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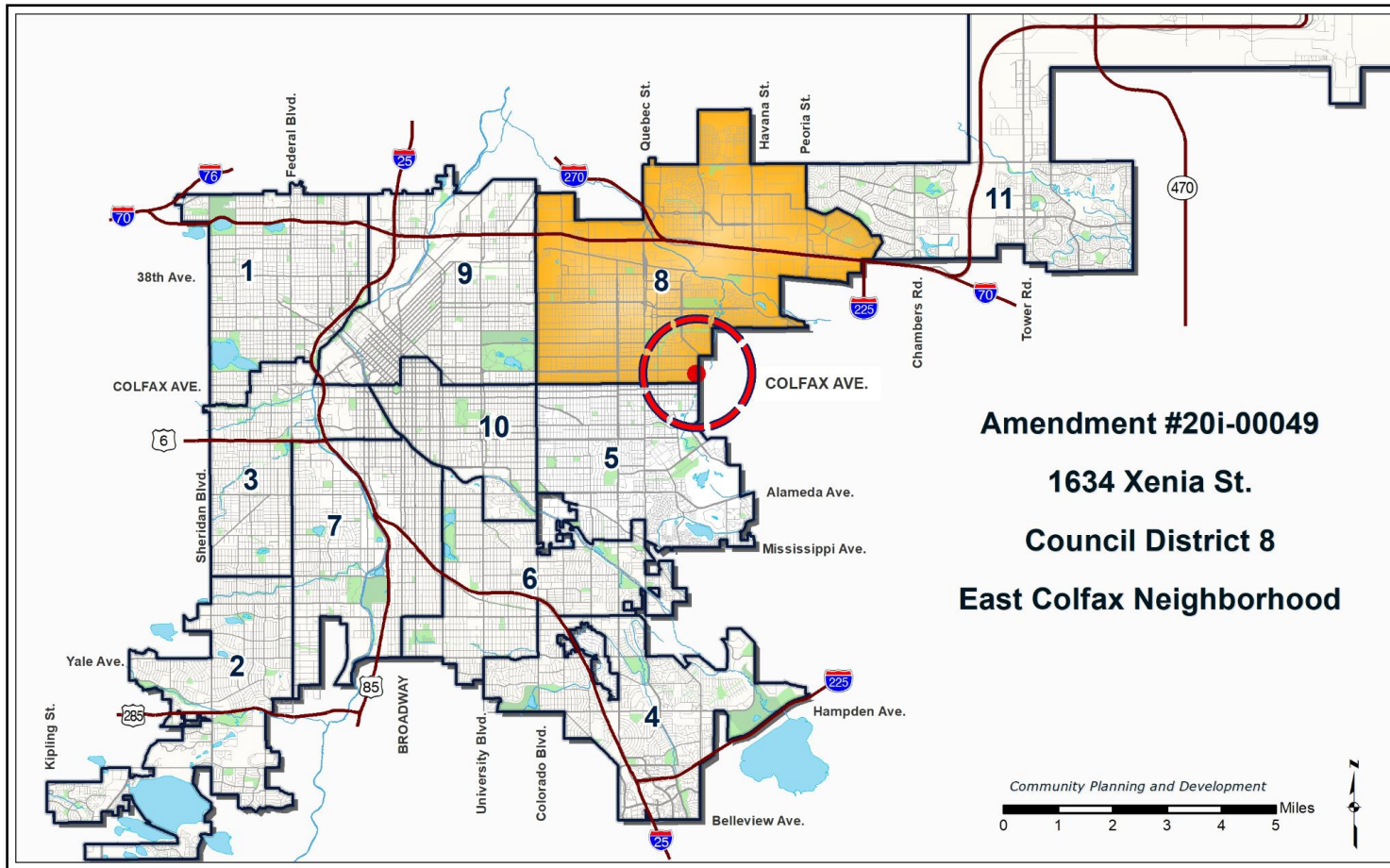
# 1634 Xenia Street

Pre-Application Request: E-SU-Dx to E-SU-D1x

City Council: 11/30/2020

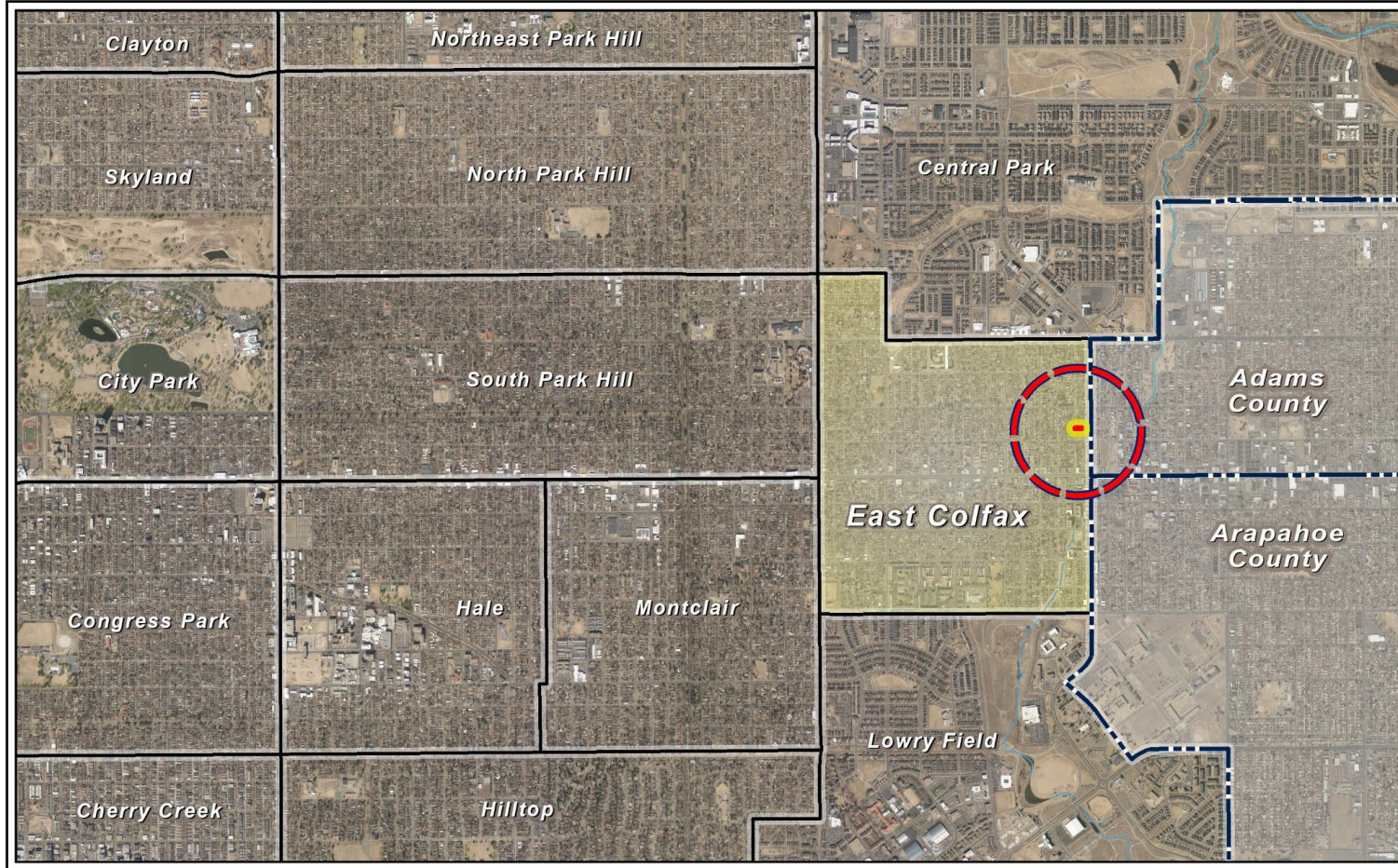
Case Manager: Fran Penafiel

# Council District 8



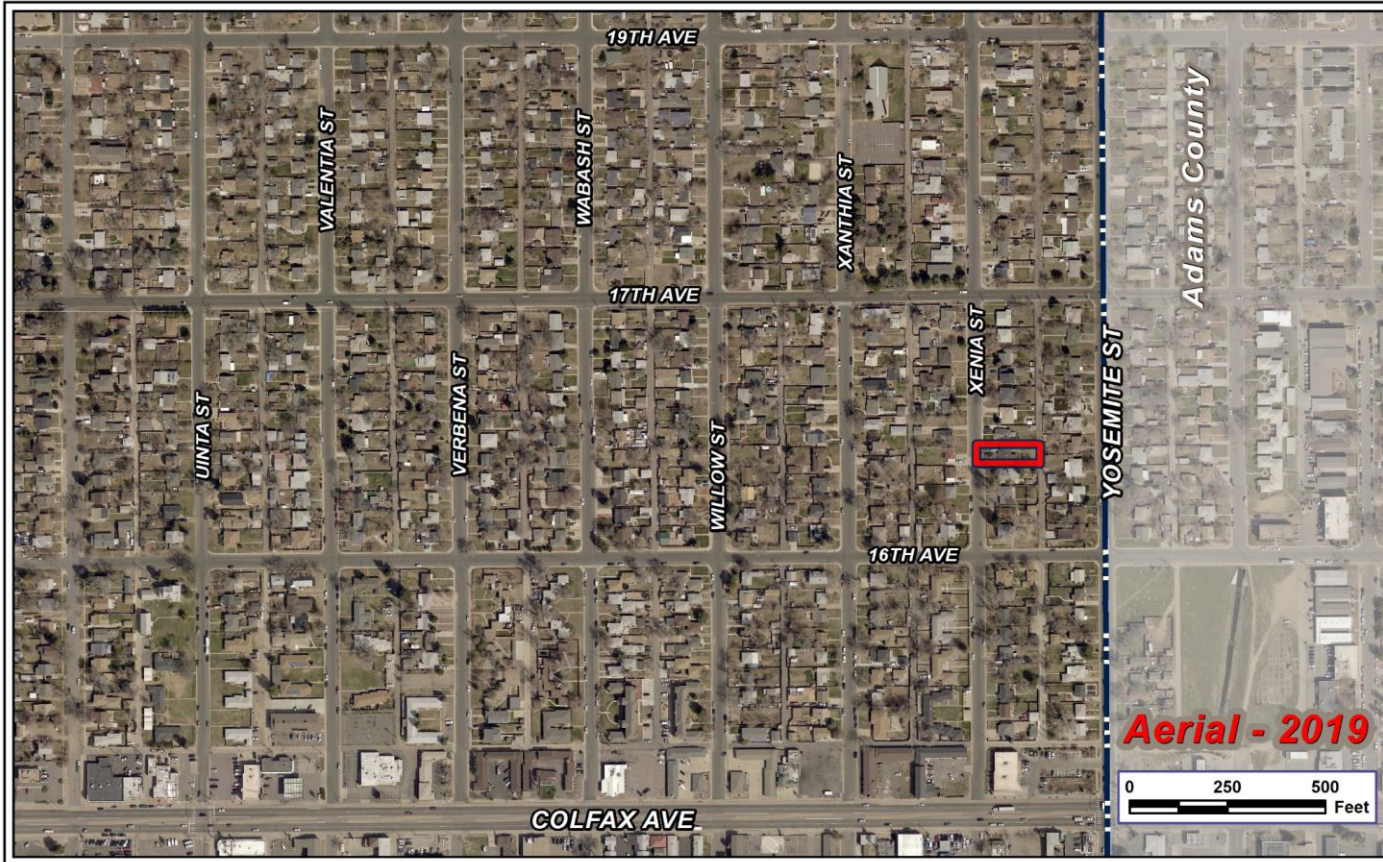


# East Colfax Neighborhood





# Request: E-SU-D1x



- Location
  - Approx. 6,250 square feet or 0.15 acres
  - Single-unit residential

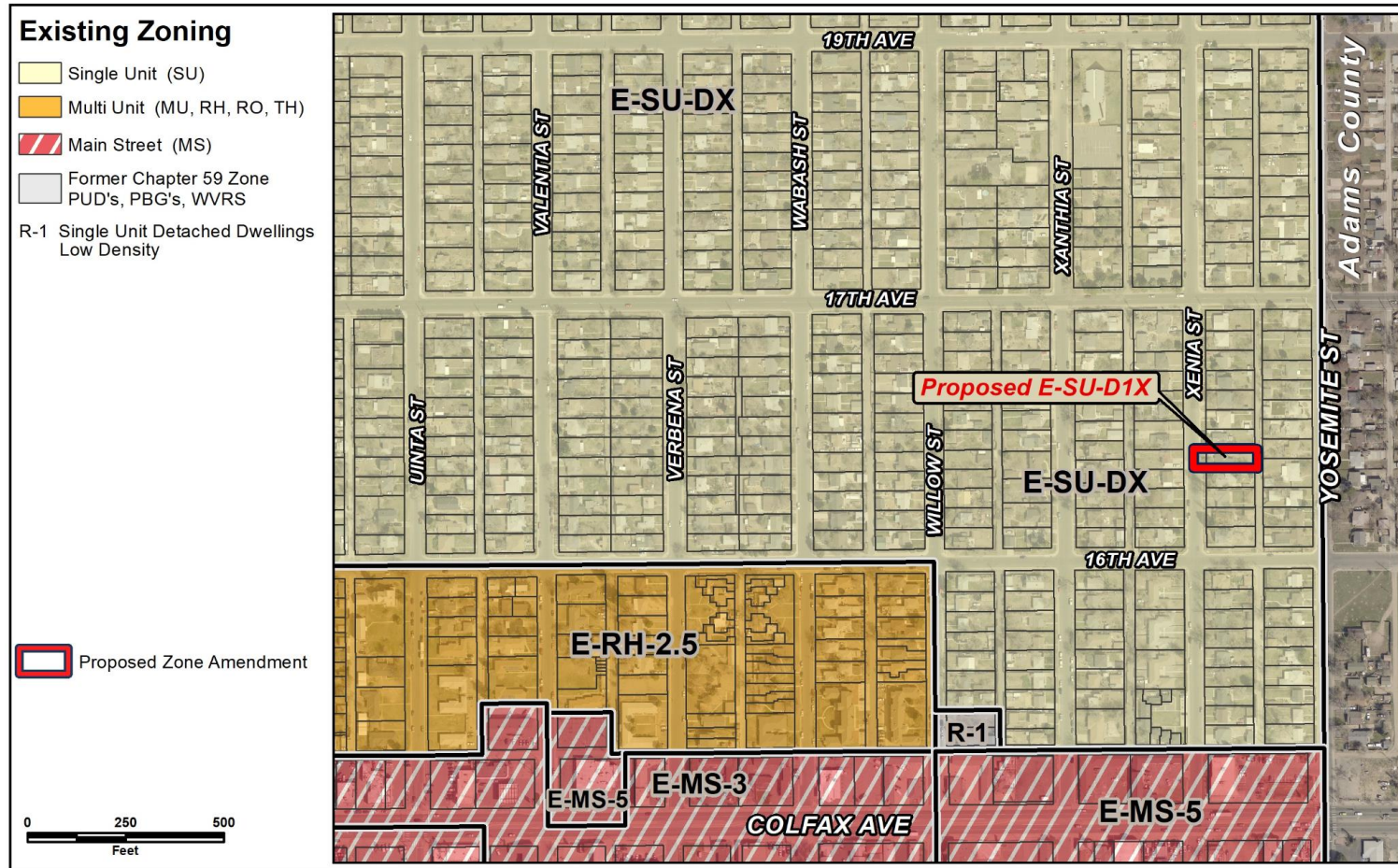
## Proposal

Rezoning from E-SU-Dx to E-SU-D1x

- Allows the suburban house, urban house and detached accessory dwelling unit building forms
- Max. building height 30-35 feet, 24 feet for ADU
- Min. lot size of 6,000 ft<sup>2</sup>

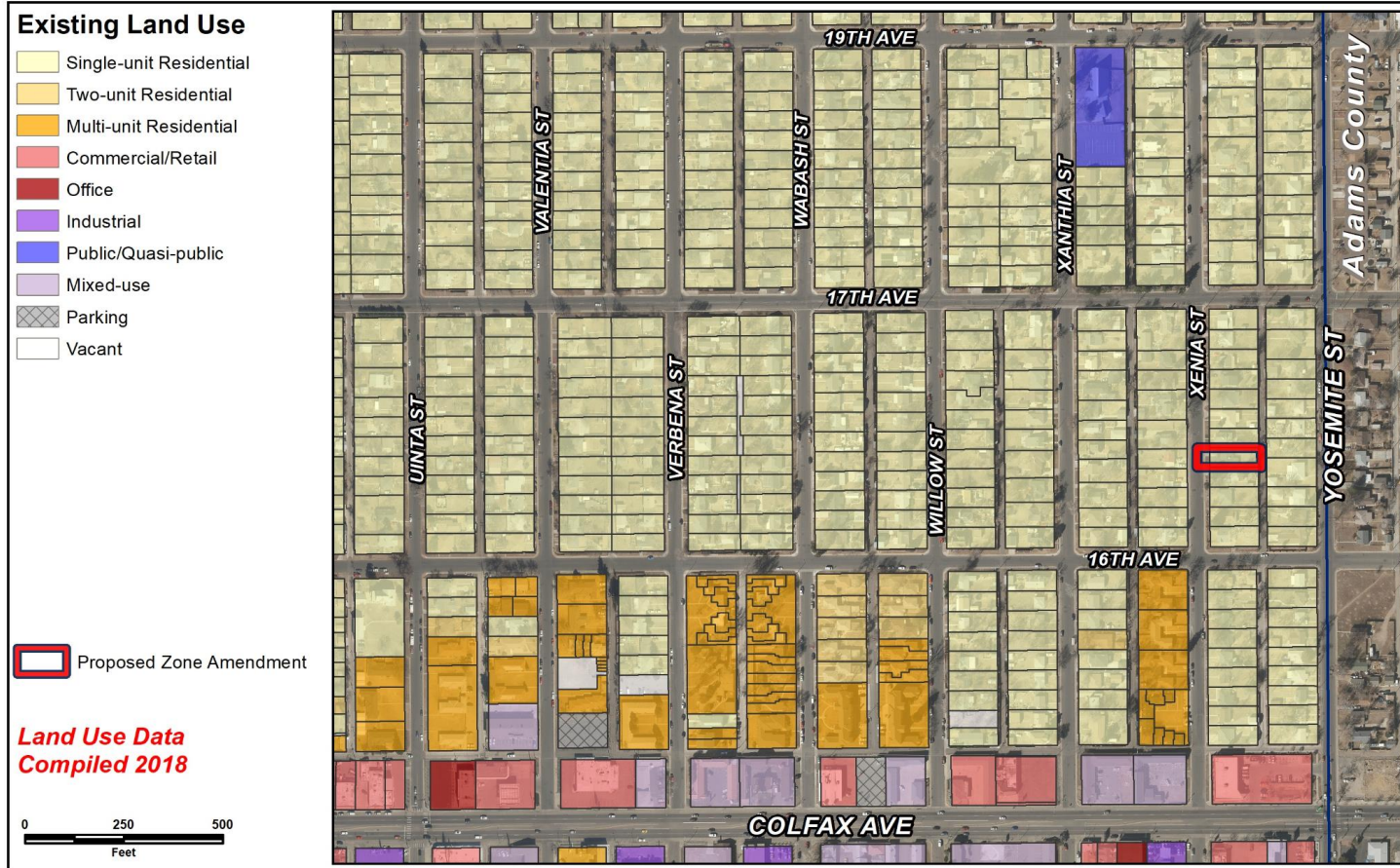


# Existing Zoning



- Current Zoning: E-SU-Dx
- Surrounding Zoning: E-SU-Dx  
E-RH-2.5  
E-MS-5

# Existing Land Use



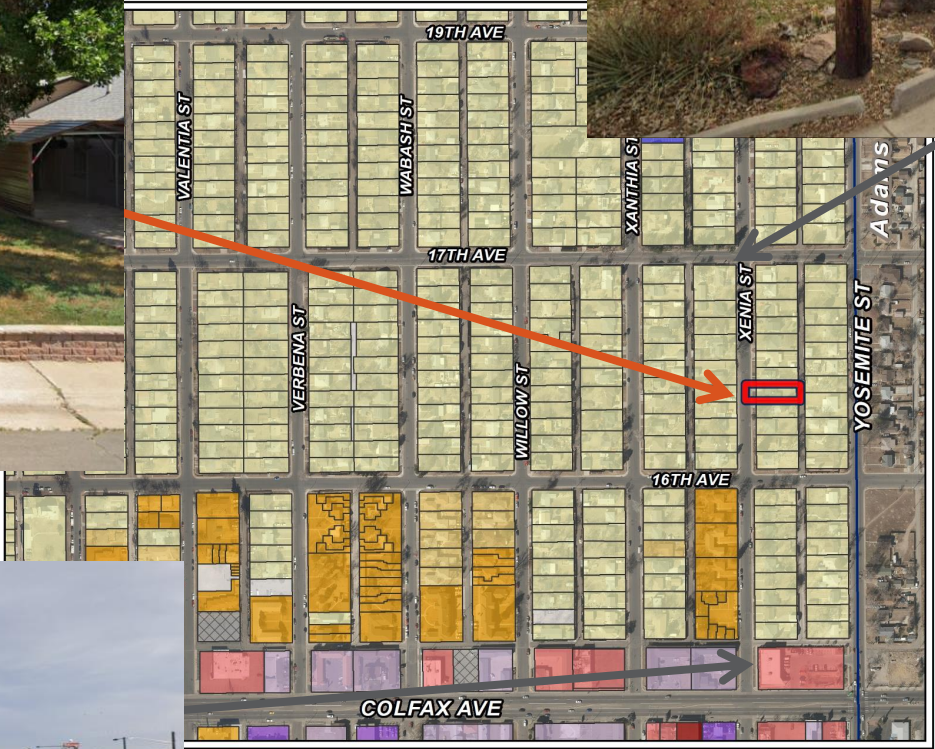
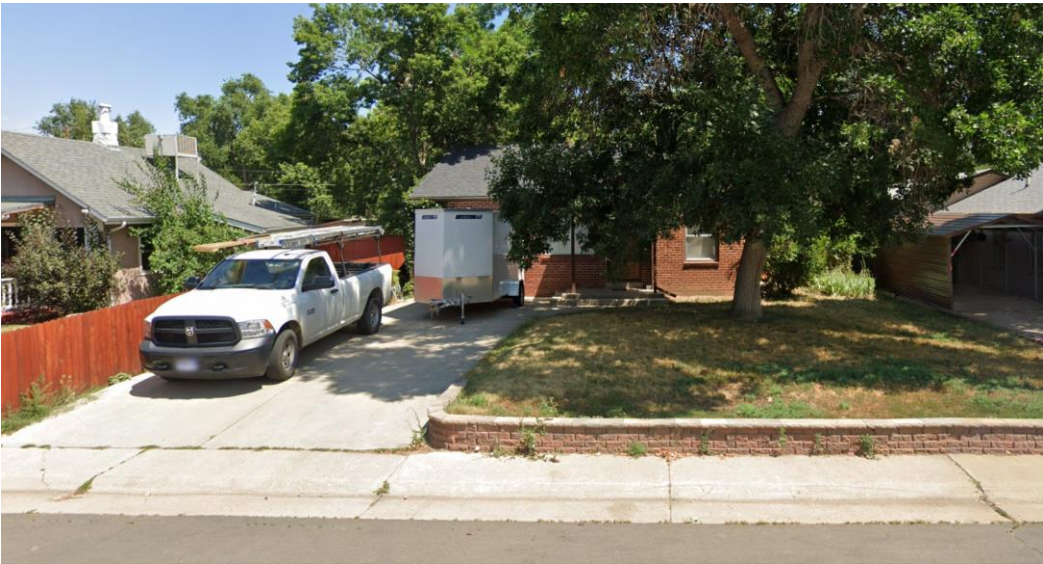
**Land Use:** Single-Unit Residential

## Surrounding Land Uses:

- Single-Unit Residential
- Two-Unit Residential
- Multi-Unit Residential
- Public/quasi public
- Mixed-use
- Commercial/Retail



# Existing Building Form/Scale



# Process

- Informational Notice: 07/21/2020
- Planning Board Notice: 09/14/2020
- Planning Board Public Hearing: 09/30/2020  
(recommended approval)
- LUTI Committee: 10/20/20
- City Council Public Hearing: 11/30/20
- Public Comment
  - As of present, no comments have been received from the public or RNO



# 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: A Land Use and Transportation Plan (2019)*
- *Housing an Inclusive Denver (2018)*

### 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

## Strong

- **Strong and Authentic Neighborhoods: Goal 1, Strategy B.:** Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34).

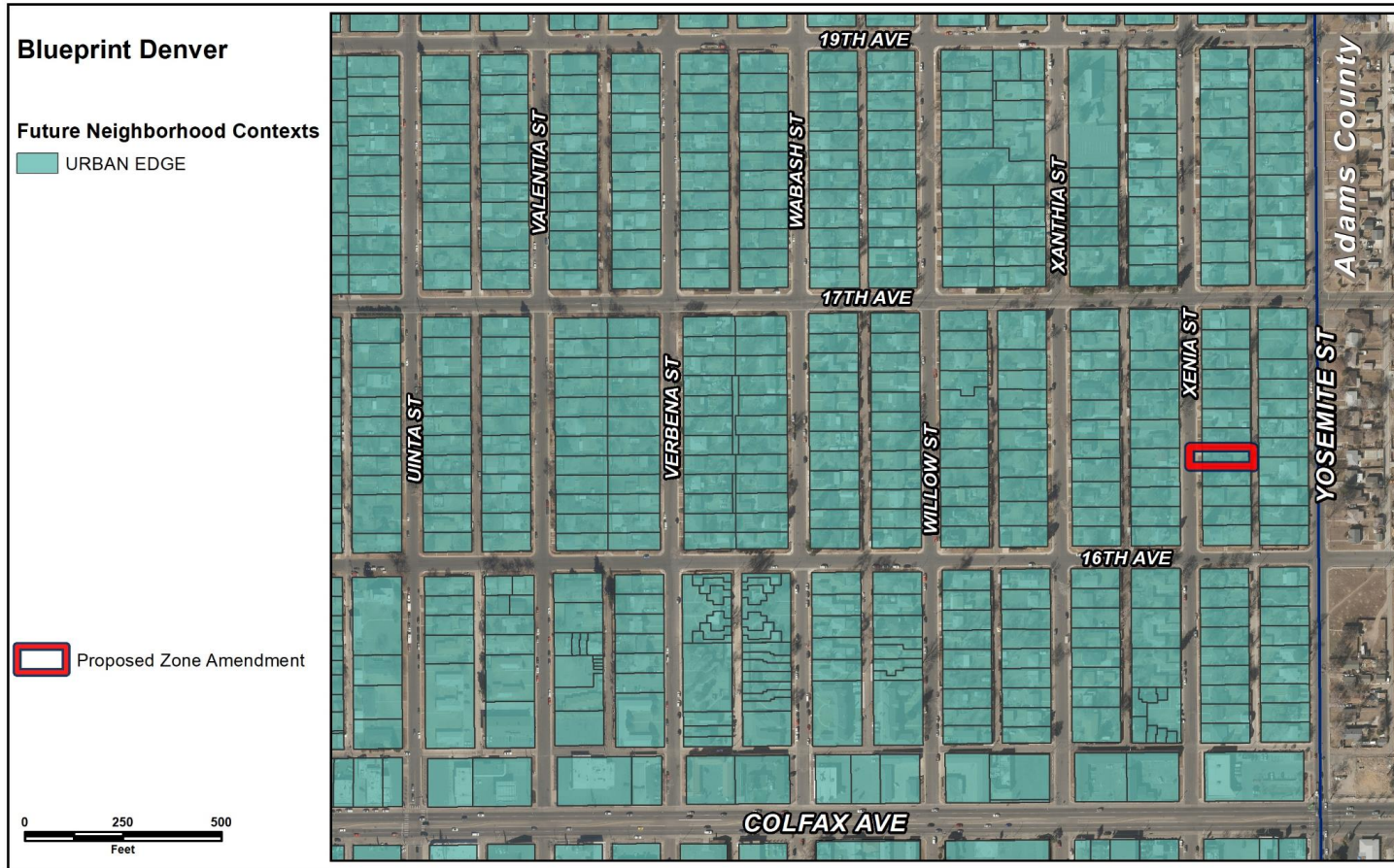


## Climate

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



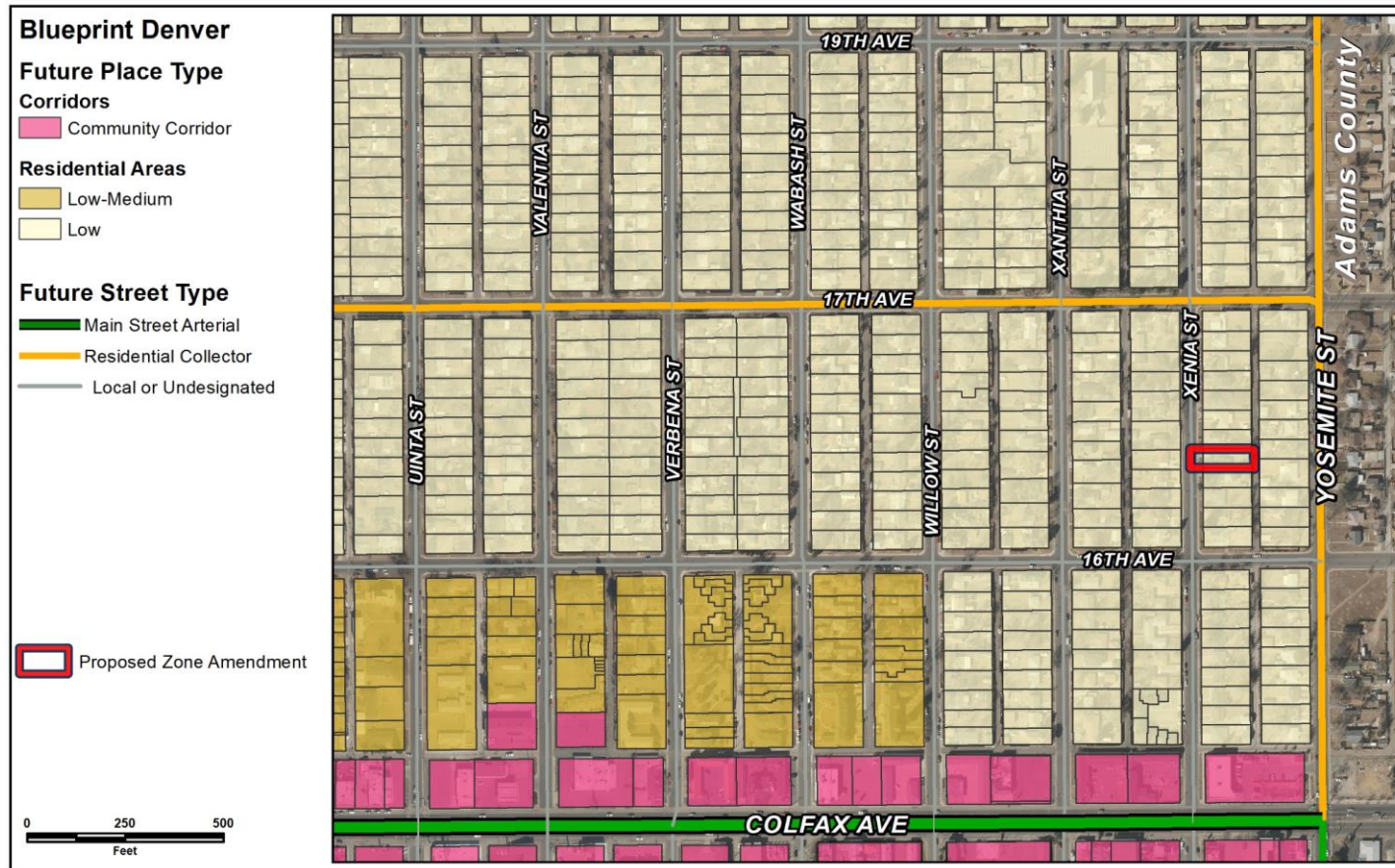
# Consistency with Adopted Plans: Blueprint Denver 2019



- **Urban Edge**
  - Predominately residential
  - Homes are typically low-scale single- and two-unit residential with some small scale multi-unit residential.
  - Offers good walkability with short, predictable blocks.



# Consistency with Adopted Plans: Blueprint Denver 2019



## Low Residential

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

## Future Street Type

- Xenia Street: Local Street

# 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 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.

**Land Use and Built Form – Housing Policy 5: Remove barriers to constructing accessory dwelling units and create context-sensitive form standards.” (p. 84).**

# Consistency with Adopted Plans: East Area Plan

The East Area Plan designates the subject property Urban Edge future neighborhood context and Low Residential Single Unit future place, the definitions of which are consistent with Blueprint Denver described above. The recommended maximum building height for the property is 2.5 stories.

1. **Low Residential** - these areas are predominantly single- and two-unit uses. Accessory dwelling units are appropriate and should be thoughtfully integrated throughout.

The plan also includes several relevant recommendations, including Policy L6: “Ensure East area neighborhoods are inclusive places by thoughtfully integrating compatibly-designed missing middle housing and accessory dwelling units (ADUs) in appropriate locations” (p. 39 of the plan).

The proposed E-SU-D1x zone district would allow for the development of an accessory dwelling unit and that is consistent with the Urban Edge future neighborhood context and Low Residential future place, as described above. The proposed rezoning would contribute to the preservation of the neighborhood’s existing character while allowing compatible new construction and uses, consistent with the recommendations of the East Area Plan.



# Consistency with Adopted Plans: Housing an Inclusive Denver

- **Legislative and Regulatory Priorities, Recommendation 2:** “Expand and strengthen land-use regulations for affordable and mixed-income housing. Through Blueprint Denver and supplemental implementation actions such as zoning modifications, the City should support land-use regulations that incentivize affordable and mixed-use housing, including expanding the development of accessory dwelling units.”
- The proposed map amendment to E-SU-D1x is consistent with these *Housing an Inclusive Denver* recommendations because **it will expand the availability and allow the development of an accessory dwelling unit** at this location.

# 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
  - 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

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation Plan (2002)
- 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



# 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