

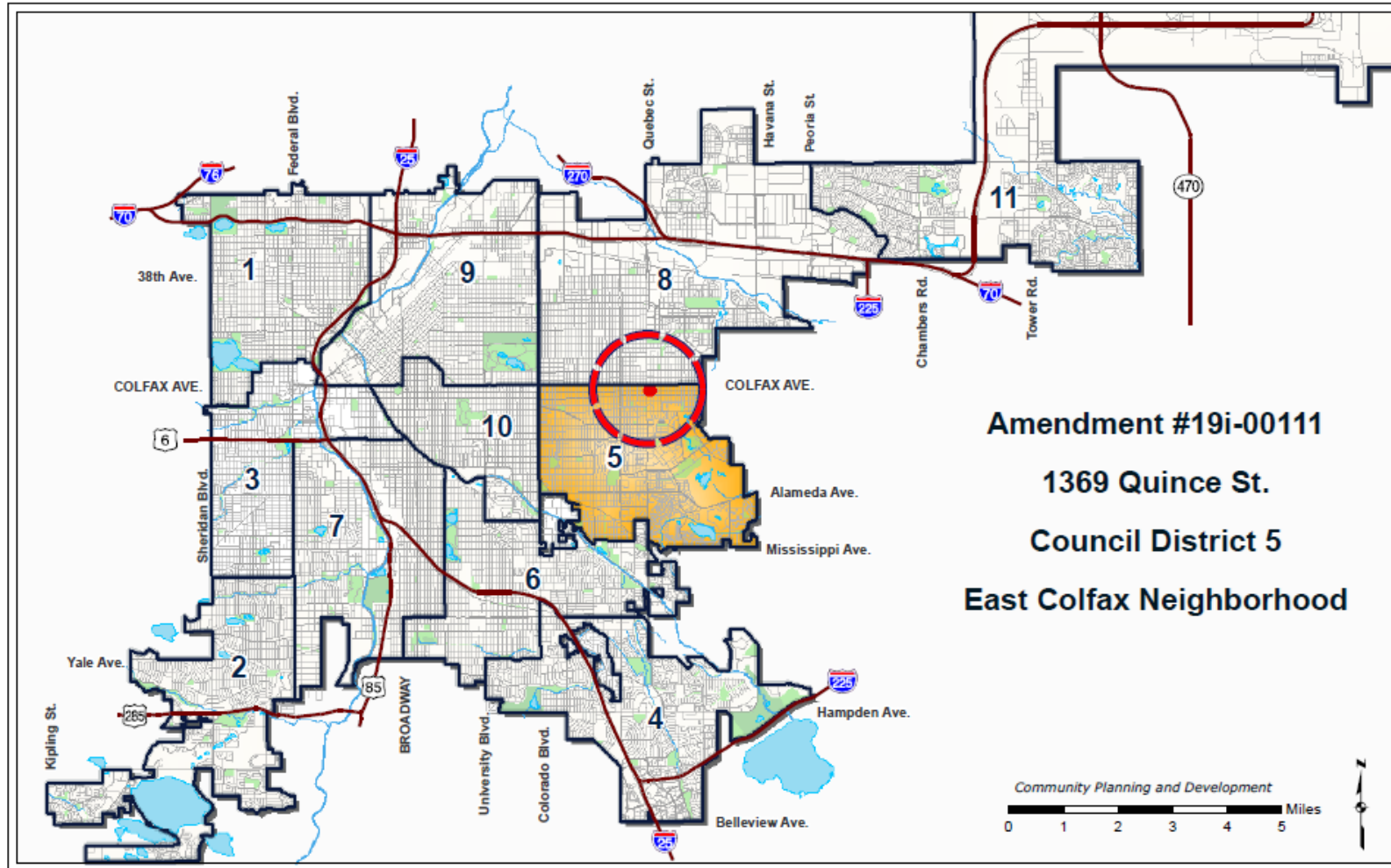


1369 Quince Street

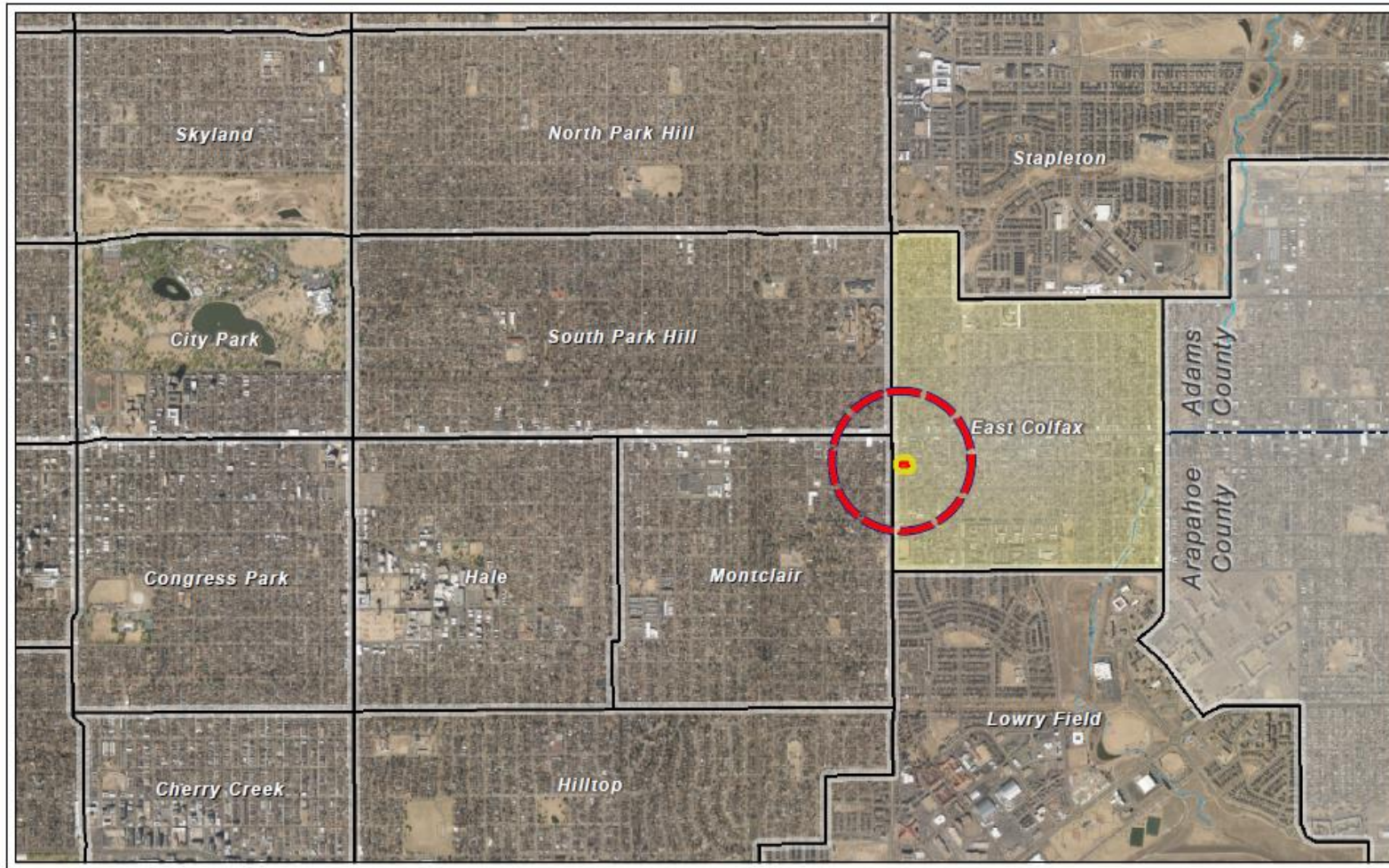
2019I-00111

Request: from E-SU-Dx to E-SU-D1x

Council District 5



East Colfax Neighborhood

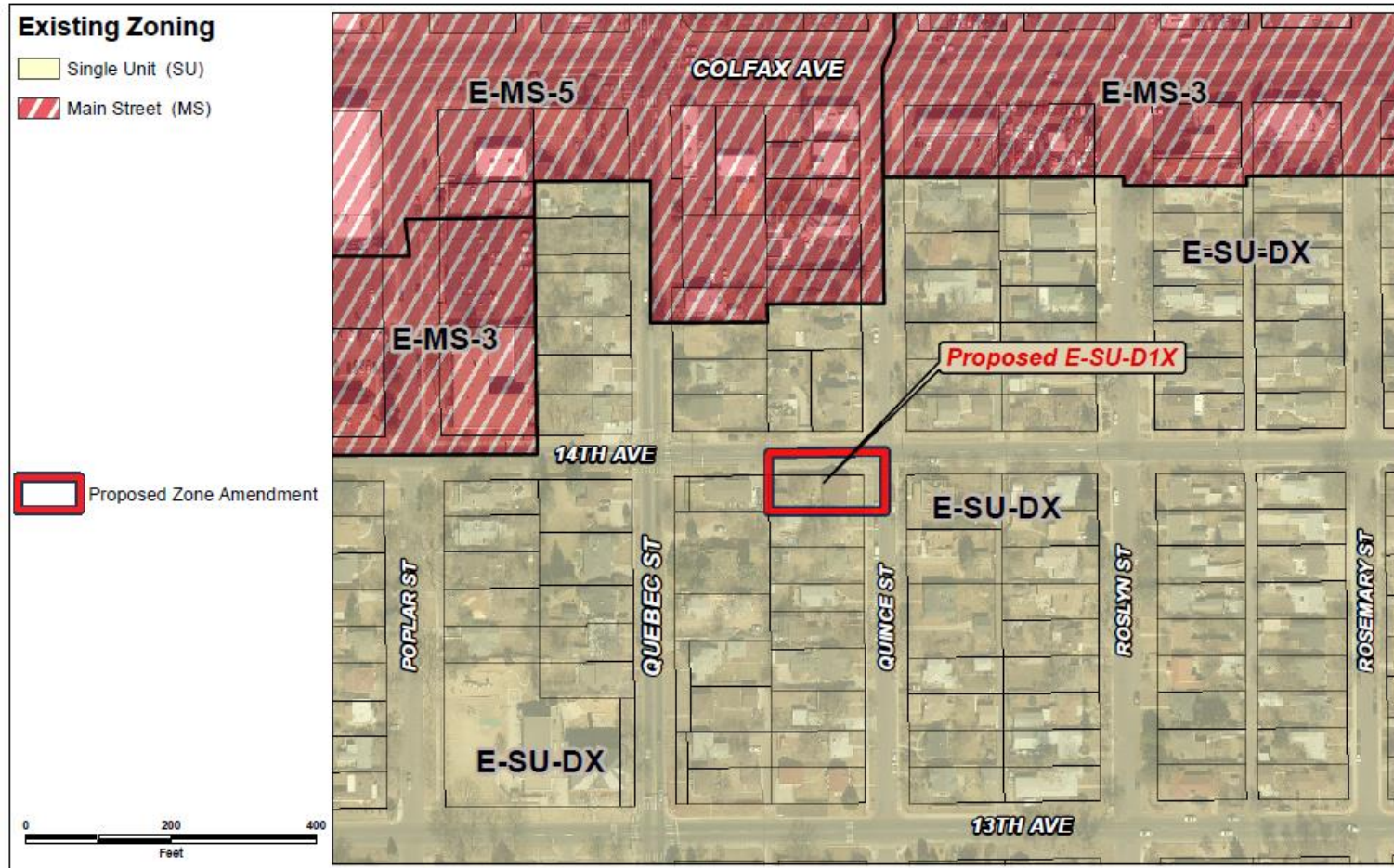


Request: E-SU-D1x



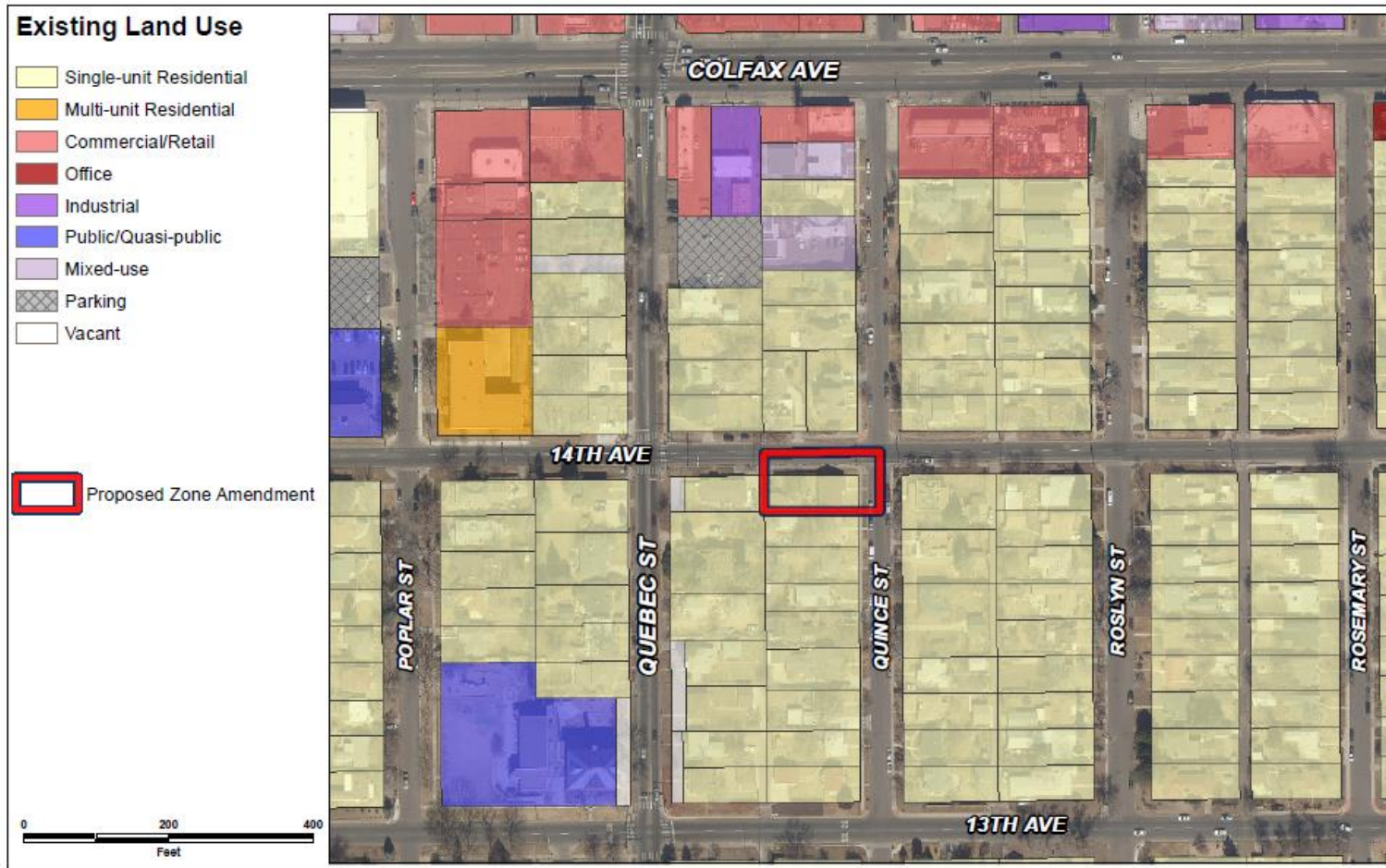
- **Location:**
 - Approx. 6,500 square feet or 0.15 acres
 - Single-unit residential
- **Proposal:**
 - Rezoning from E-SU-Dx to E-SU-D1x
 - Allow construction of an accessory dwelling unit

Existing Zoning



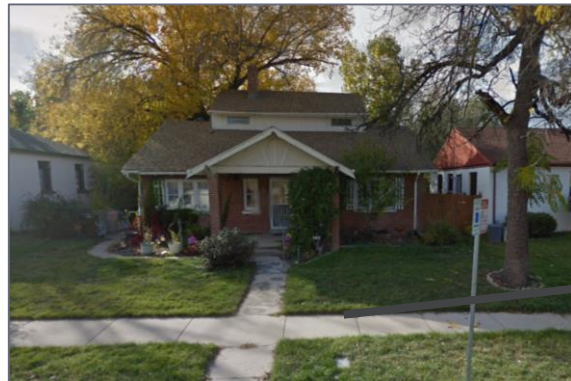
- Current zoning: E-SU-Dx
- Surrounding zoning: E-SU-Dx

Existing Land Use



- Existing land use: single-unit residential
- Surrounding land use: single-unit residential, public/quasi-public, mixture of commercial, industrial, mixed use

Existing Context – Building Form/Scale



Process

- Informational Notice: 09/05/2019
- Planning Board Notice: 09/30/2019
- Planning Board Public Hearing and Unanimous (7-0)
Recommendation of Approval: 10/16/2019
- LUTI Committee: 11/05/19
- City Council Public Hearing: 12/16/19 (tentative)
- Public Comment
 - To date, one RNO letter of support
 - 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 2019*
- *East Montclair/East Colfax Neighborhood Plan (1994)*
- *Housing an Inclusive Denver (2018)*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

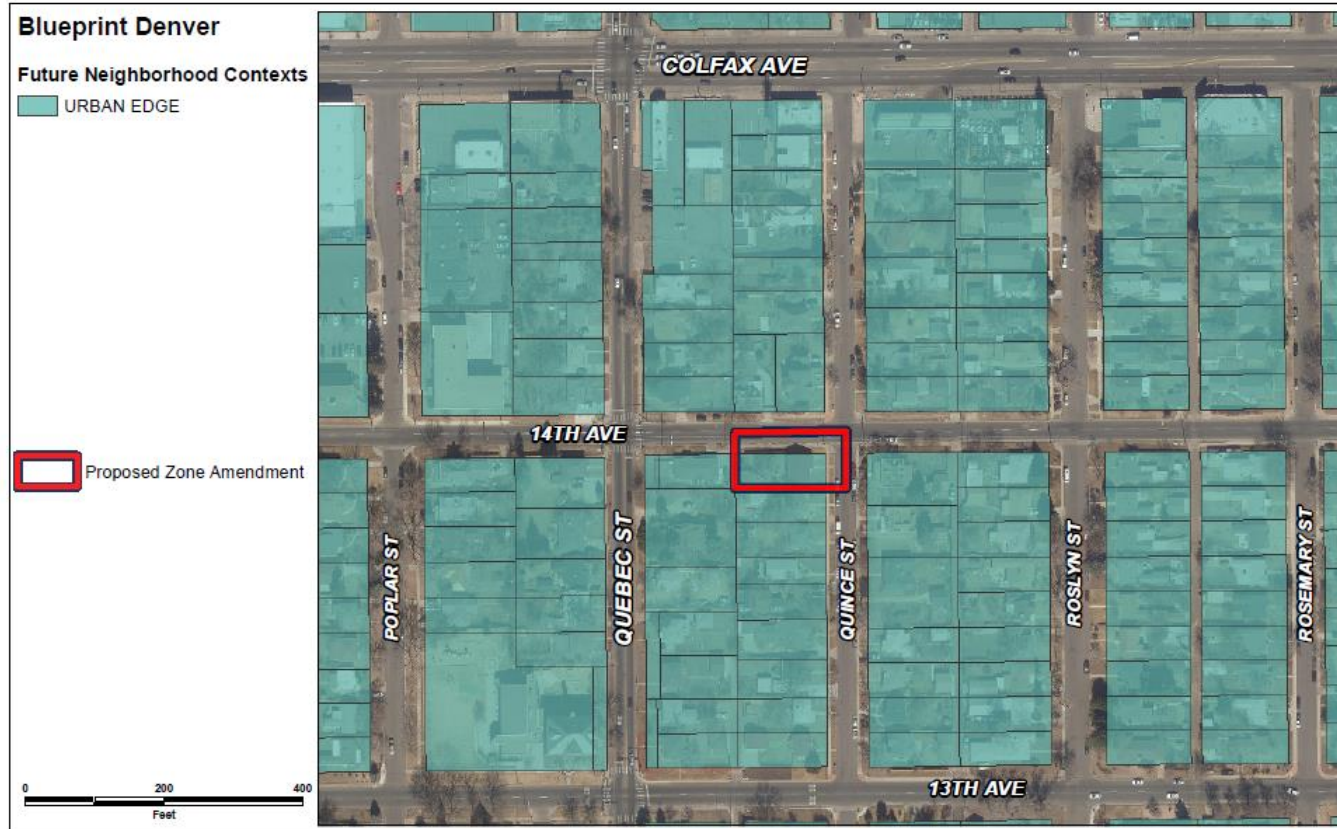
4. Justifying Circumstances

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

Consistency with Plans: Comprehensive Plan 2040

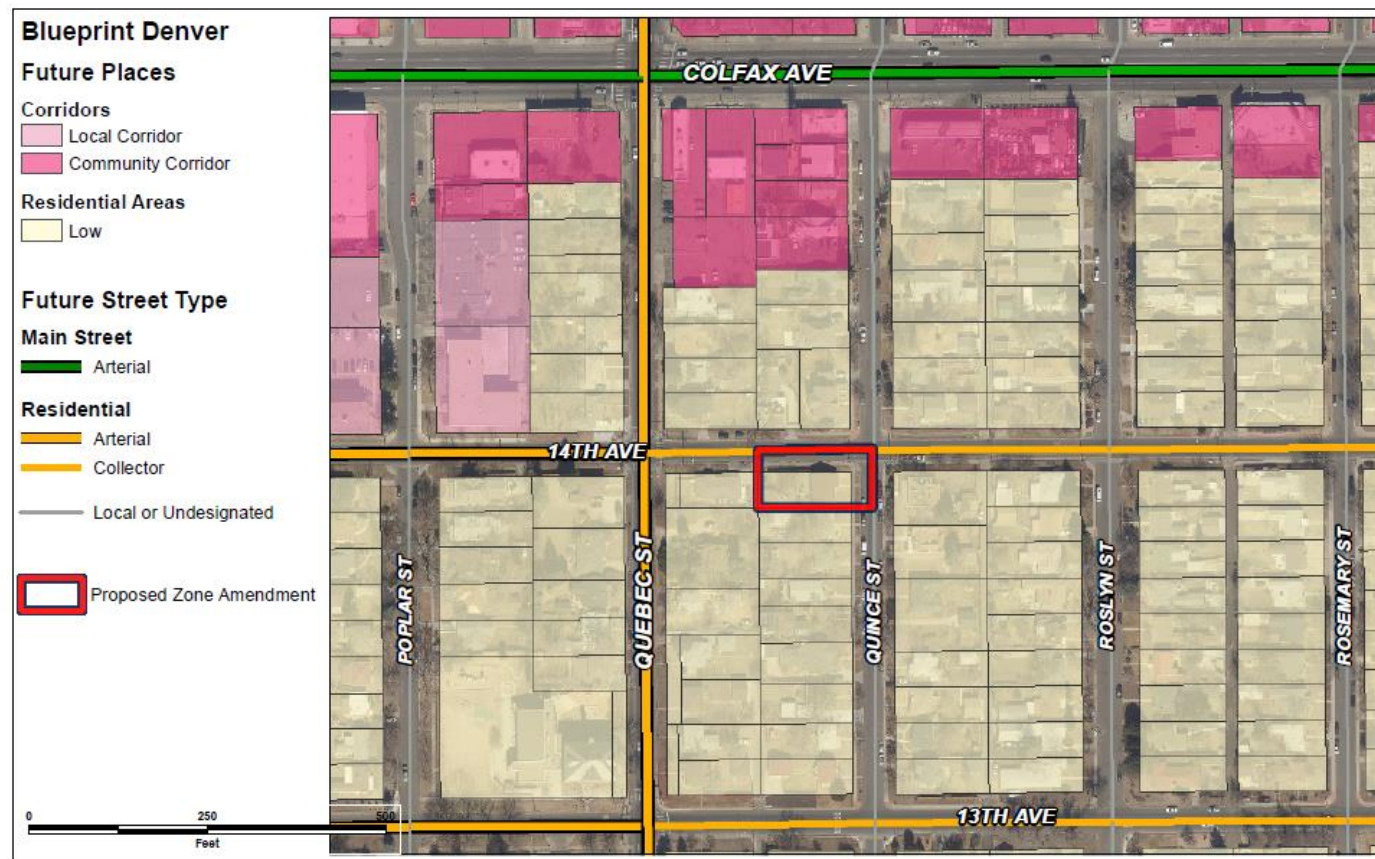
- **Equitable, Affordable and Inclusive, Goal 1, Strategy A** – *Increase development of housing units close to transit and mixed-use developments (p.28).*
- **Equitable, Affordable and Inclusive, Goal 2, Strategy A** – *Create a greater mix of housing options in every neighborhood for all individuals and families (p.28).*
- **Equitable, Affordable and Inclusive, Goal 3, Strategy B** – *Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit (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).*
- **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).*
- **Environmentally Resilient Goal 8, Strategy A** – *Promote infill development where infrastructure and services are already in place (p.54).*

Consistency with Plans: Blueprint Denver 2019



- Urban Edge Context
 - Predominantly residential and tend to act as a transition between urban and suburban areas
 - Residential areas generally single-unit and two-unit uses, with some low-scale multi-unit embedded throughout

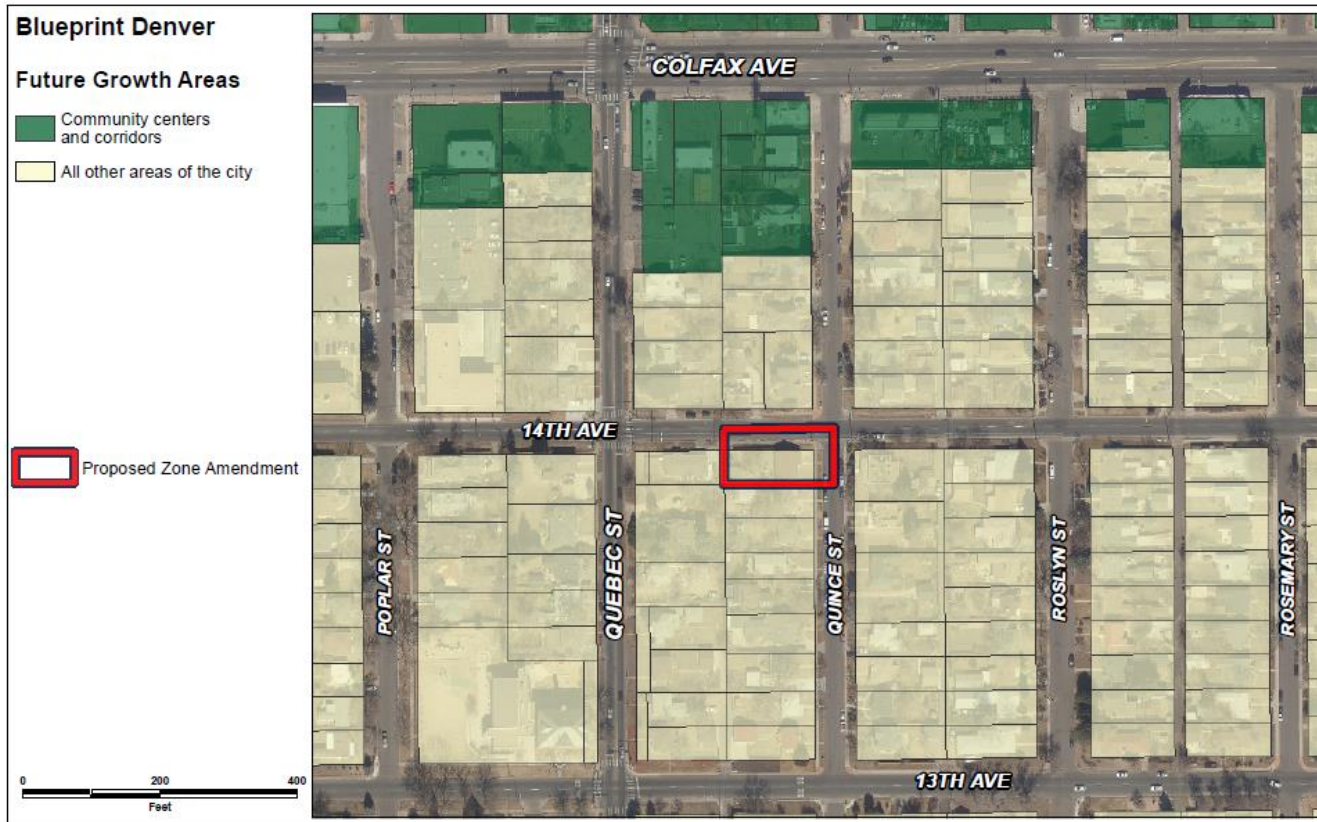
Consistency with Plans: Blueprint Denver 2019



- Low Residential
 - Predominantly single- and two-unit uses
 - Accessory dwelling units are appropriate
- Future Street Type
 - Quince Street: Undesignated local
 - 14th Avenue: Residential Collector
 - Quebec Street: Residential Arterial

Reminder: Evaluating whether the proposed zone district is consistent with the Future Street Classification, but not to assess the traffic impacts of a specific development proposal.

Consistency with Plans: Blueprint Denver 2019



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

East Montclair/East Colfax Neighborhood Plan (1994)

Land use and zoning vision: “Protection of the residential character of the neighborhood”

Housing vision: “Sound management and a mix of income levels in rental single family homes and apartments”

Housing policy: “encourage homeowners to add on additions and modernize single family homes”

Consistency with Plans: Housing an Inclusive Denver

Legislative and Regulatory Priorities, Recommendation 2: “Expand and strengthen land-use regulations for affordable and mixed-income housing. Through Blueprint Denver and supplemental implementation actions such as zoning modifications, the City should support land-use regulations that incentivize affordable and mixed-use housing, including expanding the development of accessory dwelling units.”

Attainable Homeownership, Recommendation 1: “Promote programs that help households maintain their existing homes. The City and its partners should target existing homeowner rehabilitation programs to residents in vulnerable neighborhoods, promote financial literacy education for prospective and existing homeowners, and promote the development of accessory dwelling units as a wealth-building tool for low and moderate-income homeowners.”

The proposed map amendment to E-SU-D1x is consistent with these *Housing an Inclusive Denver* recommendations because **it will expand the availability and allow the development of an accessory dwelling unit** at this location.

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
 - Facilitates increased housing density near a mix of uses and transit
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:
 - New development has resulted in additional services and retail nearby.
 - These changes have created additional need for housing options that would be allowed in the E-SU-D1x zone district
 - Adopted plans:
 - Blueprint Denver (2019)
 - Housing an Inclusive Denver (2018)
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 Edge 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 Edge Neighborhood Context
 - The building form standards, design standards, and uses work together to promote desirable residential areas
 - E-SU-D1x is a single unit district allowing suburban houses, urban houses and detached accessory dwelling units with a minimum zone lot area of 6,000 square feet. 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 **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