



Sunnyside Conservation Overlays

Text Amendment #6: Create Conservation Overlays 7 (CO-7) and 8 (CO-8)

Map Amendment #2019I-00066: from U-SU-C, U-SU-C1, and U-TU-C to U-SU-C, CO-7, U-SU-C1, CO-7, and U-TU-C, CO-7; and from U-SU-C, U-SU-C1, U-SU-B1, and U-TU-C to U-SU-C, CO-8, U-SU-C1, CO-8, U-SU-B1, CO-8, and U-TU-C, CO-8

City Council: 02/27/2023

Text and Map Amendment Summary

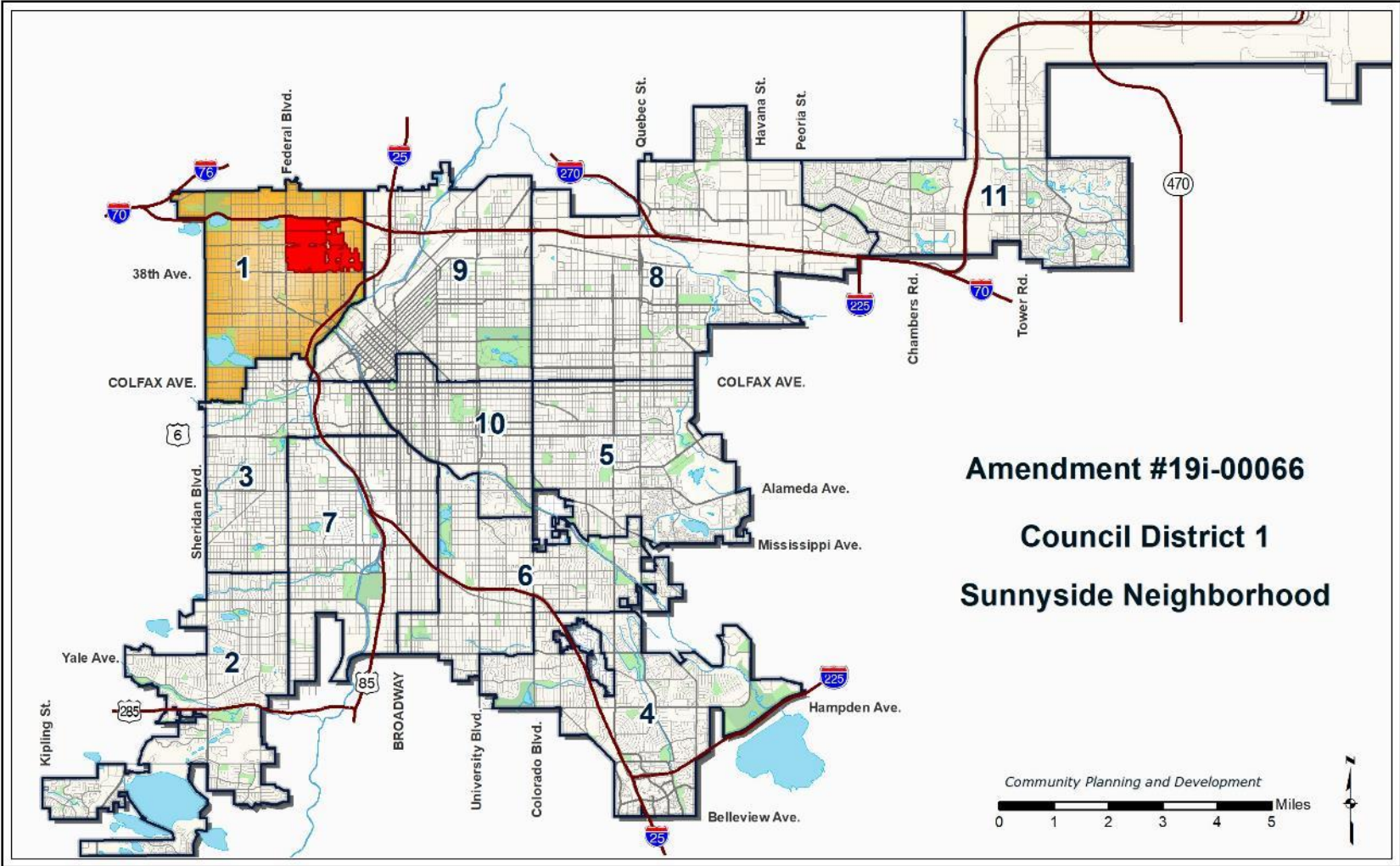
- Sponsor: Councilwoman Amanda Sandoval
- Text Amendment (Primary Structures only)
 - Create Sunnyside Conservation Overlay (CO-7)
 - Create Sunnyside Conservation and Brick Overlay (CO-8)
 - Make associated amendments in Article 13
 - Make minor amendments to the Potter Highlands Conservation Overlay (CO-4) and Bungalow Conservation Overlay (CO-6) for consistency and clarity.
- Map Amendment
 - Rezone multiple properties in Sunnyside from U-SU-C, U-SU-C1, and U-TU-C to U-SU-C, CO-7, U-SU-C1, CO-7, and U-TU-C, CO-7; and from U-SU-C, U-SU-C1, U-SU-B1, and U-TU-C to U-SU-C, CO-8, U-SU-C1, CO-8, U-SU-B1, CO-8, and U-TU-C, CO-8

Sunnyside Conservation Overlays

- **Purpose:** To increase visual compatibility of new buildings and additions with existing neighborhood patterns

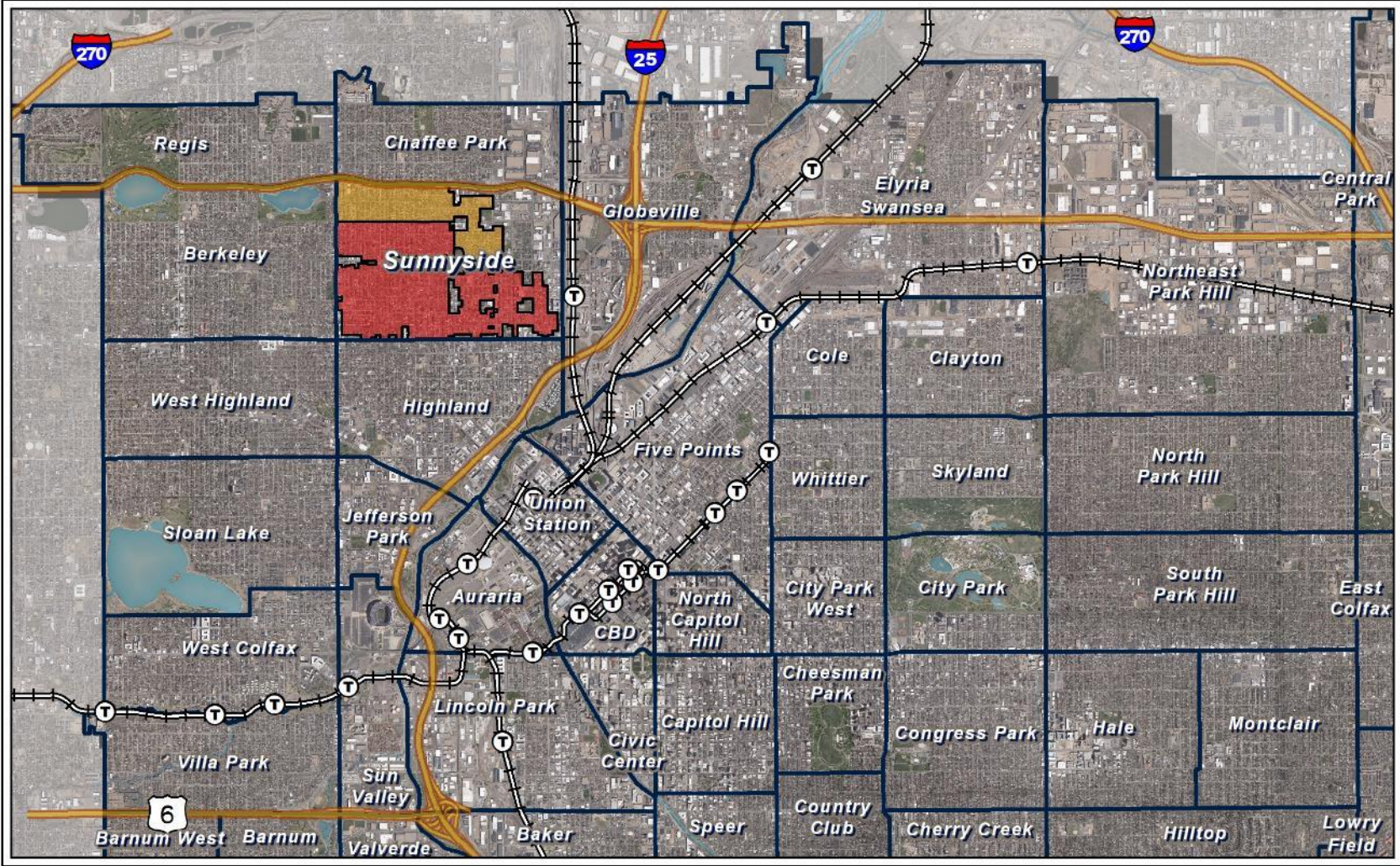


Council District 1

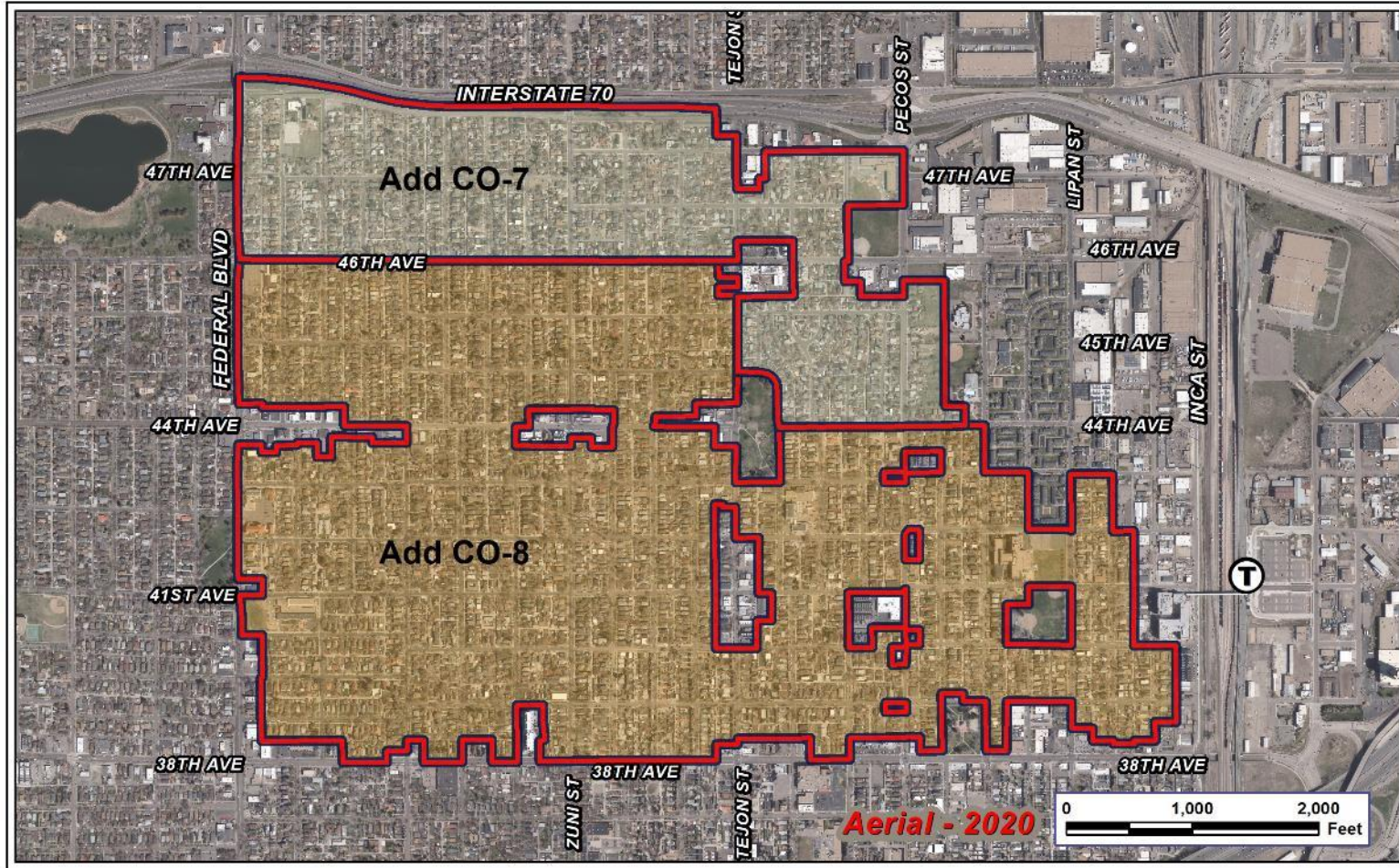


Amendment #19i-00066
Council District 1
Sunnyside Neighborhood

Sunnyside Neighborhood



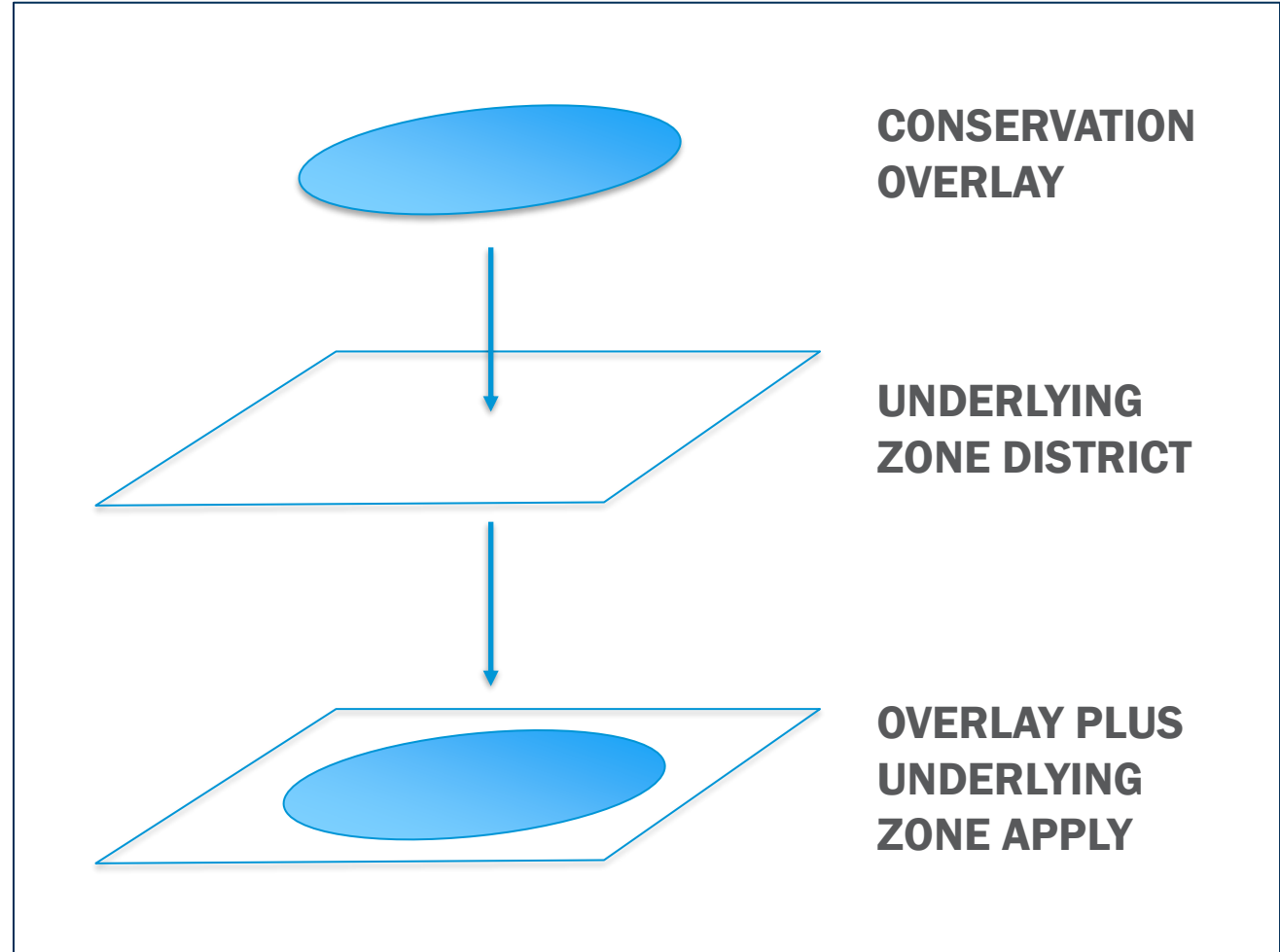
Request: CO-7 (Sunnyside Conservation Overlay) and CO-8 (Sunnyside Conservation and Brick Overlay)



- 3259 properties
- 651 acres
 - 175 acres (CO-7)
 - 476 acres (CO-8)
- 434 acres (if right-of-way is excluded)

How an overlay works

- May add to or modify the zoning standards of the underlying zone district
- Baseline regulations stay in place
- Where there's a difference, overlay applies
- **Cannot** modify permitted uses allowed in the zone district



Text Amendment



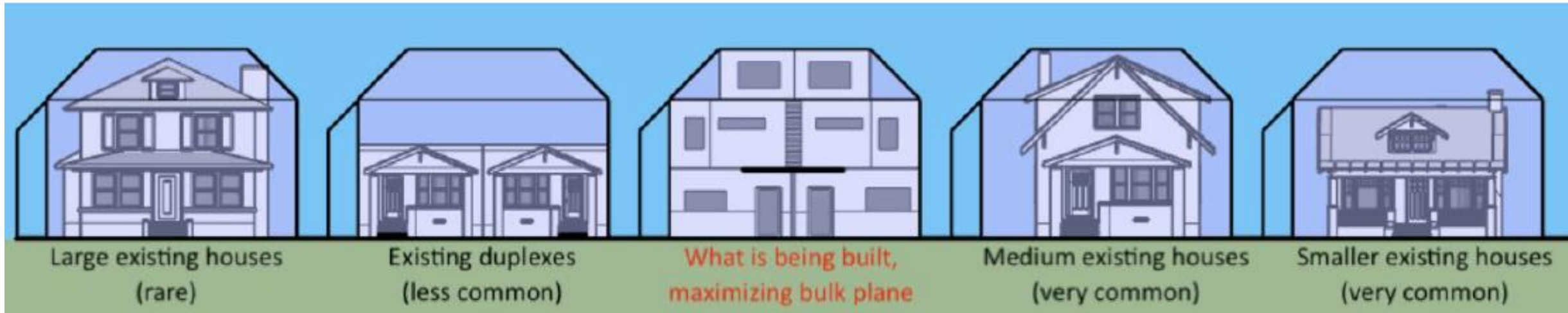
Existing neighborhood character

- House and duplex forms
- Some multi-unit buildings mixed in
- Wide variety of styles
- 1-2 stories
- Pitched roofs
- Modest footprints
- Porches common
- Brick common in much of neighborhood



Compatibility concerns

- Scale and massing
- Street relationship/rhythm
- Incompatible materials



Conservation Overlays intent

CO-7 and CO-8

- Context-sensitive in mass and scale
- Compatible roof forms
- Rhythm of Unenclosed Porches along the street
- Maintain flexibility around style; focus on compatibility fundamental neighborhood features

CO-8

- Visual compatibility with strong pattern of existing residential structures with brick cladding while maintaining flexibility for use of additional materials
- To promote brick cladding on exterior walls of a residential structure that are most visible from the public street, while allowing additional flexibility on less publicly visible exterior walls.
- To promote the use of durable materials that express a human scale.

Scale and massing (CO-7 and CO-8)

Building Height in Feet (front 65% of lot)

- Pitched Roofs: Adjust existing 30'-35' allowance to 30'
- Low-Slope Roofs: Adjust existing 30'-35' allowance to 22'



Pitched Roof: greater than 3/12 pitch

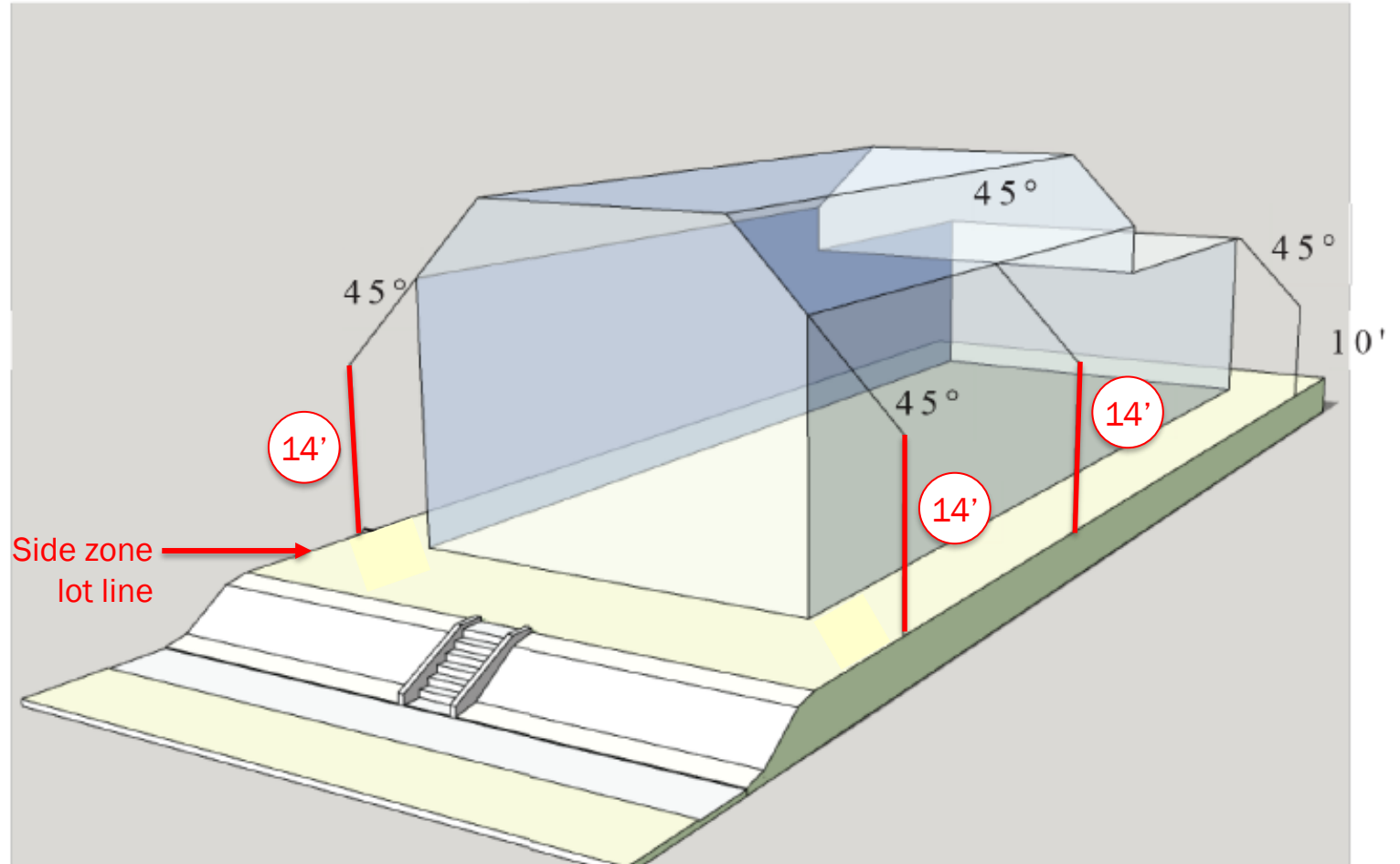


Low- Sloped Roof: 3/12 pitch or less

Scale and massing (CO-7 and CO-8)

Bulk Plane

- Reduce Vertical Height at side zone lot line from 17' to 14'



Bulk Plane (proposed dimensions)

Scale and massing (CO-7 and CO-8)

Gross Floor Area Maximum (Primary Structure)

- Max of 3,000 sf for lots 7,500 sf or less
- Additional 40 sf for each additional 100 sf of lot area above 7,500 sf
- Applies to above grade floor area
- Applies to Urban House building form only (not Duplex or Tandem House)



Street relationship/porches (CO-7 and CO-8)

Front porch requirement

- Area (min): 48 square feet
- Depth (min): 6 feet
- Height (max): 18 feet
- Must be covered
- Cannot be under a story



Building materials (CO-8 only)

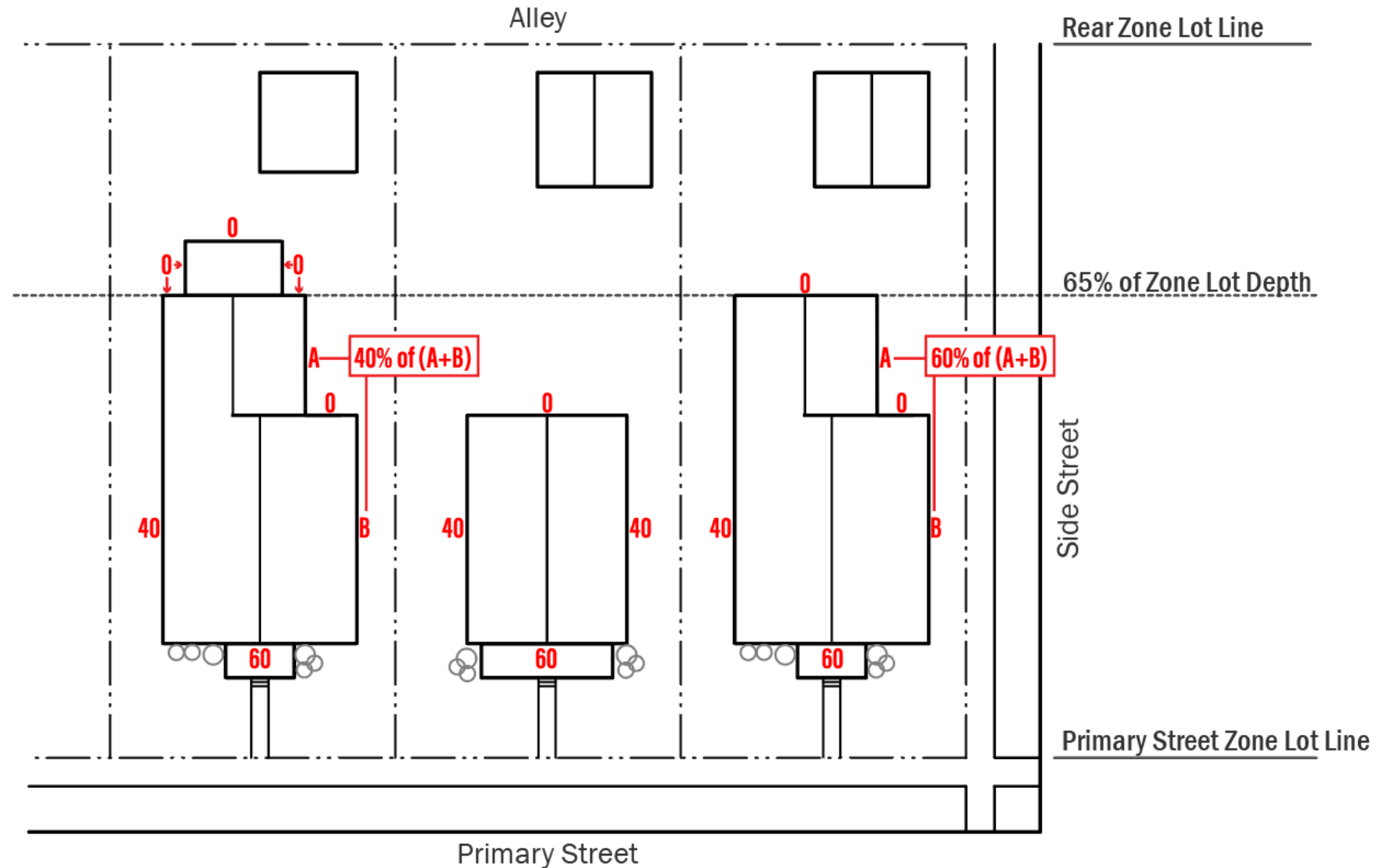
Brick cladding requirement

- Minimum percentage for exterior walls
- Focus on walls most visible from the street



Building materials (CO-8 only)

- Street-facing walls
- Side walls in front 65% of zone lot
- New development only
- Openings excluded from calculation



= Minimum Percentage Brick Cladding

Not to Scale. Illustrative Only.

Proposed Map Amendment

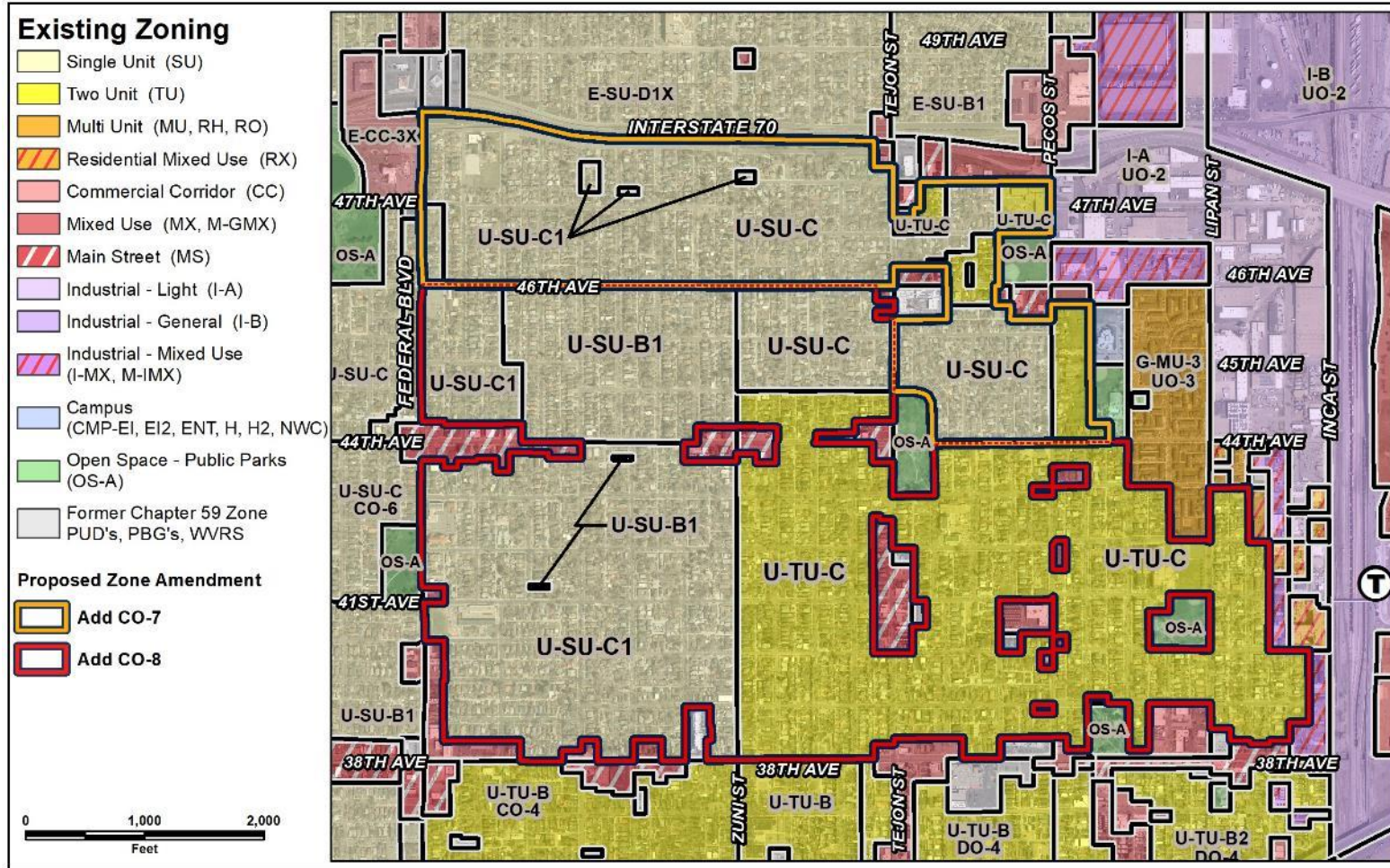


Existing Context Overview

- Zoning
- Land Use
- Building Form/Scale

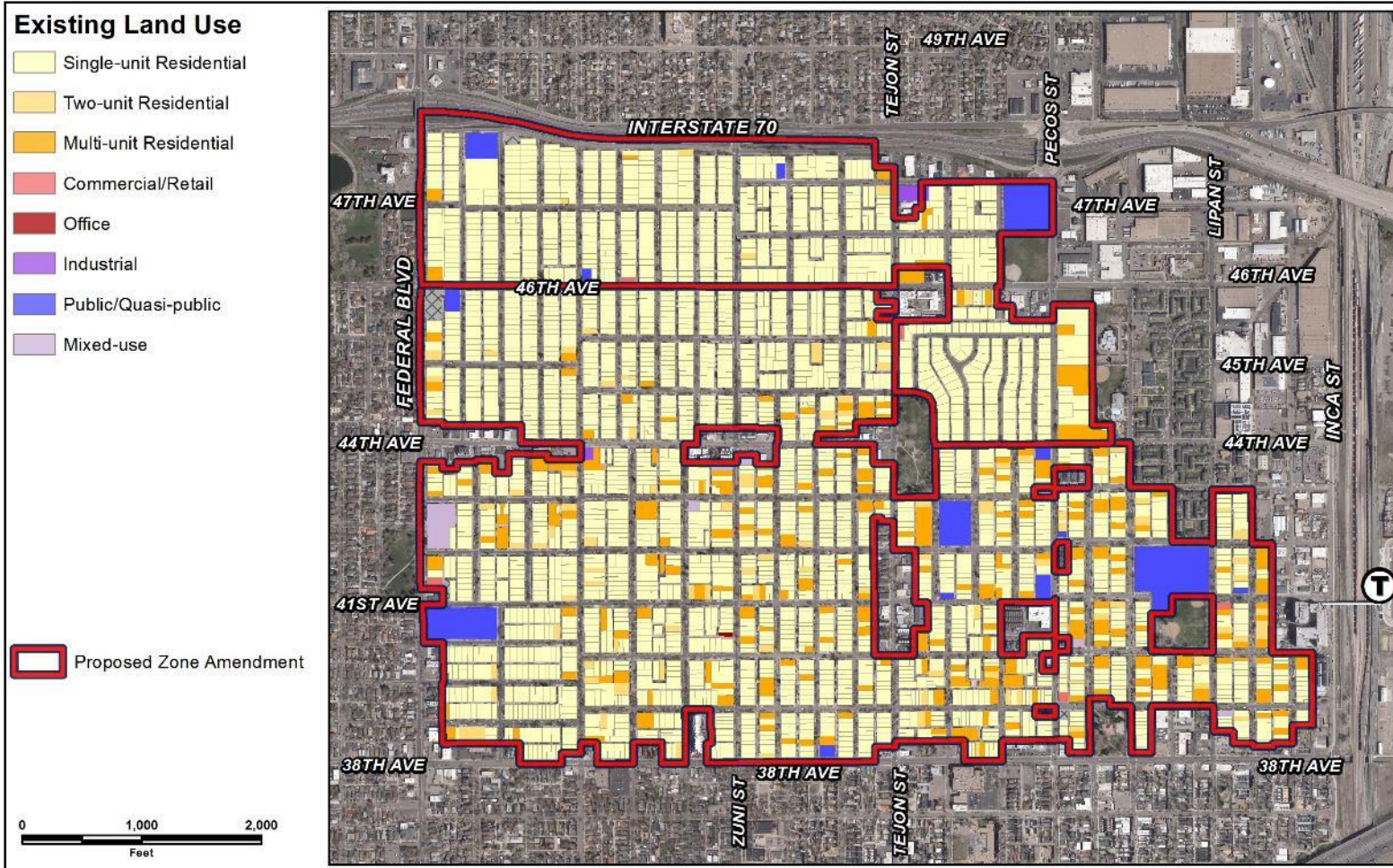


Existing Zoning



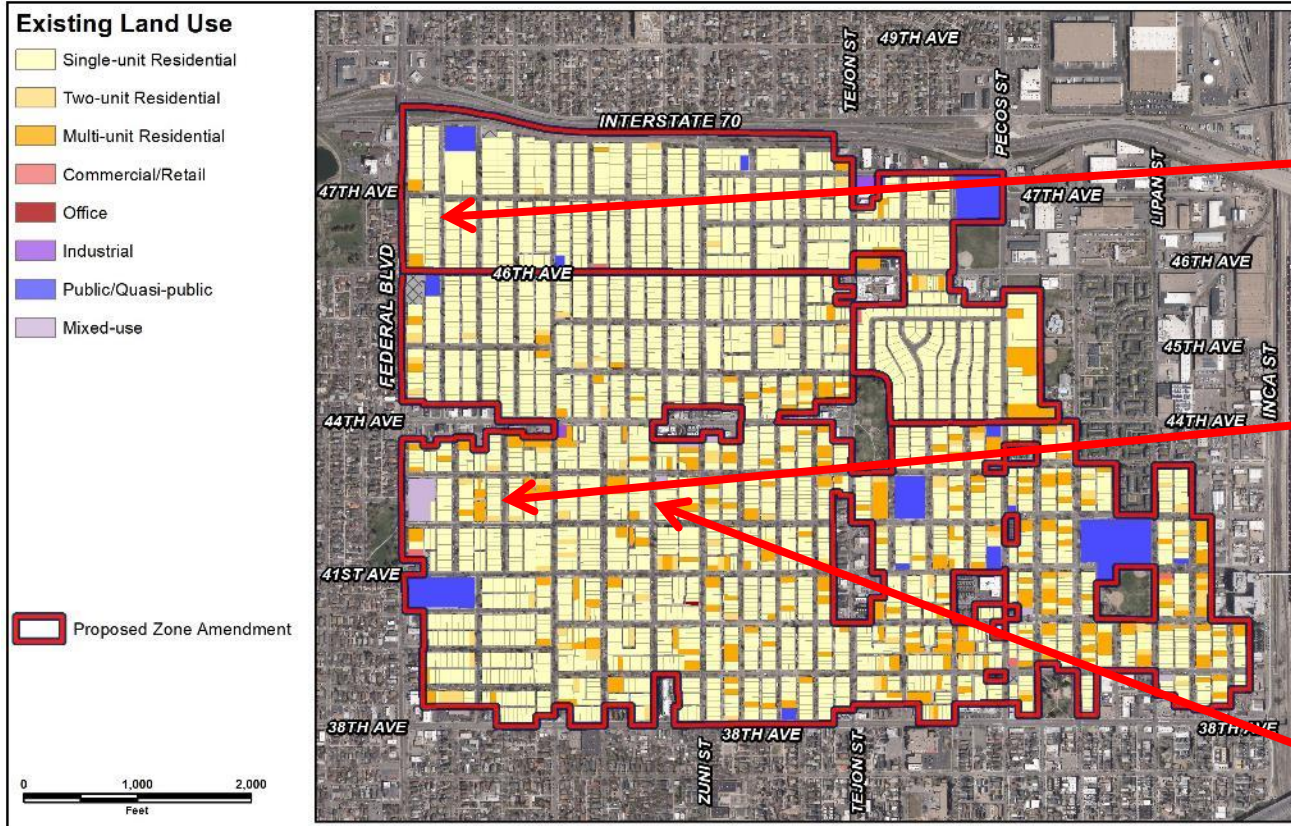
- **Rezoning Area:**
U-SU-C, U-SU-C1, U-SU-B1, and U-TU-C
- **Surrounding:**
U-SU-C, CO-6, U-SU-B1, U-TU-B, CO-4, U-TU-B, U-TU-B, DO-4, U-TU-B2, DO-4, U-MS-3, U-MS-2, U-MS-2x, U-MX-2x, U-MX-3, I-A, UO-2, I-MX-3, G-MU-3, UO-3, U-RX-3, U-RH-2.5, U-RX-5, C-RX-8

Existing Land Use

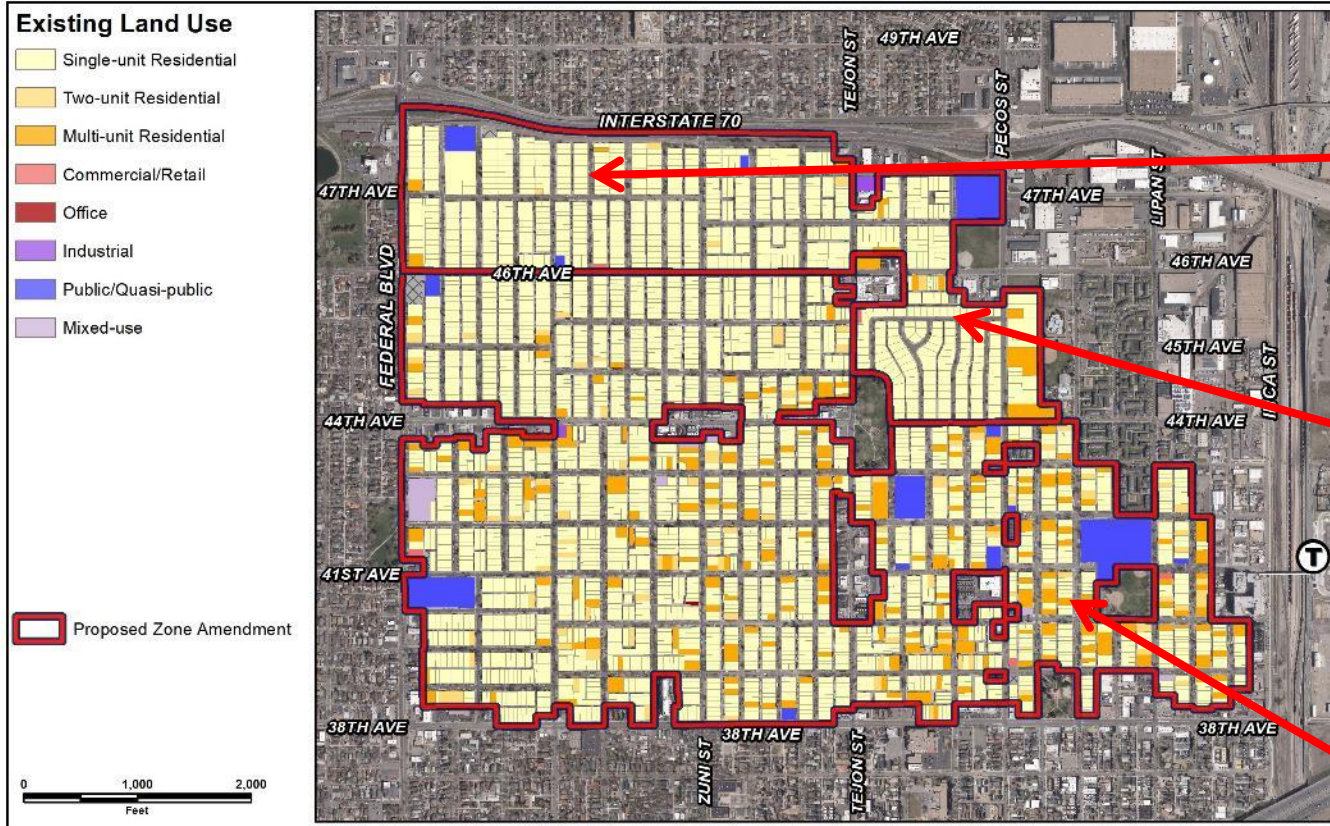


- **Rezoning Area:** Single-unit residential, two-unit residential, multi-unit residential, public/quasi-public, mixed-use
- **Surrounding:** Single-unit residential, two-unit residential, multi-unit residential, industrial, commercial/retail, public/quasi-public, park/open space, mixed-use

Existing Context – Built Form/Scale



Existing Context – Built Form/Scale



Public Outreach

- Property owner mailers and flyers
- Website
- Online survey
- Town halls
- RNO meetings
- Neighborhood Working Group



Process

- Informational Notice:
10/21/2020
- Planning Board Notice Posted:
12/20/2022
- Planning Board Public Hearing:
1/4/2023 (recommended approval 6-1)
- LUTI Committee:
1/17/2023
- **City Council Public Hearing:**
2/27/2023



Public Comment

RNOs

- To date, staff has received no RNO comments

Members of the public

- 45 letters in support
- 15 letters in opposition



Review Criteria

Denver Zoning Code Review Criteria

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



Review Criteria

The district contains distinctive building features, such as period of construction, style, size, scale, detailing, mass, color and material

Sunnyside

- Height
- Mass
- Roof forms
- Front porches
- Brick cladding (CO-8 only)



Review Criteria

Denver Zoning Code Review Criteria

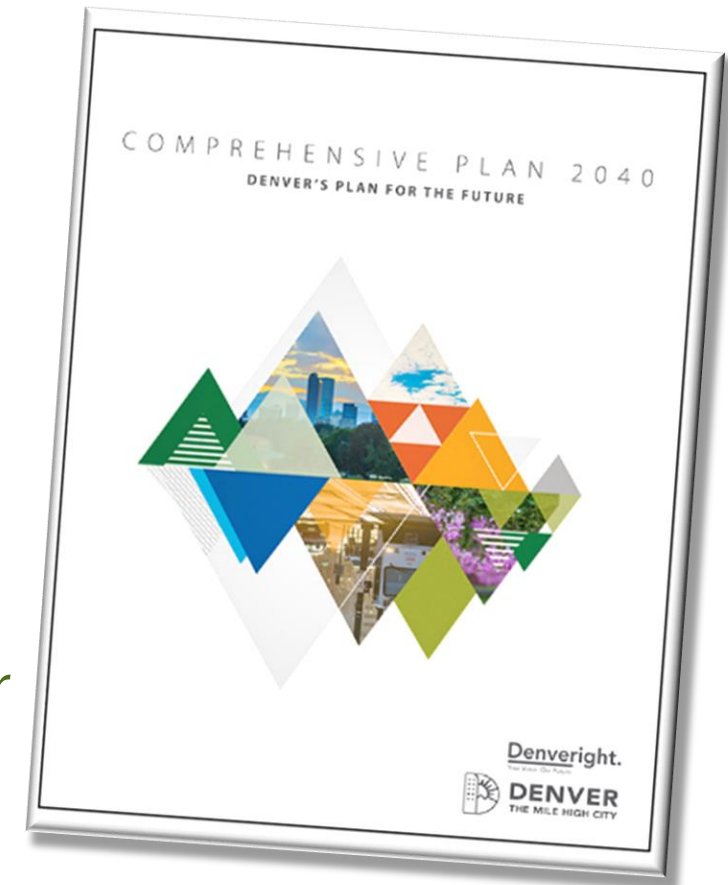
1. Consistency with Adopted Plans
 - *Comprehensive Plan 2040 (2019)*
 - *Blueprint Denver (2019)*
 - *Sunnyside Neighborhood Plan (1992)*
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare



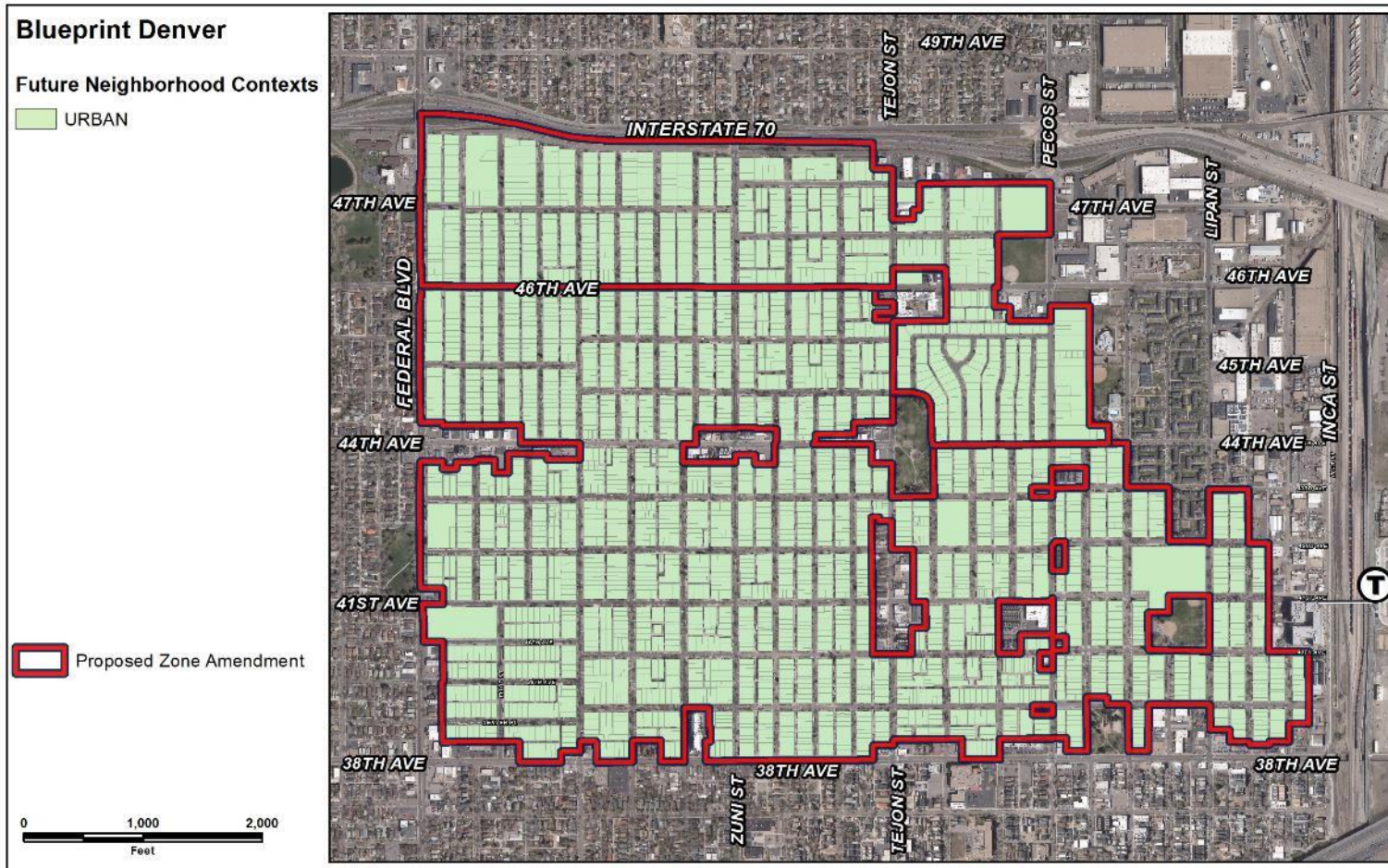
Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2040

- *Strong and Authentic Neighborhoods Goal 2, Strategy B – Establish a scalable, predictable and adaptable approach to improve design quality across the city (p. 34).*
- *Equitable, Affordable and Inclusive Goal 4, Strategy C – Incentivize the reuse of existing smaller and affordable homes (p. 29).*
- *Environmentally Resilient Goal 7, Strategy C – Prioritize the use of existing buildings and explore incentives to salvage or reuse materials from demolished structures (p. 54).*

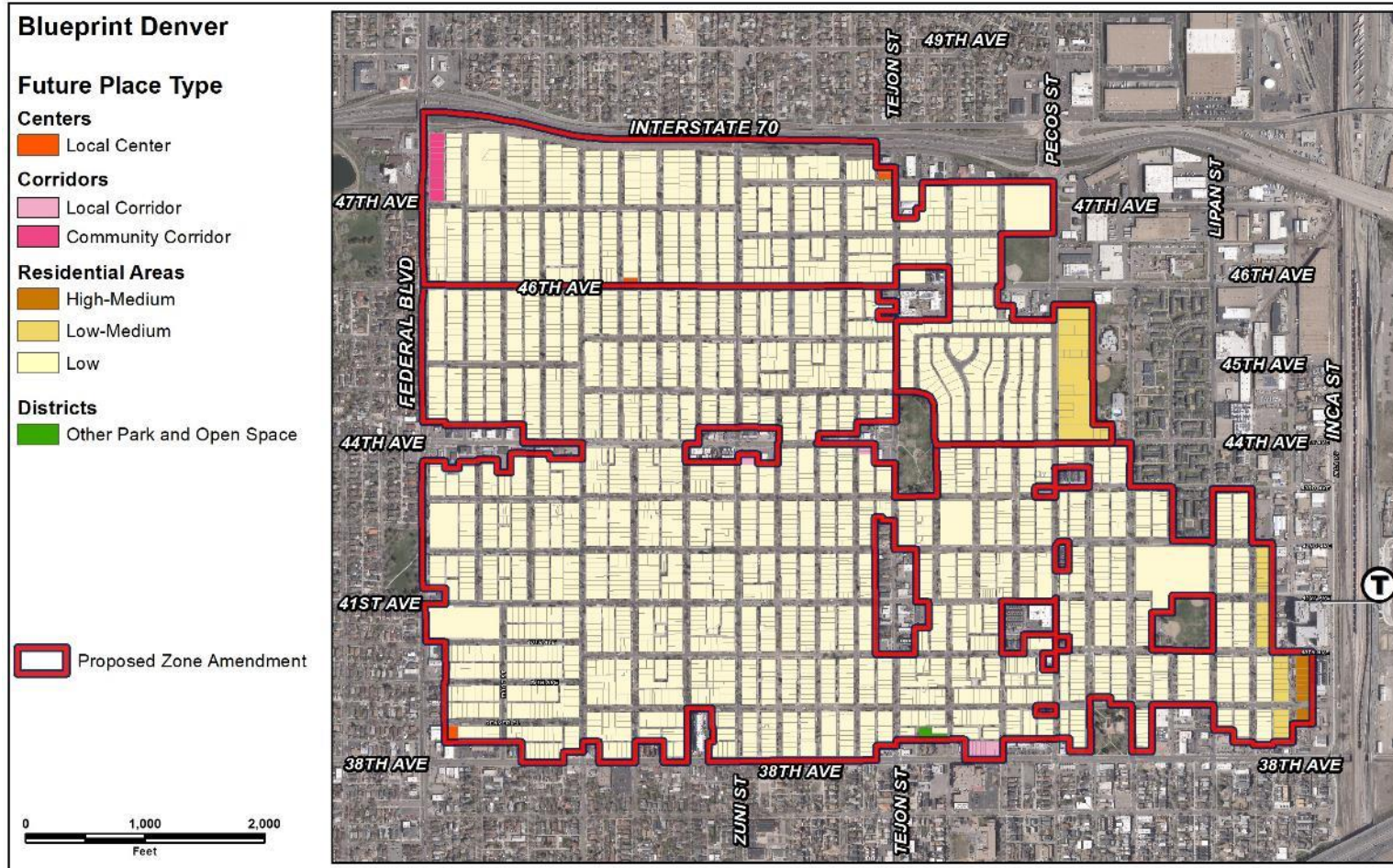


Consistency with Adopted Plans: *Blueprint Denver*



- **Context: Urban**
 - Residential areas generally are single-unit and two-unit uses, with some low-scale multi-unit embedded throughout
- **Text/map amendment**
 - Will not change permitted uses
 - *No impact*

Consistency with Adopted Plans: *Blueprint Denver*



Future Place Type: Mostly “Residential Low”

- predominately single- and two-unit uses on small lots
- buildings are generally up to 2.5 stories in height

Text and Map Amendment:

- No change to permitted uses
- continues to allow 2.5 stories
- *No impact*

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.

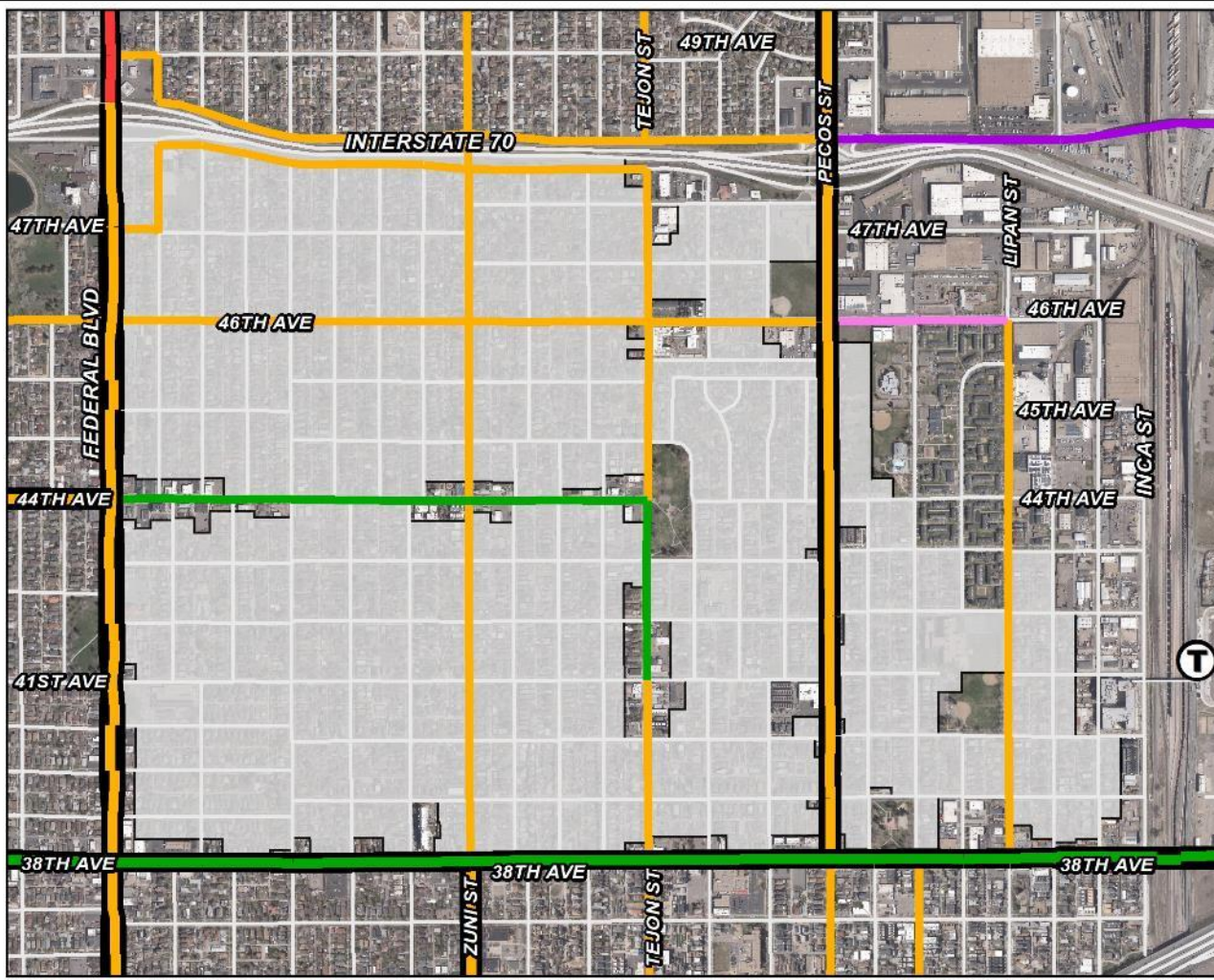
Consistency with Adopted Plans: *Blueprint Denver*

Blueprint Denver

Future Street Type

- Commercial Arterial
- Main Street Arterial
- Main Street Collector
- Residential Arterial
- Residential Collector
- Mixed-Use Collector
- Industrial Collector
- Local or Undesignated

Proposed Zone Amendment



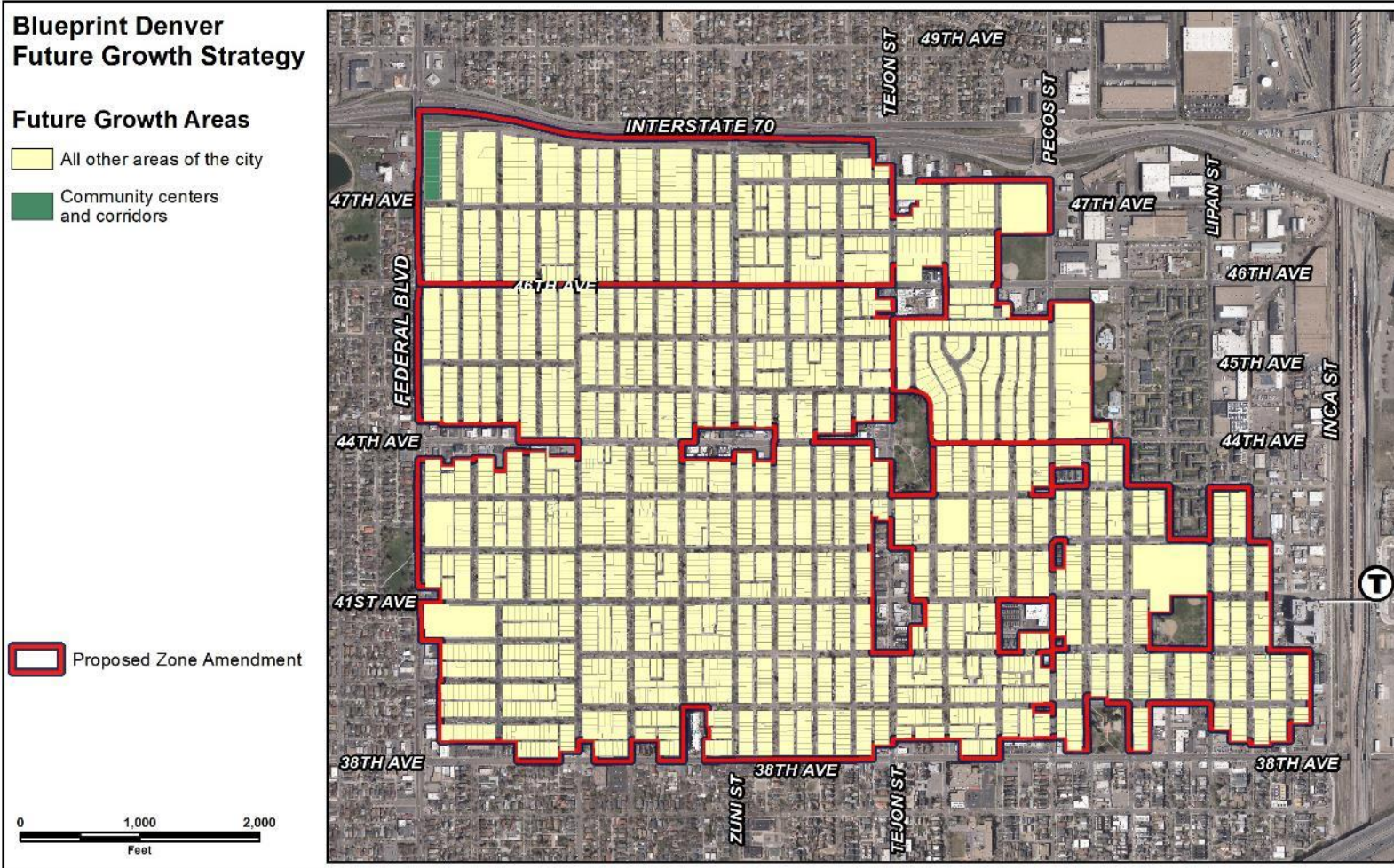
Future Street Types

- Residential Arterial
- Residential Collector
- Main Street Arterial
- Main Street Collector
- Local undesignated

Text/map amendment

- no change to allowed uses or front setbacks
- No impact*

Consistency with Adopted Plans: *Blueprint Denver*



Growth Areas Strategy: All other areas of the city

- 10% of jobs by 2040
- 20% housing by 2040

Text/map amendment:

- Will continue to allow incremental growth
- *No impact*

Consistency with Adopted Plans: *Blueprint Denver*

Land Use and Built Form (Page 99)

Policy 2, Strategy B: Use conservation overlays in areas where the key goal is to **conserve distinctive features** in order to enhance and **retain existing character**.



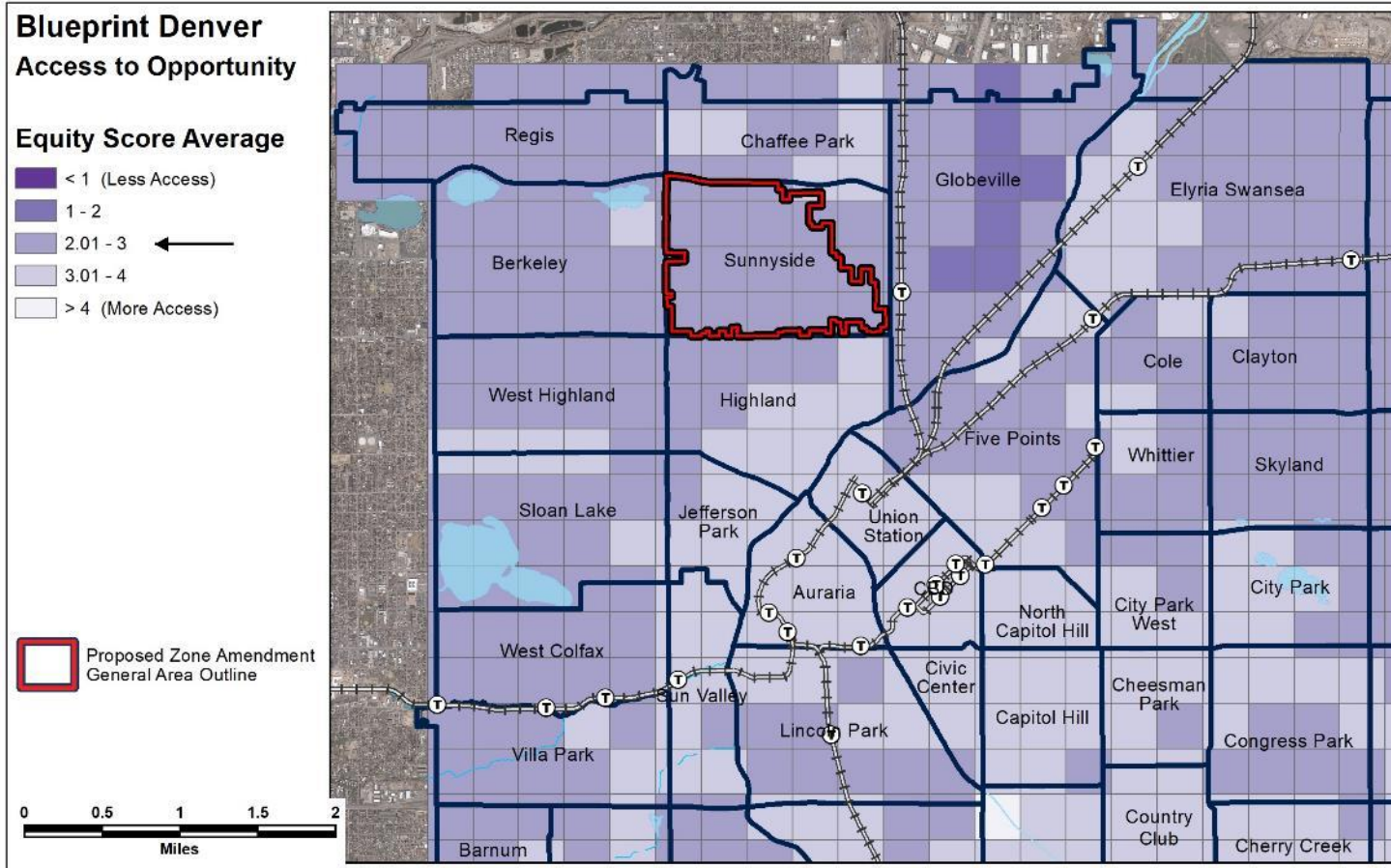
Consistency with Adopted Plans: Blueprint Denver

Additional Policies

- Land Use & Built Form, General, Policy 11, Strategies A, B, and C
 - *Support large-scale legislative rezonings and text amendments supported by robust outreach*



Consistency with Adopted Plans: *Blueprint Denver*



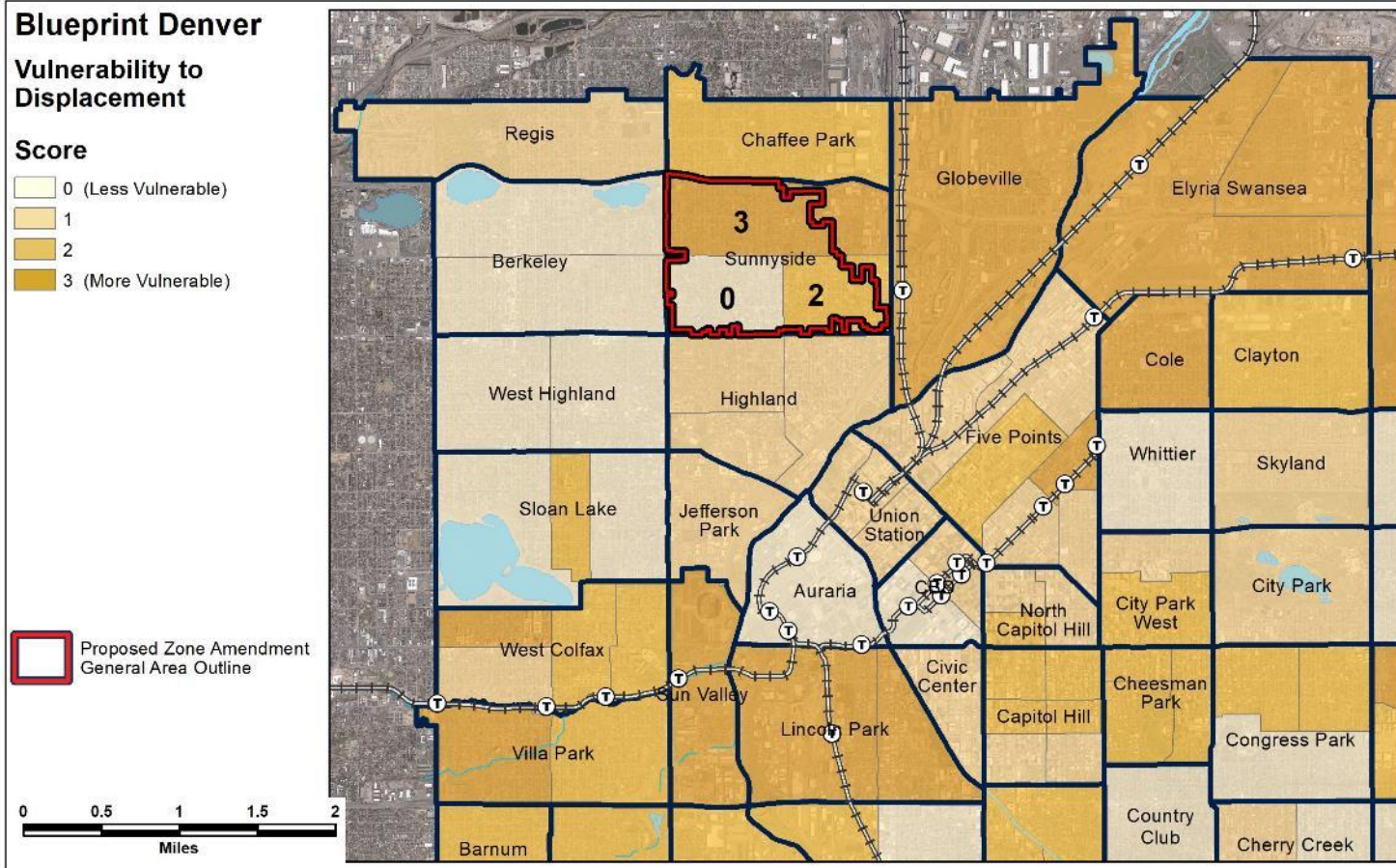
Access to Opportunity

- Average Access

Text/map amendment:

- no change to access to centers and corridors
- No change to transit service
- *No impact*

Consistency with Adopted Plans: *Blueprint Denver*



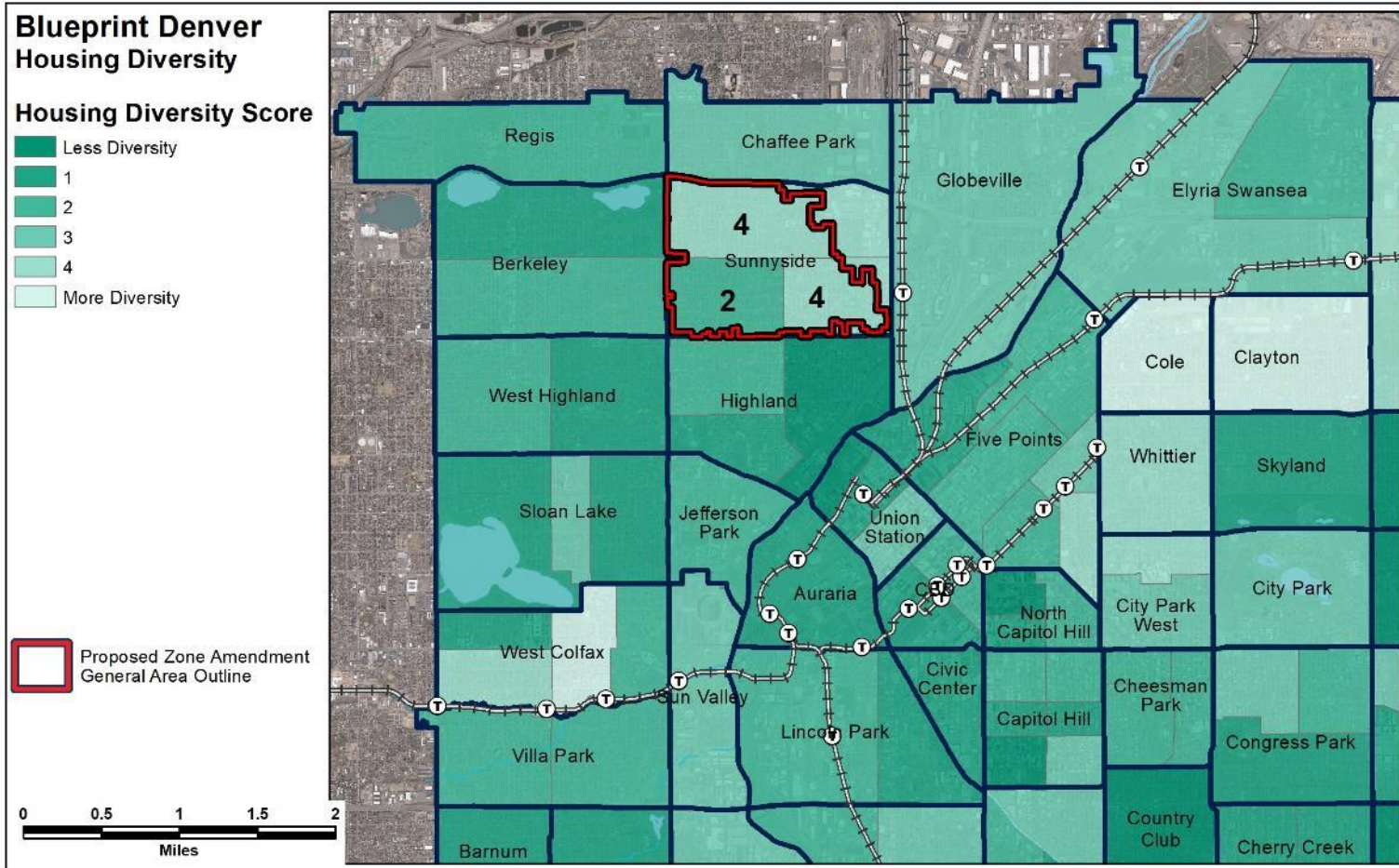
Vulnerability to Involuntary Displacement

- Less vulnerable
- More vulnerable

Text/map amendment

- No change to permitted uses
- No increase in permitted density
- No creation of income-restricted units
- *No impact*

Consistency with Adopted Plans: *Blueprint Denver*



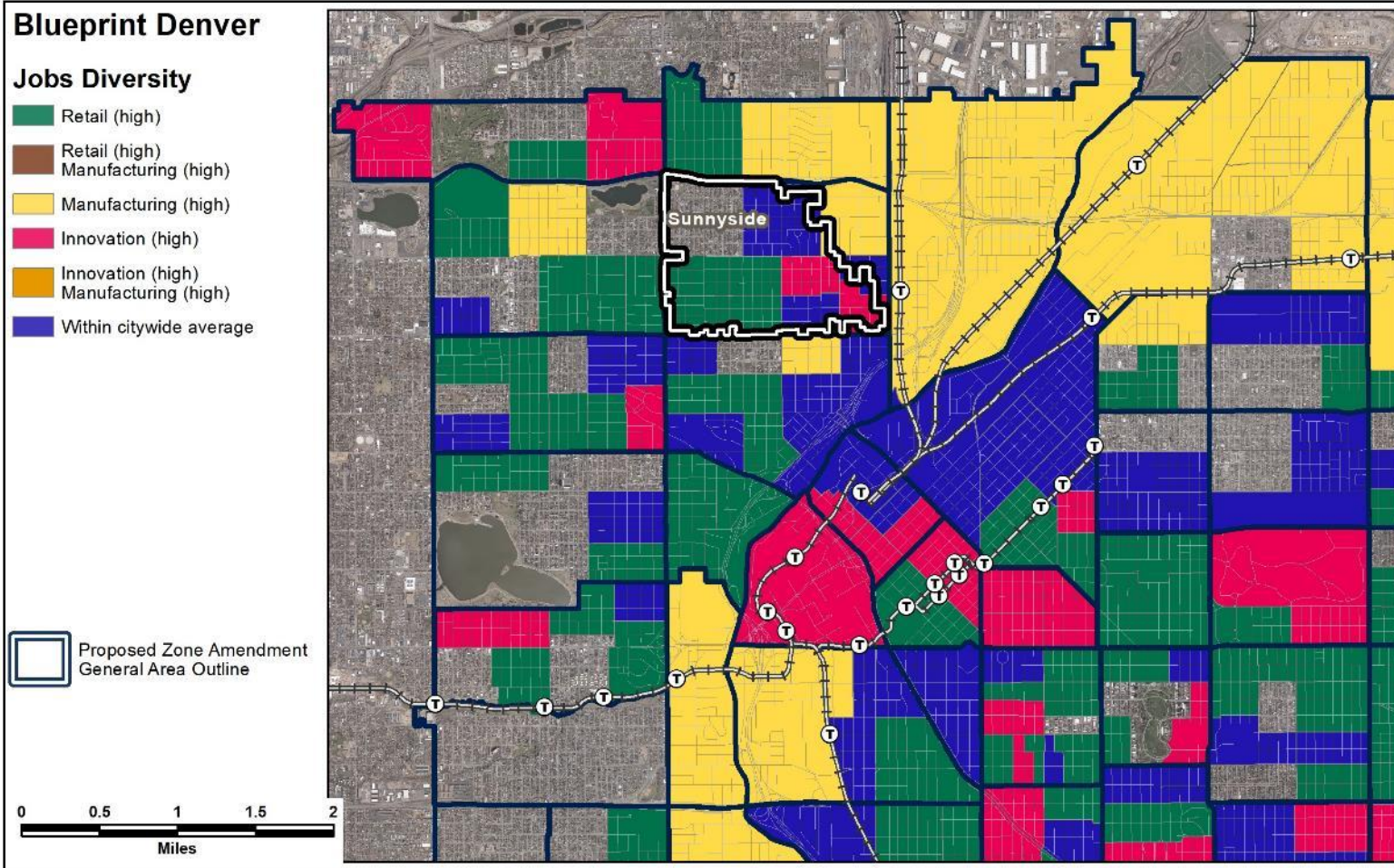
Housing Diversity

- Less Diversity
- More Diversity

Text/map amendment:

- No change to number of dwelling units allowed on a lot
- New limitations on square footage for Urban House
- *No impact for most measures; may have a minor impact on house size diversity*

Consistency with Adopted Plans: *Blueprint Denver*



Jobs Diversity (varies)

- Within citywide average
- Retail emphasis
- Innovation emphasis

Text/map amendment

- no change to permitted uses
- *No impact*

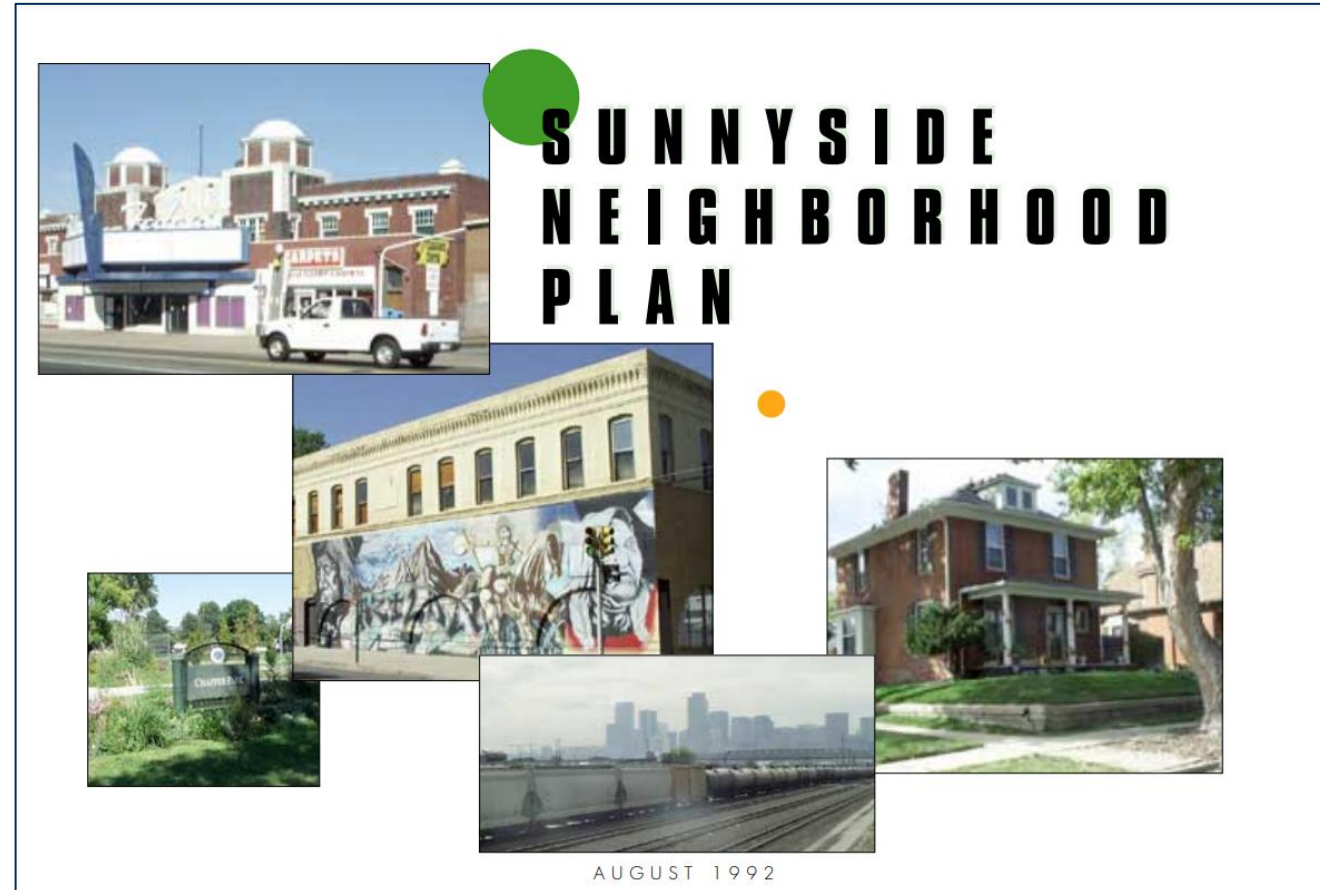
Consistency with Adopted Plans: *Sunnyside Neighborhood Plan (1992)*

Vision (design-related)

- Houses are a mix of architectural styles - old and new, big and small, brick and frame.
- Sunnyside and northwest Denver will be valued for its diversity which gives it character and charm.

Text/map amendment

- Will continue to allow diversity
- *Consistent*



Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver: A Land Use and Transportation Plan (2019)
- Sunnyside Neighborhood Plan (1992)

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

CPD Recommendation

1. Staff recommends that City Council **approve** the Sunnyside Conservation Overlays finding that all applicable review criteria have been met.
2. Staff recommends that City Council **approve** map amendment proposal #2019I-00066, rezoning multiple properties in Sunnyside from U-SU-C, U-SU-C1, and U-TU-C to U-SU-C, CO-7, U-SU-C1, CO-7, and U-TU-C, CO-7; and from U-SU-C, U-SU-C1, U-SU-B1, and U-TU-C to U-SU-C, CO-8, U-SU-C1, CO-8, U-SU-B1, CO-8, and U-TU-C, CO-8, finding that the applicable review criteria have been met.