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

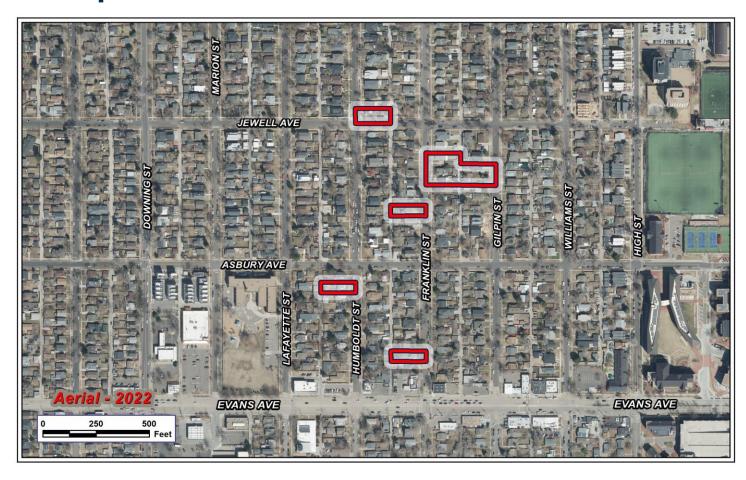
- Request
- Location and Context
- Process
- Review Criteria







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

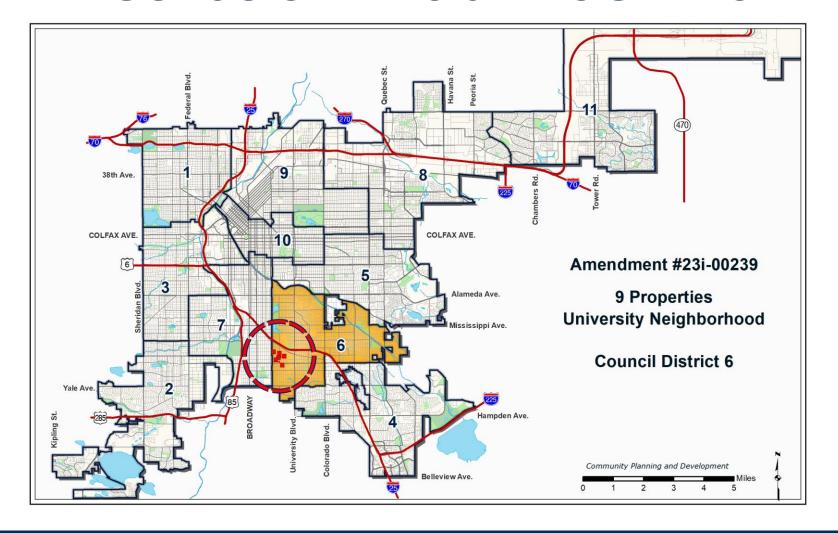
- Request
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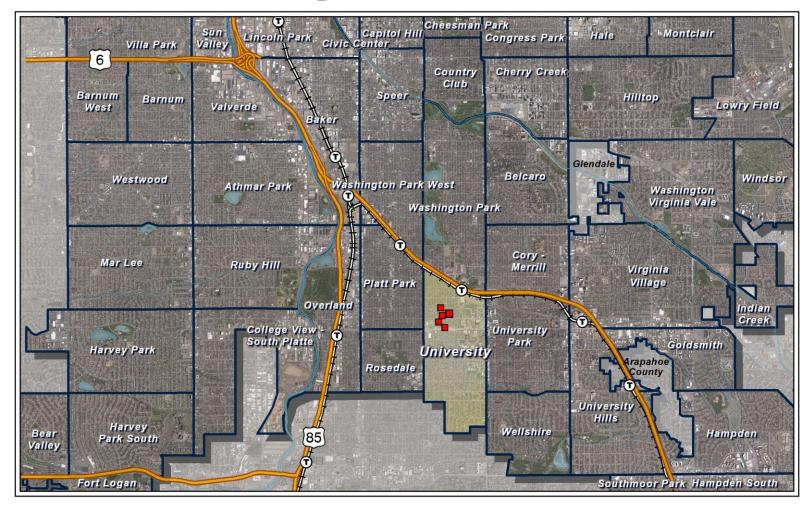


Council District 6 - Paul Kashmann



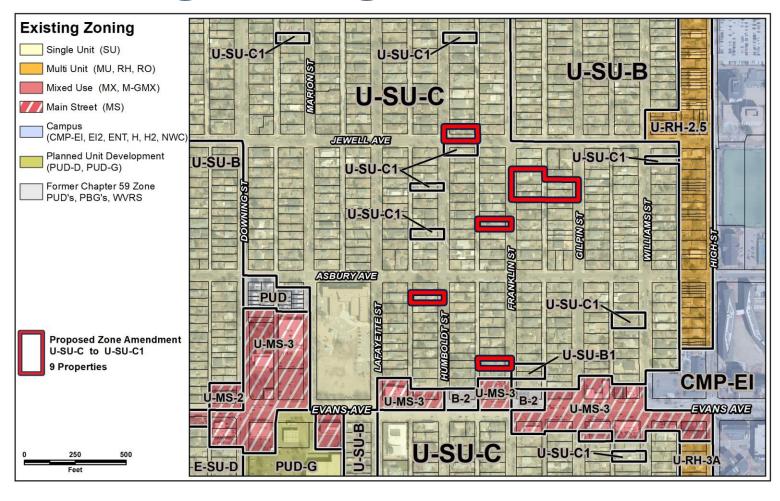


Statistical Neighborhood – University





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

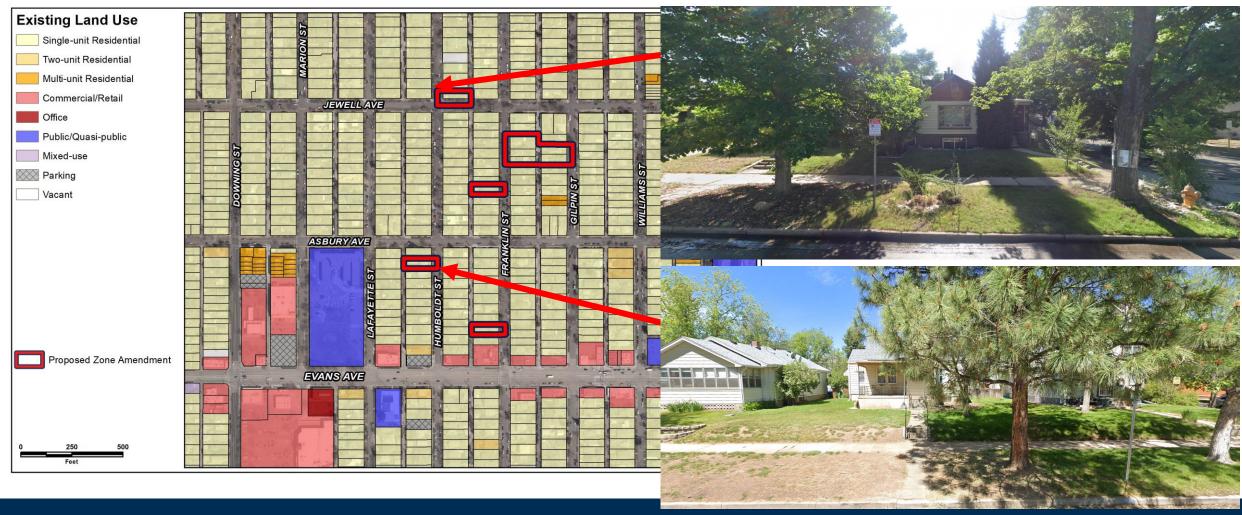


Single-unit Residential

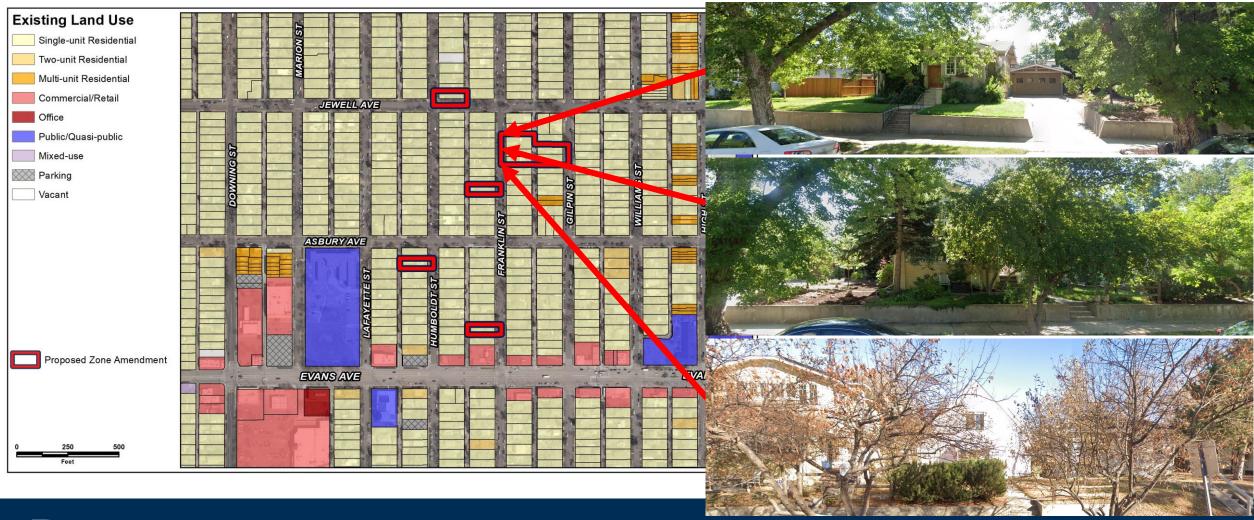
Adjacent to:

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



















Agenda

- Request
- Location and Context
- Process
- Review Criteria





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.



Presentation Agenda

- Request
- Location and Context
- Process
- 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



- 1. Consistency with Adopted Plans
 - Comprehensive Plan 2040
 - Blueprint Denver
- 2. Uniformity of District Regulations
- 3. Further Public Health, Safety and Welfare
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- 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 mixeduse communities where residents can live, work and play in their own neighborhoods (p. 54).









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

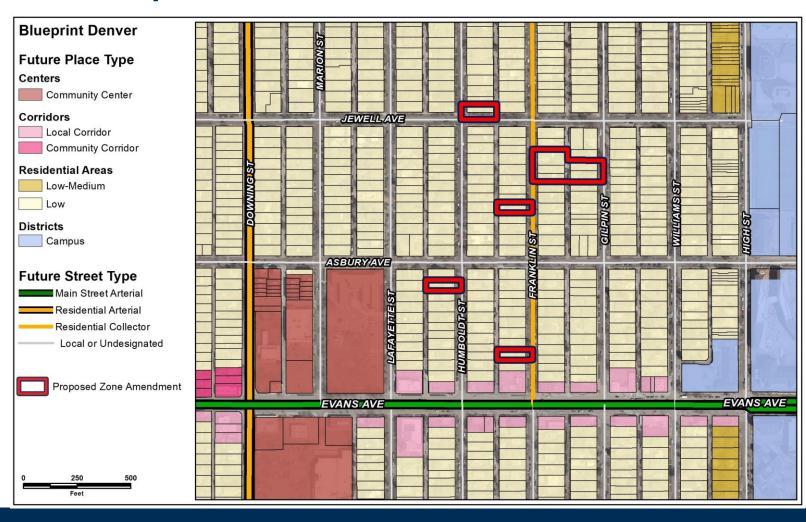




Urban Future Neighborhood Context

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





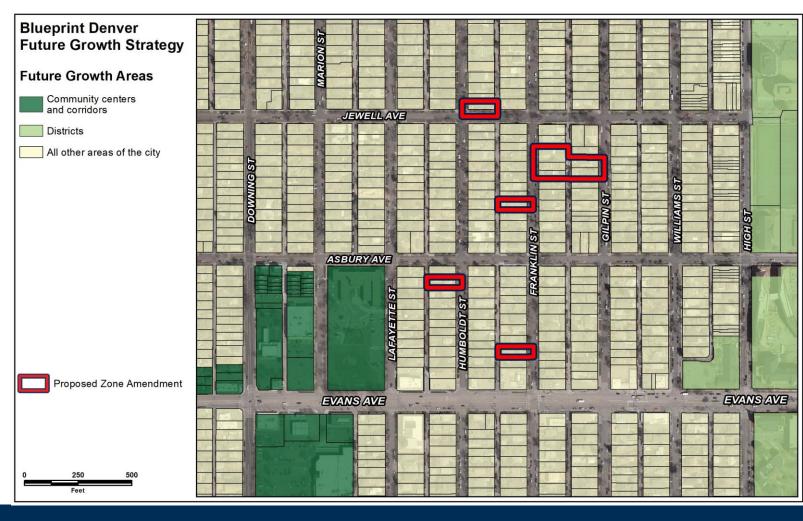
Low Residential

- Predominantly singleand two-unit uses
- Accessory dwelling units are appropriate

Future Street Type

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





Growth Areas Strategy: All other areas of the city

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

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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- 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



- 1. Consistency with Adopted Plans
- 2. Uniformity of District Regulations
- 3. Further Public Health, Safety and Welfare
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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

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