



5004 North Lincoln Street

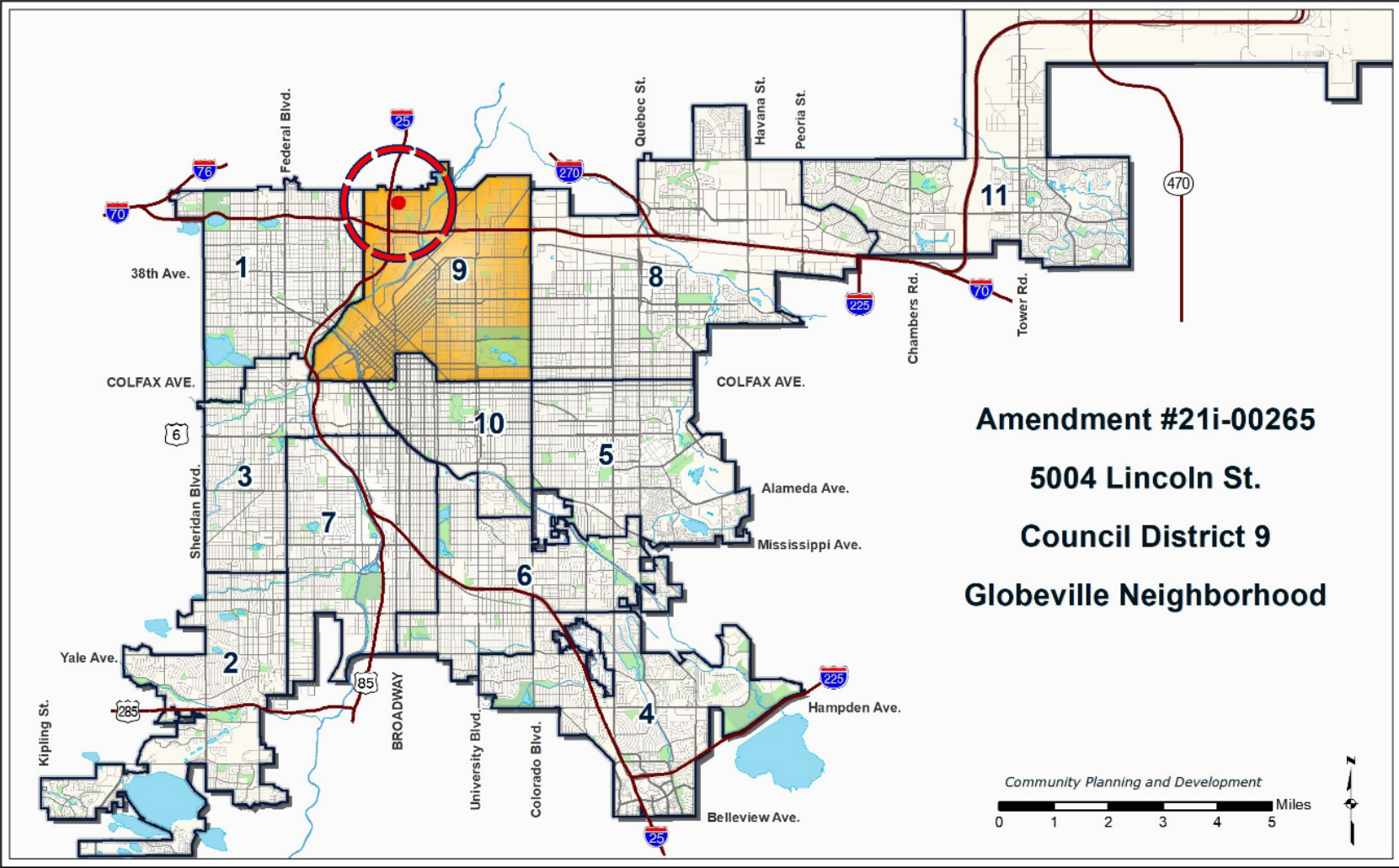
Denver City Council

Request: E-SU-D to U-SU-C1

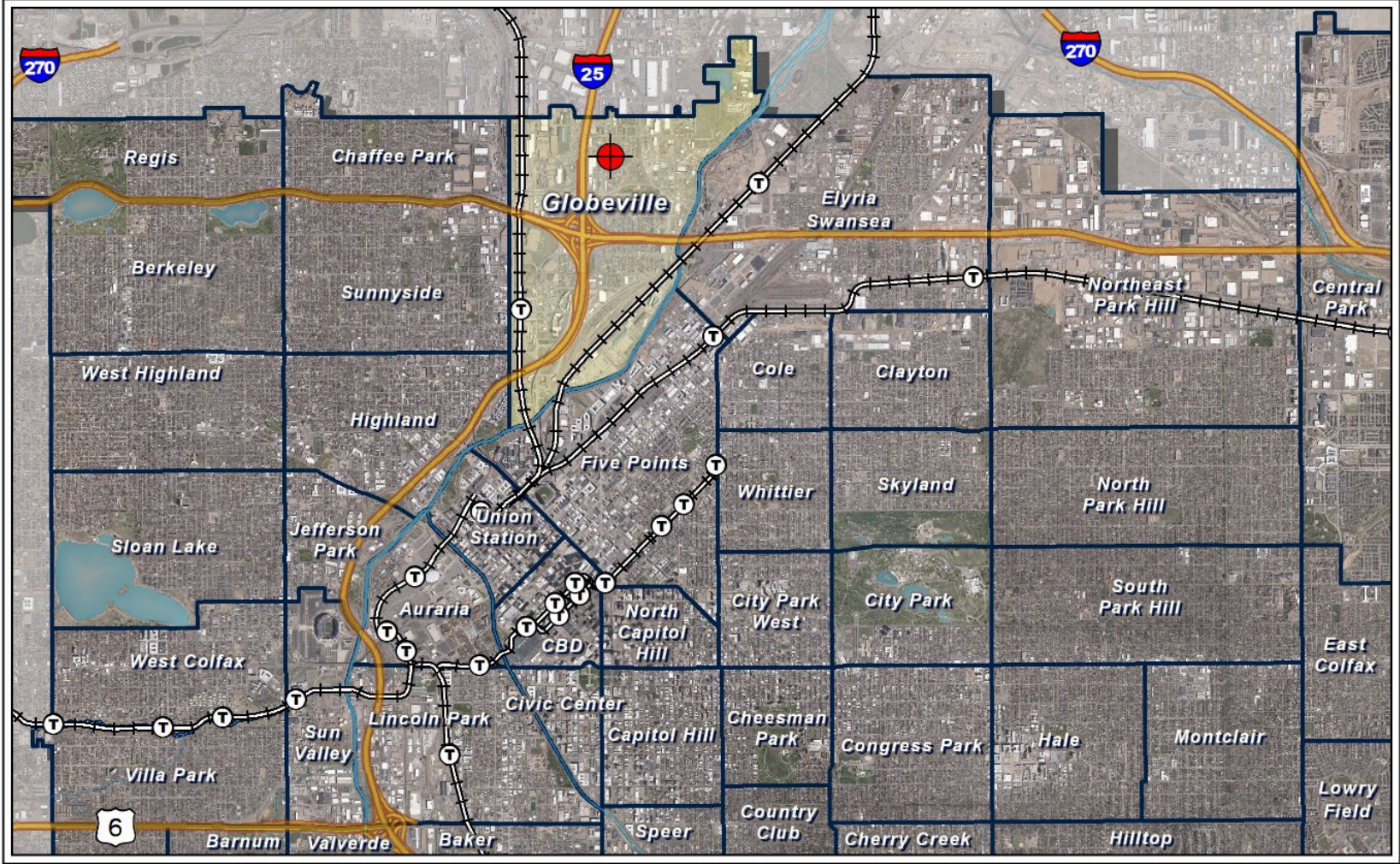
Date: 11/21/2022

2021I-00265

Council District 9 – Councilmember CdeBaca



Statistical Neighborhood – Globeville



Request: U-SU-C1



Existing

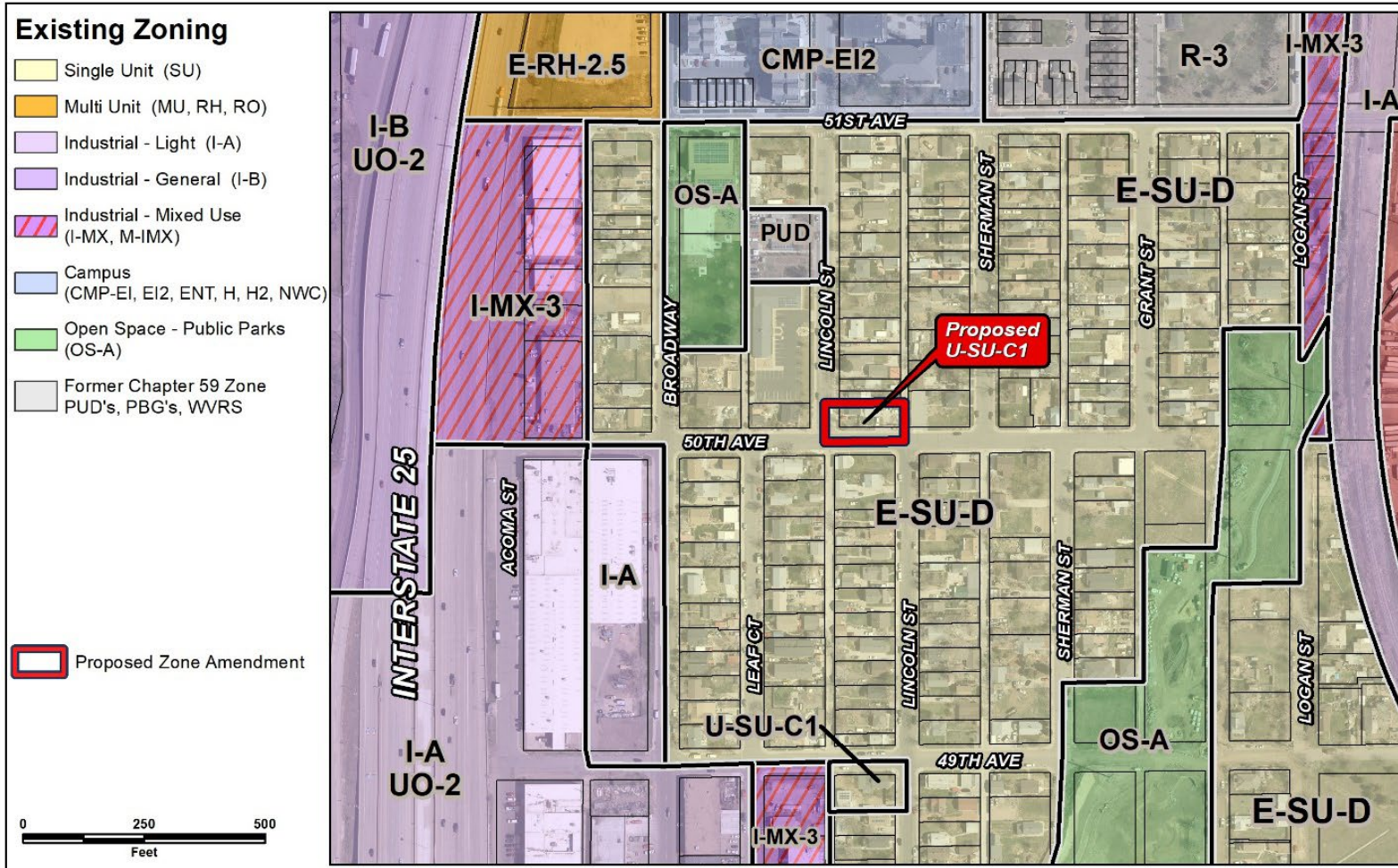
- Approx. 6,350 square foot zone lot
- Urban Edge – Single Unit – D
 - 6,000 sq. ft. minimum lot size
 - Urban House Primary Building Form
 - Max. building height 30-35 feet,

Proposal

- Rezoning from E-SU-D to U-SU-D1x
- Urban – Single Unit – C1
 - 5,500 sq. ft. minimum lot size
 - Urban House and ADUs allowed
 - Max. building height 30-35 feet, 24 feet for ADU

Reminder: Approval of a rezoning is not approval of a proposed specific development project

Existing Zoning



Current Zoning:

- E-SU-D

Adjacent Zoning:

- E-SU-D

Existing Land Use

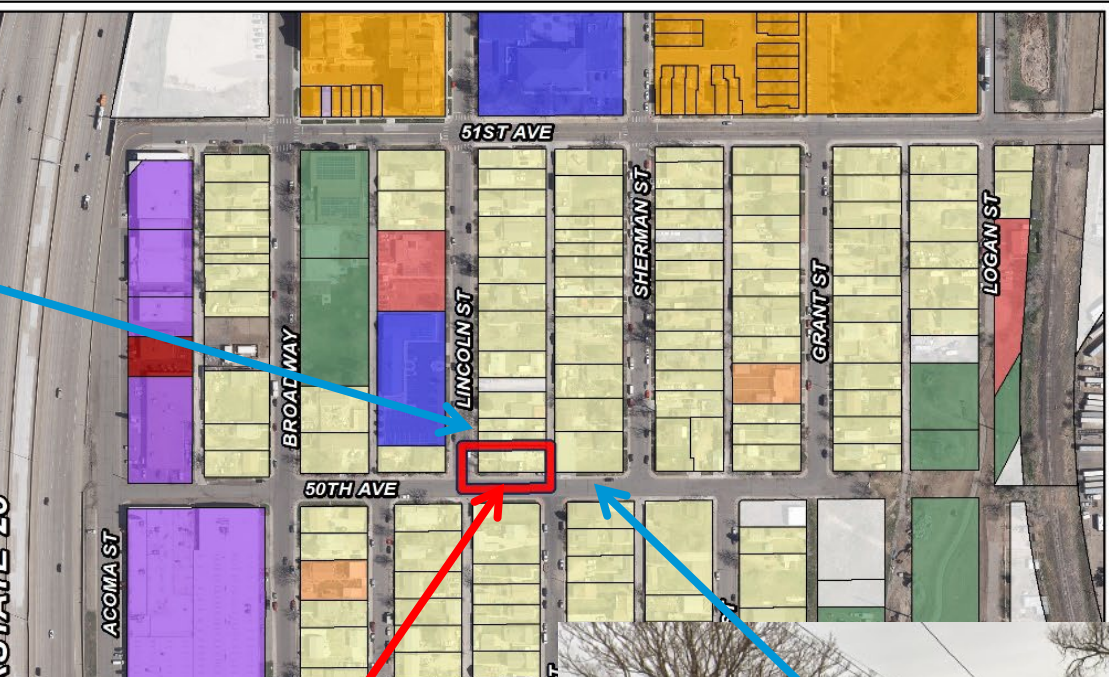


Subject property: Single-Unit Residential

Surrounding Land Uses:

- Single-Unit Residential
- Public/Quasi-public
- Multi-Unit Residential
- Commercial/Retail
- Industrial
- Park/Open Space

Existing Context – Building Form/Scale



Process

- Informational Notice: 8/2/2022
- Planning Board Notice Posted: 9/6/22
- Planning Board Public Hearing: 9/21/22
(Forwarded Recommendation of Approval)
- LUTI Committee: 10/4/22
- City Council Public Hearing: 11/21/22

- No Public Comment Received

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

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*
- *Globeville Neighborhood Plan*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

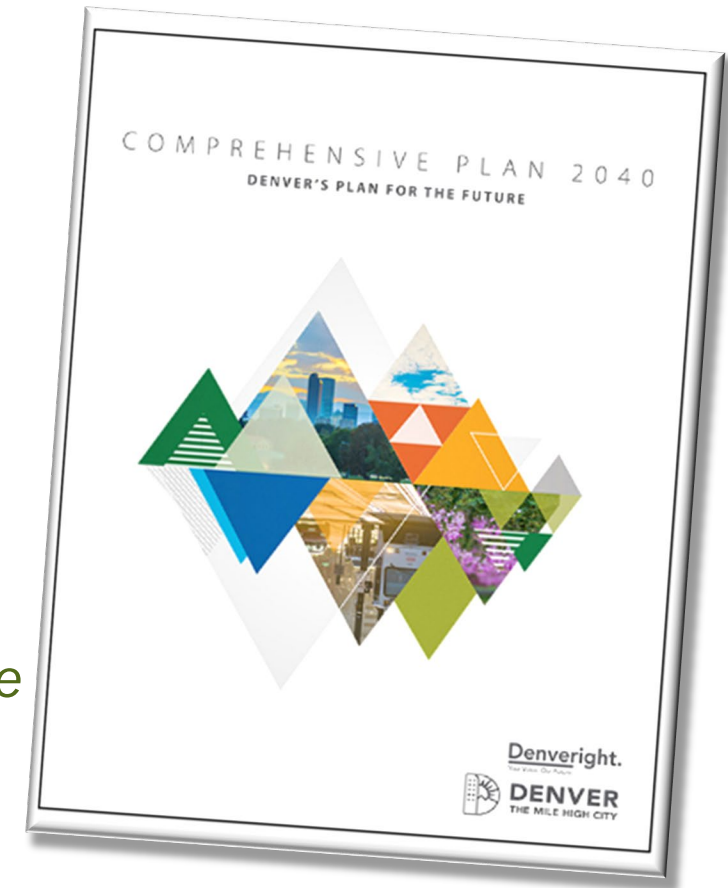
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Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2040

Example:

- *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: 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).

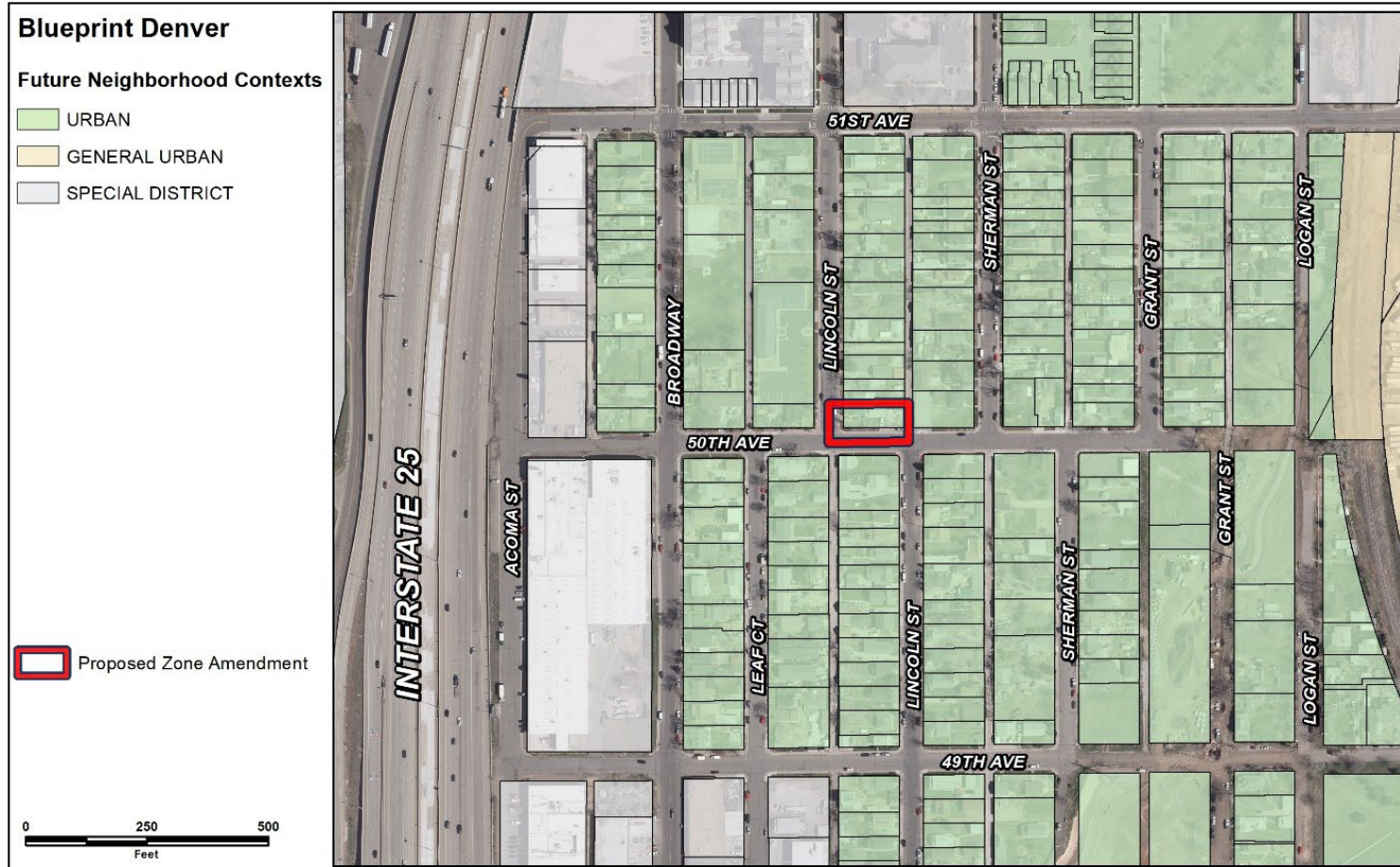


Climate

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



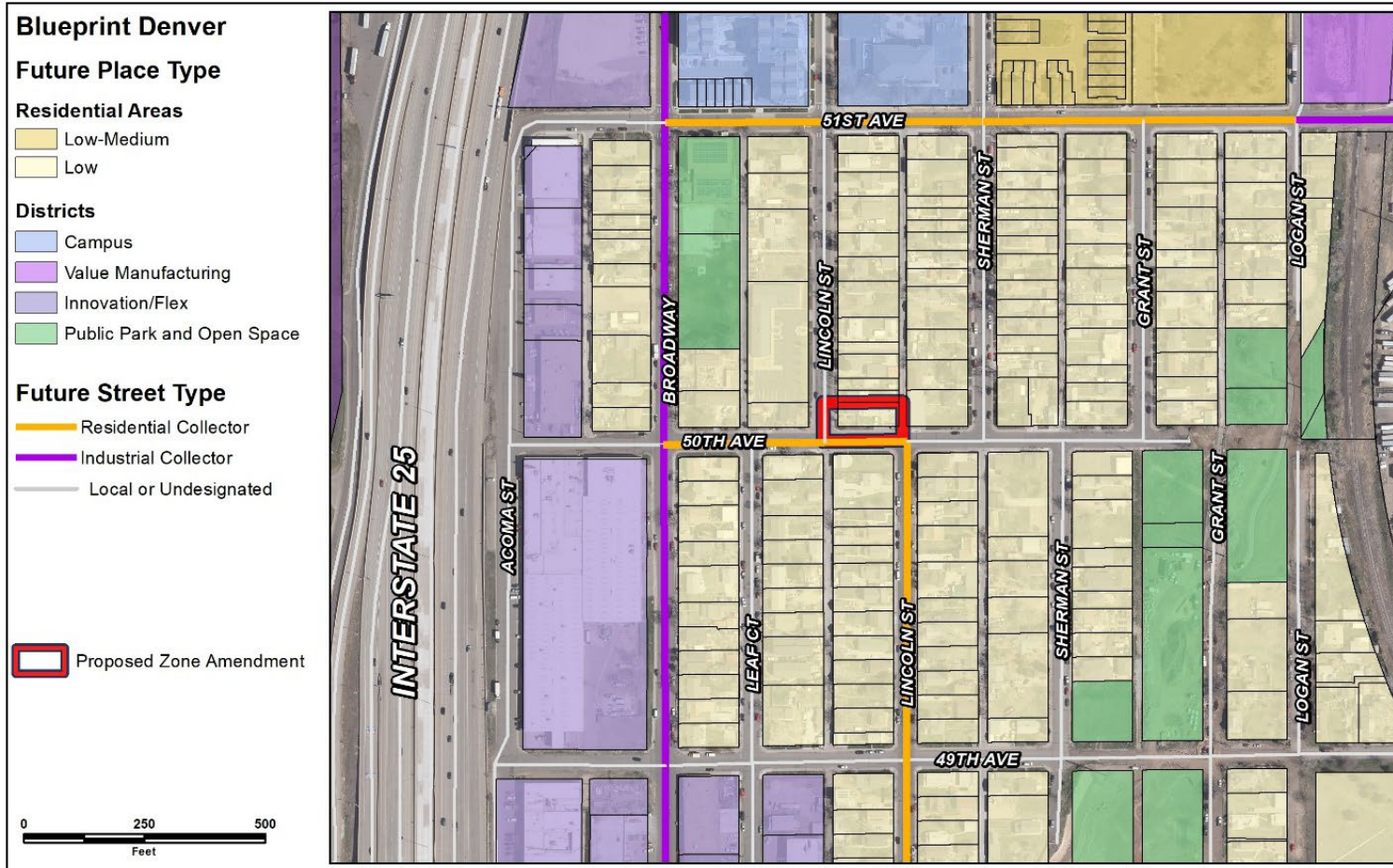
Consistency with Adopted Plans: Blueprint Denver 2019



Urban

- Small multi-unit residential and low-intensity mixed-use buildings are typically embedded in single-unit and two-unit residential areas.
- Block patterns are a regular grid with consistent alley access.
- Where they occur, multi-unit buildings are low-scale.
- Mixed-use buildings are sited in a pedestrian-friendly manner near the street.

Consistency with Adopted Plans: Blueprint Denver 2019



Low Residential Future Place Type

- Predominantly single- and two-unit uses
- Accessory dwelling units are appropriate and can be integrated where compatible.

Future Street Type

- Lincoln Street: Local or Undesignated
- 50th Avenue: Residential Collector

Consistency with Adopted Plans: Blueprint Denver



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

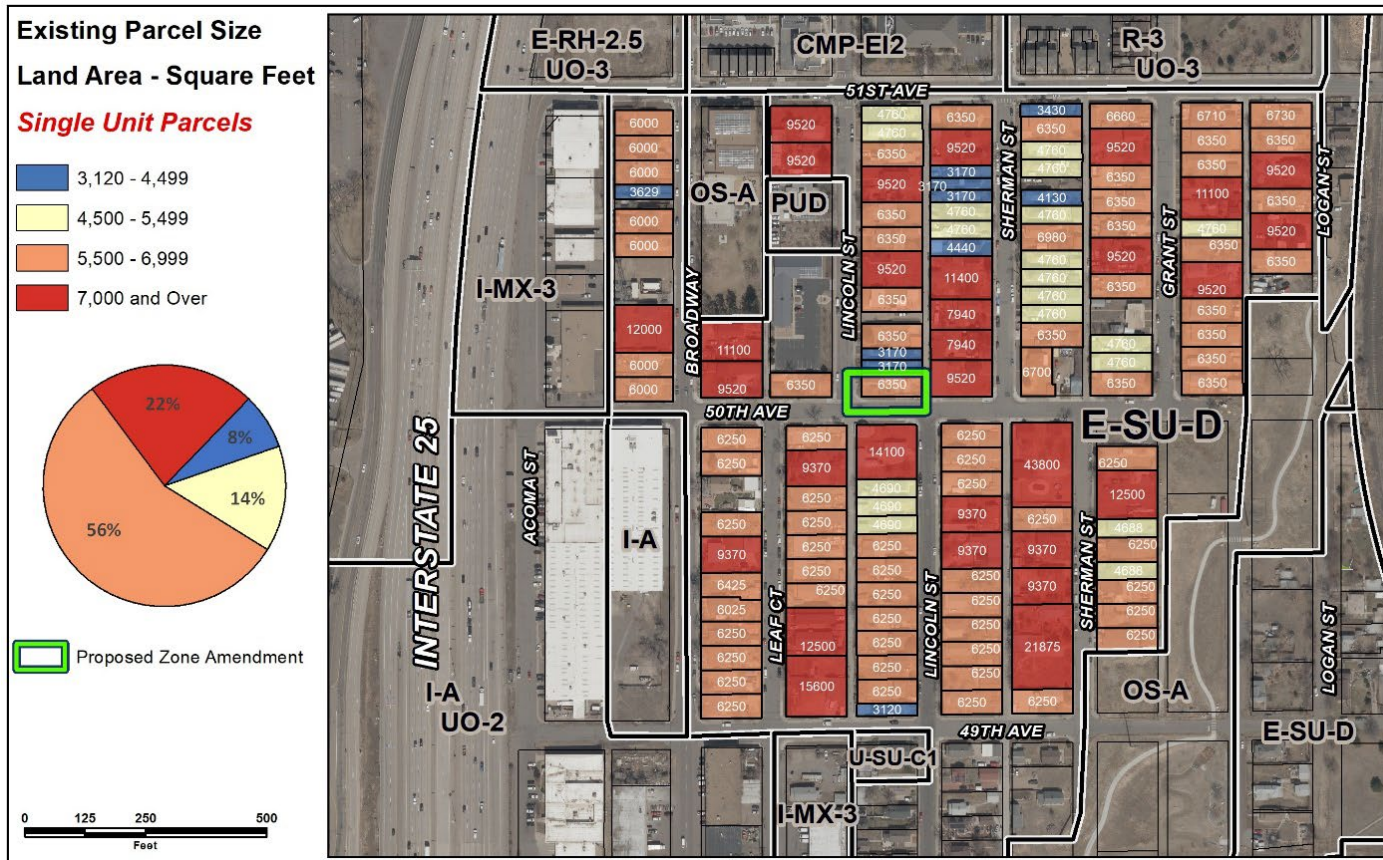
Consistency with Adopted Plans: Blueprint Denver

Land Use & 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.

Consistency with Adopted Plans: Blueprint Denver



Existing Parcel Size Analysis

- Visible pattern of lots between 5,500 sq. ft. and 7,000 sq. ft.
- This aligns with proposed U-SU-C1 zone district

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.

Consistency with Adopted Plans: Globeville Neighborhood Plan



Strategies Unique to the Residential Neighborhood Core:

- **E1. Update the Neighborhood Context – The Urban Neighborhood Context,**
 - better reflects the use of alleys,
 - limiting or prohibiting curb cuts for street access,
 - promotes continuation of detached sidewalks where possible.
- **E2. Tailor Minimum Zone Lot Sizes.**
 - In areas where the existing zoning requires a 6,000 square foot minimum zone lot size, a future zone district should have a 5,500 square foot zone lot minimum.

Review Criteria

Denver Zoning Code 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 an additional housing unit that is compatibly integrated into the surrounding neighborhood

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

- Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:
 - a) Changed or changing conditions in a particular area, or in the city generally; or,
 - b) **A City adopted plan; or,**
 - c) That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.

5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver: A Land Use and Transportation Plan (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 statements

CPD Recommendation

Based on the criteria for review in the Denver Zoning Code,
Staff recommends approval of
Application #2021I-00265