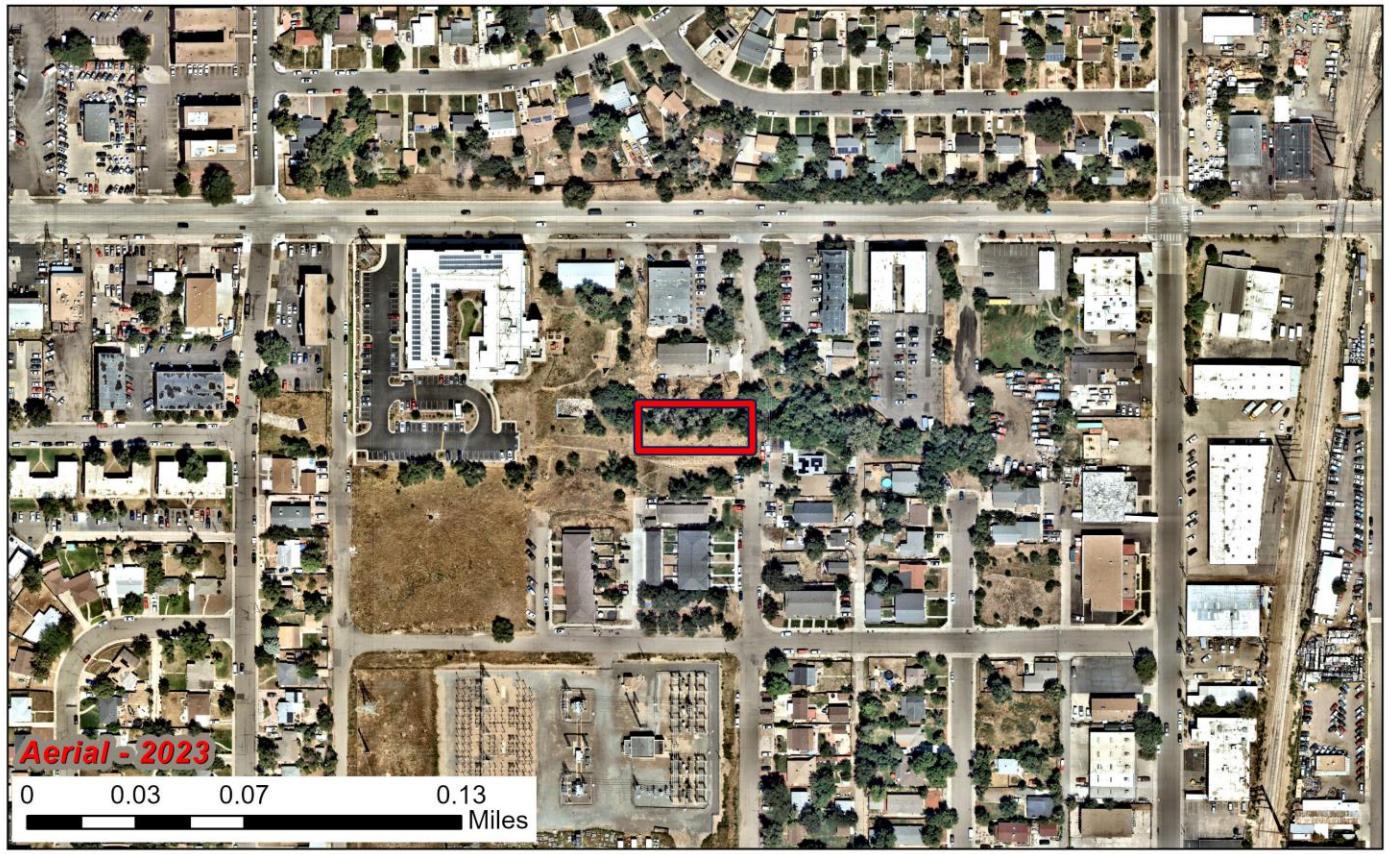
Case Manager: William Prince’

Presenter: Rob Haigh

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria

Request: G-MU-5, UO-3 and E-RH-2.5 to G-MU-5



- Property:
  - 9,370 sq ft
  - Vacant
  - Rezone to all G-MU-5 to have consistent building forms and construct multi-unit housing

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

Presentation Agenda

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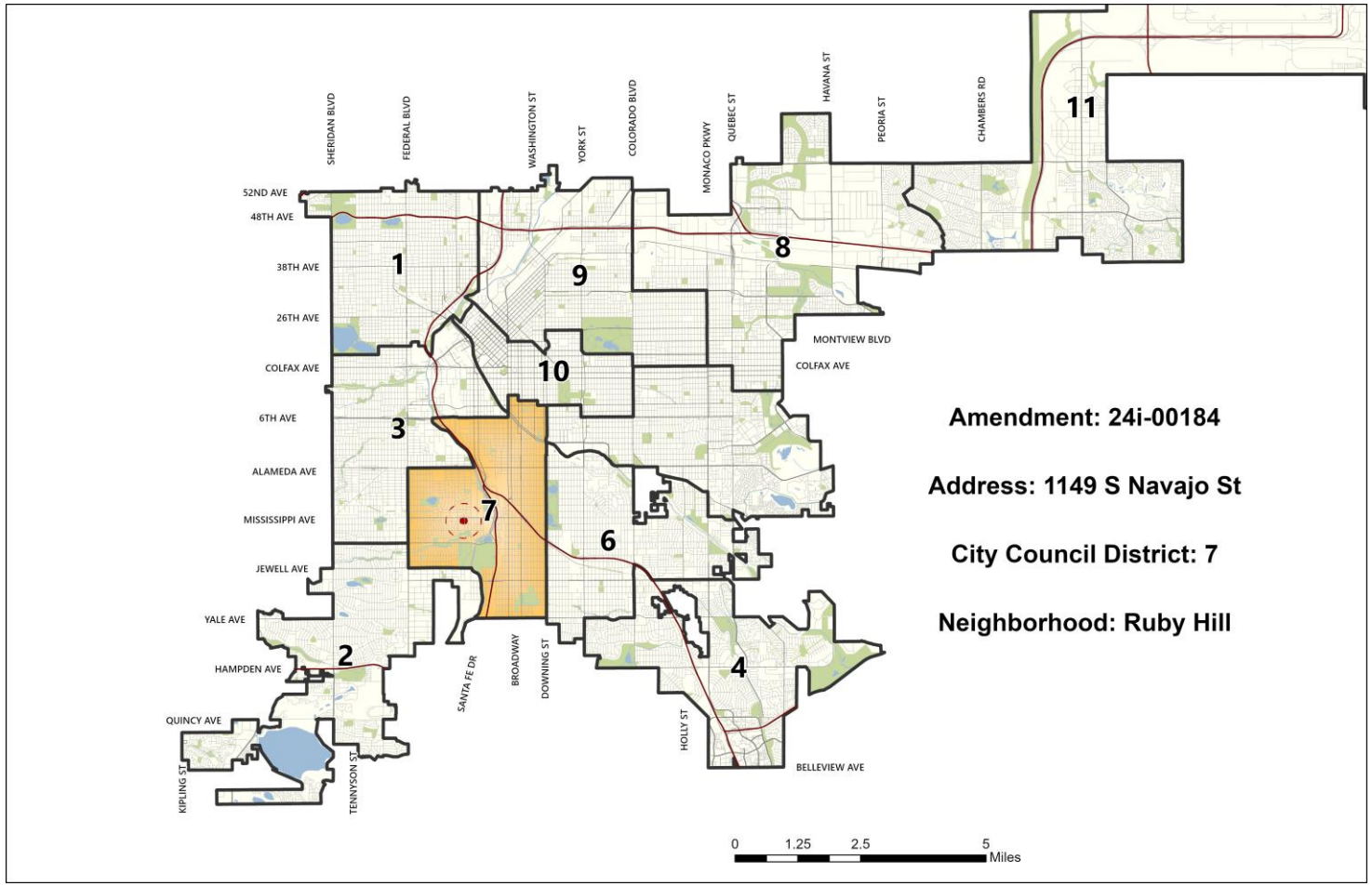
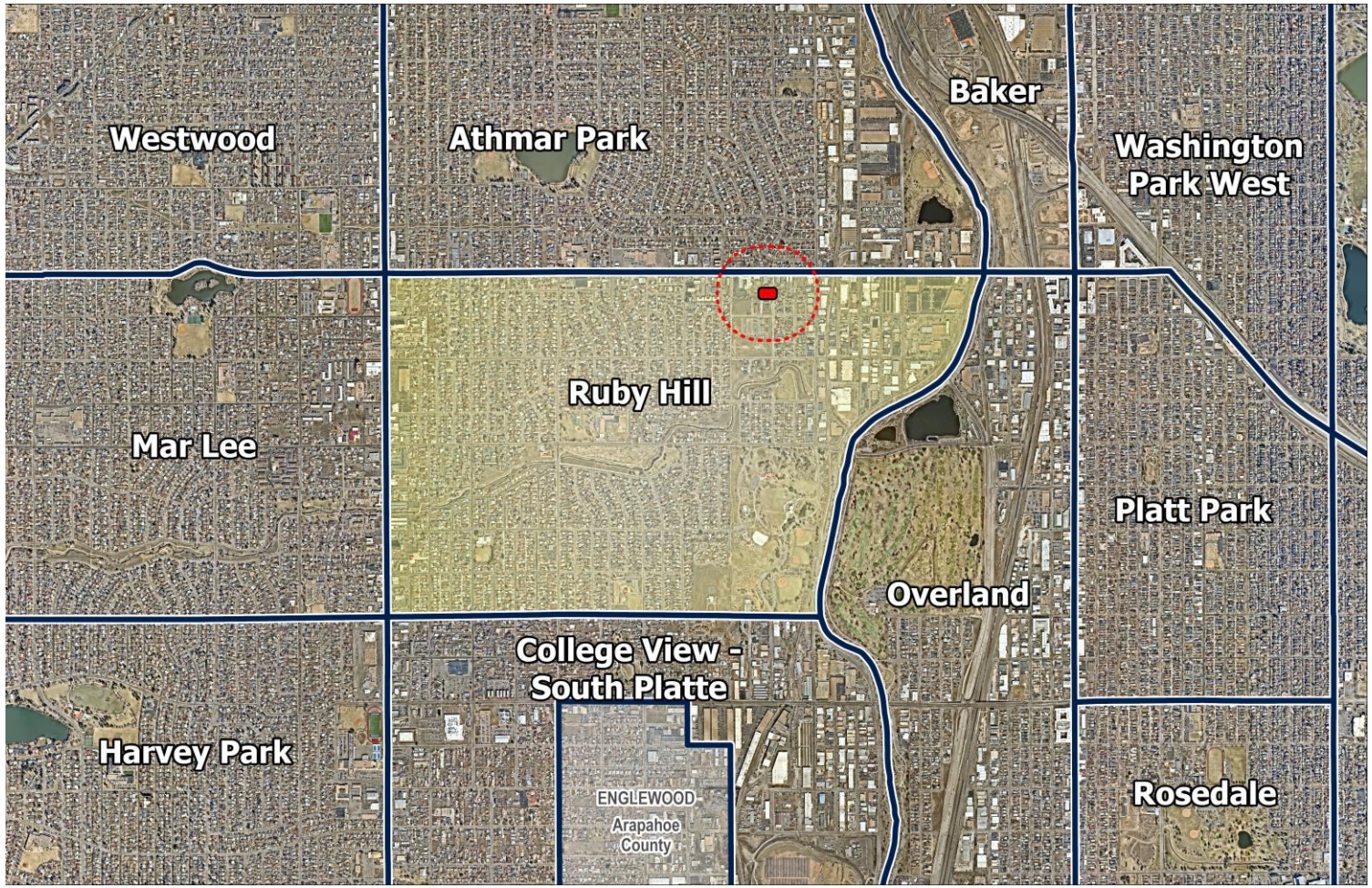
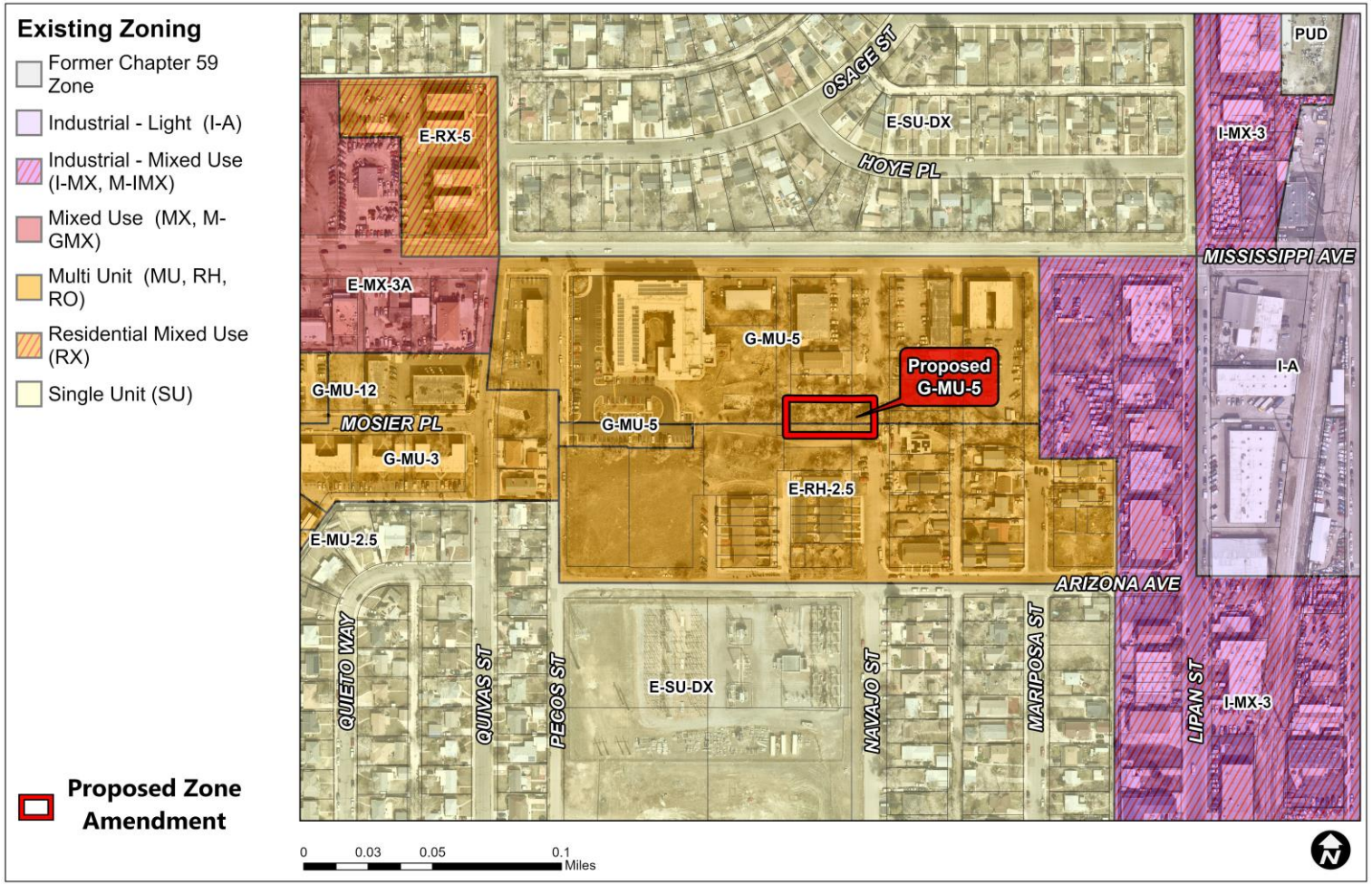
Council District 7 – Councilmember Alvidrez



Statistical Neighborhood – Ruby Hill



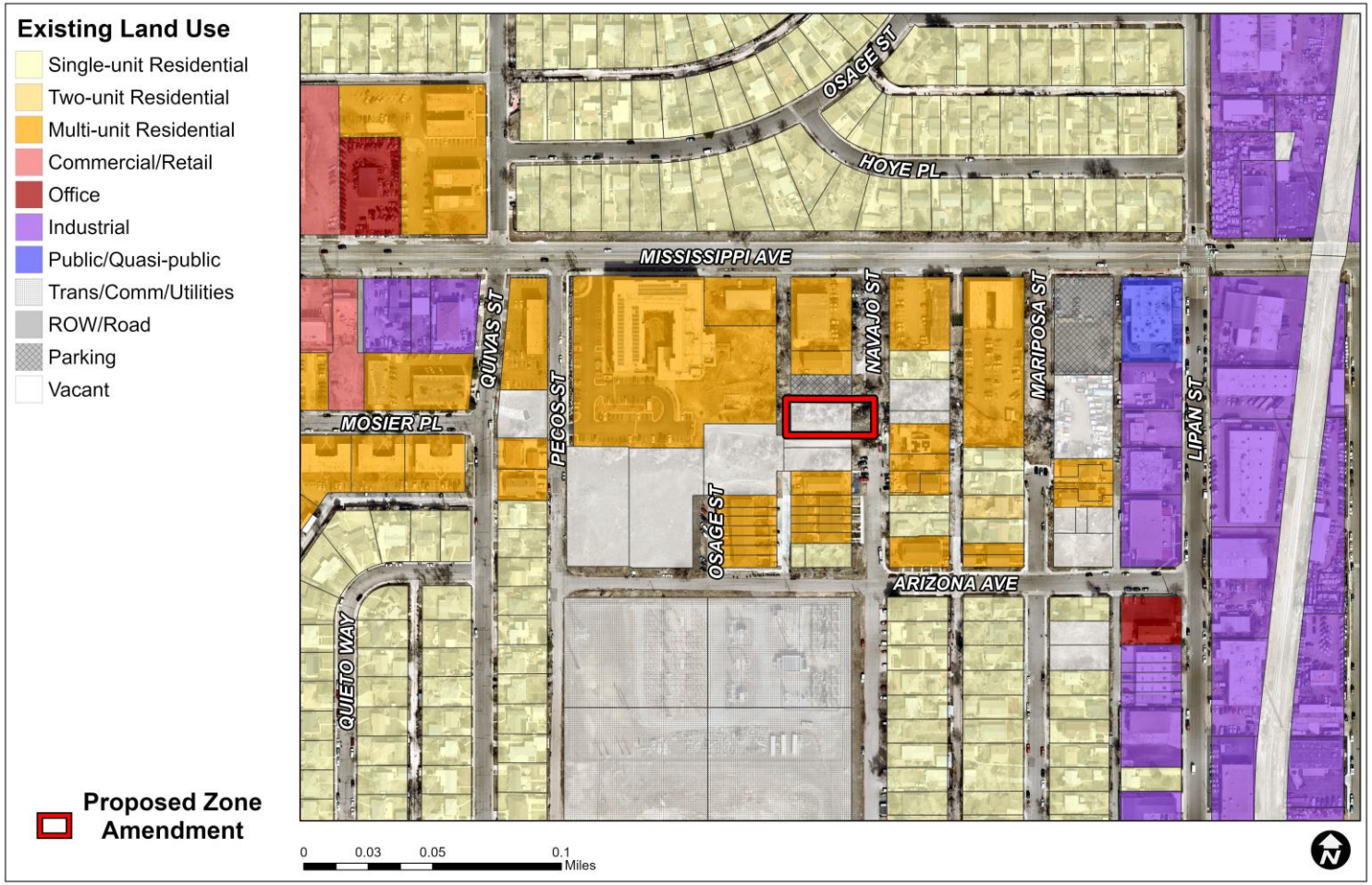
Existing Zoning: G-MU-5, UO-3 & E-RH-2.5



Proximity to:

- G-MU-5, UO-3
- E-RH-2.5
- G-MU-5
- I-A
- E-SU-Dx

Existing Context: Land Use

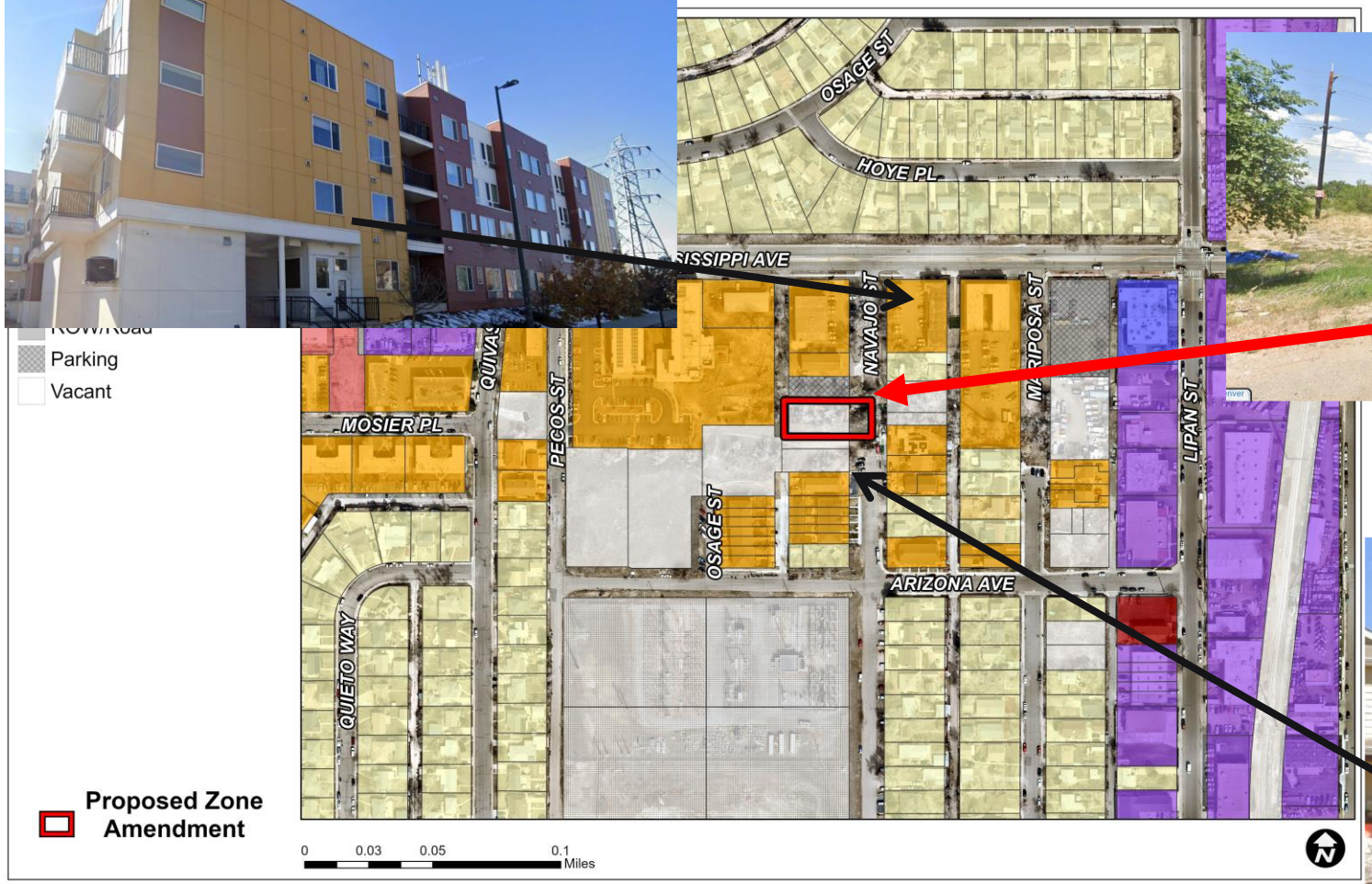


Vacant

Adjacent to:

- Vacant
- Parking
- Multi-Unit

Existing Context: Building Form/Scale



DENVER
THE MILE HIGH CITY

Agenda

- Request
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Process

- Informational Notice: 02.20.2025
- Planning Board Notice: 04.01.2025
- Planning Board Public Hearing: 04.16.2025
- **South Platte River Committee: 05.14.2025**
- City Council Public Hearing: 07.07.2025 (tentative)

- No public comments received to date
- 1 RNO letter of support received w/ application

Presentation Agenda

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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

2. Public Interest

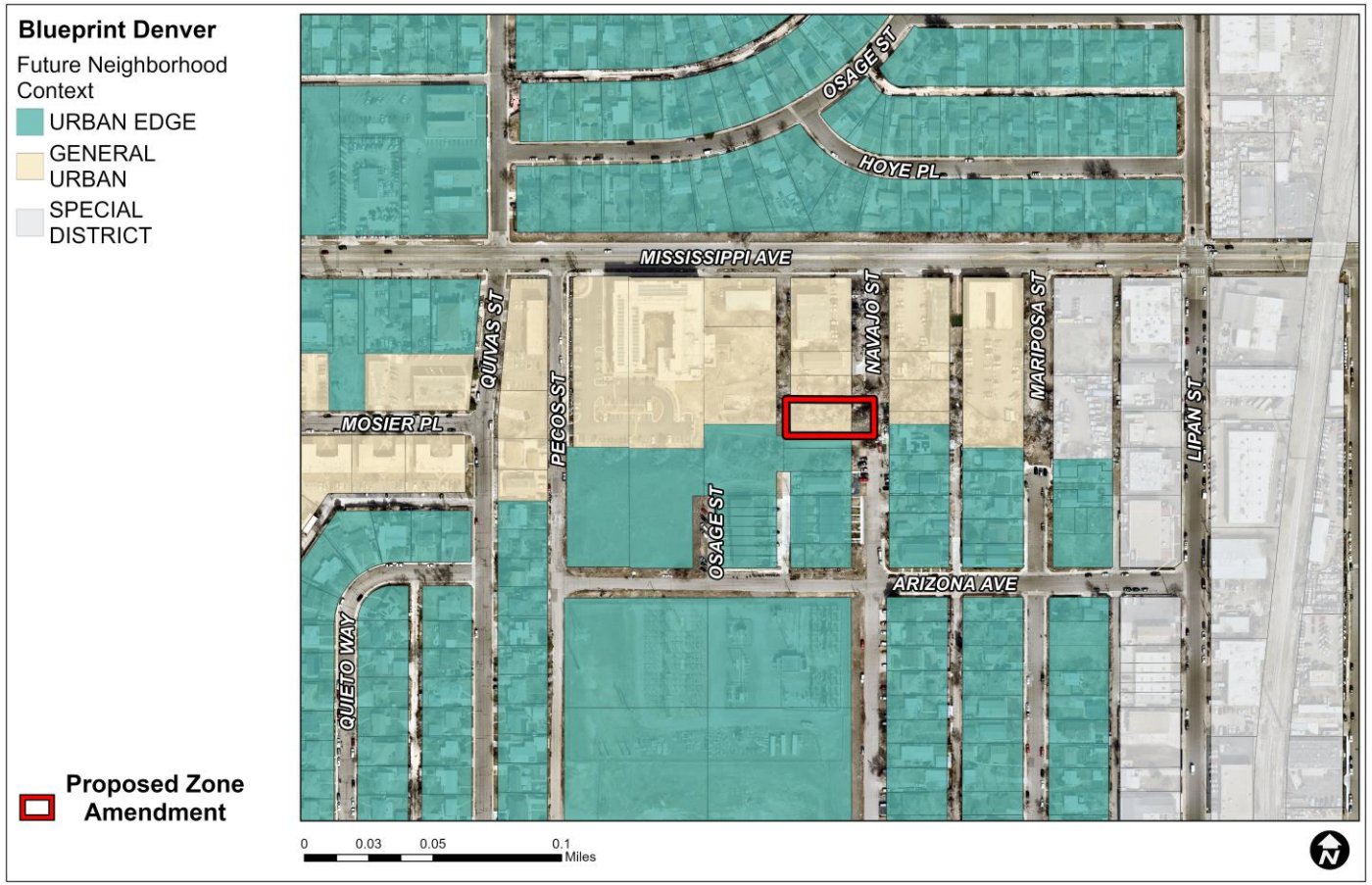
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

See DZC 12.4.10.7

Comprehensive Plan 2040

The proposed rezoning furthers *Comprehensive Plan 2040* polices by increasing additional housing units, allowing more building forms at an infill location where amenities are accessible including transit and mixed-use services.

Blueprint Denver 2019

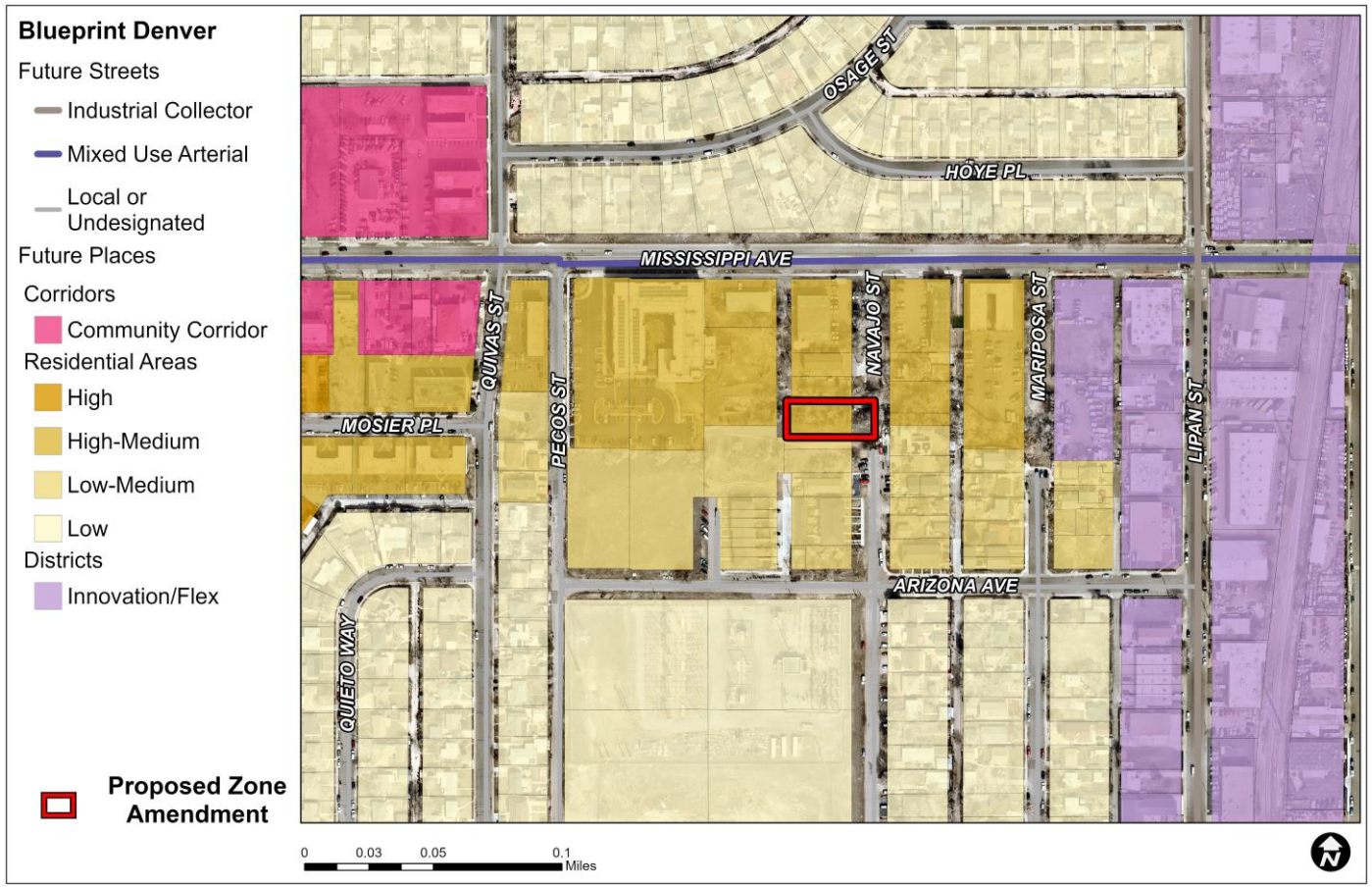


Neighborhood Context

General Urban

- Homes in this context vary from multi-unit complexes to compact single-unit homes. Development should be sensitive to the existing neighborhood character and offer residents a mix of uses, with good street activation and connectivity. Residents living in this context are well served by transit and enjoy access to abundant amenities and entertainment options (p. 237).

Blueprint Denver 2019



Future Place Type

High-Medium Residential

- 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

- Navajo, Local
- Mississippi, Mixed-Use Collector

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

Land Use & Built Form: Housing Policy 02, Diversify housing options by exploring opportunities to integrate missing middle housing into low and low-medium residential areas (p. 82) .

Land Use and Built Form Policy 1: Promote and anticipate planned growth in major centers and corridors and key residential areas connected by rail service and transit priority street" (p. 94).

Criteria for Review

1. Consistency with Adopted Plans
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See DZC 12.4.10.7

CPD Recommendation

CPD recommends forwarding application, 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