



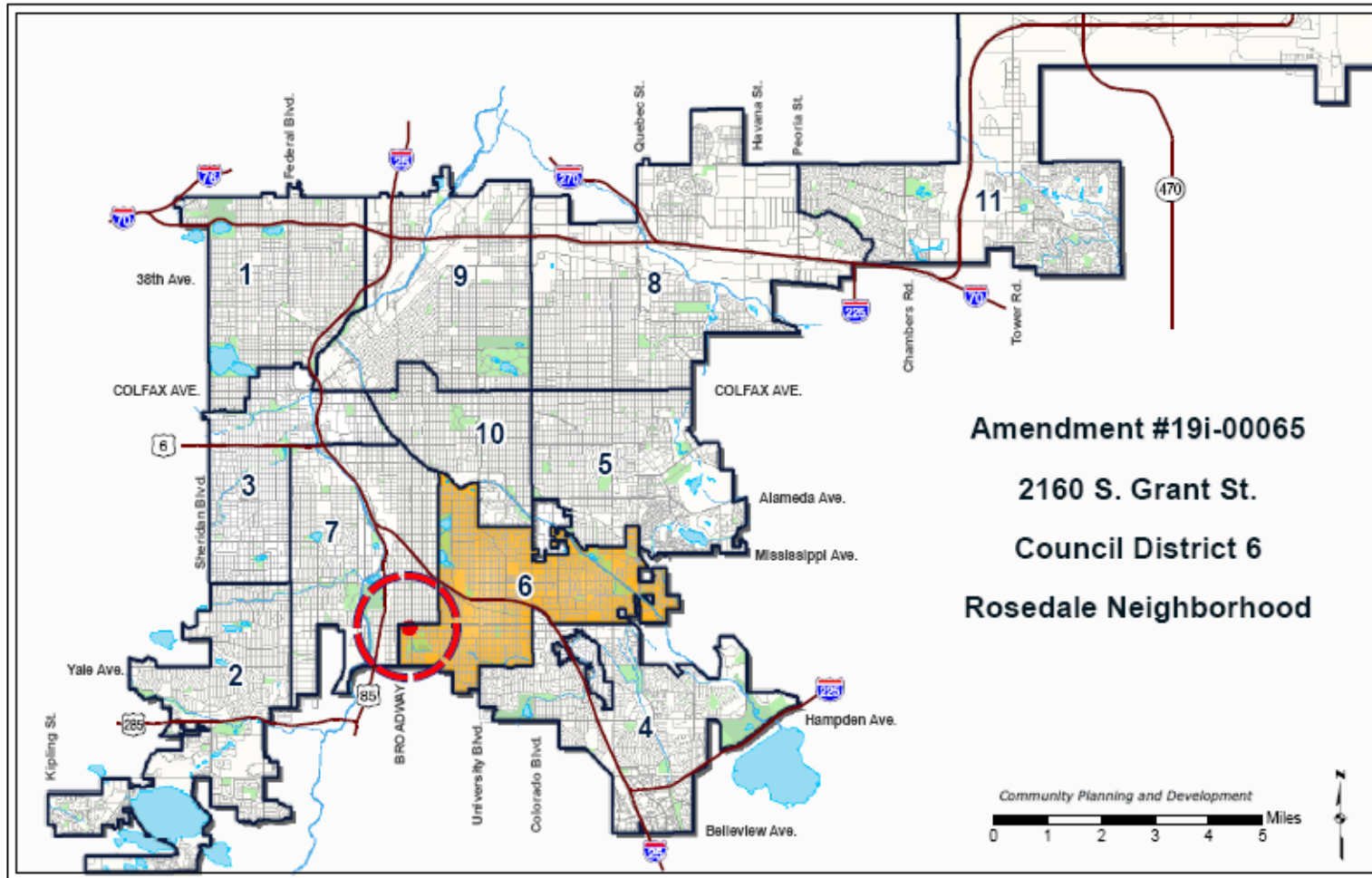
2160 S. Grant Street

2019I-00065

Request: U-SU-C to U-TU-B

Date: 2/11/2020

Council District 6



Rosedale Neighborhood

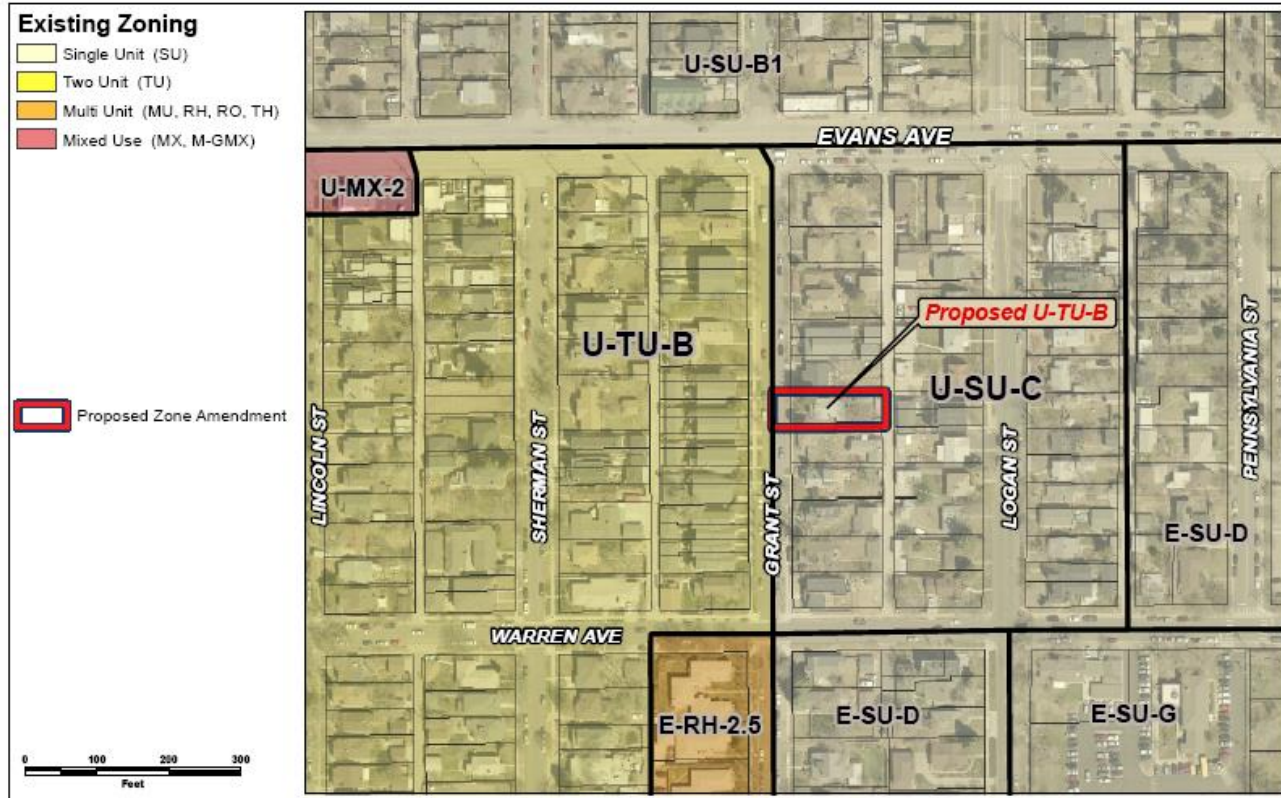


Request: U-TU-B



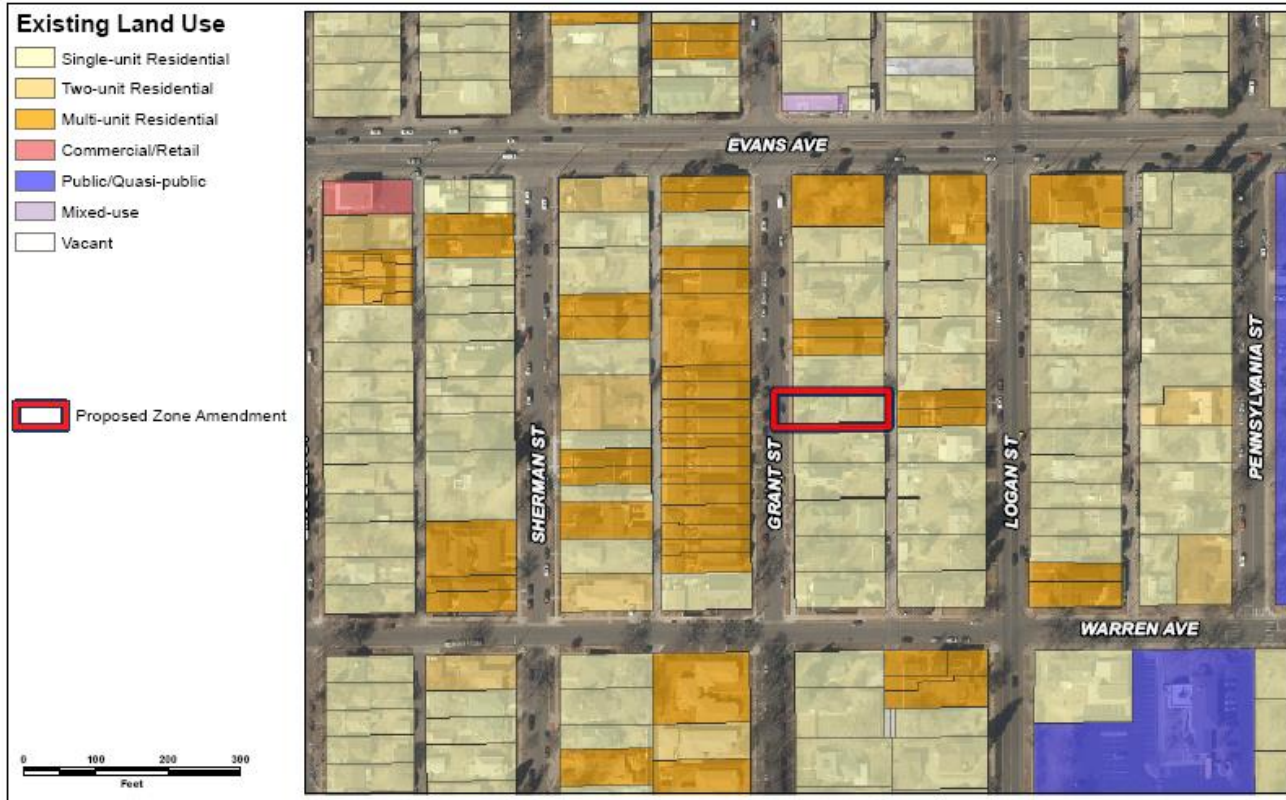
- Location
 - Approx. 6,090 square feet
 - 0.13 acres
 - Single-unit residential
- Proposal
 - Rezoning from U-SU-C to U-TU-B
 - Allows Urban House, Duplex, Tandem House
 - Max. building height 2.5 stories

Existing Zoning: U-SU-C



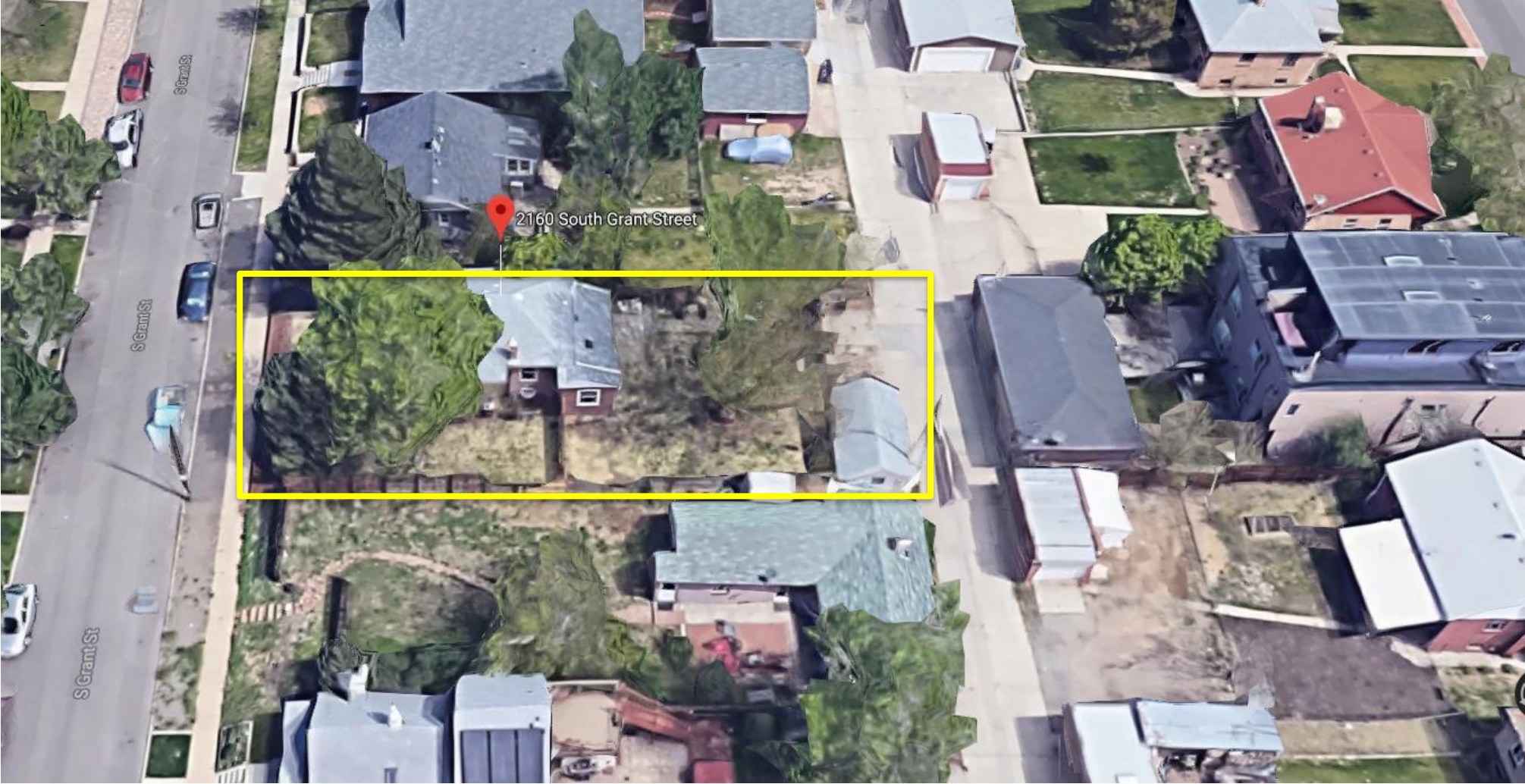
- Subject Site: U-SU-C
- Surrounding Zoning:
 - U-SU-C
 - U-TU-B
 - E-RH-2.5
 - U-SU-B1
 - U-MX-2

Existing Land Use: Single-Unit Residential

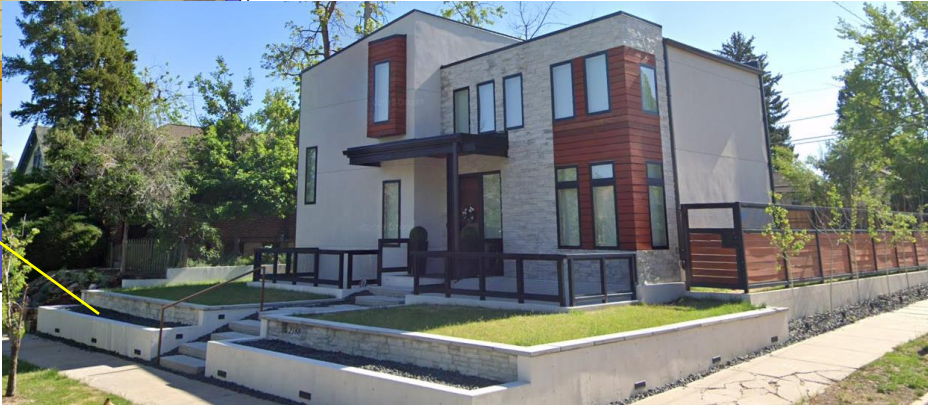


- **Subject Site:** Single-Unit Residential
- **Surrounding Land Uses:**
 - Single-Unit
 - Two-Unit
 - Commercial/Retail
 - Public/Quasi-Public

Existing Building Form/Scale



Existing Building Form/Scale



Process

- Informational Notice: 8/13/19
- Planning Board Notice Posted: 1/21/20
- Planning Board Public Hearing : 2/5/20
- LUTI Committee: 2/11/20
- City Council Public Hearing: 3/23/20 (**tentative**)

- Public Comment
 - 3 letters of support, 1 letter of opposition

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

1. Consistency with Adopted Plans
 - Comprehensive Plan 2040
 - Blueprint Denver (2019)
 - Evans Station Area Plan (2009)
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

- **Equitable, Affordable and Inclusive Goal 1, Strategy A** – *Increase development of housing units close to transit and mixed-use developments (p. 28).*
- **Equitable, Affordable and Inclusive Goal 2, Strategy A** – *Create a greater mix of housing options in every neighborhood (p. 28).*
- **Strong and Authentic Neighborhoods Goal 1, Strategy D** – *Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities (p. 34).*
- **Environmentally Resilient Goal 8, Strategy A** – *Promote infill development where infrastructure and services are already in place (p.54).*
- **Environmentally Resilient Goal 8, Strategy C** – *Focus growth by transit stations and along high- and medium-capacity transit corridors (p. 54).*

Review Criteria: Consistency with Adopted Plans

Equity



Comprehensive Plan 2040

- **Equitable, Affordable and Inclusive** Goal 1, Strategy A – *Increase development of housing units close to transit and mixed-use developments (p. 28).*
- **Equitable, Affordable and Inclusive** Goal 2, Strategy A – *Create a greater mix of housing options in every neighborhood (p. 28).*

Review Criteria: Consistency with Adopted Plans

Climate

Comprehensive Plan 2040

- **Environmentally Resilient Goal 8, Strategy A** – *Promote infill development where infrastructure and services are already in place (p.54).*
- **Environmentally Resilient Goal 8, Strategy C** – *Focus growth by transit stations and along high- and medium-capacity transit corridors (p. 54).*



Consistency With Adopted Plans

Blueprint Denver (2019)

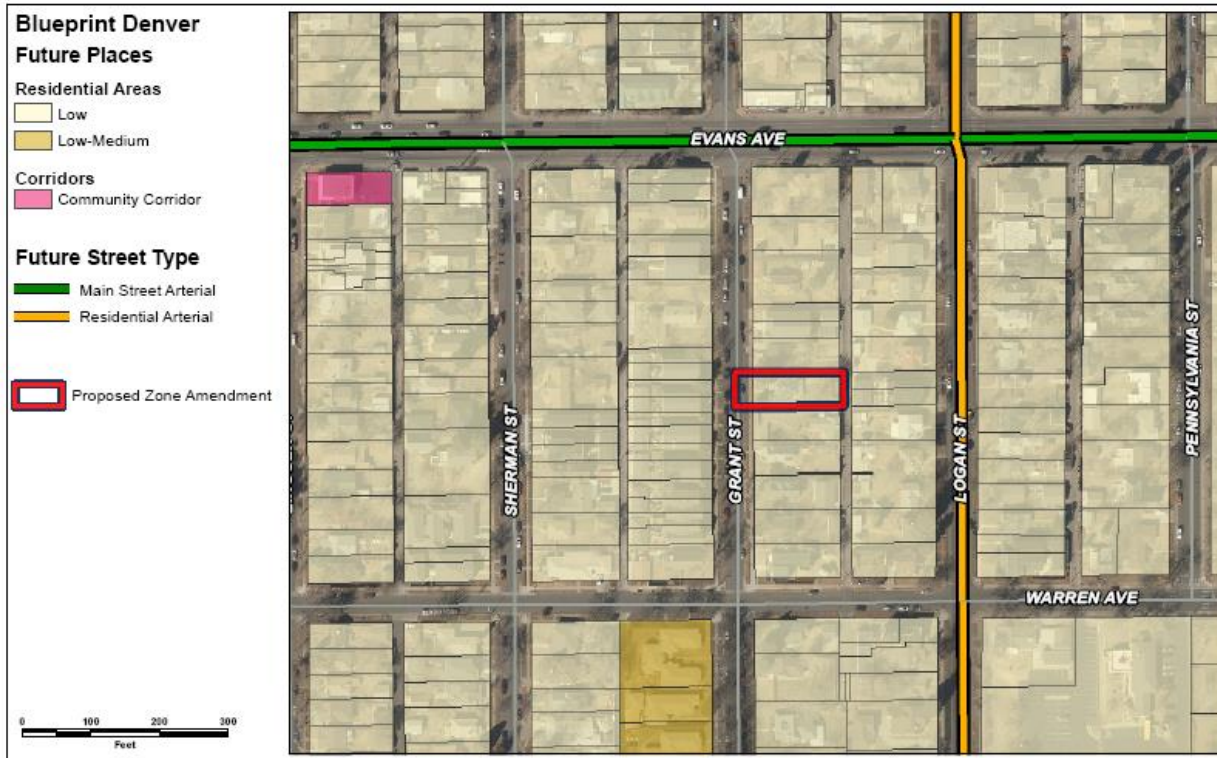


Future Context

- 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.
- High degree of walkability, bikeability, and good access to transit

Consistency With Adopted Plans

Blueprint Denver (2019)



Future Place

Low Residential

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

Consistency With Adopted Plans

Blueprint Denver (2019)



Growth Areas Strategy

- All other areas of the city
- Anticipated to see around 20% of new housing growth and 10% of new employment growth by 2040
- *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

Blueprint Denver (2019)

Applying Residential “Low” Guidance to Proposed Rezoning

This section provides guidance for evaluating potential rezoning, or map amendment requests, in low residential areas. Although the description of the low residential places includes both single-unit and two-unit uses, two-unit uses are not appropriate in all low areas.

Uses

When a rezoning request is made to change the zoning to allow two-unit uses, the appropriateness of the request depends upon adopted small area plan guidance, neighborhood input, and existing zoning patterns. A departure from the established zoning pattern may be appropriate if the intent is to set a new pattern for the area, as expressed by an adopted small area plan or significant neighborhood input.

Minimum Lot Size

In the Denver Zoning Code single-unit and two-unit zone districts are regulated based on minimum lot size. Different zone districts have different required minimums to build allowed building forms, such as the urban house or duplex forms. When a rezoning request is made to change the zoning to allow smaller lots for multiple properties in an area, the appropriateness of the request depends upon the existing character and applicable adopted neighborhood plan guidance. For applicant-driven requests that are individual sites or small assemblages, typically it is only appropriate to allow smaller lot sizes than the existing zone district if there is an established pattern in the surrounding blocks of smaller lots with similar uses that would be consistent with the zone district request. A departure from the established lot pattern may be appropriate if the request includes a larger area, generally greater than one block, and the intent is to set a new pattern for the area, as expressed by an adopted small area plan or significant neighborhood input.

Consistency With Adopted Plans

Evans Station Area Plan (2009)

Evans Station Area (2009)



- Property is within 1/2 mile of Evans Light Rail Station
- Goals:
 - Maintain residential character of surrounding communities and encourage development of a full range of housing types and housing price points
 - Increase the supply of housing including for sale and rental housing of varying types and at a variety of price points

Consistency With Adopted Plans

Evans Station Area Plan (2009)

Evans Station Area Land Use Plan (2009)



LEGEND		
Mixed-Use - Main Street	Mixed-Use - Employment	Transit Station
Mixed-Use Residential	Public / Quasi-Public	Plaza/Pedestrian Bridge
Urban Residential	Transit Plaza	Station Tower/Vertical Pedestrian Connection
Single Family-Duplex	Bicycle/Pedestrian Bridge	SW Corridor
Single Family	Transit Parking	Existing Parks

- Urban Residential Area
 - Recommends less intensity and lower building heights (1-2 1/2 stories) than mixed use residential, to complement the existing neighborhood context
 - Encourages a mix of low and medium-density housing types including single family houses, accessory dwelling units (ADUs), duplexes and row houses.
 - New development should reflect the existing character

Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
 - Proposed rezoning will result in uniform application of zone district building form, use and design regulations
3. Further Public Health, Safety and Welfare
 - Implements adopted plans
 - Provides additional housing units that are compatible with neighborhood
4. Justifying Circumstances
 - Change to such a degree that the proposed rezoning is in the public interest
 - Changed or changing conditions in a particular area
5. Consistency with Neighborhood Context, Zone District Purpose & Intent

Review Criteria

1. Consistency with Adopted Plans
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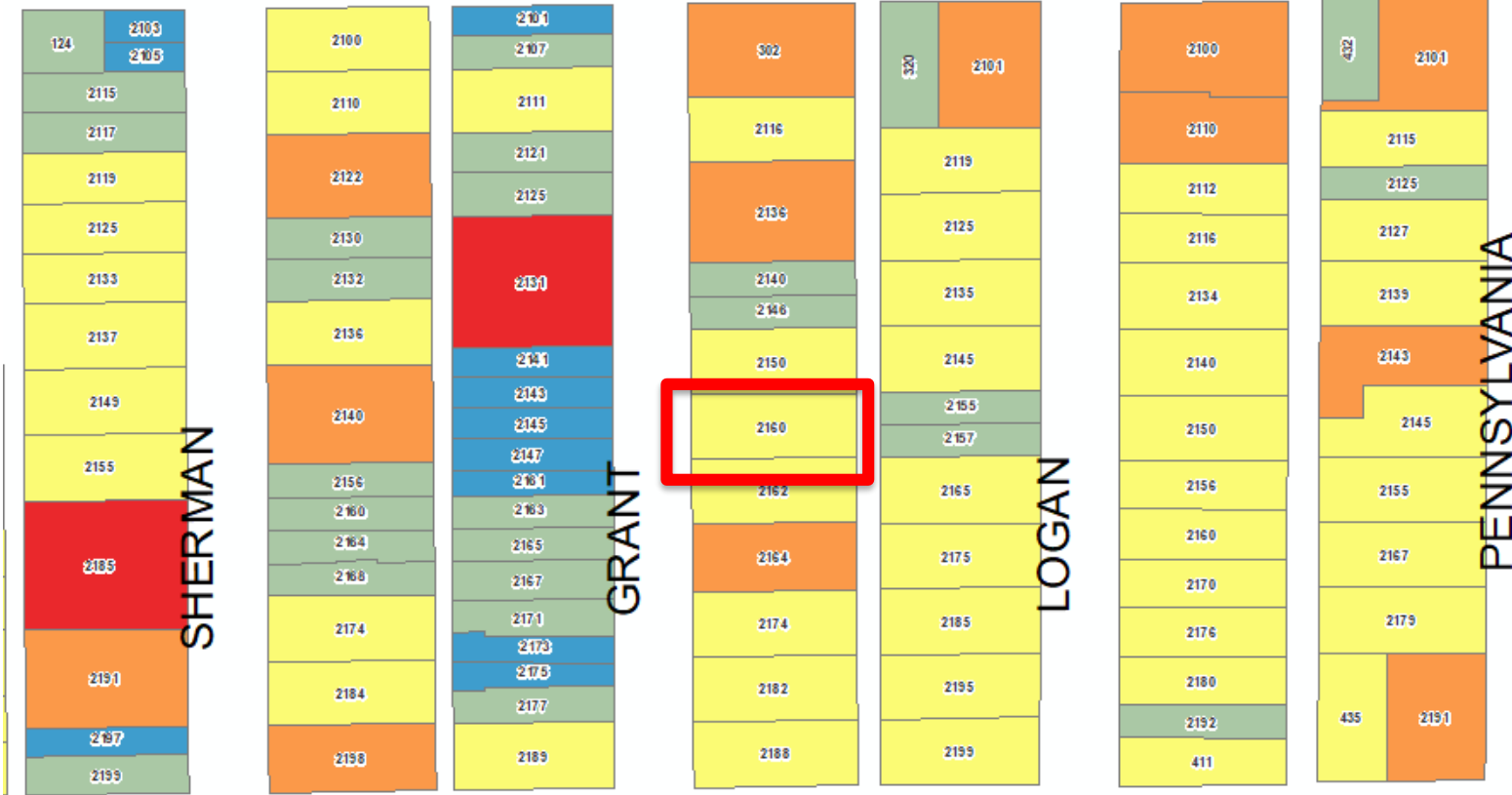
Staff Recommendation

CPD recommends **approval**, based on finding that all review criteria have been met

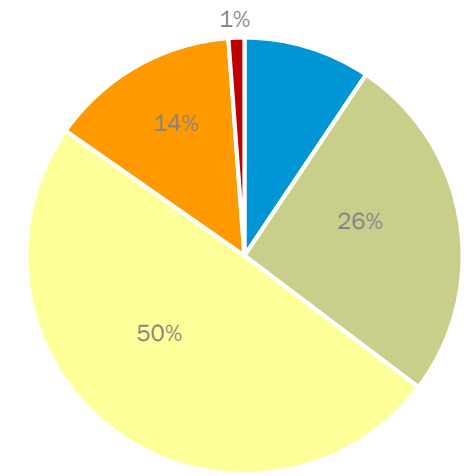
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Parcel Size Analysis

EVANS



Percentage of Parcel by Size



- Below 3,000 S.F (9%)
- 3,000 to 4,500 S.F (26%)
- 4,500 to 6,500 S.F (50%)
- 6,500 to 10,000 S.F (14%)
- Above 10,000 S.F (1%)