



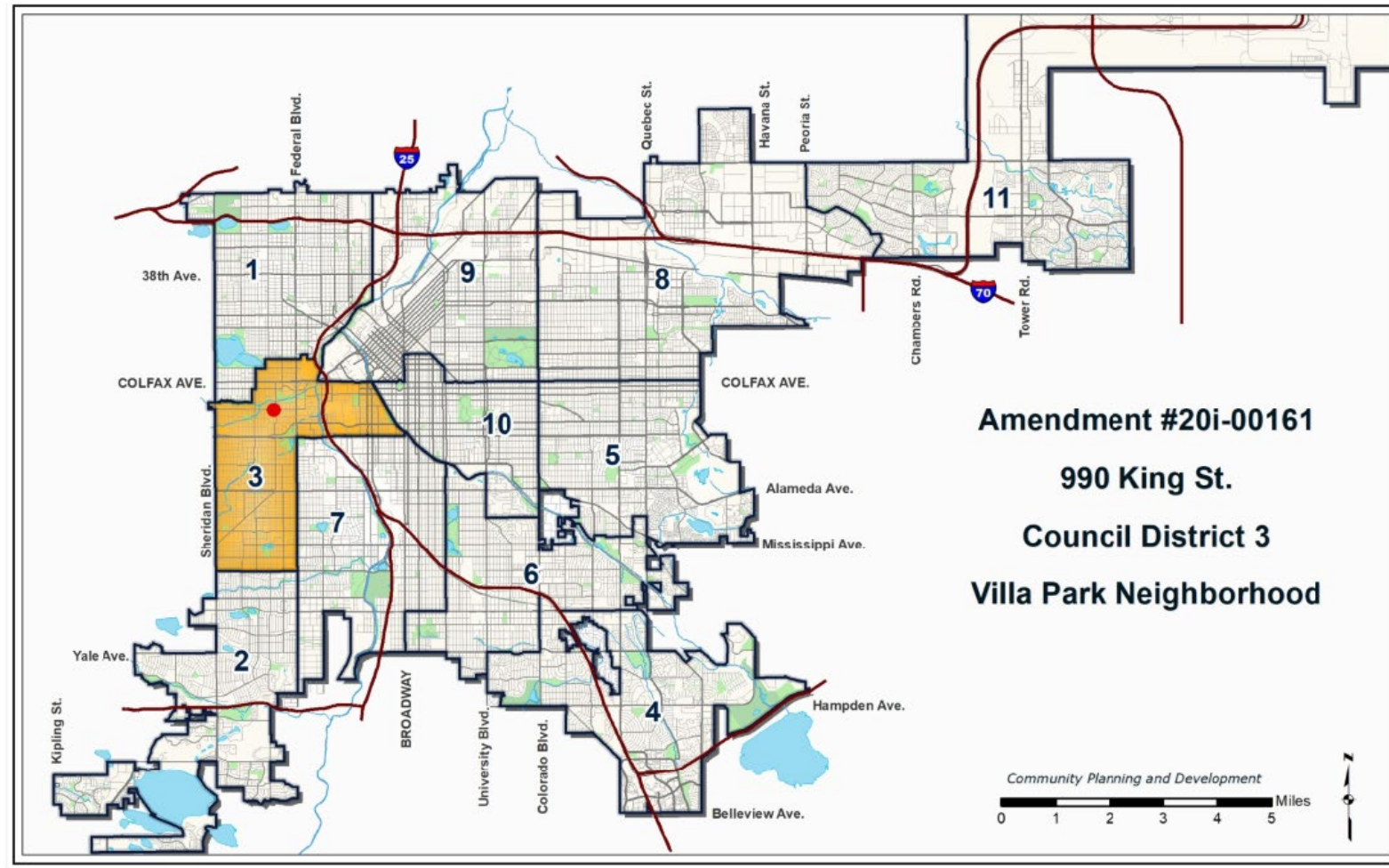
990 King Street

2020I-00161

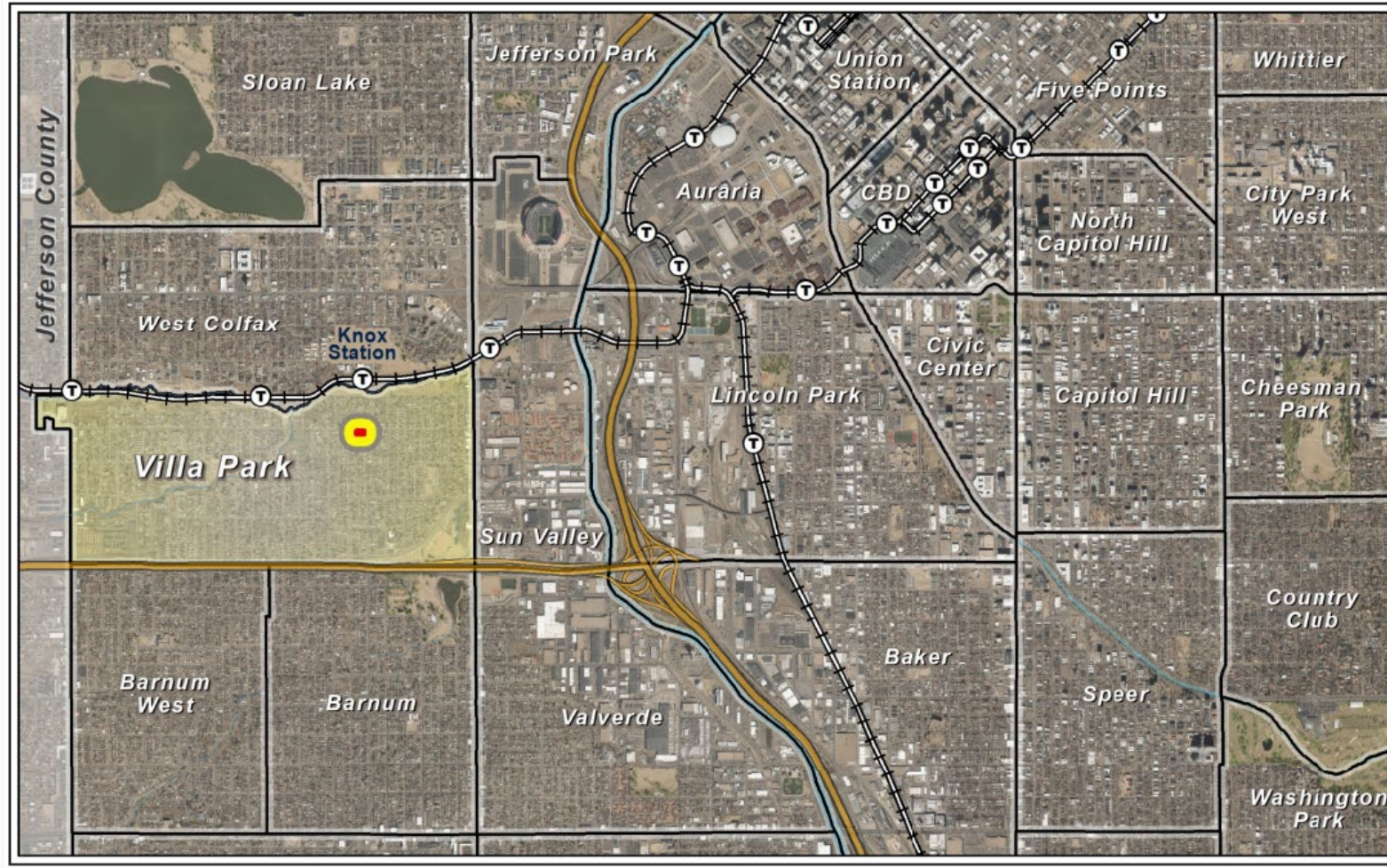
Request: E-SU-D to E-TU-C

Date: 4/13/2021

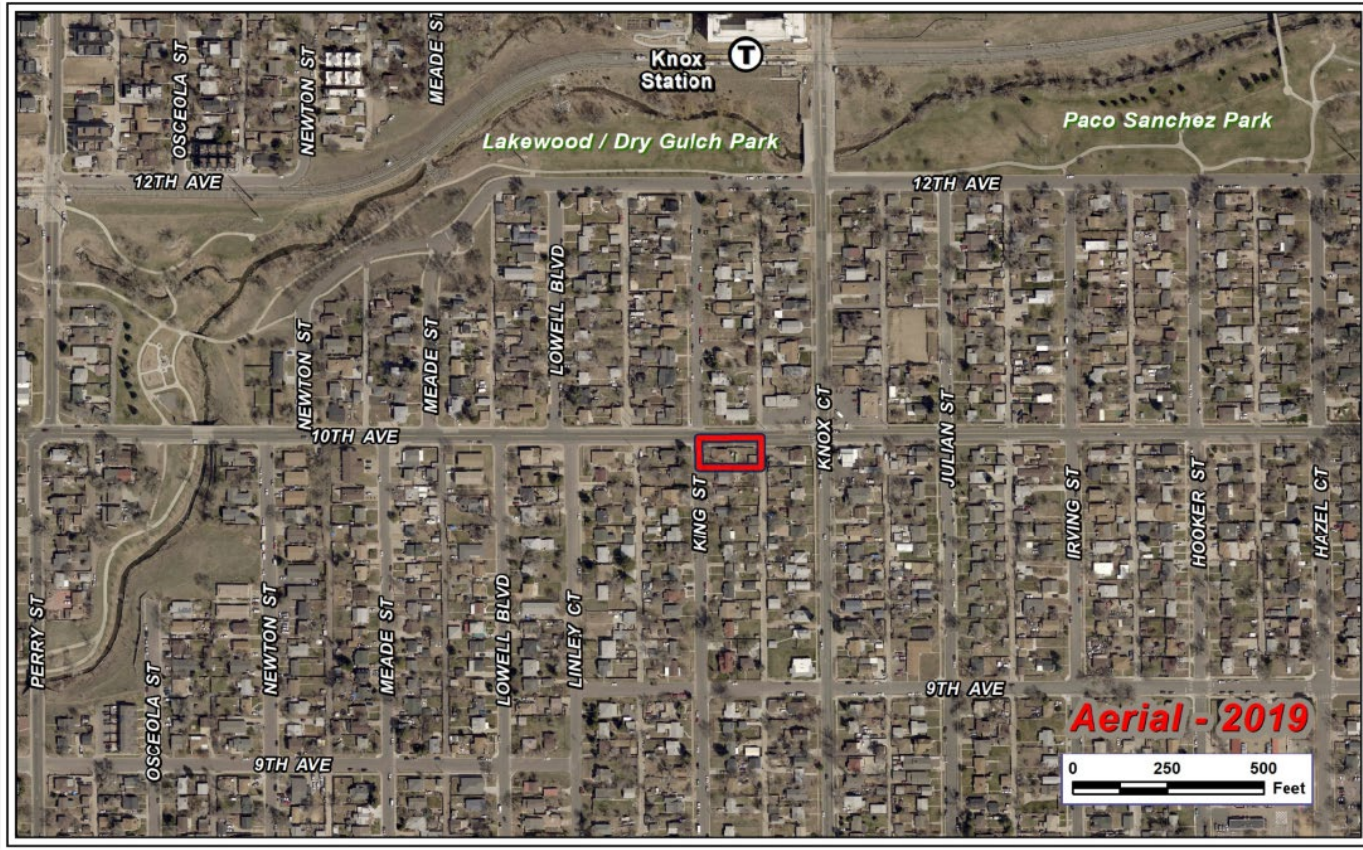
Council District 3 – Jamie Torres



West Highland Neighborhood

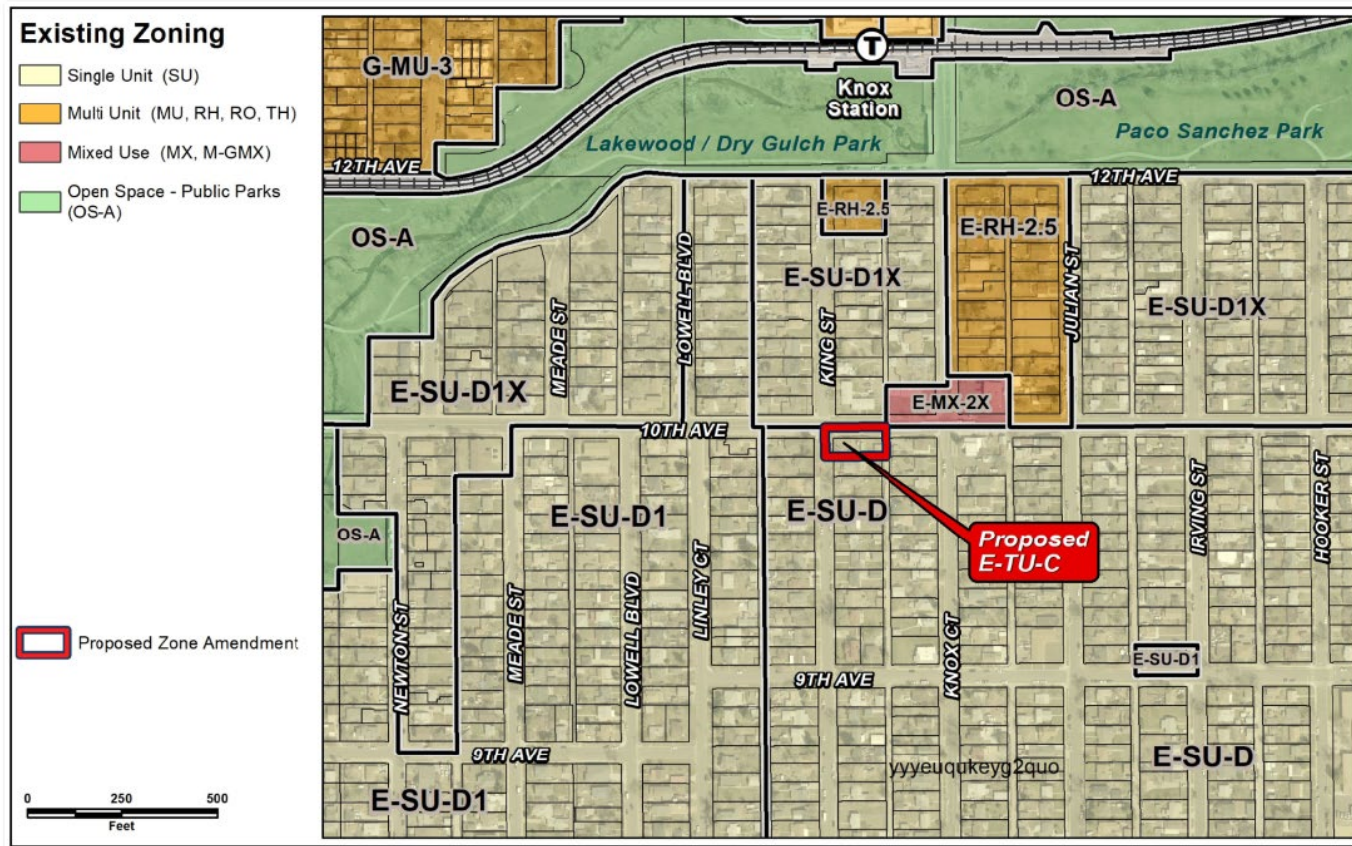


Request: E-TU-C



- Location
 - Approx. 6,250 square feet or 0.14 acres
 - Vacant
- Proposal
 - Rezoning from S-SU-D to E-TU-C
 - Allows Urban House and Detached Accessory Dwelling Unit, Duplex and Tandem House building forms
 - Max. building height 30-35'
 - Min. lot size of 5,500ft²

Existing Zoning



- Current Zoning: E-SU-D
- Surrounding Zoning:
- E-SU-D
- E-MX-2x
- E-RH-2.5
- E-SU-D1
- E-SU-D1x

Existing Land Use

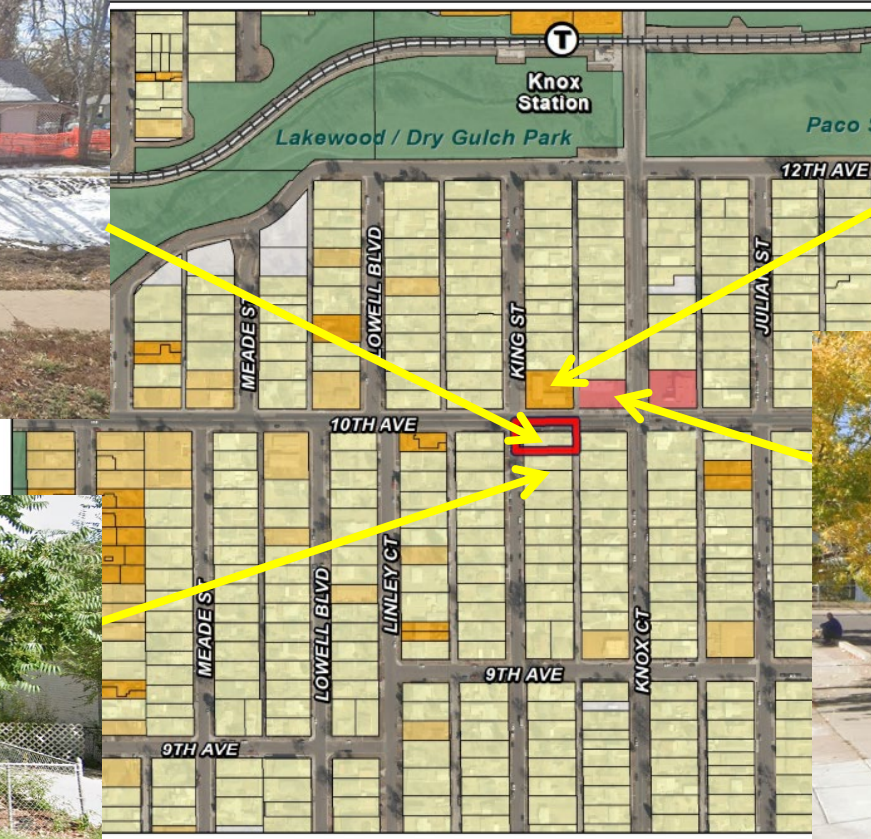


Land Use: Single-Unit Residential (vacant)

Surrounding Land Uses:

- Single-Unit Residential
- Multi-Unit Residential
- Commercial/Retail
- Two-Unit Residential

Existing Building Form/Scale



Process

- Informational Notice: **1/14/2021**
- Planning Board Notice: **3/23/2021**
- Planning Board Public Hearing: **4/7/2021**
- LUTI Committee: **4/13/2021**
- City Council Public Hearing (tentative): **5/24/2021**
- Public Comment
 - **One letter in opposition**

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

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver: A Land Use and Transportation Plan (2019)*
- *Villa Park Neighborhood Plan*

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

Consistency with Adopted Plans: Comprehensive Plan



- Equitable, Affordable and Inclusive Goal 1, Strategy A – Increase development of housing units close to transit and mixed-use developments (p. 28).
- Equitable, Affordable and Inclusive Goal 2, Strategy B – Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).

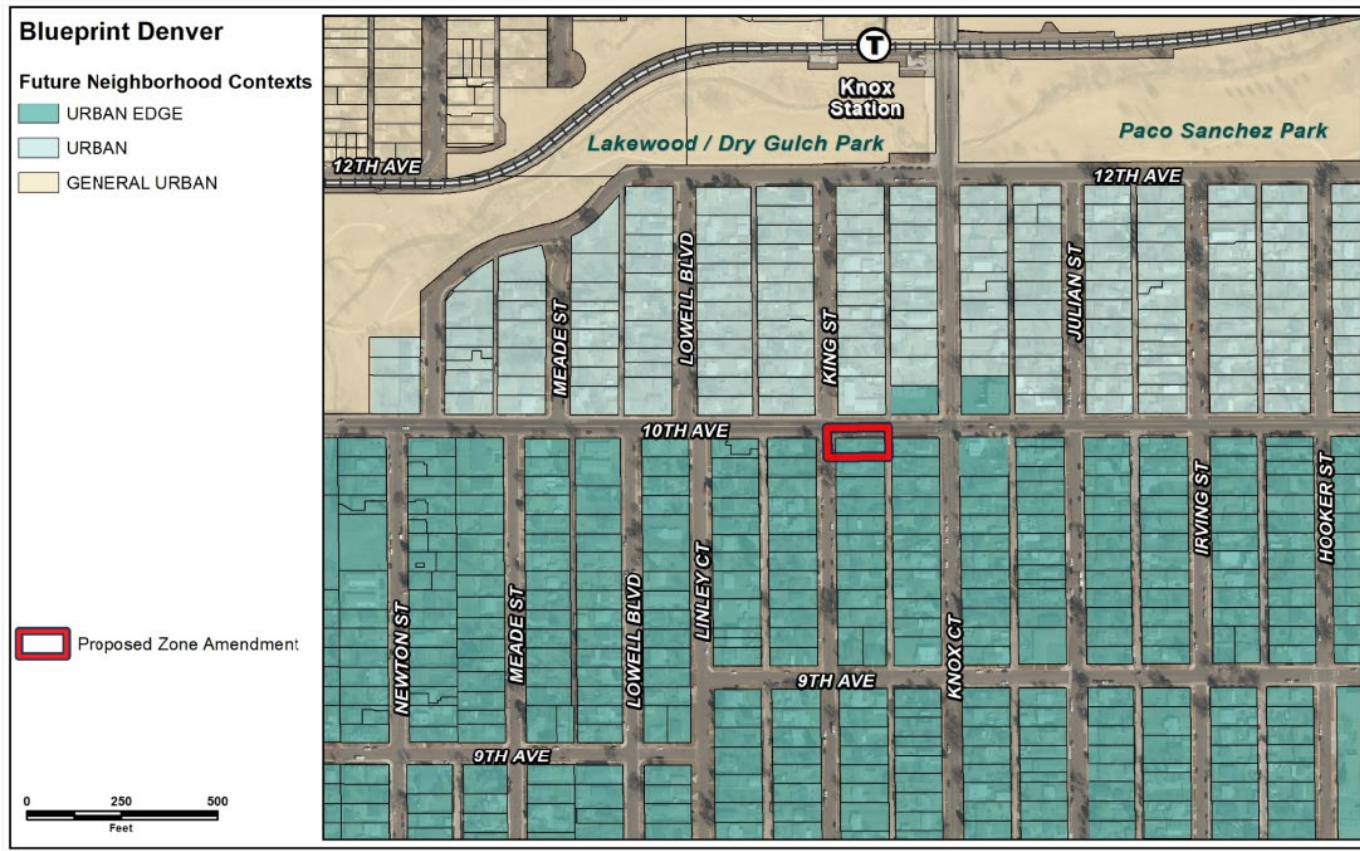


- Strong and Authentic Neighborhoods Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34).



- Environmentally Resilient Goal 8, Strategy A – Promote infill development where infrastructure and services are already in place (p. 54).
- Environmentally Resilient Goal 8, Strategy C – Focus growth by transit stations and along high- and medium-capacity transit corridors (p. 54).

Consistency with Adopted Plans: Blueprint Denver 2019



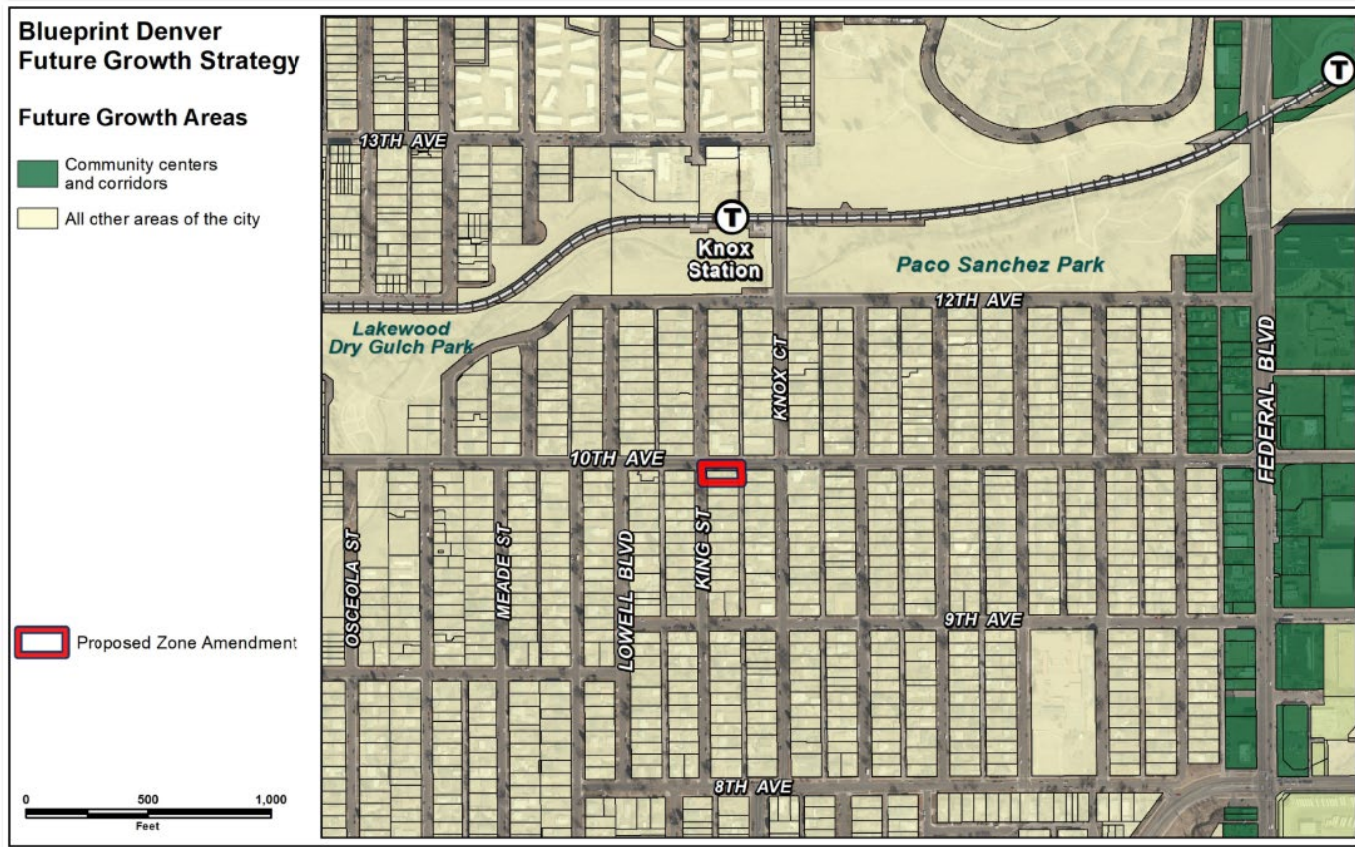
- **Urban (U-) Neighborhood Context**
 - Many single- and two-unit residential areas
 - Block patterns are generally regular with a mix of alley access.
 - High degree of walkability, bikeability, and good access to transit with less reliance on cars

Consistency with Adopted Plans: Blueprint Denver 2019



- **Local Corridor**
 - Provides options for dining, entertainment and shopping but includes some residential and employment uses
 - Accessory dwelling units are appropriate
- **Future Street Type**
 - N. King Street: Undesignated Local
 - W. 10th Avenue: Residential Collector

Consistency with Adopted Plans: Blueprint Denver



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

Consistency with Adopted Plans: Villa Park Neighborhood Plan



- Protection of neighborhood character
- Goal H-1: Enhance the appearance and quality of neighborhood housing
- Goal LZ-2: Discourage development that is incompatible with the scale and quality of the neighborhood.
- E-TU-C provides additional residential building forms to the Villa Park neighborhood which helps maintain the residential character

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Uniformity of District Regulations

- Proposed rezoning 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 additional housing units that are 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
 - Changed or Changing Conditions:
 - Knox Station (Light Rail)
 - Blueprint Denver (2019)
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
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