



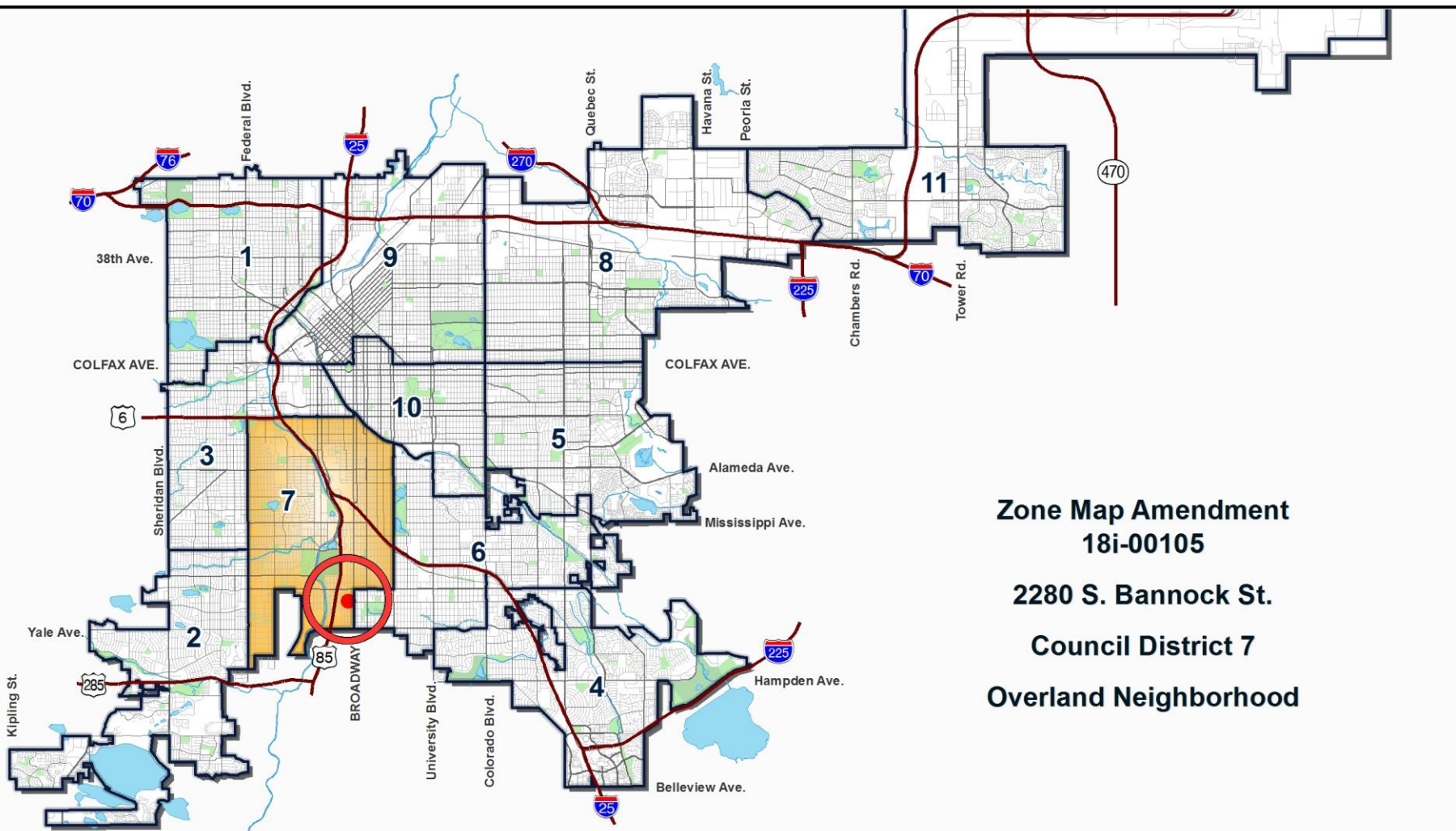
2280 S. Bannock St.

Rezoning From U-TU-C to U-TU-B

2018I-00105

Land Use, Transportation, & Infrastructure Committee of the Denver City Council

District 7 Overland N'hood



**Zone Map Amendment
18i-00105**
2280 S. Bannock St.
Council District 7
Overland Neighborhood

Request: U-TU-B



Location

- Overland Neighborhood

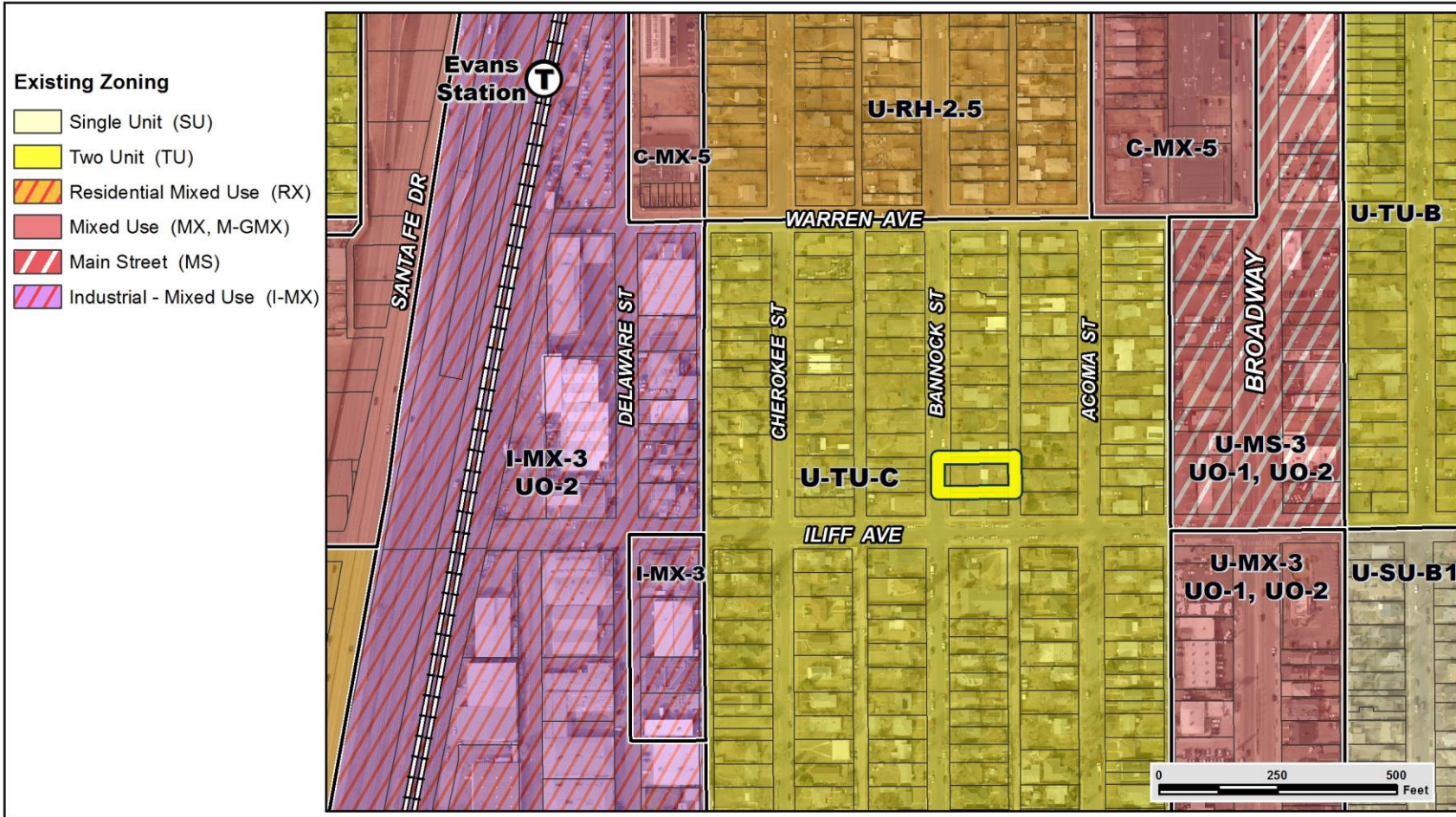
Proposal

- Rezoning from U-TU-C to U-TU-B
- Requesting rezoning “to be able to split the present lot in half and still meet minimum lot size requirements to build an additional unit or duplex.”

Existing Context

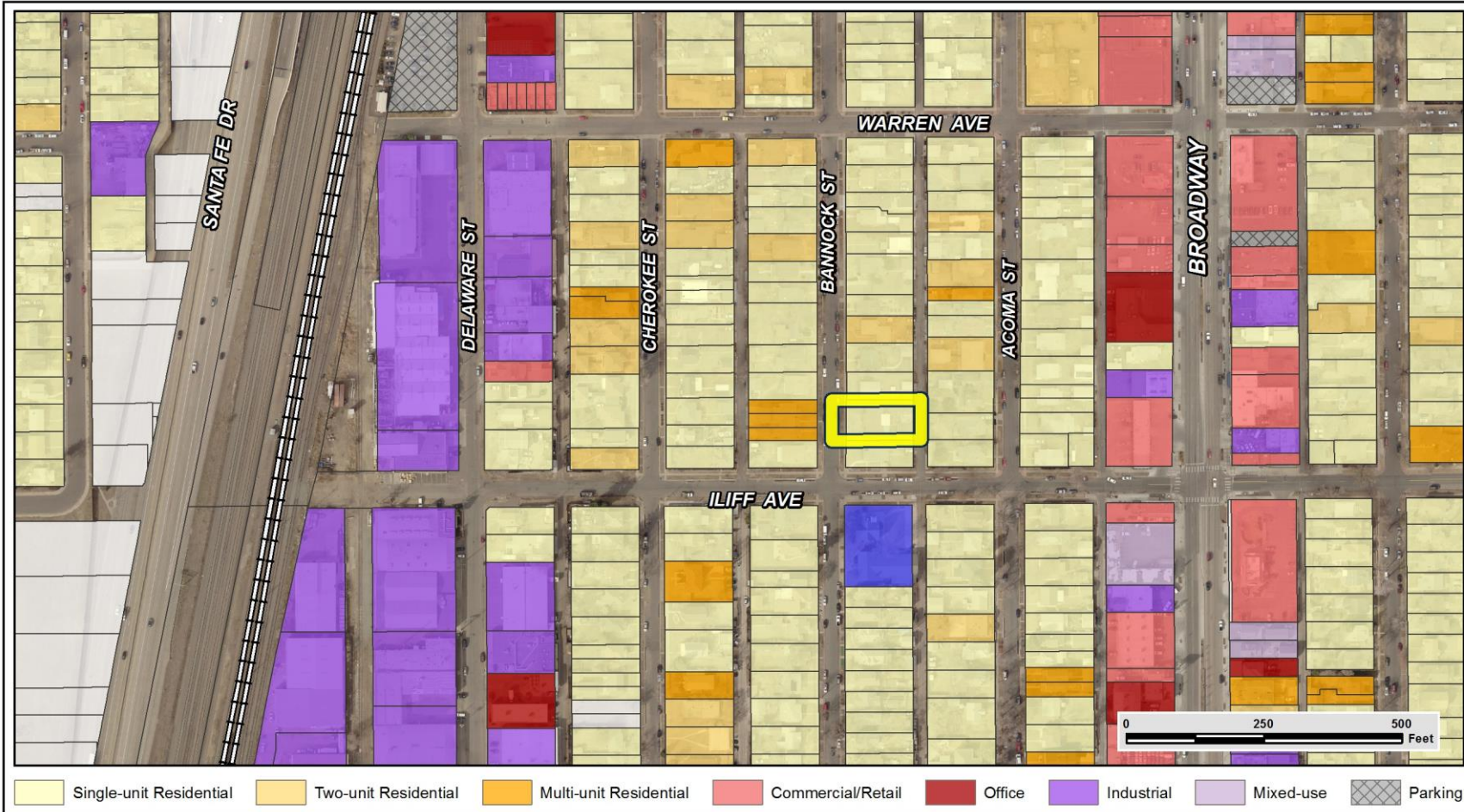
- Zoning
- Land Use
- View Plane
- Building Form/Scale

Existing Context – Zoning



- Subject Parcel: **U-TU-C**
- Surrounding area:
 - North: U-RH-2.5
 - South: U-TU-C
 - East: U-MS-3 UO-1,2
 - West: I-MX-3 UO-2

Existing Context – Land Use



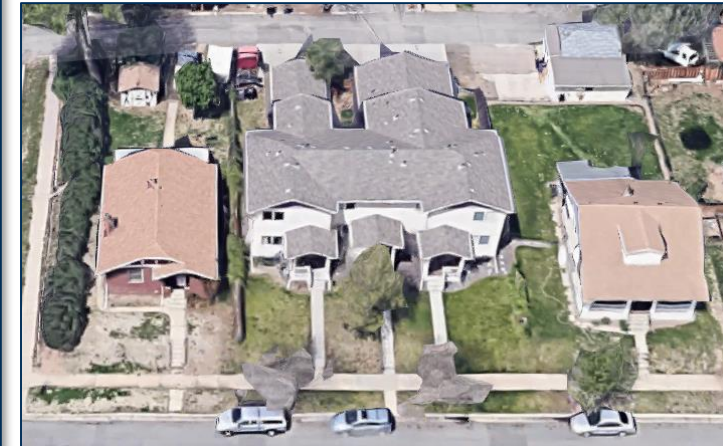
- Subject Parcel: Single Unit Residential
- Residential uses to North and South
- SU, MU Residential to West
- Residential, Retail, Office to East

State Home Park View Plane

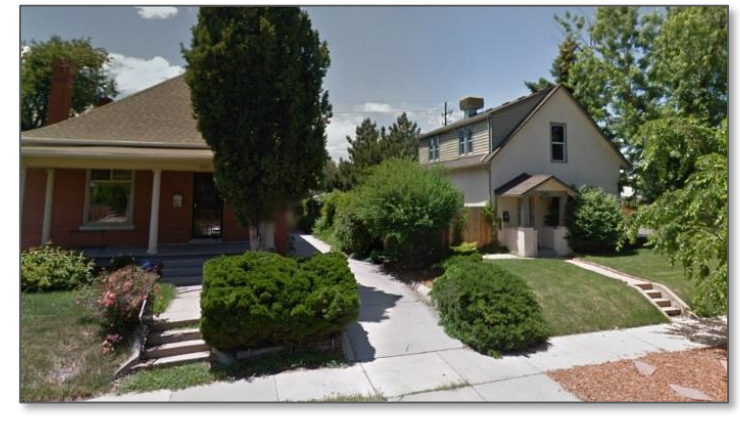


- Max Allowable Height:
Approx. 86 feet

Existing Context – Building Form/Scale



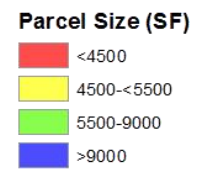
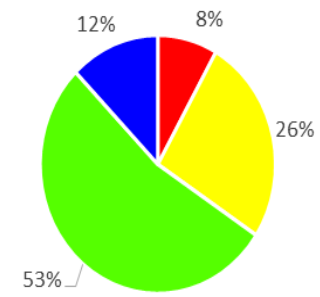
Existing Context – Building Form/Scale



Parcel Size Analysis – Properties Zoned U-TU-C



Percentage of
Parcels by Size



- 6 lots (**red**) under 4,500 SF
- 19 lots (**yellow**) from 4,500 to 5,500 SF
- 39 lots (**green**) 5,500 to 9,000 SF
- 7 lots (**blue**) 9,000+ SF

Process

- 1) Pre-Application Review: August, 2018
- 2) Informal public outreach by Applicant (RNOs, Council Member)
- 3) Application submitted: 9/05/18
- 4) Planning Board: 2/20/19
- 5) Land Use, Transportation & Infrastructure Committee: 3/05/19
- 6) City Council First Reading: 3/18/19
- 7) City Council Public Hearing: 4/15/19

Public Comment:

- Several comments in support of 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 2000
- Blueprint Denver: A Land Use and Transportation Plan (2002)
- Evans Station Area Plan (2009)
- Overland Neighborhood Plan (1993)

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

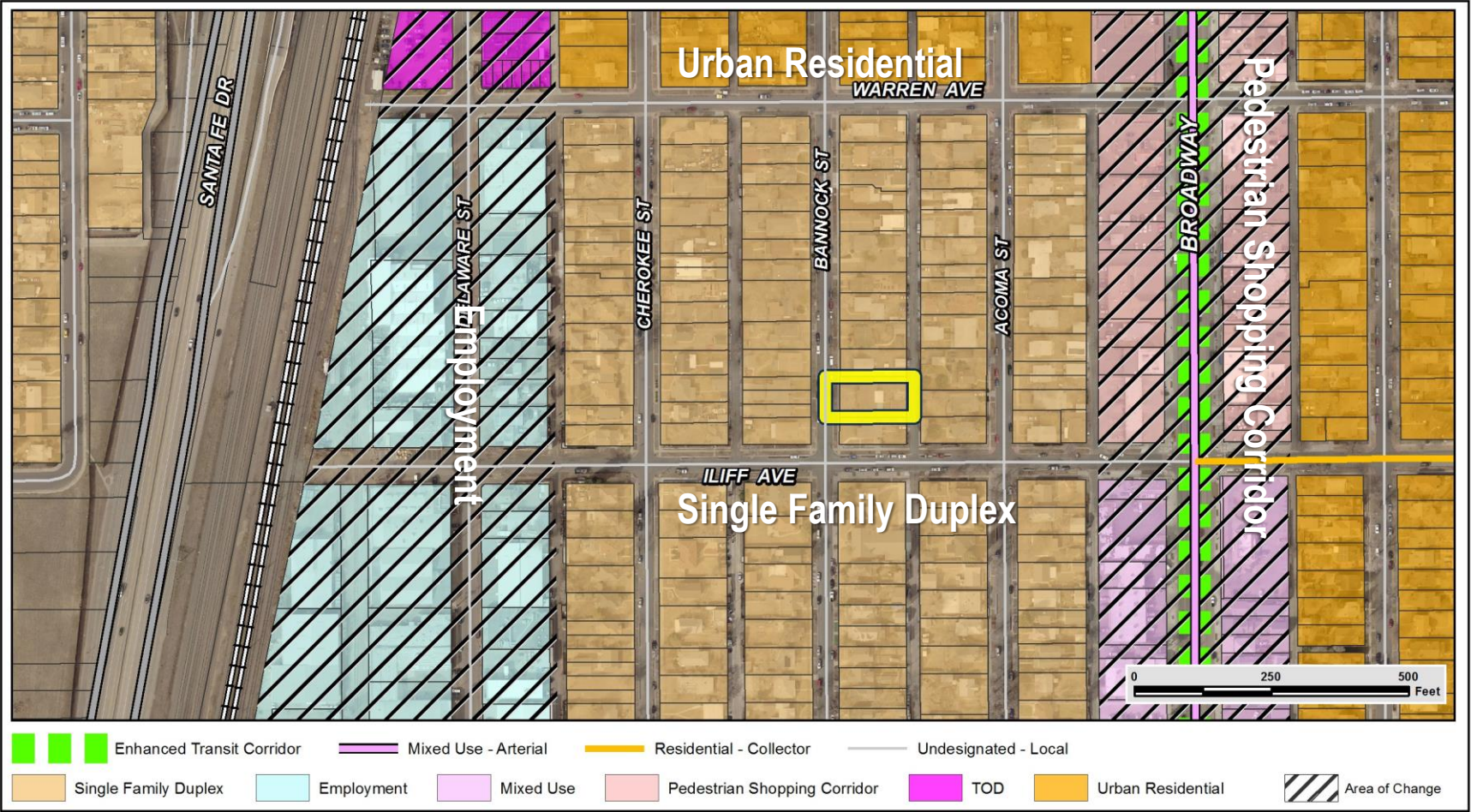
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-F
- Land Use Strategy 3-B
- Legacies Strategy 3-A
- Neighborhoods Strategy 1-A
- Housing objective 2

Blueprint Denver (2002)



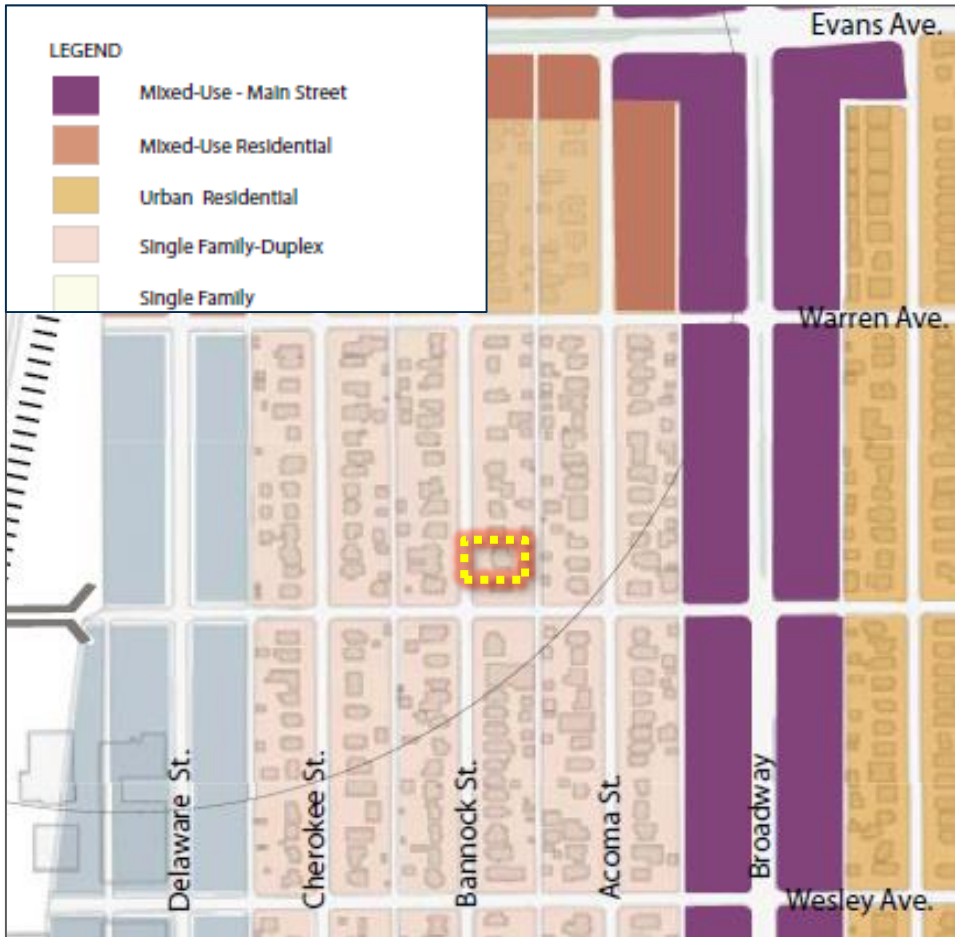
- Single Family -Duplex
 - Primarily residential but with some complementary, small-scale commercial uses
- Area of Stability
 - Maintain the character of an area while accommodating some new development and redevelopment
- Undesignated Local
 - Providing local access

Overland Neighborhood Plan (1993)

H. Land Use and Zoning Action Recommendations

Action Recommendation	Implementing Groups
LZ-1 Encourage property owners in residential areas to invest time and necessary resources on the beautification of their neighborhood.	Neighborhood Organization Zoning Administration Neighborhood Support Services Keep Denver Beautiful Denver Department of Health and Hospitals (Animal Control) Office of Citizen Response City Councilperson
LZ-2 Encourage commercial and industrial businesses to invest in beautification programs for their own businesses and also invest in neighborhood clean-up programs.	Mayor's Office of Economic Development Denver Planning and Community Development Keep Denver Beautiful
LZ-3 Develop the remaining vacant land in a manner that is compatible with the land use character and density of surrounding land uses and existing zoning.	Public & Private Developers Planning and Community Development Office Zoning Administration
LZ-4 Enforce the placement of landscaping and buffers where industrial development abuts residentially zoned properties as required by the revised industrial zoning regulations (Ordinance #22, 1991)	Planning and Community Development Office Zoning Administration

Evans Station Area Plan (2009)



- Plan Goals
 - Maintain residential character, encourage development of a full range of housing types and price points
 - Adopt zoning to promote diverse housing choice integrated with employment and shopping opportunities
- Single Family/Duplex Residential
 - Encourage reinvestment in existing residential neighborhoods adjacent to the station
 - Allow a mixture of housing types including single family houses, duplexes and carriage houses
 - Recommends 4,500 SF min lot size

Review Criteria

1. Consistency with Adopted Plans

CPD finds the rezoning consistent with Comprehensive Plan 2000, Blueprint Denver, Overland Neighborhood Plan and Evans Station Area Plan.

2. Uniformity of District Regulations

The proposed rezoning to U-TU-B will result in the uniform application of zone district building form, use and design regulations.

3. Further Public Health, Safety and Welfare

Primarily through the implementation of the City's adopted plans and by increasing density near transit while maintaining compatibility with neighborhood.

Review Criteria

- 4. Justifying Circumstances** – Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:
- a. Changed or changing conditions in a particular area, or in the city generally;

Changing conditions in the area include a recent rezoning at 2065 S. Cherokee, new duplexes on Bannock, significant commercial development along Broadway.

Review Criteria #5- Consistency with Neighborhood Context, Zone District Purpose and Intent

Neighborhood Context:

- Primarily characterized by single-unit and two-unit residential uses
- Single- and two-unit residential uses are primarily located along local and residential arterial streets

U-TU Zone District Purpose:

- Two-unit district allowing Urban Houses, detached ADUs, Duplex & Tandem House forms
- Minimum zone lot area of 4,500 square feet (3,000 for Urban House)
- Setbacks & coverage standards similar to U-TU-C

CPD Recommendation

CPD recommends that the Land Use, Transportation, and Infrastructure Committee move Application #2018I-00105 forward for consideration by the full City Council, based on finding that all the review criteria have been met.