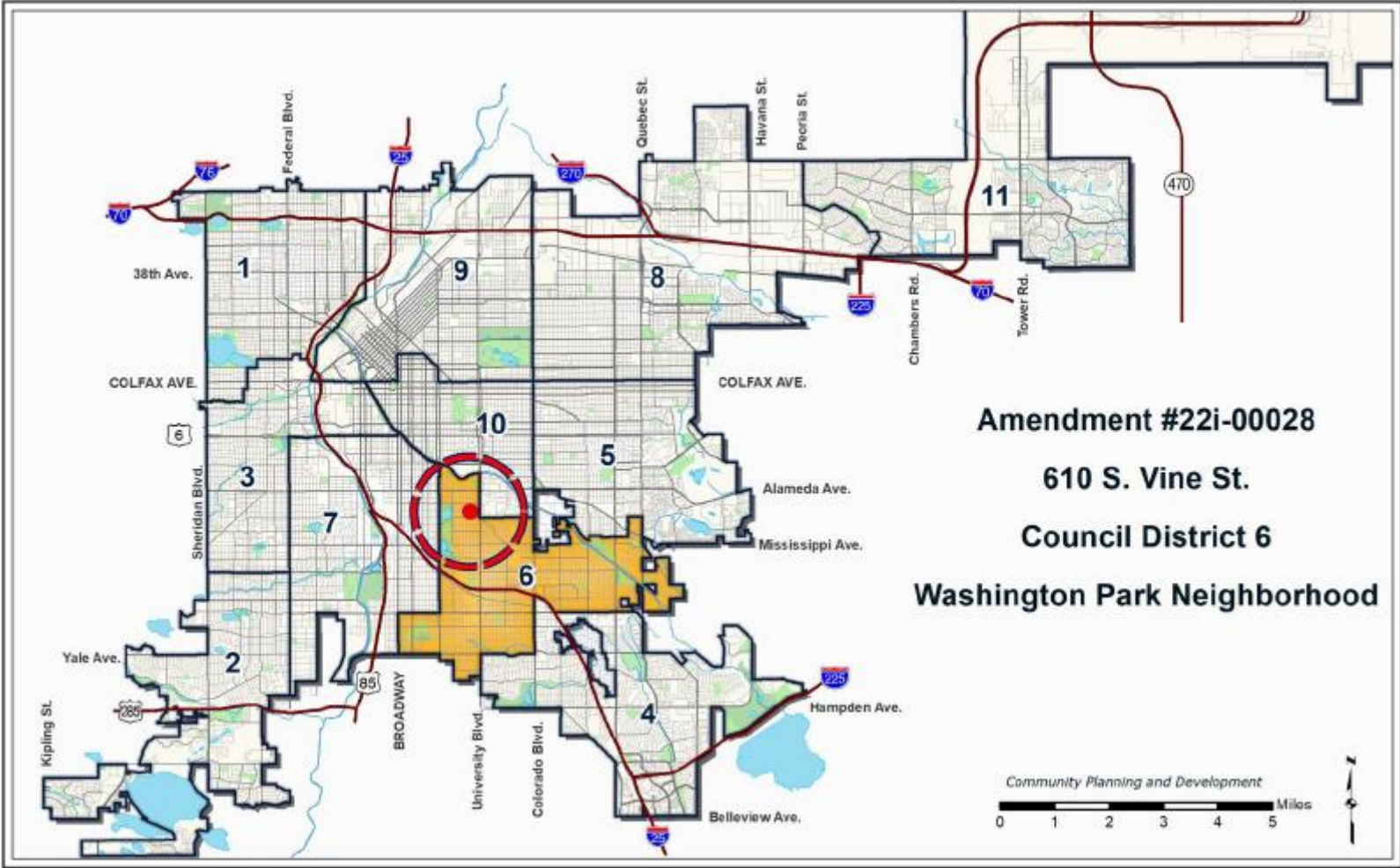




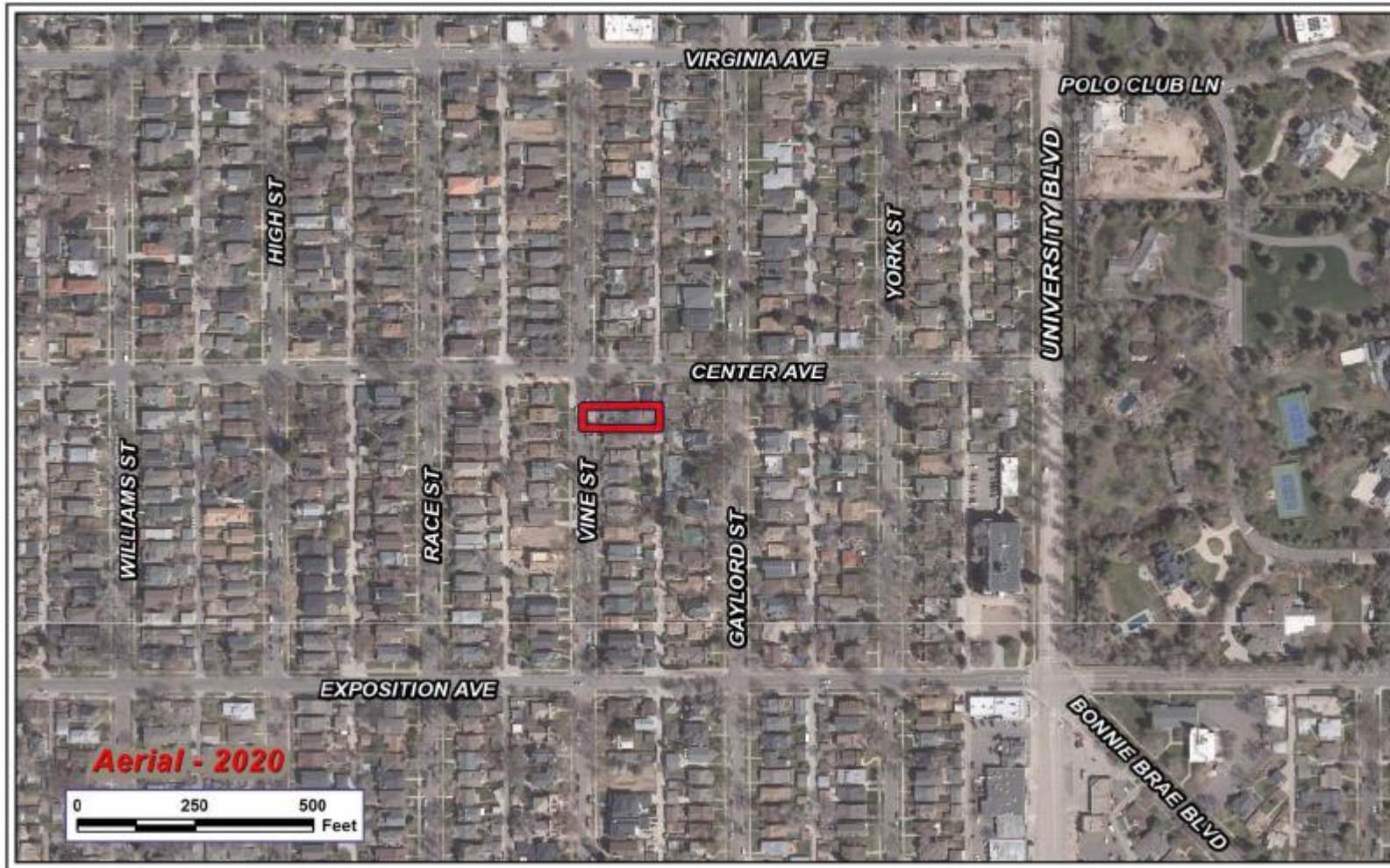
610 South Vine Street

Rezoning Request: U-SU-C to U-SU-C1

City Council District: 6



Request: U-SU-C to U-SU-C1



Subject Property

- Single-unit dwellings
- 6,240 SF

Proposal

- Allow an Accessory Dwelling Unit
- ADU Max. Building Height: 24 feet
- Min. Lot Size: 5,500 SF

Existing Zoning



- Current Zoning:
 - U-SU-C
- Surrounding Zoning:
 - U-SU-C
 - U-MX-2x
 - G-MU-5

Existing Context – Use/Building Form/Scale



View of the subject property, looking east.



View of single-unit homes across the street of the subject properties, looking west.



Process

- Informational Notice: 3/8/2022
- Planning Board Notice: 5/2/2022
- Planning Board Public Hearing: 6/1/2022
- LUTI Committee: 6/14/2022
- City Council Public Hearing: 8/1/2022
- Public Comment
 - 2 letter of support
 - 6 letters of opposition
 - East Washington Park RNO – voted application is not consistent with review criteria
 - Six letters mentioned concerns with property values, parking, traffic, quality of life, Short-term Rental, and safety.

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 2040*
- *Blueprint Denver: A Land Use and Transportation Plan (2019)*

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 Future Neighborhood Context

- Small multi-unit residential and low-intensity mixed-use buildings are typically embedded in single-unit and two-unit residential areas

Consistency with Adopted Plans: Blueprint Denver



Residential Low Future Place Type

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

Future Street Type

- Local or Undesignated

Consistency with Adopted Plans: Blueprint Denver



All Other Areas of the City

- 10% of new employment
- 20% of new housing

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.

Consistency with Adopted Plans: Blueprint Denver

Land Use and Built Form – Housing Policy 4: Diversity housing choice through the expansion of accessory dwelling units throughout all residential areas.

Strategy E: A citywide approach to enable ADUs is preferred. Until a holistic approach is in place, individual rezoning to enable ADUs in all residential areas, especially where proximate to transit, are appropriate. Unless there is a neighborhood plan supporting ADUs, rezonings should be small in area in order to minimize impact to the surrounding residential area.

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
 - A city adopted plan
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

CPD Recommendation

CPD recommends approval based on finding all review criteria have been met

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