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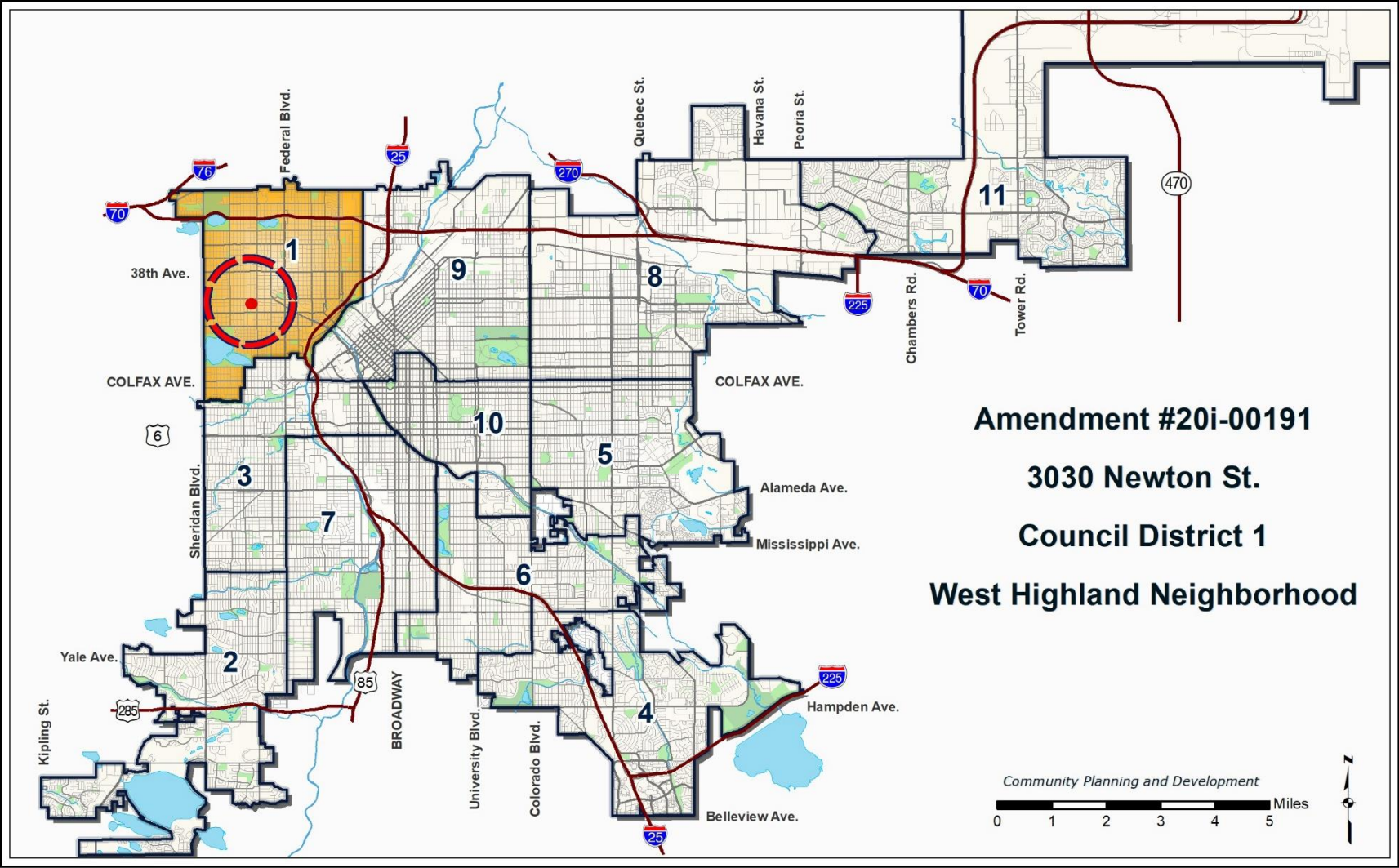
# 3030 N Newton St

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

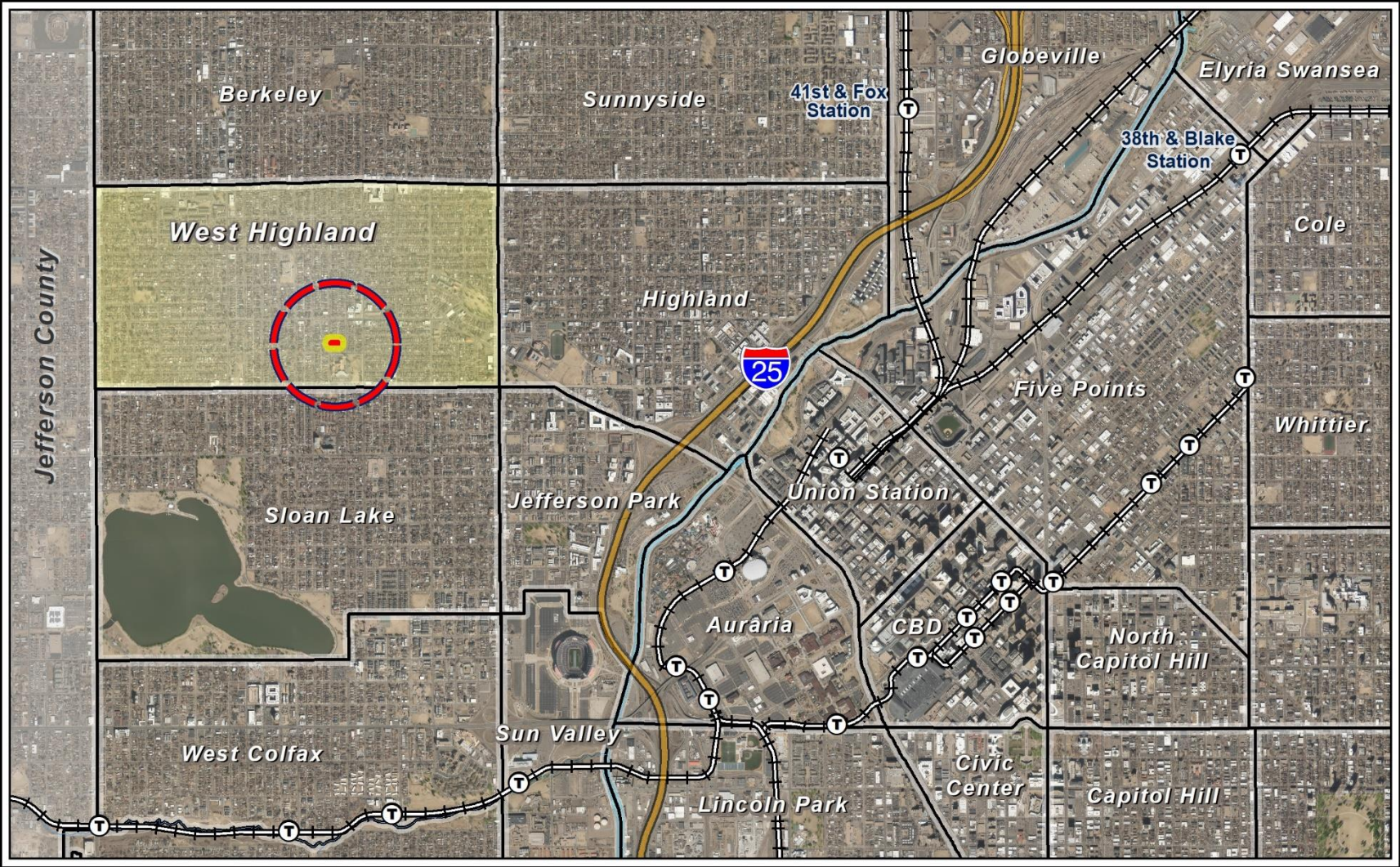
Date: 05/17/2021

2020I-00191

# Council District 1 – Councilmember Sandoval



# Statistical Neighborhood – West Highland



# Request: U-SU-C1

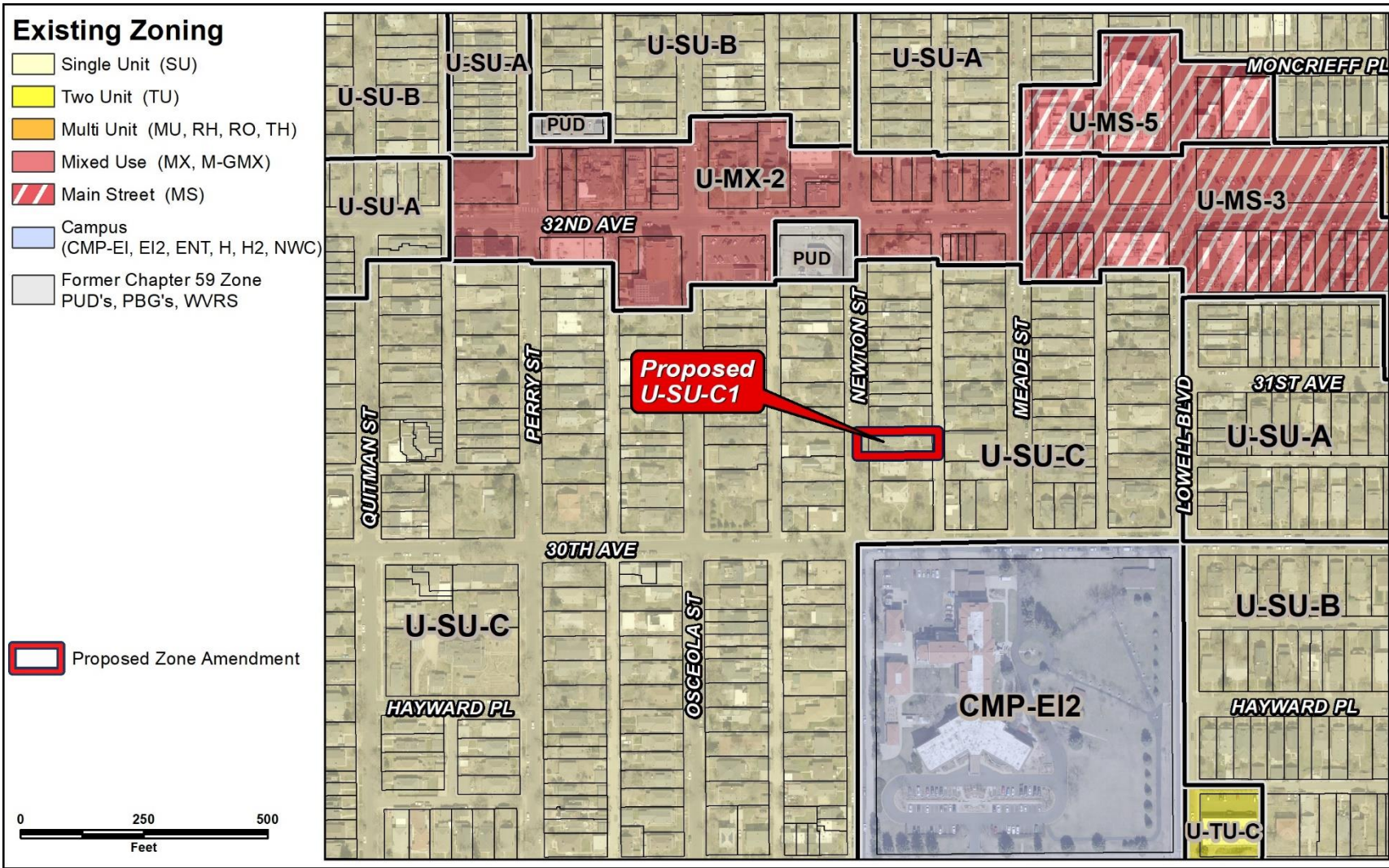
Property size: 6,350 sf  
Current Zoning: U-SU-C  
Proposed Zone District:  
U-SU-C1

- Urbane Neighborhood Context  
- Single Unit- C1
- **U-SU-C1** allows for an urban house with a minimum zone lot area of 5,500 square feet. Blocks typically have a pattern of 50-foot-wide lots.

**Proposal:** Requesting this rezoning to allow for a detached ADU to be built in the rear of the lot



# Existing Zoning



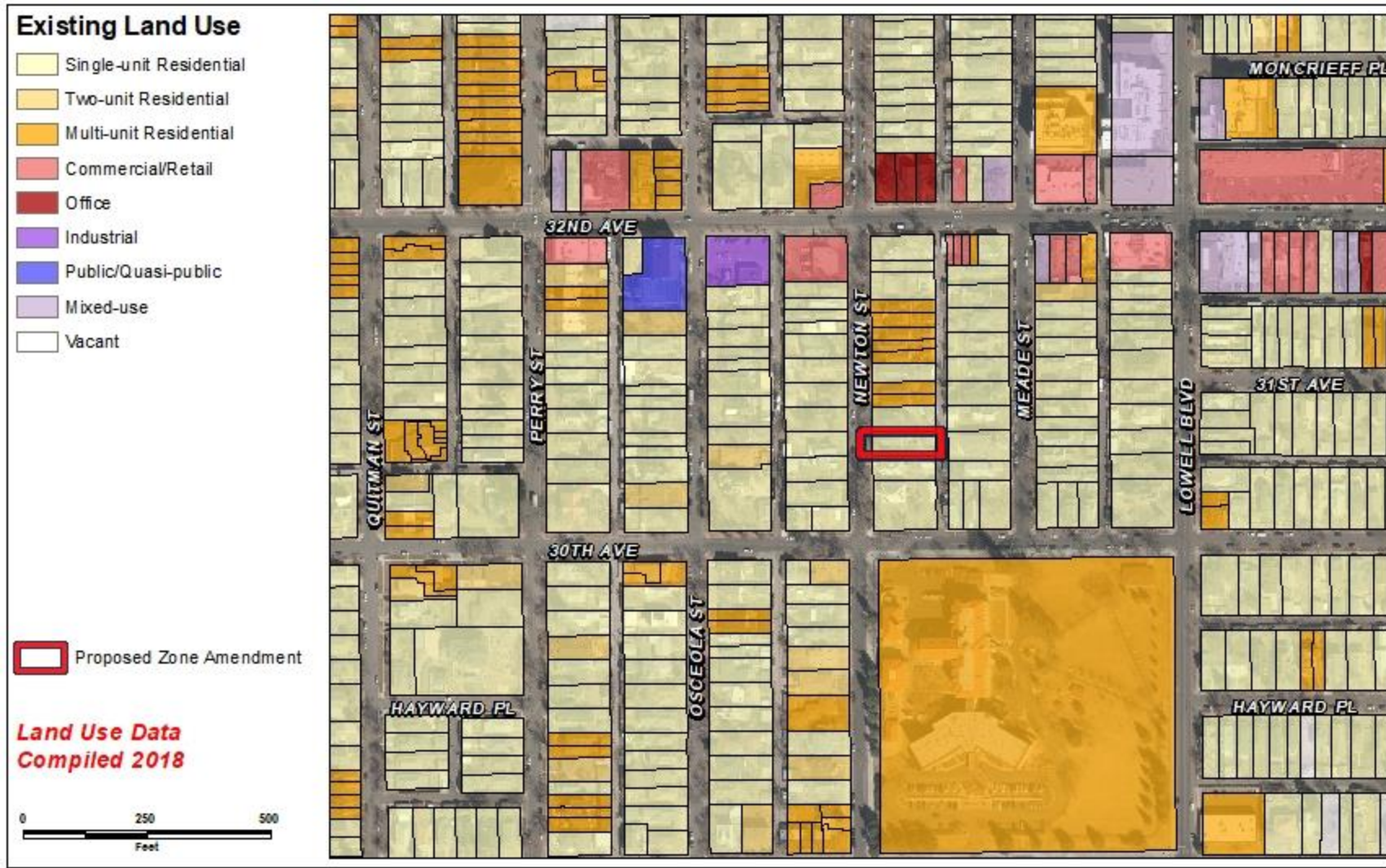
Existing Zoning:

- Urban - Single Unit - C (5,500 sq. ft. lot min)

Surrounding Zoning:

- U-SU-A
- U-MX-2
- U-MS-3 & 5
- U-SU-B
- CMP-EI2

# Existing Land Use



## Subject Property:

- Single-unit Residential

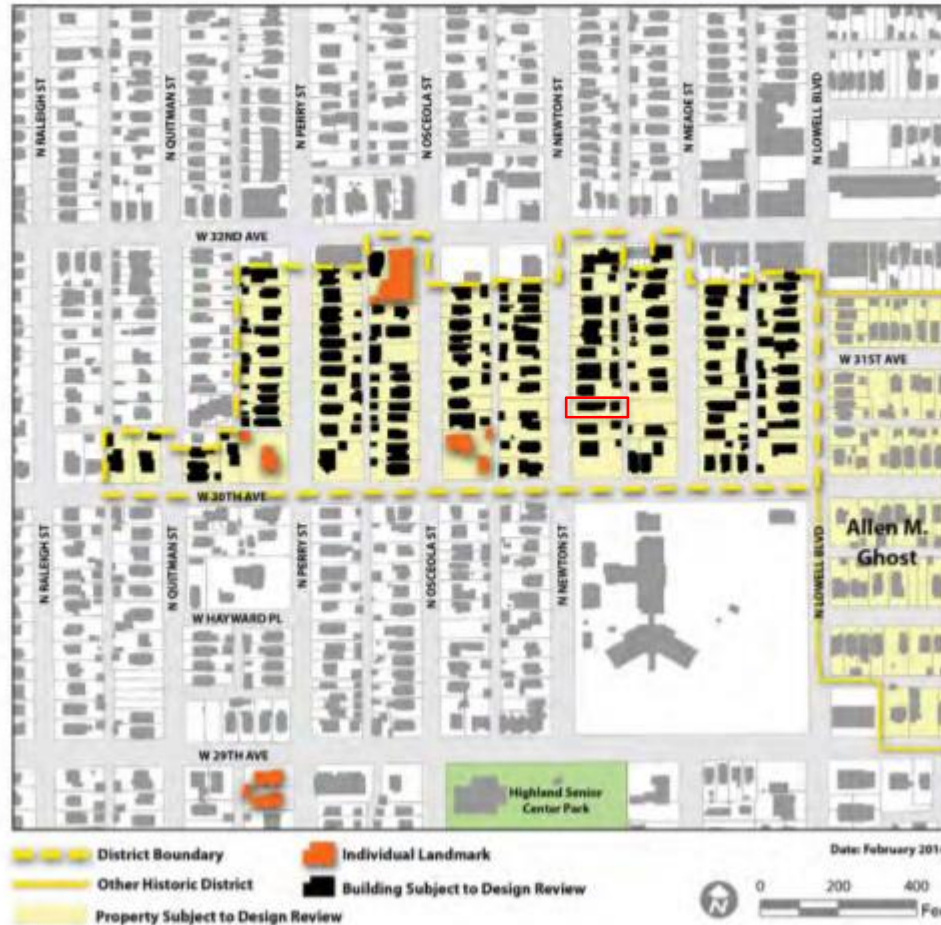
## Surrounding Uses:

- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Public/Quasi-public

# Wolff Place Historic District

Wolff Place Historic District

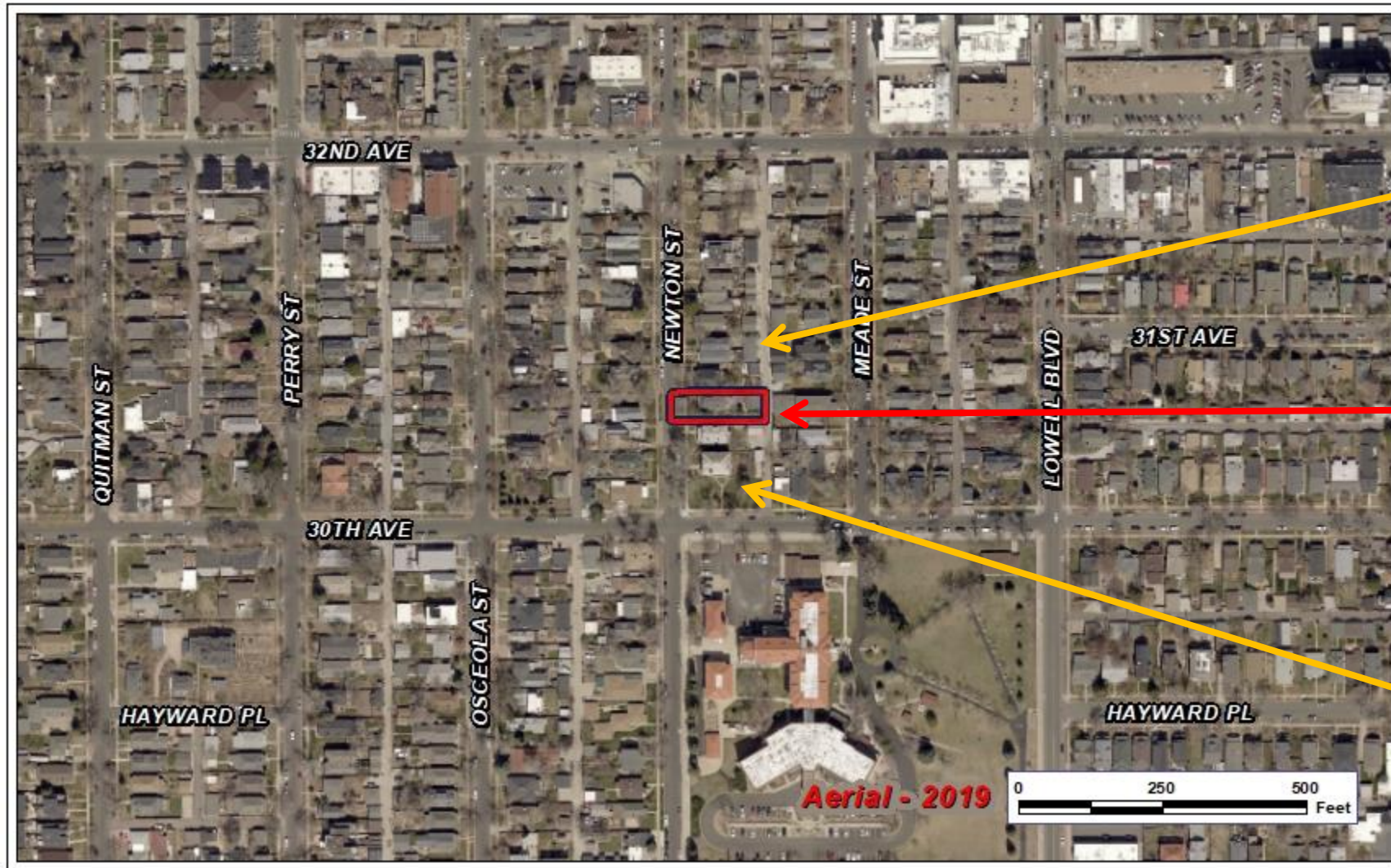
Character-defining Features



Period of Significance:  
1883-1926

- Ordinance #751, Adopted 2006
- Developed in response to the growing population of Denver and the West Highland Neighborhood
- Property subject to additional design review through Landmark

# Existing Context – Building Form/Scale





# Process

- Informational Notice: 1/19/2021
- Planning Board Notice Posted: 3/14/2021
- Planning Board Public Hearing: 3/31/2021
- LUTI Committee: 4/06/2021
- City Council Public Hearing: 5/17/2021

# Public Outreach

- RNOs
  - West Highland Neighborhood Association (WHNA) responded through email, “The Land Use and Planning Committee remains neutral to proposed minor rezonings for ADU allowance.”
  - Inter-Neighborhood Cooperation (INC) expressed support of ADU programs and streamlining the process.
- 3 emails included from nearby neighbors stating no objection to the proposed rezoning

# 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*
- *No neighborhood plan*

### 2. Uniformity of District Regulations

### 3. Further Public Health, Safety and Welfare

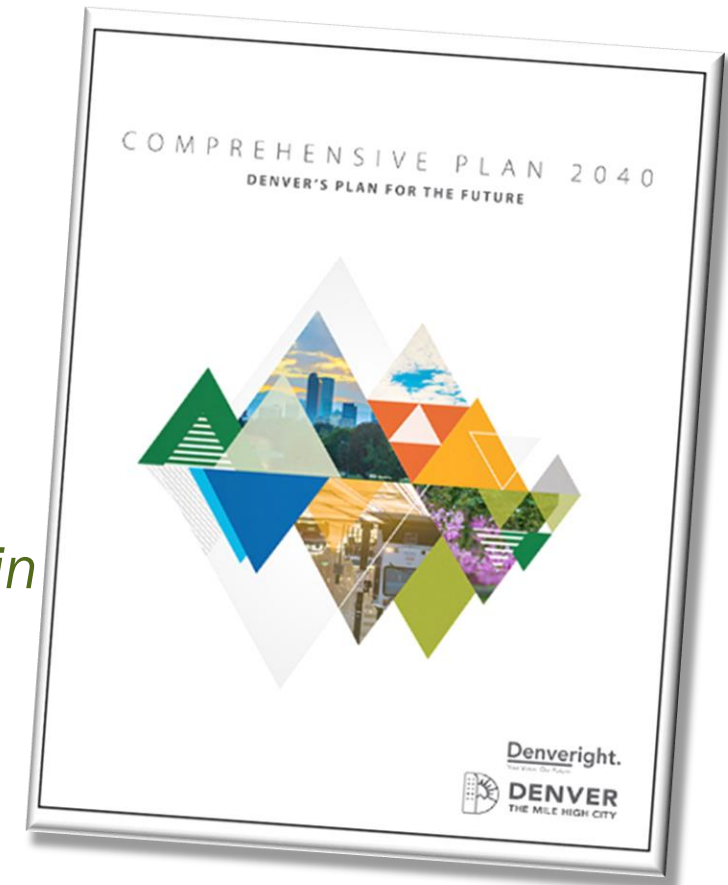
### 4. Justifying Circumstances

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

# Review Criteria: Consistency with Adopted Plans

## Comprehensive Plan 2040

- *Equitable, Affordable and Inclusive Goal 1 Strategy A – Increase development of housing units close to transit and mixed use developments*
- *Equitable, Affordable and Inclusive Goal 2 Strategy A – Create a greater mix of housing options in every neighborhood for all individuals and families*
- *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).*



# Review Criteria: Consistency with Adopted Plans

## Equity



### *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 2, Strategy B – Ensure city policies and regulations encourage every neighborhood to provide a complete range of housing options (p. 28).

# Review Criteria: Consistency with Adopted Plans

## Climate

### Comprehensive Plan 2040

- Environmentally Resilient Goal 8, Strategy A - Promote infill development where infrastructure and services are already in place (p.54).



# Consistency with Adopted Plans: Blueprint Denver



## Urban 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 a mix of alley access. Buildings are lower scale and closer to the street.

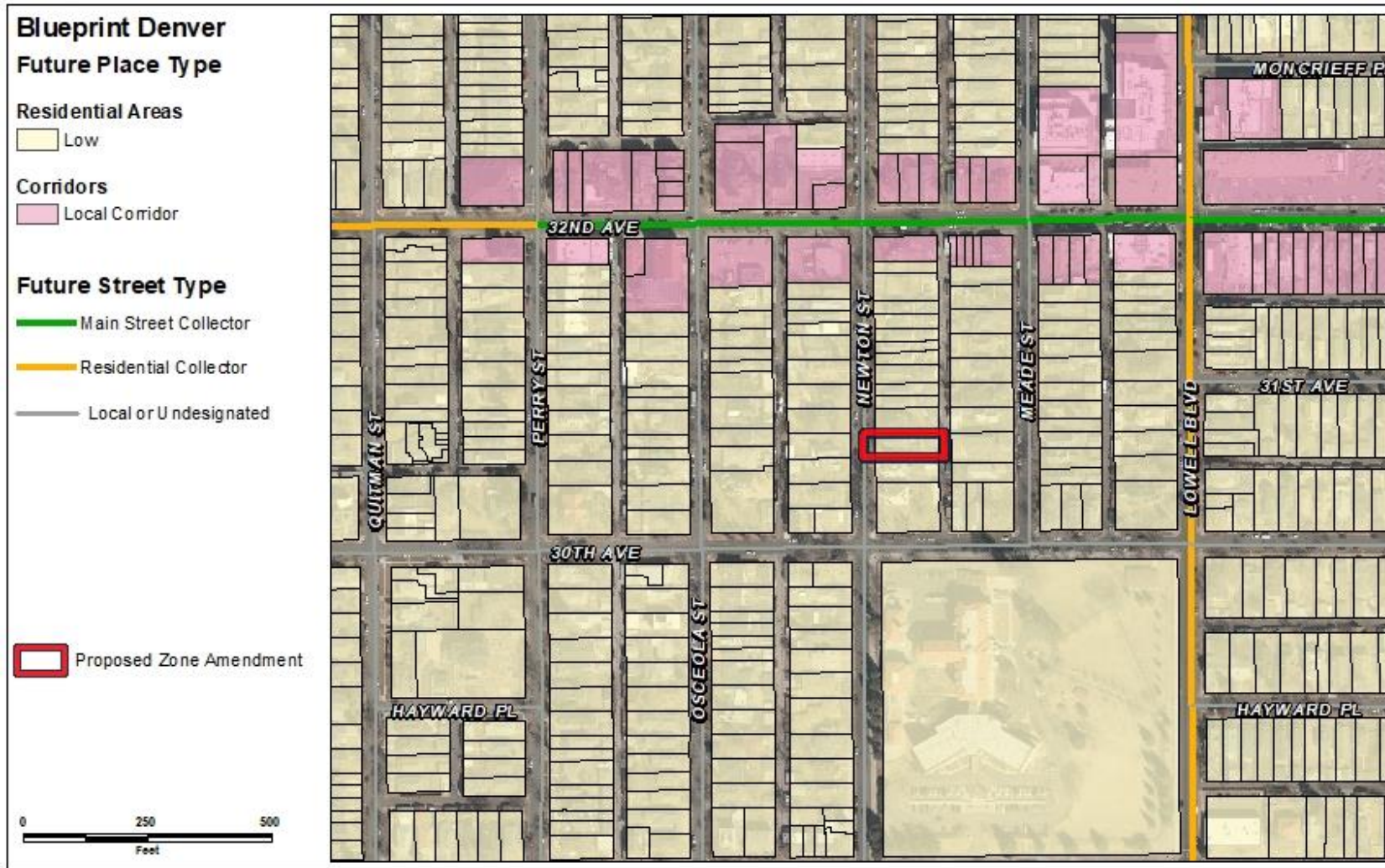


# Consistency with Adopted Plans: Blueprint Denver

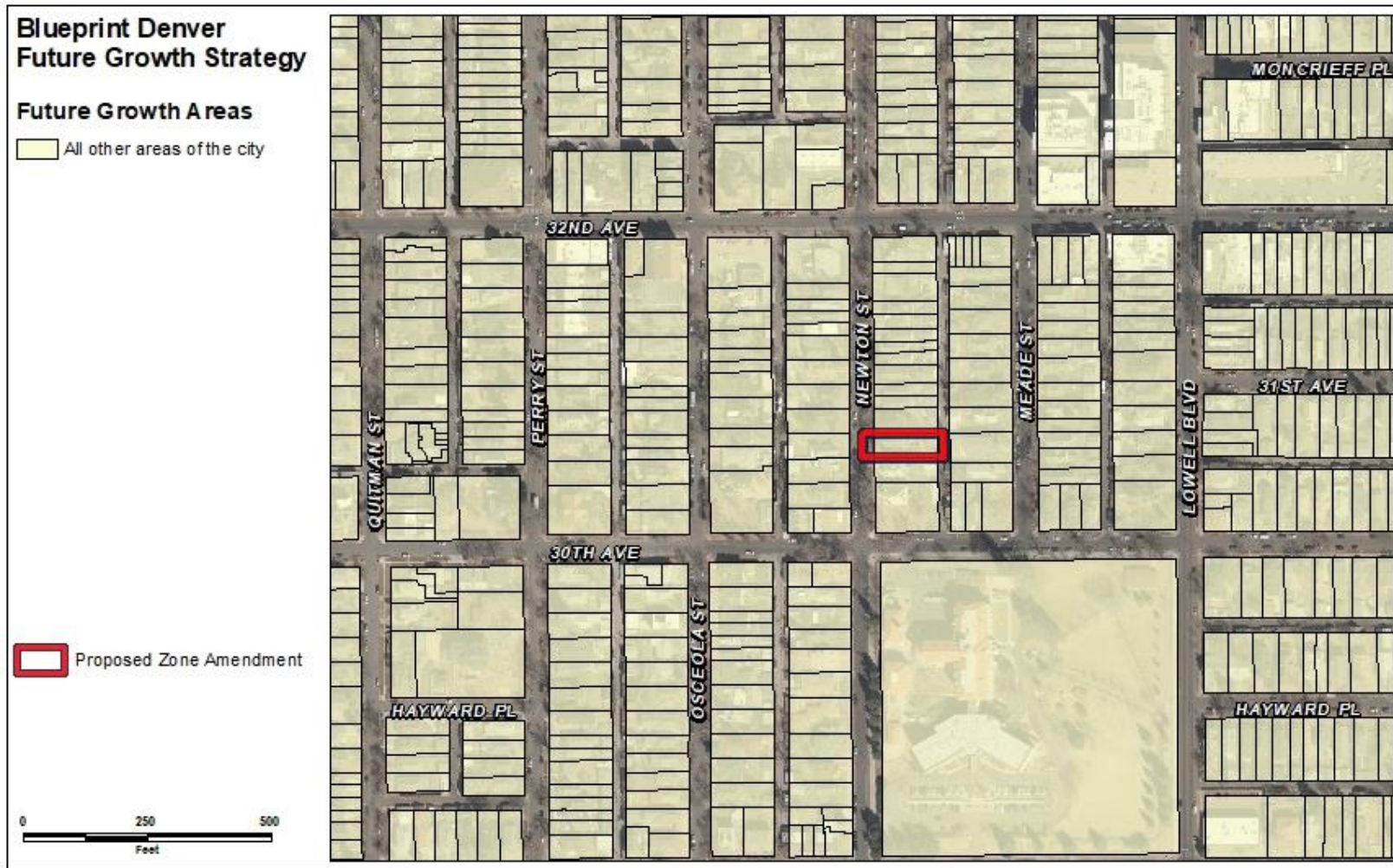
## Residential Low

- Predominately single- and two-unit uses on smaller lots. Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible. Some civic and institutional uses are compatibly integrated throughout
- and limited mixed-use can occur along arterial and collector streets, as well as where commercial uses have been already established. Vacant institutional uses on corners or select sites may be appropriate locations to introduce additional residential intensity. Medium building coverage. Buildings are generally up to 2.5 stories in height.

N Newton St: Undesignated Local



# Consistency with Adopted Plans: Blueprint Denver



## Growth Areas Strategy

- *All other areas of the city*  
The associated anticipated housing is 20% and employment growth percentage is 10% (p. 51)

Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, however more limited.

# Review Criteria

## Denver 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

# 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
  - b.) A city adopted plan;
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

# 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