1034 S University Blvd.

2023i-00149

Request: E-SU-Dx to E-SU-D1x
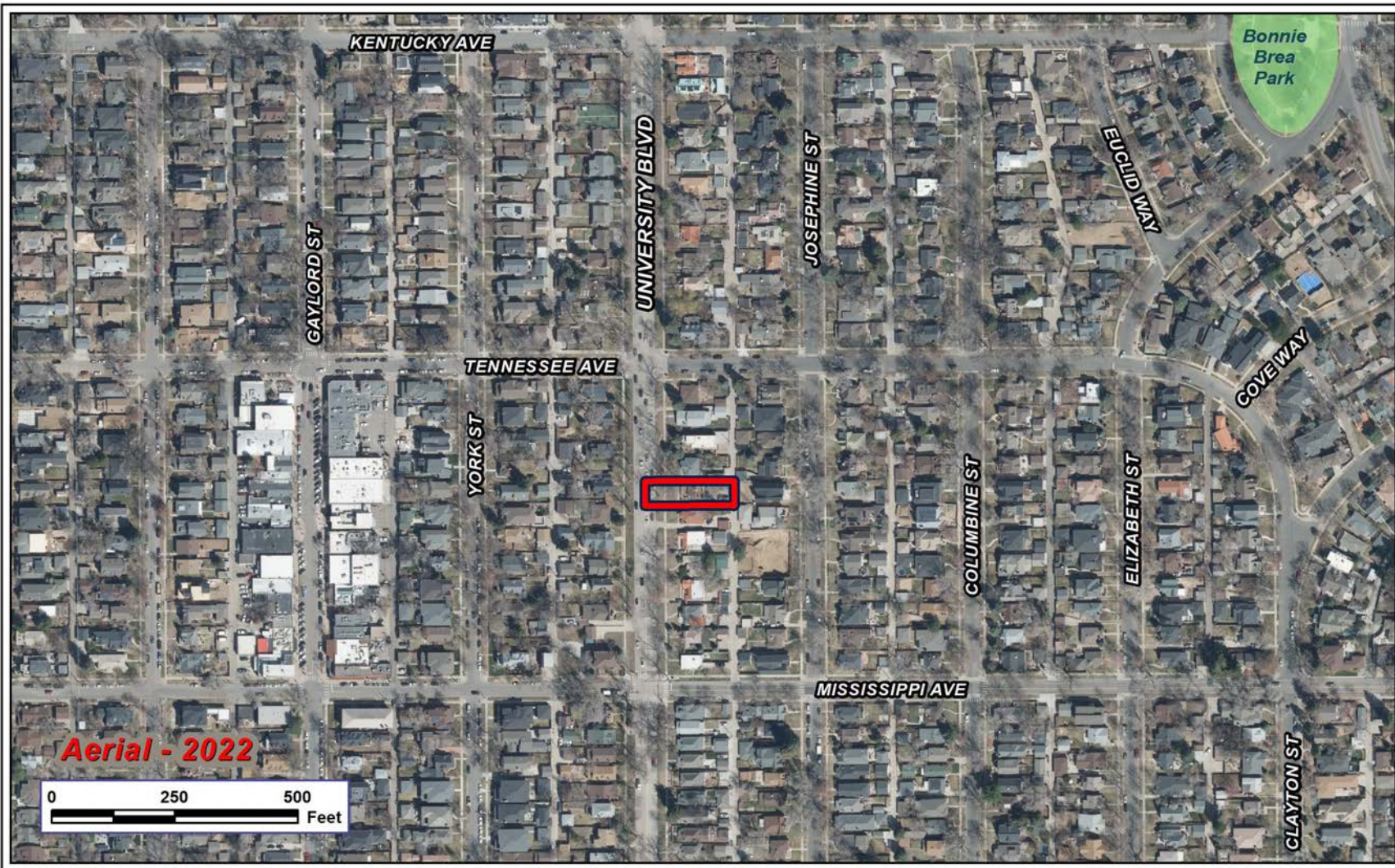
LUTI: 12.5.2023

Case Manager: Fritz Clauson, AICP

Presentation Agenda

- Request

- Location and Context

- Process

- Review Criteria

- Next Steps

Request:

- Property:
  - 6,160 sf
  - Single-unit home and detached garage
- Rezone from E-SU-Dx to E-SU-D1x
- Requesting rezoning to allow Accessory Dwelling Unit
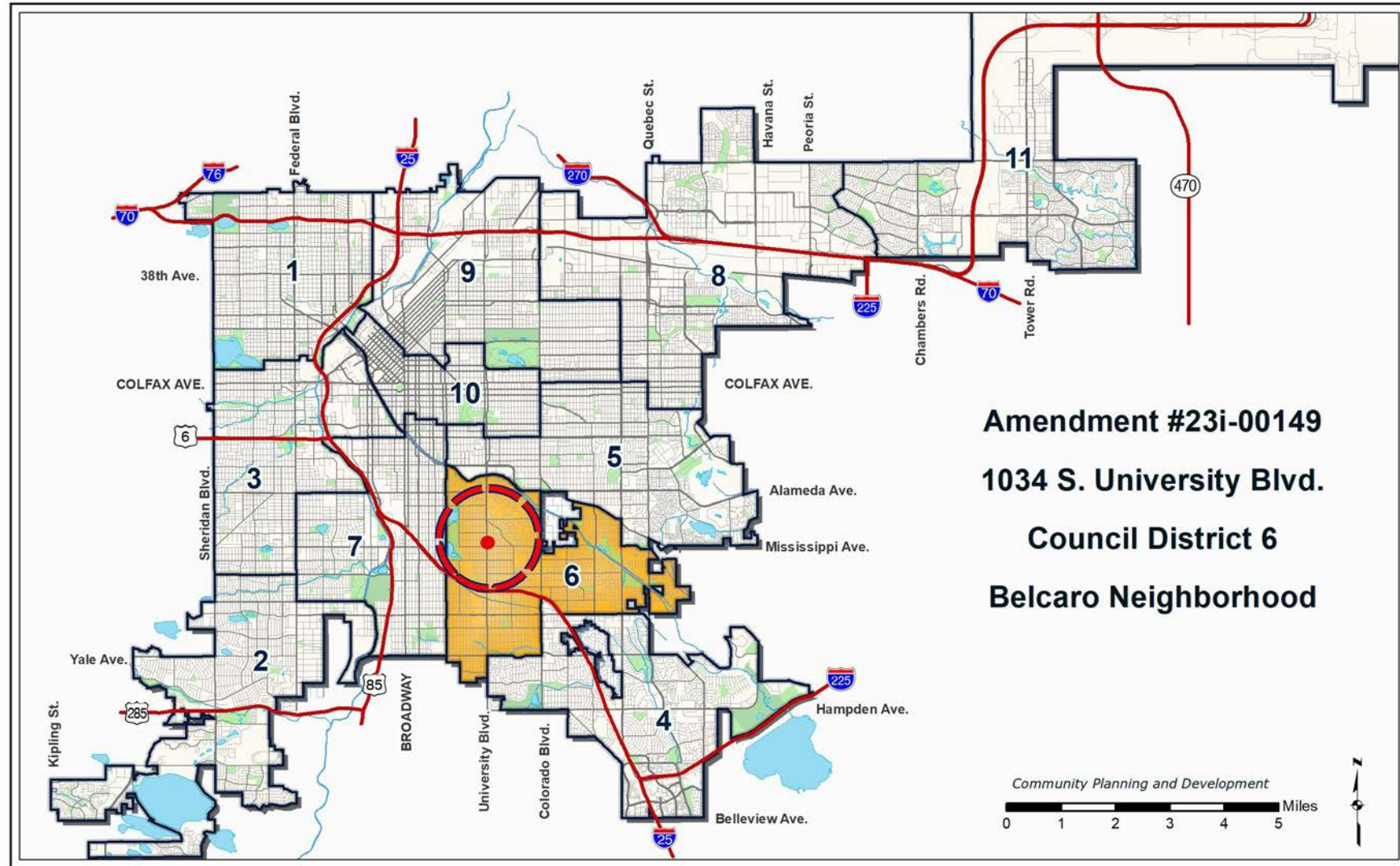
Agenda

- Request

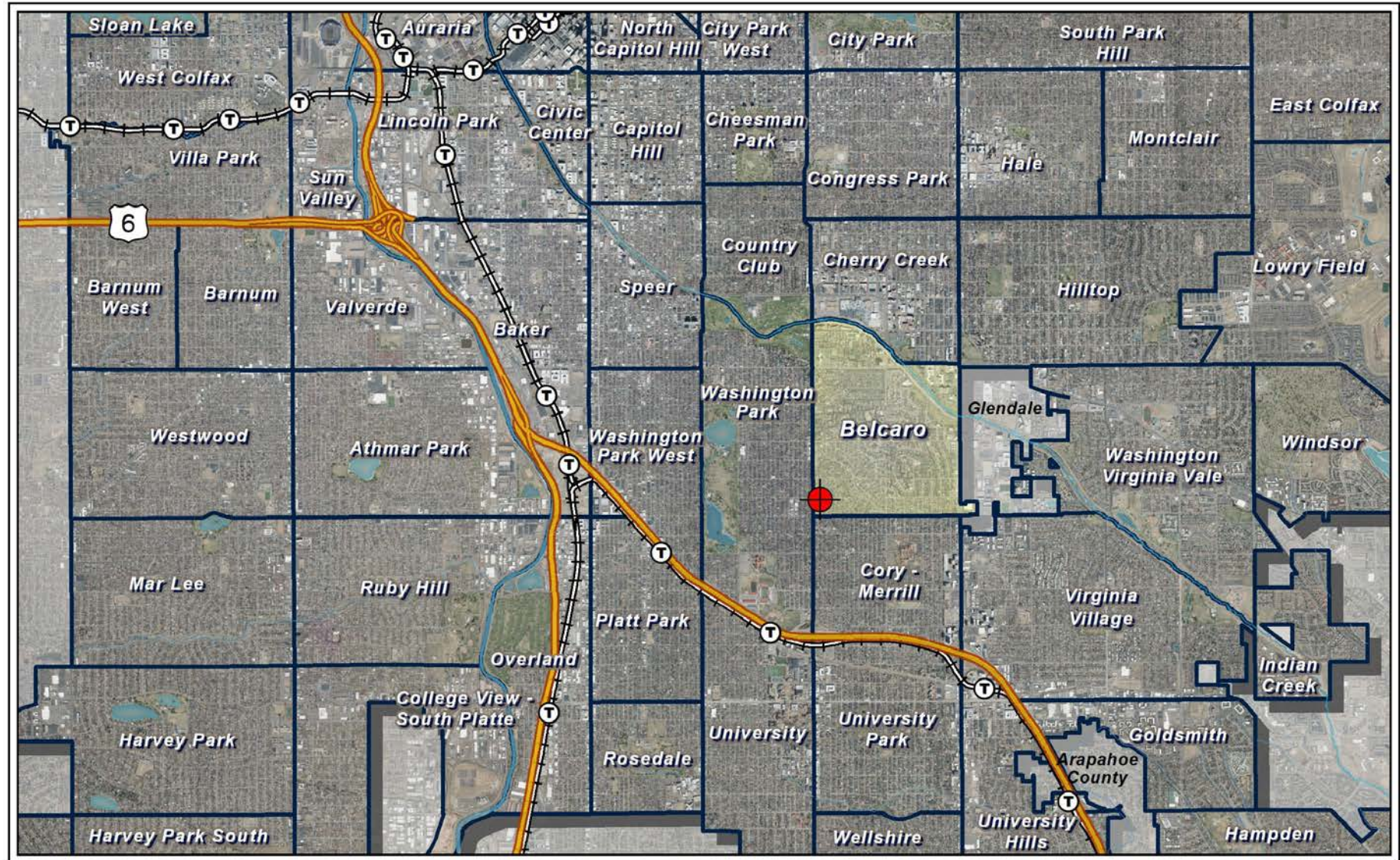- Location and Context

- Process

- Review Criteria

Location

Council District 6

- Councilmember Paul Kashmann

Amendment #23i-00149

1034 S. University Blvd.
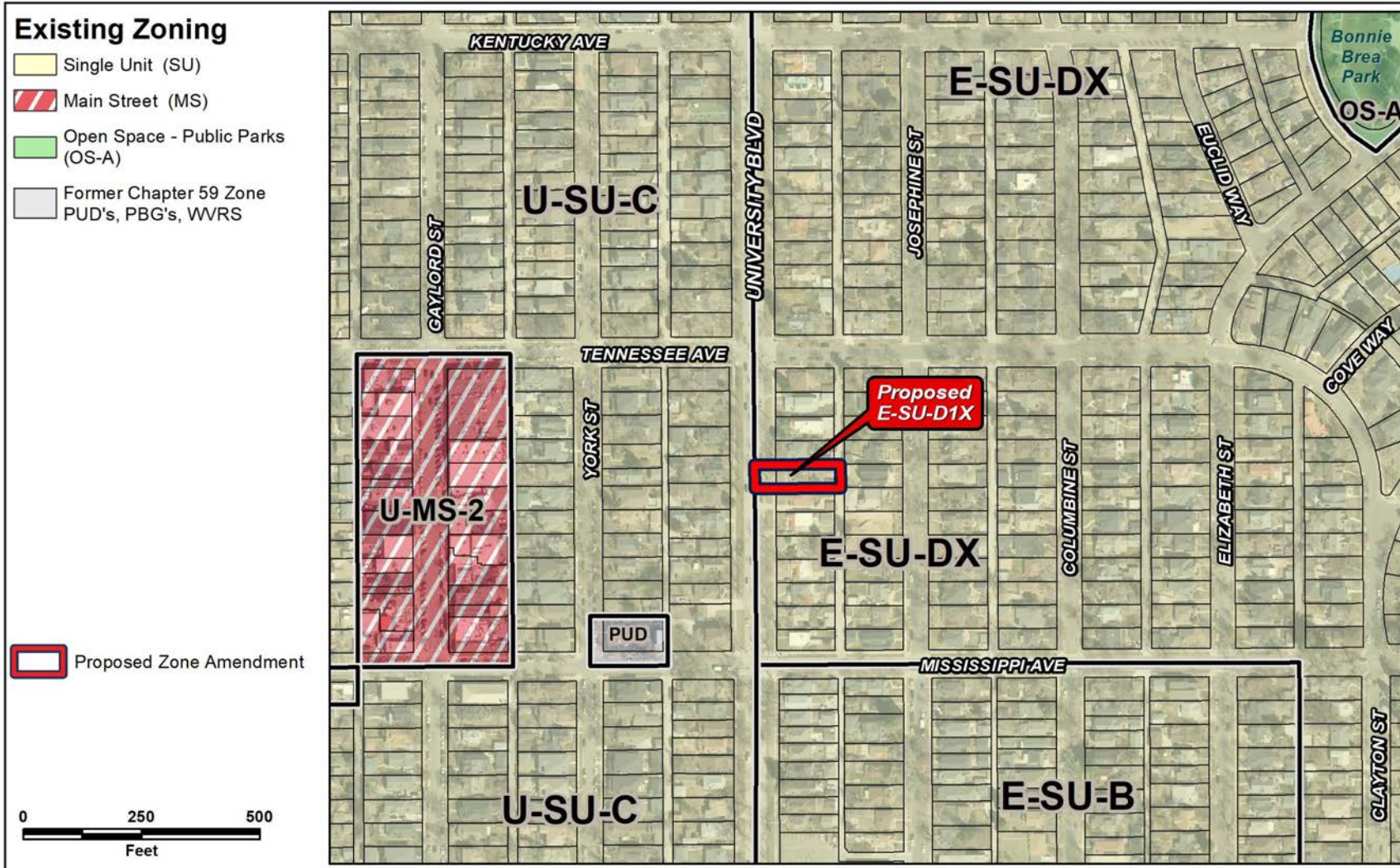
Council District 6

Belcaro Neighborhood

Location

Statistical
Neighborhood:
Belcaro

Existing Zoning – E-SU-Dx

- ## E-SU-Dx

  Proximity to:
  - E-SU-Dx
  - E-SU-B
  - U-SU-C
  - PUD 28
  - U-MS-2

Existing Context – Land Use

Existing Land Use

- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Office
- Public/Quasi-public
- Mixed-use
- Park/Open Space
- Vacant

Proposed Zone Amendment

Single-unit Residential

Adjacent to:

- Single-unit residential
- Public/Quasi-public

DENVER THE MILE HIGH CITY

Existing Context – Building Form/Scale
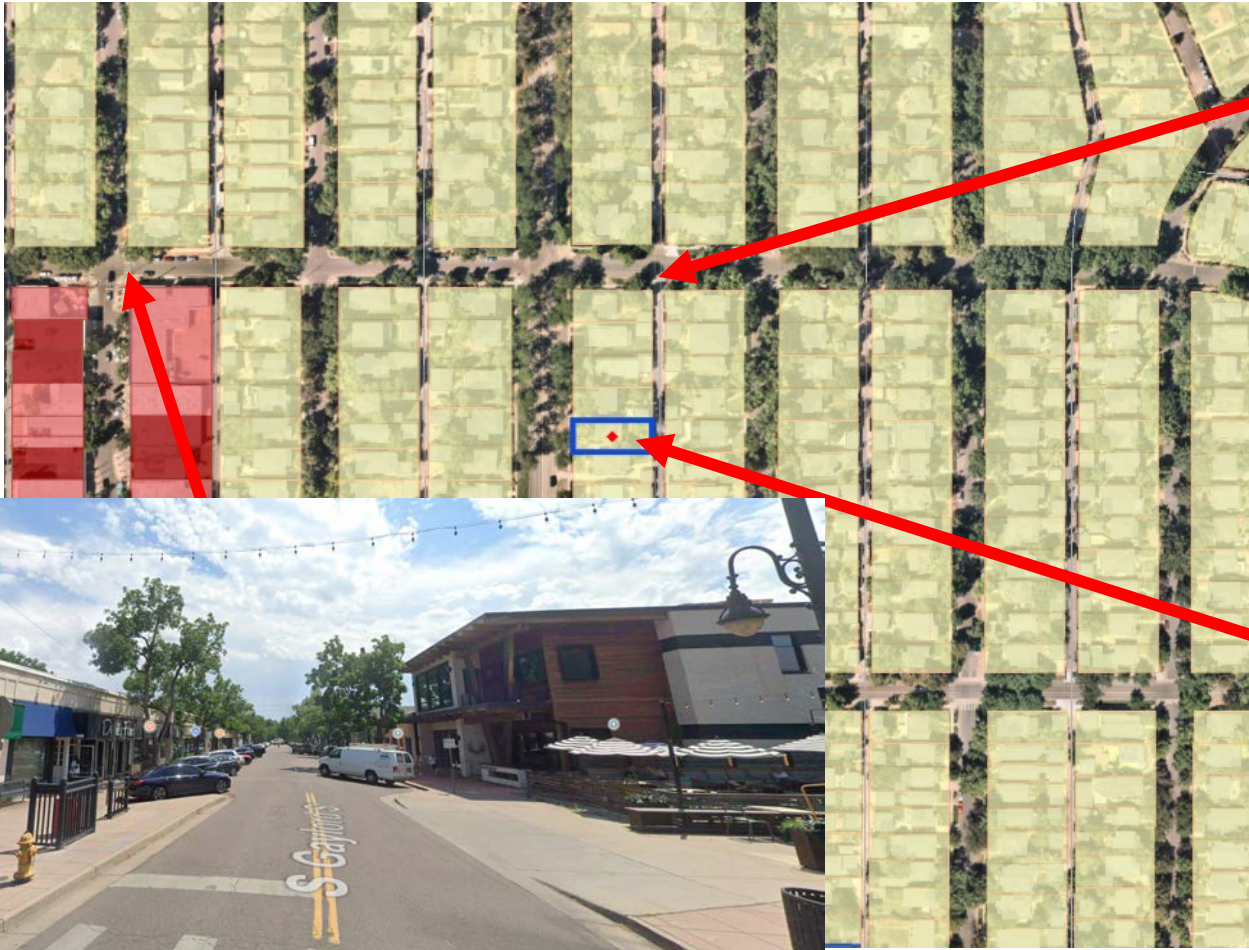
Presentation Agenda

- Request

- Location and Context

- Process

- Review Criteria

Process

- Informational Notice: 09/21/2023
- Planning Board Notice: 10/15/2023
- Planning Board Public Hearing: 11/15/2023
- **LUTI Committee: 12/5/2023**
- City Council Public Hearing: 1/26/2023

- Public Comment: Five comments (opposed), one "withdrawn"

Presentation Agenda

- Request

- Location and Context

- Process

- Review Criteria

Denver Zoning Code Map Amendment 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

See DZC 12.4.10.7, 12.4.10.8

Review Criteria

1. Consistency with Adopted Plans
   - *Comprehensive Plan 2040*
   - *Blueprint Denver*

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: Consistency with Adopted Plans

Comprehensive Plan 2040
- *Info here*

- *Environmentally Resilient Goal 8, Strategy A- Promote infill development where infrastructure and services are already in place (p.54).*
- *Environmentally Resilient Goal 8, Strategy B- Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).*
- *Strong and Authentic Neighborhoods Goal 1, Strategy D – Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities (p. 34).*
- *Strong and Authentic Neighborhoods Goal 1, Strategy A – Build a network of well connected, vibrant, mixed-use centers and corridors (p. 34).*
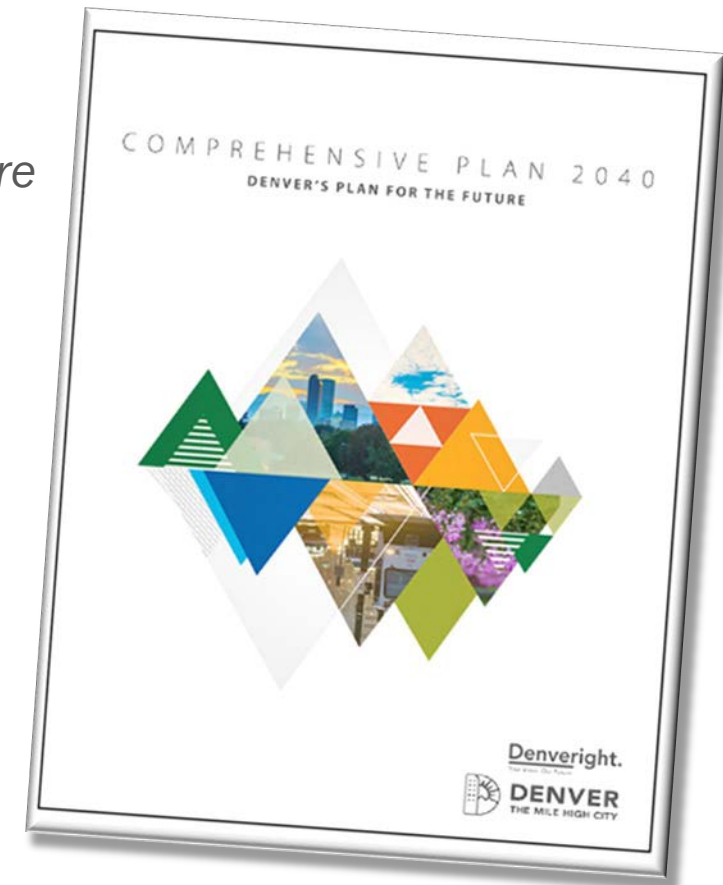
Blueprint Denver

Blueprint Denver

Future Neighborhood Contexts
- URBAN EDGE
- URBAN

▢ Proposed Zone Amendment
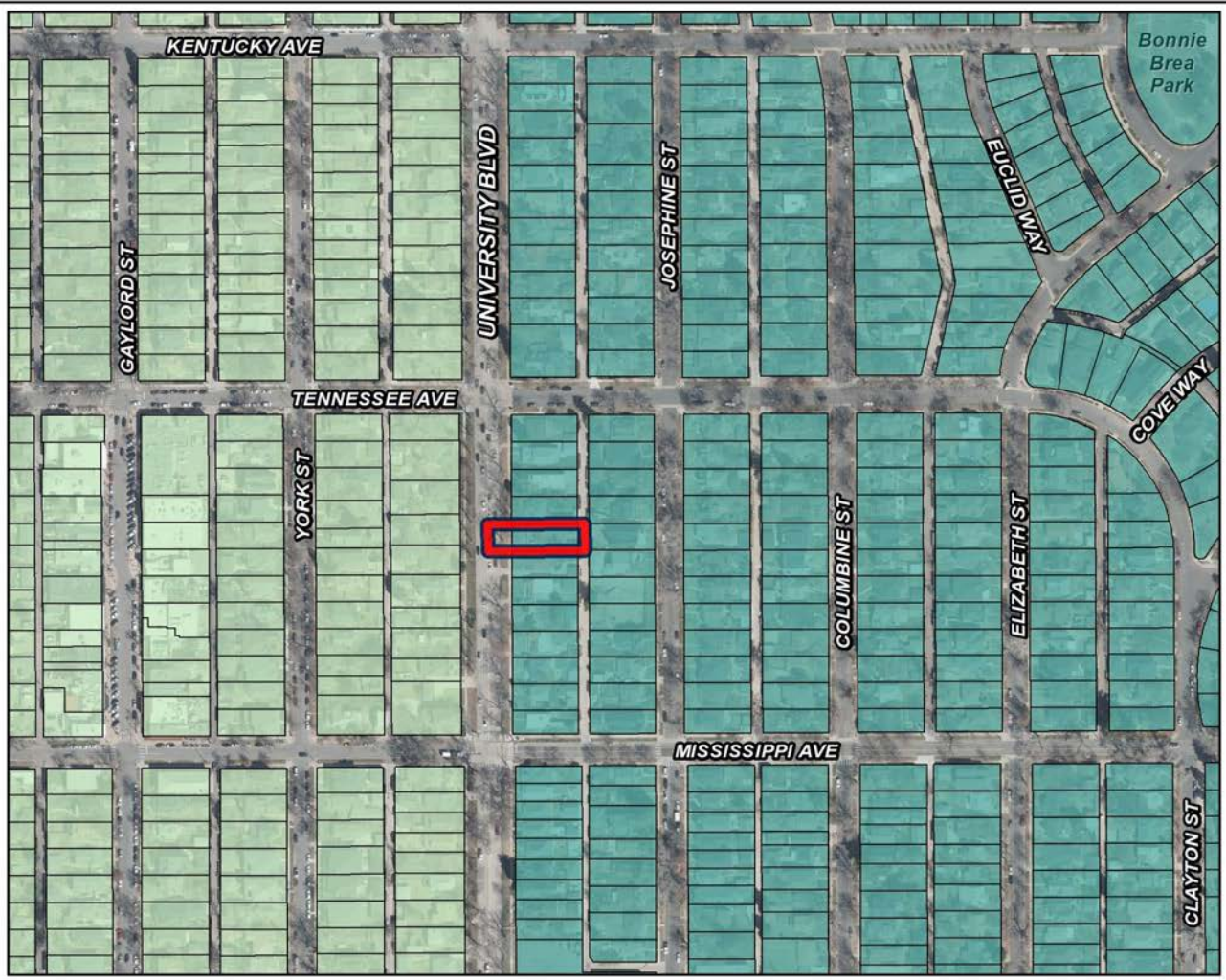
Future Neighborhood Context

Urban Edge: 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.

Blueprint Denver

Future Place Type

Residential Low: Predominantly one- and two-unit, though many areas are mostly one-unit. Includes Accessory Dwelling Units. In some contexts, some higher-intensity residential uses may be mixed throughout. Neighborhood-serving retail may be found in some key locations. Buildings are predominantly low-scale houses and duplexes. Setbacks and lot coverage vary across neighborhood contexts.

Future Street Type
Residential Arterial

Blueprint Denver

Blueprint Denver Future Growth Strategy

Future Growth Areas
- All other areas of the city

Proposed Zone Amendment

0 250 500 Feet

Growth Areas Strategy

Denver in 2040

Total Projections
Population: 849,000
Jobs: 720,000

2017-2040 Growth Projections
Population: 189,000
Jobs: 136,000

Future Growth Areas
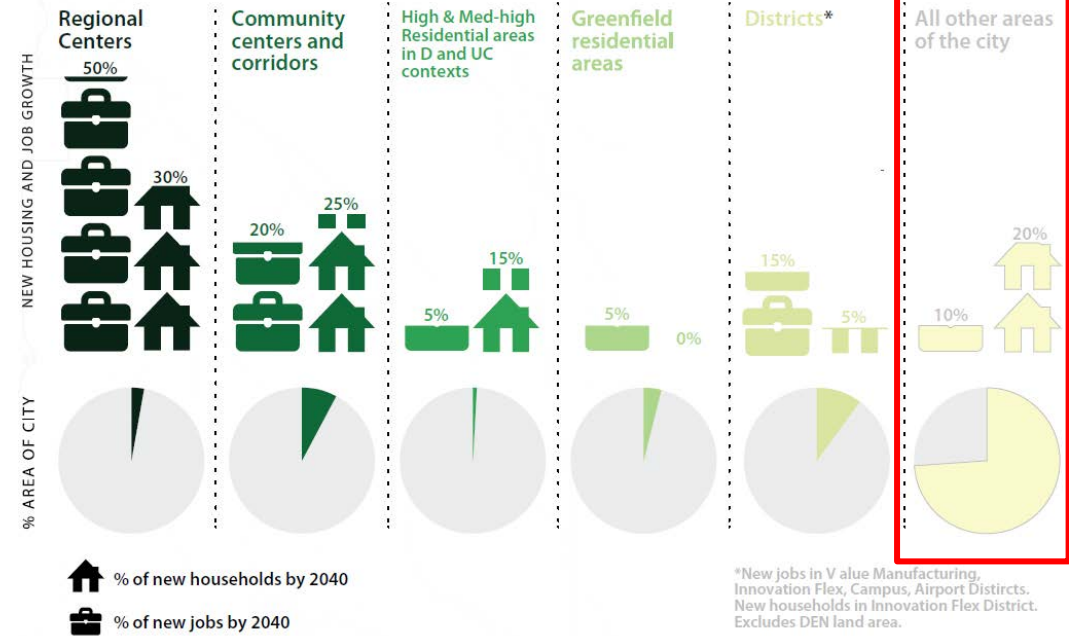
Regional Centers	Community centers and corridors	High & Med-high Residential areas in D and UC contexts	Greenfield residential areas	Districts*	All other areas of the city
50%	25%	15%	5%	15%	20%
30%	20%	5%	5%	5%	10%
			0%		

NEW HOUSING AND JOB GROWTH

% AREA OF CITY

🏠 % of new households by 2040

💼 % of new jobs by 2040

*New jobs in Value Manufacturing, Innovation Flex, Campus, Airport Districts. New households in Innovation Flex District. Excludes DEN land area.

Zoning Code Review Criteria

1. Consistency with Adopted Plans
   - Comprehensive Plan 2040
   - Blueprint Denver: A Land Use and Transportation Plan (2019)
   - Small Area Plans
   - Others, as applicable: e.g., General Development 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

Zoning Code Review Criteria

1. Consistency with Adopted Plans
   - Comprehensive Plan 2040
   - Blueprint Denver: A Land Use and Transportation Plan (2019)
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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: Justifying Circumstances

Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:

    a. Changed or changing conditions in a particular area, or in the city generally; or,

    b. A City adopted plan; or

    c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.

Zoning Code Review Criteria

1. Consistency with Adopted Plans
   - Comprehensive Plan 2040
   - Blueprint Denver: A Land Use and Transportation Plan (2019)
   - Small Area Plans
   - Others, as applicable: e.g., General Development 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 Neighborhood Context, Purpose and Intent Statement

DIVISION 4.1 NEIGHBORHOOD CONTEXT DESCRIPTION

SECTION 4.1.1 GENERAL CHARACTER

The Urban Edge Neighborhood Context is characterized by a mix of elements from both the Urban and Suburban Neighborhood Contexts. The Urban Edge Neighborhood Context is primarily single-unit and two-unit residential uses. Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas. Single-unit residential structures are typically the Urban House and Suburban House building forms. Multi-unit building forms are typically the Row House, Garden Court, Town House or Apartment building forms embedded with other residential uses. Commercial buildings are typically the Shopfront and General building forms that typically contain a single type of use. Single and two-unit residential uses are primarily located along local and residential arterial streets. Multi-unit residential and commercial uses are located along local streets, arterials, and main streets.

SECTION 4.1.2 STREET, BLOCK AND ACCESS PATTERNS

The Urban Edge Neighborhood Context consists of a regular pattern of block shapes surrounded by orthogonal streets within a grid or modified grid. Orthogonal streets provide connection and a mixed presence of alleys. Block sizes and shapes are consistent and include attached, detached and non-existent sidewalks, treelawns where provided for by detached sidewalks, street and surface parking, and landscaping in the front setback.

SECTION 4.1.3 BUILDING PLACEMENT AND LOCATION

Single-, two-unit and multi-unit residential buildings typically have consistent moderate to deep front setbacks. Building orientation along a block face may be inconsistent or consistent. Commercial buildings typically have consistent orientation and front setbacks deep enough to allow for a mix of landscaping and some parking.

SECTION 4.1.4 BUILDING HEIGHT

The Urban Edge Neighborhood Context is characterized by low scale buildings except for some mid-rise commercial and mixed use structures, particularly at nodes or along arterial streets.

SECTION 4.1.5 MOBILITY

There is reliance on the automobile with some pedestrian and bicycle activity and low to medium level of access to the multi-modal transportation system.

4.2.2.1 General Purpose

A. The intent of the Residential districts is to promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood Context. These regulations allow for some multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood.

B. The building form standards, design standards, and uses work together to promote desirable residential areas. The standards of the single unit districts accommodate the varied pattern of suburban and urban house forms. While lot sizes vary, lot coverage is typically low creating generous setbacks and yard space. The standards of the two unit and row house districts promote existing and future patterns of lower scale multi unit building forms that typically address the street in the same manner as an urban house building form.

C. These standards recognize common residential characteristics within the Urban Edge Neighborhood Context but accommodate variation by providing eight Residential Zone Districts.

D. The regulations provide a consistent framework to property owners, developers, and neighborhood residents to reinforce desired development patterns, encourage affordable housing, and accommodate reinvestment in residential districts.

H. **Single Unit D1x (E-SU-D1x)**

E-SU-D1x is a single unit district allowing suburban houses and urban houses with a minimum zone lot area of 6,000 square feet and accessory dwelling units. Setbacks and lot coverage standards accommodate front and side yards similar to E-SU-Dx and allow a detached accessory dwelling unit in the rear yard.

CPD Recommendation

CPD recommends to move forward to full City Council, 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