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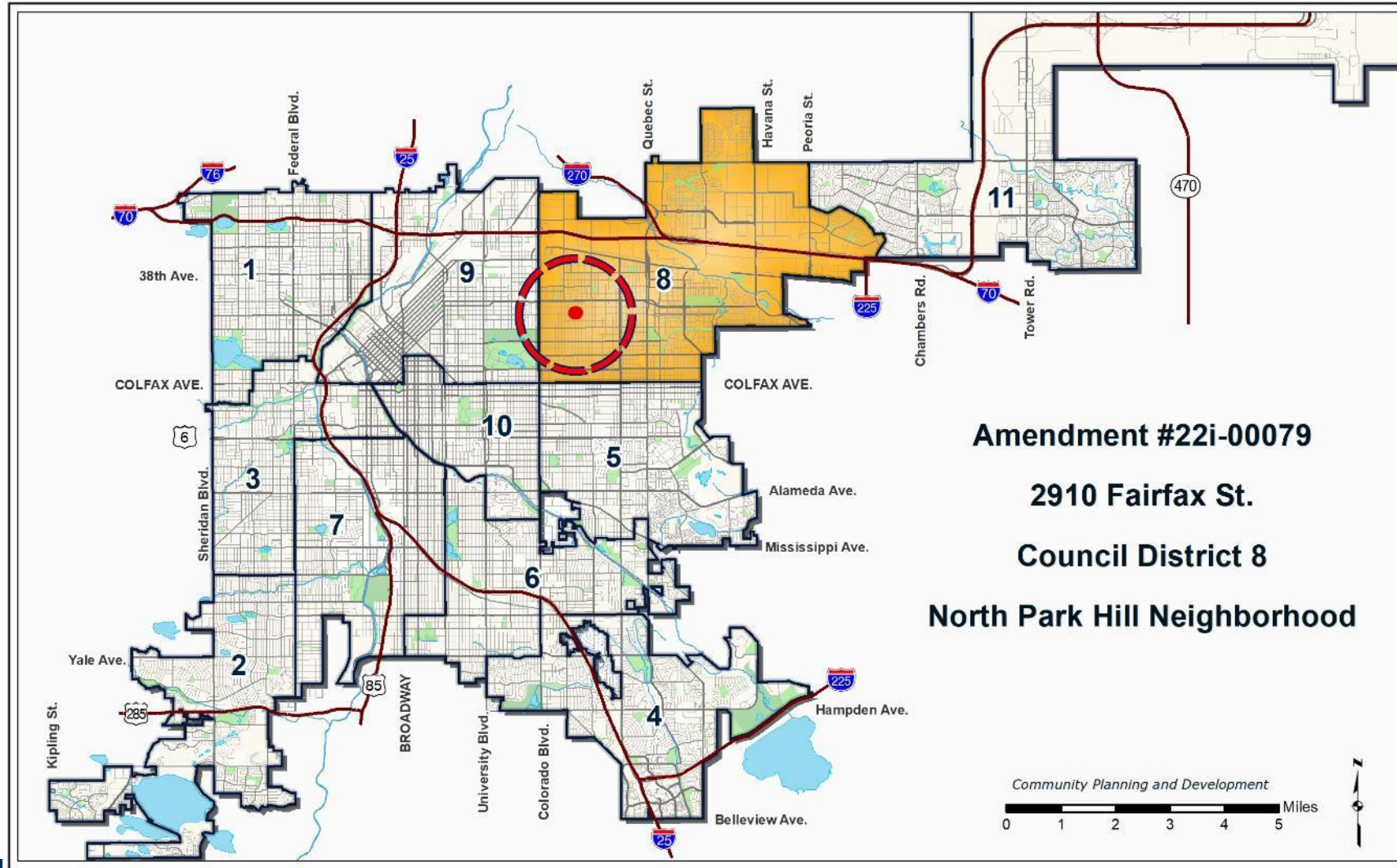
# 2910 N Fairfax Street

Request: From E-SU-Dx to E-SU-D1x

Date: 09/19/2022

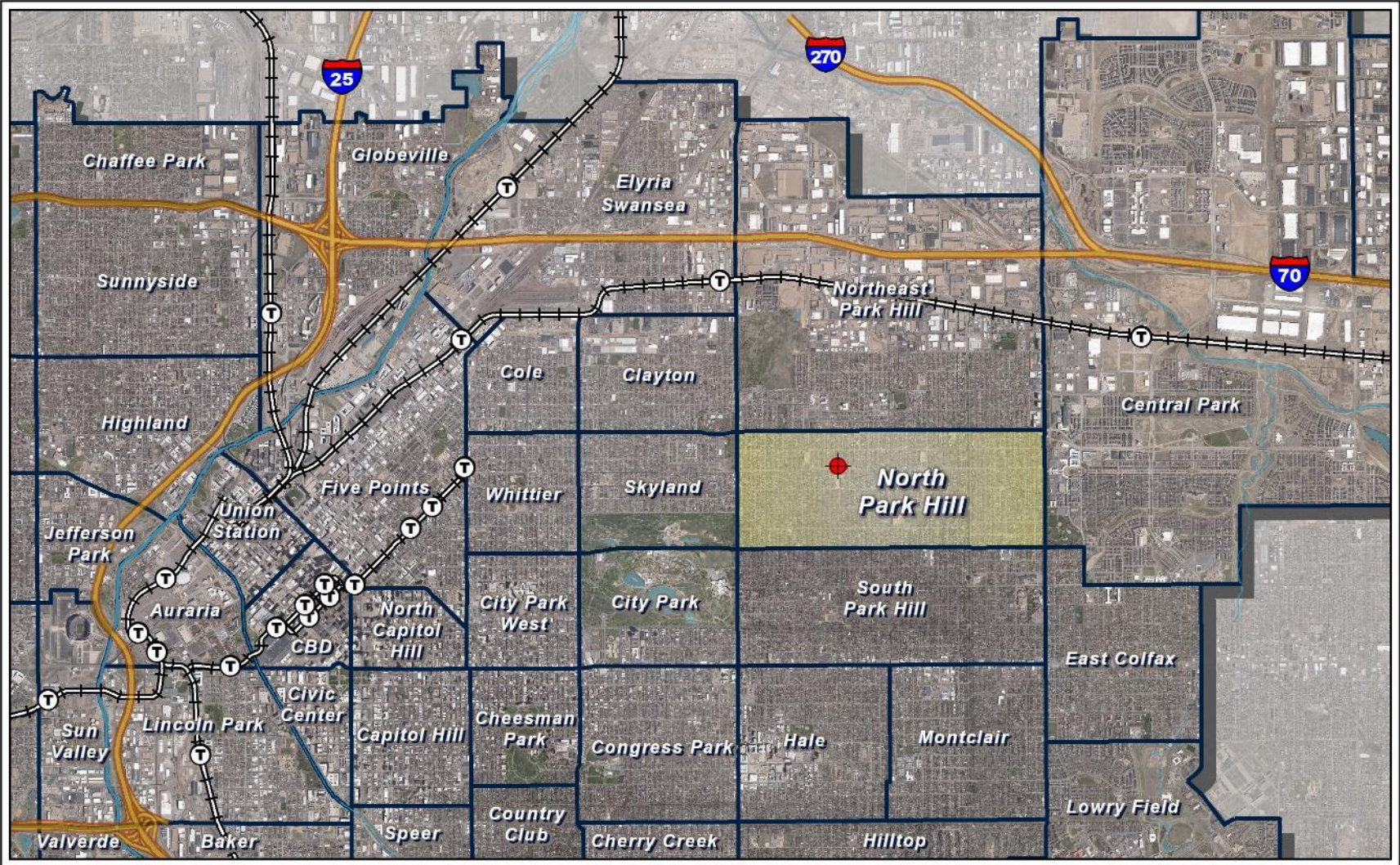
2022I-00079

# Council District 8 – Councilmember Herndon





# Statistical Neighborhood – North Park Hill





# Request: E-SU-D1x

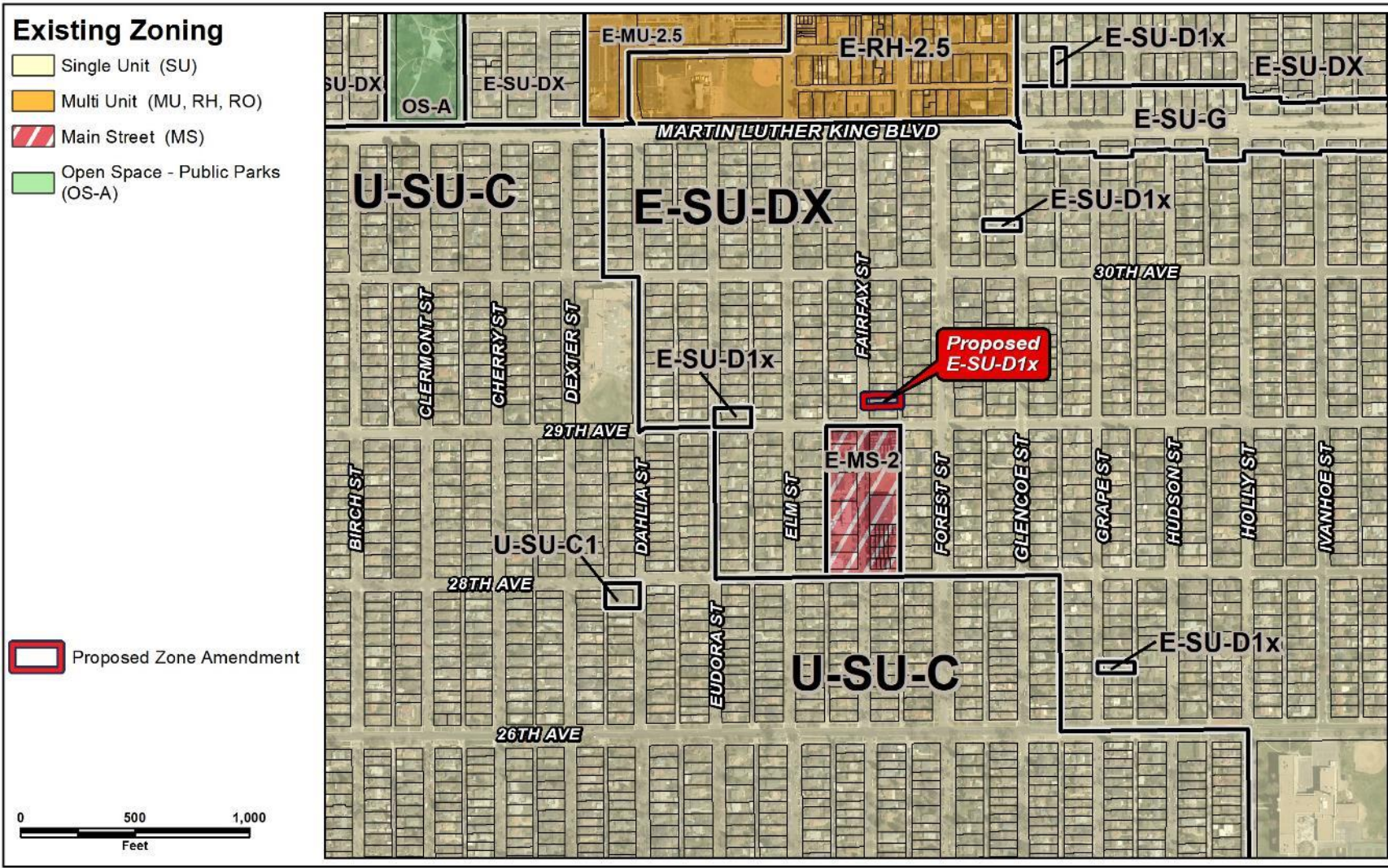
- Property size: 6,250 sf  
Current Zoning: E-SU-Dx  
Proposed Zone District:  
E-SU-D1x
  - Urban Edge Neighborhood Context – Single Unit – D1x
  - E-SU-D1x allows for urban and suburban house forms with a minimum zone lot area of 6,000 square feet. Blocks typically have a pattern of 50-foot-wide lots. Allows for ADUs

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





# Existing Zoning: E-SU-Dx



## Existing Zoning:

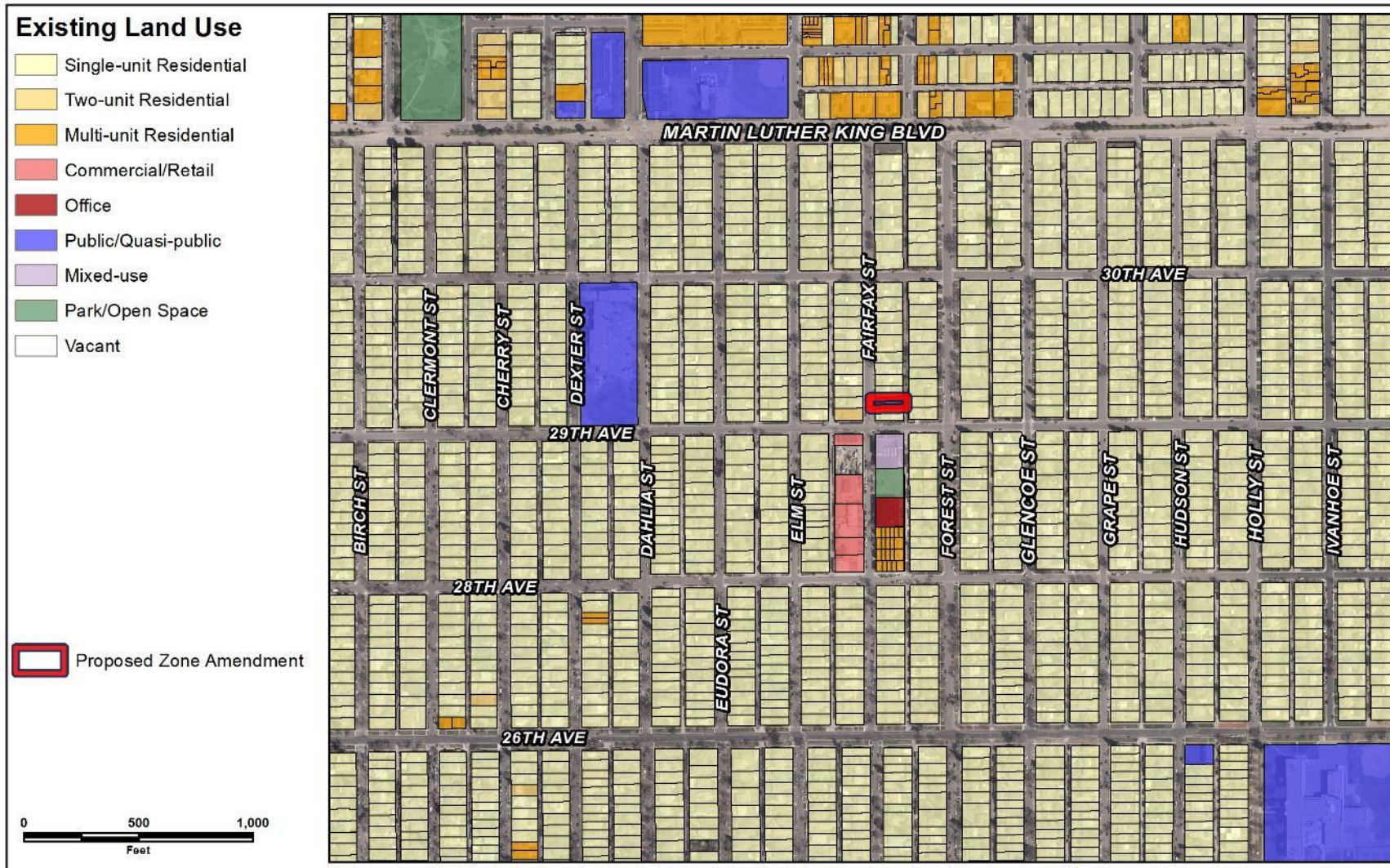
- Urban Edge - Single Unit - Dx (6,000 sq. ft. lot min)

## Surrounding Zoning:

- E-SU-Dx
- E-MS-2
- U-SU-C
- E-RH-2.5
- E-MU-2.5
- OS-A



# Existing Land Use - Single Unit



## Subject Property:

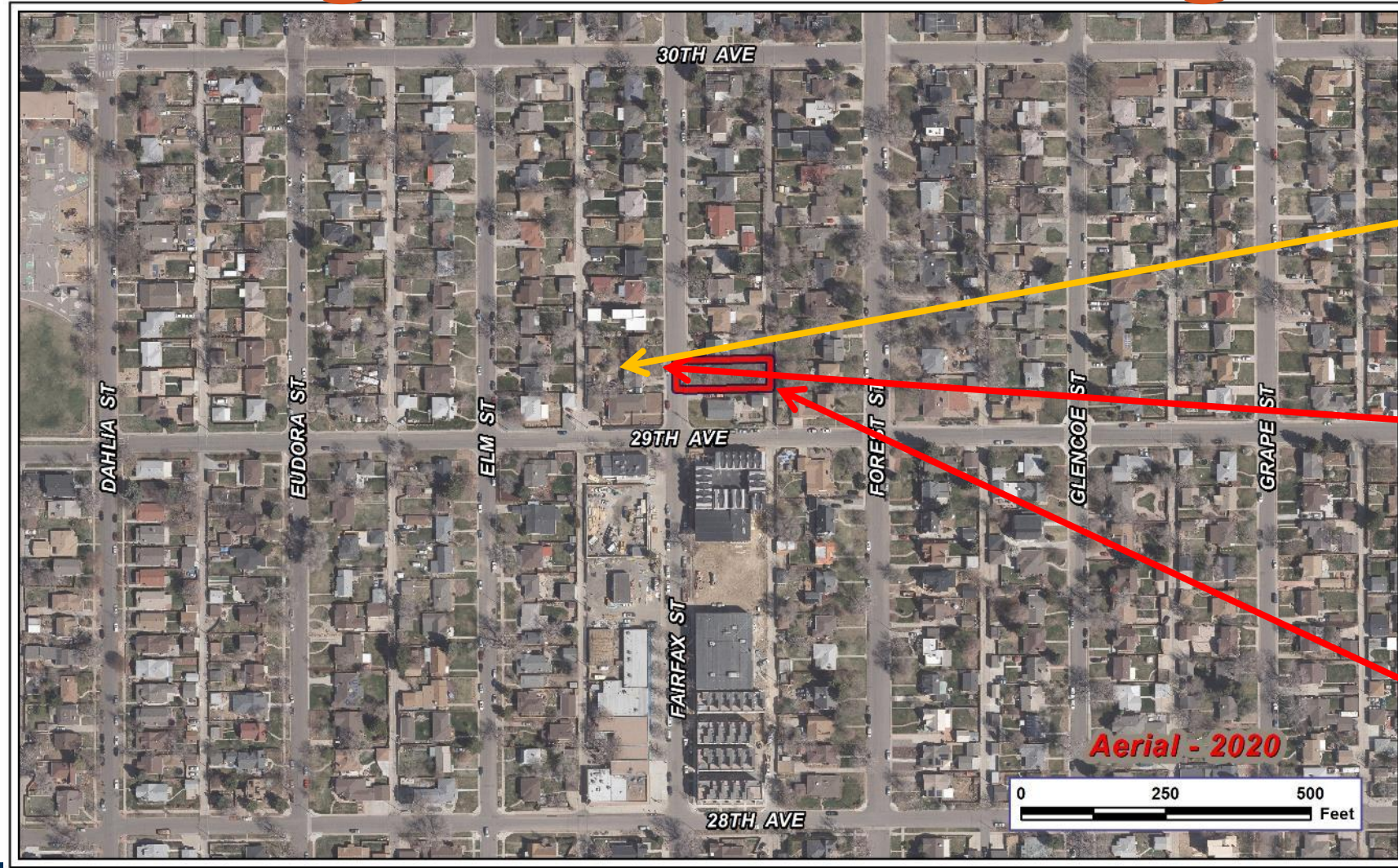
- Vacant

## Surrounding Uses:

- Single-unit Residential
- Mixed Use
- Commercial/Retail
- Park/Open Space
- Multi-unit Residential
- Public/Quasi-public



# Existing Context – Building Form/Scale





# Process

- Informational Notice: 05/20/2022
- Planning Board Notice Posted: 07/04/2022
- Planning Board Public Hearing: 07/20/2022
- LUTI Committee: 08/02/2022
- City Council Public Hearing: 09/19/2022



# Public Outreach

- To date, staff has not received written input from any of the Registered Neighborhood Organizations (RNOs) that were sent notice and no public comments have been received.



# Review Criteria

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver 2019*
- *Park Hill Neighborhood Plan 2000*

### 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



## Urban Edge Context

- Contains elements of the suburban and urban contexts. Small multi-unit residential and commercial 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 generally set back farther from 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 Fairfax Street: 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.



# Park Hill Neighborhood Plan 2000

The request meets the following goal and recommendation from the Park Hill Neighborhood Plan (2000):

- **Land Use and Zoning Goal:** “Maintain the existing integrity of the residential character of Park Hill. Assure that continued growth and development in Park Hill results in a balanced and compatible mix of housing types and densities.” (p. 32).
- **Land Use and Zoning Action Recommendation 3:** “Create and maintain a mix of housing types and sizes that are attractive and affordable to a diversity of ages, incomes, household types, sizes, cultural and ethnic backgrounds.” (p. 33).

# 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

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval for Application #2022i-00079

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