



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



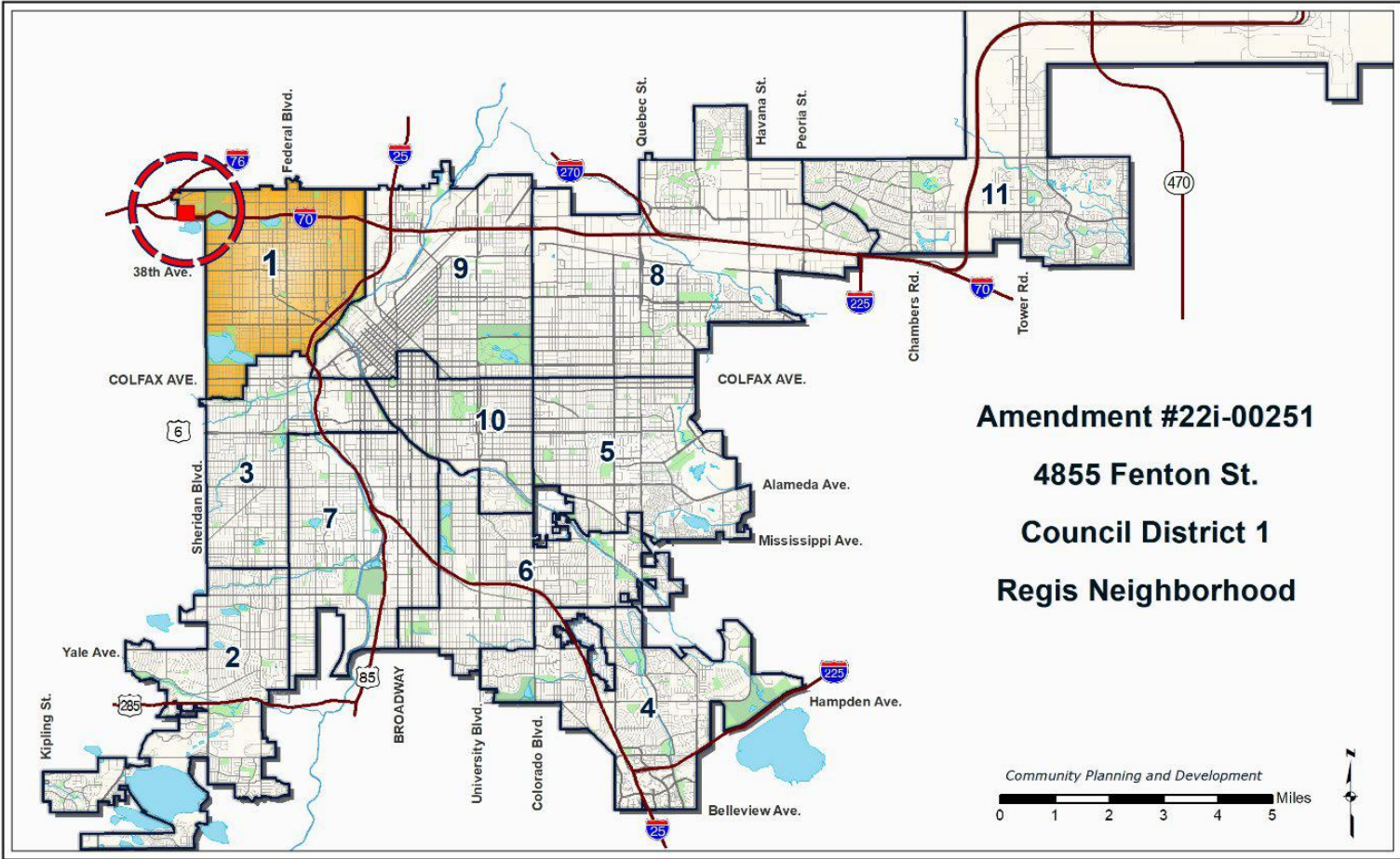
- Location
 - 6,210 sq ft or .14 acres
 - Single-unit residential
- Proposal
 - Rezoning from E-SU-DX to E-SU-D1X
 - Allows Urban House, Suburban House, and Detached Accessory Dwelling Unit building forms
 - Min. lot size of 6,000 sf

Agenda

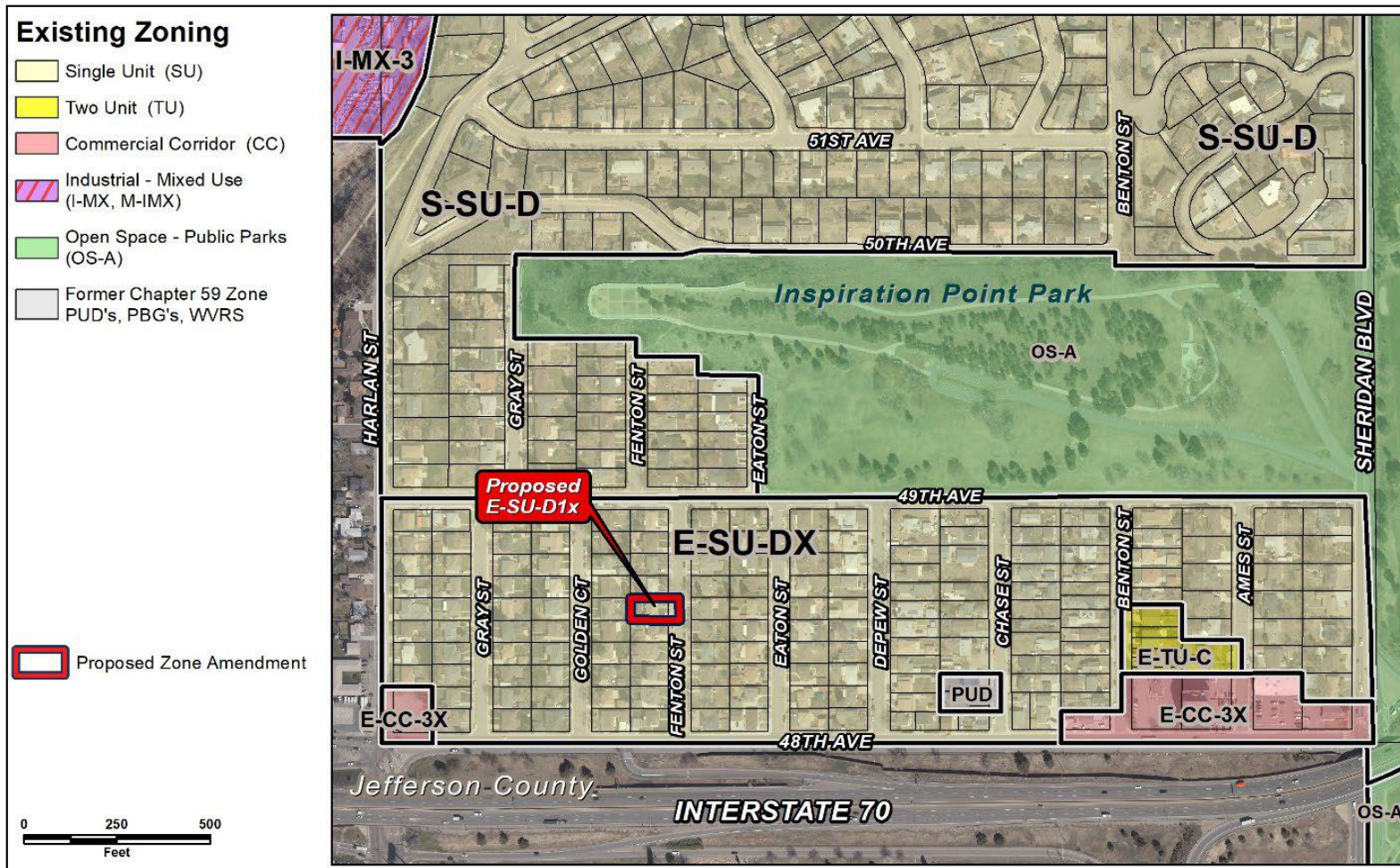
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Council District 1 (Amanda Sandoval)



Existing Zoning

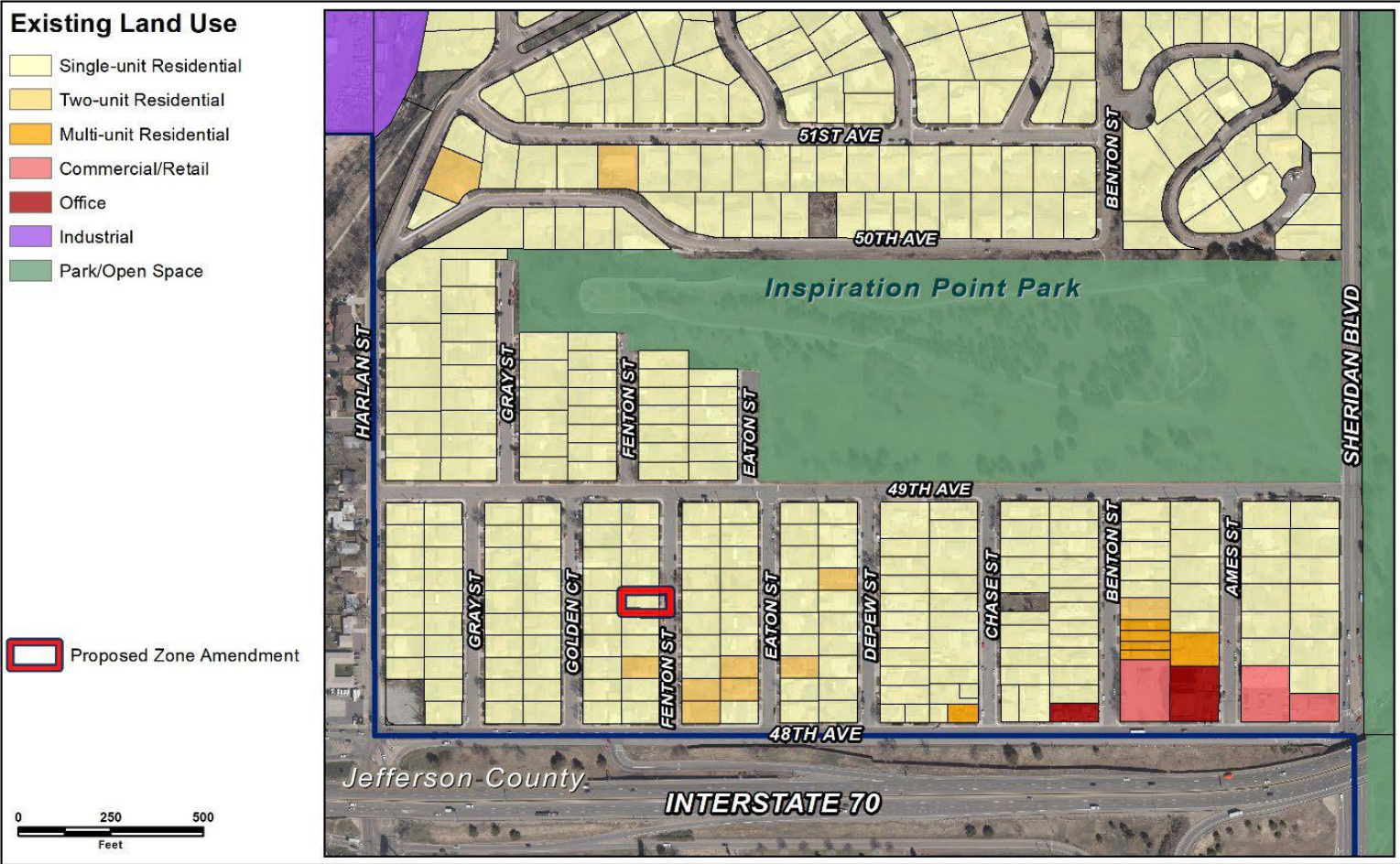


Current Zoning: E-SU-DX

Surrounding Zoning:

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

Existing Land Use

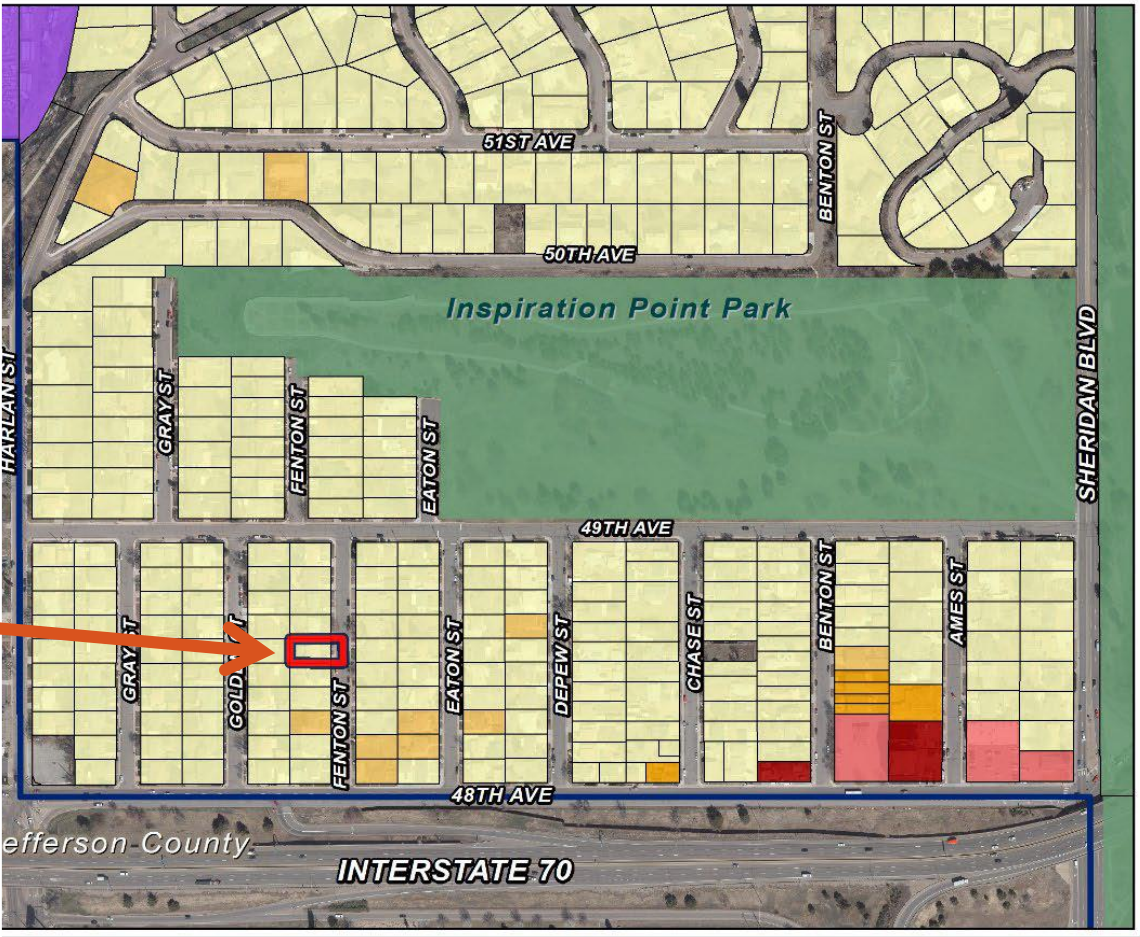


Land Use: Single-Unit Residential

Surrounding Land Uses:

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

Existing Building Form/Scale



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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

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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

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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

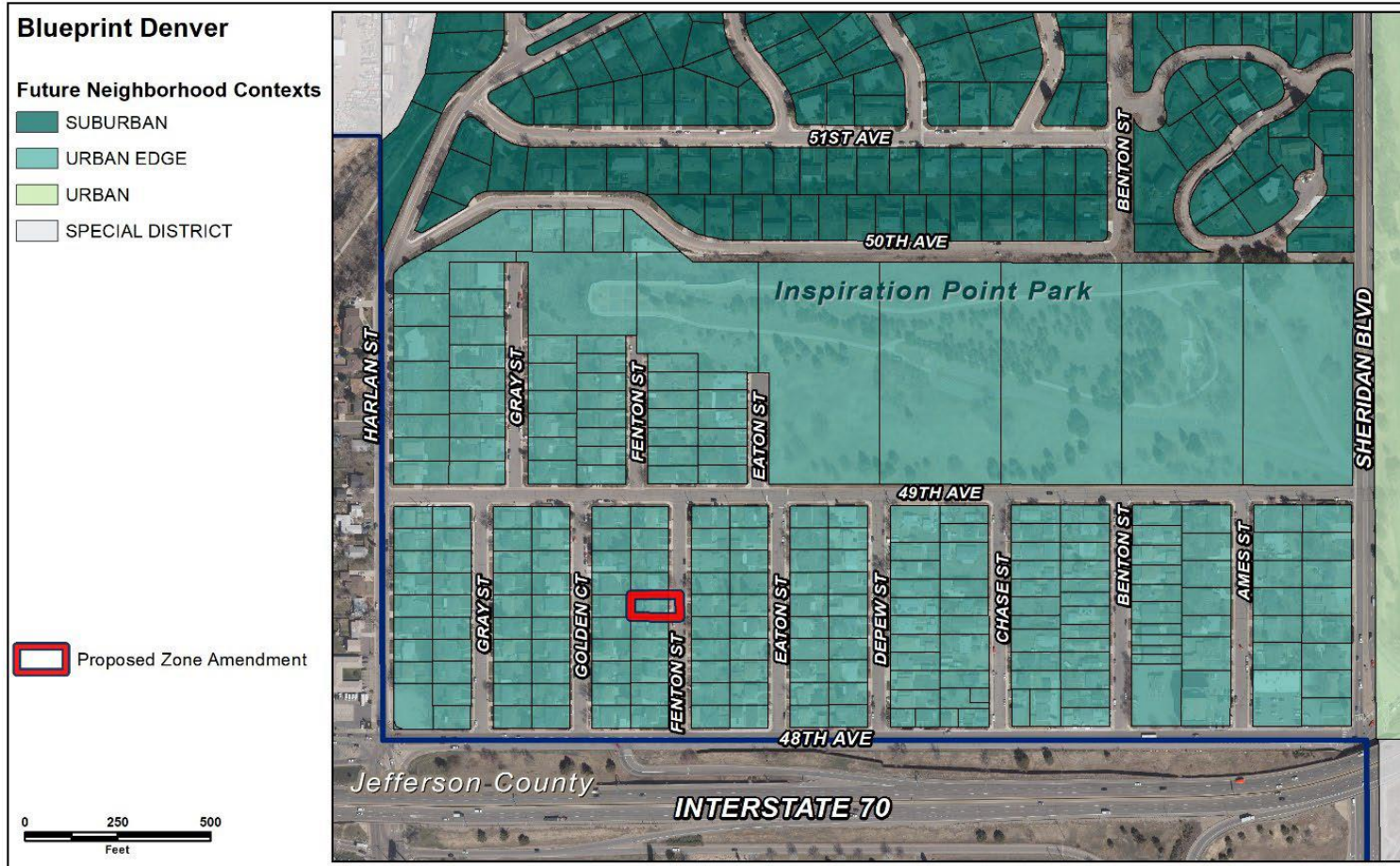
- Environmentally Resilient Goal 8, Strategy A: Promote infill development where infrastructure and services are already in place (p. 54).



Blueprint Denver 2019

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

Blueprint Denver

Future Place Type

Corridors

Local Corridor

Residential Areas

Low-Medium

Low

Districts

Value Manufacturing

Public Park and Open Space

Future Street Type

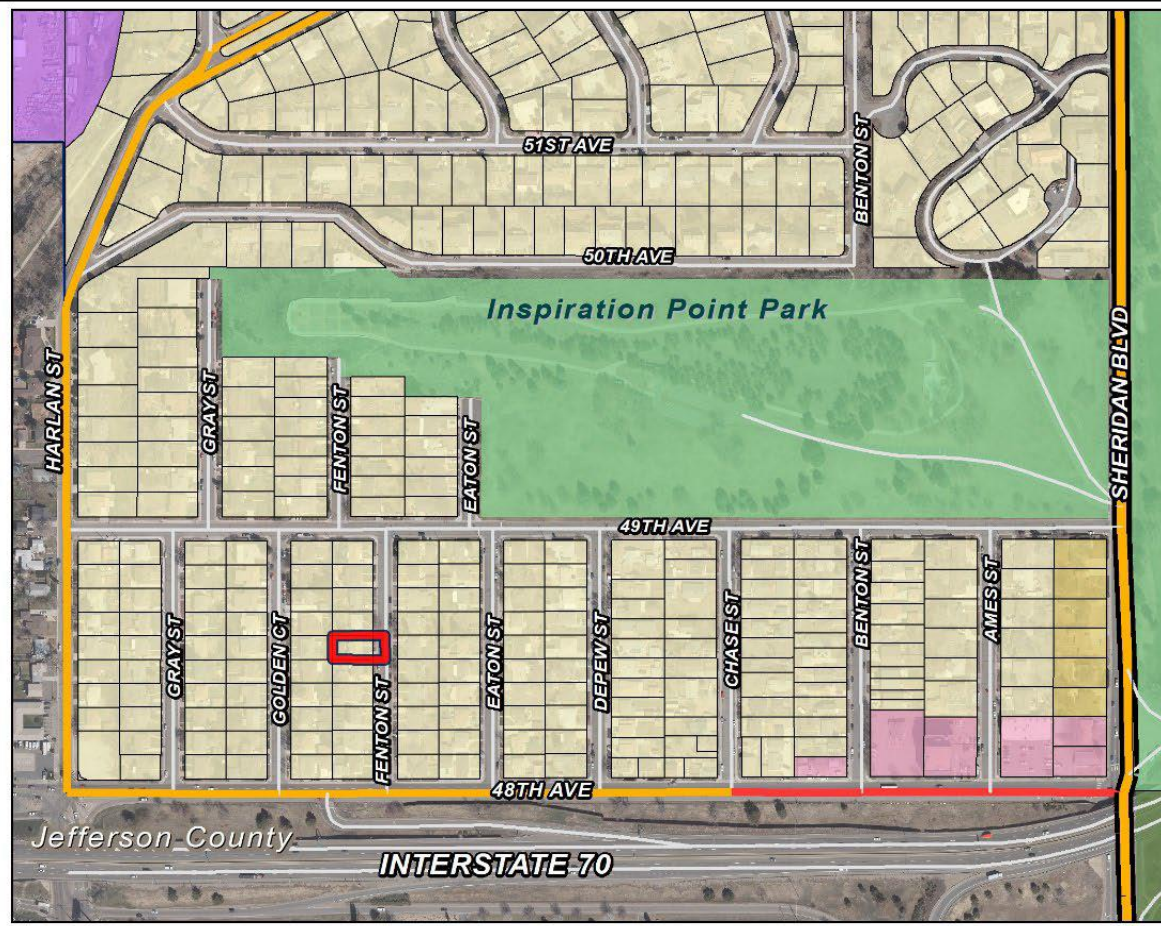
Residential Arterial

Residential Collector

Commercial Collector

Local or Undesignated

Proposed Zone Amendment



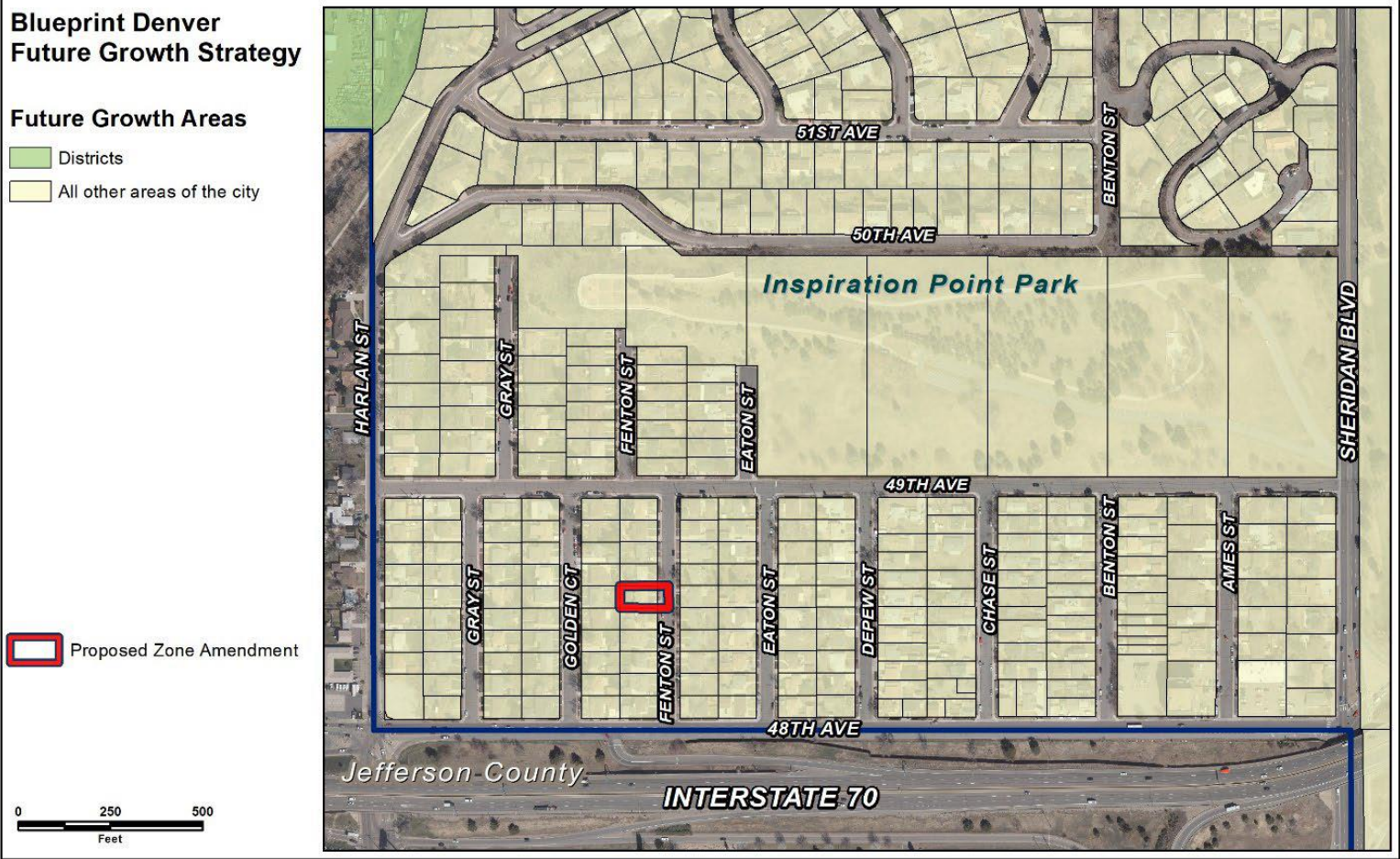
Low Residential

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

Future Street Type

Fenton Street: Local or Undesignated

Blueprint Denver 2019



- 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.

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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
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