



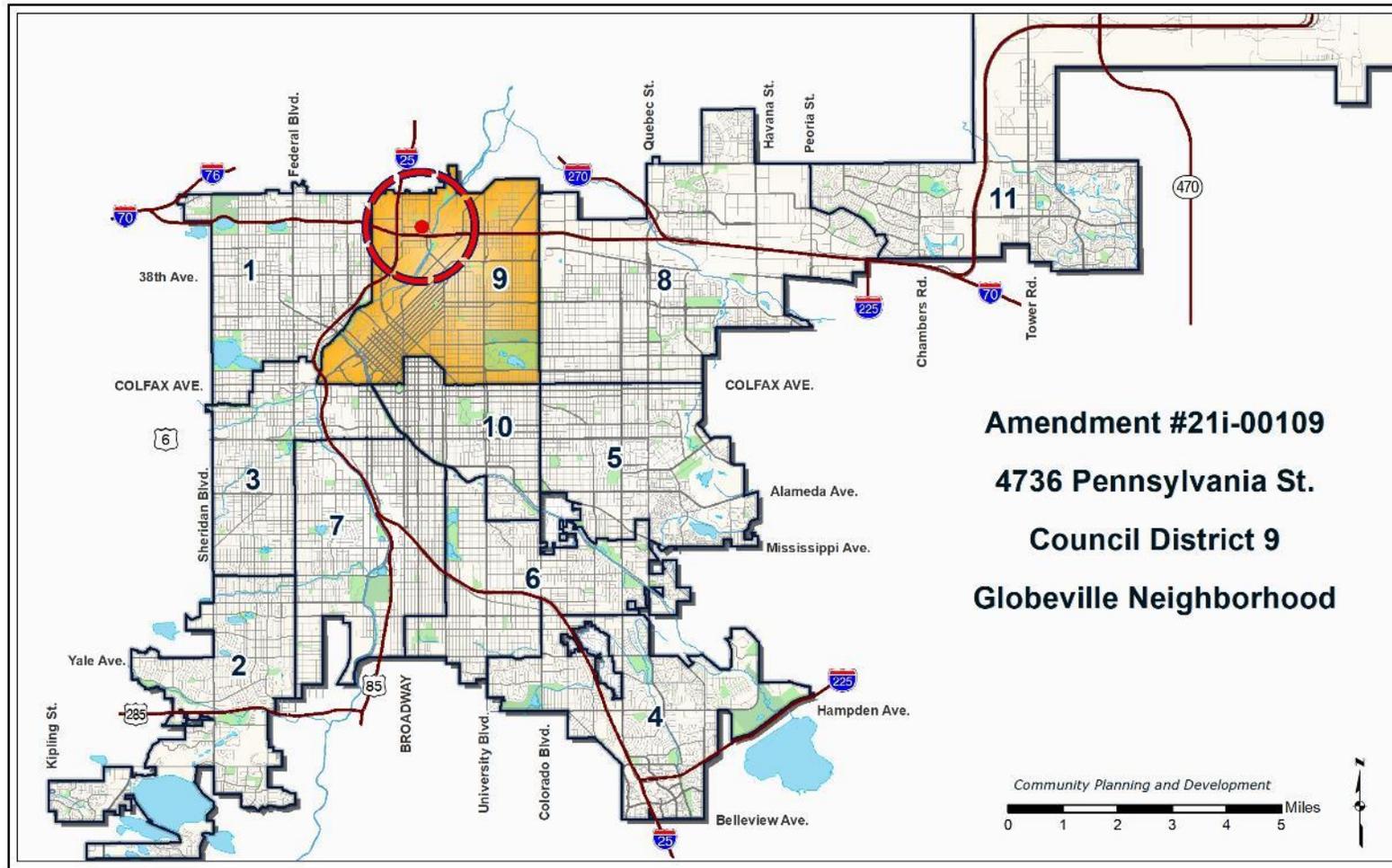
4736 N. Pennsylvania St.

2021I-00109

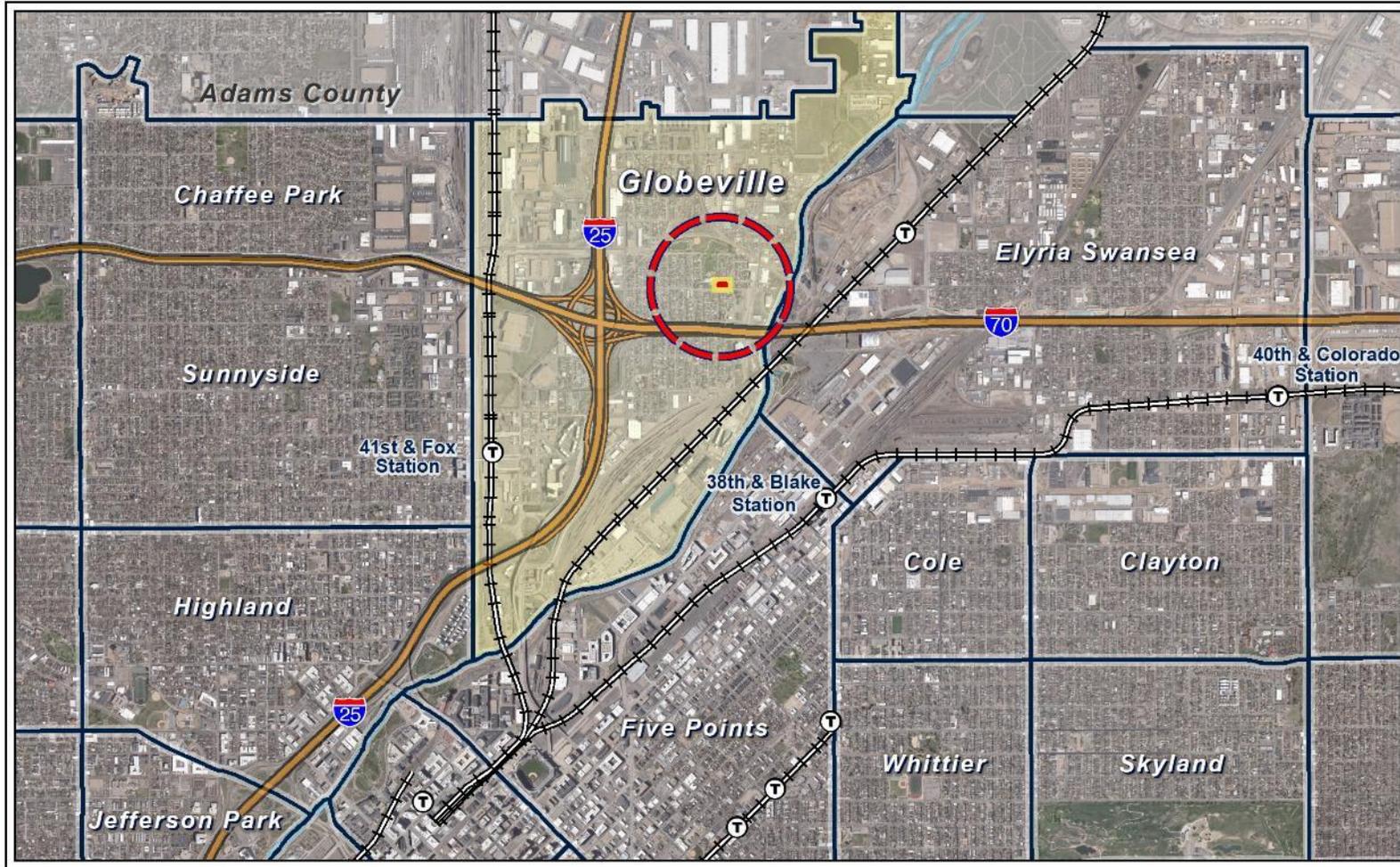
Request: E-SU-D to U-SU-C1

City Council Meeting: 12/20/2021

Council District 9: Candi CdeBaca



Globeville Neighborhood

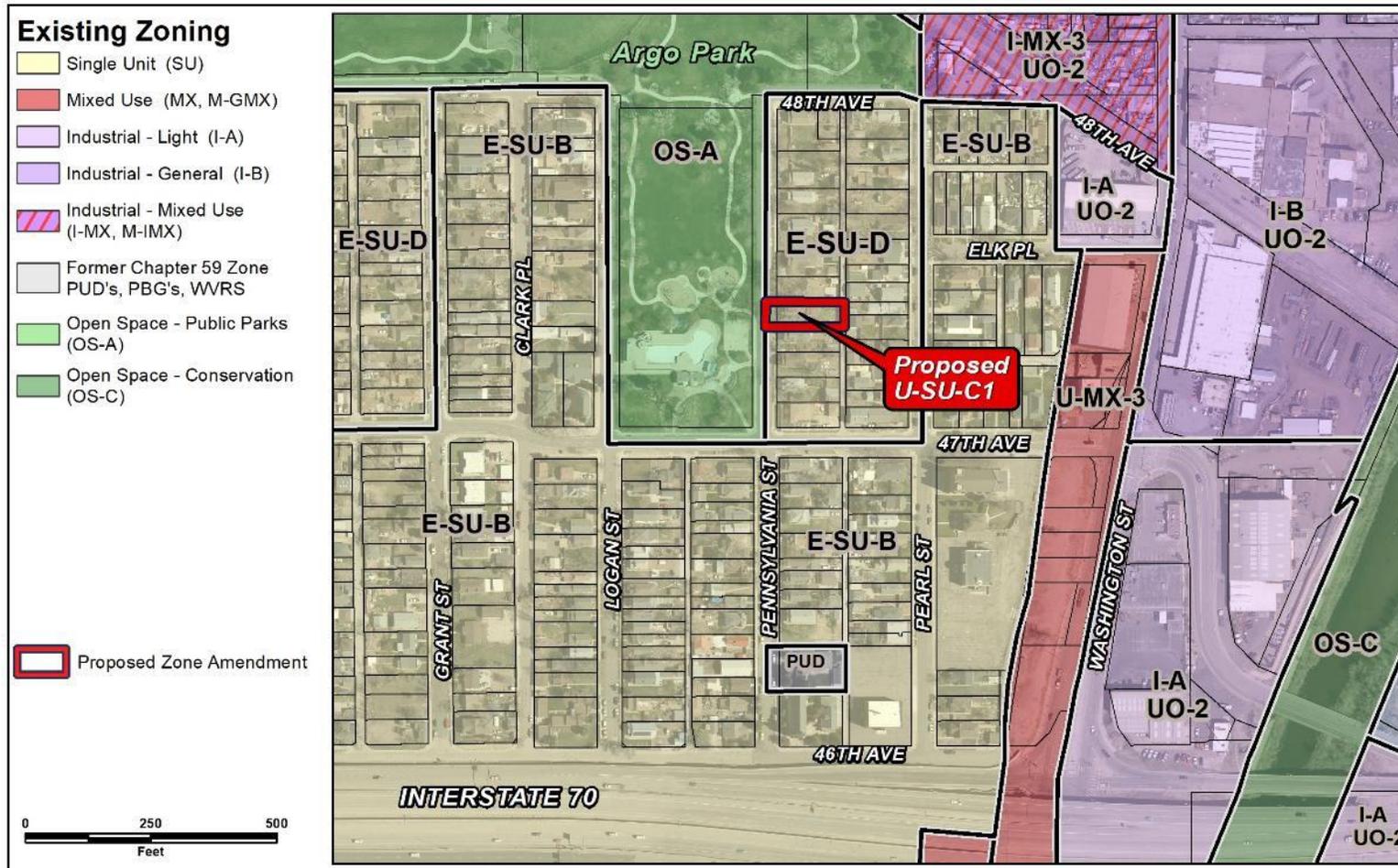


Request: U-SU-C1



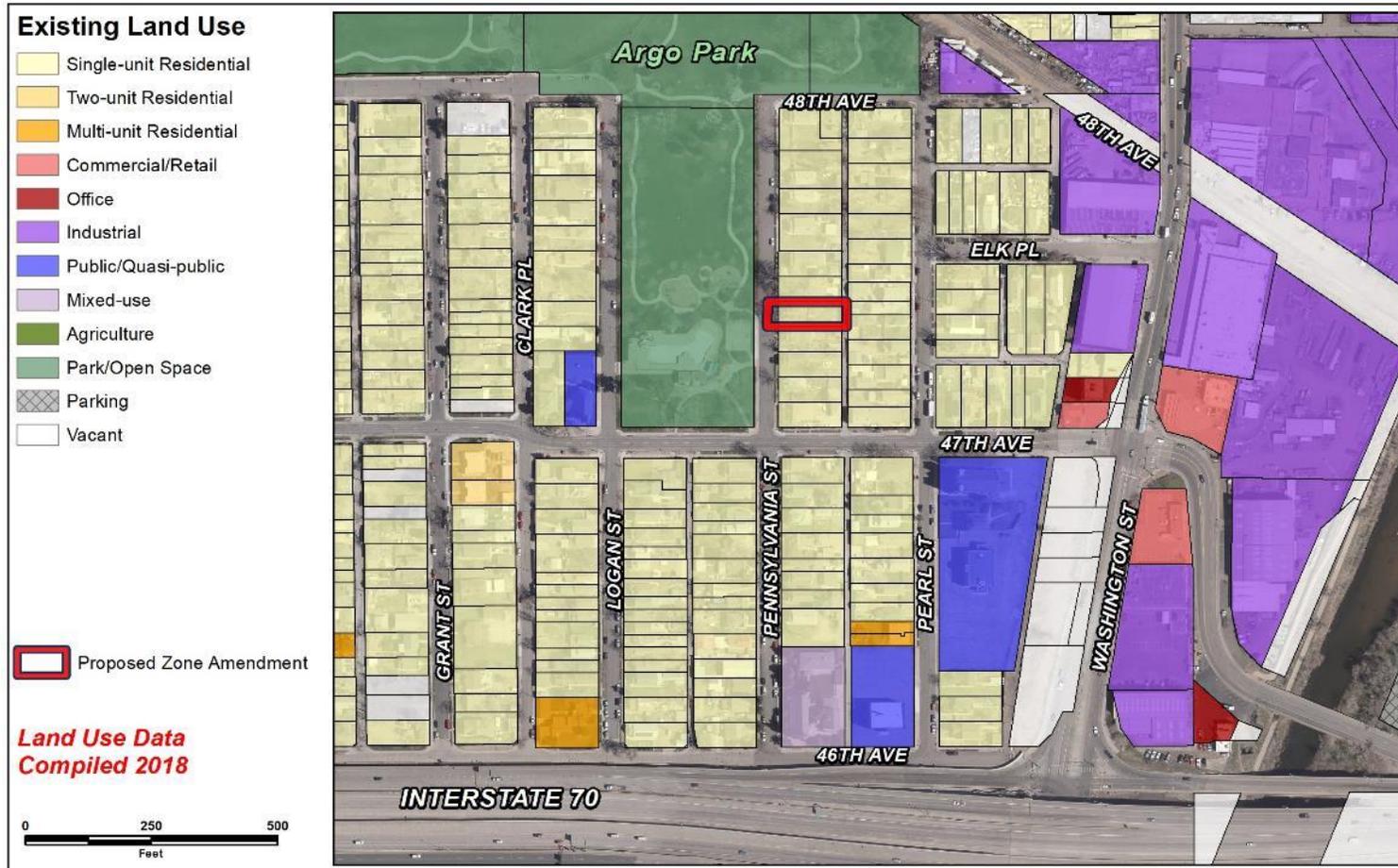
- Location
 - Approx. 6,250 square feet or 0.14 acres
 - Single-unit residential
- Proposal
 - Rezoning from E-SU-D to U-SU-C1
 - Allows Urban House and Detached Accessory Dwelling Unit building forms
 - Max. building height 30-35 feet, 24 feet for ADU
 - Min. lot size of 5,500ft²

Existing Zoning



- **Current Zoning: E-SU-D**
 - Allows Urban House building form
 - Max. building height 30-35 feet, 24 feet for ADU
 - Min. lot size of 6,000ft²

Existing Land Use



Land Use: Single-Unit Residential

Surrounding Land Uses:

- Single-Unit Residential
- Public/Open Space
- Public/Quasi-public

Existing Building Form/Scale



Subject Property



Process

- Informational Notice: 7/15/2021
- Planning Board Notice: 10/19/2021
- Planning Board Public Hearing (unanimously recommended approval on consent): 11/3/2021
- LUTI Committee: 11/9/2021
- City Council Public Hearing: 12/20/2021
- Public Comment
 - No public comment

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)*
- *Globeville Neighborhood Plan (2016)*

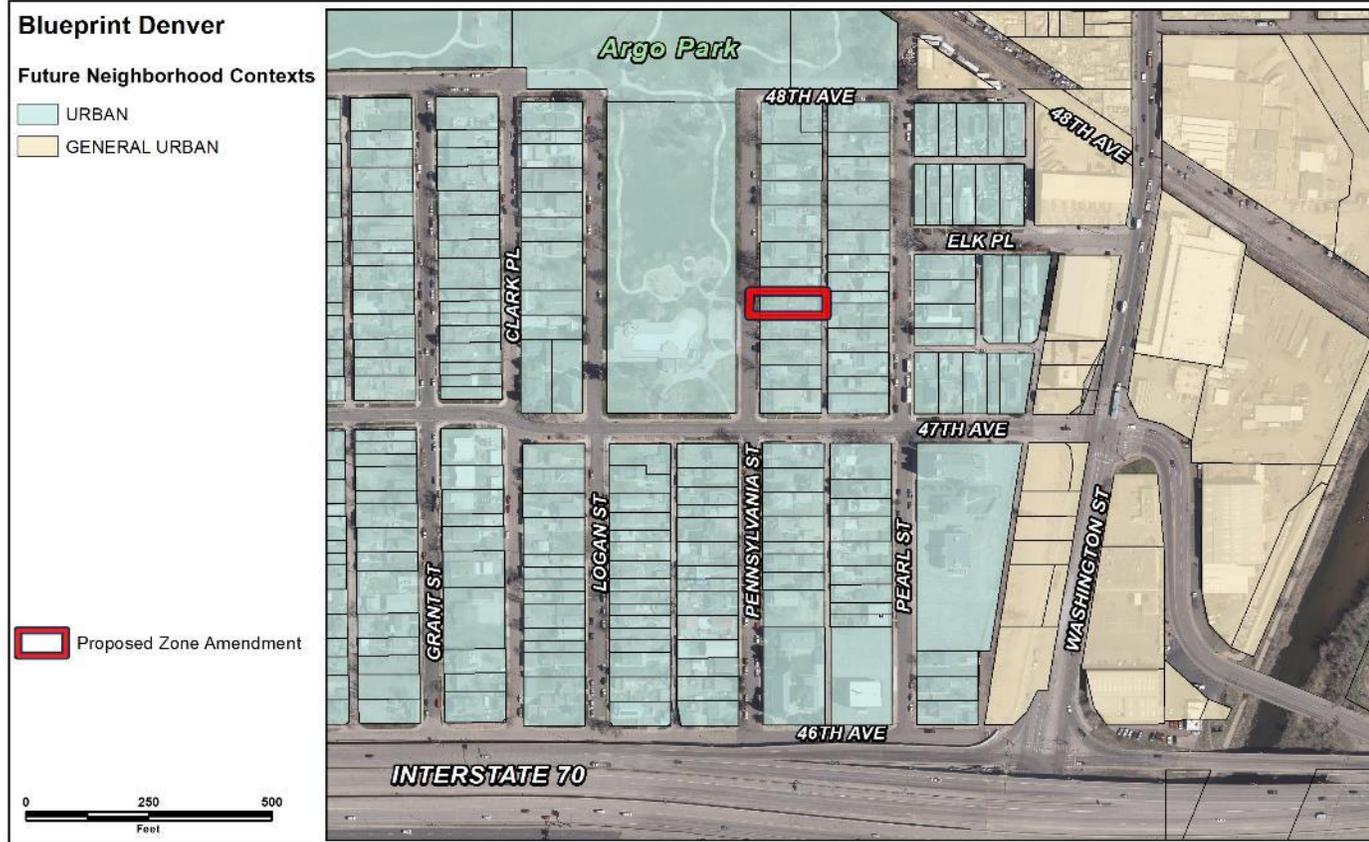
2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

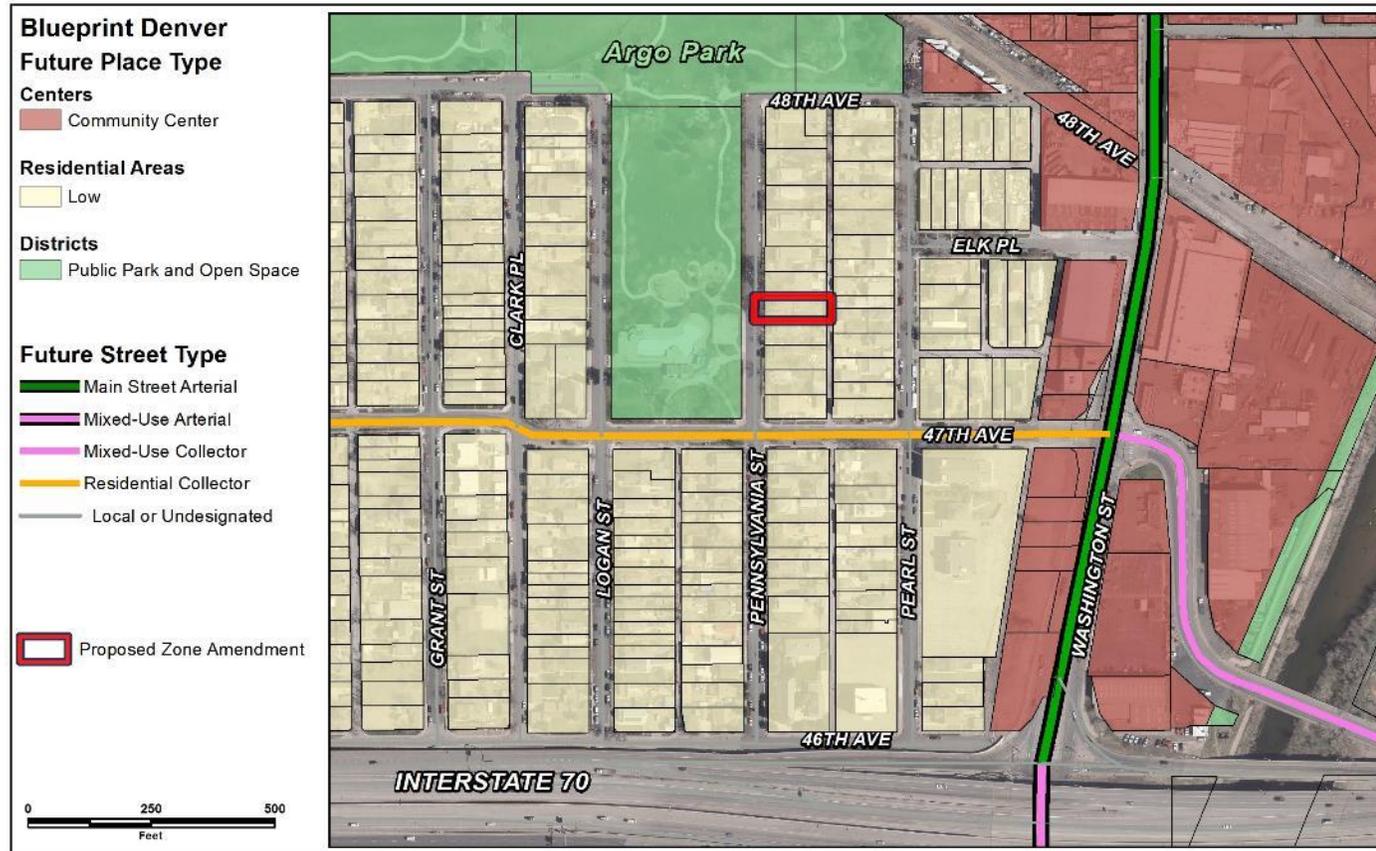
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Consistency with Adopted Plans: Blueprint Denver 2019



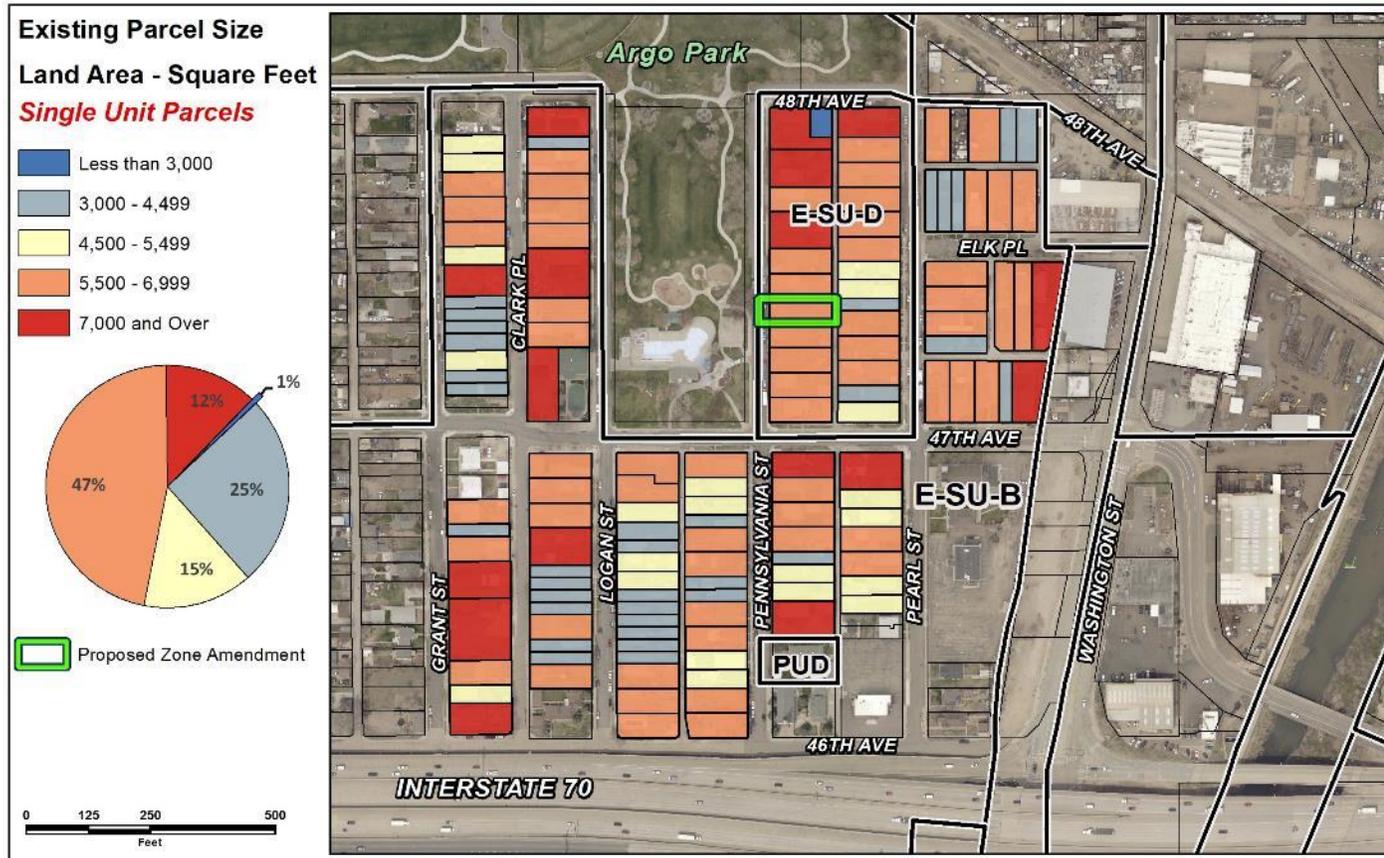
- **Urban (U-) Neighborhood Context**
 - Small multi-unit residential and mixed-use areas are typically embedded in 1-unit and 2-unit residential areas.
 - Block patterns are generally regular with alley access.
 - High degree of walkability, bikeability, and access to transit

Consistency with Adopted Plans: Blueprint Denver 2019



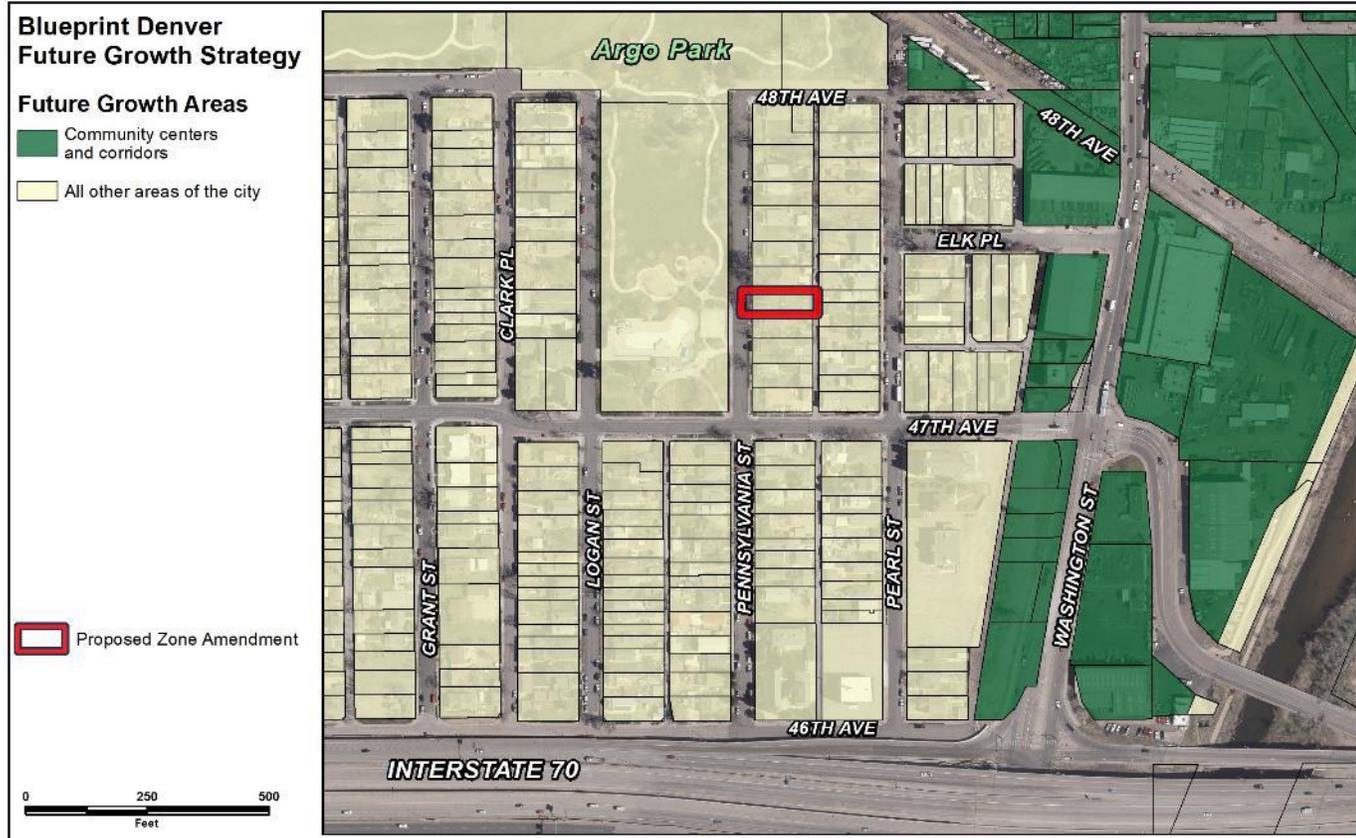
- **Low Residential**
 - Predominantly single- and two-unit uses
 - Accessory dwelling units are appropriate
- **Future Street Type**
 - Pennsylvania St: Local

Consistency with Adopted Plans: Blueprint Denver 2019



- Applying Residential Low Guidance
 - Pattern of lots consistent with U-SU-C1 district (5,500sf lots)

Consistency with Adopted Plans: Blueprint Denver



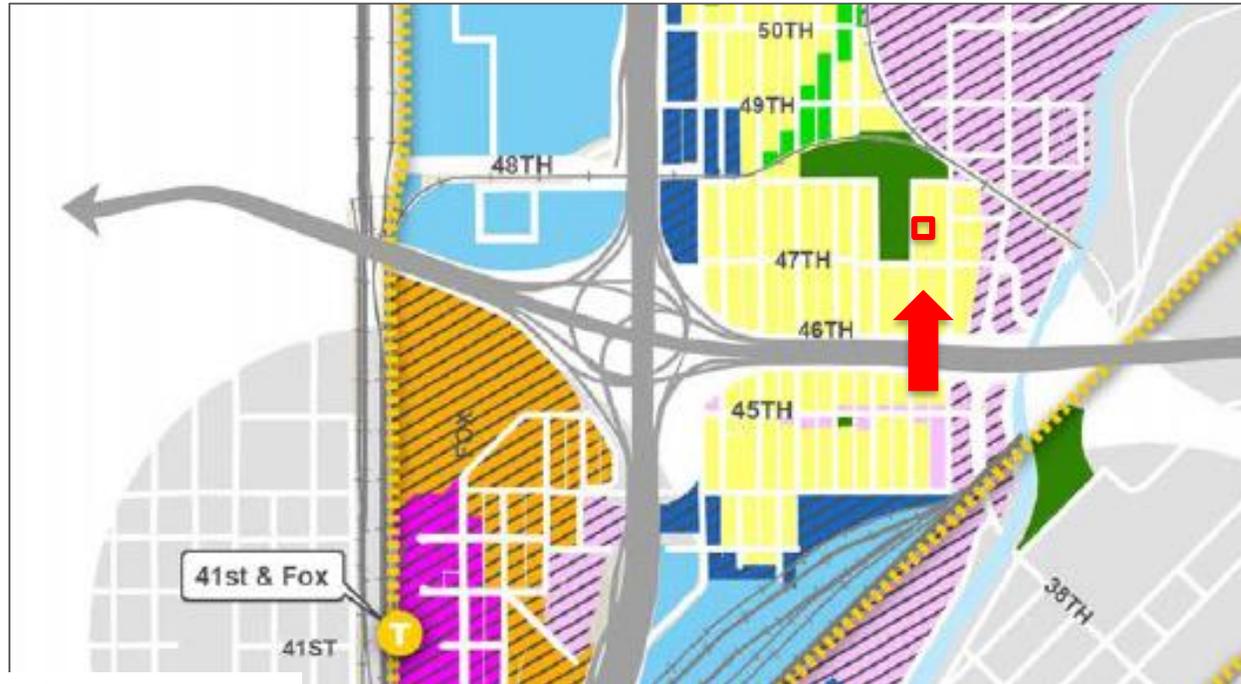
- Growth Areas Strategy:
All other areas of the city
 - 10% jobs by 2040
 - 20% housing by 2040

Consistency with Adopted Plans: Blueprint Denver

Land Use & Built Form, Housing Policy 4: Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas.

Strategy E: A citywide approach to enable ADUs is preferred. Until a holistic approach is in place, individual rezoning to enable ADUs in all residential areas, especially where proximate to transit, are appropriate. Unless there is a neighborhood plan supporting ADUs, rezonings should be small in area in order to minimize impact to the surrounding residential area.

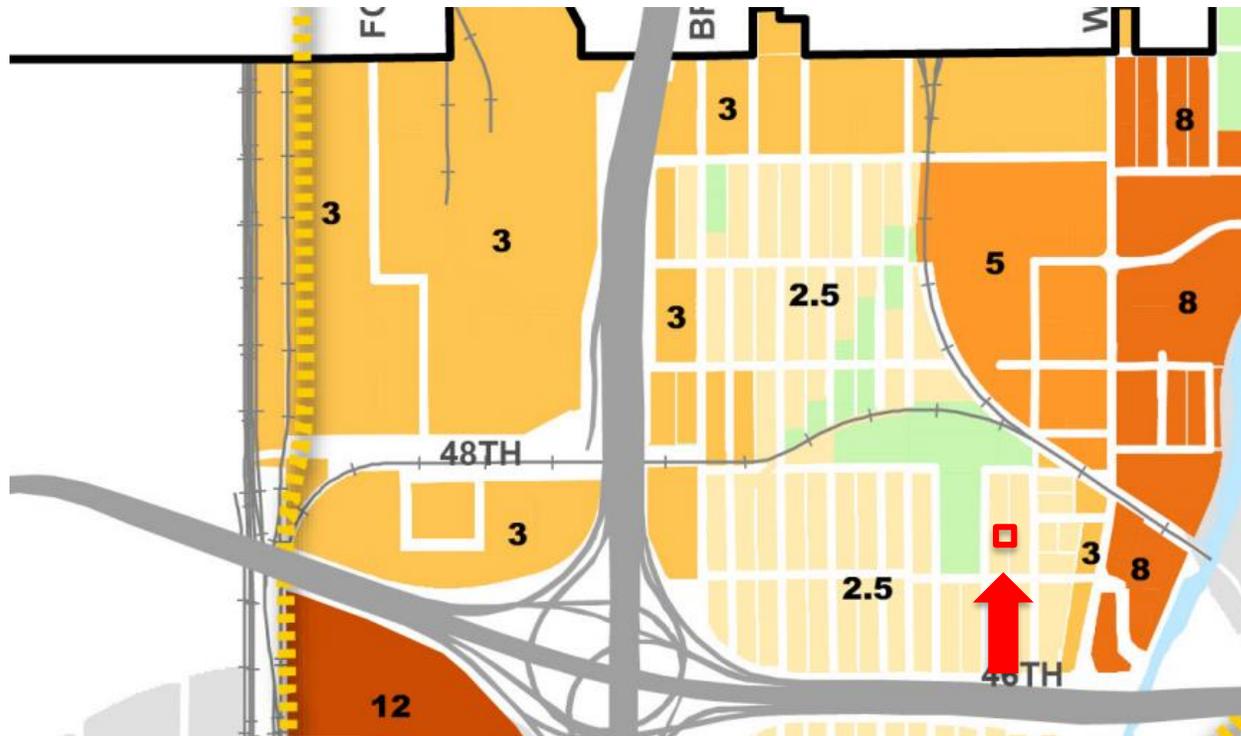
Consistency with Adopted Plans: Globeville Neighborhood Plan



Residential Neighborhood Core Land Use Concept

- Single-family with ADUs
- Update the neighborhood context from Urban Edge to Urban
- Tailor minimum lot sizes

Consistency with Adopted Plans: Globeville Neighborhood Plan



Building Heights (Number of Stories)



Maximum Buildings Heights

- 2.5 stories

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 citywide and neighborhood plans
- Provides a new type of housing unit in a largely single-unit residential area

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:
 - Blueprint Denver (2019)
 - Globeville Neighborhood Plan (2016)
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
 - Urban Neighborhood Context primarily consists of single-unit and two-unit residential uses
 - Residential Districts are intended to
 - Promote and protect residential neighborhoods within the character of the Urban Neighborhood context
 - The building form standards, design standards, and uses work together to promote desirable residential areas
 - U-SU-C1 is a single-unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 5,500 square feet. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-C1 and allow a detached accessory dwelling unit in the rear yard.

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