



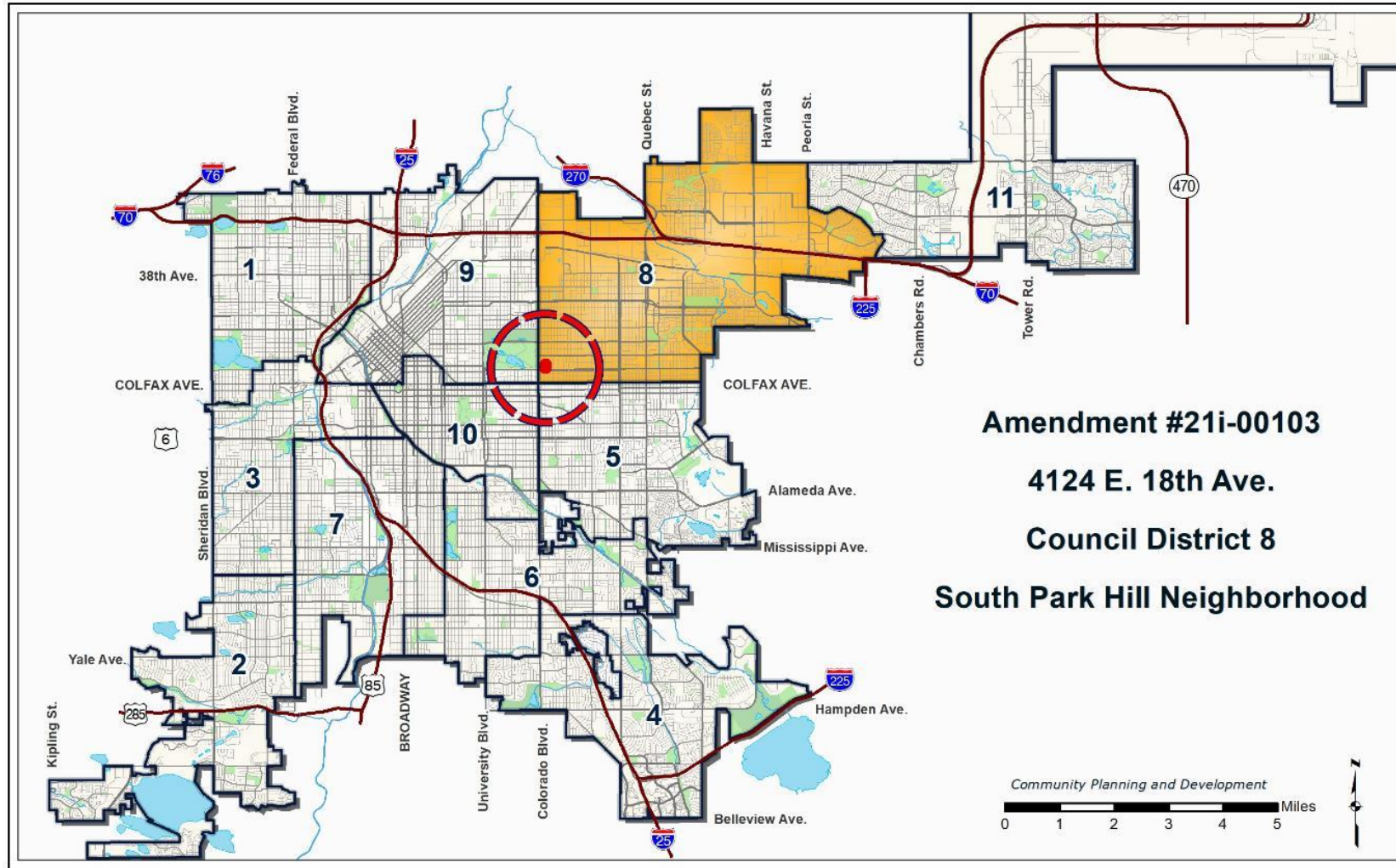
4124 E 18th Avenue

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

Date: 12/06/2021

2021-00103

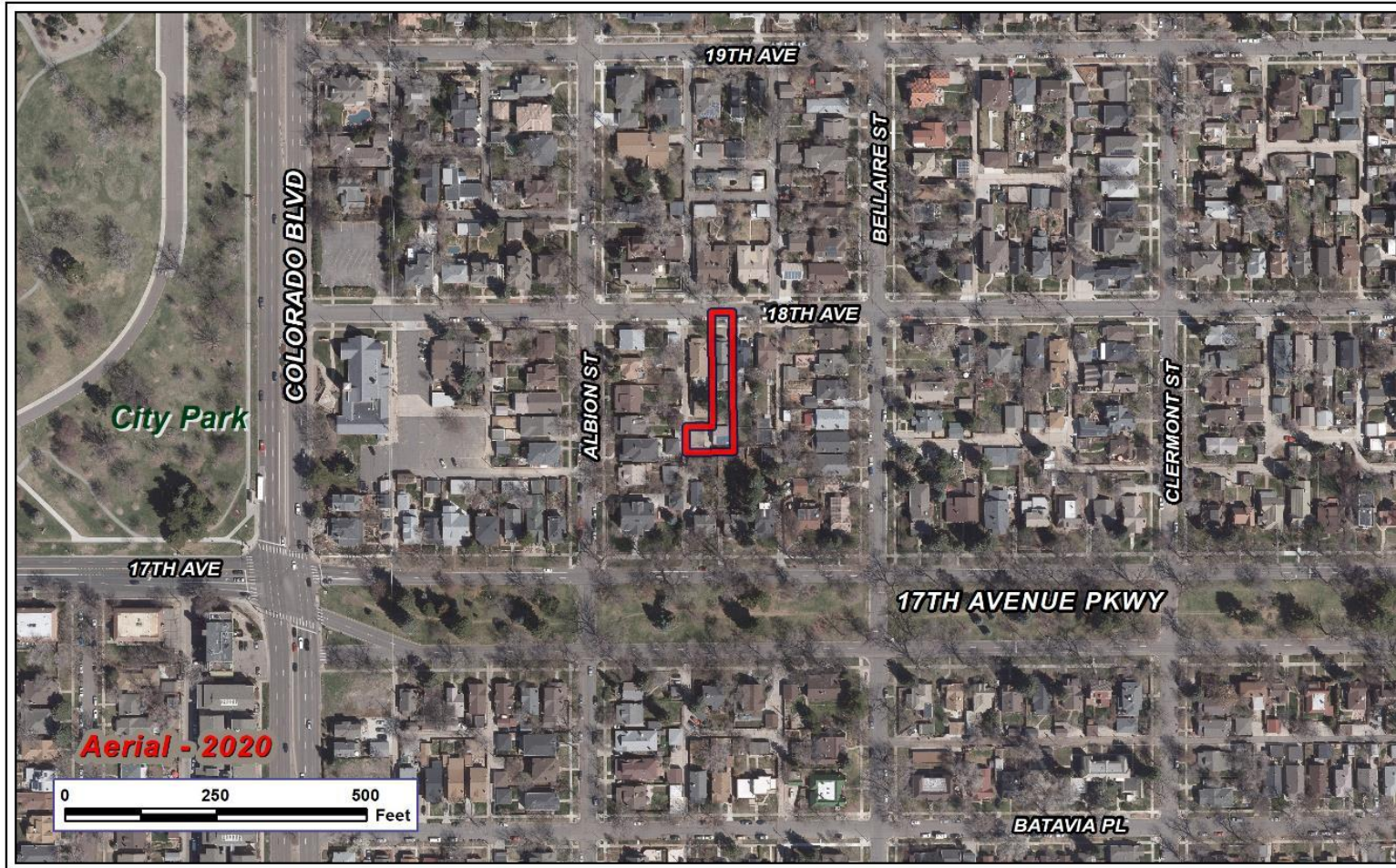
Council District 8 – Councilmember Herndon



Statistical Neighborhood – South Park Hill



Request: U-SU-C1



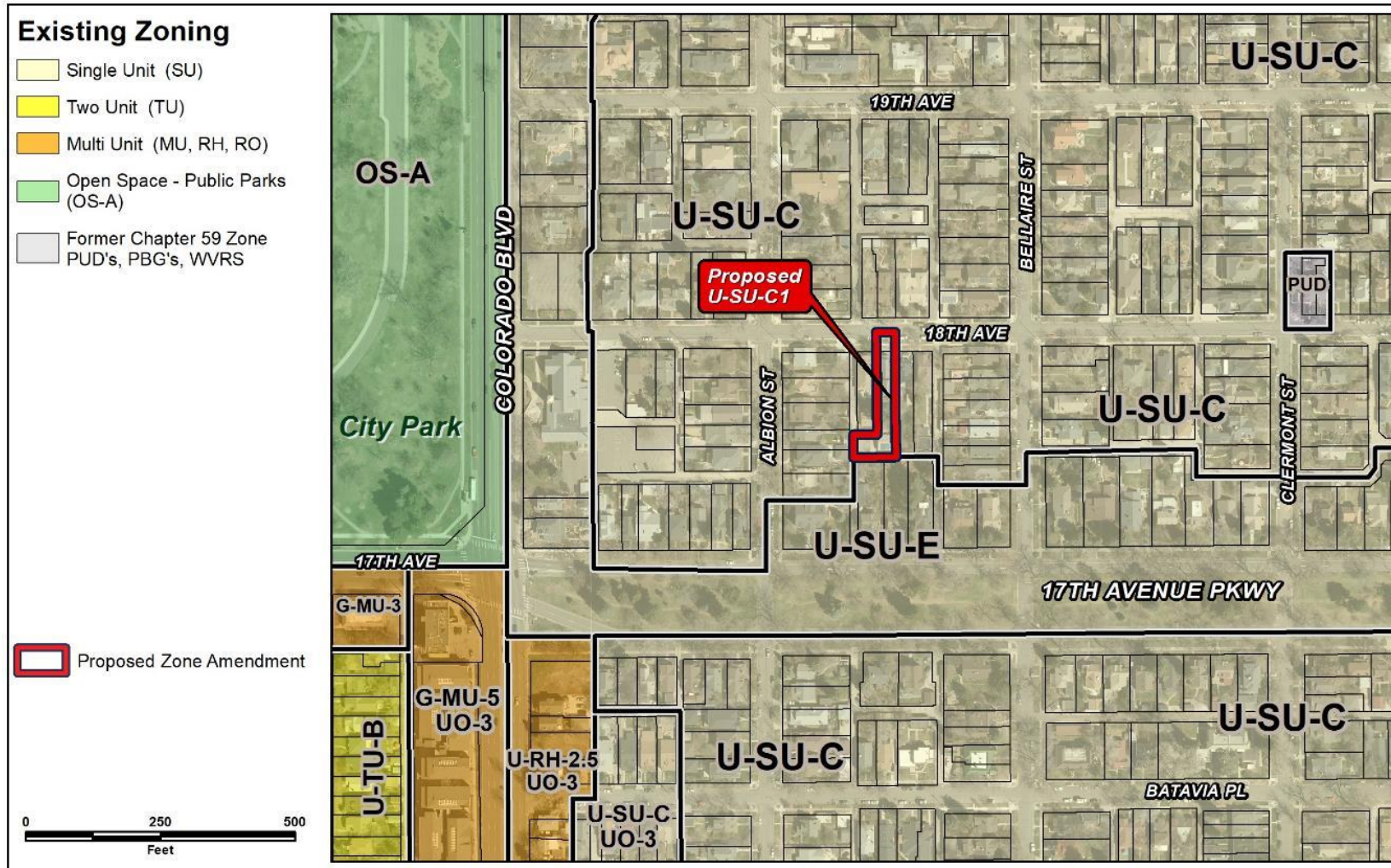
Reminder: Approval of a rezoning is not approval of a proposed specific development project

- Property size: 8,744 sf
- Current Zoning: U-SU-C
- Proposed Zone District:
 - U-SU-C1
 - Urban Neighborhood Context
 - Single Unit – C1
 - U-SU-C1 allows for an urban house 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 Context Overview

- Zoning
- Historic District
- Land Use
- Building Form/Scale

Existing Zoning: U-SU-C



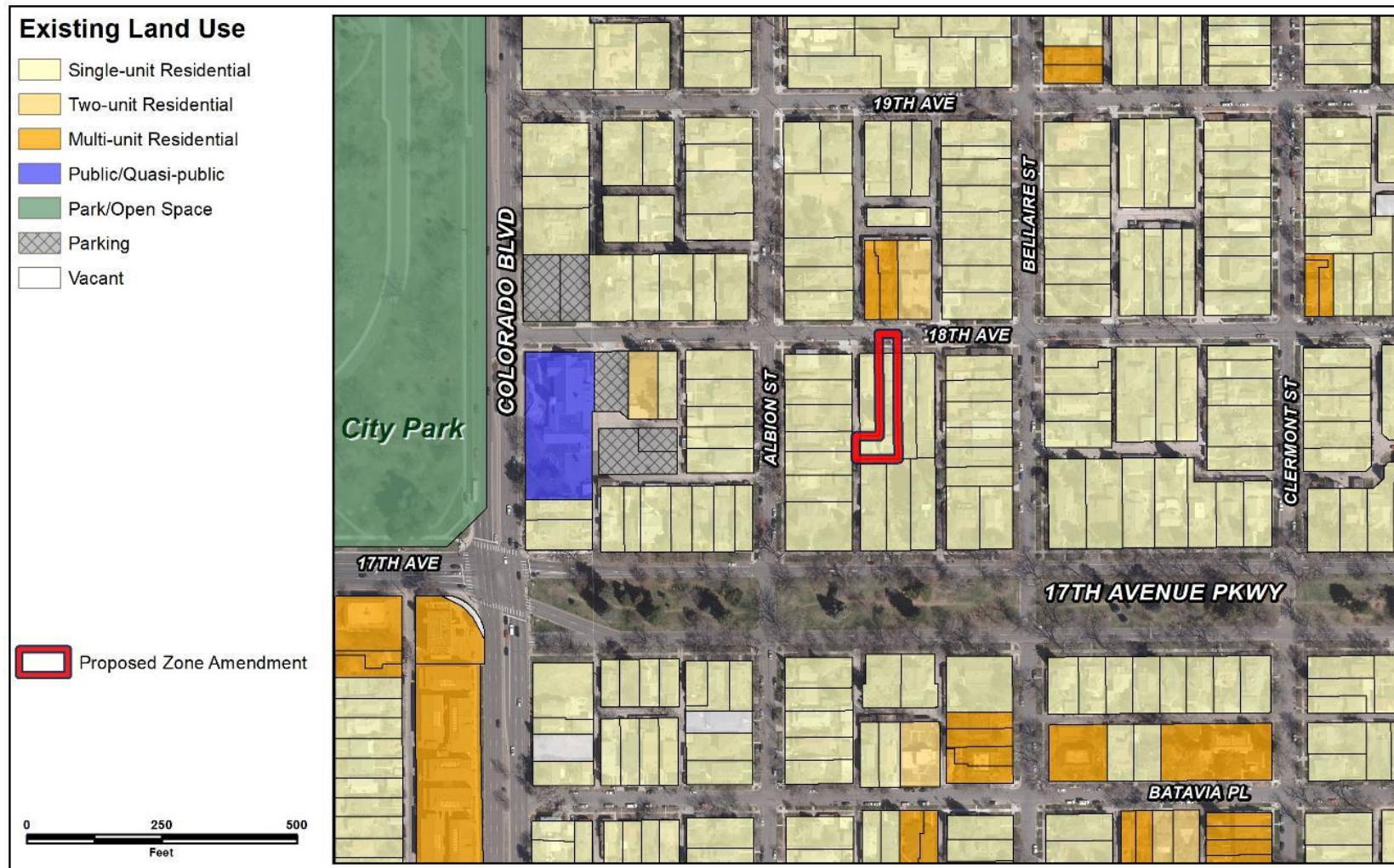
Existing Zoning:

- Urbn - Sngle Unit - C (5,500 sq. ft. lot min)

Surrounding Zoning:

- U-SU-E
- OS-A
- PUD
- G-MU-5 UO-3
- U-RH-2.5 UO-3
- U-TU-B

Existing Land Use



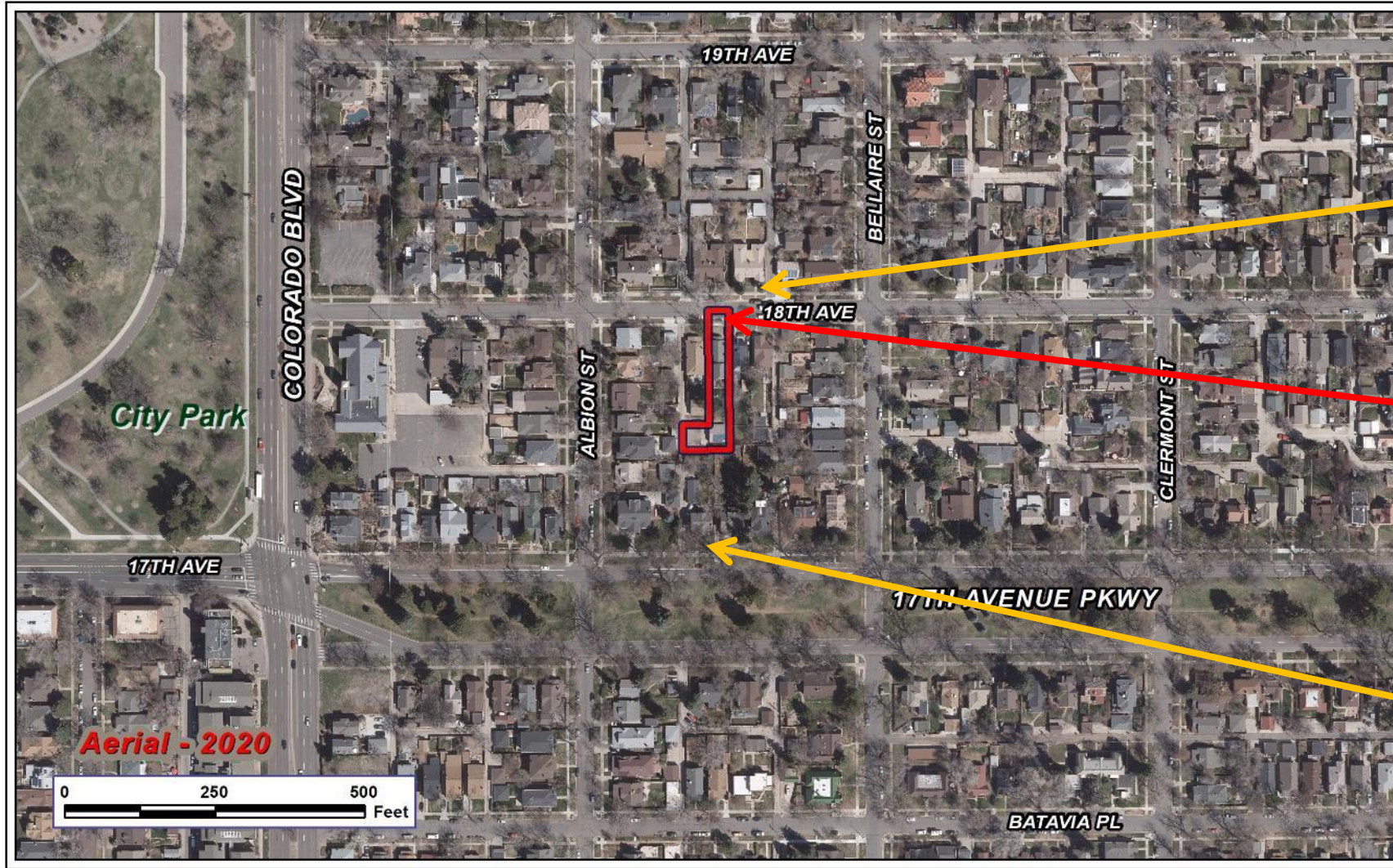
Subject Property:

- Single-unit Residential

Surrounding Uses:

- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Public/Quasi-public
- Park/Open Space
- Parking

Existing Context – Building Form/Scale



Process

- Informational Notice: 08/04/2021
- Planning Board Notice Posted: 10/04/2021
- Planning Board Public Hearing: 10/20/2021
- LUTI Committee: 10/26/2021
- City Council Public Hearing: 12/06/2021

Public Outreach

- RNOs
 - To date, staff has not received written input from any of the Registered Neighborhood Organizations (RNOs) that were sent notice.

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 2019*
- *East Area Plan (2020)*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

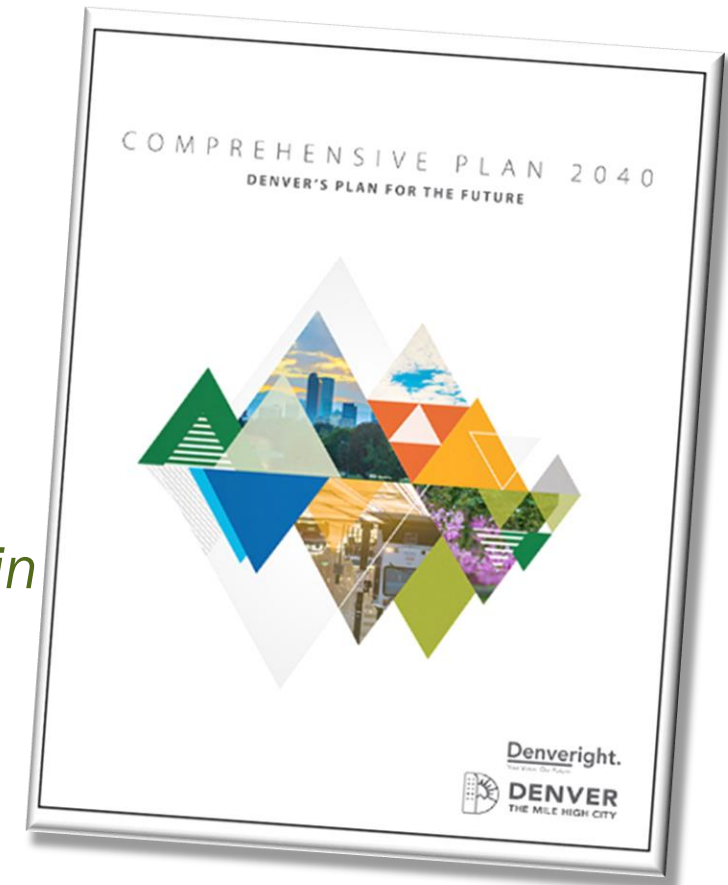
4. Justifying Circumstances

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

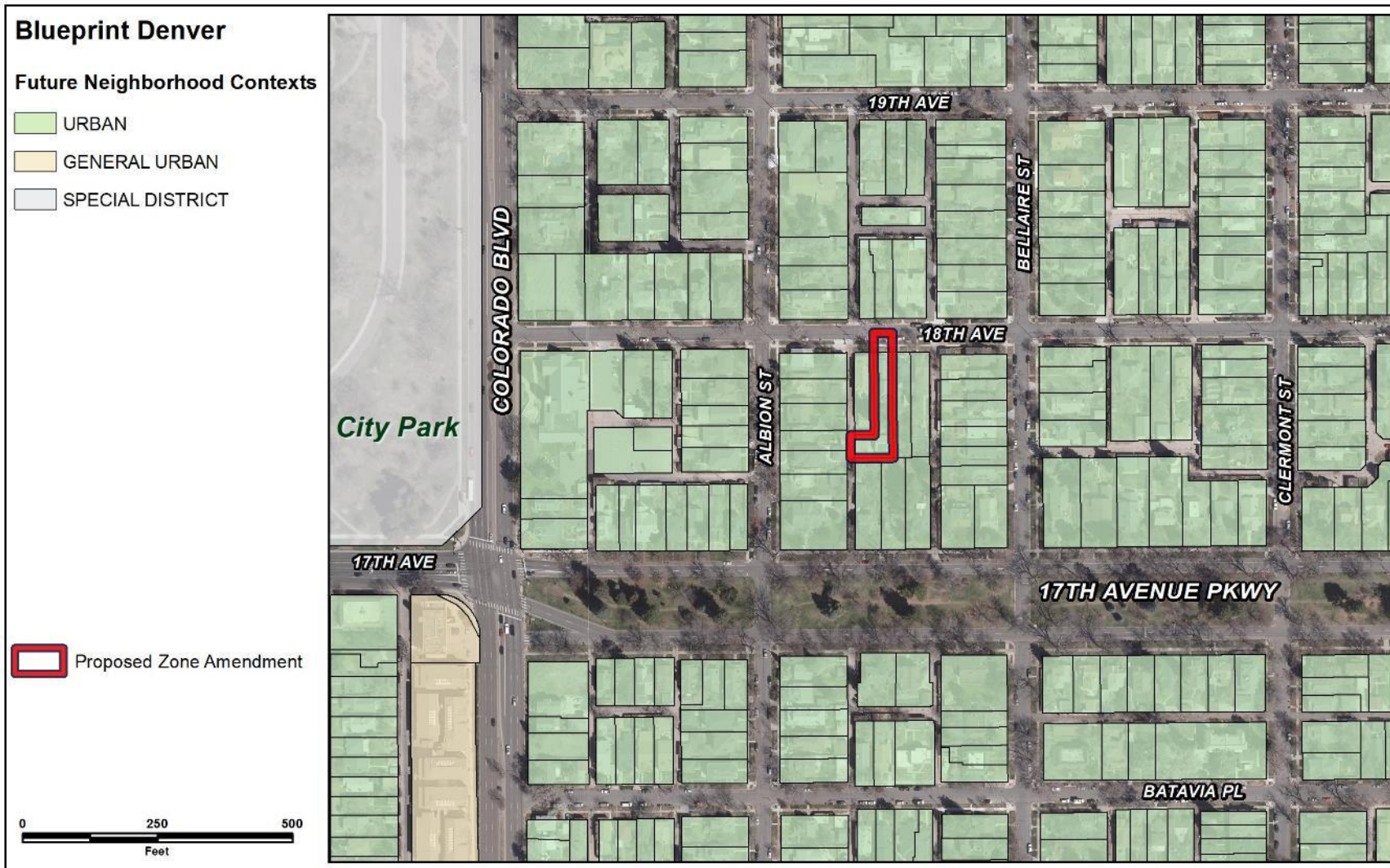
Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2040

- *Equitable, Affordable and Inclusive Goal 1 Strategy A – Increase development of housing units close to transit and mixed use developments*
- *Equitable, Affordable and Inclusive Goal 2 Strategy A – Create a greater mix of housing options in every neighborhood for all individuals and families*
- *Environmentally Resilient Goal 8, Strategy A- Promote infill development where infrastructure and services are already in place (p.54).*
- *Environmentally Resilient Goal 8, Strategy B- Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).*



Consistency with Adopted Plans: Blueprint Denver



Urban Context

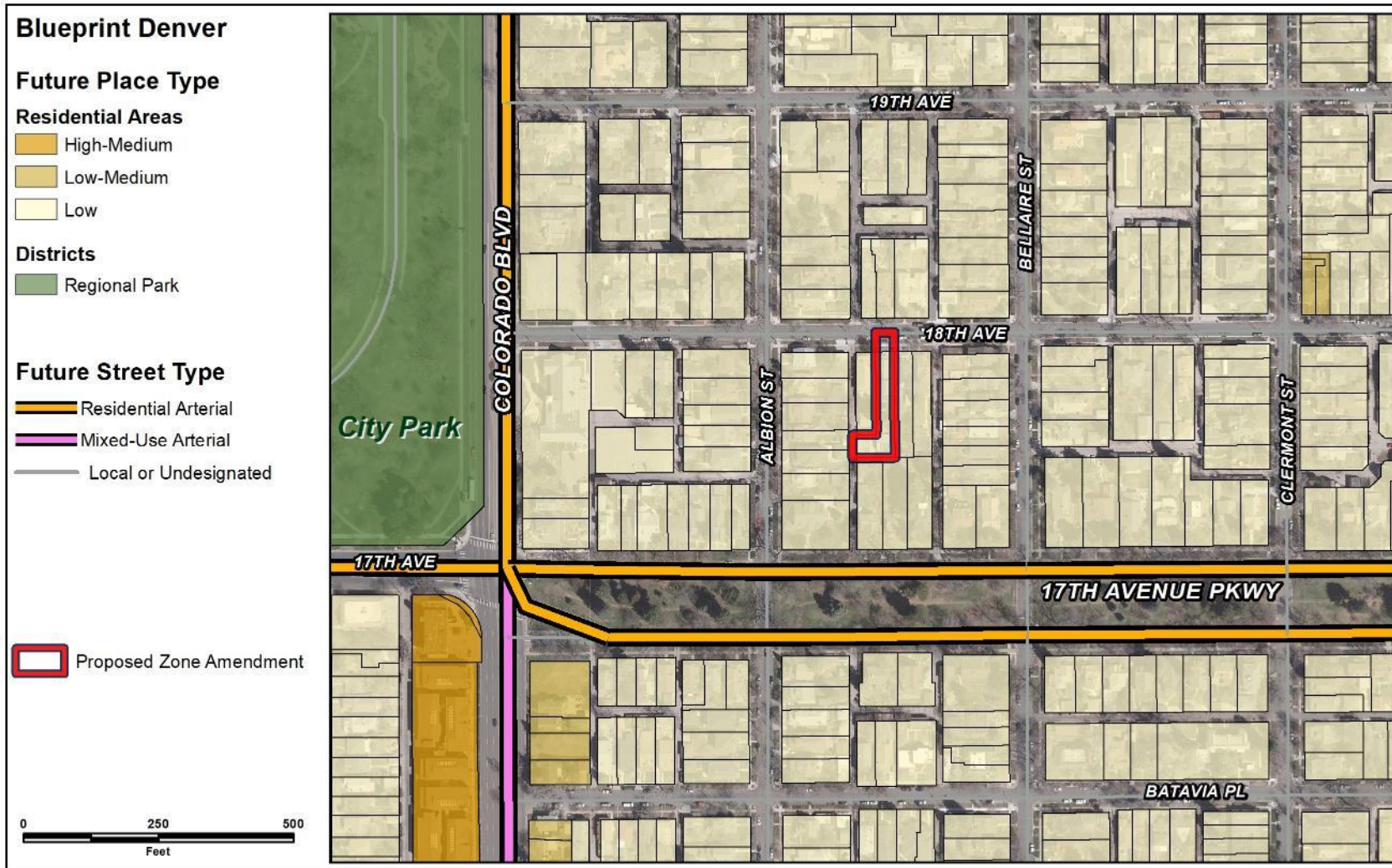
- Small multi-unit residential and mixed-use areas are typically embedded in 1-unit and 2-unit residential areas. Block patterns are generally regular with a mix of alley access. Buildings are lower scale and closer to the street.

Consistency with Adopted Plans: Blueprint Denver

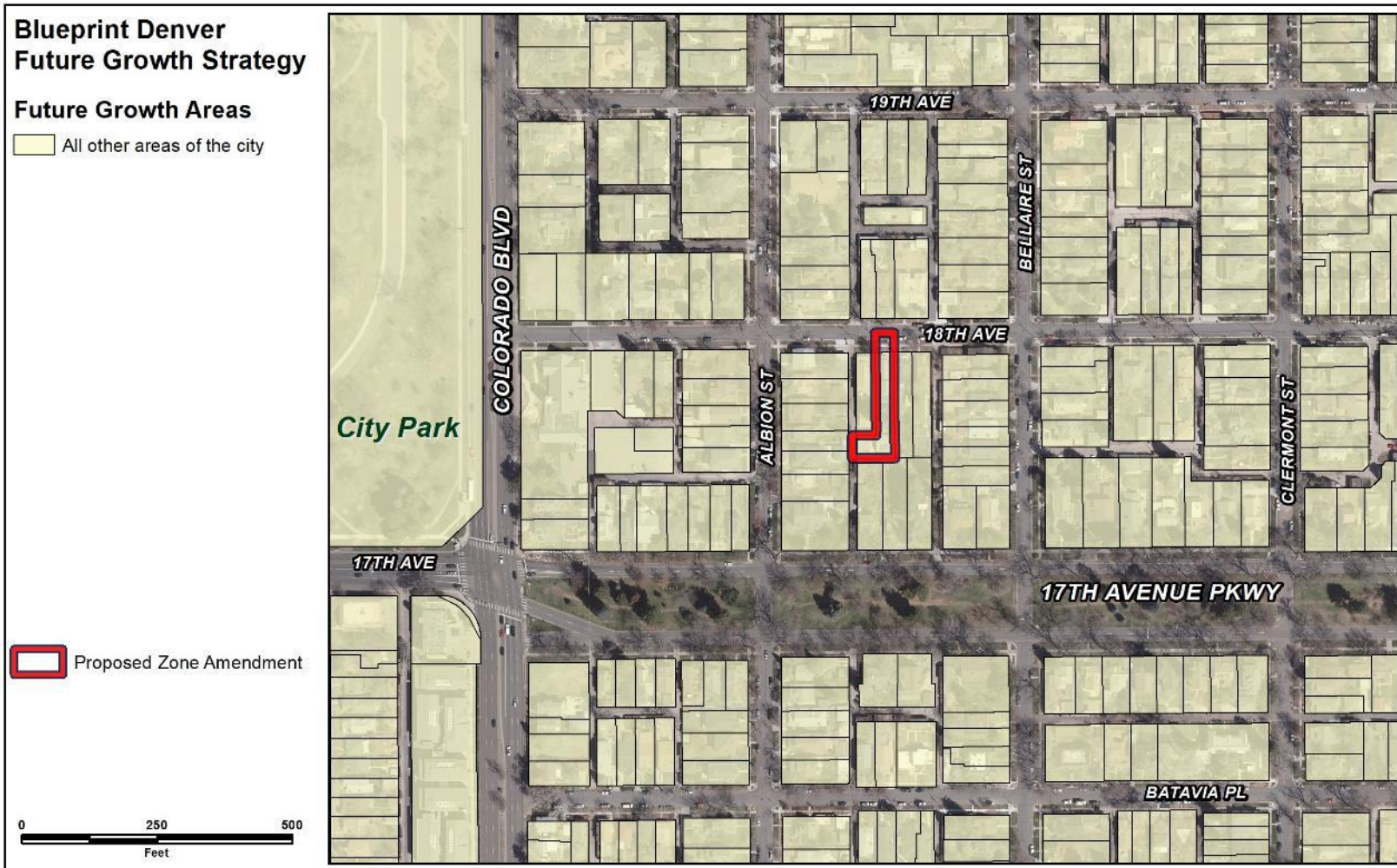
Residential Low

- 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.

E 18th Ave: 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.

Consistency with Adopted Plans: East Area Plan

Affordable Housing Policy

E1: Stabilize residents at risk of involuntary displacement.

South Park Hill has the least diverse housing mix in the entire plan area, at 80 percent single-unit residential (excluding right of-way from the total land area). “Three percent of the land is commercial, and retail and six percent is two or more unit dwelling uses.” The remainder of the neighborhood is made up of public/quasi-public campuses (eight percent).

Consistency with Adopted Plans: East Area Plan

Economy Policy

E4: Expand diversity of housing types and affordability to support households of different sizes, ages, and incomes in all neighborhoods.

South Park Hill, which is predominantly single-unit residential, is considered unaffordable according to the Housing + Transportation Index. In this area, the housing and transportation costs for a typical household in Denver would exceed 45 percent of its income. Integrating new, compatible housing types would help to provide more attainable options in the neighborhood. The area around Johnson & Wales University campus also provides an opportunity to provide housing for students, faculty and staff should the educational campus remain.

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

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