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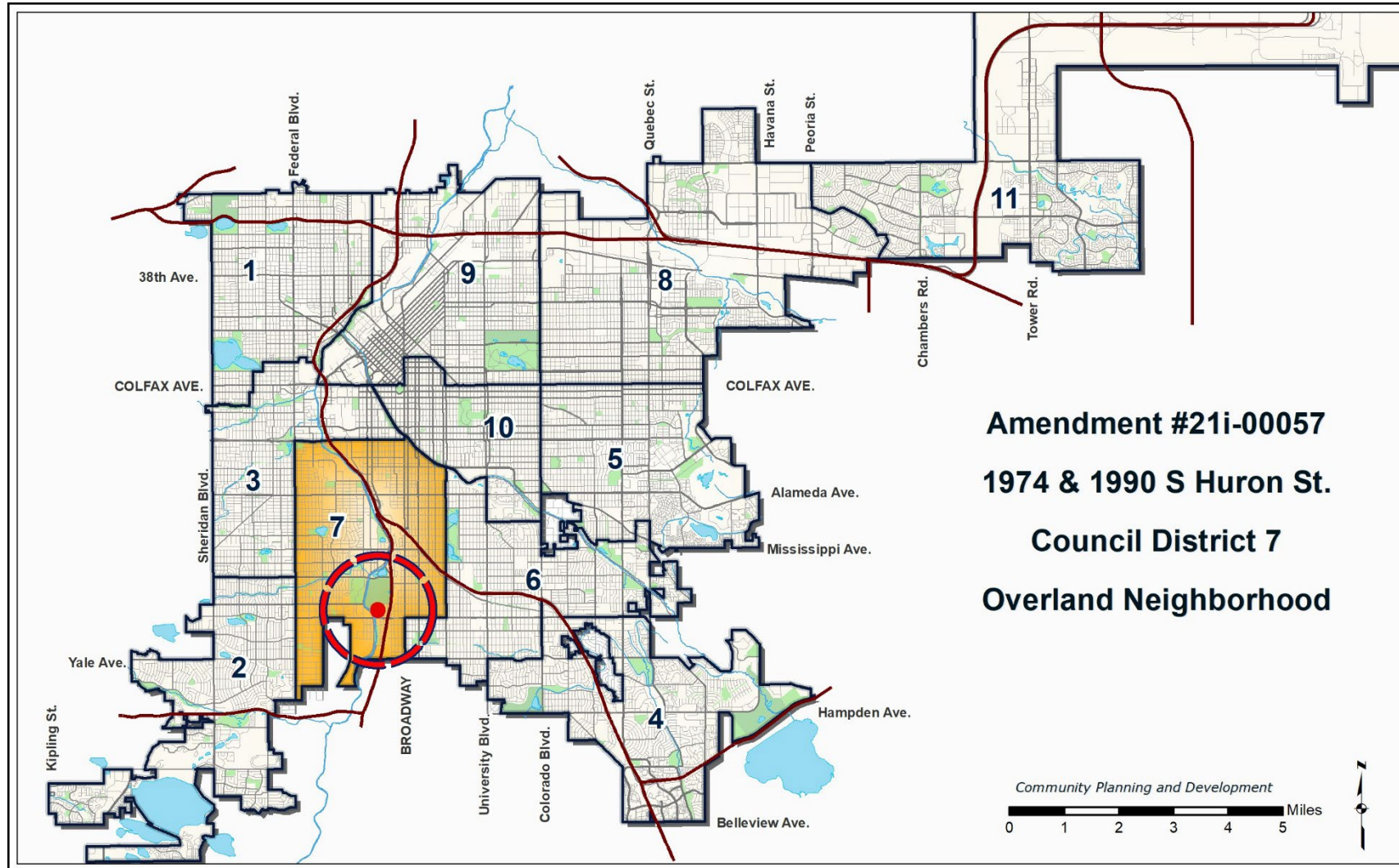
# 1974 & 1990 S Huron Street

2021I-00057

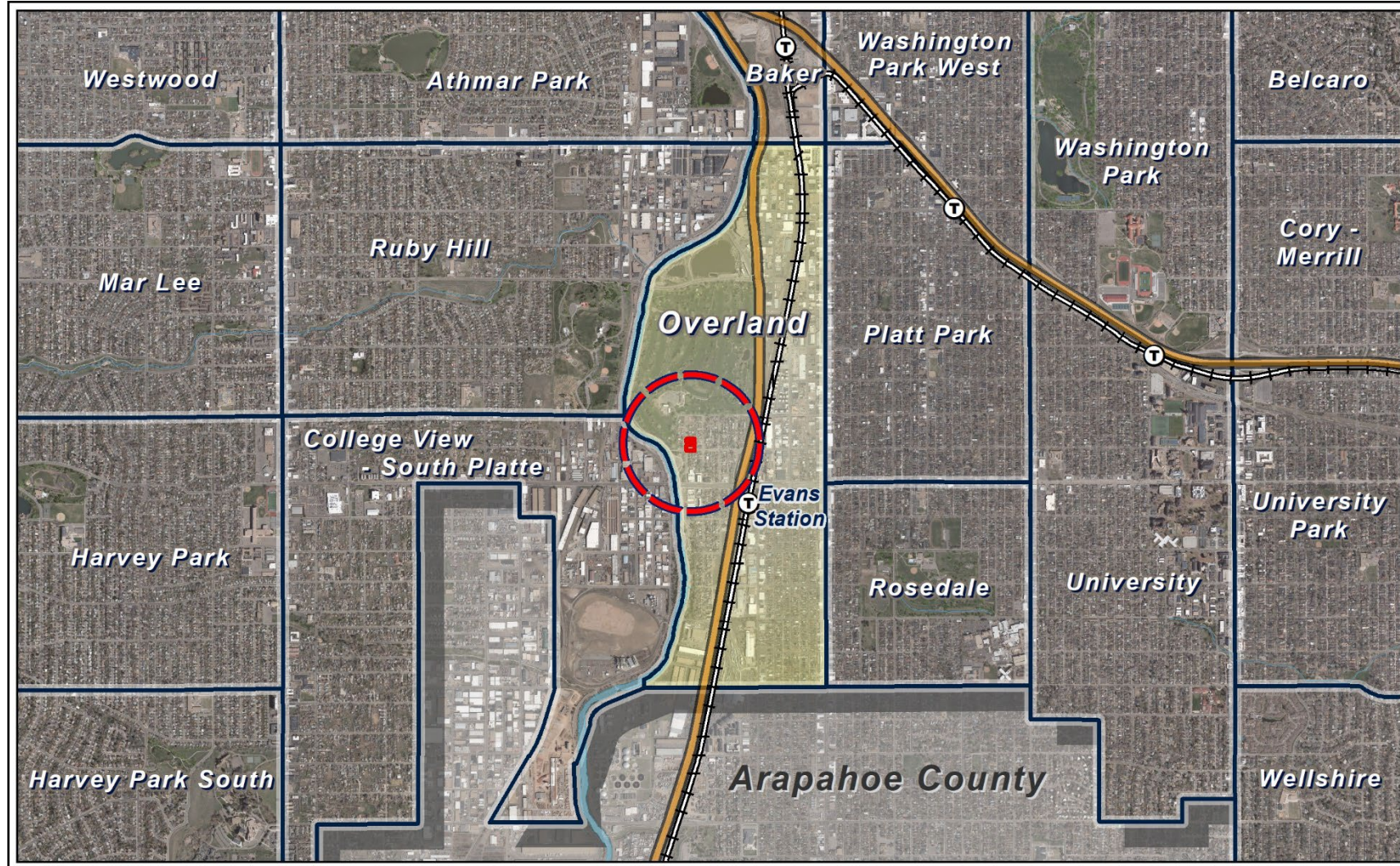
Request: E-TU-C to E-SU-A

Date: 2/22/22

# Council District 7 – Jolon Clark



# Overland Neighborhood



# Request: E-TU-C to E-SU-A



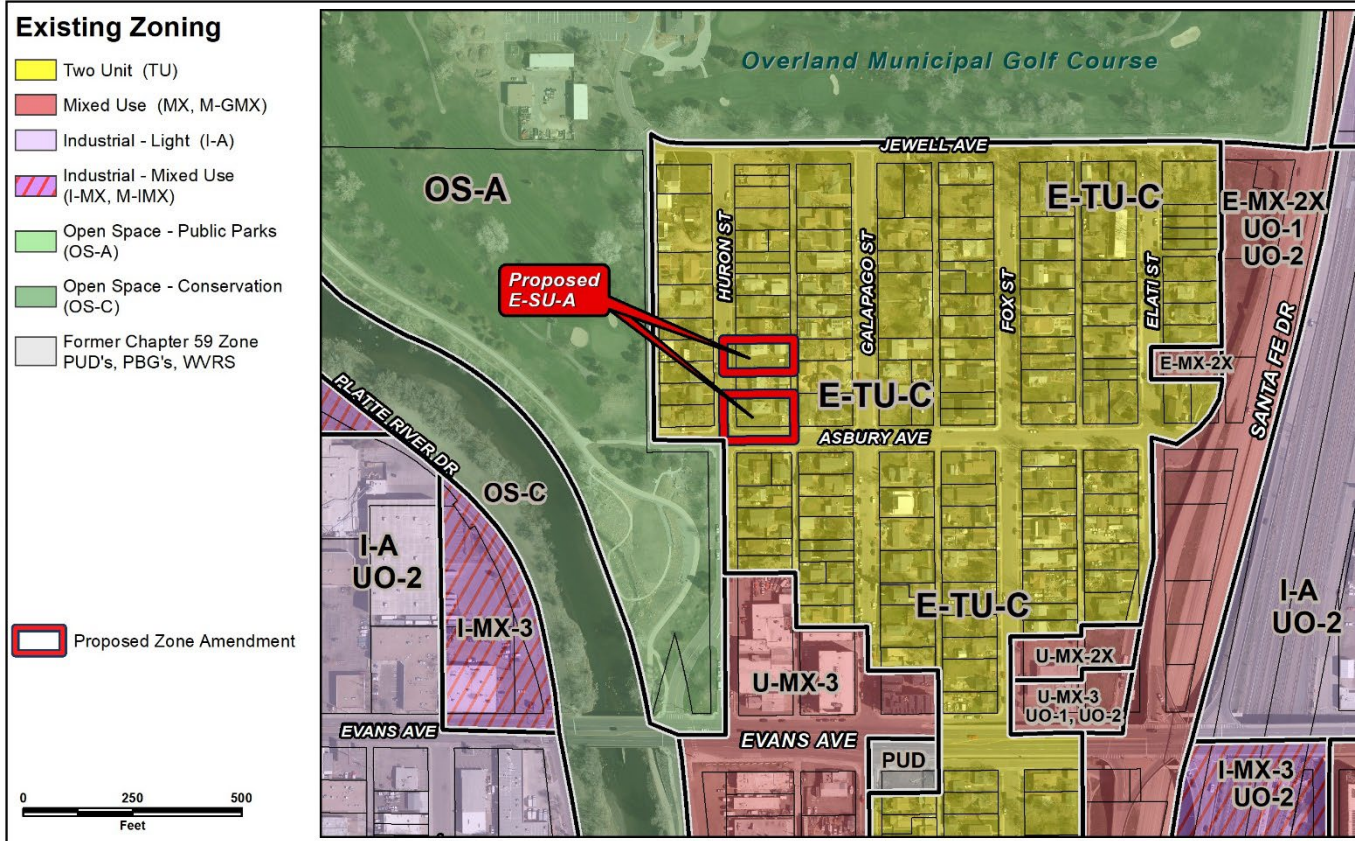
## Property

- Approx. 18,740 square feet (each property is about 9,000sf)
- One-story single-family homes on each zone lot

## Request

- Urban Edge - Single Unit
- Requesting rezoning to allow up to three single-family homes on each lot

# Existing Zoning: E-TU-C



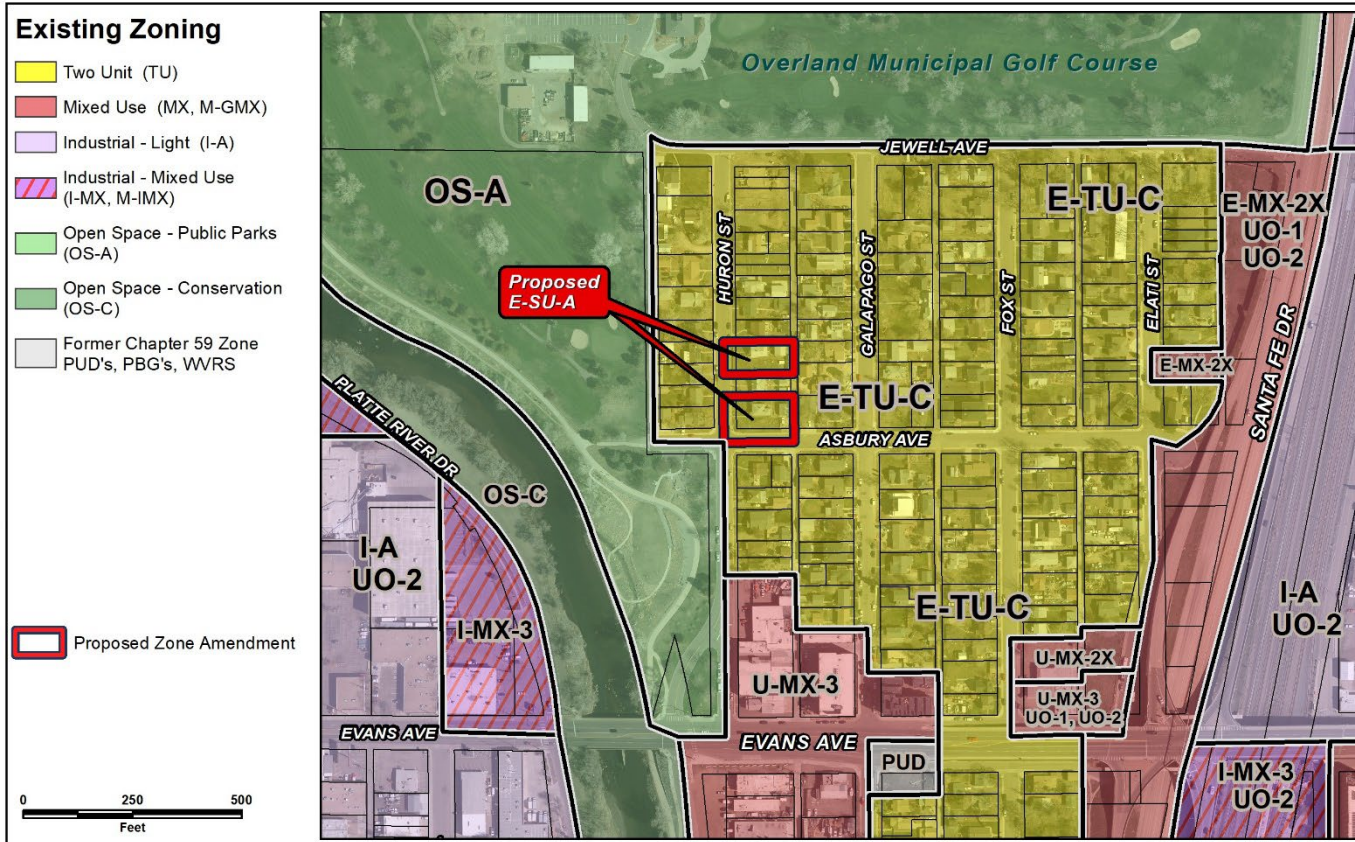
## Zoning: E-TU-C

- Urban Ege - Two Unit

## Surrounding Zoning

- OS-A
- E-TU-C
- U-MX-3

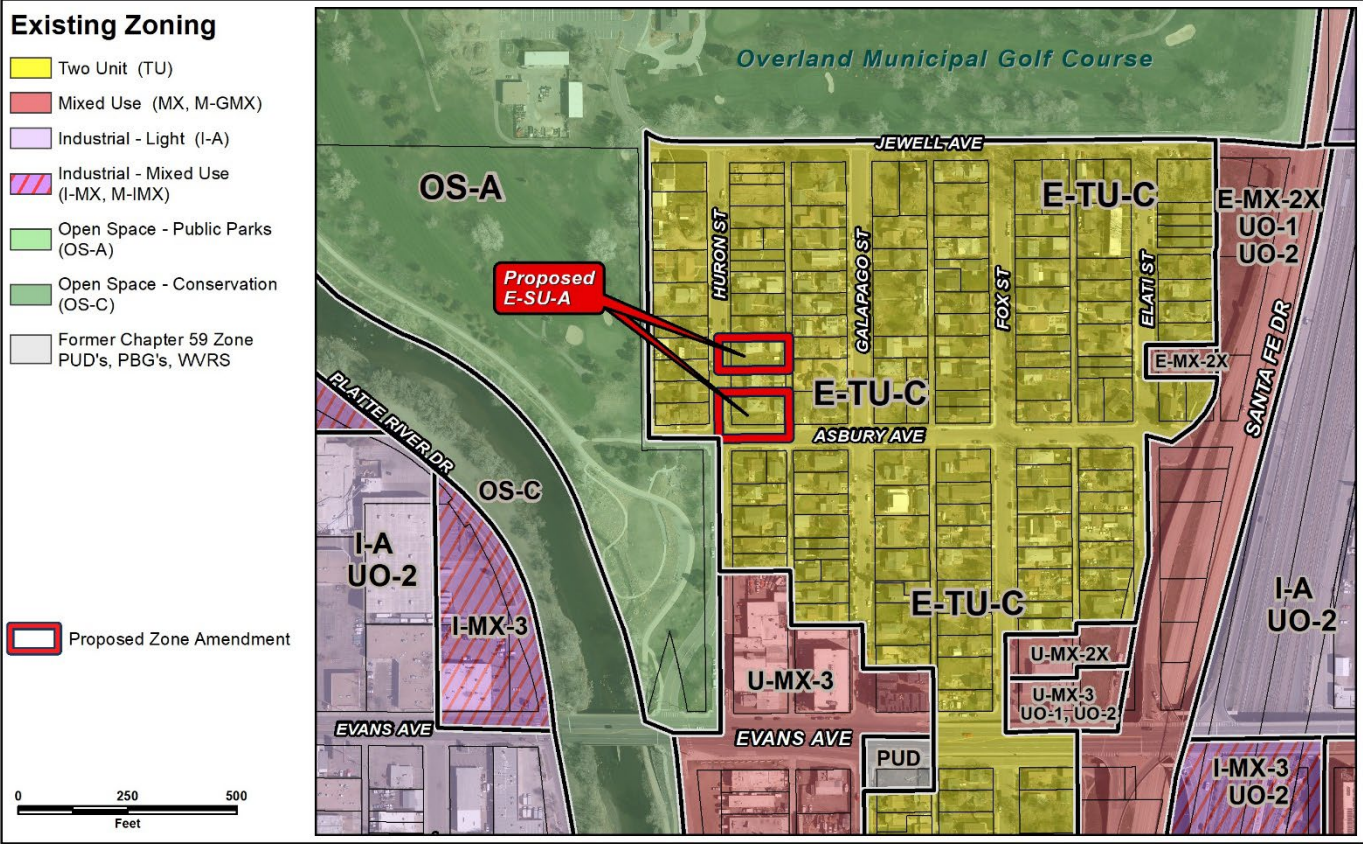
# Request: E-SU-A



	Existing	Proposed
<i>Zone District</i>	E-TU-C	E-SU-A
<i>Building Forms Allowed</i>	Urban House Detached Accessory Dwelling Unit Duplex Tandem House	Urban House
<i>Minimum Zone Lot Area</i>	5,500 SF	3,000 SF

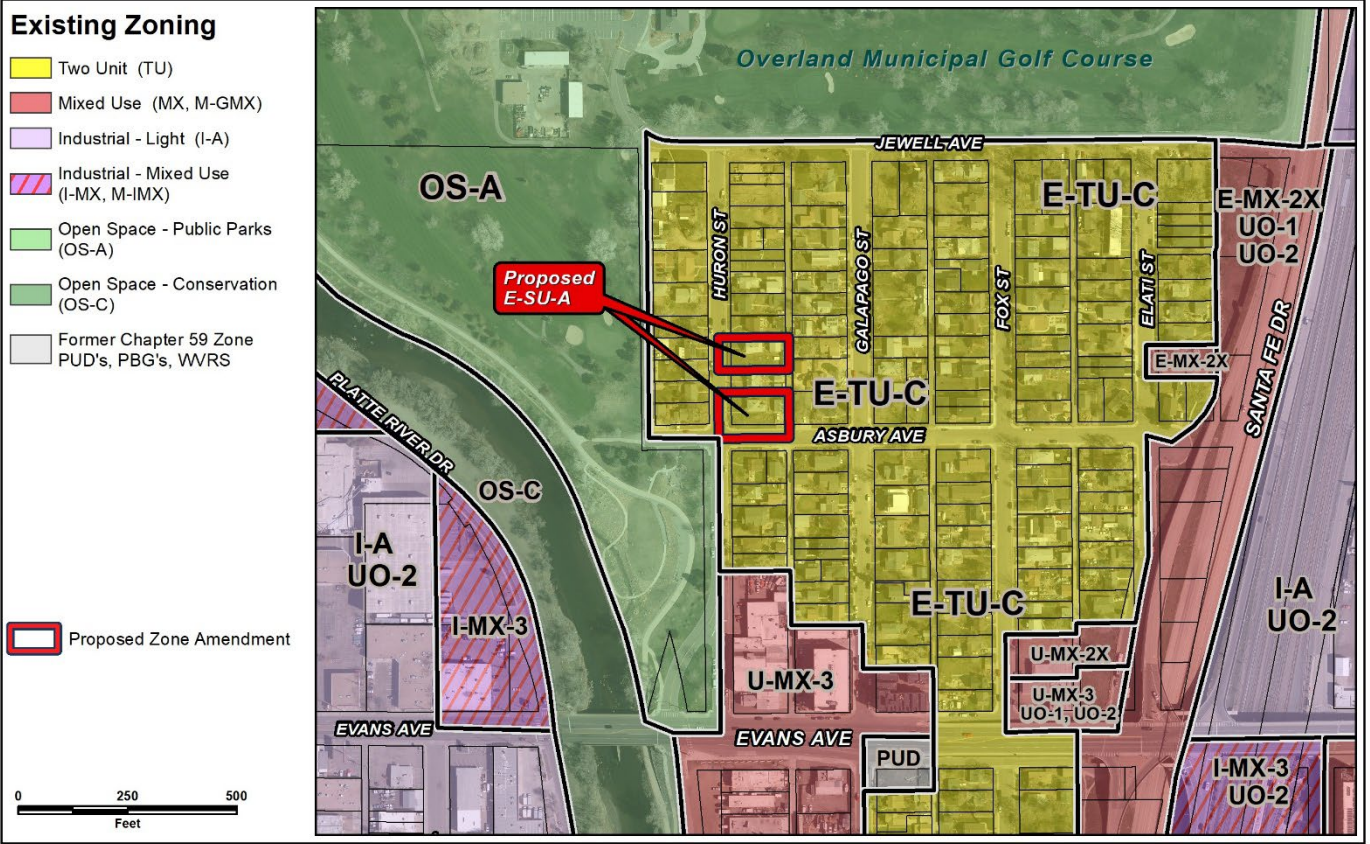
# Request: E-SU-A

Each property is just over 9,000sf, so each property could have three single-family homes allowing up to six units for both properties.



	Existing	Proposed
<i>Zone District</i>	E-TU-C	E-SU-A
<i>Building Forms Allowed</i>	Urban House Detached Accessory Dwelling Unit Duplex Tandem House	Urban House
<i>Minimum Zone Lot Area</i>	5,500 SF	3,000 SF

# Request: E-SU-A



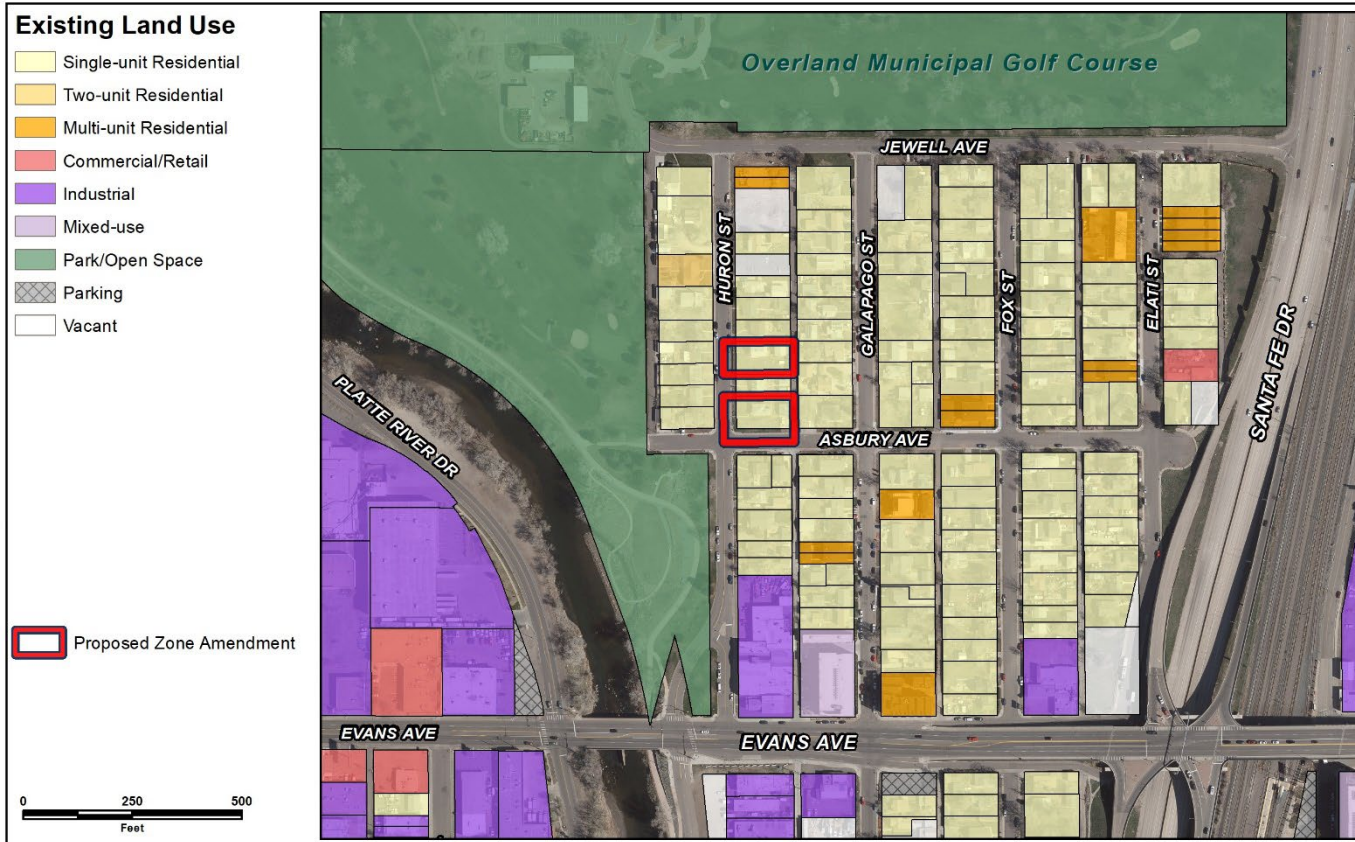
**Proposed Zone District:**  
Two urban houses on 6,000sf

**Existing Zone District:**  
One duplex on 5,500sf

	Existing	Proposed
<b>Zone District</b>	E-TU-C	E-SU-A
<b>Building Forms Allowed</b>	Urban House Detached Accessory Dwelling Unit Duplex Tandem House	Urban House
<b>Minimum Zone Lot Area</b>	5,500 SF	3,000 SF



# Existing Land Use



## Land Use:

- Single-unit Residential

## Surrounding Land Use:

- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Park/Open Space
- Industrial

# Existing Building Form/Scale

1974 S Huron St.



1990 S Huron St.



# Existing Surrounding Building Form/Scale



# Process

- Informational Notice: 9/3/2021
- Planning Board Notice Posted: 11/29/2021
- Planning Board Public Hearing : 12/15/2021
  - Voted 8 to 1 to recommend that City Council approve the application
- LUTI Committee: 1/4/22
- City Council Public Hearing: 2/22/2022

# Public Comment

- Overland Park Neighborhood Association (RNO) – **letter of support**
- Neighbors of Overland North (RNO) – **letter of opposition**
- **45 letters of opposition**
  - Form letters
  - State concern for: increased density, traffic & parking, affordability
- **10 letters of support**
  - State desire for: single-family homes, moderate increase in density
- **1 letter opposing development**

# 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

## 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver (2019)*
- *Evans Station Area Plan (2009)*
- *Overland Neighborhood Plan (1993)*

## 2. Uniformity of District Regulations

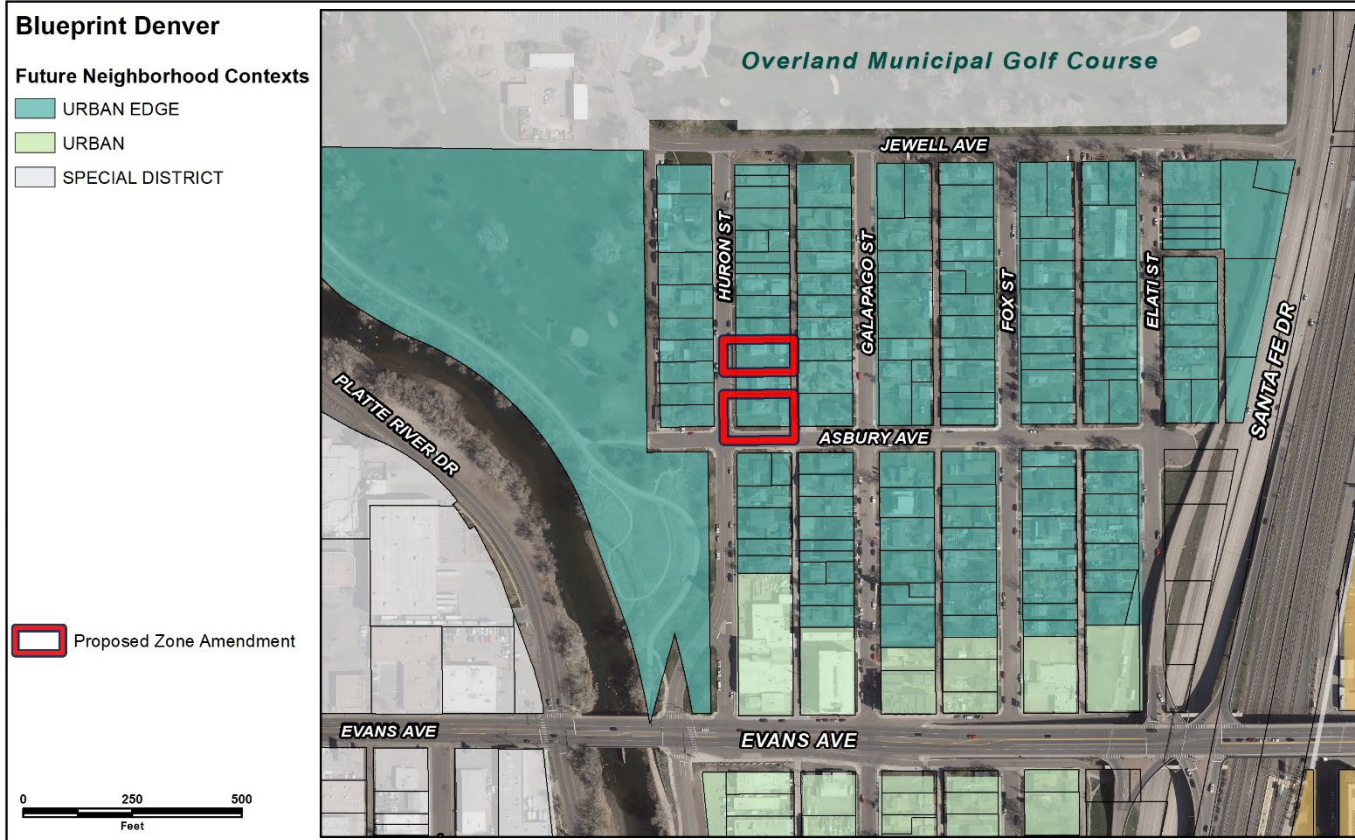
## 3. Further Public Health, Safety and Welfare

## 4. Justifying Circumstances

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

# Consistency with Adopted Plans

## Blueprint Denver (2019)



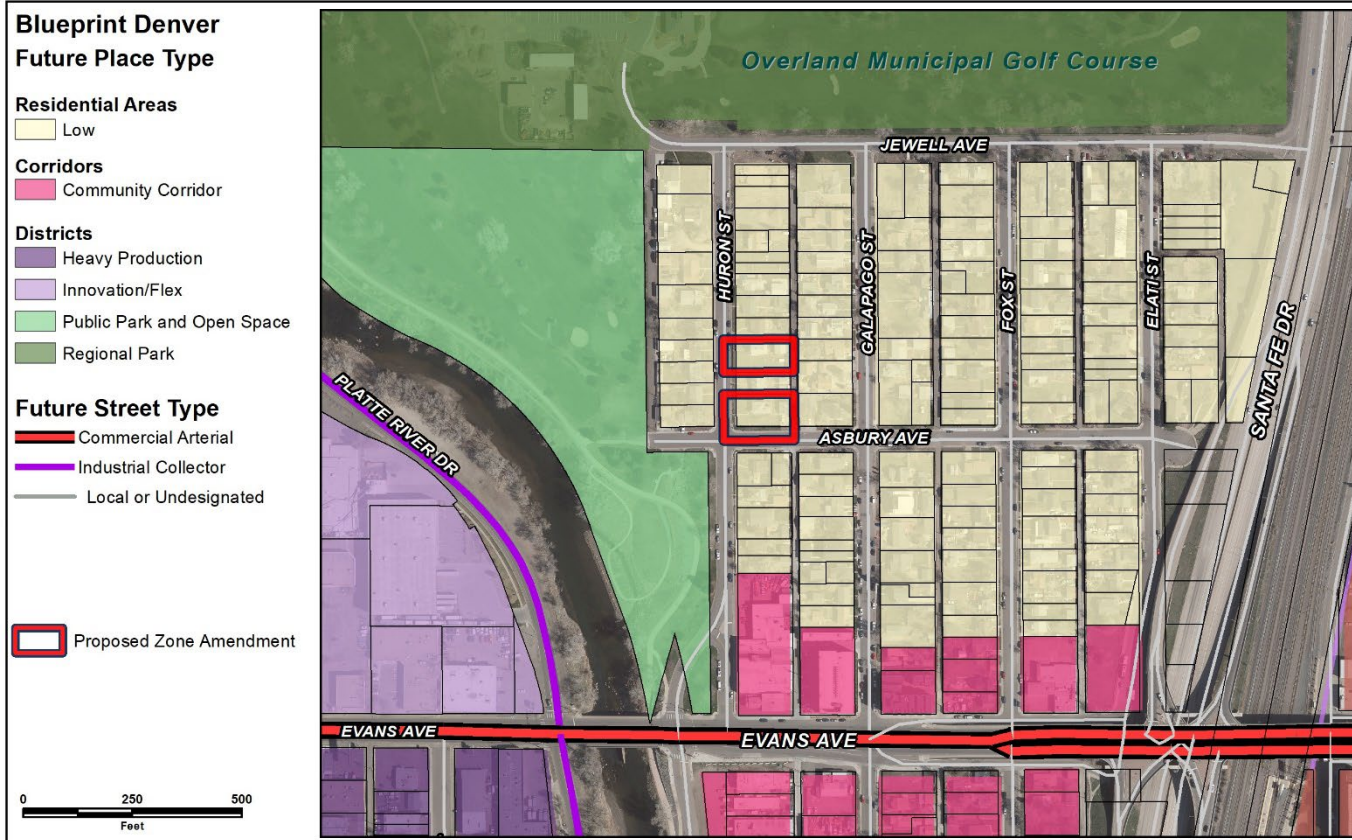
### Future Context:

- Urban Edge
- “Residential areas generally are single- and two-unit uses, with some low-scale multi-unit embedded throughout” (p. 206)



# Consistency with Adopted Plans

## Blueprint Denver (2019)



### Future Place:

- Residential Low
- “Predominantly single- and two-unit uses on small or medium lots.” (p. 214)

### Future Street Type:

- Huron Street & Asbury Avenue – Local Streets

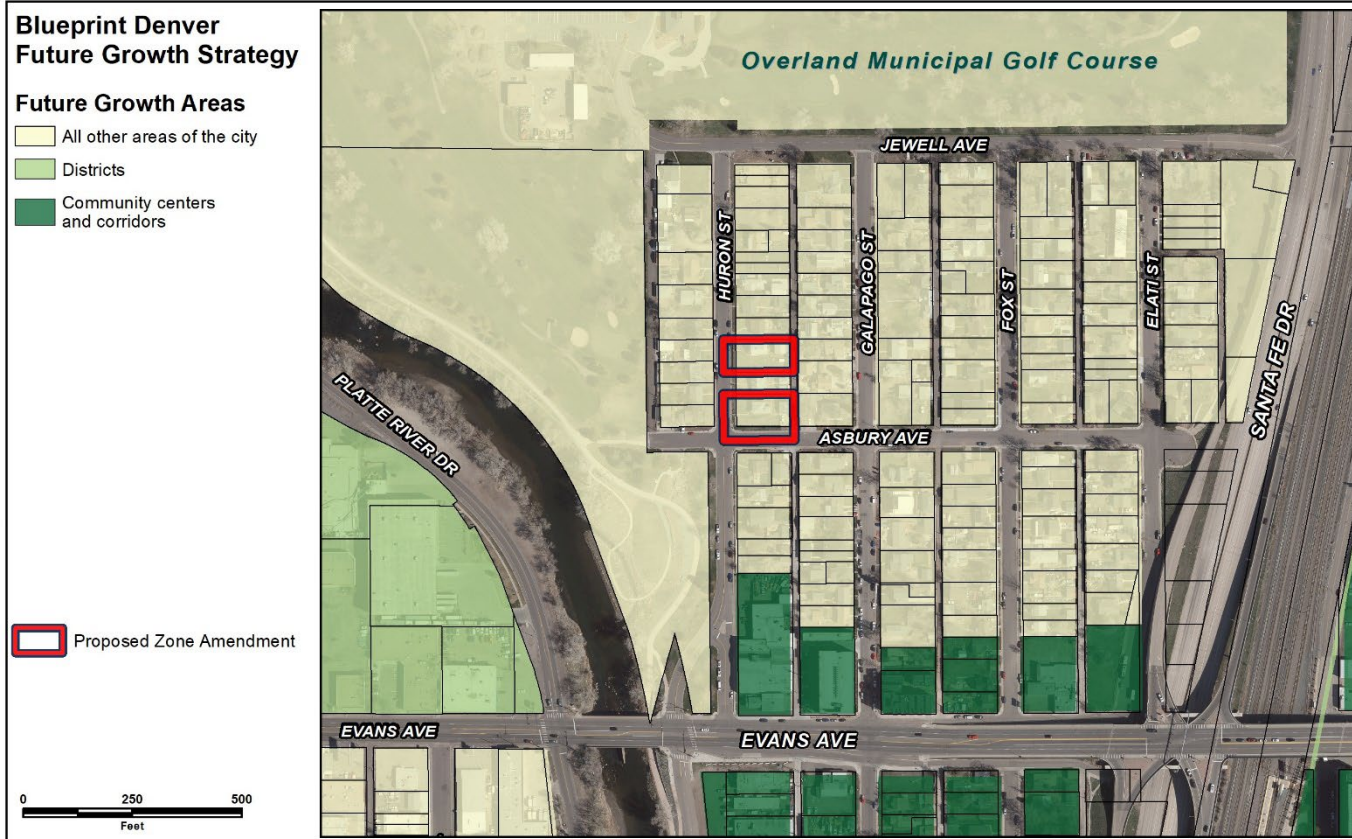


# Consistency with Adopted Plans

## Blueprint Denver (2019)

### Growth Areas Strategy:

- All Other Areas of the City



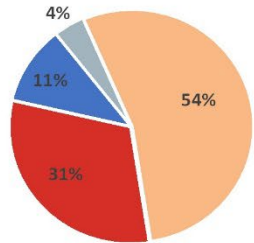
# Consistency with Adopted Plans

## Blueprint Denver (2019)

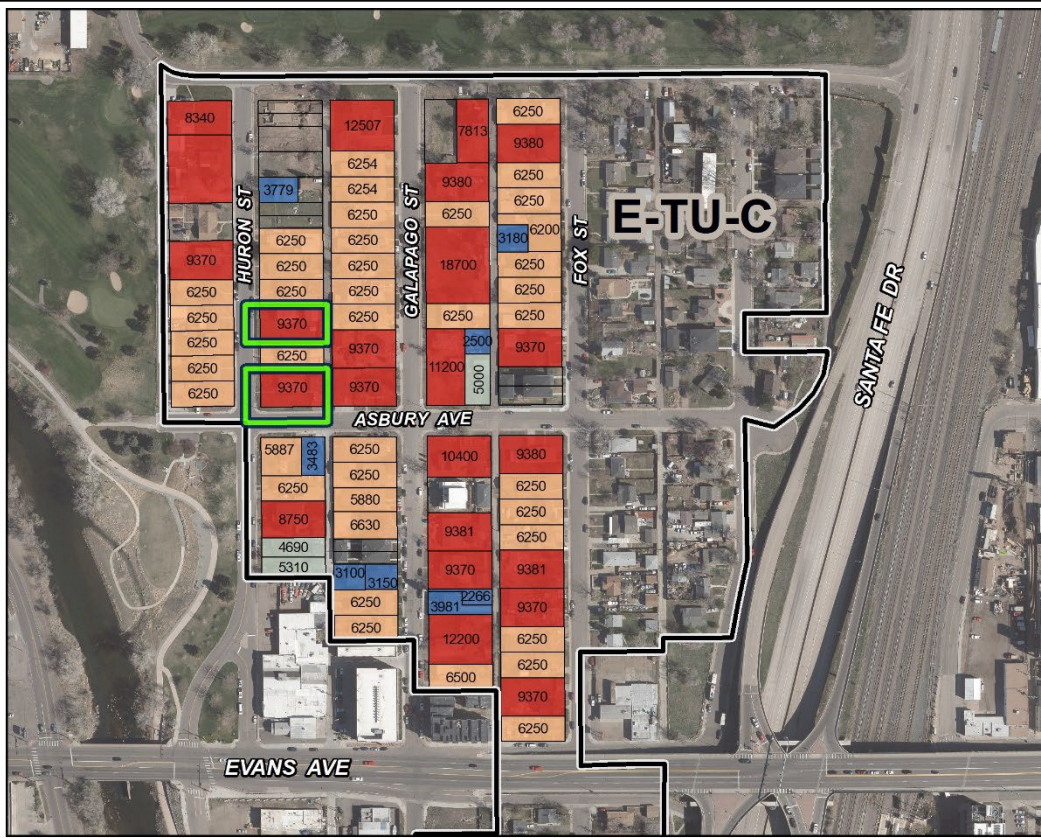
Existing Parcel Size  
Land Area - Square Feet

### Single Unit Parcels

- Less than 4,500
- 4,500 - 5,499
- 5,500 - 6,999
- 7,000 and Over



Proposed Zone Amendment



### Residential Low Guidance:

- Appropriateness of the rezoning request depends upon the existing character and neighborhood plan guidance
- The request may be appropriate if the intent is to set a new pattern for the area, as expressed by an adopted small area plan

# Consistency with Adopted Plans

## Evans Station Area Plan (2009)



### Future Land Use:

- Single Family Duplex

### Land Use and Urban Design Recommendation:

- “Encourage reinvestment in existing residential neighborhoods adjacent to the station. Allow a mixture of housing types including single family houses, duplexes and carriage houses, but maintain the character of these neighborhoods by encouraging new development consistent with existing conditions - small single-family lots (4,500 sf minimum), moderate lot coverage, shallow to moderate setbacks, detached sidewalks and alley loaded garages consistent with an urban neighborhood. Typical densities are between 10 and 20 housing units per acre area-wide” (p. 15).
- “Reinvestment in the form of additions to existing homes or new low density residential infill development should fit with the character of existing neighborhoods” (p. 24).

# Consistency with Adopted Plans

## Evans Station Area Plan (2009)



### Recommendation Summary:

- Allow a mixture of housing types
- Encourage new development consistent with existing conditions
  - Small single-family lots (4,500sf minimum), moderate lot coverage and shallow to moderate setbacks
- Densities should be between 10 and 20 housing units per acre area-wide

# Consistency with Adopted Plans

## Evans Station Area Plan (2009)



### Plan Consistency:

- Consistent with the predominant single-unit character of the neighborhood while also allowing additional units
- Allows for a density of housing units that is consistent with the typical density of 10-20 housing units per acre
- Encourages reinvestment in the neighborhood and provides an additional mixture of housing types of urban houses on smaller lots
- The smaller lot size of the requested zone district would allow for a similar number of units as a two-unit district, but in a different form

# Consistency with Adopted Plans

## Overland Neighborhood Plan (1993)

### O V E R L A N D N E I G H B O R H O O D P L A N



PLANNING AND COMMUNITY DEVELOPMENT OFFICE  
CITY AND COUNTY OF DENVER  
APRIL 12, 1993

### Residential Subgroup A

- Considered a single-family enclave

### Land Use and Zoning Action Recommendation:

- “Develop the remaining vacant land in a manner that is compatible with the land use character and density of surrounding land use and existing zoning” (p. 13).

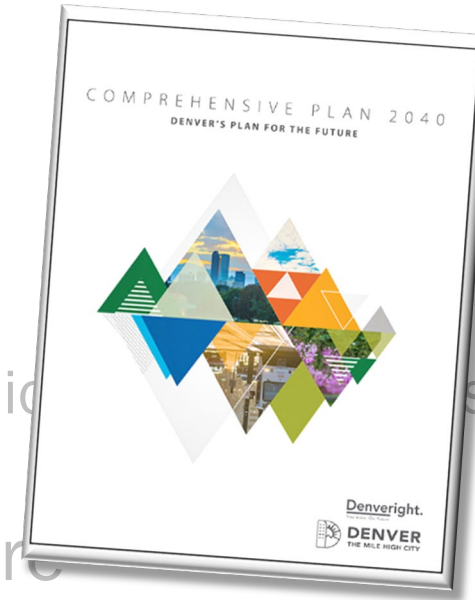
# Review Criteria

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
  - The proposed zone district is consistent with *Blueprint Denver's* plan policies, and therefore does contribute to implementing the City's adopted land use plan
4. Justifying Circumstances
  - Change to such a degree that the proposed rezoning is in the public interest
5. Consistency with Neighborhood Context, Zone District Purpose & Intent

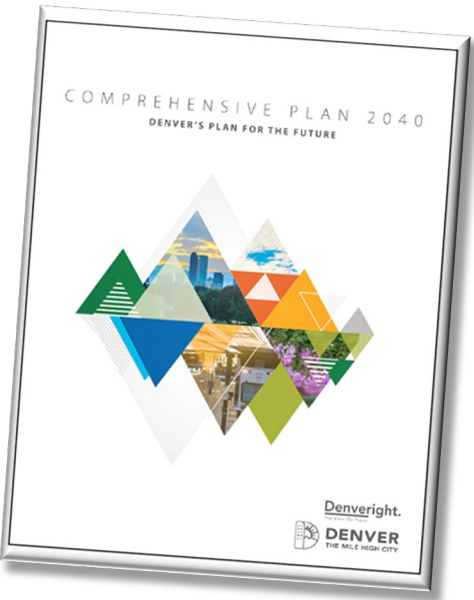


# Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
  - Proposed rezoning will result in uniform application of zoning and design regulations
3. Further Public Health, Safety and Welfare
  - The proposed zone district is inconsistent with Blueprint Denver's plan policies, and therefore does not contribute to implementing the City's adopted land use plan
4. Justifying Circumstances
  - Change to such a degree that the proposed rezoning is in the public interest
5. Consistency with Neighborhood Context, Zone District Purpose & Intent



# Justifying Circumstances



## City Adopted Plans:

- Plans provide a clear vision and strategies
- Identify need for a variety of housing types that are consistent with the existing neighborhood character

# Justifying Circumstances



## Changed or Changing Conditions:

- *Blueprint Denver* identifies W Evans Avenue as the future place type of Community Corridor and the area adjacent to Evans Station as Community Center
- City investments to Pasquinel's Landing
- Planned Jewell/Evans Station Bicycle and Pedestrian Bridge Project

# 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

Based on the criteria for review in the Denver Zoning Code, Staff recommends **approval** of application #2021i-00057