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# 2483 S. Josephine Street

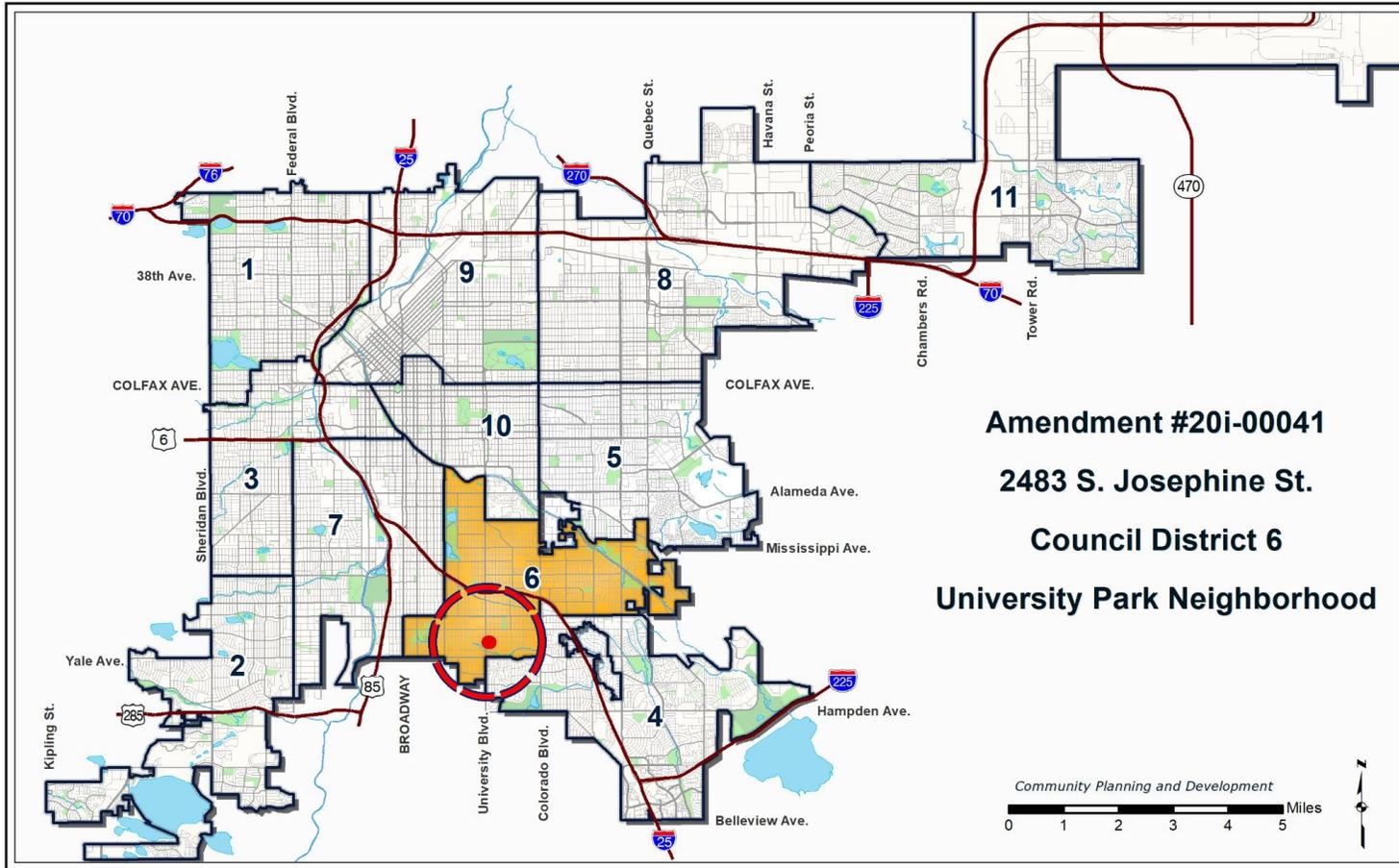
2020I-00041

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

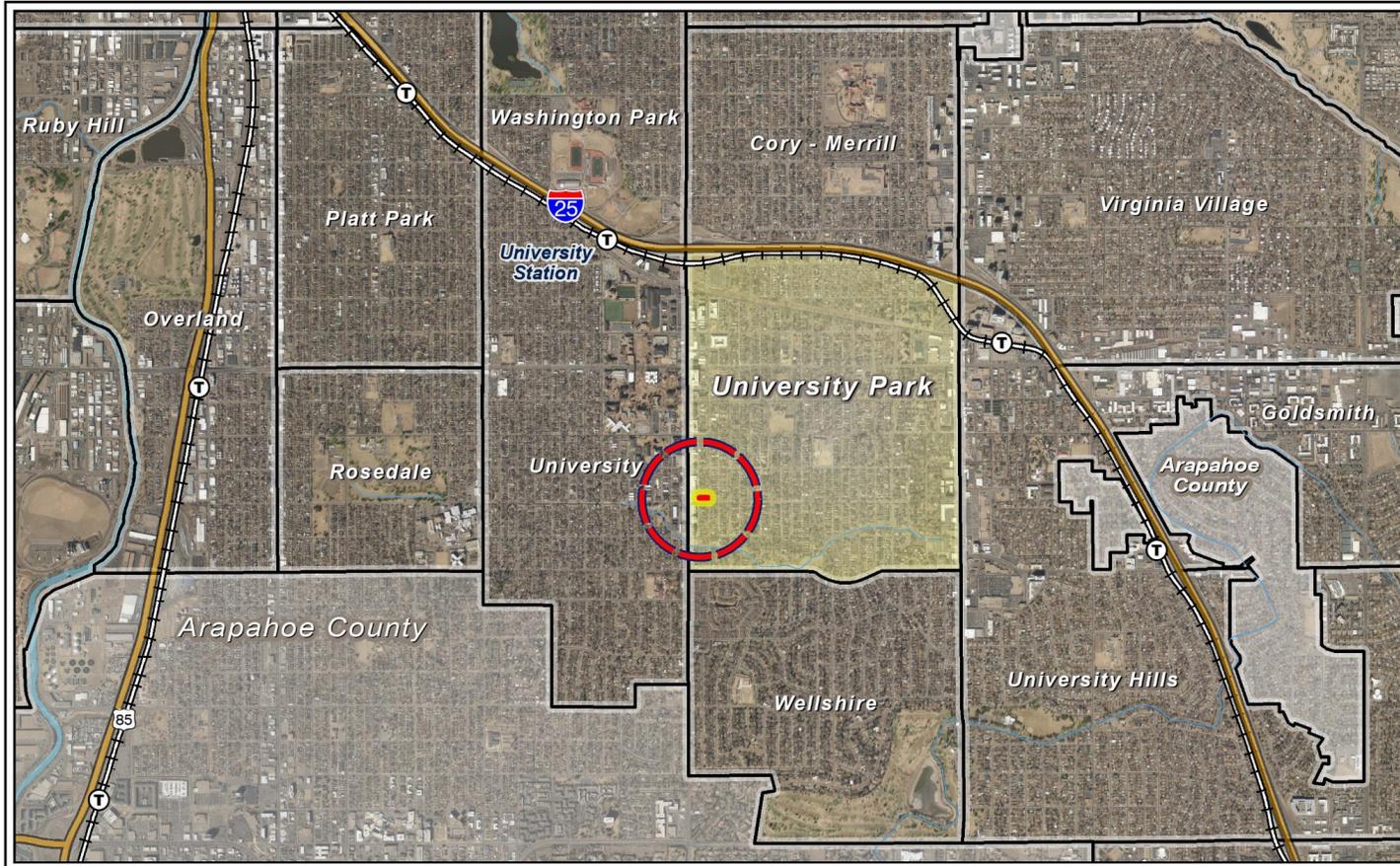
City Council: November 30, 2020

Case Manager: Fran Penafiel

# Council District 6



# University Park Neighborhood



# Request: U-SU-C1



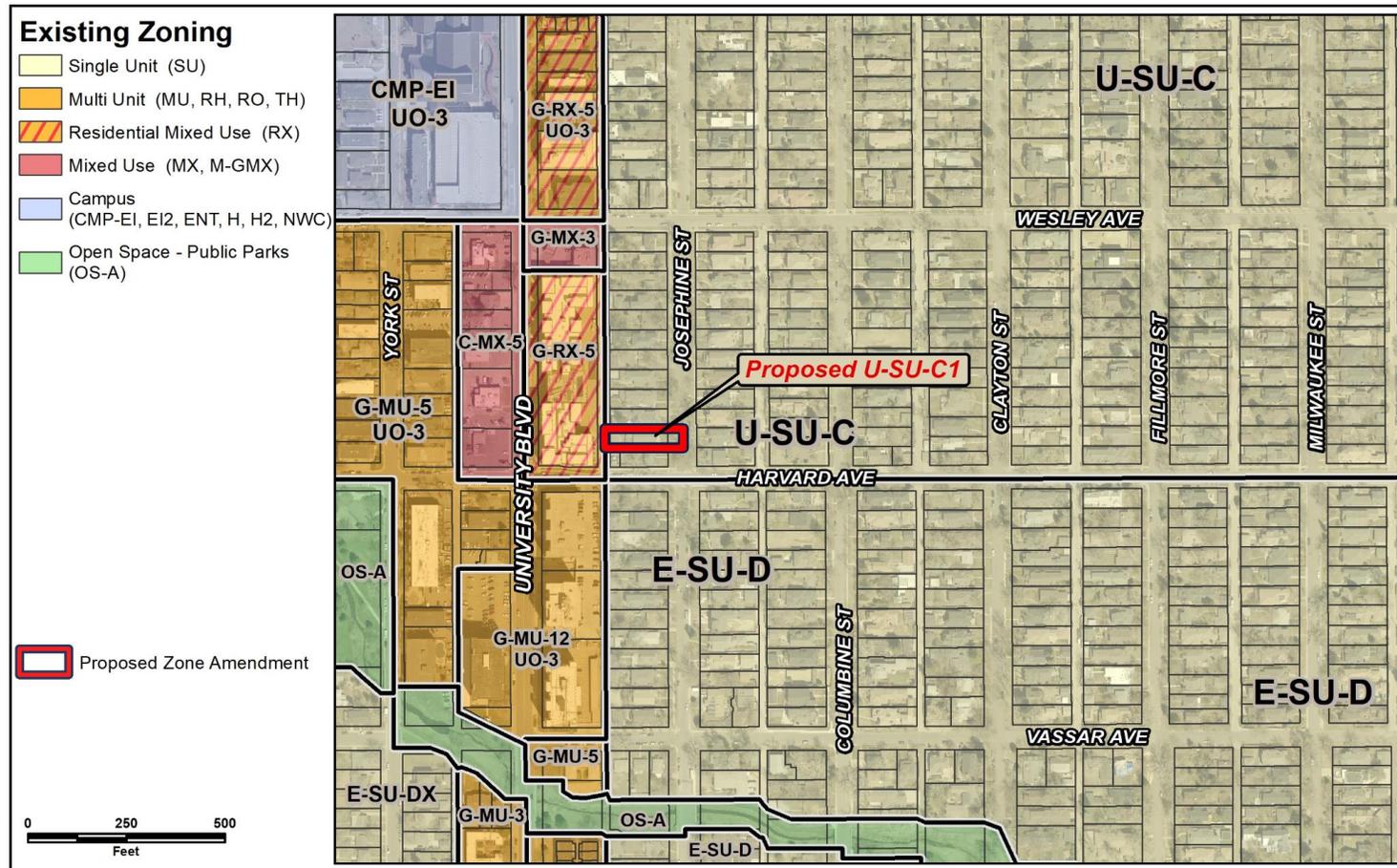
- Location

- Approx. 7,500 square feet or 0.17 acres
- Single-unit residential

## Proposal

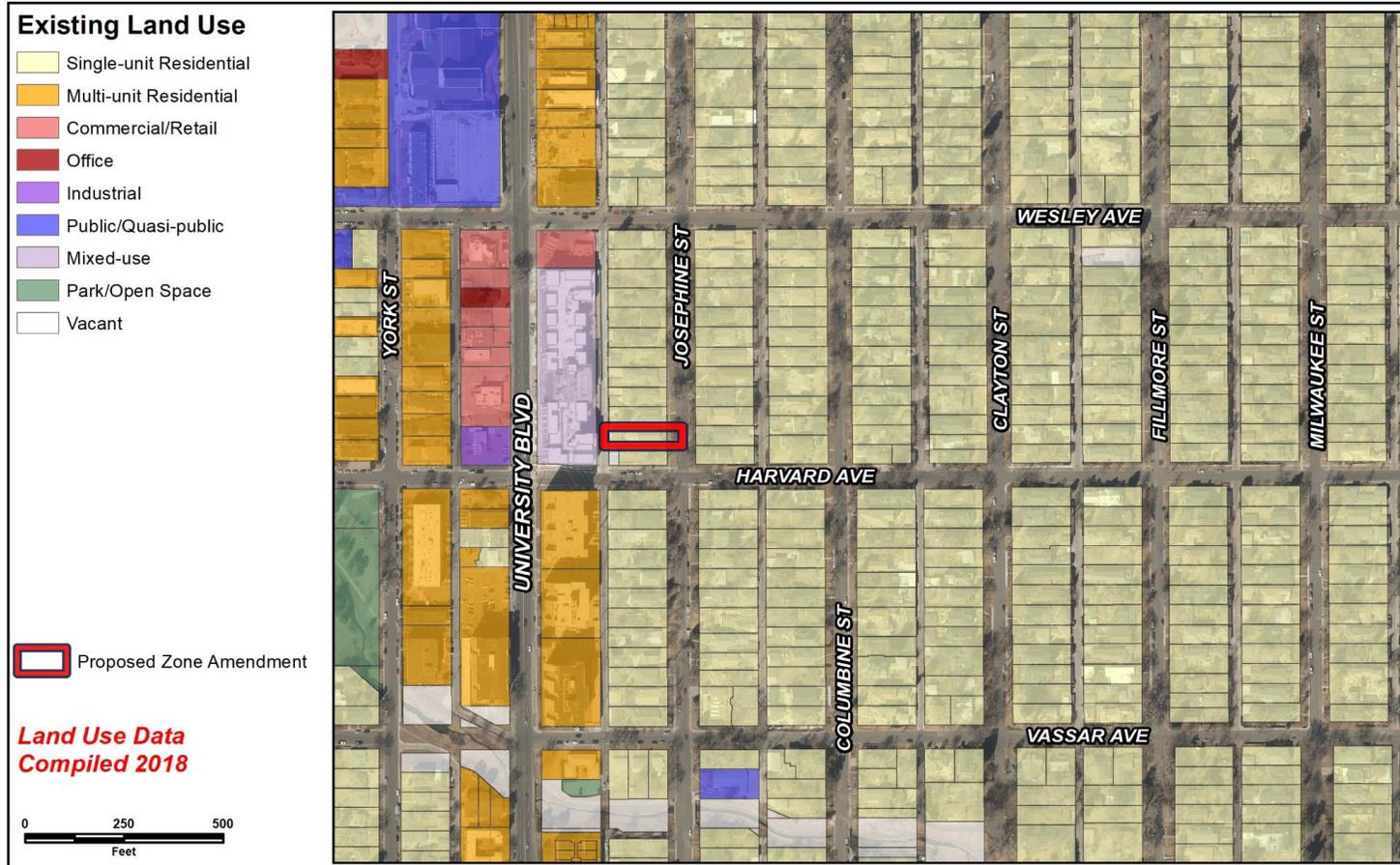
- Rezoning from U-SU-C to U-SU-C1
  - Allows Urban House and Detached Accessory Dwelling Unit building forms
  - Max. building height 30-35 feet, 24 feet for ADU
  - Min. lot size of 5,500ft<sup>2</sup>

# Existing Zoning



- Current Zoning: U-SU-C
- Surrounding Zoning: U-SU-C  
G-Rx-5  
E-SU-D  
C-Mx-12

# Existing Land Use



**Land Use:** Single-Unit Residential

## Surrounding Land Uses:

- Single-Unit Residential
- Mixed-use
- Multi-unit Residential

# Existing Building Form/



# Process

- Informational Notice: 07/21/2020
- Planning Board Notice: 09/14/2020
- Planning Board Public Hearing: 09/30/2020
- LUTI Committee: 10/20/20
- City Council Public Hearing: 11/30/20
- Public Comment
  - As of present, 1 letter of support from an RNO and 3 letters of support from the public have been received.

# 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)*
- *Housing an Inclusive Denver (2018)*
- *University Park Neighborhood Plan (2008)*

### 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: Comprehensive Plan 2040

## Equity

- 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).

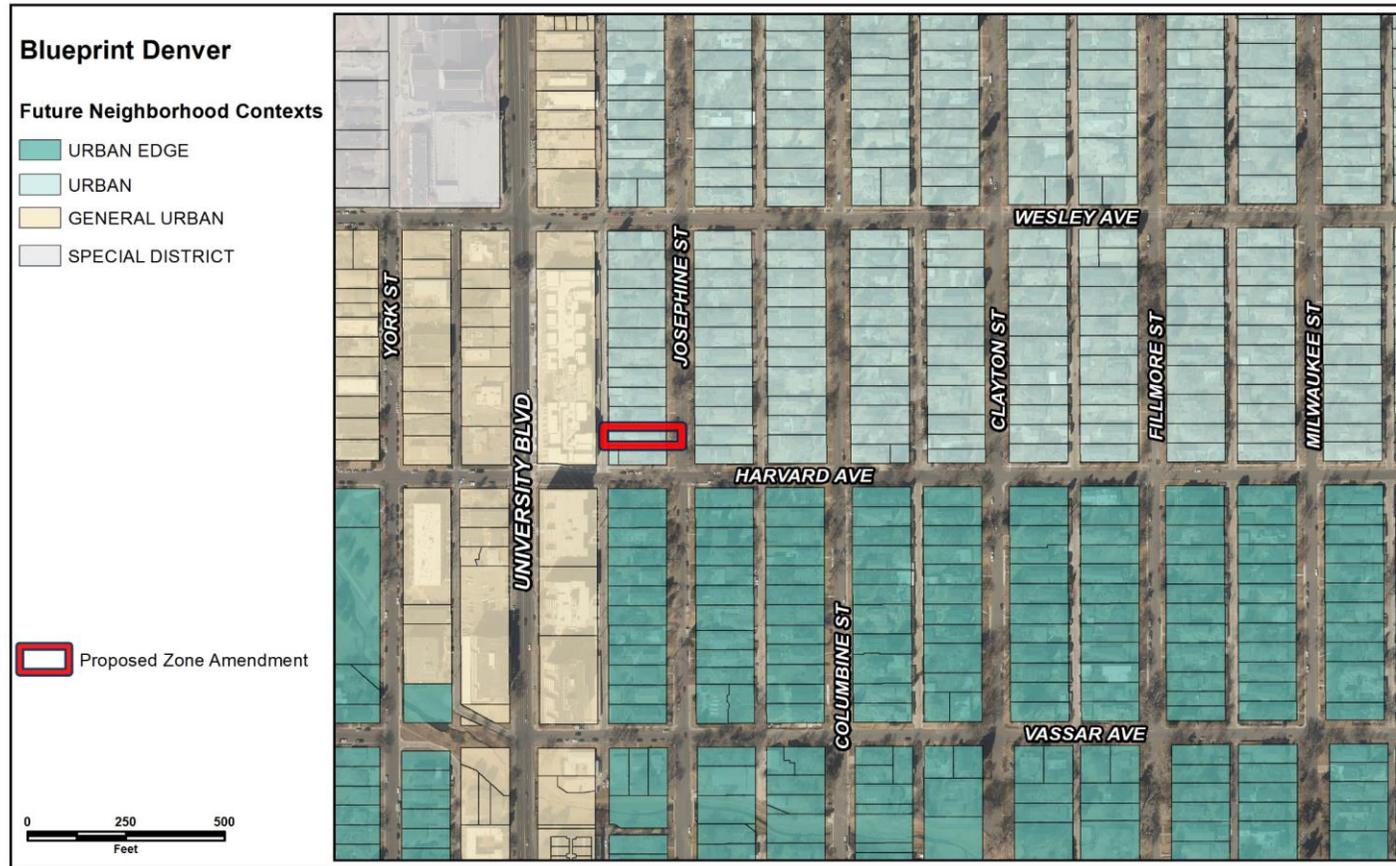


## Climate

- 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 2019



- **Urban (U-) Neighborhood Context**
  - Small multi-unit residential and mixed-use areas are typically embedded in 1-unit and 2-unit residential areas.
  - Block patterns are generally regular with a mix of alley access.
  - High degree of walkability, bikeability, and good access to transit with less reliance on cars.

# Consistency with Adopted Plans: Blueprint Denver 2019



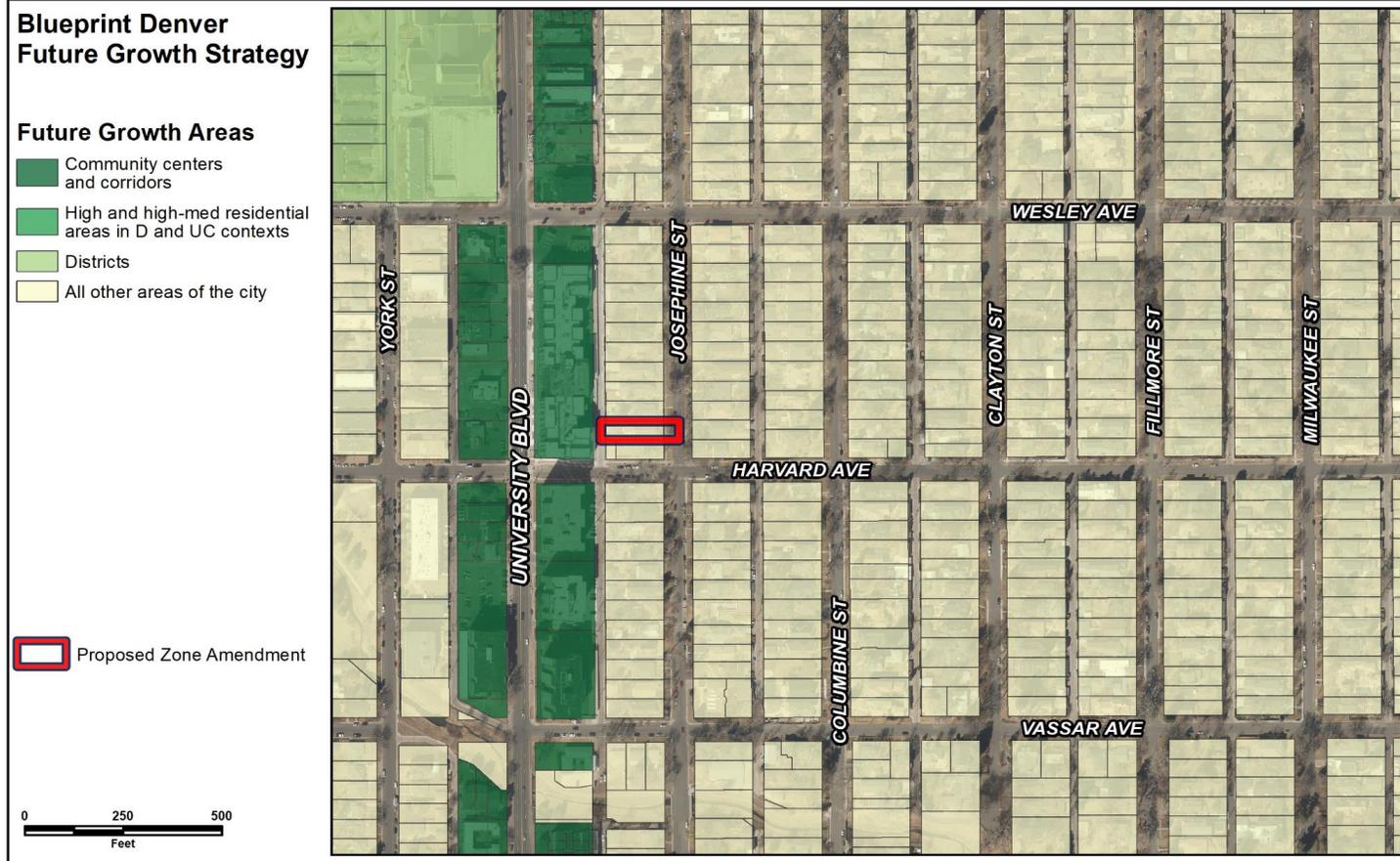
## Low Residential

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

## Future Street Type

- Josephine Street: Local or Undesignated
- University Boulevard: Mixed-Use Arterial

# Consistency with Adopted Plans: Blueprint Denver



**Growth Areas Strategy: All other areas of the city**

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

# Consistency with Adopted Plans: Blueprint Denver

**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.

# Consistency with Adopted Plans:

## University Park Neighborhood Plan (2008)

Create and nurture a community that accommodates a wide variety of uses and people in an environment that enhances the quality of life for residents and the vitality businesses.

Urban Design & Land Use goals in the plan address the elements of existing community structure, public spaces (including building form, orientation and character) and articulate desired future land use and development patterns:

- Goal 2: Residential Neighborhood Character Stability: Preserve the single-family nature of University Park's residential neighborhood and respect the urban design and the architectural character of established and preferred residential forms.
- Goal 4: Diverse Housing Options in Appropriate Locations: Diversify the mix of housing types near transit amenities to allow residents to age in place, live without the daily use of a car and accommodate the housing needs of empty-nesters, students, young professionals and families.

# Consistency with Adopted 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.”
- The proposed map amendment to U-SU-C1 is consistent with *Housing an Inclusive Denver* recommendations because it will expand the availability and allow the development of an accessory dwelling unit at this location.

# Review Criteria

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

### 2. Uniformity of District Regulations

- Proposed rezoning will result in uniform application of zone district building form, use and design regulations

### 3. Further Public Health, Safety and Welfare

- Implements adopted plans
- Provides an additional housing unit that is compatibly integrated into the surrounding neighborhood

### 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
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Review Criteria

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation Plan (2002)
- 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

- Urban Neighborhood Context primarily consists of single-unit and two-unit residential uses
- Residential Districts are intended to
  - Promote and protect residential neighborhoods within the character of the Urban Neighborhood context
  - The building form standards, design standards, and uses work together to promote desirable residential areas
- U-SU-C1 is a single-unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 5,500 square feet. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-C and allow a detached accessory dwelling unit in the rear yard.

# 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