



---

# Sunnyside Conservation Overlays

Text Amendment: Create Conservation Overlays 7 (CO-7) and 8 (CO-8)

Map Amendment #2019I-00066: from U-SU-C, U-SU-C1, and U-TU-C to U-SU-C, CO-7, U-SU-C1, CO-7, and U-TU-C, CO-7; and from U-SU-C, U-SU-C1, U-SU-B1, and U-TU-C to U-SU-C, CO-8, U-SU-C1, CO-8, U-SU-B1, CO-8, and U-TU-C, CO-8

LUTI: 01/17/2023

# Text and Map Amendment Summary

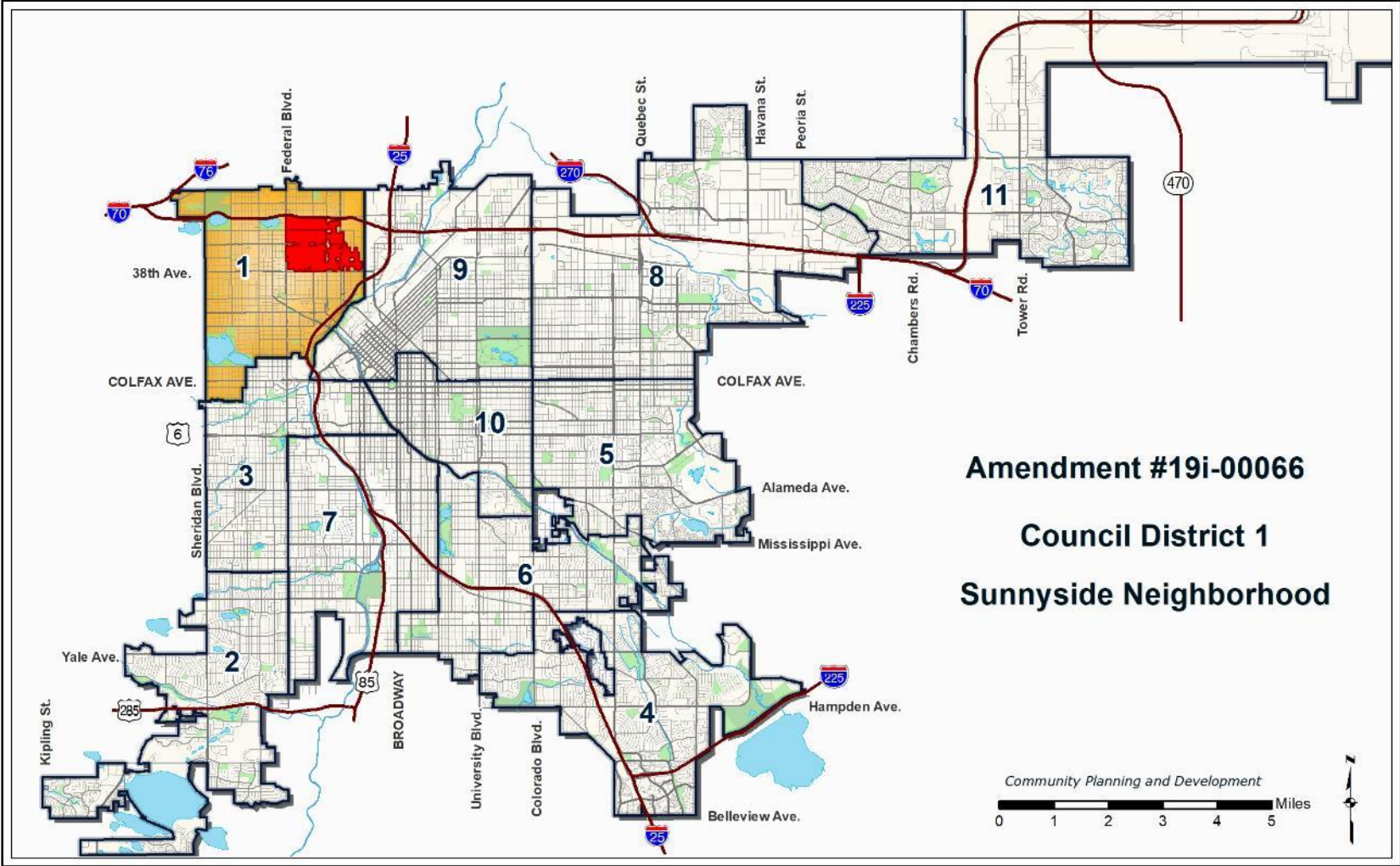
- Sponsor: Councilwoman Amanda Sandoval
- Text Amendment (Primary Structures only)
  - Create Sunnyside Conservation Overlay (CO-7)
  - Create Sunnyside Conservation and Brick Overlay (CO-8)
  - Make associated amendments in Article 13
  - Make minor amendments to the Potter Highlands Conservation Overlay (CO-4) and Bungalow Conservation Overlay (CO-6) for consistency and clarity.
- Map Amendment
  - Rezone multiple properties in Sunnyside from U-SU-C, U-SU-C1, and U-TU-C to U-SU-C, CO-7, U-SU-C1, CO-7, and U-TU-C, CO-7; and from U-SU-C, U-SU-C1, U-SU-B1, and U-TU-C to U-SU-C, CO-8, U-SU-C1, CO-8, U-SU-B1, CO-8, and U-TU-C, CO-8

# Sunnyside Conservation Overlays

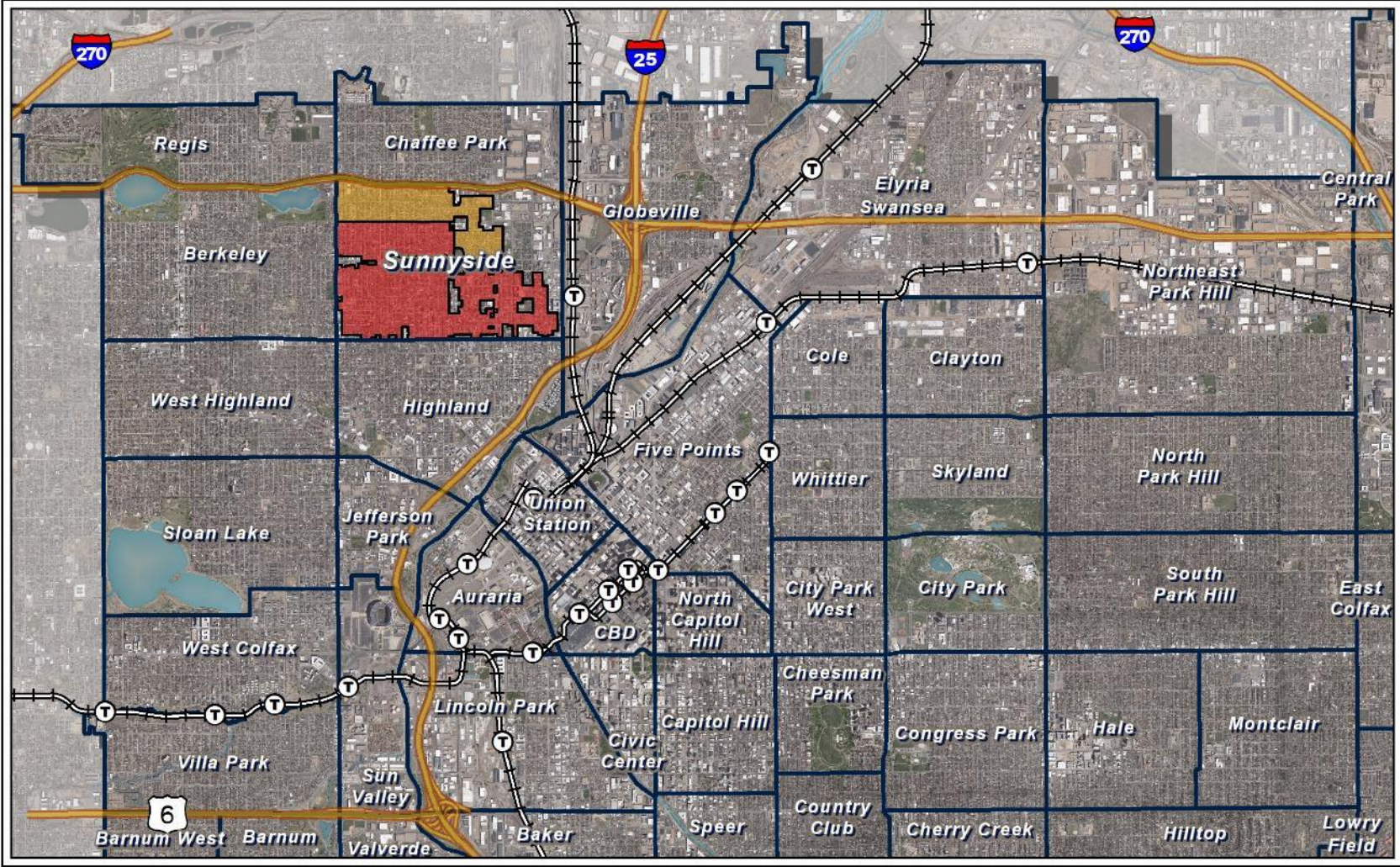
- **Purpose:** To increase visual compatibility of new buildings and additions with existing neighborhood patterns



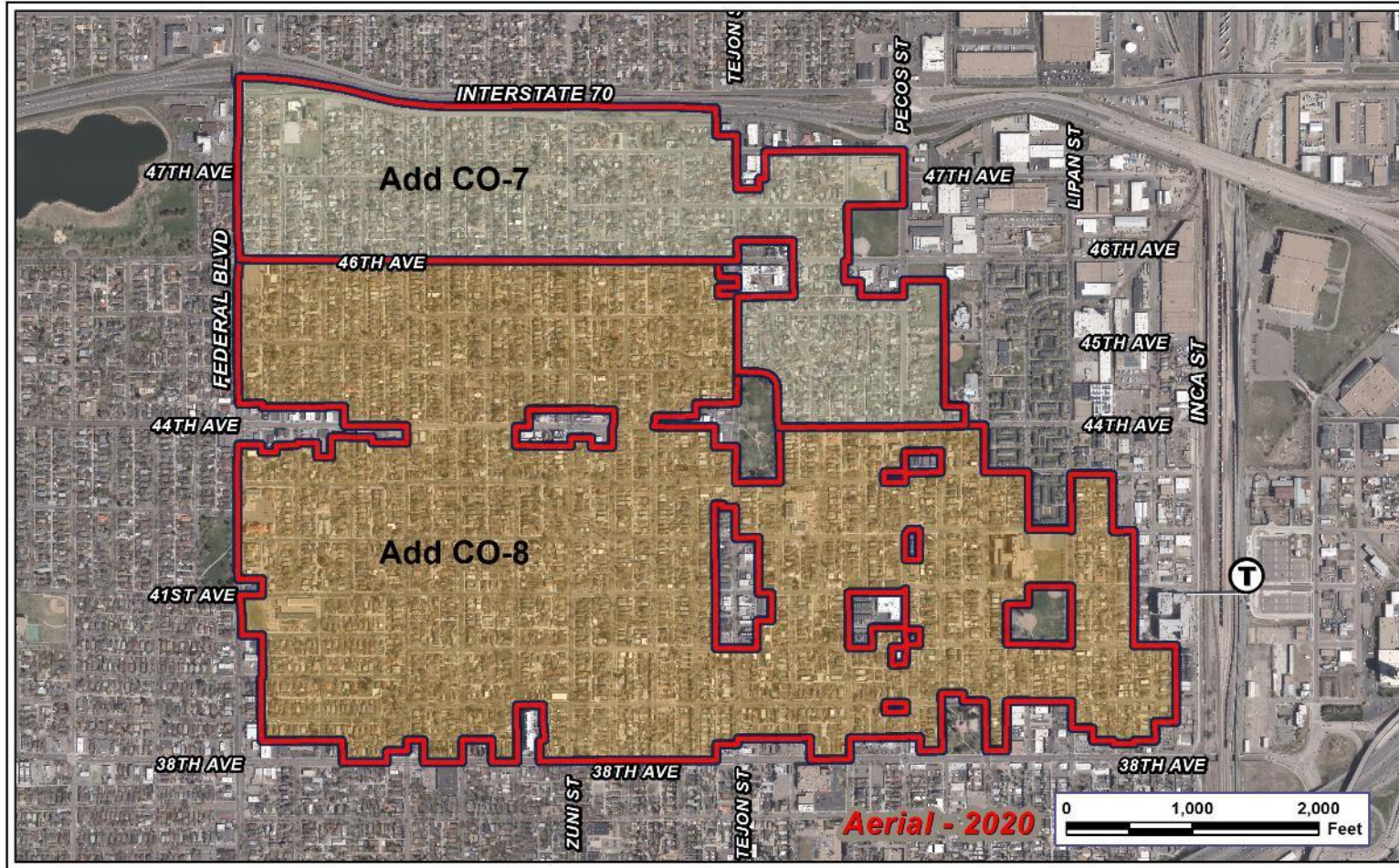
# Council District 1



# Sunnyside Neighborhood



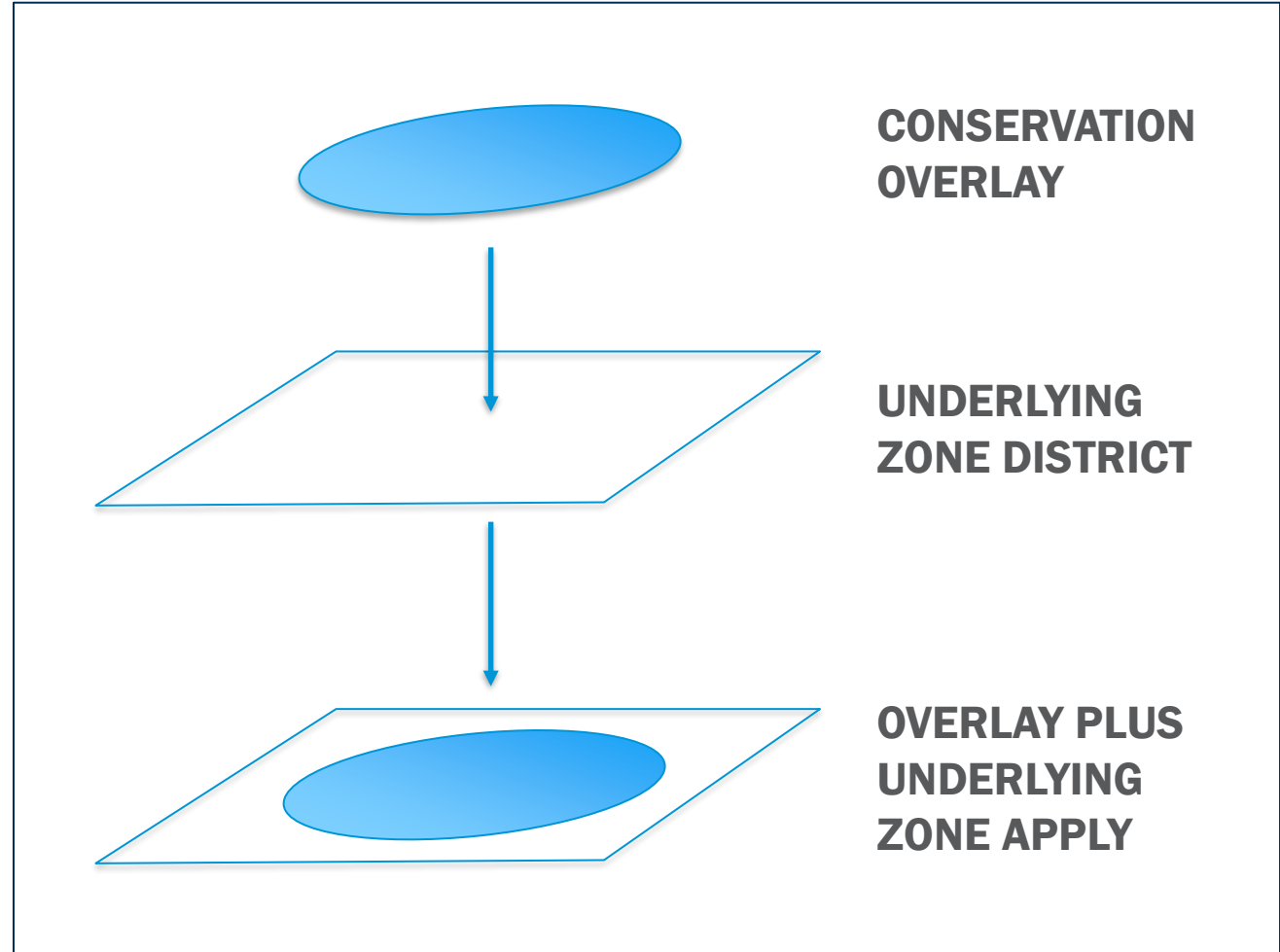
# Request: CO-7 (Sunnyside Conservation Overlay) and CO-8 (Sunnyside Conservation and Brick Overlay)



- 3259 properties
- 651 acres
  - 175 acres (CO-7)
  - 476 acres (CO-8)
- 434 acres (if right-of-way is excluded)

# How an overlay works

- May add to or modify the zoning standards of the underlying zone district
- Baseline regulations stay in place
- Where there's a difference, overlay applies
- **Cannot** modify permitted uses allowed in the zone district



# Proposed Text Amendment





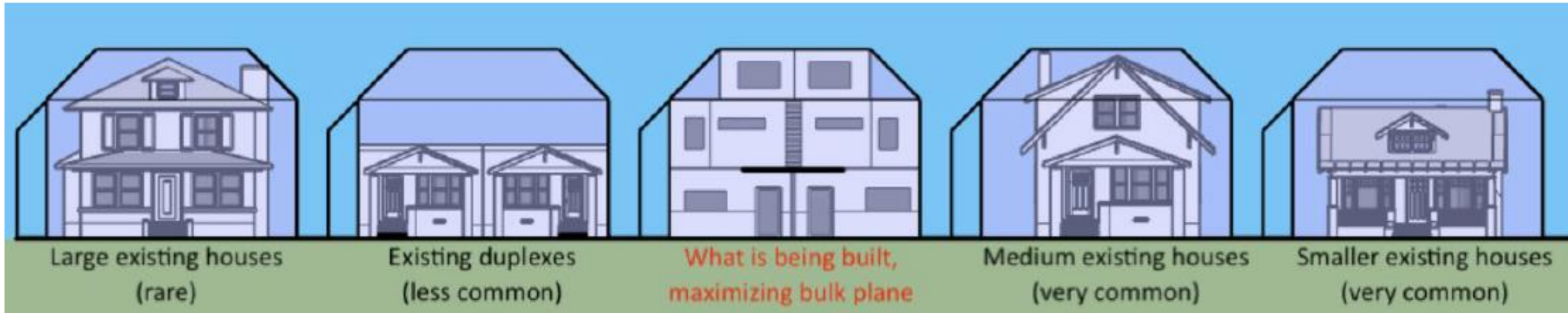
# Existing neighborhood character

- House and duplex forms
- Some multi-unit buildings mixed in
- Wide variety of styles
- 1-2 stories
- Pitched roofs
- Modest footprints
- Porches common
- Brick common in much of neighborhood



# Compatibility concerns

- Scale and massing
- Street relationship/rhythm
- Incompatible materials



# Conservation Overlays intent

## CO-7 and CO-8

- Context-sensitive in mass and scale
- Compatible roof forms
- Rhythm of Unenclosed Porches along the street
- Maintain flexibility around style; focus on compatibility fundamental neighborhood features

## CO-8

- Visual compatibility with strong pattern of existing residential structures with brick cladding while maintaining flexibility for use of additional materials
- To promote brick cladding on exterior walls of a residential structure that are most visible from the public street, while allowing additional flexibility on less publicly visible exterior walls.
- To promote the use of durable materials that express a human scale.

# Scale and massing

## Building Height in Feet (front 65% of lot)

- Sloped Roofs: Adjust existing 30'-35' allowance to 30'
- Low-Slope Roofs: Adjust existing 30'-35' allowance to 22'



Pitched Roof: greater than 3/12 pitch

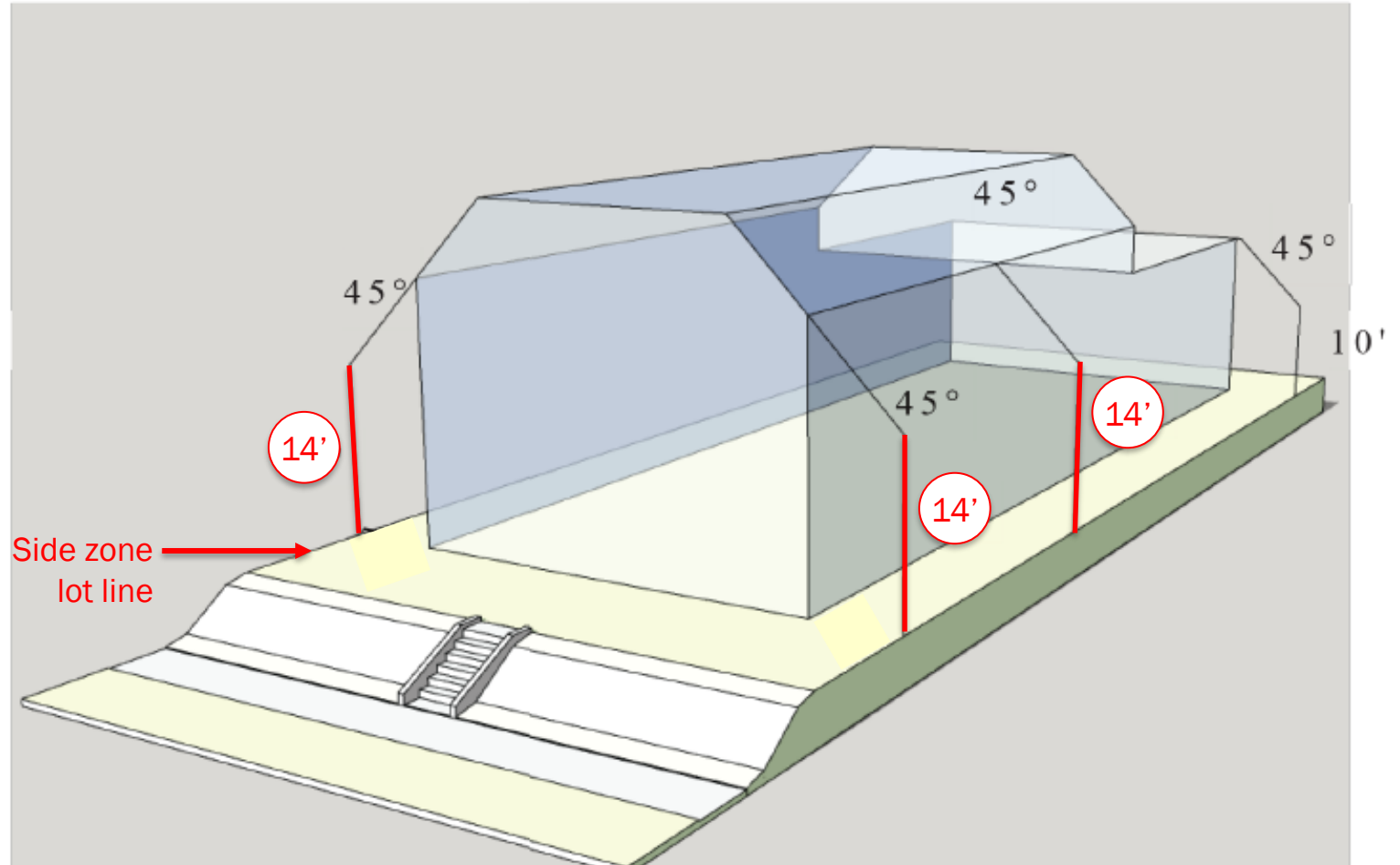


Low- Sloped Roof: 3/12 pitch or less

# Scale and massing

## Bulk Plane

- Reduce Vertical Height at side zone lot line from 17' to 14'



Bulk Plane (proposed dimensions)

# Scale and massing

## Gross Floor Area Maximum (Primary Structure)

- Max of 3,000 sf for lots 7,500 sf or less
- Additional 40 sf for each additional 100 sf of lot area above 7,500 sf
- Applies to above grade floor area
- Applies to Urban House building form only (not Duplex or Tandem House)



# Street relationship/porches

## Front porch requirement

- Area (min): 48 square feet (note that CO-6 requirement is 120sf)
- Depth (min): 6 feet
- Height (max): 18 feet
- Must be covered
- Cannot be under a story



# Building materials (CO-8 only)

## Brick cladding requirement

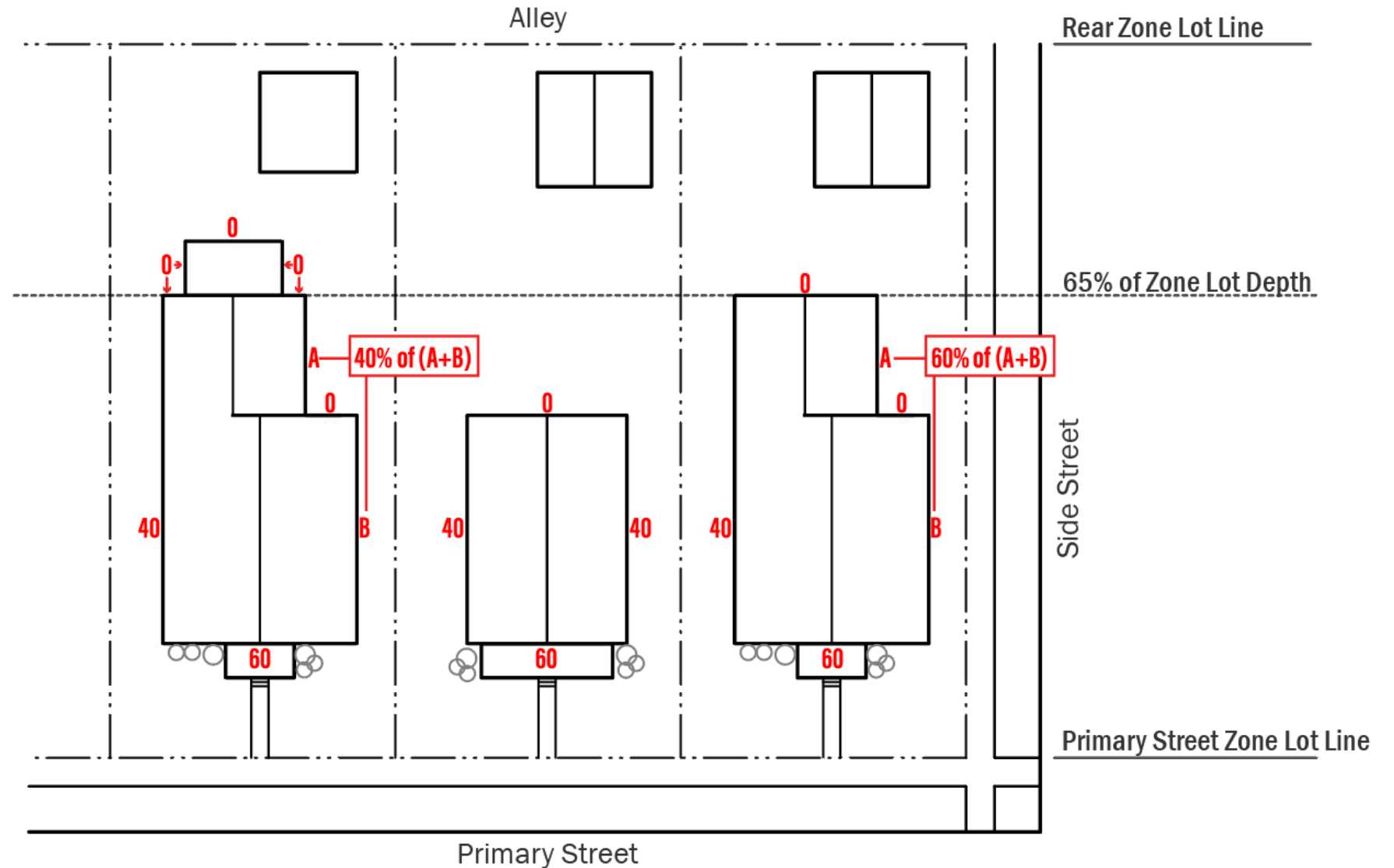
- Minimum percentage for exterior walls
- Focus on walls most visible from the street





# Building materials (CO-8 only)

- Street-facing walls
- Side walls in front 65% of zone lot
- New development only
- Openings excluded from calculation



## = Minimum Percentage Brick Cladding

Not to Scale. Illustrative Only.

# Proposed Map Amendment

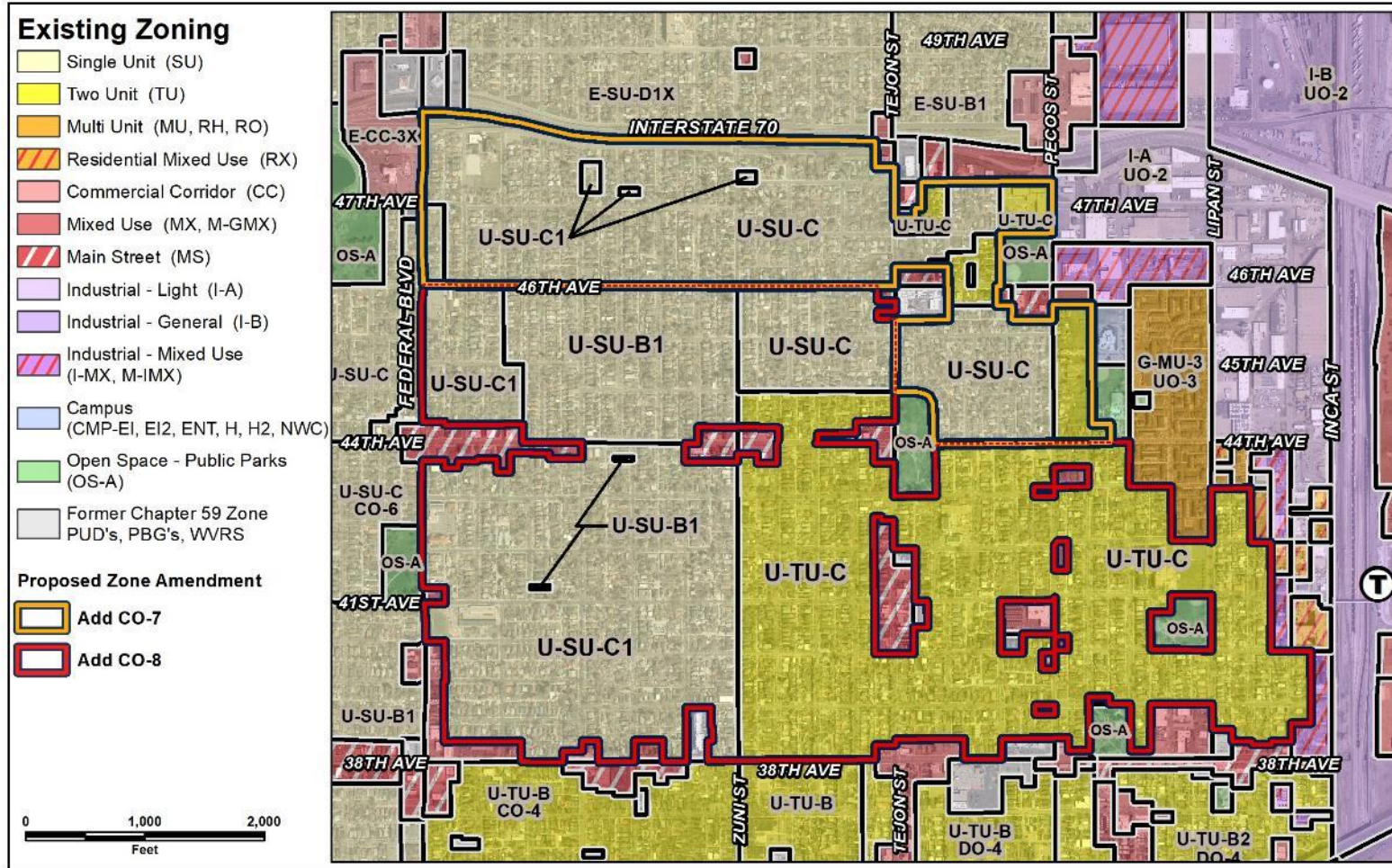


# Existing Context Overview

- Zoning
- Land Use
- Building Form/Scale

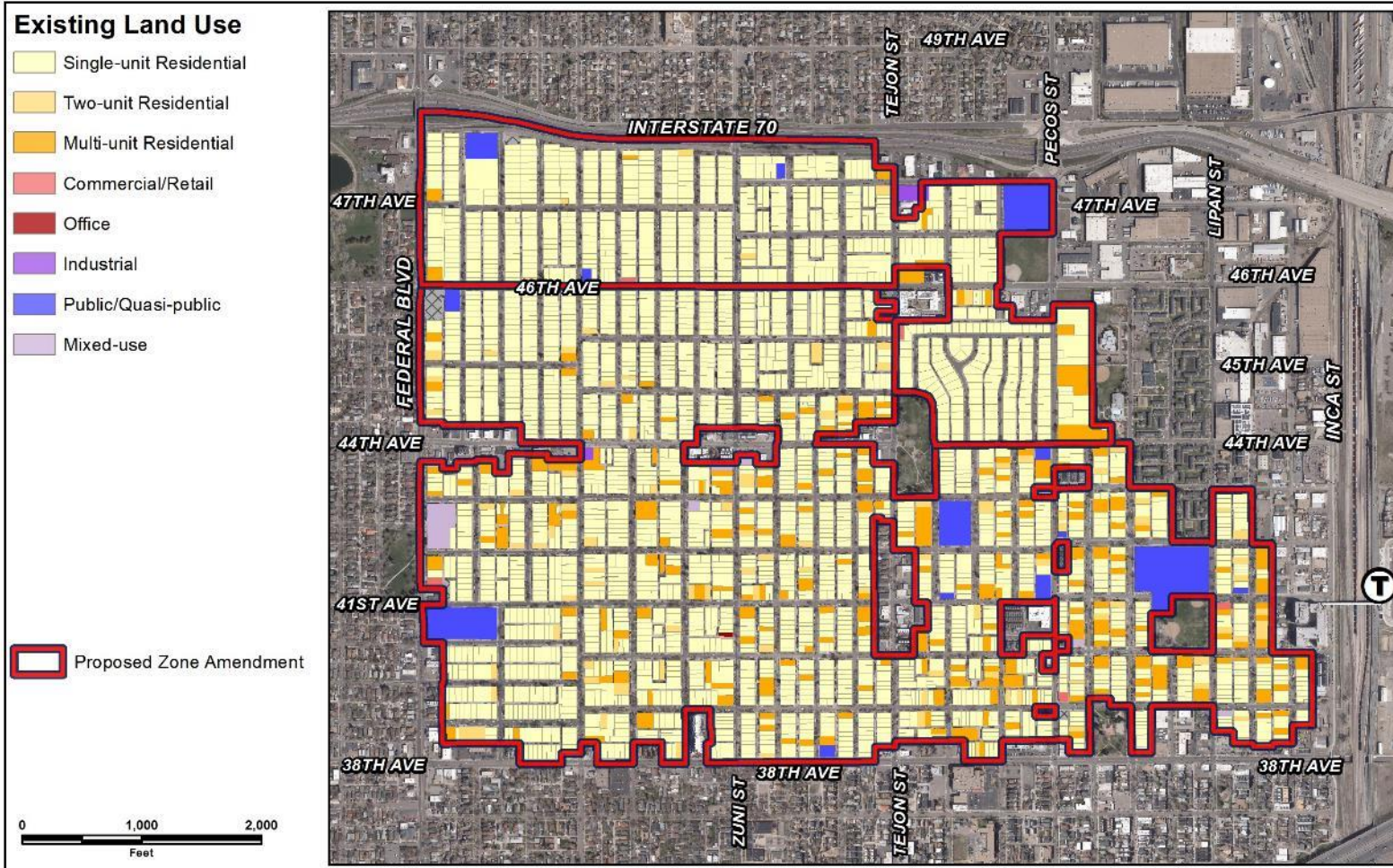


# Existing Zoning



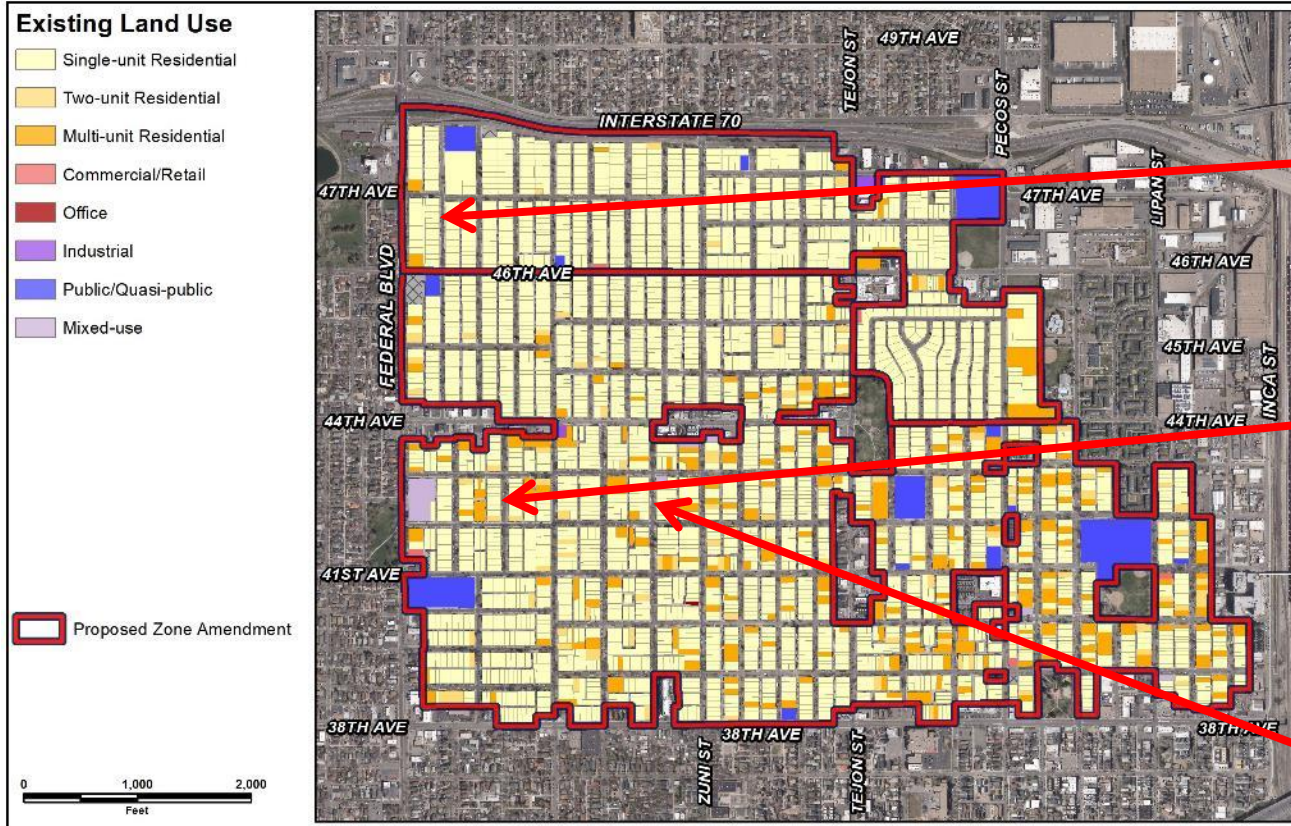
- **Rezoning Area:** U-SU-C, U-SU-C1, U-SU-B1, and U-TU-C
- **Surrounding:** U-SU-C, CO-6, U-SU-B1, U-TU-B, CO-4, U-TU-B, U-TU-B, DO-4, U-TU-B2, DO-4, U-MS-3, U-MS-2, U-MS-2x, U-MX-2x, U-MX-3, I-A, UO-2, I-MX-3, G-MU-3, UO-3, U-RX-3, U-RH-2.5, U-RX-5, C-RX-8

# Existing Land Use

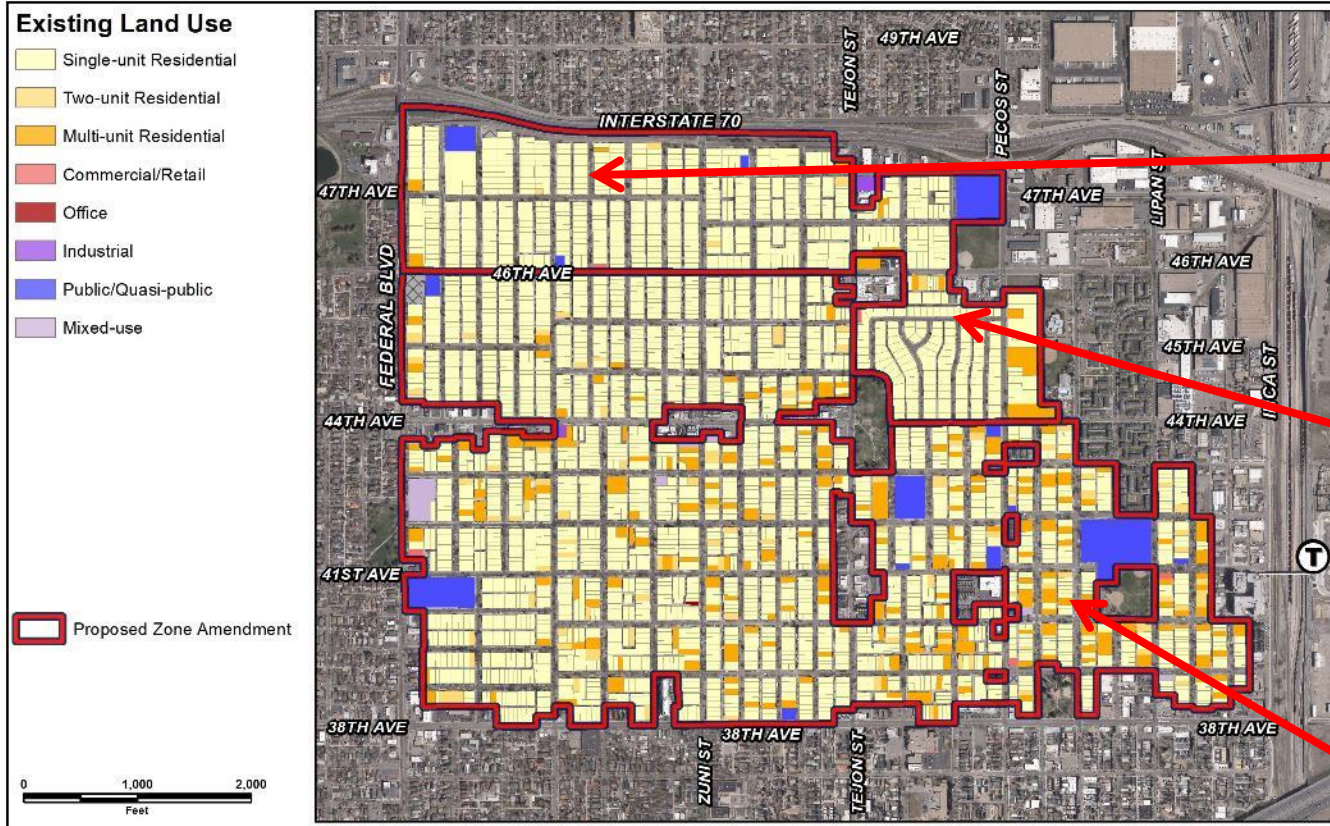


- **Rezoning Area:** Single-unit residential, two-unit residential, multi-unit residential, public/quasi-public, mixed-use
- **Surrounding:** Single-unit residential, two-unit residential, multi-unit residential, industrial, commercial/retail, public/quasi-public, park/open space, mixed-use

# Existing Context – Built Form/Scale



# Existing Context – Built Form/Scale



# Public Outreach

- Property owner mailers and flyers
- Website
- Online survey
- Town halls
- RNO meetings
- Neighborhood Working Group





# Process

- Informational Notice:  
10/21/2020
- Planning Board Notice Posted:  
12/20/2022
- Planning Board Public Hearing:  
1/4/2023 (recommended approval 6-1)
- LUTI Committee:  
1/17/2023
- City Council Public Hearing (tentative):  
2/27/2023



# Public Comment

## RNOs

- To date, staff has received no RNO comments

## Members of the public

- 43 letters in support
- 7 letters in opposition



# Review Criteria

## Denver Zoning Code Review Criteria

1. Conservation Criteria
2. Consistency with Adopted Plans
3. Uniformity of District Regulations
4. Further Public Health, Safety and Welfare



# Review Criteria

The district contains distinctive building features, such as period of construction, style, size, scale, detailing, mass, color and material

## Sunnyside

- Height
- Mass
- Roof forms
- Front porches
- Brick cladding (CO-8 only)



# Review Criteria

## Denver Zoning Code Review Criteria

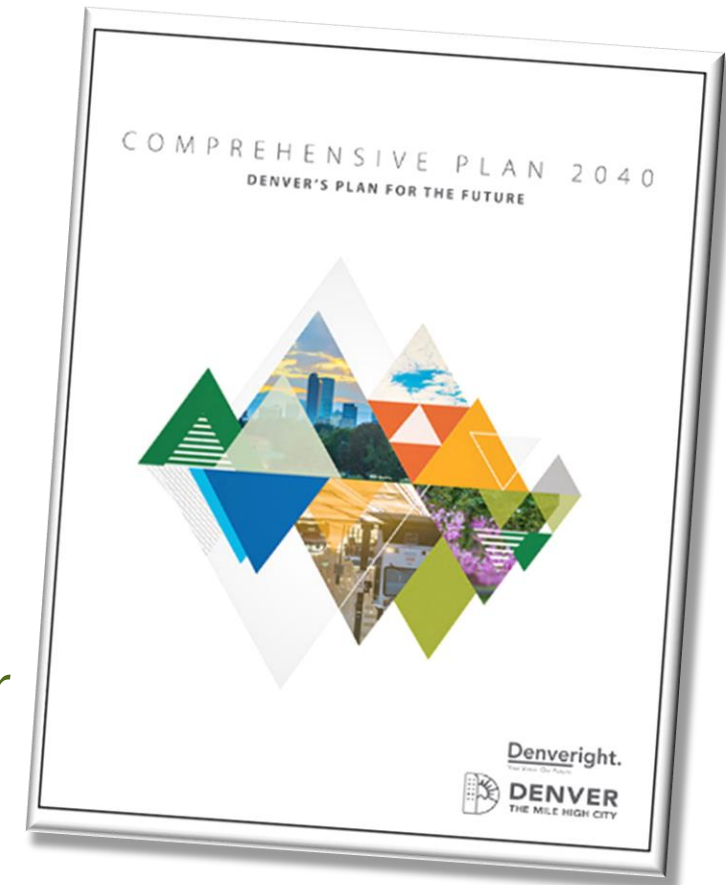
1. Consistency with Adopted Plans
  - *Comprehensive Plan 2040 (2019)*
  - *Blueprint Denver (2019)*
  - *Sunnyside Neighborhood Plan (1992)*
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare



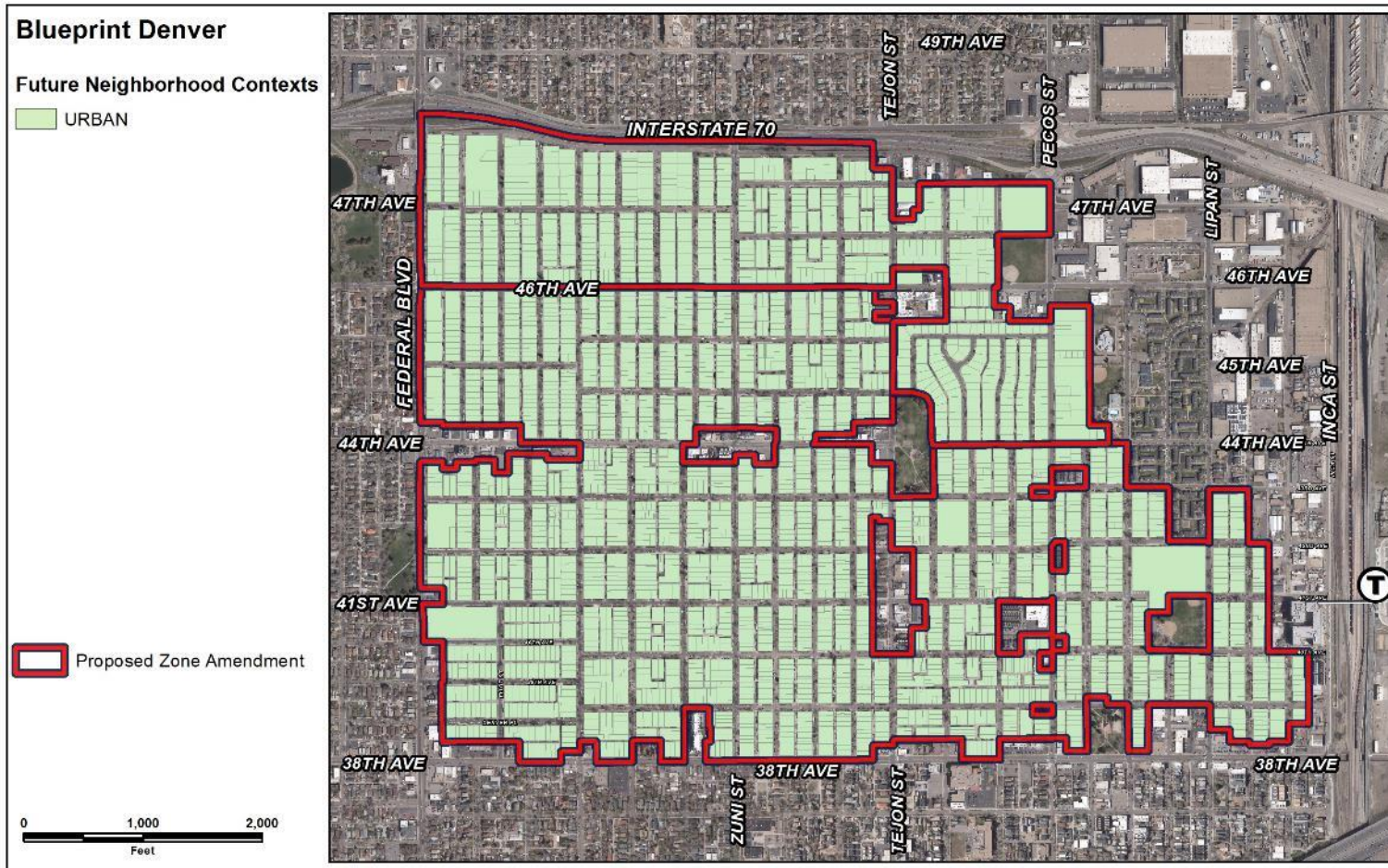
# Review Criteria: Consistency with Adopted Plans

## *Comprehensive Plan 2040*

- *Strong and Authentic Neighborhoods Goal 2, Strategy B – Establish a scalable, predictable and adaptable approach to improve design quality across the city (p. 34).*
- *Equitable, Affordable and Inclusive Goal 4, Strategy C – Incentivize the reuse of existing smaller and affordable homes (p. 29).*
- *Environmentally Resilient Goal 7, Strategy C – Prioritize the use of existing buildings and explore incentives to salvage or reuse materials from demolished structures (p. 54).*

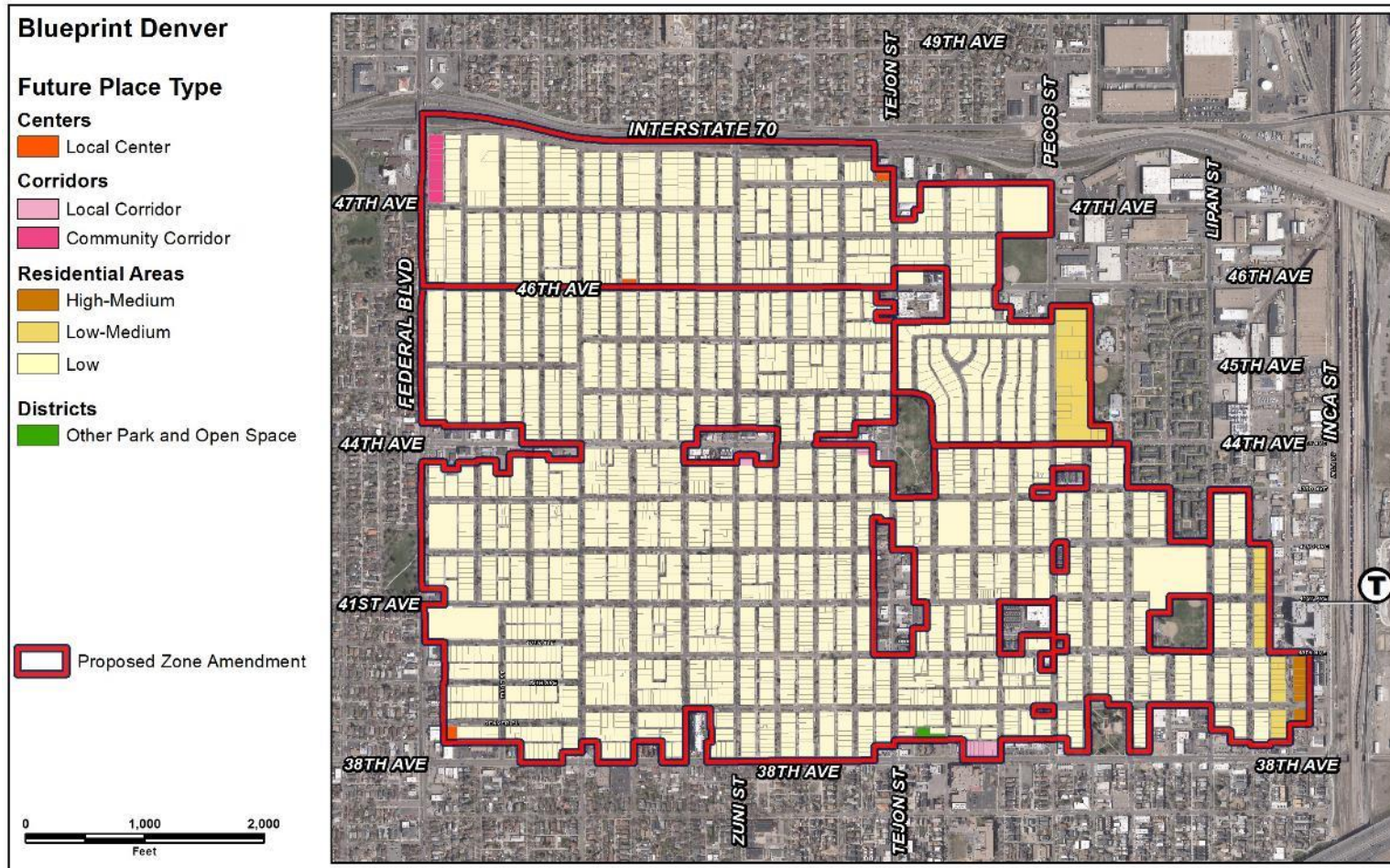


# Consistency with Adopted Plans: *Blueprint Denver*



- **Context: Urban**
  - Residential areas generally are single-unit and two-unit uses, with some low-scale multi-unit embedded throughout
- **Text/map amendment**
  - Will not change permitted uses
  - *No impact*

# Consistency with Adopted Plans: *Blueprint Denver*



## Future Place Type: Mostly “Residential Low”

- predominately single- and two-unit uses on small lots
- buildings are generally up to 2.5 stories in height

## Text and Map Amendment:

- No change to permitted uses
- continues to allow 2.5 stories
- *No impact*

Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.



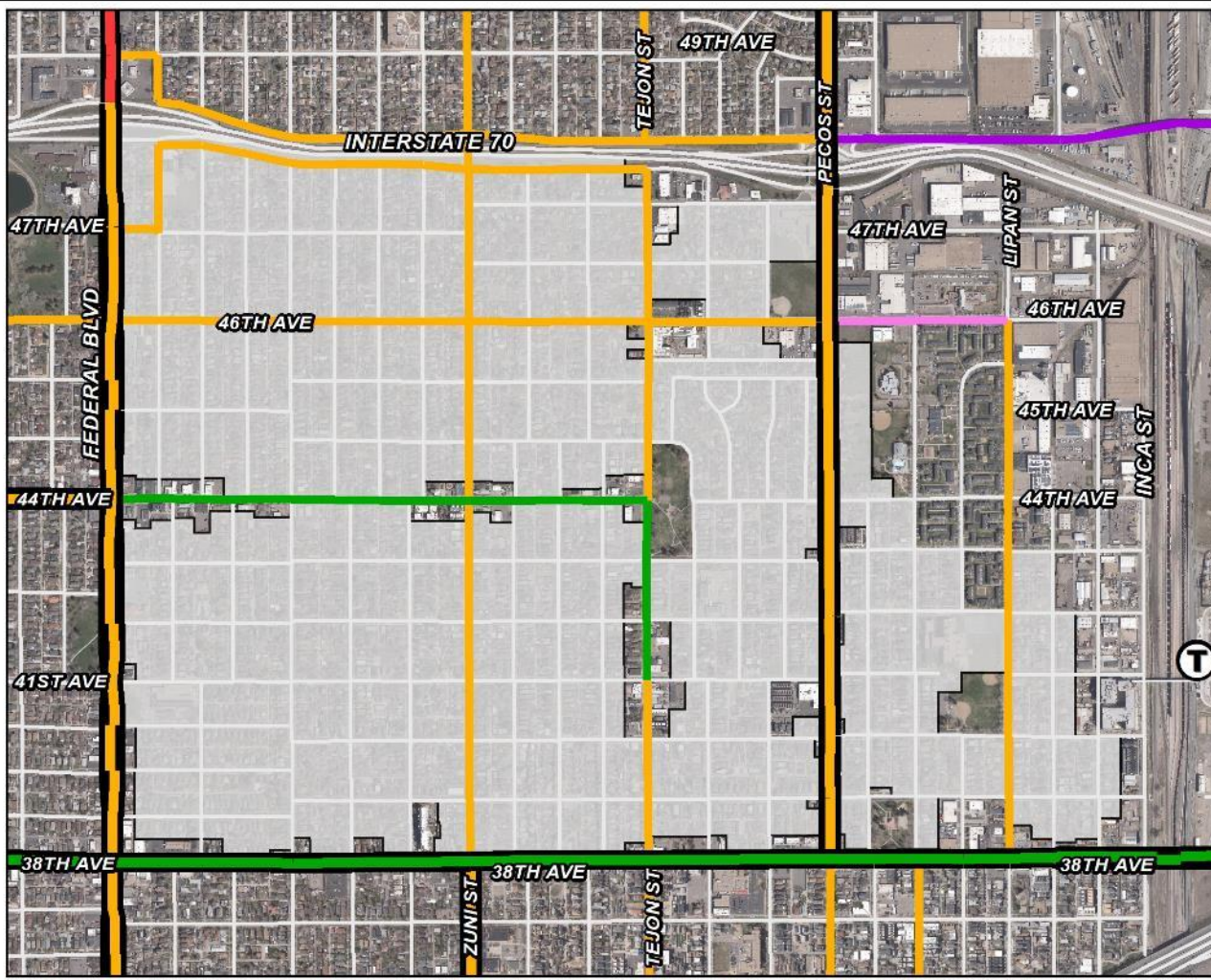
# Consistency with Adopted Plans: *Blueprint Denver*

## Blueprint Denver

### Future Street Type

- Commercial Arterial
- Main Street Arterial
- Main Street Collector
- Residential Arterial
- Residential Collector
- Mixed-Use Collector
- Industrial Collector
- Local or Undesignated

Proposed Zone Amendment



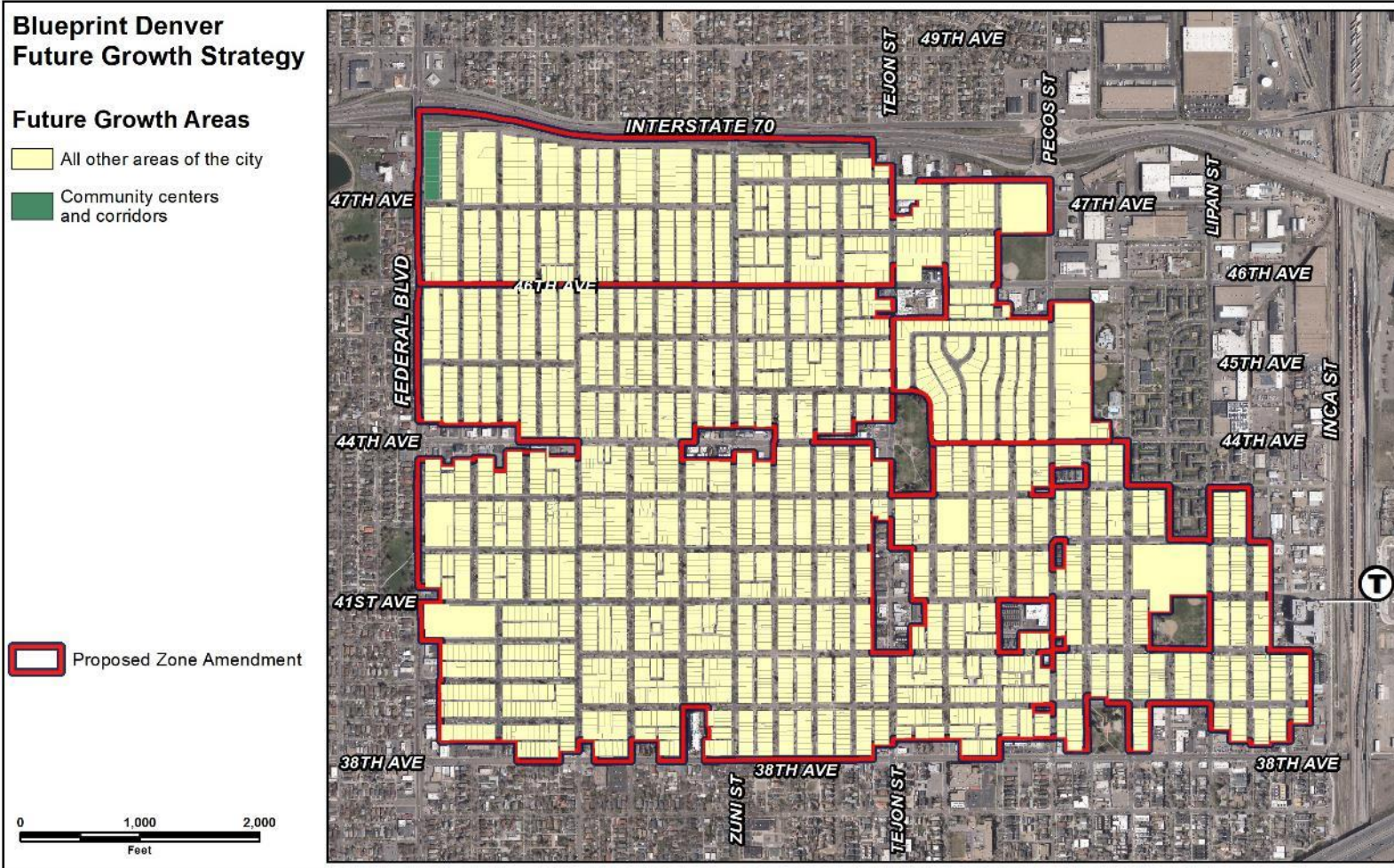
## Future Street Types

- Residential Arterial
- Residential Collector
- Main Street Arterial
- Main Street Collector
- Local undesignated

## Text/map amendment

- no change to allowed uses or front setbacks
- No impact*

# Consistency with Adopted Plans: *Blueprint Denver*



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

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

**Text/map amendment:**

- Will continue to allow incremental growth
- *No impact*

# Consistency with Adopted Plans: *Blueprint Denver*

Land Use and Built Form (Page 99)

Policy 2, Strategy B: Use conservation overlays in areas where the key goal is to **conserve distinctive features** in order to enhance and **retain existing character**.



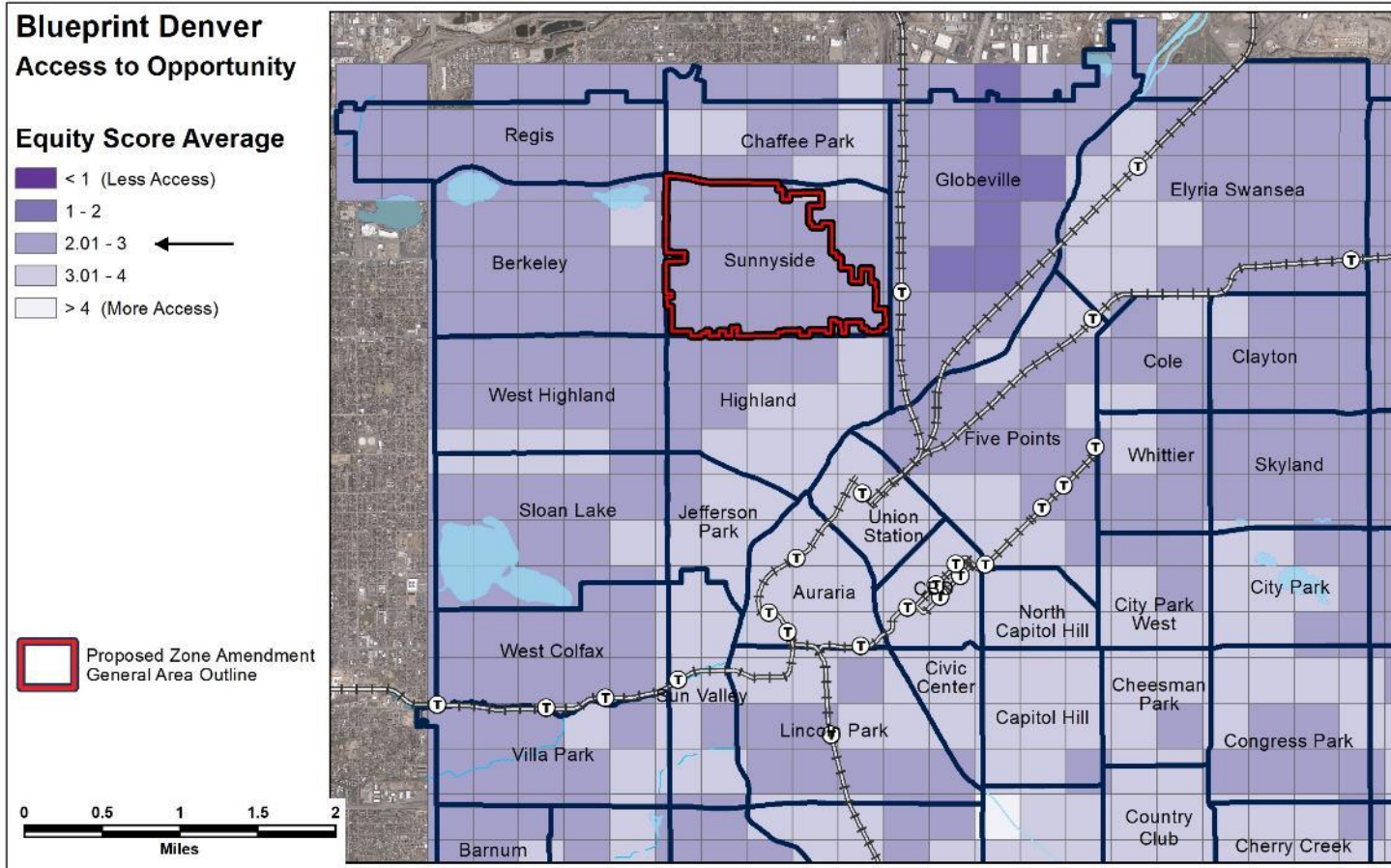
# Consistency with Adopted Plans: Blueprint Denver

## Additional Policies

- Land Use & Built Form, General, Policy 11, Strategies A, B, and C
  - *Support large-scale legislative rezonings and text amendments supported by robust outreach*



# Consistency with Adopted Plans: *Blueprint Denver*



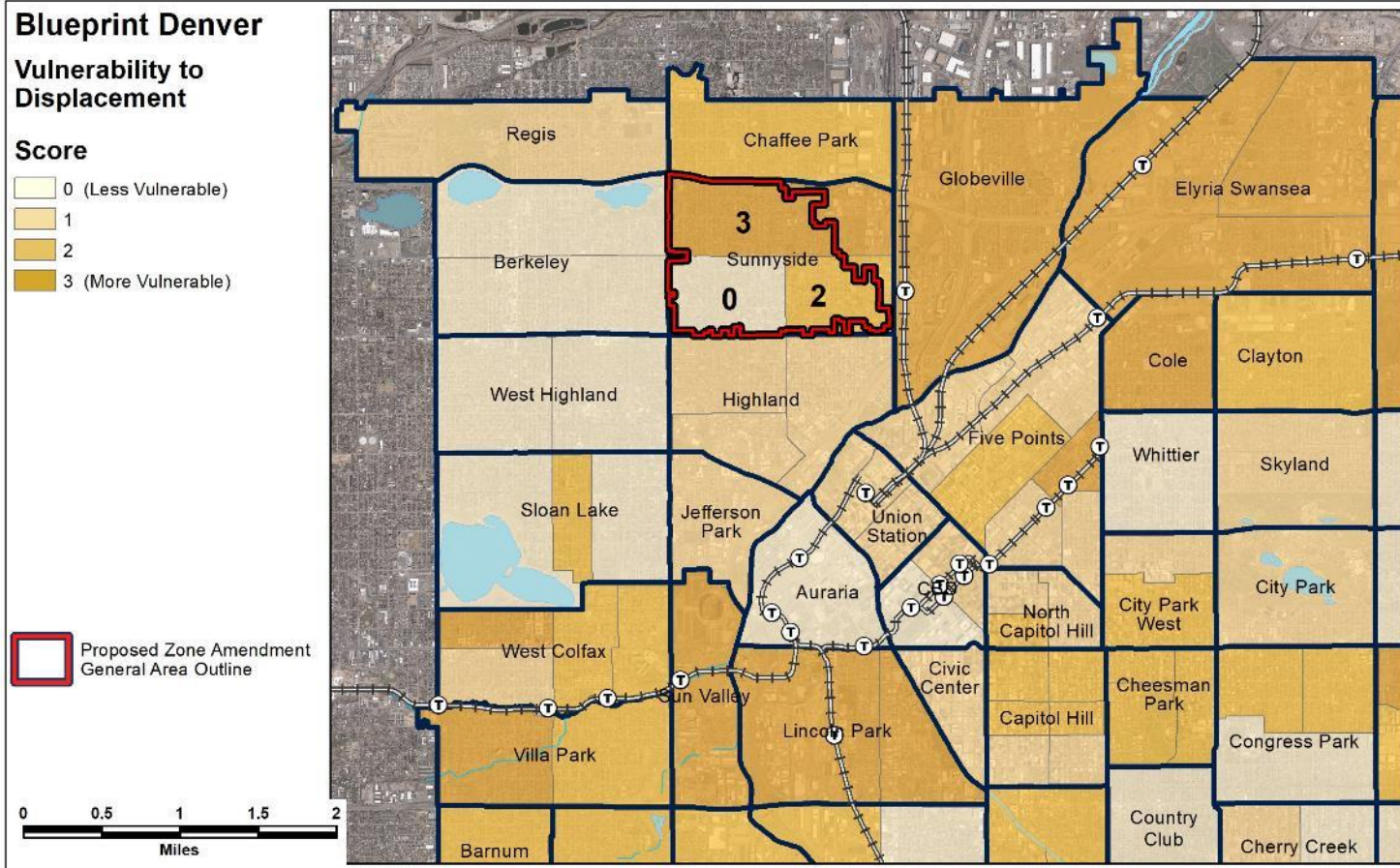
## Access to Opportunity

- Average Access

## *Text/map amendment:*

- no change to access to centers and corridors
- No change to transit service
- *No impact*

# Consistency with Adopted Plans: *Blueprint Denver*



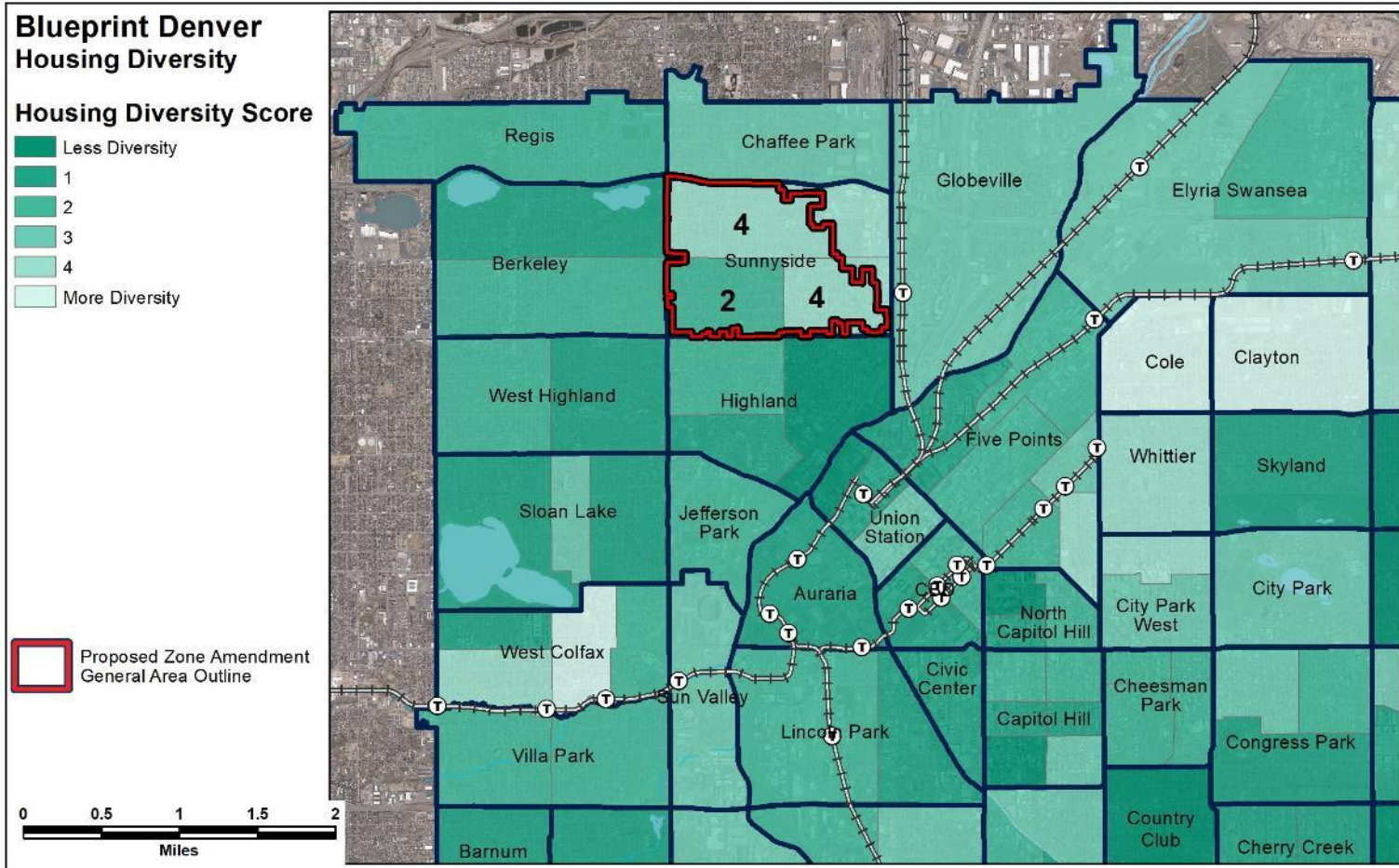
## Vulnerability to Involuntary Displacement

- Less vulnerable
- More vulnerable

## Text/map amendment

- No change to permitted uses
- No increase in permitted density
- No creation of income-restricted units
- *No impact*

# Consistency with Adopted Plans: *Blueprint Denver*



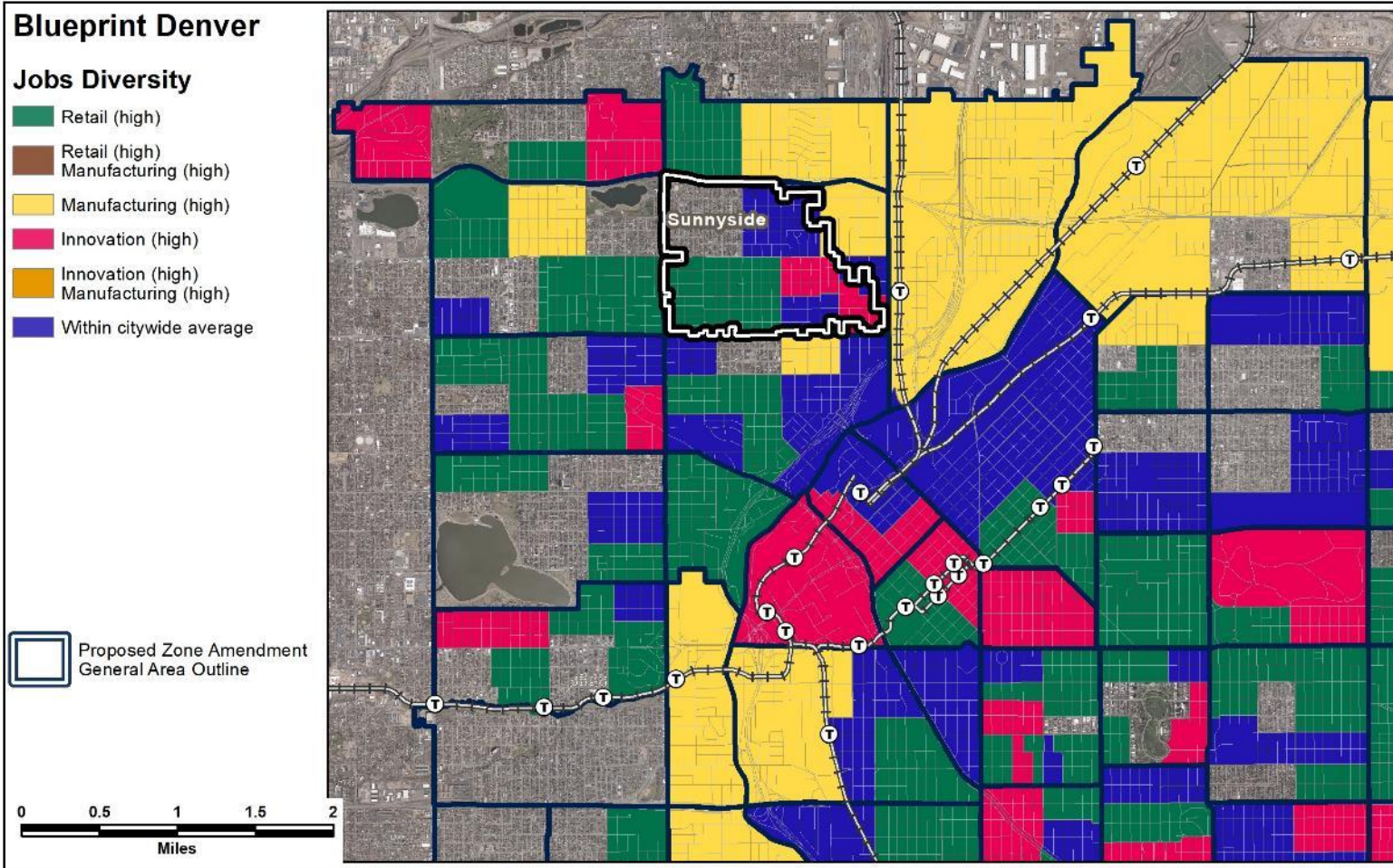
## Housing Diversity

- Less Diversity
- More Diversity

## Text/map amendment:

- No change to number of dwelling units allowed on a lot
- New limitations on square footage for Urban House
- *No impact for most measures; may have a minor impact on house size diversity*

# Consistency with Adopted Plans: *Blueprint Denver*



## Jobs Diversity (varies)

- Within citywide average
- Retail emphasis
- Innovation emphasis

## Text/map amendment

- no change to permitted uses
- *No impact*



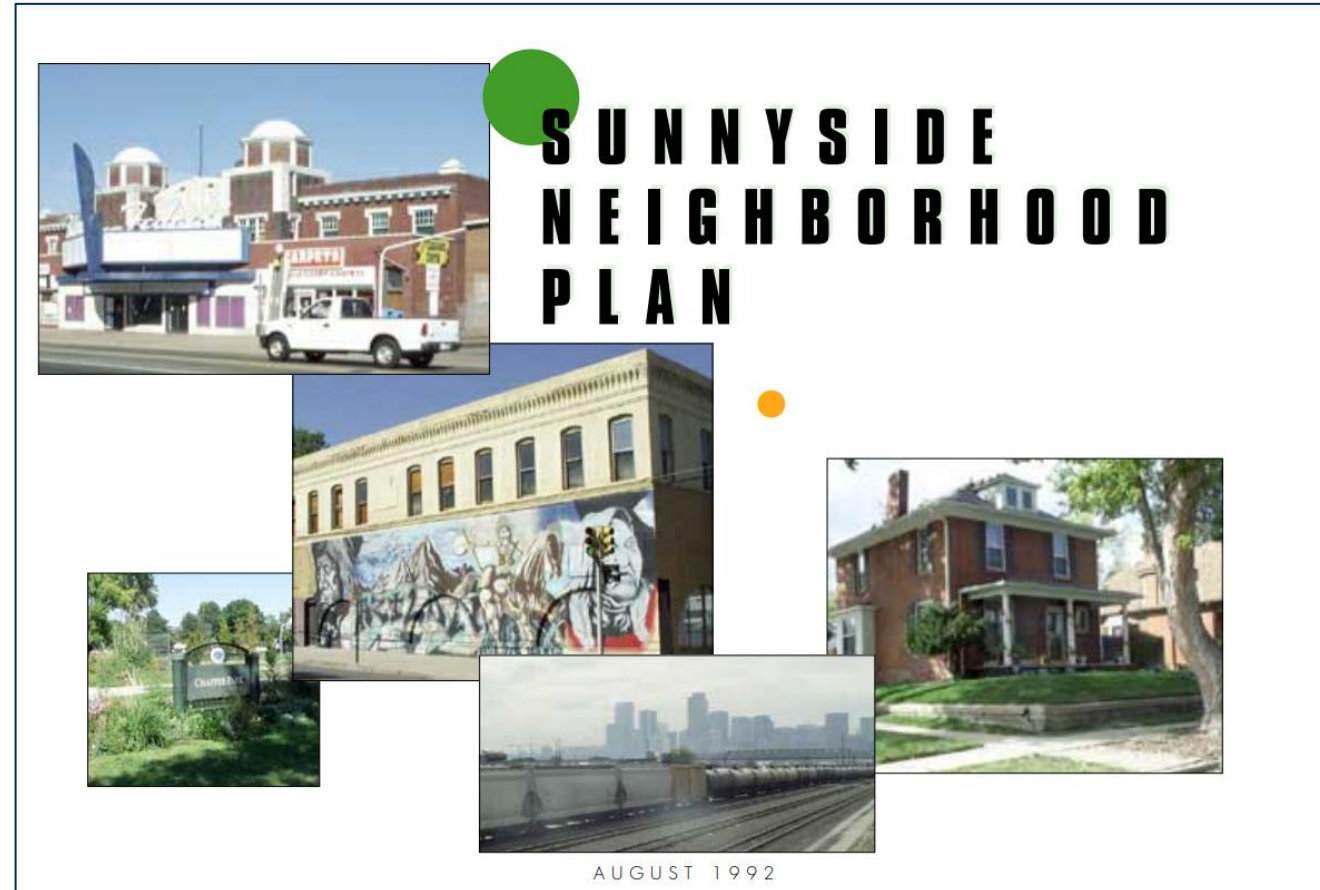
# Consistency with Adopted Plans: *Sunnyside Neighborhood Plan (1992)*

## Vision (design-related)

- Houses are a mix of architectural styles - old and new, big and small, brick and frame.
- Sunnyside and northwest Denver will be valued for its diversity which gives it character and charm.

## Text/map amendment

- Will continue to allow diversity
- *Consistent*



# Review Criteria

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver: A Land Use and Transportation Plan (2019)
- Sunnyside Neighborhood Plan (1992)

### 2. Uniformity of District Regulations

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

# CPD Recommendation

1. Staff recommends that LUTI move the Sunnyside Conservation Overlays to the full City Council finding that all applicable review criteria have been met, with the following condition:
  - That the LUTI Meeting Draft be edited for clarity, correctness, illustrative graphics, section references, and other non-substantive matters as well as any other changes to the LUTI Meeting Draft made necessary by such edits.
2. Staff recommends that LUTI move map amendment proposal #2019I-00066, rezoning multiple properties in Sunnyside from U-SU-C, U-SU-C1, and U-TU-C to U-SU-C, CO-7, U-SU-C1, CO-7, and U-TU-C, CO-7; and from U-SU-C, U-SU-C1, U-SU-B1, and U-TU-C to U-SU-C, CO-8, U-SU-C1, CO-8, U-SU-B1, CO-8, and U-TU-C, CO-8, to the full City Council finding that the applicable review criteria have been met.