

1896 & 2009 S Humboldt St;
1918, 1930, 1936, 1961 & 2063 S Franklin St;
1929 & 1935 S Gilpin St

Request: U-SU-C to U-SU-C1

LUTI Date: 06.4.2024

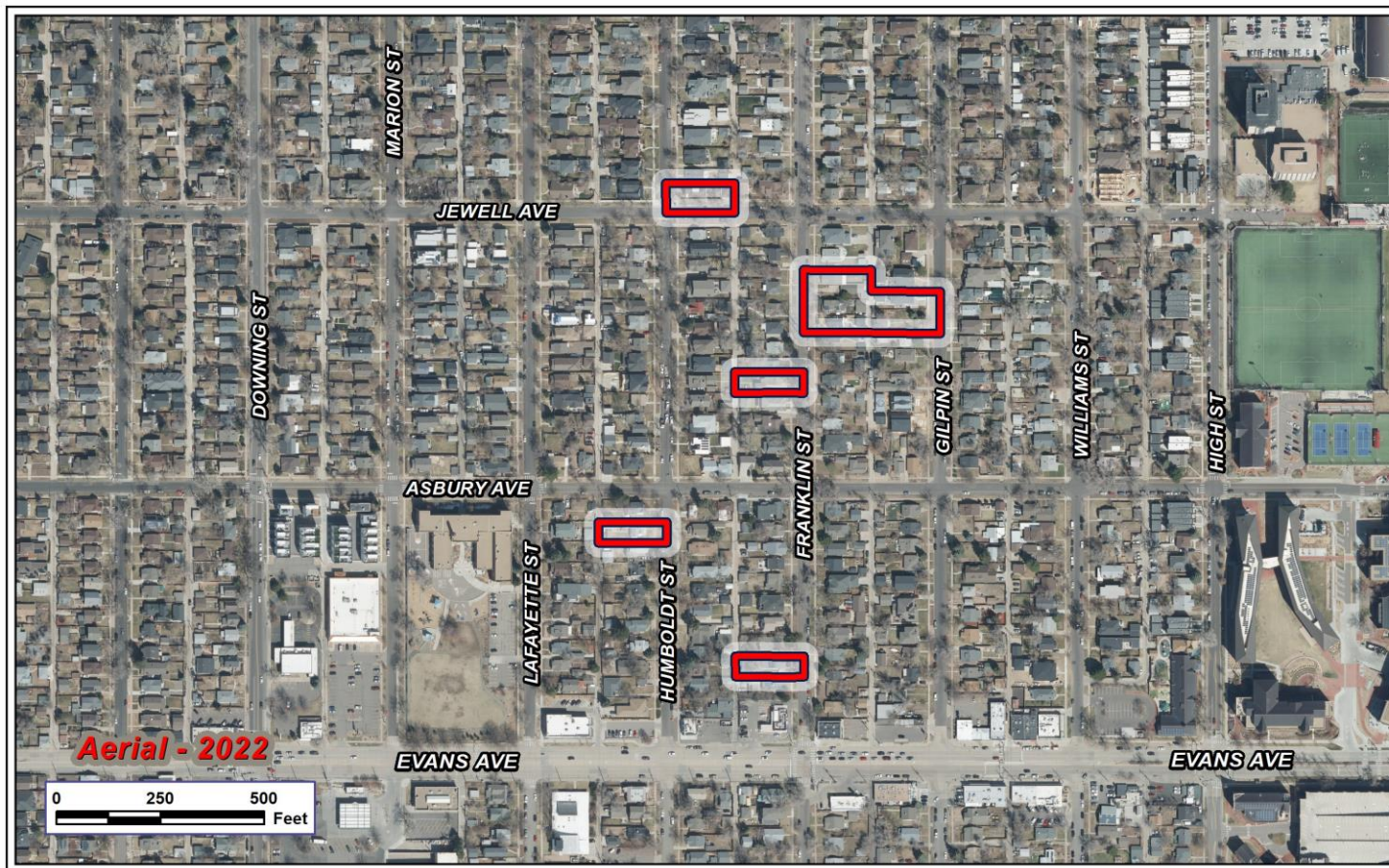
Presenter: Abner Ramos Salcedo

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: from U-SU-C to U-SU-C1



- Property:
 - 54,990 sf total (Individual properties ranging from 4,990 sf to 9,370 sf)
 - Single-unit homes with detached or attached garage
- Rezone from **U-SU-C** to **U-SU-C1**
- Requesting rezoning so they can build an ADU

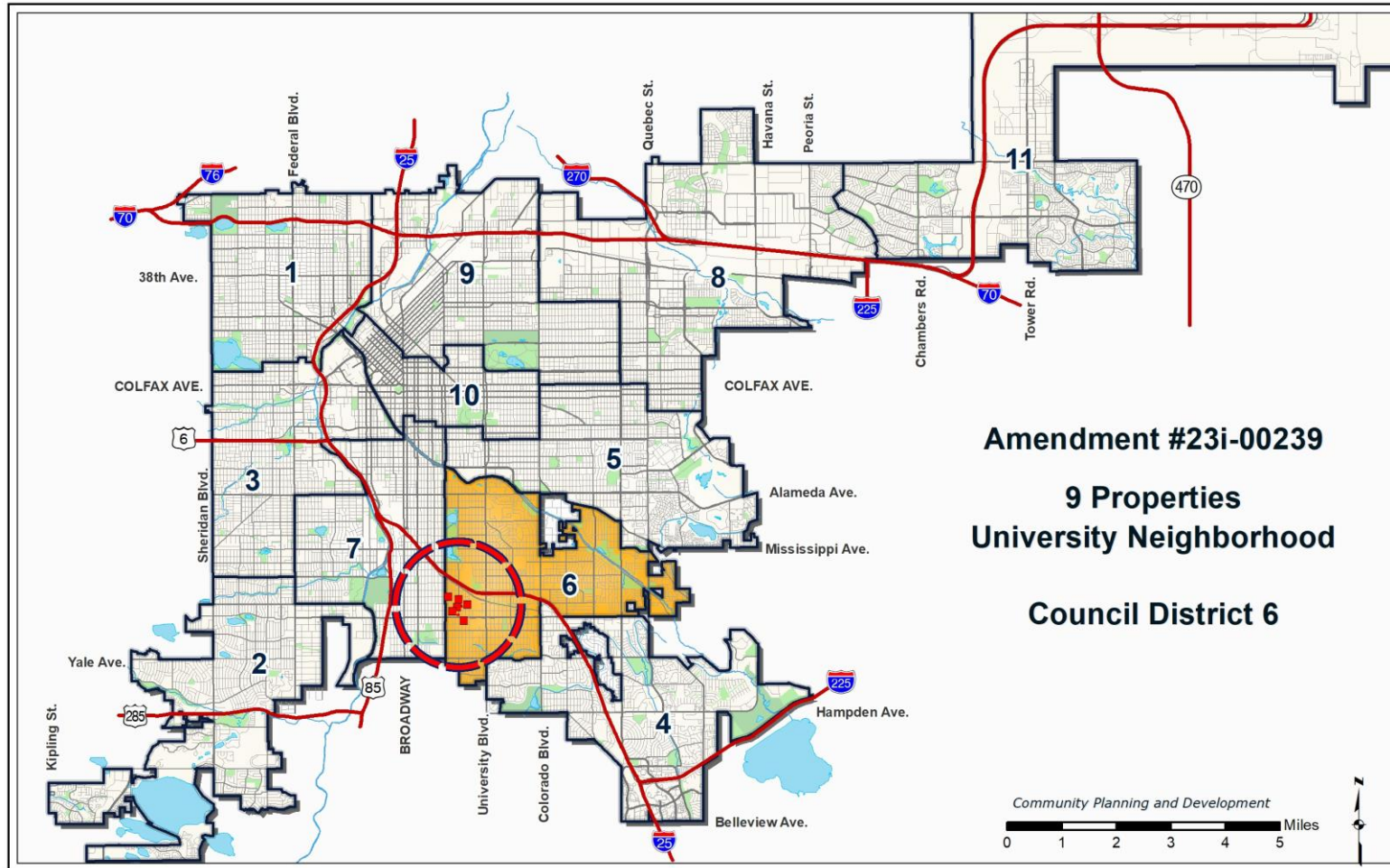
Reminder: Approval of a rezoning is not approval of a proposed specific development project

Presentation Agenda

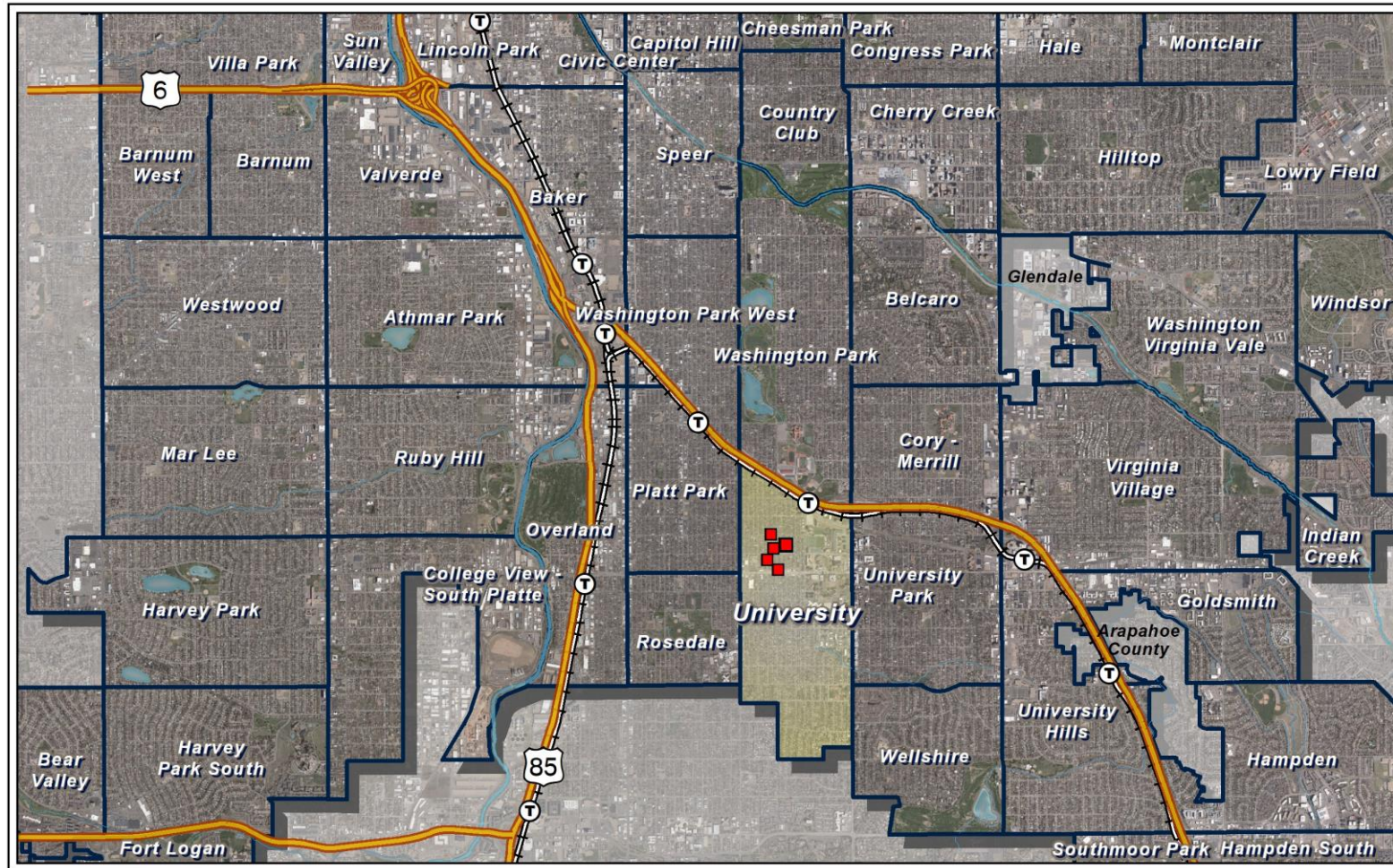
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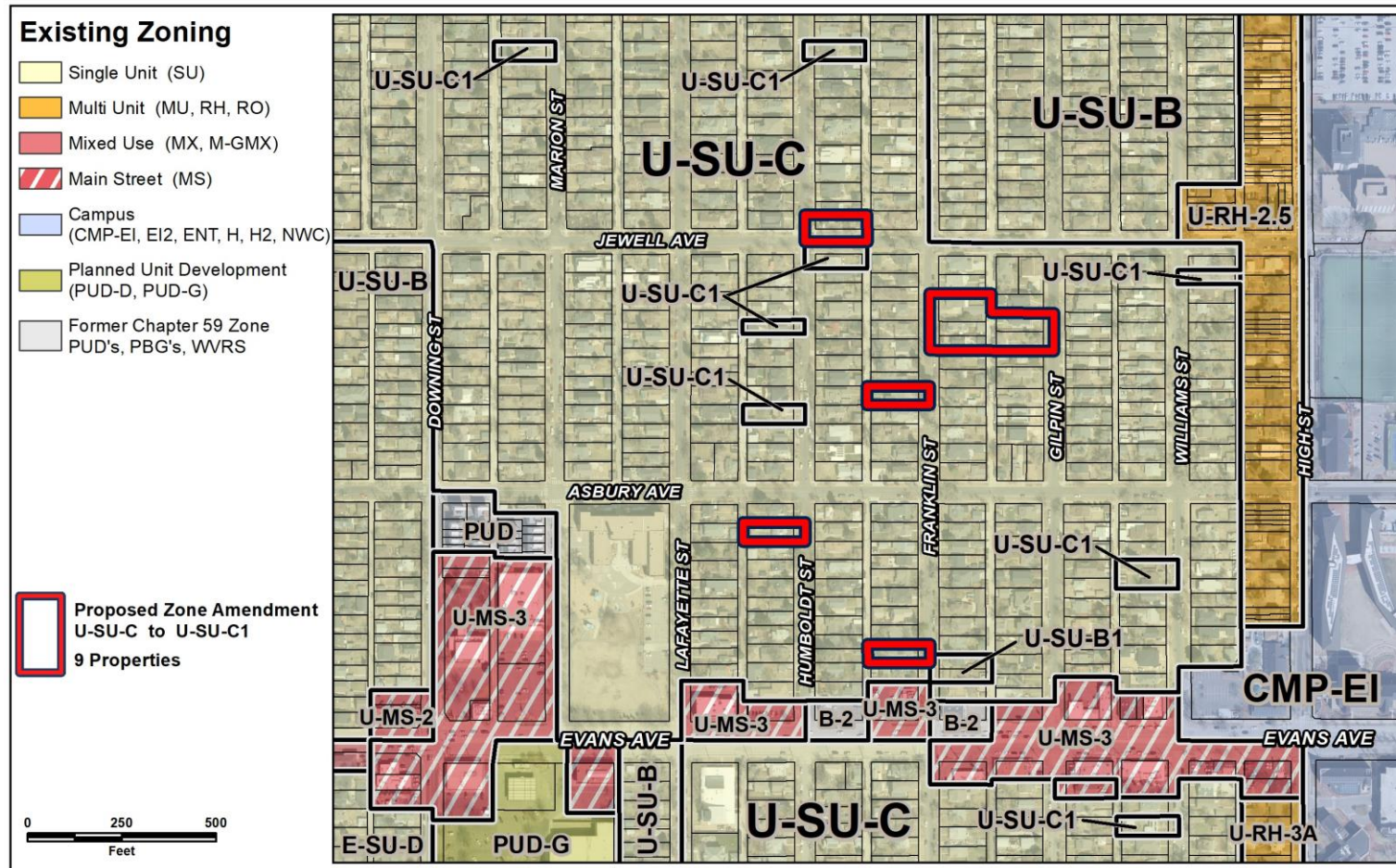
Council District 6 – Paul Kashmann



Statistical Neighborhood – University



Existing Zoning – U-SU-C



- U-SU-C

Proximity to:

- U-SU-C
- U-SU-C1
- U-SU-B
- U-RH-2.5
- U-MS-3

Existing Context – Land Use

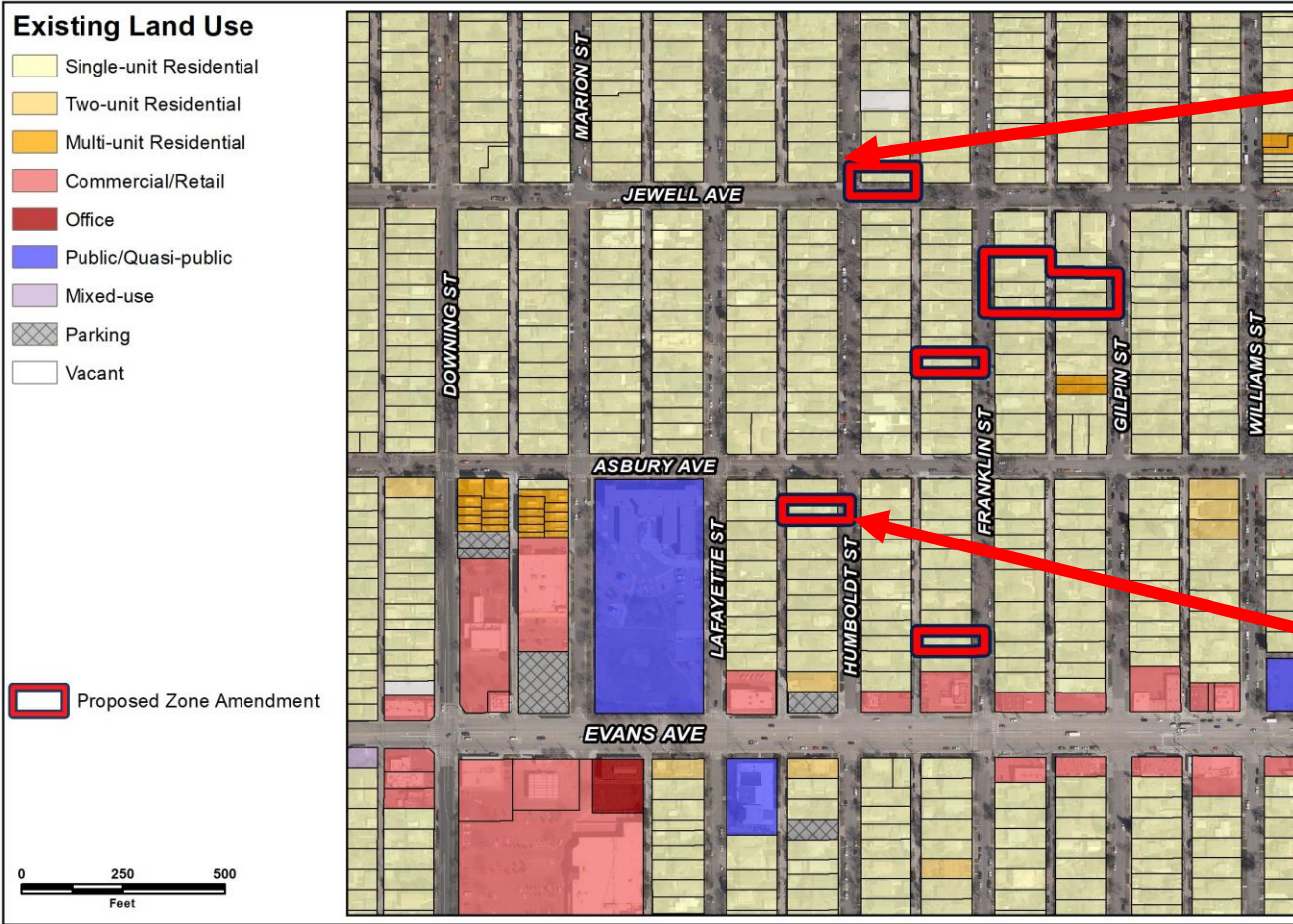


Single-unit Residential

Adjacent to:

- Single-Unit Residential
- Commercial/Retail
- Public/Quasi-public

Existing Context – Building Form/Scale



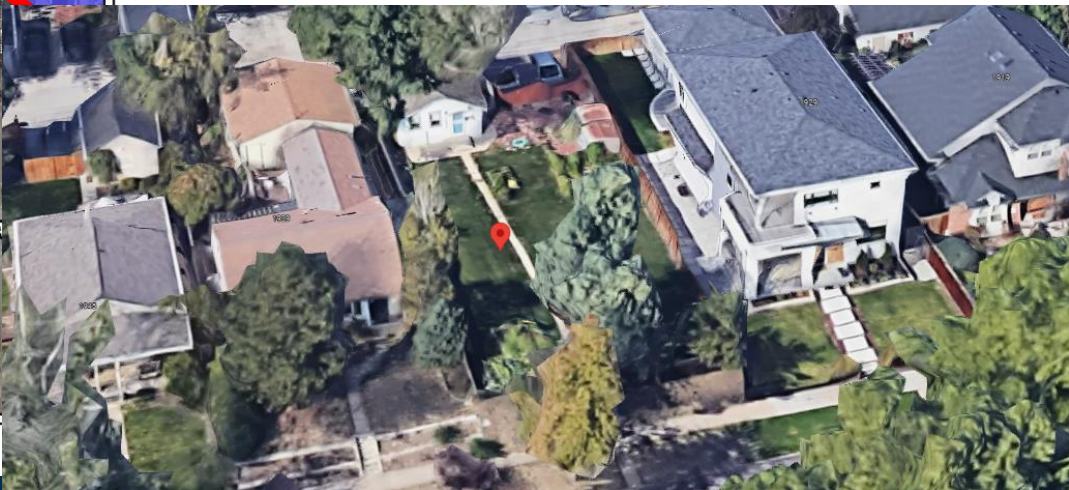
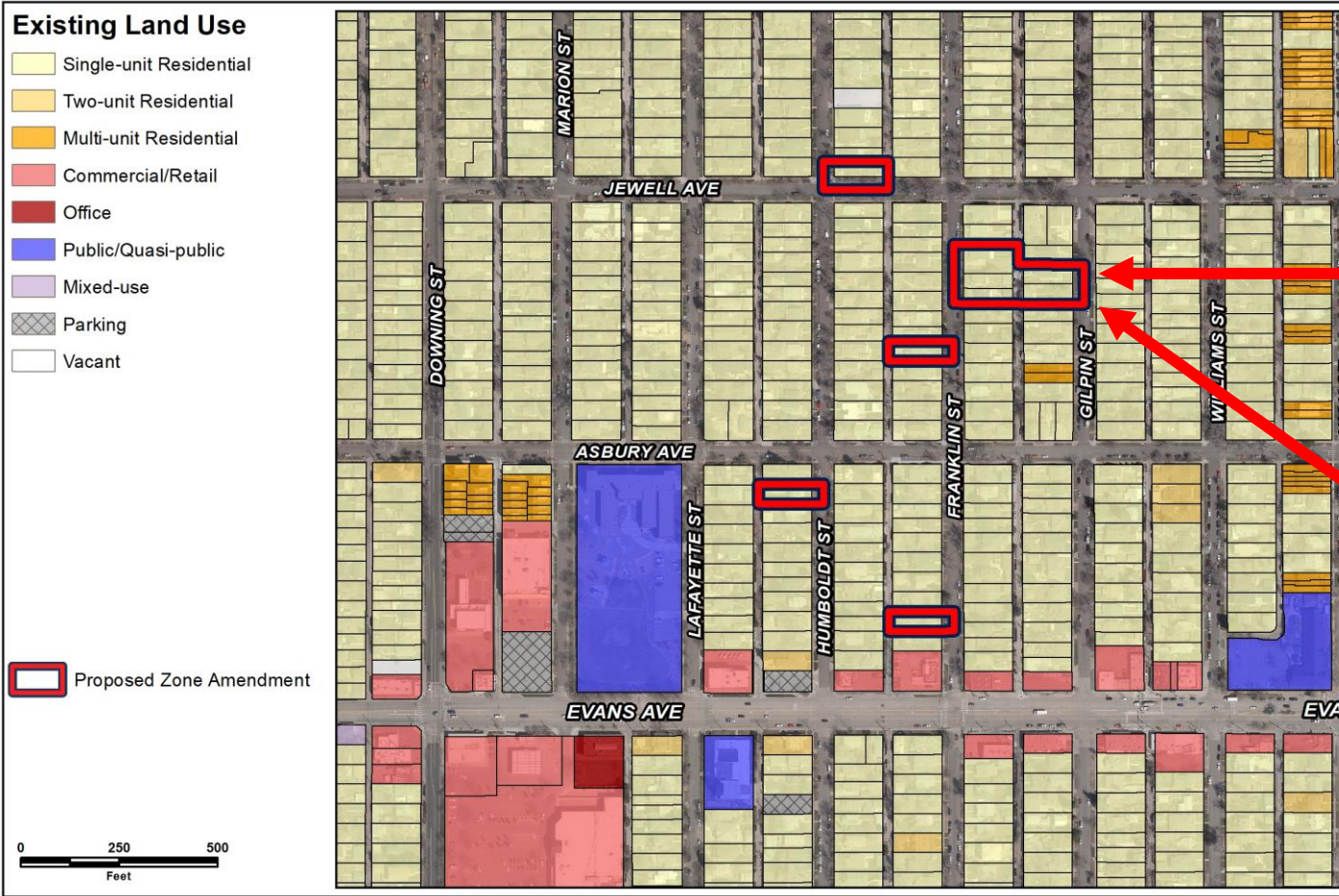
Existing Context – Building Form/Scale



Existing Context – Building Form/Scale



Existing Context – Building Form/Scale



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Process

- Informational Notice: 3/05/2024
- Planning Board Notice: 4/30/2024
- Planning Board Public Hearing: 5/15/2024
 - Rezoning was unanimously approved by Planning Board
- LUTI Committee: 6/04/2024
- City Council Public Hearing: 8/05/2024

Public Comments

- 2 comments from neighbors and other stakeholders in opposition
 - A letter expressed concerns about neighborhood character, property values, and strain on parking.
 - The public comment expressed concern about a nonconforming use at 1896 South Humboldt Street.

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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

Denver Zoning Code 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

Comprehensive Plan 2040

Equity

- *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)*

Climate

- *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).*



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver (2019)*

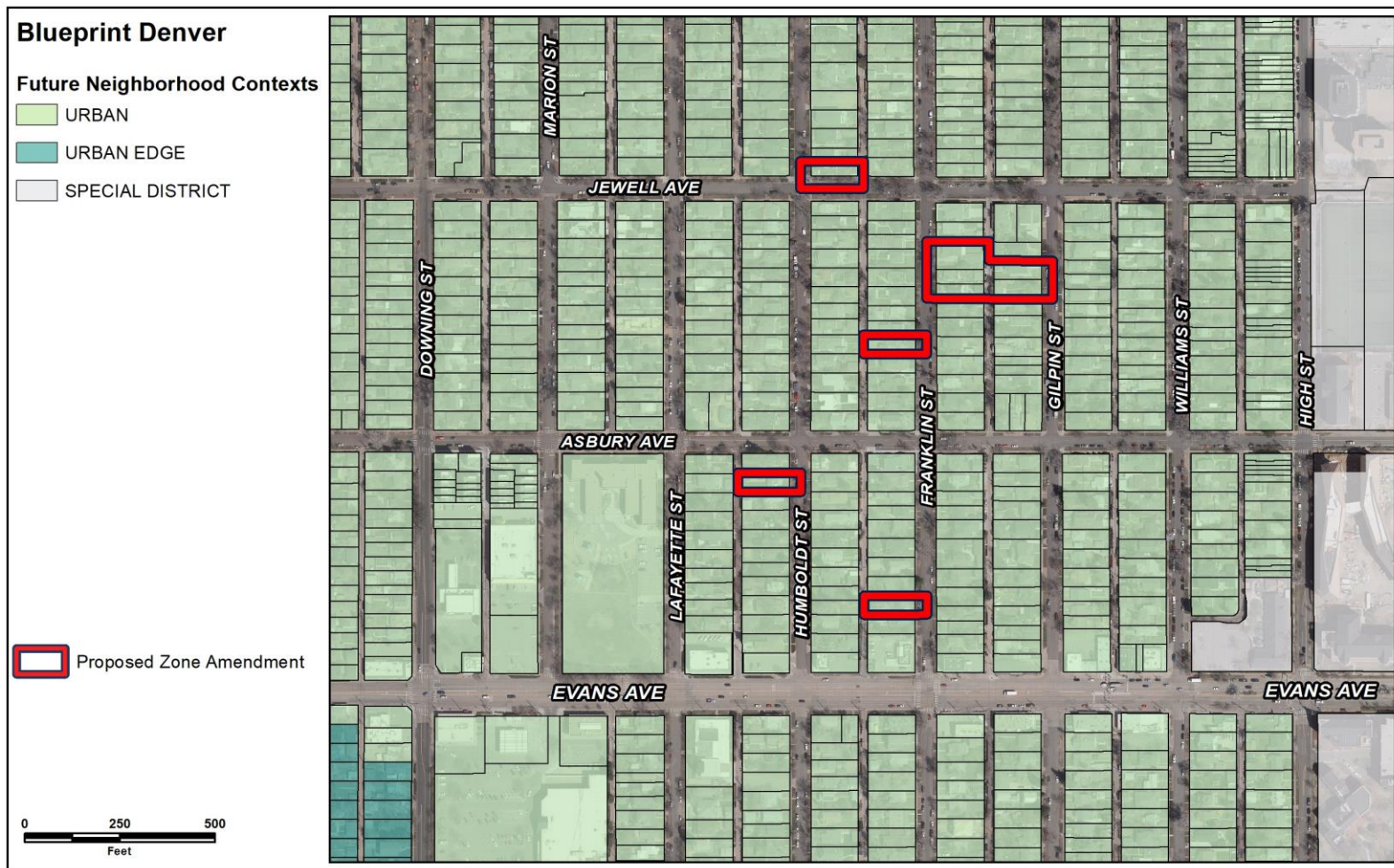
2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

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

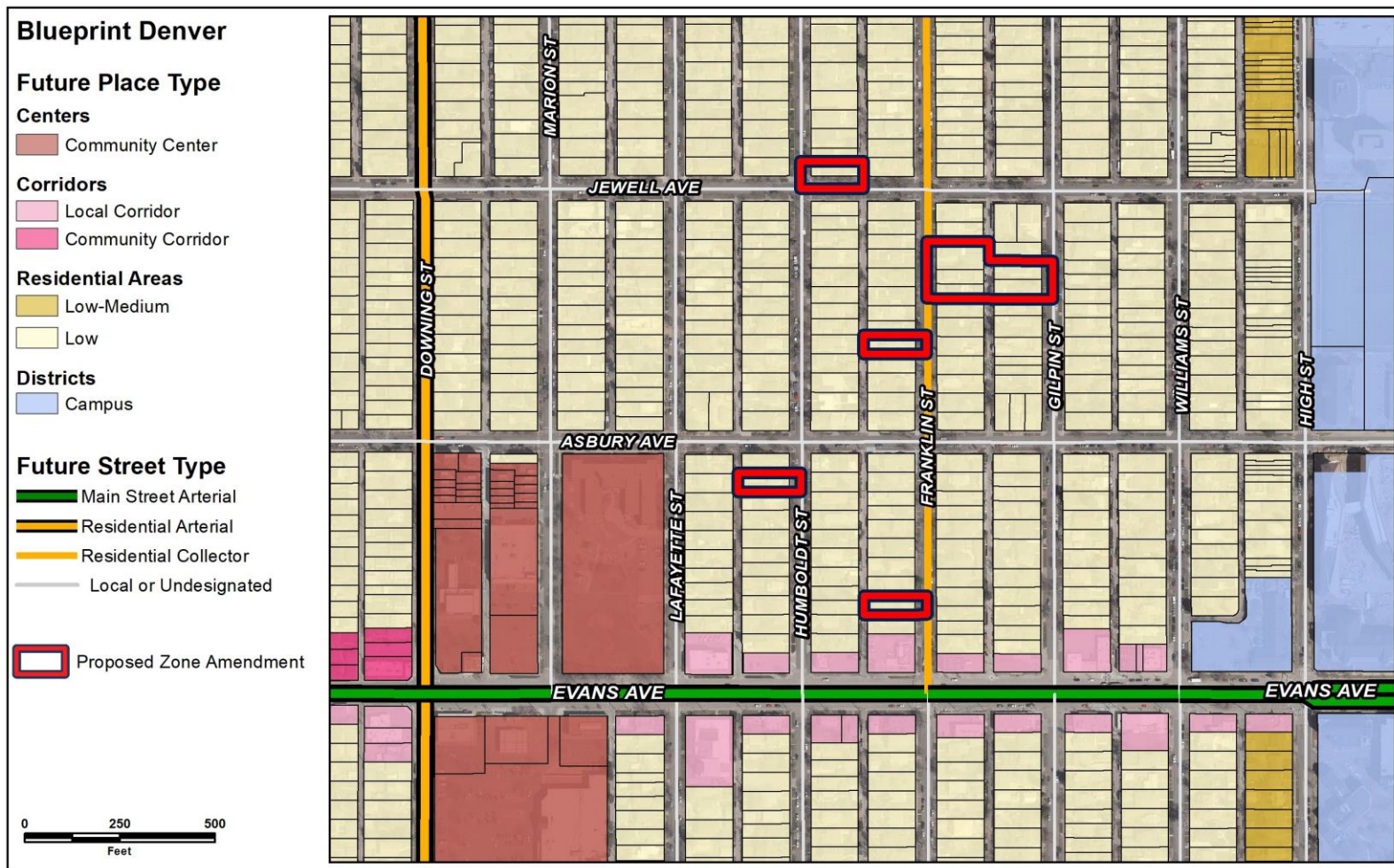
Blueprint Denver 2019



Urban Future Neighborhood Context

- Small multi-unit residential and mixed-use areas are typically embedded in 1-unit and 2-unit residential areas.

Blueprint Denver 2019



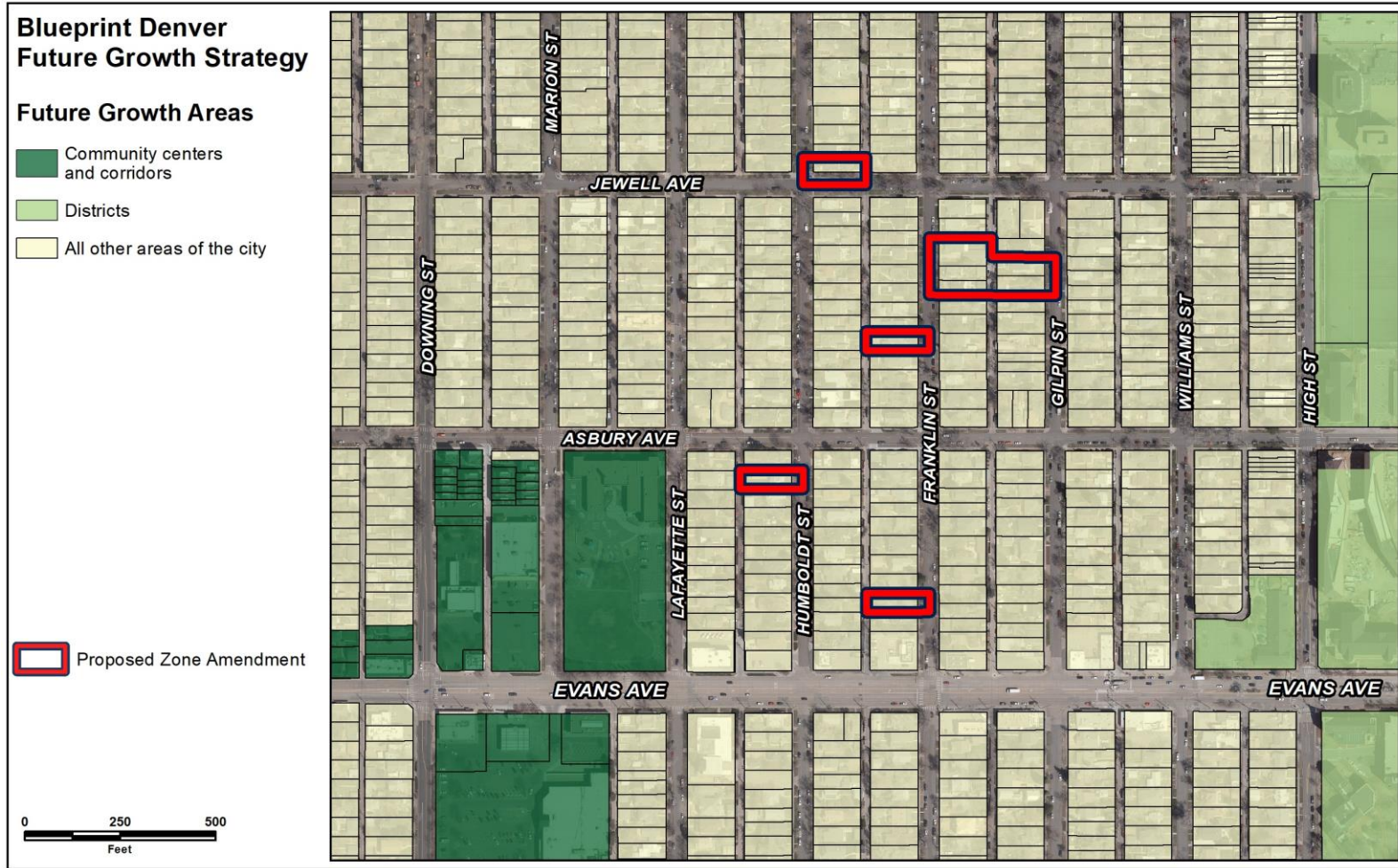
Low Residential

- Predominantly single- and two-unit uses
- Accessory dwelling units are appropriate

Future Street Type

- Humboldt and Gilpin Street: Local
- Franklin Street: Residential Collector

Blueprint Denver 2019



Growth Areas Strategy: All other areas of the city

- 10% jobs by 2040
- 20% housing by 2040

Blueprint Denver 2019

Land Use and Built Form- Housing Policy 4: Diversity 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.

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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
 - City adopted plan, Blueprint Denver
 - “CPD finds this criteria is met by diversifying housing choices in residential areas”
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
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CPD Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends that the Land Use, Transportation, and Infrastructure Committee move Application #2023i-00239 forward for consideration by the full City Council

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