



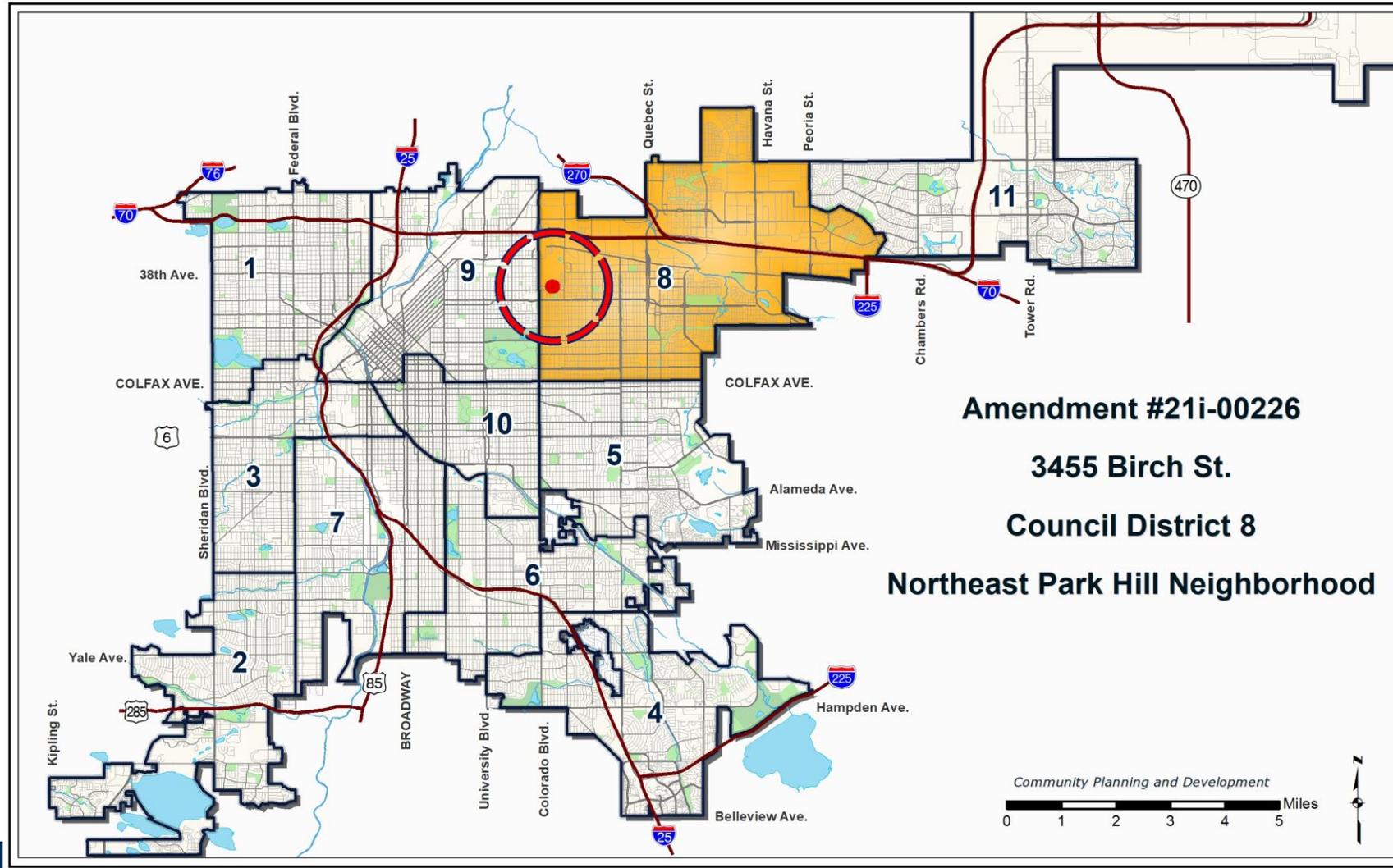
3455 N Birch Street

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

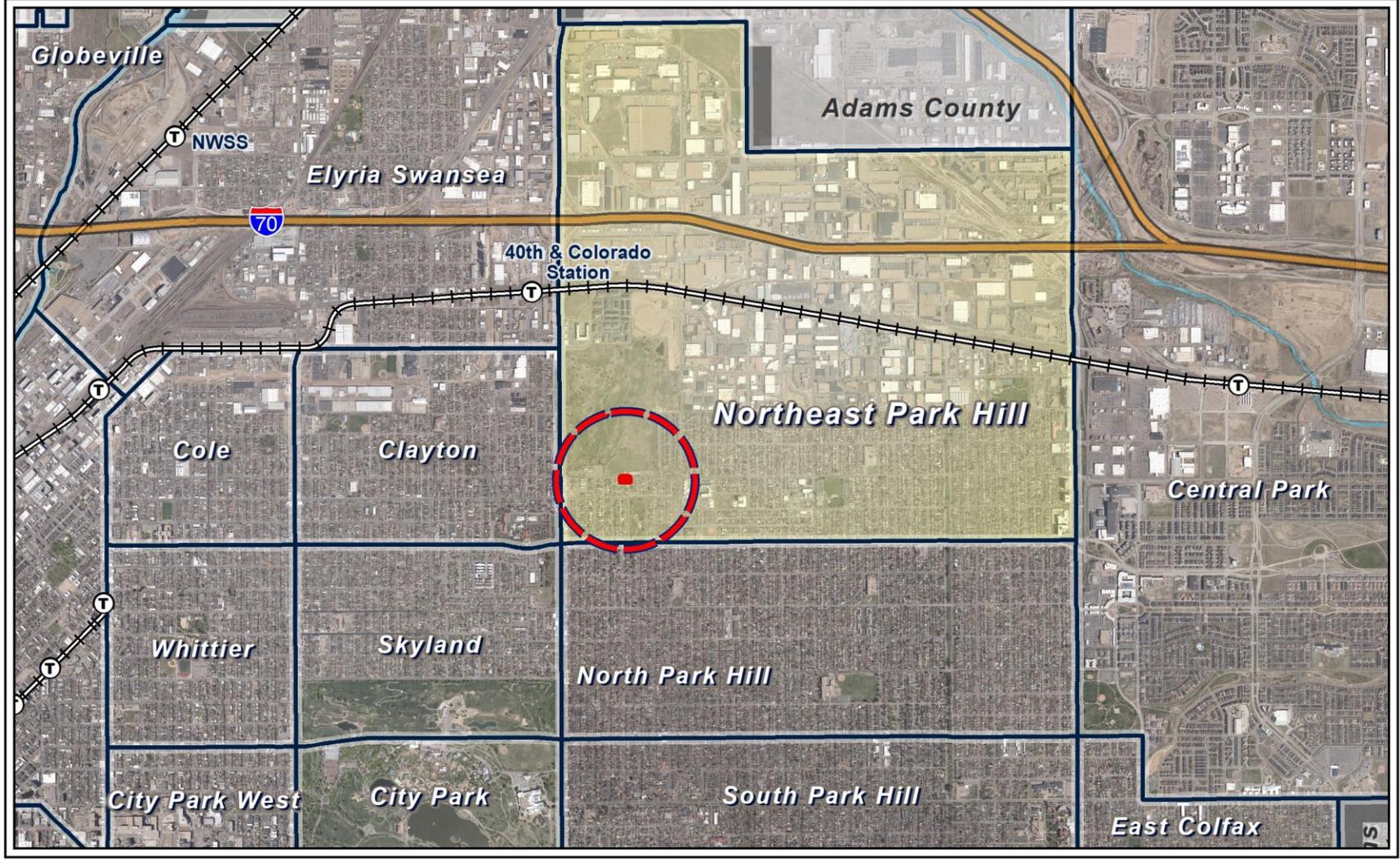
Date: 04/11/2022

2021I-00226

Council District 8 – Councilmember Herndon



Statistical Neighborhood – Northeast Park Hill



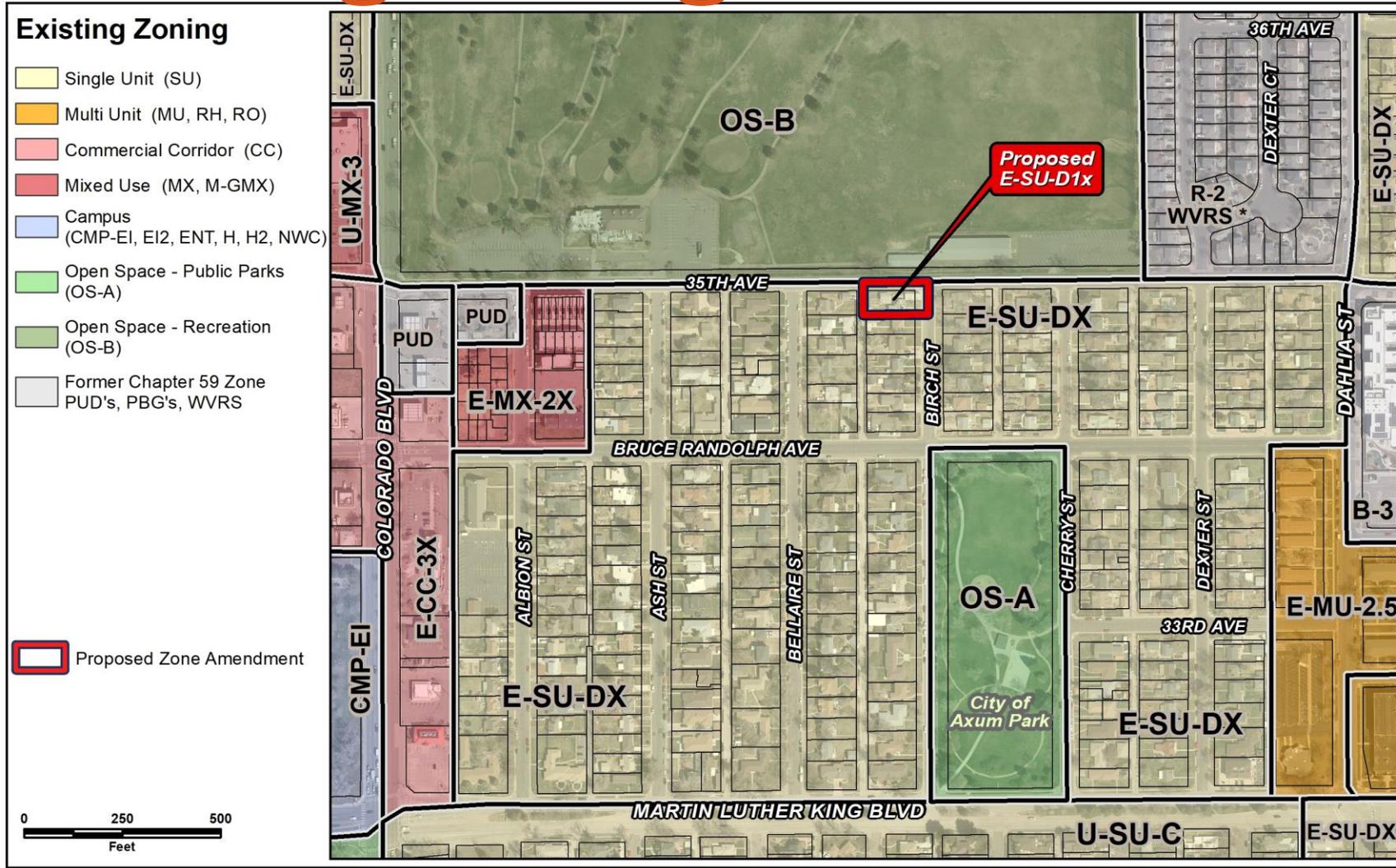
Request: E-SU-D1x

- Property size: 7,880 sf
- Current Zoning: E-SU-Dx
- Proposed Zone District: E-SU-D1x
 - Urban Edge Neighborhood Context – Single Unit – D1x
 - E-SU-D1x allows for suburban and urban house form with a minimum zone lot area of 6,000 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: E-SU-Dx



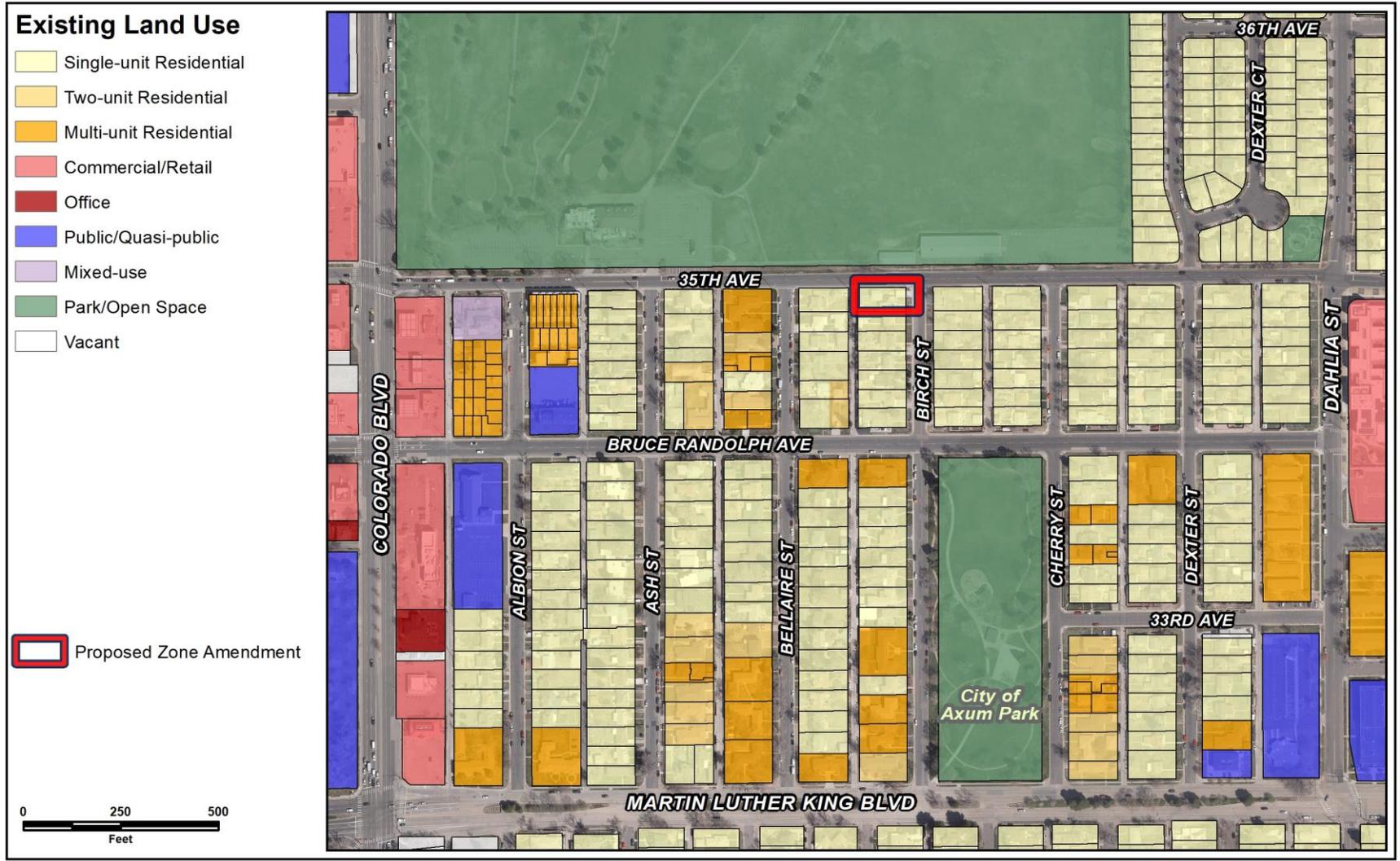
Existing Zoning:

- Urban Edge - Single Unit - Dx (6,0000 sq. ft. lot min)

Surrounding Zoning:

- E-SU-Dx
- OS-A & B
- E-MX-2x
- E-CC-3x
- E-MU-2.5
- Former Ch. 59 PUDs
- R-2 Waivers

Existing Land Use



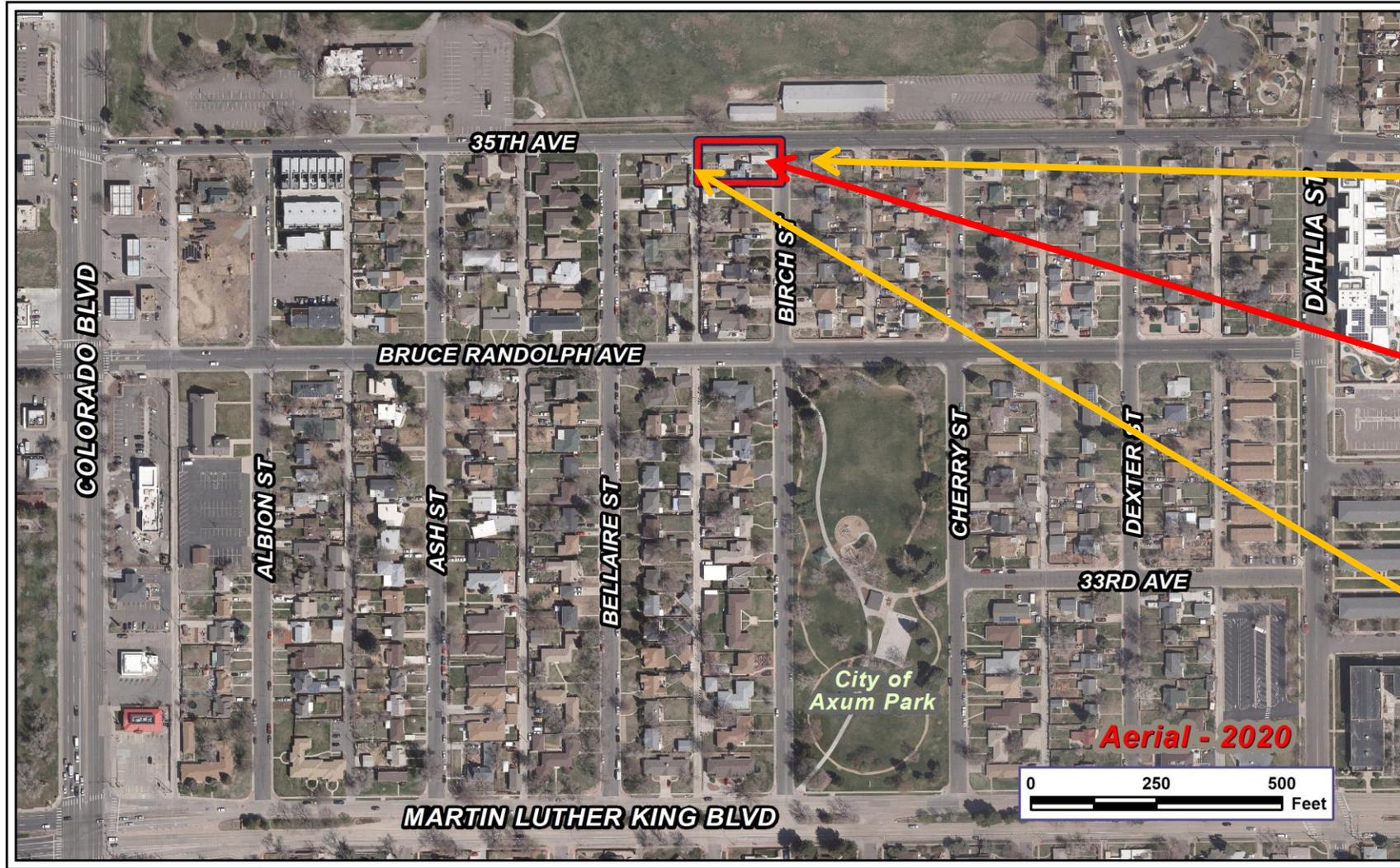
Subject Property:

- Single-unit Residential

Surrounding Uses:

- Single-unit Residential
- Two-unit Residential
- Public/Quasi-public
- Park/Open Space
- Commercial/Retail

Existing Context – Building Form/Scale



Process

- Informational Notice: 12/01/2021
- Planning Board Notice Posted: 01/17/2022
- Planning Board Public Hearing: 02/02/2022
- LUTI Committee: 02/15/2022
- City Council Public Hearing: 04/11/2022

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

- *Comprehensive Plan 2040*
- *Blueprint Denver 2019*
- *Park Hill Neighborhood Plan (2000)*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

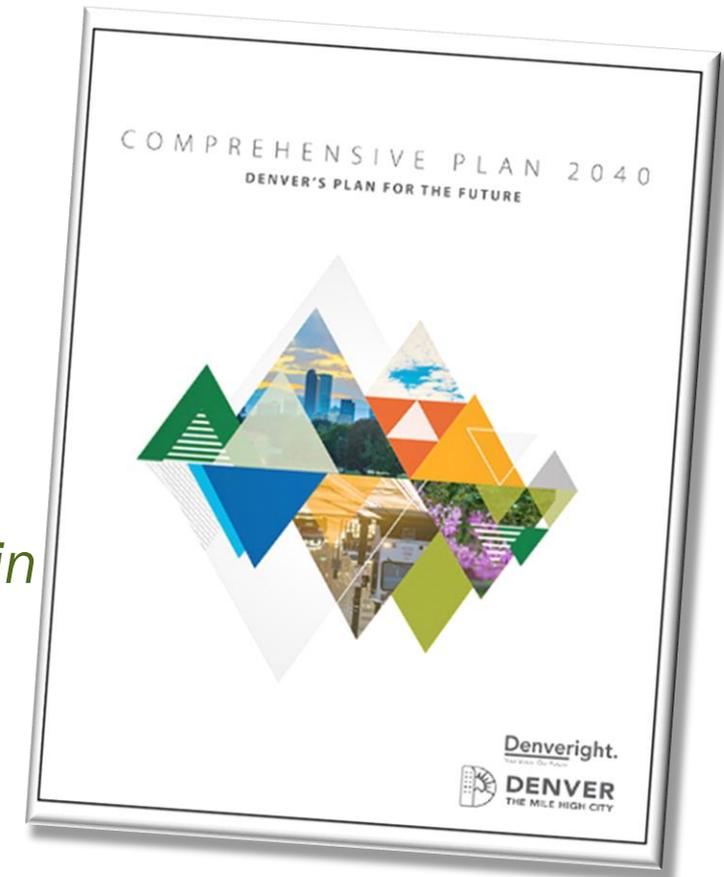
4. Justifying Circumstances

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



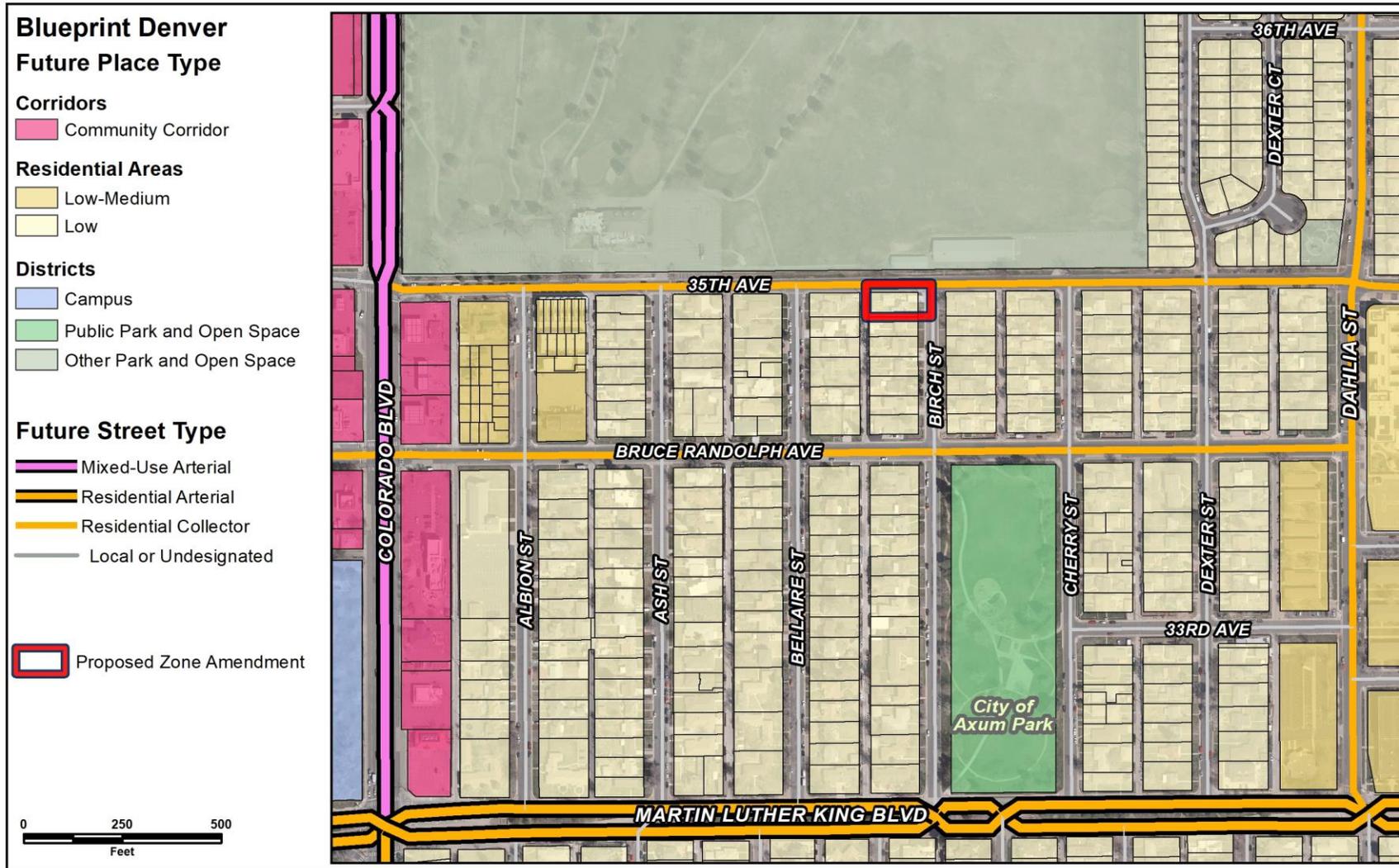
Urban Edge Context

- Predominately single- and two-unit uses on small or medium lots. Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible.

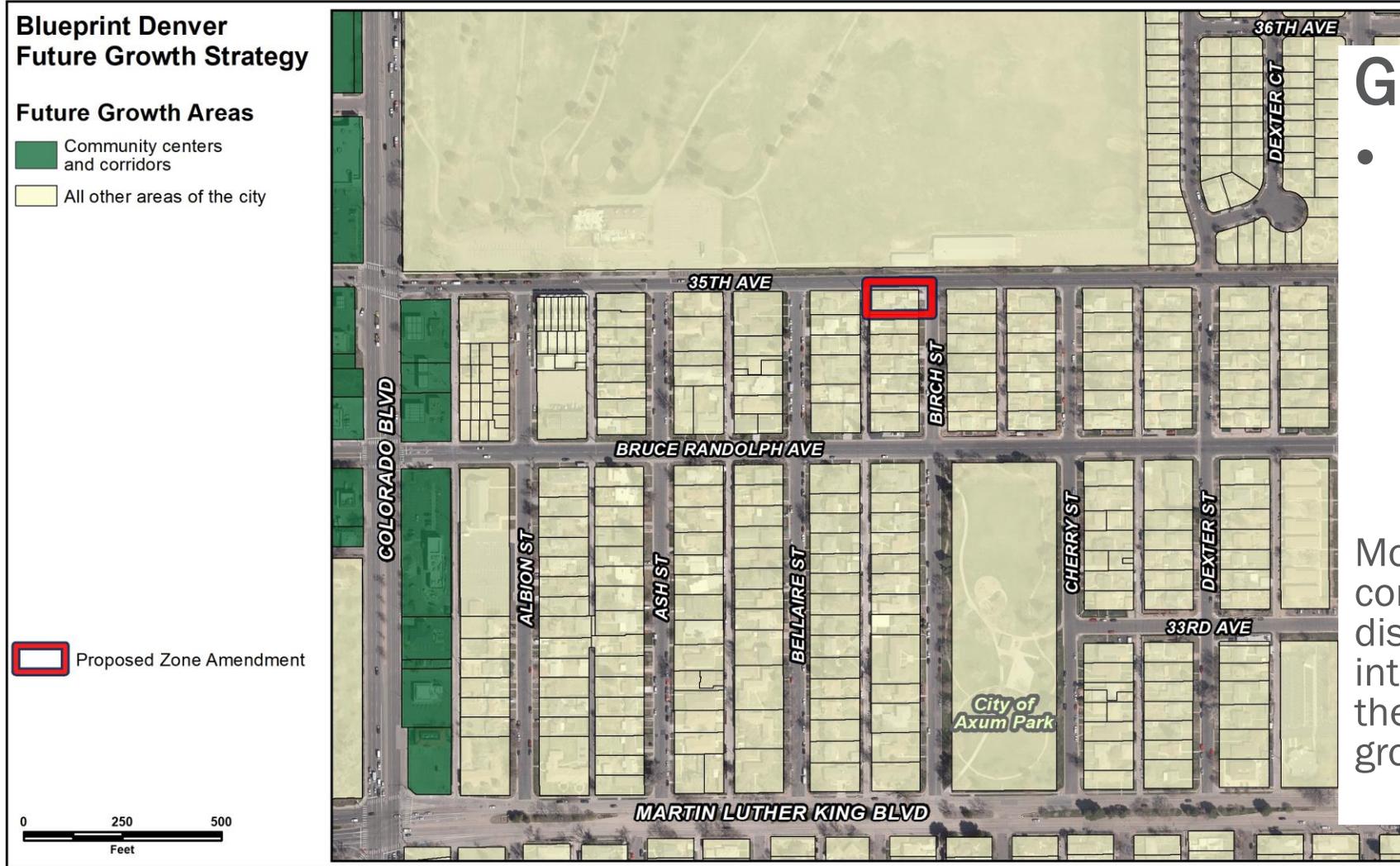
Consistency with Adopted Plans: Blueprint Denver

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 Birch 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.

Consistency with Adopted Plans: Park Hill Neighborhood Plan (2000)

Land Use and Zoning Goal: “Maintain the existing integrity of the residential character of Park Hill. Assure that continued growth and development in Park Hill results in a balanced and compatible mix of housing types and densities.” (p. 32).

Land Use and Zoning Action Recommendation 3: “Create and maintain a mix of housing types and sizes that are attractive and affordable to a diversity of ages, incomes, household types, sizes, cultural and ethnic backgrounds.” (p. 33).

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