



---

# 4855 N Fenton Street

2022I-00251

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

CC Hearing: 6/20/2023

Presenter: Chelsea Bennouna

# Agenda

- Request
- Location and Context
- Process
- Review Criteria



# Request to Rezone from E-SU-DX to E-SU-D1X



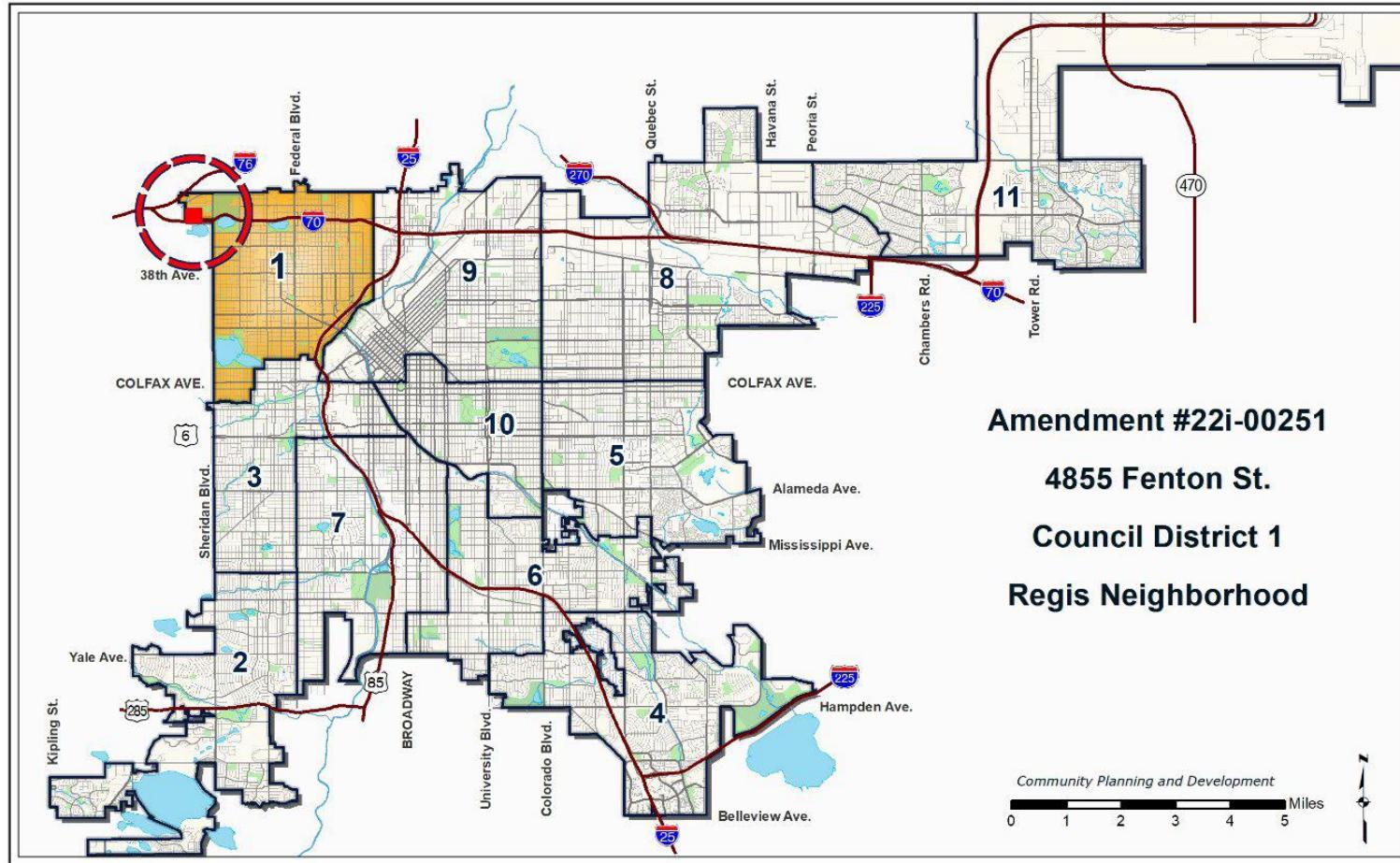
- Location
  - 6,210 sq ft or .14 acres
  - Single-unit residential
- Proposal
  - Rezoning from E-SU-DX to E-SU-D1X
  - Allows Urban House, Suburban House, and Detached Accessory Dwelling Unit building forms
  - Min. lot size of 6,000 sf

# Agenda

- Request
- Location and Context
- Process
- Review Criteria



# Council District 1 (Amanda Sandoval)



# Existing Zoning

Existing Zoning	
Single Unit (SU)	
Two Unit (TU)	
Commercial Corridor (CC)	
Industrial - Mixed Use (I-MX, M-IMX)	
Open Space - Public Parks (OS-A)	
Former Chapter 59 Zone PUD's, PBG's, WVRS	

Proposed Zone Amendment

0 250 500  
Feet

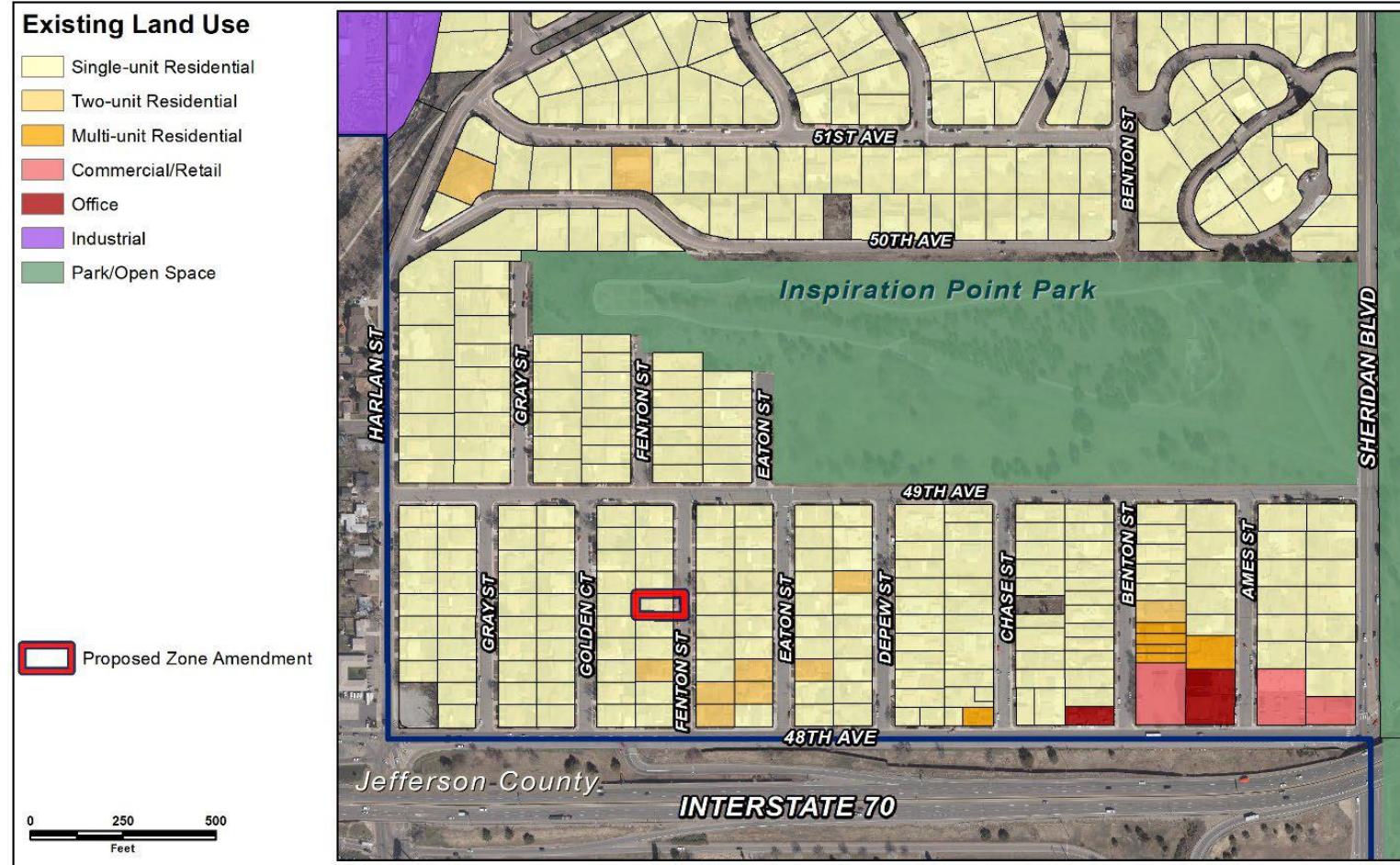


Current Zoning: E-SU-DX

Surrounding Zoning:

- E-TU-C
- E-CC-3X
- S-SU-D

# Existing Land Use

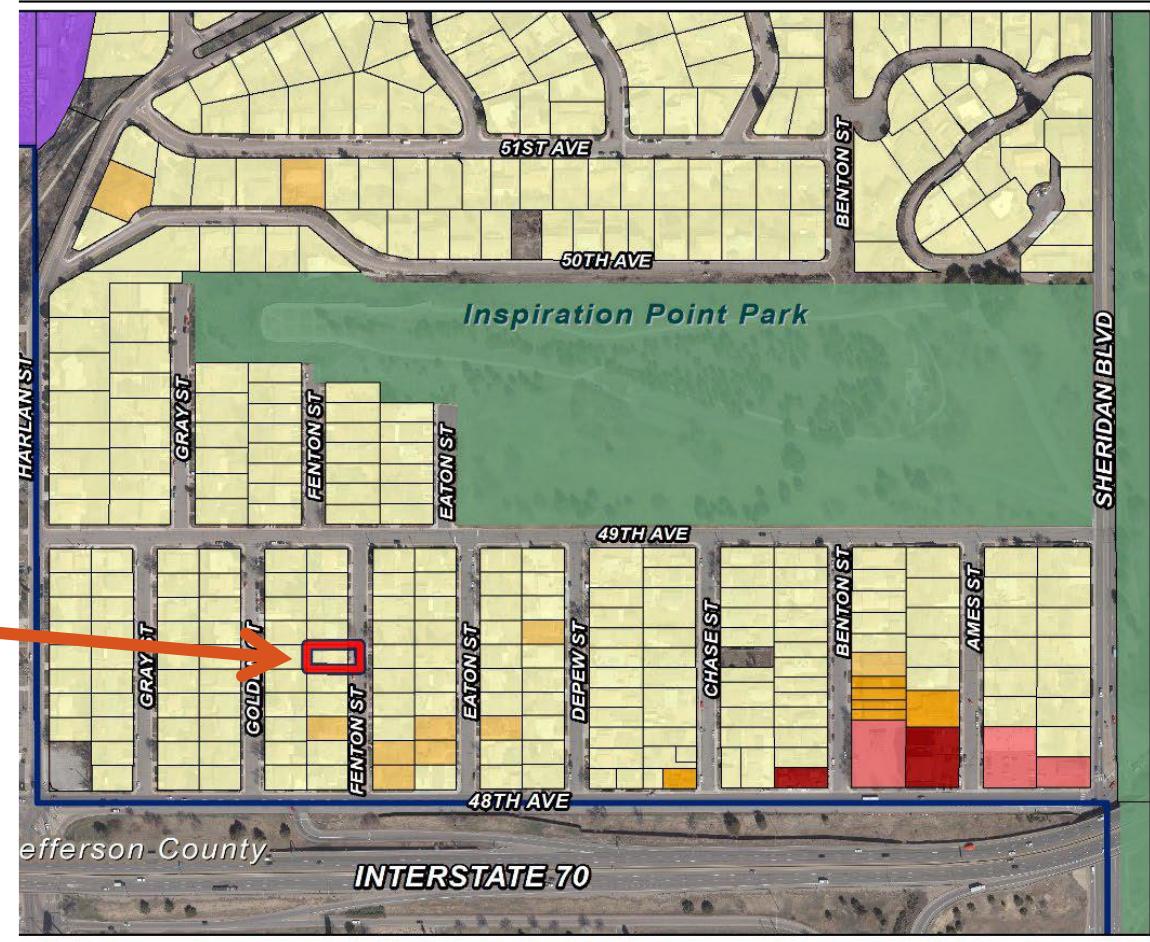


**Land Use:** Single-Unit Residential

## Surrounding Land Uses:

- Single-Unit Residential
- Two Unit Residential
- Multi Unit Residential
- Commercial/Retail
- Office
- Open Space

# Existing Building Form/Scale



# Agenda

- Request
- Location and Context
- Process
- Review Criteria



# Process

- Informational Notice: **1/31/2023**
- Planning Board Notice: **3/21/2023**
- Planning Board Public Hearing: **4/5/23**
- LUTI Committee: **4/25/23**
- City Council Public Hearing: **6/20/23**
- Public Comment
  - none

# Agenda

- Request
- Location and Context
- Process
- 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

# Denver Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver (2019)*

## 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).



# Blueprint Denver 2019

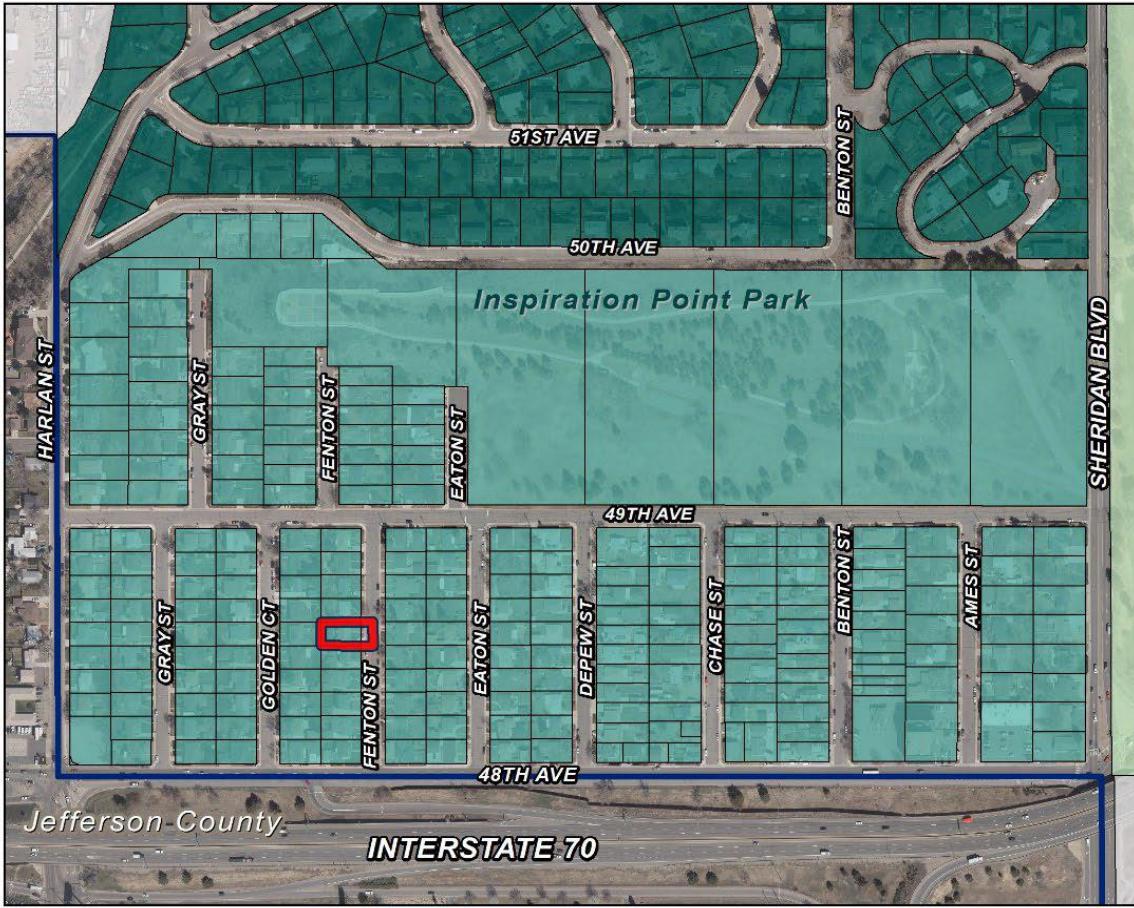
## Blueprint Denver

### Future Neighborhood Contexts

- SUBURBAN
- URBAN EDGE
- URBAN
- SPECIAL DISTRICT

Proposed Zone Amendment

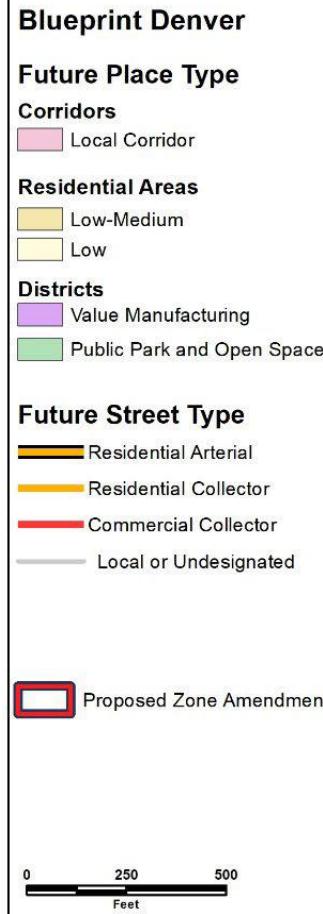
0 250 500  
Feet



## Urban Edge Future Neighborhood Context

- “predominately residential and tends to act as a transition between urban and suburban areas” with “good walkability with short, predictable blocks”

# Blueprint Denver 2019



## Low Residential

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

## Future Street Type

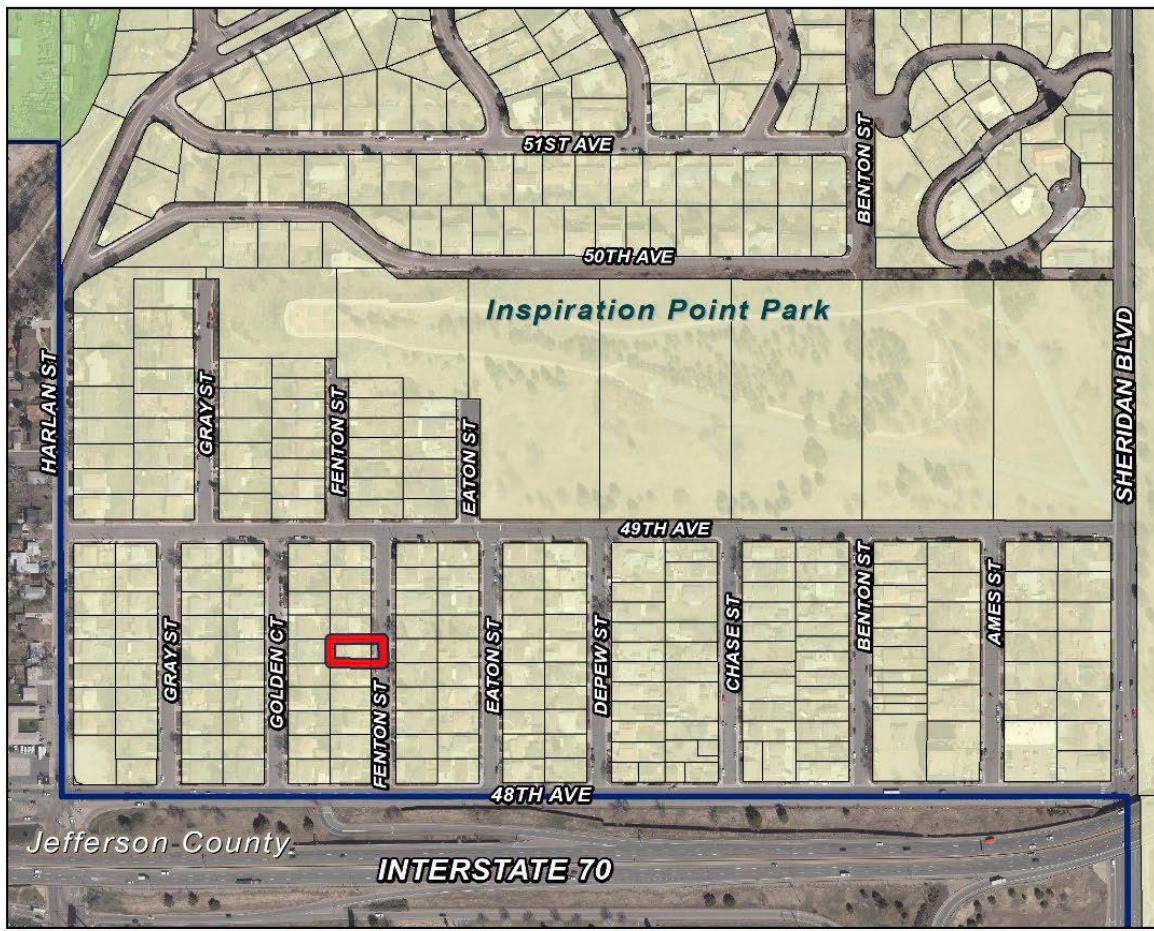
Fenton Street: Local or Undesignated

# Blueprint Denver 2019

## Blueprint Denver Future Growth Strategy

### Future Growth Areas

  Districts  
  All other areas of the city



- **Growth Areas Strategy:**  
**All other areas of the city**
  - 10% jobs by 2040
  - 20% housing by 2040

# 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.

# 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

# 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

# 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 Staff recommends approval, based on finding that 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