



Sloan Lake & West Colfax

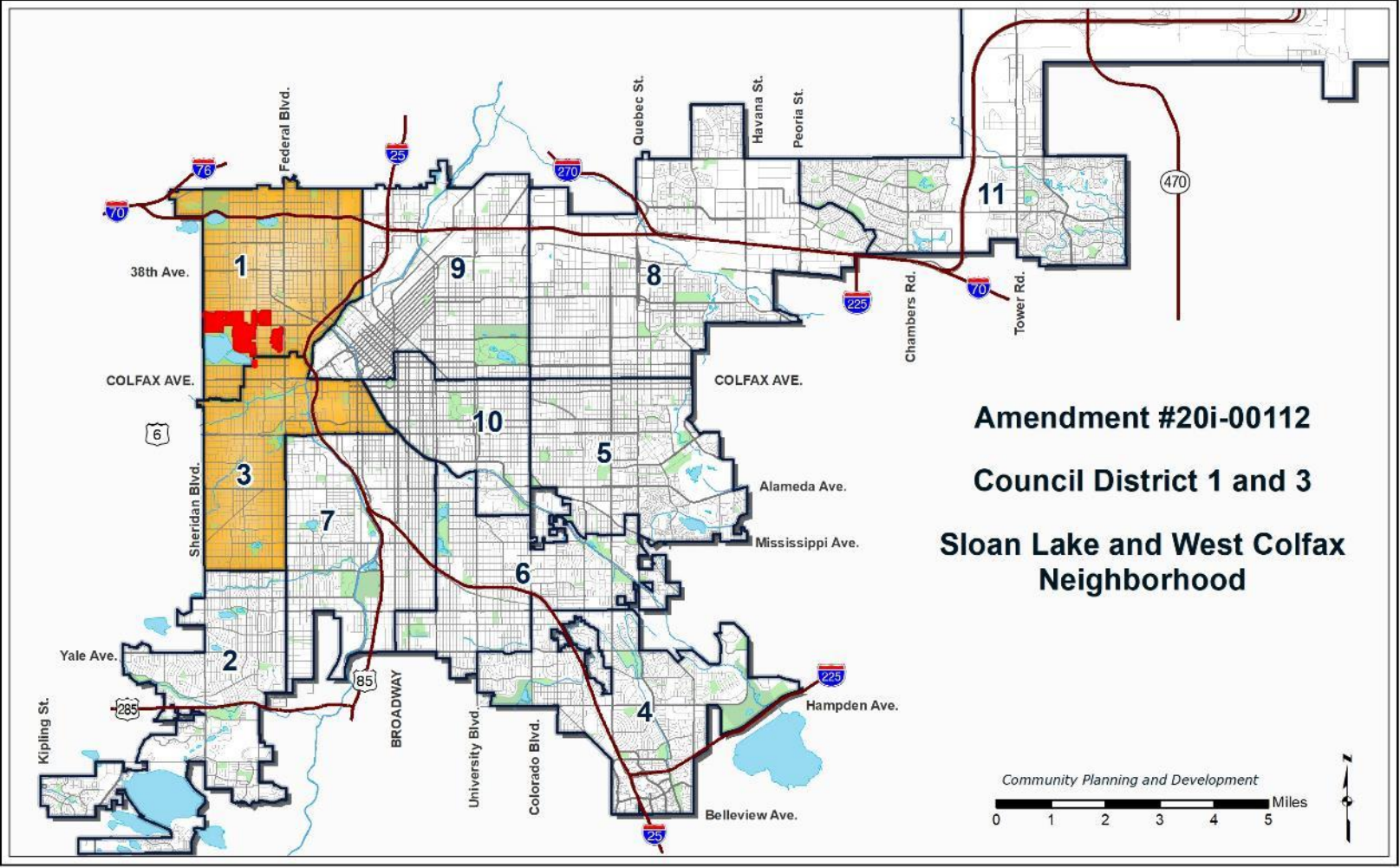
Map Amendment #2020I-00112: from U-SU-B, U-SU-C, and U-SU-C with UO-3 to U-SU-B1, U-SU-C1, and U-SU-C1 with UO-3

Date: 08/09/2021

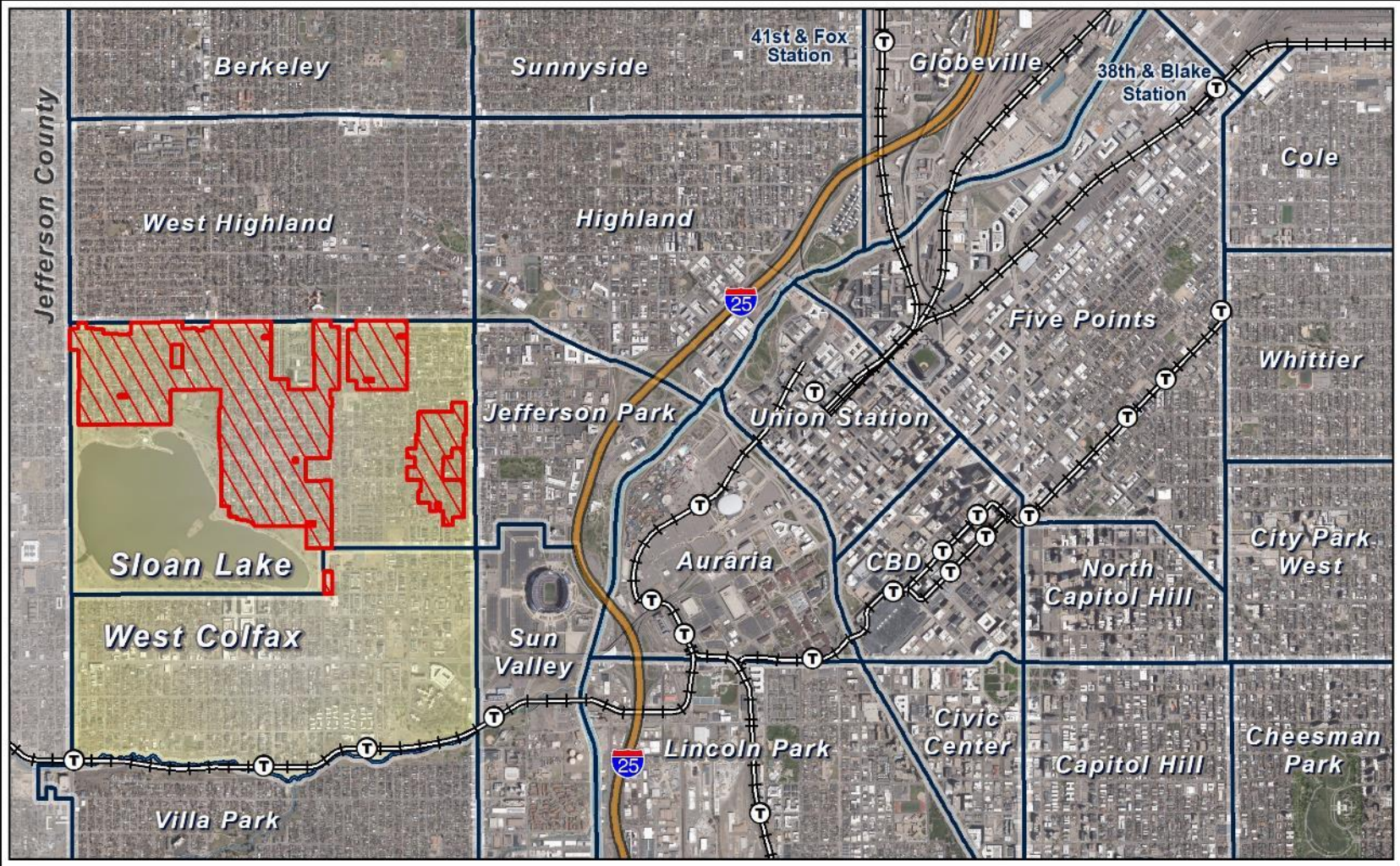
Purpose of Map Amendment

- Sponsored by Councilwoman Amanda Sandoval
- Map Amendment: Rezone all single-unit residential properties in Sloan Lake and six properties in West Colfax to allow ADUs

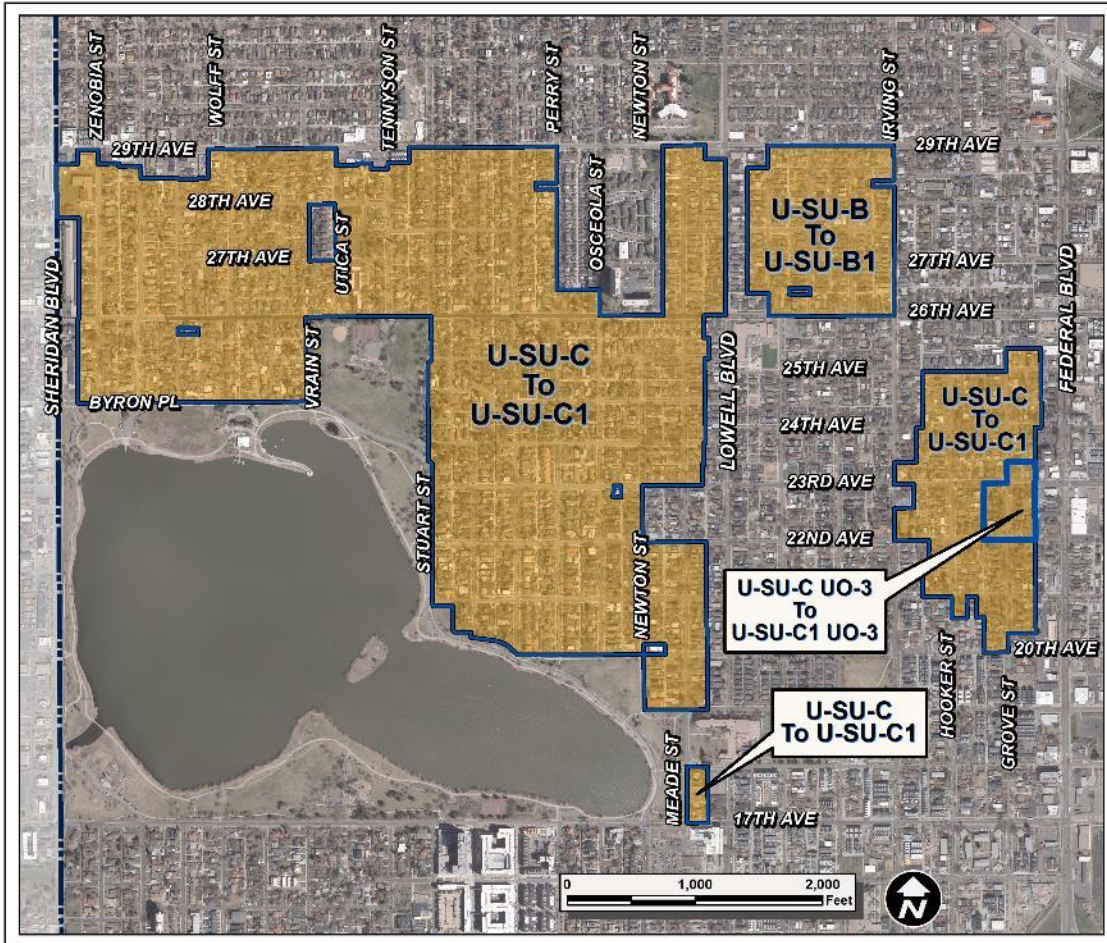
Council Districts 1 & 3: Sandoval & Torres



Sloan Lake and West Colfax Neighborhoods



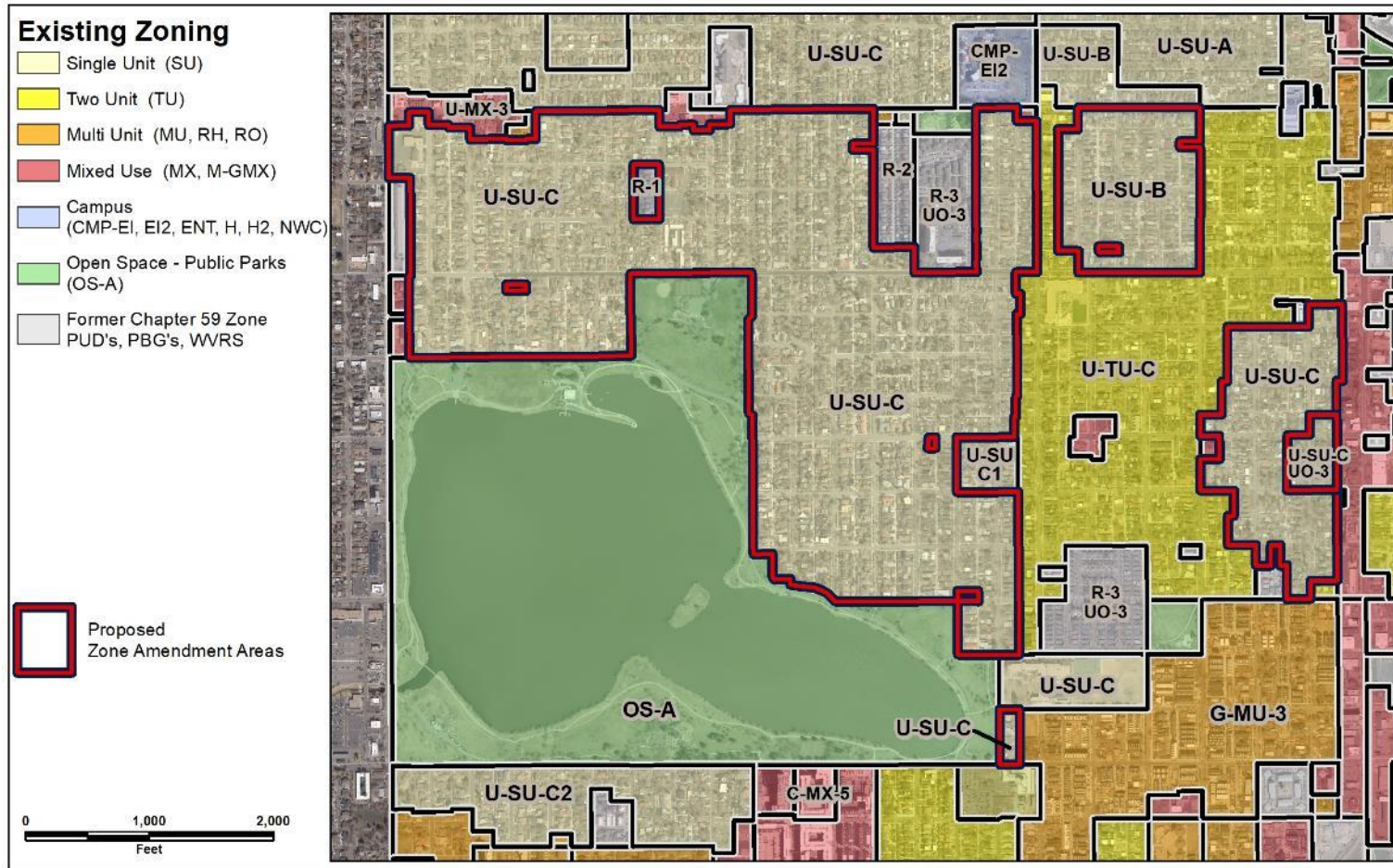
Request: U-SU-B1, U-SU-C1, and U-SU-C1 UO-3



- Over 1,400 parcels
- Approximately 239 acres
- Urbane Neighborhood Context – Single-Unit Residential Use – allowing accessory dwelling units
- Requesting rezoning to enable accessory dwelling units

Reminder: Approval of a rezoning is not approval of a proposed specific development project

Existing Zoning



- Current zoning: U-SU-B, U-SU-C, and U-SU-C, UO-3
- Surrounding/enclosed zoning: U-SU-C, U-MX-3, U-TU-C, R-2 WVRS, R-3 UO-3, G-MU-3, OS-A

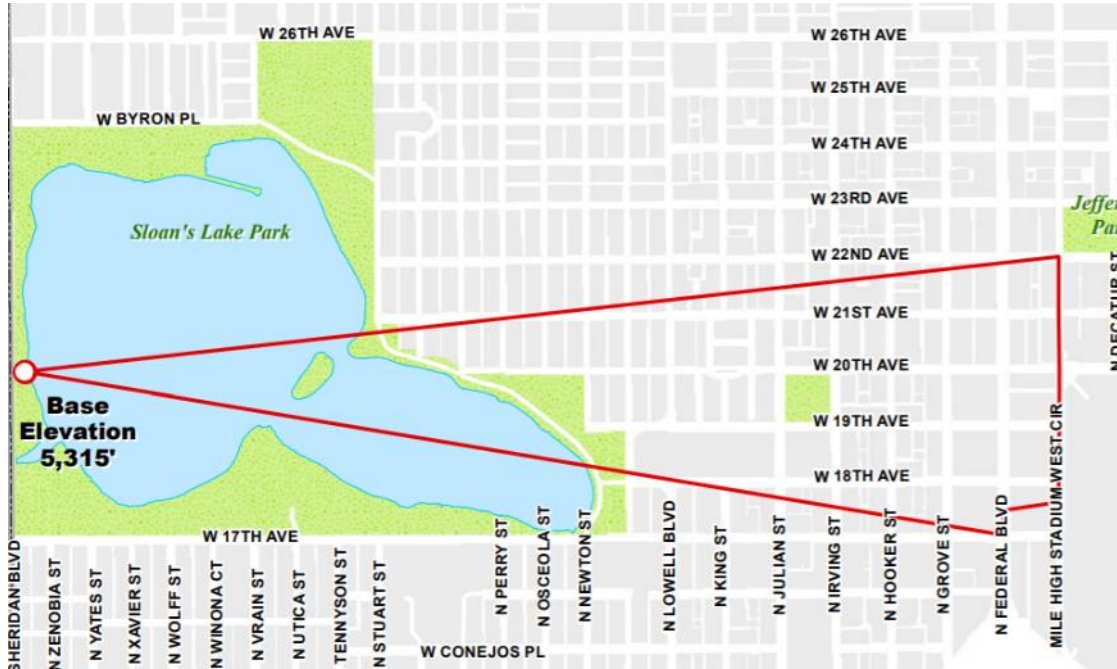
View Plane: Sloan's Lake Park View Plane

- Proposed zone districts would still comply with 51st and Zuni View Plane restrictions.

Max elevation the View Plane: 5,315 feet

Building height maximum range:

- Approximately 16 feet immediately east of the park
- Approximately 61 feet near Federal Blvd.
- DRMC Section 10-137 allows new structures to be constructed up to 35 feet in height
- View plane will have no impact on future development of single-unit residential or ADUs

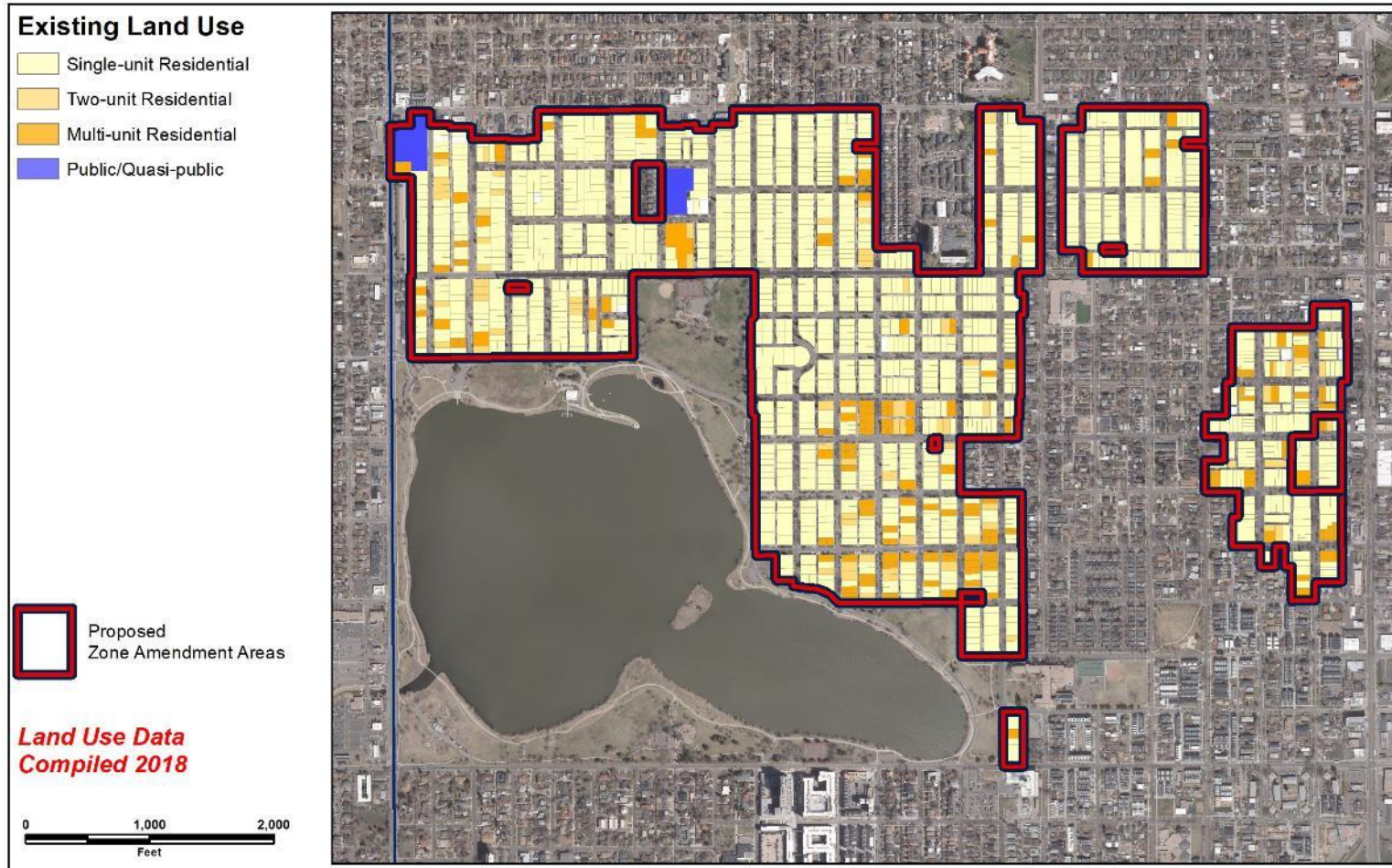


Historic District: Witter – Cofield



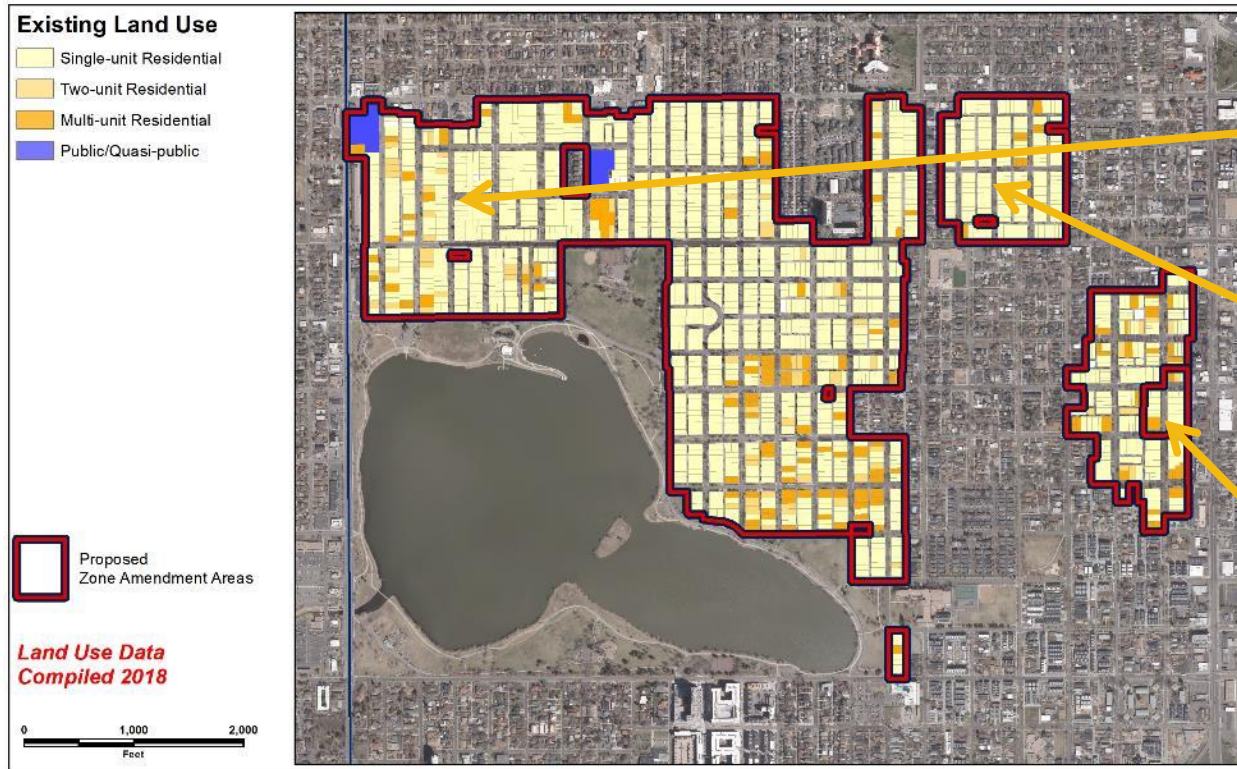
- Locally designated in 1993
- Any additions or modifications of homes in this area will be subject to design review and approval with the Landmark Preservation Commission (LPC)

Existing Land Use



- Single-unit residential, public/quasi public, two-unit residential
- Adjacent to commercial, office, mixed use, public/quasi public, park/open space, single-unit residential, two-unit residential, multi-unit residential

Existing Context – Built Form/Scale



Surrounding Context – Built Form/Scale



Public Outreach by Council District

- Property owner mailers and flyers: Fall 2020
- Virtual Town halls: 9/30/2020, 10/4/2020
- Online survey: 8/8/2020 - 1/8/2020

Process

- Informational Notice: 3/25/2021
- Planning Board Notice Posted: 6/1/2021
- Planning Board Public Hearing (unanimously recommended approval): 6/16/2021
- LUTI Committee: 6/29/2021
- City Council Public Hearing (tentative): 8/9/2021

Public Comment

- RNOs: Letter of support from Sloan's Lake Citizen's Group
- Members of the public
 - 30 letters in support provided by Sandoval in the application
 - 8 letters in support
 - 10 letters in opposition

Review Criteria

Denver Zoning Code Review Criteria

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

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*
- *Housing an Inclusive Denver*
- *West Colfax Plan*

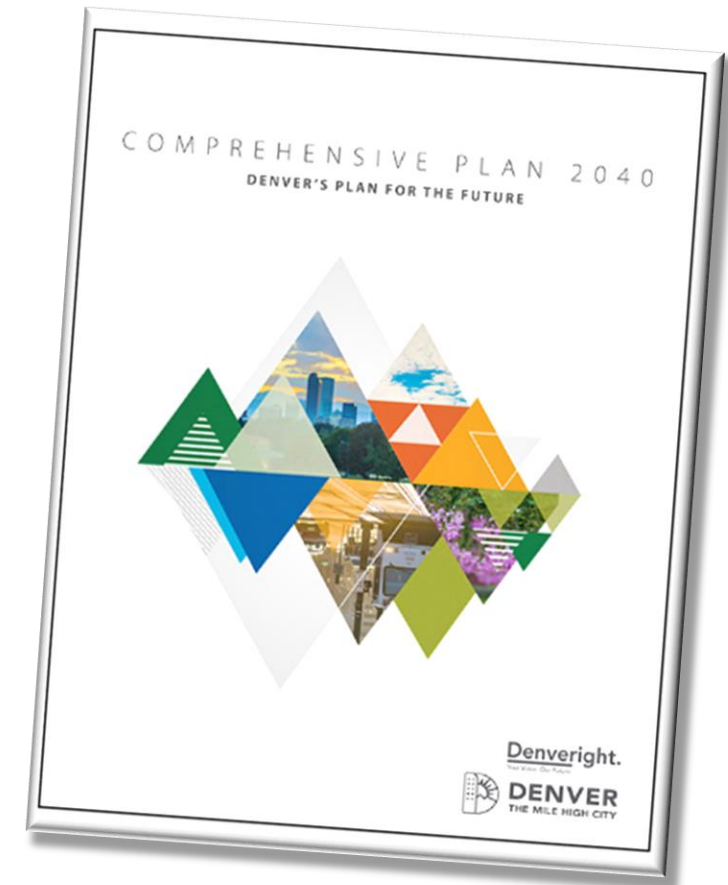
2. Uniformity of District Regulations

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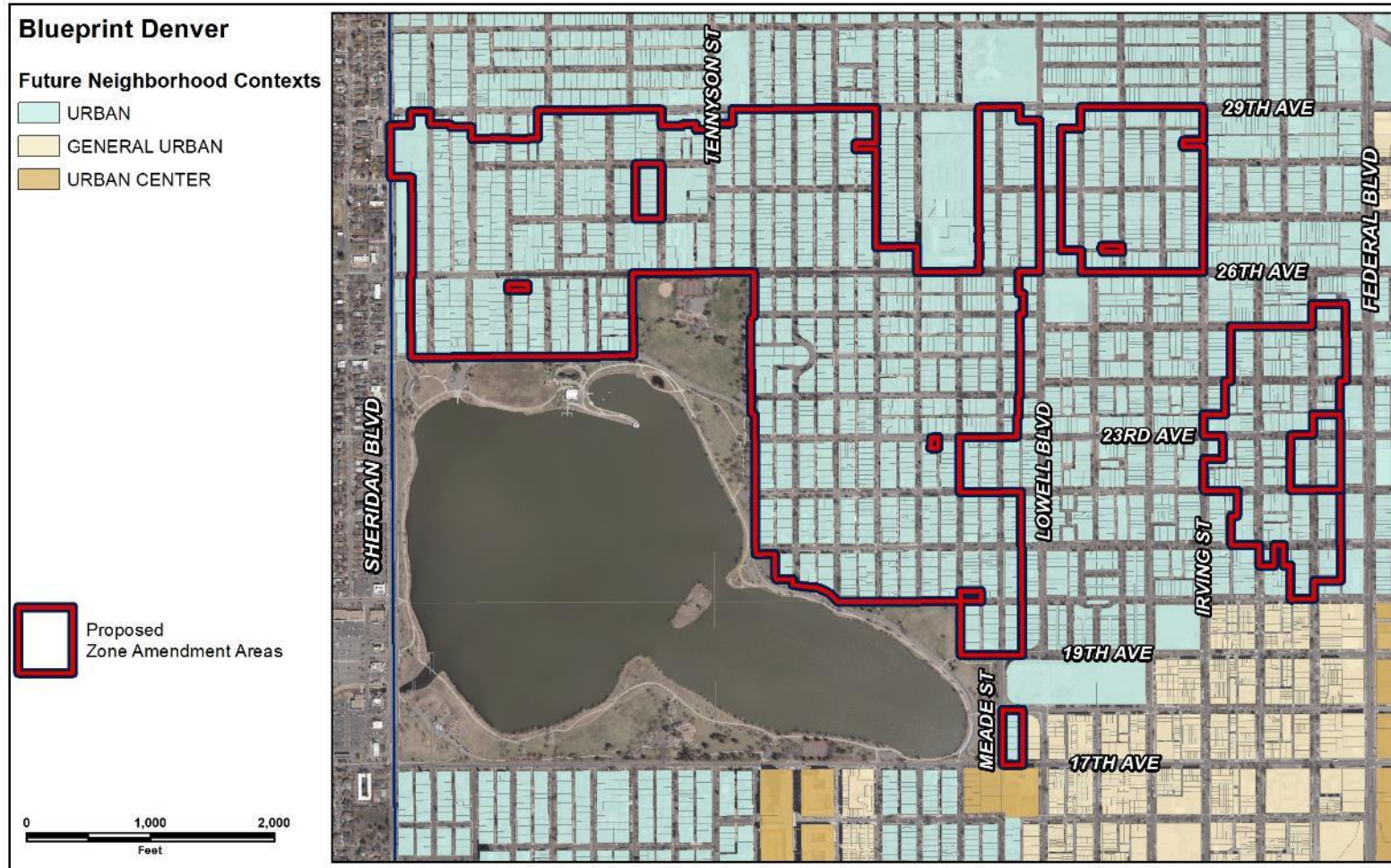
Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2040

- *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 D – Increase the development of senior-friendly and family-friendly housing, including units with multiple bedrooms in multifamily developments (p. 28).*
- *Strong and Authentic Neighborhoods Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34).*
- *Environmentally Resilient Goal 8, Strategy A – Promote infill development where infrastructure and services are already in place (p. 54).*

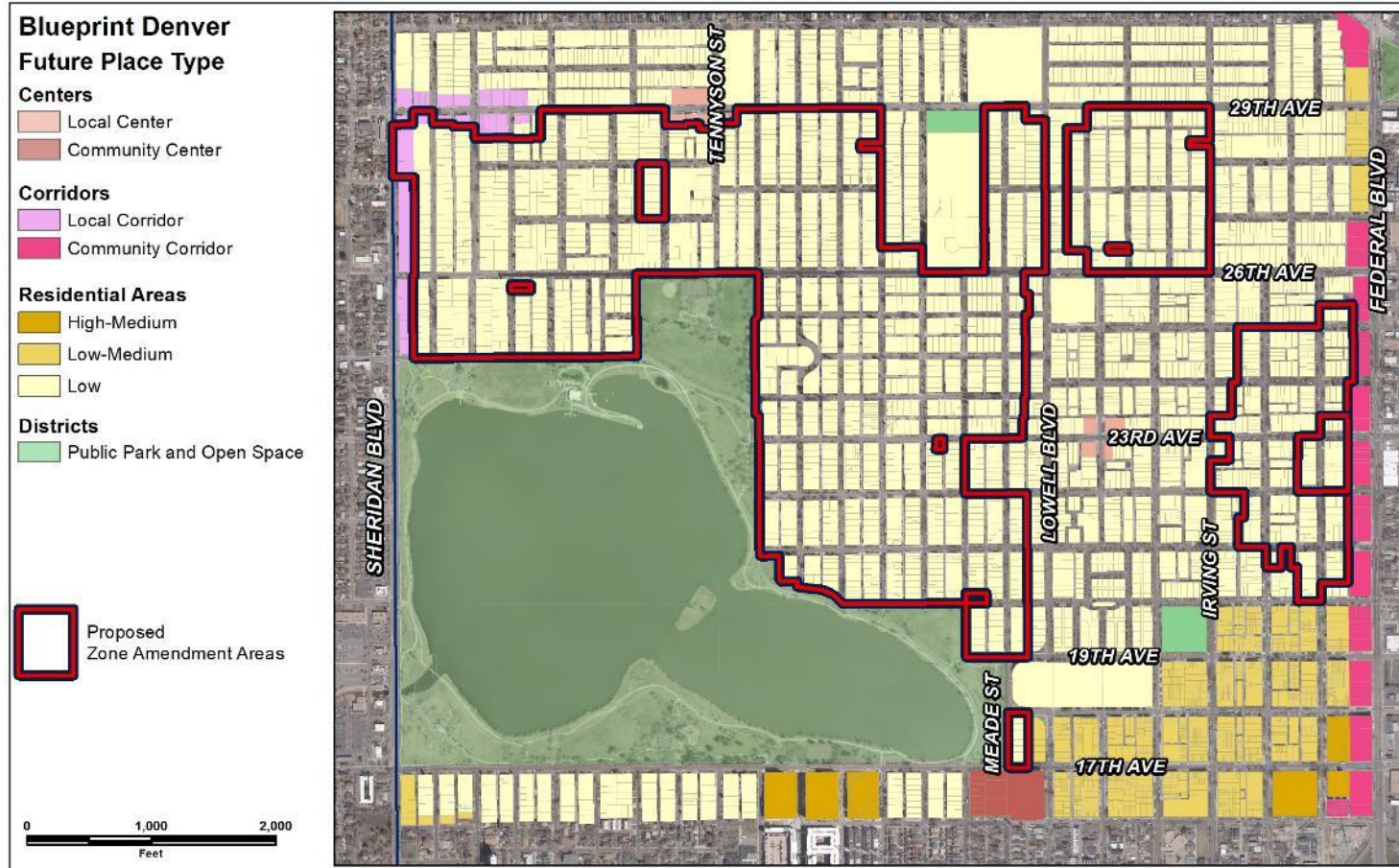


Consistency with Adopted Plans: Blueprint Denver



- **Urban Context**
 - Residential areas generally are single-unit and two-unit uses, with some low-scale multi-unit embedded throughout
 - Regular block patterns with alley access

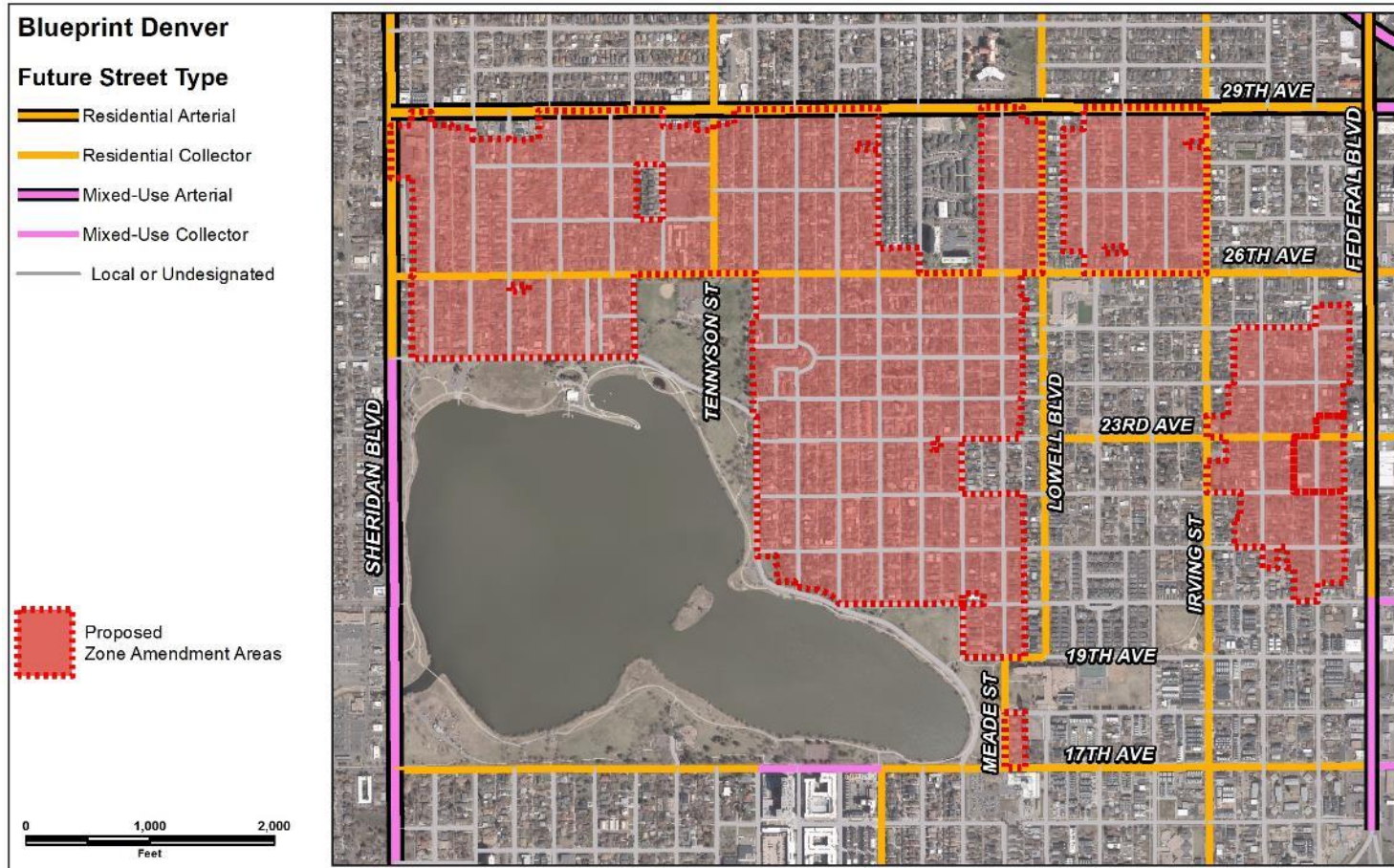
Consistency with Adopted Plans: Blueprint Denver



- **Low Residential**
 - Predominantly single- and two-unit uses
 - Accessory dwelling units are appropriate

Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

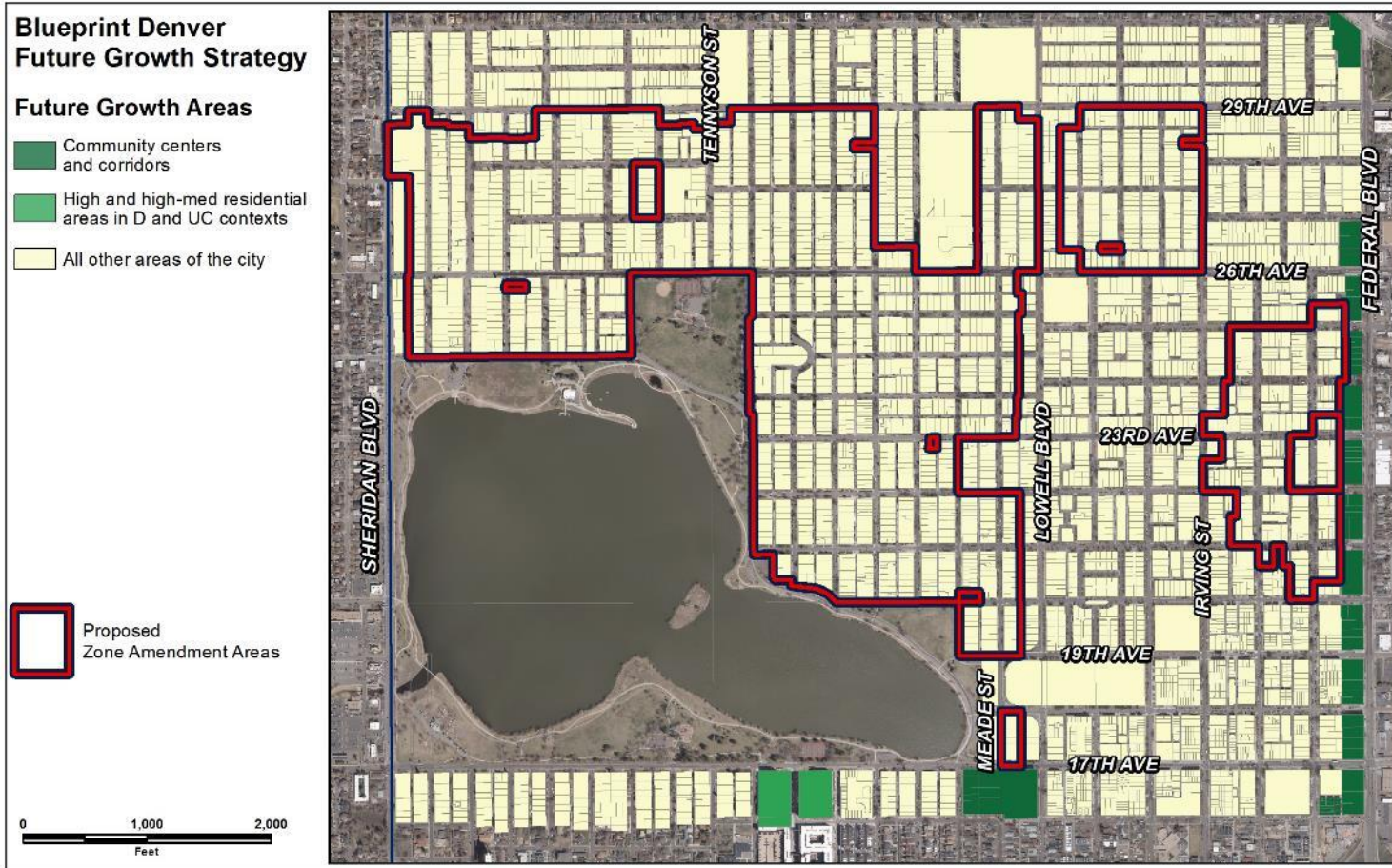
Consistency with Adopted Plans: Blueprint Denver



- **Future Street Type**
 - Sheridan Blvd, Federal Blvd, 29th Ave: Residential Arterial
 - Irving St, Lowell Blvd, Tennyson St, 17th Ave, 23rd Ave, 26th Ave: Residential Collector
 - All others: Undesignated local

Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

Consistency with Plans: Blueprint Denver 2019



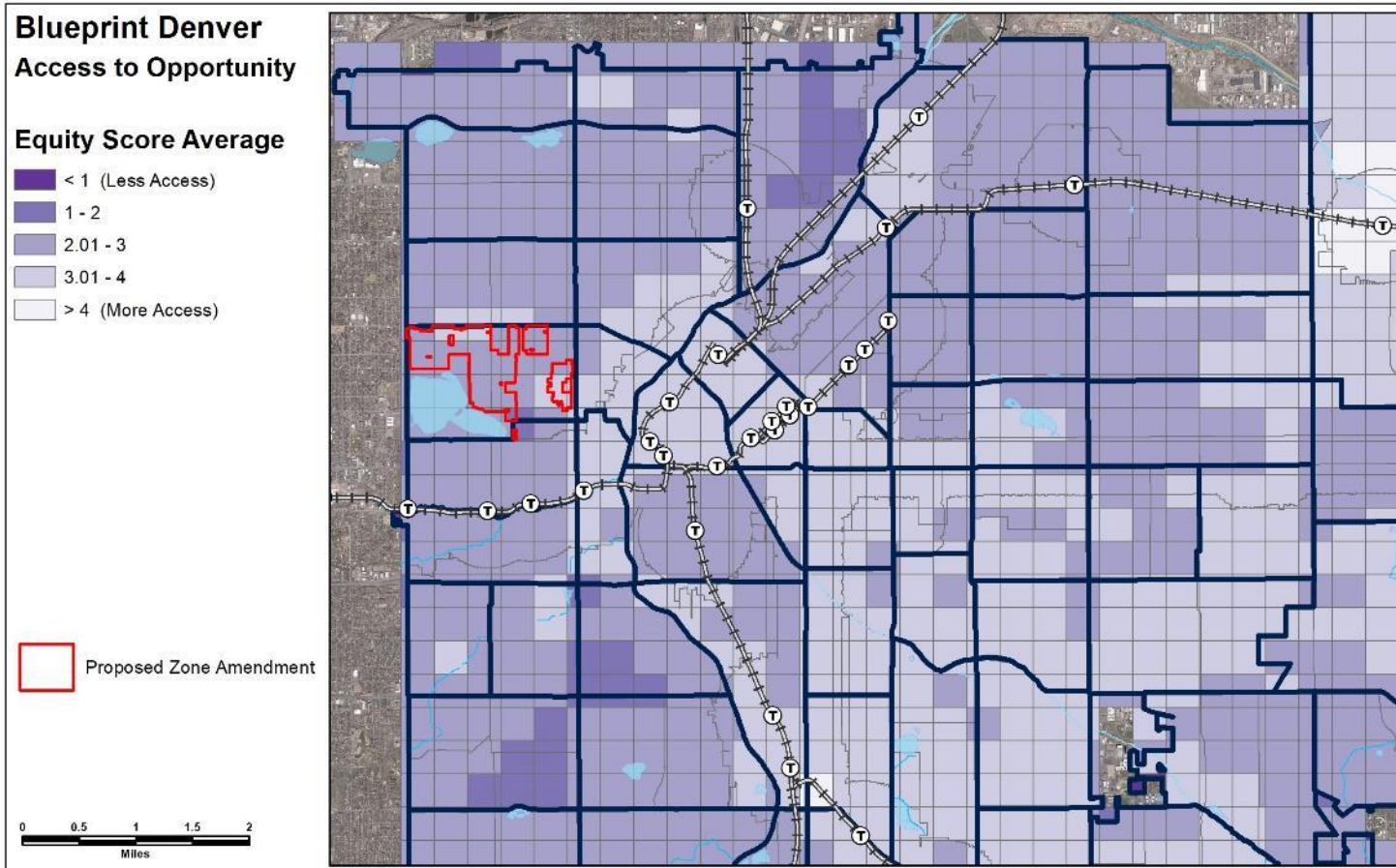
- **Growth Areas Strategy:**
All other areas of the city
 - 10% jobs by 2040
 - 20% housing by 2040

Consistency with Adopted Plans: Blueprint Denver

Additional Policies

- Land Use & Built Form, Housing, Policy 4: diversify housing choice through the expansion of ADUs
- Land Use & Built Form, General, Policy 11: implement plan recommendations through city-led legislative rezonings
- Land Use and Built Form: General, Policy 5: integrate mitigation of involuntary displacement of residents and/or businesses into major city projects

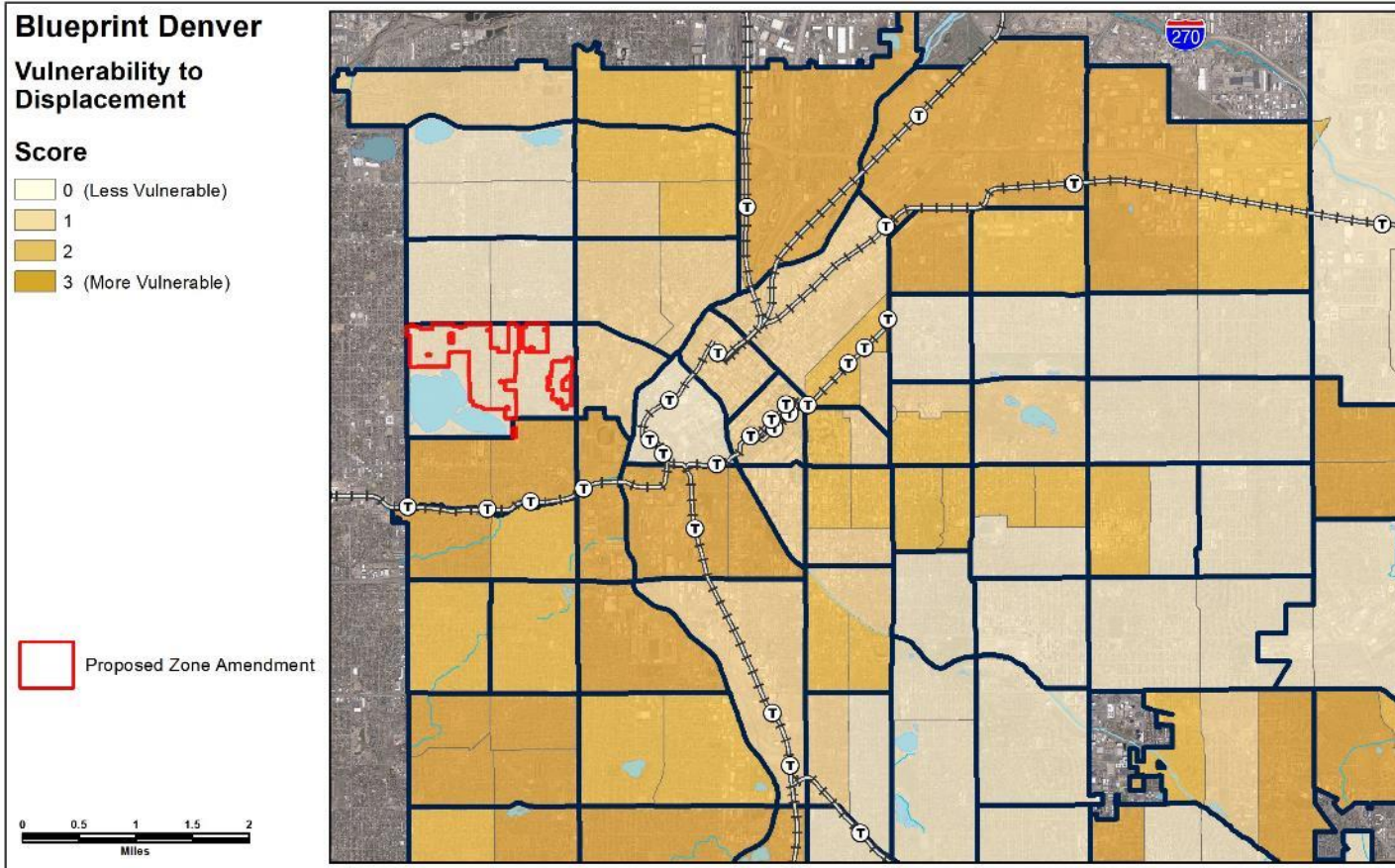
Consistency with Adopted Plans: Blueprint Denver



Access to Opportunity

- Average Access
 - Equity Index
 - Proximity to Transit
 - Access to Centers and Corridors
- More residents will have access to healthcare and parks

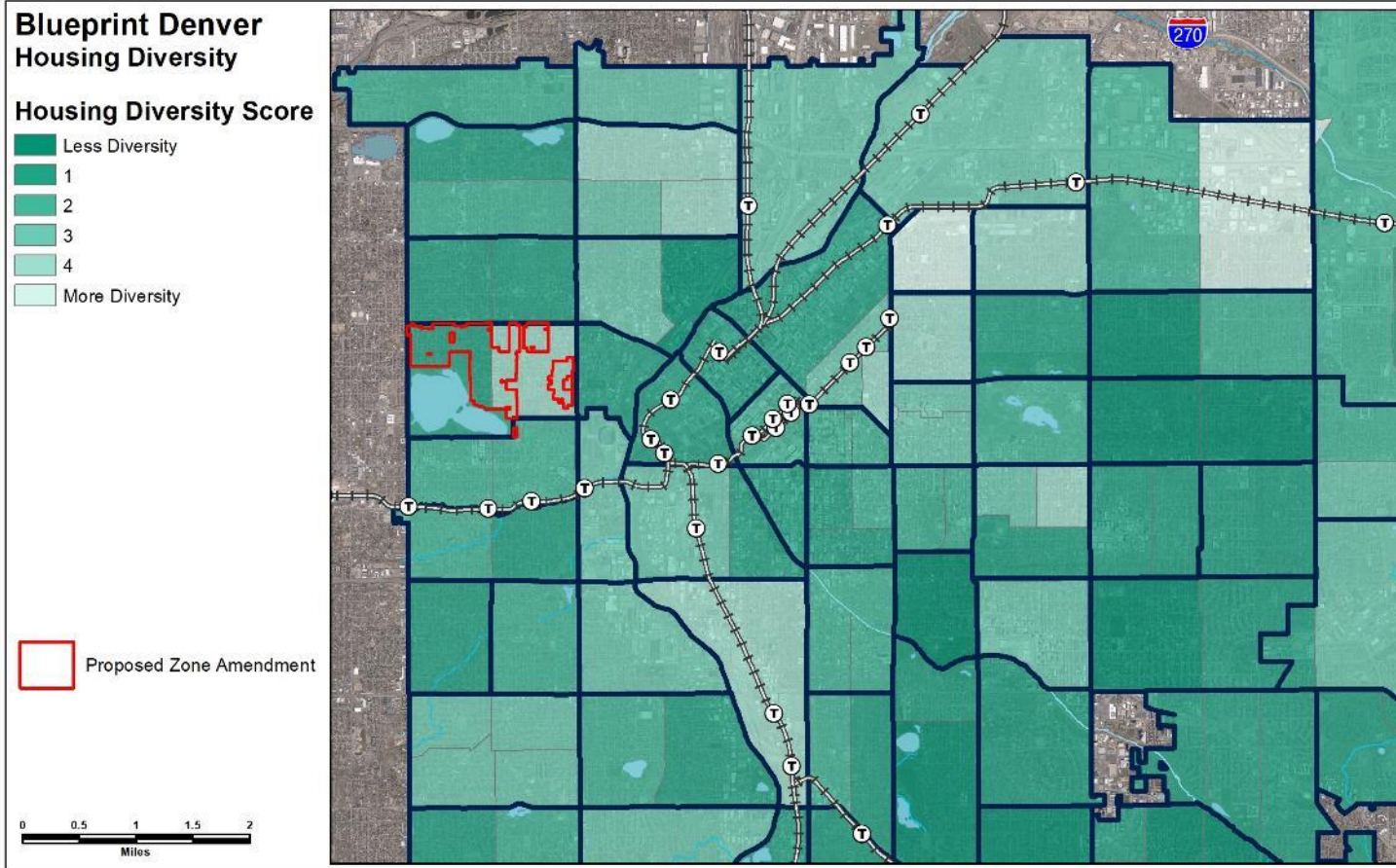
Consistency with Adopted Plans: Blueprint Denver



Vulnerability to Involuntary Displacement

- Less Vulnerable
 - Median household income
 - Percent of renters
 - Educational attainment
- Expand housing options, wealth-building tool

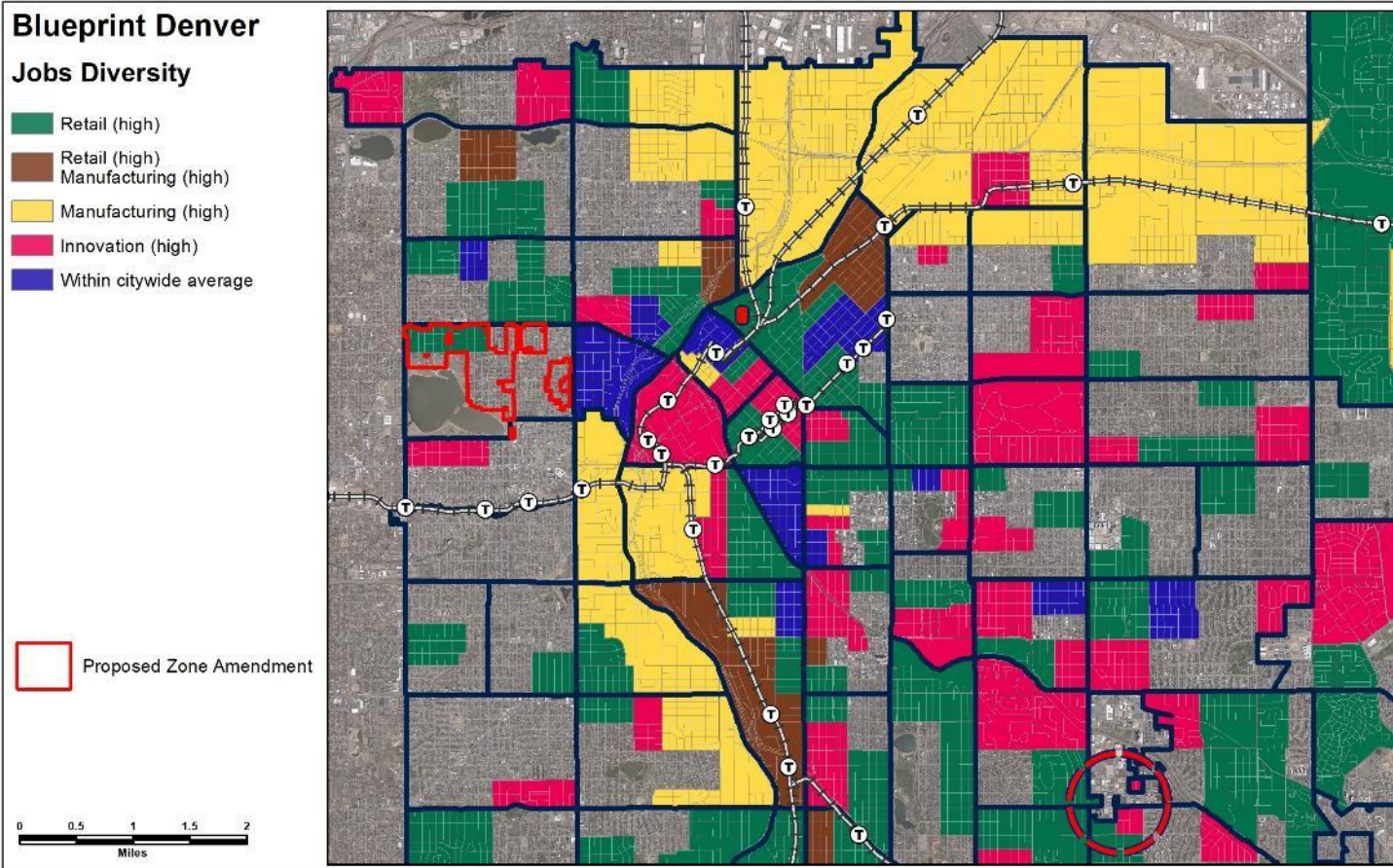
Consistency with Adopted Plans: Blueprint Denver



Housing Diversity

- Less Diversity (west) & More Diversity (east)
 - Missing middle
 - Home size
 - Ownership vs. rental
 - Housing costs
 - Affordable units
- New housing type
- Allows for more renters

Consistency with Adopted Plans: Blueprint Denver



Jobs Diversity

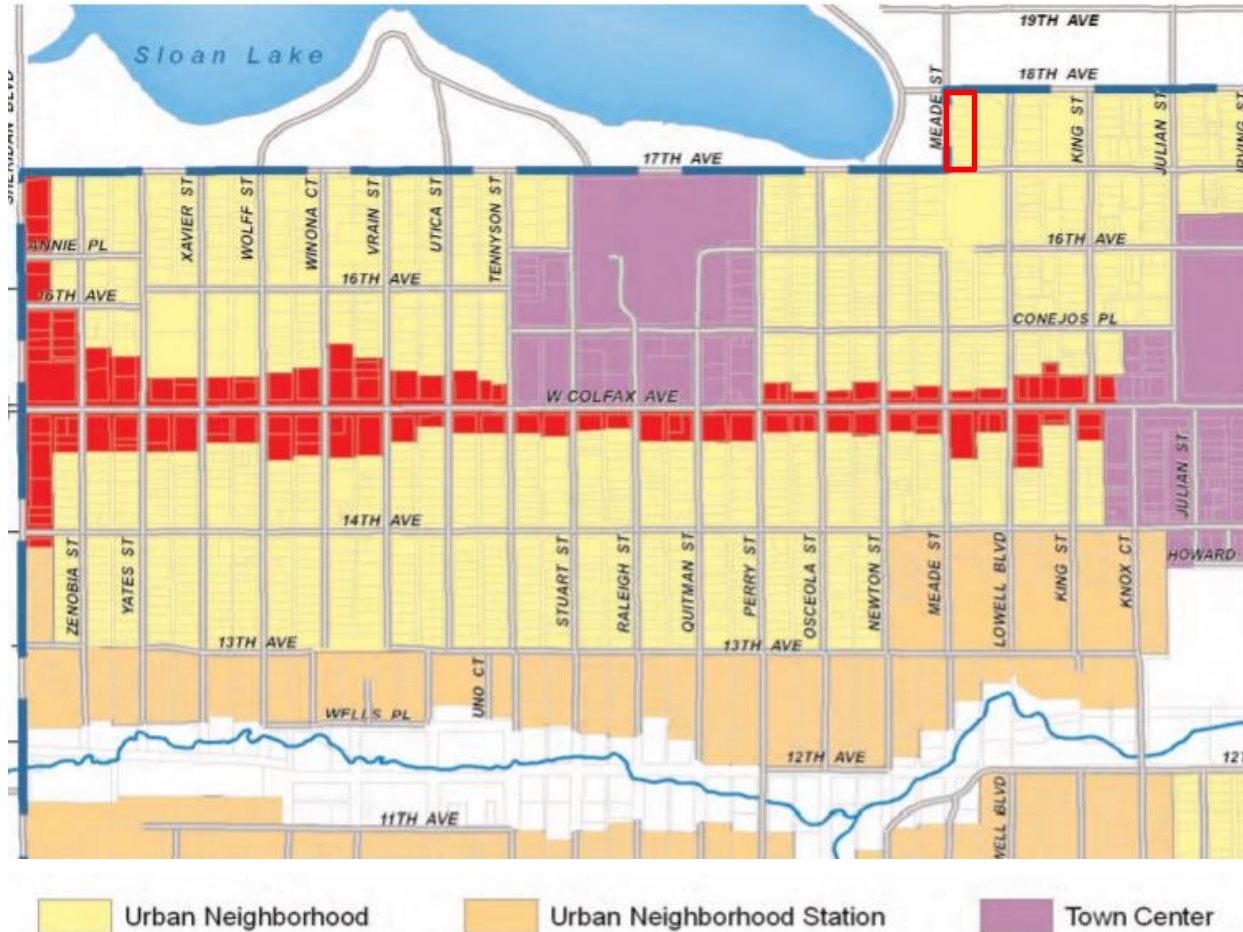
- More retail
- Limited impact on jobs diversity

Consistency with Plans: Housing an Inclusive Denver

Legislative and Regulatory Priorities, Recommendation 2:

“Expand and strengthen land-use regulations for affordable and mixed-income housing. Through Blueprint Denver and supplemental implementation actions such as zoning modifications, the City should support land-use regulations that incentivize affordable and mixed-use housing, including expanding the development of accessory dwelling units.”

Consistency with Plans: West Colfax Plan



- Applies to six properties at 17th and Meade
- Urban Neighborhood
 - Housing options include single-family, carriage houses, duplexes, apartments, townhomes, row houses and condominiums
 - With heights 1-4 stories

Review Criteria

Denver Zoning Code Review Criteria

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

CPD Recommendation

1. Based on finding all review criteria have been met, staff recommends the Denver City Council approve application #2020I-00112.