1576 S. Josephine Street

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

DENVER
THE MILE HIGH CITY

Council District 6 (Paul Kashmann)

Amendment #19i-00207

1576 S. Josephine St.

Council District 6

Cory - Merrill Neighborhood

Request: E-SU-D1x

Aerial - 2019
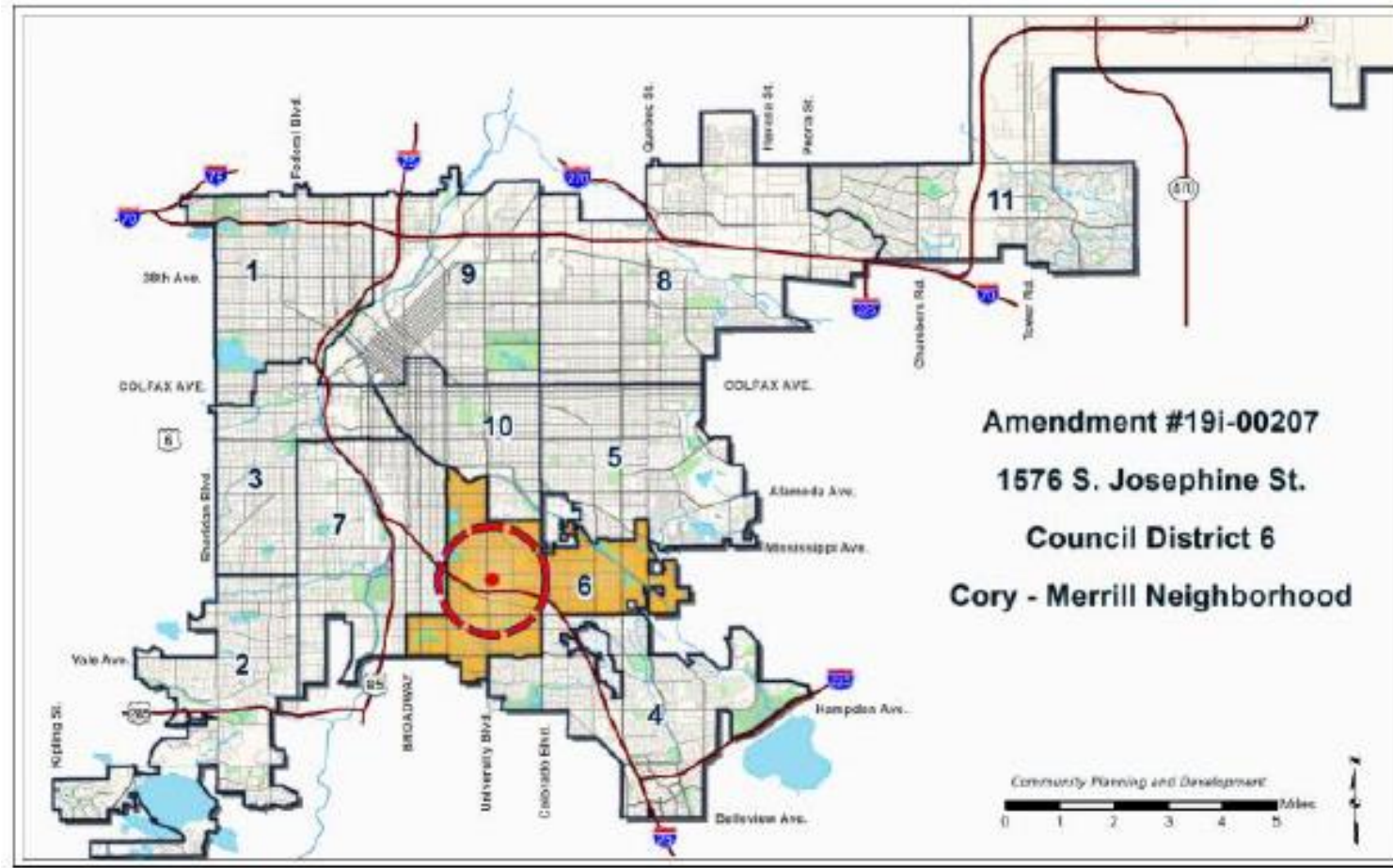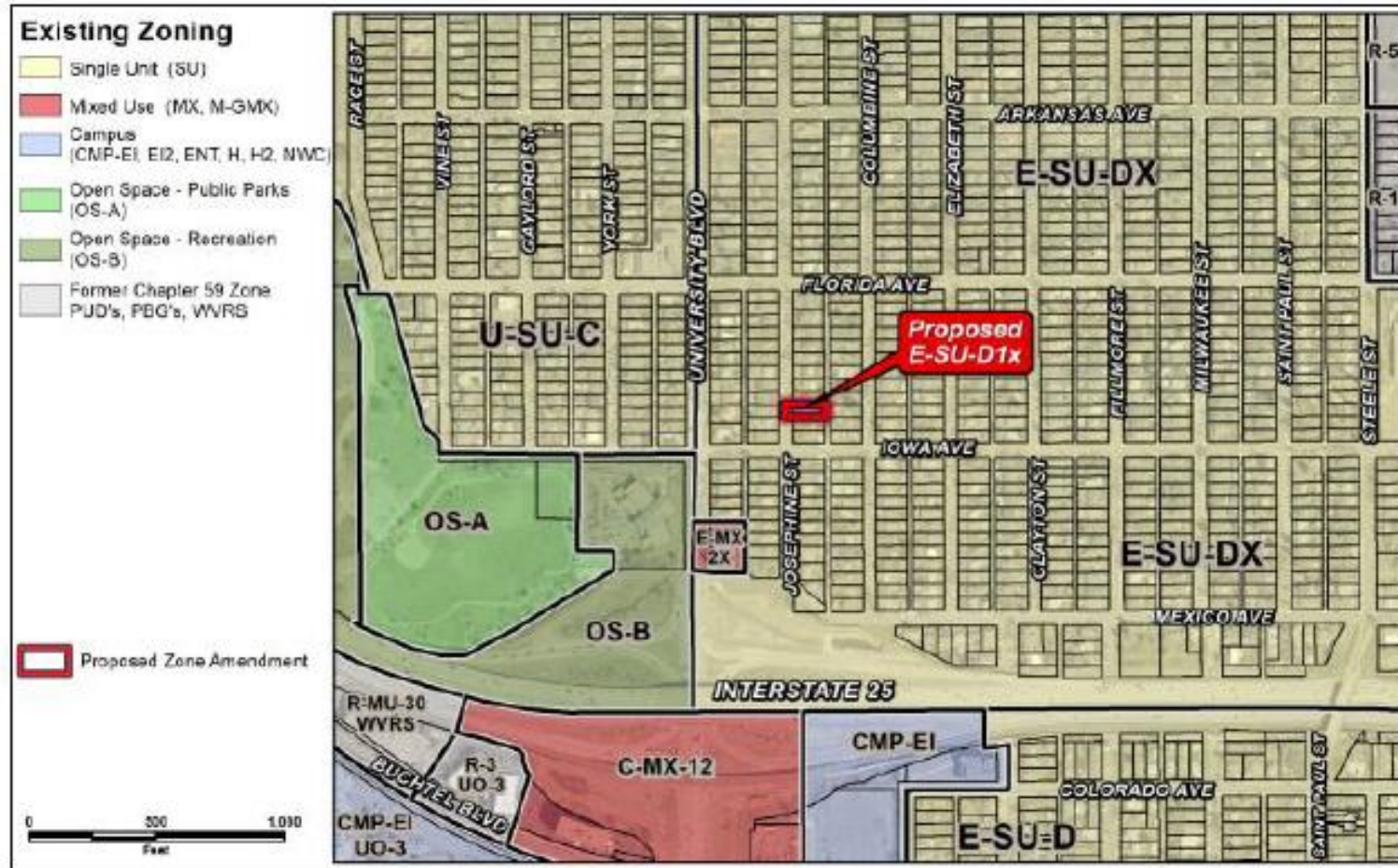
- Location
  - Approx. 6,250 square feet or 0.14 acres
  - Single-unit residential

- Proposal

  Rezoning from E-SU-Dx to E-SU-D1x
  - Allows the suburban house, urban house and detached accessory dwelling unit building forms
  - Max. building height 30-35 feet, 24 feet for ADU
  - Min. lot size of 6,000 ft²

Existing Zoning

- **Current Zoning:** E-SU-Dx

- **Surrounding Zoning:**
- E-SU-Dx
- U-SU-C
- OS-A/OS-B
- E-MX-2x

Existing Land Use

Existing Land Use
- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Office
- Public/Quasi-public
- Park/Open Space
- Parking

Proposed Zone Amendment

Land Use Data Compiled 2018

Land Use:
- Single-Unit Residential

Surrounding Land Uses:
- Single-Unit Residential

Existing Building Form/Scale

Subject Property

Process

- Informational Notice: 10/13/2020
- Planning Board Notice: 12/22/2020
- Planning Board Public Hearing: 1/6/2021 (applicant asked to postpone)
- Rescheduled Planning Board Public Hearing: 2/17/2021
- LUTI Committee: 2/23/21
- City Council Public Hearing: 4/5/21

Process

- RNO Comment
  - As of present, one comment of opposition has been received from Cory-Merrill RNO
  - Primary concerns related to a third unit in the basement and owner occupancy concerns
    - City records show there is no unit in the basement. If the applicant elects to permit a basement unit in the future, then the code would not also permit a detached ADU.

Process

- Public Comments
  - As of present, eight comments of opposition and six letters of support have been received
    - Primary concerns related to placement of the Detached ADU
      - ✓ Detached ADUs follow the Detached ADU Building Form Standards
    - Potential third unit in the basement
    - Owner Occupancy, Height, Parking and Noise Concerns
      - ✓ DZC requires Owner to live-in and maintain the property

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*
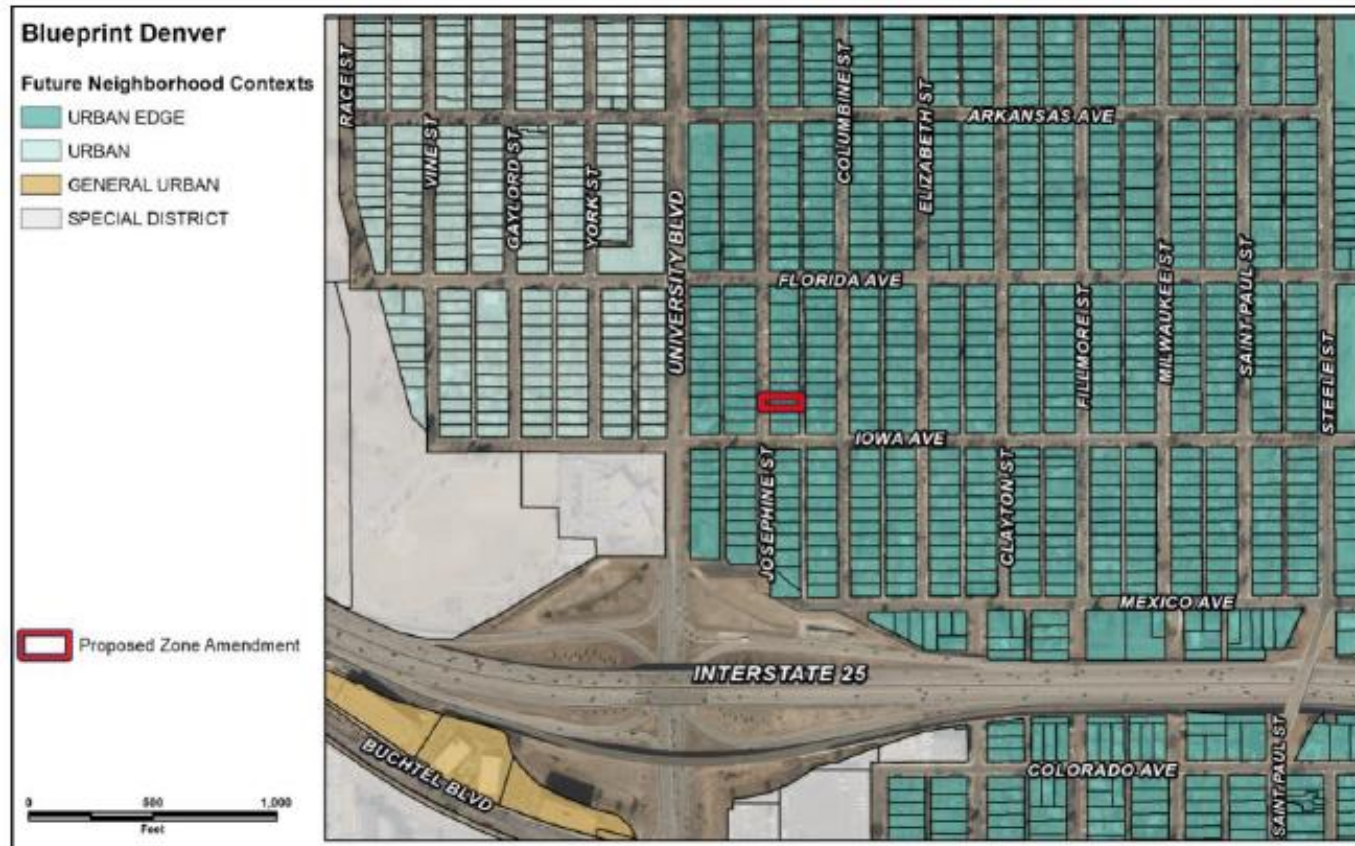   – *Blueprint Denver: A Land Use and Transportation Plan (2019)*
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Consistency with Adopted Plans: Blueprint Denver 2019

- ## Urban Edge
  - Predominately residential
  - Homes are typically low-scale single- and two-unit residential with some small scale multi-unit residential.
  - Offers good walkability with short, predictable blocks.

Consistency with Adopted Plans: Blueprint Denver 2019

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

- **Future Street Type**
  - Josephine Street: Local Street

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.

Review Criteria

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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