



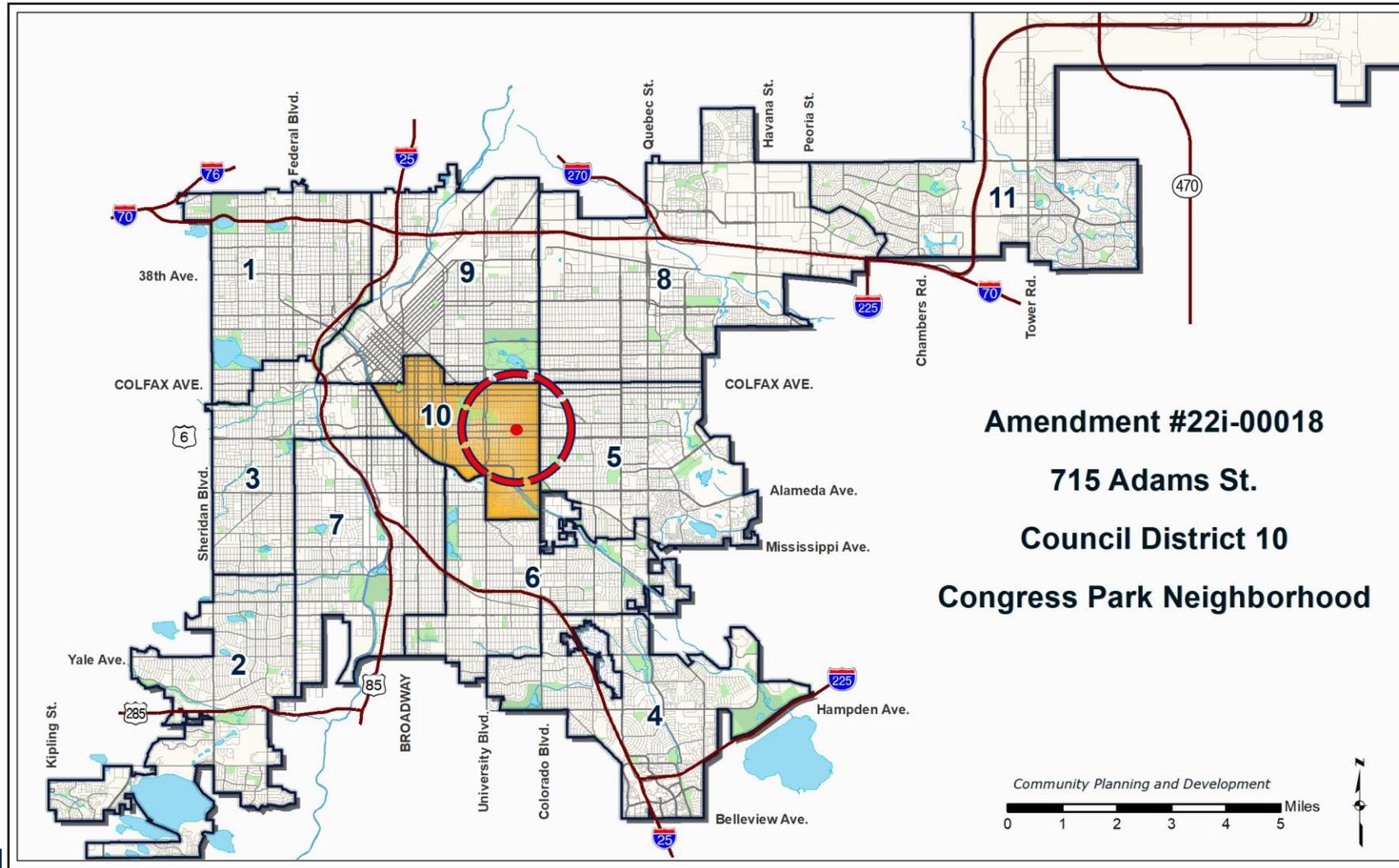
715 Adams Street

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

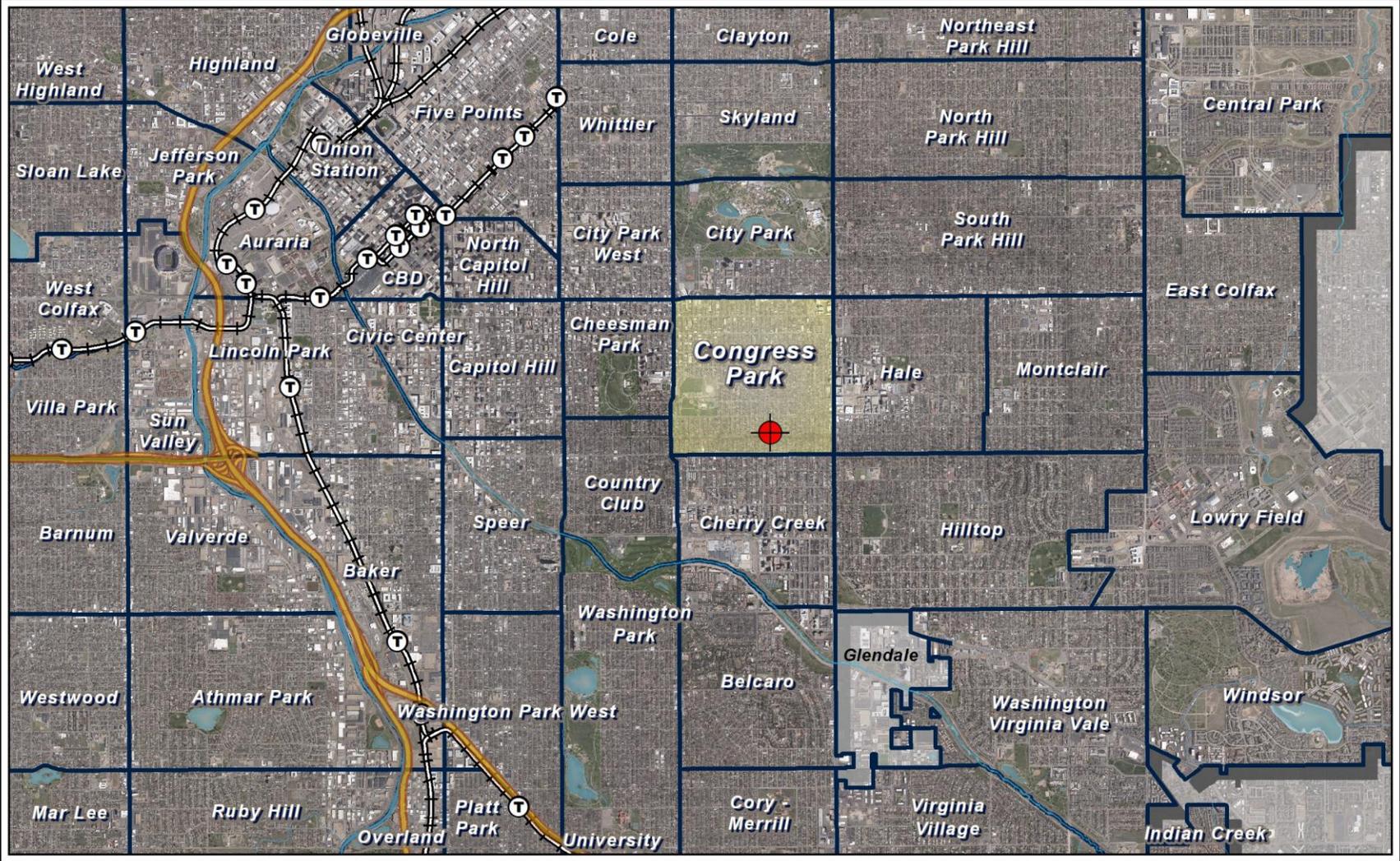
Date: 08/29/2022

2022I-00018

Council District 10 – Councilmember Hinds

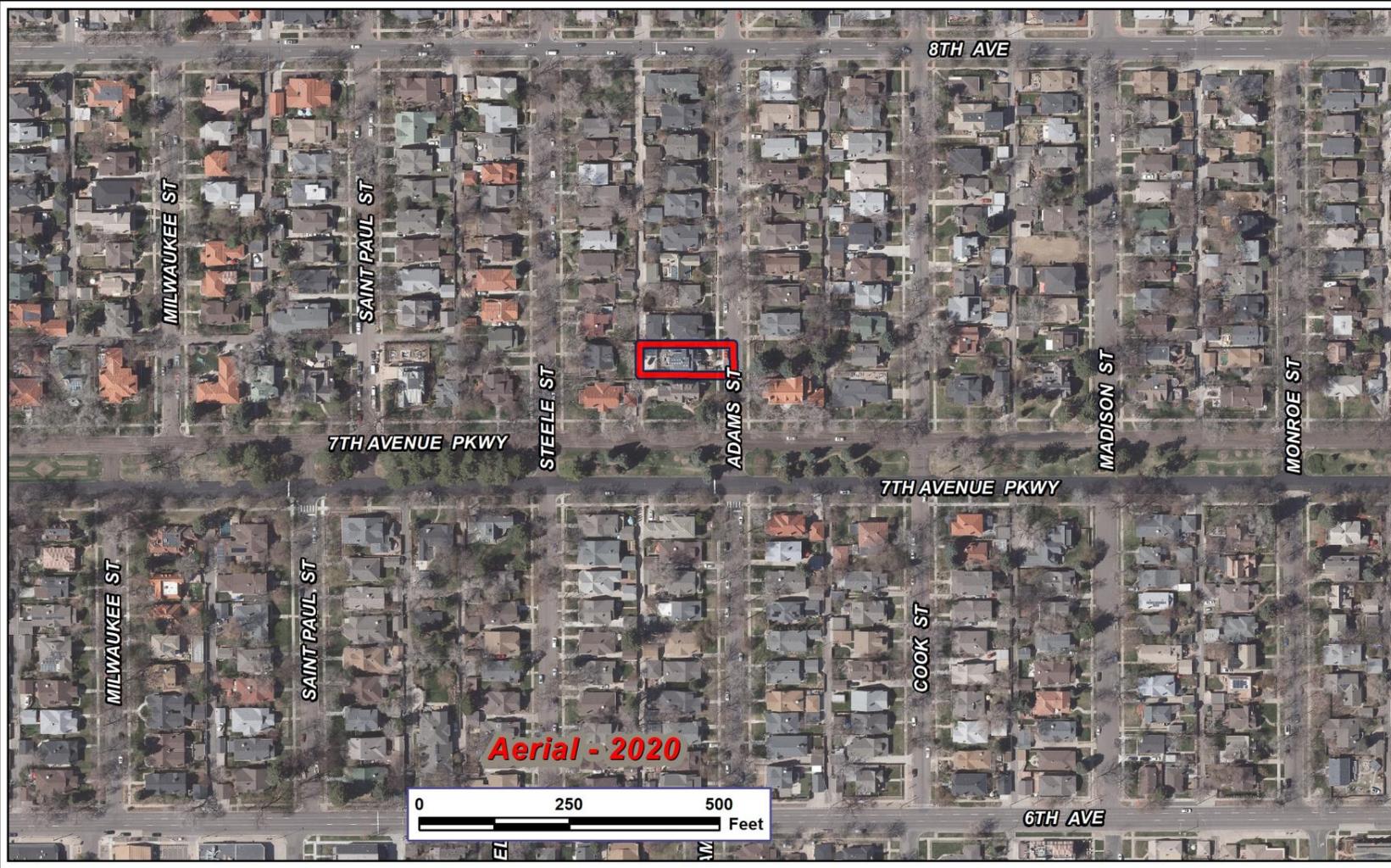


Statistical Neighborhood – Congress Park



Request: U-SU-C1

- Property size: 5,950 sf
- Current Zoning: U-SU-C
- Proposed Zone District: U-SU-C1
 - Urbane Neighborhood Context - Single Unit - C1
 - **U-SU-C1** allows for urban house forms with a minimum zone lot area of 5,500 square feet. Blocks typically have a pattern of 50-foot-wide lots.
- **Proposal:** Requesting this rezoning to allow for a detached ADU to be built in the rear of the lot.

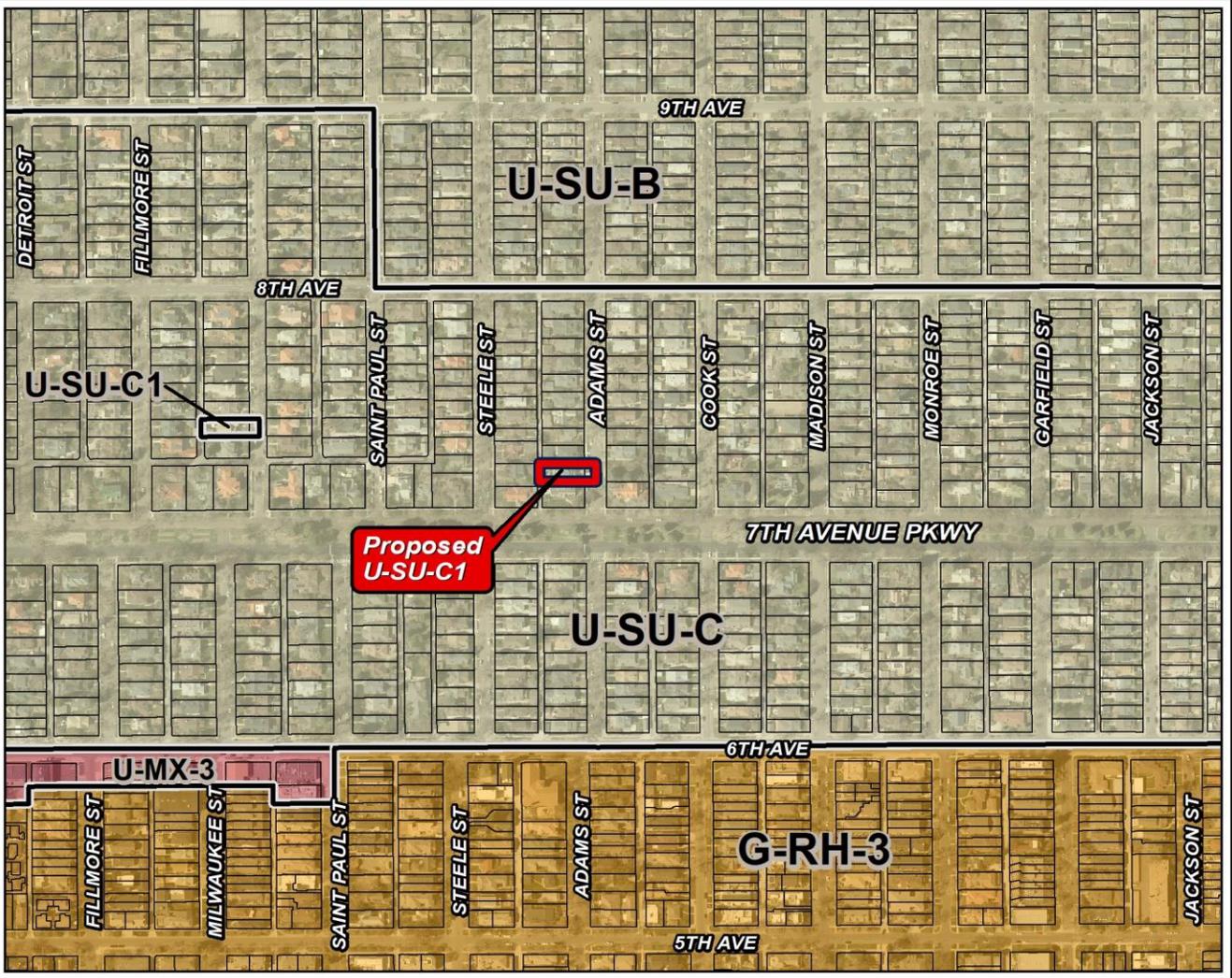
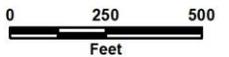


Existing Zoning: U-SU-C1

Existing Zoning

- Single Unit (SU)
- Multi Unit (MU, RH, RO)
- Mixed Use (MX, M-GMX)

Proposed Zone Amendment



Existing Zoning:

- Urban - Single Unit - C1
(5,500 sq. ft. lot min)

Surrounding Zoning:

- U-SU-C
- U-SU-B
- G-RH-3

Existing Land Use



Subject Property:

- Single-unit Residential

Surrounding Uses:

- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Public/Quasi-public

Existing Context – Building Form/Scale



Process

- Informational Notice: 04/14/2022
- Planning Board Notice Posted: 06/20/2022
- Planning Board Public Hearing: 07/06/2022
- LUTI Committee: 07/19/2022
- City Council Public Hearing: 08/29/2022

Public Outreach

- To date, staff has not received written input from any of the Registered Neighborhood Organizations (RNOs) that were sent notice.
- One public comment was received with questions and concerns of future development of the detached ADU in the rear. Concerns have been resolved.

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver 2019*
- *East Central Area Plan 2020*

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 Context

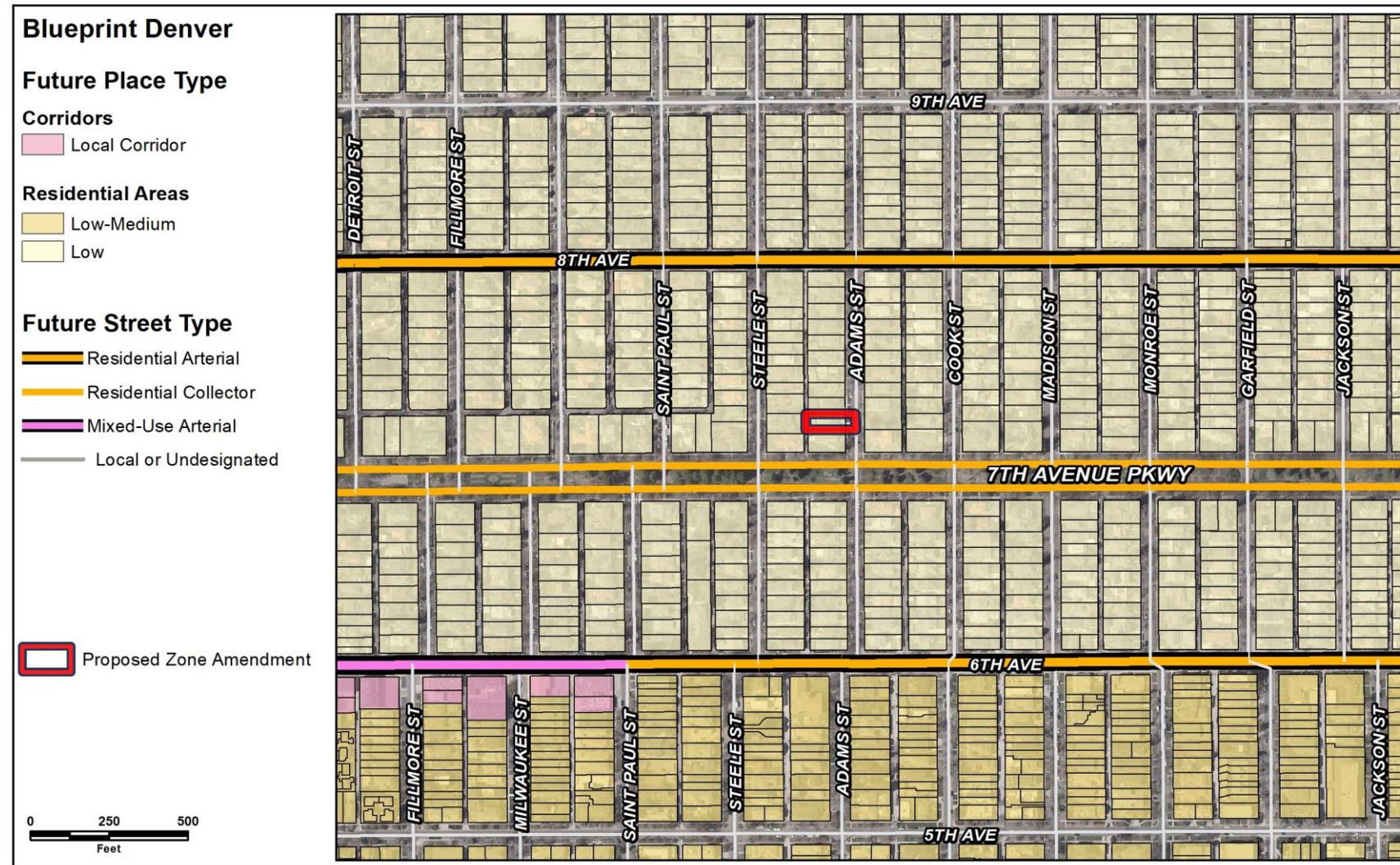
- Small multi-unit residential and mixed-use areas are typically embedded in 1-unit and 2-unit residential areas. Block patterns are generally regular with a mix of alley access. Buildings are lower scale and closer to the street.



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 Adams 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.



East Central Area Plan 2020

The request meets the following goal and recommendation from the East Central Area Plan:

Affordable Housing Policy E1: Stabilize residents at risk of involuntary displacement.

Integrate accessory dwelling units (ADUs) and missing middle housing in appropriate locations (See Policy L5) with strategies for affordability and wealth building for low- and moderate-income residents, such as:

- 1.) Providing technical assistance and reducing barriers in permitting and construction for existing homeowners.
- 2.) Exploring an adaptation of the WDSF+ ADU pilot program (see sidebar) that provides technical assistance and financial incentives to help existing homeowners build ADUs. An East Central pilot program should offer forgivable loans or grants in exchange for a long-term affordability commitment, pre-approved prototype designs (with universal design features) and streamlined access to lenders and builders.
- 3.) Partnering with local organizations to create and administer programs to advance this policy.

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-00018.

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