



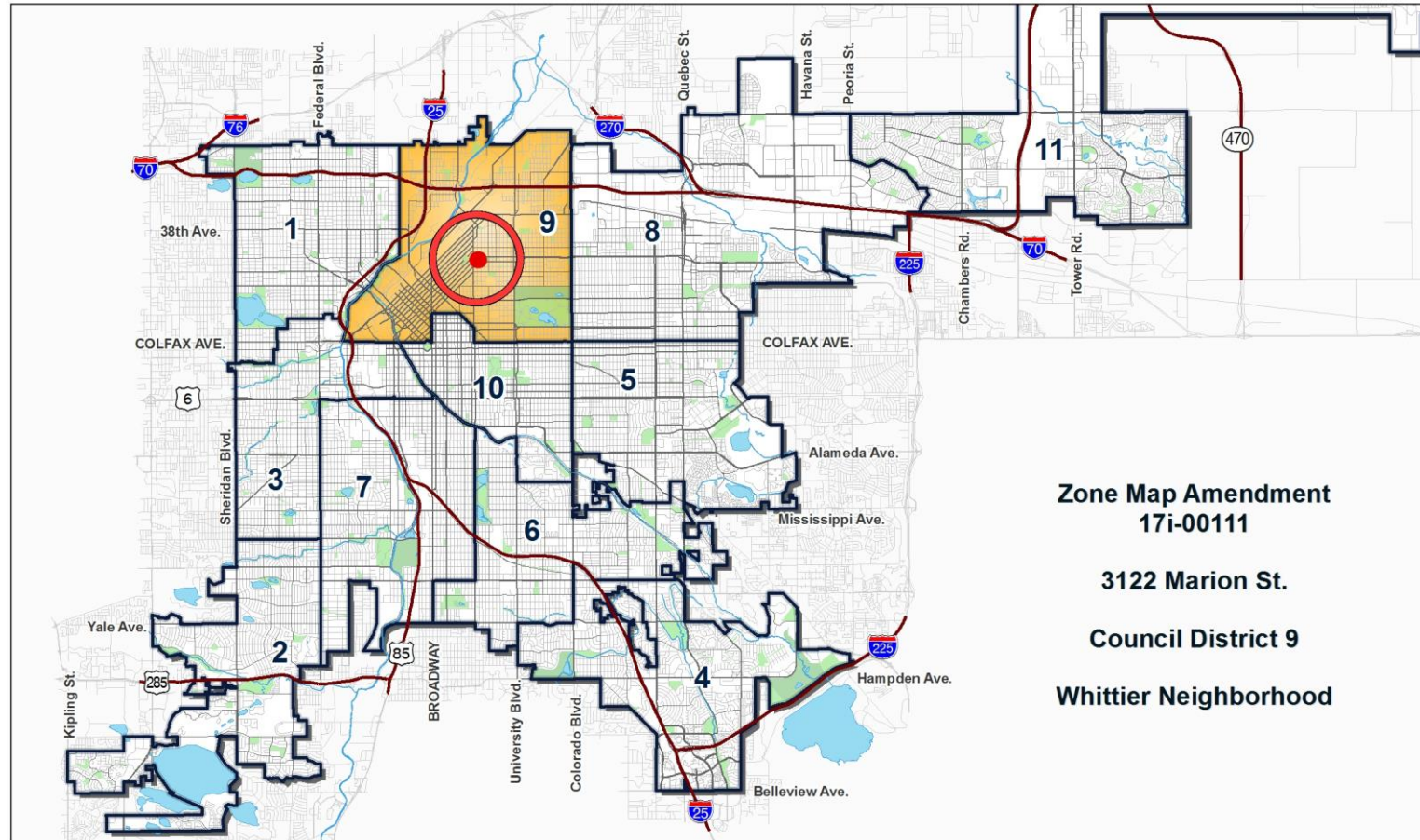
DENVER
THE MILE HIGH CITY

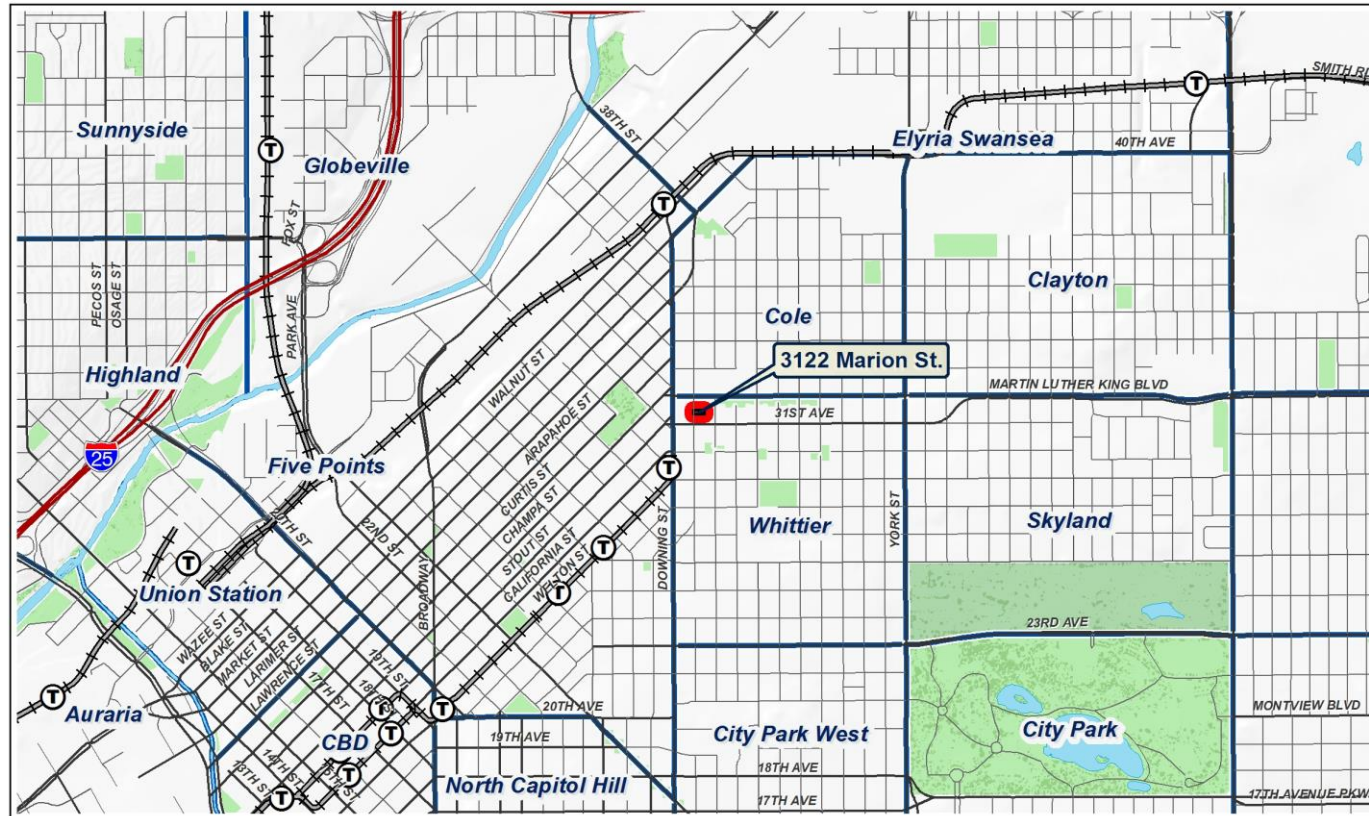
3122 Marion St

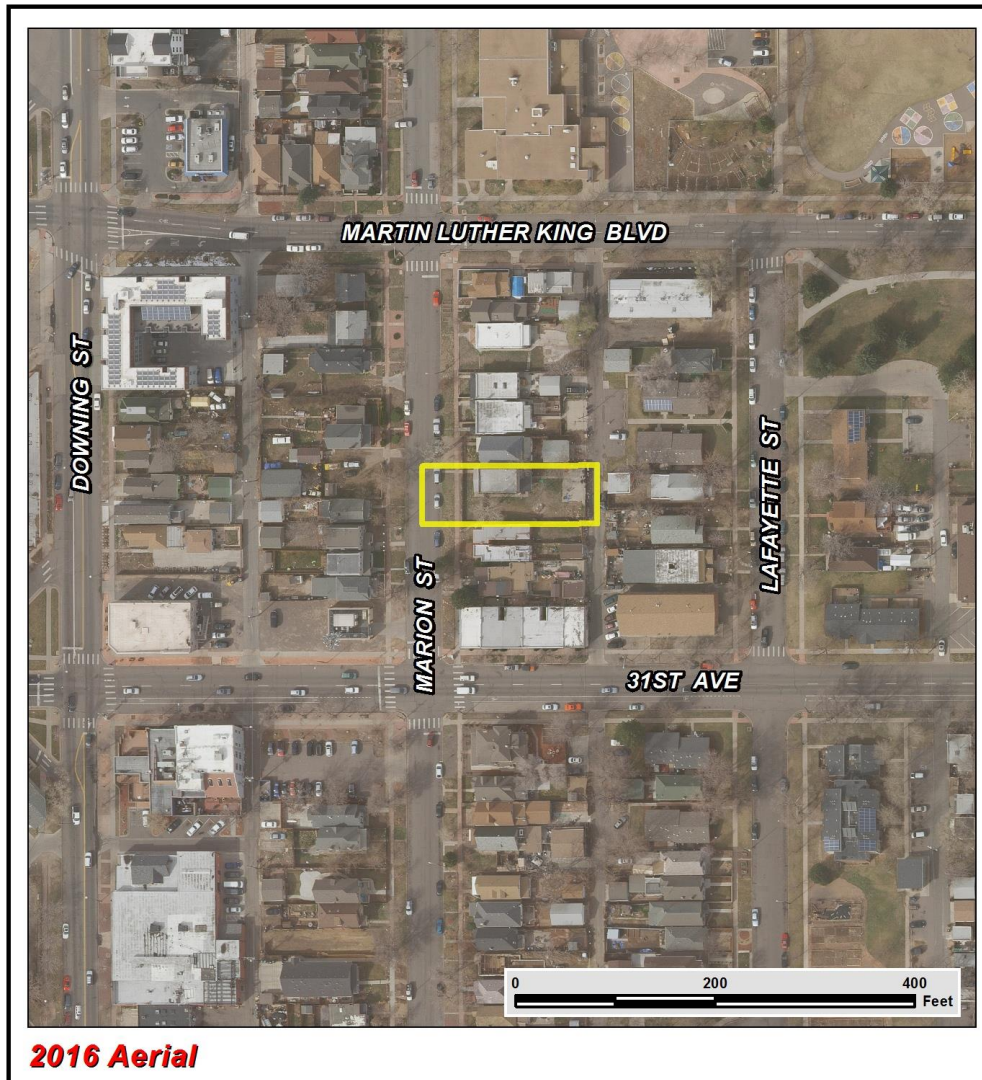
U-SU-B1 to U-SU-A1

FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**

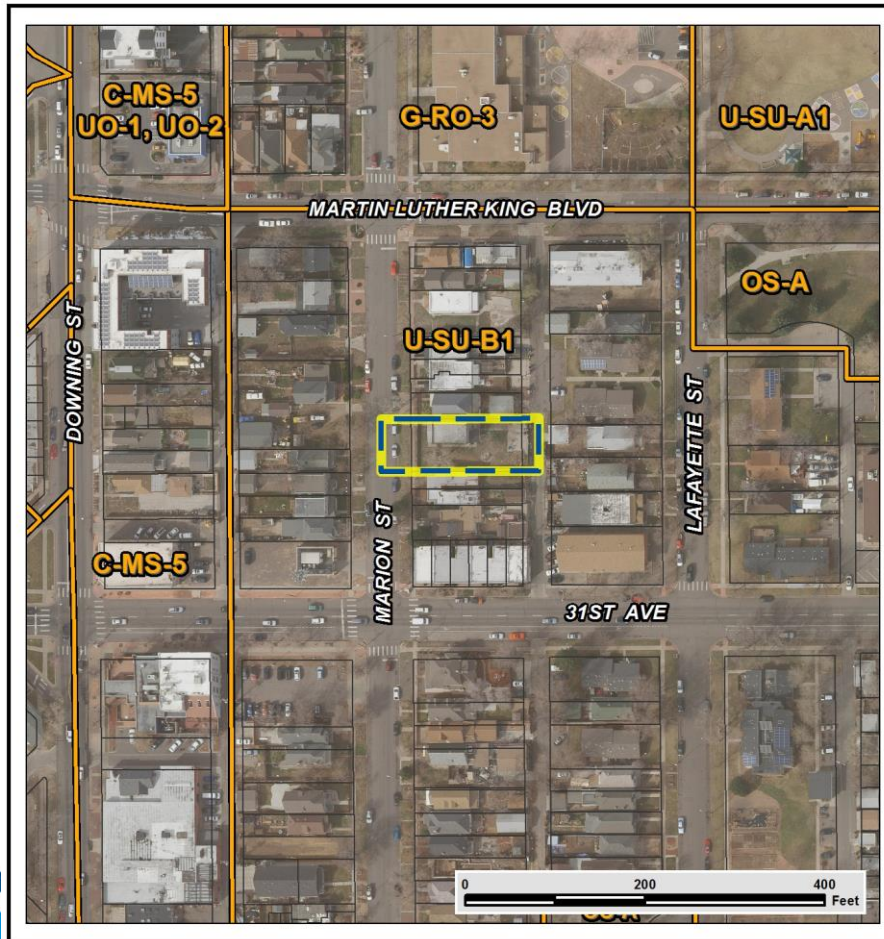
3122 Marion St U-SU-B1 to U-SU-A1





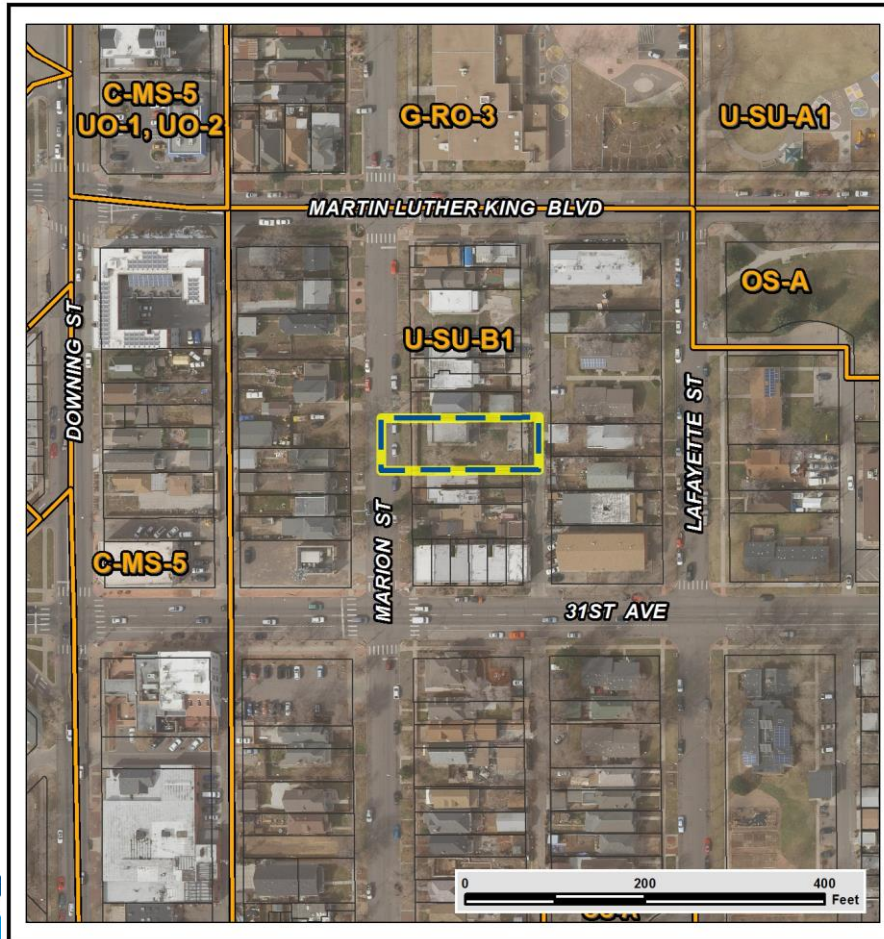


- One block east of Downing St
- One block south of Martin Luther King Blvd



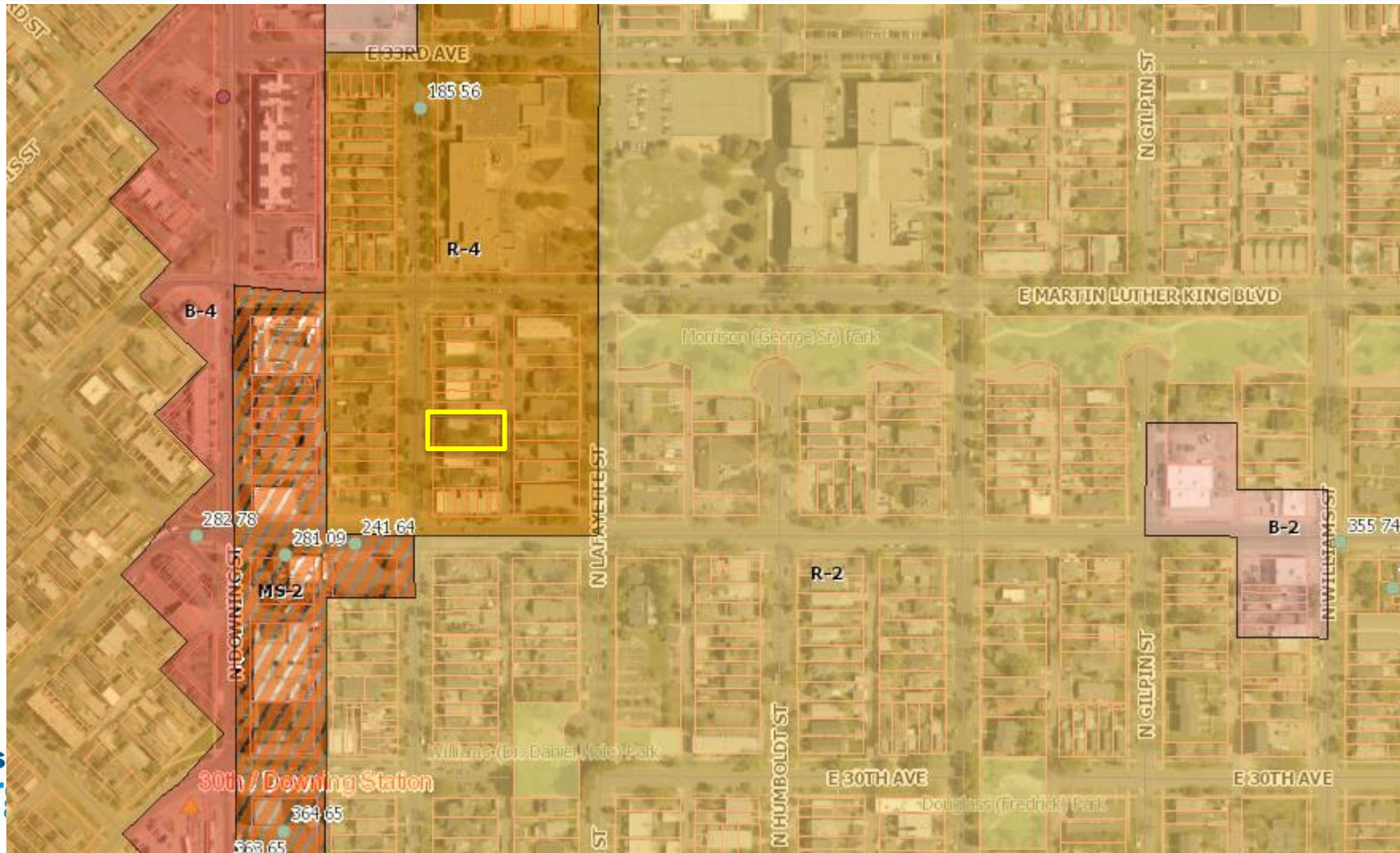
- Property:
 - Approx. 7,375 sf
 - Single unit structure
- Applicant:
 - Requesting rezoning to allow development of a second single unit house
- Rezone from U-SU-B1 to U-SU-A1

Existing Context – Zoning



- North, south, east and west: U-SU-B1

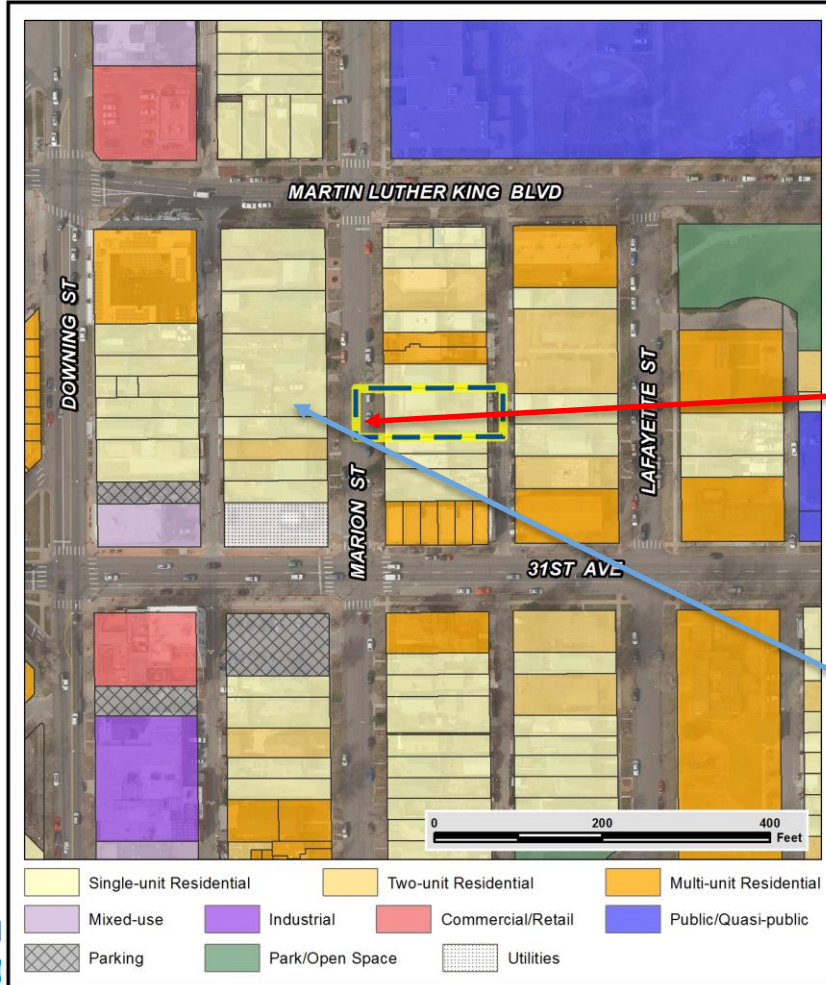
Existing Context – Former Ch 59 Zoning





- Site is currently Single Family
- Surrounding blocks is a mix of single-unit, two-unit and multi-family
- To the west along Downing is a mix of retail and residential

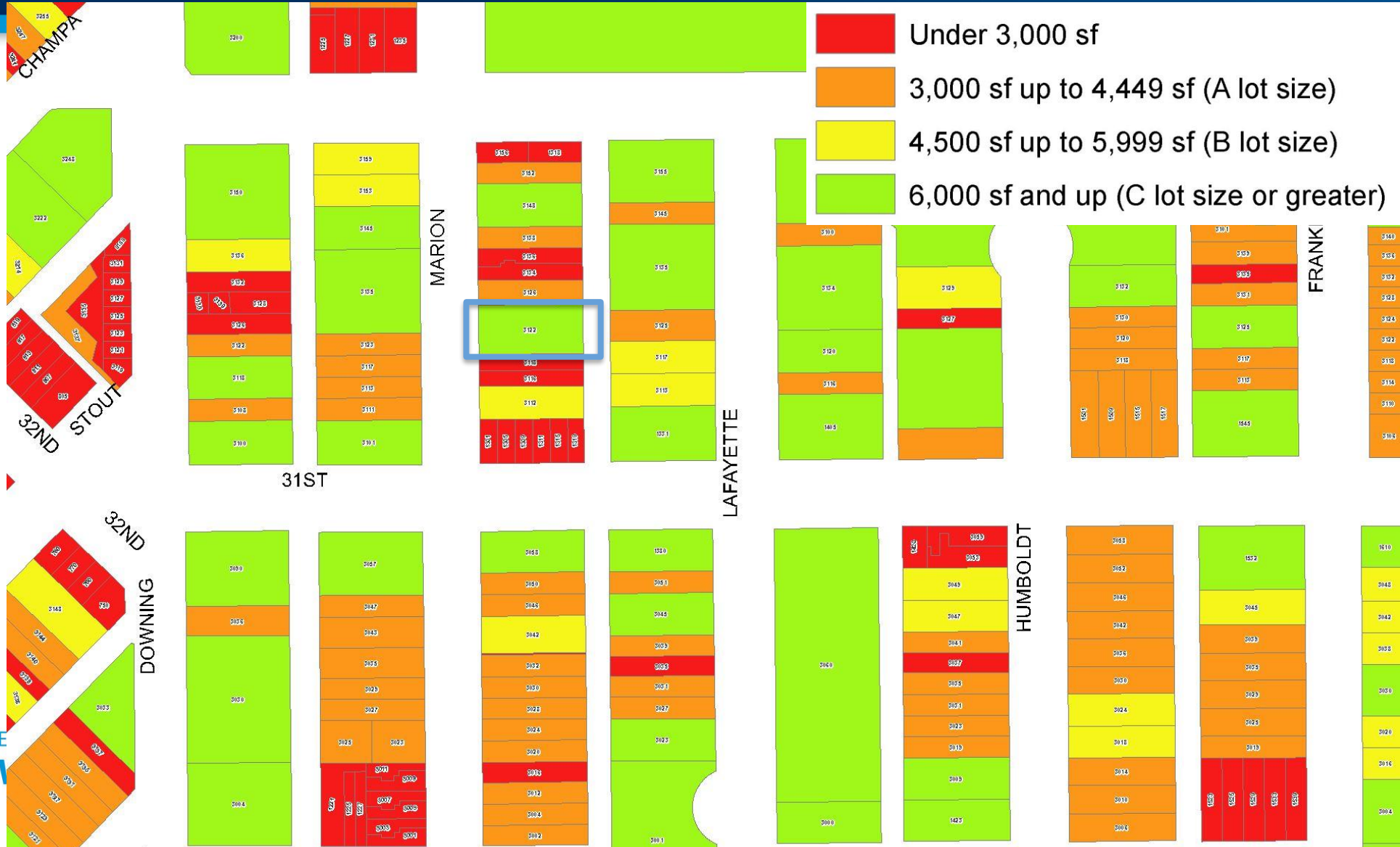
Existing Context – Building Form/Scale



Existing Context – Building Form/Scale



Existing Context – Parcel Sizes



- Planning Board – February 7th
 - Unanimous recommendation of approval
- Land Use, Transportation and Infrastructure Committee – 3/6
- City Council – 4/16
- Public Outreach
 - Notification signs posted on property 3/26
 - One letter of opposition received from a neighborhood resident

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 2000
- Blueprint Denver: A Land Use and Transportation Plan
- Northeast Downtown Neighborhoods Plan (2011)
- Whittier Neighborhood Plan (2000)

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

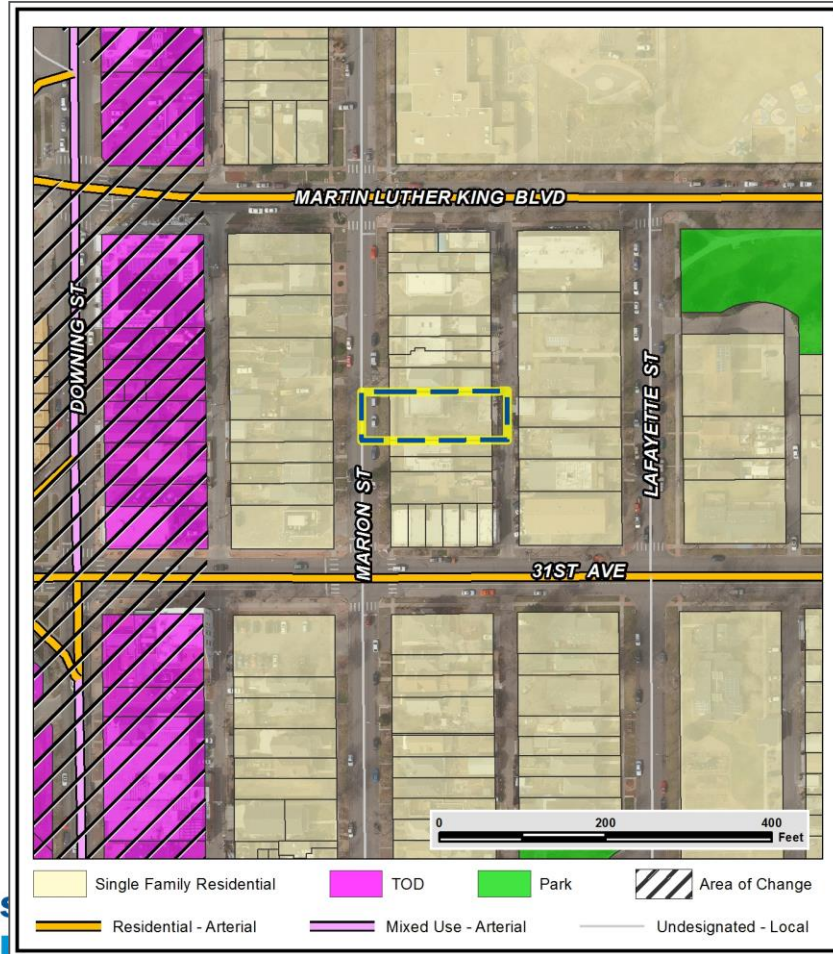
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-F – *Conserve land by promoting infill development with Denver at sites where services and infrastructure are already in place; designing mixed use communities and reducing sprawl so that residents can live, work and play within their own neighborhoods.*
- Land Use Strategy 3-B – *Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses.*
- Legacies 3-A – *Identify areas in which increased density and new uses are desirable and can be accommodated.*

Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Land Use Concept:
 - Single Family Residential
 - Single family residential is the predominant residential type
 - Area of Stability

Northeast Downtown Neighborhoods Plan (2011)

- Concept Land Use: Single Family Residential
- Recommendations for Low Intensity Development in Residential Neighborhoods:
 - Maintain the current mix of low scale building forms such as urban house, duplex and rowhouse.
 - Allow new development to replicate existing development patterns, including small lots, shallow setbacks and high building coverage with parking and access in the rear/off the alley...

Whittier Neighborhood Plan (2000)

- The plan identifies that “maintenance of a strong, diverse, low-density residential neighborhood is the central goal raised by residents.”
- Acknowledges that the neighborhood is almost fully developed and that as changes occur, additions to the neighborhood should complement the existing character.

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver: A Land Use and Transportation Plan, and the Jefferson Park Neighborhood 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

Denver Zoning Code Review Criteria

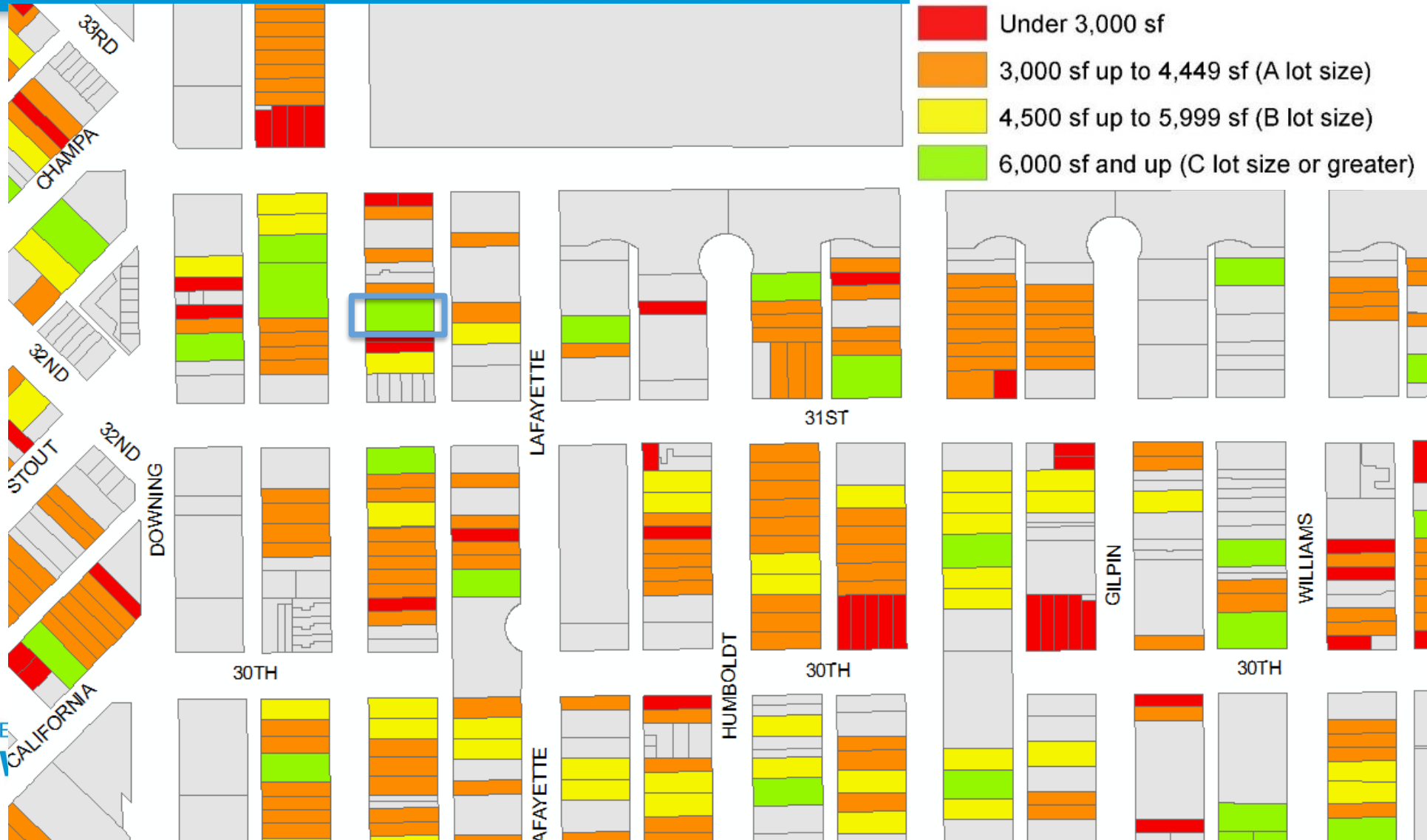
1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
 - The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area.
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



Review Criteria: Consistency with Neighborhood Context, Zone District Purpose and Intent



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