

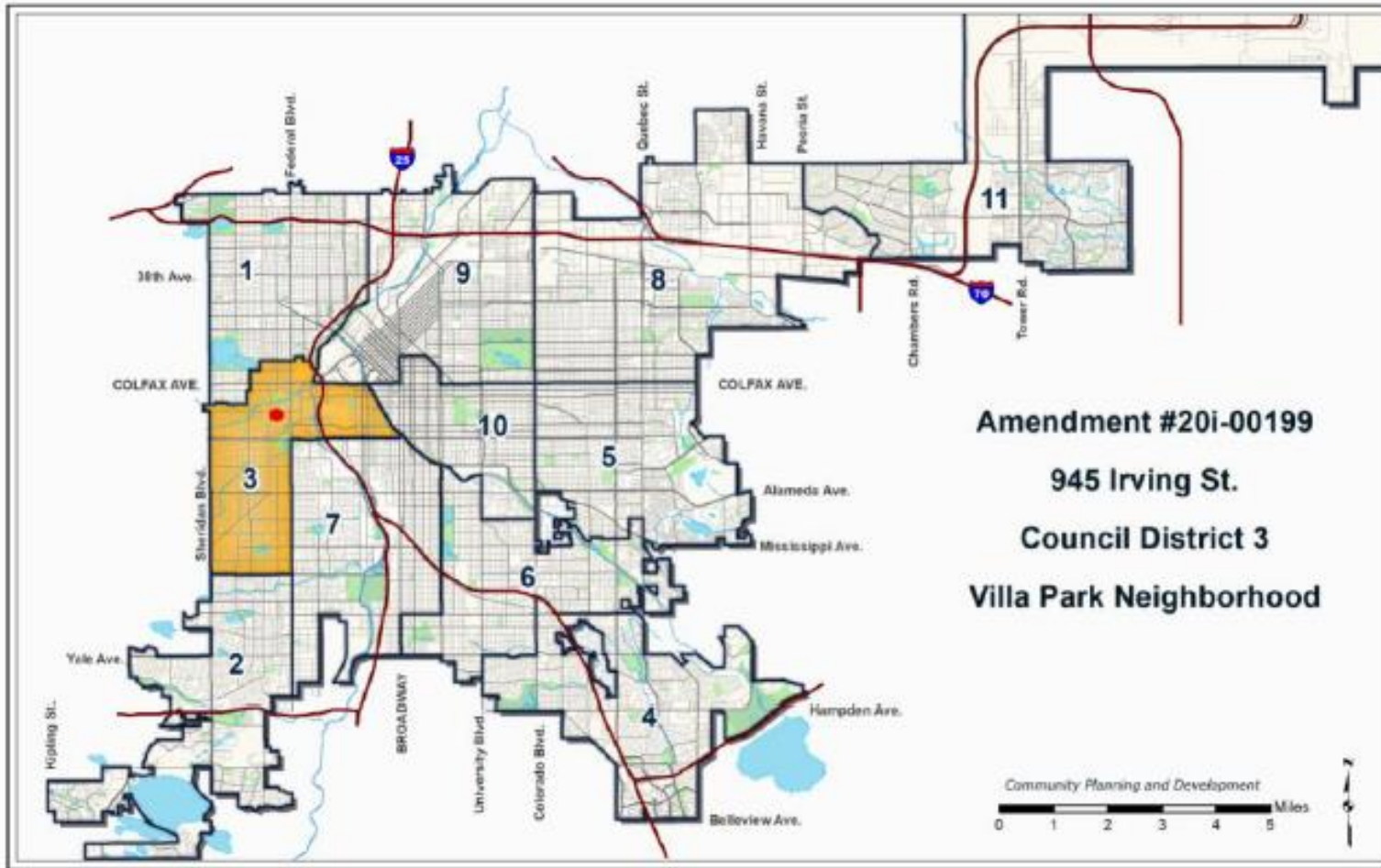


945 North Irving Street

Application Request: E-SU-D to E-SU-D1

City Council

Council District 3 (Torres)



Request: E-SU-D1



- Location
 - Approx. 6,250 square feet or 0.14 acres
 - Single-unit residential
- Proposal
 - Rezoning from E-SU-D to E-SU-D1
 - Allows the urban house and detached accessory dwelling unit building forms
 - Max. building height 30-35 feet, 24 feet for ADU
 - Min. lot size of 6,000 ft²

Existing Zoning



- Current Zoning: E-SU-D
- Surrounding Zoning: E-SU-D
- E-SU-D1
- E-SU-D1x

Existing Land Use



Land Use: Single-Unit Residential

Surrounding Land Uses:

- Single-Unit Residential
- Two-Unit Residential
- Public/Quasi-Public

Subject Property



Process

- Informational Notice: 02/18/2021
- Planning Board Notice: 5/18/2021
- Planning Board Public Hearing: 6/2/2021
- LUTI Committee: 6/15/21
- City Council Public Hearing: 8/9/21

- Public Comment
 - As of present, one letter of support has been received.

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: A Land Use and Transportation Plan (2019)*
- *Villa Park Neighborhood Plan (1991)*

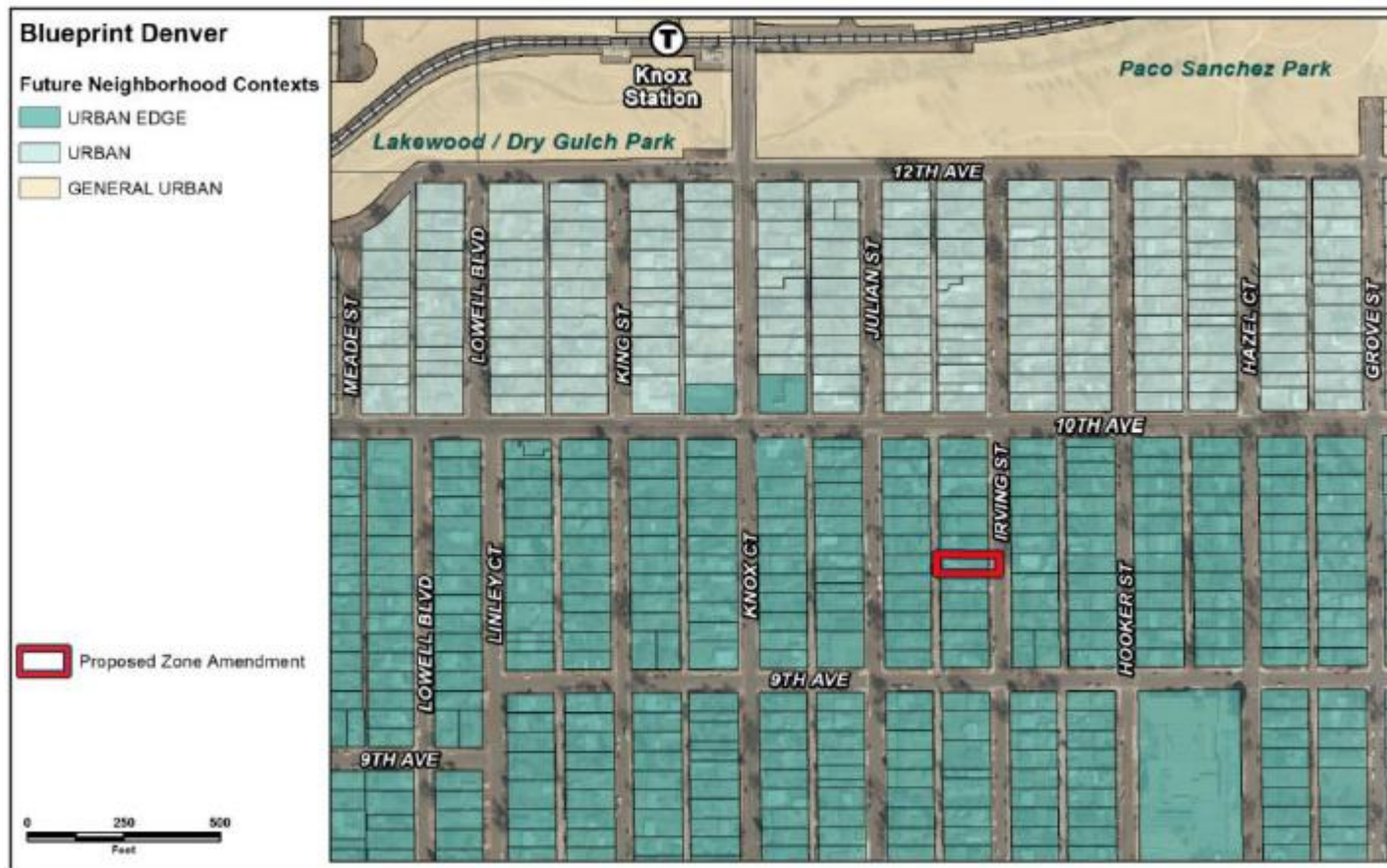
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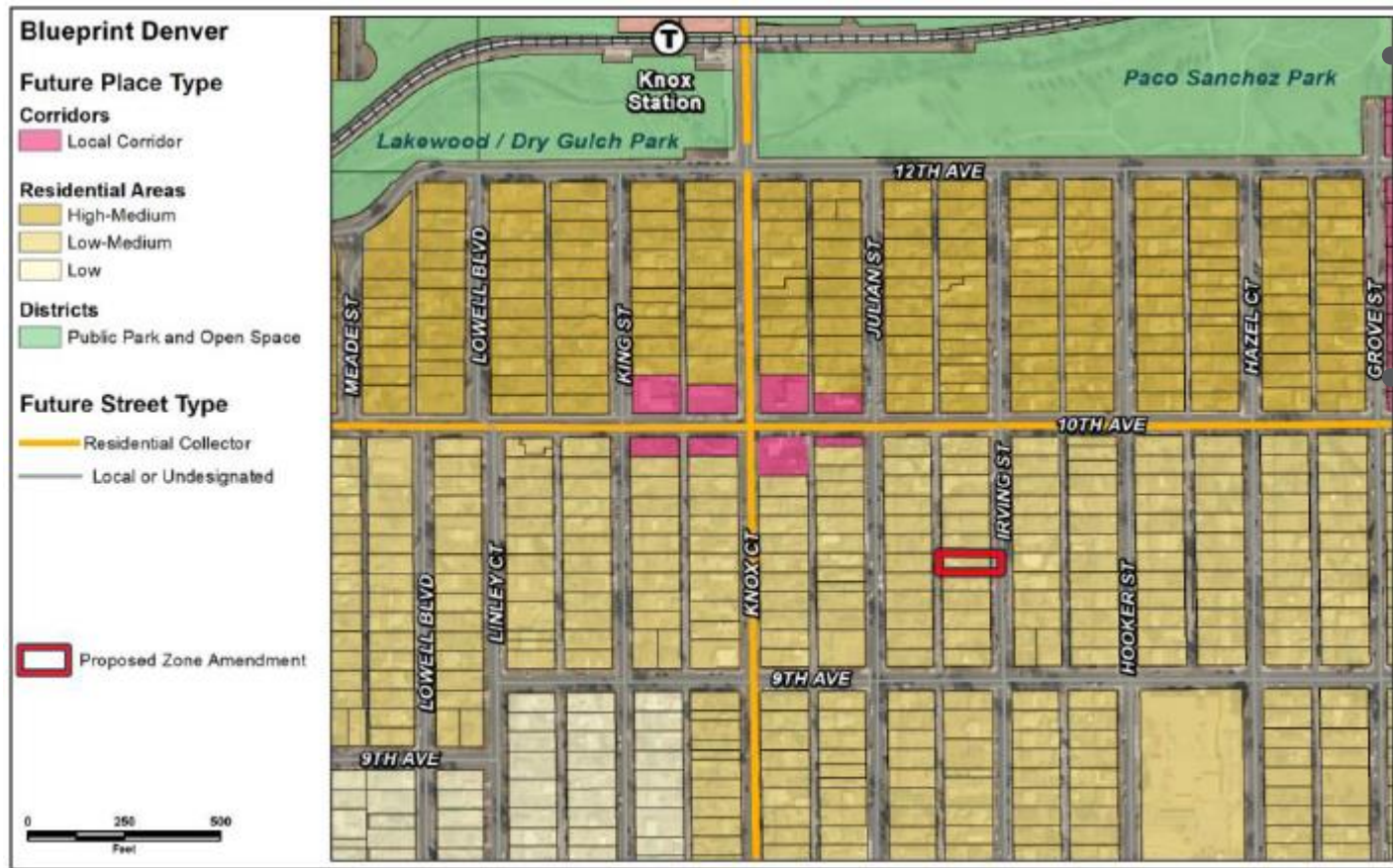
Consistency with Adopted Plans: Blueprint Denver 2019



- **Urban Edge**

- Predominately residential
- Homes are typically low-scale single- and two-unit residential with some small scale multi-unit residential.
- Offers good walkability with short, predictable blocks.

Consistency with Adopted Plans: Blueprint Denver 2019



Low-Medium Residential

- Mix of low- to mid-scale multi-unit residential options

Future Street Type

- N. Irving Street: Local Street

Consistency with Adopted Plans: Villa Park Neighborhood Plan

Strategy LZ-2: Discourage development that is incompatible with the scale and quality of the neighborhood.

The housing vision expressed in the plan is a strong and vital residential neighborhood, increase the rate of home ownership, sound management and a mix of income levels in rental single-family homes and apartments, Renovate and maintain housing (p. 21)

Strategy H-1a: Enhance the appearance and quality of neighborhood housing (p.21).

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CPD Recommendation

CPD recommends approval, based on finding all review criteria have been met

1. Consistency with Adopted Plans
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